

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 475 LONG WHARF DRIVE, Authorization for Mayor to sign an Agreement between the State of Connecticut and the City of New Haven for the Construction, Inspection and Maintenance of the **Boathouse at Canal Dock** at Long Wharf on Reuse Parcel H (City Plan Department).

REPORT:1455-05

ADVICE: Approval

BACKGROUND

The City Plan Department has submitted to the Board of Aldermen a Resolution authorizing an agreement between the City and State of Connecticut regarding the proposed Canal Dock project at Long Wharf on Parcel H on New Haven Harbor. As stated in the executive summary: *"The City has been working for many years to create a major public waterfront facility just north of Long Wharf Pier to be called Canal Dock. The project is funded by the State Department of Transportation and the Federal Highway Administration as mitigation for the demolition of the Adee Boathouse. Demolition of the historic Adee boathouse was necessary to construct the new Quinnipiac Bridge in its new alignment. The Canal Dock Boathouse will provide a center for marine education and recreation programs and will incorporate materials and elements from the Adee Boathouse. It will include boat storage bays on the first floor, and museum, classroom, offices and meeting space on the second floor. The Boathouse will be surrounded by a pile-supported deck that will provide gathering space as well as a venue for interpretive design elements related to New Haven's harbor history and culture. A reconstructed Canal Dock, a walkway connecting back to Long Wharf Pier, and various boating ramps and docks which can accommodate a range of vessels including kayaks, rowing shells, and sail boats, are also planned."*

In 2002 the State of Connecticut Department of Transportation (ConnDOT) agreed to designate up to \$30 million to this project to be allocated in two grants: the first agreement for \$6 million authorized by the Board of Aldermen in 2003 (see CPC 1332-09, 02/19/03) paid for engineering and design costs, and this second agreement will provide \$26 million for construction and inspection costs. The city has additionally secured from the Federal Highway Administration an earmark grant of "I-95 Harbor Access" for \$1,987,000 which may be applied to the construction of the boathouse facility.

Recently the Commission has approved a Flood Plain Variance for the platform and boathouse and modification to the Maritime Center PDD #53 to allow for the alteration of original plans which showed a marina in this location (CPC 1454-05, July 20, 2011). It approved at the same time general plans for the boathouse facility and expects detailed plans to be submitted this month for Commission action in September.

PLANNING CONSIDERATIONS

The Agreement lays out the responsibilities of the City and State as the project goes forward. The City is responsible for the construction phase of the project including but not limited to the bid process for obtaining construction engineering and inspection services, obtaining bonds, insuring contract compliance, review and approval of all shop plans and construction drawings, records maintenance, obtain all necessary permits, obtain insurance, documenting expenses, and covering construction and inspection costs. The City is also responsible for proper maintenance and operation of all facilities constructed as part of the project. ConnDOT agrees to use apportioned funds for the project (\$25,987,000), provide oversight services, and to reimburse the City on a regular basis for cost of services for the project. The parties mutually agree that the maximum amount of reimbursement is the amount apportioned, and that any cost increases are the City's responsibility if additional funding is not available from ConnDOT.

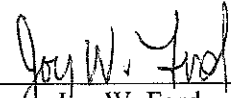
The Commission notes the draft Agreement may be further refined to include more specific details relating to this project. It notes that while the City agrees to be responsible for maintenance of the project, it intends to transfer that responsibility to a non-profit corporation known as Canal Dock Corporation which has been formed with the transfer in mind once the project is complete.

ADVICE

This project is the culmination of a multi-year cooperative planning process undertaken by the City, CONNDOT, and the public. The Commission believes that Canal Dock will serve as a great asset to the New Haven community and is eager that the project move forward. Thus, the Commission recommends that the Board of Aldermen authorize the Mayor to execute the Agreement.

ADOPTED: August 17, 2011
Roy Smith, Jr.
Vice Chair

ATTEST:



Joy W. Ford
Planner