



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET

Chair

JESSE R. BODINE

District Manager

January 20, 2016

Anthony Borelli
Manhattan Mini Storage
541 West 29th Street
New York NY 10001

Re: Pedestrian Safety Concerns on 29th Street and 11th Ave

Dear Mr. Borelli,

Manhattan Community Board 4 (CB4) has received complaints regarding the pedestrian safety conditions caused by your facility on 29th Street and Eleventh Avenue. We are writing to you to request your assistance in correcting these issues, and to thank you for your cooperation thus far. The issues that have been brought to our attention are:

- Currently trucks using the loading docks, on the north side of 29th street, block the sidewalk forcing pedestrians into the street.
- The parking lot located at the corner of 29th street and Eleventh Avenue is being used by vehicles going the wrong way creating another danger for pedestrians.

Pedestrian safety in this area is a serious concern for CB4 and we anticipate that the frequency of conflicts such as this will grow as this area of Manhattan Community District 4 (MCD4) becomes more residential and a destination for tourists. To help alleviate some of the conflicts which occur and improve pedestrian safety you agreed to the following at various meetings with DOT and our offices and most recently at this month's MCB4 transportation committee:

- Manhattan Mini Storage agrees to install "No Right Turn" or "Left Turn Only" signage at the parking lot exits located on the northeast corner of West 29th and Eleventh Avenue.
- Remove existing "Free Parking" signs and replace with new signs stating "Parking Only for Loading/Unloading by Manhattan Mini Storage customers; limited to 2 hours."
- Manhattan Mini Storage Staff will instruct customers to use the parking lot, located on the northeast corner of West 29th and Eleventh Avenue, whenever space is available.

- Manhattan Mini Storage will put non-obstructive “warning” strips on the sidewalk at each end of the loading area.
- Manhattan Mini Storage will install signage at the corners of 29th street and tenth avenue as well as 29th Street and Eleventh Avenue to alert pedestrian of the active loading area, e.g. “Approach with Caution or Cross Street at Crosswalks.”
- Manhattan Mini Storage will add language to customer communication instructing them to be considerate of pedestrians when loading and unloading.
- Manhattan Mini Storage will explore installing planters along the entrance and exit of the parking lot on 29th Street and Eleventh Avenue to deter cars from cutting through and traveling in the wrong direction.
- Additionally we request Manhattan Mini Storage explore installing planters between the loading bays on 29th street to deter cars from parking in the space and obstructing the pedestrian right of way.

We thank Manhattan Mini Storage for agreeing to the above recommendations and we hope these remedies will improve the conditions and increase safety for pedestrians. Although we understand that Manhattan Mini Storage is exempt from ADA sidewalk compliance in regards to the obstructions caused by its loading docks, because of a grandfather clause, we hope they will make every effort possible to improve the sidewalk conditions and pedestrian safety. Therefore we urge Manhattan Mini Storage to work with New York City Department of Transportation (DOT) to study the possibility of extending the sidewalk around the loading dock to allow for a walking path large enough for pedestrians to safely pass in front of trucks using the loading docks. We believe this can be done by removing parking on the south side of the street and creating a bulb-out around the loading docks. This would create a pedestrian safe solution that accommodates the loading docks and is safe for pedestrians without obstructing the flow of traffic. We also urge Manhattan Mini Storage to consider hiring a crossing guard to safely guide pedestrians to the south side of the street when trucks are using the loading dock.

Sincerely,



Delores Rubin
Chair



Christine Berthet
Co-Chair, Transportation
Planning Committee



Ernest Modarelli
Co-Chair, Transportation
Planning Committee

cc

Manhattan Borough President Gale Brewer

Councilmember Corey Johnson

Assemblymember Richard Gottfried

Senator Brad Hoylman

Department of Transportation Manhattan Borough Commissioner Margaret Forgione

Mayor's Office for People with Disabilities

New York City Commission on Human Rights

US Department of Justice

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