



Wakefield Valley PROPERTY

WAKEFIELD VALLEY GOLF COURSE

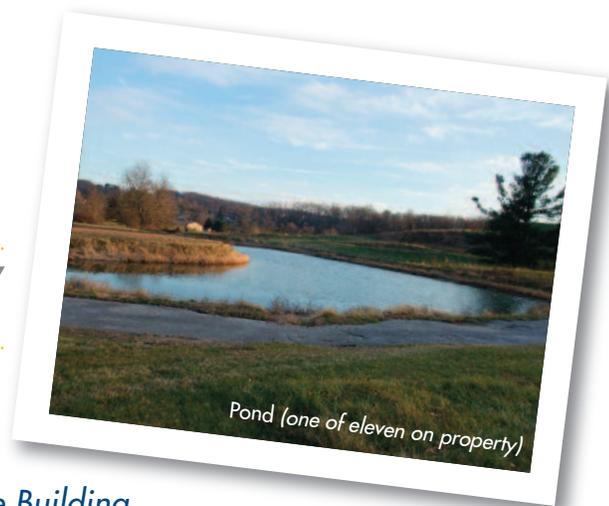
opened in the late 1970s as a 9-hole golf course and expanded to 18 holes in 1983. The last 9 holes were added in 1992. The 26,000 square-foot clubhouse was built in 1991. The 27-hole course received a 4-star rating from *Golf Digest*. The three nines included long par fives on the Green Course to the waterholes, hilly terrain on the White Course and demanding tee shots on the Gold Course. At its peak, Wakefield boasted more than 300 members and could attract in excess of 400 players on a single weekend day. Many events were held on the course, including the U.S. Open and U.S. Amateur Qualifying, as well as other U.S. Golf Association and Middle Atlantic Section of the Professional Golfers Association events.

In 2012, the combination of the economic downturn, deferred maintenance and general deterioration of the facility led to the foreclosure of the property. The current owner of the former 27-hole golf course has graciously donated 187 acres of property including the golf course, club house, banquet facility, historic Durbin House and outbuildings to the City of Westminster.



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PROPERTY FEATURES

The Clubhouse

The clubhouse is a three-story, 26,000 square-foot building, featuring a ballroom with a capacity of 225, along with banquet facilities, a restaurant and bar facilities. There are two additional bar/restaurant locations in the building. The balcony overlooks the golf course. The lower level provides storage space for 100 golf carts. Parking is provided for 222 vehicles.

Durbin House

This structure was built in 1767 and served as the original clubhouse for the golf course. It has historic significance in the origins of the Methodist movement. The two-story, 2,831 square-foot facility is directly adjacent to the clubhouse. The house is constructed of stone covered in stucco and is listed on the Maryland Historical Trust inventory of Historic properties. It is also identified as a Carroll County Historic Site.

Storage Building

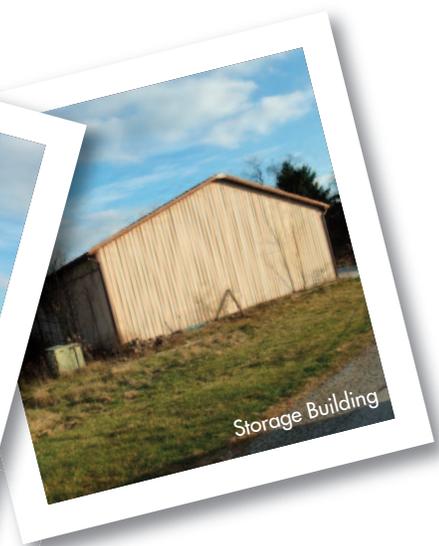
The 8,100 square-foot metal pole building offers ample space for storage, offices and a workshop.

Ponds

There are 11 ponds on the property which provided water hazards during the golf course years. Some of these ponds serve as storm water management ponds, while others provide habitat for fish and wildlife. These ponds have also suffered deterioration because of deferred maintenance.

Trails (former cart paths)

The City of Westminster is maintaining 4.5 miles of trails and cart ways as a trail system and has allowed the public to use these trails for recreation. While public access is allowed on the trails, the buildings remain fenced and closed to the public. The golf course is located in close proximity to the City's trail system.



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Zoning

The property is located within the City of Westminster municipal boundaries and is currently zoned Conservation. The Conservation Zoning allows golf courses as well as other permitted uses. These uses can be found in the City Code, Section 164-12, available on the City website at www.westminstermd.gov.

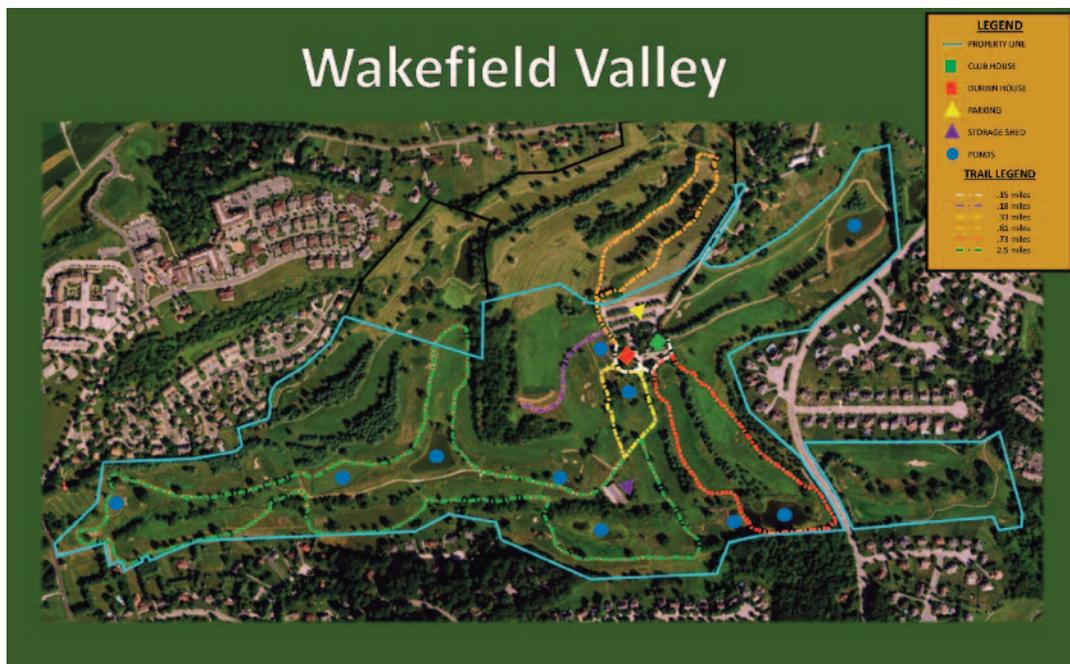
Bell Road is the only public road access to the site. There are several other access points for maintenance of the water and sewer systems but these are not available for public use. Other access points are possible following the normal local approval process.

THE CITY OF WESTMINSTER

provides water and sewer service to the property and retains easements for both of these services. Two additional well treatment facilities are located on the property and provide water for the City's water system. Surrounded by residential development, this property is the largest undeveloped open space in the City of Westminster and provides the City with a prime development opportunity.

LETTERS OF INTEREST and THE WAKEFIELD VALLEY TASK FORCE: To ensure the viability of the proposed use, the City is looking for letters of interest for public/private partnerships. These letters will be reviewed by an 18-member task force appointed by the Westminster Mayor and Common Council. Members include representatives from the residential neighborhood, economic development and recreational organizations, Chamber of Commerce, architects, bankers, planners and McDaniel College. This task force will review all proposals submitted and make a recommendation to the Mayor and Common Council.

WAKEFIELD VALLEY PROPERTY MAP



Project Timeline:

January: Letters of Interest Advertised

April 15: Letters of Interest Received Deadline (extended)

April: Letters Reviewed

May: Interviews & RFPs Requested

June: RFPs Received

July: Award Recommendation to Council

August: Mayor & Council Public Hearings

September: Award approved by Council

This proposed timeline can be adjusted depending on the number of responses.

Contact Marge Wolf, City Administrator, to respond with a Letter of Interest. Call or email: mwolf@westgov.com

For Interest, visit www.WestminsterMD.gov/WakefieldValley or 410.848.9000