



OakPark  
Architects

SASAKI

# SEASIDE STATE PARK MASTER PLAN

May 25, 2016



I-95

NEW LONDON

THAMES RIVER

GROTON

WATERFORD

NANTIC BAY

**SEASIDE STATE PARK**

LONG ISLAND SOUND

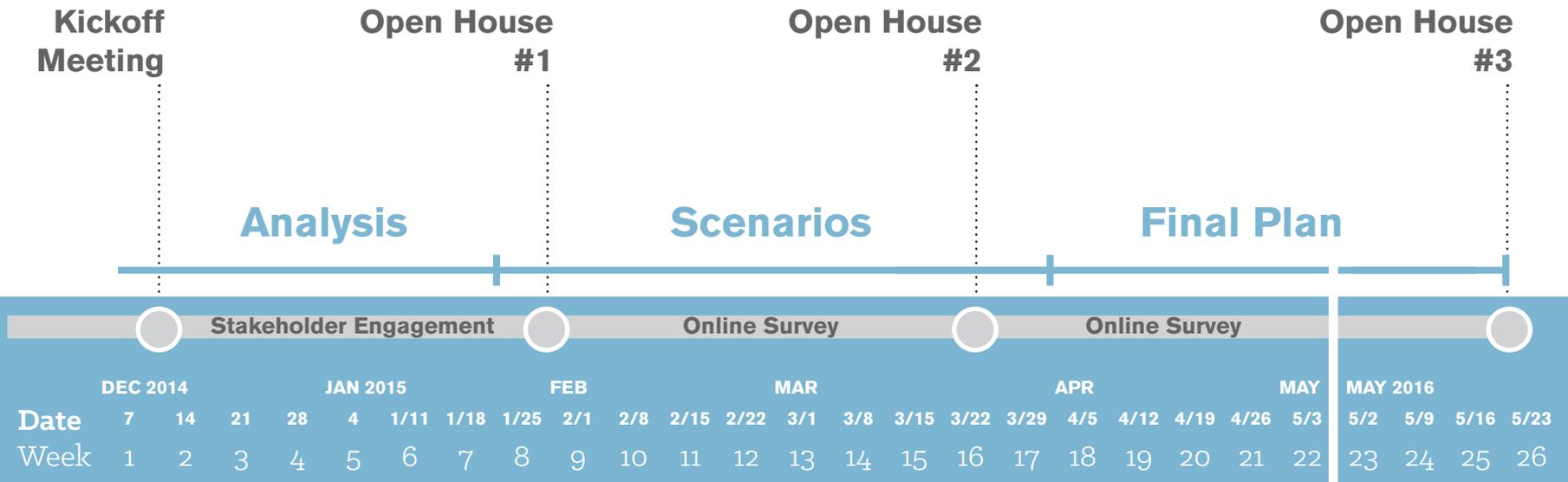
# PROJECT SCHEDULE

## SEPTEMBER 2014

SEASIDE STATE PARK ANNOUNCED

## DECEMBER 2014

SEASIDE STATE PARK MASTER PLAN BEGINS



## MAY 2016

SEASIDE STATE PARK MASTER PLAN CONCLUDES

**ANALYSIS**

# REGIONAL PARKS PROGRAMS



## AMENITY SHORTAGES



Kayaking/  
Canoeing



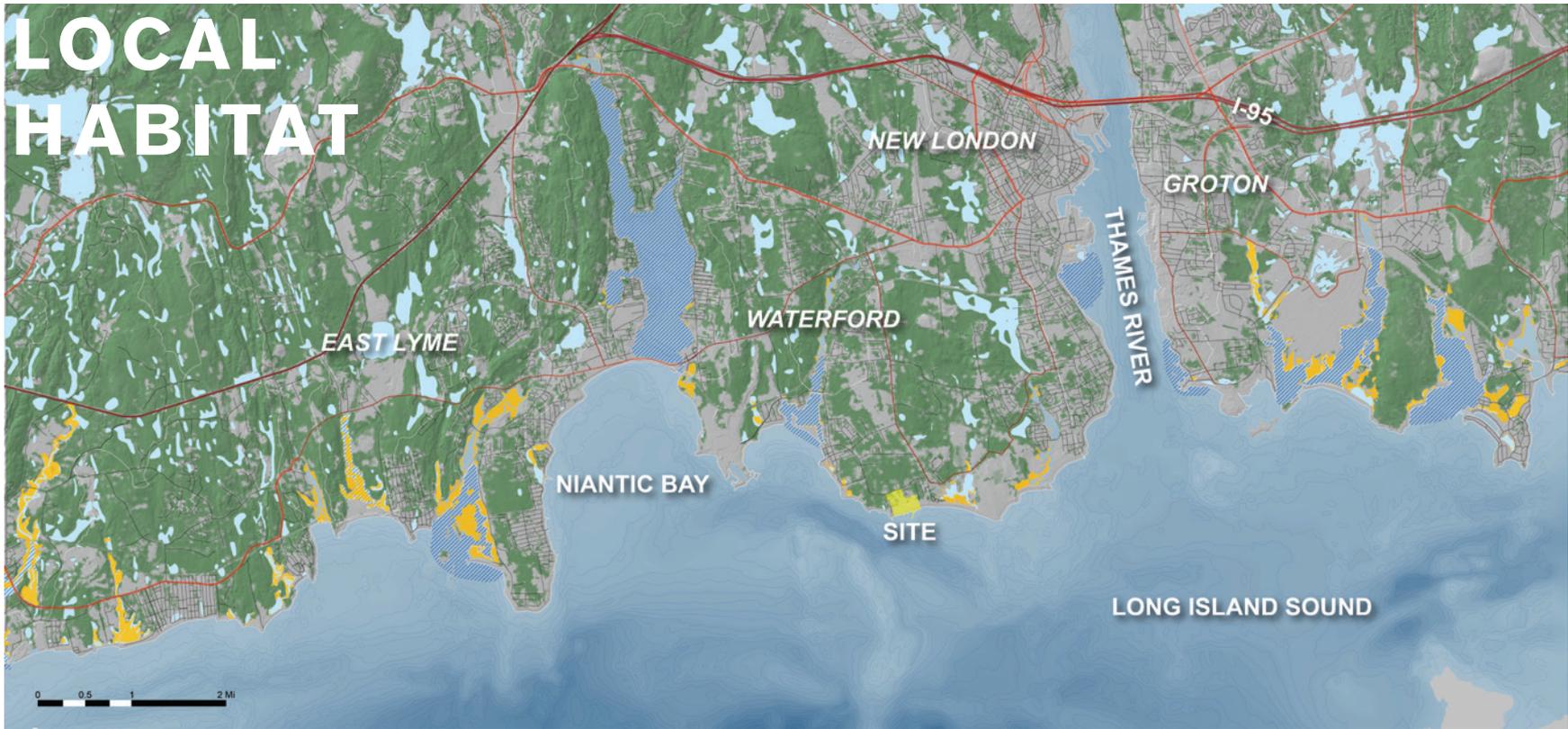
Fishing



Scuba  
Diving



Swimming



## REGIONAL & SITE ECOLOGY

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



Upland: Open Coastal Woodland



Wetland: Stream Corridor



Coastal: Regenerating

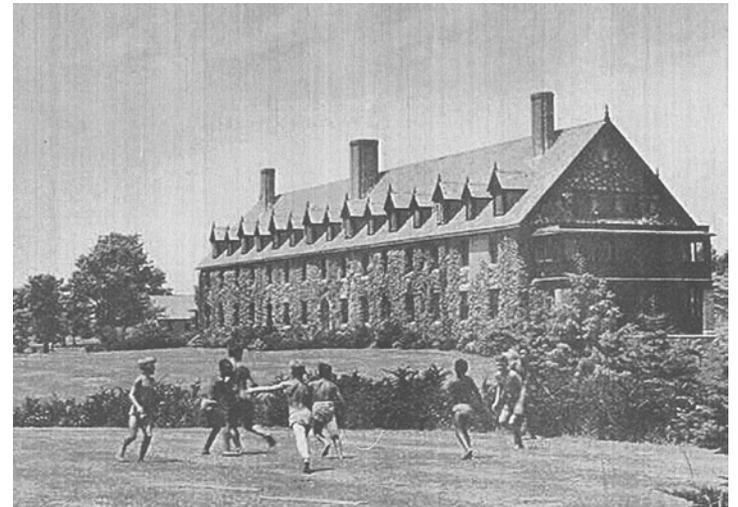
# PROJECT SITE



## KEY

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



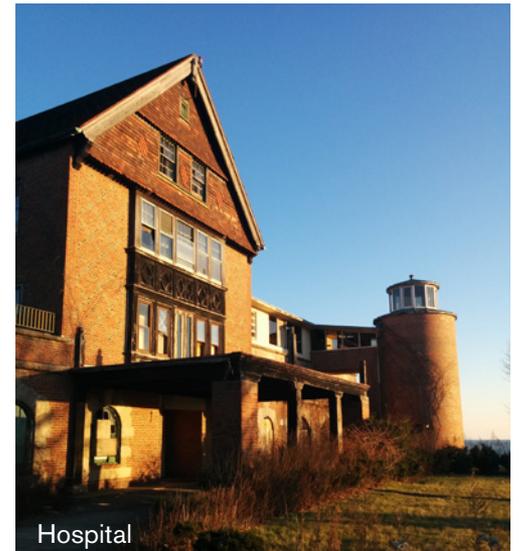
Employee Building



Duplex

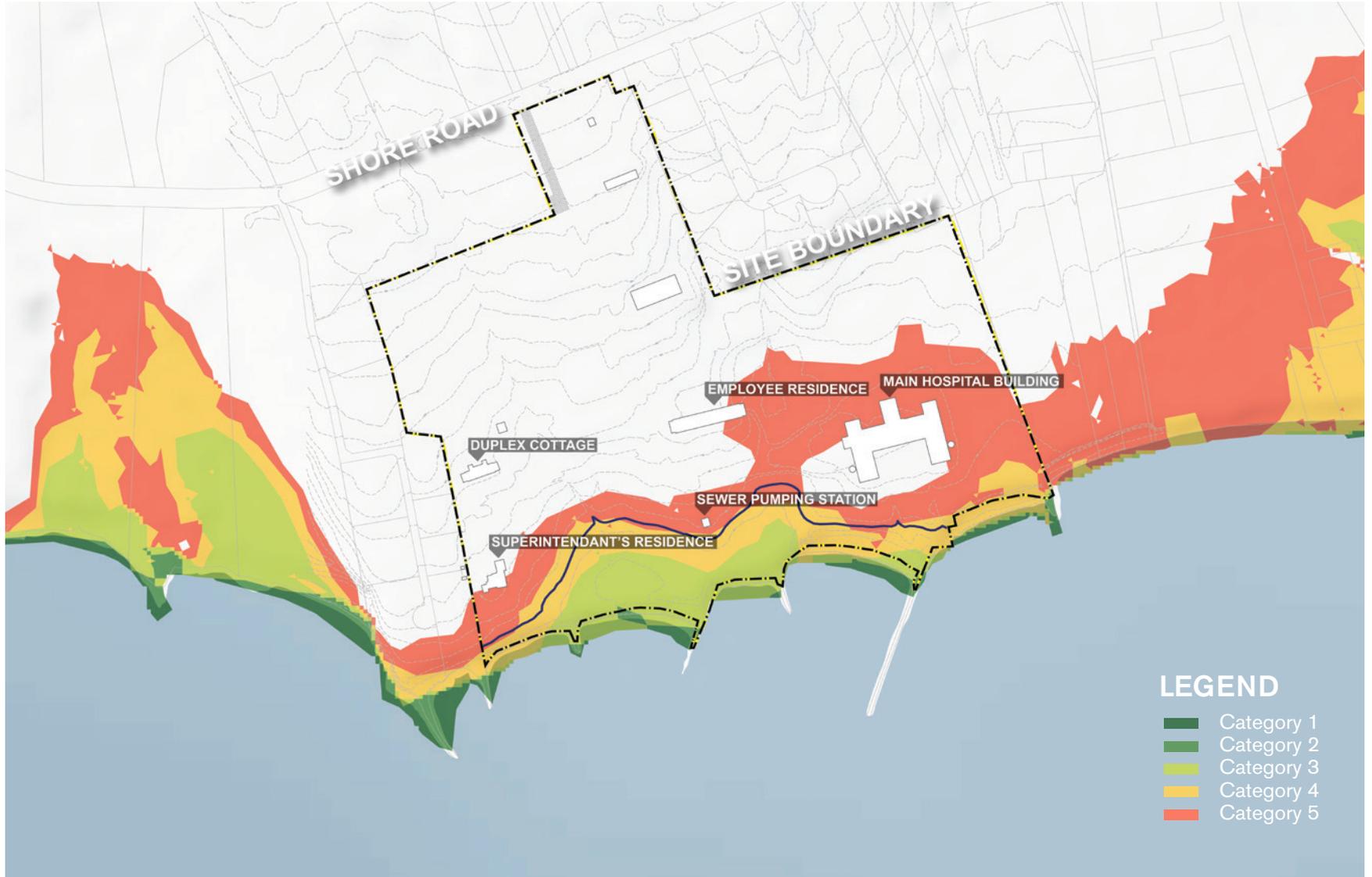


Superintendent's



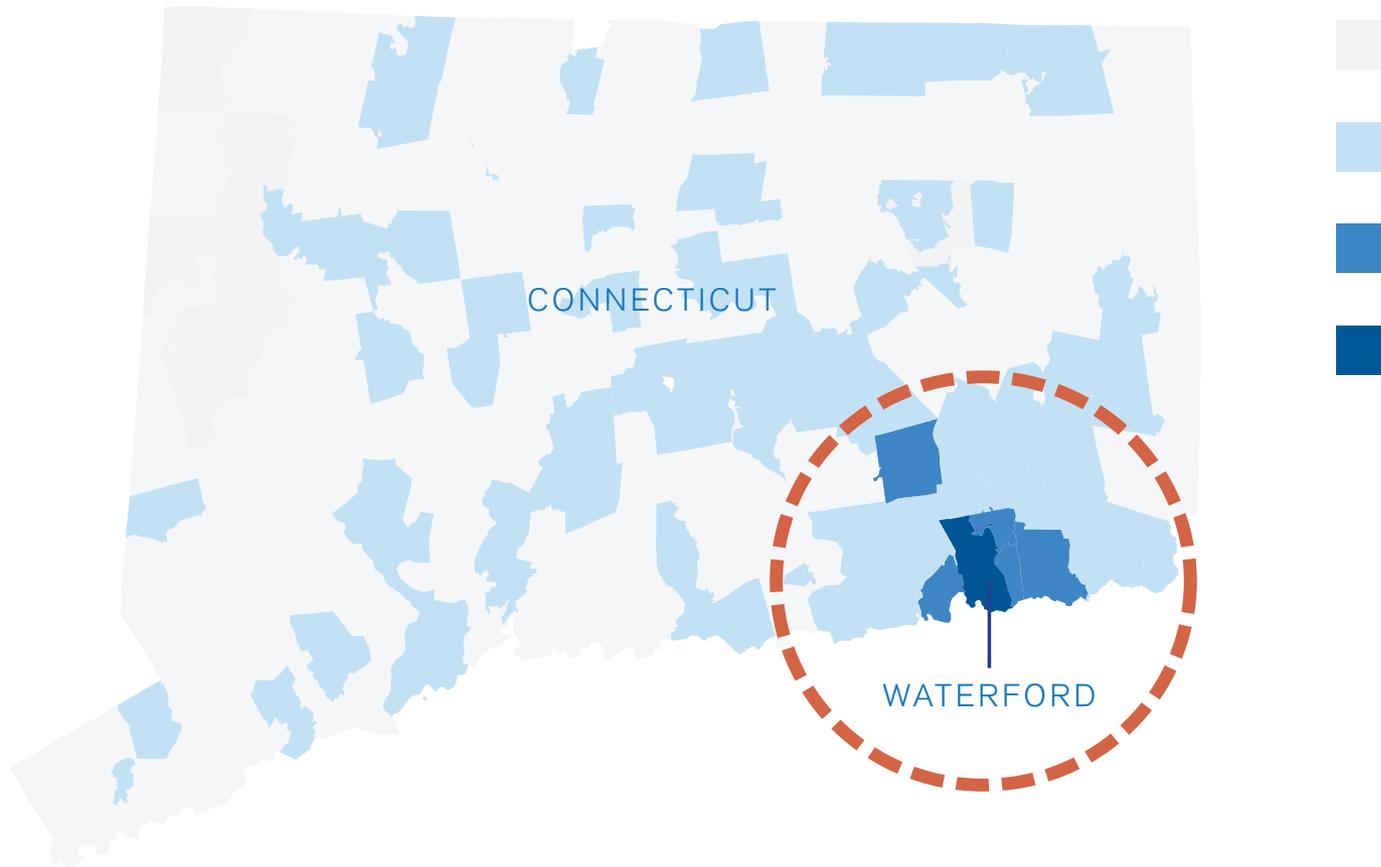
Hospital

# POTENTIAL SITE INUNDATION



# PUBLIC OUTREACH

## GEOGRAPHIC DISTRIBUTION OF SURVEY RESPONSES



# 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



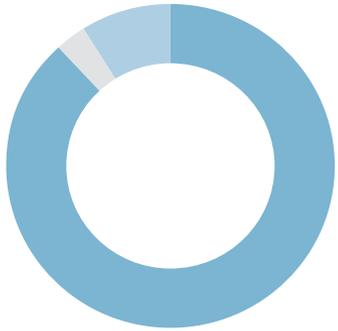
# DESTINATION PARK



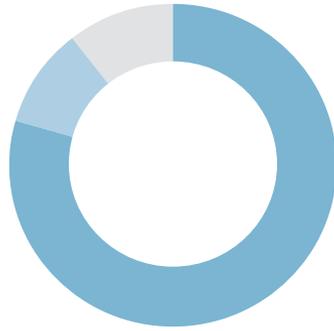
Active beach park with serpentine boardwalk

- › Park lodge featuring sun decks and restaurant, adjacent private cottage rentals
- › “Living shoreline” restoration of oyster reef and coastal woodland habitat

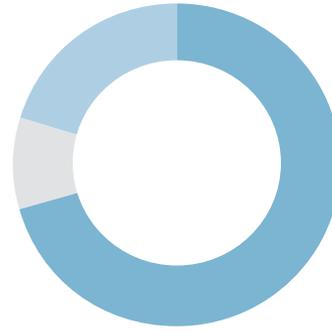
# WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE DESTINATION PARK?



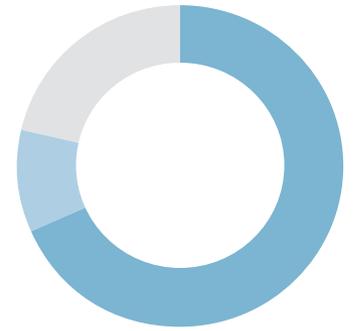
Varied Landscape



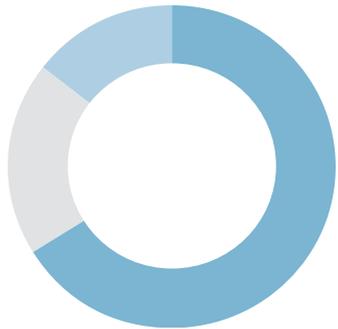
Historic Preservation



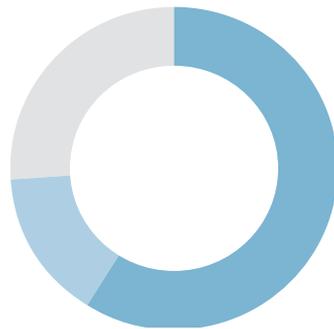
Tidal Pools



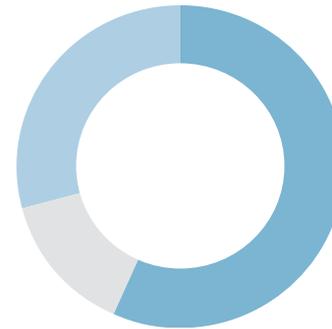
Sufficient Parking



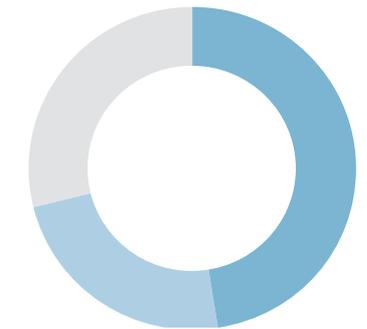
Boardwalk



Access Road



Fishing Pier



Revenue-Generating Model

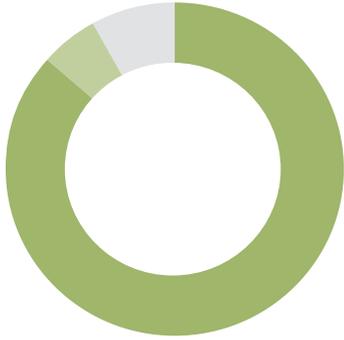
Like    Ambivalent    Dislike

# ECOLOGICAL PARK

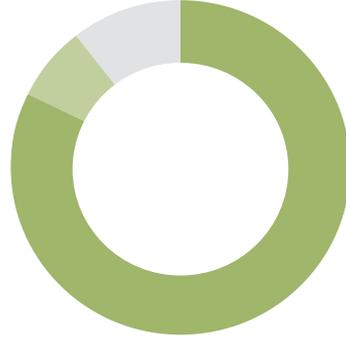


- › Nature trail linking wildlife overlooks
- › Landscape art installations playing on heliotropic theme
- › “Living shoreline” restoration of oyster reef and coastal woodland habitat

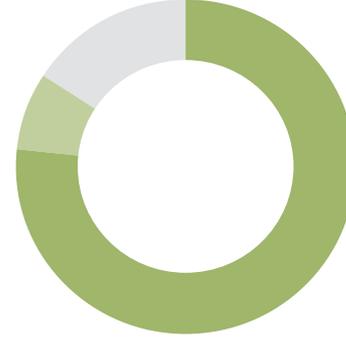
# WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE ECOLOGICAL PARK?



Varied Landscape



Nature Trail



Living Shoreline



Environmental-Conservation Model



Observation Points



Kayak Launch



Moderate Investment



Maintenance Trail

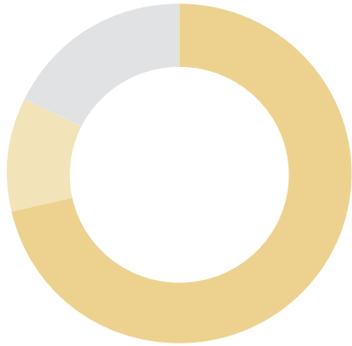


# PASSIVE RECREATION PARK



- > Lightly-maintained open lawns and tree groves
- > Unprogrammed park grounds and beaches
- > Restoration of seawall

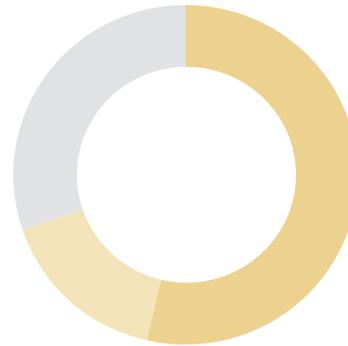
# WHAT IS YOUR OPINION ON THE PROJECT ELEMENTS FROM THE PASSIVE RECREATION PARK?



Jogging Path



Low Investment

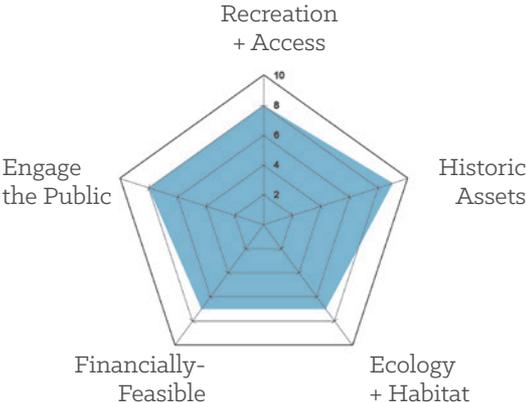


Access Road

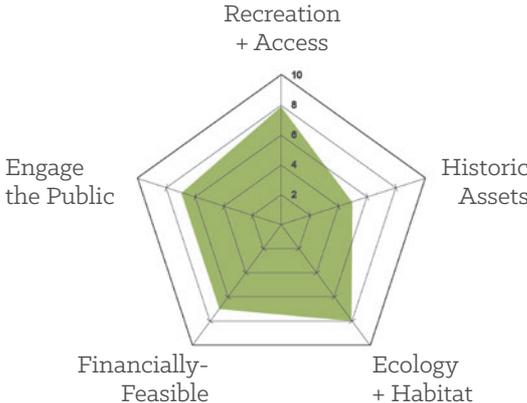
Like    Ambivalent    Dislike

# WE ASKED HOW WELL DOES EACH CONCEPT ACHIEVE THE 5 PROJECT GOALS?

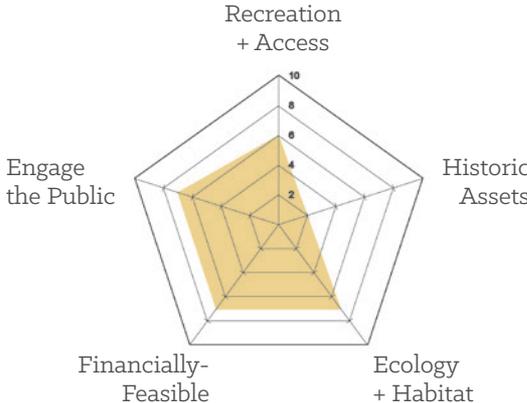
## DESTINATION PARK



## ECOLOGICAL PARK

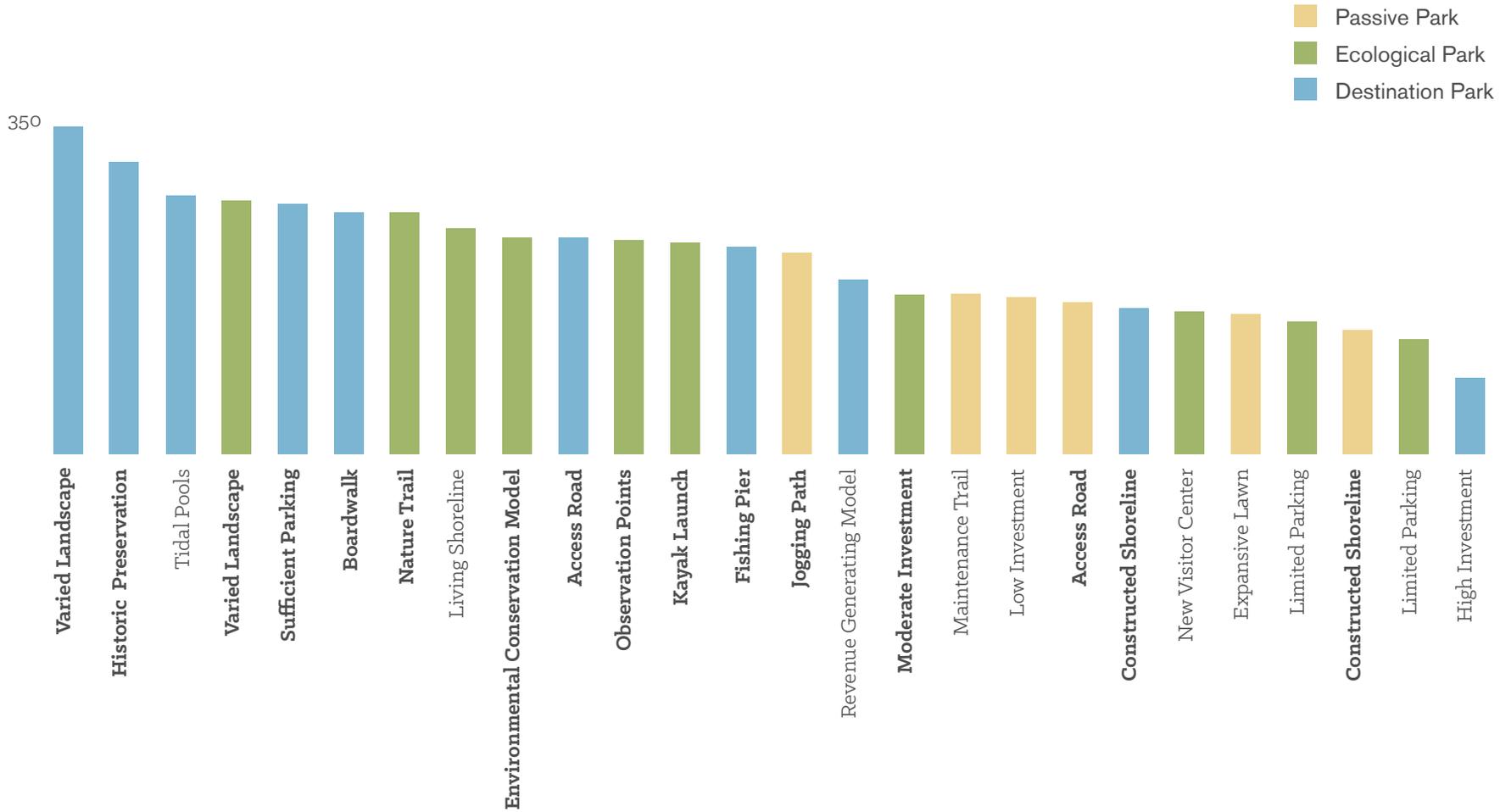


## PASSIVE RECREATION PARK



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

# WE ASKED WHAT FEATURES FROM EACH PARK CONCEPT DO YOU LIKE?



**FINAL PLAN**

# 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**

# SEASIDE STATE PARK

## KEY

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





# 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.

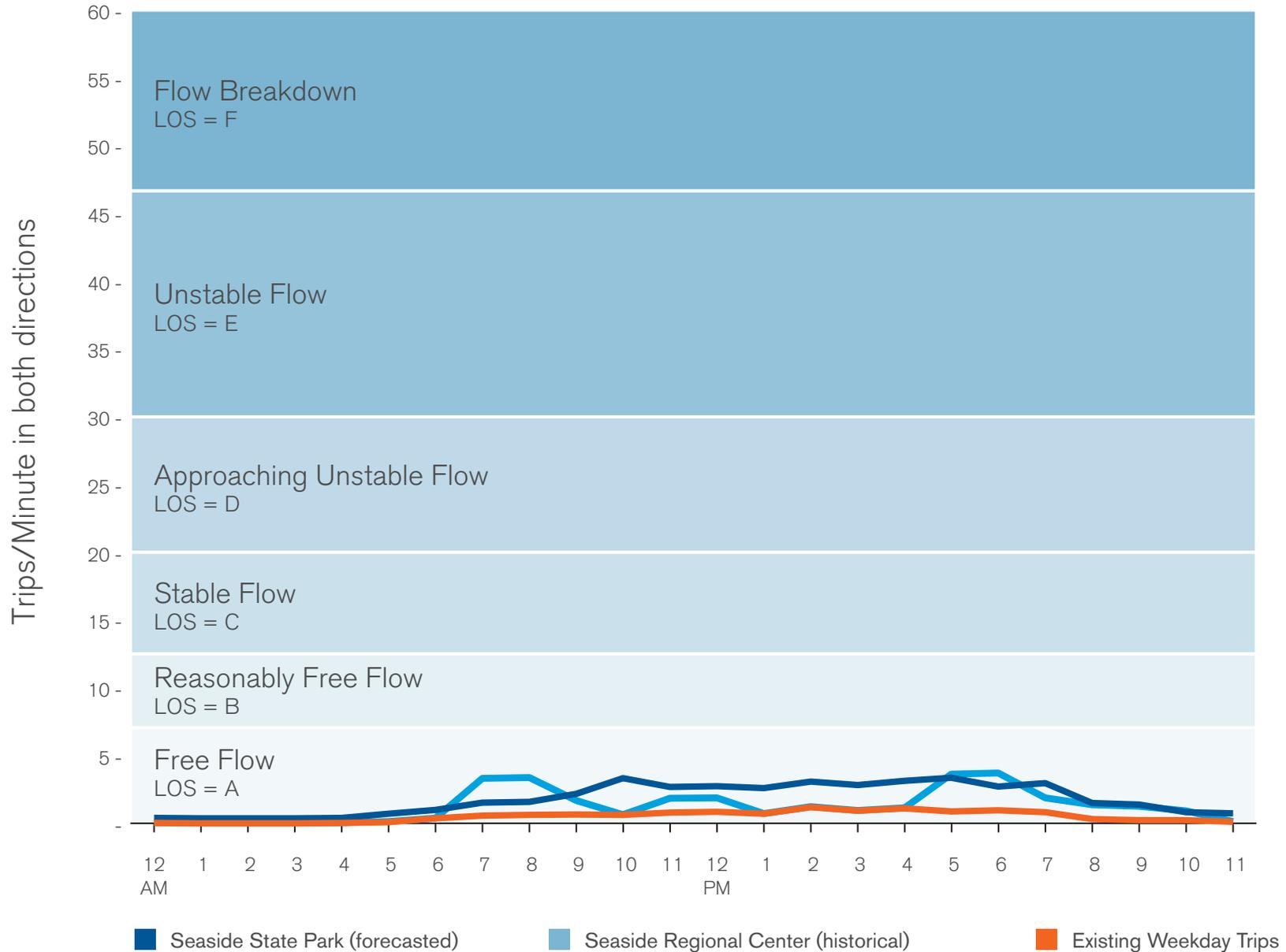


**EXAMPLE: BEAR MOUNTAIN INN**

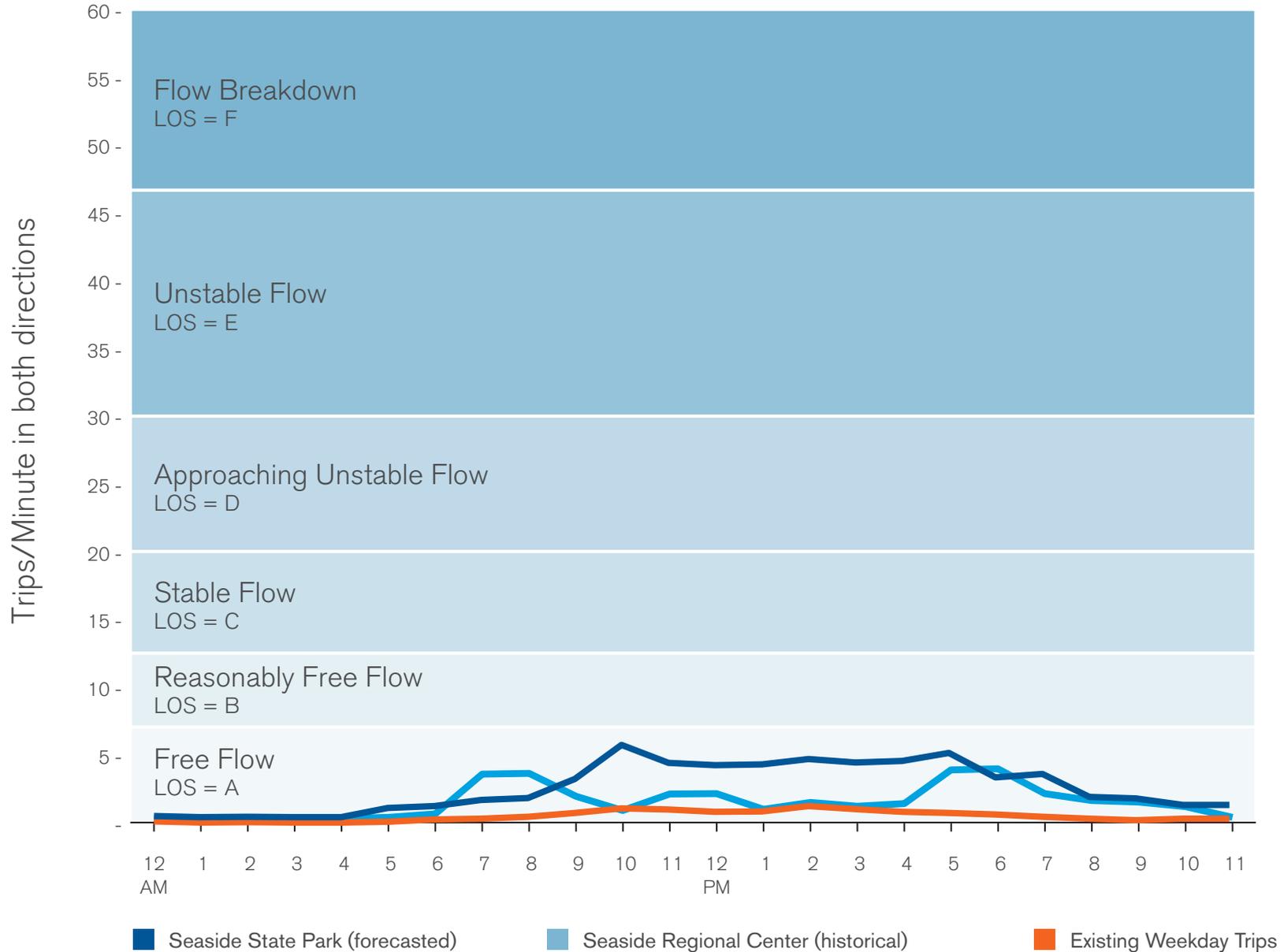
Bear Mountain State Park, Bear Mountain Inn is a 63-room, nationally-registered facility built in 1915.



# FORECASTED TRAFFIC VOLUME ON SHORE ROAD **WEEKDAY TRIPS**



# FORECASTED TRAFFIC VOLUME ON SHORE ROAD **WEEKEND TRIPS**



# 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.**