



Challenges & Opportunities of Urban Waterfront Trails

From the Perspective of an Attorney, Owner, and Designer

INTRODUCTIONS



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PRESENTATION GOALS

- 1) *Focused Discussion On a Key Challenge*
- 2) *Discuss How Obstacles Can Become Opportunities*
- 3) *Offer Tips for Trail Champions, Planners, and Designers*



COMMON CONSTRAINTS & CHALLENGES

Existing Land Use

Contamination

Floodplain/Flooding

Existing Utilities

Eminent Domain

Aging Waterfront Infrastructure

Site Control

Community Support

Remnants of Former Industry

Planned Infrastructure Upgrades

Maintenance Capability

Political Support

Adjacent Land Use

Private Development Speculators

Legacy Neighborhood Issues

KEY CHALLENGE WORTH DISCUSSING

SITE CONTROL
(aka SECURING CONTROL TO THE RIGHT-OF-WAY)

SITE CONTROL (AKA RIGHT-OF-WAY)



PARKS & REC / TRAIL CHAMPION PERSPECTIVE



COMMUNITY & POLITICAL SUPPORT

NIMBY RESISTANCE

PROJECT SCHEDULE & FUNDING

SITE CONTROL (AKA RIGHT-OF-WAY)



LEGAL PERSPECTIVE



NEW SAFETY ISSUES

*CHANGING BUSINESS ACTIVITY TO
DETER TRAIL CONSTRUCTION*

RAMIFICATIONS OF DESIGN CHANGES

SITE CONTROL (AKA RIGHT-OF-WAY)



ENGINEERING/DESIGN PERSPECTIVE



Owner Negotiations During Design

Changing Shoreline Conditions

Legacy Pollution/Contamination

OBSTACLES TO OPPORTUNITIES

A Few Quick Case Studies:

- 1) Failing Bulkhead Opens Door To a Living Shoreline*
- 2) How a Fight For a Greenway Led To The Revitalization Of a City*

OBSTACLES TO OPPORTUNITIES

OBTSACLE - FAILING BULKHEAD ALONG GREENWAY

Former Industrial Cement Property

Greenway Situated Above Platform and Bulkhead Structure

Intent to Utilize Bulkhead as an Esplanade



OBSTACLES TO OPPORTUNITIES

OBTSACLE - FAILING BULKHEAD ALONG GREENWAY

High Cost to Repair

Delays to Construction

Change to Original Design Vision



OBSTACLES TO OPPORTUNITIES

OPPORTUNITY – LIVING SHORELINE

Same \$ to Remove or Repair

Opportunity - Public Access to River

Obvious Ecological Benefits

Educational Opportunity



OBSTACLES TO OPPORTUNITIES

OBSTACLE – INVEST IN GREENWAY OR OTHER CITY NEEDS?

Political Concerns of Investing in Greenway With Other City Needs

Concerns Over Safe Access to Greenway



OBSTACLES TO OPPORTUNITIES

OPPORTUNITY – REFRAMING PROJECT TO MORE THAN JUST A GREENWAY

Reframing Investment

*Safe Access Concerns to More
Holistic Investment*

*Better Case Now for Higher Level
Political Support*



Waterbury Active Transportation and Economic Resurgence
The W.A.T.E.R. Project

OBSTACLES TO OPPORTUNITIES

OPPORTUNITY – REFRAMING PROJECT TO MORE THAN JUST A GREENWAY



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HELPFUL TIPS



PARKS & REC / TRAIL CHAMPION PERSPECTIVE

GRIT AND PERSISTENCE

IMPORTANCE OF AN NPO PARTNER

*COMMUNICATE REGULARLY
WITH FUNDERS*

*REVIEW AGENCIES AS PARTNERS,
NOT OBSTACLES*

HELPFUL TIPS



LEGAL PERSPECTIVE

*DIFFERENT TERMS FOR TRAIL FOR
DIFFERENT PURPOSES*

*DISCUSS DESIGN RESTRICTIONS &
NEEDS*

KNOW REGIONAL LEGAL PRECEDENTS

HELPFUL TIPS



ENGINEERING/DESIGN PERSPECTIVE

*Establish Method to Track
Right-of-Way Coordination Challenges*

Regularly Monitor Existing Shorelines

*Due Diligence For Any Environmental
Liabilities*

Questions?

Thank
You