

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 160 TEMPLE STREET. Site Plan Review for the construction of one (1) ad panel at a previously approved station within the public right-of-way for the sixth 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:** 1545-04

**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 May 17, 2018.**

- Application drawings. 17 sheets received May 17, 2018. Revisions received August 17, 2018.
  - TITLE: Title Sheet. Received May 17, 2018. Revised August 17, 2018. Received August 17, 2018.
  - NOTES: Notes. Drawing date May 17, 2018. Received May 17, 2018. Revised August 17, 2018. Received August 17, 2018.
  - ST\_19-2 & ST\_19-2P: Temple Street Plaza – Ad Panel Site Plan and Photo. Drawing date May 17, 2018. Received May 17, 2018. Revised August 17, 2018. Received August 17, 2018.
  - DE\_3-DE\_8: Details. Drawing date May 17, 2018. Received May 17, 2018.

### PROJECT SUMMARY:

**Project:** New Haven Bike Share Phase Six

**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  
**Site Engineer:** Department of Transportation and Parking

**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) ad panel at an existing, previously approved bike share station. Bike share stations proposed in phases one through five are located in Dixwell, Newhallville, Downtown, Fair Haven, the Hill, WEB, and East Rock neighborhoods. The proposed ad panel location for the sixth phase of the New Haven Bike Share system include Downtown New Haven, adjacent to the Temple Street Plaza.

### **Proposed activity:**

The site will include a solar-powered advertising panel that 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:**

Not applicable.

### **Trash removal:**

Not applicable.

### **Signage:**

The advertising panel 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

**PUBLIC HEARING**

A public hearing was held on August 15, 2018. A recording of the hearing, CPC meeting 1547, is available from the City Plan Department. The continued Public Hearing was held on September 20, 2018.

**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

