

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 781 STATE STREET, 394 GRAND AVENUE, 360 COLUMBUS AVENUE, 200 DIXWELL AVENUE. 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. (Applicant: Carlos Pujol for New Haven Smart Mobility; Agent: James Rotondo of Godfrey-Hoffman Associates, LLC)

REPORT: 1542-05

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 March 28, 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 February 26, 2018.

- Application drawings. 24 sheets received February 26, 2018. Revisions received March 16, 2018.
 - TITLE: Title Sheet. Received February 26, 2018.
 - LOCUS: 30 Station Bike Share Location Map. Drawing date January 26, 2018. Received February 26, 2018.
 - PHASE 4: Phase Four Bike Share Location Map. Drawing date February 22, 2018. Received February 26, 2018.
 - NOTES: Notes. Drawing date January 17, 2018. Received February 26, 2018.
 - ST_4 & ST_4P: Station 4 Stetson Branch New Haven Free Public Library Site Plan and Photo. Drawing date January 5, 2018. Received February 26, 2018.
 - ST_4-2 & ST_4P2: Station 4 Stetson Branch New Haven Free Public Library Site Plan and Photo. Drawing date February 22, 2018. Received February 26, 2018.
 - ST_13 & ST_13P: Station 13 State-Pulaski Parking Lot Site Plan and Photo. Drawing date January 17, 2018. Revised February 22, 2018. Received February 26, 2018.
 - ST_14 & ST_14P: Station 14 Grand Avenue & James Street Site Plan and Photo. Drawing date January 17, 2018. Revised February 22, 2018. Received February 26, 2018.
 - ST-29 & ST-29P: Station 29 Roberto-Clemente School Site Plan and Photo. Drawing date January 17, 2018. Revised February 20, 2018. Received February 26, 2018.
 - DE_1-DE_8: Details. Drawing date January 26, 2018. Received February 26, 2018.

- STD_NH_04: City of New Haven – Typical Sidewalk Details. Drawing date December 1, 2009. Received February 26, 2018.
- STD_NH_25: City of New Haven – VLOC and Sign Post Detail. Drawing date December 1, 2009. Received February 26, 2018.

PROJECT SUMMARY:

Project: New Haven Bike Share Phase Four

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

Phone: (313) 421-1700

Agent: James Rotondo of Godfrey Hoffman Associates, LLC

Phone: (203) 239-4217

Site Engineer: Department of Transportation and Parking

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.

Zoning:

Not applicable.

Site description/existing conditions:

The proposed project is for the construction of the fourth phase, 3 stations, of a planned 30 station bike share system and the addition of a second ad panel at 1 previously approved and installed bike share station. Bike share stations proposed in phase one, two, and three are located in downtown New Haven, Dixwell, Newhallville, Fair Haven, Hill, and East Rock neighborhoods. Proposed bike station locations for the fourth phase of the New Haven Bike Share system include Fair Haven, Downtown, and East Rock, between State Street and Orange Street to the west and Grand Avenue to the east.

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 the 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 March 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 for the three bike share stations located at 781 State Street, 394 Grand Avenue, and 360 Columbus Avenue. The Commission has not granted approval for the proposed installation of the second ad panel at 200 Dixwell Avenue and has requested that the applicant inform the Stetson Branch Library of the proposed activity.

ADOPTED: March 28, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator

