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## Avenel Arts Village Woodbridge Middlesex County

### Project Background & Description

General Dynamic's Electro Dynamic and Electric Boat operations was a major employer in Woodbridge, with over 1,000 specialized laborers, including machinists, millwrights, welders, assemblers and metal fabricators. The operations occupied a 27-acre site, which sat abandoned since 2000, and contained various types of contamination. Today, it is home to The Avenel Arts Village.

### PROJECT INFORMATION:

**Developer:** Station Village at Avenel Urban Renewal, LLC

**Site Size:** 27 acres

**Former Use:** General Dynamics facility

**Current Use:** Avenel Performing Arts Center, Station Village apartments, retail

### Planning

The Avenel Arts Village Redevelopment Plan was prepared by Philips Preiss Grygiel LLC in 2009.

### Funding

In 2014, Station Village at Avenel Urban Renewal, LLC purchased the property for \$10 million from the previous owner. Woodbridge Township provided a 30-year tax break for the developer, establishing a payment-in-lieu-of-taxes that discounted property taxes by 15%. Middlesex County Board of Chosen Freeholders provided a \$6 million grant from the County's Cultural and Arts Trust Fund for construction of the arts center.

### Community Engagement

Over a two-year period, 8 public meetings were held. Many of the meetings focused on making the case for a residential development, despite the extensive environmental cleanup required to bring the site up to "residential standards".

### Redevelopment

Avenel Performing Arts Center (opened 2019) is a 13,500-square-foot building that can accommodate up to 225 guests and has multiple performance spaces. Station Village apartments (opened 2017) contains 500 apartment units, and 25,000 square feet of retail.