

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** of the City of New Haven
implementing a bollard installation at 65 Broadway.

Submitted by: Michael Piscitelli, Economic Development Administrator

REPORT: **1651-12**

ADVICE: **Approval with recommendations**

BACKGROUND

Apple—tenant at 65 Broadway, as the applicant—is proposing a bollard installation project at the frontage of 65 Broadway, consisting of (12) crash-rated bollards with granite sleeve covers. The proposed bollards are to be located between the existing curb and existing storefront, aligned with the existing trees and tree grates. The design intent is for the bollards to match the aesthetic and character of the existing Broadway Streetscape. To that end, the bollards are sleeved in a granite design which matches the existing bollards on Broadway. The bollards are also aligned with streetscape features (tree pits, planters) along Broadway.

The applicant has stated that the purpose of this project is to provide protection to customers, employees and others from vehicular collisions, both accidental and intentional.

This project will be installed by third-party contractors, McCue Corporation and SP Consulting, Inc. The bollards will be placed with 4'-0" clear between each, or 4'-10" on center, with exception of the bollards flanking the existing tree grate. These bollards will not conflict with the existing tree grate, but be installed directly adjacent to the tree grate, with 6' 1-5/8" clear. Existing utilities and street furniture have been surveyed and accounted for in the proposed design, and we will coordinate with the City should any conflicts be found during installation.

The following is the bollard installation process:

1. Layout bollard locations and cross reference with approved plan.
2. Remove bricks from affected area by hand.
3. Use a 12" core drill to drill through the concrete.
4. Use a vac truck to help remove all dirt and rock from hole.
 - Resulting hole will be 10" wide and 42" deep.
5. Place the rebar cage into the hole.
 - Site 3" from ground level.

6. Lower the bollard core into the cage.
7. Mix and pour concrete.
 - Approximately 2 cubic feet per bollard.
 - 3,000 PSI minimum.
8. After concrete is set, place granite covers on top of bollards.
9. Replace bricks, cutting brick to fit around bollards, as necessary.
10. Clean and power wash worksite prior to leaving completed job.

The project budget is approximately \$125,000, installation will take 4-5 days. During this time, the affected work area will be cordoned off, so as to limit impact on vehicular and pedestrian traffic patterns. Pedestrian access along Broadway and to the Apple Store will be maintained during installation. Apple will bear the cost of this project's installation and maintenance.

PLANNING CONSIDERATIONS

The Broadway Project, including the central plaza and streetscape and pedestrian improvements, was a thoughtfully designed, important planning project for the City, done in close collaboration with Yale University and anchor businesses. The district remains a wonderful example of stellar urban design in the city and one of the most pedestrian-friendly areas of downtown New Haven. The proposed bollards would create an aesthetic incongruency along Broadway that would disrupt the design of the streetscape. The applicant proposes to match the design of existing bollards on Broadway using granite bollard covers. This will help make the bollards more compatible with the district. There is at least one existing granite bollard in the sidewalk on the north side of Broadway.

Apple raises safety as the major concern and justification for the proposed bollard project. During the technical review meeting, City Staff observed that bollards are not a standard feature of sidewalk areas and are not deemed a high priority safety feature for pedestrian areas or glass storefronts. The city has conducted many studies on safety for pedestrians and bicyclists and has identified many high-priority projects to improve safety of multi-modal transportation in New Haven. Given this perspective, this project is not seen as a high-priority safety feature in this location.

The sidewalk detail for the brick-paved sidewalk on Broadway is more complex than our typical city sidewalks. The applicant should disturb the sidewalk to the least extent possible and should the bollards be removed in the future, the sidewalk should be restored to its original condition. This is referenced in one of the recommended conditions below.

A final consideration is the impact of the bollards on accessibility from street parking to the sidewalk. The Director of Services for Persons with Disabilities reviewed the plans and noted that if an accessible vehicle parks on Broadway in a metered street parking space, and puts down a ramp, the space between the ramp and the bollards may not be wide enough for a wheelchair to

navigate. While there may be changes to Broadway street parking resulting from the creation of the BRT line in the future, if those on-street parking spaces are to remain, it is recommended that the space that is best aligned with a space between bollards be designated as an accessible space. The Director of Services for Persons with Disabilities has further noted that the glass door entrance to the store exceeds the maximum weight for a door and there is no automatic door opener, making the entrance inaccessible to people who use mobility devices and/or have disabilities preventing them opening a heavy door. While this issue is not directly related to the bollards, the Apple Store should bring their accessible front entrance into compliance.

While this issue is not directly related to the bollards, the Apple Store should bring their accessible front entrance into compliance.

Despite the considerations raised above, it is important to note that the Apple Store is an important anchor tenant along Broadway. Supporting economic development, tourism, and active commercial districts are all important goals of Vision 2025, the Comprehensive Plan. Approving this plan would support this important business in the city and in turn the vibrant commercial district it is a part of.

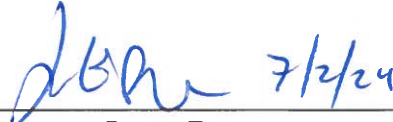
ADVICE

Authorization of this project aligns with the City's Comprehensive Plan and should be granted.

RECOMMENDATIONS

- Bollard covers must match the existing granite bollards around Broadway, as proposed by the applicant.
- The applicant shall coordinate with the City's Corporation Council to enter into written agreements with the City related to liability and the maintenance and removal of the bollards.
- The Board of Alders should work with the Transportation, Traffic, and Parking department to designate an accessible metered parking space that meets the specifications described above. The Department of Services for Persons with Disabilities should be consulted in this process.

ADOPTED: June 26, 2024
Leslie Radcliffe
Chair

ATTEST:  7/2/24

Laura Brown
Executive Director, City Plan Department