



# COMMUNITY RECREATION CENTER PLANNING & DEVELOPMENT

## SITE SELECTION ANALYSIS

October 15, 2020



# Site Selection Process

## SITE SELECTION

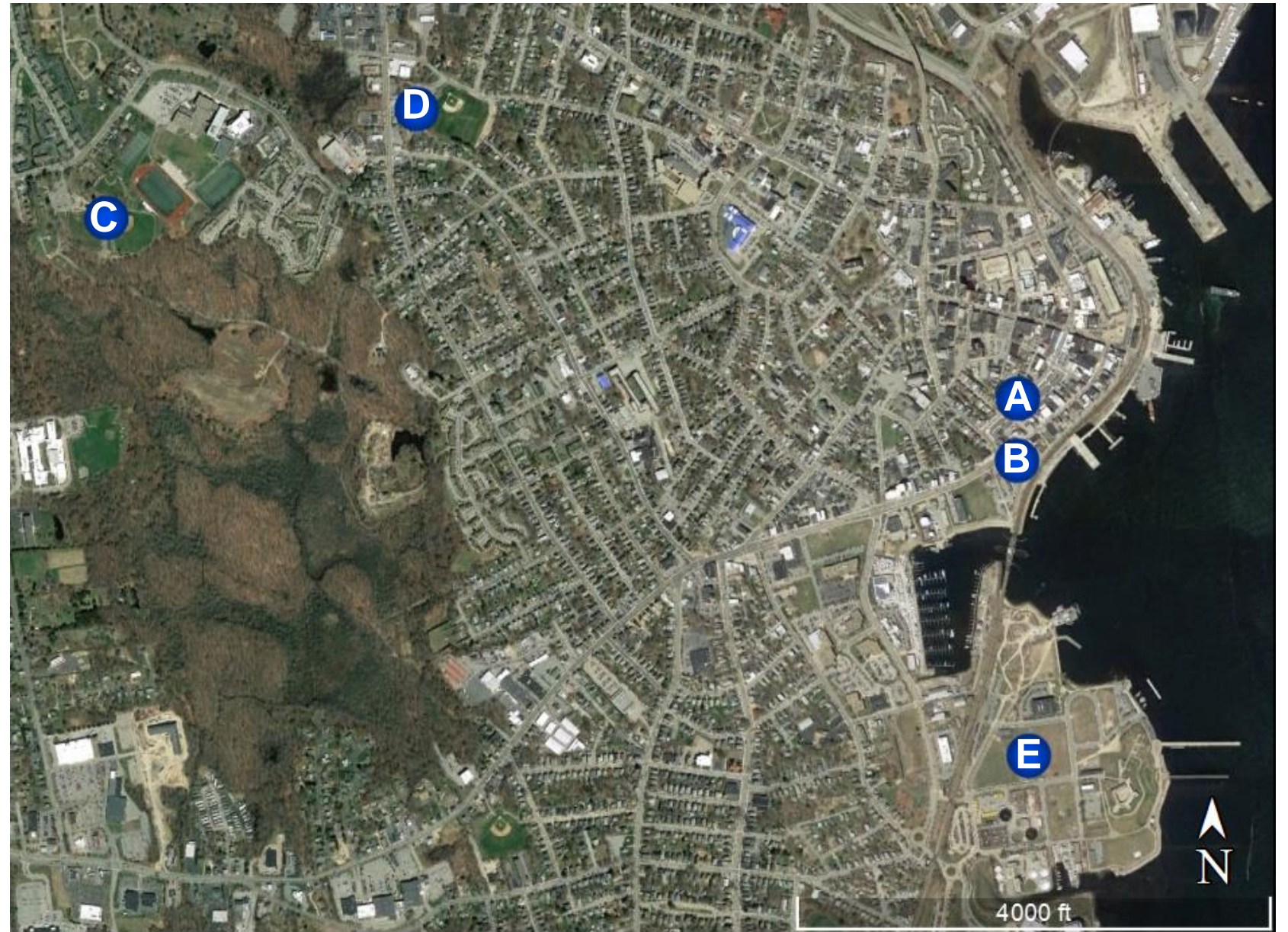
1. Real estate ownership database search
2. City inventory
3. Preliminary analysis of accommodation
4. Review and affirmation by City administration
5. Detailed evaluation
6. Preliminary presentation to Council
7. Public vetting
8. Final approval

*The minimum site requirement to accommodate the targeted program and associated parking would be 4 acres. Site configuration could require a site to be materially larger.*

# Potential Sites Analyzed

## LOCATIONS

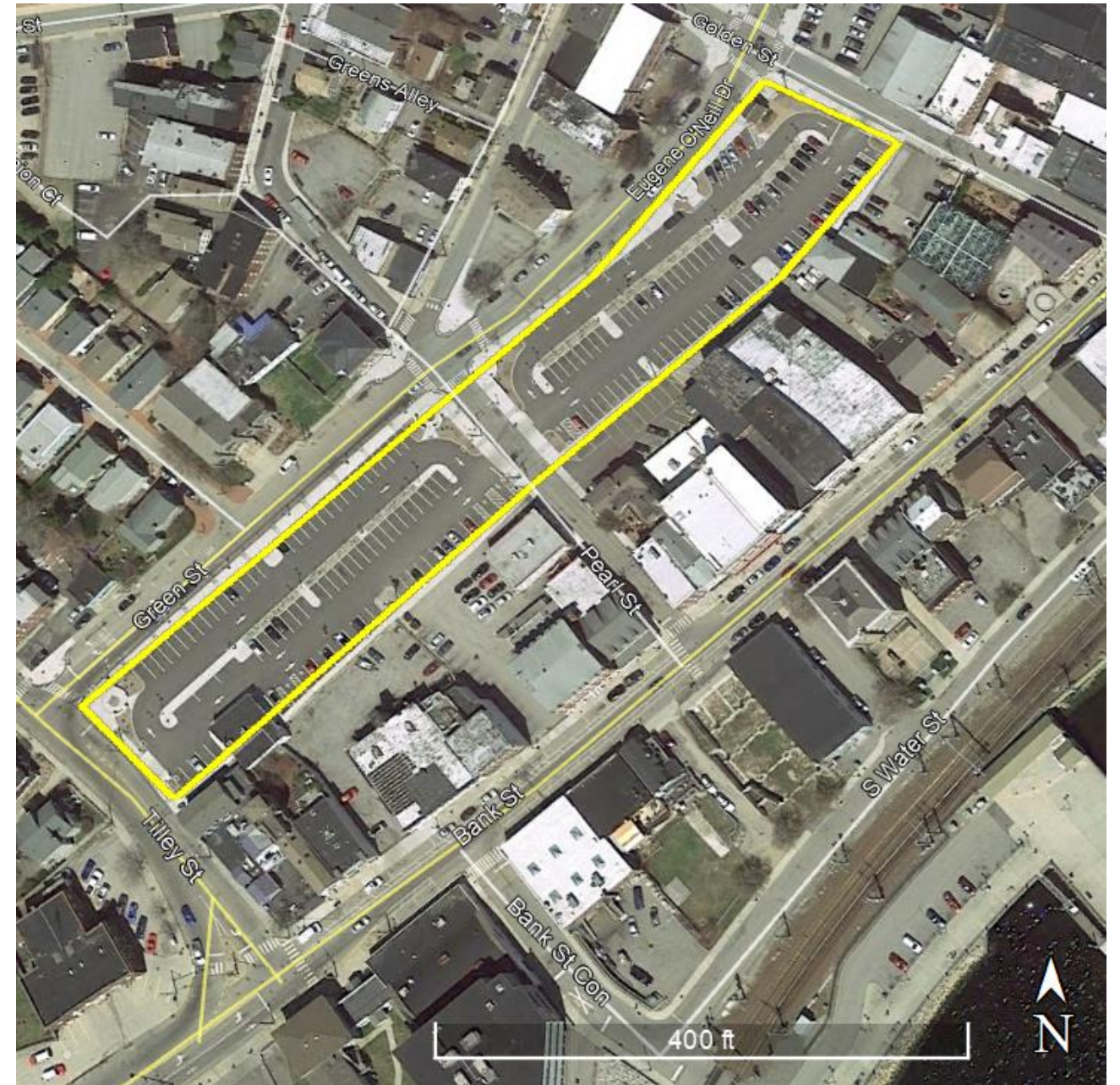
- A. 126 Green St
- B. 234 Bank St
- C. Bates Woods Park
- D. Edgerton School Property
- E. Fort Trumbull



# A. 126 Green Street

## SITE SUMMARY

- › **Description:** City-owned municipal parking lots on Green Street between Tilley and Golden Streets
- › **Footprint:** approximately 82,000 square feet (1.9 acres)
- › **Site Development Cost Risk: High**
  - Long narrow site not conducive to efficient facility design or construction
  - Lack of footprint will require substantial vertical construction and structured parking
  - Demolition and abatement
  - Potential environmental remediation



# B. 234 Bank Street

## SITE SUMMARY

- › **Description:** Privately owned downtown property near waterfront
- › **Footprint:** approximately 106,000 square feet (2.4 acres)
- › **Site Development Cost Risk: High**
  - Land acquisition and approvals
  - Lack of footprint will require some vertical construction and structured parking
  - Potential flood and water table accommodations
  - Demolition and abatement
  - Potential environmental remediation



# C. Bates Woods Park

## SITE SUMMARY

- › **Description:** City owned park with existing ballfields, playground, pavilions, and parking; Animal Control facility
- › **Footprint:** minimum 150,000 square feet south of the existing park features (~3.4 acres)
- › **Site Development Cost Risk: Medium**
  - Sloping site will require substantial grading and retaining wall construction
  - Potential environmental approvals
  - Potential environmental remediation
  - Site Utilities



Area drawn represents 150,000 square feet; actual footprint and location dependent of topography.

# D. Edgerton School Property

## SITE SUMMARY

- › **Description:** Privately owned vacant school property adjacent to Veterans Memorial Field
- › **Footprint:** approximately 145,000 square feet total (3.3 acres)
- › **Site Development Cost Risk:** Medium
  - Land acquisition and approvals
  - Demolition and abatement
  - Potential environmental remediation



# E. Fort Trumbull

## SITE SUMMARY

- › **Description:** City owned property adjacent to Fort Trumbull State Park
- › **Footprint:** approximately 324,000 square feet total (7.4 acres)
- › **Site Development Cost Risk: Low**
  - Potential flood and water table accommodations
  - Environmental remediation





# Potential Locations Analyzed

## SITE SELECTION

Potential Location	Site Development Cost Risk
A. 126 Green St	High
B. 234 Bank St	High
C. Bates Woods Park	Medium
D. Edgerton School Property	Medium
E. Fort Trumbull	Low



# Criteria Used

## SITE SELECTION

### Design & Development

- Complement other assets
- Maximize facility sharing potential; support existing & new development
- Enhance civic pride and New London brand

### Transportation

- Maximum capture of largest target market within shortest travel time
- Maximum access by vehicle, pedestrian, public transit

### Schedule

- Minimal constraints and timeline for public/zoning approvals and property acquisition
- Maximum potential for timely development

### Site Suitability

- Accommodate the community recreation center footprint, as well as parking and site development needs
- Minimal environmental or historic impacts and constraints

### Cost & Economics

- Minimal costs for property acquisition, demolition, relocation, environmental, and site-specific construction costs
- Maximum potential to generate other revenue

### Energy & Utility

- Maximum alternative energy opportunities (e.g. micro-grid, central plant, solar, etc.)

# Overall Criteria Scoring Summary

## SITE SELECTION

- › All factors considered, Fort Trumbull emerged as the most practical location.
- › Fort Trumbull’s score is driven by the ability to accommodate the full program and parking footprint on a build-ready site.

Detailed scoring and methodology is provided on the next slides.

	Site 1: Fort Trumbull	Site 2: Edgerton Property	Site 3: Bank Street Site	Site 4: Bates Woods Park
Development and Design Considerations	85	79	81	82
Transportation Considerations	65	90	85	70
Site Suitability Considerations	105	95	75	95
Cost and Economic Considerations	99	54	37	51
Schedule Considerations	56	28	12	32
Energy & Utility Considerations	9	9	9	9
<b>Overall</b>	<b>419</b>	<b>355</b>	<b>299</b>	<b>339</b>

Note: Green Street site was not included in scores because its configuration will not accommodate even the minimum program.

# Site Context

## SITE SELECTION

PART A: CONTEXT	Criteria Weighting	Site 1: Fort Trumbull		Site 2: Edgerton Property		Site 3: Downtown New London		Site 4: Bates Woods Park	
		Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score
<b>Development and Design Considerations</b>			<b>85</b>		<b>79</b>		<b>81</b>		<b>82</b>
Complement other civic assets	3	2	6	3	9	3	9	4	12
Consistent with land-use planning	5	5	25	5	25	3	15	5	25
Support for existing /new development	4	5	20	3	12	5	20	3	12
Potential to share facilities with other City agencies	3	2	6	4	12	2	6	4	12
Potential to share facilities with private partners	2	4	8	3	6	3	6	3	6
Ability to enhance civic pride / New London brand	5	4	20	3	15	5	25	3	15
<b>Transportation Considerations</b>			<b>65</b>		<b>90</b>		<b>85</b>		<b>70</b>
Capture of largest market within short travel time	5	3	15	5	25	4	20	3	15
Vehicular access	5	5	25	5	25	3	15	5	25
Pedestrian access	5	2	10	4	20	5	25	2	10
Public transit access	5	3	15	4	20	5	25	4	20
<b>Energy &amp; Utility Considerations</b>			<b>9</b>		<b>9</b>		<b>9</b>		<b>9</b>
Alternative efficient energy opportunities	3	3	9	3	9	3	9	3	9

Criteria Weighting: On a scale of 1 to 5; 5 indicates most important to selection. Multiplied by Raw Score to calculate Weighted Score.  
 Raw Score: On a scale of 1 to 5; 5 indicates strongest satisfaction of criteria.

# Site Context

## SITE SELECTION

PART B: RESOURCES	Criteria Weighting	Site 1: Fort Trumbull		Site 2: Edgerton Property		Site 3: Downtown New London		Site 4: Bates Woods Park	
		Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score	Raw Score	Weighted Score
<b>Site Suitability Considerations</b>			<b>105</b>		<b>95</b>		<b>75</b>		<b>95</b>
Accommodate targeted building footprint	5	5	25	3	15	2	10	4	20
Accommodate required parking and site development	5	5	25	2	10	1	5	5	25
Access to existing utilities	5	5	25	5	25	5	25	3	15
Environmental impacts or constraints	5	2	10	5	25	3	15	3	15
Historic, archeological, or cultural impacts	5	4	20	4	20	4	20	4	20
<b>Cost and Economic Considerations</b>			<b>99</b>		<b>54</b>		<b>37</b>		<b>51</b>
Property acquisition costs	5		25	2	10	1	5	2	10
Demolition, relocation costs	5	5	25	1	5	1	5	4	20
Environmental remediation costs	5	4	20	2	10	2	10	2	10
Site-specific costs (topography, ground water, etc.)	5	4	20	4	20	1	5	1	5
Potential to generate additional fiscal revenue	3	3	9	3	9	4	12	2	6
<b>Schedule Considerations</b>			<b>56</b>		<b>28</b>		<b>12</b>		<b>32</b>
Public approvals constraints / timeline	4	4	16	2	8	1	4	3	12
Property acquisition constraints / timeline	4	5	20	2	8	1	4	3	12
Potential for timely development	4	5	20	3	12	1	4	2	8

# Near Term Milestones

## NEXT STEPS

- › **Week of October 19th:** Town Hall and Focus Groups
  - Work session with the Council Economic Development Subcommittee October 19
  - Task Force Focus Group October 20
  - Virtual Town Hall October 21
  
- › **Week of November 2nd:** Provide feedback and follow-up information from the public engagement sessions
  
- › **Month of November:** Perform the detailed analyses resulting in a Feasible Project
  
- › **Month of December:** Development, presentation, and documentation of the Implementation Plan