



**W/S/M Hingham Properties
WS Development Associates LLC
33 Boylston Street, Suite 3000
Chestnut Hill, MA 02467**

March 17, 2021

**Subject: Permit Modification Request - Site Plan Review and Parking Determination
Redevelopment of the former RiteAid space at Derby Street Shops**

**To: Town of Hingham Planning Board
Town of Hingham Zoning Board of Appeals**

Dear Ms. Wentworth,

W/S/M Hingham Properties, the owner and manager of the Derby Street Shops, is pleased to submit the following permit modification request to the Building 5 site plan review permits and parking determination approved by the Planning Board and Zoning Board of Appeals in 2018/2019. We are excited to be ready to move forward with the redevelopment of this critical yet underutilized portion of the Derby Street Shops property and have provided more detail about the project modifications below.

THE PROJECT

The original Building 5 project permitted in 2018 and 2019 contemplated the demolition of the existing RiteAid building and the construction of a new building in its place with an addition of approximately 13,000sf to the property. The project was expected to bring eight to nine new tenants to Derby Street Shops. Due to several factors, W/S/M Hingham Properties did not proceed with the development of this project but has continued to be focused on ways to bring life back to this important part of the Derby Street Shops.

The revised project being proposed in this permit modification request is the redevelopment of the existing RiteAid building which will be re-demised to accommodate 2 exciting, new tenants to Derby Street Shops:

Tenant 1: New fast-casual restaurant with an entrance located where the current RiteAid entrance is. A small outdoor seating area will be created adjacent to this space which will be well buffered from the parking lot. The new restaurant will utilize 90 seats



(inclusive of both indoor and outdoor seating) from previous tenants on the property and the total seating count for the property will remain at 1,112.

Tenant 2: A dry-retail tenant with a home furnishings focus. This tenant will use a newly created entrance between Kohl's and Tenant 1. The tenant has requested a 2,400sf addition to the back of the building to accommodate their storage needs. This addition as well as slight revisions to the loading area for the building are shown on the attached plans.

We have attached several renderings of the project to provide greater detail to the Planning Board and Zoning Board of Appeals and convey our vision for the project. We are excited for this project to breathe new life into this part of the property that sat vacant for over a year and a half and has only recently become home to a temporary tenant.

CIRCULATION

During the design of this project, traffic and pedestrian circulation were evaluated. BSC, the project's civil engineer conducted a turning radius study to determine accessibility by emergency vehicles and large delivery trucks. Please refer to the attached Fire Truck and Box Truck Turning Simulation Sheets which confirm the new parking configuration can accommodate large emergency and delivery vehicles.

Additionally, pedestrian circulation was evaluated as part of the project and we have proposed to raise the crosswalk between Building 1 (Chipotle) and this project to enhance pedestrian safety, slow vehicle traffic and increase driver awareness of this important crossing. We will also maintain the pedestrian crossing signage that we had designed as part of the Building 5 permitting process but felt that additional safety precautions for pedestrians should be considered as part of this project.

PARKING

The parking analysis created for the project shows that with the limited change to the building, the current parking at Derby Street Shops can support the redevelopment of the existing building even with the reconfiguration of the parking lot and loss of 14 spaces. The property's total parking would be reduced to 2006 spaces as a result of the parking lot redesign. In order to determine if the project could be accommodated by the remaining parking spaces, we analyzed parking for the project in two ways. The first analysis used the traditional parking



ratios for the property and is shown on Sheet C-103. The total parking for Derby Street Shops including the new project is shown to require 1,989 parking spaces which can be accommodated under the 2,006 spaces that will be in place at the end of the project. The second analysis revised to property's shared parking table to reflect the change from the Building 5 plans to the reduced scope of the proposed project and shows the property's parking supply is still meets demand during the peak parking demand periods.

Three additional factors should be considered when evaluating the parking for this project. The first is that the 2,400sf addition has been calculated as retail square footage even through the true use of the space will be storage/warehouse which in effect will lessen the project's impact on parking. The second is that the Rite Aid parking lot had a total of 31 spaces striped as employee parking. This lot will now be dedicated to visitor parking only and the employee parking map will be updated to direct employees to use only the employee parking in the lots near Hidden Pond or behind REI/Crate and Barrel. The third is that the gravel parking lot behind Kohl's has been maintained and can be used for overflow parking if needed. As we discussed with the Planning Board during the Building 5 permit process, we will monitor the use of this parking lot and if it begins to be used heavily during non-holiday times of the year, we will commit to designing and building an asphalt parking lot in this location.

Thank you for your consideration of this request. Should you have any questions or concerns, please let us know. We are happy to supply any additional information you need for your review of this proposal.