

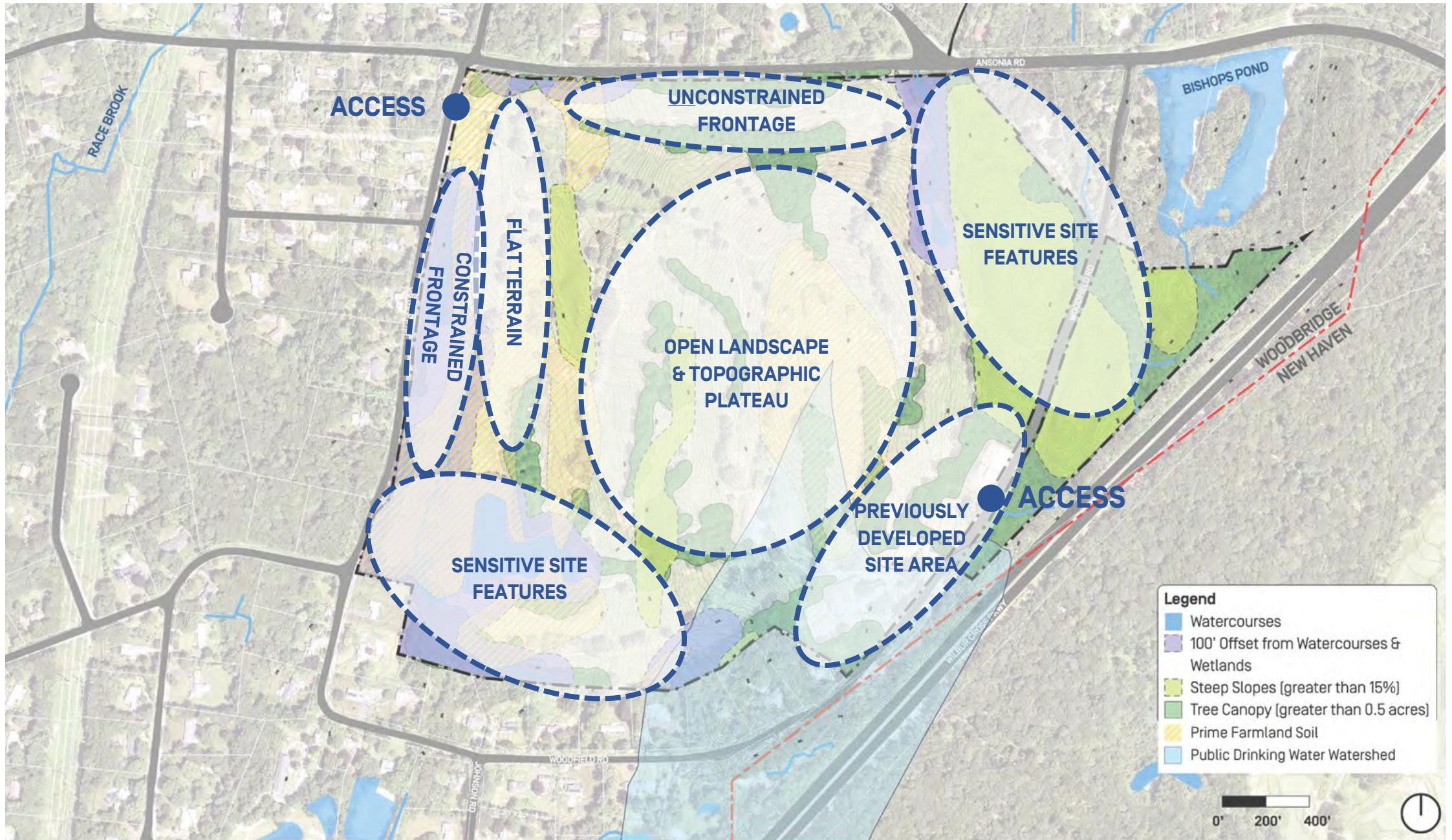


**Community
Collaboration
Woodbridge**

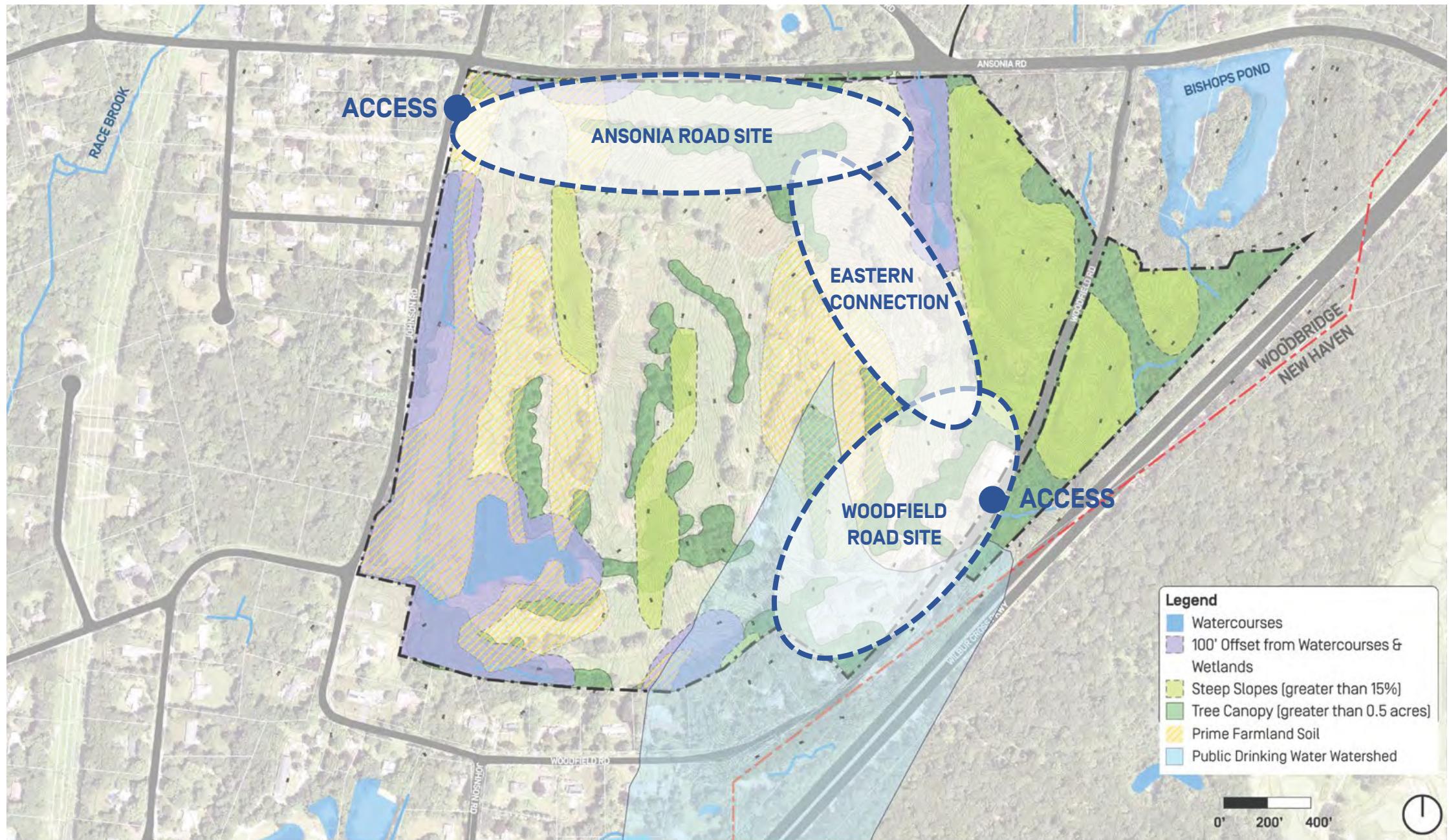
**The Former Country Club
of Woodbridge Master Plan**

Survey Reference Document

READING THE SITE



POTENTIAL DEVELOPMENT AREAS



EXISTING CONDITIONS

WOODFIELD ROAD

- Shuttered Clubhouse
- Abandoned tennis courts
- Abandoned pool
- Concrete pads of former buildings
- Parking lot

JOHNSON ROAD

- New parking lot

THROUGHOUT

- Cart paths as trail system, in varying levels of disrepair
- Landscape returning to natural state
- Invasive species in need of culling
- Wildlife habitat
- Leftover structure, netting at driving range
- Environmental clean-up sites



WOODBRIDGE CCW MASTER PLAN

EXISTING CONDITIONS

0' 200' 400'



ALTERNATIVE A

Includes 8 acres of development; 8 acres of active recreation space; 136 acres of natural green space

WOODFIELD ROAD

- 10 triplex units:
30 units of housing
- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts

ANSONIA ROAD

- Multipurpose playing field



Uses are based on community feedback and market analysis. Cost-benefit analysis is currently in progress.

WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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ALTERNATIVE B1

Includes 20 acres of development; 8 acres of active recreation space; 124 acres of natural green space

WOODFIELD ROAD

- 10 triplex units:
30 units of housing
- 2-story multifamily building:
50 units of housing
- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts

ANSONIA ROAD

- Multipurpose playing field
- 9 triplex/ quadplex senior housing units:
31 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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ALTERNATIVE B2

Includes 17 acres of development; 9 acres of active recreation space; 126 acres of natural green space

WOODFIELD ROAD

- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa
- Town Pool
- Pool Pavilion: changing rooms and restrooms
- Tennis courts
- Basketball courts
- Pickleball courts
- Orchard

ANSONIA ROAD

- Multipurpose playing field
- 9 triplex/ quadplex senior housing units:
31 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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ALTERNATIVE C1.a

Includes 31 acres of development; 11 acres of active recreation space; 110 acres of natural green space

WOODFIELD ROAD

- 18 duplex + 12 triplex housing units:
72 units of housing
- 2-story multifamily building:
50 units of housing

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball court
- Pickleball courts
- Multipurpose playing field
- Recreation Center with indoor gym, locker rooms
- 19 triplex/ quadplex senior housing units:
65 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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ALTERNATIVE C1.b

Includes 31 acres of development; 11 acres of active recreation space; 110 acres of natural green space

WOODFIELD ROAD

- 18 duplex + 12 triplex housing units:
72 units of housing
- 2-story multifamily building:
50 units of housing

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball courts
- Pickleball courts
- Multipurpose playing field
- Recreation Center with indoor gym, locker rooms
- 21 triplex/ quadplex senior housing units:
70 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

ALTERNATIVE C2

Includes 46 acres of development; 6 acres of active recreation space; 100 acres of natural green space

WOODFIELD ROAD

- 21 duplex + 5 triplex housing units:
57 units of housing
- 2-story multifamily building:
50 units of housing

EASTERN CONNECTION

- 12 triplex housing units:
36 units of housing

ANSONIA ROAD

- Indoor & Indoor Ice Rinks
- Support Building
- Cafe
- 27 triplex/ quadplex senior housing units:
91 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

0' 200' 400'



ALTERNATIVE C3

Includes 45 acres of development; 6 acres of active recreation space; 101 acres of natural green space

WOODFIELD ROAD

- 5 triplex housing units: 15 units of housing
- 2-story multifamily building: 50 units of housing
- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa

EASTERN CONNECTION

- 12 triplex housing units: 36 units of housing

ANSONIA ROAD

- Indoor & Indoor Ice Rinks
- Support Building
- Cafe
- 27 triplex/ quadplex senior housing units: 91 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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ALTERNATIVE C4

Includes 30 acres of development; 8 acres of active recreation space; 114 acres of natural green space

WOODFIELD ROAD

- 2 duplex + 8 triplex housing units:
28 units of housing
- 2-story multifamily building:
50 units of housing
- 40-key boutique inn
- Destination restaurant or brewery
- Event space, Spa

ANSONIA ROAD

- Town Pool
- Tennis courts
- Basketball courts
- Pickleball courts
- Recreation Center with indoor gym, locker rooms
- 20 triplex/ quadplex senior housing units:
68 units of senior housing



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WOODBRIDGE CCW MASTER PLAN
ALTERNATIVES TEST FITS

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COMPILED ALTERNATIVES

