



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,

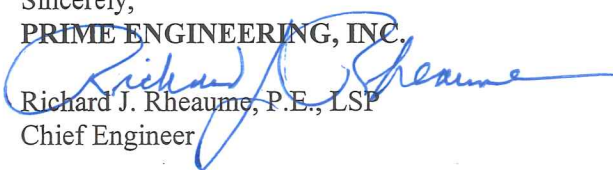
This is to inform you that there will be signage on the proposed building approximately as shown on the submittal elevations, however, approval for this signage is not being sought at this time. Once the actual signage has been designed, a separate submittal to you will be made.

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.



CITY OF NEW BEDFORD  
 JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

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

## SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Proposed Building - 117 Union Street, New Bedford by: Prime Engineering, Inc. dated: February 1, 2019

### 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 Historic 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, estimated site costs (refer to attached cover letter)

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. Review Applicability (Check All That Apply to Your Proposal)

Category	Construction	Scale
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Conversion	<input checked="" type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input checked="" type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

3. 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

4. Briefly Describe the Proposed Project:

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

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5. Please complete the following:

	Existing	Allowed/Required	Proposed
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	0	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	0	0

**6. For commercial uses, 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: _____	

**7. Planning Board Special Permits:**

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

To allow fewer parking and loading spaces than normally required.

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**8. ZBA Variances and Special Permits:**

**NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.**

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

N/A

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

N/A

9. 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

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  
Date

Paul A. Piva [Signature]  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)





*City of New Bedford*  
**REQUEST FOR WAIVER**

**CASE #:**

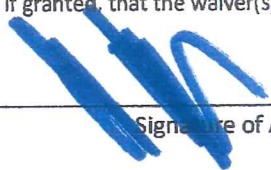
**APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS**

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

**Any granted waivers must be disclosed on the final submitted and approved site plan.**

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	53	LOT(S)#	40, 41, 215 & 216
REGISTRY OF DEEDS BOOK:	1838	PAGE #	1144
PROPERTY ADDRESS: 117 Union Street			
ZONING DISTRICT: MUB - New Bedford Landing Waterfront Historic District			
OWNER INFORMATION			
NAME: 117 Union Street LLC			
MAILING ADDRESS: 128 Union Street - 4th floor, New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Michael Galasso			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: <i>Check one:</i>	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/>	OTHER <i>Describe</i> <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(619) 316-5895		
EMAIL ADDRESS:	michael@nbdcorp.org		

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

  
\_\_\_\_\_  
Signature of Applicant/s

**2.8.19**  
\_\_\_\_\_  
Date



**If the applicant differs from the owner, this section must be completed/signed by the property owner/s:**

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Paul A Piva Dail Thub \_\_\_\_\_ 1/30/19  
 Signature of Owner/s Date

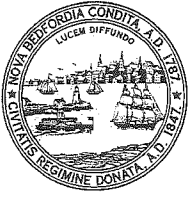
DESCRIPTION	Ordinance Section	CLEARLY Describe why this request is being made.	
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	3130 Required Off Street Parking - Waive the required parking and loading	There is adequate parking available on the streets and the nearby parking garages.
	3	5454 - Waive the required submission of drainage computations	The site has had 100% impervious cover for 100 years. The proposed building will cause no increase in the volume or rate of runoff.
	4		

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

Please check here if additional pages are attached.

2

Number of Waiver requests submitted for consideration:



# Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate  
Item Submitted.

For subparts of the required plans, please mark as follows:

X = Shown on Plans     W = Waiver Requested     NA = Not Applicable

Staff    Applicant

RJR

1. **Completed Application Form** (with all required signatures; 16 Copies)

RJR

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

RJR

3. **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).

**Staff Applicant**

RJR

**3a. Cover Sheet**, to include the following information:

- Title Block**
  - Project name/title
  - Assessor's map and parcel number(s)
  - Registry Book and Page
  - Name and address of property owner
  - Name and address of Engineer / Architect / Landscape Architect
  - Name and address of developer
  - Revision Date Block
  - Street Number and/or Lot Number
- Zoning Requirements Table (Indicate Required vs. Provided)**
  - Zoning District
  - Lot Area
  - Lot Frontage
  - Front, Side & Rear Setbacks of Buildings and Parking Areas
  - Building Height
  - Lot Coverage
  - Green Space
  - Off-Street Parking Spaces
  - Compact Parking Spaces
  - Accessible Parking Spaces
  - Van Accessible Parking Spaces
  - Screening Buffers
  - Percentage of Lot that is Upland
  - Total Square Footage of Upland
- Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- Plan Index** with latest revision date of each individual plan

RJR

**3b. Existing Conditions Plan**

- Name of Surveyor or Surveyor Firm
- Date of survey
- Property lines with bearings and distances
- N/A** Monuments set/found at all lot corners
- Easements with bearings and distances suitable for registry filing
- Names of all abutters
- Street names
- W** Benchmark locations (Based on USGS NGVD – show year)
- N/A** NHESP mapped areas (Areas of Estimated and Priority Habitats)
- N/A** Existing 21E Contaminated Site Information
- Existing Buildings and Structures
  - Area of building
  - Number of stories
  - Principal use
  - Setbacks from property lines
  - W** Floor elevations
  - W** Door locations with sill elevations

**Staff**   **Applicant**

- Existing Topography:
  - Contours at 2' intervals (1' contours or additional spot grades if site is flat)
  - Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
  - Existing parking/paved areas including pavement type (parking, walkways, etc.)
  - All Existing Curbcuts
- N/A Listing of all existing utility owners and contact info located within the project limits
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - All existing easements within 50 feet of property line-Identify any utility within the easement
  - All existing utility easements with bearings and distances
  - Existing pavement markings within site and on connecting roads
  - Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
  - Wetlands, floodplain, water protection district delineation including offsets and buffer zones
  - Streams, water courses, swales and all flood hazard areas
  - Rock Outcroppings
- N/A Test pit locations including groundwater depths when encountered
  - Historic buildings within 250 feet of the subject property

RJR

**3c. Demolition Plan** (Combined with Existing Conditions plan)

- Existing Conditions Plan plus:**
  - Existing Buildings and Structures to be removed/demolished
  - Existing parking/paved areas to be removed/demolished
  - Existing utilities to be removed/demolished
  - Existing hydrants to be removed
  - Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
  - Dust Control Measures

N/A Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

RJR

**3d. Construction/Layout Plan** (Combined with Grading and Utilities plan)

- Proposed Buildings and Structures

**Staff** | **Applicant**

- Area of building or additions
- Number of stories
- Principal use
- Floor elevations
- Door locations with sill elevations
- Proposed Topography, including but not limited to:
  - Proposed contours at 2' intervals
  - Parking lot setbacks to property line
  - Parking lot grades (not to exceed 5% or be less than 0.5%)
  - Walls
  - Parking spaces (delineated and dimensioned)
  - Accessible parking spaces & aisles
  - Wheelchair ramps
  - Sidewalks
  - Pavement type(s)
- Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- Grading at entrance-show spot grades if required
- Emergency Vehicle Access
- Truck Access (WB-50 unless otherwise approved by City Engineer)
- Snow Storage Areas, with limits of any fence protection (if applicable)
- Construction notes, including the following notes:
  - Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.
  - Any work and material within the City right-of-way shall conform to the City of New Bedford requirements
  - All handicap parking, ramps, and access shall conform to AAB & MAAB requirements
  - All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
  - All pavement markings and signs shall conform to MUTCD requirements
- Setback dimensions from property lines
- Out-buildings, detached garages, temp. construction trailers, etc.
- Curb type(s) and limits
- Lighting / Poles / Guys
- Signs (include sign schedule)
- Pavement markings
- Loading areas / Loading Docks / Platforms
- Fences
- Landscape areas
- Dumpster(s), Compactor(s) & Pads
- Spot Grades at 4 Building Corners
- Overall Plan Showing Areas of Cut & Fill

RJR

**2e. Grading and Drainage Plan**

- Existing Conditions Plan and Construction/ Layout Plan plus:
- Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

**Staff** | **Applicant**

- Proposed parking lots, sidewalks, islands, etc.
  - Parking lot grades shall not exceed 5% or be less than 0.5 %
- Floor elevations & door locations
- Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- Adequate information off site to verify proposed drain connections
- Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- Utility easements with bearings and distances suitable for registry filing
- Delineation of all stockpile areas
- Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

RJR

**3f. Utility and Grading Plan** (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - Any utility access vaults
  - All utility access handholes
  - All water services, hydrants, gates, shutoffs, tees
  - Utilities shall be underground if possible
  - All transformer locations
  - Required utility easements with dimensional bearings and distances
- Force main, if required, conforming to City of New Bedford requirements
- Water main loop
- Sewer profile showing all utility crossings
- Sections through detention basin(s)
- Include the following notes:
  - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
  - All water and sewer material and construction shall conform to the City of New Bedford requirements

**Staff**   **Applicant**

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections
- Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

RJR   **3g. Landscape Plan**

- Location, species & size of all proposed plantings
- All existing landscaping to be removed or retained
- Plant and tree legend
- Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- Snow storage areas
- Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- Verify sight distances at entrances

RJR   **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

- Straw bales or straw bale/silt fence combination and compost filter tubes
- Anti-tracking BMP area at all construction entrances
- Dust Control (Methods of)
- Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- Delineation of all temporary stockpile areas
- Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- Straw bales or straw bale/silt fence combination around all stockpiles
- Include the following notes:
  - All BMP erosion control measures shall be in place prior to demolition or any site work.
  - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
  - Maintenance specifications for all proposed erosion and sedimentation controls.

RJR   **3i. Floor Plan**

- Include complete floor plan of all floors (entire building), including existing & proposed work
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- Show the location of all existing and proposed doors, windows, and walls
- For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

**Staff**   **Applicant**

- Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

RJR

**3j. Building Elevations**

- Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- For additions/alterations: label existing and new construction, as well as items to be removed
- Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- Show any exterior mechanical, duct work, and/or utility boxes
- Include dimensions for building height, wall length and identify existing and proposed floor elevations

RJR

**3k. Sign Plan**

- Fully-dimensioned color elevations for all proposed signs
- Total square footage of existing signs and total square footage of proposed signs
- Existing and proposed sign locations on site plan
- Existing and proposed materials and methods of lighting for all signs

RJR

**3l. Lighting Plan**

- Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- Height and initial foot-candle readings on the ground and the types of fixtures to be used
- Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- Provide Cut Sheet for All Lighting Fixtures

RJR

**3m. Detail Sheets (Typical Details)**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Pavement Section Detail                   | <input checked="" type="checkbox"/> Sewer Manhole Detail (26" cover)                        |
| <input checked="" type="checkbox"/> Sidewalk Detail                           | <input checked="" type="checkbox"/> Detention / Retention Basin Sections (from plan)        |
| <input checked="" type="checkbox"/> Curb Detail                               | <input checked="" type="checkbox"/> Detention Basin Outlet Structure Detail                 |
| <input checked="" type="checkbox"/> Driveway Detail                           | <input checked="" type="checkbox"/> Miscellaneous Detention / Retention Basin Details       |
| <input checked="" type="checkbox"/> Wheel Chair Ramp Detail                   | <input checked="" type="checkbox"/> Infiltration Device Details                             |
| <input checked="" type="checkbox"/> Concrete Pad Detail                       | <input checked="" type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input checked="" type="checkbox"/> Catch Basin Detail                        | <input checked="" type="checkbox"/> Bollards  |
| <input checked="" type="checkbox"/> Drainage Manhole Detail                   |   |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) |   |



Staff | Applicant

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Water and Sewer Trench Sections | <input checked="" type="checkbox"/> Sign Detail   |
| <input checked="" type="checkbox"/> Anti-Seepage Collar Detail      | <input checked="" type="checkbox"/> Fence Detail  |
| <input checked="" type="checkbox"/> Flared End Detail               | <input checked="" type="checkbox"/> Flowable Fill Trench  |
| <input checked="" type="checkbox"/> Rip Rap Detail                  | <input checked="" type="checkbox"/> Pavement Marking Details  |
| <input checked="" type="checkbox"/> Straw bales/Silt Fence Detail   | <input checked="" type="checkbox"/> Handicap Parking/Compact Parking Signs  |
| <input checked="" type="checkbox"/> Silt Sac Detail                 | <input checked="" type="checkbox"/> Hydrant Detail (American –Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input checked="" type="checkbox"/> Compost Filter Tube Detail      | <input checked="" type="checkbox"/> Thrust Block Detail   |
| <input checked="" type="checkbox"/> Light Pole Foundation Detail    |   |
| <input checked="" type="checkbox"/> Retaining Wall Details          |   |
| <input checked="" type="checkbox"/> Tree/Shrub Planting Detail      |   |

RJR 4. **Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
  - Evidence of compliance with parking and off-street loading requirements
  - The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
  - Identification of all land that will become common or public land
  - Any other evidence necessary to indicate compliance with the zoning ordinance
  - A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
  - A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- W • Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

RJR 5. **Certified Abutters List** (16 copies)

RJR 6. **Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

RJR 7. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

RJR 8. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

W 9. **Stormwater Management Report** (9 Copies), if required, comprised of the following:

- MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- Overall Project Description
- Existing Conditions

Staff   Applicant

- Proposed Improvements
- Proposed Conditions
- Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- Stormwater Management Regulations
- Summary
- Appendix - Existing/Proposed Conditions Plans showing the following:
  - Overall Existing Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - Soil Classifications Table (Existing Soils)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
  - Overall Proposed Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- Appendix - Hydrologic Analyses
  - HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- Appendix - Illicit Discharge Certification (signed & dated)

RJR **10. 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.
  - W • AutoCAD Drawing format (.dwg) CAD to be provided after Planning Board review, so
  - Adobe Portable Document Format (.pdf) Planning Board input can be incorporated
- 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.

**Staff | Applicant**

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\_Existing Conditions2.dwg*

*12-34\_General1.dwg*

*12-34\_Generale.dwg*

**RR 11. Application Fee** (All fees are due at time of application submission)

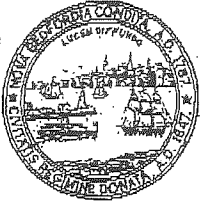
**Official Use Only:**

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 16 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. Rheuma	
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.

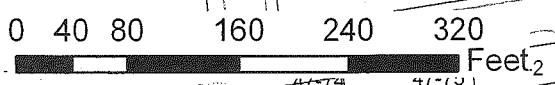
<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
53-141 NB	BARKER'S LN	CITY OF NEW BEDFORD, PARKING LOT & GARAGE 131 WILLIAM ST NEW BEDFORD, MA 02740
53-215	121 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD FAIRHAVEN, MA 02719
53-216	117 UNION ST	PIVA PAUL A, FLOREK GAIL 10 PEQUOD ROAD 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

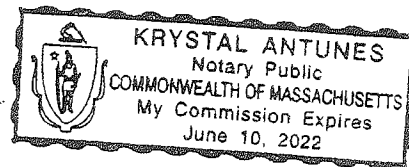
On this 13<sup>th</sup> day of February, 2019, before me personally appeared Paul A. Piva, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

*Krystal Antunes*

Notary Public

Print name: *Krystal Antunes*

My commission expires: *6-10-2022*



STATE OF MASSACHUSETTS

COUNTY OF BRISTOL

On this 13<sup>th</sup> 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: \_\_\_\_\_

I, Robert J. Piva  
of Dartmouth, Bristol County, Massachusetts

~~have~~ for consideration paid, and in full consideration of Twenty-Five Thousand  
(\$25,000) Dollars

grants to Paul A. Piva and Gail Florek

of 25 William Street, New Bedford, MA with quitclaim covenants  
all of my right, title and interest in and to  
the land in New Bedford, together with the buildings thereon, bounded and  
described as follows:

(Description and encumbrances, if any)

Beginning at the intersection of the northerly line of Union Street  
and the westerly line of Second Street;

thence Westerly in said northerly line of Union Street to land now  
or formerly of Fred S. Brightman;

thence Northerly in line of the last named land to the southerly line  
of Barker's Lane;

thence Easterly in the southerly line of said laneway to the said  
westerly line of Second Street;

thence Southerly in said westerly line of Second Street to the point  
of beginning.

Containing fifty (50) square rods, more or less.

Being the same premises conveyed to myself and the Grantees by deed of  
Lora L. Rozefsky, dated October 9, 1975 and recorded with the Bristol  
County S.D. Registry of Deeds in Book 1707, Page 903.

Subject to the encumbrances of record.



Witness my hand and seal this 6<sup>th</sup> day of April 19 82

ROBERT J. PIVA

The Commonwealth of Massachusetts

BRISTOL,

ss.

APRIL 6 19 82

Then personally appeared the above named ROBERT J. PIVA

and acknowledged the foregoing instrument to be HIS free act and deed, before me

Rec'd. & Recorded April 6, 1982  
at 2 hrs. & 40 min P.M.

*John A. Halloran*  
Notary Public - 2016339022534X

My commission expires

JAN. 25 1985

Attest: *[Signature]* Registrar  
(Individual - Joint Tenants - Tenants in Common.)



**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**

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**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:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
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**

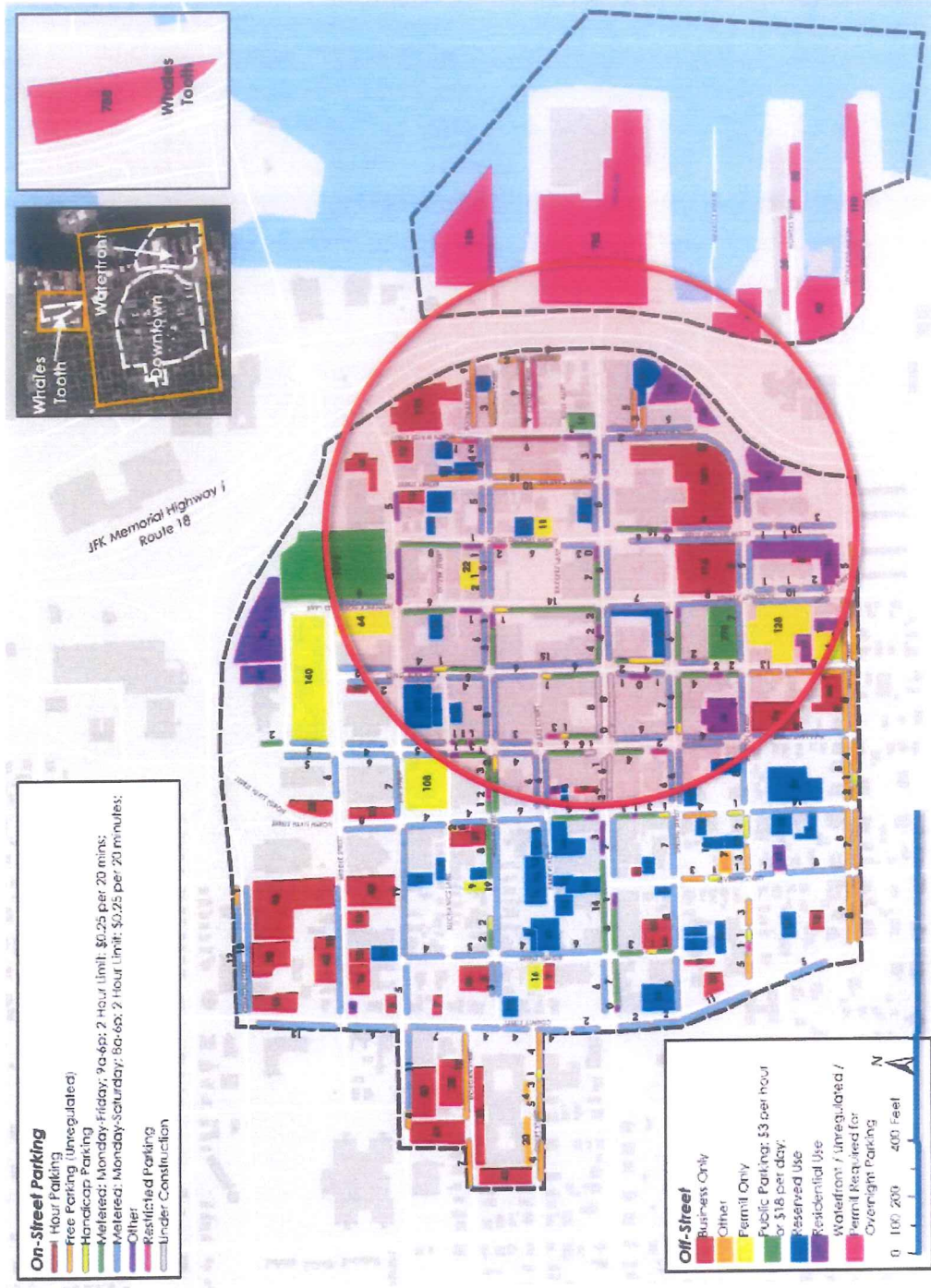
One of the submission requirements is an Engineer's estimate of site construction costs. Since the building will take up the entire site, the only site construction costs are related to extending new services from the water supply main, the storm drain and the sewer main, and backfilling with flowable 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