

# SEASIDE STATE PARK MASTER PLAN

Open House #1  
February 4, 2015



## 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

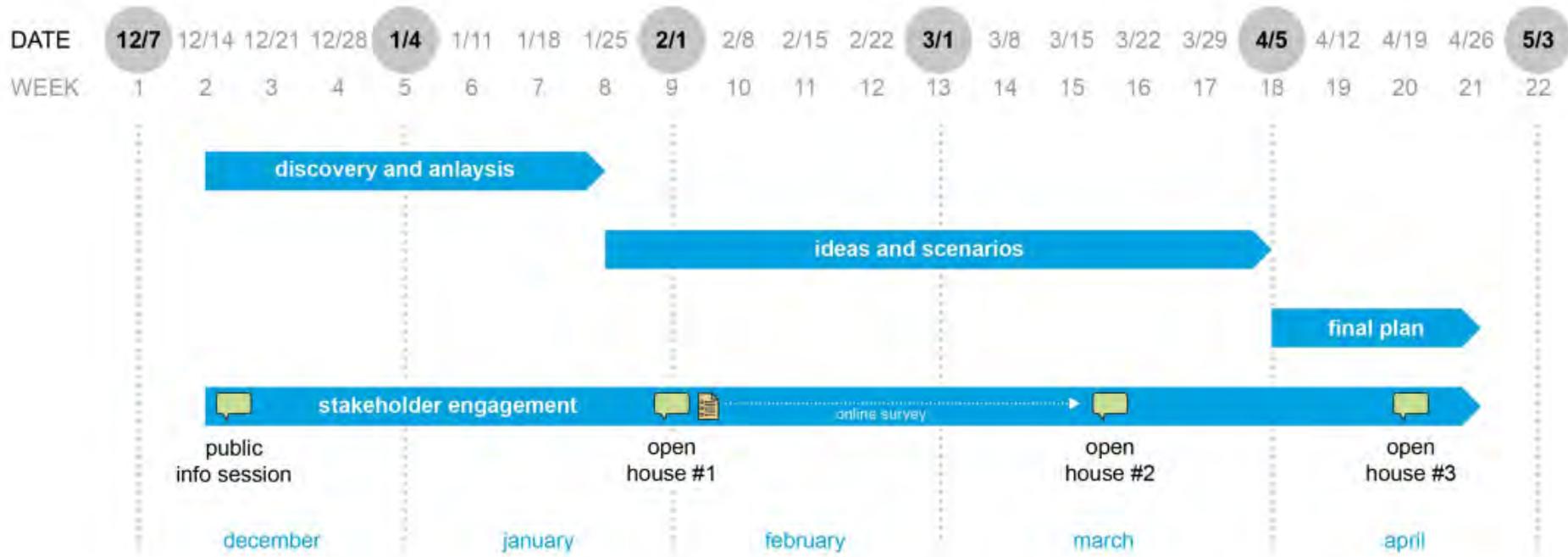
## CEDAR RAPIDS RIVER CORRIDOR REDEVELOPMENT PLAN

## 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/](https://fluidsurveys.com/s/seaside/)
- Post something [#SeasideStatePark](#)
- Email us [deep.seasidestatepark@ct.gov](mailto:deep.seasidestatepark@ct.gov)



## 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



Adaptive reuse



Ecological preservation



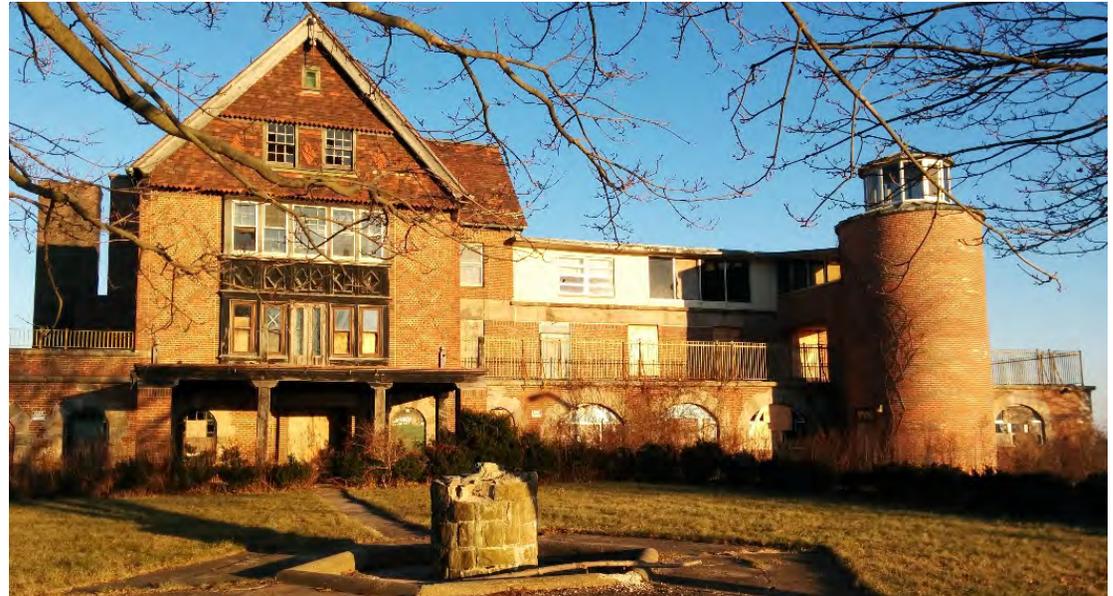
PUBLIC INPUT TO-DATE

## WE ASKED:

### WHAT CONCERNS OR OTHER COMMENTS DO YOU HAVE REGARDING SEASIDE?

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

“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.”



### HOT TOPICS:

Financial stability



Parking & traffic



PUBLIC INPUT TO-DATE

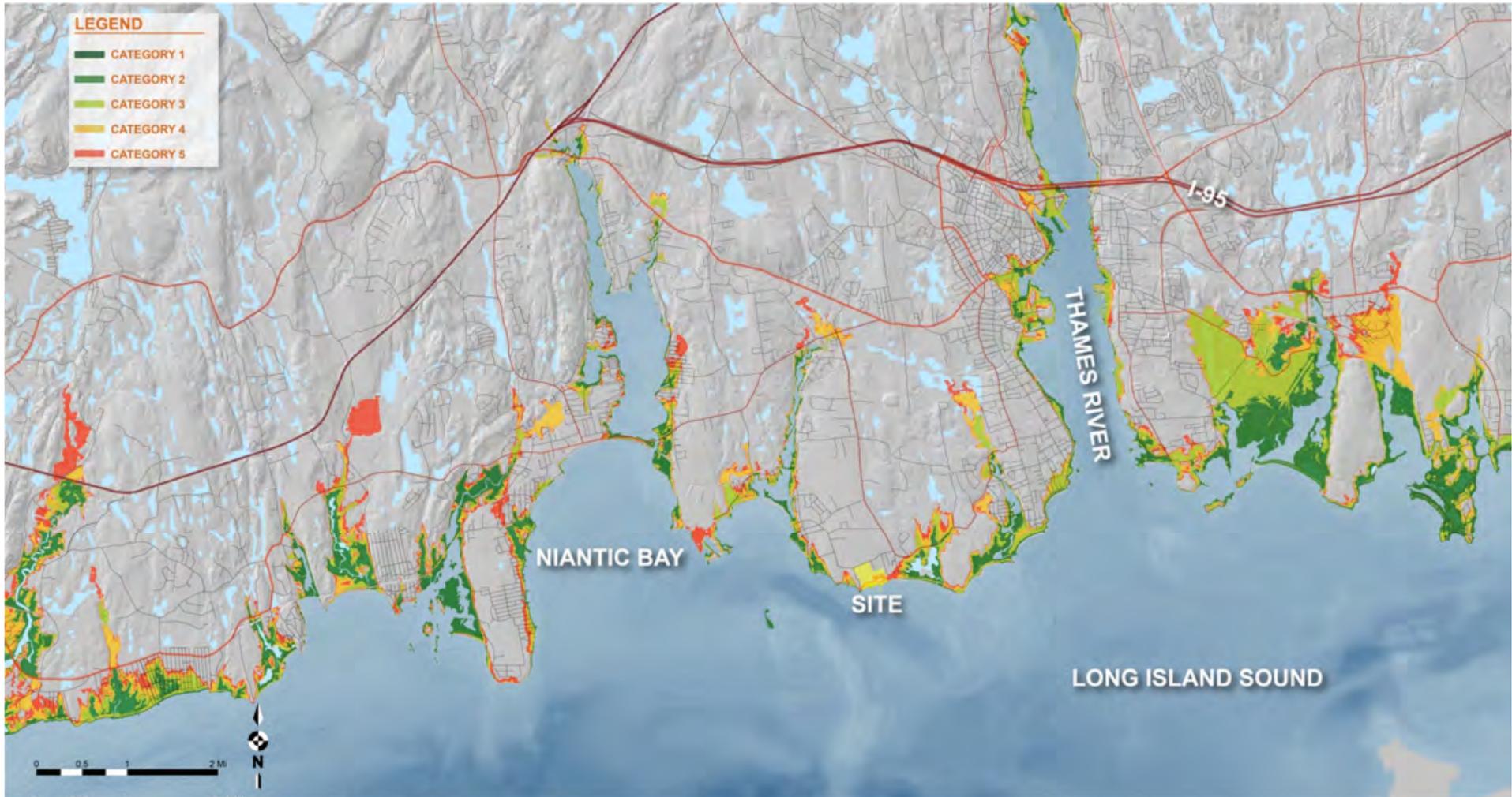
# REGIONAL ANALYSIS



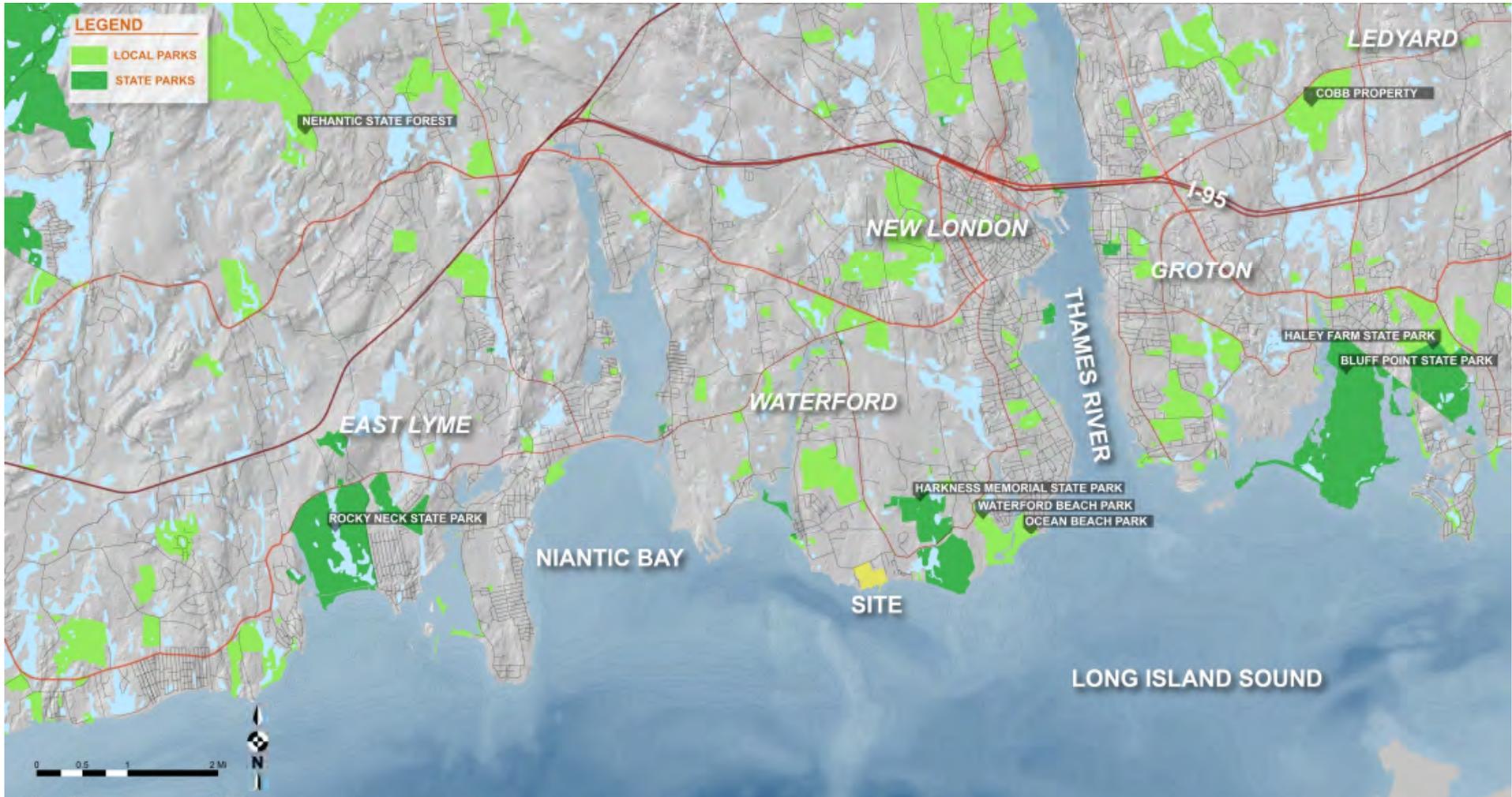
LOCATION & CONTEXT



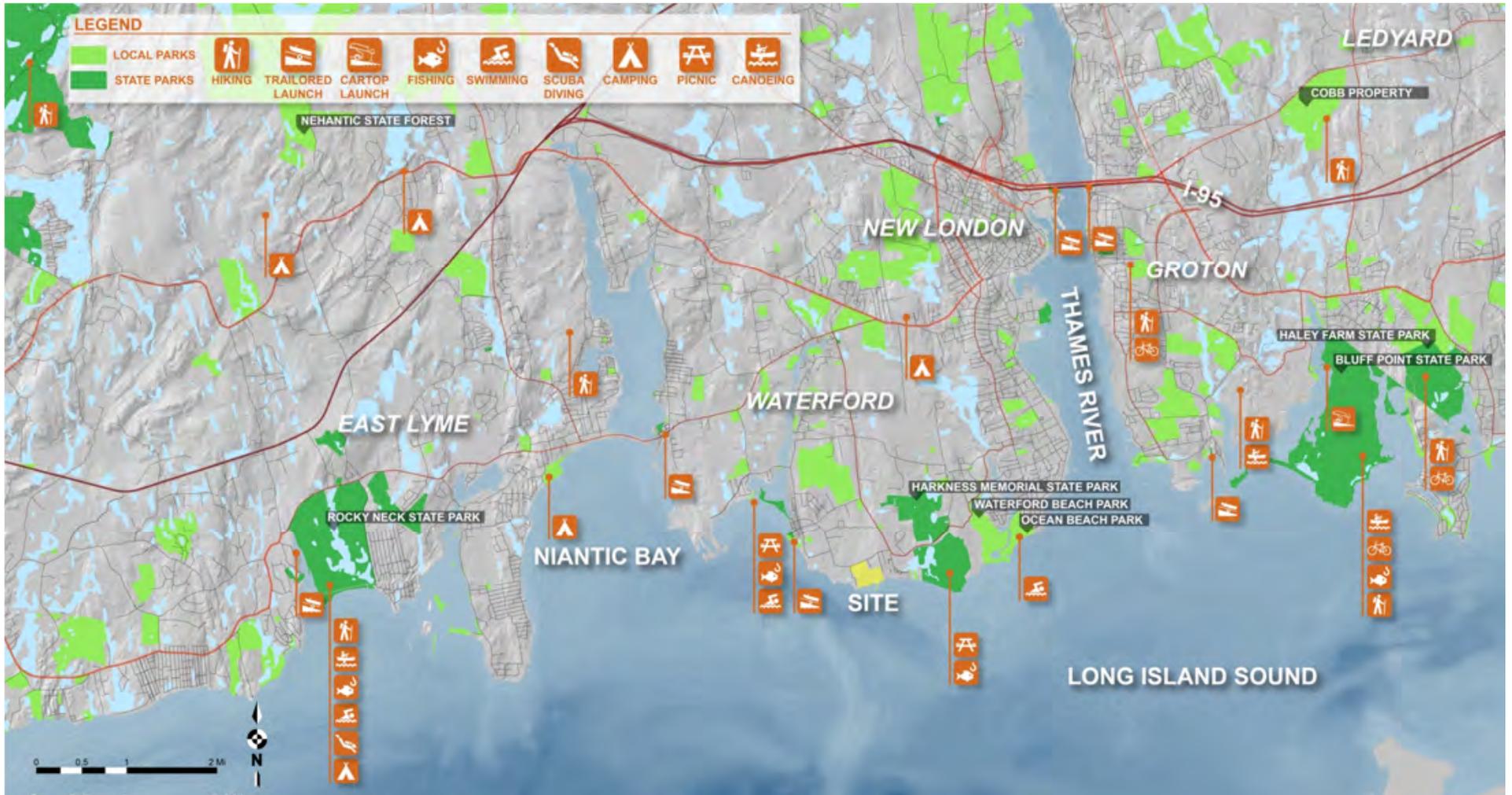
ECOLOGY



LANDFORM & COASTAL RISK



**PARKS & RECREATIONAL AMENITIES**



RECREATIONAL AMENITIES



SLEEPING GIANT STATE PARK | HAMDEN, CT

## RECREATION NEEDS ASSESSMENT



WEST ROCK RIDGE STATE PARK | WOODBRIDGE, CT

- 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*



KENT FALLS STATE PARK | KENT, CT

**RECREATION NEEDS ASSESSMENT**



BEARDSLEY PARK | BRIDGEPORT, CT

- 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*



HOUSATONIC MEADOWS STATE PARK | SHARON, CT

## RECREATION NEEDS ASSESSMENT



WEST ROCK RIDGE STATE PARK | NEW HAVEN, CT

- 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*



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

## REVENUE GENERATION "MENU"

# SITE ANALYSIS



SEASIDE AERIAL IMAGERY



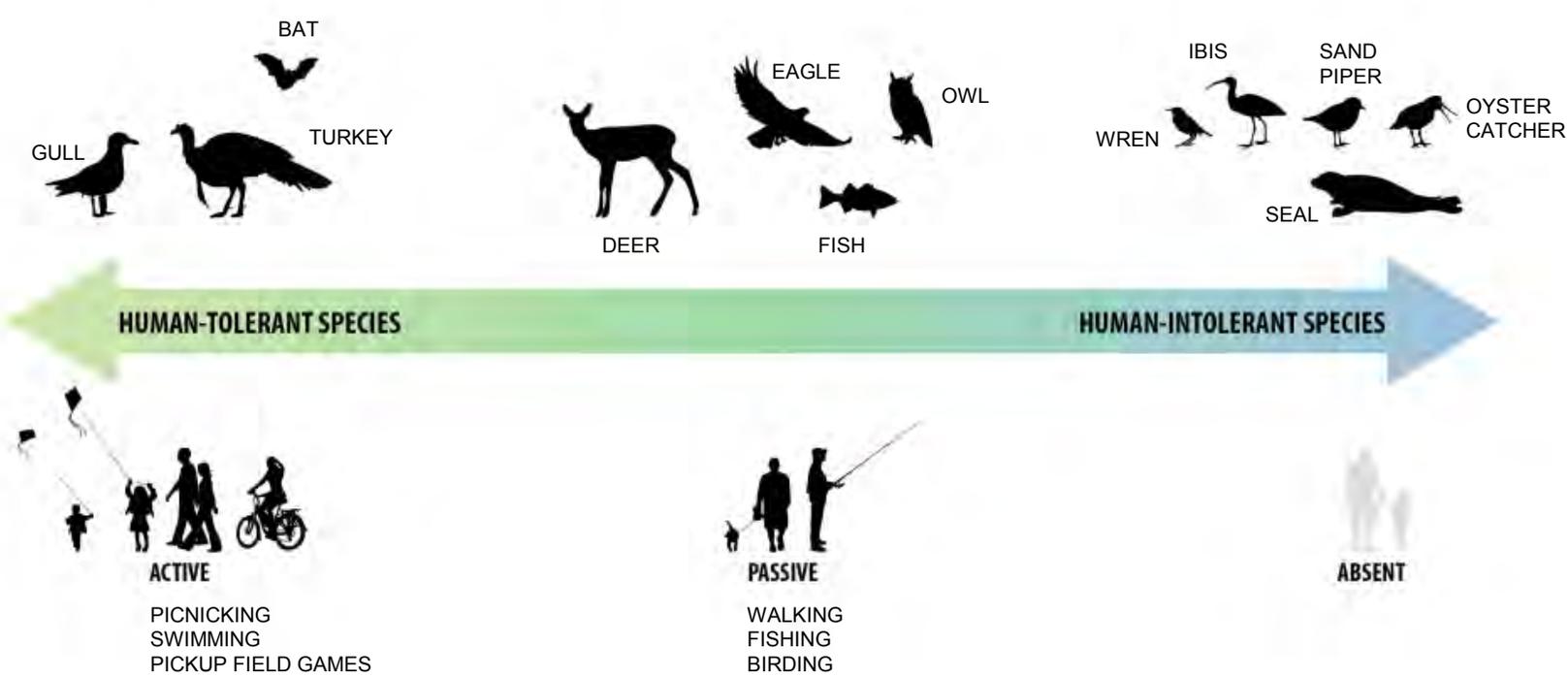
**WETLANDS & DRAINAGE**



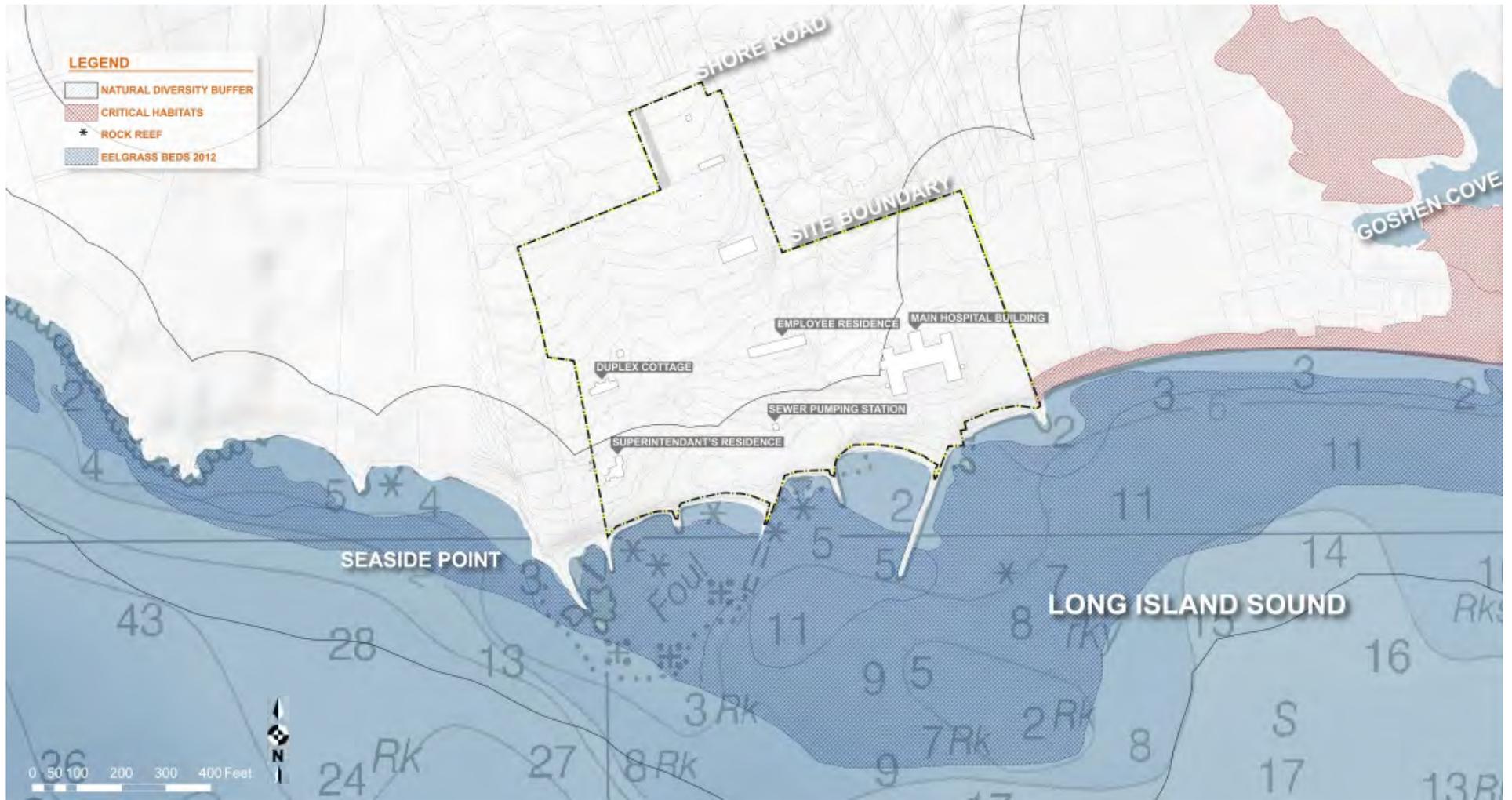
SOIL DRAINAGE CLASS



TERRESTRIAL ECOLOGY (POTENTIAL)



**HUMAN ACTIVITY & WILDLIFE CONSERVATION**



COASTAL ECOLOGY



FEMA COASTAL FLOOD ZONES



**UTILITIES & INFRASTRUCTURE**

# BUILDINGS ANALYSIS



MAIN HOSPITAL BUILDING, WEST FACADE



MAIN HOSPITAL BUILDING, SOUTH FACADE



FACE BRICK



CORROSION

### 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



EMPLOYEE BUILDING, SOUTH FACADE



EMPLOYEE BUILDING, LOOKING NORTHEAST



RAFTERS



BASEMENT CEILING

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## NOTABLE EXISTING BUILDINGS



DUPLEX COTTAGE, SOUTH FACADE



DUPLEX COTTAGE, SOUTH FACADE



STRUCTURAL BEAMS



RAFTERS

**NOTABLE EXISTING BUILDINGS**

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SUPERINTENDENT'S HOUSE, LOOKING NORTHEAST



SUPERINTENDENT'S HOUSE, NORTH FACADE



BASEMENT FLOODING



RAFTERS

### NOTABLE EXISTING BUILDINGS

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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 joints
  - 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

*Source: Wiss, Janney, Elstner Associates, Inc. Preliminary site investigations conducted January, 2015. Preliminary findings are not official record*

## BUILDING CONDITIONS ASSESSMENT: PRELIMINARY FINDINGS

- 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

*Source: Wiss, Janney, Elstner Associates, Inc. Preliminary site investigations conducted January, 2015. Preliminary findings are not official record*

**PRECEDENTS**

## 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

THE ROCKAWAYS DOUBLE DUNE RESTORATION | QUEENS, NY



## 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



PRESIDIO OFFICER'S CLUB | SAN FRANCISCO, CA

## 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

BEAR MOUNTAIN STATE PARK | HIGHLANDS, NY



**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/](https://fluidsurveys.com/s/seaside/)
  - Post something [#SeasideStatePark](#)
  - Email us [deep.seasidestatepark@ct.gov](mailto:deep.seasidestatepark@ct.gov)
  - Project website <http://www.ct.gov/deep/seaside>