

**Client/Owner:** Town of Sykesville/Warfield Development Corporation, Inc.

**Architect:** Kann Partners, Inc.

**Contractor:** Manekin Construction, LLC

**Project Financing:** \$25,000,000 - Private, State Bonds, MDOT, DBED, Historic  
Tax Credits, State Community Legacy Funds.

**Project Completed:** 2008



The Town of Sykesville in Carroll County is re-developing 97 acres of land and twelve historic buildings acquired from the State of Maryland which were formerly a part of the Springfield Hospital Center. The project is the creation of a 500,000 square foot office park intended to expand employment opportunities in South Carroll County. The French Development Company was employed beginning in February 2000 to advise and assist the Town in this development. During the period from 2000 to 2005 the development team prepared a development plan for the office park and designed a new intersection on Maryland Route 32 that would create an attractive new entrance to the employment center. Funding to implement the development plan was obtained in excess of \$14 million from State, local and private sources. In the fall of 2005, construction was initiated on the \$9.7 million dollar State intersection. In 2004 the project attracted its first corporate office, a local health care company that leased an historic building and began renovation of the building for its corporate headquarters.