



# Waubeeka Golf Links

## Country Inn and Spa Fact Sheet

### Proposal Overview

- ❖ Waubeeka Golf Links is proposing to add a country inn and spa to the existing property to offer year round accommodations and integrated amenities to visitors.
- ❖ Waubeeka needs to move beyond exclusively seasonal operations to remain economically viable.
- ❖ A citizen's petition to rezone the current property for the country inn and spa proposal has been submitted for consideration at Williamstown's Annual Town Meeting.

### Saving a Community Asset

- ❖ Waubeeka has been part of the community for the past 50 years.
- ❖ With this proposal, Waubeeka will remain an 18-hole golf course for public use.
- ❖ The county occupancy rate is projected to rise 65 percent and could climb as high as 72 percent on an annual basis (STR Analytics).
- ❖ Given this increasing demand, this proposed hospitality venue expansion will help increase tourism in the area.
- ❖ Under current government regulations this proposal will not happen before 2020. This issue takes a long time to get to where we need to go.
- ❖ This proposal gives Waubeeka a chance to try to find a developer, the very hardest of assignments.

### Design Intent

- ❖ Waubeeka is only asking for permission to build on a maximum of 10 acres (5% of the 200-acre property). A developer may certainly use less than 10 acres.
- ❖ Waubeeka has made major concessions to meet the needs of the town, including reducing the proposal's maximum footprint from 40 acres to only 10 acres.
- ❖ Waubeeka is only asking for permission to build a maximum of 120 rooms. A developer may certainly build less than 120 rooms, based on annual occupancy rate studies and average room rate revenues.
- ❖ There will NOT be any gas station, retail or strip mall included in the proposal.
- ❖ Waubeeka will build a project Williamstown can be proud of with tastefully designed structures which zoning requires to be in keeping with the architecture of the Historic District.

### Economic Benefits

- ❖ 60 new jobs will be added to the current 40 jobs, making Waubeeka among the largest employers in Williamstown.
- ❖ An estimated \$500,000 per year in local tax revenue will be generated when the new facility is in operation.
- ❖ This revenue stream will help the Williamstown meet its current financing needs and address upcoming demands, including the new high school, firehouse and police station.
- ❖ This proposal does not include any type of housing, so no students will be added to the school system.
- ❖ Waubeeka has not asked for any tax credits or tax savings, any extra police protection or additional fire protection.

For more information, please visit [www.waubeeka.com](http://www.waubeeka.com)

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