

# SEASIDE STATE PARK MASTER PLAN

Open House 2  
March 25, 2015



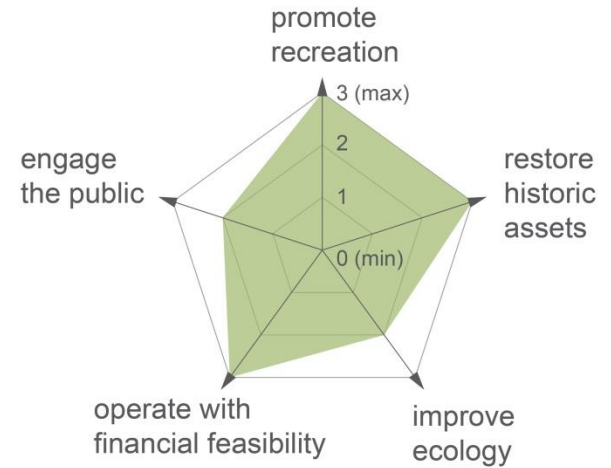
# AGENDA

- Project overview
- Summary of survey results
- Concepts
- Next steps
- Open house

# PROJECT OVERVIEW

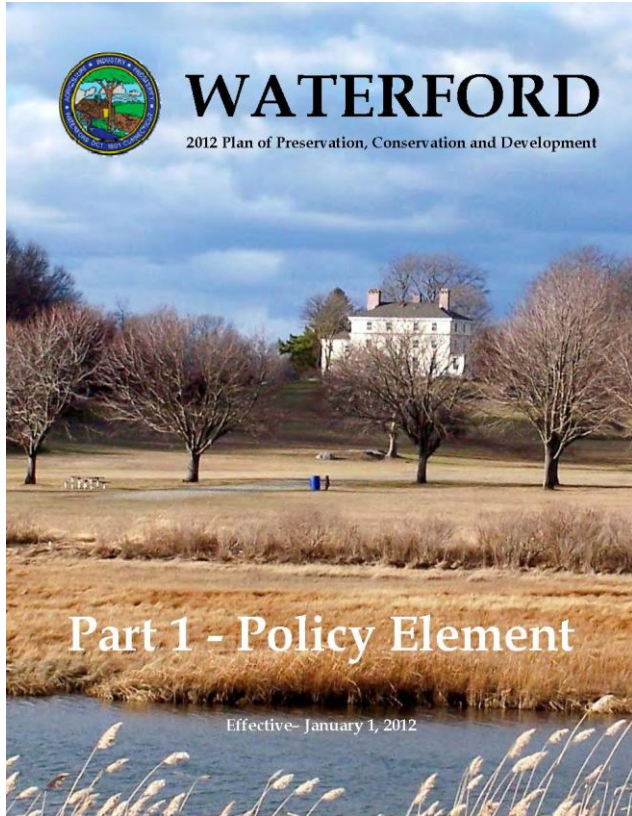
## PROJECT GOALS

- Promote and improve **recreation** and **public access** to Long Island Sound
- Restore, preserve, and reuse **historic assets** where feasible
- Preserve and improve the site's **ecology** and **habitat**
- Create an implementation and operating plan that is **financially-feasible**
- **Engage the public** in helping shape the future of Seaside State Park

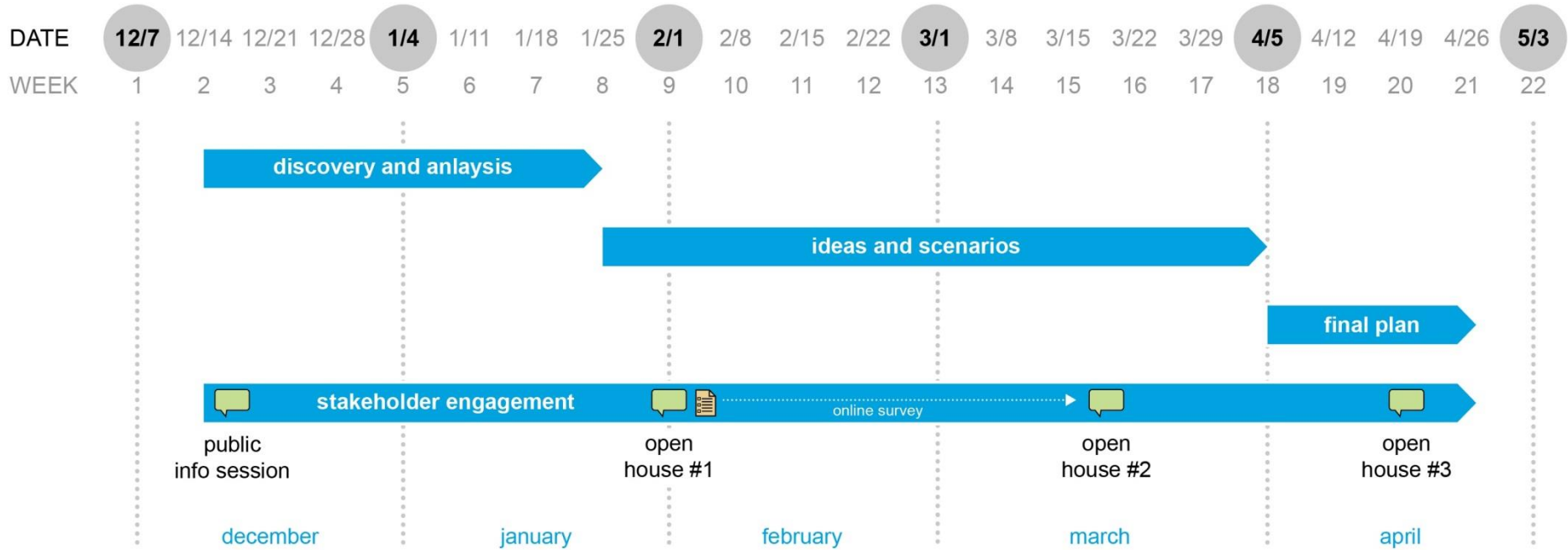


Concepts evaluation criteria

# ALIGNMENT WITH EXISTING PLANS



- Town of Waterford Plan of Preservation, Conservation and Development (2012)
  - **Preserve** natural resources, coastal resources, open space
  - **Enhance** community character, quality of life, sustainability/resiliency
  - **Guide** overall structure, residential development, business development
  - **Support** community facilities, transportation, utility infrastructure



**PROJECT SCHEDULE**

## **PROJECT TEAM**

### **Office of Policy & Management**

Benjamin Barnes, Secretary

### **Department of Energy & Environmental Protection**

Susan Whalen, Deputy Commissioner

### **Division of Construction Services**

David H. Barkin, AIA, Chief Architect

### **Planning & design team**

Mark Welch, AIA LEED-AP | Principal, Oak Park Architects

Jason Hellendrung | Principal, Sasaki Associates

## WE'RE LISTENING:

- Post something [#SeasideStatePark](#)
- Email us [deep.seasidestatepark@ct.gov](mailto:deep.seasidestatepark@ct.gov)
- Project website <http://www.ct.gov/deep/seaside>
- **(New!)** Concept feedback survey  
<http://fluidsurveys.com/s/seasideconcepts/>



## Public Information Session (Dec 15)

# 100+ attendees



## Open House #1 (Feb 2)

# 70+ attendees



**DEEP Outdoor Rec** @CTDEPoutdoorrec · Feb 2  
The second Seaside State Park master planning open house will be held Wed. Feb. 4th from 6:30 to 8:30 at Waterford Town Hall.

← ↻ 1 ★ ...

**Tess Townsend** @ConnecticuTess · Feb 4  
Just learned at the meeting that **#SeasideStatePark** is the official hash tag for Seaside State Park

← ↻ 1 ★ ...

**Mike Lambert** @md\_lambert · Feb 4  
Great turnout for **#SeasideStatePark** Master Plan meeting in Waterford tonight. Survey Link [fluidsurveys.com/s/seaside](https://fluidsurveys.com/s/seaside)



← ↻ 3 ★ ...

[View more photos and videos](#)

**Tess Townsend** @ConnecticuTess · Feb 4  
Another **#SeasideStatePark** town meeting in **@WaterfordCT**



← ↻ 1 ★ ...

[View more photos and videos](#)

**Allen Penniman** @justpennies · Feb 5  
**@md\_lambert** thanks for spreading the word about **#seasidestatepark**



← ↻ 1 ★ 1 ...

[View more photos and videos](#)

**Jason Hellendrung** @hellendrung · Feb 8  
Future of **@ConnDEEP** **#SeasideStatePark** via **@ConnecticuTess** **@thedayct** [tiny.cc/xjmrxt](https://tiny.cc/xjmrxt) Let us know your thoughts: [fluidsurveys.com/s/seaside/](https://fluidsurveys.com/s/seaside/)

← ↻ 2 ★ ...

**DEEP Outdoor Rec** @CTDEPoutdoorrec · Feb 24  
Come learn about the future of **#seasidestatepark** and share your ideas at Open House #3 at 6:30 pm on March 25 at Waterford Town Hall

← ↻ 1 ★ ...

**DEEP Outdoor Rec** @CTDEPoutdoorrec · Feb 24  
Come learn about the future of **#seasidestatepark** and share your ideas at Open House #3 at 6:30 pm on March 25 at Waterford Town Hall

← ↻ 2 ★ ...

**Peter Marteka** @petermarteka · Mar 12  
Wasn't for a cold northwest wind, I'd feel like I was on a tropical island. **#SeasideStatePark** **#Waterford**



← ↻ 1 ★ 1 ...

[View photo](#)

# **SURVEY RESULTS**

# 721 RESPONSES

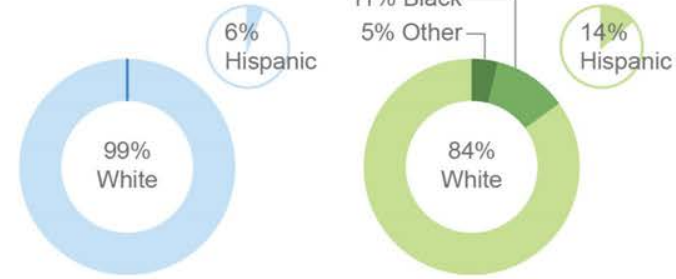
## SURVEY RESPONDENTS



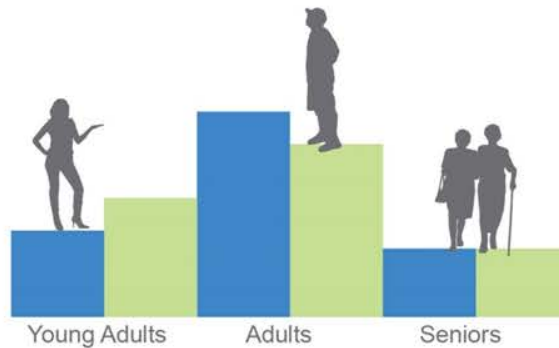
## STATE RESIDENTS



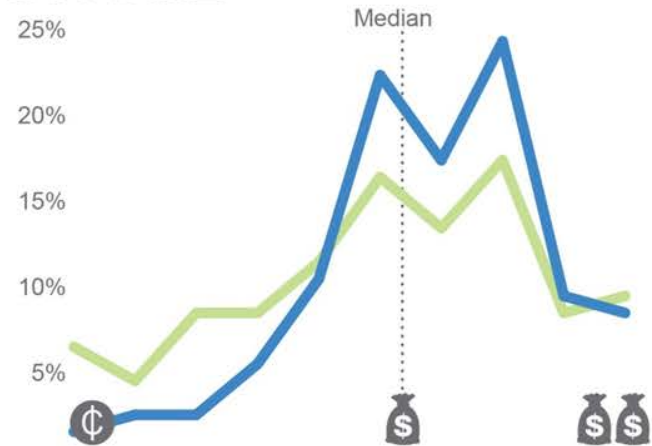
## RACE



## AGE



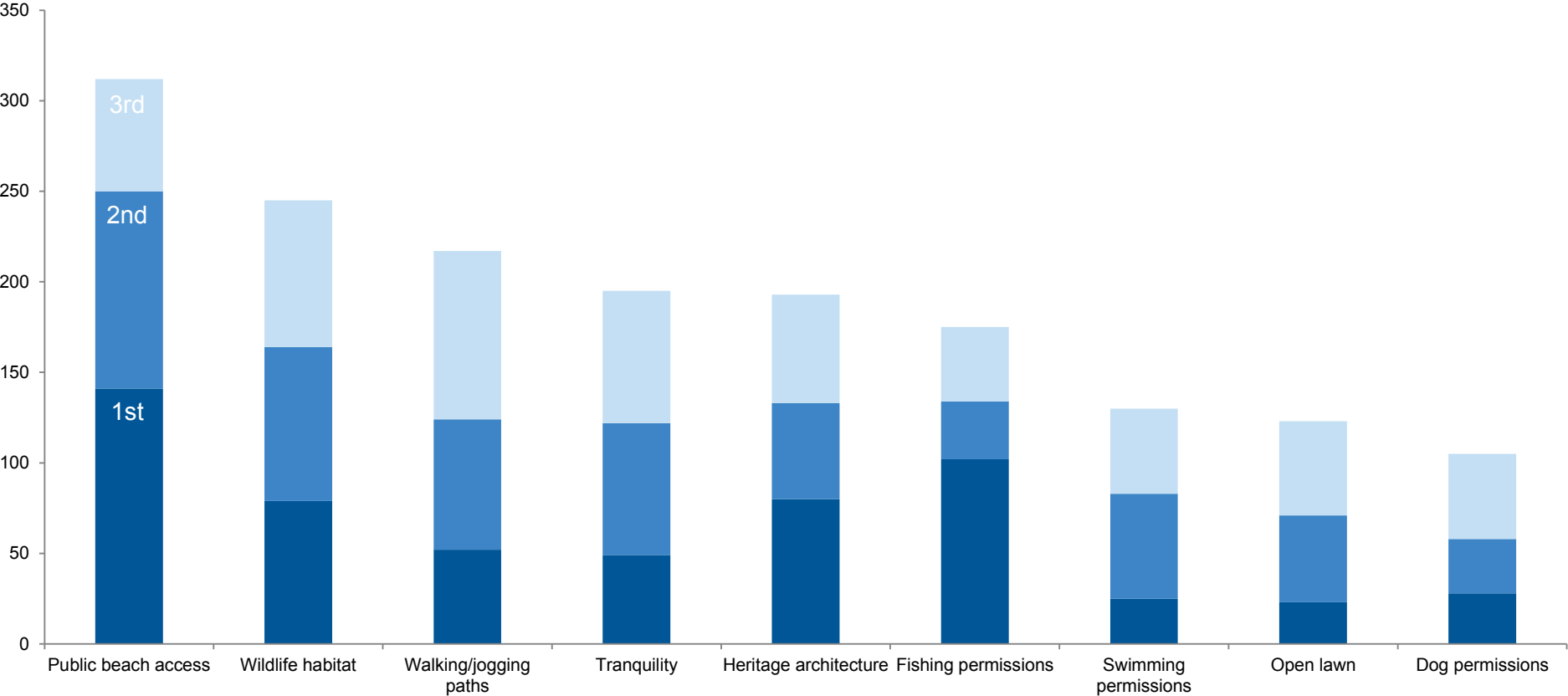
## INCOME



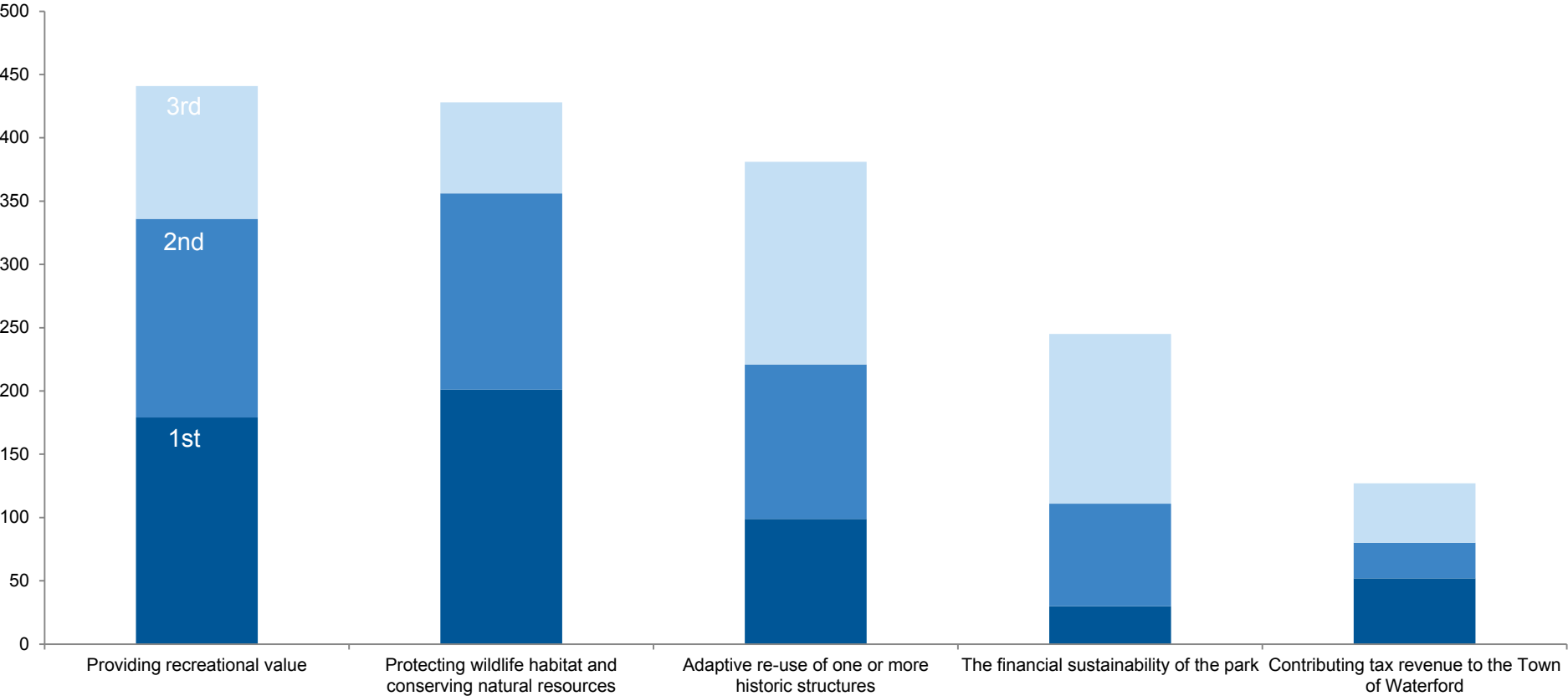
Most responses were from Waterford



# Please rank the following features of Seaside State Park (as it exists today) in order of their importance to you.

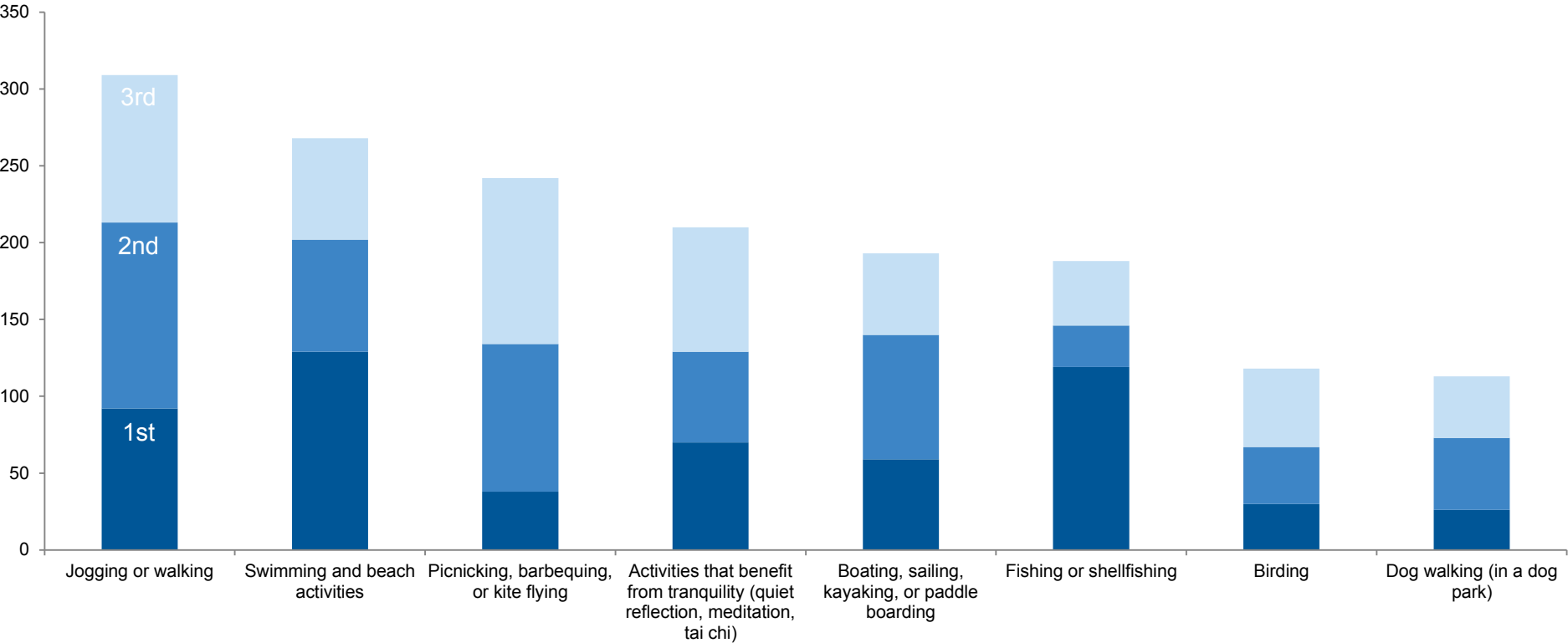


# Please rank the following goals for Seaside State Park in order of their importance to you.

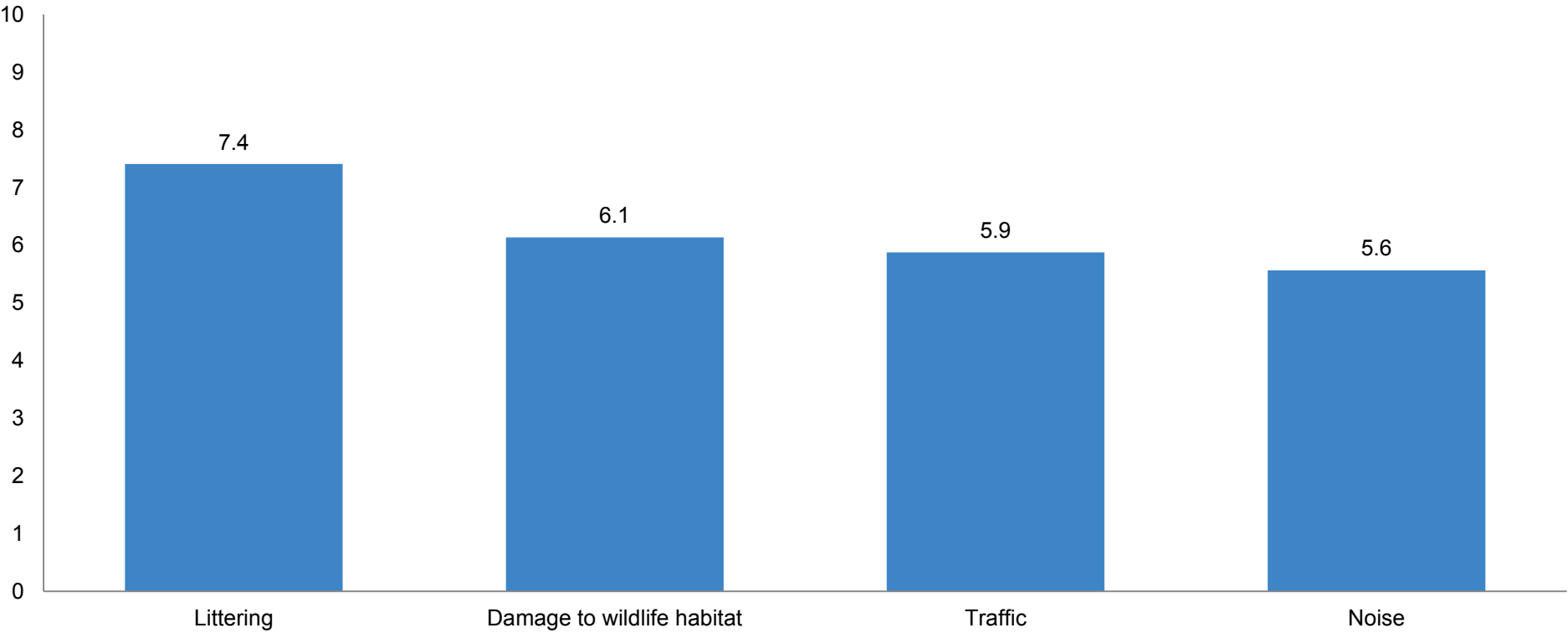




# Which of the following activities would you take advantage of if they were available at the newly redeveloped Seaside State park? Please rank in order of their desirability to you.

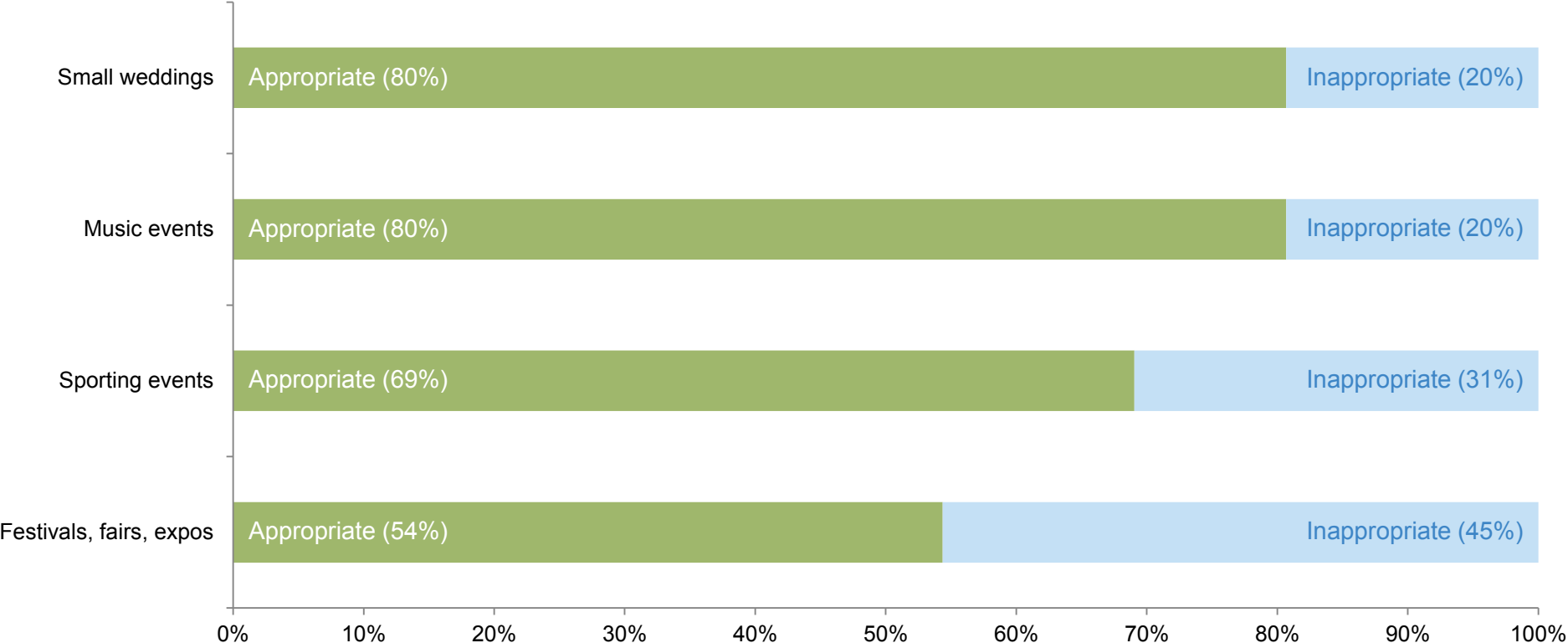


# How concerned are you about the following potential drawbacks of establishing a state park? Please rate 1-10, with 10 being the highest.

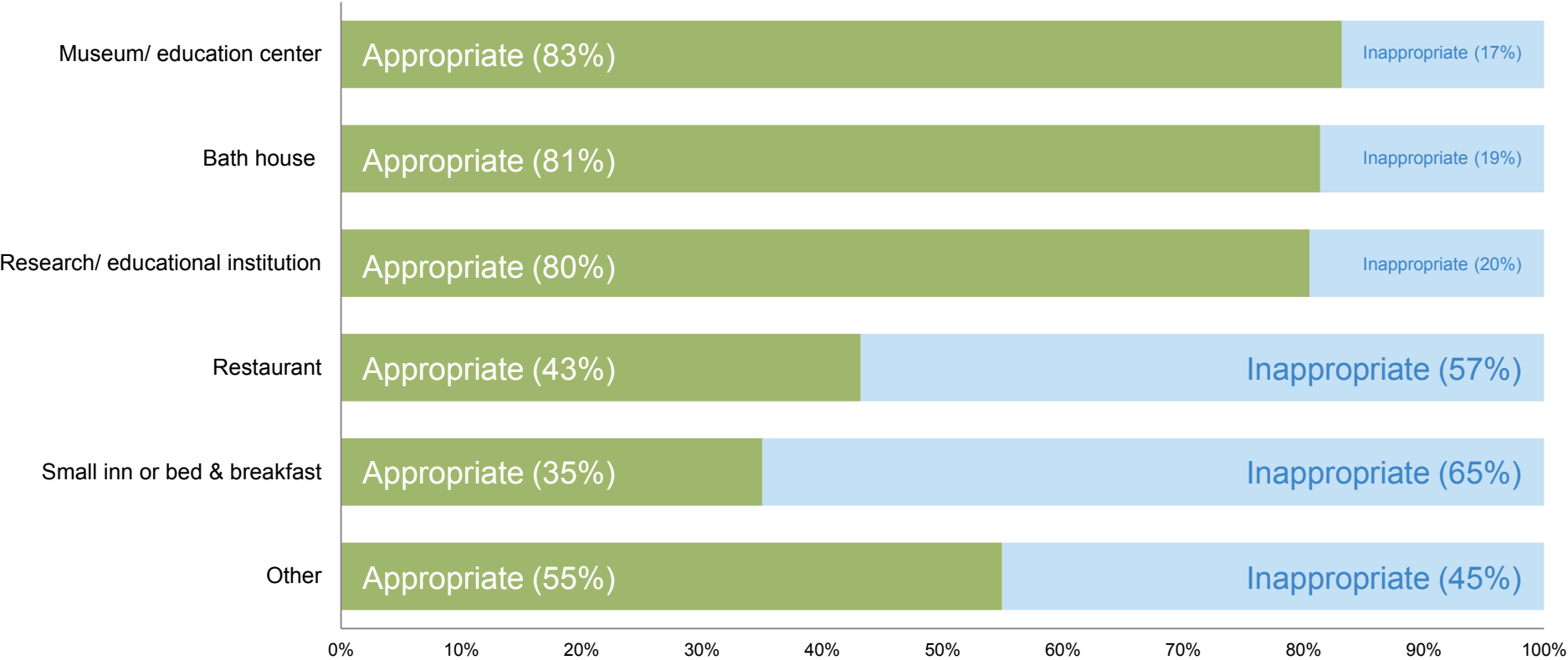




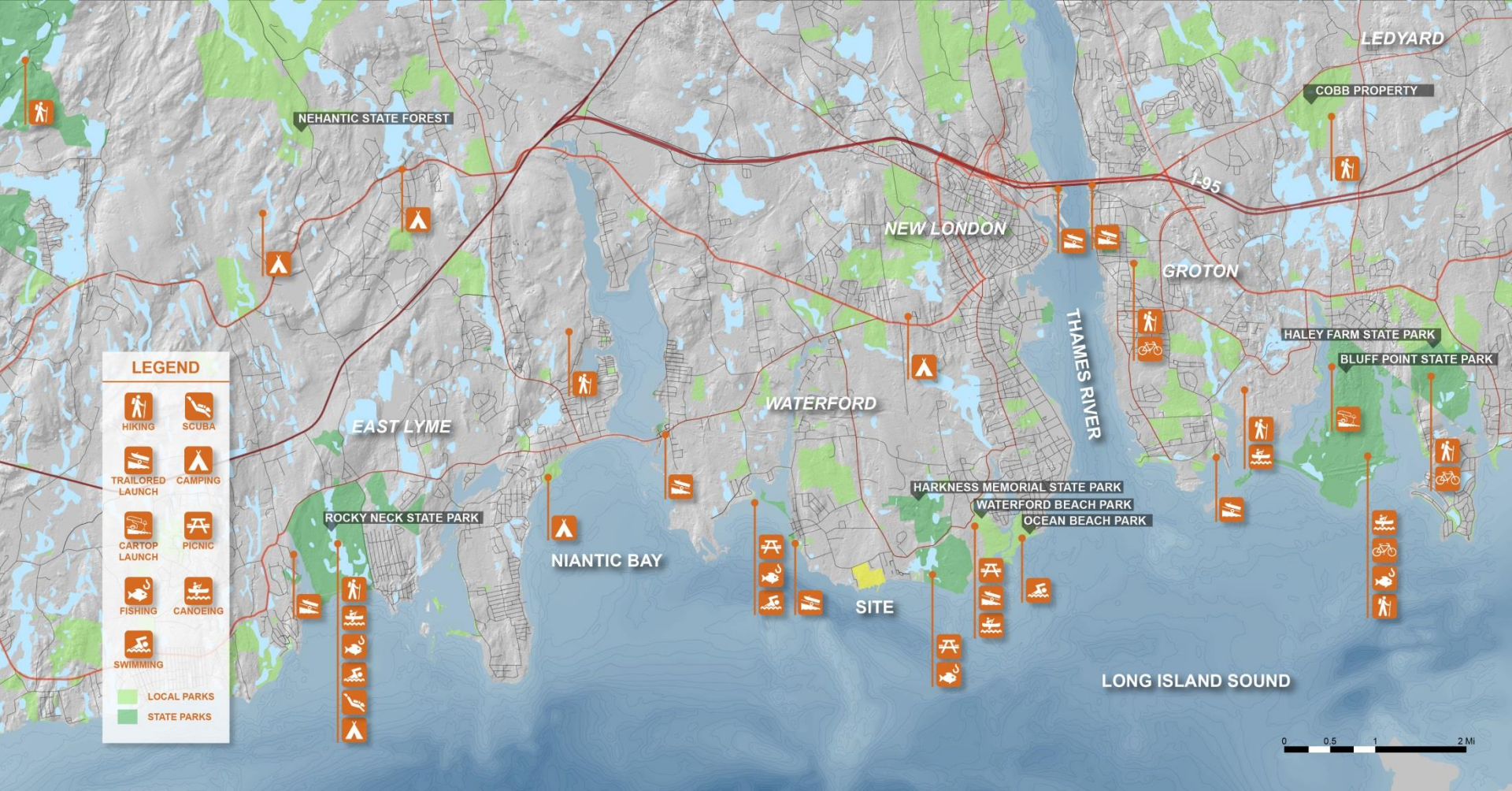
# Which of the following special activities do you think are appropriate for Seaside State Park?



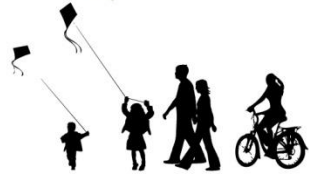
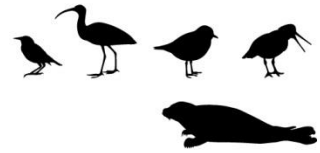
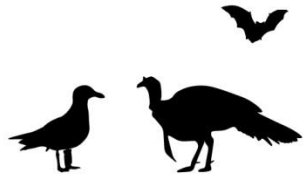
# Which of the following built uses would be appropriate as a part of Seaside State Park?



**CONCEPTS**



**RECREATIONAL PARK AMENITIES**



**ACTIVE**



**PASSIVE**



**ABSENT**



WOODLAND EDGE



Thin-leaf sunflower



Woodland sunflower



Winged sumac



Highbush blueberry



Woodland savanna

GRASSLAND



Salt marsh hay



Black needle rush



Sandplain grassland



Little bluestem

COASTAL EDGE



American Beachgrass



Seaside goldenrod



Bayberry



Coastal juniper



WOODLAND EDGE



Spotted salamander



Wood frog



Tufted titmouse



Song sparrow

GRASSLAND



Cottontail



Red fox



Tree swallow

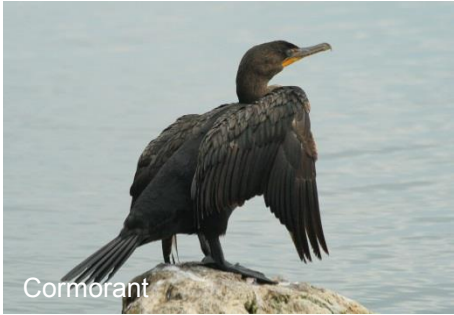


Osprey



Brant geese

COASTAL EDGE



Cormorant



Common tern



Laughing gull



Least sandpiper



WOODLAND EDGE



Hiking



Stream Exploration



Photography



Picnicking

GRASSLAND



Bird Watching



Education



Chasing Butterflies



Visiting Artists

COASTAL EDGE



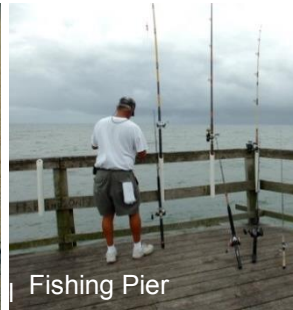
Paddle Boarding



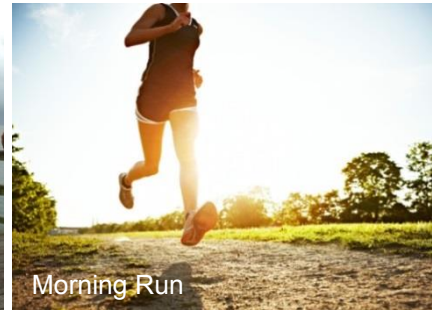
Tidal Pool Exploration



Kayaking



Fishing Pier



Morning Run



CONCEPT A:  
**SEASIDE AS A DESTINATION PARK**





**Legend:**

- 1. Entry Road
- 2. Parking
- 3. Park Lodge/Meeting Facilities
- 4. Vacation Rentals
- 5. Boardwalk
- 6. Tidal Pools
- 7. Overlook
- 8. Intertidal Dunes
- 9. Wet Meadow
- 10. Savannah Grassland
- 11. Coastal Meadow
- 12. Coastal Woodlands
- 13. Fishing Pier



**CONCEPT A : DESTINATION PARK**



### Total Cost Estimate\* (Millions)

	Low	High
Hospital reno	25.00	30.00
Employee reno	7.00	10.00
Duplex reno	1.00	2.00
Superintendent	1.50	2.50
Site improvements	10.00	\$14
Seawall restoration**	0.25	0.25
Fishing Pier**	1.40	1.40
<b>Total</b>	<b>\$46</b>	<b>\$60</b>

### Parking Demand Estimates\*

Lodge uses (adjacent to buildings)	140
Auxiliary Spaces (park visitors & overflow)	110
	<b>250</b>

#### Shared Parking Opportunity:

Since daytime parking demand is mainly attributed to park users, and evening parking demand mainly attributed to the lodge, the same space can be shared by multiple users

\*Preliminary estimates still under development. Not fit for official record.

\*\*Source: COWI estimate 3/20/15



Market Feasibility

Architectural  
Preservation

Program &  
Phasing

Potential  
Partners

Building reuse will capitalize on **high value** of waterfront property

Market is underserved for boutique park lodging, event, and conference concept

**Redevelopment costs must be weighed against potential future revenues**





Market  
Demand

Architectural  
Preservation

Program &  
Phasing

Potential  
Partners

The Cass Gilbert buildings are  
**significant architectural assets**

The goal is to seek out feasible  
**adaptive reuse** options for these  
historic buildings



Market  
Demand

Architectural  
Preservation

Program &  
Phasing

Potential  
Partners

**Phasing**, total development square footage, and specific building program are estimates; program specifics will vary depending on the **development concept and market factors**

Maintaining **design and program flexibility** at this stage is key for attracting potential partners and accommodating a wide range of concepts



Market  
Demand

Architectural  
Preservation

Program &  
Phasing

Potential Partners

Institutional/educational use  
appropriate if able to find right tenant  
willing **commit to long term** location  
at Seaside State Park

A research institute could be balanced  
with lodging and other uses on site





INSTITUTE | e.g. Schoodic Institute



MAIN OR STANDALONE LODGE | e.g. Bear Mountain Inn



## HOSPITAL BUILDING ADAPTIVE REUSE OPTIONS





INSTITUTE | e.g. Schoodic Institute



MAIN LODGE | e.g. Inn at Harbor Hill Marina



AUXILIARY LODGE | e.g. Inn at Harbor Hill

**EMPLOYEE BUILDING ADAPTIVE REUSE OPTIONS**





VACATION RENTAL | e.g. Ahwahnee Guest Cottages



AUX. GUEST COTTAGE | e.g. Bear Mtn. Cottages

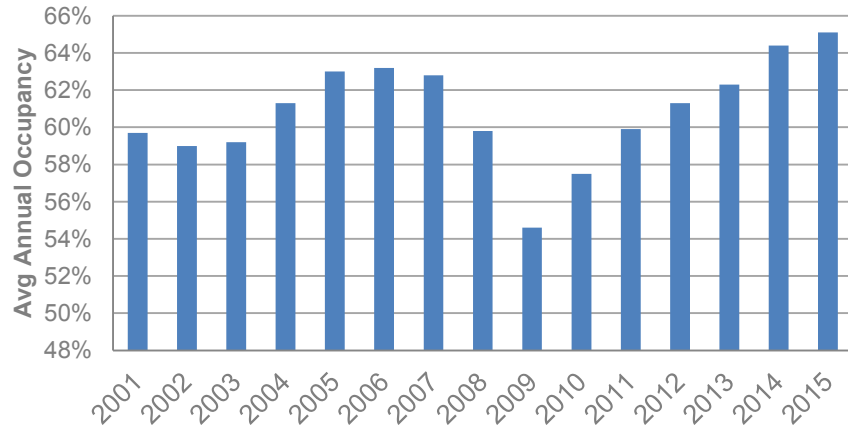


VISITING FACULTY HOUSING | e.g. Schoodic Shores

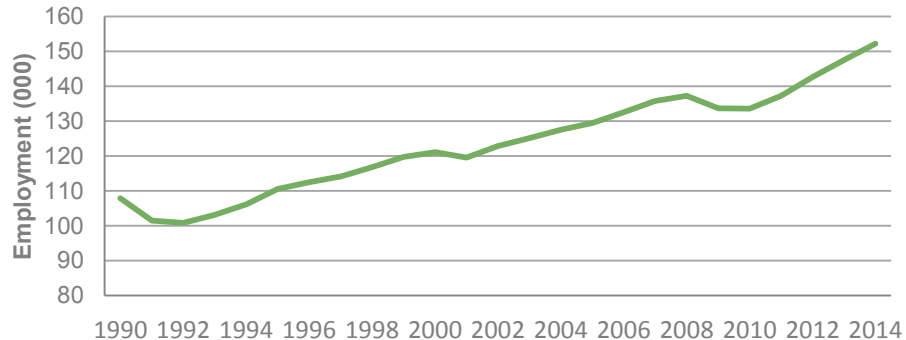
## DUPLEX AND SUPERINTENDENT'S ADAPTIVE REUSE OPTIONS

## MARKET RATIONALE: LODGING

### United States Hotel Occupancy Rates

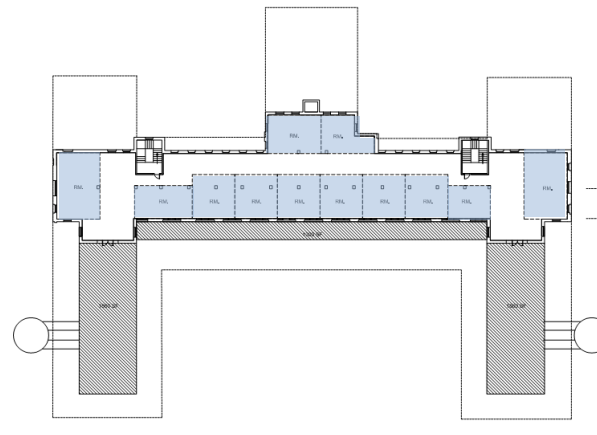
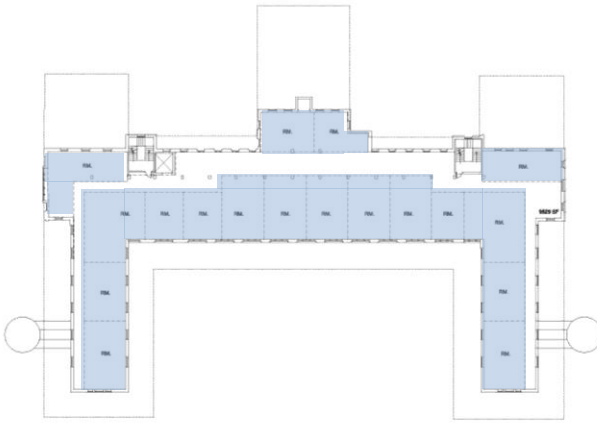
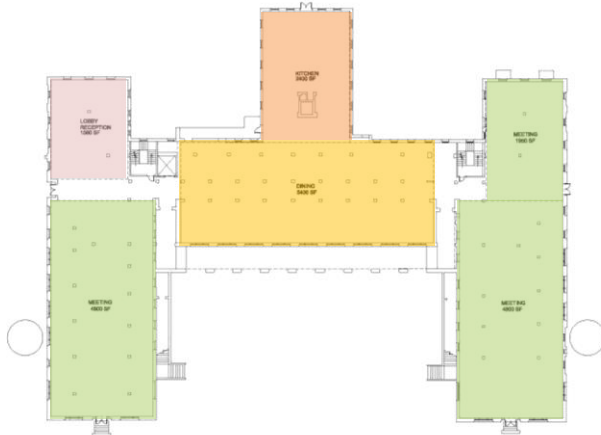


### CT Leisure & Hospitality Employment







- Among potential building reuse scenarios, small scale lodging and conference space is most aligned with DEEP mission and market demand
- Waterfront property is in high demand
- In all of Connecticut there are under 10 high quality waterfront hotels; most coastline consists of private residences or protected land
- Local and national hotel occupancy is running above pre-recession levels
- Small scale resort and conference centers in the region performing well
- Market creation exercise—there is ample hotel supply in the area, but most hotel rooms are in chain hotel providers
- A boutique hotel at Seaside could become a unique regional destination

# PARK LODGE SAMPLE TEST FIT: HOSPITAL BUILDING





## GROUND FLOOR

-  Kitchen (2,400 SF)
-  Dining/bar (5,400 SF)
-  Lobby/reception (1,500 SF)
-  Meeting spaces (11,550 SF)

## SECOND FLOOR

-  22 guest rooms

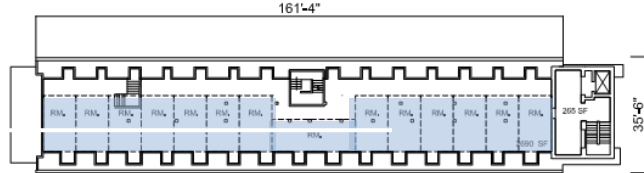
## THIRD FLOOR

-  12 guest rooms
-  Roof deck/balcony space (5,020 SF)

Total guest rooms: **34**

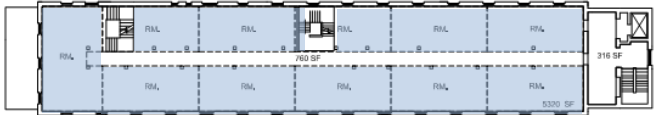
Note: Assumes fourth floor/roof promenade includes storage, mechanical space, and other non-leasable uses

# PARK LODGE SAMPLE TEST FIT: EMPLOYEE BUILDING

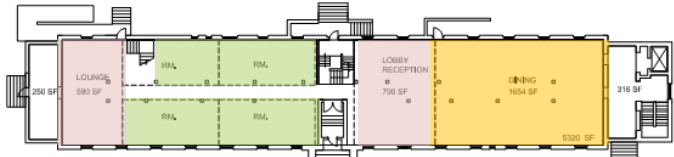


**THIRD FLOOR**  
10 guest rooms

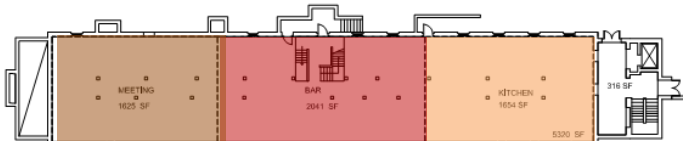
Total guest rooms: **21**



**SECOND FLOOR**  
11 guest rooms



**GROUND FLOOR**  
Dining room (1,650 SF)  
Lobby/reception/lounge (1,400 SF)  
Meeting spaces (1,488 SF)



**BASEMENT LEVEL**  
Kitchen (1,654 SF)  
Bar area (2,041 sf)  
Office (1,650 SF)





LONG ISLAND SOUND

CONCEPT A : DESTINATION PARK

CONCEPT B:

# SEASIDE AS AN ECOLOGICAL PARK





CONCEPT B: ECOLOGICAL PARK



## Legend:

1. Parking/Visitor's Center
2. Nature Trail
3. Maintenance Road/Trail
4. Nature Stations/Overlooks
5. Fishing Pier
6. Dune Restoration
7. Savannah Grassland
8. Coastal Meadow
9. Coastal Woodlands
10. Kayak Launch







### Total Cost Estimate\* (Millions)

	Low	High
Building Demolition	1.90	1.99
Visitor Center Renovation	.50	10.00
Site Improvements	6.00	10.00
Seawall Restoration**	0.25	0.25
Fishing Pier**	1.40	1.40
Sand Beach Improvements	0.47	0.47
	<b>10.5</b>	<b>24.11</b>

### Parking Demand Estimates\*

Park visitors	110
	<b>110</b>

\*Preliminary estimates still under development. Not fit for official record.

\*\*Source: COWI estimate 3/20/15

CONCEPT B: ECOLOGICAL PARK





VISITOR CENTER + PAVILION | e.g. The Refectory, Palmetto State Park, Gonzales, TX

## GARAGE ADAPTIVE REUSE OPTIONS





VISITOR CENTER + EXHIBITION SPACE | e.g. Sandy Hook National Recreation Area, NJ

## DUPLEX AND SUPERINTENDENT'S ADAPTIVE REUSE OPTIONS





VISITOR CENTER + OFFICES, EXHIBIT SPACE, ARCHIVES, ETC | e.g. Hunnewell Building, Arnold Arboretum, Boston, MA

**EMPLOYEE BUILDING ADAPTIVE REUSE OPTIONS**





CONCEPT B: ECOLOGICAL PARK



CONCEPT C:  
**SEASIDE AS A PASSIVE PARK**



CONCEPT C: PASSIVE PARK





## Legend:

1. Parking/Visitor's Center
2. Walking/jogging trail
3. Maintenance Road/Trail
4. Pump house
5. Picnicking/BBQ grounds
6. Open lawn
7. Savannah Grassland
8. Swimming beach (existing)



### Total Cost Estimates\* (Millions)

Building Demolition	1.99
Site improvements	1.25
	<b>3.24</b>

### Parking Demand Estimates\*

Park visitors	110
	<b>110</b>

\* Preliminary estimates still under development.  
Not fit for official record





### Concept A: Destination Park

Active uses

Constructed shoreline

Revenue and job-generating model

Maximizes adaptive reuse potential

\$46M – 60M total development cost estimate\*

\*Preliminary estimate – still in development



### Concept B: Ecological Park

Passive uses

Living shoreline

Environmental conservation model

Balances adaptive reuse with conservation

\$10.5M – 24.11M Total development cost estimate\*



### Concept C: Passive Park

Passive uses

Constructed shoreline (existing)

Reduced investment

Little or no adaptive reuse

\$3.2M Total development cost estimate\*



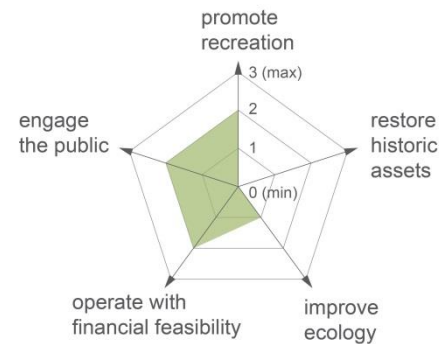
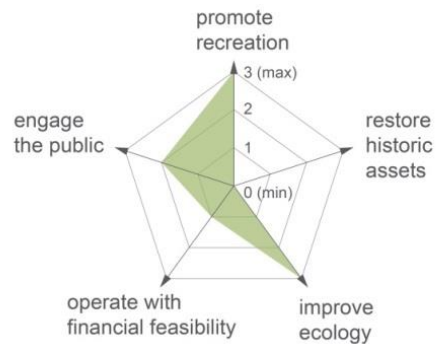
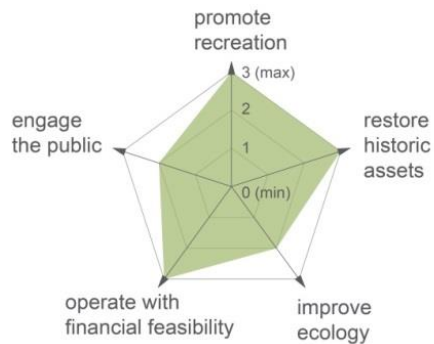
**Concept A: Destination Park**



**Concept B: Ecological Park**



**Concept C: Passive Park**

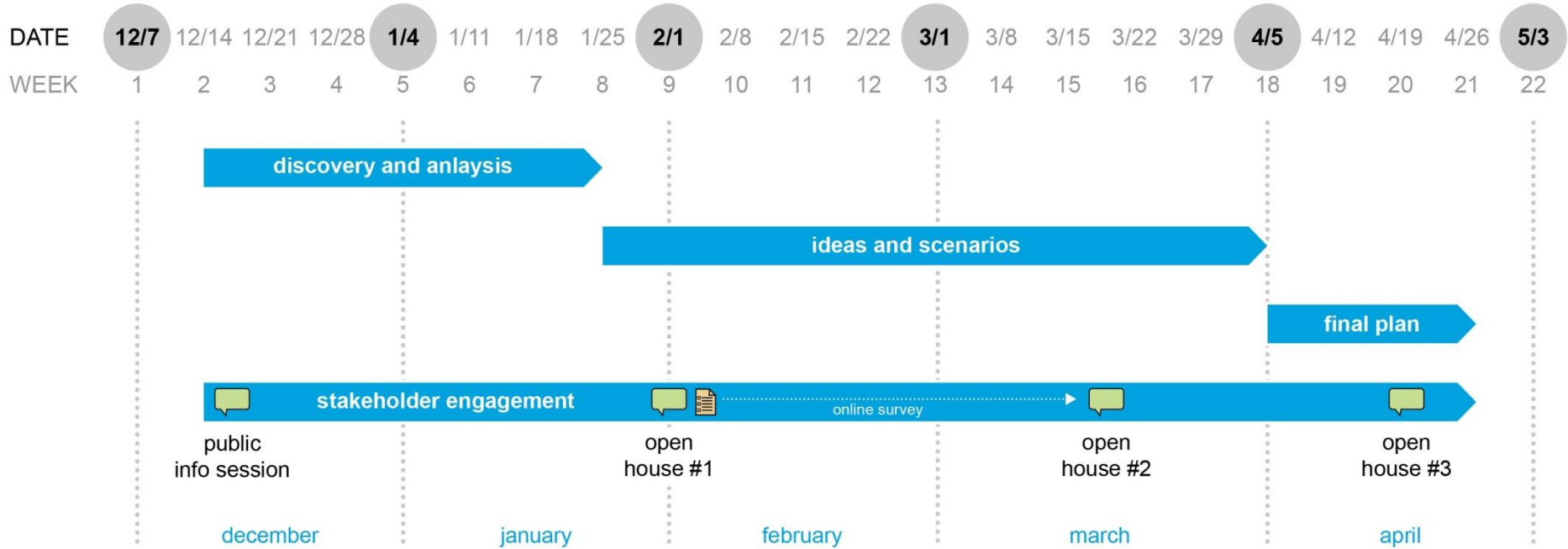


**NEXT STEPS**

## NEXT STEPS:

- Secure existing structures
- Complete building conditions assessment
- Complete seawall conditions assessment
- Develop preferred park concept





**PROJECT SCHEDULE**

**OPEN HOUSE**

## HOW IT WORKS:

- Mixer format/ informal discussions
- Check out the project boards
- Meet local and state officials, and the planning/design team
- Submit your feedback:
  - **(New!)** Concept feedback survey – <http://fluidsurveys.com/s/seasideconcepts/>
  - Post something [#SeasideStatePark](#)
  - Email us [deep.seasidestatepark@ct.gov](mailto:deep.seasidestatepark@ct.gov)
  - Project website <http://www.ct.gov/deep/seaside>