

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **ORDER OF THE BOARD OF ALDERS** Authorizing the mayor to execute and deliver a lease agreement with Canal Dock Boathouse, Inc. with respect to the Canal Dock Boathouse (City Plan Director)

**REPORT:** 1506-03

**ADVICE:** Approval

**BACKGROUND**

The City has been working for many years to create a major public waterfront facility just north of Long Wharf Pier called Canal Dock Boathouse ("Boathouse"). The project is funded 100 percent by the Connecticut Department of Transportation and the Federal Highway administration as mitigation for the demolition of the historic Adee Boathouse.

In order to minimize the impact of the Boathouse on the City's budget, a not for profit organization has been established to operate, program and maintain the Boathouse. Canal Dock Boathouse Inc. will operate the facility for in-water competitive sports and recreational activities, on-shore physical fitness activities, environmental awareness education, historical and cultural education, special events and social functions and general community use. The lease agreement sets forth the terms and conditions for the operation and management of the facility.


**PLANNING CONSIDERATIONS**

Demolition of the Adee Boathouse was necessary to construct the new Quinnipiac Bridge in its revised alignment. The platform, which provides the site and foundation for the new Boathouse, was completed this spring. Construction of the Boathouse is scheduled to be completed during the spring of 2017. When complete, the Boathouse will restore public access to the waters of New Haven Harbor for the first time since the demolition of the Adee Boathouse. The Boathouse will have boat storage bays on the first floor and museum, classroom, offices and meeting space on the second floor. Boating ramps and docks for rowing, kayaking, canoeing, and sailing are also planned.

**ADVICE**

The Commission finds the Agreement in the best interest of the City and recommends approval.

**ADOPTED:** June 17, 2015  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director