



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

May 18, 2022

Project Summary – Comprehensive Development Plan

Project: Interchange Development Comprehensive Development Plan (2020-41)
Property Owners: Interchange Development, LLC
Address: Merchants Way and Interchange Drive (Whitney Road)
Map/Block/Lot: Map 06P, Lot 5

1. Comprehensive Development Plan (CDP) Amendment

- 1.1 The Planning Board granted Comprehensive Development Plan approval at their December 19, 2018 meeting as part of a minor subdivision approval. The Planning Board has since approved four amendments to the CDP at their December 16, 2020, September 15, 2021, and March 16, 2022 meetings associated with Major Site Plan approvals.
- 1.2 The Applicant has submitted the current, fifth amendment to the CDP, which proposes several significant revisions to the development along Interchange Drive. In summary, the significant changes that **materially change the overall intent of the original approved plan for the development** include:
- Relocates curb cuts and adds 2 curb cuts on Interchange Drive, increasing from 2 to 4;
 - Retail space increases from 10,100 sf to 22,990 sf, and is reoriented to face Market Basket
 - Eliminates the 4,000 sf Dental/Eye Care Center and adds 2 retail spaces totaling 3,600 sf,
 - Eliminates the large green space formally located east of the large retail space, replaced with a parking lot; and,
 - Eliminates the vehicular connection between the Wendy's restaurant and the Urgent Care facility.

2. Site Layout Comments

- 2.1 The drive connections between the buildings on Merchants Way and on Interchange Drive have been shifted to created a circuitous, non-linear route through the development. The driveway connections should be realigned to create a linear, grid alignment for improved vehicular and pedestrian safety.
- 2.2 The one-way out only driveway at the Urgent Care facility is too close to Whitney Road. Site Plan Regulations require a 200 ft separation from an intersection with a collector street. In addition, staff has concerns with the out only drive. How will cars be deterred from turning into the one-way drive? Other examples in the City have shown that out-only drives cause safety issues due to drivers ignoring the one-way signs.

- 2.3 The number of curb cuts along Interchange Drive increased from 2 to 4. Staff does not support the increase in curb cuts. In addition, 2 of the drives are located too close together. Please provide turning/site circulation movements, and realign parking/loading/building locations to eliminate the added curb cuts.
- 2.4 Staff has concerns with the location of the driveway entrance/exit for the parking for the large retail space. It is very close to the curve in the road. Please provide sight lines on the plans, and show proposed landscaping if this drive location is to remain.
- 2.5 The walkway and ramp in between the handicap spaces leading to 22,900 SF Retail should have a crosswalk associated.
- 2.6 Staff has concerns with the orientation of the retail space. It appears that the 22,900 sf retail space will face Market Basket, while the entrance to the attached, smaller retail space will front on the parking shared with 4-8 Merchants Way and the proposed restaurant. The original intent was for this area to form a cohesive, connected experience for visitors to the development. The proposed amendment essentially turns the back of the retail to the rest of the development.
- 2.7 The original traffic study showed intersections operating at LOS B with Full Build and Whitney Road Extension. It is assumed that TFMoran's expectation is that, with the slight increase in trips, the study intersections will function without issue as outlined in the approved traffic study. However, intersection analyses have not been performed with the updated site trips.

3. Technical Review Comments

- 3.1 Update the Table of Calculations for Phase 2, and the parking calculations in the Notes section. This information is carried over from previous versions of the CDP and does not reflect the proposed revisions. This plan has not been reviewed for compliance without the correct information.
- 3.2 Remove limit of work lines for 4-8 Merchants Way, the extra line is confusing, appears to be a curb.
- 3.3 Show front entrance locations for the Urgent Care, and 3 retail spaces on Interchange Drive, and confirm that the accessible spaces are appropriated located for these entrances.
- 3.4 The revision date on the plans is 10/16/21. Please revise to the current revision date.

4. Recommendations

- 4.1 **Deny the amendment to the Comprehensive Development Plan** as proposed, due to revisions that materially change the intent of the original development plan.

Prepared by: BAF

S:\Plan\Development Review\Project Files\2020\2020-41_Interchange_Development_MAS\Interchange_Revised_CDP_042222\Report_InterchangeAmendment_CDP.docx