

December 6, 2018

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Newton City Clerk
2019 JAN -3 PM 2:49
DAVID A. OLSON, CMG
NEWTON, MA 02459

BY HAND

Mr. Neil Cronin
Senior Planner
Department of Planning and Development
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: 1170-1176 Walnut Street (the "Property")

Dear Mr. Cronin,

I am writing in response to your request that I explain how parking for the proposed hotel and coffee shop uses would work at the Property.

As you know, the proposed hotel and coffee shop do not present a greater parking demand for the Property than the previous uses did. As Chief Zoning Code Official Jane Santosuosso explained in her November 8, 2018 Zoning Review Memorandum, the previous office and retail uses at the Property required 18 parking stalls and the proposed uses would require 18 parking stalls. As such, there is no increase to the parking demand for the proposed uses, and no zoning relief relating to parking is required.

The Property contains a nonconforming parking lot to the rear of the site that accommodates up to four parking stalls. Access to the parking lot is through a long driveway off Walnut Street. As I am not making any changes to the existing parking lot, no zoning relief for the existing lot is required.

My understanding therefore is that you are seeking additional practical information about how I intend to manage parking at the site once operations commence.

First, it is important to understand the business model for both the proposed hotel and the coffee shop. I am marketing the hotel's rooms to people who are coming to the area to receive treatment at local hospitals and who require an extended stay. Most of these patients will arrive to the area by airplane and will not be using their own vehicles. The hotel's location next to the Newton Highlands T-Station provides prospective guests with the transportation they need to easily get to and from their appointments downtown. Based on the demographic that I'm targeting, I do not anticipate that the hotel's guests will want, or will require, an overnight parking space during their stay.

As a further incentive to limit vehicle trips to and from the Property by the hotel's guests, I also intend to provide all guests with free weekly T-passes for every week they stay at the hotel. In the event a hotel guest does need to park onsite, and one of the four parking spaces is available, they will be charged an additional \$10 daily parking fee. I anticipate that the impact of charging for parking while providing free T-passes will further reduce demand for parking at the site. In the very rare event that more than four hotel guests needed overnight parking, I would be willing to arrange for a third-party valet service, the cost for which would be passed on to the guest.

Neil Cronin, Senior Planner

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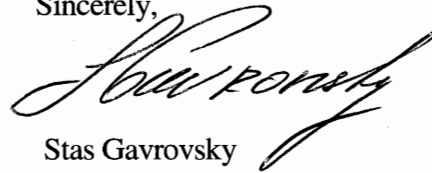
The proposed coffee shop will rely mostly on foot traffic from local residents, commuters, and the hotel's guests. Like most of the other businesses in Newton Highlands, it is not expected to become a destination location that people would drive to. I would note that to the extent that someone were to drive to the business, there are many metered spaces on Walnut, Lincoln, and Floral Streets that are routinely available during the day.

Finally, should the need arise, between 6:00 AM and 8PM, the hotel's staff would have the ability to park two additional vehicles on site in the driveway through a limited valet-type service. The driveway would remain clear overnight.

I would simply add that the proposed uses have a much lesser practical parking demand than a office which I could do at the site by-right.

I hope this addresses your concerns. Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stas Gavrovsky".

Stas Gavrovsky