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

  - **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 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
- 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 @CTDEPoutdoors - 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.

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

Mike Lambert @md_lambert - Feb 4
Great turnout for #SeasideStatePark Master Plan meeting in Waterford tonight. Survey Link fluidsurveys.com/s/seaside

DEEP Outdoor Rec @CTDEPoutdoors - 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

Jason Hellebrand @jellebrand - Feb 8
Future of @ConnDEEP #SeasideStatePark via @ConnecticutTess @theadayct tiny.cc/xjmr5x Let us know your thoughts: fluidsurveys.com/s/seaside/

Peter Marteka @petemarteka - Mar 12
Wasn't for a cold northwest wind. I'd feel like I was on a tropical island. #SeasideStatePark #Waterford
SURVEY RESULTS
SURVEY RESULTS: RESPONDENT INFORMATION

721 RESPONSES

Most responses were from Waterford

SURVEY RESPONDENTS

STATE RESIDENTS

RACE

99% White

6% Hispanic

11% Black

5% Other

14% Hispanic

INCOME

25%

20%

15%

10%

5%

Median

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

1st: Public beach access
2nd: Walking/jogging paths
3rd: Tranquility

Other features:
- Wildlife habitat
- Heritage architecture
- Fishing permissions
- Swimming permissions
- Open lawn
- Dog permissions
Please rank the following goals for Seaside State Park in order of their importance to you.

1. Providing recreational value
2. Protecting wildlife habitat and conserving natural resources
3. Adaptive re-use of one or more historic structures
4. The financial sustainability of the park
5. Contributing tax revenue to the Town of Waterford
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.

1st: Jogging or walking
2nd: Swimming and beach activities
3rd: Picnicking, barbequing, or kite flying

Activities that benefit from tranquility (quiet reflection, meditation, tai chi)
Boating, sailing, kayaking, or paddle boarding
Fishing or shellfishing
Birding
Dog walking (in a dog park)
How concerned are you about the following potential drawbacks of establishing a state park? Please rate 1-10, with 10 being the highest.

- **Littering**: 7.4
- **Damage to wildlife habitat**: 6.1
- **Traffic**: 5.9
- **Noise**: 5.6
Which of the following special activities do you think are appropriate for Seaside State Park?

- Small weddings: Appropriate (80%) Inappropriate (20%)
- Music events: Appropriate (80%) Inappropriate (20%)
- Sporting events: Appropriate (69%) Inappropriate (31%)
- Festivals, fairs, expos: Appropriate (54%) Inappropriate (45%)
Which of the following built uses would be appropriate as a part of Seaside State Park?

- Museum/ education center: Appropriate (83%) Inappropriate (17%)
- Bath house: Appropriate (81%) Inappropriate (19%)
- Research/ educational institution: Appropriate (80%) Inappropriate (20%)
- Restaurant: Appropriate (43%) Inappropriate (57%)
- Small inn or bed & breakfast: Appropriate (35%) Inappropriate (65%)
- Other: Appropriate (55%) Inappropriate (45%)
### CONCEPTS: FLORA

<table>
<thead>
<tr>
<th><strong>WOODLAND EDGE</strong></th>
<th><strong>WOODLAND EDGE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Thin-leaf sunflower</td>
<td>Woodland sunflower</td>
</tr>
<tr>
<td>Woodland sunflower</td>
<td>Winged sumac</td>
</tr>
<tr>
<td>Winged sumac</td>
<td>Highbush blueberry</td>
</tr>
<tr>
<td>Highbush blueberry</td>
<td>Woodland savanna</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>GRASSLAND</strong></th>
<th><strong>GRASSLAND</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt marsh hay</td>
<td>Black needle rush</td>
</tr>
<tr>
<td>Black needle rush</td>
<td>Sandplain grassland</td>
</tr>
<tr>
<td>Sandplain grassland</td>
<td>Little bluestem</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>COASTAL EDGE</strong></th>
<th><strong>COASTAL EDGE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>American Beachgrass</td>
<td>Seaside goldenrod</td>
</tr>
<tr>
<td>Seaside goldenrod</td>
<td>Bayberry</td>
</tr>
<tr>
<td>Bayberry</td>
<td>Coastal juniper</td>
</tr>
</tbody>
</table>

**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
CONCEPTS: FAUNA

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
CONCEPTS: RECREATION

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
CONCEPT A: DESTINATION PARK
CONCEPT A: DESTINATION PARK

**Total Cost Estimate* (Millions)**

<table>
<thead>
<tr>
<th></th>
<th>Low</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Hospital reno</td>
<td>25.00</td>
<td>30.00</td>
</tr>
<tr>
<td>Employee reno</td>
<td>7.00</td>
<td>10.00</td>
</tr>
<tr>
<td>Duplex reno</td>
<td>1.00</td>
<td>2.00</td>
</tr>
<tr>
<td>Superintendent</td>
<td>1.50</td>
<td>2.50</td>
</tr>
<tr>
<td>Site improvements</td>
<td>10.00</td>
<td>$14</td>
</tr>
<tr>
<td>Seawall restoration**</td>
<td>0.25</td>
<td>0.25</td>
</tr>
<tr>
<td>Fishing Pier**</td>
<td>1.40</td>
<td>1.40</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$46</td>
<td>$60</td>
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**Parking Demand Estimates**

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<table>
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<tr>
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<tbody>
<tr>
<td>Lodge uses (adjacent to buildings)</td>
<td>140</td>
</tr>
<tr>
<td>Auxiliary Spaces (park visitors &amp; overflow)</td>
<td>110</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>250</td>
</tr>
</tbody>
</table>

**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

Building reuse will capitalize on the 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.

Architectural Preservation

Potential Partners

Program & Phasing

BUILDING REHABILITATION RATIONALE
Building Reuse

Facility expands/contracts according to feasibility, the support program can similarly expand/contract, including how much banquet space, break-out meeting room space, dining space (whether as a restaurant or just support for the meetings), as well as some other potential related uses (could have a small gallery space or that could be part of the common areas/public lobby of the Lodge, if viable, or small amount of office space for a research institute if one stepped forward.)

Market Demand

Architectural Preservation

The Cass Gilbert buildings are significant architectural assets.

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

Program & Phasing

Potential Partners

BUILDING REHABILITATION RATIONALE
**BUILDING REHABILITATION RATIONALE**

**Market Demand**

Facility expands/contracts according to feasibility, the support program can similarly expand/contract, including how much banquet space, break-out meeting room space, dining space (whether as a restaurant or just support for the meetings), as well as some other potential related uses (could have a small gallery space or that could be part of the common areas/public lobby of the Lodge, if viable, or small amount of office space for a research institute if one stepped forward.)

**Architectural Preservation**

**Program & Phasing**

- **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.

**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.
HOSPITAL BUILDING ADAPTIVE REUSE OPTIONS

BEAR MOUNTAIN INN - COTTAGES
| e.g. Schoodic Institute

INSTITUTE

MAIN OR STANDALONE LODGE
| e.g. Bear Mountain Inn
EMPLOYEE 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 Marina
DUPLEX AND SUPERINTENDENT’S 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
MARKET RATIONALE: LODGING

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

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

SECOND FLOOR
- 11 guest rooms

THIRD FLOOR
- 10 guest rooms

Total guest rooms: 21

PARK LODGE SAMPLE TEST FIT: EMPLOYEE BUILDING
CONCEPT A: DESTINATION PARK
CONCEPT B:
SEASIDE AS AN ECOLOGICAL PARK
CONCEPT B: ECOLOGICAL PARK

Seaside playground Volleyball
Sculpture park
### Total Cost Estimate* (Millions)

<table>
<thead>
<tr>
<th>Project</th>
<th>Low</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Demolition</td>
<td>1.90</td>
<td>1.99</td>
</tr>
<tr>
<td>Visitor Center Renovation</td>
<td>.50</td>
<td>10.00</td>
</tr>
<tr>
<td>Site Improvements</td>
<td>6.00</td>
<td>10.00</td>
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<tr>
<td>Seawall Restoration**</td>
<td>0.25</td>
<td>0.25</td>
</tr>
<tr>
<td>Fishing Pier**</td>
<td>1.40</td>
<td>1.40</td>
</tr>
<tr>
<td>Sand Beach Improvements</td>
<td>0.47</td>
<td>0.47</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10.5</td>
<td>24.11</td>
</tr>
</tbody>
</table>

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

**Source: COWI estimate 3/20/15

### Parking Demand Estimates*

<table>
<thead>
<tr>
<th>Park visitors</th>
<th>110</th>
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<td></td>
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**Source: COWI estimate 3/20/15
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
EMPLOYEE BUILDING ADAPTIVE REUSE OPTIONS

MAIN/STANDALONE LODGE

AUXILIARY LODGE (GUEST ROOMS ONLY)

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost (Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Demolition</td>
<td>1.99</td>
</tr>
<tr>
<td>Site improvements</td>
<td>1.25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3.24</strong></td>
</tr>
</tbody>
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Parking Demand Estimates*

<table>
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<th>Item</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park visitors</td>
<td>110</td>
</tr>
<tr>
<td>Concept A: Destination Park</td>
<td>Concept B: Ecological Park</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Active uses</td>
<td>Passive uses</td>
</tr>
<tr>
<td>Constructed shoreline</td>
<td>Living shoreline</td>
</tr>
<tr>
<td>Revenue and job-generating model</td>
<td>Environmental conservation model</td>
</tr>
<tr>
<td>Maximizes adaptive reuse potential</td>
<td>Balances adaptive reuse with conservation</td>
</tr>
<tr>
<td>$46M – 60M total development cost estimate*</td>
<td>$10.5M – 24.11M Total development cost estimate*</td>
</tr>
</tbody>
</table>

*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
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
  - Project website http://www.ct.gov/deep/seaside