

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 351 LONG WHARF DRIVE. Site Plan Review for the construction of 1 bike share station within the public right-of-way for Bike New Haven's Expansion Project. (Applicant: Carlos Pujol for New Haven Smart Mobility; Agent: James Rotondo of Godfrey-Hoffman Associates, LLC)

REPORT: 1548-05

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 September 20, 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 for building permits. A digital copy of the recorded site plan shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff.
4. 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.
5. 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.
6. 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 mylar and digital form (.pdf).

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Received August 17, 2018.

- Application drawings. 15 sheets received August 17, 2018.
 - TITLE: Title Sheet. Received August 17, 2018.
 - LOCUS: 30 Station Bike Share Location Map. Drawing date July 19, 2018. Received August 17, 2018.
 - NOTES: Notes. Drawing date August 16, 2018. Received August 17, 2018.
 - ST_39 & ST_39P: Station 39 Long Wharf Drive Site Location and Site Image. Drawing date July 19, 2018. Received June 19, 2018. Received August 17, 2018.
 - DE_1-DE_8: Details. Drawing date August 16, 2018. Received May 17, 2018.
 - STD-NH-04 & STD-NH-25: Sidewalk, VLOC, and Sign Post Details. Drawing date December 1, 2009. Received August 17, 2018.

PROJECT SUMMARY:

Project: New Haven Bike Share Expansion Project
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.
- CPC 1543-02: 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. Approved April 18, 2018.

Zoning:

Not applicable.

Site description/existing conditions:

The proposed project is for the construction of one (1) bike share station and an advertising panel along Long Wharf Drive. Bike share stations proposed in previous applications are located in Dixwell, Newhallville, Downtown, Fair Haven, the Hill, WEB, and East Rock neighborhoods.

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. The 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: Construction is expected to begin in September 2018 and be completed by October 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: September 20, 2018
Edward Mattison
Chair

ATTEST: MPL
Michael Piscitelli, AICP
Deputy Economic Development Administrator

