

PROJECT NARRATIVE: 899 Pleasant St New Bedford, MA

THURSDAY



899 Pleasant Street is currently an unoccupied business location most recently used as office space. The developers plan initially was to raze the existing structures and provide a single newly constructed dental practice facility. Upon meeting with the City of New Bedford representatives of various departments, the discussion pointed to a wish on the part of the City to save and re-use the existing structures as they have a historic significance to the neighborhood.

Upon discussion with the developer and the City representatives, certain considerations would be granted in this effort. The original concept would have not required submitting for a site plan review as the footprint would have been well under the 2000 sq. ft threshold trigger. Unfortunately, the present configuration is just slightly over the threshold by 200 sq. ft.

Currently the converted former whaling era mansion still maintains its historic fabric to a great degree and will be added to in a respectful manner. The new proposed addition will keep the basic lines, scale, and shapes of existing components while not trying to exactly match the ornate bracketed trim. In this way, we can achieve the look and feel of the original building while honestly dealing with the need to expand and add to the overall use of the site. Casual observers of the finished product will see one structure, but upon a closer look will most definitely recognize the new addition from the original structure.

The existing so called "barn" which most recently has been converted to a garage will be saved and moved to an adjacent parcel owned by the same developer. This is being done at the request of the Historic Commission representative at our initial meeting. The building will be set on temporary supports and completed under a separate phase in the very near future once the first project is completed. This "barn" will be converted into a couple of small office spaces and the historic fabric will be properly restored. No plans have yet been developed for re-use of this structure. Floor plans for the additions and alterations to the mansion structure are provided attached.

The overall parking will be provided for "on site" as there exists the ability to share adjacent common owned land for parking purposes in the City Code. This will allow for added Phase 1 and then Phase 2 parking requirements. Currently there are 4 curb cuts to the overall property being 2 on Pleasant Street and 2 on Hillman St. The curb cuts will be reduced to 2 overall which will provide better parking on Hillman Street for the neighborhood and reduce problems on Pleasant Street for overall traffic flow. There is also under consideration a plan to change the way Hillman merges with Purchase Street.

Currently the site is predominately paved with very little pervious surface. The area of new addition is completely paved and the barn footprint currently roofed over will be paved. We are providing impervious green landscaping where possible. There is City sewer and storm drain connections to the existing paved areas and structure. We will request relocating the catch basin and plans are to create some recharge area to capture roof runoff at the request of the City DPI representative.

Cost of the proposed work is budgeted at \$750,000.

We feel that the limited scope of this project warrants a waiver from most of the Site Plan review requirements and we have indicated that in the application form.

A handwritten signature in black ink, appearing to read 'M. Josefek'.

Michael W. Josefek, President
Architectural Consulting Group, Inc.
Agent for the Owner