



View of architectural model from the Thames River

Thames Landing  
Scotch Cap Road, Waterford, Connecticut

The development is a mixed-use of 107 residential condominiums, a 1-1/2 acre public park and an 86-slip marina. The 16.4-acre site is located on Scotch Cap Road in Waterford on the Thames River directly across from the U.S. Navy Subbase in Groton north of the Coast Guard Academy and the Connecticut College Campus. The site rises from the river edge 1 foot to the northwest and was a former oil storage depot with a one hundred-fifty foot deep-water off-loading dock. Significant site cleanup in removal of all oil storage tanks and oil-laden soils was required.

Housing is developed in two Phases. Five sections totaling 68 units are planned in Phase 1 and two sections with 39 units are planned in Phase 2. A clubhouse, pool and tennis are planned with the last section of Phase 1. The 86-slip marina is independent of the housing development. It is accessed via a pedestrian bridge over the railroad and contains a clubhouse and bathhouse at the waterside of the rail ROW. The public park runs along the riverfront. Parking for 64 spaces is provided for the marina, 65 spaces for the public park and 265 spaces for the housing. Housing parking is divided into 72 garages and 146 open spaces.

The dwelling units are one and two bedroom ranging in size from 806 square feet to 1,713 square feet excluding the garage level. All dwelling units are provided with private balconies and river views. All permits from the municipality, state and federal government are granted. The approved project was sold to a private developer for construction. The housing unit design altered but site planning and marina design remained as originally approved.