

# **SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

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## **REQUEST FOR QUALIFICATIONS/PROPOSALS**

### **SUBASE NEW LONDON JOINT LAND USE STUDY (JLUS) IMPLEMENTATION PROJECT**

The Southeastern Connecticut Council of Governments (SCCOG) is seeking qualifications and proposals from firms to prepare a Joint Land Use Study (JLUS) Implementation Project consisting of two parts: 1) a land use, zoning, and transportation study in the Town of Groton in the vicinity of Naval Submarine Base New London (SUBASE); and 2) a regional analysis and long-range plan to accommodate growth and address compatibility issues related to the anticipated expansion of submarine shipbuilding in southeastern Connecticut, specifically in the areas of housing and transportation.

Interested firms must demonstrate knowledge and experience in planning, land use, zoning, housing, transportation, and economic development; experience with JLUS implementation projects is desirable.

#### **PROJECT BACKGROUND**

Southeastern Connecticut is a 616 square mile region with a resident population of more than 286,000 people. SCCOG is comprised of twenty-two towns, cities, and boroughs, and is governed by the chief elected officials of those municipalities.

SUBASE New London is an operating installation with the primary missions of deploying fast attack submarines and training the submarine force. SUBASE New London consists of 700 acres with more than 160 major facilities, and has a daily work force of approximately 15,000 Sailors, civilians and contract employees and serves a large retired military community. Home to 15 nuclear powered submarines, the submarine school provides comprehensive training of submariners from basic enlisted to commanding officers.

SUBASE New London's mission is twofold: to homeport and put submarines to sea and to support the Submarine Center of Excellence that trains Sailors to take submarines to sea.

SUBASE New London is the Navy's first Submarine Base and is considered the "Home of the Submarine Force."

In December of 2017, the SCCOG and six of its municipalities near SUBASE New London worked with the U.S. Navy to have prepared a Joint Land Use Study. That JLUS sought to ensure the lasting compatibility of the SUBASE and its neighboring communities. It resulted in a JLUS that identified a number of potential compatibility issues and a series of strategies to address these issues. Shortly after the completion of the JLUS, an Implementation Committee was formed to oversee the implementation of the recommended strategies. The two-part project, which is the

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subject of this RFP/RFQ, is an outgrowth of the JLUS recommendations and the work of the JLUS Implementation Committee.

The first part of the project will address land use and zoning issues directly adjacent to and in the vicinity of the SUBASE, as well as an examination of and plan for transit accessibility and transportation improvements for persons travelling to and from the SUBASE. Crystal Lake Road, on which the main entry to SUBASE New London is located, is currently being reconstructed, including improvements in access to and security at the main gate.

The second part of the project is intended to address larger concerns about increased economic activity expected in the region over the next 20+ years, spurred by higher levels of submarine construction at Electric Boat, submarine pre-commissioning work at the SUBASE, and increased training at both Electric Boat and the SUBASE that may strain the region's housing supply, public transit system, and roadways used by commuters and suppliers to Electric Boat and the SUBASE.

Electric Boat has contracts with the Navy to design and build both Columbia-class and Virginia-class submarines that will replace older submarines and expand the Navy's submarine fleet. Virginia-class submarines are currently under production at a rate of two per year, with Columbia-class construction beginning around 2019 ramping up to peak activities by 2030. Employment at Electric Boat is expected to increase from its current 15,000 to 20,000 by 2030, while a wave of retirements will require Electric Boat to replace an additional 14,000 workers. Ultimately, EB may hire as many as 20,000 new employees over the next ten years, potentially maintaining these peak workforce levels for decades to come.

The SCCOG has applied for and been awarded a JLUS Implementation grant from the Department of Defense Office of Economic Adjustment to conduct this project.

## SUBMISSION REQUIREMENTS

- 1) Background statement describing the firm, its discipline capabilities, principals, staff availability, location, and financial stability.
- 2) Qualifications and position with the firm of those individuals who will be assigned to the project. Include resumes of key personnel.
- 3) Statement of experience with similar projects. Identify location of the work, clients, contact information, dates of completion, and deliverables provided.
- 4) A proposal describing the firm's approach to this two-part project, responding to the draft scope of services attached, including a schedule and proposed budget/fee for project completion.

*NOTE: Interested firms may submit proposals for both or either parts of this project. If submitting for both, a single response is requested, but separate approach/draft scope, schedule, and budget/fee should be submitted for each part of the two parts as if they were separate projects.*

**SCCOG reserves the right to award each part of this project to separate firms.**

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- 5) Organizational structure under which your firm is proposing to conduct this project. Identify any sub-consultants with their principal contact listed.
- 6) Concluding statement as to why your firm is best qualified to meet the needs of SCCOG and why your firm should be selected.
- 7) Six (6) copies of the Statement of Qualifications/Proposal should be submitted to James S. Butler, AICP, Executive Director, Southeastern Connecticut Council of Governments, 5 Connecticut Avenue, Norwich, CT, 06360.

The selected firm or team must demonstrate that they have sufficient and appropriately qualified staff and experience to carry out the project. Consultants must indicate who the project manager and key staff will be and the location of their office(s). Preference will be given to consultants with a willingness to establish a regional presence. The selected firm or team must meet SCCOG, State and Federal affirmative action and equal opportunity employment practices.

## SELECTION PROCESS

A selection committee comprised of members of SCCOG's JLUS Implementation Committee will evaluate qualifications. The firm selected shall be based on qualifications; however, it is requested that all firms include proposed project fees and information about how these have been developed.

After selection of the most qualified firm, SCCOG will negotiate a final fee for the project based on a detailed scope of service developed by SCCOG and the selected consultant. If SCCOG and that firm are unable to negotiate a contract, negotiations will be terminated with that firm and the next most qualified firm will be selected until a contract has been negotiated with a qualified firm.

## SUBMISSION DEADLINE

Statements of Qualifications and Project Proposals must be received by SCCOG no later than **Friday, August 31, 2018 at 4:00 p.m. EST**. Statements received after this deadline will not be considered.

## ADDITIONAL INFORMATION

A preliminary project scope is attached for each part of this project.

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SUBASE NEW LONDON JOINT LAND USE STUDY (JLUS)  
IMPLEMENTATION PROJECT

Preliminary Project Scope

Part 1. Land Use, Zoning, and Transportation Study in the Town of Groton

Study the land use, traffic and economics of those potential land uses of the area(s) directly abutting and surrounding the SUBASE. This would include land along Route 12 (corresponding with the corridor study listed below), Crystal Lake Road, and the land in which both the SUBASE and Navy housing is currently located. This project could include:

- Review of the existing Nautilus Memorial Design District (NMDD) zoning regulations and area
- Review of the approvals and/or successful projects in the NMDD zone
- Review of the current zone's compatibility with Navy goals
- Consider whether the zone should be split into 2 zones – Route 12 area and Crystal Lake Road area
- Consider whether the zone should be expanded along Route 12 – include a corridor study to support any recommendations
- Consider whether the SUBASE and Crystal Lake Road should rezoned; should a portion of Military Highway be included; should the federally owned housing property be included
- Examine the Route 12 corridor for roadway redesign options to create a better entrance to the SUBASE
- Examine market conditions for the zone/district area, especially for the purposes of understanding the local housing and other service needs for the Navy and Electric Boat
- Public meeting attendance, including workshops and public hearings associated with the adoption of all necessary regulations

Examine the potential for greater transit access by preparing a feasibility analysis for a bus or shuttle transportation route in Groton between downtown Groton (Route 1 shopping plazas), to the SUBASE, Electric Boat, Pfizer, UCONN Avery Point, and other employment centers and higher density housing areas. This project could include:

- Identification of demographic, employment and land use in order to assess the feasibility of providing successful transit service
- Forecast of future demographic, employment, and land use analysis to determine future transit needs
- Identification of existing transit conditions
- Identification of all traffic generators, desirable stops
- Development of transit service concepts
- Estimate demand for service concepts

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- Identification of proposed routes, frequency of service
- Identification of types of vehicles to be used on routes
- Service type recommendations
- Service and operations plan including: routing information, estimated ridership, proposed fleet composition, passenger facilities required (e.g. park and ride, bus stops), coordination with existing services, stop plan, and scheduling
- Cost of service
- Location identification and sketches of possible transportation hubs
- Route map in a format suitable for public viewing and input
- Public meeting attendance, including workshops and adoption of any plans/policies

### Deliverables

The project deliverable will be a study that makes recommendations for land use and resultant revisions to the Town of Groton Zoning Map and Regulations. The selected consultant will create and oversee the public process required for this to occur, all the way to taking the recommended zoning changes to public hearing.

The project will also result in a plan for improved transportation to and from SUBASE New London, which better serve Navy personnel, their families, civilian employees, and others traveling to and from the SUBASE.

### Part 2.      Regional Analysis and Long-Range Plan for the Anticipated Expansion of Submarine Shipbuilding in Southeastern Connecticut

Document the expected increase in staffing in southeastern Connecticut related to submarine construction and pre-commissioning at Electric Boat and the Naval Submarine Base New London from 2018 ("current") to 2038. Given these projections:

- Estimate increase in demand for housing and assess likely distribution of new housing construction in and outside the southeastern Connecticut region.
- Estimate additional burdens to the region's roadway and transit systems as a results of additional work-related travel.
- Develop recommendations for the type, quantity and location of new housing that would help to meet demand for housing and the ability of the private market to provide this type of housing.
- Revise 2016 Southeast Area Transit (SEAT) Study Expansion "C" plan to include for additional transit services to accommodate planned housing and mobility needs

Housing demand analysis should develop the following for years 2018 (base year) and every five years to 2038:

- EB Employment: Project jobs by expected incomes, expected housing preferences, expected ages of employees.
- Naval Submarine Base personnel: Detail personnel by military/civilian, incomes and/or housing subsidies, family/unaccompanied status, expected turnover rates
- SCCOG-region employment: Expected incomes, Expected age of head of household
- SCCOG-region population: Demographic characteristics may include: family/non-family, households with children.
- SCCOG-region households: housing budgets, expected tenure.

Amendment to Transit Plan should examine the potential for greater transit connections via bus or shuttle route(s) between the SUBASE, Electric Boat, Pfizer, UCONN Avery Point, and other employment centers and higher-density housing areas in the region, and propose an ideal transit network to serve SUBASE and Electric Boat workforce.

This project would include:

- Identification of demographic, employment and land use in order to assess the feasibility of providing successful transit service
- Identification of all traffic generators, desired stops
- Development of transit service concepts
- Estimate demand for service concepts
- Identification of proposed routes, frequency of service
- Routing information, estimated ridership, proposed fleet composition, passenger facilities required (e.g. park and ride, bus stops), coordination with existing services, stop plan, and scheduling
- Cost of service
- Location identification and sketches of possible transportation hubs
- Route map in a format suitable for public viewing and input
- Public meeting attendance, including workshops and adoption of any plans/policies

## Deliverables

Housing:

- Memo of findings re: future housing needs
- Memo of finding re: expected pattern of housing development given current conditions and trends
- Recommendations for managing housing growth

Transit:

Amendment to 2016 Seat Bus Study describing ideal transit network and recommended inclusions to Expansion Plan "C."

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