

Fort Trumbull Vision

New London, CT



October 3, 2011



YALE URBAN DESIGN WORKSHOP

Fort Trumbull Vision
Introduction

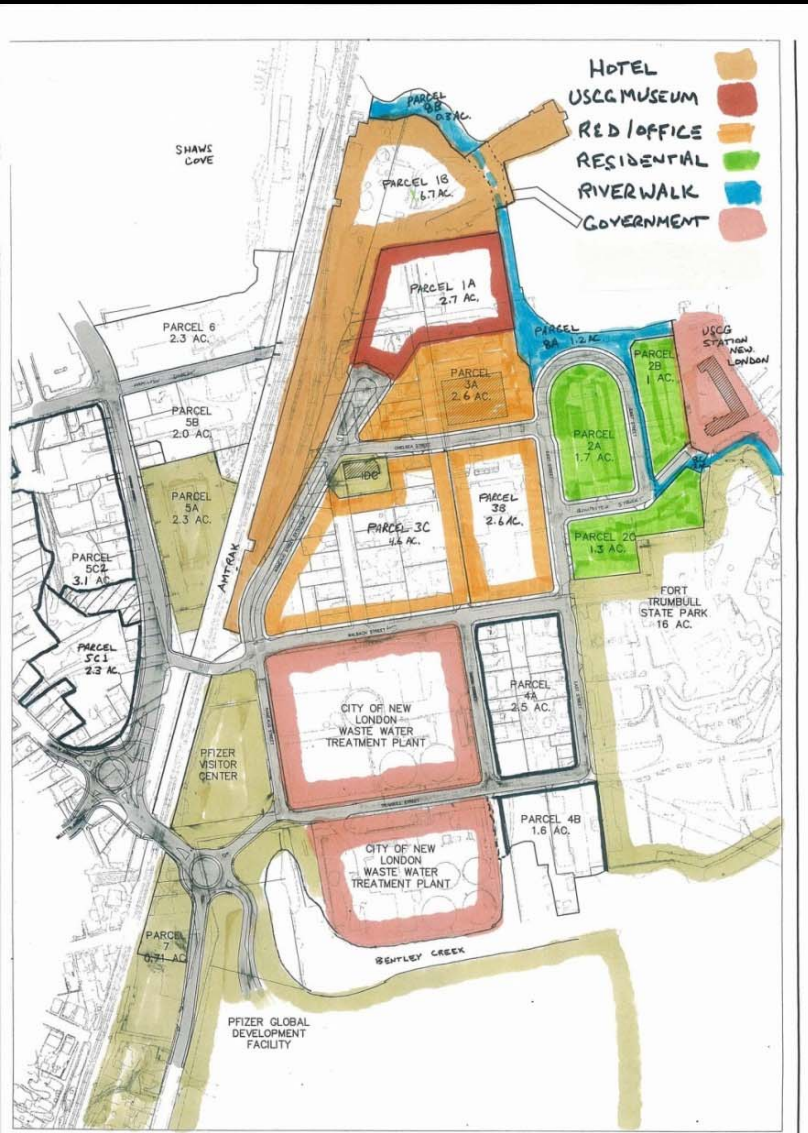


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500 Feet





DIVERSIFIED TECHNOLOGY CONSULTANTS
 500 WASHINGTON AVENUE NORTH AVENUE ST SUITE 200
 06460 NEW LONDON, CT 06460

FORT TRUMBULL MDP
 NEW LONDON, CT
 SCALE 1" = 100'
 MUNICIPAL DEVELOPMENT AREA
PARCEL MAP



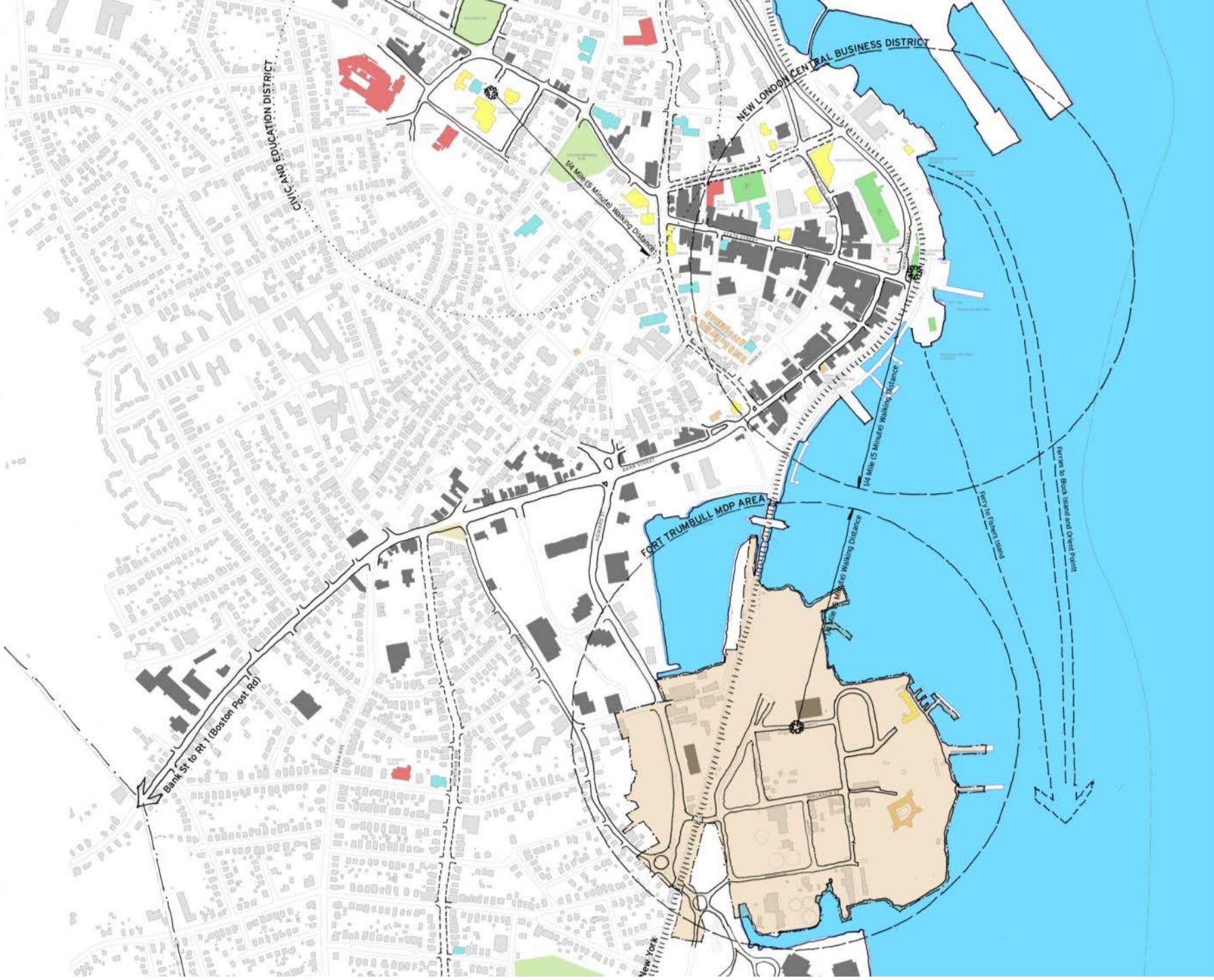
FORT TRUMBULL CONCEPT PLAN
 YALE URBAN DESIGN WORKSHOP

February 21, 2011
 1" = 200'

Fort Trumbull Vision
Process

Fort Trumbull Vision
STEERING COMMITTEE

Adam Sprecace, Chair
Sandra Chalk
Kathleen Mitchell
John Brooks
Frank McLaughlin
Robert Stillman
Martin Berliner
Martin Olsen



CIVIC AND EDUCATION DISTRICT

NEW LONDON CENTRAL BUSINESS DISTRICT

1/4 Mile (5 Minute) Walking Distance

FORT TRUMBULL MOP AREA

1/4 Mile (5 Minute) Walking Distance

Bank St to Rt (Boston Post Rd)

1/4 Mile (5 Minute) Walking Distance

Ferry to Block Island and Orient Point

New York



PUBLIC FORUM *on the future of* **FORT TRUMBULL**

The City of New London and the Yale Urban Design Workshop invite the public to participate in an open forum to discuss the future development of Fort Trumbull.

The Yale Urban Design Workshop was recently asked by the City to develop a plan for Fort Trumbull which incorporates involvement from all segments of the community. The Workshop will present a description of the planning process and a summary of discussions to date. Public participation is crucial to the success of the work and all interested parties are encouraged to attend to share their ideas.



NEW LONDON PUBLIC LIBRARY
63 Huntington Street, New London, CT 06320
7 - 9 pm, Thursday, July 29

For further information, contact Deputy Mayor Adam Spreca at 860-460-4976 or Alan Plattus at the Yale Urban Design Workshop at 203-764-5696



PUBLIC CHARRETTE

on the future of

FORT TRUMBULL

The City of New London and the Yale Urban Design Workshop invite the public to participate in a **DESIGN WORKSHOP** to plan the future development of Fort Trumbull.

Since April 2010, the Yale Urban Design Workshop has been working with the City to develop a plan for Fort Trumbull which incorporates involvement from all segments of the community. On **Saturday, April 2**, the YUDW and City will host a participatory, open **DESIGN WORKSHOP** to gather ideas and visions for Fort Trumbull through group design work. All interested parties are encouraged to participate. Coffee and cookies will be provided, and a children's table will be available.



**FORT TRUMBULL STATE PARK
CONFERENCE CENTER**
1 - 4 PM, Saturday, April 2, 2011

For further information, contact Councilor Adam Spreace at 860-460-4967 or Alan Plattus at the Yale Urban Design Workshop at 203-764-5696

Registration is not required, but if you are planning to participate, please e-mail Councilor Spreace at aspreece@ci.new-london.ct.us so that we may estimate attendance.





Fort Trumbull Vision
New London, CT

26 September, 2011

Yale Urban Design Workshop


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Fort Trumbull Vision
Executive Summary Recommendations



Building upon the schematic framework of parcels and uses provided by the Municipal Development Plan, move towards a ***comprehensive urban design concept*** for the Fort Trumbull area that anticipates the creation over time of a distinctive mixed-use urban neighborhood, creating economic development opportunities built around the historic and scenic resources of the site.



Position Fort Trumbull as *a unique regional destination*, development opportunity and mixed-use neighborhood linking to and complementing, but not directly competing with, Downtown New London and the Bank Street corridor, using distinctive architecture and landscape, as well as programming and special



Strengthen and multiply the *connections* of the site to the City of New London, particularly its historic Downtown, and to the region, using pedestrian and bicycle networks, vehicular corridors and public transit to re-connect the



Pursue a new pedestrian bridge connecting Fort Trumbull to the Waterfront Park across the entrance to Shaw's Cove, either connected to or parallel to the railroad bridge. The importance of this link for the development and public accessibility of Fort Trumbull cannot be exaggerated, as it will link residents and employees to the Downtown, the train station and ferry pier, as well as making the waterfront continuously accessible from the Parade to Fort Trumbull State Park. The bridge should also provide a distinctive and dramatic image that



Improve the Howard Street corridor as the major vehicular gateway to the Fort Trumbull area, enhancing pedestrian and bicycle access to and along the corridor, while directing future commercial development towards the creation of an urban streetscape that will eventually link to the Downtown via Bank Street



Pursue through Amtrak and the CT Department of Transportation a secondary train stop at the Fort Trumbull site, with platforms, a pedestrian overpass, related commercial development and connections to structured parking (Parcels 5A and 1B), turning the entire Fort Trumbull project into a model of transit-



Explore a seasonal water taxi network connecting Fort Trumbull, Downtown New London, Groton and possibly other destinations as an attraction and amenity for



Develop stronger pedestrian connections to the Shaw's Cove area, emphasizing continuous pedestrian and bicycle routes along the waterfront wherever



Reinstate and reinforce the street grid as the principal structuring armature for development in the Fort Trumbull area, avoiding wherever possible cul-de-sacs, parking oriented development, and in general the feel of a suburban neighborhood or office park; and, wherever possible, relate new development directly to public streets, with sidewalks and streetscape that emphasizes the



Preserve and enhance views and access to the waterfront and to Fort Trumbull as an important secondary structure for the urban design of the area, while also preserving and enhancing the natural topography of the site, with its dramatic rock outcroppings, wherever feasible. Emphasize water-related (and dependent)



Structure new development around existing and ***proposed anchor uses*** and elements, including Fort Trumbull itself as the signature anchor and icon for the site, and eventually including any or all of the following:



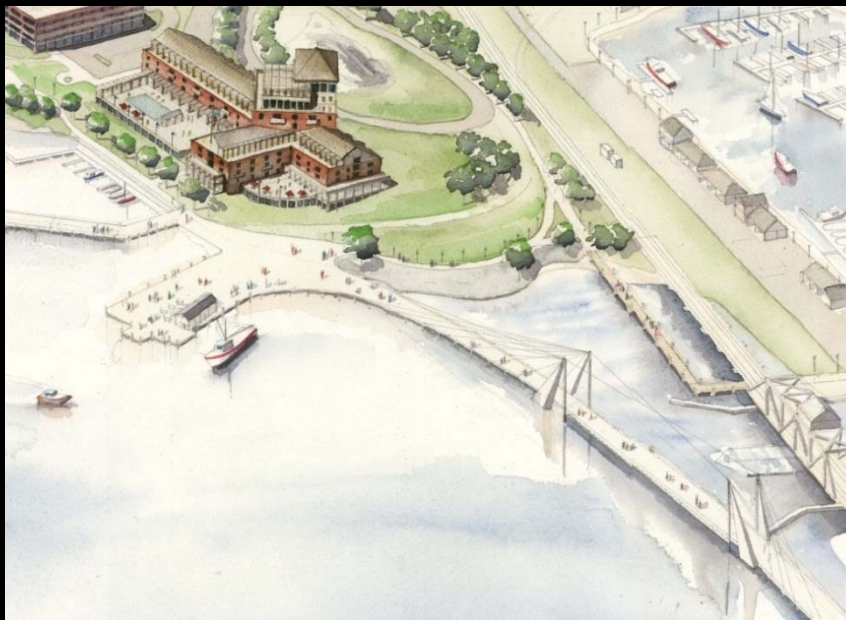
A destination New England style seaside resort hotel with small conference center, banquet facilities and spa serving the City and the region, as well as immediately adjacent uses such as Fort Trumbull State Park and future waterfront and recreational uses (Parcels 1A and 1B);

A revitalized commercial fishing pier with public access and restaurant facilities (Parcel 1B)



A cultural institution, ideally related to the history of the site, complementing and relating to Fort Trumbull State Park (Parcels 1A and 1B or Parcels 4B and/or 4A)

A public band shell for outdoor concerts and other events (Fort Trumbull State



A new pedestrian bridge connected to the Downtown portion of the Waterfront Park (Parcel 1B)



Treat other development, primarily commercial and residential, as appropriately scaled *neighborhood fabric* in relation to anchor uses, keeping that fabric street-oriented, rather than parking-oriented, wherever possible.



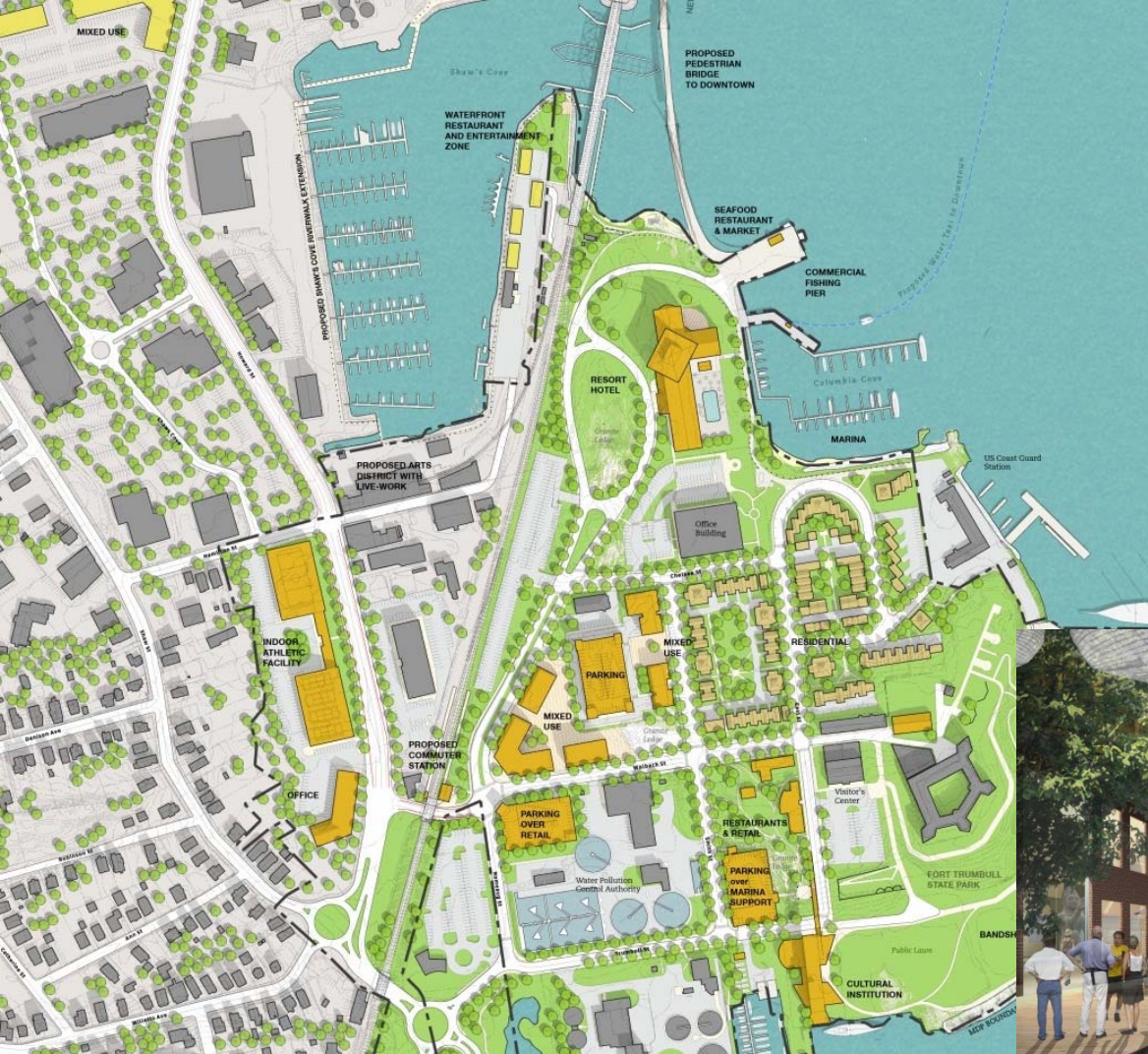
Develop Parcel 4A in relation to its significance, its unique and somewhat difficult *topography*, and to Fort Trumbull as a carefully calibrated combination of public open space connecting development to the north to the Fort, incorporating cultural, entertainment, restaurant and recreational uses as



Develop Parcel 5C as **commercial recreational development**, possibly including a hockey rink, tennis courts, and health club, oriented toward Howard Street, with



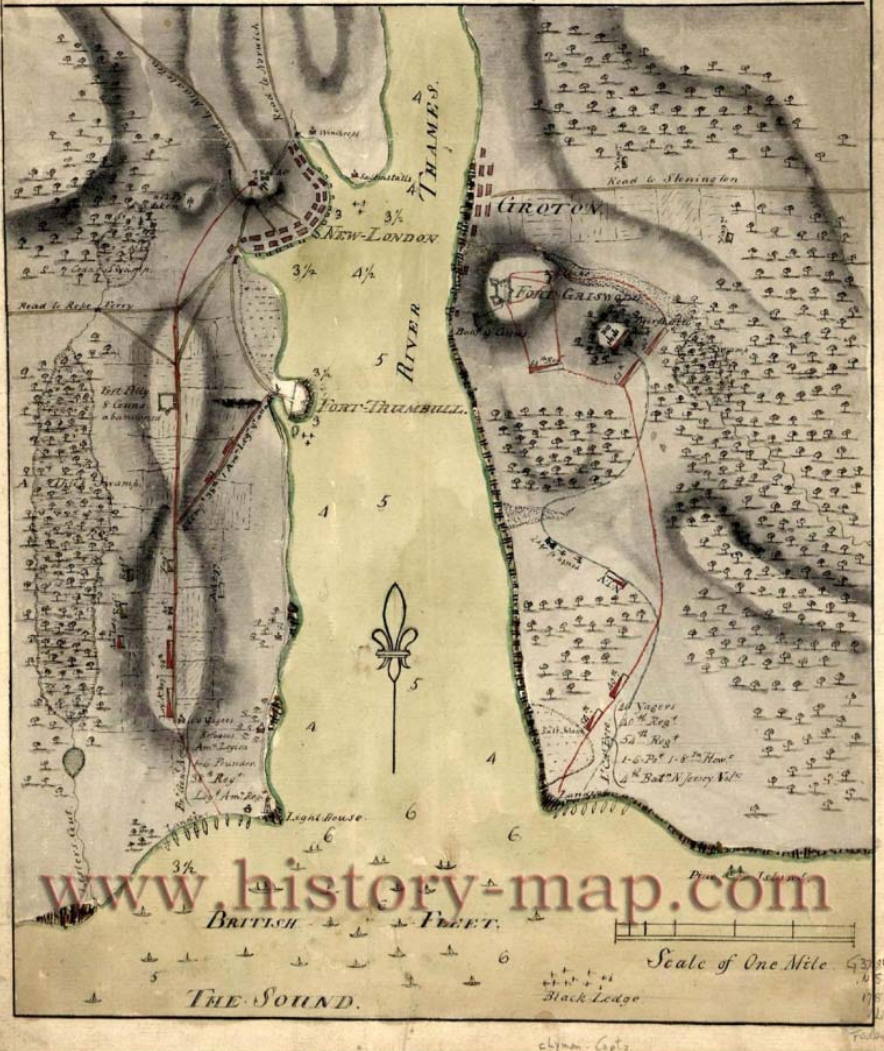
Locate and **develop structured parking** to serve current and future development on the site (Parcel 3C, Parcel 4A, and/or corner of WWPCA site), ensuring that parking lots and parking structures are, wherever possible, located in the middle of blocks and behind buildings with significant street frontage, and are based on the concept of shared parking serving all of the uses within a walkable Fort



Develop the Hamilton Street corridor as *arts oriented mixed-use development* (per earlier plans), including studio space, galleries, live-work units, and related commercial development, preserving existing buildings wherever possible, and using the corridor to link to the Shaw's Cove area, especially the eastern side of

A SKETCH of NEW LONDON & GROTON

with the Attacks made on
FORTS TRUMBULL & GRIEWOLD by the BRITISH TROOPS
under the Command of BRIG. GEN. ARNOLD, Sept 6th 1781.



Develop a **Heritage Trail** linking Fort Trumbull with key historic sites in the City via a combination of public transit, pedestrian, bicycle, vehicular and water taxi networks, and using Fort Trumbull State Park as both an anchor destination and a starting point for heritage tourism



Establish a ***Fort Trumbull Action Committee and Design Review Board***, including representatives of the City, the local stakeholders, the NLDC, preservationists and local design professionals, to provide stewardship for the recommendations of this report and review any future development proposals for compliance with this Plan.

PUBLIC FORUM

on the future of

FORT TRUMBULL

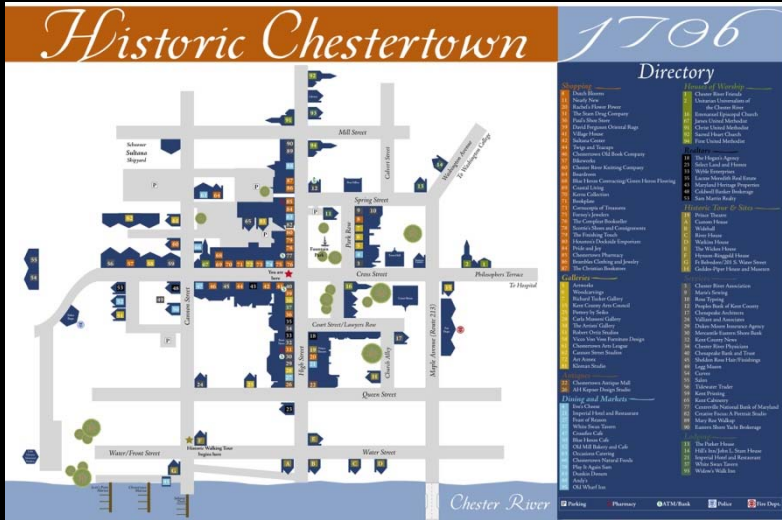
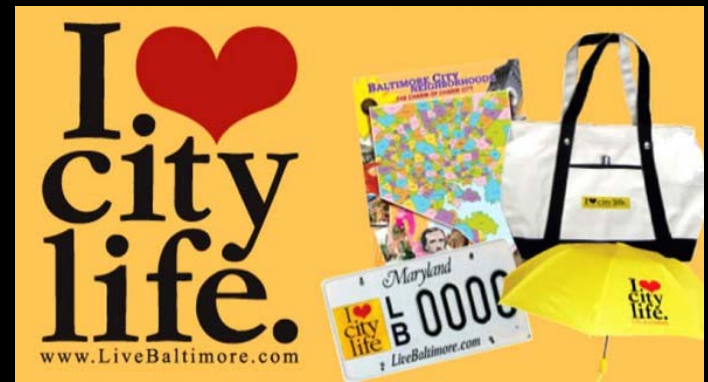
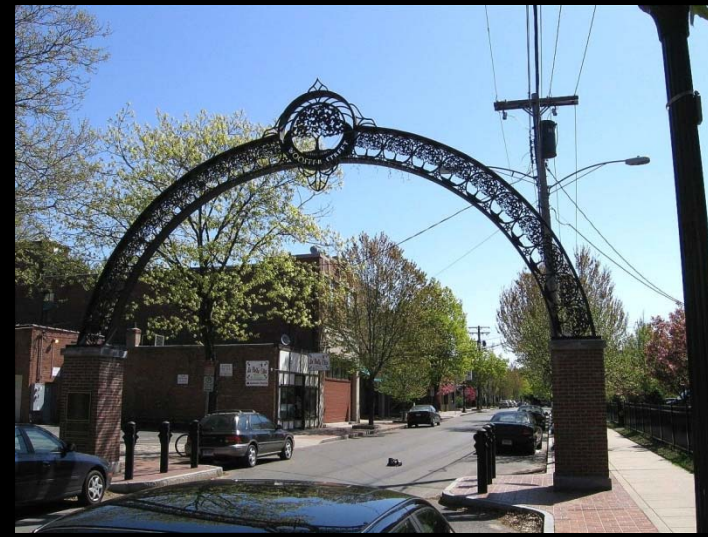
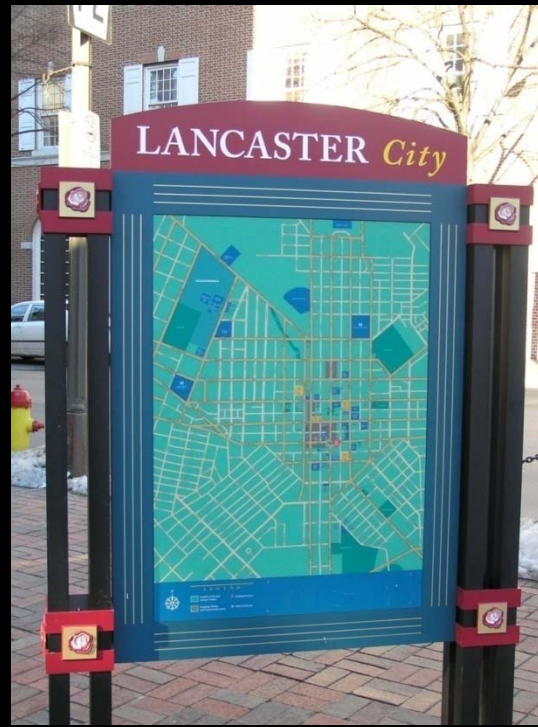
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Actively publicize, promote and **market the Fort Trumbull area** and this Plan through a media campaign, public events, a web site, and meetings with State and national economic development, transportation and tourism officials.

Organize meetings and visits for developers to view the site and be introduced to the plan. Work with local legislators and other public officials to put a constructive image of Fort Trumbull back into the forefront of the regional and State agenda. Review potentially available State and federal (H.U.D., E.P.A.,

Fort Trumbull Vision
Next Steps

GOAL	ACTION	TIMING	PRINCIPAL INITIATOR	PRINCIPAL PARTNER	FUNDING SOURCES	NOTES
Connecting to New London						
Pedestrian Bridge	Initiate discussions with Amtrak and ConnDOT about the possibility of a operable or connected bridge to downtown across Shaw's Cove	Immediate	City of New London City Council with CT and U.S. Reps/Senators and support of City of New London ODP, FTAC	NLDC, ConnDECD, ConnDOT, Amtrak	n/a	Discussions with Amtrak could be initiated from the Federal legislative level; See page 25 for additional discussion of the bridge
	Investigate and obtain funding for bridge from Federal, State and Local sources. Develop design for marketing, PR and fundraising	Short Term	City of New London City Council with CT and U.S. Reps/Senators and support of City of New London ODP, FTAC	NLDC, ConnDECD, US EDA	SCCOG planning funding, Federal, State, Local funds	A freestanding bridge could be a signature waterfront element and should be designed to take advantage of views
	Build Bridge	Mid Term	City of New London ODP, FTAC	NLDC, ConnDECD, US EDA	Federal, State, Local funds, STIP	Investigate funding from multimodal transit funds
Improve Howard Street Corridor	Investigate opportunities for modifying Howard Street to a more pedestrian and bicycle friendly environment, using a "complete streets" concept	Immediate	City of New London City Council and OPD, Public Works, FTAC	ConnDOT, SCCOG	SCCOG planning funding, Local, State Funds	Should include a review of street widths, traffic speeds, safe bike lanes, and pedestrian streetscape. See also page 29
	Reconstruct Howard / Bank Street Intersection	In Progress	City of New London ODP / Public Works, FTAC	ConnDOT, SCCOG	Local, State Funds	See also page 29
	Develop and implement short term improvements to Howard Street Corridor (e.g., bicycle lanes)	Immediate	City of New London ODP / Public Works, FTAC			
	Reconstruct Howard Street to "complete street"	Long Term			Local, State Funds, STIP	
Better connect Fort Trumbull to Downtown with bicycle connections	Develop continuous and safe bicycle route along Howard St and Bank St. Coordinate with "Choices for New London: Neighborhood Planning Strategy" by the Cecil Group, Oct 2010	Immediate	City of New London ODP, Public Works, FTAC	Bike New London	Local Funds	Should be developed as part of a comprehensive, city-wide bicycle lane program, See page 29
Establish a commuter rail station at Fort Trumbull	Explore the option for a commuter rail platform or station in Fort Trumbull with ConnDOT and Amtrak	Short Term	City of New London City Council with CT and U.S. Reps/Senators and support of City of New London ODP, FTAC	NLDC, ConnDECD, ConnDOT, Amtrak, FT Stakeholders	n/a	See also page 31
	If approved, proceed with design and construction	Long Term	ConnDOT, FTAC	NLDC, City of New London OPD	Federal, State, Local funds, STIP	
Develop a seasonal water taxi network	Explore and develop a feasibility study of a publicly or privately operated water taxi network	Immediate	City of New London ODP, Port Authority, FTAC	ConnDOT, Southeast Area Transit District, NLDC		A water taxi could provide immediate improved access with little cost, see also page 31
	Issue RFP for private operators or develop system with SEAT or other municipal agency	Short Term	City of New London ODP, Port Authority, FTAC	ConnDOT, Southeast Area Transit District, NLDC	Public-Private Partnership	
Develop a Shaw's Cove multimodal trail connecting downtown with Fort Trumbull	Explore possibilities of a trail with private land owners abutting Shaw's Cove and explore sources of funding for trail design and construction	Immediate	City of New London ODP, FTAC	Private Property Owners, NLDC	n/a	See also page 29
	Design and construct multimodal trail	Short Term	City of New London ODP/PW, FTAC	Private Property Owners, NLDC	Local, State Funds, ConnDOT RT funds	

GOAL	ACTION	TIMING	PRINCIPAL INITIATOR	PRINCIPAL PARTNER	FUNDING SOURCES	NOTES
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Development

Develop 80 units of housing	Design and Construct Housing	In Progress	Riverbank Construction, NLDC, FTAC		Private	See also pages 46-47
Develop Transient Boaters Marina off Parcel 8A	Select Developer and proceed with development	In Progress	NLDC/Private Developer, FTAC		Private	See also pages 48-51
Develop Hotel at Fort Trumbull	Issue expanded RFP for Hotel Developers	Immediate	NLDC, New London EDC, FTAC			See also pages 38-39
	Proceed with development and construction of Hotel	Short Term	NLDC/Private Developer, FTAC	New London EDC	Private	
Redevelop the commercial fishing pier, retaining the fishing fleet but creating a publicly accessible area with fish market and restaurant	Explore redevelopment of the Fishing Pier with current fishing fleet leaseholder; Issue RFP for redevelopment of the pier as partnership with current leaseholder.	Immediate	NLDC, City of New London EDC, OPD, FTAC			See also pages 48-51
	Redevelop Pier	Short Term	NLDC/Private Developer, FTAC	New London EDC	Private	
Develop indoor athletic uses on parcel 5C	Issue RFP for development of 5C	Immediate	NLDC, New London EDC, FTAC	New London EDC		See also pages 48-51
	Develop 5C	Short Term	NLDC/Private Developer, FTAC	New London EDC	Private	
Locate and Develop structured parking within Fort Trumbull	Explore possibility of public or private development of garage facility independent of other uses. Identify site for parking garage	Immediate	NLDC, City of New London ODP, Parking Commission, FTAC	ConnDOT		See also pages 32-33
	Investigate funding sources for garage facility, perhaps in conjunction with cultural facility, commuter platform, Electric Boat, Hotel Developer, or other private development. Issue RFP for garage developer or initiate public development process	Short Term	NLDC, City of New London ODP, Parking Commission, FTAC	ConnDOT, Developers		
	Design and Construct Garage	Mid Term	Selected development agent, FTAC	NLDC, City of New London ODP, Parking Commission	Public-Private partnership	
Develop Hamilton Street as a mixed use arts corridor	Review current zoning and explore changes to allow arts-related live work uses. If necessary, create zoning overlay. Explore public infrastructure improvements and environmental contamination issues.	Immediate	City of New London ODP, New London Landmarks, FTAC	NLDC, Property Owners, Private Developers, New London EDC	US EPA Brownfields	See also pages 48-51
	Work with property owners or acquire property to pursue Arts District development	Short Term	City of New London ODP, New London Landmarks, FTAC	NLDC, Property Owners, Private Developers, New London EDC	Private	See also pages 48-51

GOAL	ACTION	TIMING	PRINCIPAL INITIATOR	PRINCIPAL PARTNER	FUNDING SOURCES	NOTES
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Other Goals

Market the entire Fort Trumbull area to attract businesses, residents, tourists	Develop a comprehensive marketing plan for Fort Trumbull	Immediate	NLDC, City of New London EDC, FTAC	City of New London, NLDC, ConnDEEP, Chamber of Commerce, Stillman Organization and other site developers, current property owner	Private, Local, and State funds	The New London EDC could take a central role in coordinating the marketing of all aspects of Fort Trumbull
Construct a Coast Guard Bandshell at Fort Trumbull	Explore bandshell concept with US Coast Guard, ConnDEEP. Explore funding and management structure	Short Term	City of New London City Council, FTAC	US Coast Guard, ConnDEEP, private Coast Guard organizations, ConnDECD	Private, Local, State, and Federal funds	See also page 44-45
	Develop design and construct bandshell	Mid Term				
Develop more intensive programming and Marketing for Fort Trumbull State Park		Immediate	City of New London, ConnDEEP, FTAC			
Develop a heritage trail linking historic sites in the region		Short Term	City of New London, FTAC	ConnDECD, ConnDEEP		
Establish a Fort Trumbull Action Committee and Design Review Board	Establish committee, appoint and charge members with stewardship of the master plan	Immediate	City of New London P&Z / City Council	New London Landmarks, NLDC		The Fort Trumbull Action Committee should become the stewards of this plan, coordinating its recommendations and advocating for its goals

