PROJECT SCHEDULE

SEPTEMBER 2014
SEASIDE STATE PARK ANNOUNCED

DECEMBER 2014
SEASIDE STATE PARK MASTER PLAN BEGINS

MAY 2016
SEASIDE STATE PARK MASTER PLAN CONCLUDES
REGIONAL & SITE ECOLOGY

- **Tidal Marsh**
- **Forest Canopy Cover**
- **Freshwater Ponds and Lakes**
- **Migratory Waterfowl Area**

Upland: Open Coastal Woodland

Wetland: Stream Corridor

Coastal: Regenerating
1. Hospital Building
2. Employee Building
3. Duplex
4. Duplex Garage
5. Superintendent's House
6. Maintenance Garage
7. Old Pump House
HISTORIC ARCHITECTURE
EXISTING BUILDINGS

Employee Building

Duplex

Superintendent’s

Hospital
PUBLIC OUTREACH

GEOGRAPHIC DISTRIBUTION OF SURVEY RESPONSES

Most responses were from Waterford.
PUBLIC OUTREACH

4 OPEN HOUSES
2 ONLINE SURVEYS
PROJECT WEBSITE
SOCIAL MEDIA
PROJECT GOALS

1. Promote and improve recreation and public access to Long Island Sound

2. Restore, preserve, and reuse historic assets where feasible

3. Preserve and improve the site’s ecology and habitat

4. Create an implementation and operating plan that is financially-feasible

5. Engage the public in helping shape the future of Seaside State Park
SCENARIOS
STUDIED PARK CONCEPTS

DESTINATION PARK

ECOLOGICAL PARK

PASSIVE RECREATION PARK
DESTINATION PARK

Active beach park with serpentine boardwalk

Park lodge featuring sun decks and restaurant, adjacent private cottage rentals

“Living shoreline” restoration of oyster reef and coastal woodland habitat
WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE DESTINATION PARK?

Varied Landscape
Historic Preservation
Tidal Pools
Sufficient Parking
Boardwalk
Access Road
Fishing Pier
Revenue-Generating Model

Like  Ambivalent  Dislike

SOURCE: ONLINE SURVEY CONDUCTED MARCH 30 - APRIL 30, 2015
ECOLOGICAL PARK

- Nature trail linking wildlife overlooks
- Landscape art installations playing on heliotropic theme
- "Living shoreline" restoration of oyster reef and coastal woodland habitat
WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE ECOLOGICAL PARK?

Varied Landscape
Nature Trail
Living Shoreline
Environmental Conservation Model
Observation Points
Kayak Launch
Moderate Investment
Maintenance Trail

Like  Ambivalent  Dislike

SOURCE: ONLINE SURVEY CONDUCTED MARCH 30 - APRIL 30, 2015
PASSIVE RECREATION PARK

- Lightly-maintained open lawns and tree groves
- Unprogrammed park grounds and beaches
- Restoration of seawall
WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE PASSIVE RECREATION PARK?

- Jogging Path
- Low Investment
- Access Road

SOURCE: ONLINE SURVEY CONDUCTED MARCH 30 - APRIL 30, 2015
WE ASKED HOW WELL DOES EACH CONCEPT ACHIEVE THE 5 PROJECT GOALS?

DESTINATION PARK

ECOLOGICAL PARK

PASSIVE RECREATION PARK

SOURCE: ONLINE SURVEY CONDUCTED MARCH 30 - APRIL 30, 2015
WE ASKED WHAT FEATURES FROM EACH PARK CONCEPT DO YOU LIKE?

SOURCE: ONLINE SURVEY CONDUCTED MARCH 30 - APRIL 30, 2015
WE HEARD YOU!

- Preserves desire for access to Long Island Sound
- Adaptive-reuse of historic buildings via public/private partnership
- Improve ecology and habitat of land and sea/reduced design landscape elements
- Aligns with Seaside Preservation District parameters
INTRODUCING THE NEW SEASIDE STATE PARK
1. Car-top boat launch
2. Coastal meadow
3. Sandy beach
4. Waterfront trail
5. Seawall
6. Fishing pier
7. Living breakwater (reef balls)
8. Circuit trail with sculptures and bird watching stations
9. State Park lodge/hotel
10. Sunflower meadow
HUMAN ACTIVITY & WILDLIFE

HUMAN-TOLERANT SPECIES  HUMAN-INTOLERANT SPECIES

ACTIVE  PASSIVE  ABSENT
ADAPTIVE REUSE

PARK LODGE DEVELOPMENT CONCEPT

State Park lodge/hotel; 80,000 square feet total in all buildings

100 room park lodge and meeting venue with upscale and casual dining, spa, and conference space

All four historic buildings could be restored, possible additions to hospital and nurses building in conformance with Seaside Preservation District parameters

Public/private partnership

EXAMPLE: INN AT THE PRESIDIO
The Inn at the Presidio in San Francisco's Golden Gate National Park restored Pershing Hall, a former army officers’ housing.

EXAMPLE: BEAR MOUNTAIN INN
Bear Mountain State Park, Bear Mountain Inn is a 63-room, nationally-registered facility built in 1915.
Flow Breakdown
LOS = F

Unstable Flow
LOS = E

Approaching Unstable Flow
LOS = D

Stable Flow
LOS = C

Reasonably Free Flow
LOS = B

Free Flow
LOS = A

Seaside State Park (forecasted)
Seaside Regional Center (historical)
Existing Weekday Trips
Forecasted Traffic Volume on Shore Road

Weekend Trips

Flow Breakdown
LOS = F

Unstable Flow
LOS = E

Approaching Unstable Flow
LOS = D

Stable Flow
LOS = C

Reasonably Free Flow
LOS = B

Free Flow
LOS = A

Trips/Minute in both directions

Flow Breakdown

12 AM  1  2  3  4  5  6  7  8  9  10  11 12 PM

Seaside State Park (forecasted)
Seaside Regional Center (historical)
Existing Weekday Trips

Sources:
Institute of Transportation Engineers.
Trip Generation, 7th Ed. Washington, DC. 2003
Automatic Traffic Recorders conducted by Fredrick P. Clark Associates, Inc. from Tue, May 10 to Thu, May 19, 2011
NEXT STEPS

ENVIRONMENTAL IMPACT ASSESSMENT

1. Public Scoping Period

2. Identification of Issues, Alternatives Analysis, and Evaluation of Impacts

3. Environmental Impact Evaluation Published
   - Public Hearing
   - 45-day public review and comment period

4. Record of Decision
THANK YOU.