

SITEC

Civil and Environmental Engineering
Land Use Planning

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PROJECT NARRATIVE MAY 10, 2017



PROJECT: GREATER NEW BEDFORD COMMUNITY HEALTH CENTER
838-874 PURCHASE STREET
NEW BEDFORD, MA 02740
ASSESSORS MAP 53 – LOTS

PROPERTY OWNER: GREATER NEW BEDFORD COMMUNITY HEALTH
CENTER, INC.
874 PURCHASE STREET
NEW BEDFORD, MA 02740

APPLICANT: GREATER NEW BEDFORD COMMUNITY HEALTH
CENTER, INC.
874 PURCHASE STREET
NEW BEDFORD, MA 02740

ZONING DISTRICT: MIXED USE BUSINESS / CENTRAL BUSINESS DISTRICT

EXISTING SITE CONDITIONS

The subject property is a 0.92 acre commercial property located on the south side of Elm Street between Purchase Street and Acushnet Avenue. The property is bordered by Elm Street on the North, Purchase Street on the west, Acushnet Avenue on the east and commercial buildings on the south.

The property is currently developed as a mixed use office/retail complex. The building is a multi-level structure forming a “U” shape with the main entrances located on the east and west sides of the building. A small courtyard exists with access onto Acushnet Avenue. Within the courtyard there is an existing paved parking, lot with 14 spaces. An area is set aside for a dumpster and the courtyard is secured by a 6 foot fence with a security gate.

PLANNING
MAY 12 2017
DEPARTMENT

22-17
23-17

The property is served by municipal water and sanitary sewer. Additionally, there is an existing onsite stormwater collection system consisting of (2) deep sump catch basins with oil trap hoods.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a second level addition above a portion of the Purchase Street frontage of the building. The proposed addition will extend 75 feet east of the Purchase Street building face and it will run 148'-5" along Purchase Street from the southerly property line. The addition will be used for a pediatric health care addition to the existing community health services building.

The proposal for this facility will not expand the existing building footprint and the 11,131 SF addition will replace the 4,854 SF building addition that was approved, but not constructed, on March 22, 2016.

The proposed addition will allow the GNBCHC to serve an additional 12-16 patients per day with and increased staff of 8-10 employees.

The project is located diagonally across the street from the Elm Street garage. The current operation utilizes this garage for employee/patient parking with an available shuttle service between the site and the garage. Additionally, a large number of patients utilize public transportation or are located within walking distance of the site.

The expansion of this critical healthcare facility is needed to better serve the City's population base in a central location with excellent access. The expansion will also provide additional job opportunities for City residents.

Due to the limited onsite parking, a Special Permit is required for the proposed expansion. The proposed addition will increase the overall building area from 34,000 SF to 45,131 SF. The required parking will change as follows:

EXISTING REQUIRED PARKING:	1 space/200 SF x 10,000 SF =	50 spaces
	1 space/1,000 SF x 24,000 SF =	<u>24 spaces</u>
	TOTAL:	74 spaces
PROPOSED REQUIRED PARKING:	1 space/200 SF x 10,000 SF =	50 spaces
	1 space/1,000 SF x 35,131 SF =	<u>36 spaces</u>
	TOTAL:	86 spaces

Given the fact that there are 14 onsite spaces at this time, the Special Permit request is to allow 72 of the required spaces to be provided offsite at either metered parking or in the public parking garage. It is important to note that this is only a 7 space increase over the prior Special Permit request based on the building area differential.

2017 Proposed Addition:	11,131 SF
2016 Approved Addition:	<u>4,854 SF</u>
DIFFERENCE:	+ 6,277 SF

Additional Parking 6,277 SF x 1 Space/1,000 SF = 7 spaces

It is anticipated that the project will take 10-12 months to construct at an estimated cost of \$2,000,000.