



February 11, 2019

New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: 117 UNION STREET

Dear Board Members,

On behalf of 117 Union Street LLC, we hereby submit the enclosed package for a Special Permit and Site Plan Review for a proposed commercial/residential building.

The submittal package consists of 16 copies of the following:

- This letter;
- The executed application forms;
- The application checklists;
- Plans (4 full size and 12 reduced size);
- The Impact Report which includes the estimated cost of site work and the Traffic Impact and Access Study;
- The deed (proof of ownership);
- The rejection package from the Building Department and Certified abutter's lists.


Additionally, we have included:

- A CD disk of the drawings in PDF format (CAD format will be submitted after Planning input has been received);
- A check for \$400 which is the submittal fee;
- A check for \$200 for South Coast Media Group;

A petition for a Special Permit is being submitted to the New Bedford Zoning Board of Appeals for several dimensional non-compliances.

It is proposed that the building construction will commence this year. The existing site consists of four separate attached one story buildings and a paved parking lot. Since the proposed development will have the exact same amount of impervious cover, the rate and volume of storm runoff will be the same. We hereby request that the need for stormwater computations be waived. We also request that we not be required to have the plans on NGVD 29 datum. A determination has been made that the plan as presented complies with ADA regulations.

Sincerely,
PRIME ENGINEERING, INC.


Richard J. Rheau, P.E., LSP
Chief Engineer



February 14, 2019

New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: 117 UNION STREET

Dear Board Members,


This is to inform you that there will be signage on the proposed building approximately as shown on the submittal elevations, however, approval for this signage is not being sought at this time. Once the actual signage has been designed, a separate submittal to you will be made.

This is also to inform you that no exterior building lighting is proposed at this time. If in the future, lighting is proposed in association with the proposed signage, a separate submittal will be made to you.

An appropriate condition of your decision on the current submittal would be to specifically state that exterior signage and exterior lighting is not approved and will require a separate submittal.

Sincerely,

PRIME ENGINEERING, INC.


Richard J. Rheume, P.E., LSP
Chief Engineer

Summary of Existing Petitions

There are four existing one story brick buildings in poor repair with a small parking lot bordered by Union Street, North Second Street and Barker's Lane. It is proposed to raze the buildings and construct a 5 story building with a lobby and commercial use on the first floor and 42 apartments on Floors 2 through 5. This requires Site Plan Review from the Planning Board. It is not proposed to provide any off street parking or loading other than a single handicap space. This requires a Special Permit from the Planning Board.

There are several requests for dimensional relief, including minimum lot size, rear setback, building coverage and required green space for which a Special Permit from the Zoning Board of Appeals is being sought.



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Proposed Building - 117 Union Street, New Bedford by: Prime Engineering, Inc. dated: February 1, 2018

1. Application Information

Street Address: 117 Union Street

Assessor's Map(s): 53 Lot(s) 40, 41, 215 and 216

Registry of Deeds Book: 1838 Page: 1144

Zoning District: MUB - New Bedford Landing Waterfront Historical District

Applicant's Name (printed): 117 Union Street LLC

Mailing Address: 128 Union Street - 4th Floor New Bedford MA 02740
 (Street) (City) (State) (Zip)

Contact Information: (619) 316-5895 michael@nbdcorp.org
 Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

Cover letter, application, 4 full size and 12 reduced size sets of plans, Impact Report, deed, certified abutters list, filing fee and estimated site costs

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2.8.19
Date

[Signature]
Signature of Applicant

2. Zoning Classifications

Present Use of Premises: Four separate buildings with small parking lot

Proposed Use of Premises: Commercial first floor with four floors of apartments

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
None

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

Razing existing one story building and erecting a commercial facility on first floor with 4 stories above with 42 residential units.

Special Permit for reduction in parking and loading spaces.

Special Permit for 5 story building (4 floors residential).

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft) min	8,200	15,000	8,200
Lot Width (ft) min	70	0	70
Number of Dwelling Units max	0	No std.	42
Total Gross Floor Area (sq ft)	6,130	N/A	41,000
Residential Gross Floor Area (sq ft)	0	N/A	32,600
Non-Residential Gross Floor Area (sq ft)	6,180	N/A	8,200
Building Height (ft) max	15	100	61
Front Setback (ft) min	0	0	0
Side Setback (ft) min	N/A	10	N/A
Side Setback (ft) min	N/A	12	N/A
Rear Setback (ft) min	0	30	0
Lot Coverage by Buildings (% of Lot Area)max	74.8	40	100
Permeable Open Space (% of Lot Area)min	0	0	0
Green Space (% of Lot Area) min	0	35	0
Off-Street Parking Spaces	5	100	1
Long-Term Bicycle Parking Spaces	0	0	20
Short-Term Bicycle Parking Spaces	0	0	20
Loading Bays	0	2	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>200</u>
b) Number of employees:	<u>0</u>	<u>4</u>
c) Hours of operation:	<u>0</u>	<u>7 am to 11 pm</u>
d) Days of operation:	<u>0</u>	<u>Sun - Sat</u>
e) Hours of deliveries:	<u>0</u>	<u>8 am - 6 pm</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: 117 Union Street LLC

at the following address: 128 Union Street, New Bedford, MA

to apply for: Site Plan Review and Special Permit

on premises located at: 115, 117 and 121 Union Street

in current ownership since: December 31, 1989

whose address is: shown below

for which the record title stands in the name of: Paul A. Piva and Gail Florek

whose address is: 10 Pequod Road, Fairhaven, MA 02719

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1838 Page: 1144

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

1/31/19 Paul A. Piva Gail Florek
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

(22)

Planning Board Special Permit Application Checklist

- ✓ **1. Completed Application Form** (with all required signatures; Original plus 15 Copies)
- ✓ **2. Plans**
 - Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
 - One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
 - All plans oriented so that north arrow points to top of sheet
 - Plans shall be drawn at a minimum scale of 1" = 40' or less
 - All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
 - Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
 - All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).
- ✓ **3. Certified Abutters List** (4 copies)
- ✓ **4. Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)
- ✓ **5. Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
- ✓ **6. Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board
- ✓ **7. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board
Included in #6 above
- ✓ **8. Electronic PDF and AutoCAD Files**
 - Shall consist of a CD with a printed CD Label in a CD case
 - CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
 - All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg) CAD will be issued once input from departments
 - Adobe Portable Document Format (.pdf) and Board are complete

- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

- **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

- 12-34_Existing Conditions1.dwg*
- 12-34_Existng Conditions2.dwg*
- 12-34_General1.dwg*
- 12-34_Generale.dwg*

9. Application Fee (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____

TIME RECEIVED

January 17, 2019 3:29:04 PM EST

REMOTE CSID

DURATION

37

PAGES

1

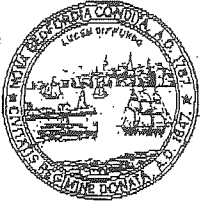
STATUS

Received

Jan. 17. 2019 3:19PM

No. 2168

P. 1



City of New Bedford

REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

JAN 18 2019

SUBJECT PROPERTY	
MAP #	53
LOT(S)#	40, 41, 215, 216
ADDRESS: 117, 121 and 115 Union Street; 7 N. Second Street, New Bedford, MA	
OWNER INFORMATION	
NAME: Paul A. Piva and Gail Florek	
MAILING ADDRESS: c/o Prime Engineering, P.O. Box 1088, Lakeville, MA 02347	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Richard J. Rheume	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	(508) 947-0050 x123
EMAIL ADDRESS:	rich@primeengineering.org
REASON FOR THIS REQUEST: Check appropriate	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado

Printed Name

Carlos Amado

Signature

1/18/2019

Date

January 18, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 115,117 & 121 Union Street & 7N Second Street (Map: 53, Lot: 40,41,215,216). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.




Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

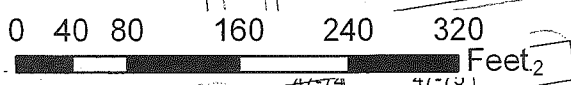
<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
53-141 NB	BARKER'S LN	CITY OF NEW BEDFORD, PARKING LOT & GARAGE 131 WILLIAM ST NEW BEDFORD, MA 02740
53-215	121 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-216	117 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-41	115 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-145	133 UNION ST	LAJOIE MICHAEL P "TRUSTEE", M B M REALTY TRUST 28 WATERFALL ROAD ACUSHNET, MA 02743
53-146 -129	127 UNION ST	PIVA PAUL A, 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-40	7 N SECOND ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-154	93 UNION ST	ST ANNE CREDIT UNION, 93 UNION STREET NEW BEDFORD, MA 02740
47-21	25 S WATER ST	N B YOUNG MENS CHRISTIAN, ASSOCIATION 25 SOUTH WATER ST NEW BEDFORD, MA 02744
47-5	128 UNION ST	128 UNION STREET LLC, 117 HATHAWAY ROAD NORTH DARTMOUTH, MA 02747

N



Legend

-  53-40-41-215-216
-  City Border
-  Water



Paul A. Piva and Gail A. Florek
10 Pequod Road, Fairhaven, Ma. 02719
508-992-5424

February 13, 2019

To the Members of the ZBA Board,

This letter is to authorize the prospective buyer to apply for a permit from your board pursuant to the application dated February 2019 which this letter is attached to.

Please let us know if we can be of any further assistance.

Sincerely,

Paul A. Piva

Paul A. Piva

Gail A. Florek

STATE OF MASSACHUSETTS

COUNTY OF BRISTOL

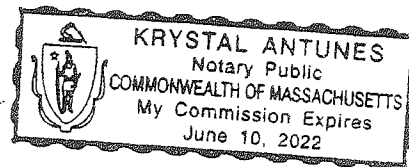
On this 13th day of February, 2019, before me personally appeared Paul A. Piva, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Krystal Antunes

Notary Public

Print name: *Krystal Antunes*

My commission expires: *6-10-2022*



STATE OF MASSACHUSETTS

COUNTY OF BRISTOL

On this 13th day of February, 2019, before me personally appeared Gail A. Florek, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Print name: _____

My commission expires: _____

**DEVELOPMENT IMPACT STATEMENT
FOR
PROPOSED COMMERCIAL/RESIDENTIAL BUILDING
AT
117 UNION STREET
NEW BEDFORD, MA 02740**

PREPARED FOR:

**117 UNION STREET LLC
128 UNION STREET
NEW BEDFORD, MA 02740**

PREPARED BY:

**PRIME ENGINEERING, INC.
P.O. BOX 1088
LAKEVILLE, MASSACHUSETTS 02347**

FEBRUARY 12, 2019

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 EXISTING CONDITIONS 1

3.0 PROPOSED DEVELOPMENT 2

4.0 PHYSICAL ENVIRONMENT 4

5.0 SURFACE WATER AND SUBSURFACE CONDITIONS 4

6.0 CIRCULATION SYSTEM 5

7.0 SUPPORT SYSTEMS 5

8.0 SITE COSTS 5

9.0 CONCLUSION 6

ATTACHMENT

ATTACHMENT A - AVAILABLE PARKING AND ALTERNATIVE TRANSPORTATION

1.0 INTRODUCTION

It is proposed to raze the four existing attached buildings at 117 Union Street in New Bedford and construct a 5 story commercial/residential building. That requires Site Plan Review approval from the New Bedford Planning Board. It is proposed to not provide off street loading or parking. This requires a Special Permit from the New Bedford Planning Board. There are several dimensional standards from which relief from the Zoning Board of Appeals is being sought. This report has been prepared in support of those three petitions.

The site is in the Mixed Use Business zoning district. It is also in the Downtown Business Overlay District and the New Bedford Landing Waterfront Historic District, also known as the New Bedford National Register Historic District which is characterized by buildings with shops on the ground floor and living quarters above. The Historic District is focused on preserving buildings constructed in the early 1800s.

2.0 EXISTING CONDITIONS

The locus is a 8,200 square foot parcel bounded by Union Street on the south, North Second Street on the east and Barkers Lane on the north. It contains four attached, single-story, brick faced retail buildings and a small paved parking lot. Each building is on an separately taxed lot and they are referenced as follows:

Address	Assessor's Map	Assessor's Lot	Deed Reference Book	Deed Reference Page	Year Built Circa
115 Union Street	53	41	1838	1144	1920
117 Union Street	53	216	1838	1144	1930
121 Union Street	53	215	1838	1144	1930
7 North Second Street	53	40	1838	1144	1910

The proponent also controls the Moby Dick building to the west at 127-129 Union Street (Assessor's Map 53, Lot 146) which is not part of this petition. However, it is proposed to place a handicap space on that adjacent parcel which space shall be available to patrons of the subject parcel.

There is an existing 42' by 47' paved parking lot at the northeast corner of the site but its odd dimensions only allow five cars to park in that area and involves a 25 foot curb cut on North Second Street and a 42 foot curb cut on Barkers Lane.

3.0 PROPOSED DEVELOPMENT

It is proposed to raze the four, existing one-story buildings and to construct a single five story building with a resident's lobby and public café/eatery on the first floor and forty-two residential apartments on the second through fifth floors.

It is proposed to construct twenty-three studio apartments, twelve 1 bedroom apartments, and seven 2 bedroom apartments for a total of 42 rental units. Each floor will have a laundry room and be accessed by an elevator and two stairwells.

Five of the rental units will be fully handicap accessible and twenty-one of the forty-two units (50%) will be affordable.

The proposed size, materials and appearance of the building will fit nicely into the existing neighborhood. It is proposed to close the existing curb cut on North Second Street that will allow four additional parking spaces to be added on the street. The curb cut on Barkers Lane will also be closed. Barkers Lane is designated to be no parking either side.

3.1 Required Relief from the Planning Board

The Planning Board is being petitioned to issue a Special Permit for this project which grants relief from several zoning standards under the provisions of Section 3120 of the Zoning Ordinance as follows:

	Required	Existing	Proposed
Number of Parking Spaces	100	5	1
Number of Loading Spaces	2	0	0

A minimum of two parking spaces per dwelling unit and five parking spaces per 1,000 square feet of café / retail space is required:

- $(42 \text{ dwelling units})(2 \text{ spaces per unit}) + (4,000 \text{ SF retail})(5 \text{ SF}/1,000 \text{ SF}) = 104 \text{ spaces}$

Section 3120 of the Zoning Ordinance allows reduction in parking and loading by Special Permit from the Planning Board. Very few downtown businesses provide any off street parking. There are

reasonably priced, nearby parking garages. Other than the proposed handicap space, no off street parking spaces are proposed. There are hundreds of metered parking spaces within walking distance to this proposed facility. Refer to the “Available Parking and Alternative Transportation” figure in Appendix A. In addition, there are over 100 unmetered street parking spaces on Bethel Street and Water Street which are within 500 feet to the northeast of the proposed building and on Acushnet Avenue which are within 500 feet to the south. There are also numerous unmetered parking spaces within 500 feet with restricted occupational time during the day, but with unrestricted night time use within a two minute walk to the proposed facility. Visitors can avail themselves to the nearby parking garages that have very reasonable costs for hourly use and for full day use. The Zeirterion parking garage is less than 300 feet away and the Elm Street garage is only 650 feet away. The Elm Street garage has very reasonable monthly lease rates.

One loading space is required for the residents and one loading space is required for the café / retail space. There is no regular need for a residence loading area and the café deliveries will be infrequent. Since Barkers Lane is very lightly traveled and parking is prohibited on both sides of the street, short term unloading can occur there with minimal disruption.

3.2 Required Relief from the Zoning Board of Appeals

The Zoning Board is being petitioned to issue a Special Permit under the provision of Section 4550 of the Zoning Ordinance for the following:

	Required	Existing	Proposed
Minimum Lot Area	15,000 SF	8,200 SF	8,200 SF
Maximum Density Dwelling Units	1.0/1,000 SF	0	5.12/1,000 SF
Minimum Yard Setbacks	30'	0	1'
Maximum Lot Coverage by Building	40%	74.8%	98%
Minimum Green Space	35%	0%	0%

3.2.1 Minimum Lot Size

The minimum lot area for three or more family units is 15,000 square feet. The allowable density is one unit per 1,000 square feet of land area, so the lot would need to have 42,000 square feet of lot area for the proposed 42 dwelling units. This is clearly not in keeping with the concept of having a suitable population and affordable housing in the downtown district. It would be a travesty to take up an acre in the heart of downtown in order to provide 42 dwelling units.

3.2.2 *Rear Yard*

A minimum 30 foot rear yard is required for uses allowed in the residential district. Since this lot has frontage on three streets, providing a 30 foot rear yard would create a 30 foot wide gap between this building and the abutting building which is atypical of the downtown area and would serve no purpose.

3.2.3 *Lot Coverage*

A maximum of 40% lot coverage and a minimum of 35% green space is required on corner lots for uses allowed in residential districts. The majority of the buildings in the downtown business district occupy their entire lot. In order to be in keeping with the essential elements of the downtown area, 100% lot coverage is requested.

4.0 **PHYSICAL ENVIRONMENT**

The proposed development is situated in the heart of the downtown area and will become an important component of the downtown experience for residents of the facility, to tourists and to the New Bedford population. The lower level will serve as a lobby to the facility residents and will provide a cafe/eatery for the general public. A future petition, to be separately permitted, will incorporate sidewalk seating for the cafe/eatery customers on North Second Street. The existing sidewalks on Union Street and North Second Street contain street trees, Washingtonian street lights and a blend of slate and brick walkways with cobblestone surrounding the street trees. This street scape will be maintained.

Barkers Lane has a less well defined sidewalk that lacks granite curbing. Instead, cobblestones slope up from the gutter line to allow vehicle access to the asphalt parking area. It is proposed to install vertical granite curbing with 6 inch reveal along the Barkers Lane frontage. The existing pedestrian crosswalk with handicap ramps will be maintained to allow access to the park that is situated on the north side of Barkers Lane.

5.0 **SURFACE WATER AND SUBSURFACE CONDITIONS**

The site is currently covered by roof and by paved parking lot. The proposed development will be covered entirely by roof, therefore, there will be no change in the rate or volume of surface runoff. Since the existing paved parking lot will be converted to roof, the water quality of the runoff from the site will be better than currently exists. There is a small area west of the northwest corner of the site that is slated to contain a handicap space, a small landscaped area and a sidewalk. During construction, the environmental quality of the soil will be evaluated. If the soil is relatively contaminant free, infiltration units will be installed in order to infiltrate runoff to the maximum extent possible. If, on the other hand, the soil is urban fill with significant contaminants, no infiltration units will be provided.

6.0 CIRCULATION SYSTEM

The typical development project includes a traffic assessment. This downtown development is projected to have some residents that do not own or operate motor vehicles. They are projected to ambulate the downtown area, use public transportation and cabs. The residential units are projected to be occupied by people who already live and work in the central New Bedford area. As such, the change in downtown traffic is projected to be imperceptible.

The rate of traffic flow in the area is regulated by traffic signals which are located at the corners of Union Street and Purchase Street and at the corner of Union Street and South Second Street. The areas operate at a level of service A, since the traffic signals typically process their entire queues in a single green cycle.

The Institute of Transportation engineers Trip Generation Manual was used to project the peak traffic flows from the proposed facility using the Land Use Code 223 which is mid rise apartments (3 to 10 floors). The morning week day peak hours (7 to 9 a.m.) is projected to be 13 trip ends with 4 vehicles arriving and 9 vehicles leaving. The evening week day peak hour (4 to 6 p.m.) is projected to be 17 trip ends with 10 vehicles arriving and 7 vehicles leaving. Assuming that the vehicles arrive and leave somewhat evenly to the north, south, east and west, there will be two or three vehicles per hour added to each of the lanes of the neighboring roads. The addition of two or three vehicles per hour to the lanes of the neighboring roads will not change the level of service. The roads will continue to operate at a level of service A.

7.0 SUPPORT SYSTEMS

No fuel storage is proposed at the site. The fire station is less a third of a mile away and the police station is less than 600 feet away. Therefore, emergency response should not be an issue. The addition of eight 2 bedroom units, fourteen 1 bedroom units and twenty-two studio apartments is not projected to have any significant impact on schools or on recreational facilities.

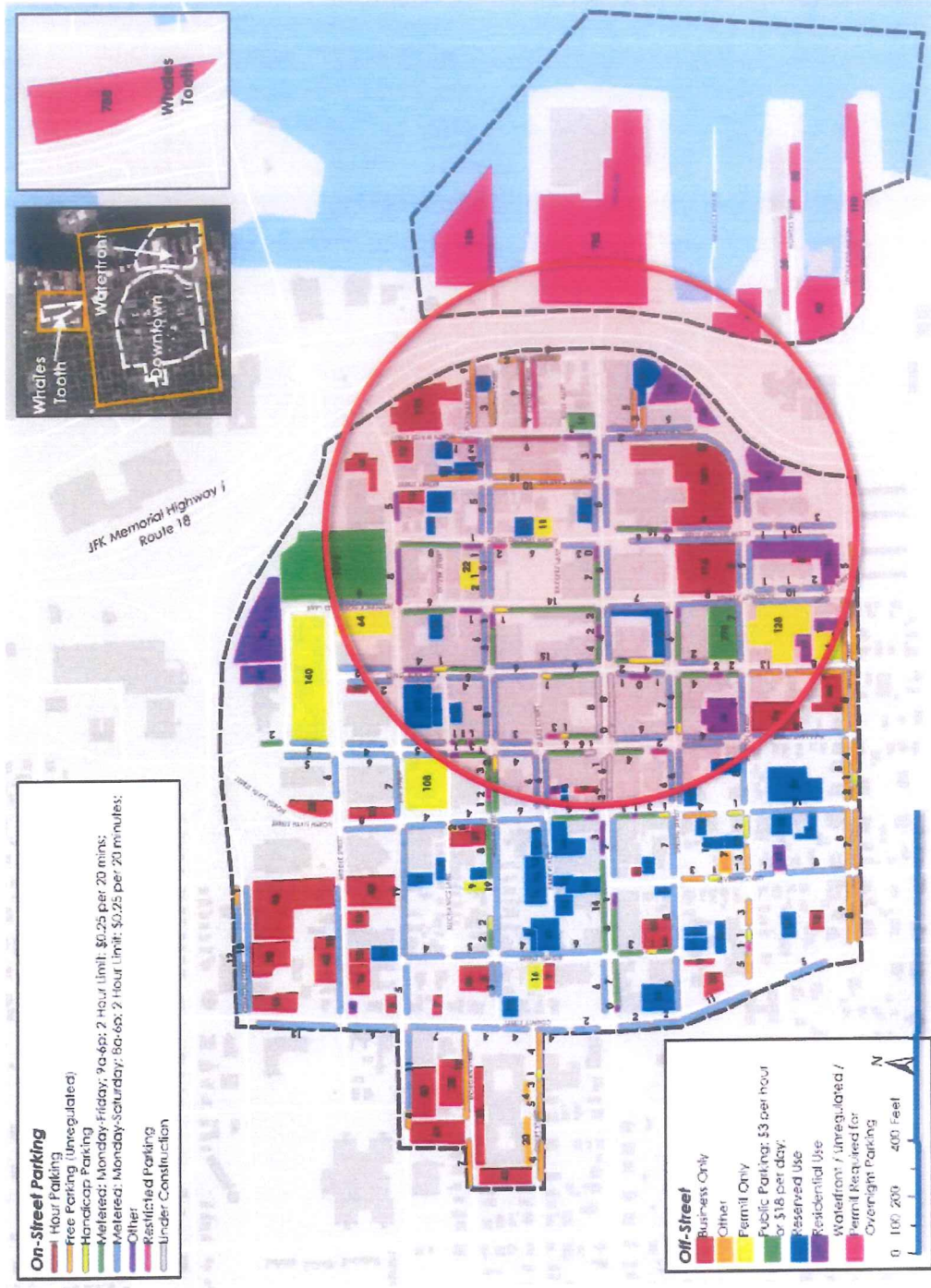
8.0 SITE COSTS

One of the submission requirements is an Engineer's estimate of site construction costs. Since the building will take up the entire site, the only site construction costs are related to extending new services from the water supply main, the storm drain and the sewer main, and backfilling with flowable fill and a base course of pavement. This work has an estimated total cost of \$10,000.

9.0 CONCLUSION

The proposed facility meets all of the City's Site Plan Review and Special Permit criteria. It represents another step in the revitalization of the downtown area by bringing affordable residential units back into the heart of the City.

ATTACHMENT A
AVAILABLE PARKING AND ALTERNATIVE TRANSPORTATION



Available Parking & Alternative Transportation