

# SITEC

Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
Tel. (508) 998-2125 FAX (508) 998-7554

## **PROJECT NARRATIVE/ DEVELOPMENT IMPACT STATEMENT OCTOBER 31, 2019**

---

**PROJECT:** EIGHTEEN & UNION  
13-19, 21-35 COMMERCIAL STREET  
24 UNION STREET  
SW JFK MEMORIAL HIGHWAY  
NEW BEDFORD, MASSACHUSETTS  
ASSESSORS MAP 47 – LOTS 189,44,41,127

**APPLICANT:** FRANKLIN HOSPITALITY CORPORATION  
PO BOX 248  
WESTPORT, MA 02790

**ZONING DISTRICTS:** MIXED USE BUSINESS / INDUSTRIAL A  
(WATERFONT HISTORIC DISTRICT)

### **EXISTING SITE CONDITIONS**

The primary subject property is comprised of three smaller parcels totaling 10,650 sq.ft. and is located on the north side of Commercial Street, the south side of Union Street and sits west of the newly constructed JFK Memorial Highway (previously Front Street). Additionally, the project includes an 8498 sq.ft. parking facility located on the south side of Commercial Street.

The development portion of the project contains a series of distinct existing structures that occupy the entire parcel area. The existing building descriptions are as follows:

#### **11 & 13, 21-35 Commercial Street: C.E. BECKMAN CO.**

This stone building was the first portion of the C.E. Beckman Co. building to be constructed on Howland's Commercial Wharf Property. The first portion of the stone building was constructed

in 1843 and is located on the north side of Commercial Street. The building is three-stories tall, six-bays long, and features a loading bay on the South Elevation. The second stone building was constructed in 1845 by Gideon Howland Jr. The second stone building erected mimics the first stone structure with its three-story height, gable roof, and granite exterior façade and has a nine-bay length, two loading bays on the south façade, and basement entrance on the east gable end. The C.E. Beckman Co. building was enlarged again by Isaac Howland Jr. & Co. in 1851 with an abutting wood-framed structure. First, a building located east of the stone building was demolished; leaving an exposed stone-wall cellar that measured approximately 40' on Front Street and 35' along Commercial Street. Second, an existing building was relocated and placed on top of the existing stone-wall cellar. The circa-1790 wood-framed building was directly butted against the east side of the second stone building; causing its east basement entrance unusable. The building is three-stories in height with a gable roof and measures 72 1/2' long and 28' wide. Lastly, two new wood-framed additions were constructed on the south and east side of the circa-1790 building. The addition on the east side is three-stories in height; masking the entire East façade of the circa-1790 structure. The addition on the south elevation is two-stories in height; masking only the first the two floors of the circa-1790 structure.

#### **24 Union Street: NATIONAL CLUB BUILDING**

The National Club building was constructed c 1927. The pair of triple doors on the East elevation is indicative of the building's original use as a wholesale produce store. However, the main entrance on the South elevation is modern with faux brick veneer surrounding the entrance. The building's modern National Club signage appears to have been added sometime during the second half of the 20th century. Interior alterations include the creation of a bar, kitchen, and bathrooms all covered with wood paneling and asbestos flooring used for the bar/restaurant.

Pedestrian access to the properties is available via several curb openings and doorways along the building's frontage on all three streets. No vehicular access or parking facilities are available onsite for the current users. The existing users rely entirely upon the availability of on-street parking.

The existing buildings are served by municipal sanitary sewer/ water as well as natural gas and electricity provided by Eversource Utilities. The existing roadways serving the site are in very good condition with much of the area being recently reconstructed, sufficient access, utility connection and stormwater drainage systems are in place and functioning as designed.

## **PROPOSED SITE DEVELOPMENT**

As the surrounding neighborhood has seen significant revitalization over the past few years with an influx of restaurants, shops, hotels and various other commercial users intertwined with an existing working waterfront, the Applicant, Franklin Hospitality Corporation is proposing to infuse a much needed residential component to the area. Franklin Hospitality Corporation proposes to redevelop and renovate the historic structures and properties in an effort to enhance the surrounding neighborhood with a live here, work here component. The project proposal includes the following:

1. 11 & 13, 21-35 Commercial Street: C.E. BECKMAN CO. will be renovated to create a total of 16 Flats (apartments), 10 townhouses and 1 commercial space.
2. 24 Union Street: NATIONAL CLUB BUILDING will be renovated to create 2 Flats (apartments) and 1 commercial space.
3. This project will incorporate the use of an existing parking facility located directly across Commercial Street. This parcel will provide 19 dedicated spaces. Additionally, there are 12 on-street parking spaces directly in front of the site on Commercial Street
4. A screened dumpster facility has also been proposed on this adjacent parcel as trash collection in the area has always been curbside.
5. Three parking area lamps have been proposed to increase/improve pedestrian safety and circulation.
6. Five pedestrian sidewalk lamps have been proposed along the Commercial Street sidewalk area in front of the proposed residences to increase/improve pedestrian safety and circulation.
7. A series of twelve Geo-thermal wells have been proposed within the parking facility parcel. These wells will feed the proposed development to aid in the reduction of energy consumption.
8. Upgrade domestic and fire suppression water services to the building.

As with any type of development or redevelopment a concern is raised with regards to increased traffic, stormwater generation, and overall demand on the municipality as a whole. This project, being the redevelopment of a somewhat blighted property within an existing area of “renaissance” will not exhibit the normally anticipated drains on the neighborhood or municipality. The following project components are intended to address any potential negative impact to the neighborhood.

1. The site is currently entirely impervious. The proposed redevelopment will have no increased impact on the stormwater runoff generated from the area.
2. The needed project utilities are existing and currently serving the site. Upgrades and improvements will be required. It is understood that the applicant will need to work with the Department of Public Infrastructure in securing the required permits for all improvements made within the street 'right of way'.
3. The type of housing being proposed and marketed is intended to minimize the need for vehicle parking spaces as well as to not significantly increase the population of school age children.
4. The existing traffic and pedestrian circulation in the neighborhood is not anticipated to change in a negative way as the area is fairly well traveled currently. The proposal will however create an influx of pedestrian activity at times not currently experienced.

The completed project will allow for the ability to live in this existing vibrant historic waterfront neighborhood while supporting existing businesses and adding a few new ones.

It is anticipated that the project will take 18-24 months to complete. Preliminary cost estimates for this project range from \$10,000,000 to \$12,000,000.