

June 9, 2015

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

**Re: Bass Pro Shops Atlantic City – Amended Site Plan
Block 281, Lots 1-12
Zone Central Business District
Technical Review Letter No. 1 – Revisions Recommended
ARH #24-10001**

Dear Mr. Reid,

This office has reviewed the Preliminary/Final Site Plan Application package submitted to the Board for your review and consideration. A summary of the Applicant's information and a list of professional staff, along with a list of the documents submitted with this application is as follows:

A. Applicant Information:

Applicant: Bass Pro Shops Outdoor World, LLC, 2500 East Kearney Street, Springfield, MO 65898
Owner: Casino Reinvestment Development Authority, 15 South Pennsylvania Avenue, Atlantic City, NJ 08401
Engineer/Planner: Jason T. Sciuolo, P.E., Marathon Engineering & Environmental, 2922 Atlantic Avenue, Suite 3A, Atlantic City, NJ 08401
Traffic Engineer: None Noted
Attorney: Nicholas F. Talvacchia, Esq., Cooper Levenson Law Firm, 1125 Atlantic Avenue, 3rd Floor, Atlantic City, NJ 08401

B. Documents Submitted:

1. Cover Letter from Nicholas F. Talvacchia, Esq. from Cooper Levenson Law Firm dated 5/20/2015;
2. CRDA Application Form for Preliminary/Final Site Plan dated 5/20/15;
3. Project Narrative dated 5/15/2015;
4. Casino Reinvestment Development Authority Resolution 13-133 from the meeting dated 9/16/13;

5. Public hearing meeting minutes for meeting dated 9/5/13;
6. Escrow Setup Information;
7. Bass Pro Shops Atlantic City Block 281 Lots 1-12 prepared by Marathon Engineering & Environmental Services, Inc., City of Atlantic City, Atlantic County, NJ, Drawings 1-10 with latest revisions dated 5/14/2015, consist of the following:

<u>Sheet #</u>	<u>Plan Description</u>	<u>Dated</u>	<u>Last Revision</u>
1 of 10	Cover Sheet	4/7/2015	5/14/2015
2 of 10	Information Sheet	4/7/2015	5/14/2015
3 of 10	Urban Design Standards Sheet	4/7/2015	5/14/2015
4 of 10	Overall Site Plan	4/7/2015	5/14/2015
5 of 10	Site Plan	4/7/2015	5/14/2015
6 of 10	Grading Plan	4/7/2015	5/14/2015
7 of 10	Landscape, Lighting Plan and Details	4/7/2015	5/14/2015
8 of 10	Site Detail Sheet	4/7/2015	5/14/2015
9 of 10	Soil Erosion and Sediment Control Plan	4/7/2015	5/14/2015
10 of 10	Soil Erosion and Sediment Control Narrative and Detail Sheet	4/7/2015	5/14/2015

TECHNICAL REVIEW:

Based upon our review of the application, plans, & reports we offer the following comments:

I. Project Description & Background:

Applicant’s intent for this Amended Preliminary and Final Site Plan application is to add additional parking and 2 parking control booths. Preliminary and Final Site Plan approval, with variance relief, for the construction of the existing Bass Pro Shops facility located on Block 281, Lots 1-10 & 12 was granted by the Casino Reinvestment Development Authority (CRDA) via Resolution 13-333, this approval included construction of approximately 85,811 square foot retail building (known as Bass Pro Shops Outpost), along with a surface parking lot, loading area, landscaping, lighting, utilities, and other associated site improvements.

The current application seeks amended preliminary and final site plan approval to add Lot 11 of Block 281 (the former Manhattan Cleaners Site) to the project, an additional 30 spaces of parking along the Atlantic Avenue frontage of the property, and two (2) parking booths (one on Artic Avenue and the other on Christopher Columbus Boulevard). This project also requires variance relief to allow the additional parking spaces and minimum parking stall length.

II. Requested Relief

A. Requested Variances

The variances requested are provided in the table below:

Description	Code Section	Required	Proposed
Minimum Parking Stall Size	163-70A.(2)(c)[1], Diagram 1	Twenty (20) feet	Eighteen (18) feet
Allow Parking in Front Yard	163-70A.(2)(c)[11]	When possible keep parking away from frontage	Allow Parking in Front Yard

III. Planner’s Review

- A. The property is located in the Central Business District (CBD) District.
- B. The purpose of the CBD is as follows: *The CBD Central Business District is established to preserve and enhance commercial, financial, retail and similar activities and services of importance to the existing central business district. The district is intended to accommodate a wider variety of commercial uses than any other district. High land values, space limitations and public convenience justify greater intensity of use than in any other commercial district.*
- C. The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to “reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to “develop an economically viable and sustainable tourism district” and “[expand] Atlantic City’s tourism and economic bases” (Id, Page 1-2).
- D. The subject property is located within the Atlantic Avenue area, where the City has a vision to create a “Main Street” environment, creating a sense of place and connectivity along its two-mile path. (Id, Page 3). The vision is to create a “clean, safe and energized coastal resort destination similar to locations found all along the eastern seaboard.” (Id).
- E. The Master Plan also contains a vision for active, pedestrian friendly streets, including a “vibrant mix of retail, pedestrian circulation, signage, ground-floor retail, visual amenities, parks, residential living, adaptive re-use, good traffic circulation, and safe and clean environments.” (Id)
- F. In regard to the “c” variances, the Municipal Land Use Law (MLUL) at NJSA 40:55D-70c sets forth the standards for variances from the bulk regulations of a zoning ordinance. A “c(1)” variance is for cases of hardship due to factors such as shape or topography, or due to “an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.” A “c(2)” variance may be granted where the purposes of zoning are advanced and the benefits of deviating from the ordinance requirements outweigh any detriments. The benefits derived from granting a “c(2)” variance must include benefits to the community as a whole, not just to the applicant or property owner. A “c” variance application also must address the “negative criteria,” including whether the granting of the variances would present a substantial detriment to the public good and impair the intent of the zoning ordinance and zone plan.

- G. The applicant shall provide testimony from a professional planner that provides rationale for the variances pursuant to the statutory requirements enunciated above.
- H. Specifically, the applicant shall discussion how the parking area will operate, including if such design will impact the free flow of traffic, safety of both motorists and pedestrians, and the general aesthetics of the area.
- I. The applicant shall further discuss the types of internal parking area signage that are necessary and review compliance with the Land Development Ordinance.

IV. Engineer's Review

A. Site Plan

- 1. There is a shaded portion along Mississippi Avenue has not been called out, please provide the callout designation for this item.
- 2. Provide a point by point Isolux light level grid for review. This should include parking lot lighting and other the existing lighting from the immediate surroundings. Will additional security cameras be installed? If so, where?
- 3. Applicant shall provide testimony and documentation on the following information which relates to the proposed parking control: fees/rate schedule; proposed subsidies to the patrons (if any); who is to maintain said facilities; what is the step by step process for a patron to enter/pay/exit the site; payment methods; will there be an attendant to assist if an issue arises and what are the details of the proposed system for the parking control booth and gates. This information is to be added to the submitted plans.
- 4. Is there a system to indicate if the lot is full and direct motorists the next location to park.
- 5. The Applicant shall provide testimony regarding the operational situation in that the unattended gate/ticket system on Christopher Columbus Boulevard has failed while vehicles are still cued within the drive. How will it be identified and repaired to avoid traffic backing up onto Christopher Columbus Boulevard?
- 6. The Applicant shall provide testimony on how the gate system will be employed to prevent vehicles from getting stuck within the drive aisle should the lot be full and how will this entrance be closed off (or signed) on the approach to prevent any further access until the parking lot is again available?
- 7. Provide a signage and line striping plan & schedule for review. There are a number of signs which will need to be provided for this site, which include but are not limited to "No Left Turn" and "Do Not Enter" at the Mississippi Avenue exit, fee schedule at all vehicle entrances, etc. Will there be directional signs to the Wave Garage Entrances?
- 8. The new parking lot terminates at a parking control gate, but should a patron wish to continue to look for spaces this will become a choke point. Will patrons have to exit the parking lot and re-enter on Artic Avenue? Please provide testimony or revised plans with a location with ample room to turn around.

B. Grading & Drainage

- 1. Provide the submittal documentation for the Amended CAFRA and Waterfront Development permits as well as the final revised permit upon receiving this information from the NJDEP.

2. Any approvals considered will be conditioned upon the applicant receiving approvals at the state for storm water management and water quality. The current design allows approximately a 1/3 of the proposed parking lot to drain into the existing site where the remainder drains overland to Mississippi Avenue.
3. Provide detailed barrier free ramp information for all sidewalk locations which traverse the entry driveways and the ramp at the intersection of Christopher Columbus Boulevard and Atlantic Avenue. This should include but is not limited to the type of ADA ramp, proposed grading details (with slopes), detectable warning surfaces, in order to provide enough detail to prove that these will be compliant. Do not design the ramps to the maximum slope permitted.
4. Provide top and bottom of curb grades for the grading plan, sheet 6 of 10, to show that there will be compliant slope within the proposed sidewalk area along Atlantic Avenue.

C. Vehicular & Pedestrian Circulation

1. A traffic analysis memorandum will need to be provided in order to review the effects that the parking control gates will have on the vehicle flow patterns both onsite and/or adjacent roadways and potential vehicle/pedestrian conflicts. At this time the information provided is not sufficient. This should include the maximum use due to outdoor exhibitions and events. It was noted in the testimony for the original application that in a typical weekend event there will be a draw of over a hundred thousand people.
2. Provide turning template information for the vehicular entry and exit for the Artic Avenue access.
3. Provide exit traffic plan information for vehicles leaving the parking lot and turning onto Artic Avenue. Address the line of sight concern should vehicles cue along the curb line while entering the site, along with addressing the concerns for lane selection upon exit of the site.
4. Address onsite cuing for traffic exiting onto Mississippi Avenue. This is a road with heavy traffic.

D. Details

1. Revise all notes for sidewalks, curbs, and driveways to indicate 4,500 psi concrete.
2. All barrier free access ramp notes that currently designate a 1:12 slope shall be changed to 1:14 slope (approximately 7%).
3. The additional signs required for the site shall be added to the detail page for review.

E. Miscellaneous

1. Within the Cover Page, sheet 1 of 10, the "Owner" address is incorrect; revise "Pennsylvanian" to say "Pennsylvania" to show the correct street name.
2. Within the Cover Page, sheet 1 of 10, the Birds Eye Photo and the Aerial Map should be updated to include all locations that are being revised under this amended site plan; two of the locations are currently missing.
3. Within the Information Sheet, sheet 2 of 10, under "A. General Site Notes" Item #6 the phrase, "and the CRDA." shall be added to the end of the sentence.

4. Within the Information Sheet, sheet 2 of 10, under “D. Roadway & Signage Notes” Item #4 should read, “The Applicant shall notify the City Engineer & the CRDA a minimum of 24 hours prior to the start of any road construction.
5. Add a note to Sheet 2 that the owner is to schedule a preconstruction conference with the CRDA and the City at least 10 days prior to start of construction.
6. The City and CRDA require 72 hours’ notice prior to the start of each phase of the project (i.e. clearing; grading; foundations; utilities, etc.).
7. Revise all notes to indicate notice/approvals to be reviewed by the City Engineer, Design Engineer, and CRDA.

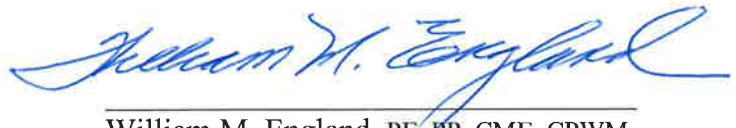
RECOMMENDATION:

Should the Board wish to consider approval of this application, it is the recommendation that this letter, in its entirety become part of the approved resolution. All items in this letter must be complied with to the satisfaction of this office and the CRDA prior to the posting of Bonds & start of construction.

We reserve the right to further review comments resulting from the receipt of revised plans and reports. We are willing to meet with the applicant and his engineer to expedite the revisions.

If you should have any questions or require additional information, please feel free to contact our office.

Sincerely,



William M. England, PE, PP, CME, CPWM
Board Engineer



Christine A. Cofone, AICP, PP
Cofone Consulting Group, LLC

cc: Paul G. Weiss, Chief Legal Counsel
Christine Cofone, Board Planner
Jay Scullo, Marathon Engineers, Applicant’s Engineer
Nicholas F. Talvacchia, Applicant’s Attorney
Applicant

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