

# 2010

## Sunrise State Park Request for Expression of Interest



Division of State Parks and Public Outreach

Department of Environmental Protection

3/18/2010

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## ***Section I Sunrise State Park: A New Opportunity***

2

With this RFEI, the Connecticut Department of Environmental Protection (DEP) seeks proposals from individuals and organizations with ideas for redevelopment of Sunrise State Park, located in East Haddam, Connecticut.

DEP is looking for development teams, investors, philanthropists, and other prospective partners who have experience taking ideas from concept to completion, the vision for knitting activities at Sunrise State Park into the fabric of life in the host community of East Haddam, and creating a destination location for the Connecticut State Park system.

DEP is interested in ideas for new uses of buildings and land which provide the highest quality public access and recreation, entertainment and education opportunities, are environmentally sustainable, and are financially feasible. The property must be thoughtfully planned, redeveloped and operated, taking into account DEP's environmental mission, for Sunrise State Park to truly succeed as a destination location.

### ***Once RFEI responses have been received:***

After reviewing all proposals, DEP may interview those respondents with the most compelling, creative, and financially feasible ideas.

Based on DEP's planning work to date, the information received in RFEI responses and subsequent interviews, DEP will identify the preferred future uses for this property. The preferred future uses will serve as the basis for one or more Request for Proposals to be issued by DEP in 2010. DEP anticipates the RFP process will result in a long term agreement for the management and operation of Sunrise State Park. DEP strongly encourages all parties interested in redeveloping all or a portion of the park to submit proposals in response to this RFEI.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## ***Section 2: Project Overview***

The redevelopment of Sunrise State Park will strive to balance economic considerations with the goal of making the park a destination for Connecticut residents and visitors alike. Development uses appropriate to the park should attend to the following goals:

- Provide public access and economic benefit over the long term;
- Capture the imagination with compelling ideas;
- Enhance the position of Sunrise State Park within the community and the state park system.
- Promote best practices for sustainable development, including but not limited to water conservation, beneficial reuse of materials, alternative energies and green technologies.
- Adaptively re-use existing historic buildings where possible and provide for the preservation of these public resources detailed in Appendix A;

DEP seeks to make Sunrise State Park an accessible public destination with venues offering a range of uses and activities which may include but are not limited to: education, recreation, entertainment, cultural programs, business and conferencing, light retail and hospitality. Existing park buildings, recreation amenities and grounds make the park an ideal environment for outdoor learning.

DEP is committed to working closely with a range of public and private partners, including, but not limited to local, state and federal agencies, businesses, and community and civic groups to foster new ideas for the development of Sunrise State Park and to enhance the park's role as a vital and integral part of East Haddam and the surrounding region.

This is an ideal time for any party interested in participating in the Sunrise State Park redevelopment to let DEP know your ideas and for us to learn about your organization and its capabilities. For additional information on the submission process, see Sections 9 and 10.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## ***Section 3: Sunrise State Park: A description***

Sunrise State Park, previously known as the Sunrise Resort property, consists of 146 acres located in the west-north-west corner of East Haddam. The park, in the Moodus section of town, shares common boundary lines with the 300 acre Machimoodus State Park to the southeast and Salmon River to the west. The State park benefits from 4,700+ feet of frontage on the Salmon River. The main entrance to the property is from State Route 151 which abuts it to the northeast (See Figures 1 and 2).

### **History**

The resort reached its historical peak of popularity at a time when Moodus was home to dozens of similar resorts. In combination, these resorts established a tourism culture in Moodus that flourished for over three decades and continues today even though many of the other resorts are gone. Various claims have Moodus being home to 30 to 52 resorts during this time period. Moodus was often referred to as the "Catskills of Connecticut" and camps catered to different ethnicities and religions dedicated to various vacationing groups: Christian, Jewish, and Hungarian. The Resort made sure to accommodate its guests by providing buses on Sunday to make the trip into town for church services.

The peak of the summer resort season coincided, as it does today, with the ending and beginning of the school year, although Memorial Day to Labor Day could be considered the main season. During this time, a conservative estimate of guests in town ranged from 35 resorts/camps with 300 people (10,500 individuals) to 45 resorts/camps with 300 people (13,500 individuals) in any given week. This proved to be an economic boon to East Haddam and its environs offering hundreds of job opportunities, tremendous demand for food and drink, linens, hotel room supplies, sporting equipment, table ware, and all things that made the camps run successfully. In its final tally, guest facilities in general, and Sunrise Resort in particular, attracted guests equally from Connecticut, New Jersey, New York, with lesser amounts from Rhode Island and other states.



# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

Sunrise Resort as it existed prior to state acquisition was established in 1986. It was under the ownership of Mr. Robert Johnson who established the name of the camp in its last iteration as a resort. The property at the time of Mr. Johnson’s sale to the State of Connecticut included 65 buildings. The structures included the main business office, a large dining hall and food preparation buildings; three ten-room, two-story motel units; an eight room motel, a spa including whirlpools and workout equipment, many guest cabins of various eras, seasonal employee cabins, open air permanent steel canopies, recreation buildings, two in-ground swimming pools, an equipment garage, and a variety of other ancillary structures and outbuildings. Some structures date from the very beginnings of the resort 92 years earlier. See Appendix A for a complete list of structures on the property.

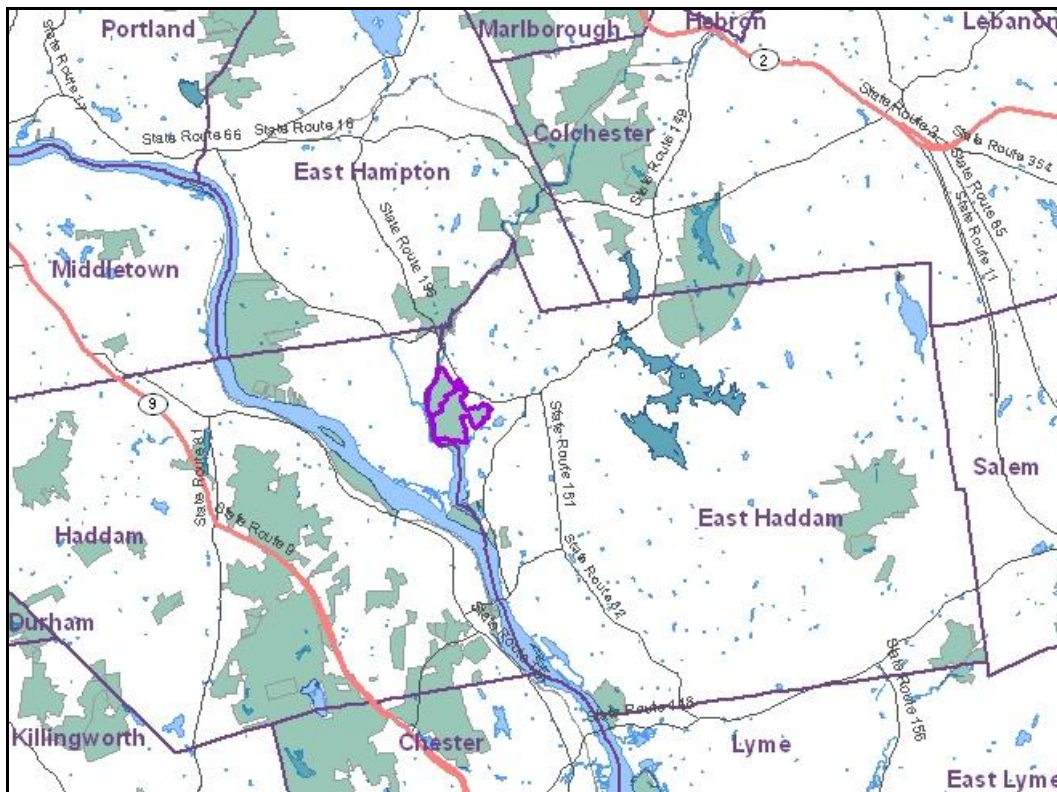


Figure 1 This graphic depicts the boundaries of the Town of East Haddam and includes water bodies, rivers and streams, and road system. The 146 acre Sunrise State Park property is shown to the north of the 300 acre Machimoodus State Park in the west north-west section of town.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)



Figure 2 This graphic shows the resort and two state park properties (combined 446 acres) along with the Salmon River. In combination, the two parcels protect 12,400+ feet of Salmon River frontage, valued through history for both recreation and beauty.

## Utilities

The entire property is served by septic system. It is not known where the locations of the leach fields are for the various septic systems, nor do we know their ages. However, personal observations of the newest motel buildings which are situated on large flat fields inherently have appropriate surface area and topography for suitable installation. Two well sites have been identified on the property but the water service connections for the five dozen plus buildings on the site are also unknown. While there is electric service throughout the entire property of varying ages and conditions, it has currently been disconnected.

## Landscape

The 146 acres of the Sunrise State Park property is comprised of rolling fields, hilly forested areas and low areas marked by streams and wetlands. Major land forms shaped by the retreating glaciers of the last ice age have seen little human disturbance. The resort owners

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

worked with the topography and hydrology of the land - rather than bending and shaping the land to suit their needs. Thus, we find little evidence of major land movement and resculpturing but rather an ongoing and consistent use of the land upon the topography as it existed.

7

The land use can be broken down onto three generalized categories: 1.) early improvements for recreation and food services along the river; 2.) undeveloped views of the river from the hillside; and 3.) later modifications of the flat lands away from the river which are more on the level with the road (Route 151).

It is clear that the resort expanded eastward away from the river as circumstances dictated and growth up-hill was the only logical choice. New recreational improvements that reflected the changing demands of the guests called for continual building, mostly in the form of motel rooms, and athletic fields (tennis and basketball courts, and ball fields). It appears that the greatest earth moving done on site was the excavation work for the two in-ground swimming pools. From today's visual appearance only the grading for the road system, parking areas and the largest building footprints caused any other disturbance to the landscape.

## **Topography**

The elevation ranges from ~160 feet above sea level by the entrance road at Route 151 down to five feet above sea level at the edge of the river. This vertical change in elevation of roughly 155 feet over the horizontal distance of 1,050 feet yields an average slope of 15+ percent.

The 146 acres of the property is divided approximately 45 percent developed versus 55 percent wooded. The areas that are considered developed are built upon, mowed, and used for service areas and dumping. Undeveloped land is almost completely forested. The forested areas are in the southern portion of the parcel, abutting Machimoodus State Park.

In the southern portion of the park, slopes are steeper and this very hilly terrain is a mix of both deciduous and coniferous trees. The highest elevation in the park is 205 feet in elevation dropping to about 5 feet elevation at the river, translating to a loss of 200 vertical feet over the horizontal distance of 800 feet yielding an average slope of 25 percent. This southern area also encompasses a stream that drains two ponds on the Machimoodus parcel and flows just below the abandoned corral before draining into the Salmon River. For the most part this stream is left intact in its steep run to the river.

## **Wetlands**

There are three areas on the property mapped as wetlands by the DEP GIS system. Two of the three are along the Salmon River and are considered alluvial and floodplain soils; combined these three areas total roughly 11.25 acres. This information was assessed by the Natural Resources Conservation Service on a macro scale. A limitation of this work is that no wetland area (either wetland or upland) smaller than 3 acres was mapped. Thus, wetland units of one to two and a half acres are not included in this assessment. However, best professional opinion is that where there is undulating landscape and some Leicester series mapped there is generally

March 18, 2010

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

more on the landscape. Also notable is a small unnamed stream that drains several ponds on the Machimoodus property and then flows for approximately one half mile on the property generally to the west and northwest to empty into the Salmon River. This stream flows for the most part through the 55 percent of the property that is wooded.

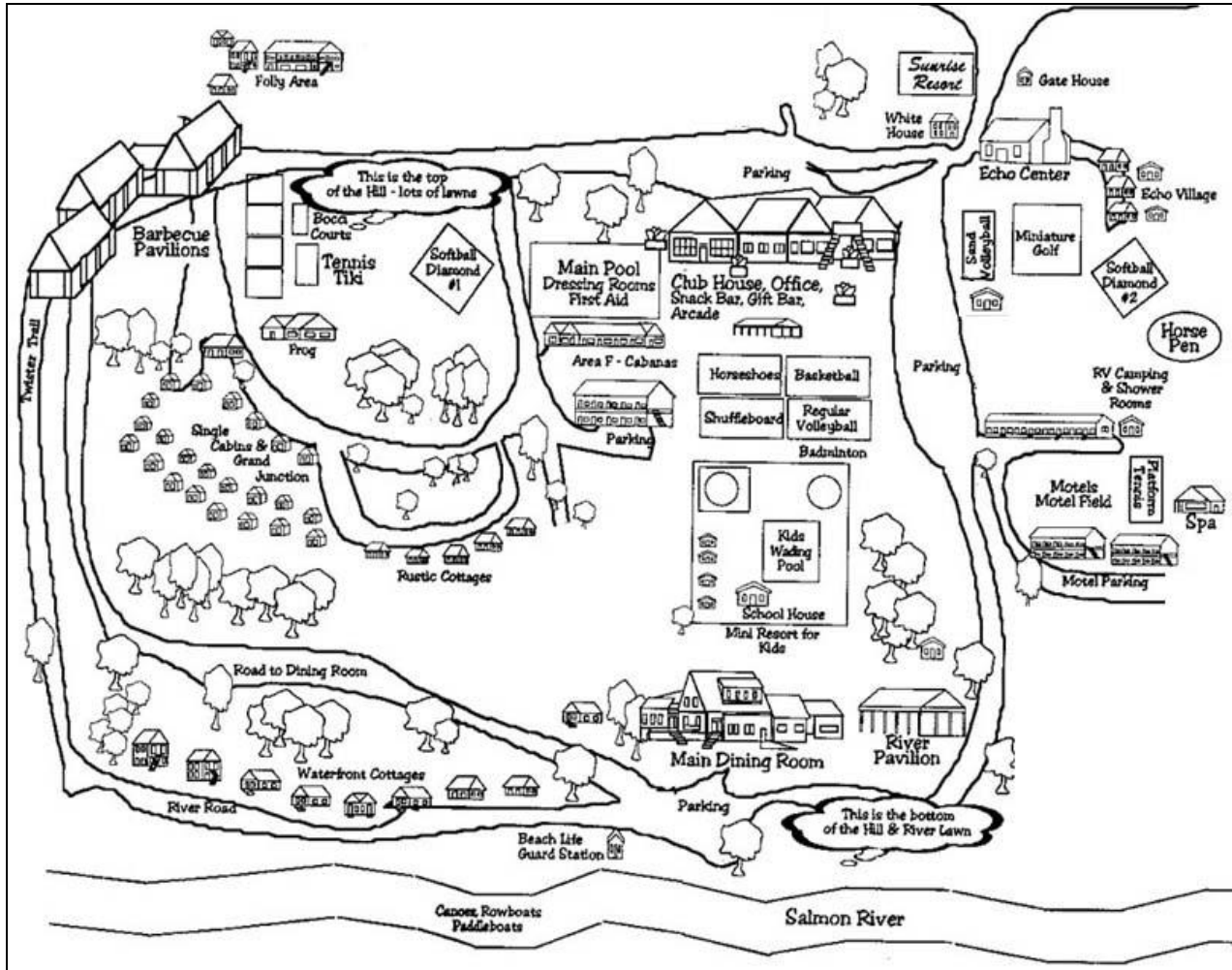


Figure 3. This diagram depicts the various buildings and amenities in the park.



## **Section 4: The host community – East Haddam**

East Haddam Village has one of the most picturesque settings in Connecticut from both a natural and manmade perspective<sup>1</sup>. The Connecticut River provides a dramatic edge to the Village in terms of views as well as potential access to the river. The topography provides spectacular views both of and from the Village. These natural attributes are enhanced by the architecture and fabric of the Village. The Goodspeed Theater and Gelston House are multi-storied structures of distinctive architecture which work with the topography and river to create a memorable experience for the visitor as well as those who routinely pass through reside or do business in the area. Machimoodus State Park located immediately adjacent to Sunrise State Park, has trails that follow old roads and pathways in a scenic area with great views of the Salmon and Moodus Rivers, cliffs, old quarries and swamps<sup>2</sup>. It is a great location for bird watching, fishing, hiking and horseback riding. As mentioned in Section 3, opportunities exist to link activities at Sunrise State Park with adjacent Machimoodus State Park.

The rural town offers superb quality of life and its economics are intrinsically tied to its market niche as a historic and scenic place. Its population in July 2008: 8,896.

**Economy** The town's prime economic base in terms of jobs and success is in tourism, family style resorts, restaurants, inns, specialty shops, theatre and culture<sup>3</sup>. Tourism here refers not just to people staying overnight, but to people making daytrips from their suburban homes or coastal vacation homes, and to East Haddam's own second and seasonal home owners. Its estimated median household income in 2007: \$76,071.

The town's secondary economic base is home occupations and specialized light manufacturing.

**History** The land was part of an original purchase from the Indians in 1662 for thirty coats - about \$100<sup>4</sup>. It included Machimoodus, "the place of noises," so named from subterranean sounds formerly heard there. Layout of highways began in 1669. The first settlement was along Creek Row in 1685. Ferry service across the Connecticut River began in 1695 and ended with the completion of the swing bridge in 1913.

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<sup>1</sup> Source: [http://www.easthaddam.net/EH\\_Office\\_Site-Exec\\_Sum.pdf](http://www.easthaddam.net/EH_Office_Site-Exec_Sum.pdf)

<sup>2</sup> Source: <http://www.easthaddam.net/recreation/>

<sup>3</sup> Source: <http://easthaddam.org>

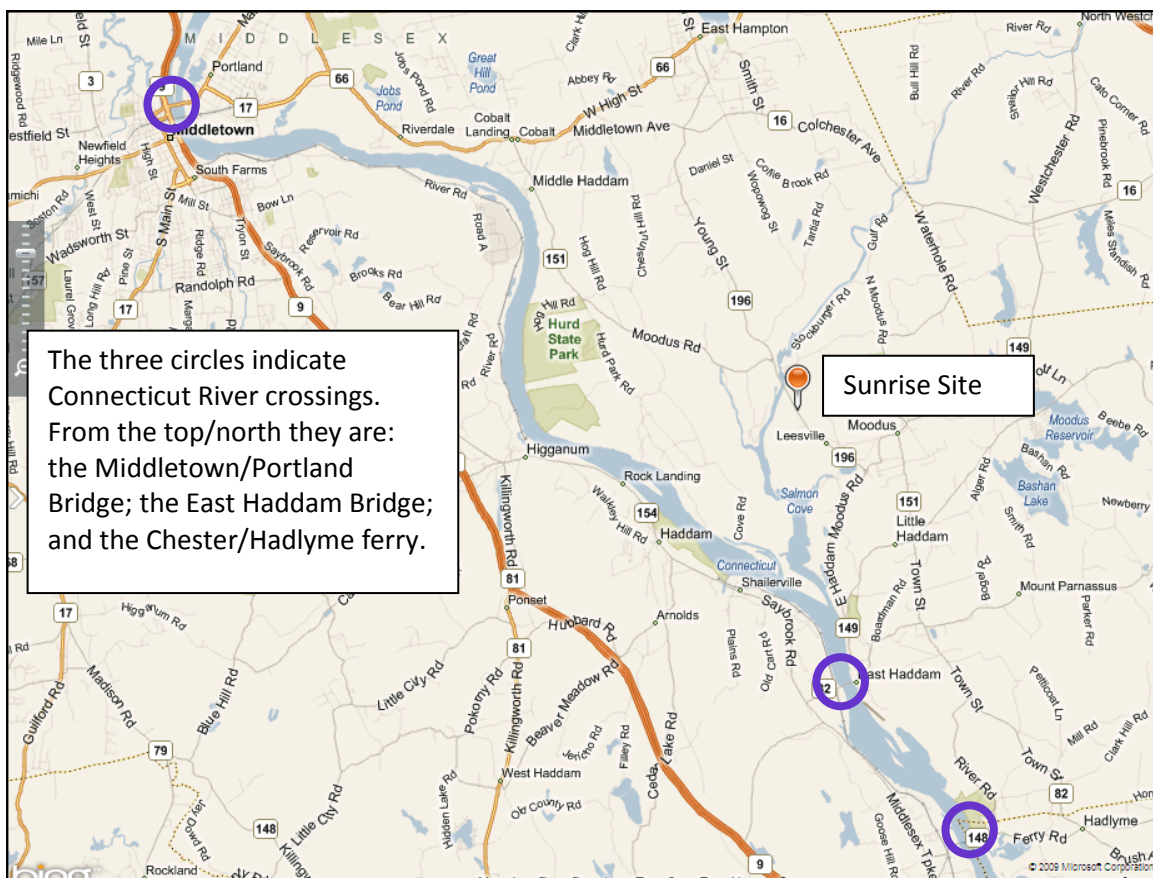
<sup>4</sup> Source: <http://easthaddam.org>

## Section 5: Access and Infrastructure

### Road Network: Interstate, State and Local

The Sunrise State Park property is located east of the Connecticut River in East Haddam, CT. It is served directly by State routes 151 and 196 which run concurrently past the main entrance to the property. These state roads are two lane roads with one lane in each direction. These roads are typical of the eastern Connecticut road network.

The nearest four lane road is CT State Route 9 which is west of the Connecticut River. Route 9 runs northwest/southeast from the greater Hartford area through Middletown to Old Saybrook where it intersects Interstate 95. From west of the Connecticut River Sunrise may be accessed by use of the Middletown/Portland Bridge and traveling southeast 12 miles to the property. Sunrise may also be accessed by exiting Route 9 in Haddam, crossing the East Haddam Bridge and proceeding 4.5 miles north to the property.



### CT River/Salmon River Access

The Salmon River fronts the Sunrise property and flows south 3.25 miles to its confluence with the Connecticut River. Historically, it was the Salmon River and it opportunities for water based

## REQUEST FOR EXPRESSION OF INTEREST (RFEI)

recreation that gave the location its renown. In general, because of seasonal water fluctuations, only paddle water craft make the trip upstream from Salmon Cove as far as Sunrise on a regular basis, although at certain times of the year motor boat traffic can access the site from the Connecticut River.

11

### **Ferry**

The Chester / Hadlyme Ferry crosses the Connecticut River south of the Sunrise location. The seasonally operated ferry runs from April 1 through November 30 and can accommodate 8 to 9 cars. The ferry landing is 9.7 miles south of Sunrise.

### **Airport**

Just below the East Haddam Bridge and adjacent to the eastern shore of the Connecticut River is the privately owned Goodspeed Airport. The paved runway length of 2,120 feet is considered short and, with a hill to the east and the river to the west, its situation is considered uncomfortable for those used to longer runways and more extensive approach rights-of-way. A notable asset of this airport is that 4,500 feet of Connecticut River makes up its seaplane base. The closest commercial airport is Bradley International Airport located in Windsor Locks, approximately 39 miles away.



# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## ***Section 6: Parameters of Redevelopment***

12

Overall, reuse and redevelopment of this property will allow for flexibility and a variety of uses. The redevelopment of Sunrise State Park must ensure the preservation of the natural, cultural and historic qualities of the property. The successful proponent must also ensure public access to the park, enhance the host community's quality of life; and demonstrate sensitivity to development which is appropriate to the site.

Sunrise State Park must be economically self-sustaining and, to that end, commercial uses compatible with the public uses and historic character of the park will be an integral part of the park's redevelopment plan. The DEP seek redevelopment proposals that will strive to create high-quality and environmentally responsive buildings and high-quality, ecologically responsive landscapes. Best practices for sustainable development will guide the park's infrastructure, and individual building design and engineering.

Redevelopment of the park will provide for public benefit uses according to the long term lease to be negotiated with the successful bidder. In general, these requirements reflect a commitment to maintaining the character of the park's open spaces, easily accessible to the public, which may also include commercial enterprises.

The development of Sunrise including redevelopment and/or new construction may include uses such as:

- Recreation facilities;
- Entertainment facilities;
- Cultural and arts facilities;
- Short-term or extended-stay accommodations; including camping, RV, and cabin accommodations
- Hospitality uses, including hotels and conference/banquet facilities;
- Restaurant service and dining facilities and small scale retail ancillary to the use of the park
- Other public, commercial and mixed-use purposes appropriate to the site and the character of the park.
- Office and administration space ancillary to the use of the park.

As the purpose of this RFEI is to seek out the best plan for Sunrise State Park, we would be interested in any idea outside the above mentioned parameters which the respondent believes is compelling enough in its contribution to the economic vitality and public benefit.

Notwithstanding the above, the DEP will not permit the following on the park:

March 18, 2010

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

- Permanent, long-term residential uses;
- Industrial or manufacturing uses;
- Electric power generating stations other than those that furnish power only to Sunrise State Park;
- Telecommunication towers;
- Parking, except parking for vehicles used in connection with the maintenance and operation of Sunrise State Park or facilities there and the transportation of visitors to various locations throughout the park;
- Adult entertainment enterprises.

## ***Section 7: Potential Partners***

DEP invites responses for the utilization and development of this park that exhibit vision, passion, resources and capability (both human and financial). Respondents may submit submissions individually or in partnership with other groups, among them: DEP invites responses from respondents who can offer a compelling proposal for a high-quality, environmentally sensitive redevelopment project, including an adaptive reuse of historic structures at Sunrise State Park.

This RFEI seeks proposals from a range of potential applicants for the reuse of both existing historical structures and potential new construction. Activities may also be proposed for open space and waterfront locations. Organizations and institutions from the following disciplines are encouraged to respond individually or as part of a development team: recreational organizations and operators, educational institutions; cultural, arts and environmental organizations; not-for-profit institutes and organizations; entertainment companies and restaurants; commercial and retail businesses. Philanthropic organizations and individuals whose goals, vision and passion are aligned with that of DEP are encouraged to contribute ideas and resources that will fund improvements, promote its mission, or support a not-for-profit occupant.

DEP would also like to hear from other prospective partners or respondents who are not necessarily highlighted above but who wish to offer compelling ideas for uses, activities, modes of operation; connecting the park to nearby communities; achieving goals for sustainability and public access to open space and the Salmon River; and contributing to the vitality of East Haddam, Connecticut. Sunrise State Park is an important resource and DEP is open to exploring a broad range of ideas from a diverse array of interested parties, including but not limited to those listed above. Please help us shape the future use of this new public place.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## ***Section 8: REVIEW PROCESS***

The invitation to participate in the redevelopment of Sunrise State Park is open to the public and DEP invites all qualified developers, investors, organizations, and institutions, among others, to submit ideas suitable for the park. Respondents with high capacity teams and those ideas deemed the most compelling, creative, executable and fiscally viable may be invited to one or more interviews with DEP staff prior to the issuance of development Requests for Proposals (RFPs). DEP will use the criteria outlined in Section 9 when making final determinations on invitations for meetings with DEP. This RFEI is expected to generate an array of creative concepts and visions, and a list of prospective partners. These will be used to help create a more detailed program of future uses. DEP will use information from both the RFEI responses and individual meetings to build upon recent planning work and create the development framework.

Once the development framework is completed, DEP expects to issue one or more development RFPs, within the 2010 calendar year.

Submission of a concept during this RFEI stage is strongly encouraged but is not a requirement for responding to future Requests for Proposals.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

## **Section 9: SUBMISSION PROCESS**

15

Respondents to this RFEI must submit their responses by no later than close of business April 30, 2010. DEP will review all responses. Respondent teams with the most compelling and feasible plans may be invited to meet with members of the DEP staff for discussions prior to the issuance of a RFP or RFPs later in 2010.

### **Submission Criteria**

Following are the elements that should be included in responses to the RFEI and the criteria according to which submissions will be evaluated:

- Submissions should be a concise narrative describing conceptual redevelopment visions with consideration to the public use and benefit component of the park, in whole or within discreet land areas of the park;
- Submissions may include plans, architectural drawings or specifications;
- The body of the response should be between five and ten, 8.5" x 11" pages; and
- A total of 10 hard copies and 1 electronic copy should be submitted to:

Tammy Talbot  
DEP State Parks Division  
79 Elm Street  
Hartford, CT 06106

Contents should be presented in the following format: Present ideas and a discussion of how these ideas conform to the stated goals for Sunrise State Park as indicated in Sections 2 and 5 of this RFEI. Ideas may be narrow or broad in scope although respondents are urged to submit bold, visionary concepts. Define your envisioned role in the Sunrise State Park redevelopment. Respondents should present a description of their approach and process, explaining how they intend to execute this vision, including timeline and materials (as applicable).

Other details that may be included in your narrative:

- How your vision addresses the overall goals of DEP in relation to creating a facility which preserves public access, historic preservation, environmental education, water activities and access, heritage tourism and economic benefit to Connecticut;
- What are the transportation requirements of your vision (e.g., number of visitors per day; locations from which visitors are traveling)
- How your vision addresses the environmental sustainability goals of the park;
- Whether or not your response includes adaptive reuse of the property's historic buildings and/or new development;

March 18, 2010

## REQUEST FOR EXPRESSION OF INTEREST (RFEI)

16

On the insert map included as Appendix B of this RFEI (Sunrise State Park), outline the geographic boundary(ies) of land areas and/or specific buildings that are a part of your RFEI response, if applicable, and the total square footage required for your plan. Include a narrative description with your submission which explains your preferred land boundary, including potential recreational linkages to Machimoodus State Park property to the south.

### ***Experience and Capabilities***

Respondents should describe their mission or business, years in existence, membership, sponsorship, etc. All respondents should include biographies of principals, project manager(s) and/or professional staff with project-specific details. Describe general scale of operation, including number of personnel and scope of services.

### ***Financial Capacity***

Respondents are required to detail their ability to secure funding or financing, articulate the specifics of the project's financial underpinnings and ability to be self-sustaining. DEP is interested in understanding what financial value each submission might offer to Sunrise State Park and the state. Please provide sources and uses of funding that would underwrite your proposed use. A pro-forma is preferred but not required.

### ***Previous Projects***

Respondents should describe relevant projects or programs executed in the past 10 years. Include a description of the type and goal of project, the size and complexity of the project. Experience in the redevelopment of recreation-related projects is highly desirable, but not a qualifying condition.

### ***Partners (as applicable)***

Provide a description of organizations, institutions or space users who may be involved with the lead party in implementing the proposed vision with a description of their role.

### ***Contact Information***

Please provide all of the following: firm and/or principal name; contact person; telephone, fax and wireless numbers, e-mail address for primary contact; street address of lead firm or individual; type of work or specialty; signature of principal.

### ***Pre-submission Conferences and Tours***

DEP will post on its website the dates and times of one or more pre-submission conferences and tours to be held at Sunrise State Park, as well as directions to the park. Attendance at pre-submission conferences tours is highly recommended for all prospective RFEI respondents. Additionally, all questions and answers received during



## REQUEST FOR EXPRESSION OF INTEREST (RFEI)

the course of the RFEI period will be posted on the DEP website at [www.ct.gov/dep/Sunrise](http://www.ct.gov/dep/Sunrise). Questions should be sent by email to DEP at [Tammy.Talbot@ct.gov](mailto:Tammy.Talbot@ct.gov). DEP will not respond individually to questions, but will post responses on the website. Please check often.

17

### ***Section 10: GENERAL CONDITIONS, TERMS, LIMITATIONS***

The issuance of this RFEI and the submission of a response by any respondent, or the acceptance of such response by DEP does not obligate DEP or the State of Connecticut in any manner. DEP reserves the right (i) to amend, modify, or withdraw this RFEI, (ii) to revise any requirements of this RFEI, (iii) to require supplemental statements or information from any firm, (iv) to accept or reject any or all responses, (v) to extend the deadline for submission of responses, (vi) to negotiate or hold discussions with any respondent and to waive defects and allow corrections of deficient responses, and (vii) to cancel this RFEI, in whole or in part, if DEP deems it in its best interest to do so. DEP may exercise these rights at any time without notice and without liability to any proposing firm or any other party for their expenses incurred in the preparation of the responses hereto or otherwise. Responses to this RFEI will be prepared at the sole cost and expense of the proposing firm(s).

DEP shall be entitled to retain and use for the project without compensation to any respondent any information submitted, including, but not limited to, any concept, element or idea (including financial or ownership structures) disclosed in or evident in the submission or meetings or interviews with respondents. DEP believes that the information in this RFEI is accurate, but DEP, the State of Connecticut and their officers, agents and employees make no representations or warranties to such accuracy and assume no responsibility for errors and omissions contained herein.

DEP shall be the sole decision maker of whether a response complies with the requirements of this RFEI and whether responses have merit. Nothing contained in this RFEI shall limit DEP in its selection of firm(s) to be invited to respond to future development and other solicitations for this project or future projects, nor limit DEP's discretion in any way in formulating and adopting a development plan for the park. Submission of a response to this RFEI by any respondent constitutes respondent's permission and consent to inquiries by DEP concerning the respondent and its ability to participate in the development project, including checking references, credit checks and similar investigations.

It is the policy DEP and the State of Connecticut to comply with all federal, state and local laws, policy, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, age, disability or

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

marital status. Minority and Women-owned Business Enterprises (M/WBEs) are encouraged to respond to this RFEI.

## ***Appendix A: Buildings Inventory***

### **BUILDINGS CONSIDERED FOR DEMOLISHION**

Single Cabins - 1 window	(Buildings 1-9)	Guest Cabin
Double Cabins - 2 windows	(Buildings 10-23)	Guest Cabin

#### By Salmon River:

Riverview	(Building 24)	Guest Cabin
Ambassador	(Building 25)	Guest Cabin
Astor	(Building 26)	Guest Cabin
Red Riding Hood	(Building 27)	Guest Cabin
Copley Plaza	(Building 28)	Guest Cabin
Dixie	(Building 29)	Guest Cabin
Saint & Sinner	(Building 30)	Guest Cabin
Bostonian	(Building 31)	Guest Cabin
Ritz	(Building 32)	Guest Cabin

#### Staff Cabins:

Spice Box	(Building 33)	Staff Cabin
Caribe	(Building 34)	Staff Cabin
Mid-Hill	(Building 35)	Staff Cabin
Empire State	(Building 36)	Staff Cabin
Hi Hubbers & Grand Jct.	(Buildings 37-38)	Guest Cabin
Shenandoah	(Building 39)	Guest Cabin
The Den	(Building 40)	Guest Cabin
Tumble Inn	(Building 41)	Guest Cabin
No Name	(Building 42)	Guest Cabin
Stag	(Building 43)	Guest Cabin
Dungeon	(Building 44)	Guest Cabin
Outlook	(Building 45)	Guest Cabin

#### Echo Village:

Coffee House	(Building 46)	Guest Cabin
Tea House	(Building 47)	Guest Cabin
Coco Villa	(Building 48)	Guest Cabin
Trade Winds	(Building 49)	Guest Cabin

## REQUEST FOR EXPRESSION OF INTEREST (RFEI)

Mountain View	(Building 50)	Guest Cabin
Fagan's Folly	(Building 51)	Guest Cabin
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The Frog Building	(Building 52)	Served breakfast, youth activities
The Main Dining Hall	(Building 53)	Restaurant with commercial kitchen
Coolers	(Building 54a&b)	Cold food storage
Bathrooms by River	(Building 55)	Men's and Women's bathrooms
Garage behind Apartment	(Building 56)	Single car garage
Quonset Hut	(Building 57)	Storage for maintenance area
Wading Pool	(Building 58)	Youth activity area
Spa	(Building 59)	Exercise equipment, hot tubs, games
New Motels	(Buildings 60-62)	Guest Rooms
Old Motel	(Building 63)	Guest Rooms
Broken Building	(Building 64)	Unknown use
Maintenance Storage Bldg.	(Building 65)	Storage for maintenance area

### **BUILDINGS PROPOSED TO BE RE-USED**

Maintenance Building	(Building 66)	Garage for tools and equipment
Bathrooms by Motels	(Building 67)	Men's and Women's bathrooms
Miniature Golf Hut	(Building 68)	Houses equipment for Mini-Golf
Main Office Building	(Building 69)	Main Office, Snack Shop, Recreation area with dance floor and stage
3-Sided Shelter	(Building 70)	Covered area for ping-pong tables
Picnic Pavilion	(Building 71)	Covered picnic shelter
Picnic Pavilion	(Building 72)	Covered picnic shelter
Picnic Pavilion	(Building 73)	Covered picnic shelter
Pool Building	(Building 74)	Houses pool mechanicals, lockers, and men's and women's bathrooms
Large Pavilion	(Building 75)	Covered Picnic shelter
Large Pool	(Building 76)	Swimming Pool
Small Pool	(Building 77)	Swimming Pool
Barbeque Hall	(Building 78 a&b)	Commercial kitchen and seating area for outdoor barbeques
Apartment Building	(Building 79)	Only winterized building on the property; has an apartment and area for snack machines
White House	(Building 80)	Guest rooms
Echo Center	(Building 81)	Community Room
Toll House	(Building 82)	Community Room

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)



Picture 1. Toll House (Building #82) This structure is DEP's highest priority for preservation and re-use.

# REQUEST FOR EXPRESSION OF INTEREST (RFEI)

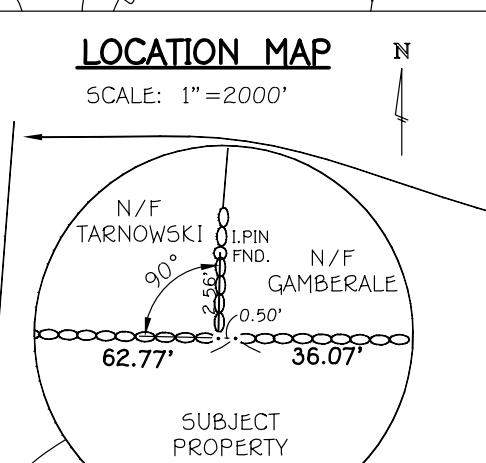
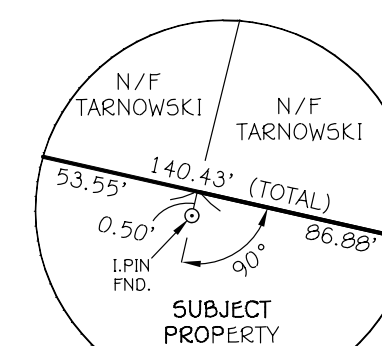
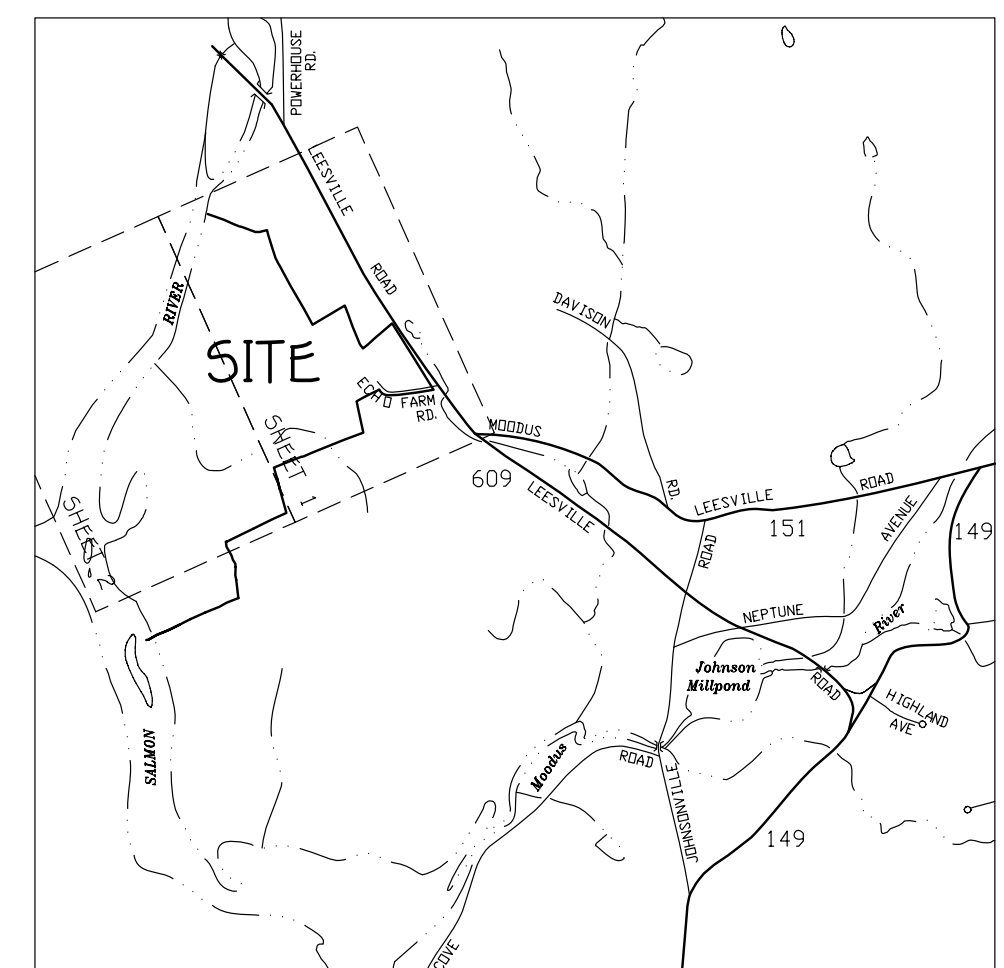
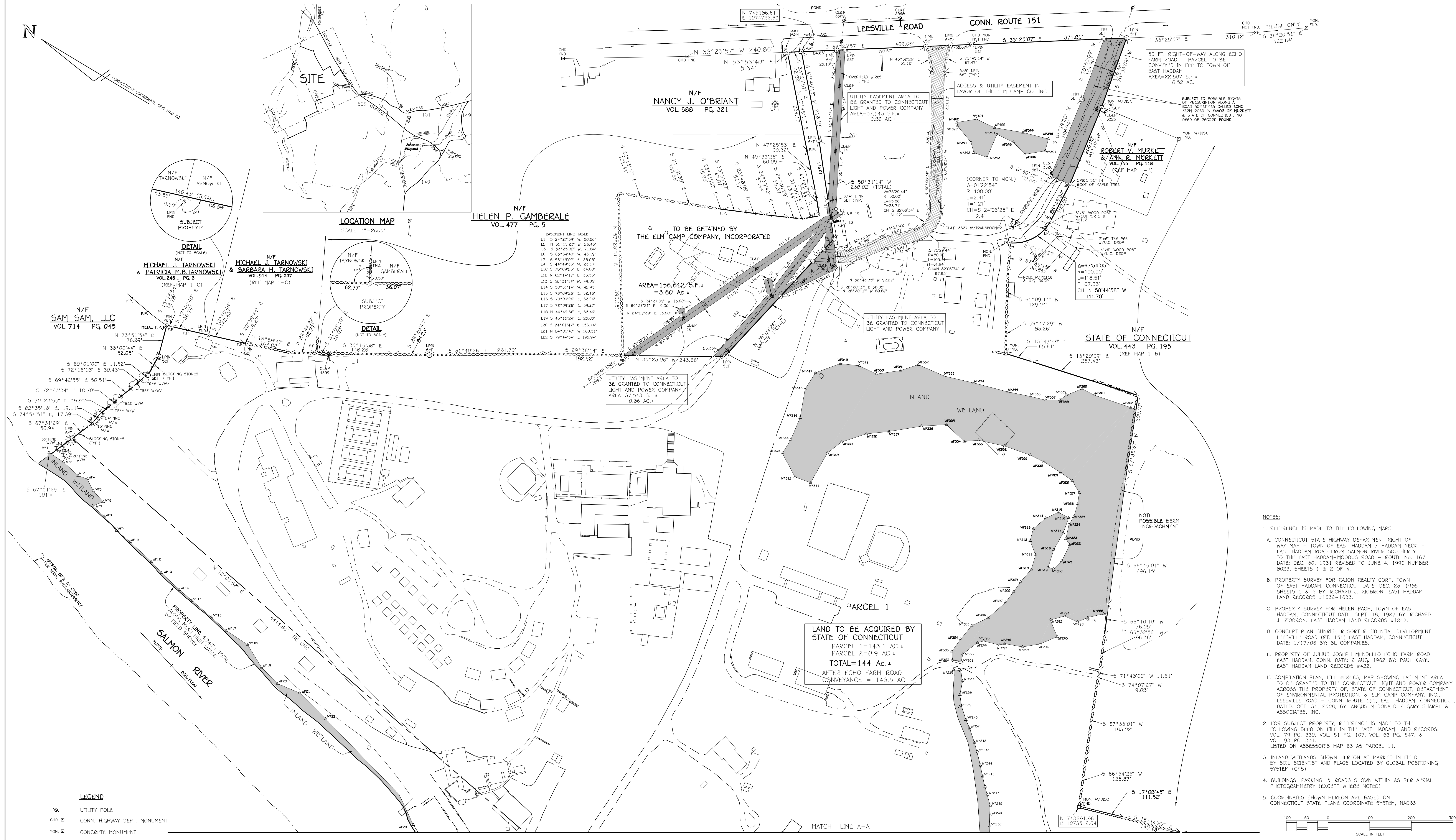
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21

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*Appendix B. Map*

*See attached*



**EASEMENT LINE TABLE**

L1	S 24°27'30" W	20.00'
L2	N 60°15'23" W	26.43'
L3	S 53°25'32" W	71.84'
L6	S 65°54'43" W	43.19'
L7	S 56°48'02" E	23.05'
L9	S 44°49'30" W	23.17'
L10	S 78°09'26" E	34.00'
L12	N 62°14'17" E	33.56'
L13	S 50°31'14" W	49.05'
L14	S 50°31'14" W	42.95'
L15	S 78°09'26" E	32.46'
L16	S 78°09'26" E	62.26'
L17	S 78°09'26" E	39.27'
L18	N 44°49'30" E	38.40'
L19	S 45°10'24" E	22.00'
L20	S 84°01'47" E	156.74'
L21	S 84°01'47" E	160.51'
L22	S 79°44'54" E	195.94'

N/F SAM SAM, LLC  
VOL. 714 PG. 045

N/F MICHAEL J. TARNOWSKI & PATRICIA M. B. TARNOWSKI  
VOL. 246 PG. 3 (REF. MAP 1-C)

N/F MICHAEL J. TARNOWSKI & BARBARA H. TARNOWSKI  
VOL. 514 PG. 337 (REF. MAP 1-C)

N/F HELEN P. GAMBERALE  
VOL. 477 PG. 5

N/F NANCY J. O'BRIENT  
VOL. 688 PG. 321

N/F ROBERT V. MURKETT & ANN R. MURKETT  
VOL. 155 PG. 118 (REF. MAP 1-E)

N/F STATE OF CONNECTICUT  
VOL. 443 PG. 195 (REF. MAP 1-B)

LAND TO BE ACQUIRED BY STATE OF CONNECTICUT  
PARCEL 1=143.1 AC.  
PARCEL 2=0.9 AC.  
TOTAL=144 AC.  
AFTER ECHO FARM ROAD CONVEYANCE = 143.5 AC.

**BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DERIVED.**

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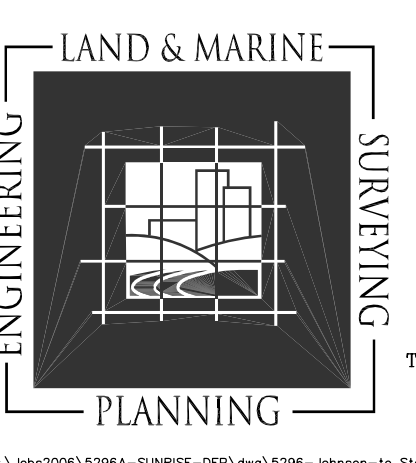
THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

**CERTIFICATION NOTES:**

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY: PROPERTY SURVEY
- BOUNDARY DETERMINATION: FIRST SURVEY
- THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2.

ANGUS L. McDONALD JR.  
CONN. L.S. #70173

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ANGUS McDONALD  
GARY SHARPE  
& ASSOCIATES, INC.  
SINCE 1966

P.O. BOX 608, 233 BOSTON POST ROAD  
OLD SAYBROOK, CONNECTICUT 06475  
TEL. (860) 388-4671 FAX (860) 388-3962

**PROPERTY SURVEY PLAN**  
PREPARED FOR  
**STATE OF CONNECTICUT**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

**LEESVILLE ROAD - CONN. ROUTE 151  
EAST HADDAM, CONNECTICUT**

DATE: MAY 20, 2008 SCALE: 1"=100'  
DRN PJS CK'D APP'D  
SHEET 1 OF 2 JOB NO. 065296A

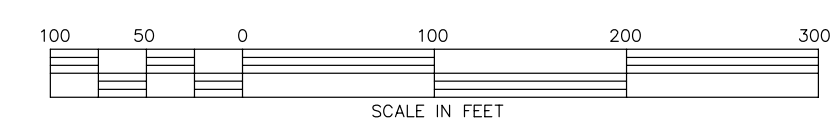
REVISIONS: 8-12-08 EASEMENTS, 9-11-08 PROPOSED LOT, 9-23-08 TITLE, NAD 83 COORDS, 10-30-08, ECHO FARM RD. EASEMENT

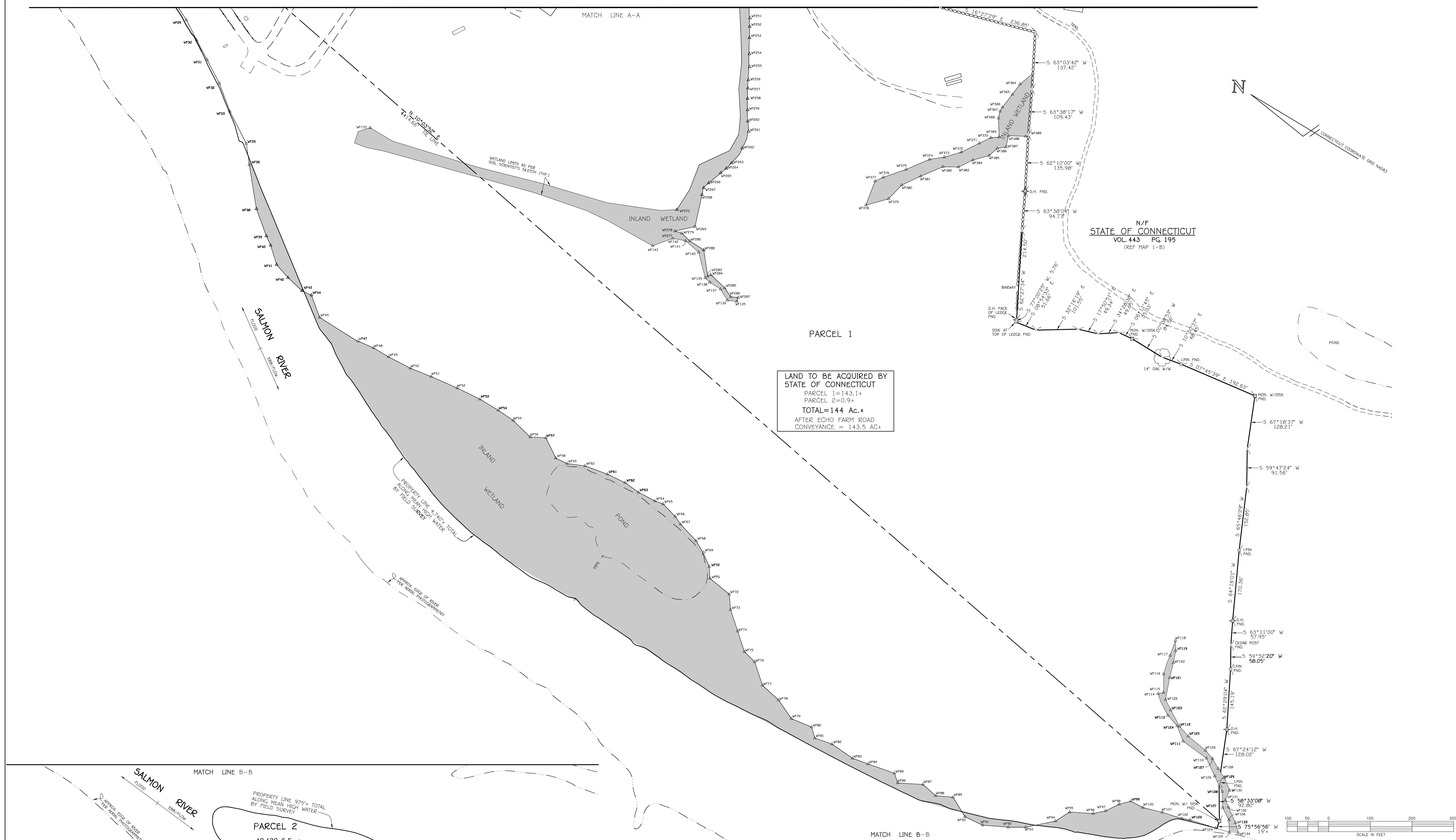
- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - TOWN OF EAST HADDAM / HADDAM NECK - EAST HADDAM ROAD FROM SALMON RIVER SOUTHERLY TO THE EAST HADDAM-MOODUS ROAD - ROUTE No. 167 DATE: DEC. 30, 1931 REVISED TO JUNE 4, 1990 NUMBER 8023, SHEETS 1 & 2 OF 4.
    - PROPERTY SURVEY FOR RAJON REALTY CORP. TOWN OF EAST HADDAM, CONNECTICUT DATE: DEC. 23, 1985 SHEETS 1 & 2 BY: RICHARD J. ZIOBKON, EAST HADDAM LAND RECORDS #1632-1633.
    - PROPERTY SURVEY FOR HELEN PACH, TOWN OF EAST HADDAM, CONNECTICUT DATE: DEC. 23, 1985 SHEETS 1 & 2 BY: RICHARD J. ZIOBKON, EAST HADDAM LAND RECORDS #1632-1633.
    - CONCEPT PLAN SUNRISE RESORT RESIDENTIAL DEVELOPMENT LEESVILLE ROAD - CONN. ROUTE 151, EAST HADDAM, CONNECTICUT DATE: 1/17/06 BY: BL COMPANIES.
    - PROPERTY OF JULIUS JOSEPH MENDELLO ECHO FARM ROAD EAST HADDAM, CONN. DATE: 2 AUG. 1962 BY: PAUL KATZ, EAST HADDAM LAND RECORDS #422.
    - COMPILATION PLAN, FILE #28163, MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF, STATE OF CONNECTICUT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, & ELM CAMP COMPANY, INC., LEESVILLE ROAD - CONN. ROUTE 151, EAST HADDAM, CONNECTICUT, DATED: OCT. 31, 2008, BY: ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
  - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE EAST HADDAM LAND RECORDS: VOL. 79 PG. 330, VOL. 51 PG. 107, VOL. 83 PG. 547, & VOL. 93 PG. 331. LISTED ON ASSESSOR'S MAP 63 AS PARCEL 11.
  - INLAND WETLANDS SHOWN HEREON AS MARKED IN FIELD BY SOIL SCIENTIST AND FLAGS LOCATED BY GLOBAL POSITIONING SYSTEM (GPS).
  - BUILDINGS, PARKING, & ROADS SHOWN WITHIN AS PER AERIAL PHOTOGRAMMETRY (EXCEPT WHERE NOTED).
  - COORDINATES SHOWN HEREON ARE BASED ON CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD83

- LEGEND**
- UTILITY POLE
  - CONN. HIGHWAY DEPT. MONUMENT
  - CONCRETE MONUMENT
  - FOUND
  - IRON PIN
  - IRON PIPE
  - DRILL HOLE
  - STONEWALL
  - EDGE OF WETLAND/FLAG NUMBER
  - FENCE POST (WOOD)
  - WITH WIRE
  - 3/4" DIA. IRON PIN SET
  - 5/8" DIA. IRON PIN SET

**SURVEYOR'S NOTE:**

SUBJECT PROPERTY RESEARCH FINDS NO DEED, DESCRIPTION, OR ACCEPTANCE OF ECHO FARM ROAD AS A TOWN ROAD. VOL. 1 PG. 165 OF TOWN MEETING MINUTES INDICATE A POSSIBLE ROAD ACCEPTANCE IN 1812, BUT IT CONTAINS NO REAL DESCRIPTION. WE DO FIND NOTES FROM THE TOWN CLERK'S OFFICE THAT SHOW THE TOWN WAS RESEARCHING THIS ISSUE IN 1980, BUT GAVE UP ON IT, ENDING WITH A NOTE STATING "FURTHER RESEARCH NEEDED". THERE MAY HAVE BEEN PUBLIC ACCESS TO THE RIVER ENTERING THROUGH THE PROPERTY, BUT THIS OFFICE FINDS NO RECORDED EVIDENCE OF THIS ACCESS.

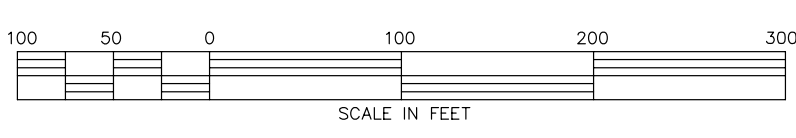


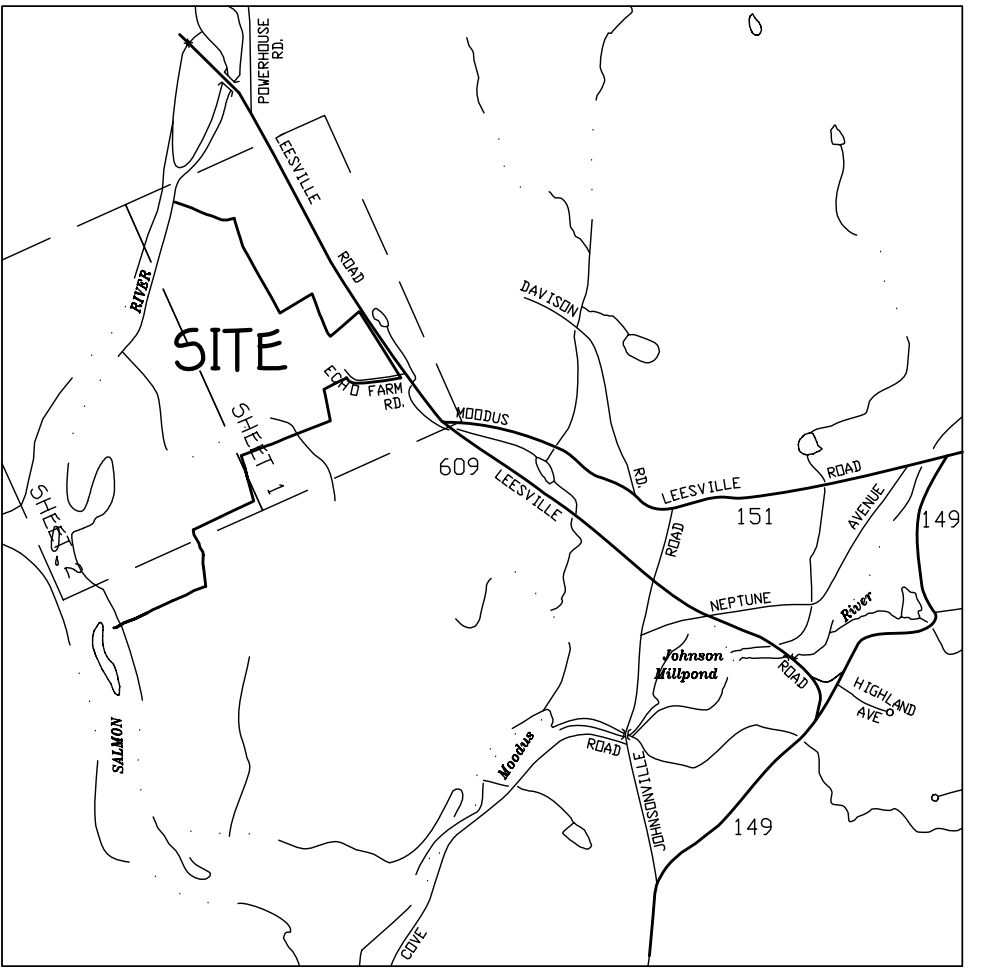
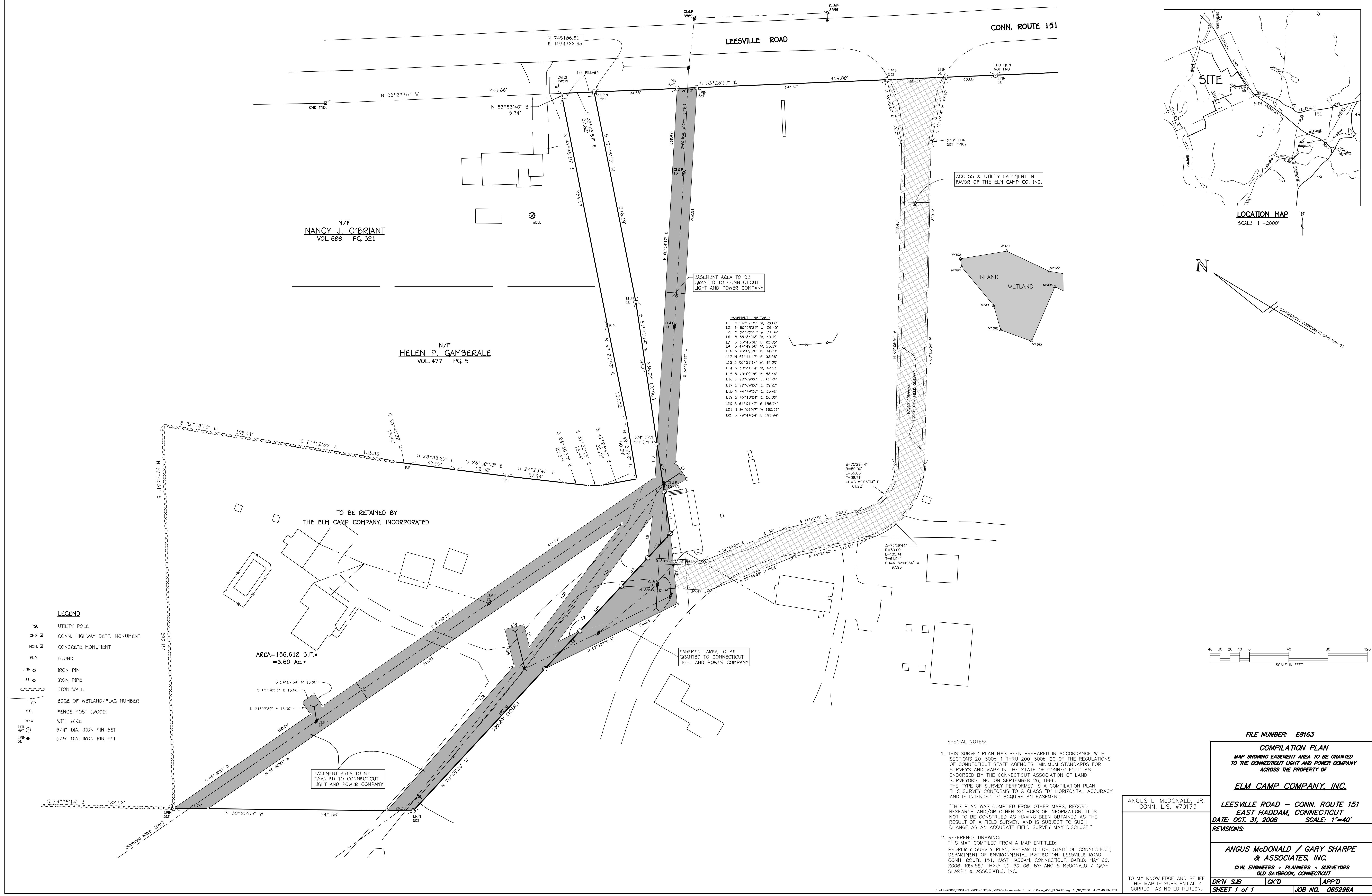


LAND TO BE ACQUIRED BY STATE OF CONNECTICUT  
 PARCEL 1 = 143.1+  
 PARCEL 2 = 0.9+  
 TOTAL = 144 Ac.+  
 AFTER ECHO FARM ROAD CONVEYANCE = 143.5 AC+

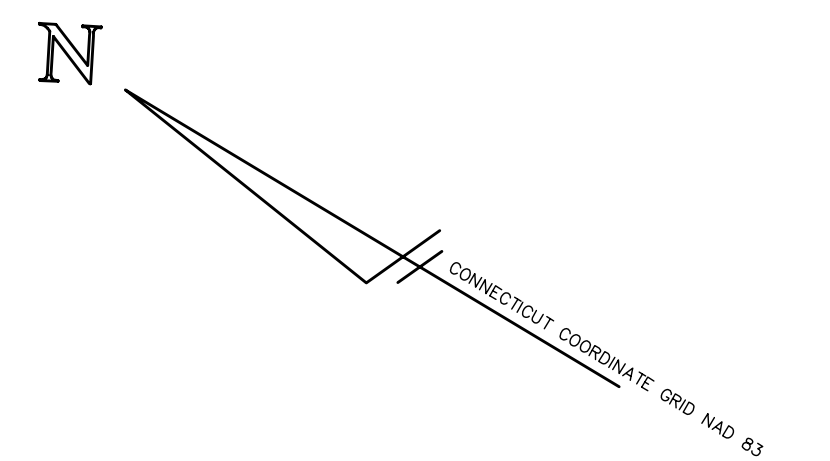
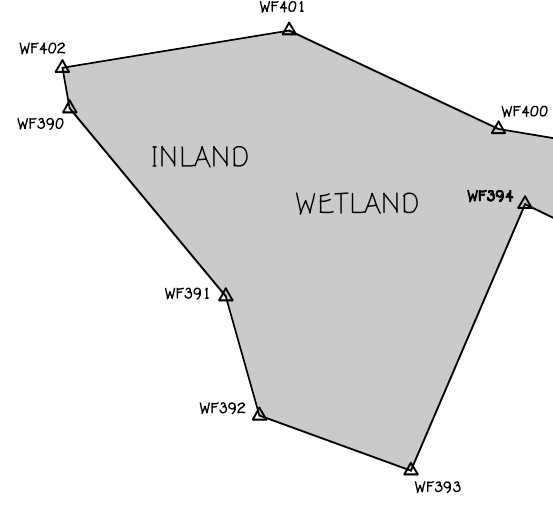
PARCEL 2  
 40,120 S.F. +  
 0.92 Ac.+

<p>BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.</p> <p>© 2008 - ANGUS McDONALD / GARY SHARPE &amp; ASSOCIATES, INC.</p> <p>THESE DRAWINGS ARE THE PROPERTY OF ANGUS McDONALD/GARY SHARPE &amp; ASSOCIATES, INC. AND HAVE BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. THEY ARE NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ANGUS McDONALD/GARY SHARPE &amp; ASSOCIATES, INC.</p> <p>THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.</p>	<p>CERTIFICATION NOTES:</p> <p>1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.</p> <p>A. TYPE OF SURVEY: PROPERTY SURVEY</p> <p>B. BOUNDARY DETERMINATION: FIRST SURVEY        PARCEL RETAINED BY JOHNSON IS ORIGINAL SURVEY.</p> <p>C. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2.</p>	<p>ANGUS L. McDONALD JR.        CONN. L.S. #70173</p>	<p>LAND &amp; MARINE SURVEYING        ENGINEERING PLANNING</p> <p>ANGUS McDONALD        GARY SHARPE        &amp; ASSOCIATES, INC.        SINCE 1966</p> <p>P.O. BOX 608, 233 BOSTON POST ROAD        OLD SAYBROOK, CONNECTICUT 06475        TEL. (860) 388-4671 FAX (860) 388-3962</p>	<p>PROPERTY SURVEY PLAN        PREPARED FOR  <b>STATE OF CONNECTICUT</b>        DEPARTMENT OF ENVIRONMENTAL PROTECTION</p> <p>LEESVILLE ROAD - CONN. ROUTE 151        EAST HADDAM, CONNECTICUT</p> <p>DATE: MAY 20, 2008 SCALE: 1"=100'        DRN PJS CK'D APP'D</p> <p>SHEET 2 of 2 JOB NO. 065296A        REVISIONS: 8-23-08 TITLE, NAD 83 COORD.</p>
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LOCATION MAP  
SCALE: 1"=2000'



N/F  
**NANCY J. O'BRIANT**  
VOL. 688 PG. 321

N/F  
**HELEN P. GAMBERALE**  
VOL. 477 PG. 5

EASEMENT AREA TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY

ACCESS & UTILITY EASEMENT IN FAVOR OF THE ELM CAMP CO. INC.

EASEMENT LINE TABLE

L1	S 24°27'39" W	20.00'
L2	N 60°12'23" W	26.43'
L3	S 53°25'32" W	71.84'
L6	S 65°34'43" W	43.19'
L7	S 56°48'02" E	29.09'
L9	S 44°49'30" W	23.17'
L10	S 78°09'20" E	34.00'
L12	N 62°14'17" E	33.56'
L13	S 50°31'14" W	49.05'
L14	S 50°31'14" W	42.95'
L15	S 78°09'20" E	52.46'
L16	S 78°09'20" E	62.26'
L17	S 78°09'20" E	39.27'
L18	N 44°49'30" E	38.40'
L19	S 45°10'24" E	20.00'
L20	S 84°01'47" E	156.74'
L21	N 84°01'47" W	160.51'
L22	S 79°44'54" E	195.94'

AREA=156,612 S.F.\*  
=3.60 Ac.\*

TO BE RETAINED BY THE ELM CAMP COMPANY, INCORPORATED

EASEMENT AREA TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY

SPECIAL NOTES:

- THIS SURVEY PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 200-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY PERFORMED IS A COMPILATION PLAN. THIS SURVEY CONFORMS TO A CLASS "D" HORIZONTAL ACCURACY AND IS INTENDED TO ACQUIRE AN EASEMENT.
- THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH AND/OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

ANGUS L. McDONALD, JR.  
CONN. L.S. #70173

FILE NUMBER: E8163

**COMPILATION PLAN**  
MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF

**ELM CAMP COMPANY, INC.**

LEESVILLE ROAD - CONN. ROUTE 151  
EAST HADDAM, CONNECTICUT  
DATE: OCT. 31, 2008 SCALE: 1"=40'

REVISIONS:

ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.  
CIVIL ENGINEERS • PLANNERS • SURVEYORS  
OLD SAYBROOK, CONNECTICUT

DRN SUB CK'D APP'D  
SHEET 1 of 1 JOB NO. 065296A

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

- LEGEND**
- UTILITY POLE
  - CHD □ CONN. HIGHWAY DEPT. MONUMENT
  - MON □ CONCRETE MONUMENT
  - FINO □ FOUND
  - IPIN ○ IRON PIN
  - I.P. ○ IRON PIPE
  - STONEWALL
  - DO — EDGE OF WETLAND/FLAG NUMBER
  - F.P. FENCE POST (WOOD)
  - W/W WITH WIRE
  - I.PIN SET ○ 3/4" DIA. IRON PIN SET
  - I.PIN SET ● 5/8" DIA. IRON PIN SET

