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Clinton seeks qualified developers for the Morgan High School property

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The town of Clinton is seeking experienced qualified developers to submit proposals for their development of the Morgan High School property located at 11 Killingworth Tpke. (Rte. 81), north of the I-95, Interchange 63. The site is 38 acres and houses a 1951 school building of about 148,000 s/f. Any demolition will be the responsibility of the developer. Although no market study has been conducted, the Planning and Zoning Commission and the Board of Selectmen have determined that this site would be best suited for mixed-use commercial development possibly including a hotel-conference center. The property is a highly desirable location for business, with its access to I-95, visibility from Rte. 81, and the presence of Clinton Crossing Premium Outlets across Rte. 81. Connecticut DOT 2010 data puts the ADT at about 15,400. Currently, the property is zoned R-20 but the area from I-95 to Walnut Hill Rd. on both sides of Rte. 81 is under a development moratorium.

The Planning and Zoning Commission is in the process of revising the zoning regulations for this area in a way that would encourage appropriate development to benefit the town, its residents, and its property owners. The town is specifically considering a Special Development District for the area that will have minimum standards, but allow negotiation of regulations in the zone. Some environmental constraints exist on the property; it is partially located within a Level A Aquifer Protection Area and the Town has determined that protecting the surrounding wetlands and the Indian River, behind the school, is a priority. All development proposals must demonstrate protection of water quality and provide public access to the Indian River. LEED certification is not required but proposals must demonstrate conformance to "green" design standards.

Clinton is a quaint coastal town in south-central Connecticut with a population of 13,368. Any redevelopment proposal must conform to the overall objectives of the Town Plan, reinforcing redevelopment initiatives in other parts of Clinton and enhancing the overall New England town character.

There will be a three-step process for the disposition of the property. First, developers will submit their qualifications and a general concept plan; second, the Interchange Development Committee will review these materials and select "preferred developers" who will be invited to prepare final proposals. Third, these proposals will be reviewed at public meetings. The Committee will then recommend a developer to the Board of Selectmen, who will be responsible for final selection and negotiation.

Under State Law and the Town Charter, all sales of public real property are subject to a Public Hearing and vote at a Special Town Meeting. The sale and redevelopment of this site is a very high priority for the Town. It wishes to have a contractual arrangement in effect by the time the Morgan High School is vacated in September 2015. Flexible zoning and financial arrangements may be made if a development proposal is particularly attractive to the Town. A cooperative relationship is

necessary for the successful completion of this project.

Please see the Town website, www.clintonct.org, for a PDF version of the complete RFP/RFQ Document.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540