

TO WHOM IT MAY CONCERN

Notice is hereby given that SWaN Hilltop House Hotel, LLC (the “Applicant”) filed an application with the Executive Director of the West Virginia Development Office on [Month] [Date], 2021 for establishment of the Hill Top House Hotel Tourism Development District. The proposed district consists of approximately 10.2 contiguous acres located at, or in the vicinity of, 400 E. Ridge Street, Harpers Ferry, West Virginia, 25425. Included in the application is a plan for development of the district, which is generally described as follows:

The Applicant proposes to design, acquire, construct and equip, and subsequently own, operate and maintain either directly or through a management agent, a full-service destination hotel, spa, and Annex/Lodge, with such amenities as are consistent with a destination hotel and spa, as well as all necessary infrastructure, appurtenances, facilities and temporary structures required for all of the above, specifically including, but not limited to, roads, sidewalks, improvements, street-scaping, utilities, parking, lighting, signage and landscaping. The project will be comprised of a new hotel building and will be constructed on the former site of the Hill Top House Hotel in the Town of Harpers Ferry, West Virginia. A new garden walk will span the area between the new hotel and the lodge. Four historic houses originally constructed as housing for workers at the Harpers Ferry Armory will be restored and repurposed as private guest houses. One additional Armory house, along with a former barbershop, will be restored and repurposed possibly as an art studio, and an outfitters for off-site hotel activities. The former hotel-owner’s house adjacent to the hotel structure will also be part of hotel operations. The estimated total cost to complete the project is \$154,000,000.

Interested persons may inspect the application during normal business hours of the West Virginia Development Office in Charleston, West Virginia, to the extent inspection is permitted under the State Freedom of Information Act, W. Va. Code §29B-1-1, *et seq.*

Comments shall be received until \_\_\_\_\_, 2021, via United States mail at the following address:

West Virginia Development Office  
ATTN: Executive Director  
State Capitol Complex – Building 3  
1900 Kanawha Boulevard E.  
Charleston, West Virginia 25305