

Appendix G: Other revenue Generation development options:

The options might include housing, corporate offices, public or private education facilities or cultural arts facilities. All of these options will require a partnership with a developer to execute. The Development Authority previously discussed would have the responsibility of soliciting proposals and assessing the value of the responses received.

Some citizens have suggested a "cultural/arts" development. Neither the state nor this Advisory Committee found a proposal to use the entire campus for educational or cultural development

Any development will have an impact on traffic. Demolishing some of the 9 buildings reduces the number of cars (traffic) and parking spaces. The demolished buildings can be replaced by parking lots, minimizing the impact on open space.

Senior housing

Negatives:

"Empty nester" developments tend to have individual entrances for each tenant. These buildings have one shared entrance, like apartment buildings, which makes them better suited for assisted living.

Is the senior housing market becoming saturated? If so, will the buildings become apartments?

Housing use means parking cannot be shared with recreation.

Planned senior housing developments:

Nunnawauk Meadows owns 40 acres for additional development. Walnut Tree Hill expansion is being considered Assisted Living capacity is greatly expanding in the surrounding area:

- 1) Newtown:
 - a) The Homestead
 - b) Ashlar expansion
 - c) Church Hill Road
 - d) Riverview
- 2) Trumbull
- 3) Southbury
 - a) Heritage Village expansion
 - b) Kensington Green
- 4) Brookfield - The Village at Brookfield Commons

Cultural development

Negatives:

Parking cannot be shared with recreational uses since most performances will be evening/weekend. We haven't identified a developer.

Data tables:

1. Costs - Abatement, Demolition and Land Bank
2. Costs - Abatement, Demolition and Land Band per recommendation
3. Comparison of Parking space requirements
4. Municipal Office space requirements (Space Needs study)
5. Historical Tax Trend (Average home yearly bill)
6. Historical Tax Contribution (Residential versus Commercial)
7. School enrollment projections