



ATTORNEYS AT LAW

1200 WALNUT STREET

NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
HEATHER G. MERRILL
PAUL N. BELL
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OF COUNSEL
ROBIN GORENBERG

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RECEIVED
Newton City Clerk
2012 NOV 13 PM 4:47
David A. Olson, CMC
Newton, MA 02459

MEMORANDUM - BY HAND

To: Newton Board of Aldermen
From: Stephen J. Buchbinder, Esquire
Re: Hotel Indigo/Special Permit Petition #272-12
Date: November 13, 2012

This memorandum will serve to provide further information and to address some of the questions and issues raised at the October 9, 2012 public hearing relative to the above matter as well as additional information requested by the Planning Department memorandum. To that end, I am enclosing the following:

- 1. Parking Management Plan prepared by Randall C. Hart of Vanasse Hangen Brustlin, Inc. ("VHB") dated November 6, 2012.
2. Elevation showing the proposed loading ramp for deliveries at the hotel.
3. Plan showing the proposed new freestanding sign at the front of the hotel.
4. Plans dated September 10, 2012, revised November 7, 2012, by VHB as follows:
- Proposed Interim Site Plan
- Proposed Site Plan with Riverside Access Egress
- Proposed Interim Parking Plan
- Proposed Parking Plan with Riverside Access Egress

I look forward to further discussion of this matter at the continued public hearing.

cc: (By Hand, w/enclosures)
Ms. Linda Finucane
Ouida C. M. Young, Esquire
Ms. Eve Tapper
(By First Class Mail, w/enclosures)
Mr. William Renke
Anette Seltzer Lewis, Esquire



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Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

Existing Zoning District:		Business 5 (BU5)			
Use:		Hotel (allowed in BU5 by Special Permit)			
	Required Allowed by Right	Required Allowed by Special Permit	Existing	Proposed/Interim	
Lot Area (sf)	87,120 (min)	87,120 (min)	116,649	116,649	
Frontage (ft)	N/A	N/A	166.7	166.7	
Front Setback (ft)	15 (min)	15 (min)	72.3	72.3	
Side Setback (ft)	10 (min)	10 (min)	12.4	12.4	
Rear Setback (ft)	15 (min)	15 (min)	60.5	60.5	
Gross Floor Area (sf)	10,000-19,999	N/A	118,900 (1)	119,575	
Floor Area Ratio (FAR)	1.0 (max)	1.5 (max)	1.0	1.0	
Height (ft)	36 (max)	48 (max)	89.9 *	89.9	
Stories	3 (max)	4 (max)	8 *	8	
Lot Coverage	25% (max)	25% (max)	41% *	41%	
Landscaped Area	25% (min)	25% (min)	21% *	26%	
Parking Spaces	279 (min)	279 (min)	216 (2)	224 (3)	

Notes:
 (1) Gross floor area determined as the sum of the habitable building space noted on the Nov. 18, 1985 Building Dept. record site plan (95,900 sf), the bar and shower on the pool deck (485 sf), the porte-cochere (1,515 sf), and the covered parking on parking level P1 (21,000 sf).
 (2) Existing parking count includes 4 short term spaces in drop off area.
 (3) Includes 9 accessible parking spaces.

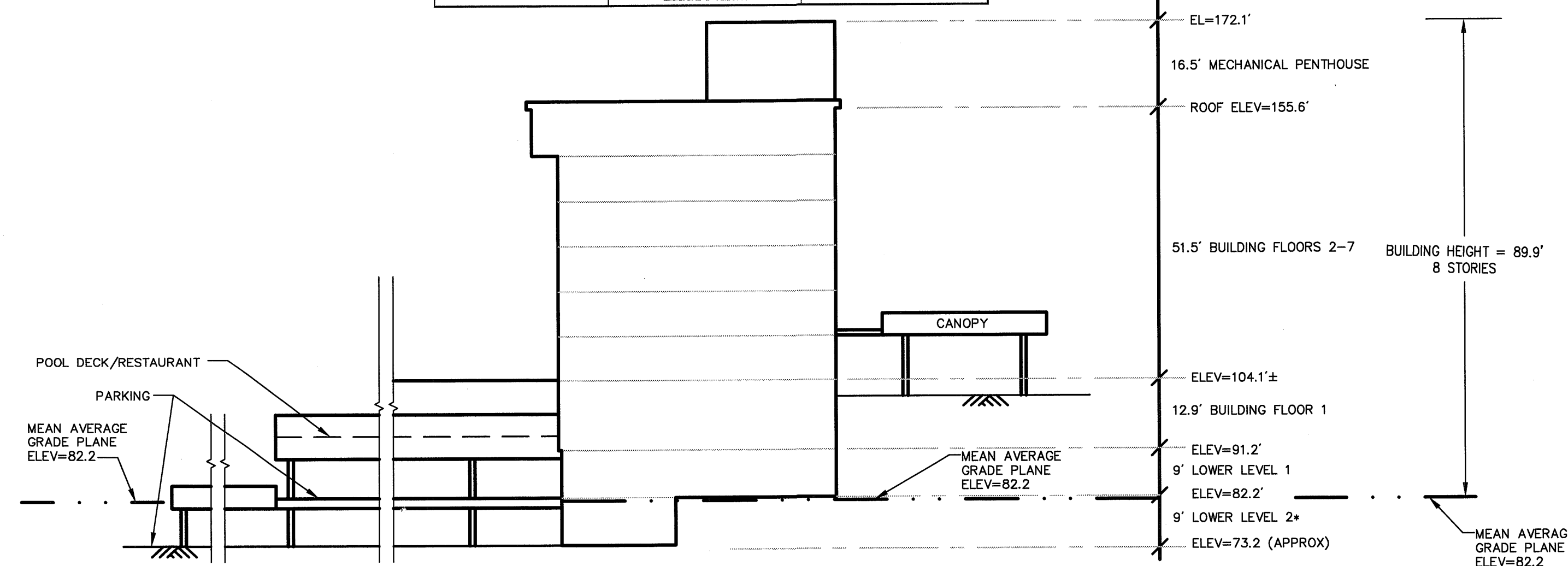
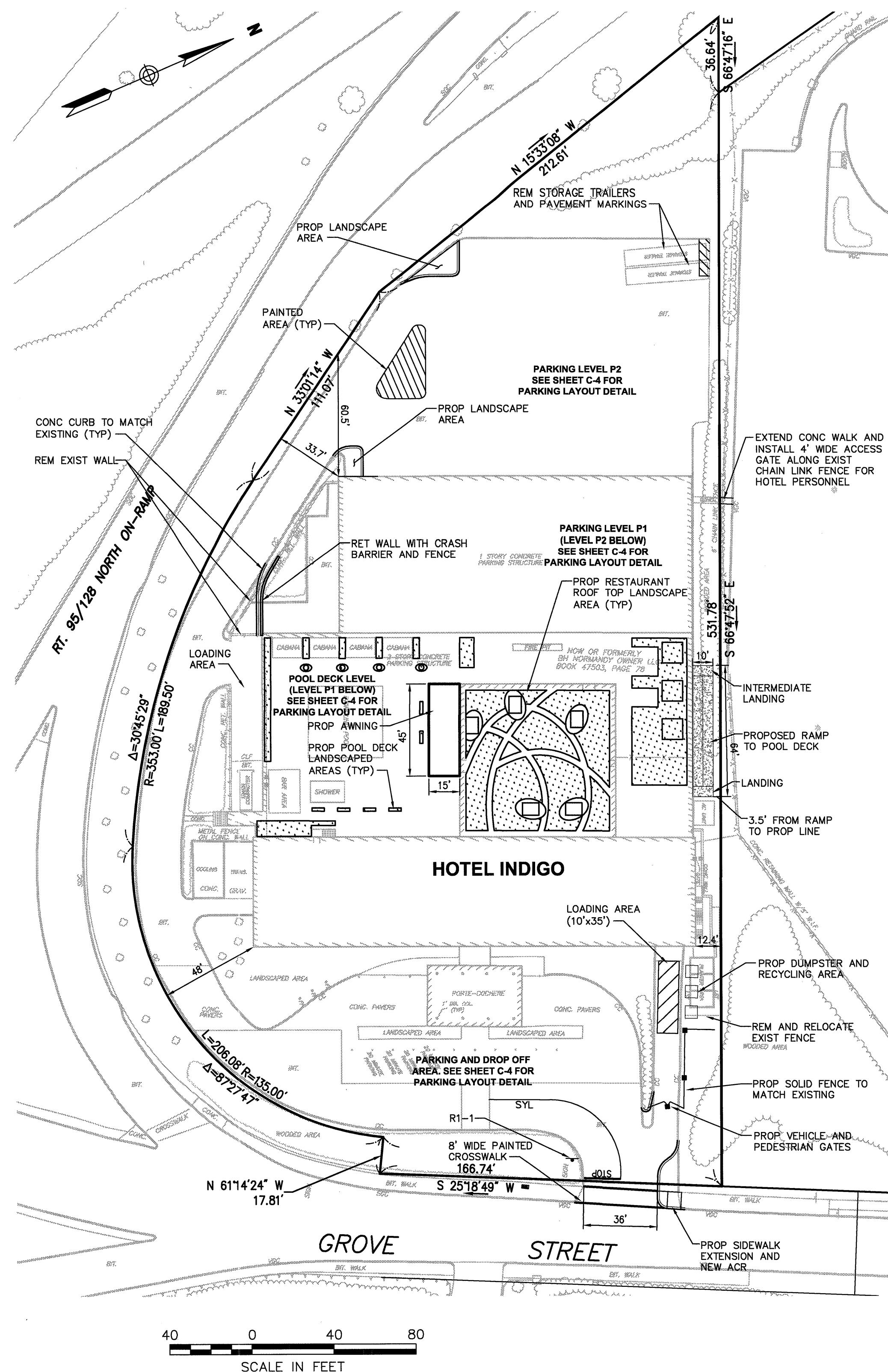
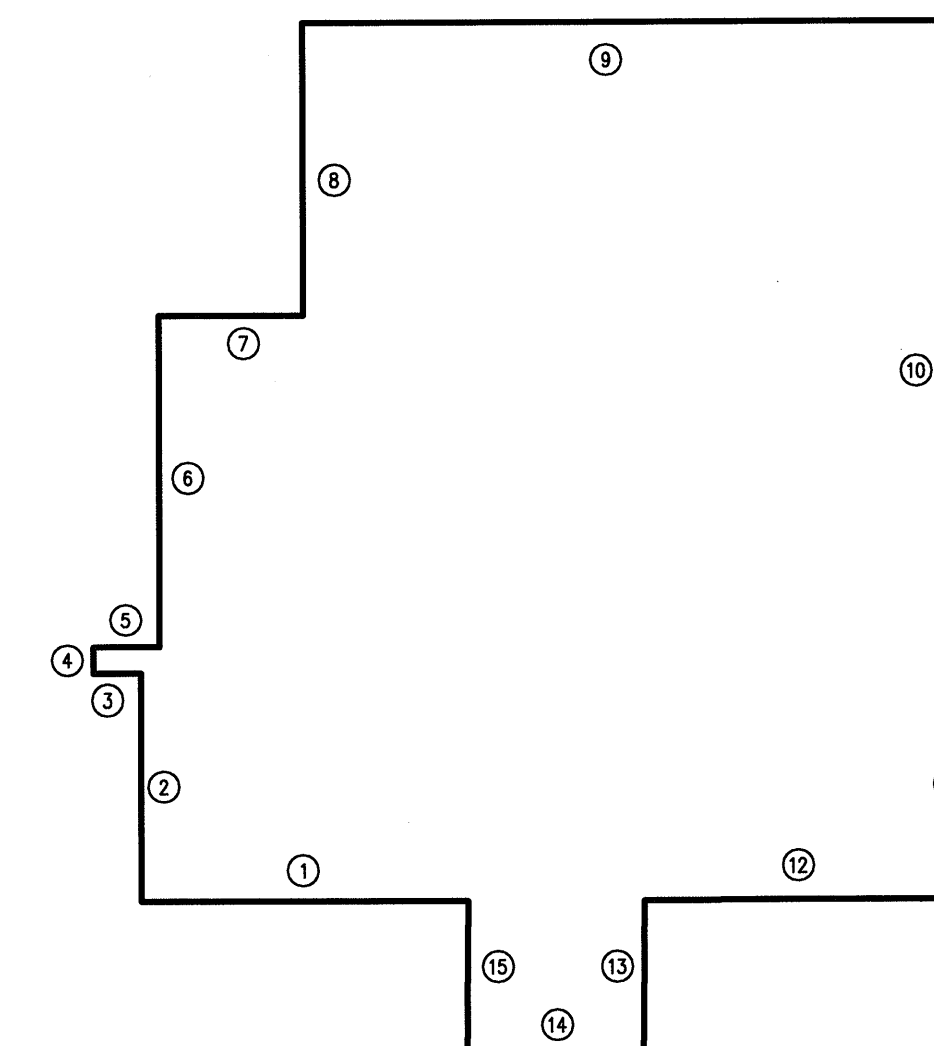
* Existing Non-Conforming

Parking Requirements:

Hotel: 1 space/room + 1 space/3 employees of largest shift
 Restaurant: (1 space/3 seats for restaurant + 1 space/3 employees of largest shift)/2

Hotel:	Required Spaces
191 Rooms @ 1 space/room	191
21 Emp @ 1 space/3 emp	7
Restaurant:	
458 Seats @ (1 space/3 seats)/2	77
20 Emp @ (1 space/3 emp)/2	4
Total:	279

Weighted Average Grade Plane				
segment	e1	e2	Length	Length-Weighted Mean
1	100.5	94.5	84.9	8,277.8
2	94.5	86.9	53.8	4,879.7
3	86.9	86.9	13.7	1,190.5
4	86.9	86.1	7.0	606.4
5	86.1	82	17.3	1,454.1
6	82	81.9	86.6	7,096.9
7	72.5	71.2	37.6	2,701.6
8	71.2	72.2	75.8	5,434.9
9	72.2	67.6	172.2	12,036.8
10	67.6	73.6	171.4	12,100.8
11	74.9	90.9	53.2	4,410.3
12	90.9	100.5	84.5	8,086.7
13	100.5	100.5	39.2	3,939.6
14	100.5	100.5	46	4,623.0
15	100.5	100.5	38.6	3,879.3
sum:			981.81	80,718.1
Weighted Average Grade Plane:				82.2



*PARKING LEVEL 2 IS MORE THAN 2/3 BELOW MEAN GRADE PLANE, AND IS THEREFORE "BASEMENT" AND IS NOT COUNTED AS A STORY.

PLAN NOTES:

- EXISTING CONDITIONS TOPOGRAPHIC MAPPING PROVIDED BY HARRY R. FELDMAN, INC. TAKEN FROM AERIAL PHOTOGRAMMETRY PROVIDED BY EASTERN TOPOGRAPHICS ON APRIL 2009. PROPERTY BOUNDARY IS BASED UPON GROUND SURVEY.
- BUILDING, PARKING LEVEL, SPOT GRADES, AND INTERIOR DETAIL FROM FIELD SURVEY PERFORMED BY HARRY R. FELDMAN ON APRIL 24, 2012.
- HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- BUILDING HEIGHT DETAIL DEVELOPED FROM BUILDING ELEVATIONS PREPARED BY CBT ARCHITECTS, MARCH 2007.

No.	Revision	Date	Appr.
1	CITY COMMENTS	11/07/2012	RSB

Hotel Indigo

Grove Street
Newton, Massachusetts

Special Permit and
Site Plan Review

Not Approved for Construction
Drawing Title

Proposed Interim Site Plan

Drawing Number
C-2
Sheet of 2 6
Project Number 10865.02
11.07.12

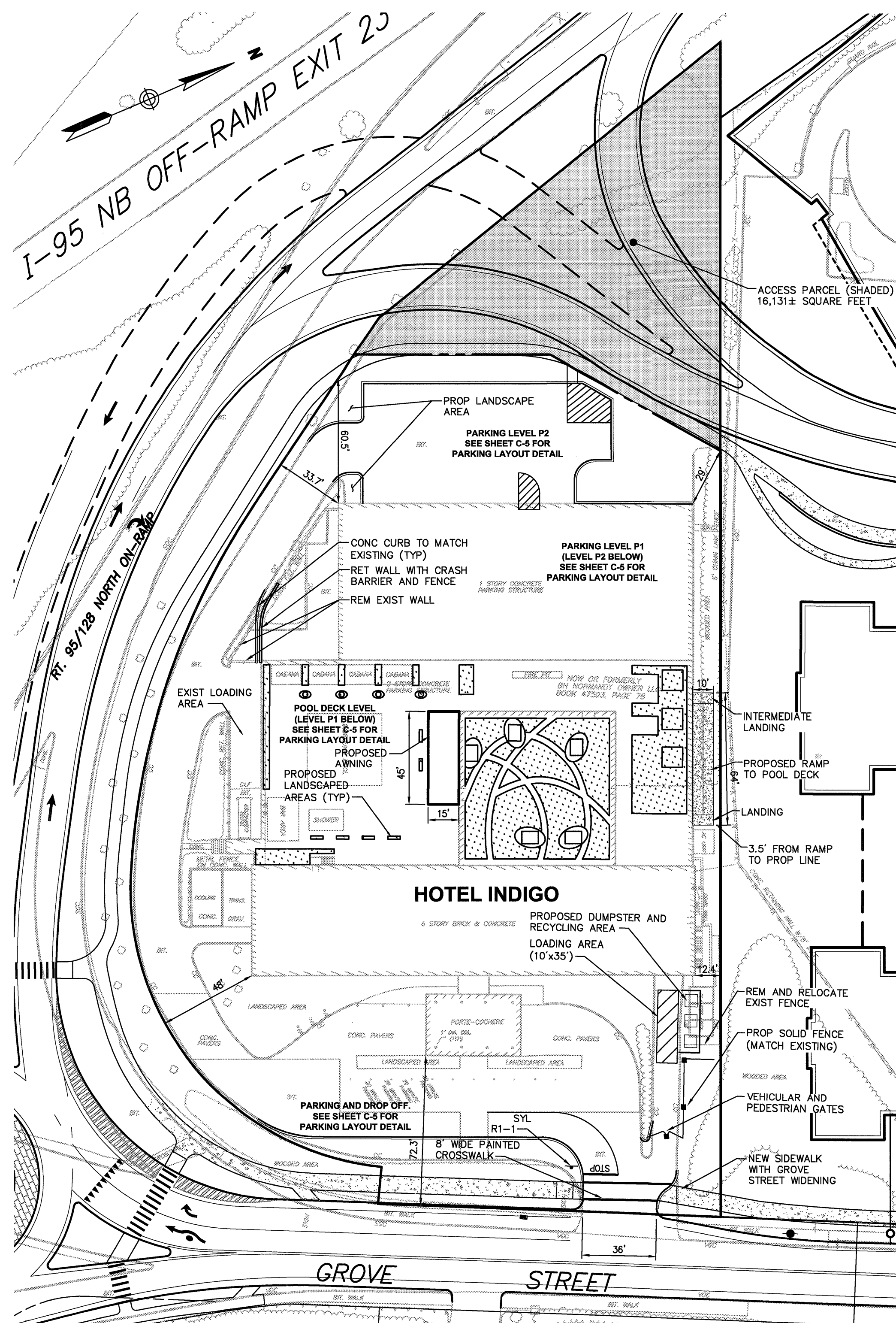
Building Height Detail (NTS)



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
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Use: Hotel (allowed in BU5 by Special Permit)					
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Side Setback (ft)	10 (min)	10 (min)	12.4	12.4	12.4
Rear Setback (ft)	15 (min)	15 (min)	60.5	60.5	29
Gross Floor Area (sf)	10,000-19,999	N/A	118,900 (1)	119,575	119,575
Floor Area Ratio (FAR)	1.0 (max)	1.5 (max)	1.0	1.0	1.2
Height (ft)	36 (max)	48 (max)	89.9 *	89.9	89.9
Stories	3 (max)	4 (max)	8 *	8	8
Lot Coverage	25% (max)	25% (max)	41% *	41%	47%
Landscaped Area	25% (min)	25% (min)	21% *	26%	26%
Parking Spaces	279 (min)	279 (min)	216 (2)	224	204 (3)

Notes:

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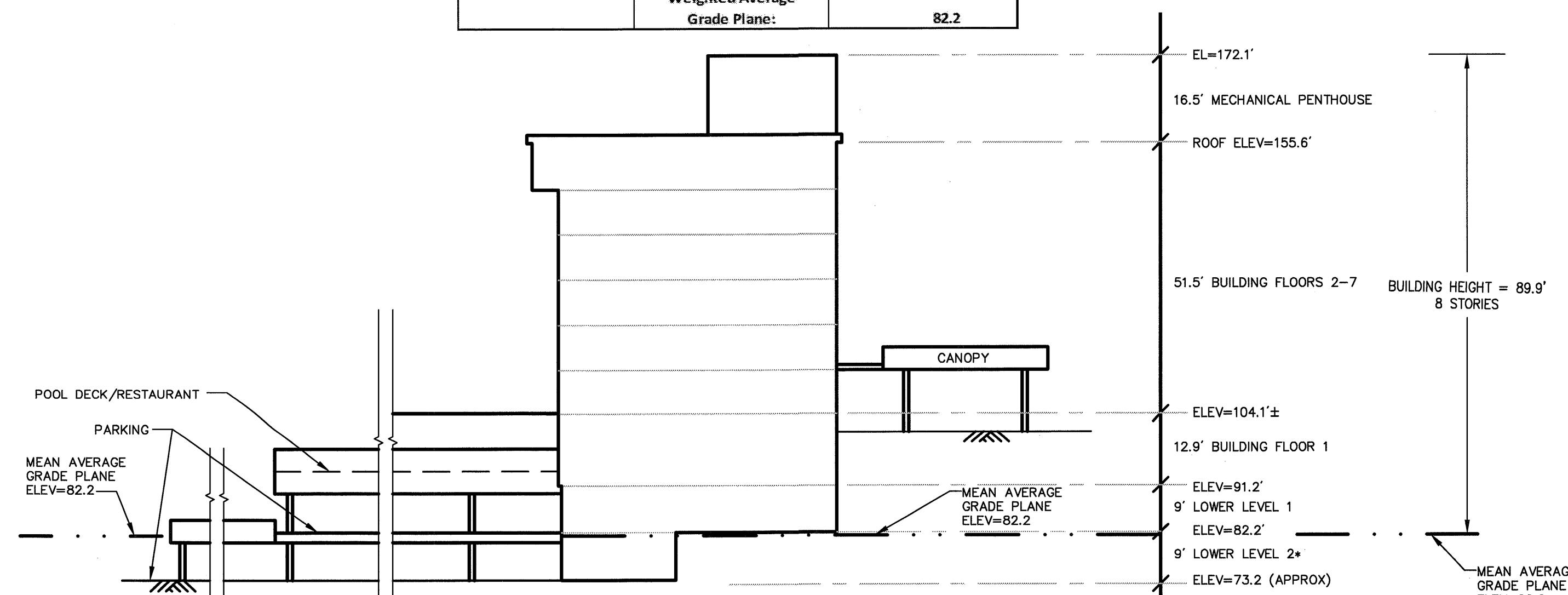
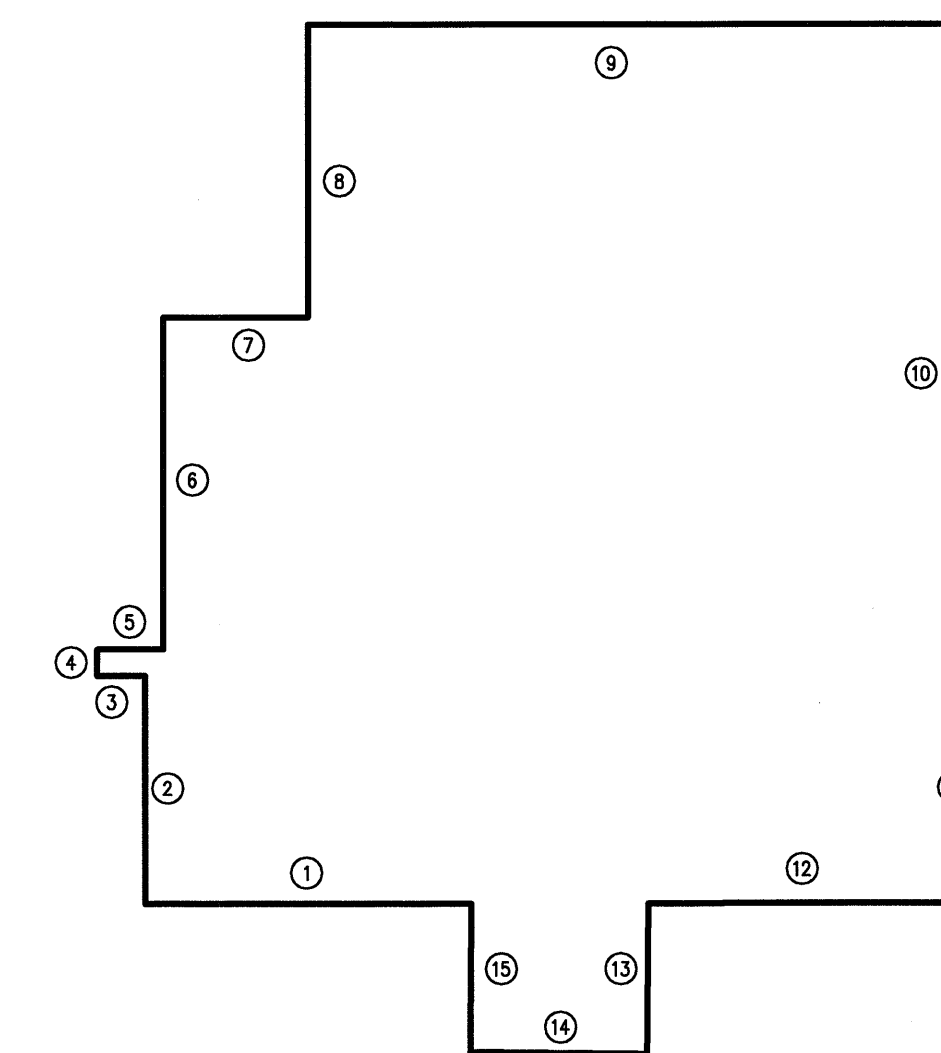
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No.	Revision	Date	Apprv.
1	CITY COMMENTS	11/07/2012	RSB

Designed by: _____ Drawn by: _____ Checked by: _____
CAD checked by: _____ Approved by: _____
Scale: 1"=40' Date: September 10, 2012
Project Title: _____

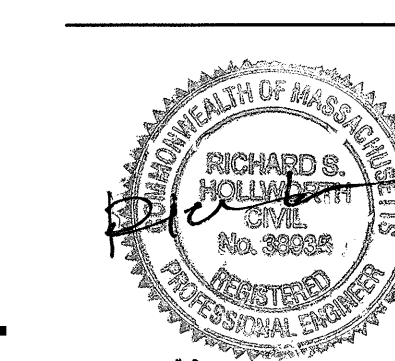
Hotel Indigo

Grove Street
Newton, Massachusetts

Issued for
**Special Permit and
Site Plan Review**

Not Approved for Construction
Drawing Title

**Proposed Site Plan
with Riverside
Access/Egress**



C-3

Sheet of 3 6

Project Number 10865.02

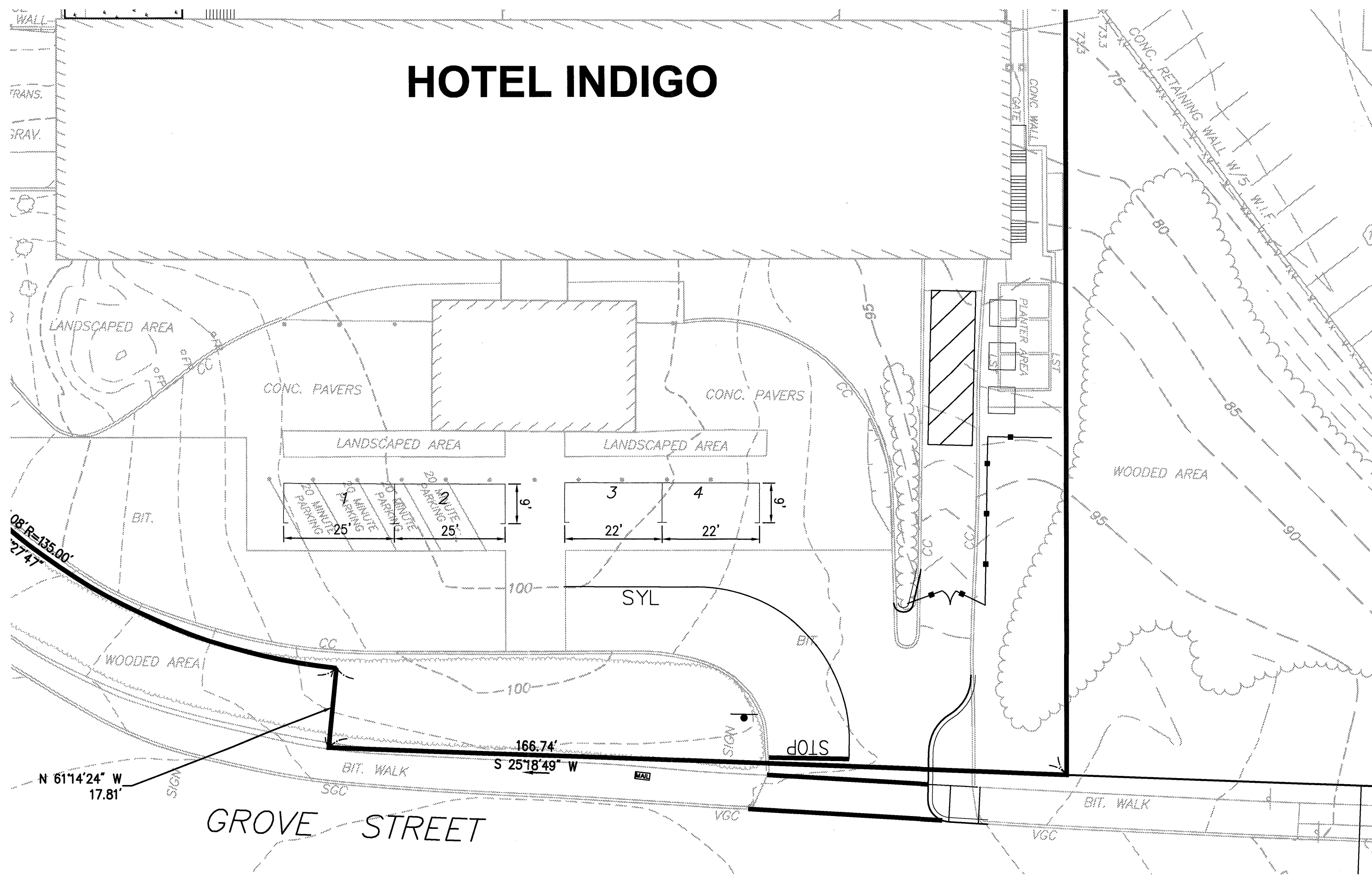
11.07.12



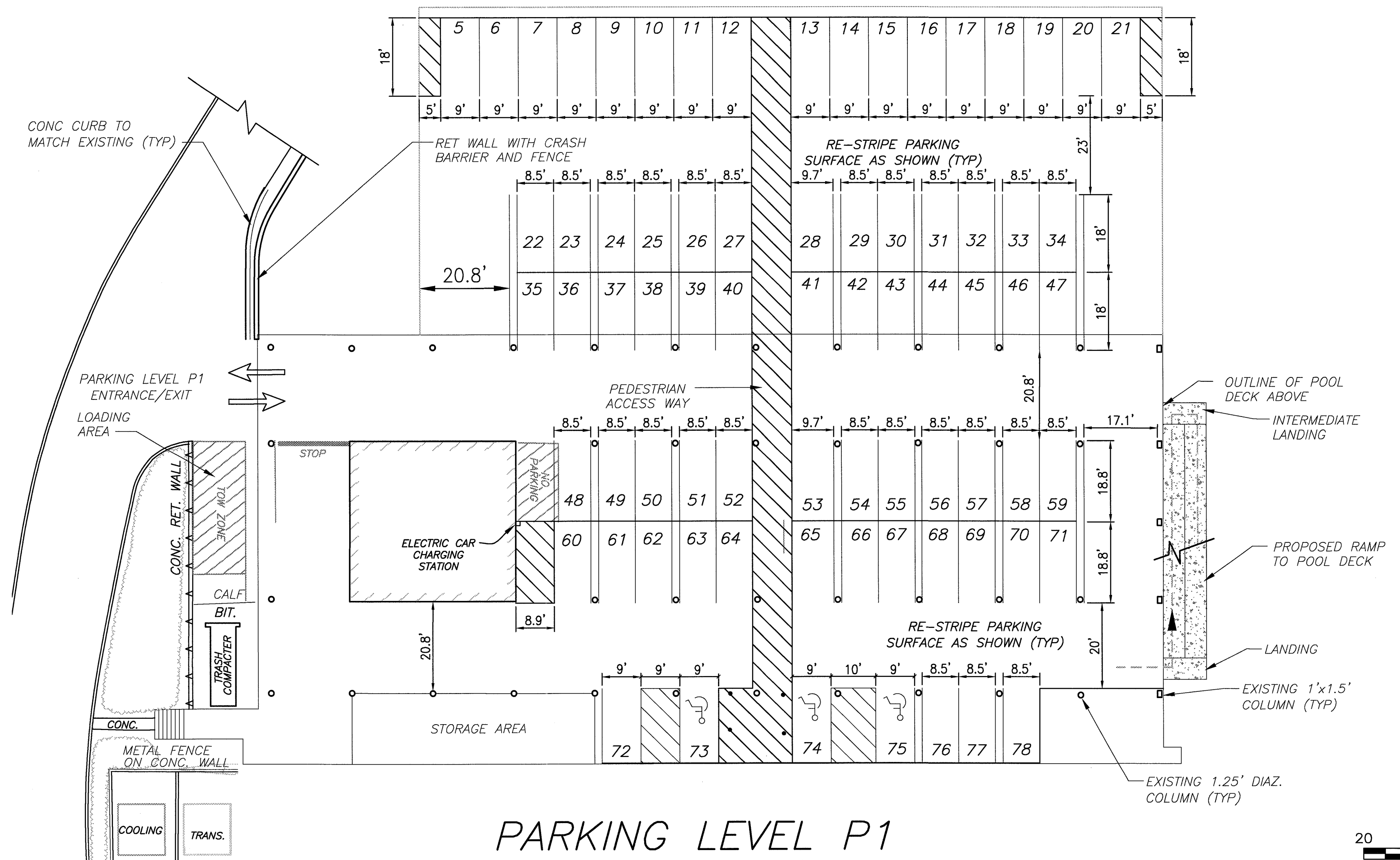
Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

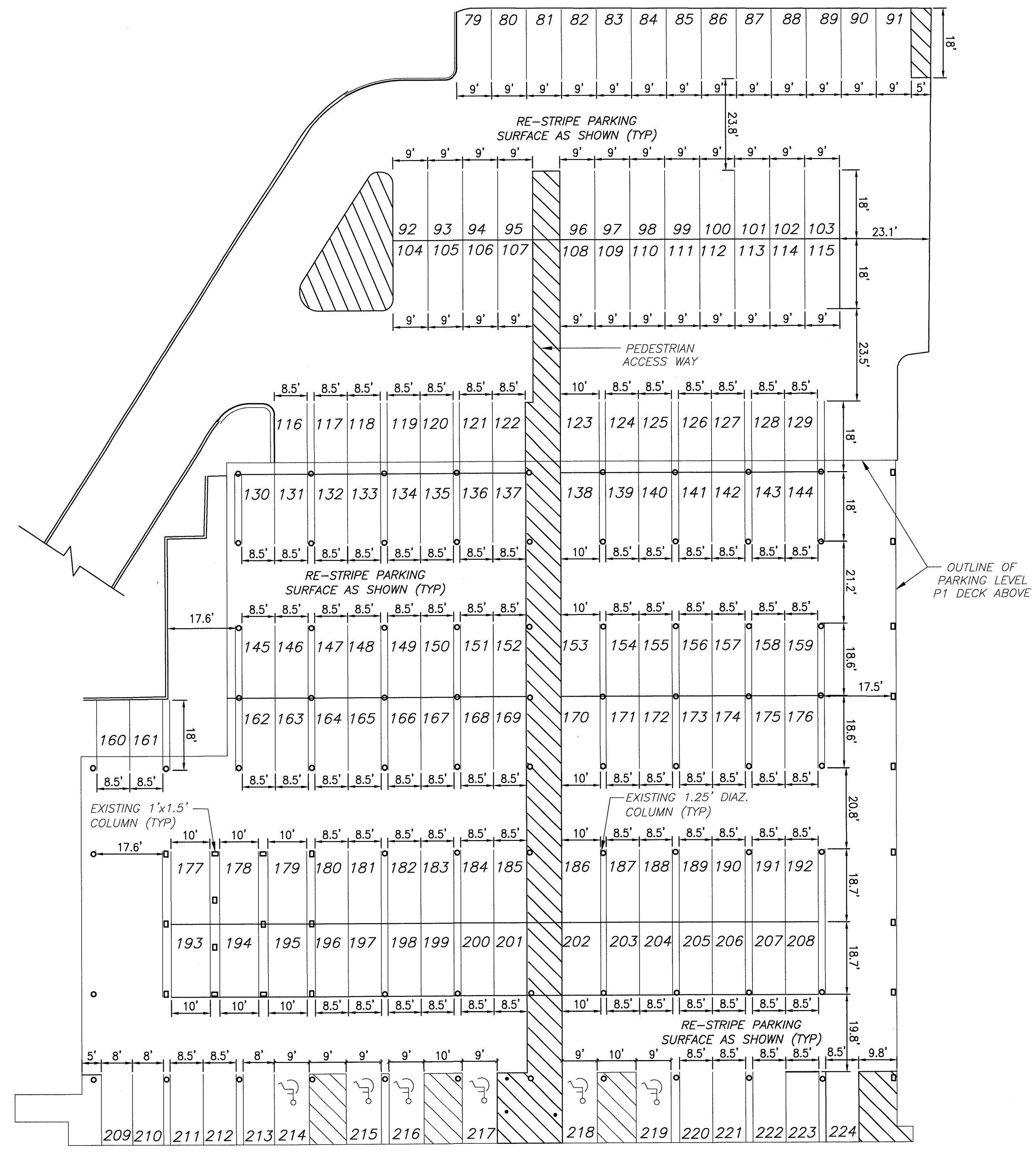
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
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PARKING AND DROP-OFF AREA



PARKING LEVEL P1



PARKING LEVEL P2



1	CITY COMMENTS	11/07/2012	RSB
No.	Revision	Date	Appvd.
Designed by	Drawn by	Checked by	
CAD checked by		Approved by	
Scale	1"=20'	Date	September 10, 2012

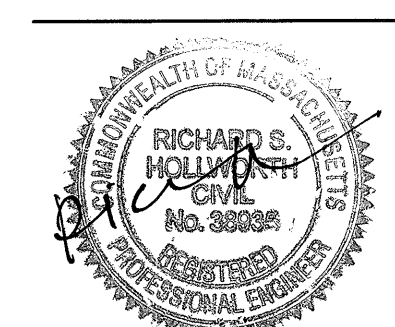
Hotel Indigo

Grove Street
Newton, Massachusetts

Special Permit and
Site Plan Review

Not Approved for Construction
Drawing Title

Proposed Interim
Parking Plan



Drawing Number
C-4
Sheet of 4
Project Number
10865.02

11.07.12



Memorandum

To: Mr. Justin D. Krebs
Principal-Region Head
Normandy Real Estate Partners
99 Summer Street,
Boston, MA 02110

Date: November 6, 2012

Project No.: 10865.02

From: Randall C. Hart
Director of Transportation Planning and
Engineering, LD

Re: Indigo Parking Management Plan (PMP)
Summary

Field inventory of the existing parking supply indicates that a total of 216 parking spaces currently are striped or signed on site. The parking supply is comprised of three primary parking areas including a short-term area in the front of the building, a parking deck (P1), and an at-grade parking level (P2). Both P1 and P2 are located in the rear of the hotel building. The existing parking supply per area is defined in Table 1 below:

Table 1 – Existing Parking Supply

<u>Location</u>	<u>Parking Supply</u>
Front of Building;	4 short term spaces
P1	74 spaces
P2	138 spaces
	216 spaces

Refer to Figure 1 attached for Existing Condition Site Plan.

Parking Management For Functions

On occasion, there are functions planned at the Indigo where parking demands are outside of normal conditions. For instance, a recent function that was held on June 20, 2012, resulted in parking demand for a short period that exceeded the parking supply on site. To accommodate this, a City of Newton Police Detail was hired to control ingress and egress to the facility along Grove Street. In addition, parking along the circumference access road was necessary to accommodate the demand. While the access and parking needs for this event were reasonably accommodated during this event, these conditions can be better accommodated in the future by the further development of access and parking strategies.

Parking Management Plan

On occasion, planned functions may require parking demands that are outside of normal conditions. Each month, management of the Indigo Hotel will review the planned event schedule and outline the level of need for any parking management initiatives. To better accommodate such events, a parking management plan has been established and consists of three (3) primary components as outlined below:

- City of Newton Police Detail
- Parking Attendant Presence
- Bolstered Valet Parking with Vehicle Staging.

Depending on the anticipated demands of particular functions, one or more of the components of the parking management plan may be necessary. General details of each component of the parking management plan are discussed below:

Newton Police Detail

When traffic and parking at the hotel is expected to be outside of normal condition, the Indigo Hotel will hire City of Newton Police detail to provide enhanced ingress and egress to the site from Grove Street. It is anticipated that the Police detail will monitor traffic access operations and when necessary will control traffic movements into and out of the site.

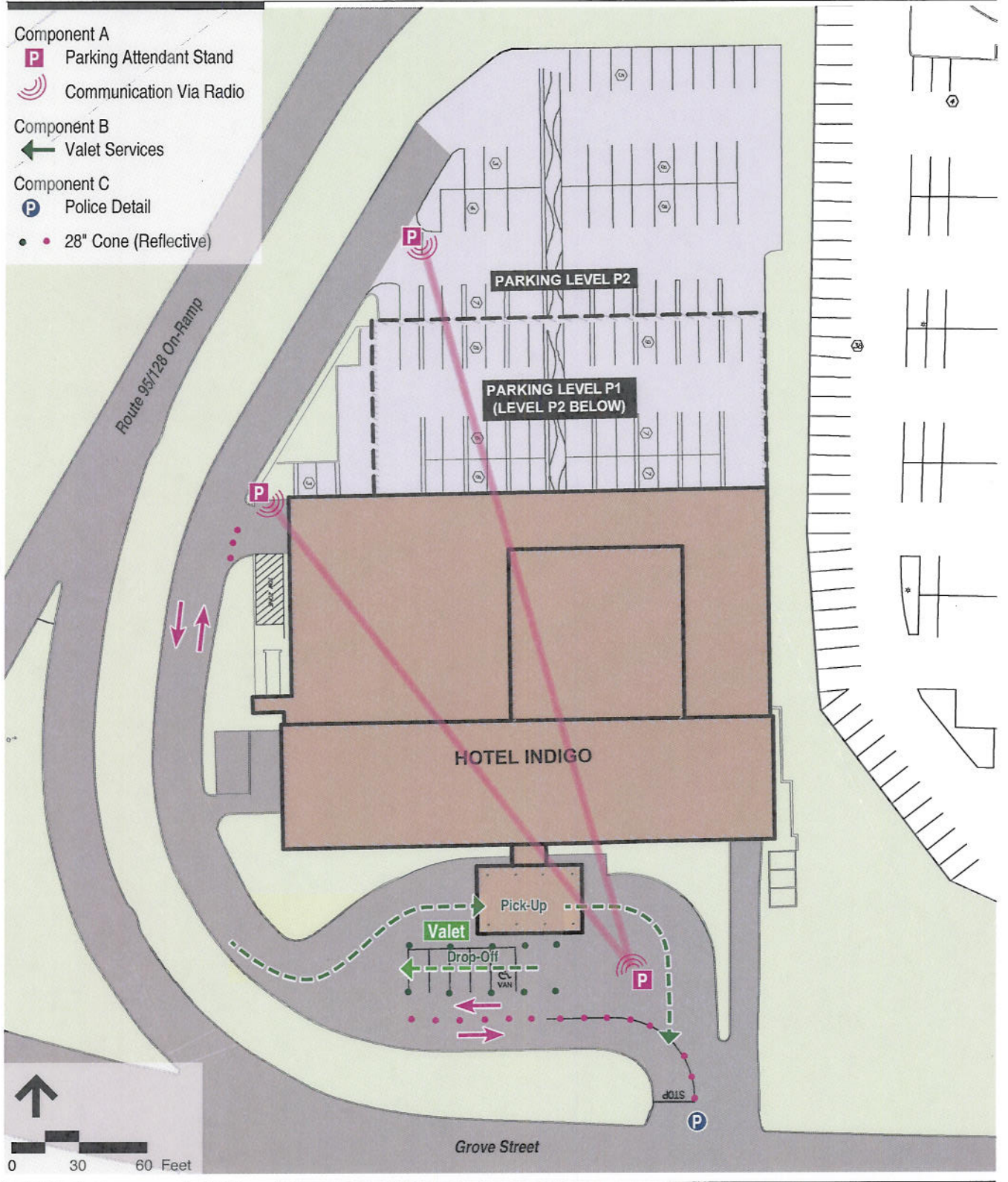
Parking Attendant Presence

When traffic and parking at the hotel is expected to be outside of normal condition, the Indigo Hotel will implement the addition of parking attendants to the site staff to handle peak period operational needs. These attendants will be stationed at key locations throughout the site to direct motorists to available parking. Each attendant will be in radio communication with each other so that efficient and effective communication about available parking on site can be readily communicated to patrons entering the site. Refer to Figure 2 which demonstrates the likely locations of parking attendants to help manage parking supply and site circulation.

Bolstered Valet Parking with Vehicle Staging

When traffic and parking at the hotel is expected to be outside of normal conditions, the Indigo Hotel will expand the current hours and staff associated with the existing valet parking service that is available and apply vehicle staging strategies when necessary to accommodate demands. Currently, valet parking for the restaurant/lounge is available Sunday through Thursday from 5-10 PM and Friday/Saturday from 5-11 PM at the main site access in front of building. When necessary to support planned functions, the existing valet service will be expanded in terms of hours of implementation and staff. Certain functions may require valet service to be mandatory, and valet services can implement vehicle staging in area(s) in the parking lot to increase parking supply for periods of time. Two examples of potential vehicle staging scenarios are provided in Figures 3 and 4 where a designed, coned off area, is established in the parking lot that can be controlled by valets who can closely stage the vehicles to increase parking supply. As demonstrated in Figures 3 and 4, the existing 32 spaces in the coned area can be increased easily to include 59 or 64 parked cars depending on the configuration chosen. This represents a substantial increase in parking supply that can be made available if needed.

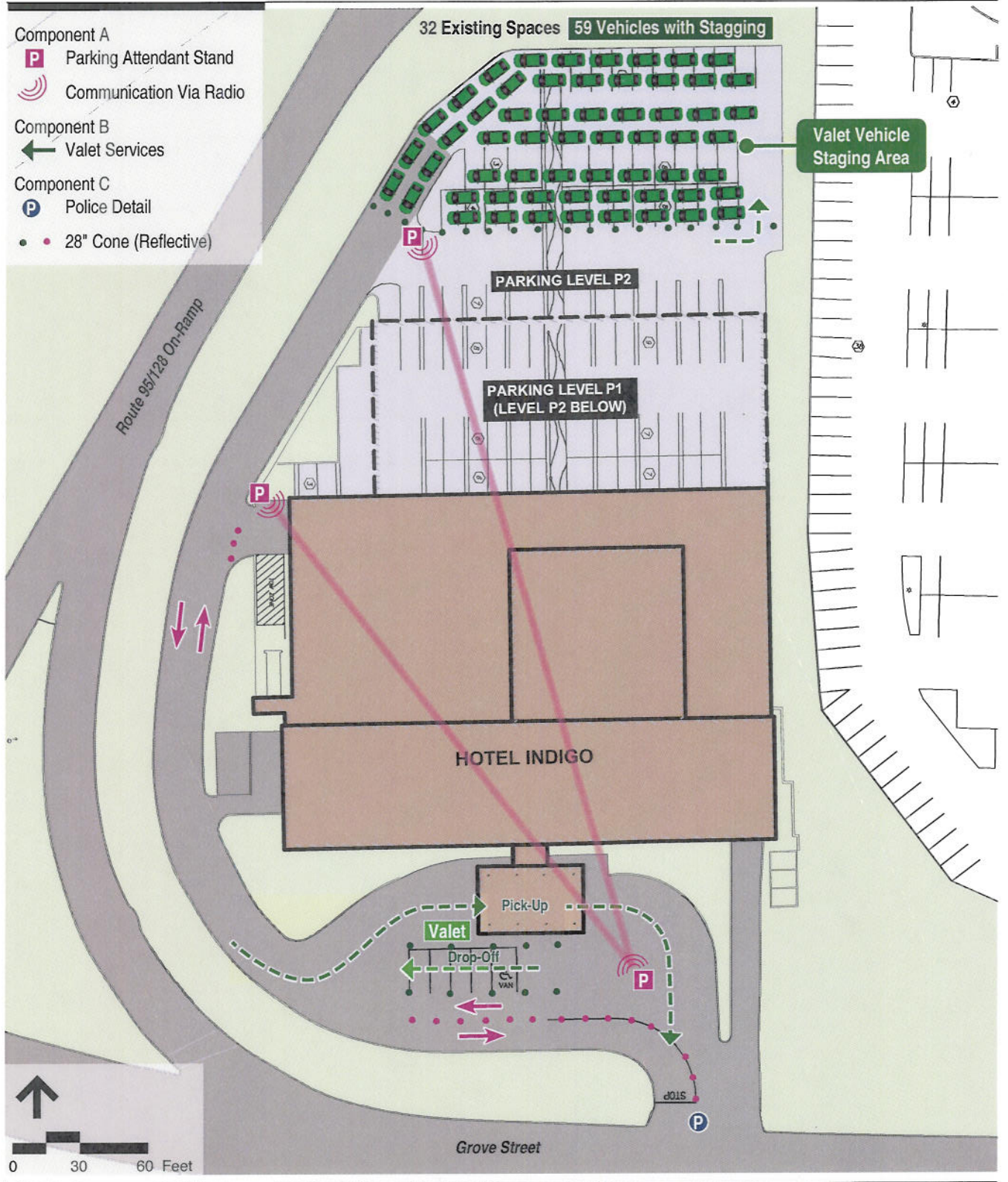
In addition, preliminary discussions have been held with the MBTA about the possibility of using part of the existing MBTA 960 surface parking lot under the Interim Plan (Phase I) for the Indigo Hotel for possible valet parking. The MBTA was generally amenable to this idea provided that only a pedestrian connection be made, not a vehicular connection, in this area. In addition, under the future Phase II plan with the Station at Riverside being in place, the option for valet parking within the office portion of the development will very likely be available, at times, particularly for evening and weekend events.



Vanasse Hangen Brustlin, Inc.

Event Parking (Phase 1)
Hotel Indigo Interim Plan

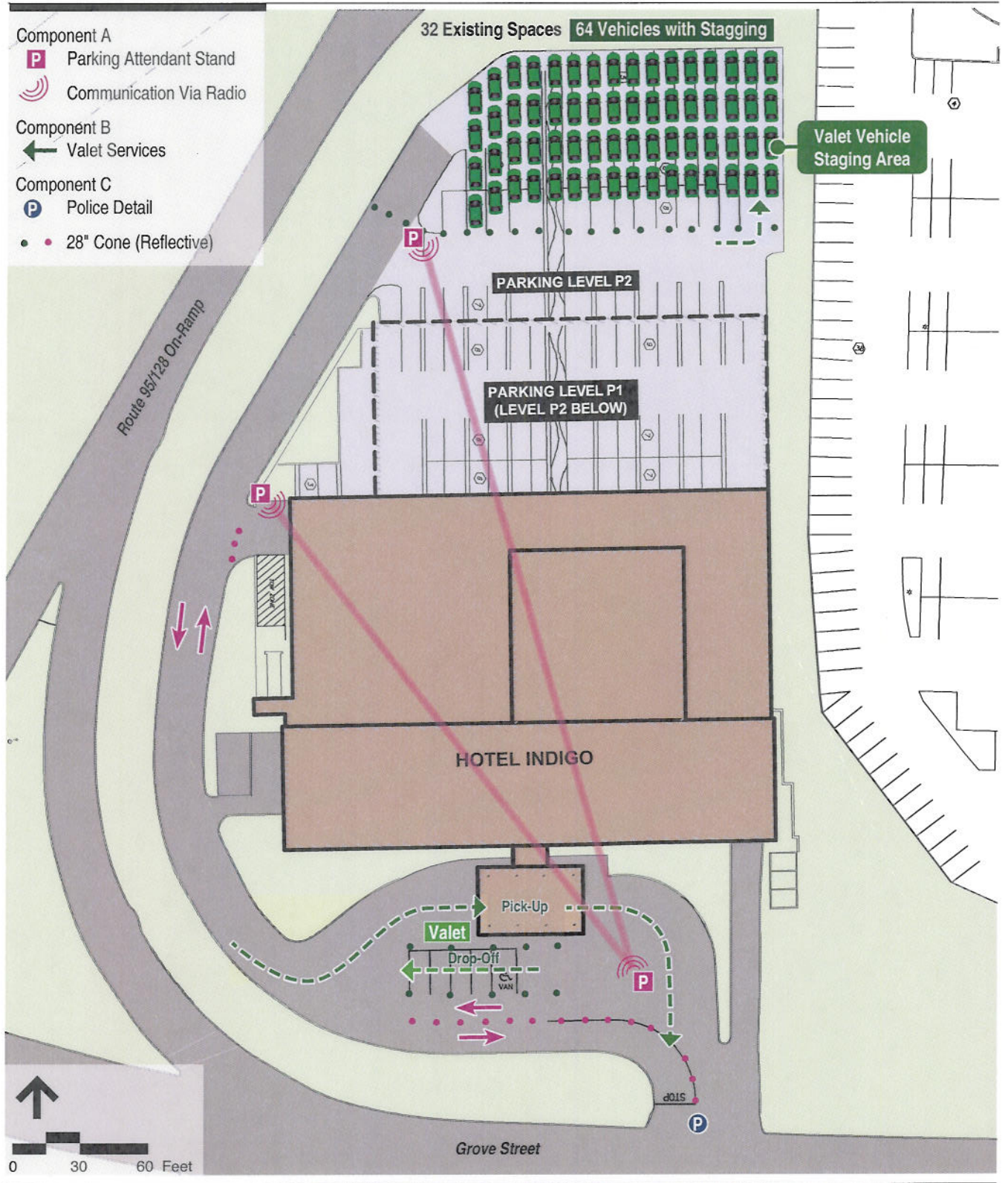
Figure 1



Vanasse Hangen Brustlin, Inc.

Event Parking (Phase 1)
Hotel Indigo Interim Plan

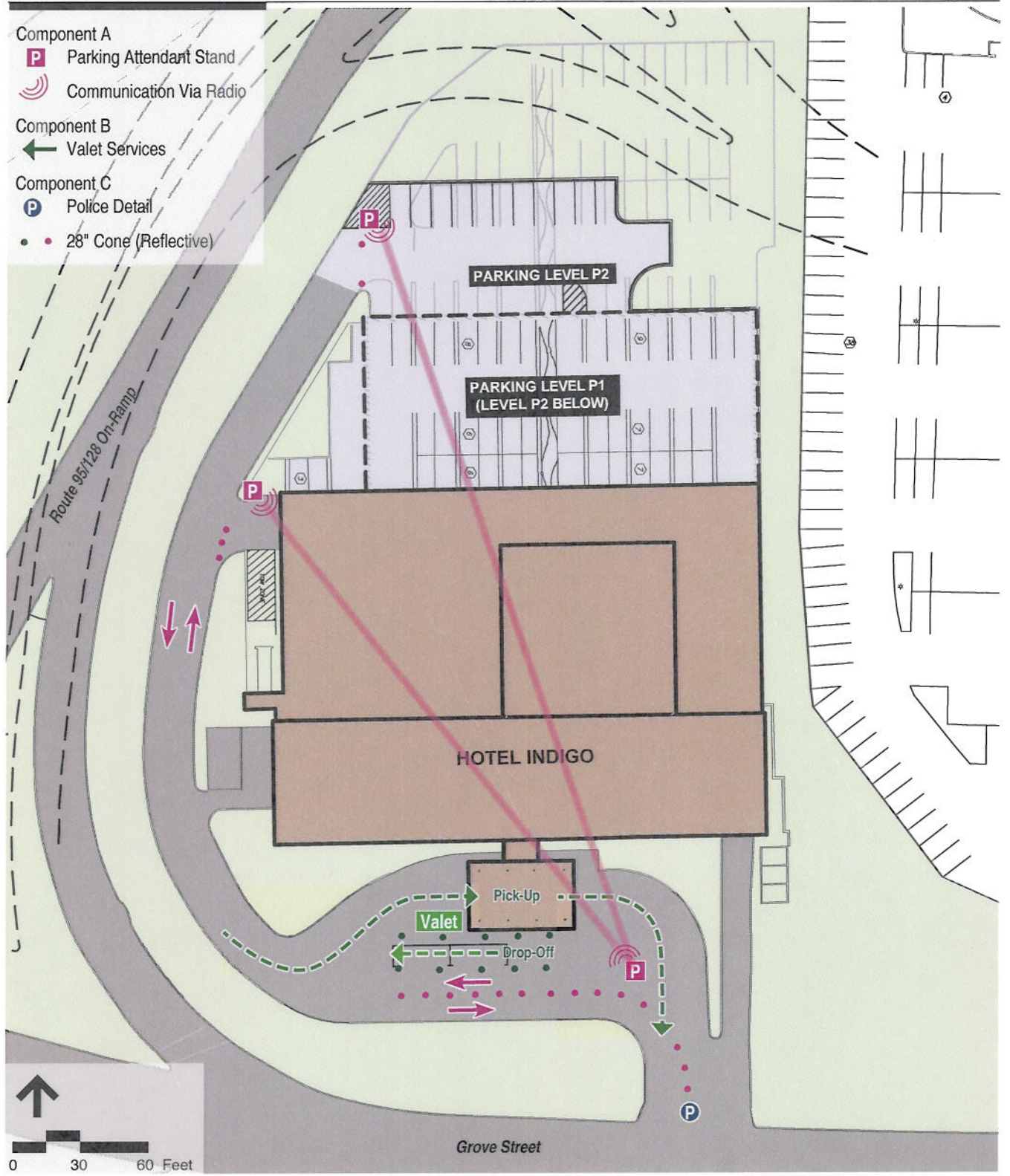
Figure 2



Vanasse Hangen Brustlin, Inc.

Event Parking (Phase 1)
Hotel Indigo Interim Plan

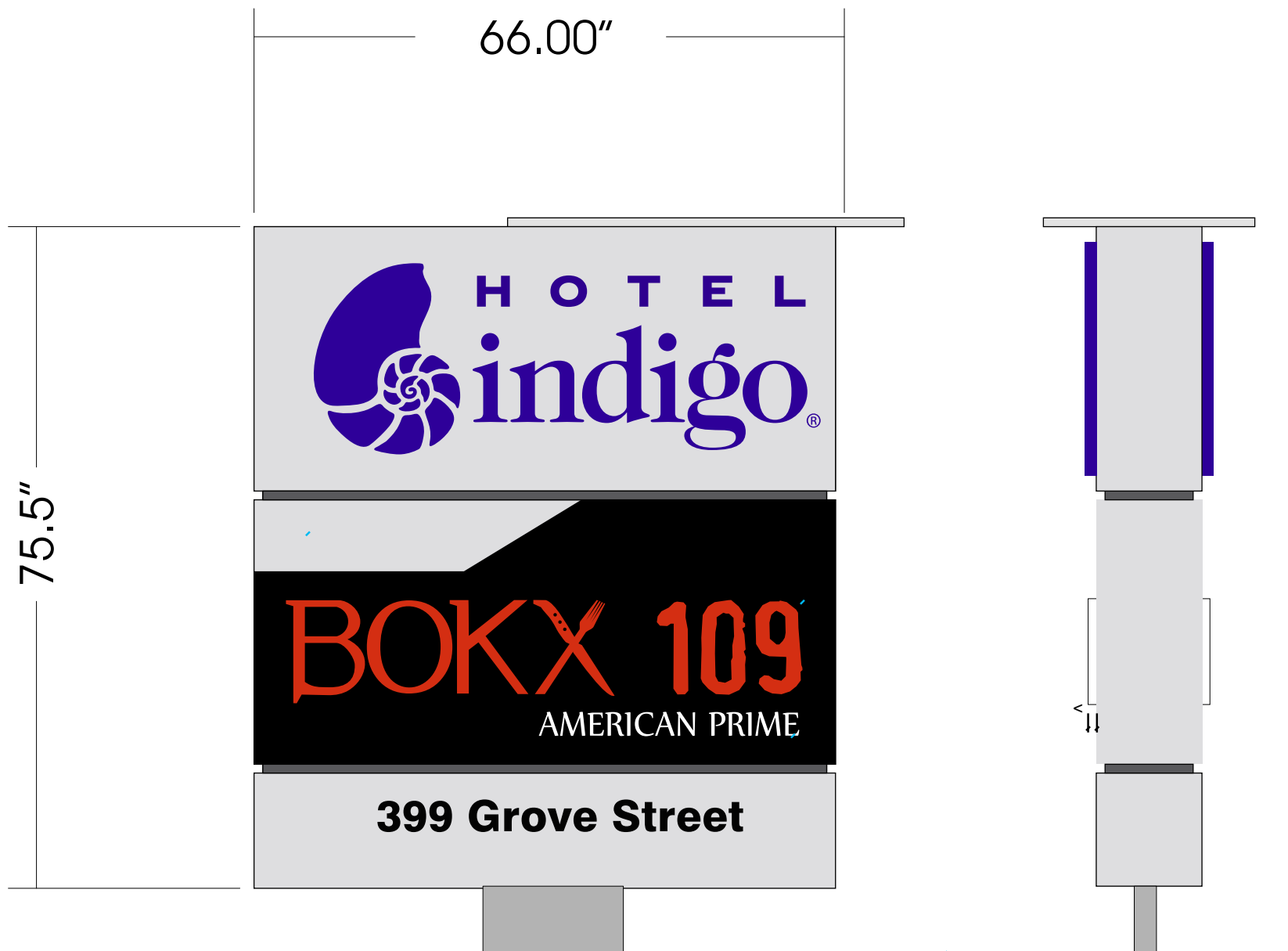
Figure 3



Vanasse Hangen Brustlin, Inc.

Event Parking (Phase 2)
Hotel Indigo Proposed Plan

Figure 4



34.6 Square Feet

Description:

Push through and stencil cut graphics for existing internally illuminated double sided monument.

- 1" Clear acrylic push thru letters "Bokx 109" with translucent vinyl on first surface and second surface diffuser vinyl.
- Stencil cut "American Prime" backed up with acrylic
- Existing dibond panels to be reworked: stencil-cut & painted (see color details).



Job:
Indigo - Bokx 109
Location:
Newton, MA

Account Manager:
Scott Spaulding
File:
Indigo-Bokx_Newton_Monument_1b.ai

Date:
12.02.08 1.5
Designer:
Steven Mannetta

Revisions:
12.29.08 .25 JPT
12-5-12.1 SJS

Revisions:

Revisions:

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1.508.303.8400
FAX 1.508.303.8480

Customer Approval

Acct. Manager Approval

Production Approval

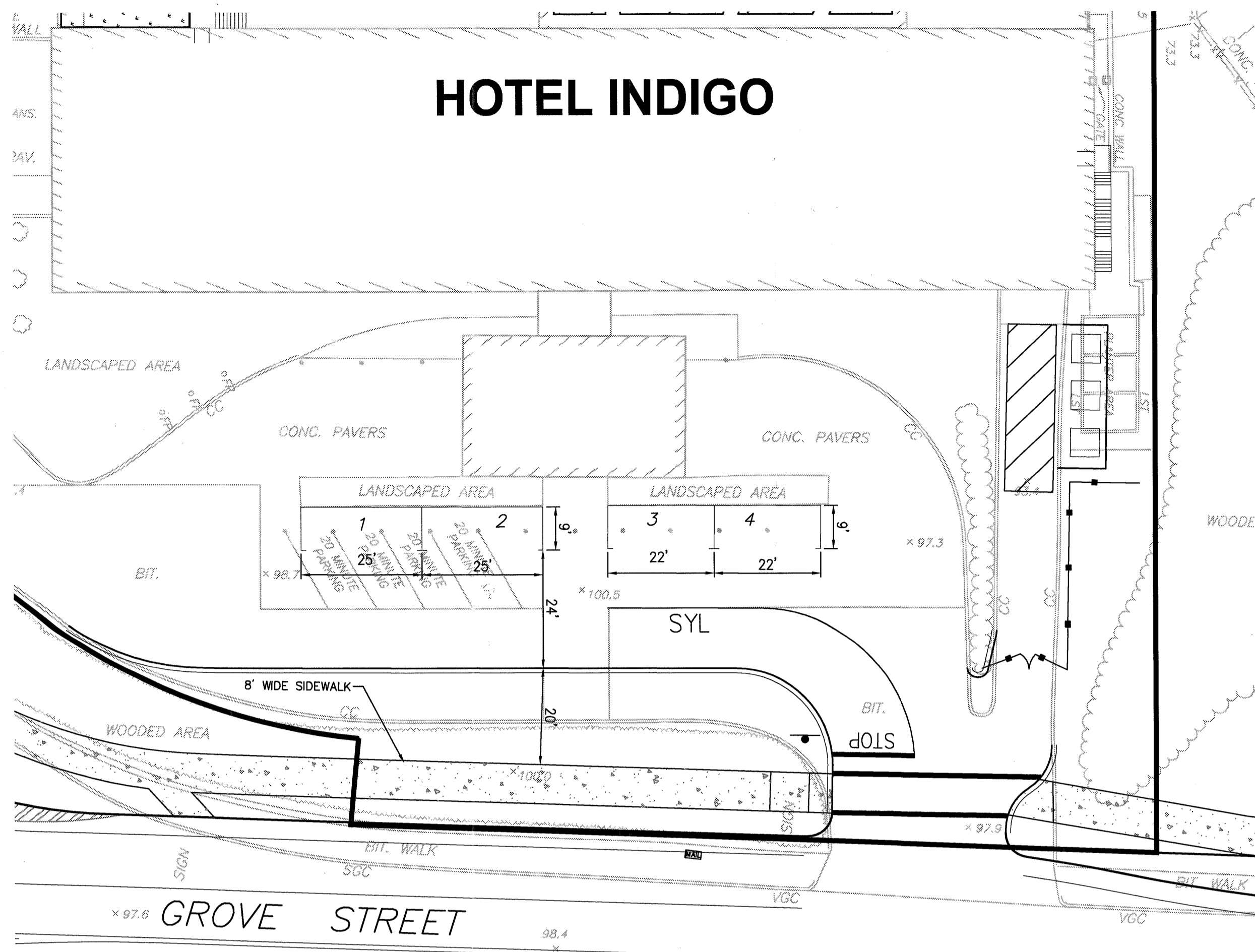
\\MAWALD\LD\10865.02\CAD\LD\PLANSET\INDIGO SPECIAL PERMIT\INDIGO-SP-PROPOSED PARKING
Saved Wednesday, November 07, 2012 9:09:12 AM D:\00027\CA Plotted Wednesday, November 07, 2012 9:16:51 AM Gerczyca, Daniel



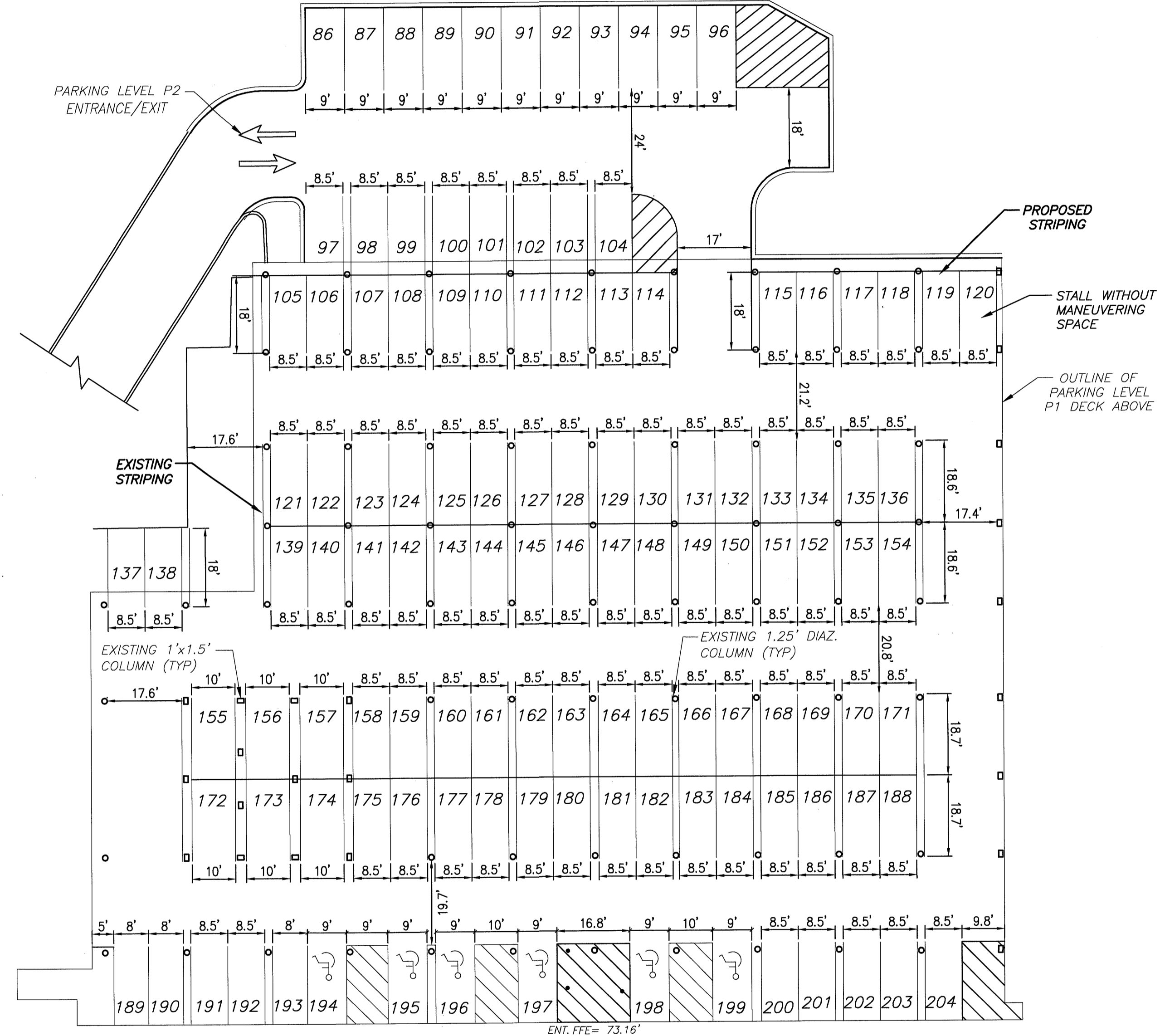
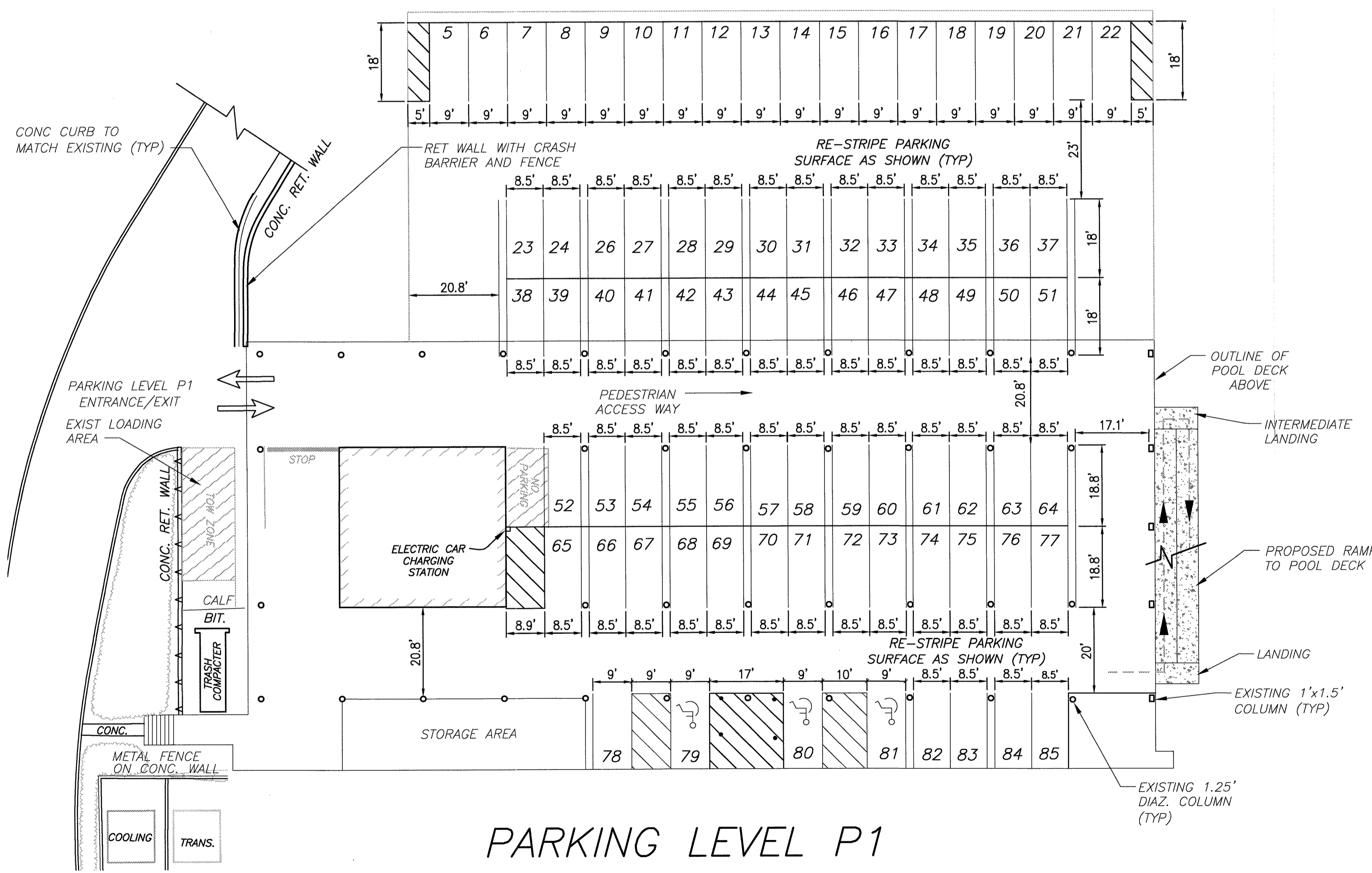
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PARKING AND DROP-OFF AREA



1 CITY COMMENTS		11/07/2012	RSJ
No.	Revision	Date	Appvd.
Designed by	Drawn by	Checked by	
CAD checked by		Approved by	
Scale 1"=20'	Date	September 10, 2012	
Project Title			

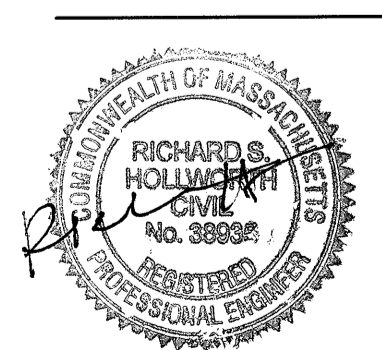
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5 6

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