

# 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

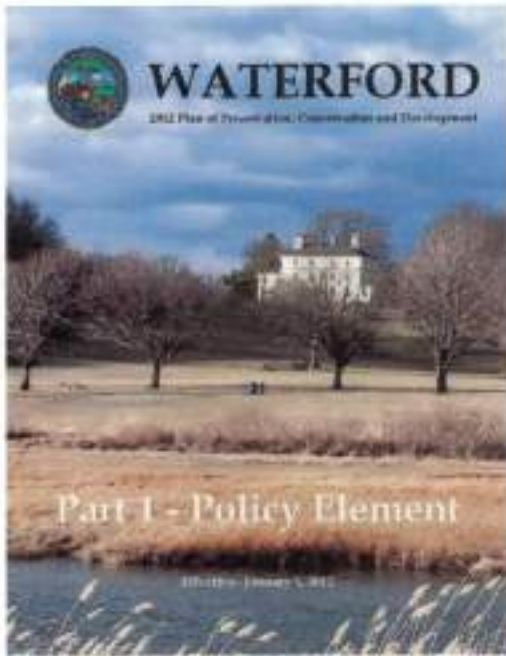
## PROJECT GOALS

- 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

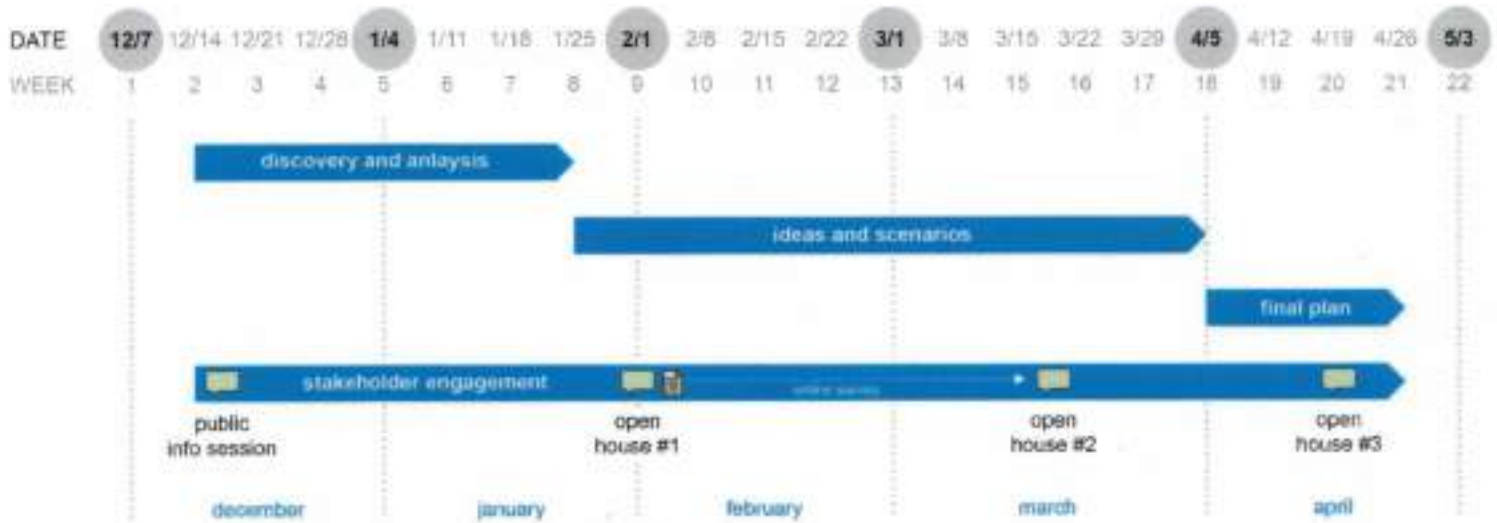


Concepts evaluation criteria

# 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/>

# SURVEY RESULTS

# 721 RESPONSES

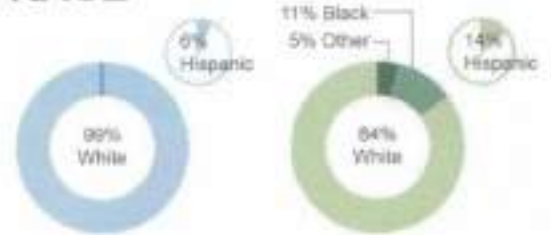
**SURVEY  
RESPONDENTS**



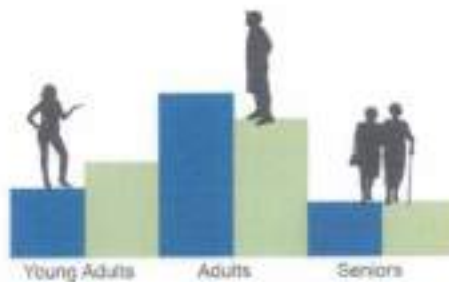
**STATE  
RESIDENTS**



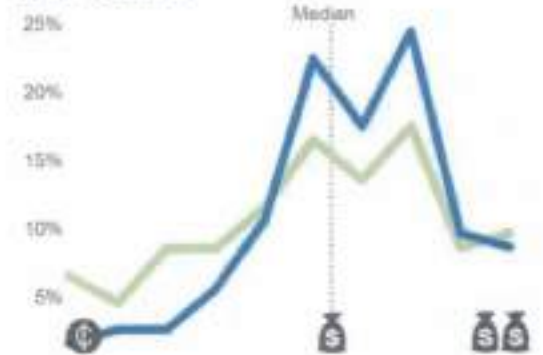
**RACE**



**AGE**



**INCOME**

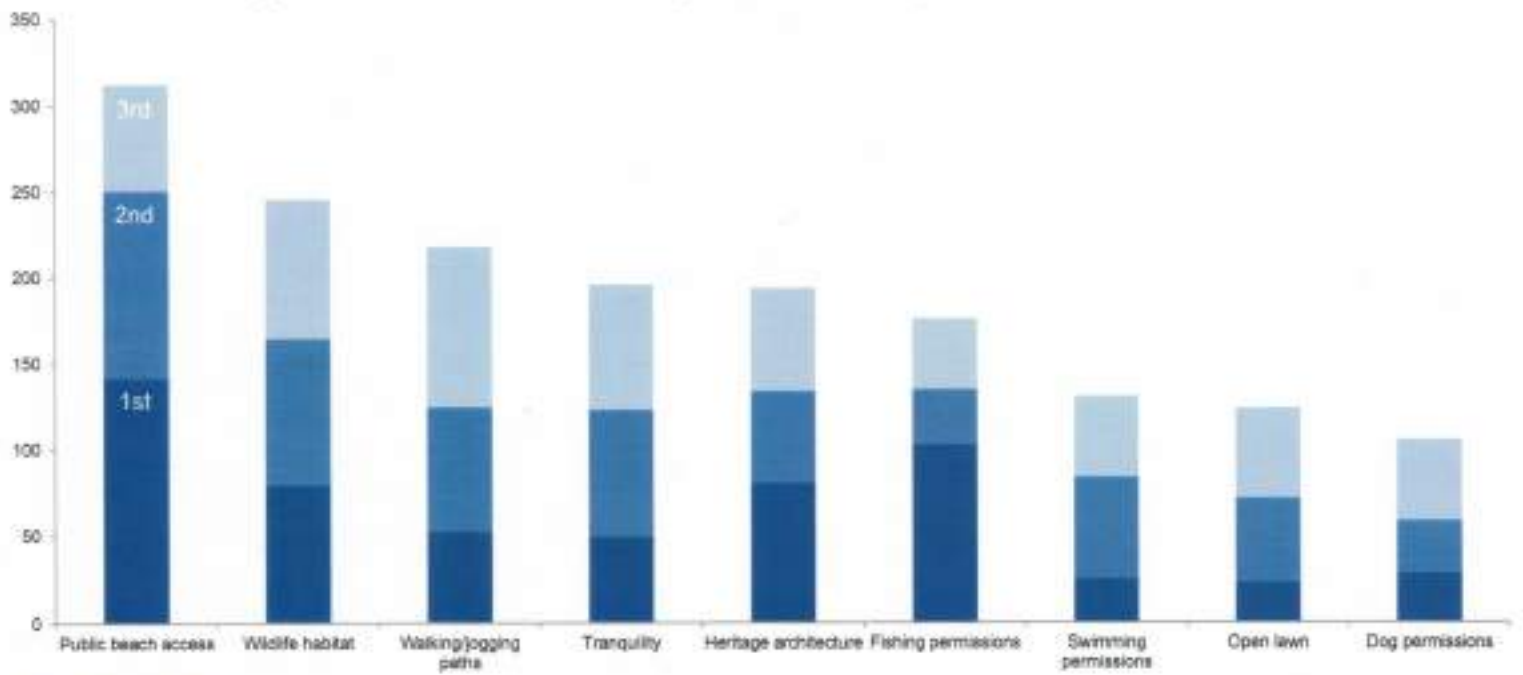


Most responses were from Waterford

No Responses    5-25 Responses  
1-5 Response    >25 Responses

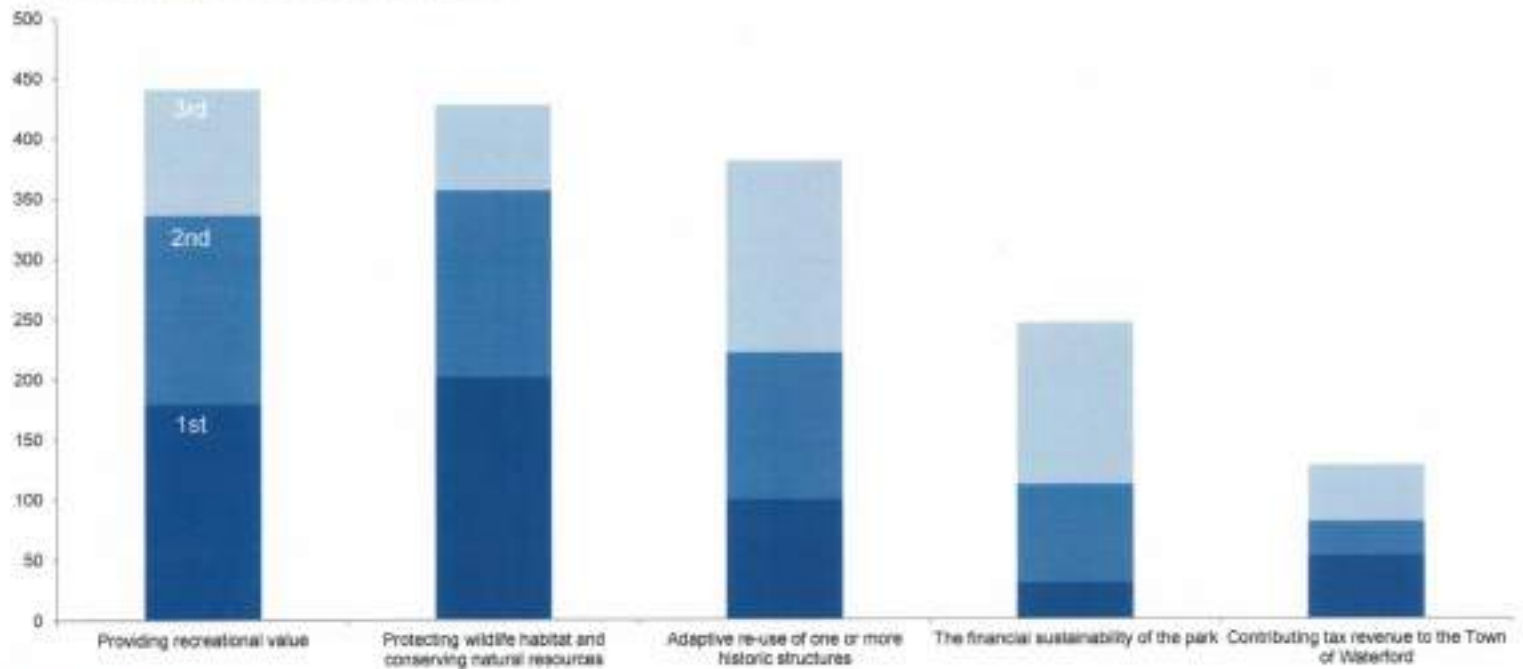
SURVEY RESULTS: RESPONDENT INFORMATION

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



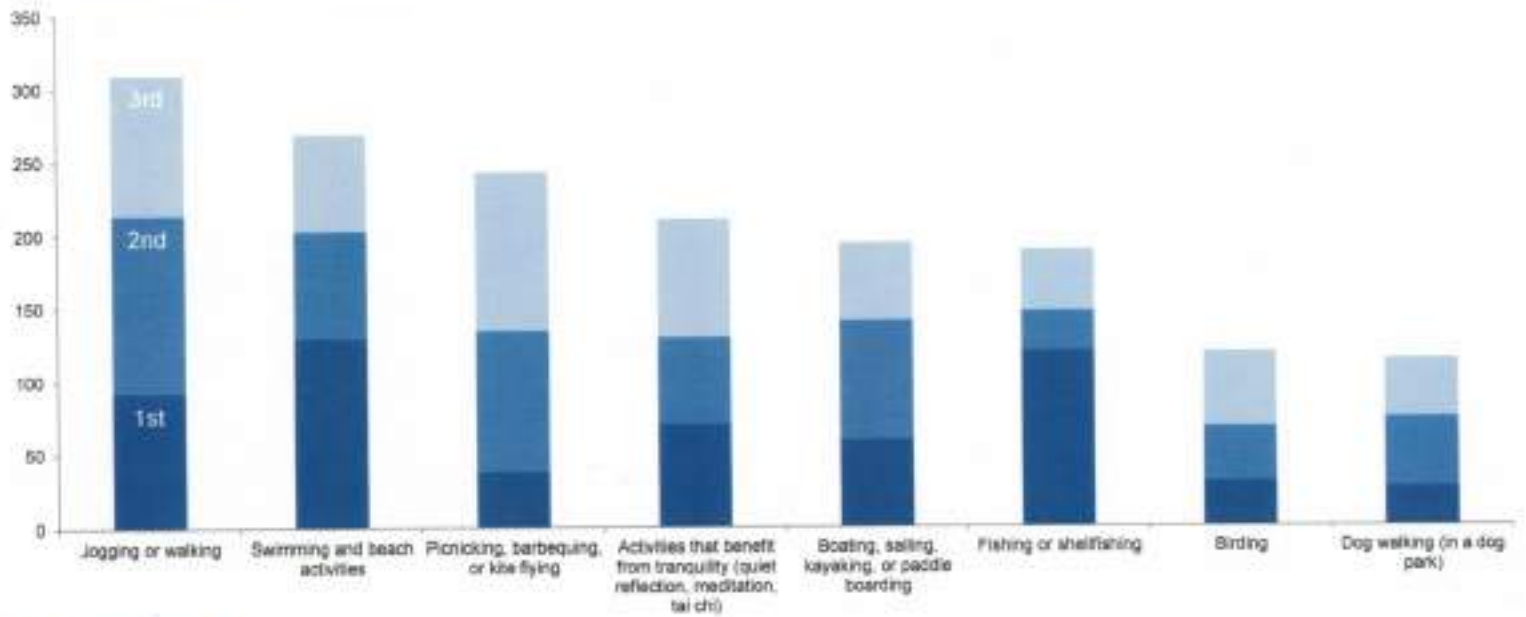
SURVEY RESULTS

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



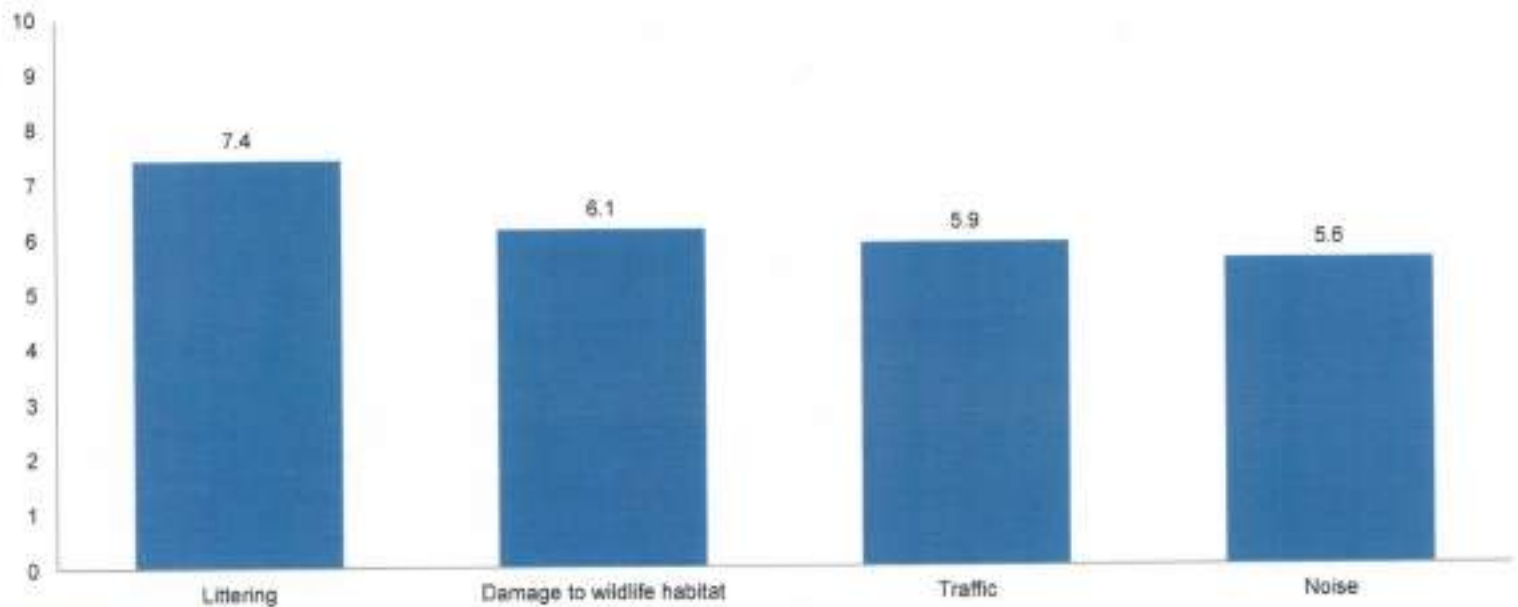
SURVEY RESULTS

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.



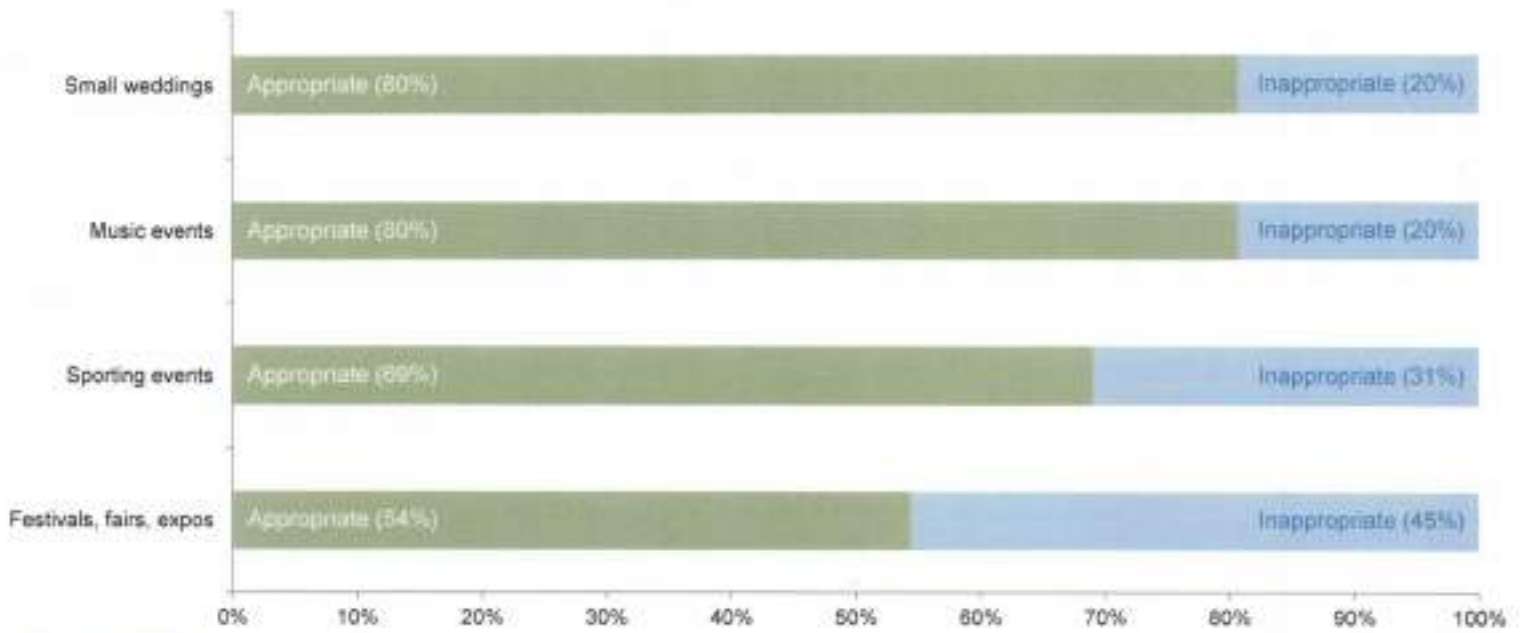
#### SURVEY RESULTS

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



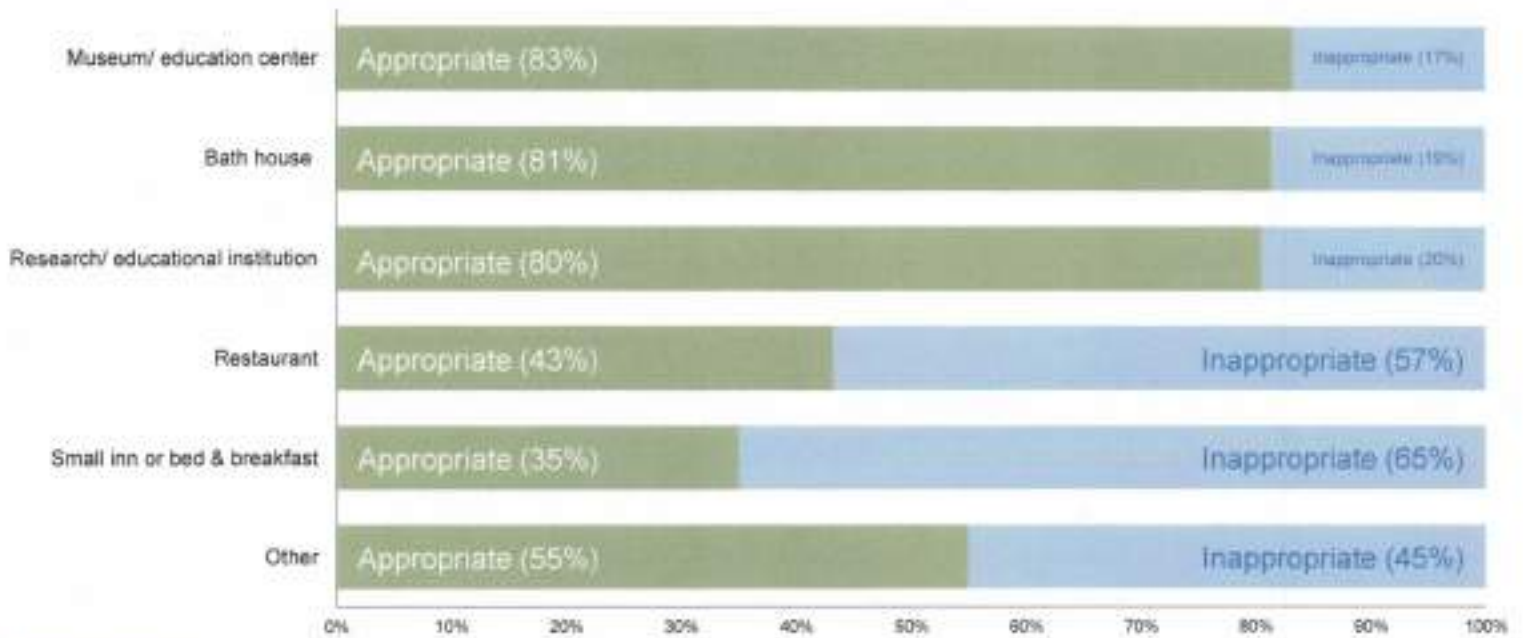
#### SURVEY RESULTS

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



SURVEY RESULTS

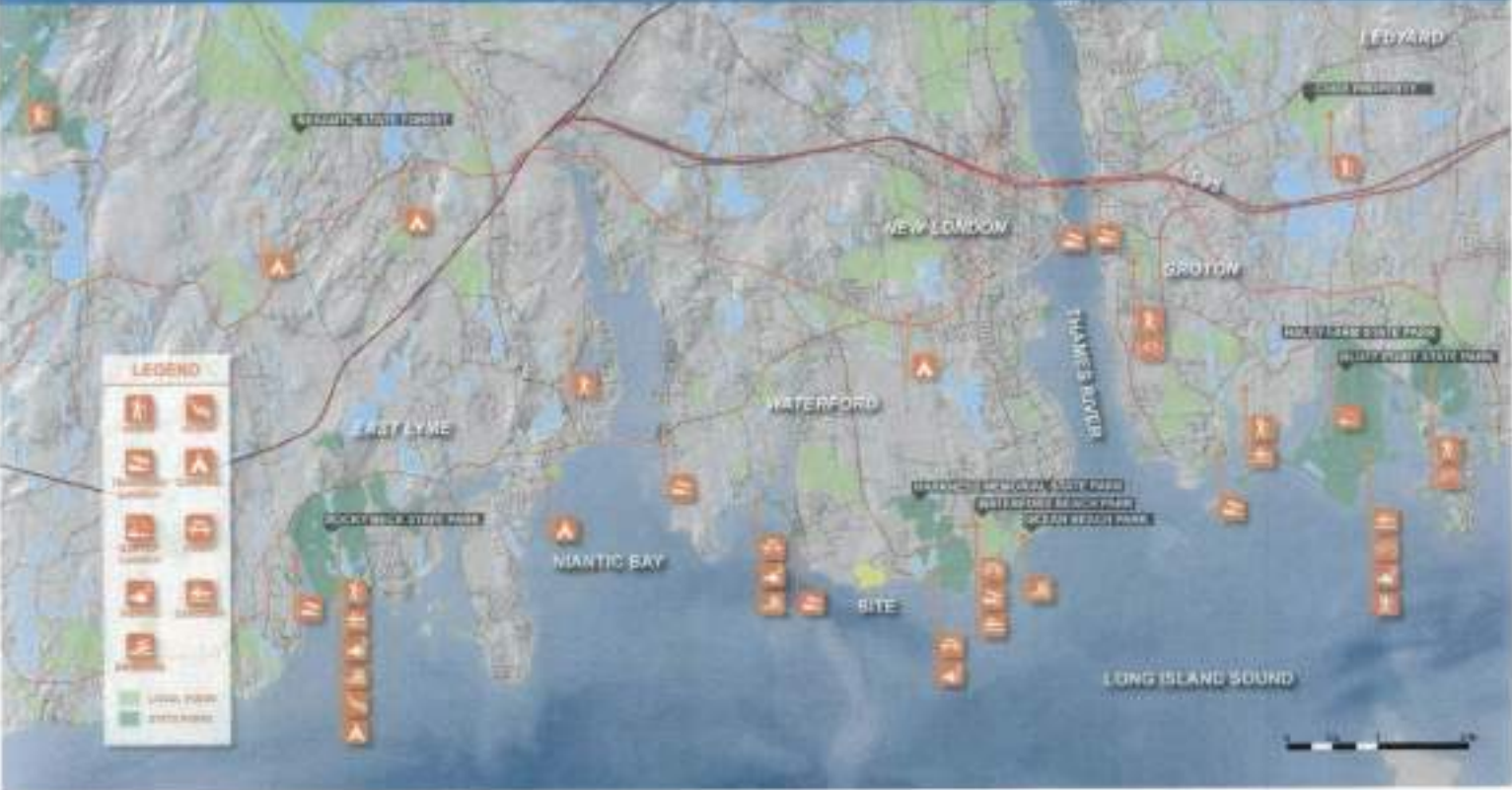
## Which of the following built uses would be appropriate as a part of Seaside State Park?



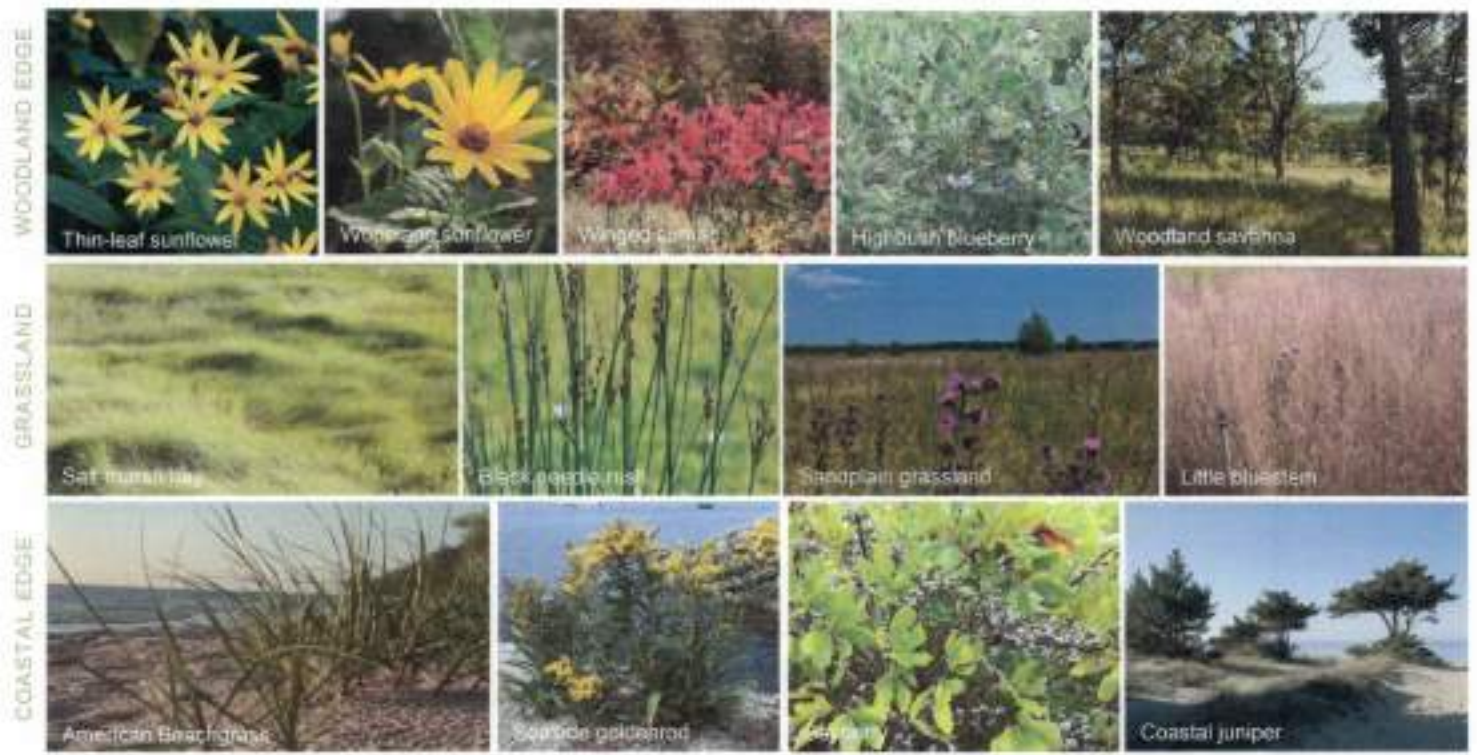
SURVEY RESULTS



# CONCEPTS



RECREATIONAL PARK AMENITIES



CONCEPTS: FLORA



CONCEPTS: FAUNA



CONCEPTS: RECREATION

CONCEPT A:  
SEASIDE AS A DESTINATION PARK



CONCEPT 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	314
Seawall restoration**	0.25	0.25
Fishing Pier**	1.40	1.40
<b>Total</b>	<b>540</b>	<b>560</b>

**Parking Demand Estimates\***

Lodge users (adjacent to buildings)	140
Auxiliary Spaces (park visitors & overflow)	110
<b>Total</b>	<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 will evolve development, Not for official review

\*\*Source: GOW estimate 3/2015



CONCEPT A : DESTINATION PARK



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

BUILDING REHABILITATION RATIONALE



The Cass Gilbert buildings are significant architectural assets

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

BUILDING REHABILITATION RATIONALE



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

BUILDING REHABILITATION RATIONALE



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

BUILDING REHABILITATION RATIONALE



INSTITUTE | e.g. St. Boniface Institute



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



**HOSPITAL BUILDING ADAPTIVE REUSE OPTIONS**



INSTITUTE | e.g. St. Boniface 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. Mountain View Cottages

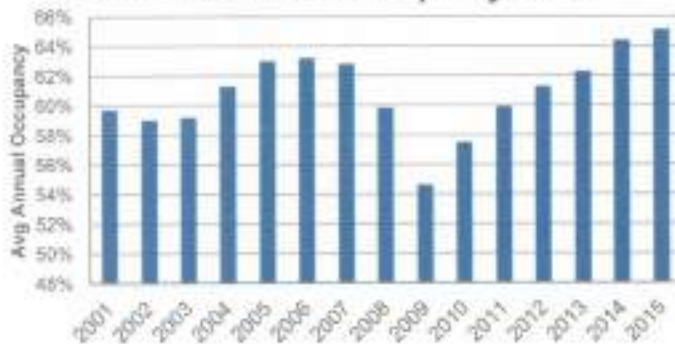
AUX. GUEST COTTAGE | e.g. Bear Mt. Cottages

VISITING FACULTY HOUSING | e.g. Seaside Shores

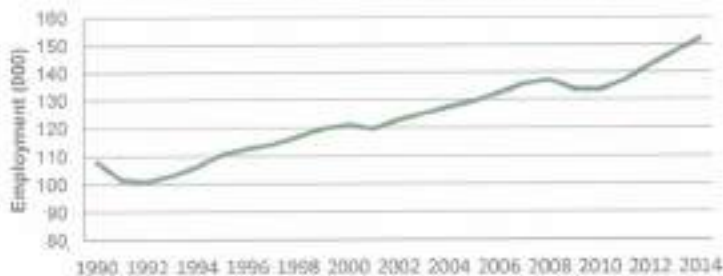
**DUPLEX AND SUPERINTENDENT'S ADAPTIVE REUSE OPTIONS**

**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

Source: Statista; CT Department of Labor

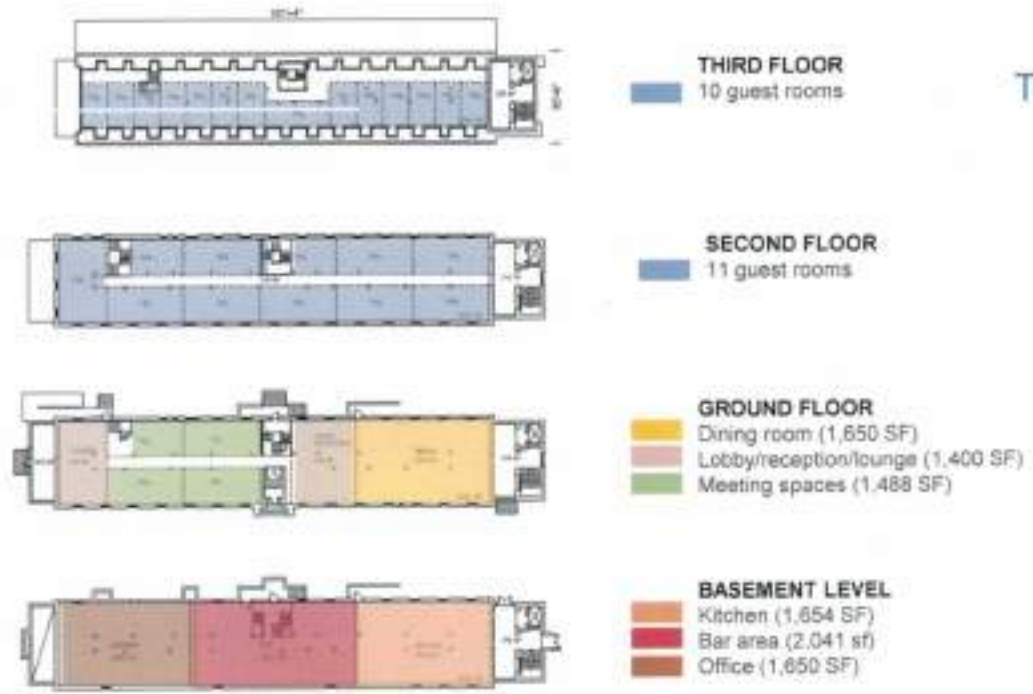
# PARK LODGE SAMPLE TEST FIT: HOSPITAL BUILDING



Total guest rooms: **34**

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

# PARK LODGE SAMPLE TEST FIT: EMPLOYEE BUILDING



Total guest rooms: **21**



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/Trial
- 4. Nature Stations/Overlooks
- 5. Fishing Pier
- 6. Dune Restoration
- 7. Savannah Grassland
- 8. Coastal Meadow
- 9. Coastal Woodlands
- 10. Kayak Launch



CONCEPT B: ECOLOGICAL PARK



**Total Cost Estimate\* (Millions)**

	Low	High
Building Demolition	1.00	1.90
Visitor Center Renovation	5.0	10.00
Site Improvements	6.00	10.00
Soilwall Restoration**	0.25	0.25
Fishing Pier**	1.40	1.40
Sand Beach Improvements	0.47	0.47
	10.5	24.11

**Parking Demand Estimates\***

Park visitors	110
	110

\*Preliminary estimates will vary depending on the scope of work.  
 \*\*Source: COWI estimate 10/2019



VISITOR CENTER + RAVISON / e.g. The Palisades, Palisades State Park, Cortland, NY

**GARAGE ADAPTIVE REUSE OPTIONS**



VISITOR CENTER • EXHIBITION SPACE | e.g. Sandy Hook National Recreational Area, NJ

**DUPLEX AND SUPERINTENDENT'S ADAPTIVE REUSE OPTIONS**



VISITOR CENTER • OFFICES, EXHIBIT SPACE, ARCHIVES, ETC | e.g. Harwood Building, Amherst College, 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)

CONCEPT C: PASSIVE PARK



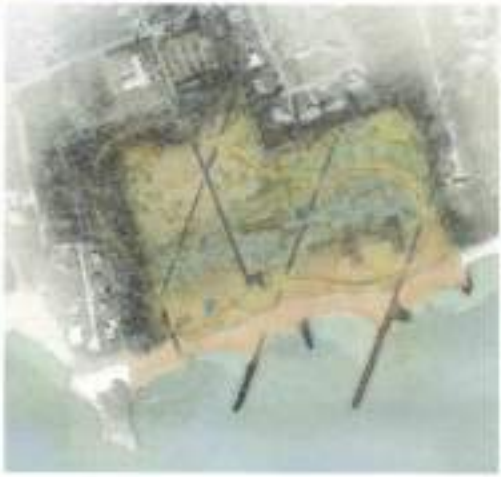


Total Cost Estimates* (Millions)	
Building demolition	1.20
Site improvements	1.20
	3.24

Parking Demand Estimates*	
Park visitors	110
	110

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



Concept A: Destination Park	Concept B: Ecological Park	Concept C: Passive Park
Active uses	Passive uses	Passive uses
Constructed shoreline	Living shoreline	Constructed shoreline (existing)
Revenue and job-generating model	Environmental conservation model	Reduced investment
Maximizes adaptive reuse potential	Balances adaptive reuse with conservation	Little or no adaptive reuse
\$46M – 60M total development cost estimate*	\$10.5M – 24.11M Total development cost estimate*	\$3.2M Total development cost estimate*
*Preliminary estimate – still in development		



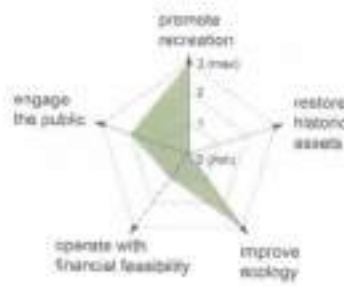
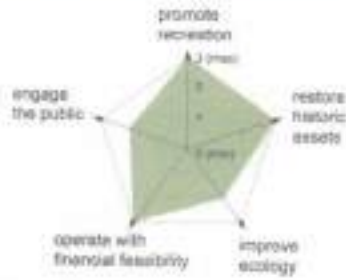
Concept A: Destination Park



Concept B: Ecological Park



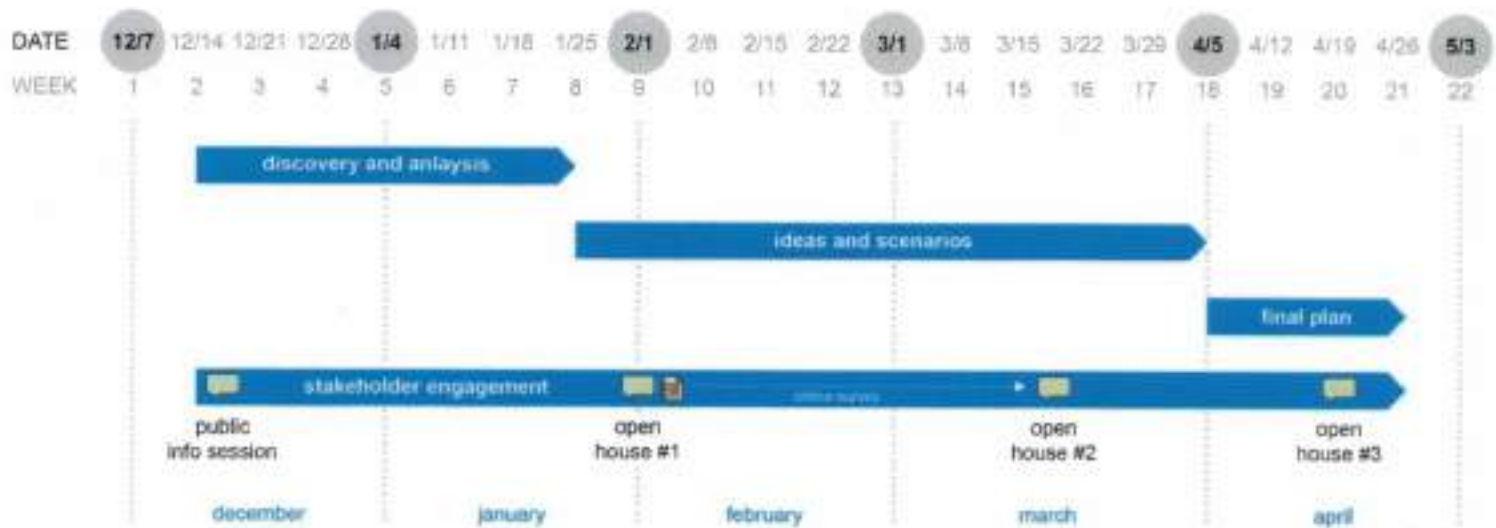
Concept C: Passive Park



**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>