

Public Presentation

Haddam Jail Reuse Planning Project

June 29, 2017

Criteria Used to Develop Reuse Options

Reuse Criteria

- Public Access
- Sites Physical Capacity
- Financially Self-Sustaining
- Historic Character Compatibility
- Market ready
- Sanitary Flow Limitations

Agenda

- I. Opening
- II. Background
- III. Assess Existing Conditions
- IV. Summary of Criteria Used to Develop Reuse Options
- V. Site and Context
 - Site elements and physical capacity
 - Parking considerations
- VI. Reuse Alternatives
- VII. Next Steps
 - Selection of a Preferred Reuse Alternative
 - ProForma Fiscal Analysis for Preferred Reuse Alternative
 - Engagement with Real Estate / Developer Community
 - Approaches to Resolve Fiscal Gap
 - Final Report Summarizing Existing Conditions & Recommendations moving forward
- VIII. Public Discussion and Questions



Background

Site Setting



Existing Conditions



Existing Conditions



Building Name	Construction Date	Historical Use	Recent/Current Use
Jailhouse	1845 With additions in 1878 - 1899	Haddam County Jail & Jailers "Mansion"	Formerly Connecticut Justice Academy (Training facility for correctional officers) Currently vacant
Town "Annex" Building	~late 1800s Renovated as classrooms in 1973- 1974 Renovated for "Annex" use in ~2001	Dairy/Cow barn	Formerly classrooms for CT Justice Academy Currently a meeting space & the Town of Haddam Health Department Office
Pump House	~early 1900s	Garage & Pump house	Storage Garage & Pump house
Barn	~1855	Corn house & Piggery	Currently storage space
Shed	~1855	Farm shed/storage	Currently storage space



Assess Existing Conditions

Assess Existing Conditions

- Objectives:
 - Evaluate physical condition for potential reuse
 - Determine drivers that affect the potential for reuse
 - Identify the challenges
 - associated with site reuse



Assess Existing Conditions

Summary of Tasks Undertaken

- Environmental Site Assessment, Wetlands
- Hazardous Building Material Survey
- Mechanical, Electrical, Plumbing
- Structural/Architectural Floor Plans
- Septic Evaluation
- Septic Leaching Field
- Market Analysis

Environmental Assessment

Scope – Phase I & Phase II ESA

Ground penetrating radar	Septic tank sample & analysis
Soil borings & soil analysis	Potable supply well sampling & analysis
Monitoring wells & groundwater analysis	Concrete chip sampling & analysis

Results

- 2,000-gallon fuel oil UST
- Low concentrations of pesticides and lead in soil
- Non detect for potable supply well sample

Hazardous Building Material Survey

- Asbestos

Flooring	Sheet rock
Adhesives	Pipe insulation
Window & flashing caulking	

- Lead Based Paint

Wood (floor, wall)	Painted Plaster
Metal	Painted Brick

Mechanical, Electrical, Plumbing & Water

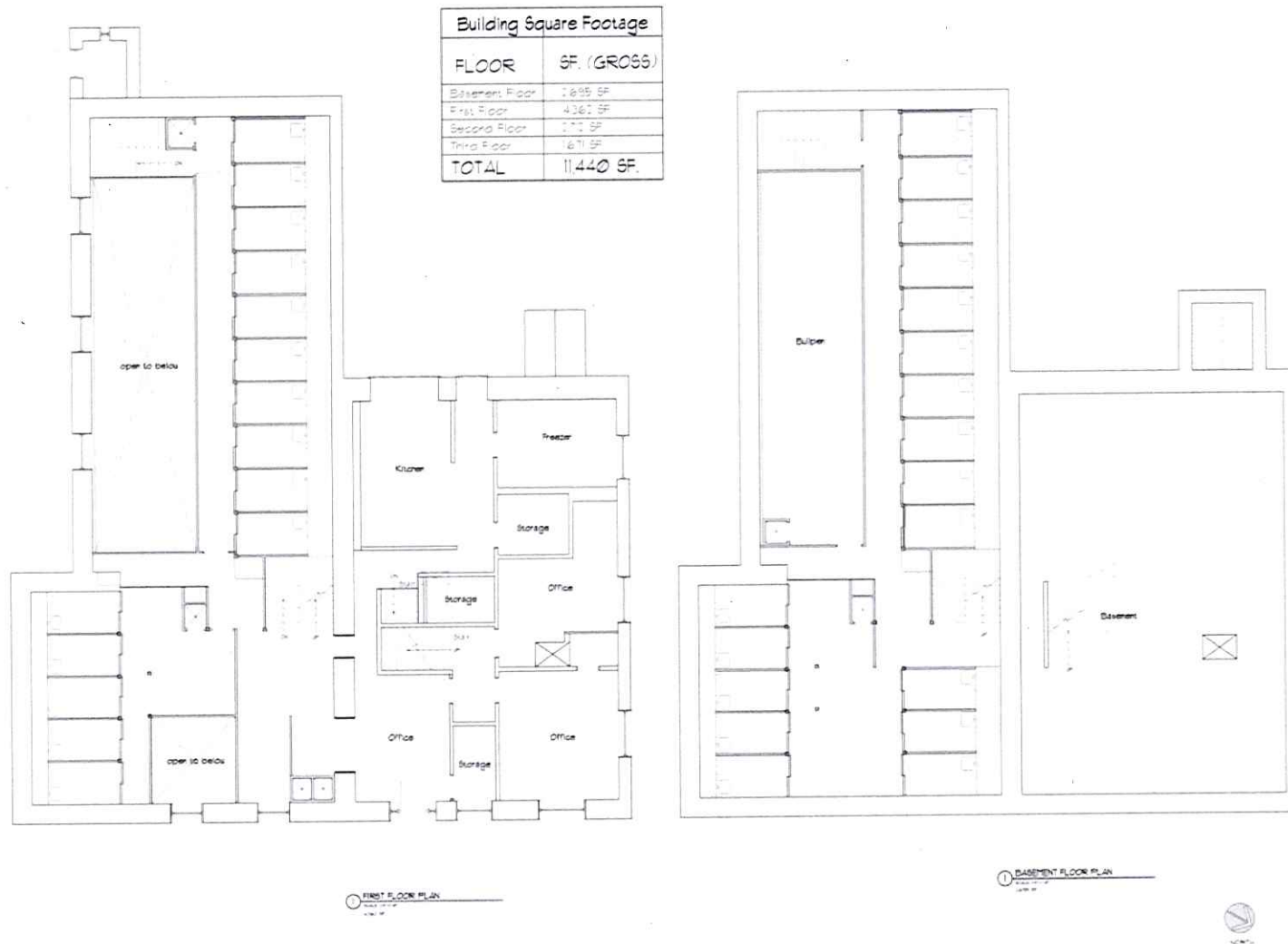
- Jail building existing MEP systems are not usable and will need to be replaced
- Water Supply

Location	Condition	Re-Usable
Jail Pump House	6-inch drilled well Well depth & yield unknown Inoperative ~1980's	Well - Possibly
Cistern Well	8-inch drilled 191 feet Reported ~30 gal/min yield	Well – Yes Cistern – No
Annex Building	6-inch drilled 360 feet Reported ~22 gal/min yield	Well – Yes

Structural Evaluation

Jailhouse	<ul style="list-style-type: none">• Intact and suitable for reuse• Exterior walls require repointing• Water infiltration damage mitigated by Town's actions
Jail Pumphouse	<ul style="list-style-type: none">• Cracking in exterior concrete walls
Cornhouse/Piggery	<ul style="list-style-type: none">• Deterioration of wood floor deck and framing• Evidence of water and insect damage
Shed	<ul style="list-style-type: none">• Gaps between stone walls and wood framing allow infiltration• Posts supporting frame set on floor slabs rather than foundations
Root Cellar	<ul style="list-style-type: none">• Chambers have different construction methods• Roof slab of the center chamber has radial cracks and is sagging• Ceiling is buried under several inches of soil

Jail Building Architectural Floor Plans



Jail Building Architectural Floor Plans



Architectural Plans



Architectural Plans



Septic Evaluation

- Jail and Annex Building Septic Tank



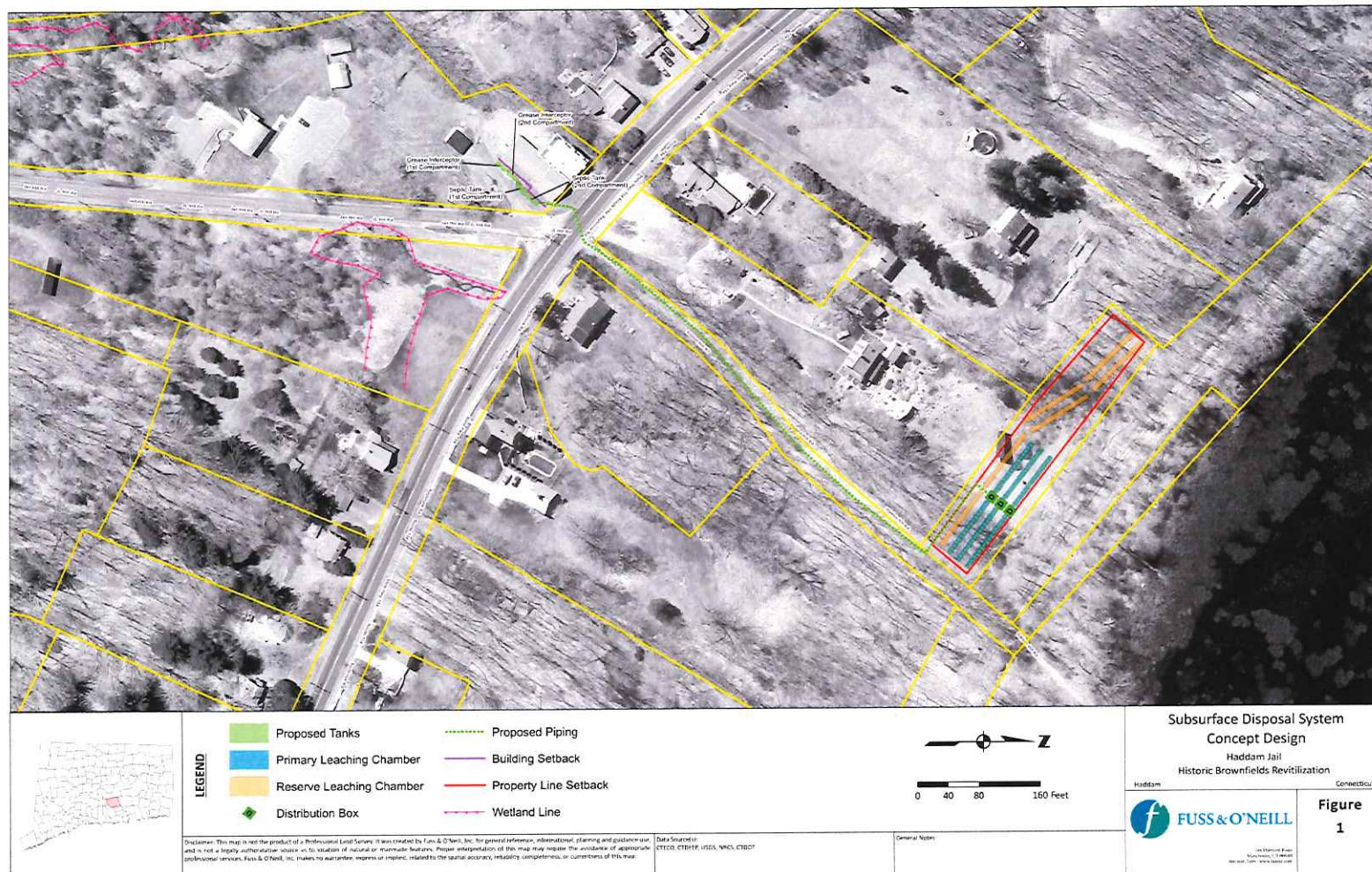
Septic Leaching Field



Septic Leaching Field – Station Hill Road

- Station Hill Road Parcel
 - Approximately 0.75 acres
 - <5,000 gallons per day State Health Department Regulated System
 - 12-inches of cover & 48-inches deep
 - Footprint of 44 feet x 163 feet
 - Replacement of piping from the jail parcel required
- Permitting of a >5,000 gpd system (DEEP Approval) on either Station Hill Road or Jail parcel is unlikely
 - Setback distances (wetlands, property line, utilities)
 - 21-day travel time

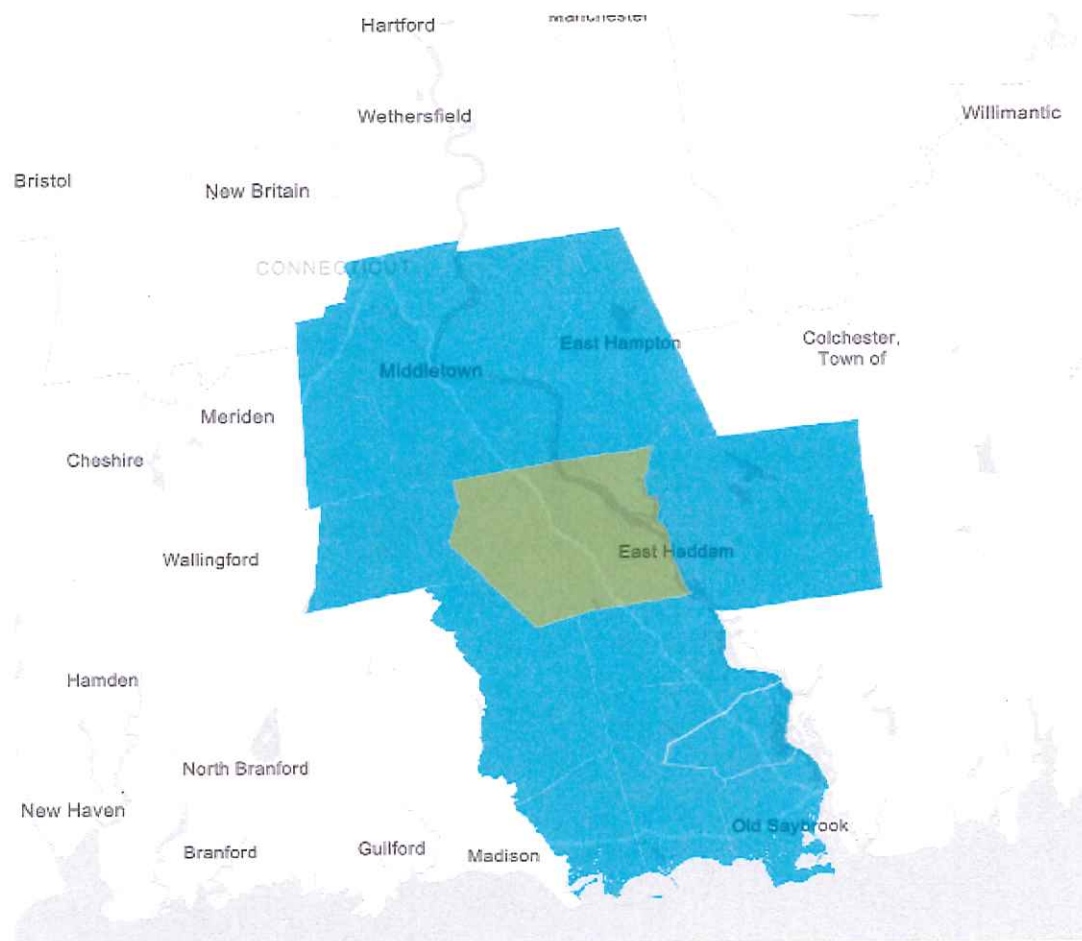
Septic Leaching Field Station Hill Road



K:\P216231\HADDAM\SDS Concept Design.mxd

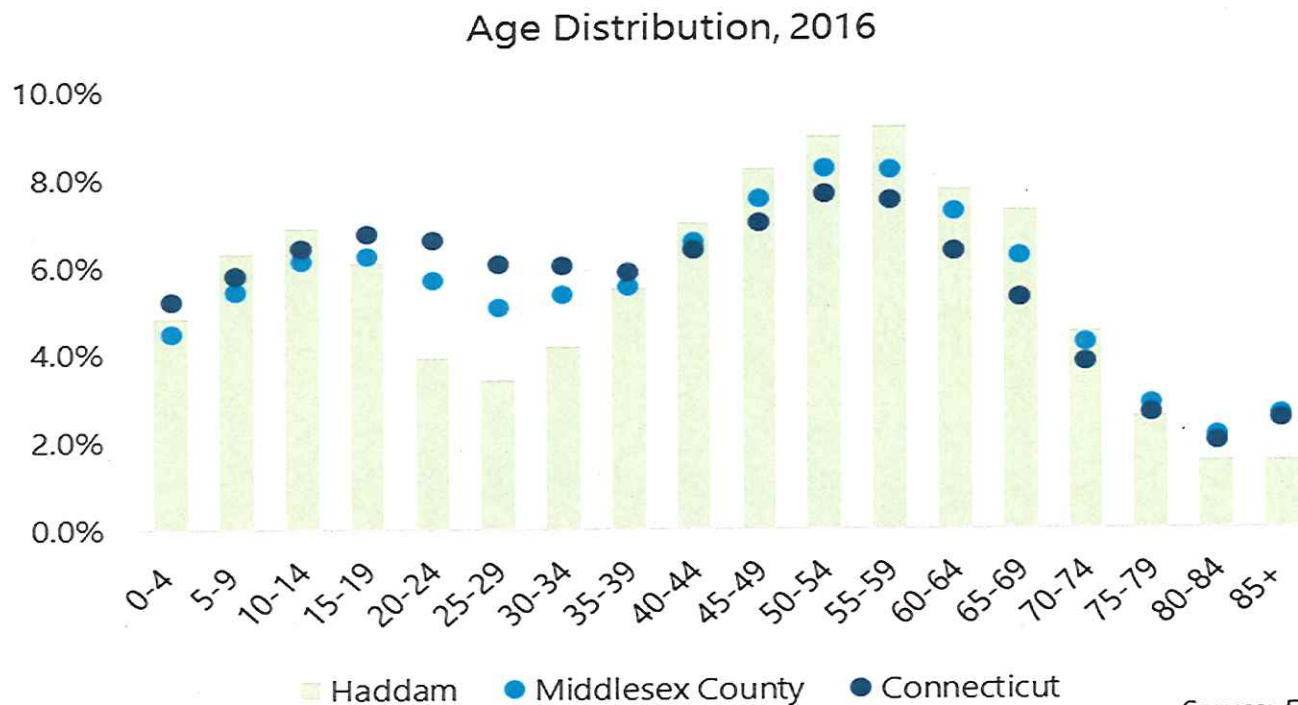
Market Analysis – Camoin Associates

- Assessment of Supply and Demand for:
 - Retail
 - Office
 - Residential
 - Public



Market Analysis

- Two market segments
 - Baby Boomers
 - School Age Kids
 - Notable lack of young adults



Source: Esri

Market Analysis Observations

Socioeconomic Characteristics

- No population growth = Limited new demand
- Town's population is bi-modally distributed
- Aging Market
- Middletown – presents an opportunity as Haddam's neighbor

Market Analysis Observations

Residential

- Limited activity following the recession
- Older housing stock dominated by expensive single-family homes
- Rental or affordable options present an opportunity

Market Analysis Observations

Retail & Services

- Strong Household Income = Spending Power
- Underserved Market
- Full-service restaurant is needed

Marketing Analysis - Conclusions

Bottom Line

- There is little diversity and not a lot of movement in the market.
- Immediate opportunities are about re-capture instead of capitalizing on emerging trends or growing markets.
- Quality will be important. Tying in re-use to Haddam's history and telling a compelling story will be critical.



Reuse Options Development Criteria

Criteria Used to Develop Reuse Options

Reuse Criteria

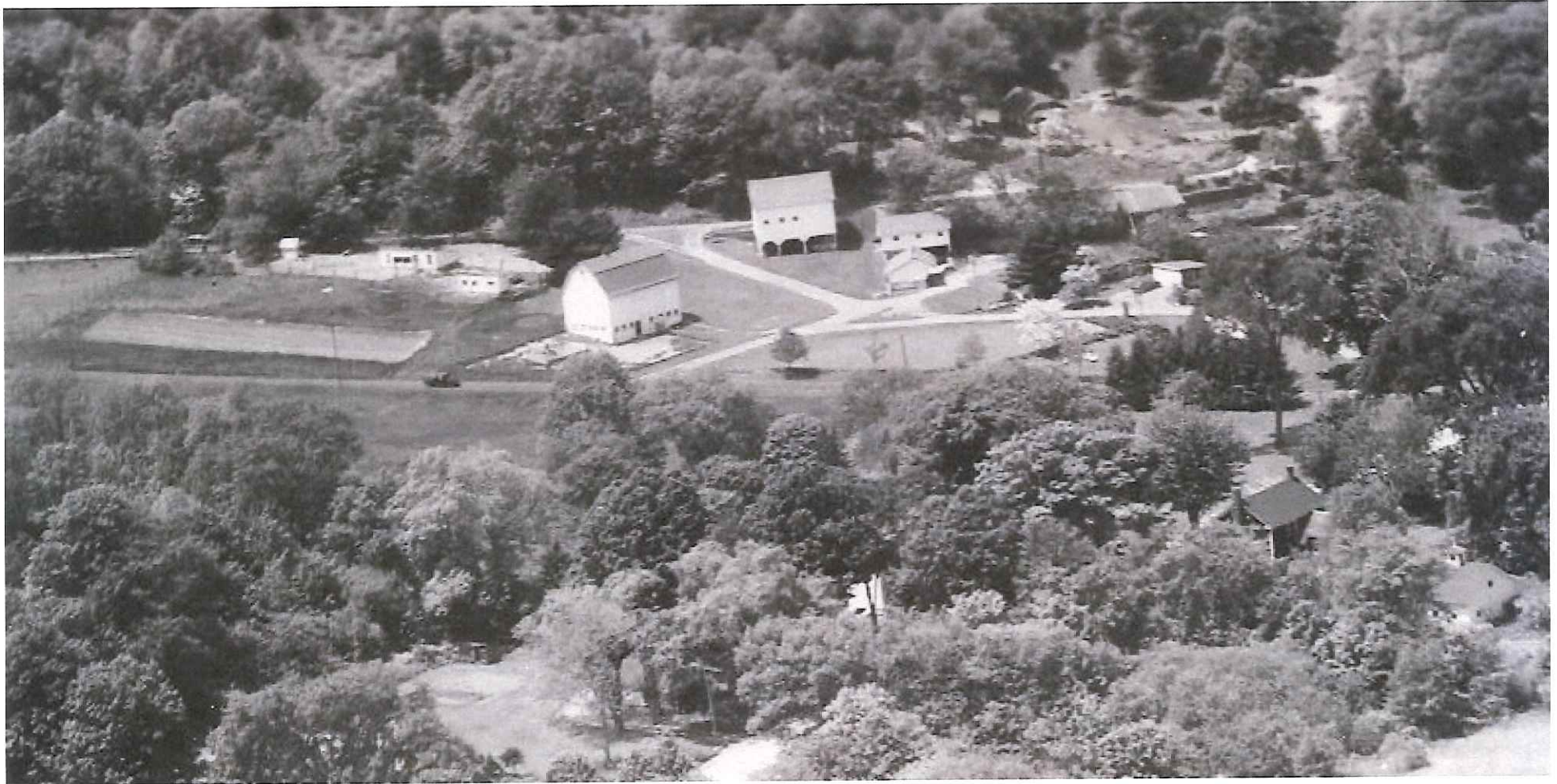
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- Sites Physical Capacity
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Site & Context

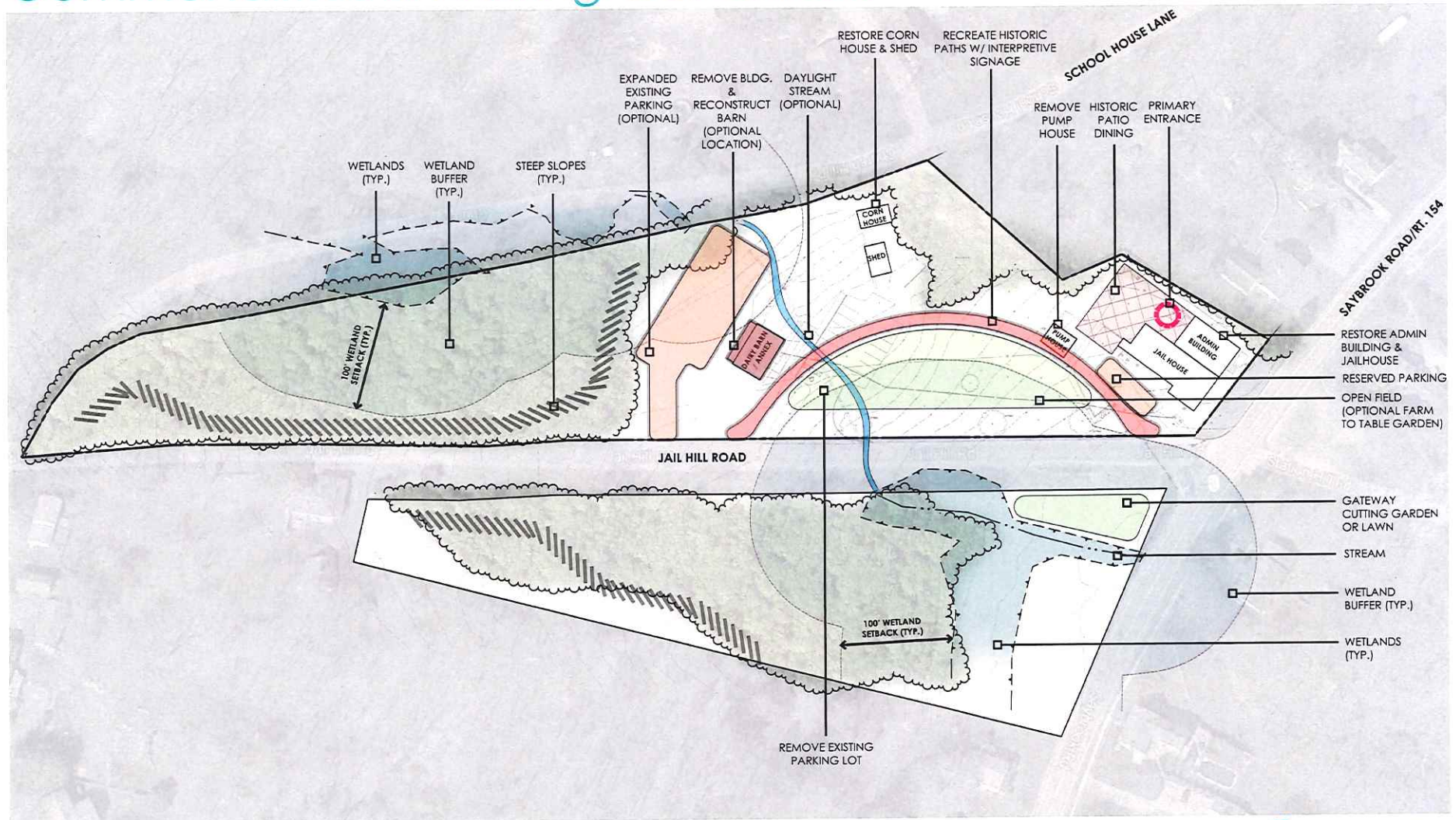
Historic Character

Jail Property from the Middle 20th Century



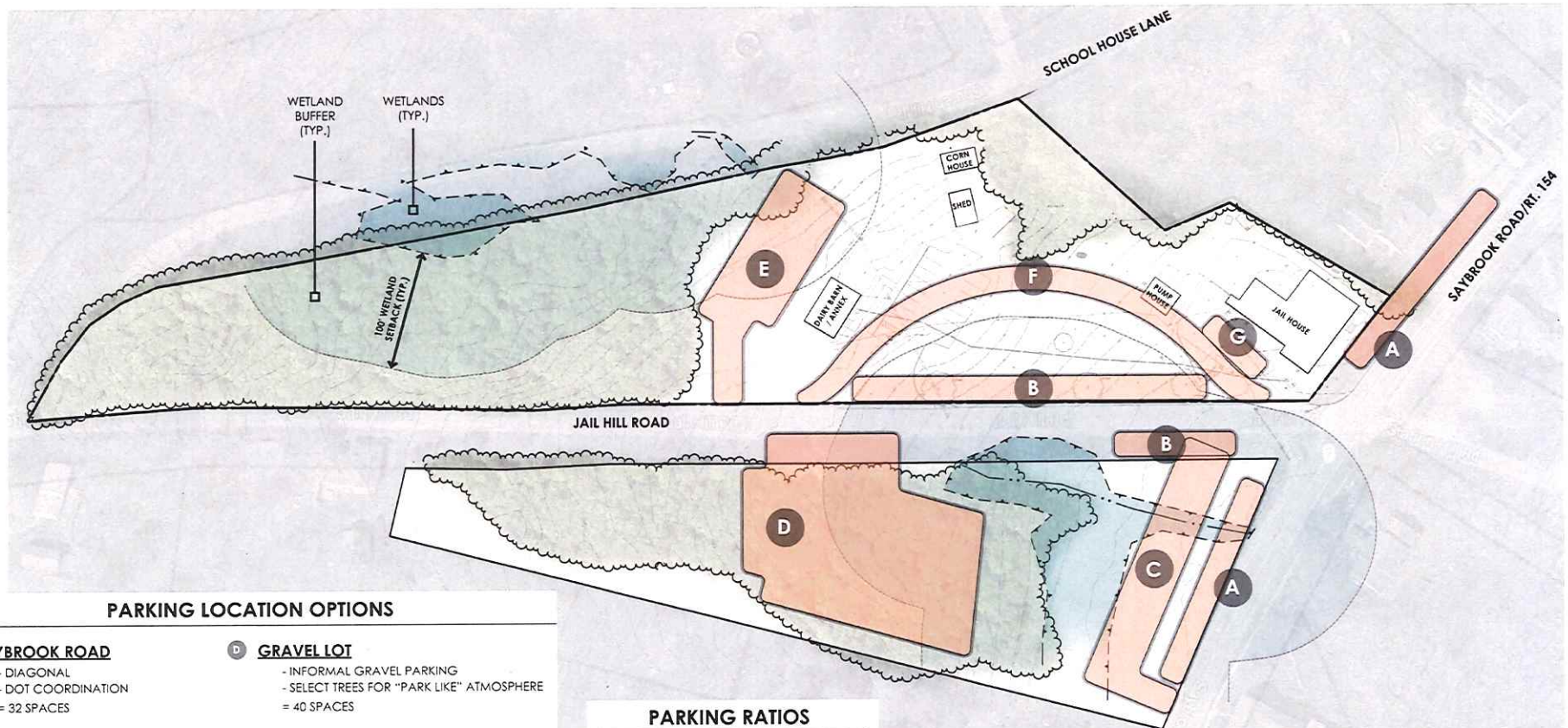
Site Elements & Physical Capacity

Commonalities & Existing Conditions



Parking Considerations

Parking Options In Context Of Maintaining Historic Campus



PARKING LOCATION OPTIONS

A SAYBROOK ROAD

- DIAGONAL
- DOT COORDINATION
- = 32 SPACES

B JAIL HILL ROAD

- INFORMAL GRAVEL PARKING
- PERPENDICULAR
- = 40 SPACES

C SAYBROOK ROAD FRONTAGE

- SINGLE LOADED
- INFORMAL GRAVEL PARKING
- WETLANDS DISTURBANCE
- = 20 SPACES

D GRAVEL LOT

- INFORMAL GRAVEL PARKING
- SELECT TREES FOR "PARK LIKE" ATMOSPHERE
- = 40 SPACES

E EXPANDED "BARN" AREA

- INFORMAL GRAVEL PARKING
- = 28 SPACES

F INTERNAL PATH

- PARALLEL, ONE WAY, INFORMAL GRAVEL
- = 22 SPACES (1 SIDE, 20' WIDE TOTAL WIDTH)
- = 31 SPACES (2 SIDES, 28' WIDE TOTAL WIDTH)

G RESERVED PARKING

- HANDICAPPED ACCESSIBLE
- = 5 SPACES

PARKING RATIOS

OFFICE

4 SPACES PER 1,000 SQ. FT.

GENERAL RETAIL

1 SPACE PER 300 SQ. FT.

RESIDENTIAL

1.5 SPACES PER UNIT (UNIT = 1,200 SQ. FT.)

RESTAURANT

10 SPACES PER 1,000 SQ. FT.

MUSEUM

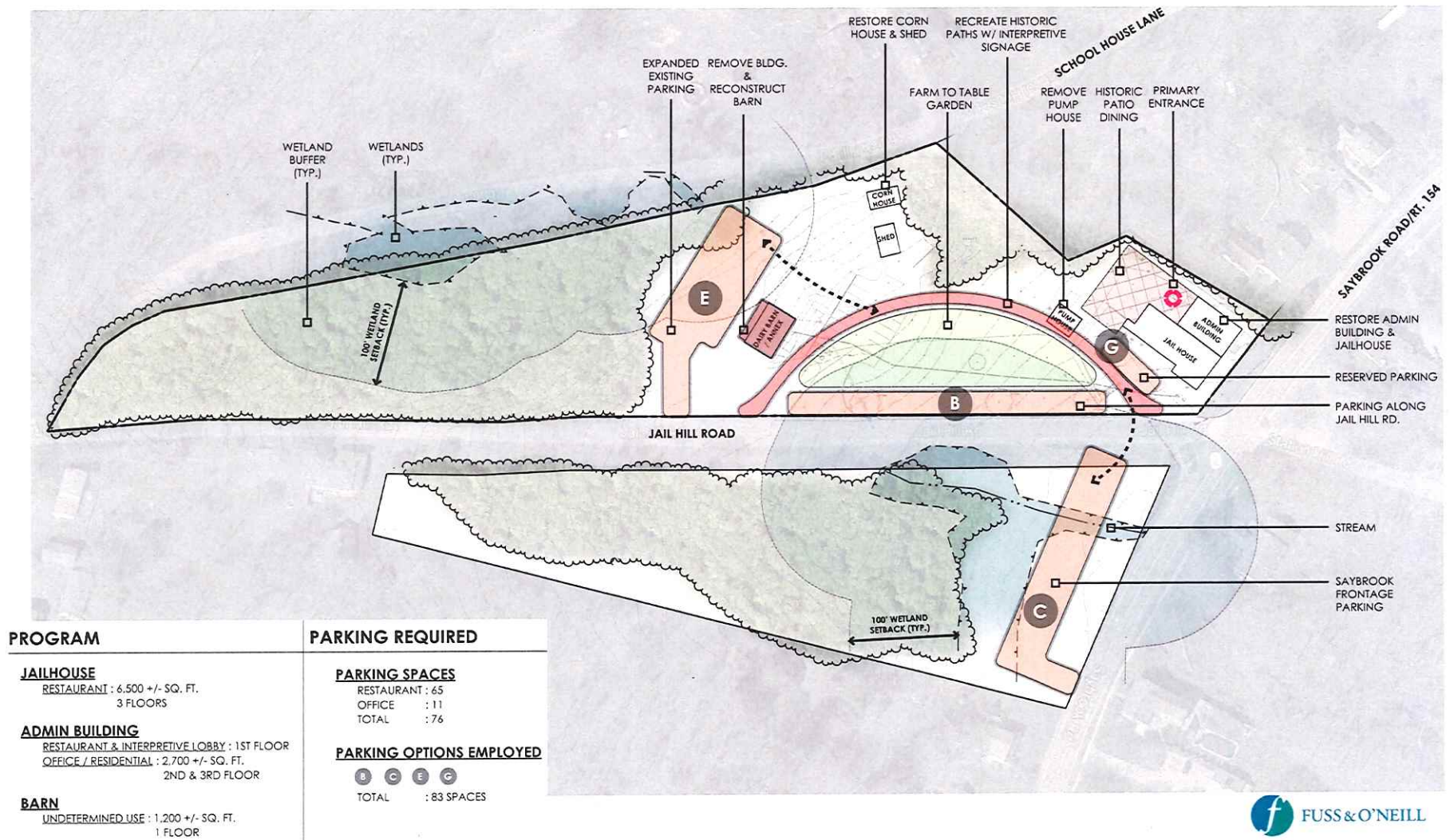
1 SPACE PER 500 SQ. FT.



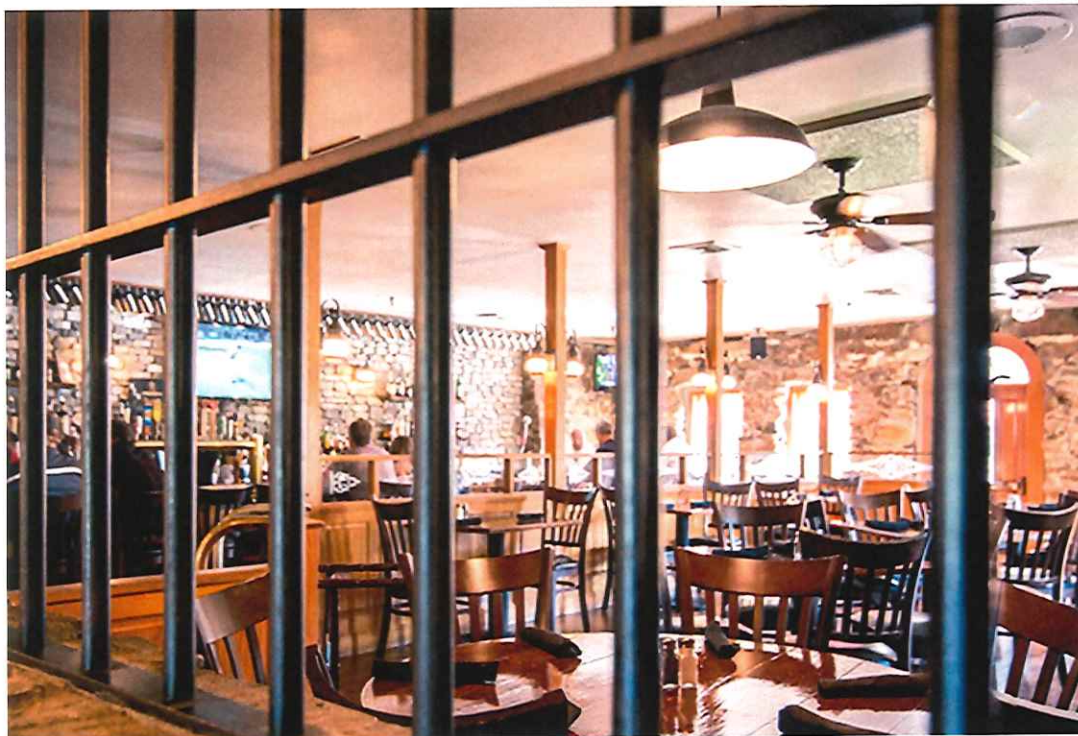
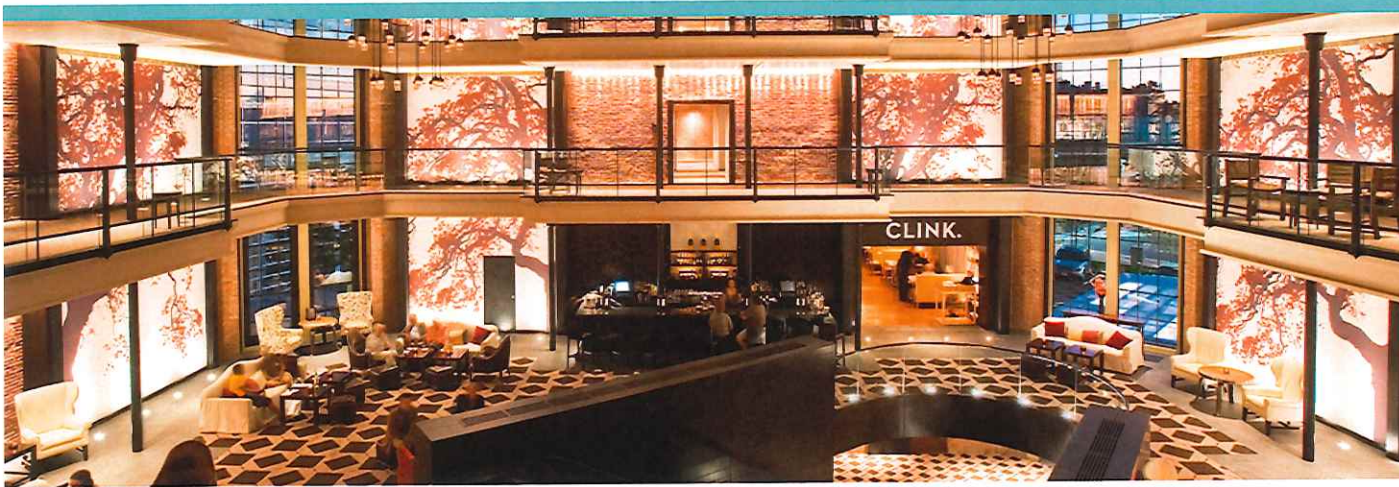
Reuse Alternatives

Alternative # 1 : Restaurant

- Restaurant = 145 Seating for a One Meal Sitting
- Combination Office / 2 Bedroom Residential

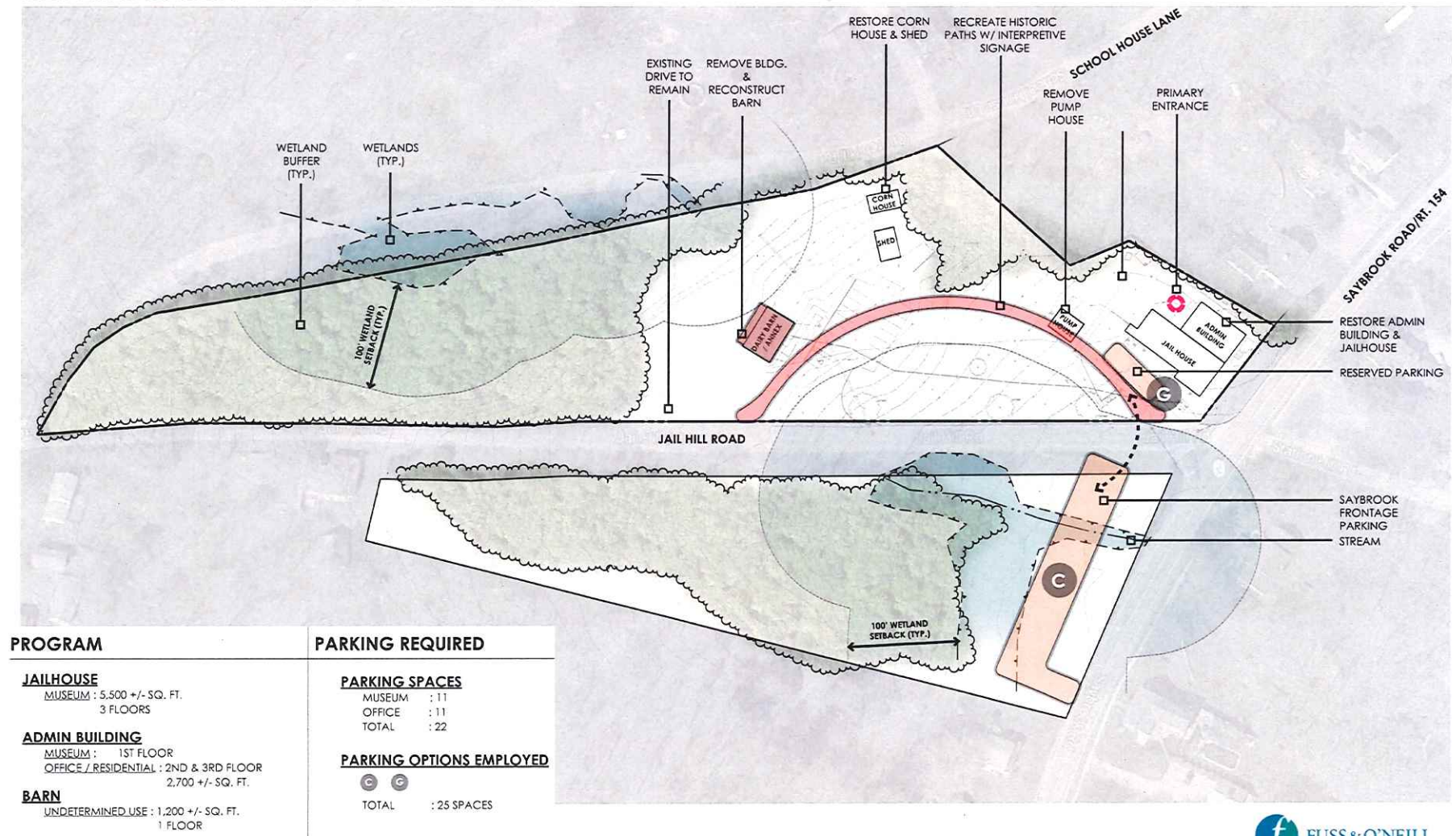


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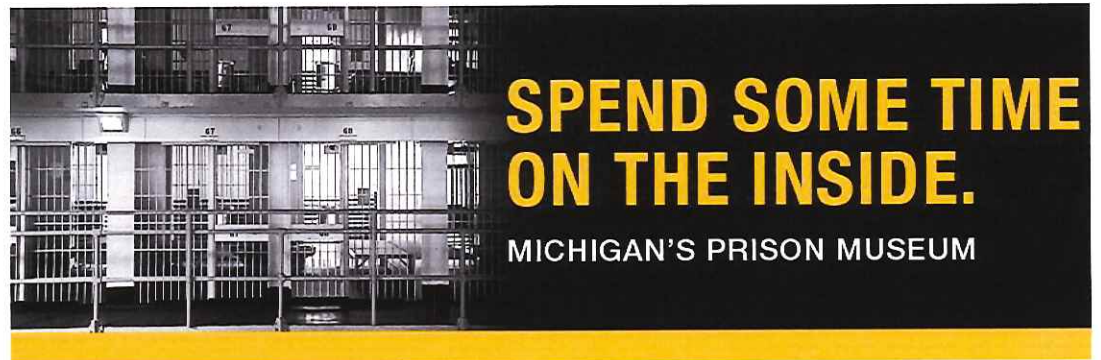
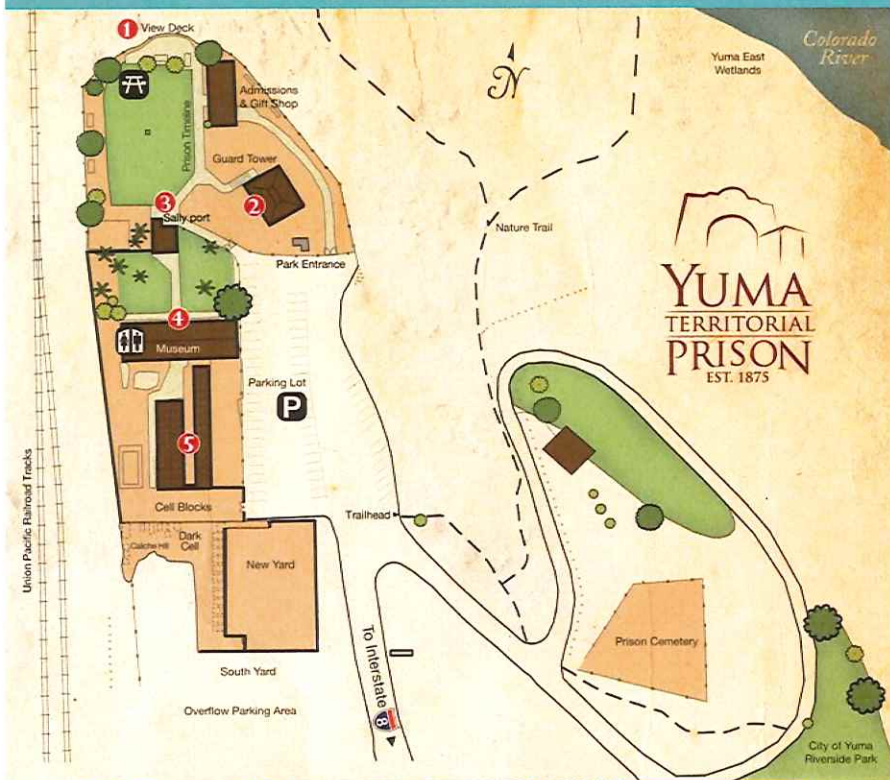


Alternative #2 : Museum

- Museum (Non-Profit / Private)
- Combination Office / Residential

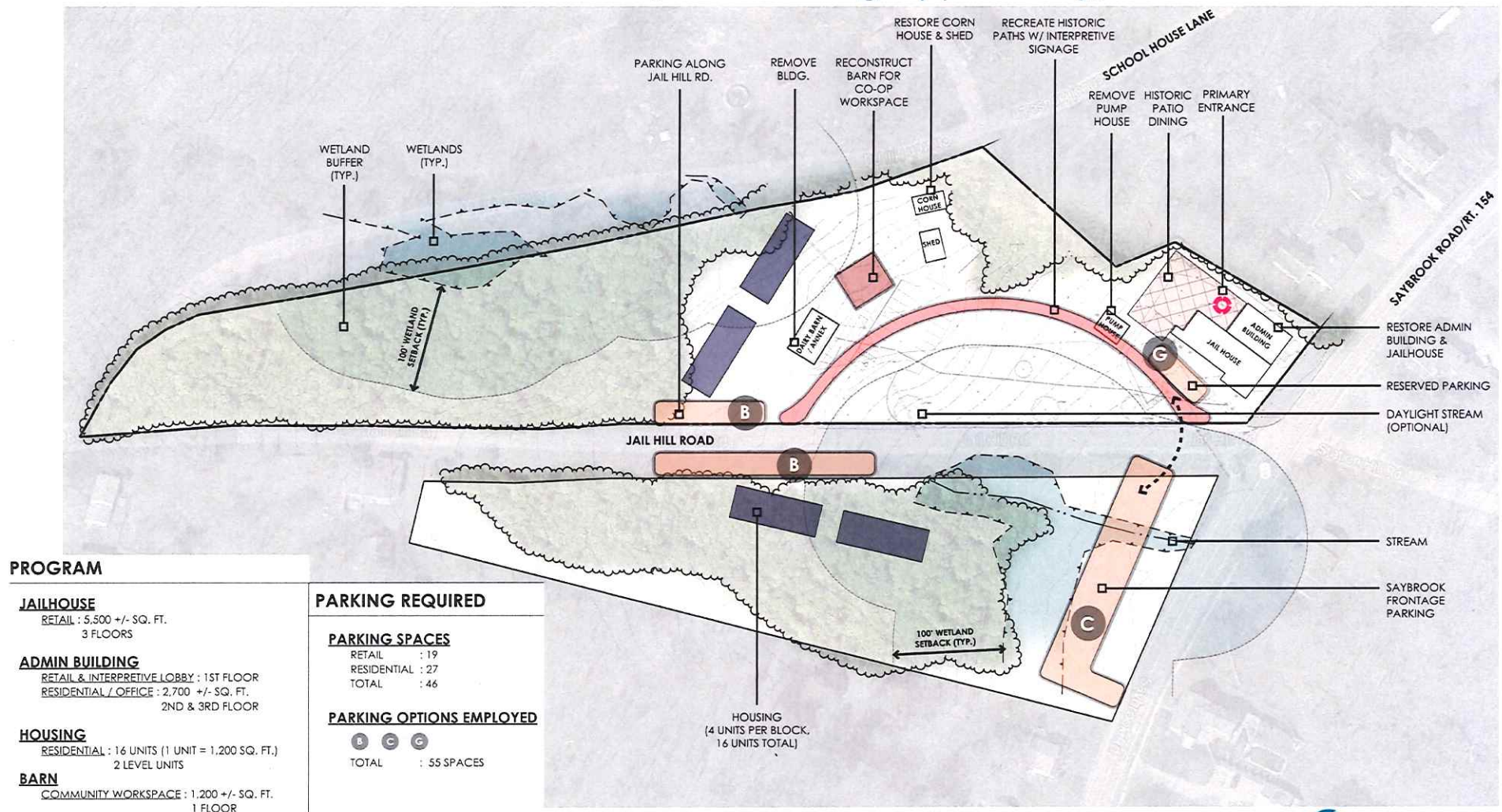


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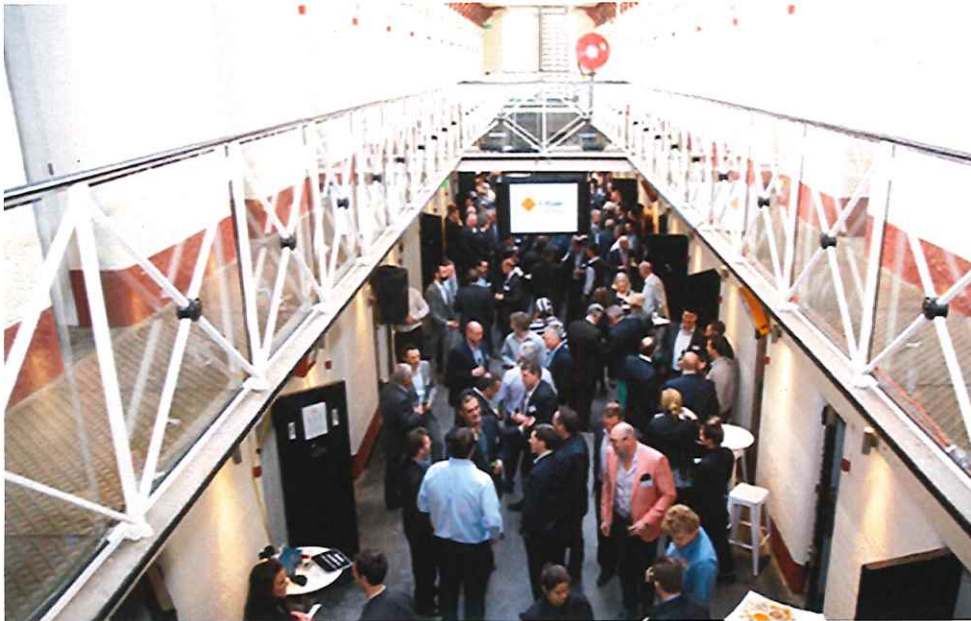


Alternative #3 : Retail

- Retail
- Combination Office / Residential (New Building Opportunity)



Alternative #3 : Retail





Next Steps

Next Steps

Selection And Refinement of a Preferred Reuse Alternative

- Incorporate public comments
- Vetting the Preferred Reuse Alternative for:
 - strength of market position
 - financial sustainability
 - ease of implementation
 - physical program and land-use adaptability to the site
 - conformance with historic preservation goals
 - compatibility with the vision of the community

Next Steps

ProForma Fiscal Analysis for the Preferred Reuse Option

- Cost Estimates for
 - Hazardous Material Abatement
 - Subsurface Environmental
 - Mechanical, Electrical, Plumbing
 - Septic
 - Structural Repairs
 - Rehabilitation and site costs

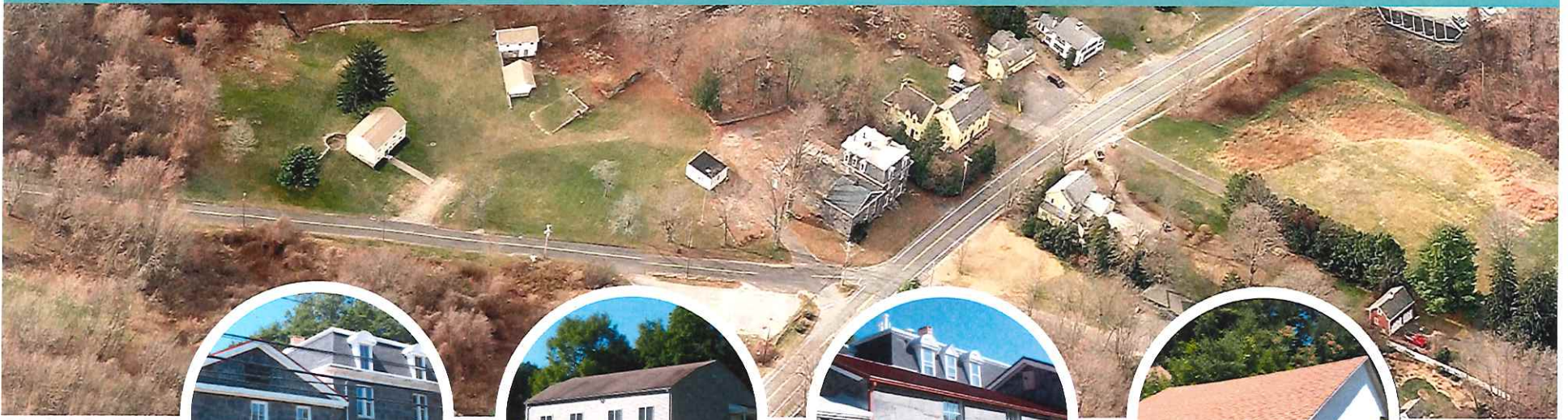
Next Steps

- Identification of the Financial Gap for the Preferred Reuse Option
 - Identify a path forward to address financial gaps
- Preparation of a Final Report Summarizing
 - Existing Conditions
 - The Preferred Reuse Alternatives
 - Recommendations on the path moving forward
 - Approaches to Resolve the Financial Data Gaps

Next Steps

Potential Continued Municipal Assistance

- Solicit state commitments on potential gap financing funding mechanisms
- Develop re-use market brochure for publication
- Assist with development of developer RFQ/RFP
- Assist with remaining funds disbursement options
- Assist with grant applications as applicable
- Assist with options to structure public private partnership (PPP)
- Assist with selection of preferred development entity



Public Discussion & Questions