

Mangia Bene Inc
d/b/a Depasquale's
@ Nightcaps Corner
339 River Street
Newton, MA 02465

Special Permit Packet Includes:

1. Parking Management Plan
2. Site Plan
3. Photos

June 11, 2015

Mangia Bene Inc.
d/b/a DePasquale's
@ Nightcaps Corner

To: Land Use Committee/ City of Newton
Dan Sexton, Senior Planner/City of Newton

Parking Management Plan

I, Anthony DePasquale-present manager of Mangia Bene INC d/b/a DePasquale's at Nightcaps Corner. I am also the build-out contractor doing the site work at 339 River Street, Newton. I am doing business as Silver Lake Contractors, 30 Wildwood Avenue, Newton.

A parking survey was conducted by me during a two week period of the intersection of River Street and Lexington Street. The parking inventory for that area consists of:

1. See photo #1
North side of 339 River Street directly in front of Country Desserts and beyond there is parking for 4 cars until road narrows.
2. See photo #2
South side of 339 River Street heading down Lexington Street toward village center, there is parking for 4 cars beyond bus stop.
3. See photo #3
West heading down River Street, there is no parking due to posted signs, bus stop and narrow road.
4. See photo #4
East heading down Rumford Ave, there is legal parking for 6-8 cars on right side of road heading to Lexington Street and River Street intersection.

Purpose of Parking Survey

The purpose of the parking study is to acquire a 5 car parking waiver for the future DePasquale's food establishment. The goal is to provide a seasonal outdoor seating area of 16 people to enjoy al fresco dining. The overall goal is to promote and provide an eating establishment for the local businesses and residents of that area which they can walk or bike to during the day. The area is filled with multiple apartment buildings and businesses along Lexington Street and the Rumford Ave area.

Parking Observations: Observed May 25, 2015 to June 5, 2015

During this period, I observed the following occupancy of cars at these locations.

1. Monday-Friday at peak hours:	6am-8am 11 am-1pm 4pm-7pm
Saturday	6am-8am 11 am-1pm 4pm-7pm

Observations were as follow:

A. During the peak morning hours of 6am-8am, the parking at Country Desserts (North) was brisk from 7-8am. They open at 7am. It tapers down at 8am and is scattered from 8am to 10 am. This is the busiest area during the am peak hours.

The South side of the intersection at 71 Lexington Street is a commercial building which has a small amount of business being conducted during the am peak hours. Parking is provided in rear of building with a rear entry.

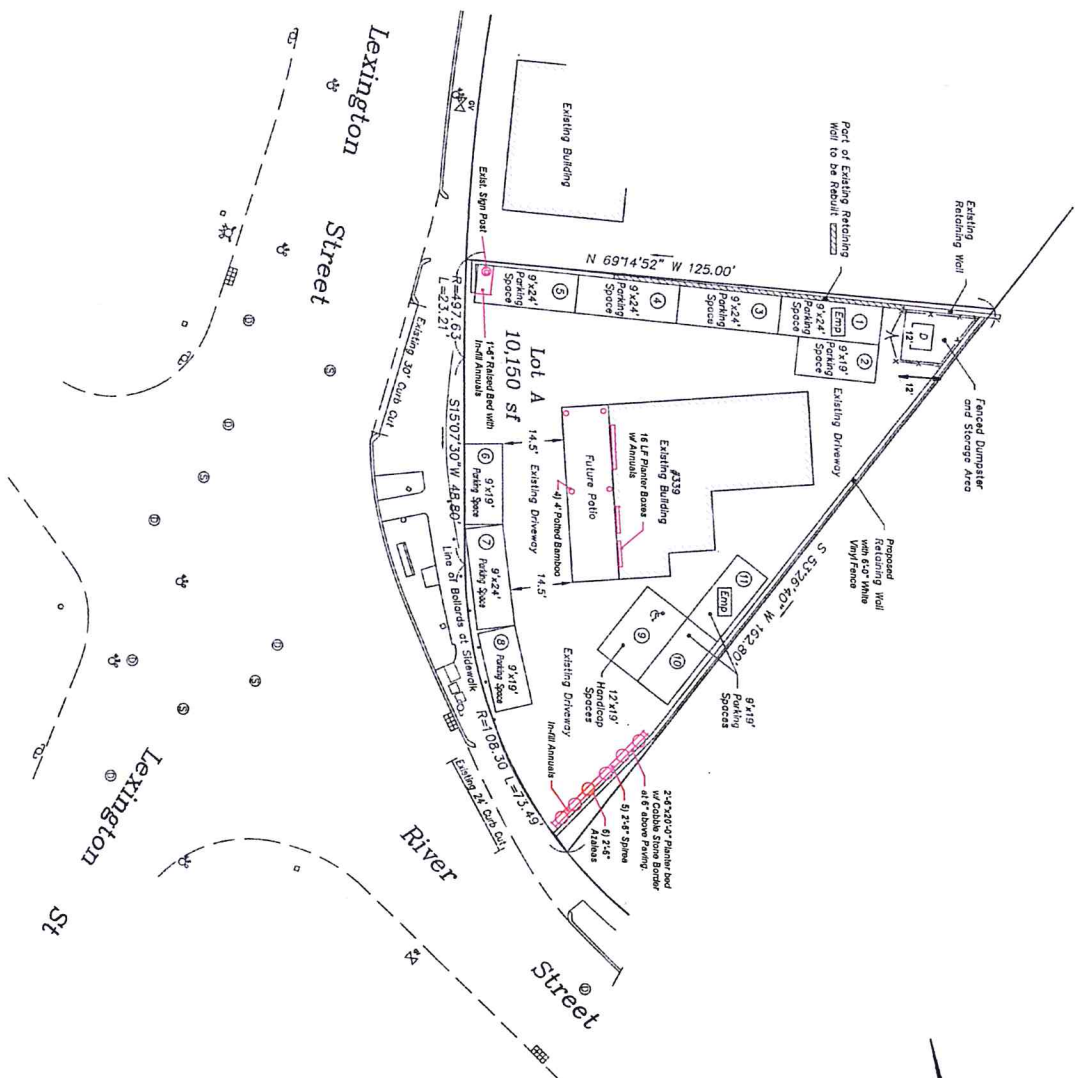
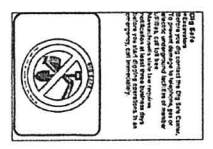
B. Rumford Ave has ample parking during the course of the day. During the 11am-1pm peak hours, the availability of parking increases as the bakery only serves coffee and desserts with a very limited lunch menu, including a sandwich and soup of the day. The count at this peak parking period increases availability from 1 to 4 cars. On the south side of intersection, a 2-4 car availability was observed on most days. There is ample parking on Rumford Ave on west side where 6-8 cars are available to park during the lunchtime period.

Also on Rumford Ave, there is a large office building owned by Packland Cove Associates where occupants and visitors can walk up to DePasquale's to enjoy at any given time the offerings of the restaurant.

C. During the 4pm-7pm peak hours, there is ample parking at the major areas around the intersection. Traffic has increased as the work crowd is on their way home. At these peak hours, we intend to promote pick up and take home prepared meals to go.

Conclusion:

In conclusion, the am peak hours where patrons can visit DePasquale's or Country Desserts for breakfast items will be busy and brisk as people are in a hurry to get to work. Judging from the am observations, people are in and out in less than 5 minutes. The areas stated above will handle the 5 car waiver at noon and dinner hours. The parking plan at DePasquale's is designed for 7 cars (x 3 patrons), 2 cars for employees, and 1 car for handicap parking. There is an 11th parking spot as our site plan has been revised to show 11 cars, but I believe this spot for deliveries will create a problem.



6-1-2015 LANDSCAPING PLAN ONLY

Existing utilities shown are from field locations and available plans of record. Field verify all locations prior to any excavation.



REVISIONS	
DATE	DESCRIPTION
3-22-15	ENR OFFER PLANING
4-16-15	ASD HP PARKING SPACE
5-27-15	AS BUILT / PROPOSED WALL LOCATIONS

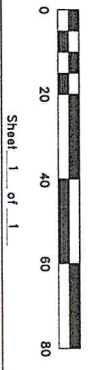


339 River Street
 Newton, Massachusetts

Existing Conditions Plan and Proposed Parking

Scale: 1"=20' December 24, 2014
VERNE T. PORTER, JR., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 14073
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.





#1



#2



#3



#4



#2

