



**Community
Collaboration
Woodbridge**

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

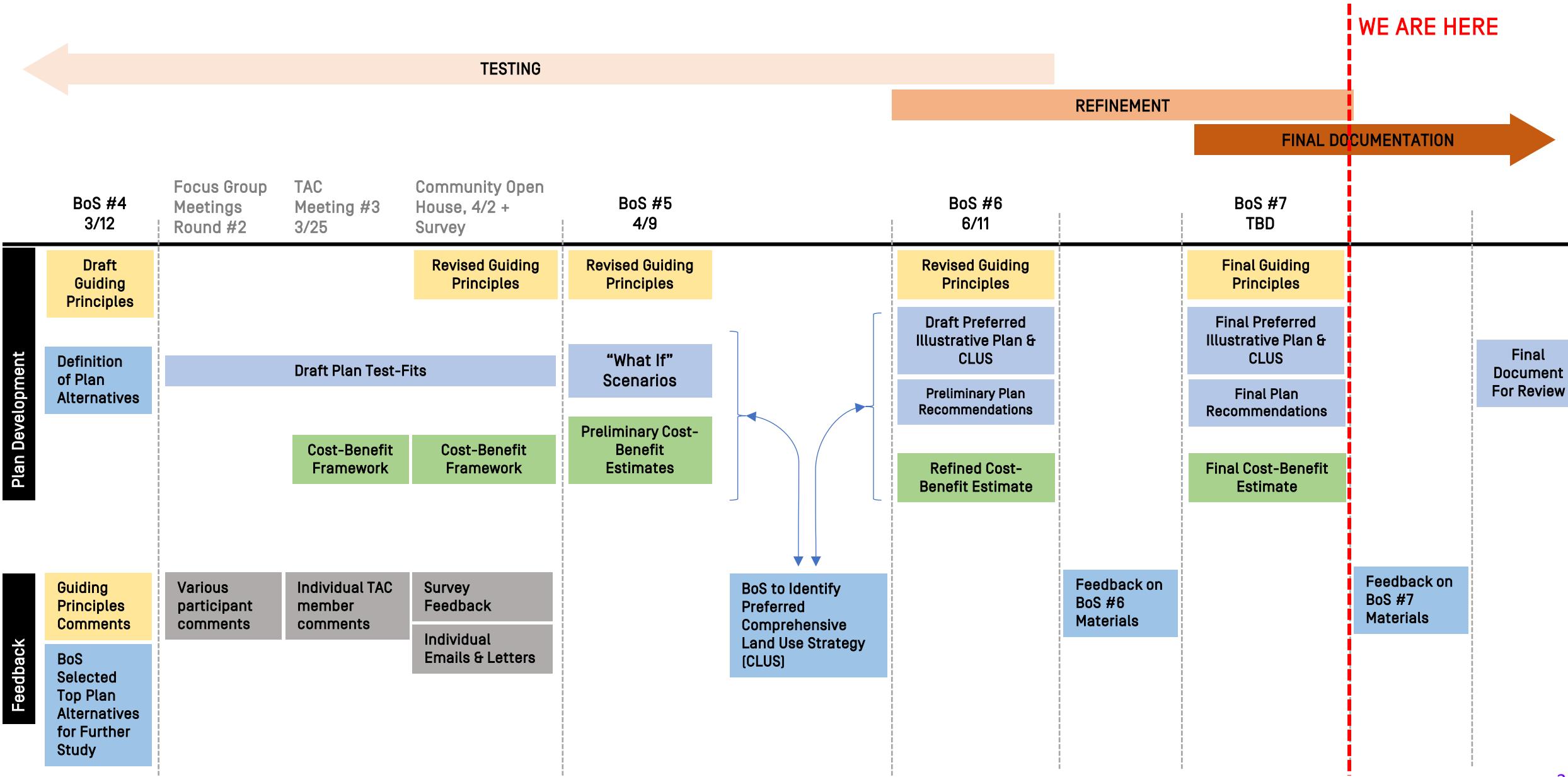
**Board of Selectmen
Meeting #7, July 9th**

AGENDA

Review and Discuss:

- 1. Implementation Roadmap**
- 2. Illustrative Plan and Images**
- 3. Cost-Benefit Estimates**

OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION



COMPREHENSIVE LAND USE STRATEGY

GS-1 - 93 Acres

- Multi-use trails, walking paths and natural areas
- Passive recreation
- Habitat restoration
- Natural water features and stormwater management facilities

GS-2 - 23 Acres

- Wooded trails
- Stewardship
- Potential relocated cell phone tower

AR-1 - 4 Acres

- Open-Air Pavilion
- Roger Sherman Farm Historic and Cultural Interpretation Sites
- Communal open space
- Public Restrooms
- Public Parking Area + D-1 Roadway Easement

AG-1 - 6 Acres

- Heritage orchard / farm
- Open gathering and seasonal programming
- Low-Impact agritourism

D-1 - 7 Acres

- Compact residential development

D-2 - 18 Acres

- Townhomes, duplexes, low-rise multi-family / assisted living
- Hotel, restaurant, small scale retail
- Small-scale outdoor recreation (i.e. pool, tennis, pickleball)
- Walking paths and gardens



CHARACTER OF THE PREFERRED PLAN



GS-1 PASSIVE RECREATION



D-1 SENIOR COTTAGES



AR-1 EDUCATION & RECREATION



D-2 HOSPITALITY



GS-2 PASSIVE RECREATION

AG-1 AGRICULTURE



D-2 ASSISTED LIVING & SENIOR TOWNHOMES

BEFORE & AFTER | ROGER SHERMAN FARM AREA



BEFORE & AFTER | AGRICULTURE HILL AREA



ILLUSTRATIVE PLAN (PREFERRED PLAN)

Density Recommendations:

- **D-1:** 5 Dwelling Units/ Acre Maximum
- **D-2:** 15 Dwelling Units/ Acre Maximum
 - 15 du/ac is equivalent to (2) 100-unit apartment buildings and (72) smaller, lower-price townhomes
 - Residential area of D-2 is 12 du/ac in Preferred Plan
 - Opportunity Zoning allows for 18 du/ac and 4 stories

Traffic Considerations:

- **Projected traffic volumes from the proposed land uses, when considered on their own, are not expected to trigger the need for signalization at nearby intersections.** However, it is recommended that a full traffic study be conducted once rezoning is adopted and development planning advances, to evaluate whether intersection or safety improvements—including signalization—are warranted.
- As a reference, CTDOT guidelines suggest that intersections expected to experience both sustained traffic flow and more than 100 new peak-hour trips should undergo traffic analysis.
- Based on initial estimates, the maximum proposed housing density could generate approximately 50–200 new trips during peak hours—meeting the trip threshold, but not necessarily the sustained flow criteria.
- A traffic study would cost \$15-30k



IMPLEMENTATION ROADMAP

Yellow = Revisions from June version

- Required public hearing
- ☆ Required public referendum

Year 1: Foundation & Early Action	Year 2–3: Remediation & Activation	Year 4: Public & Private Investment	Year 5–6: Full Activation & Maturation
Community Access & Programming <ul style="list-style-type: none"> Launch invasive species removal pilot (with volunteers or land trust) Design and budget for low-cost early wins (i.e. signage, critical pathway repair) Launch “Friends of” volunteer group 	Community Programming <ul style="list-style-type: none"> Implement low-cost early wins Begin limited events and programming Design and budget for larger-capital improvements (pavilion, lighting, full multi-use path/trail network art/interpretative elements, small trailheads) Hold potential bond referendum for capital improvements (if needed or desired for trails, pavilions, remediation, etc.) Submit CGS 8-24 Referral to TPZ for improvements 	Community Programming <ul style="list-style-type: none"> Expand community events and programming per Community Access & Recreation Plan Construct larger-capital improvements 	Community Programming <ul style="list-style-type: none"> Launch formal programming calendar (guided walks, cultural events, orchard tours) Partner with schools and regional nonprofits on education programs
Land Stewardship <ul style="list-style-type: none"> Conduct Phase II/III environmental assessments Apply for brownfield remediation funding (e.g., DECD, EPA grants) Begin demolition of obsolete structures 	Land Stewardship <ul style="list-style-type: none"> Complete brownfield cleanup* Secure environmental improvement funding / partnerships Begin long-term land management (volunteer + Town staff) <p>★ Hold referendum to execute potential conservation easement or covenants</p>	Land Stewardship <ul style="list-style-type: none"> Continue long-term land management 	Land Stewardship <ul style="list-style-type: none"> Continue long-term land management
Policy & Planning <ul style="list-style-type: none"> ○ Develop and adopt Zoning Overlay District and Design Guidelines (administered by ARB), including subdistrict regulations (e.g., D-1, D-2, GS-1, etc.). *Recommend that the Town is applicant for reasons stated to the lower right. Develop and adopt Land Management & Stewardship Ordinance for open space areas Explore conservation easement or covenant work on GS-1/2, AG-1, and AR-1 zones 	Policy & Planning <ul style="list-style-type: none"> Launch Community Access & Recreation Plan with input from residents 		Policy & Planning <ul style="list-style-type: none"> Review implementation status against master plan goals. Hold public review process, which may include feedback on updated FIS data or supplemental hearings related to future site improvements or land use updates. Identify next phase of maintenance and enhancement funding
Private Development <ul style="list-style-type: none"> Prepare development parcels (D-1, D-2) for RFP process: legal subdivision, liability transfer assessments, etc. Issue Request for Expressions of Interest (RFEI) to gauge developer interest and confirm RFP strategy 	Private Development <ul style="list-style-type: none"> Issue RFPs and select developers for D-1 and D-2 <ul style="list-style-type: none"> Potentially request financial impact statements (FIS) from shortlisted developers during RFP evaluation Negotiate developer agreements, including public benefit terms and potential deed restrictions <ul style="list-style-type: none"> Potentially hold public hearings for developer selection (not required) Submit CGS 8-24 Referral to the TPZ ★ Hold referendum for land sale / long-term lease (required) Begin design on D-1 / D-2 	Private Development <ul style="list-style-type: none"> Design and site plan approvals from TPZ for D-1 / D-2 (TPZ reserves right to hold public hearings for any approvals) 	Private Development <ul style="list-style-type: none"> D-1 and D-2 projects complete or near completion Residents and guests begin to activate site more regularly <p>★ To ensure Town leadership can appropriately shape the proposed zoning regulations and benefit from the statutory review timelines, it is recommended that the Town—through the Board of Selectmen—serve as the applicant for the overlay and retain a consultant to prepare the regulations and guidelines. If the Planning and Zoning Commission initiates the application and authors the regulations, the Board’s influence would be diminished, and the mandatory review periods would not apply.</p>

COST-BENEFIT CLARIFICATIONS

The cost breakdown shown in the Cost-Benefit Summaries reflects a hypothetical worst-case scenario in which the Town bears the majority of one-time site remediation and development expenses. However, a range of strategies—such as grants, public-private partnerships, and developer contributions—should be explored to help offset these costs.

- **Capital Costs Assumed to be Borne by the Town (included in One-Time Fiscal Impacts)**

- Upgrades to sewer and water connections to the site to support housing or hospitality
- Environmental remediation
- Demolition of structures (including Clubhouse), foundations, pool area, tennis courts, unnecessary cart paths and hardscape
- New trails and existing trails improvements
- Parking area improvements
- Water line for irrigation for agricultural lease area
- Interpretive signage
- Nature and History Pavilion (small open-air structure)
- Enclosure for portable toilets

- **Maintenance Costs Assumed to be Borne by the Town (included in Municipal Service Costs)**

- Public Works – one new maintenance staffperson
- Social Worker – increased hours and benefits
- Senior Transportation – increased hours and benefits
- Staffing of special events
- Equipment and supplies for park maintenance

- **Home Sales Price Assumptions**

- Home sales prices are based on the Preferred Plan test-fit and reflect real estate market analysis, construction cost estimates, and the assumption that developers will seek a roughly 25-30% return on investment (ROI). This approach yields average sales prices of \$500,000 for age-restricted cottages (D-1) and \$700,000 for market-rate townhomes (D-2).
- Home prices could potentially be reduced through a lower ROI (though no lower than 20% should be assumed), development incentives, favorable market conditions, an increase in the total number of units, or by combining D-1 and D-2 into a single development project.

- **Potential Development Incentives**

- Competitive sale price / lease for the land
- Tax Abatement
- Streamlined Approvals process

COST-BENEFIT SUMMARY (PREFERRED PLAN)

AR-1	4.39 acres	One-Time Fiscal Impacts	
Recreation, Education, and Interpretation		Sale Revenue	\$855,068
		Capital Improvements	-\$4,499,185
D-1	7.24 acres		
<u>Residential Development</u>	<u>7.24 acres</u>		
Senior Cottages	32 units 880 SF on avg	ONE-TIME NET FISCAL IMPACT	-\$3,644,117
D-2	18.39 acres	Annual Fiscal Impacts	
<u>Residential Development</u>	<u>10 acres</u>	Property Tax Revenue	\$2,109,270
Townhomes [Senior or Market Rate]	24 units 2,200 SF on avg	Municipal Service Costs	-\$213,927
Assisted Living Apt. Building [95 units]	99,105 SF	Education Costs	\$0*
<u>Hospitality Development</u>	<u>8 acres</u>	TOTAL Annual Municipal Costs	-\$213,927
Inn [40 rooms]	24,250 SF	ANNUAL NET FISCAL IMPACT	\$1,895,343
Banquet Space	2,500 SF		
Spa	2,500 SF		
Restaurant/ Brewery	3,750 SF		
AG-1	5.84 acres		
Agriculture [Lease to Farmer]	5.84 acres	<i>AR-1 Town Capital Costs include: trails improvements, parking improvements, landscape improvements, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000</i>	
GS-1	93.24 acres		
Passive Recreation		<i>D-2 Town Capital Costs include: new trails, sewer and water upgrades, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas. ~\$2,600,000</i>	
GS-2	22.92 acres		
Passive Recreation		<i>LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.</i>	

COST-BENEFIT SUMMARY (PREFERRED PLAN WITH ECOLOGICAL ZONES)

AR-1 Recreation, Education, and Interpretation	4.39 acres	One-Time Fiscal Impacts	
		Sale Revenue	\$855,068
		Capital Improvements	-\$5,146,947**
D-1 <u>Residential Development</u>	7.24 acres		
Senior Cottages	32 units 880 SF on avg	ONE-TIME NET FISCAL IMPACT	-\$4,291,879
D-2 <u>Residential Development</u>	18.39 acres	Annual Fiscal Impacts	
Townhomes [Senior or Market Rate]	10 acres 24 units 2,200 SF on avg	Property Tax Revenue	\$2,109,270
Assisted Living Apt. Building [95 units]	99,105 SF	Municipal Service Costs	-\$554,552**
<u>Hospitality Development</u>	8 acres	Education Costs	\$0*
Inn [40 rooms]	24,250 SF	TOTAL Annual Municipal Costs	-\$213,927
Banquet Space	2,500 SF		
Spa	2,500 SF	ANNUAL NET FISCAL IMPACT	\$1,554,718
Restaurant/ Brewery	3,750 SF		
AG-1 Agriculture [Lease to Farmer]	5.84 acres	<i>*assumes all housing is age-restricted.</i>	
	5.84 acres	<i>**scenario includes \$647,762 in initial cost and \$340,625 in annual maintenance on 17 acres of ecological restoration.</i>	
GS-1 Passive Recreation	93.24 acres	<i>AR-1 Town Capital Costs include: trails improvements, parking improvements, landscape improvements, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000</i>	
GS-2 Passive Recreation	22.92 acres	<i>D-2 Town Capital Costs include: new trails, sewer and water upgrades, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas). ~\$2,600,000</i>	
		<i>LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.</i>	

COST-BENEFIT SUMMARY (ALTERNATE PLAN)

AR-1	4.39 acres	One-Time Fiscal Impacts	
Recreation, Education, Interpretation and Agriculture		Sale Revenue	\$855,068
		Capital Improvements	-\$5,148,462**
D-1	7.24 acres		
<u>Residential Development</u>	<u>7.24 acres</u>		
Workforce Rental Housing [Cottages]	32 units 880 SF on avg	ONE-TIME NET FISCAL IMPACT	-\$4,293,394
D-2	18.39 acres	Annual Fiscal Impacts	
<u>Residential Development</u>	<u>18.39 acres</u>	Property Tax Revenue	\$2,176,594
Townhomes [Senior]	30 units 2200 SF on avg	Municipal Service Costs	-\$554,552**
Workforce Rental Housing [Townhomes]	28 units 1500 SF on avg	Education Costs	-\$610,526*
Assisted Living Apt. Building [95 units]	99,105 SF	TOTAL Annual Municipal Costs	-\$1,165,078
AG-1	5.84 acres	ANNUAL NET FISCAL IMPACT	\$1,182,424
Passive Recreation	5.84 acres		
GS-1	93.24 acres		
Passive Recreation	76.24 acres	*assumes 30 new school-age children.	
Ecological Restoration	17 acres	**scenario includes \$647,762 in initial cost and \$340,625 in annual maintenance on 17 acres of ecological restoration.	
GS-2	22.92 acres		
Passive Recreation		AR-1 Town Capital Costs include: trails improvements, parking improvements, water service for irrigation, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000	
		D-2 Town Capital Costs include: new trails, sewer and water upgrades, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas). ~\$2,600,000	
		LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.	

NO DEVELOPMENT SCENARIO

AR-1 Recreation, Education, Interpretation	4.39 acres	<u>One-Time Fiscal Impacts</u>	
		Sale Revenue	\$0
		Capital Improvements	-\$3,485,731
AG-1 Passive Recreation	5.84 acres		
GS-1 Passive Recreation	118.87 acres	ONE-TIME NET FISCAL IMPACT	-\$3,485,731
GS-2 Passive Recreation	22.92 acres	<u>Annual Fiscal Impacts</u>	
		Property Tax Revenue	\$0
		Municipal Service Costs	-\$139,398
		Education Costs	-\$0
		TOTAL Annual Municipal Costs	-\$139,398
		ANNUAL NET FISCAL IMPACT	-\$139,398

AR-1 Town Capital Costs include: trails improvements, parking improvements, water service for irrigation, new interpretive paths and signage, new pavilion, new enclosure for portable toilets. ~\$650,000

GS-1 Town Capital Costs include: new trails, environmental remediation, demolition of Clubhouse, demolition of foundations, demolition of pavement, demolition of pool and surrounding areas].

LEED Gold or Passive House Construction could result in a premium of 7-15% over the capital costs in this study's cost estimates.

POTENTIAL FUNDING OPPORTUNITIES

Program/Name	Funding Agency/ Department	Description/Types of Eligible Projects	Funding Amounts	Eligible Party
STEAP (Small Town Economic Assistance Program)	Office of Policy and Management	Economic development, community conservation and quality-of-life capital projects	Up to \$1 million	Municipality
CT Communities Challenge	CT Department of Economic and Community Development	Transit-oriented development, Essential infrastructure that facilitates future development, Housing, Mobility improvements, Public space improvements	Varies	Municipality
State Energy Program	CT Department of Energy and Environmental Protection	DOE program for projects that promote energy efficiency, energy security, or environmentally friendly economic growth	Up to \$700,000	
Urban Forestry Equity Grant Program	CT Department of Energy and Environmental Protection	Support urban forestry projects that will increase equitable access to trees and the benefits they provide	\$5000-200,000	State & local government entities, federally recognized tribes, non-profits
Trees for Communities Grant Program	CT Department of Energy and Environmental Protection	Provides financial support for urban forestry projects that increase tree coverage or contribute to forest health	Up to \$200,000	State & local government entities, federally recognized tribes, non-profits, community groups
OBRD Brownfield Planning Grant	CT Department of Economic and Community Development	BAR Planning aimed to help communities create a comprehensive plan for remediation and redevelopment	Up to \$200,000	Municipality
OBRD Brownfield Remediation Grant	CT Department of Economic and Community Development	Municipal grant for brownfield remediation, assessment and demolitions of buildings with remediation needs; shovel-ready project preferred; public-private partnership encouraged	Up to \$4 million	Municipality, Developer, or Public-Private Partnership
Connecticut Recreational Trails Program Grant	CT DEEP	Provides funding in support of recreational trail projects. \$10 million dollars available in the 2024 grant round. Grants pay up to 80% of total project costs; 20% match required.	Up to \$1 million	Private nonprofit organizations, municipalities, state departments and tribal governments
Build4CT	CT Department of Housing	Middle-income (workforce) housing program providing subordinate financing that offers favorable terms and more flexible underwriting to developers to create units affordable to middle income households. Minimum 50 units, 20% affordable minimum.	Loan amount: Up to \$125,000 per middle income unit (as determined by CHFA)	Private Developer
Small Cities (CDBG) Grant Program	CT Department of Housing	Grant that can be used for two purposes on this site: a. Site work only for housing projects with affordable component b. ADA-related work for recreation or housing	\$200,000-\$1 million	Municipality
REX Development Grant for Assessment	Rex Development	Grant for Assessment, including Hazardous Materials evaluation and cost estimate for taking down the Clubhouse	\$50,000 maximum	Municipality

FINAL DOCUMENT OUTLINE

The Final Plan document will summarize the planning process, provide overall site recommendations and detailed guidance for individual areas of the site to inform future decision making.

The final plan will not be suitable or appropriate for use as a development plan, but rather a framework intended to assist the Town in implementation.

PLAN OVERVIEW / OVERALL SITE RECOMMENDATIONS

- Summary of planning process, engagement feedback and alternatives studied
- Final Comprehensive Land Use Strategy (the "Bento Box")
- Illustrative Plan and supporting visuals to depict design concepts
- Site-Wide Recommendations
- Access and Connectivity (pathway / vehicle access and parking)
- Utility and Site Infrastructure Requirements
- Town Services (unique considerations to accommodate increased Town Services)

INDIVIDUAL LAND USE AREA RECOMMENDATIONS [AR-1, D-1, GS-1, etc.]

- Land uses
 - Preferred use(s) and alternate recommended use(s)
 - Non-recommended uses
 - Sustainable design elements
 - Character-defining elements
- Zoning and Regulatory Overlays
 - Recommended zoning adjustments, overlays or special review procedures.
 - Key criteria addressed: Uses, height, coverage, setbacks, etc.
- Remediation Recommendations
- Natural Systems, included but not limited to:
 - Restoration opportunities
 - Special ecological sub-areas (i.e. habitat corridors)
 - Potential partners
- Outdoor Program Elements, included but not limited to:
 - Passive recreation
 - Programming opportunities and potential partners

IMPLEMENTATION STRATEGIES

- Implementation Opportunities
 - Grant / partner funding opportunities
 - Conservation easements / use restrictions
 - Developer agreement models
 - Sale / lease options
 - Development controls and entitlement / deed restrictions
- Implementation roadmap
- "Quick win" recommendations

COST/ BENEFIT ANALYSIS

- Environmental Analysis
- High-level construction cost estimates and Cost / Benefit Analysis - including one-time and annual cost and revenue estimates for three options:
 - Preferred Plan
 - Alternate Plan
 - No Development Scenario

OVERVIEW OF RECENT MEETINGS AND PROJECT COMPLETION

