



APPLICATION DATE

DECISION DATE

TOWN CLERK
TOWN OF SWAMPSCOTT

JUN 23 2016

RECEIVED *Town Clerk Stamp Use Only*TOWN OF SWAMPSCOTT APPLICATION FOR ZONING RELIEF AND INSPECTOR OF
BUILDING APPEALSDate: 6-23-16 Fee: \$ 1150 Petition #: 16-19
& \$50.00 for Advertising

TYPE OF RELIEF SOUGHT

- ☒ Use Special Permit (Section 2.2.0.0.)
- ☒ Dimensional Special Permit (Section 2.3.6.0.)
- ☒ Special Permit (Section 2.2.7.0. – Nonconforming Uses and/or Structures)
- ☐ Special Permit (Section 3.1.1.3. – Parking and Loading Requirement Reduction)
- ☒ Special Permit (Section 3.2.0.0. – Signs)
- ☒ Special Permit (Section 3.3.4.0. – General Landscaping and Screening Requirement Waiver)
- ☐ Special Permit (Section 3.6.3.0. – Assisted and Independent Living Facilities)
- ☐ Special Permit (Section 4.1.7.0. – Uses in Flood Plain/Wetland Protection Overlay District)
- ☐ Special Permit (Section 4.2.8.0. – Variation of Flood Plain/Wetland Protection Overlay District Reqs)
- ☐ Special Permit (Section 4.3.4.0. – Wireless Communication Facility)
- ☐ Special Permit (Section 4.7.3.0. – Humphrey St Site Plan Special Permit – HS SI-P)
- ☐ Special Permit (Section 4.7.3.0. – Humphrey St Special Permit - HSSP)
- ☒ Special Permit (Section 5.4.0.0. – Site Plan)
- ☐ Dimensional Variance (Section 5.5.0.0.)
- ☐ Appeal of Determination of Inspector of Buildings

BOARD

- ☐ Planning Board (in cases of an HS SI-P or when only a Site Plan Special Permit is required)
- ☒ Zoning Board of Appeals (in all other cases)

LOCATION OF PROPERTY

<u>450 Paradise Road</u>	<u>17</u>	<u>9E</u>	<u>1992</u>
Street No. and Name	Map	Lot	Year Built

Zoning District: B3
Present Use: Retail/Restaurant/ATM
Petitioner: CC Swampscott Lot B5 Limited Pa
Address: 600 Loring Ave. Salem, MA 01970
Telephone: (978) 741-4740
Email: andy@centercorpretail.com

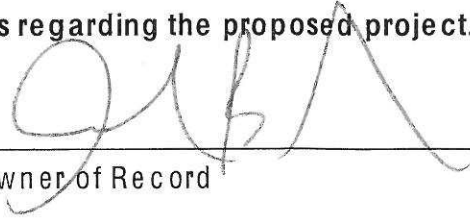
Overlay District: None
Proposed Use: Retail/Restaurant/ATM
Owner: Same As Petitioner
Address: _____
Telephone: _____
Email: _____

Description of project and relief being sought (use additional sheets as needed):
Please see attached letter to accompany application.

<u>Dimensional Requirements</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Max. Lot Coverage:	<u>20%</u>	<u>24.0% +/-</u>	<u>22.9% +/-</u>
Min. Open Space:	<u>15%</u>	<u>15.0% +/-</u>	<u>16.4% +/-</u>
Lot Area:	<u>40,000 s.f.</u>	<u>294,688 s.f. +/-</u>	<u>295,826 s.f. +/-</u>
Frontage:	<u>200'</u>	<u>142.5' +/-</u>	<u>142.5' +/-</u>
Front Yd. Setback:	<u>100' (80' by S.P.)</u>	<u>106.0' +/-</u>	<u>83.3' +/-</u>
Side Yd. Setback:	<u>40' (32' by S.P.)</u>	<u>40.0' +/-</u>	<u>35.0' +/-</u>
Rear Yd. Setback:	<u>40'</u>	<u>0'</u>	<u>Same</u>
Gross Floor Area:	<u>N/A</u>	<u>70,780 s.f. +/-</u>	<u>67,709 s.f. +/-</u>
Building Height/# of Stories	<u>40'</u>	<u>35' +/- (1 Story)</u>	<u>Same</u>

The undersigned hereby requests a hearing before the Special Permit Granting Authority, with this application and supporting documentation and certifies that this submittal is authorized by the owner of record and truly indicates the owner's intentions regarding the proposed project.

Authorized Agent



Owner of Record



Inspector of Buildings

6/20/16

Date



June 16, 2016

Town of Swampscott Zoning Board
22 Monument Avenue
Swampscott, MA 01907

Re: Special Permits & Site Plan Review
450 & 500 Paradise Road
Swampscott, MA 01907

Cc: Andrew Rose – Centercorp Retail Properties

Dear Members of The Board:

Attached herewith are the following documents:

- 17 copies of the Town of Swampscott Application for Zoning Relief and Inspector of Building Appeals (450 Paradise Road)
 - 17 copies of the Town of Swampscott Application for Zoning Relief and Inspector of Building Appeals (500 Paradise Road)
 - 17 (24 X 36) copies of the Site Development Plans by Kelly Engineering Group, Inc. dated June 16, 2016.
 - 17 (11 X 17) copies of the General Floor Plan dated May 26, 2016 by R. Rumpf & Associates Inc.
 - 17 (11 X 17) copies of the Elevations by R. Rumpf & Associates Inc. dated May 26, 2016.
 - 4 Copies of Stormwater Management Summary by Kelly Engineering Group, Inc. dated June 16, 2016.
 - 17 Copies of Traffic Assessment by Ron Muller & Associates dated June 2, 2016.
 - One check in the amount of \$850.00 for Zoning Application Fee
Calculated as follows $\$400 + (9,045 - 1,000) / 1,000 * \$50 = \$850.00$
 - One check in the amount of \$300 for Site Plan Waiver of Compliance Fee
 - One check in the amount of \$50 for Advertising Fee
- Note: Additional full sized copies can be provided if necessary.

The purpose of these documents is to respectfully request that the Board issue Site Plan Approval and Special Permits per the Town of Swampscott Zoning Bylaw (Bylaw) for the proposed project. The project consists of two separate parcels and 2 separate application forms have been submitted, however the entire project is shown on one set of plans.

The existing site is located at 450 & 500 Paradise Road (Route 1A) and is shown on the town's assessor map 17 lots 9E and 10B, respectively. The site is bounded by an apartment complex and UNO Restaurant to the north, Paradise Rd. to the east, an apartment complex and retail building to the south and a retail building to the west. 450 Paradise Road is a 6.76 acre lot which is currently developed consisting of a 70,660± s.f. mixed retail and restaurant building, a 198± s.f. structure housing an ATM and associated parking and other site development features. 500 Paradise Road 1.04 acre lot which is currently developed consisting of a 4,245± s.f. bank building and associated parking and site development features.

The proposed redevelopment project will entail demolishing a portion of the existing building at #450, constructing small addition resulting in a total building of 9,045± s.f. with a proposed drive-through. The proposed building will contain a restaurant with a drive-through and other retail and restaurant tenants. Two new drive up ATM's are also proposed. As part of the proposed plan, parking changes, new site utilities, and reconfiguring of lot lines between #450 and #500 are proposed to accommodate the changes. A new two way driveway is proposed to connect the two subject parcels and pedestrian connections are proposed from the site to

Paradise Road.

Upon completion of the site plan and special permit process an Approval Not Required Plan will be filed with the Planning Board to adjust the lot lines as shown on the site development plans.

The existing stormwater management system on the site will be enhanced by eliminating existing catch basin to catch basin connections and adding deep sump catch basins, new drain manholes and water quality devices. Additional landscaped areas will be provided and impervious area will be decreased as a result of the project. See attached Stormwater Management Summary.

The applicant respectfully requests the following **Special Permits** for Map 17 Lot 9E (450 Paradise Road.)

- **Automatic Teller Machine Freestanding (2.2.3.0.E (31)),**
The applicant is requesting a special permit under Section (2.2.3.0.E(31))-Principal Uses), For one of the proposed ATM's. One ATM is existing on site today.
- **Drive-through (5.12.0.0.) and 2.2.3.0.E(37))**
The applicant is requesting a special permit under Sections (5.12.0.0) and (2.2.3.0.E(37)) for construction of a drive-through for one of the restaurants. The drive-through meets the design criteria of Section 5.12.1.0. An additional two special permits are requested for the drive up ATMs.
- **Outdoor Seating 2.2.3.0.E(40))**
The applicant is requesting a special permit under Section (2.2.3.0.E(40)) for outdoor seating in three locations per plan containing 16, 16, and 24 seats respectively.
- **Multiple Accessory Structures . (2.2.3.4),**
The applicant is requesting a special permit under Section (2.3.3.4-Accessory Buildings and Structures). Two Accessory structures are proposed and will be ATMs. Both will be drive up ATMs.
- **Multiple Principal Structures . (2.2.3.4),**
The applicant is requesting a special permit under Section (2.3.4.0-Multiple Principle Structures). Both principal buildings meet the conditions in 2.3.4.0. A portion of the existing building will be demolished to accommodate the drive-thru. The overall building coverage on the site will be decreased.
- **Nonconforming structures (2.2.7.0),**
The applicant is requesting a special permit under Section (2.2.7.0.-Nonconforming Uses and/or Structures). The existing structure has existing dimensional non-conformities for setbacks and building coverage. A portion of the existing building will be demolished.
- **Dimensional Special Permit (2.3.6.0),**
The applicant is requesting a special permit under Section (2.3.6.5-Dimensional Special Permit) for the reduction of the required front yard and side yard setback by up to 20%. The required front yard is 100' and the required side yard is 40'. The applicant is requesting a special permit for a reduction to 80' (20%) of the front yard and 35' (12.5%) for the side yard. One Drive up ATM will be the only structure within the requested relief area.
- **Sign Special Permit (3.2.0.0),**
The applicant is requesting a special permit under Section (3.2.0.0-Signs) for an additional pylon sign to be located on the lot for the new tenants.

- **Awnings (3.2.2.6),**

The applicant is requesting the right under Section (3.2.2.6-Signs-Awnings) to erect awnings above the entrances and windows consistent with the architectural design of the project.

- **Site plan special permit (5.4.0.0),**

The applicant is requesting a site plan special permit under Section (5.4.2.1) for commercial construction that alters the building footprint and if necessary under Section (5.4.2.4) for change in size, location, and number of parking spaces, circulation, curb cuts, and landscaped areas of the parking lot. As noted above the building footprint will be decreased by 3,000 s.f. and the open space of the overall development will be increased.

The applicant respectfully requests the following **Waivers** for Map 17 Lot 9E (450 Paradise Road.)

- **Lighting requirements (3.1.5.2),**

The applicant is requesting a waiver under Section (3.1.5.2.-Lighting). The site is located in a Business District and proposes to use the same lighting as exists on the site today. Some poles will be relocated as part of the project.

- **Landscaping requirements (3.3.3.0 & 3.3.4.0),**

The applicant is requesting a waiver under Sections (3.3.3.0 & 3.3.4.0.) from landscaping and screening requirements that are currently non-conforming. Landscaping and open space of the overall development will be improved over the existing conditions.

The applicant respectfully requests the following **Special Permits** for Map 17 Lot 10B (500 Paradise Road.)

- **Site plan special permit (5.4.0.0),**

The applicant is requesting a site plan special permit under Section (5.4.2.4) for change in size, location, and number of parking spaces, circulation, curb cuts, and landscaped areas of the parking lot. The building footprint will remain the same and open space for the overall development will be increased.

- **Drive-through (5.12.0.0.)**

The applicant is requesting a special permit under Section (5.12.0.0) for alteration of an existing drive-through for the bank. The drive-through meets the design criteria of Section 5.12.1.0.

The applicant respectfully requests the following **Waivers** for Map 17 Lot 10B (500 Paradise Road.)

- **lighting requirements (3.1.5.2),**

The applicant is requesting a waiver under Section (3.1.5.2.-Lighting). The site is located in a Business District and proposes to use the same lighting as what exists on the site today. Some poles will be relocated as part of the project.

- **landscaping requirements (3.3.3.0 & 3.3.4.0),**

The applicant is requesting a waiver under Sections (3.3.3.0 & 3.3.4.0.) from landscaping and screening requirements that are currently non-conforming. Landscaping and open space of the overall development will be improved over the existing conditions.

The applicant is requesting a **Waiver of Compliance** per Section (5.4.7.0) from the following submittal requirements of the Zoning By-Law for both parcels;

1. Section 5.4.5.1.e. Landscape Plan
2. Section 5.4.5.2. Time and Cost Statement

2. Section 5.4.5.2. Time and Cost Statement
3. Section 5.4.5.5. Development Impact Statement

Additionally we would respectfully request that the board make a finding, that notwithstanding all previous special permits granted for the properties, the current zoning by-law override any previous requirements for a special permit if currently permitted as of right.

Finally we would respectfully request that any other permits that the board deems necessary be granted.

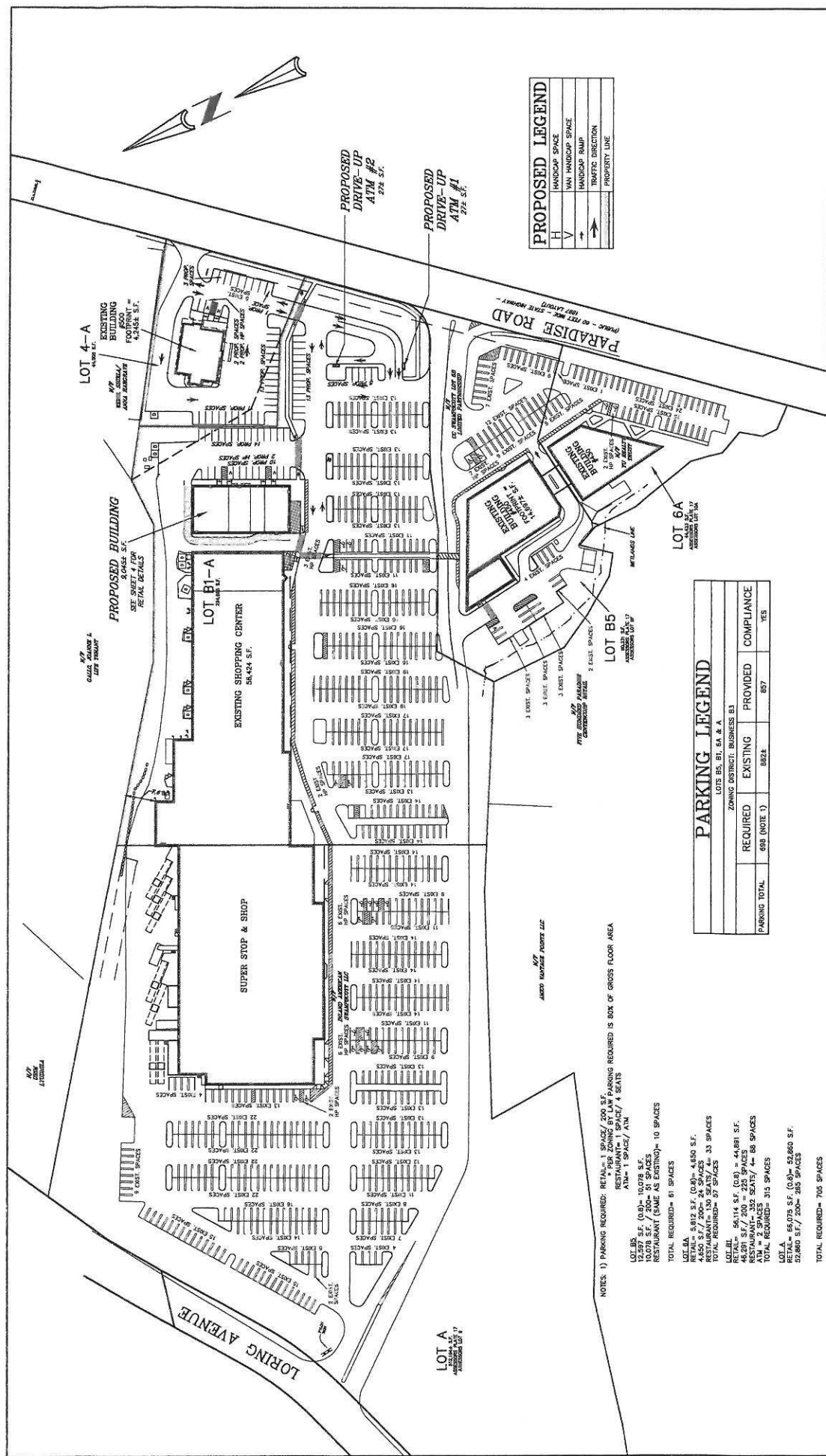
We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Garrett Horsfall
Design Engineer



PROPOSED LEGEND	
H	HANDICAP SPACE
V	VAN HANDICAP SPACE
→	HANDICAP RAMP
→	TRAFFIC DIRECTION
—	PROPERTY LINE

PARKING LEGEND			
ZONING DISTRICT: BUSINESS B3			
LOTS B5, B1, B6A & A			
	REQUIRED	EXISTING	PROVIDED
PARKING TOTAL	698 (NOTE 1)	8824	887
			YES

NOTES: 1) PARKING REQUIRED: RETAIL= 1 SPACE/ 200 S.F.
 * PER ZONING BY LAW PARKING REQUIRED IS BOX OF GROSS FLOOR AREA
 RESTAURANT= 1 SPACE/ 4 SEATS
 RESTAURANT= 1 SPACE/ 4 SEATS

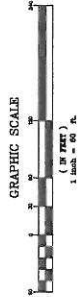
LOT B5
 RETAIL= 5,812 S.F. (0.8)= 29.06 S.F.
 RESTAURANT= 150 SEATS/ 4= 33 SPACES
 TOTAL REQUIRED= 61 SPACES

LOT B6A
 RETAIL= 5,812 S.F. (0.8)= 46.50 S.F.
 RESTAURANT= 150 SEATS/ 4= 33 SPACES
 TOTAL REQUIRED= 61 SPACES

LOT B1
 RETAIL= 56,424 S.F. (0.8)= 451.39 S.F.
 RESTAURANT= 350 SEATS/ 4= 88 SPACES
 TOTAL REQUIRED= 315 SPACES

LOT A
 RETAIL= 56,075 S.F. (0.8)= 448.60 S.F.
 RESTAURANT= 350 SEATS/ 4= 88 SPACES
 TOTAL REQUIRED= 315 SPACES

TOTAL REQUIRED= 705 SPACES
 SQUARE FOOTAGE AND SEAT COUNTS PROVIDED BY CENTERCORP RETAIL PROPERTIES



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 COPYRIGHT (C) BY KELLY ENGINEERING GROUP, INC.
 ALL RIGHTS RESERVED
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KELLY ENGINEERING GROUP, INC.

SCALE	DATE	REV	DATE	BY
1" = 80'				
1" = 80'				
1" = 80'				
1" = 80'				

PLAN NO.	2014-08-1400
DISK REF NO.	13-008-002
PROJECT BY	CA
CHKD BY	CA
DWG	
APPD BY	

CENTERCORP	450 & 500 PARADISE ROAD
	SWAMPSCOTT, MASSACHUSETTS
	LAYOUT AND ZONING
	PLAN
	KELLY ENGINEERING GROUP, INC.
	CIVIL ENGINEERING CONSULTANTS
	8 CAMPANELLO DRIVE, BRAINTREE, MA 02184
	PHONE: 781 843 4331 FAX: 781 843 8028

ZONING LEGEND (LOT 4-A)		ZONING EXISTING BUSINESS B3		
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	40,000 S.F.	45,142± S.F.	44,008± S.F.	YES
MIN. FRONTAGE	200'	200'±	200'±	YES
MIN. WIRTH	200'	174'±	177'±	NONCONFORMING
MIN. YARD - FRONT	80'±	101'±	101'±	YES
MIN. YARD - REAR	40'	40'±	40'±	YES
MAX. HEIGHT	40'	63'±	57'±	YES
MAX. BLDG. COVERAGE	40'	<40'	<40'	YES
MAX. BLDG. COVERAGE	20%	9.4%	9.6%	YES
MAX. OPEN SPACE	15%	30.1% ±	22.5% ±	YES
PARKING TOTAL	17 (NOTE 1)	33	37	YES
-SIDE	9'±	9' ± 18' ±	9' ± 18' ±	YES
-HANDICAP	2	2	2	YES
-LOADING	N/A	NONE	NONE	YES
PARKING SETBACK				
-FRONT	20'	20'±	20'±	YES
-SIDE	20'	17'±	4'±	NONCONFORMING
-REAR	20'	5'±	2'±	NONCONFORMING
ASILE WIRTH	24' (TWO WAY)	N/A	24'	YES
MIN. DRIVEW. WIRTH	20' (ONE WAY)	21'±	23'±	YES
INTERIOR UNUSP.	10'	8'±	8'±	NONCONFORMING
	5% PARKING AREA	>5%	>5%	YES

NOTES: 1) PARKING REQUIRED: RETAIL (BANK) = 1 SPACE / 200 S.F.
 RETAIL = 4,245 S.F. (0.6) = 3.396 S.F.
 3,396 S.F. / 260 = 17 SPACES
 TOTAL REQUIRED = 17 SPACES
 EXISTING PROVIDED = 33 SPACES
 PROPOSED PROVIDED = 37 SPACES

ZONING DISTRICT: BUSINESS B3			COMPLIANCE	
	REQUIRED	EXISTING	PROVIDED	
MIN. AREA	40,000 S.F.	294,698A S.F.	293,698A S.F.	YES
MIN. FRONTAGE	200'	214.2' ±	142.5' ±	EXISTS
MIN. WIDTH	200'	226.6' ±	218.2' ±	NONCONFORMING
MIN. YARD - FRONT	30' BY SPECIAL PERMIT	106.0' ±	85.0' ±	YES
-SIDE	30' BY SPECIAL PERMIT	40.0' ±	35.0' ±	BY SPECIAL PERMIT
-REAR	40'	0'	0'	NONCONFORMING
MAX. HEIGHT	40'	30' ±	30' ±	YES
MAX. BLDG. COVERAGE	20%	24.08%	22.9% ±	NONCONFORMING
MIN. OPEN SPACE	15%	15.0% ±	16.4% ±	YES
PARKING TOTAL	698 (NOTE 1,2)	883± (NOTE 1,2)	858 (NOTE 1,2)	YES (NOTE 1,2)
-SIZE	9'x18'	8' ± x 18' ±	8' ± x 18' ±	YES
-HANDICAP	X	X	X	YES
-LOADING	BY ZBA	SUFFICIENT	SUFFICIENT	YES
PARKING SETBACK				
-FRONT	20'	23.8' ±	28.8' ±	YES
-SIDE	20'	0'	0'	EXISTS
-REAR	20'	0'	0'	NONCONFORMING
ASBL. WITH	24'	24' ±	24' ±	YES
MIN. DRIVEWAY WIDTH	10'	N/A	10' ±	YES
INTERIOR UNUSP.	5% PARKING AREA	>5%	>5%	YES

NOTES: 1) SEE SHEET 3 FOR PARKING CALCULATIONS
2) PER ZONING BY LAW, SHARED PARKING IS ALLOWED ON CONTIGUOUS OR NEARBY LOTS.
(SEE SHEET 3)

2) PER ZONING BY LAW, SHARED PARKING IS ALLOWED ON CONTIGUOUS OR NEARBY LOTS.
(SEE SHEET 3)

[illegible]

LOT 4-A
14,008 S.F.

BERTHOUDS
7,000 S.F.

NEW ROAD

RETAIL #1
2,010 S.F.

RETAIL #2
1,340 S.F.

PARKING SPACES

EXISTING LOT
PASS TO NEILAN
17,960 S.F.
AP-5

START CO. TO EXIST.

END CO. FROM EXIST. TO EAST

2 PARK SPACES AND CO. FROM EXIST. TO EAST

5 EXIST. SPACES

17 PARK SPACES

START CO.

END CO.

[illegible]

DRIVE-UP
ATM #1
27½ SF.

SCALE						
1" = 30'						
DATE		REV	DATE	REVISION	BY	
00000000						

SHEET XXXX	CENTERCORP 450 & 500 PARADISE ROAD
PLAN NO.	

2016-002-A00	SWAMPSCOTT, MASSACHUSETTS	SHEET NO.
DISK REF NO. F:\2016-002	LAYOUT AND ZONING PLAN	

CL	DRAWN BY	 KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS	PLAN 4
CHKO BY	DRAWN BY		

0 CAMPANELLI DRIVE • BRAINTREE MA • 02184
PHONE: 781 843 4333 FAX: 781 843 0028



Ron Müller & Associates
Traffic Engineering and Consulting Services

56 Teresa Road
Hopkinton, MA 01748
Tel.: (508) 395-1576
Fax: (508) 435-2481
www.RonMullerAssociates.com

Ref.: 16020

June 2, 2016

Mr. Andrew Rose
Centercorp. Retail Properties
600 Loring Avenue
Salem, MA 01970

Reg.: Swampscott Mall Redevelopment
Swampscott, Massachusetts

Dear Andy:

Ron Müller & Associates (RMA) has prepared this letter to document that redevelopment of the Swampscott Mall and Citizens Bank parcels located at 450 and 500 Paradise Road (Route 1A) in Swampscott, Massachusetts will not significantly alter the traffic generation characteristics of the mall. The existing shopping center, located at 450 Paradise Road, is 160,119 square feet in size and contains a Stop & Shop supermarket, Home Goods, Gap, Bertucci's restaurant, Walgreens pharmacy, and number of smaller retail, restaurant, and bank tenants. Access is provided via a driveway on Paradise Road and a driveway on Loring Avenue. The existing Citizens Bank, located at 500 Paradise Road, is a 4,245 square foot drive-in bank with a driveway on Paradise Road. No cross-connection currently exists between the Citizens Bank and the Swampscott Mall.

As proposed, the Swampscott Mall will be redeveloped by eliminating a portion of the existing Walgreens building and renovating the remainder of the building to contain two restaurants (one with drive-through window) and two retail tenants. The existing ATM within the Swampscott Mall parcel will be relocated on the property and be converted into a drive-in ATM and a new drive-in ATM will be constructed in its place. The marked drive-through lane for the new restaurant can accommodate 10 vehicles in queue with sufficient room beyond the drive-through lane for an additional 2 vehicles. The new drive-in ATMs can accommodate 7 vehicles in queue. To accommodate these changes, the parking lot of the Citizens Bank parcel and a portion of the Swampscott Mall parking lot will be reconstructed and a cross-connection between the Swampscott Mall and the bank will be provided allowing travel between the sites without impacting Route 1A.

In total, the Swampscott Mall will decrease in size to 156,928 square feet (a reduction of 3,191 square feet) and have 24 fewer parking spaces. No changes to the size of the Citizens Bank building are proposed, but the bank parcel will gain 4 parking spaces. Also, no change in site access on Route 1A is proposed for either the Swampscott Mall or the Citizens Bank.

The volume of traffic generated by a shopping center is best estimated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ using Land Use Code 820 (Shopping Center). As defined by the ITE, “a shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit.” The shopping centers surveyed by the ITE include neighborhood centers, community centers, regional centers, and super regional centers. According to the ITE, “some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities.” Therefore, the industry standard is such that the effect of restaurant and bank traffic on shopping center total traffic generation is assumed to be accounted for in the trip rates.

When estimating the traffic generated by the Swampscott Mall, the same ITE shopping center trip rates would accordingly be applied to the total size of the center, regardless of the individual uses, even if some of those uses are restaurants or banks. While there can certainly be a slight variation in traffic generation from one shopping center to the next (depending on market factors such as surrounding population, types of tenants, accessibility, etc.), this variation becomes less noticeable the larger the shopping center is. At approximately 160,000 square feet, replacement of the former Walgreens use with restaurant and other retail tenants and the addition of a drive-through ATM will not produce a noticeable change in overall shopping center traffic generation. Furthermore, the proposed modifications will actually result in a slight reduction in the size of the shopping center and therefore result in lowering site traffic generation according to the ITE.

To determine whether sufficient vehicle storage is provided in the proposed drive-through lanes, RMA reviewed a report describing recommended vehicle queue storage lengths for fast food restaurants². This report suggests that fast-food restaurants should provide vehicle storage for 12 vehicles. As proposed, the marked drive-through lane can accommodate 10 vehicles in queue with sufficient room to accommodate an additional 2 vehicles. Accordingly, the proposed restaurant drive-through lane will be sufficient to accommodate anticipated queues. To determine the adequacy of the drive-through lanes at the proposed ATMs, RMA has conducted queue studies at six different bank locations throughout Massachusetts. Based on a total of 11 data points, the average maximum queue in ATM lanes was found to be 3 vehicles and the maximum observed queue at any one bank was 5 vehicles. Accordingly, the proposed ATM drive-through lanes can accommodate the maximum observed queue.

¹ *Trip Generation Manual, 9th Edition*; Institute of Transportation Engineers; Washington, DC; 2012.

² *Drive-Through Queue Generation*; Mike Spack PE, PTOE et.al.; Countingcars.com; February 2012.

Route 1A adjacent to the site is under Massachusetts Department of Transportation (MassDOT) jurisdiction and any changes to the Swampscott Mall could require the submission of a Highway Access Permit to MassDOT if the project exceeds one or more of the following review thresholds:

- Generation of 2,000 or more daily vehicle trips
- Creation of 300 or more new parking spaces
- Generation of 1,000 or more daily vehicle trips plus 150 or more parking spaces
- Creation of 5 or more acres of additional impervious surface
- Alteration of 25 or more acres of additional land.

As described above, the proposed renovations will not significantly change the traffic-generation characteristics of the Swampscott Mall and would in fact result in a reduction in traffic based on ITE guidelines. The project will not increase the total number of parking spaces on the site and will not result in 5 or more acres of impervious surface or alter more than 25 acres of land. Accordingly, the above review thresholds are not exceeded and MassDOT review of the project will therefore not be required.

Please don't hesitate to contact me should you have any questions regarding the above.

Sincerely,

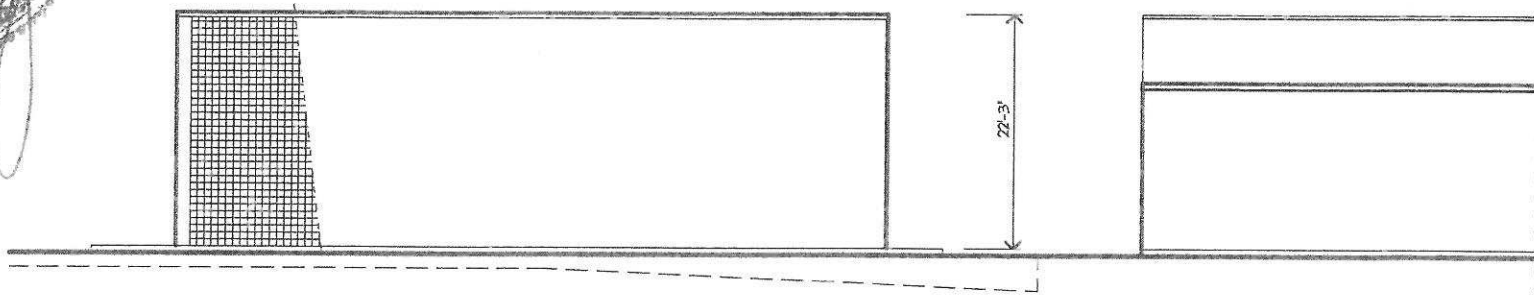
Ron Müller & Associates



Ronald Müller, P.E.
Principal



21
20
19
18.1
18.2
18
17



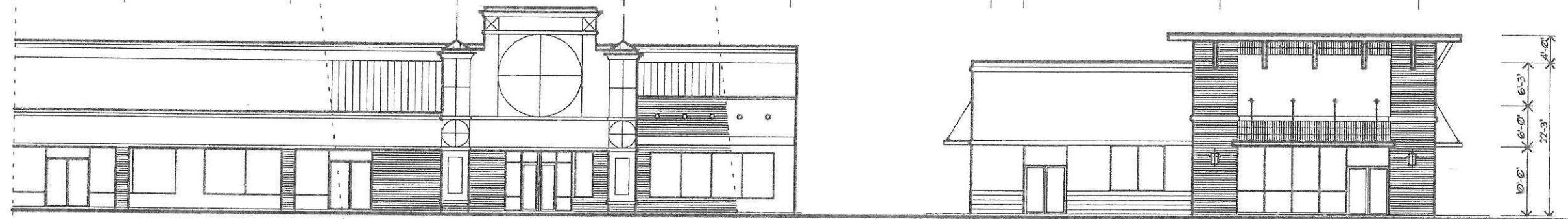
3 Partial Rear Elevation, 1/8" = 1'-0"

A B C D E

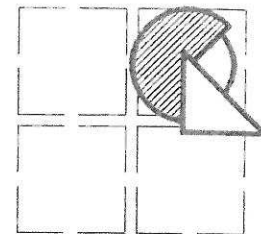


2 Right Side Elevation, 1/8" = 1'-0"

14 15 16 17 18 18.1 19 20 21



1 Partial Front Elevation, 1/8" = 1'-0"



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Job Number:

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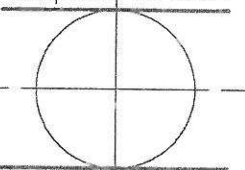
05/26/16

No.	Date	Revision	By:

Project:

Proposed Swampscott
Mall Retail Facility Project

Swampscott Mall
Paradise Road
Swampscott, MA 01907



Elevations

Scale:

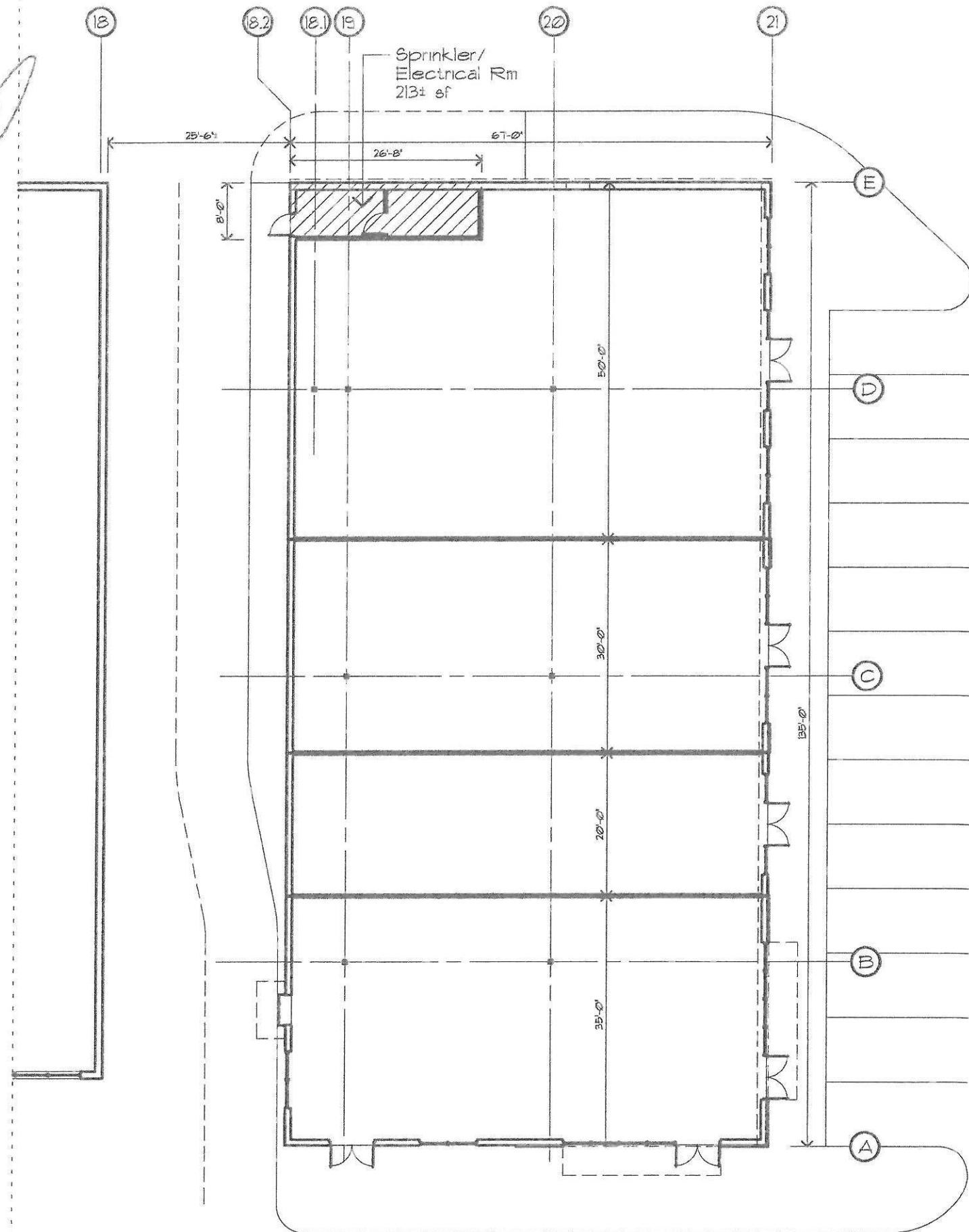
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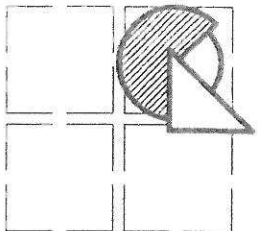
A2.1f

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1 First Floor Plan, 1/8" = 1'-0"



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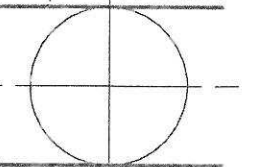
05/26/16

No.	Date	Revision	By:

Project:

Proposed Swampscott
Mall Retail Facility Project

Swampscott Mall
Paradise Road
Swampscott, MA 01907



First Floor Plan

Scale:

as noted

Drawing Number:

A1.1f

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