



April 6, 2016

City of New Bedford  
Planning Department  
Attn: Jennifer Gonet  
133 William St. Rm 303  
New Bedford, MA 02740

Re: McDonald's  
1080 King's Highway  
New Bedford, MA  
**Development Impact Statement**

Dear Ms. Gonet:

Please accept this Development Impact Statement in support of McDonald's USA LLC.'s (c/o Bohler Engineering) request to Amend the Site Plan and Special Permit Approvals (Case #19-15) issued in association with the "McDonald's" restaurant redevelopment project being proposed at a parcel of land located within McDonald's Leased area within King's Plaza Shopping Center at 1080 Kings Highway ("site"). The subject property is further identified as Map #125, Lot #29 on the City of New Bedford's Tax Assessor's maps. The site, which contains approximately 0.95 acres of land situated within the Planned Business (PB) zoning district, is currently developed with an existing McDonald's restaurant and associated paved parking.

The proposed project involves the demolition of the existing  $\pm 5,145$  square foot McDonald's and construction of  $5,202 \pm$  square foot McDonald's with 35 parking spaces. Based upon the size of the building, the proposed "McDonald's" requires 63 parking spaces be provided in accordance with Section 3130 of the New Bedford Zoning Laws. The Applicant is requesting a Special Permit under Section 3120 of the New Bedford Zoning Laws to allow a reduction in the number of required parking spaces down to the 35 spaces proposed. The standard method for calculating trip generation, according to the Institute of Transportation engineers (ITE) trip Generation Manual, Ninth Edition is a function of building area and the number of seats for a restaurant use. It's notable that under existing conditions there are 50 parking stalls and 124 seats, where proposed conditions provide 35 parking spaces and substantially reduces seats to 84. This is a 32% reduction in seats and only a 30% reduction in spaces as compared to existing conditions. Based on current traffic volume to the existing store and the substantial reduction in seats, the applicant is confident that 35 parking spaces will be adequate to accommodate the parking demand for the development. It is further notable that there is an abundance of underutilized parking in the shopping center.

Traffic circulation proximate to the McDonald's is being improved with the addition of curbing and designated entrance & exit driveways. Additional improvements include side-by-side drive-thru ordering stations, increased landscaping, decreased impervious area ( $\pm 4,425$  SF reduction), new utilities and a drainage system which includes the addition of water quality treatment where none exists currently. Stormwater treatment will be improved by increasing pervious area within the Site and also by adding two (2) stormwater quality units.

PLANNING  
APR 08 2016  
DEPARTMENT

CASE 13-16 + 14-16



**BOHLER**<sup>TM</sup>  
ENGINEERING

The applicant respectfully requests that the application package be reviewed upon receipt and if deemed complete, placed on the Planning Board's May 11, 2016 meeting agenda for review. Should you have any questions or need additional information, please do not hesitate to contact me at 508-480-9900.

Sincerely,

BOHLER ENGINEERING

Eric G. Dubrule

John A. Kucich, P.E.

W142005  
Letter Planning 04-6-16 docx