

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 569 FERRY STREET, 202 WHALLEY AVENUE, 215 WHALLEY AVENUE, 265 CHURCH STREET, 40 ELM STREET, 70 LINDEN STREET, 170 UNION AVENUE. Site Plan Review for the construction of 3 bike share stations and 1 ad panel and revisions to 3 previously approved stations within the public right-of-way in various locations for the fifth phase of the City of New Haven bike share system. (Applicant: Carlos Pujol for New Haven Smart Mobility; Agent: James Rotondo of Godfrey-Hoffman Associates, LLC)

REPORT: 1543-02

ACTION: Approval with Conditions

STANDARD 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 following the date of decision, until April 18, 2023. 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; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
4. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
5. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Received March 22, 2018.

- Application drawings. 29 sheets received April 11, 2018.
 - TITLE: Title Sheet. Received April 11, 2018.
 - LOCUS: 30 Station Bike Share Location Map. Drawing date January 26, 2018. Received April 11, 2018.
 - NOTES: Notes. Drawing date January 17, 2018. Received April 11, 2018.
 - ST_8 & ST_8P: Station 8 Ferry Street & Lombard Street Site Plan and Photo. Drawing date January 17, 2018. Revised March 21, 2018. Received April 11, 2018.
 - ST_9 & ST_9P: Station 9 Whalley Avenue & Orchard Street Site Plan and Photo. Drawing date January 17, 2018. Revised March 16, 2018. Received April 11, 2018.
 - ST_9-2 & ST_9P2: Station 9 Whalley Avenue & Orchard Street Ad Panel Site Plan and Photo. Drawing date January 17, 2018. Revised March 9, 2018. Received April 11, 2018.
 - ST_20 & ST_20P: Station 20 City Hall at Church Street Site Plan and Photo. Drawing date October 19, 2017. Revised March 16, 2018. Received April 11, 2018.
 - ST_21, ST_21P & ST_21P2: Station 21 Elm Street East Street of Orange Street Site Plan and Photo. Drawing date October 19, 2017. Revised March 16, 2018. Received April 11, 2018.
 - ST_28, ST_28P & ST_28P2: Station 28 Orange Street & Linden Street Site Plan and Photo. Drawing date January 17, 2018. Revised March 9, 2018. Received April 11, 2018.

- o ST_30 & ST_30P: Station 30 Union Train Station Site Plan and Photo. Drawing date January 17, 2018. Revised March 21, 2018. Received April 11, 2018.
- o DE_1-DE_8: Details. Drawing date January 26, 2018. Received April 11, 2018.
- o STD_NH_04: City of New Haven – Typical Sidewalk Details. Drawing date December 1, 2009. Received April 11, 2018.
- o STD_NH_25: City of New Haven – VLOC and Sign Post Detail. Drawing date December 1, 2009. Received April 11, 2018.

PROJECT SUMMARY:

Project: New Haven Bike Share Phase Five

Address: Various city ROW

Site Size: Not applicable

Building size: Not applicable

Zone: Not applicable

Financing: Private

Project Cost: Not provided

Parking: No parking spaces proposed

Applicant: Carlos Pujol for New Haven Smart Mobility

Agent: James Rotondo of Godfrey Hoffman Associates, LLC

Site Engineer: Department of Transportation and Parking

Phone: (313) 421-1700

Phone: (203) 239-4217

Phone: (203) 946-8075

BACKGROUND

Previous CPC Actions:

- CPC 1538-01: Site Plan Review for construction of 9 bike share stations within the public right-of-way in various locations. Approved November 15, 2017.
- CPC 1540-07: Site Plan Review for the construction of 10 bike share stations within the public right-of-way in various locations for the second phase of the City of New Haven bike share system. Approved January 17, 2018.
- CPC 1541-01: Site Plan Review for the construction of 5 bike share stations within the public right-of-way in various locations for the third phase of the City of New Haven bike share system. Approved February 21, 2018.
- CPC 1542-05: Site Plan Review for the construction of 3 bike share stations and revisions to one previously approved station within the public right-of-way in various locations for the fourth phase of the City of New Haven bike share system. Approved March 28, 2018.

Zoning:

Not applicable.

Site description/existing conditions:

The proposed project is for the construction of the fifth phase, 3 stations, of a planned 30 station bike share system and revisions to 3 previously approved bike share stations. The proposed revisions include either the relocation or the addition of an ad panel at various locations. Bike share stations proposed in phases one through four are located in Dixwell, Newhallville, Downtown, Fair Haven, Hill, and East Rock neighborhoods. Proposed bike station locations for the fifth phase of the New Haven Bike Share system include East Rock, Fair Haven, Downtown, and WEB, between Linden Street to the north, Ferry Street to the east, Union Avenue to the south, and Orchard Street to the west.

Proposed activity:

System users will be able to unlock a rented bicycle from a rack using a mobile app, ride it to their destination, and re-lock it at a different station. Each site will include several bike racks for locking bike share bicycles, an

informational aluminum sign, and a solar-powered ad panel. The racks and sign will be bolted directly into concrete. The ad panel will require an installation of a foundation and, in some cases, a concrete pad will need to be poured.

Motor vehicle circulation/parking/traffic:
No parking spaces will be altered.

Bicycle parking:
Each proposed station will have space for between five and nine bicycles. Although docking spaces will be located on existing sidewalks, locations have been chosen to ensure that a minimum five-foot width for pedestrian access will be maintained while the bikes are docked.

Trash removal:
Not applicable.

Signage:
Each station will have two signs. One sign will be an approximately 3' x 2' informational sign that will include system instructions and maps. The other sign will be approximately 8' x 5' double-sided solar-powered advertising panel.

Sec. 58 Soil Erosion and Sedimentation Control: Not applicable

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: Not applicable

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: The applicant plans to begin installation in April 2018.


SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1

ADOPTED: April 18, 2018
Leslie Radcliffe
Vice Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator