

# SITEC

Civil and Environmental Engineering  
Land Use Planning

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## PROJECT NARRATIVE

**Property Owner:** Local Media Group, Inc.  
f/k/a Dow Jones Media Group, Inc.  
f/k/a Ottaway Newspapers, Inc.  
25 Elm Street  
New Bedford, MA 02740

**Applicant:** BayCoast Bank  
330 Swansea Mall Drive  
Swansea, MA 02777

**Location:** 25 Elm Street  
New Bedford, MA 02740  
Assessors Map 53 – Lots 27 & 289

**Zoning District:** Mixed Use Business

### Existing Site Conditions:

The subject property is a 70,132 SF parcel of land located on the northwest corner of Elm Street and John F. Kennedy Memorial Highway (Route 18). The property is bordered on the west by the Elm Street Parking Garage and on the north by the eastbound approach ramp to the New Bedford/Fairhaven Bridge (Route 6).

Existing development on the property consists of a two story professional building which currently serves as the primary office for the Standard-Times newspaper operation. A 16 vehicle parking lot is located on the east side of the building with driveway access adjacent to the building onto Elm Street. The building is served by municipal water and sewer and there is an existing drainage system which provides surface runoff control for the existing parking lot.

### Proposed Development:

The Applicant, BayCoast Bank is proposing to lease a portion of the first floor of the Standard-Times building. As part of the Bank's lease, several site modifications and improvements are proposed. These modifications include the following:

1. Reconstruct the building entrance to provide a clear entrance to the Standard-Times and the Bank;

2. Modify building signage to reflect the Bank as a primary tenant;
3. Reconstruct and expand the site driveway to provide improved access to the facility. Separate designated right turn and left turn exit lanes will be constructed with a widening of the driveway curb cut;
4. A canopy drive-up teller station and drive-up ATM will be constructed on the north side of the existing parking lot. Two lanes will be provided for the drive-up facility providing a combined stacking length in excess of 250 linear feet (LF);
5. The onsite parking will be increased from the current 16 spaces to 22 spaces. The balance of the required parking spaces will be provided in the adjacent Elm Street garage;
6. A landscape retaining wall (brick face with cap to match building architecture) will be provided along Route 18 and Elm Street;
7. An extensive modification and enhancement to the landscaping has been proposed for this site. New LED site lighting for the parking lot is proposed;
8. The proposed site signage will include a freestanding monument sign near the driveway entrance and a second sign is proposed to be integrated with the brick wall adjacent to Route 18;
9. Onsite walkways will continue to provide a continuous pedestrian link to Elm Street with additional onsite walks for pedestrian movement from the parking areas to the building and outside patio;
10. A new stormwater recharge system is proposed for the additional surface runoff to supplement the existing storm drain system (analysis attached); and
11. The project is projected to take approximately 10-12 months to complete with a preliminary construction cost estimate of \$400,000.