

ASSESSMENT OF POTENTIAL BENEFITS

Future Use <i>Prominent uses which may include ancillary mix of uses as well</i>	Economic Benefits			Community Benefits			Environmental	
	Jobs	Taxes	Private Revenue (Multiplier Effect)	Heritage	Public Access / Recreation	Compatibility with Community	Natural Resources	Remediation
Expanded/Leveraged Existing Uses	Modest paying jobs	Public ownership, no property taxes	Limited	Current uses not dependent on buildings	Restricted access	Crime and perception concerns	Limited active stewardship	Cleanup to unrestricted standards
Education / Research Campus	High paying, lucrative jobs	Public ownership, no property taxes	Faculty and student spending	Capitalize on character	Draws people and integrates open space and access	Positive benefits	Restoration and research likely integrated in to programs	Cleanup to unrestricted standards
Hospitality Destination	Modest pay, but high number of jobs	Private ownership, property taxes + hotel taxes	Influx of outside spending	Capitalize on character	Draws people and integrates open space and access Integrates open space and access	Concerns with exclusivity	Enhancement likely integrated into landscaping	Cleanup to unrestricted standards
Commercial Office / Business Park	High paying, lucrative jobs	Private ownership, property taxes	Attracts outside investment	No link to historic uses	Accessible, but not a draw	Concerns with traffic	Likely limited concern with stewardship	Cleanup to unrestricted standards
Specialty Residential (elderly, convalescence, veterans)	Modest paying jobs	Private ownership, property taxes	Limited	Potential connection to convalescent history	Accessible, but not a draw	Positive benefits from services	Enhancement likely integrated into programs	Cleanup to unrestricted standards
Light Industrial / Flex Space	Low number, but higher payer scale	Private ownership, property taxes	Brings investment, but not likely a draw	No connection to historic uses	Accessible, but not a draw	Potential concerns with traffic and noise	Likely limited concern with stewardship	Cleanup to industrial standards

DESCRIPTION OF USES

Leveraged Existing Uses—Expand current uses and attract complementary types of services

Education / Research Campus—Potential to add continuing education opportunities to existing vocational training, such as satellite campus for university or small college. Potential for educational opportunities that complement property, such as architecture, landscape architecture, ecology, and agriculture.

Hospitality Destination—Opportunities for tourism capitalizing on assets of natural setting, local farming, and historic buildings. Components could include spa, hotel, restaurants. Activities could include weddings, retreats, and vacations

Commercial Office / Business Park—Opportunities for campus setting for offices

Specialty Residential—Potential for continuum of care facility

Light Industrial—Flex space, light assembly/manufacturing and warehousing