

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: EAST SHORE PARKWAY/CONNECTICUT AVENUE, Conveyance of Land From the Greater New Haven Water Pollution Control Authority (GNHWPCA), to be designated for Park Purposes in Exchange for the Conveyance to the GNHWPCA of a Parcel of Land previously designated for Park Purposes but Currently Utilized in Part by the GNHWPCA; Authorization for Conveyance of an Additional Parcel of Land to GNHWPCA (Chief Administrative Officer).

REPORT:1474-06

ADVICE: Approval

BACKGROUND

Before the Board is an exchange of land between the City of New Haven Parks Department and the Greater New Haven Water Pollution Control Authority in the vicinity of East Shore Park and the East Shore Treatment Plant at 345 East Shore Parkway. These parcels were part of land acquired by the City to create what is known as East Shore Parkway to provide direct access to East Shore Park from points north. Portions of land were transferred to the GNHWPCA when it was established in 2005 as a regional water pollution control authority.

The Chief Administrative Officer has now proposed that the City convey two parcels of land to the GNHWPCA in exchange for a parcel and easement controlled by the GNHWPCA which when transferred will permit secondary access to East Shore Park. The City-owned parcels shown as Tracts 2A and 6 on the attached map are east of Connecticut Avenue, and Tract 2A is in use by the GNHWPCA today. Tract 6 was originally conveyed to the City "for park purposes" but is not suitable for park use.

The GNHWPCA-owned parcel of 44,294 square feet is a portion of Tract 3 as shown on the attached map, and is in City use today as a roadway cul-de-sac with grass island (the end of Connecticut Avenue). The easement area of 730 square feet to the south of the cul-de-sac will allow ingress and egress to East Shore Park to its south. THE GNHWPCA retains the right to create driveways off the cul-de-sac and to repair or maintain underground piping on the parcel. The GNHWPCA also agrees to mow the grass on the parcel while the City will plow and maintain the roadway.

PLANNING CONSIDERATIONS

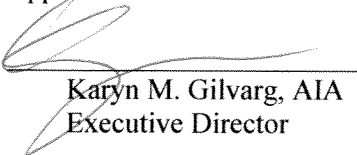
Tract 6 is a free standing parcel lying north of East Shore Park which is of no use to the City but is of interest to the GNHWPCA for the expansion of the East Shore treatment plant (see CPC 1471-03). Because of a "park purposes" restriction, Tract 6 was not transferred in 2005 when the GNHWPCA was established. This restriction has now been lifted by the Parks Commission and the parcel is ready for transfer. Tract 2A already contains a roadway in use by the GNHWPCA. There is no fiscal impact to the transaction resulting in the acquisition and disposition of parcels will be conducted at no charge to either party.

ADVICE

The disposition of the two small City owned parcels to the GNHWPCA and the acquisition of the cul-de-sac street end area and rights to pass over the easement area into East Shore Park are definitely in the better interest of the City as the transaction will enable direct and continuous access from Connecticut Avenue and points north to East Shore Park and points south for pedestrians and cyclists. The Commission therefore advises approval.

ADOPTED: February 20, 2013
Edward Mattison
Chair

ATTEST:

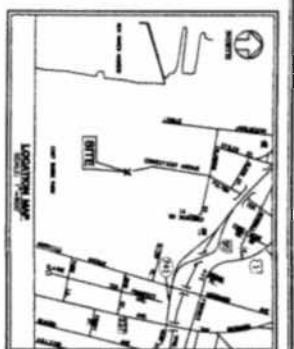
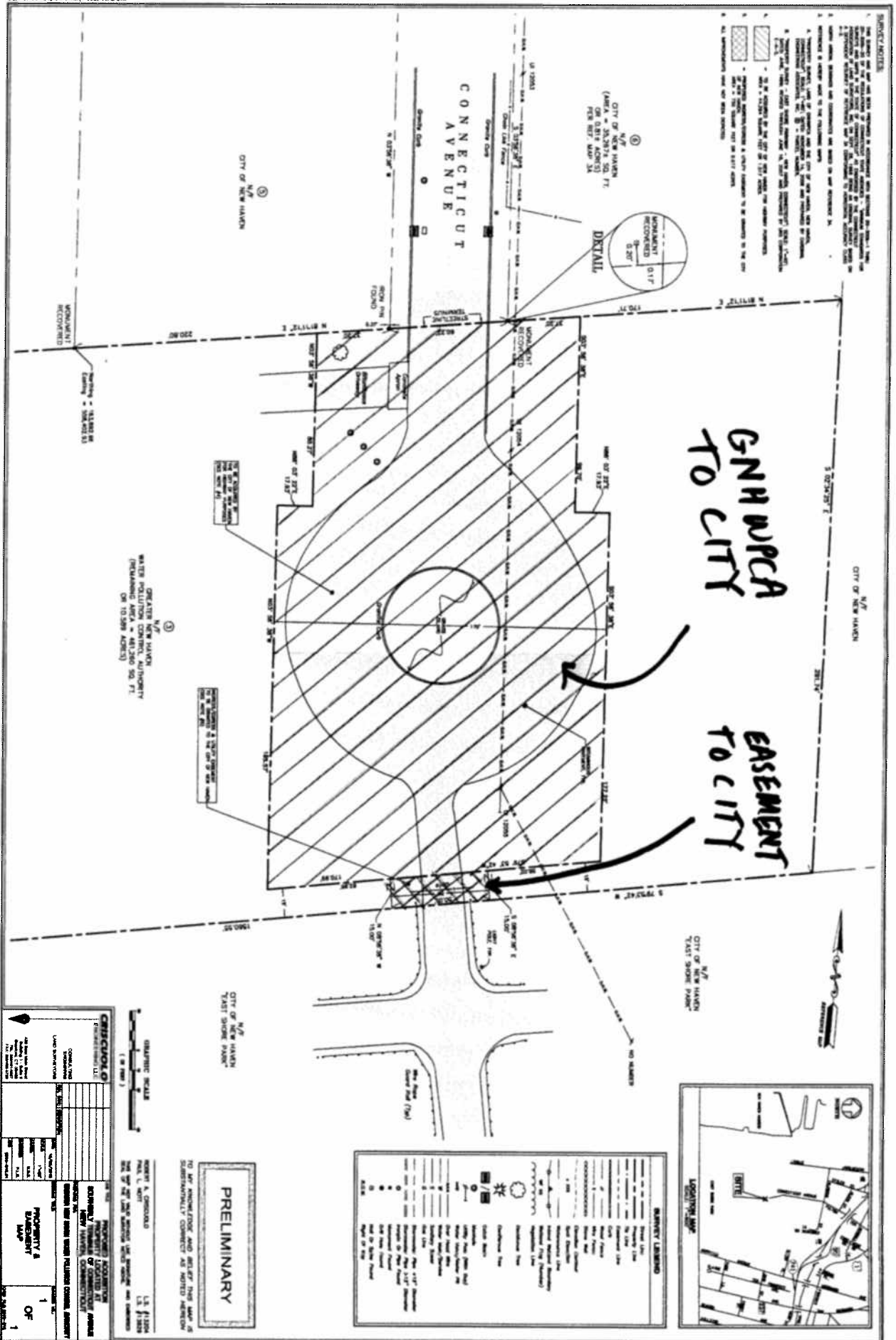

Katryn M. Gilvarg, AIA
Executive Director

NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONERS.
2. THE CITY ENGINEER AND THE CITY COMMISSIONERS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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**GNDWRCA
TO CITY**

**EASEMENT
TO CITY**



UTILITY LISTING

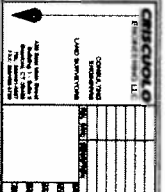
UTILITY	TYPE	DEPTH	LOCATION
Water	12" Dia	48"	Along Connecticut Avenue
Sewer	12" Dia	48"	Along Connecticut Avenue
Gas	12" Dia	48"	Along Connecticut Avenue
Electric	4" Dia	24"	Along Connecticut Avenue
Telephone	4" Dia	24"	Along Connecticut Avenue

PRELIMINARY

TO BE APPROVED AND NOTED THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

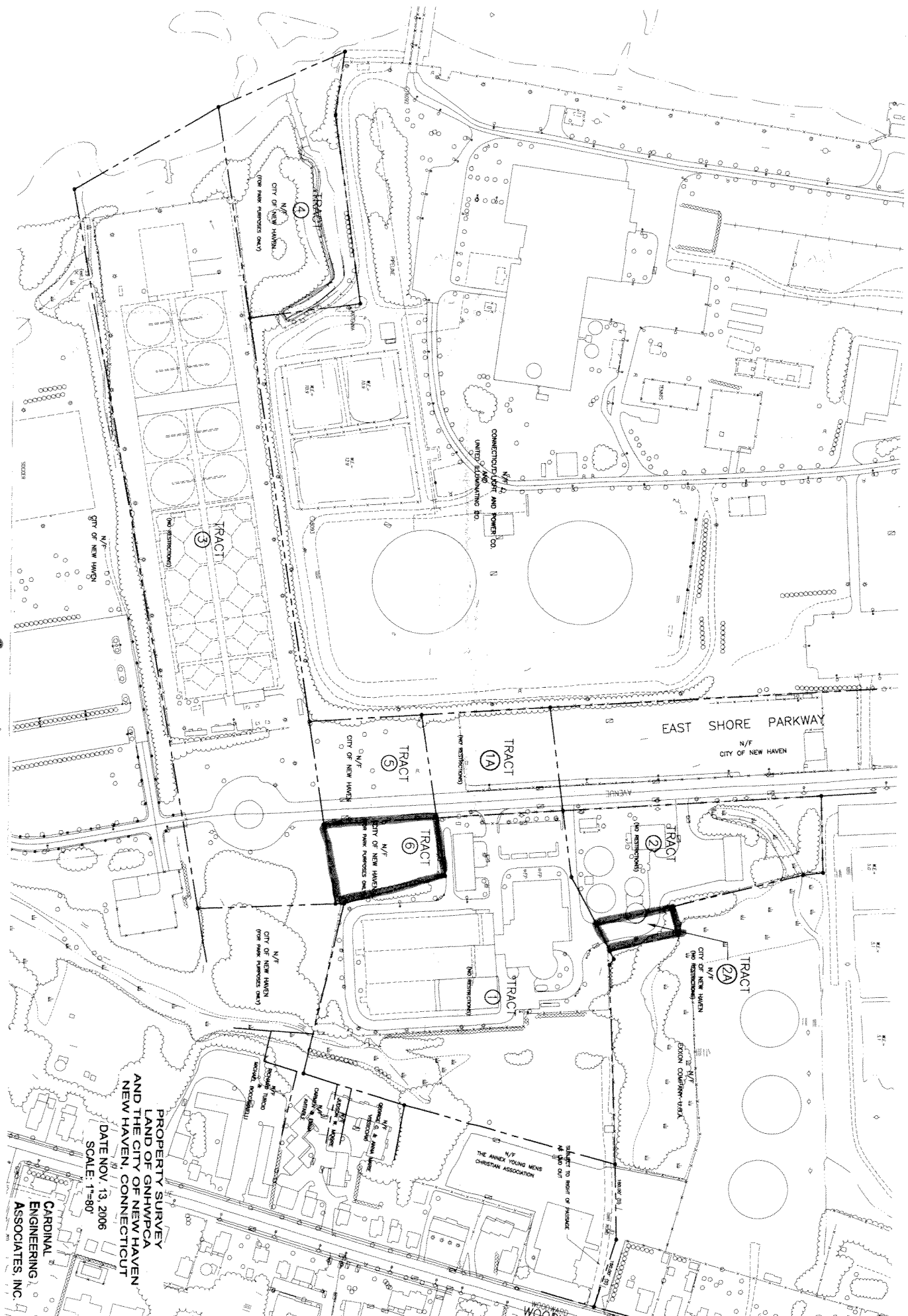
CHECKLIST OF REQUIREMENTS

NO.	DESCRIPTION	DATE	STATUS
1
2
3
4
5



PROJECT 4
EASEMENT
MAP

Parcels 2A to 6 to GNHWPCA



PROPERTY SURVEY
LAND OF GNHWPCA
AND THE CITY OF NEW HAVEN,
NEW HAVEN, CONNECTICUT
DATE NOV. 13, 2006
SCALE: 1"=80'

CARDINAL
ENGINEERING
ASSOCIATES, INC.

TRACT 4
CITY OF NEW HAVEN
(FOR PARK PURPOSES ONLY)

TRACT 3
(NO RESTRICTIONS)

TRACT 5
CITY OF NEW HAVEN

TRACT 1A
(NO RESTRICTIONS)

TRACT 6
CITY OF NEW HAVEN
(FOR PARK PURPOSES ONLY)

TRACT 2
(NO RESTRICTIONS)

TRACT 1
CITY OF NEW HAVEN
(NO RESTRICTIONS)

TRACT 2A
CITY OF NEW HAVEN
(NO RESTRICTIONS)
EXON COMPANY, USA

THE ANNEX YOUNG MEN'S
CHRISTIAN ASSOCIATION

WOODWARD

EAST SHORE PARKWAY
N/F
CITY OF NEW HAVEN

CONNECTICUT LIGHT AND POWER CO.
UNITED SUBMITTING CO.

SECTORS

CITY OF NEW HAVEN
N/F

CITY OF NEW HAVEN
(FOR PARK PURPOSES ONLY)

CITY OF NEW HAVEN
N/F

ADJACENT TO SOUTH OF PARCELS
2A TO 6