AGENDA

- Why parks?
- What we’ve heard
- Regional analysis
- Site analysis
- Building analysis
- Precedents
- Open House
WHY PARKS?
DESTINATION PARKS

- Amenities that are worth a day trip
- Multiple experiences based on season, events, amenity variety, etc
- Unique natural features, landscape design, and/or architecture
- Cultural and/or heritage value

ISLAND BEACH STATE PARK
ECOLOGICAL FUNCTION

- Water remediation through swales, wetlands, etc
- Coastal resilience through dune reconstruction, shellfish beds, etc
- Preservation of wildlife habitat

BRIDGEPORT PARKS MASTER PLAN
SOCIAL, CULTURAL, AND ECONOMIC DEVELOPMENT

- Events become part of cultural fabric
- Access to recreation opportunities for disadvantaged populations
- Property value and tax base increase in park-adjacent properties

CEDAR RAPIDS RIVER CORRIDOR REDEVELOPMENT PLAN
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
PROJECT SCOPE

- Compile and analyze previous studies and proposals
- Assess applicable regulations
- Engage stakeholders and the general public
- Conduct open space needs assessment and market scan
- Craft vision plan that includes:
  - Open space program and design concepts
  - Redevelopment concepts for built structures
  - Planning-level financial model
  - Implementation strategy
SEASIDE STATE PARK MASTER PLAN – 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
WHAT WE’VE HEARD
SUBMIT YOUR FEEDBACK:

- Take the survey fluidsurveys.com/s/seaside/
- Post something #SeasideStatePark
- Email us deep.seasidestatepark@ct.gov
RESPONSE TO-DATE OVERVIEW

- 44 comment cards collected at Dec 15 public information session
- 14 emails responses received to-date
- Common topics include:
WE ASKED:
WHAT DO YOU WANT TO SEE FOR THE FUTURE OF SEASIDE STATE PARK?

“Boat launch for small boats, kayaks, canoes, sunfish”

“Preservation of unique architecture and rent for social functions”

“A public/private shoreline park for people”

“Consider incorporating living shoreline protection”

HOT TOPICS:

- Recreation & programming: 68%
- Adaptive reuse: 25%
- Ecological preservation: 8%

PUBLIC INPUT TO-DATE
“Currently people park in and around the pump house. My property directly abuts this area. I would like to see the parking regulated in another area on the site.”

“I am concerned that there is no cost effective use for the largest two buildings which would justify the expense of restoring them.”

WE ASKED:
WHAT CONCERNS OR OTHER COMMENTS DO YOU HAVE REGARDING SEASIDE?

HOT TOPICS:

Financial stability: 23%
Parking & traffic: 15%
Multiuse trails (paved and unpaved) are the most in-demand park amenity.

- Beach activities, wildlife viewing, picnic areas, and historic sites are also highly in demand.

*Connecticut Statewide Comprehensive Outdoor Recreation Plan, 2011-2016*
The State provides most of the natural resource-based recreational opportunities.

Municipalities provide the most infrastructure-based opportunities.

*Connecticut Statewide Comprehensive Outdoor Recreation Plan, 2011-2016*
Most recreation opportunities are highly skewed towards rural and suburban areas.

West Rock Ridge State Park is one of few state parks located near the urban periphery or urban core.

*Connecticut Statewide Comprehensive Outdoor Recreation Plan, 2011-2016
REVENUE GENERATION “MENU”

- Entrance and Parking Fees
- Solar Power Generation
- Boat Launch Fees
- Boat Rental Fees
- Wind Power Generation
- Institutional Use
- Museum
- Concessions
- Sporting Events
- Fishing Permit Fees
TERRESTRIAL ECOLOGY (POTENTIAL)
BUILDINGS ANALYSIS
NOTABLE EXISTING BUILDINGS

- Designed (1931 – 1935) by Cass Gilbert
- Originally a medical center for the heliotropic treatment of children with tuberculosis
- In 1961, became a facility for the developmentally disabled until its closure in 1996
- Modern addition not part of original design
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BUILDING CONDITIONS ASSESSMENT: PRELIMINARY FINDINGS

- Architectural and structural deterioration:
  - Spalling of concrete floor and roof decks (water infiltration)
  - Corrosion at steel lintels, cracking and displacement of face brick
  - Deterioration of mortar joins
  - Decay of exterior wood
  - Failure of slate and clay tile roofing, and PVC membrane
  - Corrosion of metal roof and wall panels
  - Paint and glazing failure around windows

The following are in fair to good condition:

- Building foundations
- Majority of structural floor and roof systems
- Backup masonry behind face brick

“All of the buildings can be restored to a functional condition in a manner that is sensitive to their historic significance. However, this restoration will be costly” - WJE

PARK FEATURING ACTIVE USES

- Robert Moses-built park, opened in 1932
- Originally the site of Rockaway Naval Air Station
- One of few Long Island state parks with subway access

JACOB RIIS PARK | QUEENS, NY
ECOLOGICAL RESTORATION

- Post-Sandy coastal resilience project
- Protective shoreline buffer and rebuilding of Rockaway waterfront
RESTORED HISTORIC ASSET / CULTURAL REUSE

- Houses West Coast American history museum and event venue
- Originally built in 1776 as a gathering place for high-ranking Army officers
RESTORED HISTORIC ASSET / INSTITUTIONAL REUSE

- Research and education center for coastal and marine exploration
- Built in 1935 (same period as Seaside) as a radio listening post for the Navy
- Facility includes classrooms, labs, auditorium, housing for visiting scientists

SCHOODIC INSTITUTE | ACADIA NATIONAL PARK, ME
STATE PARK LODGING

- 15-key inn, restaurant, and spa
- Originally built in 1915 as a hotel and restaurant
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:
  - Take the survey fluidsurveys.com/s/seaside/
  - Post something #SeasideStatePark
  - Email us deep.seasidestatepark@ct.gov
  - Project website http://www.ct.gov/deep/seaside