

# SITEC

Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
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769 Plain Street  
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**PROPOSED REDEVELOPMENT  
CONVENIENCE STORE / GAS STATION**

**56 POTOMSKA STREET**

**NEW BEDFORD, MA**

**DECEMBER 6, 2018**

## PROJECT NARRATIVE

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## PROJECT NARRATIVE DECEMBER 6, 2018

Project: Convenience Store / Gas Station Redevelopment  
56 Potomska Street  
New Bedford, Massachusetts 02740  
Assessors Map 31, Lots 232 & 239

Applicant: ZGA Realty Trust  
56 Potomska Street  
New Bedford, MA 02740

Owner: Lot 232 ZGA Realty Trust  
56 Potomska Street  
New Bedford, MA 02740

Lot 239 NB 18 Realty Trust  
56 Potomska Street  
New Bedford, MA 02740

Zoning District: Industrial B

### EXISTING SITE CONDITIONS

The subject property is a 41,035 sf parcel of land located on the southeast corner of John F. Kennedy Memorial Highway (Route 18) and Potomska Street. The site is bordered by Route 18 on the west, Potomska Street on the north, South Front Street on the east and Marsh Street on the south. The improvements on the existing site include a convenience store/gas station building located under the pump island canopy, three sets of pump islands, paved parking/access drives and a warehouse building located adjacent to Marsh Street.

Access to the property at this time consists of two curb cuts on Potomska Street, three curb cuts on South Front Street, and a single curb cut onto a discontinued portion of Water Street adjacent to Route 18. The site is 98% developed with buildings, pavement or compacted gravel.

## **PROPOSED REDEVELOPMENT**

The Applicant, ZGA Realty Trust, is proposing to upgrade the existing site and convenience store / gas station facility as follows:

1. Demolish the existing gas station / convenience store building and canopy;
2. Remove the westerly pump island to improve site access from the westerly Potomska Street curb cut;
3. Demolish the existing Warehouse Building;
4. Construct a new 5,000 sf convenience store / gas station building with improved parking including ADA compliant spaces;
5. Add a drive thru with by-pass lane for improved customer service;
6. Close one curb cut on South Front Street and reduce the size of second curb cut. Additionally, the curb cut onto the discontinued portion of Water Street will be closed and a pedestrian link added;
7. The existing facility does not contain any stormwater management controls. Three new deep sump catch basins with oil/water/sediment filters will be added together with three recharge systems for enhanced runoff control;
8. New site lighting and increased landscaping will also be provided with an increase in green space from the existing 2% to 12%; and
9. A new bituminous concrete surface, sidewalks, and perimeter curbing will be added to provide an improved facility and better public access.

It is anticipated that the project will take 6 to 8 months to complete. Preliminary cost estimates for this project range from \$1,500,000 to \$2,000,000.