

THE BOATHOUSE AT CANAL DOCK

PUBLIC INFORMATION MEETING

SEPTEMBER 2, 2010

CITY OF NEW HAVEN
JOHN DeSTEFANO JR.
MAYOR

KELLY MURPHY, AICP – ECONOMIC DEVELOPMENT ADMINISTRATOR
KARYN GILVARG – EXECUTIVE DIRECTOR, CITY PLAN

NEW HAVEN, CONNECTICUT
STATE PROJECT NO.
92-570
FEDERAL AID PROJECT NO.
1092(120)



Former Adee
Boathouse

The Boathouse
at Canal Dock

Location Map

CANAL DOCK PROJECT – HISTORIC TIMELINE

New Haven, Connecticut

MILESTONES



1911 Yale University opens the George Ade Memorial Boathouse on the New Haven's harbor at the Quinnipiac River

1917 Yale closes Ade Boathouse for use by Yale rowing program & moves to new facility on Housatonic River in Derby

1940-2004 Boathouse Privately owned and operated as Commercial Office Building



1997 Ade Boathouse documented per requirements for listing on the National Register of Historic Places and receives Landmark by New Haven Preservation Trust

1997—1998 City of New Haven holds Long Wharf Vision Workshops & develops Long Wharf Area Plan



1999 City of New Haven & CT Department of Transportation complete Memorandum of Agreement as part of FEIS for I-95 New Haven Harbor Crossing Corridor Improvement Program (May 1999)
Record of decision (August 1999) includes relocation of Ade Boathouse to Parcel H along Long Wharf Drive

CANAL DOCK PROJECT – HISTORIC TIMELINE

New Haven, Connecticut

MILESTONES



2001-2002 Parsons Brinckerhoff performs Yale Boathouse Relocation Study

Fall 2002 Final MOA between CT DOT & City of New Haven providing \$30 M for new 3 acre platform and interpretive replica boathouse.

Winter 2002 Army Corps of Engineers issued regulatory permits

Winter 2003 CT DEP/ OLISP issues permits

Spring 2003 City of New Haven prepares “Adee Boathouse Salvage & Re-use of Significant Historic Elements Study” including Boathouse programming and feasibility study

Summer 2006 Yale Boathouse & Fitch Foundry Salvage & Demolition contract State Project No. 92-601

Fall 2007 Yale Boathouse Demolition & Salvage completed

2009 City of New Haven commences design of New Haven Boathouse at Canal Dock with Langan Engineering, Wallace Roberts & Todd, And Gregg Wies & Gardner Architects.



CITY PROJECT MANAGER – DONNA HALL

LANGAN *Prime Consultant, Civil, Geotechnical & Marine Engineering,
Permitting, Landscape Architecture & Survey*
ENGINEERING & ENVIRONMENTAL SERVICES

GREGG WIES & GARDNER ARCHITECTS – *Boathouse Architect*

WALLACE ROBERTS AND TODD – *Master Planner*

DEAN SAKAMOTO ARCHITECTS – *Interpretive Design and Way Finding*

SPIEGEL ZAMECNIK & SHAH – *Structural Engineer*

ARCHITECTURAL ENGINEERS – *Mechanical, Electrical and Plumbing Engineer*

BEACON DESIGN INTERNATIONAL – *Wave Action Analysis and Floating Dock Designer*

VJ ASSOCIATES – *Scheduler and Cost Estimator*

ATELIER TEN – *Lighting Consultant*

ALDERSON ENGINEERING – *Geothermal Engineer*

Design Team

An aerial photograph of an industrial and residential area. A large body of water, possibly a bay or harbor, is visible in the lower half of the image. The surrounding land is densely packed with buildings, roads, and industrial structures, including several large storage tanks. The overall scene is a mix of urban and industrial development.

Project Criteria

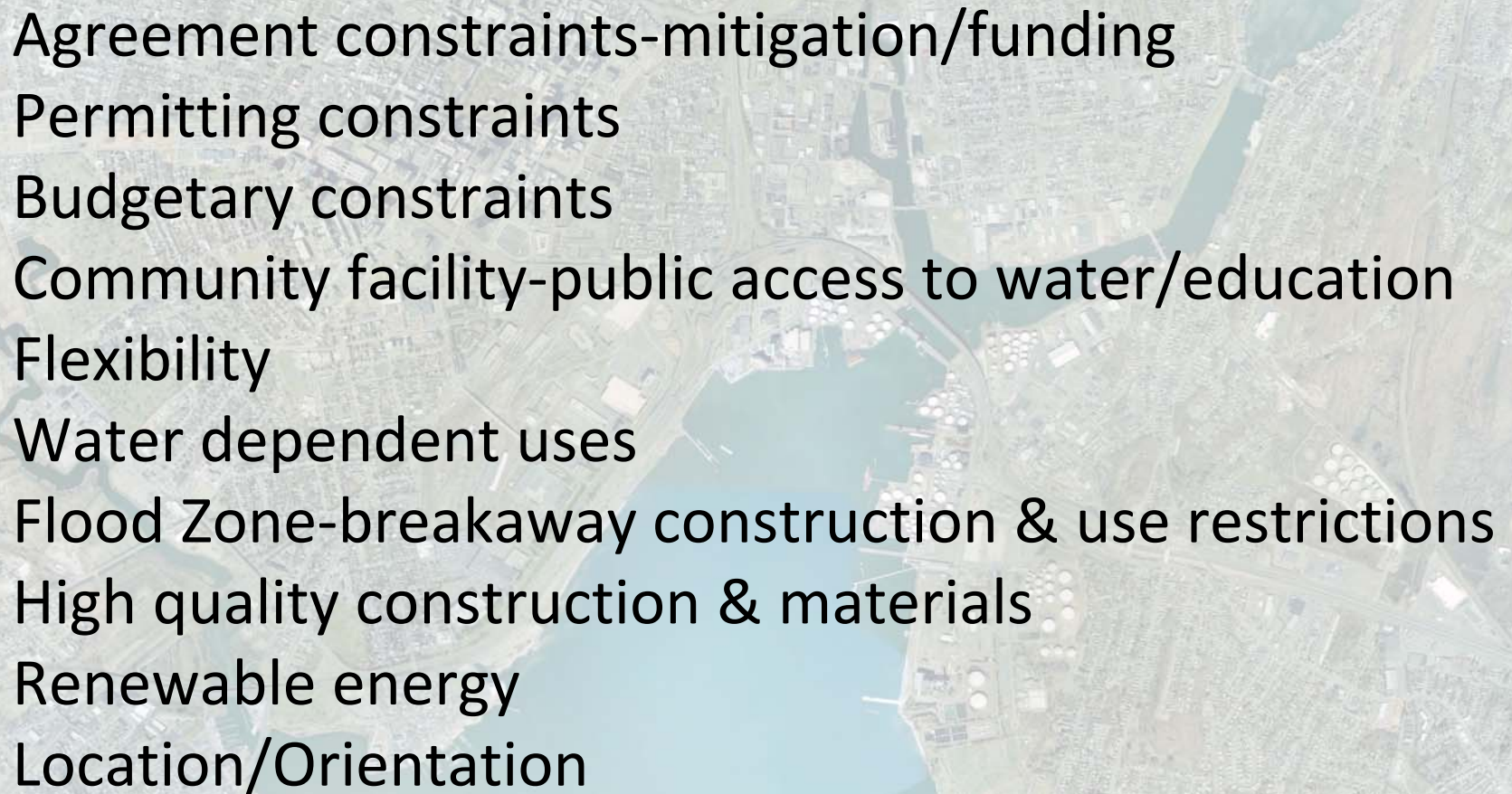
Case Studies

Approach to Mitigation

Project Goals

Project Elements

Design Approach



Agreement constraints-mitigation/funding
Permitting constraints
Budgetary constraints
Community facility-public access to water/education
Flexibility
Water dependent uses
Flood Zone-breakaway construction & use restrictions
High quality construction & materials
Renewable energy
Location/Orientation

Gilder Boathouse, CT



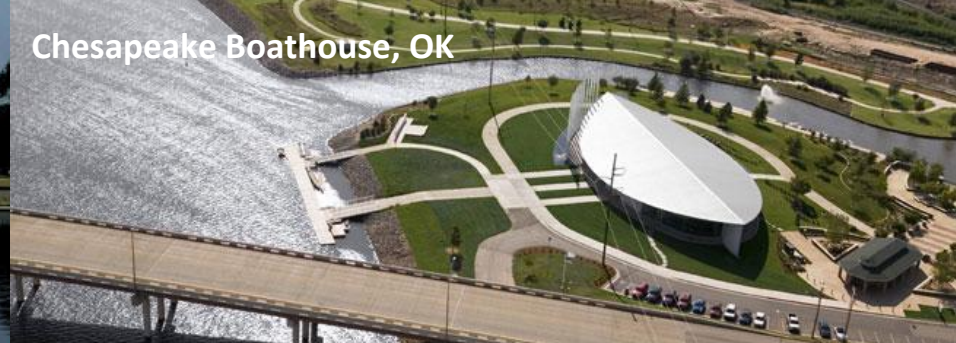
Camden County Boathouse, NJ



Eton Boathouse, England



Chesapeake Boathouse, OK



Leky Boathouse, British Columbia



Harry Parker Boathouse, MA



Site & Facility Program: Case Studies & Research



Gilder Boathouse, CT



Robert Gillin, Jr. Boathouse, PA



Harry Parker Boathouse, MA

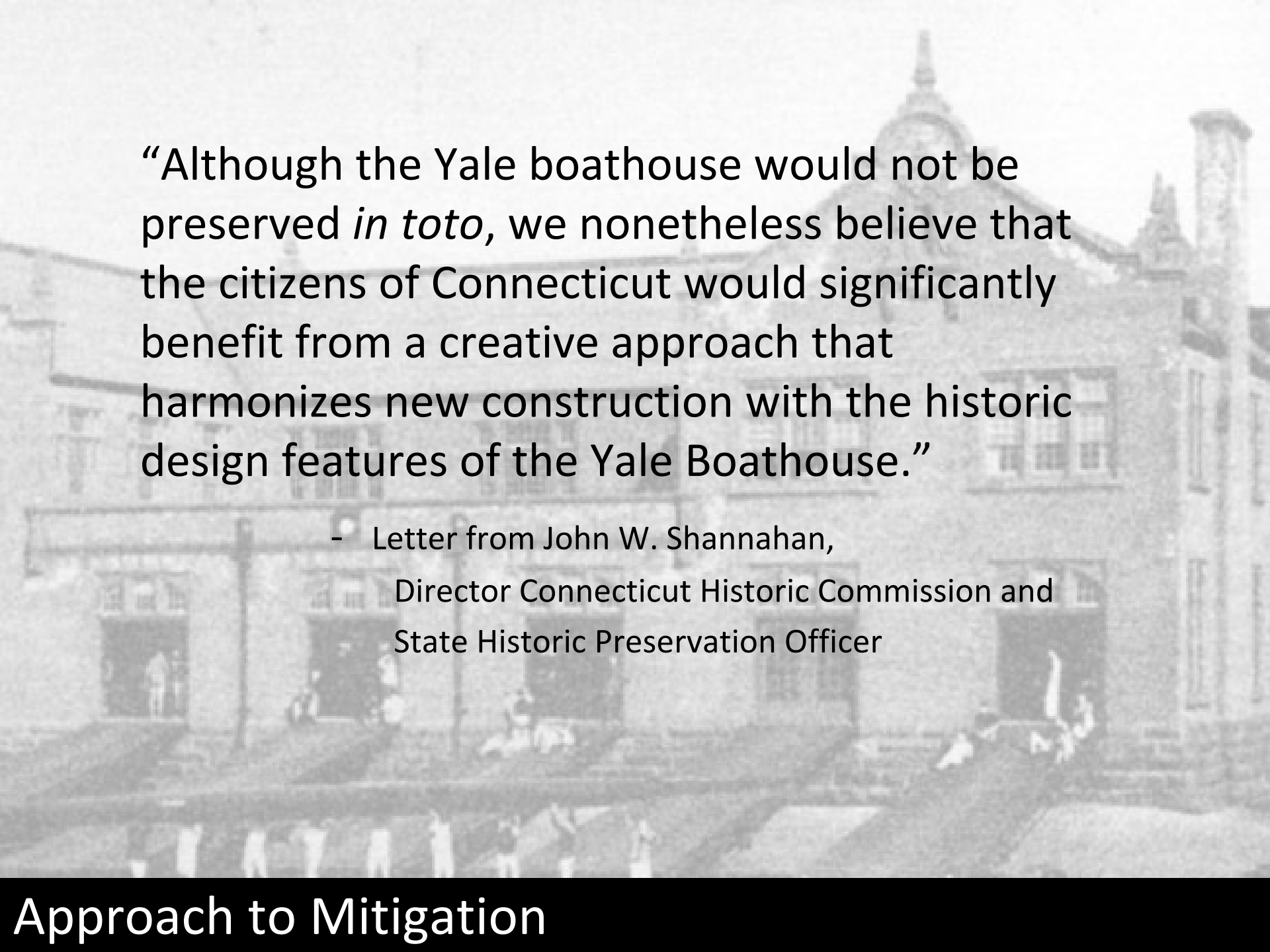


Camden County Boathouse, NJ



Gilder Boathouse, CT

Site & Facility Program: Case Studies & Research



“Although the Yale boathouse would not be preserved *in toto*, we nonetheless believe that the citizens of Connecticut would significantly benefit from a creative approach that harmonizes new construction with the historic design features of the Yale Boathouse.”

- Letter from John W. Shannahan,
Director Connecticut Historic Commission and
State Historic Preservation Officer



Maximize reuse and interpretation of actual salvaged material from the historic Adee boathouse & surrounding sites.

Tell the history of the Adee boathouse and its setting through interpretive design.



NATURAL/EARLY HISTORY
 Quinnipiac Harbor (later New Haven Harbor) in 1638.



MARITIME
 Canal Dock in the Late-19th Century.



RECREATION
 Yale Rowing Team in 1885.

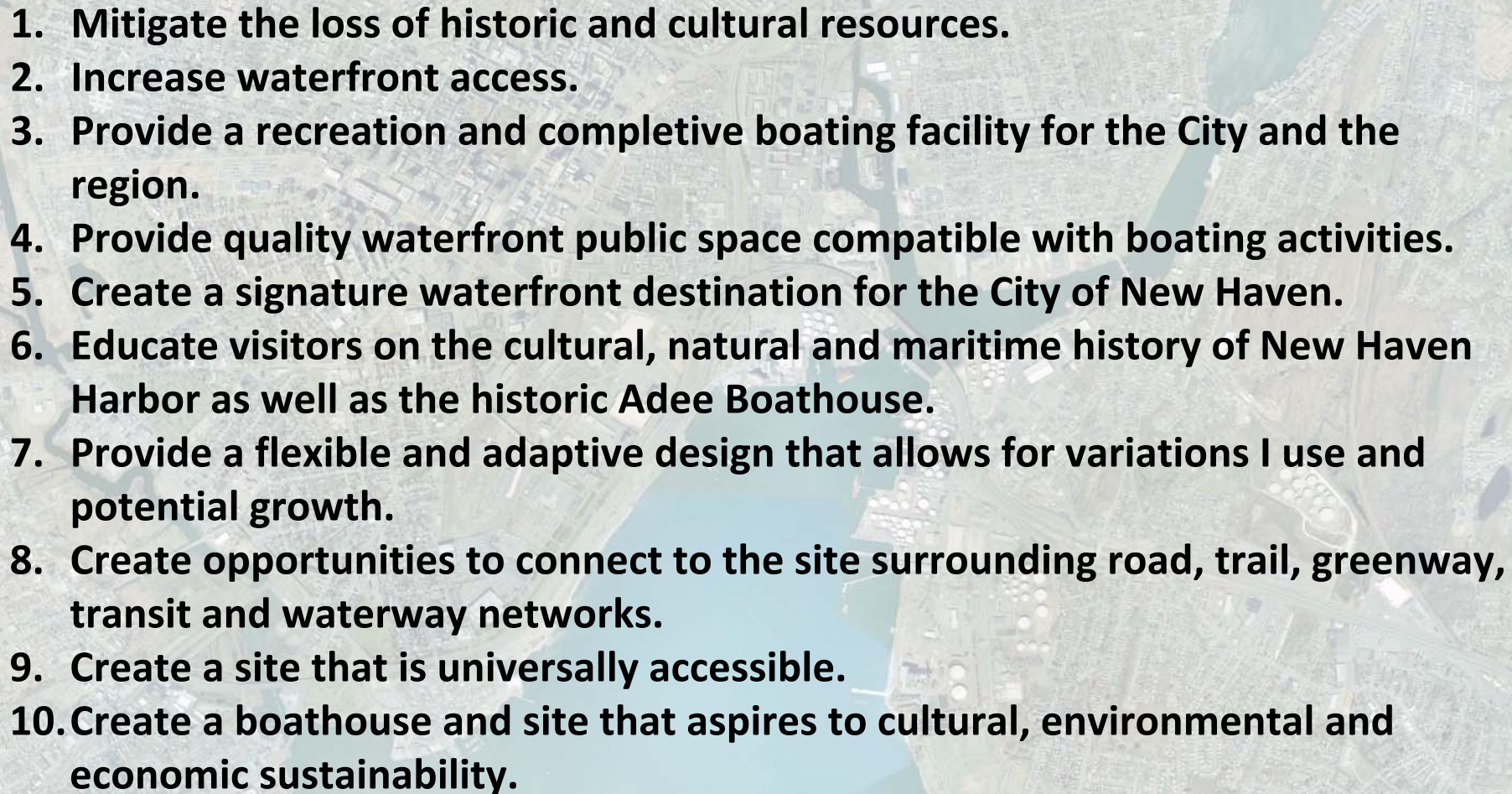


ADEE BOATHOUSE
 Yale Rowing Team in front of Adee Boathouse, 1940s.



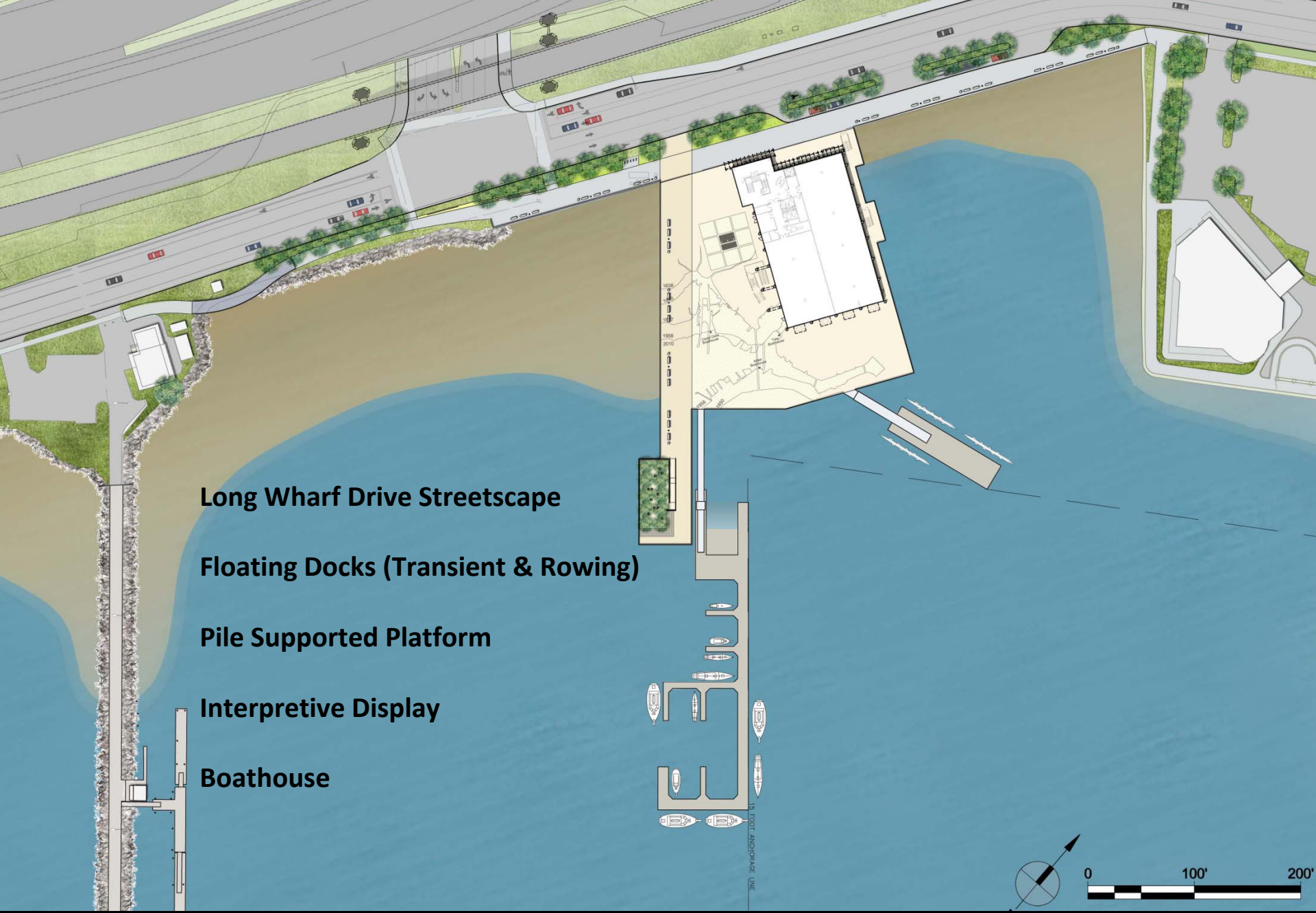
HARBOR DEVELOPMENT
 Construction of "G" Bridge, 1958.

Approach to Mitigation

- 
- 1. Mitigate the loss of historic and cultural resources.**
 - 2. Increase waterfront access.**
 - 3. Provide a recreation and complete boating facility for the City and the region.**
 - 4. Provide quality waterfront public space compatible with boating activities.**
 - 5. Create a signature waterfront destination for the City of New Haven.**
 - 6. Educate visitors on the cultural, natural and maritime history of New Haven Harbor as well as the historic Adee Boathouse.**
 - 7. Provide a flexible and adaptive design that allows for variations in use and potential growth.**
 - 8. Create opportunities to connect to the site surrounding road, trail, greenway, transit and waterway networks.**
 - 9. Create a site that is universally accessible.**
 - 10. Create a boathouse and site that aspires to cultural, environmental and economic sustainability.**



Project Location



Long Wharf Drive Streetscape

Floating Docks (Transient & Rowing)

Pile Supported Platform

Interpretive Display

Boathouse



Project Elements

Upgrade of streetscape on Long Wharf Drive

Landscaping and amenities

Drop-off/pick-up area

Area parking

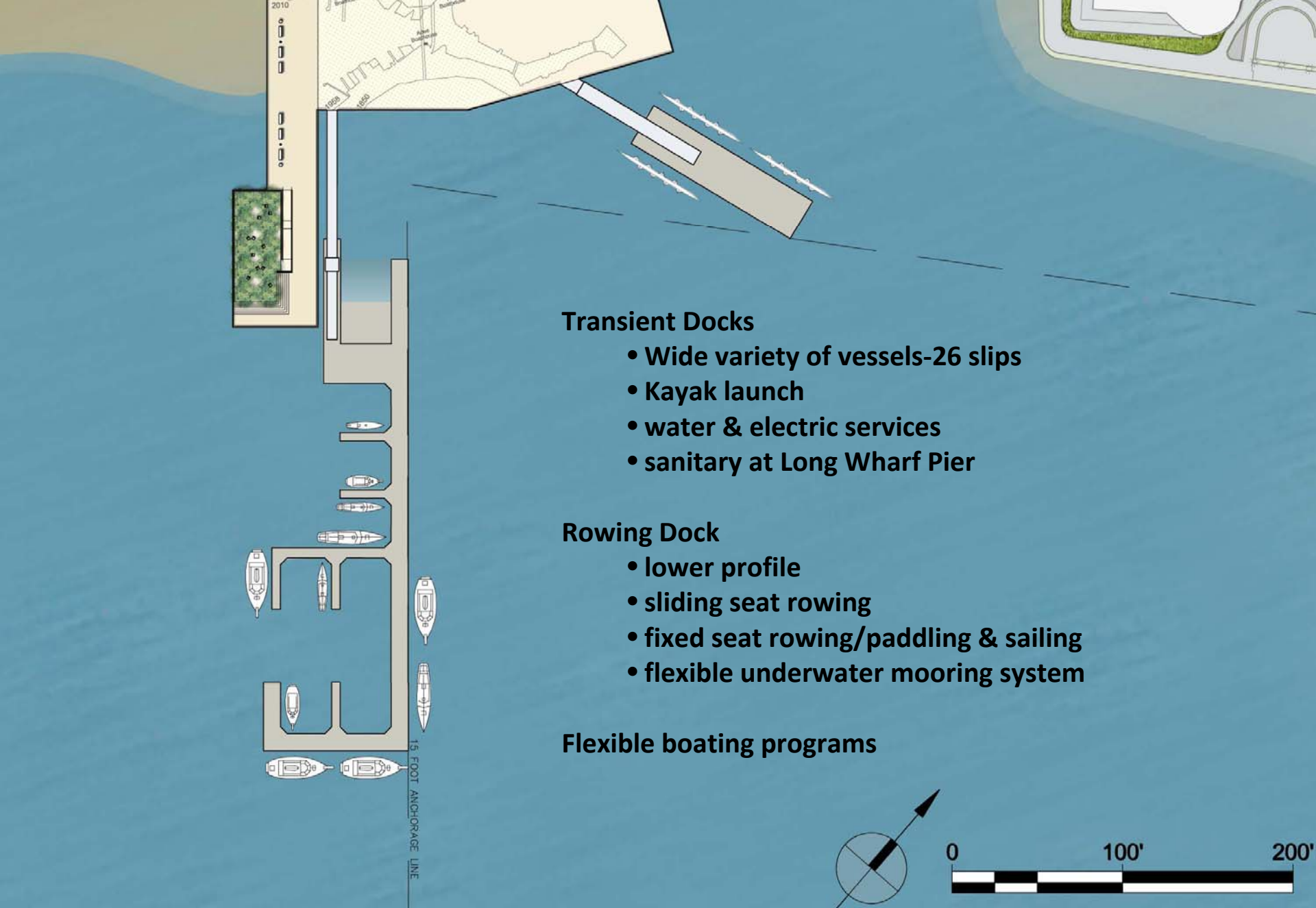
Major node for trails

- **East Coast Greenway**
- **Farmington Canal Trail**
- **Freedom Trail**
- **Vision Trail**
- **Access to public transportation**

Fills major gap in Harbor



Long Wharf Drive Streetscape



Transient Docks

- Wide variety of vessels-26 slips
- Kayak launch
- water & electric services
- sanitary at Long Wharf Pier

Rowing Dock

- lower profile
- sliding seat rowing
- fixed seat rowing/paddling & sailing
- flexible underwater mooring system

Flexible boating programs

Floating Docks (Transient & Rowing)

55,000 SF pile supported platform

- Canal Dock Pier-historical location
- Future Expansion

Public access to waterfront

Flexible platform

- Boating apron for maneuverability
- Public gathering space (festivals, concerts)

Bosque of Trees

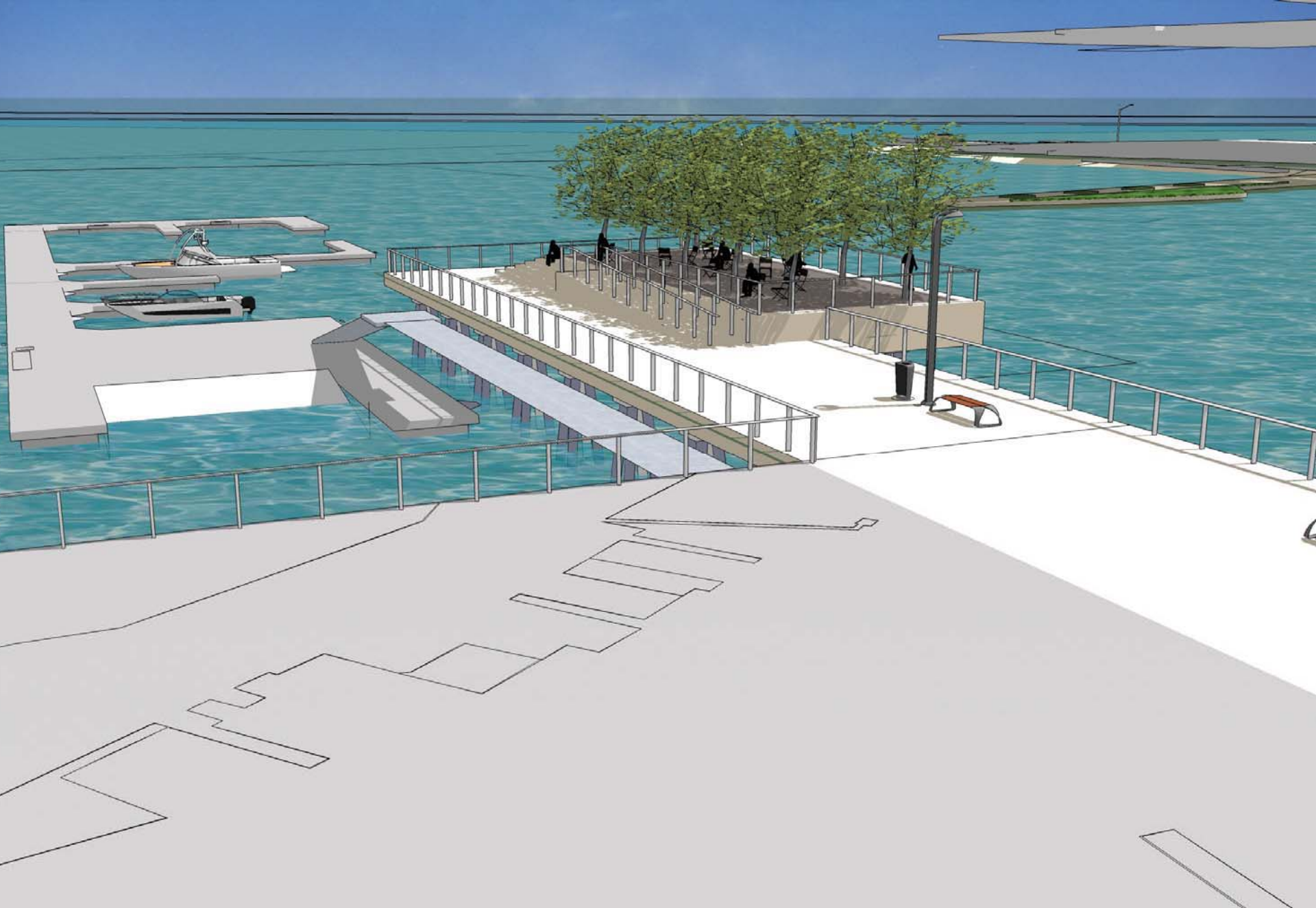
Amenities & lighting

24 hour access

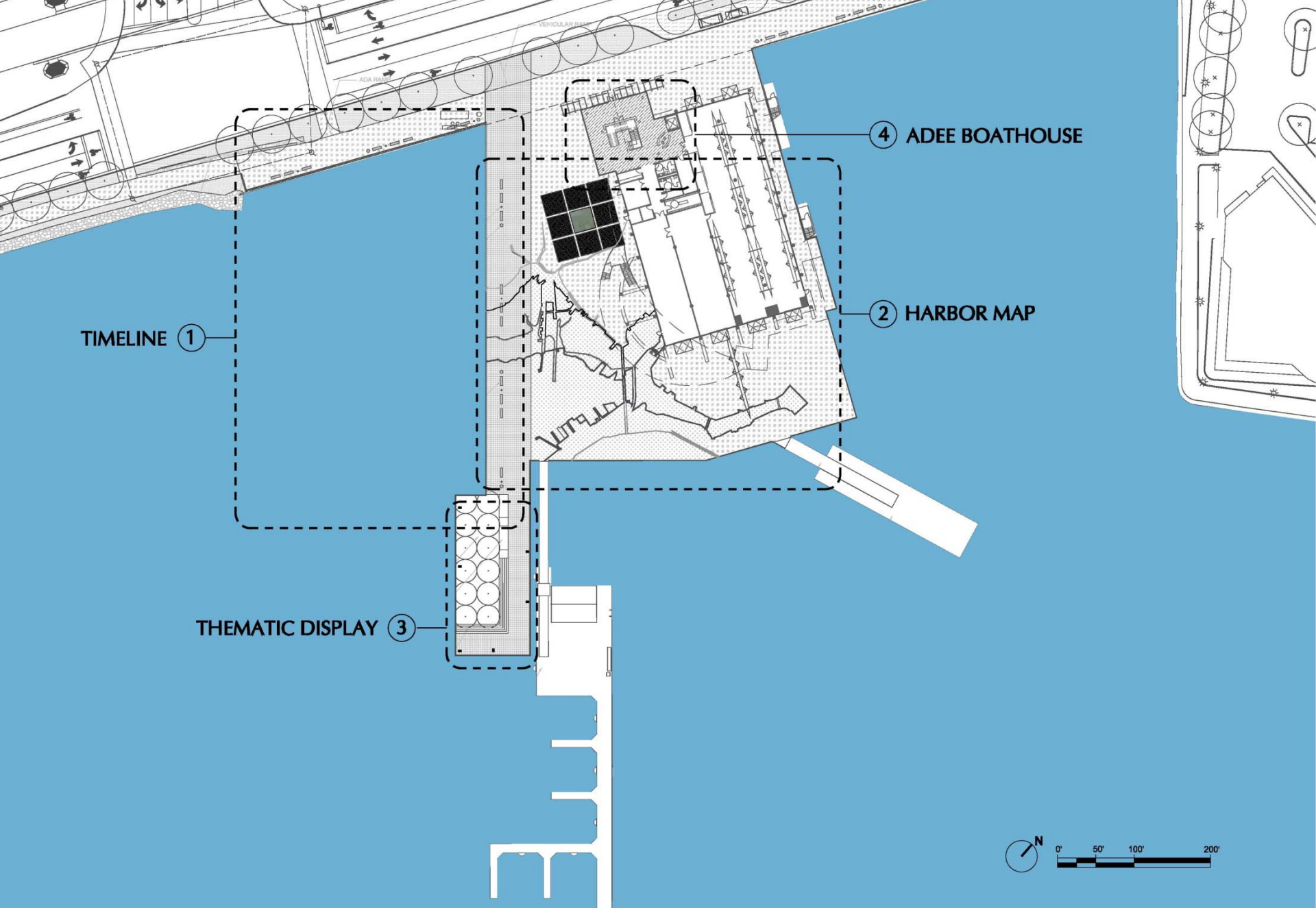
Interpretive displays



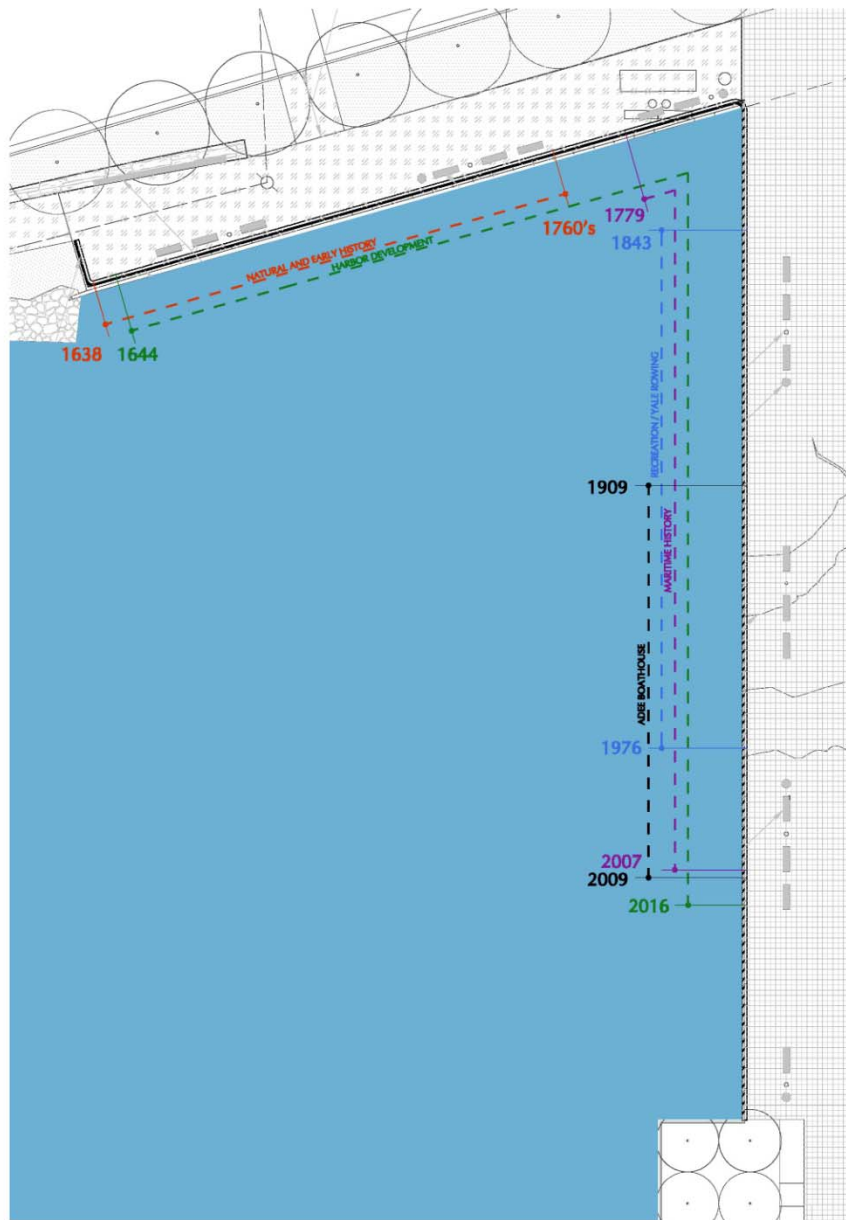
Pile Supported Platform



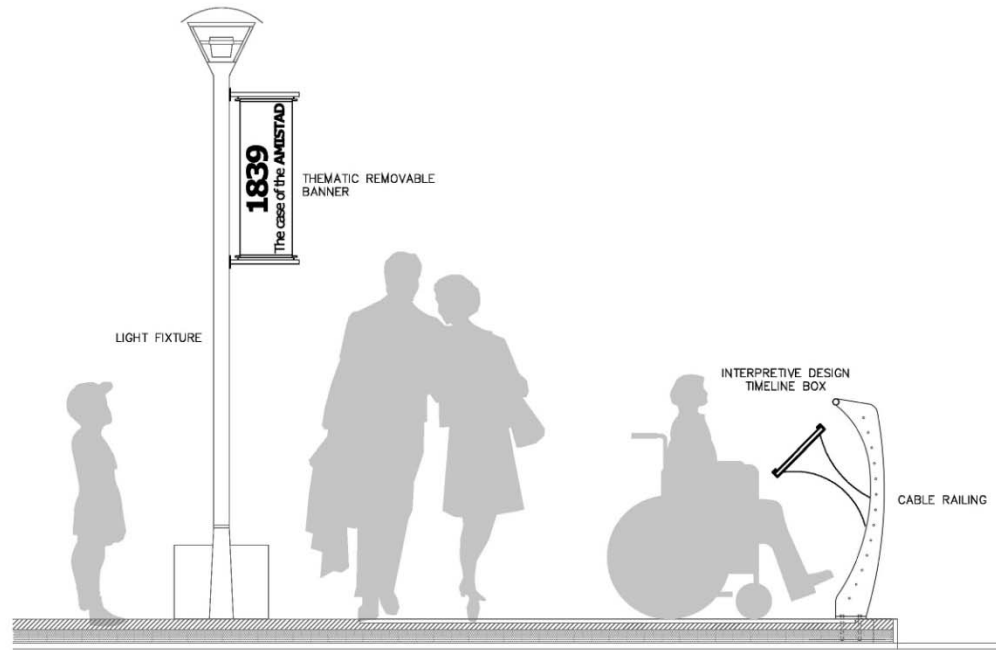
Pile Supported Platform



Interpretive Design (key plan)



SITE PLAN

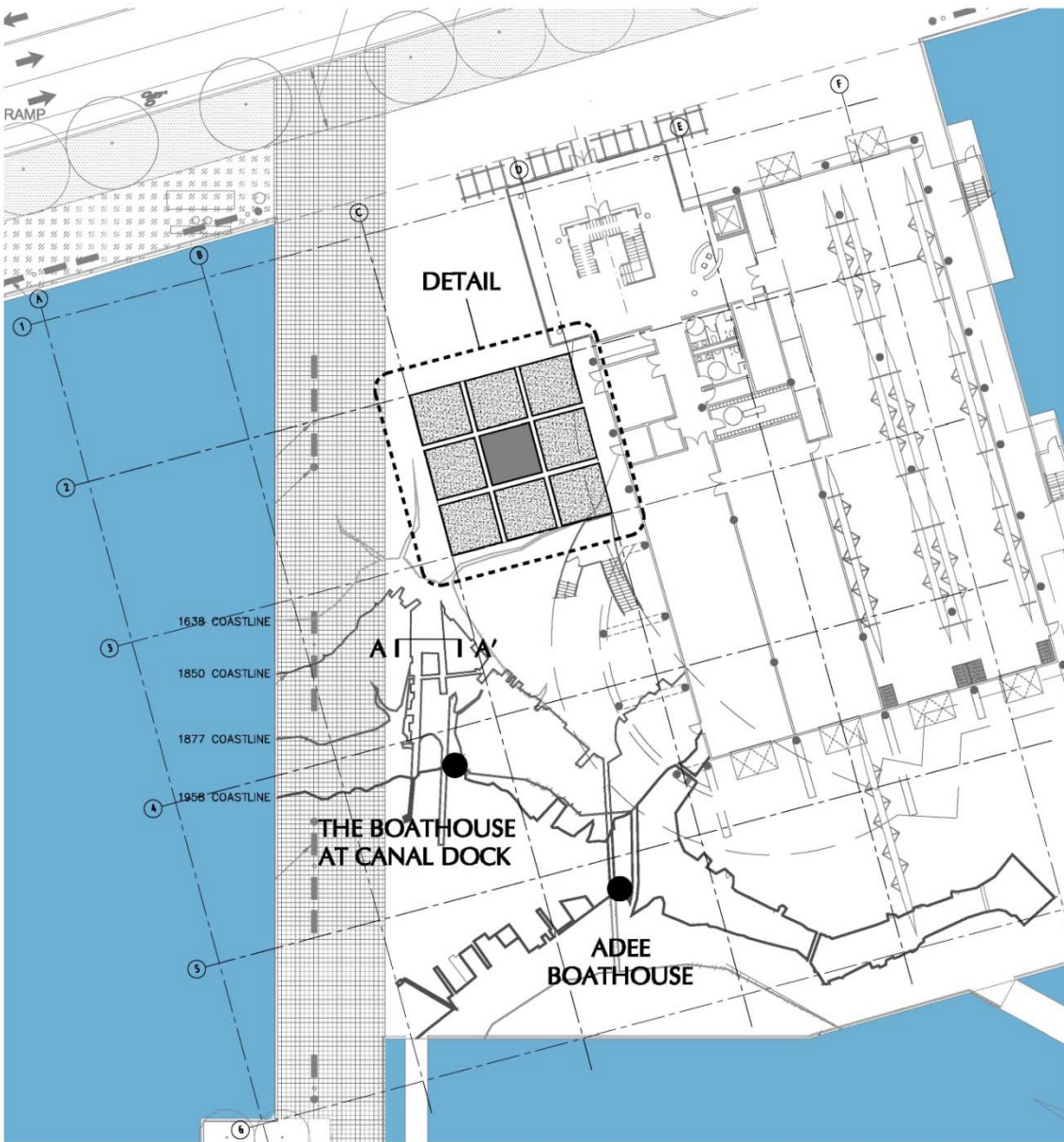


SECTION

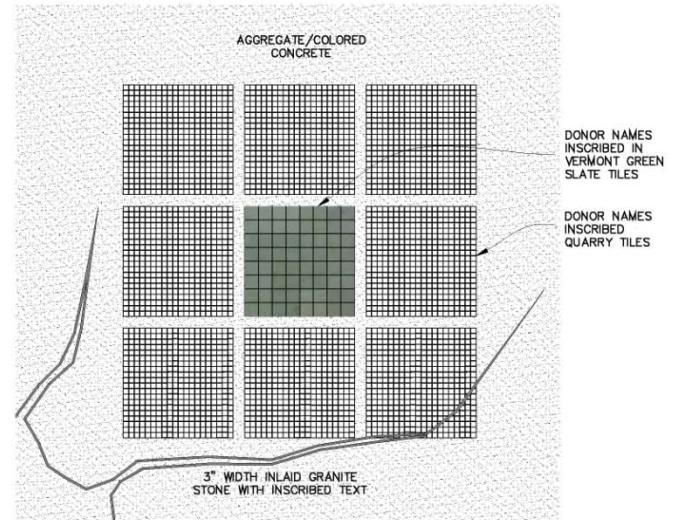


PANELS DETAIL

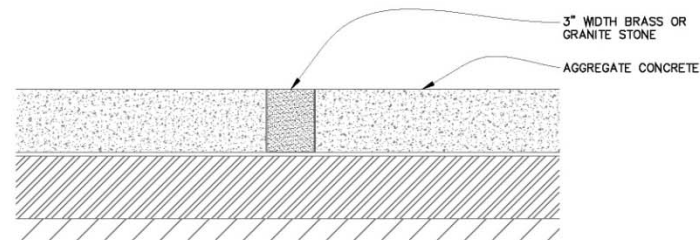
Interpretive Design (timeline)



SITE PLAN

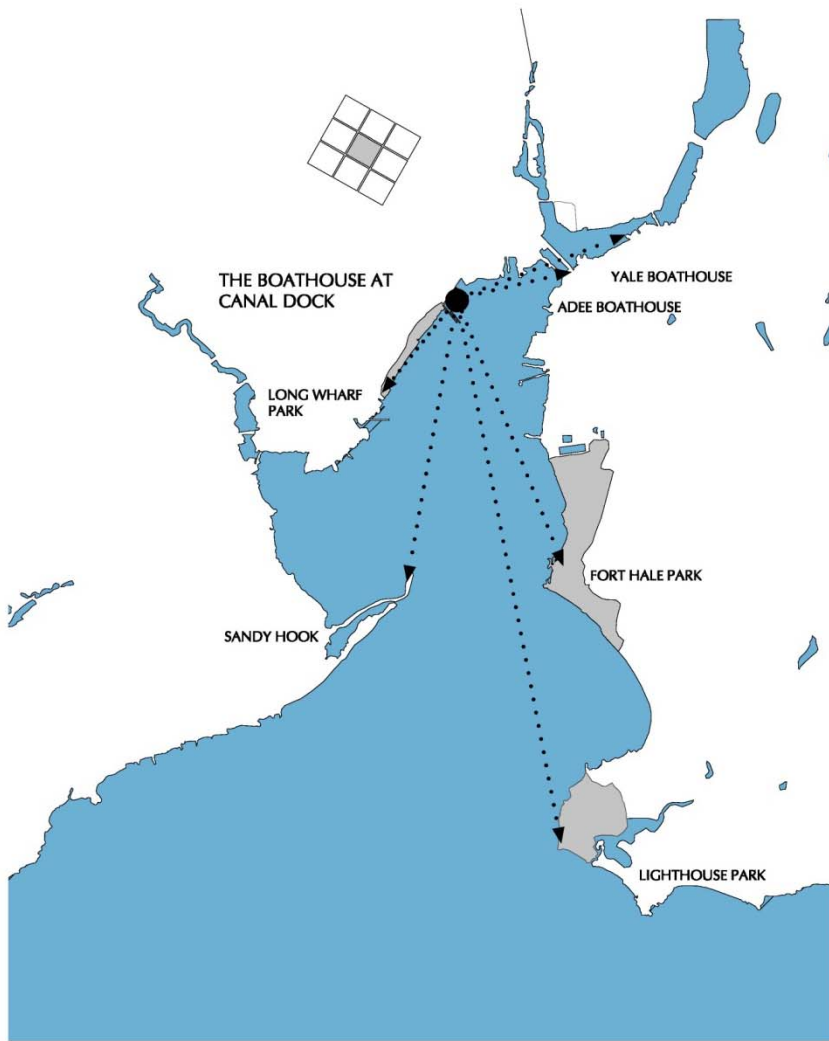


DETAIL

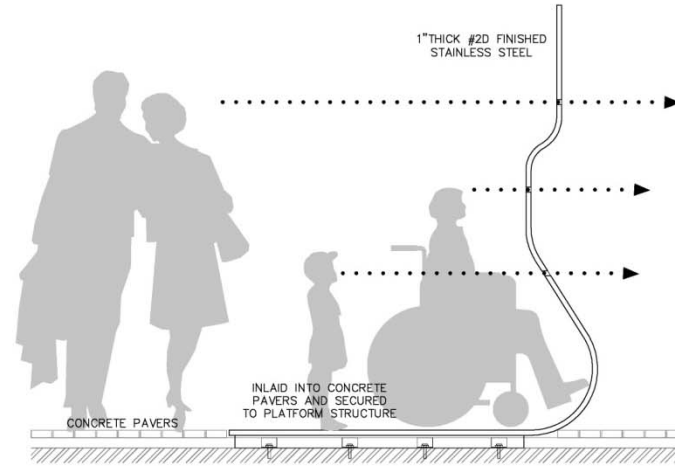


SECTION AA'

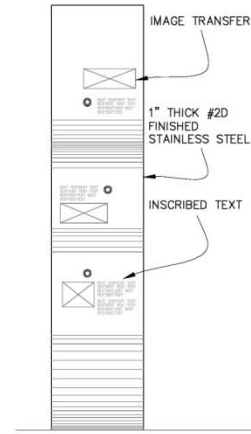
Interpretive Design (harbor map)



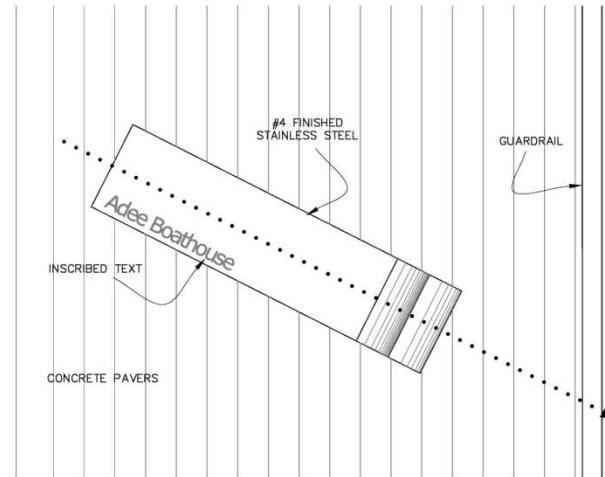
SITE PLAN



SECTION

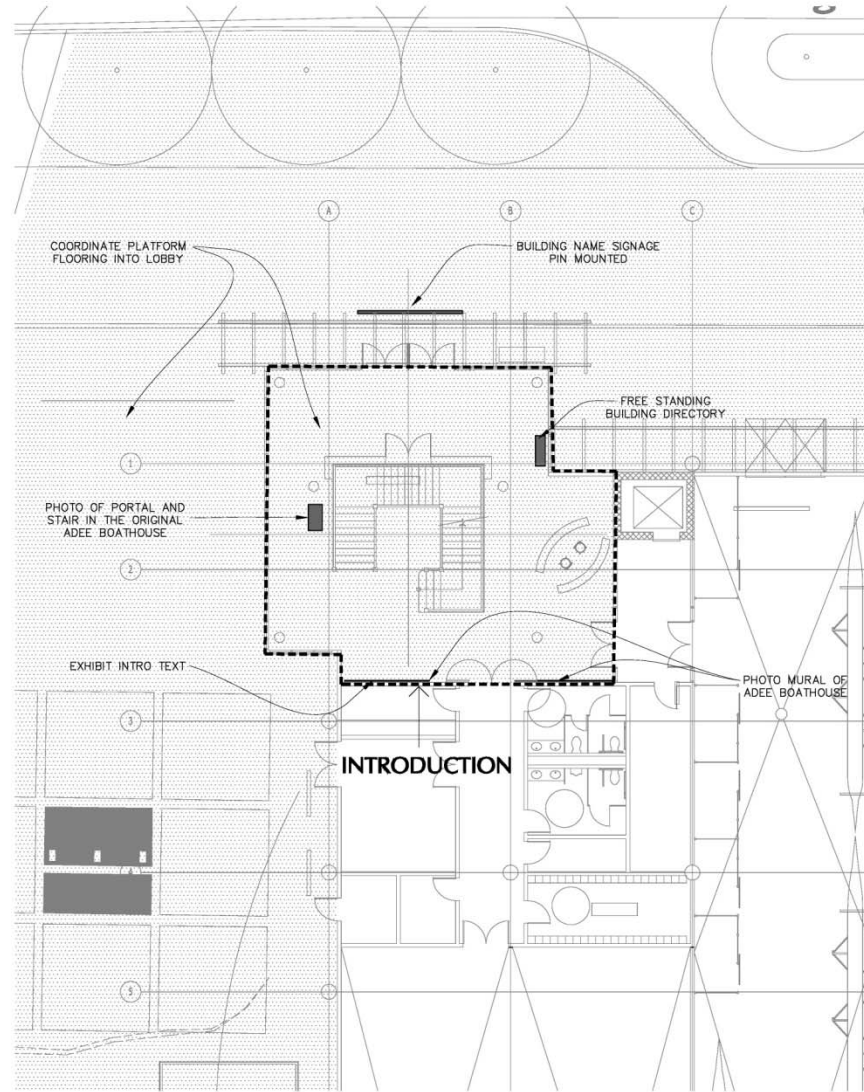


ELEVATION

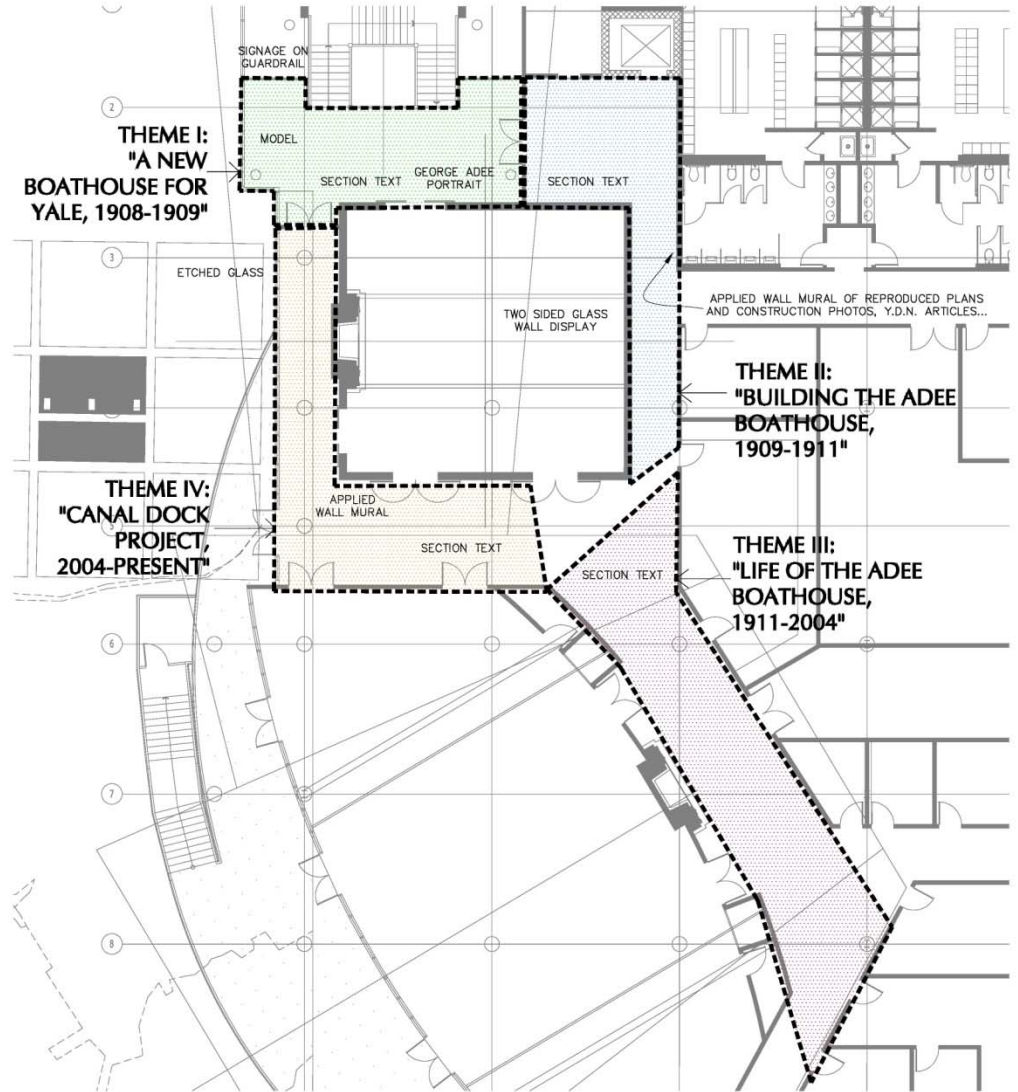


PLAN

Interpretive Design (thematic display)



ADEE FIRST FLOOR



ADEE SECOND FLOOR

Interpretive Design (adee boathouse)



Perspective View (night)



Perspective View



Perspective View



Perspective View



Perspective View



Building



Building



GREEN ROOFING
NON-GREEN ROOF



Building



NOTICE TO PROCEED
SCHEMATIC DESIGN SUBMISSION
DESIGN DEVELOPMENT START
PLATFORM CONSTRUCTION START
BOATHOUSE FINAL DESIGN
BOATHOUSE CONSTRUCTION START
PROJECT OPENING

October 2009
July 2010
October 2010
June 2011
October 2011
April 2012
January 2013

