



**Community  
Collaboration  
Woodbridge**

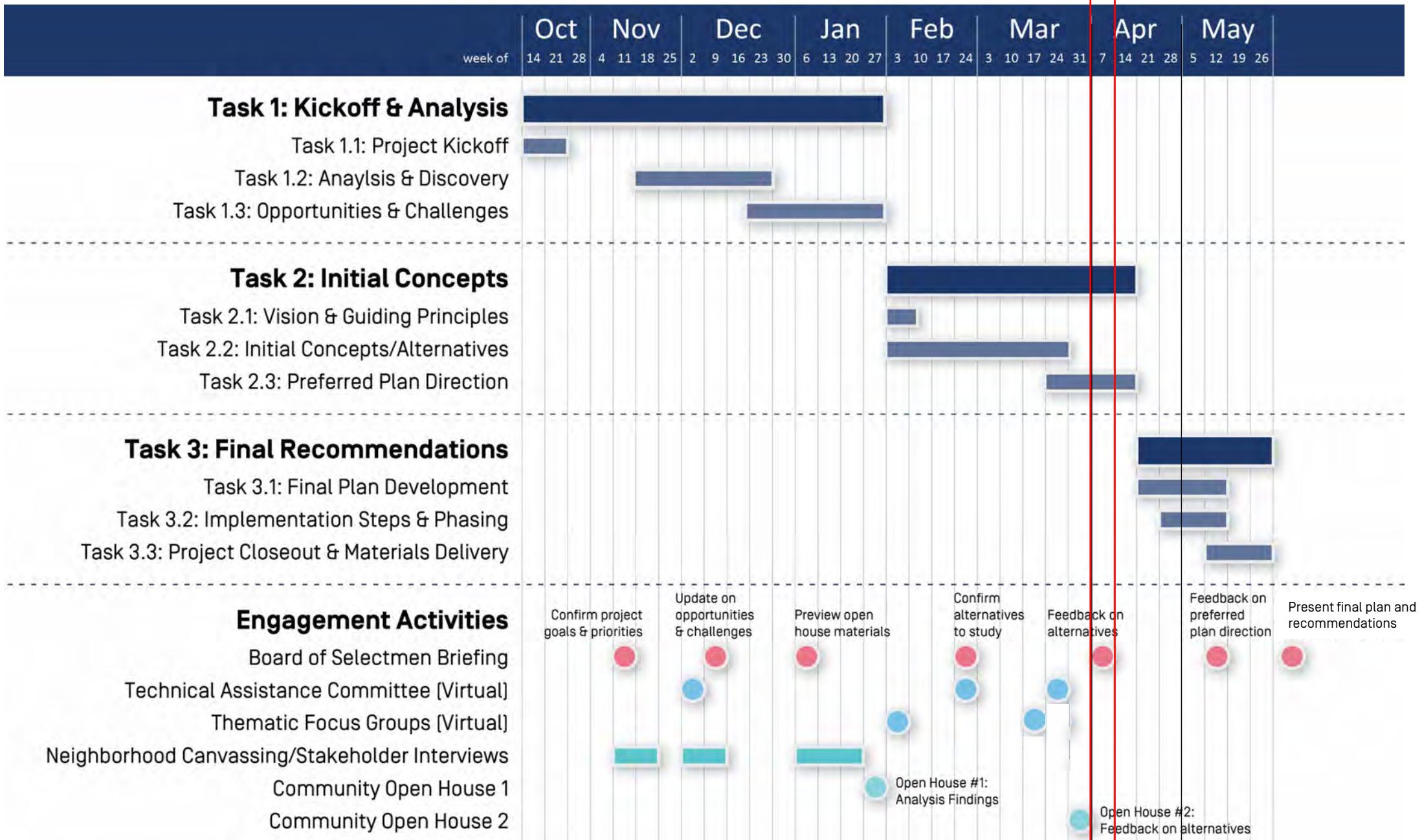
**The Former Country Club  
of Woodbridge Master Plan**

**Board of Selectmen  
Meeting #5**

# AGENDA

- Analysis and Engagement Takeaways  
(including TAC & Community Open House #2 feedback)
- Guiding Principles
- Site Plan Tests
- Cost-Benefit Analysis
  - Order-of-magnitude cost and revenue analysis for various site plans
- Preferred Plan Direction

# PROJECT SCHEDULE



## ENGAGEMENT BY THE NUMBERS

### • Engagement Activities

- March
  - Focus Groups #2
  - TAC Meeting #3
  - Stakeholder Interviews
  - Neighbors Interviews
- April
  - Community Open House #2
  - Board of Selectmen Meeting #5

### Current Outreach

<b>10,561</b>	<b>TOWN EMAIL INTERACTIONS*</b>	--
<b>1000+</b>	<b>POINTS OF ENGAGEMENT**</b>	--
<b>5</b>	<b>SELECTMEN MEETINGS</b>	<b>2</b>
<b>3</b>	<b>TAC MEETINGS</b>	<b>0</b>
<b>88</b>	<b>STAKEHOLDER INTERVIEWS</b>	<b>TBD</b>
<b>32</b>	<b>NEIGHBOR INTERVIEWS</b>	<b>TBD</b>
<b>2</b>	<b>COMMUNITY OPEN HOUSES</b>	<b>0</b>
<b>705</b>	<b>ROUND 1 SURVEY RESPONSES</b>	--
<b>537</b>	<b>ROUND 2 SURVEY RESPONSES</b>	--

\* Number of CCW-related town emails opened by recipients

\*\*Direct meeting / open house attendance, survey responses, stakeholder interviews

### Upcoming

# GUIDING PRINCIPLES & ALTERNATIVE DEFINITIONS

# GUIDING PRINCIPLES

**Guiding Principles are a foundational element of the Master Plan.**

**Assist in evaluation of alternatives.**

**Ensure the Plan is developed from broad ranging and inclusive values.**

**Allow for the plan to remain adaptable and relevant over time.**

- 1. Pursue Sustainability at the Highest Level**
- 2. Ensure Thoughtful & Contextual Design**
- 3. Support Community Needs & Well-Being**
- 4. Promote Economic & Fiscal Responsibility**

# GUIDING PRINCIPLES

## Guiding Principles are a foundational element of the Master Plan.

**Assist in evaluation of alternatives.**

**Ensure the Plan is developed from broad ranging and inclusive values.**

**Allow for the plan to remain adaptable and relevant over time.**

### **1. Pursue Sustainability at the Highest Level**

- a. Prioritize environmental stewardship by enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable and resilient land management practices to support long-term ecological health and climate mitigation benefits.
- c. Preserve local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient and low-impact design strategies in any potential controlled development.

### **2. Ensure Thoughtful & Contextual Design**

- a. Maintain the distinctive character and charm of Woodbridge.
- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with town and state's planning goals.

### **3. Support Community Needs & Well-Being**

- a. Create an environmentally responsible and economically viable balance of green space, recreation, and controlled development (i.e., housing, hospitality, retail) that serve a broad range community needs.
- b. Expand recreational and cultural opportunities through a diversity of multi-use and multi-generational passive and active recreation opportunities and community-serving uses.
- c. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- d. Prioritize public access throughout the site and to offsite destinations.

### **4. Promote Economic & Fiscal Responsibility**

- a. Develop a phased plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

# OPPORTUNITY AREAS

## PRESERVE\*

- Passive recreation
- Low-impact recreation and support buildings / structures
- Potential conservation easements



## ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



## TRANSFORM

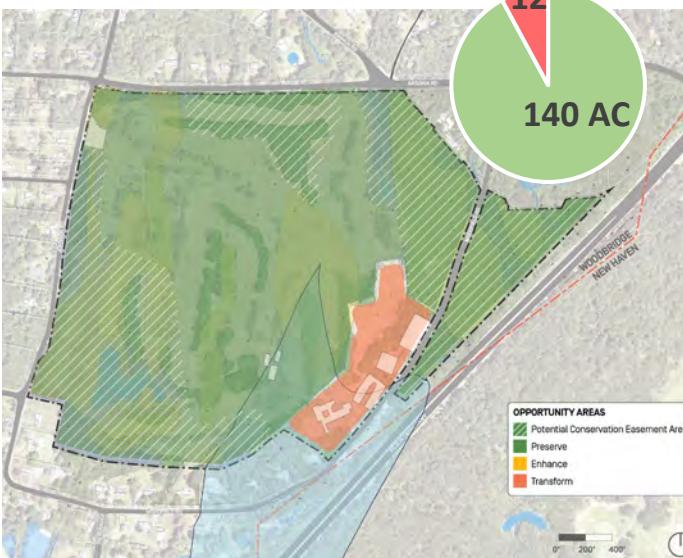
- Clustered building development with supporting public and private open spaces



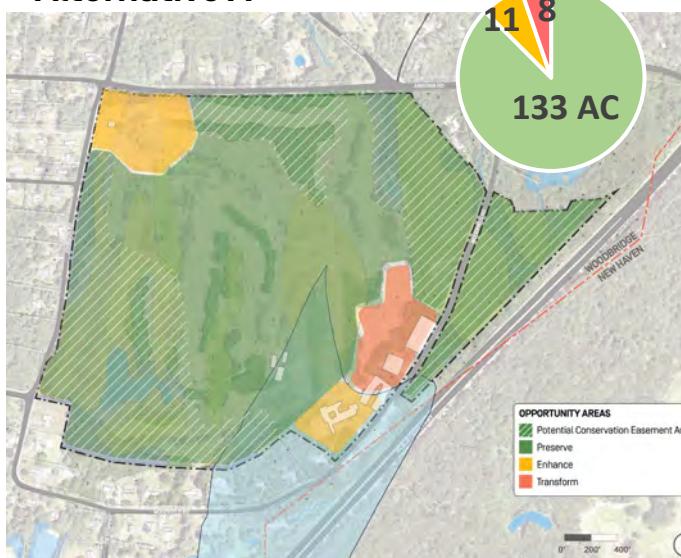
\*Not suggestive of a specific easement or legal status, though most envisioned uses would allow for such restrictions, if desired.

# PLAN ALTERNATIVES

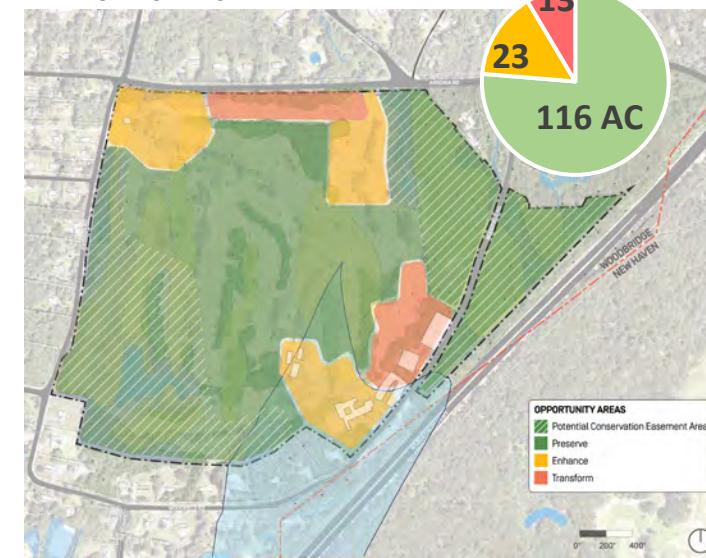
**Alternative A'**



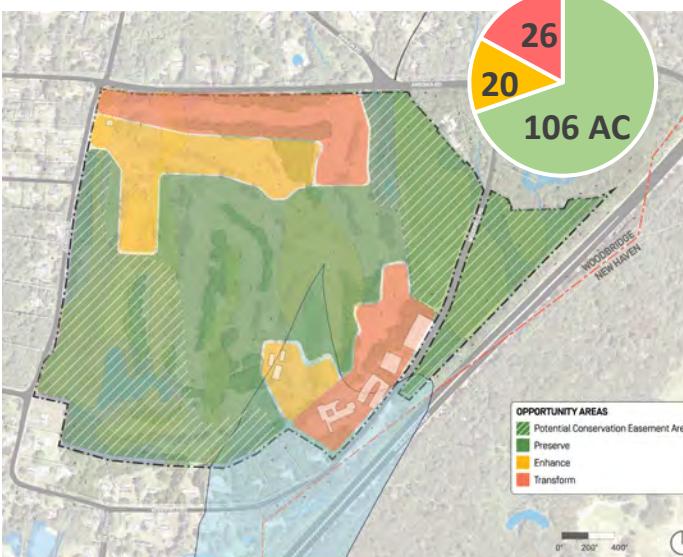
**Alternative A**



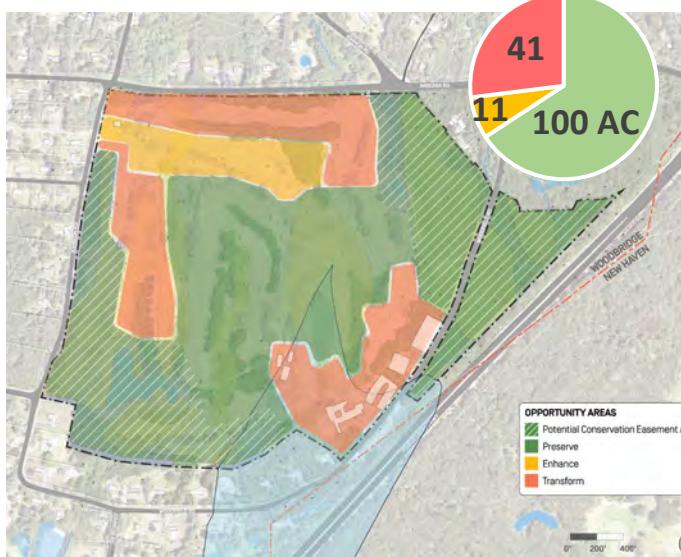
**Alternative B**



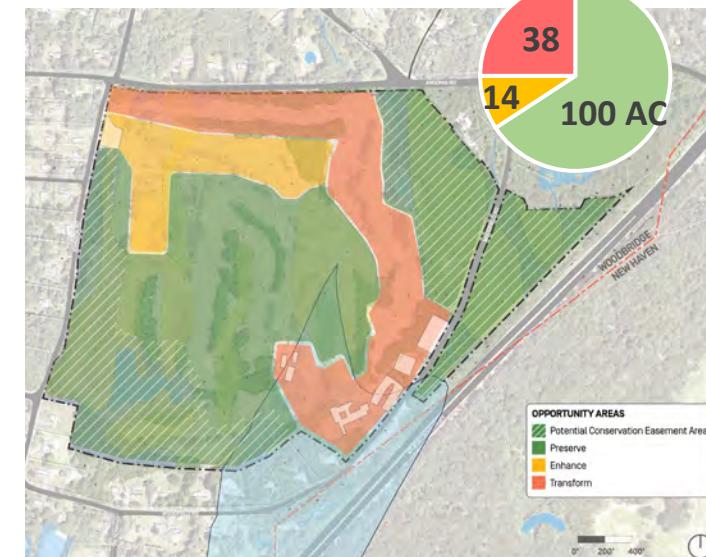
**Alternative C**



**Alternative D**



**Alternative D'**



# BOS & TAC FEEDBACK

## BOARD OF SELECTMEN FEEDBACK

**While feedback about preferred uses of the site was varied amongst the Selectmen, some points were consistent for most if not all:**

All of the Selectmen emphasized **preservation and/or conservation** as a key focus of the Plan – consistent with all alternatives presented for consideration.

All of the Selectmen were open to or in favor of development of either **boutique hotel or housing** along Woodfield Road in the previously developed area of and around the Clubhouse.

Nearly all of the Selectmen were in favor of considering development of **housing along Ansonia Road**, with several suggesting that **senior housing** would be appropriate in this location.

Nearly all of the Selectmen were interested in including some **active recreation opportunities** on the property.

**Cost/ Benefit Analysis** was identified as a key component of this process, necessary for Woodbridge residents to make informed decisions about future uses of the property.

Several of the Selectmen identified specific programs they would like to see explored:

Agriculture/ agro-tourism

Affordable housing

Senior housing

Trails

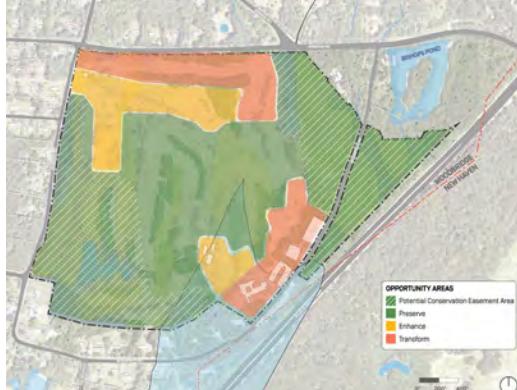
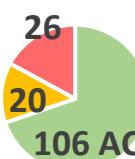
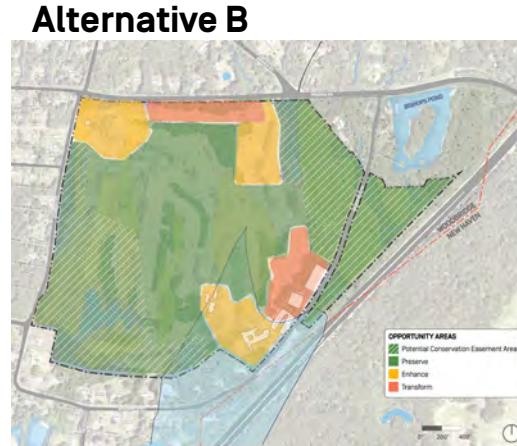
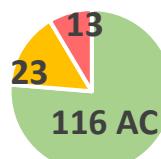
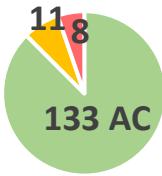
Boutique hotel

Restaurant / taproom

# BOARD OF SELECTMEN FEEDBACK

The breakdown of selected alternatives by the Board of Selectmen is as follows:

- 1 Selectman chose Option A'
- 3 Selectmen chose Option A
- 4 Selectmen chose Option B
- 3 Selectmen chose Option C
- 1 Selectman chose Option D/D'



# TAC FEEDBACK – ROUND 1

## TAC feedback offered technical insights about:

### **Green Space and Wildlife**

- Provided reference information about the state's definition of "open space."
- Provided reference information about species that residents have reported inhabiting the site.

### **Soils and agricultural uses**

- Provided the name of a recommended soils expert.
- Identified ideal physical attributes for agricultural areas.
- Proposed looking into an easement for open space and agricultural use of the land.
- Noted opportunities for shared benefits between conservation/sustainability and agriculture.

### **Recreation**

- Recommended prioritizing recreation, both indoor and outdoor, with potential uses including: indoor regulation ice rink; swimming pool; volleyball, basketball, tennis, and pickleball courts, with an emphasis on multi-use courts; an outdoor multi-use regulation football field that may also be used for soccer, lacrosse, and field hockey.

### **Housing**

- Provided guidance on PA 21-29, regarding housing opportunities, including multifamily for low- and moderate-income families, both for Woodbridge and the region.
- Provided feedback on Guiding Principles, recommending more explicit reference to housing.
- Some TAC members recommended prioritizing high-density opportunity housing "in accordance with state law and regional needs."
- The need for senior housing was identified.

### **Human Services**

- Recommended upgrades to path system for safety, comfort, and accessibility.
- NW corner: Recommended a multi-purpose field.
- Pond area: Recommended fishing, picnicking, nature studies, and engaging Town scout troops.
- Transportation and safe, accessible pathways were noted to be of importance to seniors.

# TAC FEEDBACK – ROUND 1

## Commercial Development

- Some TAC members saw potential for a brewery or restaurant, close to other active uses to maximize foot traffic.

## General Considerations

- Vehicular site access and traffic impacts should be studied.
- Need for environmental remediation of former clubhouse area should be factored into planning.
- Conservation easement should be considered, potentially put to a vote.
- A comprehensive analysis must include a calculation of costs to be incurred by the Town to support whatever use is ultimately implemented. In addition to costs such as construction and maintenance, there will be impacts on the schools and social services.
- Sale [as opposed to lease] of some or all of the property may require subdivision of the property, particularly if home ownership is a desired component. A comprehensive Development Agreement, deed restrictions, or other similar legal arrangements would be the vehicle to implement whatever plans the Town makes.



# SITE PLAN TEST FITS

# SITE PLAN TESTS

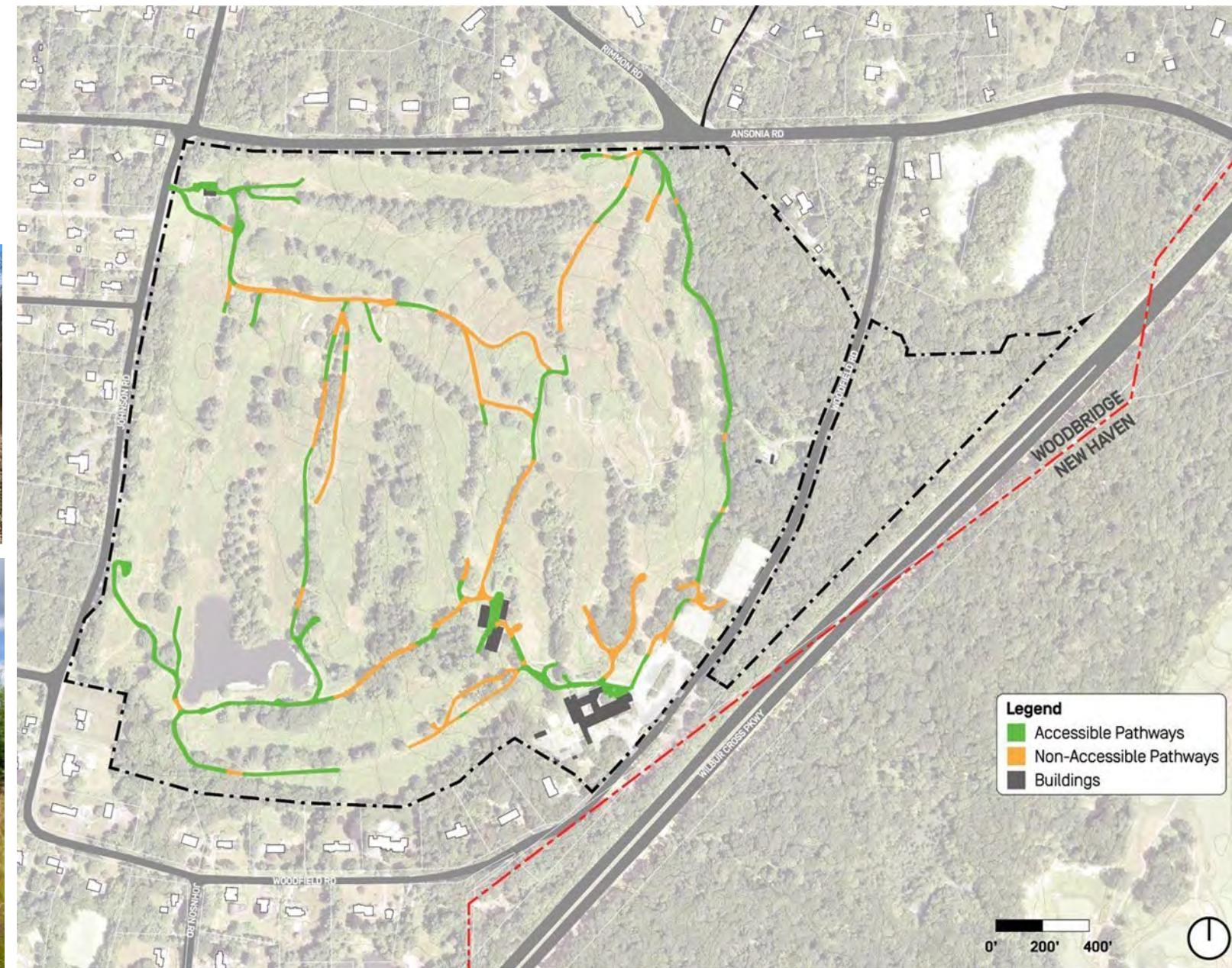
- **What they are:**
  - Explorations, not final decisions
  - Testing fit and program layout
  - Identifying land-use trade-offs
  - Starting point for future cost-benefit analysis
- **What they are not:**
  - Eliminating future choices or alternatives
  - Explicit about potential future costs / revenue
- **Looking forward:**
  - The Master Plan will take a “Bento Box” approach to defining preferred uses for various areas of the site, as well as appropriate and viable alternative uses.



# RECREATION DESIGN

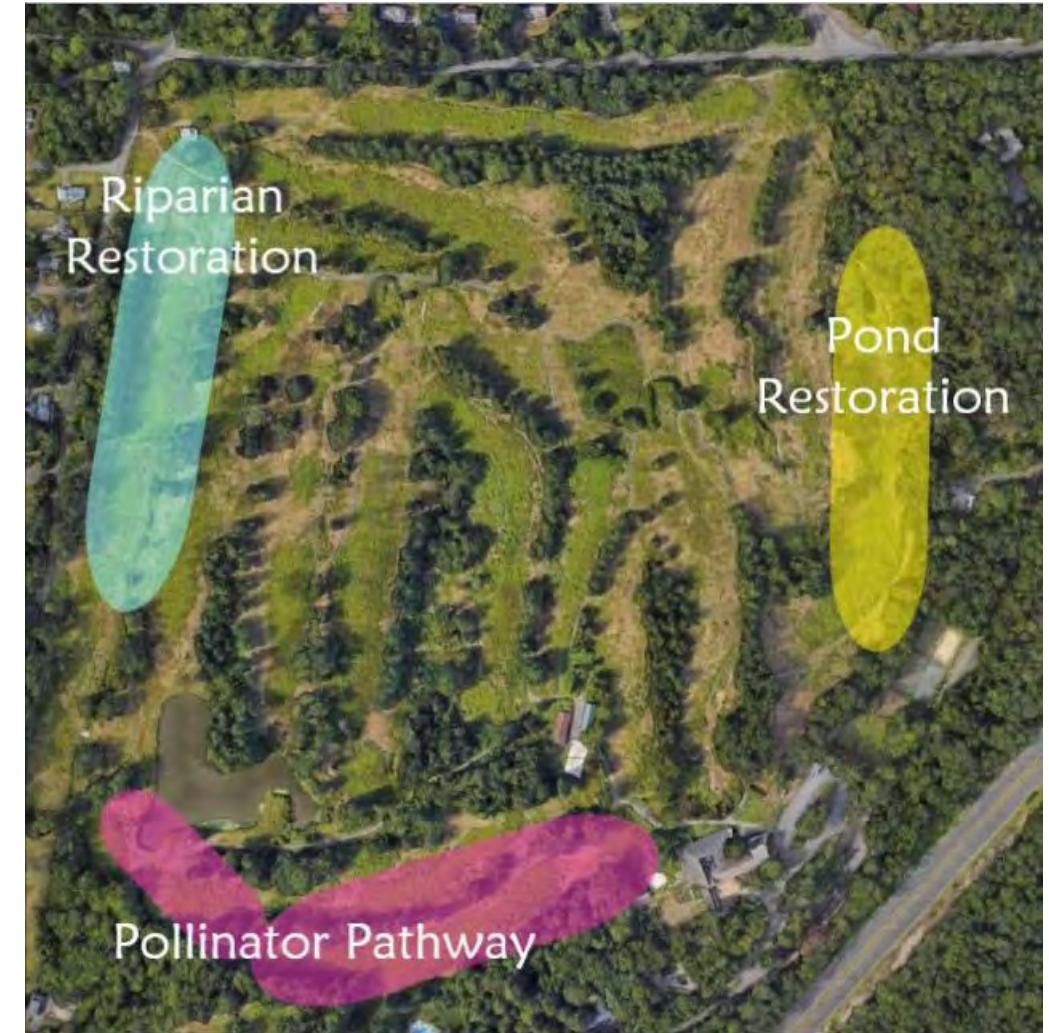
## Accessible Trail Network

- Multiple modes of passive recreation
- Pathway surface varies
- Trails in varying levels of disrepair



# RECREATION DESIGN

## Ecological Restoration Projects



**Southwest Conservation District Concepts**

# RECREATION DESIGN

## Pollinator Pathways



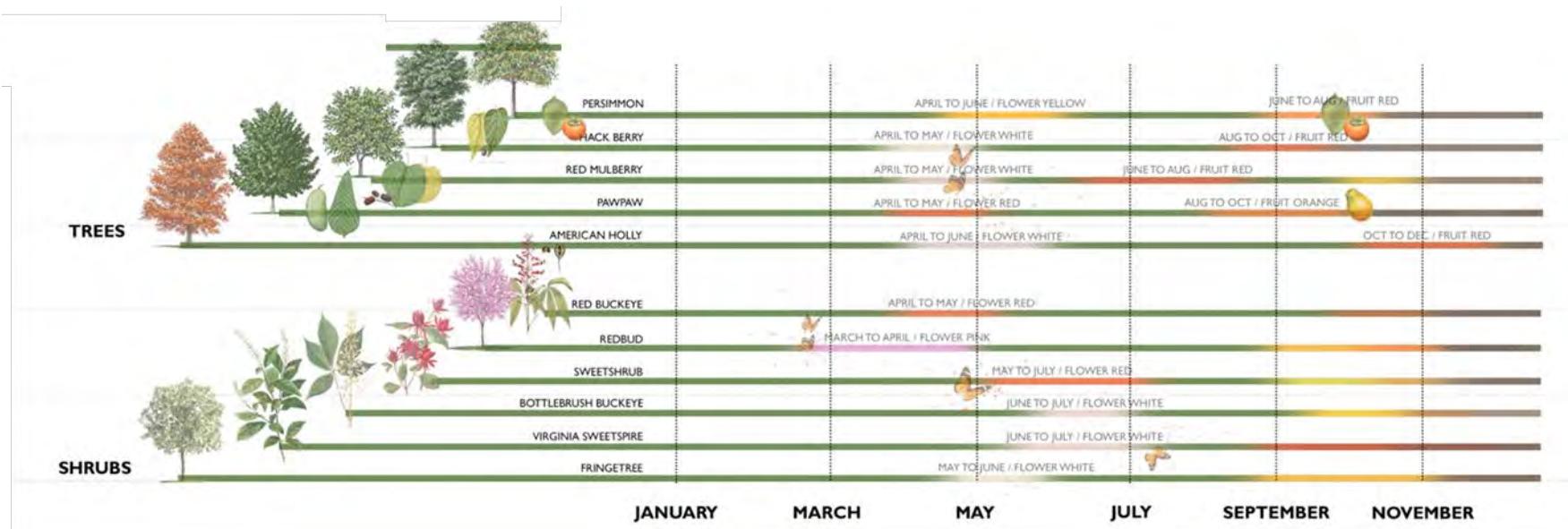
Spring 2021



Fall 2021



Fall 2022



# CONTEXTUAL HOUSING DESIGN



TOWNHOMES AND MULTIFAMILY



# 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

0' 200' 400'



# 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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

0' 200' 400'



# 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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

0' 200' 400'



# 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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

# 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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

0' 200' 400'



# 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



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

**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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

0' 200' 400'



# 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



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

**WOODBRIDGE CCW MASTER PLAN**  
ALTERNATIVES TEST FITS

0' 200' 400'



# COMPILED ALTERNATIVES



# TAC FEEDBACK – ROUND 2

*"This property is something for the entire town to increase its sustainability goals: financial sustainability, environmental stability, town wellness and diversity. If we want it to be an asset and not a mistake, we need to think about how the resource can be used for ALL, not just a single demographic."*

## General Considerations

- CUPOP provided a Property History Report identifying "Town sells all or part of the property for controlled development" as a potential future option at 2009 Annual Town Meeting.
- The Town Charter requires a referendum for the sale or lease [with a term exceeding 1 year] of Town property.
- Town residents who have contacted Al Smith are strongly opposed to significant development of the property- those closest to it are most strongly opposed.
- Whether the final proposal involves a sale or a lease, care must be taken to craft an enforceable agreement obligating the developer(s) to utilize the property strictly in conformance with the Town's plan.
- Options should be evaluated based on the broad range of financial impacts, including construction, on-going maintenance and impact on social services, especially the schools.
- Recommendation: Don't limit the conversation about the Town's needs to only this piece of property. Some programs and uses [i.e. hockey rink or pool] might be better located elsewhere in town.

## Convivial Conservation as Lens for Planning

Recommendation to consider this planning framework:

1. The promotion of nature for, to and by humans
2. The movement away from the concept of conservation as saving only nonhuman nature
3. Emphasis on the long-term democratic engagement with nature rather than elite access and tourism,
4. The movement away from the spectacle of nature and instead focusing on the mundane 'everyday nature'
5. The democratic management of nature, with nature as commons and in context

## Housing

- Overall "livability" should be the lens for this plan. Think of this project as one creating a neighborhood rather than just locating some disparate elements.
- Consider housing, including senior housing, that is not isolated from other uses.
- Consider some cottage-style single-family housing as opposed to all two-story residences.

## Human Services

- Focus on access and accessibility.
- Human Services considers transportation within the community a key element of its latest iteration of its Plan of Conservation and Development. The plan should consider the location of transportation stations or parking - how this area of town will be connected to the rest of the Resources in Town.

## Recreation

- Noted reiteration of previous statement that the public voiced interest in recreation, active as well as passive.
- Recommendation: Pool, tennis and pickleball courts on Woodfield, with a boutique hotel and spa, in addition to a restaurant/brewery, alongside the Orchard- in essence a destination "spot" [reference: Norwich Day Spa]. The indoor ice rink and recreational center could remain in the current area along Johnson and Ansonia area, along with the multi-use field. Include a small snack stand or coffee house, either stand-alone or housed within one of the indoor facilities. Having both indoor facilities may cause a need for more parking and that would need to be evaluated.
- Recommendation: Seriously consider an indoor pool- similar to what existed in town before- for full year-round usage by all ages. In general, the site should be fully thought out "with how all parts of our population can have use of it-- not just a single group."

## What is your age?



0

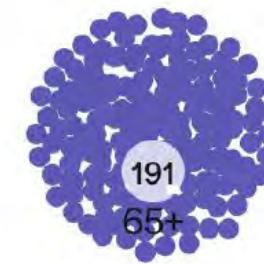
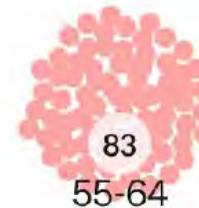
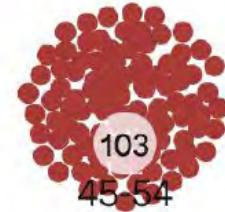
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11

25-34

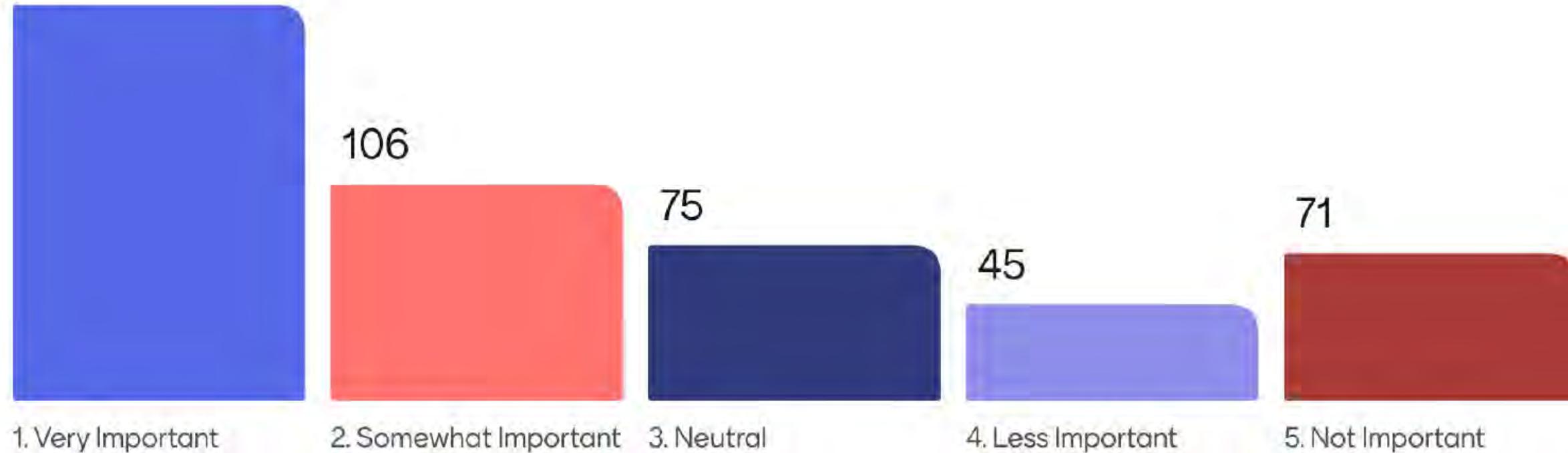
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35-44



## How important is it that town investment in maintenance, restoration, or amenities be offset by revenue-generating uses, i.e. housing or hospitality?

197



How important is it that town investment in maintenance, restoration, or amenities be offset by revenue-generating uses, i.e. housing or hospitality?

494

1. Very Important



2. Somewhat Important



3. Neutral



4. Less Important



5. Not Important



20%

40%

60%

80%

100%

Segmentation

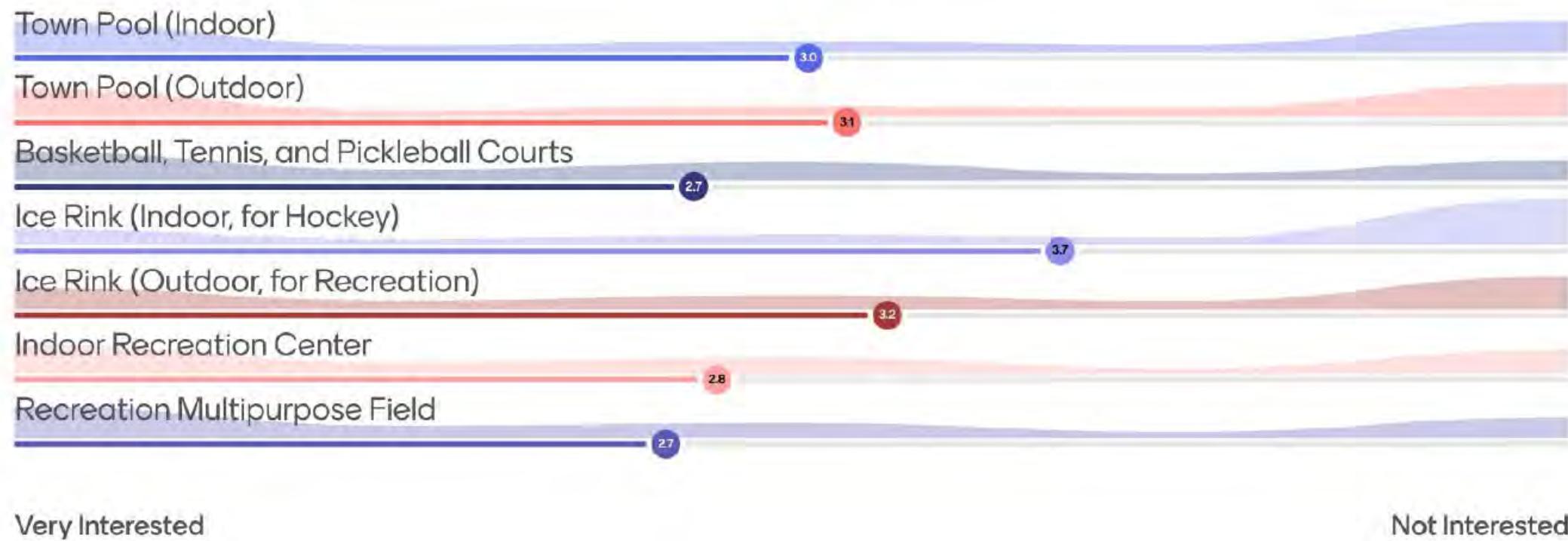
X

What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

Clear

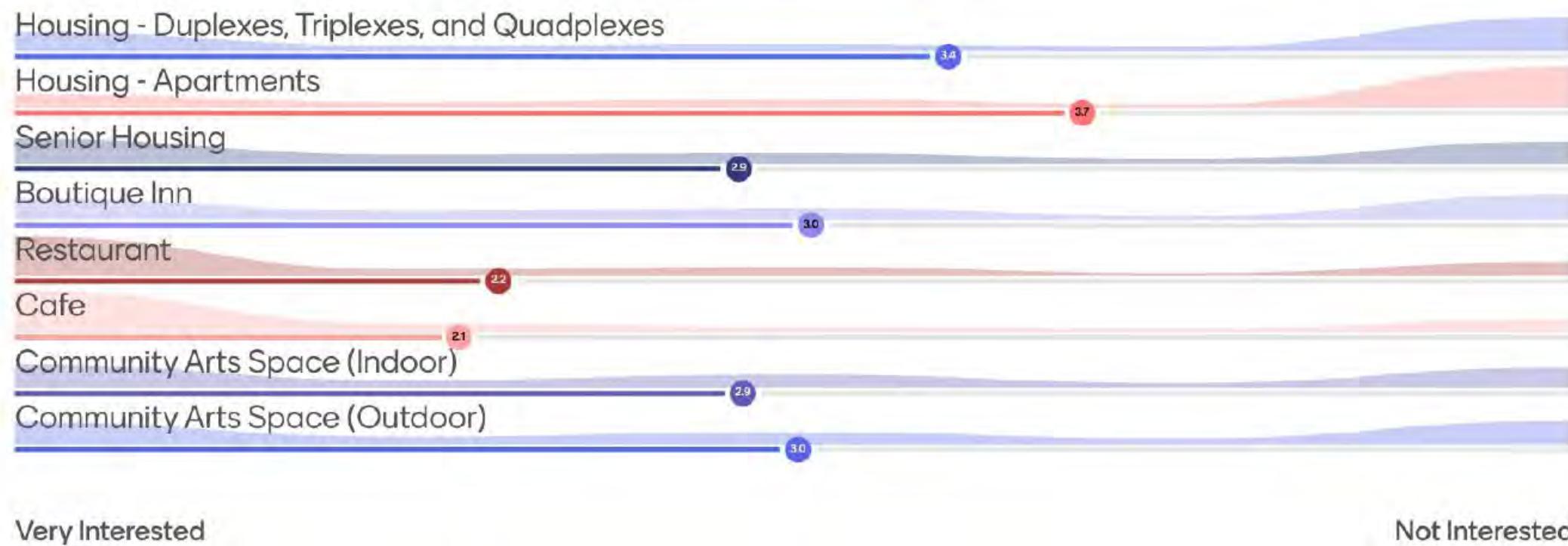
**Rate your interest in each of the following uses from 1 to 5. 1: Very interested, 5: Not interested**



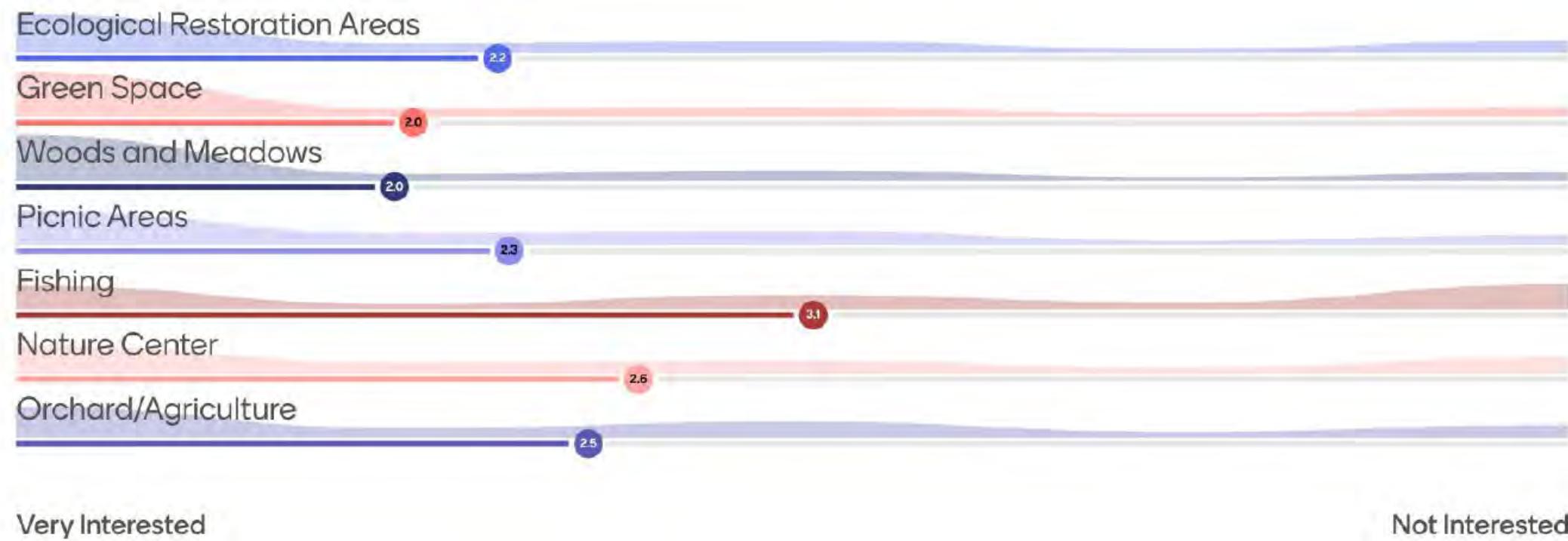
Very Interested

Not Interested

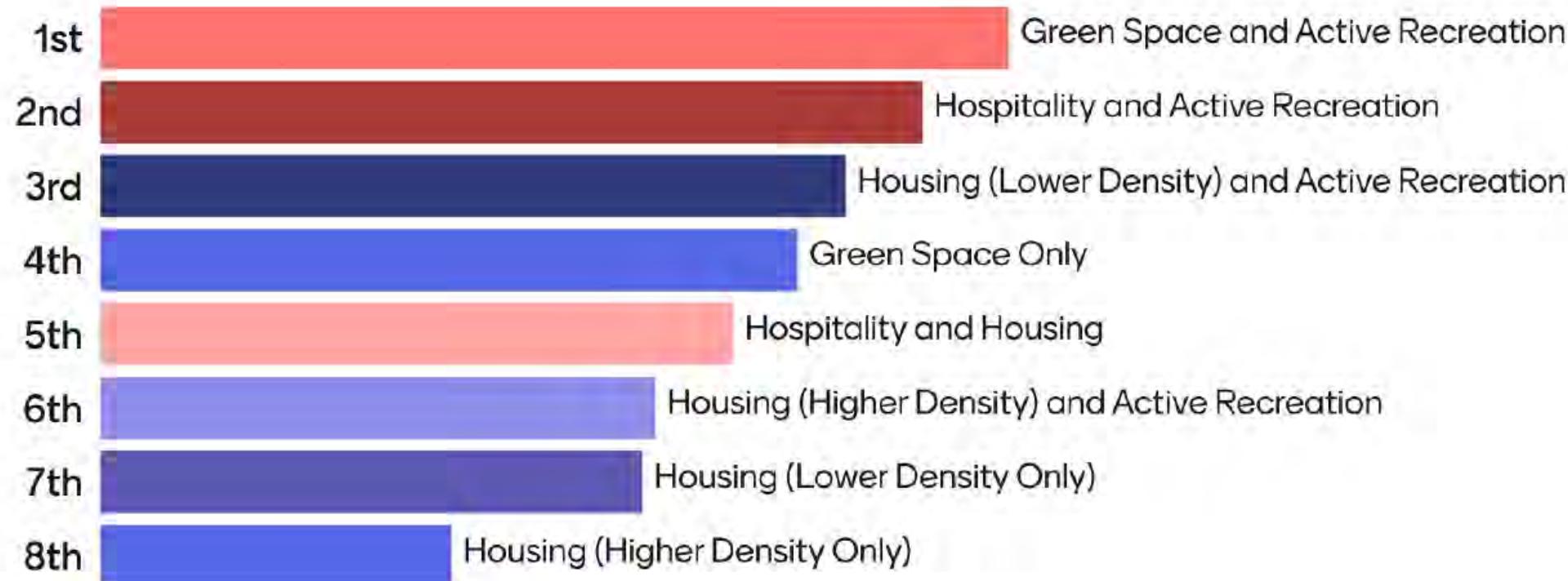
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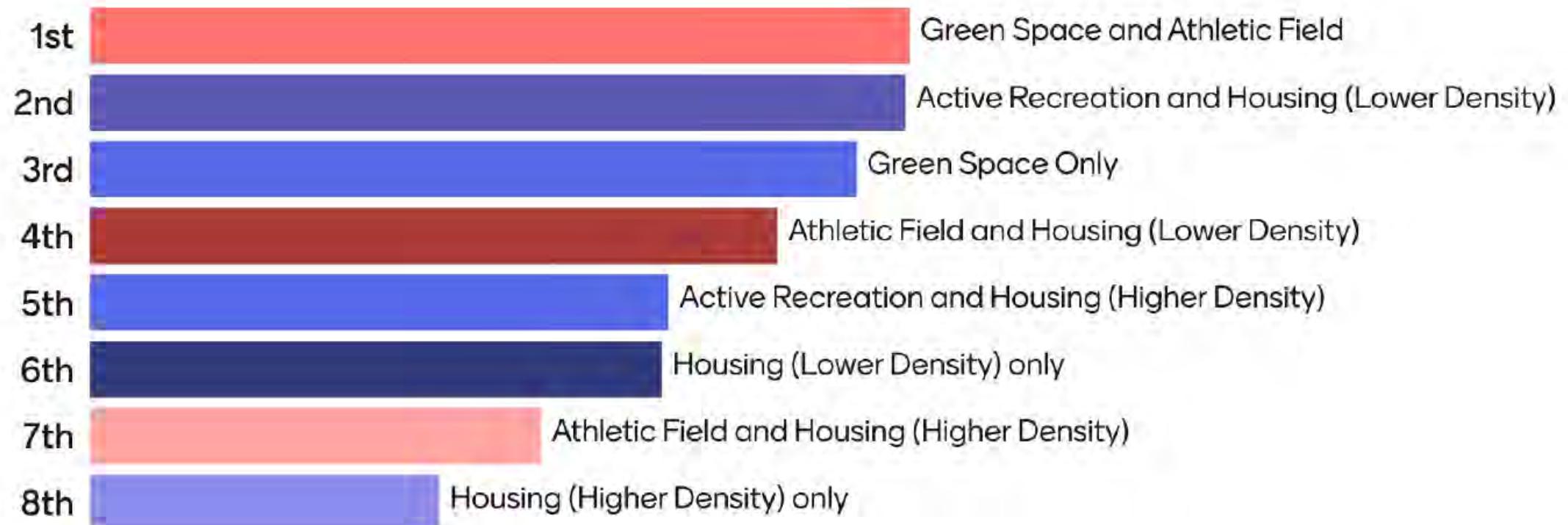
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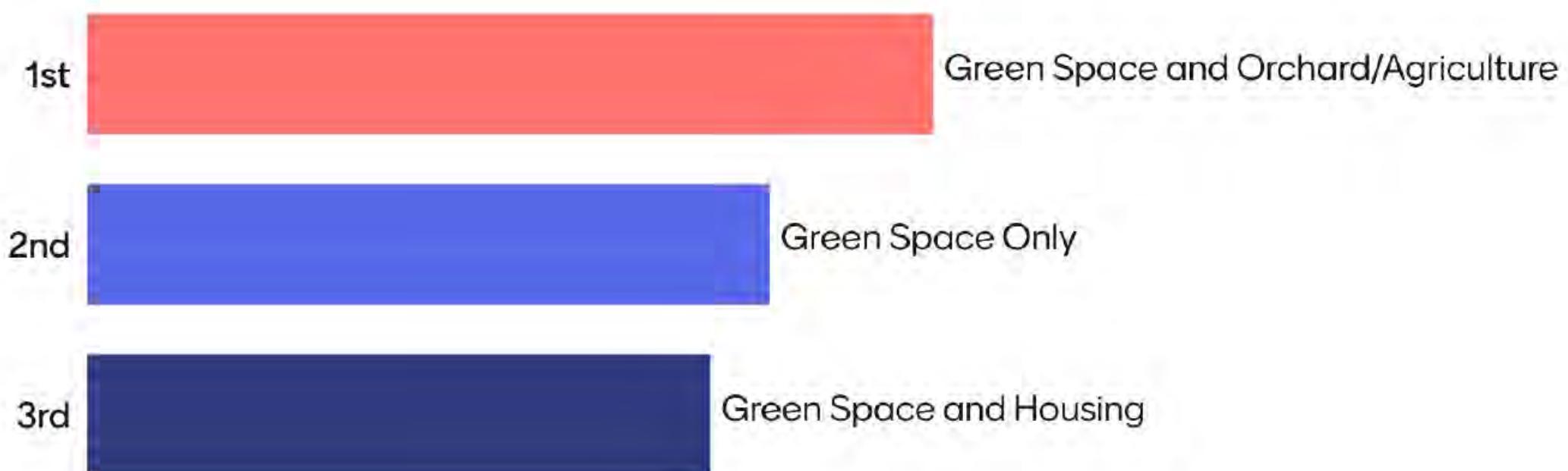
**After reviewing the site plan options, rank your preferences for the Woodfield Road (Former Clubhouse) Site. 1st: most desired, 8th: least desired**



## After reviewing the site plan options, rank your preferences for the Ansonia Road Site. 1st: most desired, 8th: least desired

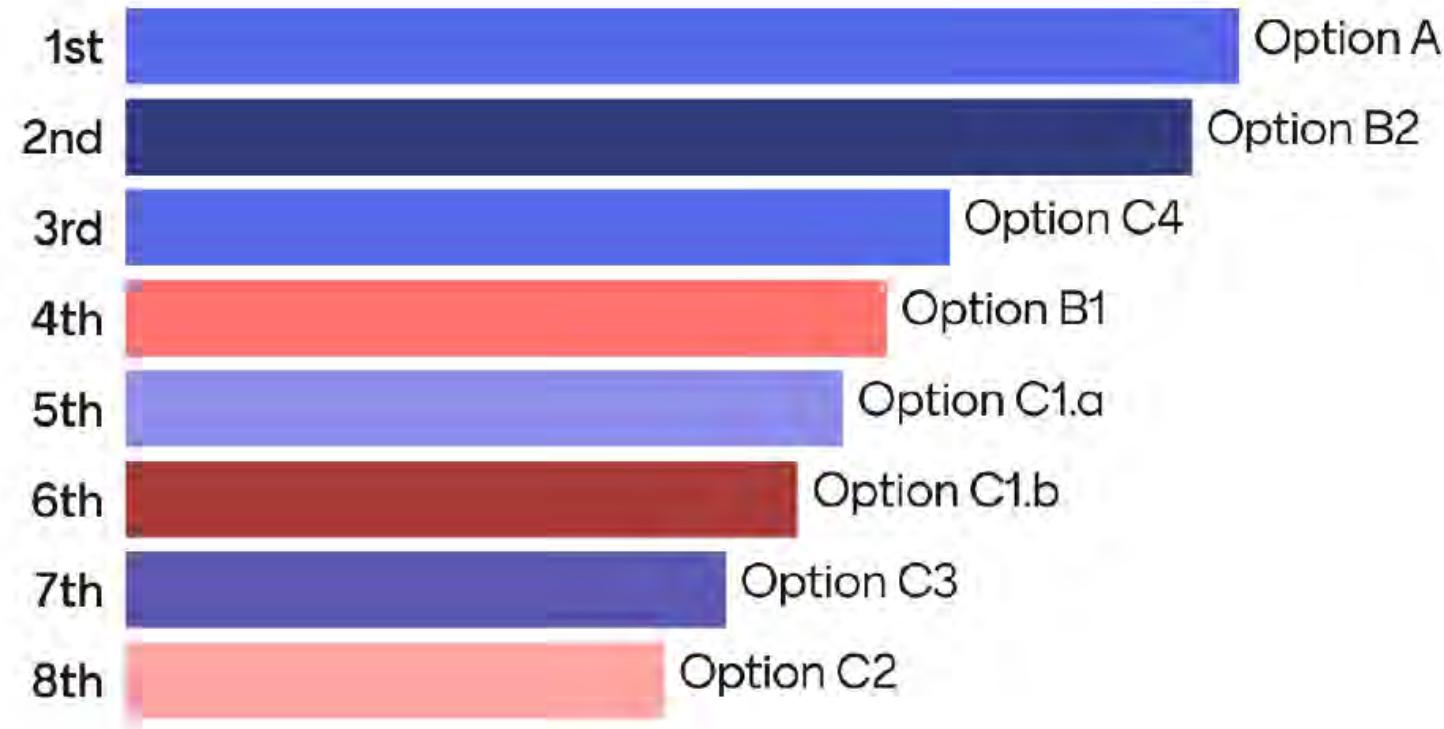


**After reviewing the site plan options, rank your preferences for the Eastern Connection Site. 1st: most desired, 3rd: least desired**



## Rank the 8 site plan options overall. Choose as many or as few as you like.

1st: most desired, 8th: least desired.



# COST / BENEFIT ANALYSIS

# COST-BENEFIT ASSUMPTIONS

- Inputs from Town of Woodbridge, project consultant team, and Town planning consultants
- Order-of-magnitude estimates in 2025 dollars with proposed mill rate [32.68]
- 10-year planning horizon
- Key cost data points:
  - o Annual cost for basic green space maintenance: \$923 / acre
  - o Annual cost for enhanced green space habitat restoration\* maintenance: \$4,700 / acre
  - o Annual cost for pond, riparian and pollinator restoration projects: \$5,350 / acre
  - o Potential conservation easement revenue may be included in future cost estimates
  - o Town active recreation uses vary greatly in capital cost, from \$1M athletic field to \$7-10M pool or recreation center
  - o Development land sale price: \$33,362 / acre [land lease not determined viable in current market]
  - o Assumed average sales price:
    - o Senior Homes \$600,000
    - o Townhomes \$700,000

**Green Space** refers to land primarily covered with vegetation—such as grass, trees, or planting—that supports passive recreation, habitat, and ecological function. It may include wooded areas, open landscapes, walking or biking trails, informal open spaces, and limited / low-impact accessory structures. While these areas offer environmental and recreational benefits, they may or may not be protected by conservation easements.

**Enhanced green space habitat restoration** includes invasive treatment, planting and seeding and an intensive 2-year establishment period. Annual cost decreases after 10-years.

# COST PROFILES BY SITE AREA [10-YR ESTIMATES]

## WOODFIELD ROAD AREA

Green Space* Only	[\$203,185]
Green Space & Town Recreation Courts	[\$1,114,940]
Hospitality & Town Courts	\$3,673,939
Low-Density Housing & Town Recreation Courts	\$4,074,269
High-Density Housing & Hospitality	\$13,229,396

## ANSONIA ROAD AREA

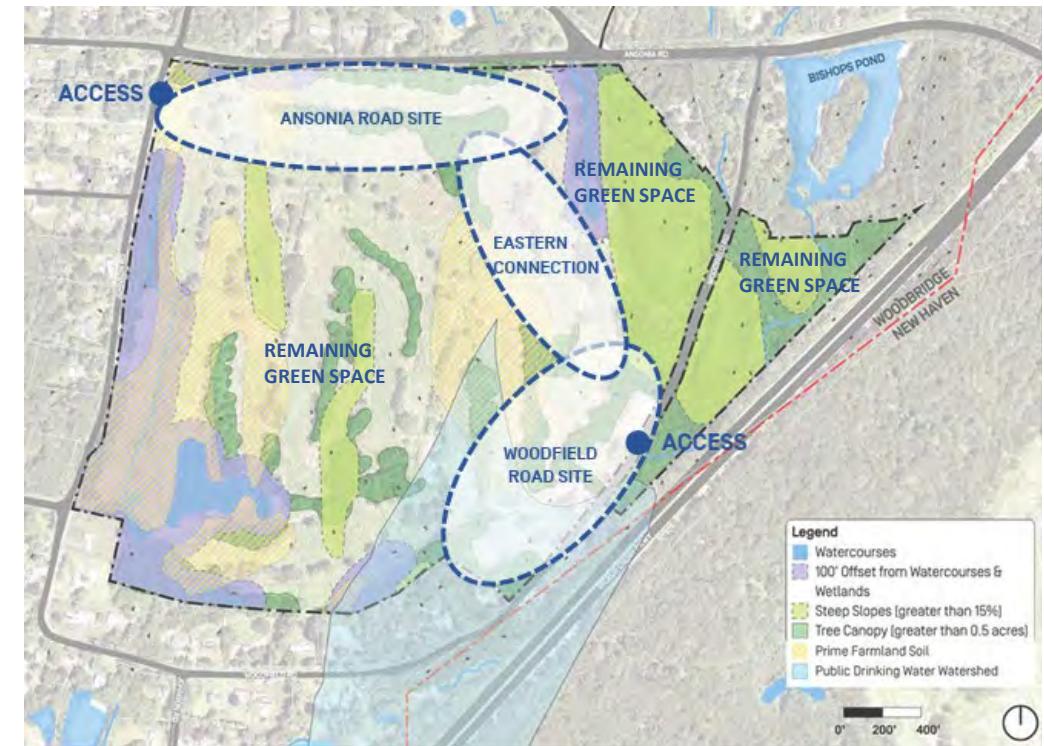
Green Space Only	[\$289,270]
Green Space and Athletic Field	[\$1,399,135]
Lowest-Density Housing & Town Recreation Courts + Field	\$2,646,336
Low-Density Housing & Town Recreation Courts, Field, Outdoor Pool	[\$1,354,186]

## EASTERN CONNECTION

Green Space Only	[\$393,222]
Green Space and Orchard	[\$347,039]

## REMAINING GREEN SPACE

3 Areas of Restoration [17 acres]+ Basic Green Space Maintenance	[\$3,589,360]
Above + 33 Acres of Additional Enhanced Green Space	[\$6,395,887]



# “WHAT IF” SCENARIOS

- Scenarios 2-4 require rezoning
- Number of homes reflects test-fit studies. Maximum number / type would be subject to future zoning regulations.
- Further plan refinements can be made in preferred plan phase of the project.

## 1) RESTORATION & REMEDIATION ONLY

- Remediate contaminated areas
- 17 acres of ecological restoration (pond, riparian, pollinator meadow)
- Basic landscape improvements and passive recreation areas
- New trails, interpretive signage, and nature center
- Town retains 152 acres of green space
- \$ 2,864,787 net cost



## 2) WOODFIELD ROAD DEVELOPMENT

- All of Scenario 1, plus
- 10 additional acres of enhanced habitat restoration (total 27 ac)
- Optional 5-acre long-term lease for orchard/agriculture use
- Town sells 12 acres at the former Clubhouse area for 30 townhomes
- Town retains 140 acres of green space
- \$ 548,342 net revenue



## 3) WOODFIELD & ANSONIA DEVELOPMENT

### + TOWN REC COURTS / FIELD

- All of Scenario 1, plus
- 20 add'l acres of enhanced habitat restoration (total 37 ac)
- Optional 5-acre long-term lease for orchard/ agriculture
- Town sells 8 acres at the former Clubhouse area for hospitality / restaurant
- Town sells 10 acres along Ansonia Road for 31 senior homes
- Town builds 4 acres of recreation courts area at the former Clubhouse
- Town builds an athletic field [4 ac] at corner of Johnson & Ansonia Road
- Town retains 126 acres of green space
- \$ 2,305,219 net revenue



## 4) WOODFIELD & ANSONIA DEVELOPMENT

### + TOWN REC COURTS / POOL

- All of Scenario 1, plus
- 33 additional acres of enhanced habitat restoration (total 50 ac)
- Optional 5-acre long-term lease for orchard/ agriculture
- Town sells 16 acres at the former Clubhouse area for 28 townhomes, 50 apartment units, and hospitality / restaurant
- Town sells 12 acres along Ansonia Road for 68 senior homes
- Town builds 4 acres of recreation courts and town pool on the corner of Johnson and Ansonia Road
- Town retains 120 acres of green space
- \$ 6,742,534 net revenue



## Next Steps

- 1] Board provides Cooper Robertson with direction on which "What If Scenario" to pursue by 4/16
- 2] Preparation of May 14 Meeting Materials
  - 1] Survey Update
  - 2] Detailed Cost Estimate
  - 3] Refined Site Plan
  - 4] Phasing Plan
  - 5] Implementation Considerations (potential land use controls, regulatory actions, remediation actions, grant opportunities, etc.)
- 3] Final Plan Presentation June 11
  - 1] Refined Cost Estimate
  - 2] Final Site Plan
  - 3] Final Phasing Plan
  - 4] Final Implementation Roadmap
  - 5] Supporting Illustrative Graphics
- 4] Master Plan Document delivered post-June 11

# NEXT STEPS

