

**NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW and  
COASTAL SITE PLAN REVIEW**

**RE:** FARMINGTON CANAL GREENWAY, PHASE IV, Site Plan Review including Coastal Site Plan Review for extension of Greenway (Owner: City of New Haven; Applicant: Karyn M. Gilvarg; Agent: Anne Hartjen).

**REPORT:** 1481-05

**ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL**

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years Until July 31, 2018. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff on final plans.
3. Signoff on final plans by the City Engineer, Department of Transportation, Traffic and Parking and City Plan Department in that order shall be obtained prior to initiation of site work or issuance of building permit. The Greater New Haven Water Pollution Control Authority and Fire Marshall shall also review the plans.
4. The name of a day-to-day monitor of the soil erosion and sediment control plan shall be provided to the City Plan Department prior to City Plan signoff on final plans (if not provided in the application).
5. Final determination of traffic markings, V-loc locations, signs and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic and Parking.
6. Implementation of a Storm Drainage Operation and Maintenance Plan and Inspection Schedule, as submitted in the application, is required.
7. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to use of the site. Site Plan shall be submitted in both mylar and digital format [.DWG file based on the State Plane Coordinates (NAD1983)]. Provide version of AutoCAD with submission.

**Submission:** Development Permit application 06/27/13; Coastal Narrative, Timetable; Final Design Report by Milone & MacBroom 04/26/13; drainage calculations & monitoring well program; 90% Plans by Milone & MacBroom

**Previous Actions by the Commission:** Advice to the Board of Aldermen to approve maintenance and operation of the New Haven Portion of the Canal Line; Commitment to provide cash match for design, R-O-W and construction costs (CPC 1256-05, 10/21/98); Site Plan Review for Phase I Improvements (1304-04, 05/16/01); Agreement bet. State and City for Development of Plans and Specs for Phase II (1330-20, 12/18/02); Application for Funding for northernmost and southernmost portions (1338-13, 06/17/03), Site Plan Review for Phase II (CPC 1354-03, 08/11/04), Agreement with State for Development of Plans for Phase III (CPC 1377-31, 10/19/05), Grant Funds (1405-26, 07/17/07), Site Plan Review for Phase III (Shelton to Hamden town line) (1413-06, 02/20/08), Grant funds, licenses & temporary easements (1427-11, 04/22/09).

Other reports: 1405-06, 1428-10, 1433-04, 1435-04, 1437-20, 1440-08, 1452-04, 1464A.6-

## **BACKGROUND**

The City of New Haven proposes to construct Phase IV of the Farmington Canal Line Greenway between Temple Street and Long Wharf, in accordance with a Master Plan completed in 1999. The Farmington Canal Line is a linear strip of open space which runs in New Haven from State Street to the Hamden town line (and beyond through the towns of Hamden, Cheshire, and further north to Northampton, Massachusetts), within a former canal and railroad right-of-way. Phase I of the Greenway, a segment of one half mile running from Prospect Place/Lock Street to Munson Street, was completed in 2003. A segment from Munson Street to Shelton Avenue (Phase II) was completed in 2006, retaining the trail dimensions and most of the design elements of Phase I. A few changes, such as an improved collapsible bollard specification and planting configurations, were made based upon the experience of the first phase. As it owns the property on both sides, Yale University has completed the section from Hillhouse to Prospect Place, and has cleared the canal line south of Hillhouse to Temple Street. Section III was completed in 2010; it comprises the northern-most portion of the New Haven Greenway, taking the trail from Shelton Avenue to the Hamden/New Haven town line, across the intersections of Hazel Street, Ivy Street, Brewster Street, Bassett Street and terminating with a pedestrian connection to Daisy Street. The final Phase (Phase IV) from Temple Street to Long Wharf will follow the Canal Line below grade to the intersection of Orange and Grove Streets where it will rise to the surface and follow City streets and sidewalks to Long Wharf. The actual path once the Greenway comes to grade is Grove Street to Olive to Water to Brewery to Sargent, connecting to new sidewalks at Canal Dock Road adjacent to the new Boathouse at Canal Dock.

### **Proposed Activity:**

General activity will be to clear and grub the right of way and to grade it according to the plans. Soil erosion and sediment control measures will be placed in advance of grading. Within the below-grade section of the trail (from Temple to Orange/Grove), a full width (30' +/-) exposed aggregate concrete path will be poured-in-place. Within the tunnel, pedestrian and bicycle traffic will be separated via an inlaid illuminated green line and two ramped walkways. Historical information will be presented via illuminated panels placed within tunnel niches at the eastern end. Tunnels will be lit and security cameras installed; gates will be open from dawn until dusk and locked at night. The trail continues in the below-grade section adjacent to the Park of the Arts. In this area, access to the Park can be made via new stairs or ramps to Whitney Avenue. This access point will be open 24/7 so as to provide outlet to people who may wander in from the Orange/Grove entry. The trail makes its way to that entry via a long, ADA-accessible ramp from the Canal floor to street level, approximately 15' of vertical grade change. This ramp will be paved with exposed aggregate concrete similar to that used adjacent to POA and within the tunnels. Bollards at the intersection with the Grove Street sidewalk help control traffic (limited to emergency vehicular traffic). An entry plaza at Grove Street includes an illuminated sign, seating and bicycle racks. The trail then continues at street level to Long Wharf via Grove, Olive, Water, Brewery and Sargent. Pedestrians will continue on new City sidewalks which include embossed Farmington Canal pavers inset every 150' or so. Bikes continue via shared traffic lanes (sharrows) on Grove and Olive, and then are diverted to a cycle track on Water Street which will continue to the waterfront at Canal Dock. Other improvements include lighting of the below-grade sections, an extensive signage system, and emergency "blue" phones.

**Timetable:** Bid Fall 2013. Construction start Spring 2014, finished by Fall 2015.

## **SITE PLAN REVIEW**

The Site Plan Review team including representatives of City Plan, Transportation, Traffic and Parking, Building and City Engineer makes the following comments on submitted plans:  
None.

**PLANNING CONSIDERATIONS**

The Commission is pleased to see the fourth (final) phase of construction proceed. It noted in its reviews of earlier phases that maintenance is critical to the success and safety of the Canal Line and it reiterates that point here. It understands the Department of Parks will maintain the trail, and the Police Department through its sub station system will add the Canal Line to its "beat". In addition there is a "blue light" emergency telephone system at regular intervals along the route.

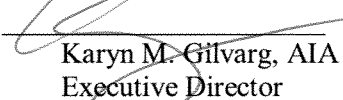
**SITE PLAN REVIEW ACTION**

The Commission hereby approves the submitted Site Plans which are in keeping with the Comprehensive Plan of Development for the City of New Haven with the Conditions on page 1.

**COASTAL FINDING**

The City Plan Commission finds the site plan consistent with the legislative goals and policies of the Connecticut Coastal Management Act and therefore makes a finding of no impact.

**ADOPTED:** July 31, 2013  
Edward Mattison  
Chair

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

Coastal Site Plan Review, based upon the application and materials submitted by the applicant, was conducted administratively without hearing by the City Plan Commission of the City of New Haven in accordance with the Connecticut Coastal Management Act (CGS, Sections 22a-90 to 22a-112). The Building Official hereby receives the above written findings and any conditions thereof are made conditions of the Building Permit, should one be required.

**DATE ADOPTED:** Aug 5, 2013

**ATTEST:**   
Daniel O'Neill  
Acting Building Official