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## **TFMoran site engineer for MINI of Bedford car dealership located on 3.7-acre site**

September 22, 2010 - Retail

MINI of Bedford is bringing a new Cooper dealership to South River Rd. (U.S. Rte. 3), the first Cooper dealership in the state. The franchise, located near the intersection of I-293 and the Everett Tpke., will be owned by Lyon-Waugh, the owners of several other franchises in both New Hampshire and Massachusetts. MINI of Bedford will be joining both Land Rover and Lexus as specialty dealers in Bedford.

The Mini is a small car originally made by the British Motor Corporation since 1959. A British icon of the 1960s, the vehicle is often compared to its German counterpart, the Volkswagen Beetle, which enjoyed similar popularity in North America.

The architecture of the MINI of Bedford dealership was designed by Lincoln Architects LLC of Winchester, Mass. Although Bedford is known for its traditional New England-style architecture, the proposed dealership building reflects the innovative nature and high quality of the MINI brand. According to architect Daniel Quail, "The dealership is organized with two offset rectangular volumes that respond to the site constraints and clearly identify the major program spaces. The front volume includes the glass-clad showroom, retail and new car delivery functions. The rear volume includes the service bays and support spaces. A service drop-off canopy is easily accessed from the main drive and serves to link the two volumes of the building."

"The massing of the dealership includes a deep roof overhang and structural steel colonnade along the south facade to shade the sun and provide visual interest. The exterior materials reflect the high quality of the brand with the use of terra cotta rainscreen cladding, composite aluminum panels and aluminum curtainwall with terra cotta sunscreen."

The new dealership will be located across the street from Target and Lowes in a 3.7-acre site adjacent to the Tioga River, near its confluence with the Merrimack River. Because of the small site, traffic volume, and extensive natural resources in the area, site engineers TFMoran had to resolve numerous issues to secure state and local approvals. According to TFM's chief engineer Robert Duval, "Our traffic engineers had to reconfigure the intersection to add a fourth leg, as well as add new, dedicated right and left turn lanes within the existing right of way. The net result will be improved access for everyone using the new intersection." TFM also did all the survey work for the off-site improvements.

In addition to dealing with the traffic issues, the proximity of the Tioga River raised water quality concerns that were successfully addressed through a detailed stormwater management program that includes the use of subsurface treatment chambers to filter runoff before leaving the site. The setbacks from the river also created development constraints that required extensive use of retaining walls. TFM's chief landscape architect Anne Cruess, said, "We created a landscape plan that blends these walls into a naturalistic setting. The addition of street trees, foundation plantings

and generous peripheral plantings all contribute to an attractive development that minimizes the effect of the walls, and allows this site to blend harmoniously with its surroundings."

Sullivan Construction of Bedford, N.H. has been selected as the general contractor. Construction is already underway with completion expected in mid 2011.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540