

City of Methuen
Planning Division

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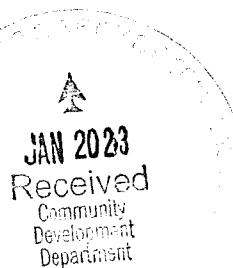
January 3, 2023



City of Methuen Office of Economic
and Community Development

Attn: Ms. Kathleen Colwell, Planning Division Director
41 Pleasant Street
Methuen, MA 01844

Re: Proposed Starbucks at
Broadway Crossing Retail Plaza
Assessor Parcel 716-11-1
4 Broadway, Methuen, MA
LDG Proj. No.: 2057.00



Ms. Colwell & the Members of the Community Development Board,

Level Design Group, LLC (LDG), on behalf of the property owner, Route 28 Development, LLC and applicant 28 Development, LLC, C/O The Wilder Companies, LTD, does hereby submit the following summary of the previously issued permits by the Methuen Community Development Board and Zoning Board of Appeals for Broadway Crossing (formerly known as Malden Mills Retail Plaza) and proposed minor site plan modifications. This summary is being provided to support a request for a minor modification to the current approved site plan for Broadway Crossing for the construction of a new Starbucks coffee shop / restaurant and to support a new application for a Special Permit to allow a drive-thru at the proposed facility. A drive-thru Special Permit was originally approved in 2013 for the restaurant pad site but has since expired.

Permitting & Development History

Broadway Crossing (formerly known as Malden Mills Retail Plaza) is an existing mixed use retail plaza constructed in 2015. The plaza was approved to contain three buildings originally permitted as a bank building with drive-thru, restaurant building with drive-thru, and a main strip mall style building containing multiple different users. To date the main strip mall building (44,223±sf.) and bank building (4,989±sf) have been constructed with the restaurant pad site remaining undeveloped. The bank is currently operated by DCU and the main strip mall building is currently occupied by Super Saver Laundromat, T-Mobile Store, O'Reilly Auto Parts Store, Family Dollar, Caribbean Supermarket (formerly Save-a Lot) Fab House Beauty Supply, and Perfect Dental.

The site was originally designed and permitted in 2013 and received the following permits:

- Variances issued by the City of Methuen Zoning Board of Appeals on June 26, 2013:
 - Reduction of the Front Yard Setback from Chased Street from 25' to 13' issued by the Zoning Board of Appeals on June 26, 2013;
 - Reduction of the required parking (detailed by 2013 zoning requirements) from 276 parking spaces to 230 parking spaces
- Special Permits issued by the city of Methuen Community Development Board on July 10, 2013:
 - Special Permit allowing the construction of a Large Retail Facility within the BH Zoning District not to exceed 140,000 sf;
 - Special Permit allowing for a Gym / Health Club as part of a multi-tenant large retail plaza on a five acre parcel of land in the BH Zoning District;

- Special Permit to allow a drive-up window at a proposed 3,200 sf. Bank and a 3,200 sf Restaurant to be constructed as part of the multi-tenant large retail plaza on a five acre parcel of land in the BH Zoning District
- Site Plan Approval Permit issued to allow the construction of a 54,217 SF. gross floor area multi-tenant retail plaza with two “out buildings” on a five-acre parcel of land in the BH Zoning District.

A minor site plan modification was reviewed and approved by the Community Development Board in July of 2016 for the construction of the MedExpress facility, which has since been converted to a DCU bank with drive-up window as originally approved in 2013. The minor modification included the striping of nine (9) new employee parking spaces located in the rear of the main building. The new parking spaces were provided to account for a minor floor area increase for the MedExpress facility and to accommodate for the necessary parking lot layout modification requested by MedExpress at that time. The minor site plan modification increased the total site parking to 236 spaces, an increase of six (6) spaces from the required 230 spaces allowed by the 2013 Zoning Board Variance reducing the required site parking.

Proposed Starbucks

The property owner and applicant are currently seeking approval from the Community Development Board for a minor modification of the current approved site plan for the development of the vacant restaurant pad site located at the corner of Broadway and Chase Street into a new Starbucks coffee shop. The application also includes a request for a special permit to allow a drive-thru isle and window to be allowed for the Starbucks. The previously approved special permit for the restraint pad site drive-thru issued in 2013 and has since expired which requires the owner and applicant to re-apply for the drive-thru special permit.

The minor site plan modification includes the following minor changes from the current approved site plan approved in 2016 for the MedExpress (now DCU Bank) development:

- A reduction in the proposed restaurant building footprint of 935 sf. A 3,200 sf. restaurant building was originally approved and the proposed Starbucks facility will have a footprint of 2,265 sf.
- The proposed drive-thru isle has been modified to allow for additional drive-thru queuing increasing the total vehicles which change be stacked from 14 to 17. The reconfigured drive-thru isle also contains a full width by-pass lane allowing for cars within the que to drive around waiting vehicles to the drive-thru exit.
- The dumpster pad location has been relocated from a parking island adjacent to the Chase Street site entrance to the parking spaces located to the southeast of the proposed Starbucks, adjacent to the proposed drive-thru isle. The dumpster pad will contain a full opaque enclosure as originally approved.
- The site parking configuration around the restaurant building has been modified to provide for an exterior patio / seating area located to west of the proposed Starbucks building. The handicap accessible spaces which were located in this area as detailed on the 2013 approved site plan have been relocated to the southerly building face adjacent to the building's main entrance.
- The reconfigured parking area around the Starbucks building will result in the loss of approximately 7 parking spaces around the proposed restaurant pad site. This loss of spaces is off-set by the building area reduction and the previously approved 9 employee parking spaces located in the rear of the main building. The proposed site plan modification also includes the striping of a 10th

employee parking space in the rear of the building to provide the required minimum 230 parking spaces for the site allowed by the parking variance granted in 2013.

- Additional minor site plan modifications include the routing of the proposed water, gas, and electrical services to the proposed Starbucks facility to provide service connections to the proposed utility room located in the northeast corner of the building. The sanitary sewer and exterior grease trap will be installed as originally approved and connected to the provided 6" sewer sub installed during site construction in 2015.

The construction of the proposed Starbucks will complete the retail plaza construction which originally began in 2015 and allow that section of the plaza to receive final paving, curbing, and landscaping. The requested site plan modifications required to accommodate the proposed Starbucks facility are minor and are in compliance with the previously issued permits for the retail plaza.

- If there are any questions or if any additional information and/or copies of the submission are needed please do not hesitate to ask.

Truly yours,
LEVEL DESIGN GROUP, LLC

Nicola Facendola

Nicola Facendola, P.E.
Principal