Hotel Indigo / 399 Grove Street
Application for Special Permit and Site Plan Approval to City of Newton Board of Aldermen

Modifications to the Parking Management Plan (Functions)

- Currently bolstering PMP submitted and presented in November. Will submit in near future.

- Based on the anticipated demand, one of two Tiers of the PMP will be implemented
  - Tier 1
  - Tier 2

- Parking Management Strategies as outlined are only anticipated on occasion (not the norm)

Parking Management Plan Functions

- <u>Tier 1 PMP Plan:</u>
  - Newton Police Detail
  - Valet Service with expanded attendants (minimum of 3)
  - All employees park off site at Riverside (will be notified three days prior)

Parking Management Plan Functions

- Tier 2 PMP Plan (all elements of Tier 1 plan plus):
  - Valet Service with expanded attendants (minimum of 4)
  - Parking attendants located at key areas to monitor and direct parking activities
  - During period of implementation, only guests of the hotel will be able to self park.
  - Additional parking spaces on site up-to 70 or more with employee relocation and valet staging; more when offsite valet is available

Parking Management Plan
(Functions)

- The PMP will supplement the hotel's existing parking supply on the limited occasions when needed.

  Likely implementation:
  - Tier 1 (3-5 times a year)
  - Tier 2 (1-2 times a year)

- 2 Days prior to Tier 1 or Tier 2 plan implementation, manger will notify neighbors at Woodland Grove Condo, and Ward 4 Aldermen. If desired.

Work Sheet to Assist Manager in Determining PMP needs

HOTEL GUEST PARKING

Hotel Occupancy	Approximate Number of Occupied Rooms	Peak Parking Rate Range (Spaces per Room)		Range of Parking Spaces Required			Range of Parking Occupancy		
20%	38	0.89	1.09	34	-	42	16%	-	19%
40%	76	0.89	1.09	68	-	83	31%	-	39%
60%	115	0.89	1.09	102	-	125	47%	-	58%
80%	153	0.89	1.09	136	-	167	63%	-	77%
100%	191	0.89	1.09	170	-	208	79%	-	96%

HOTEL EVENT PARKING

Event Attendance Range			Assumed Vehicle Occupancy Rate Range (Persons per Vehicle)		Range of Spaces Required		
15	-	30	1.2	1.0	25	-	30
31	-	45	1.2	1.0	38	-	45
46	-	60	1.2	1.0	50	-	60
61	-	75	1.2	1.0	63	-	75
76	-	100	1.2	1.0	83	-	100

COMBINED PARKING NEEDS

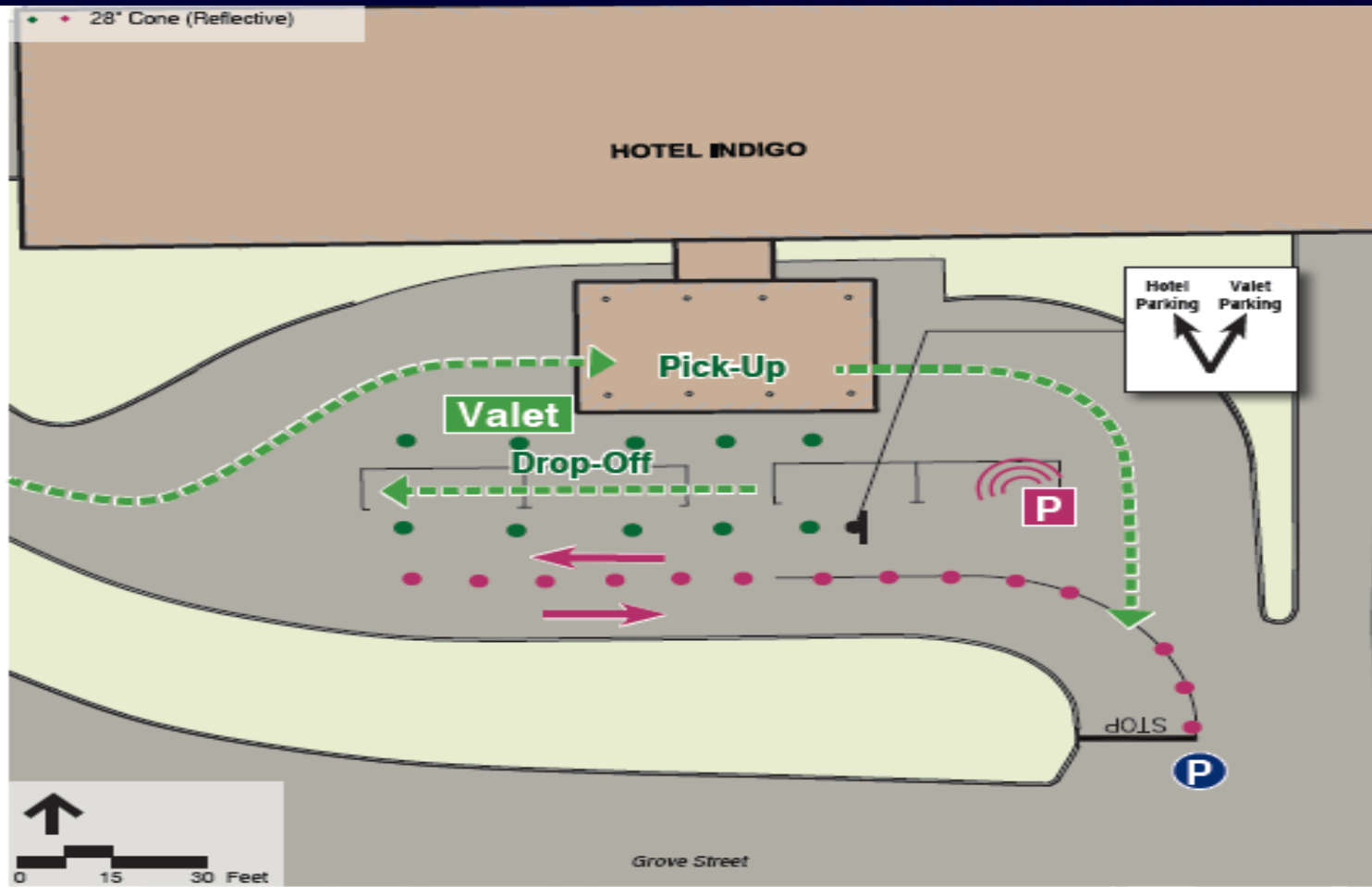|		Range of Spaces Required		
Number of Occupied Rooms	150	134	-	164
Number of Event Guests	75	63	-	75
	TOTAL RANGE	196	-	239

VALET PARKING NEEDS

If Combined Peak Parking Demand is Greater Than 200, TIER 1 Parking Management Plan is Needed
If Combined Peak Parking Demand is Greater Than 220, TIER 2 Parking Management Plan is Needed

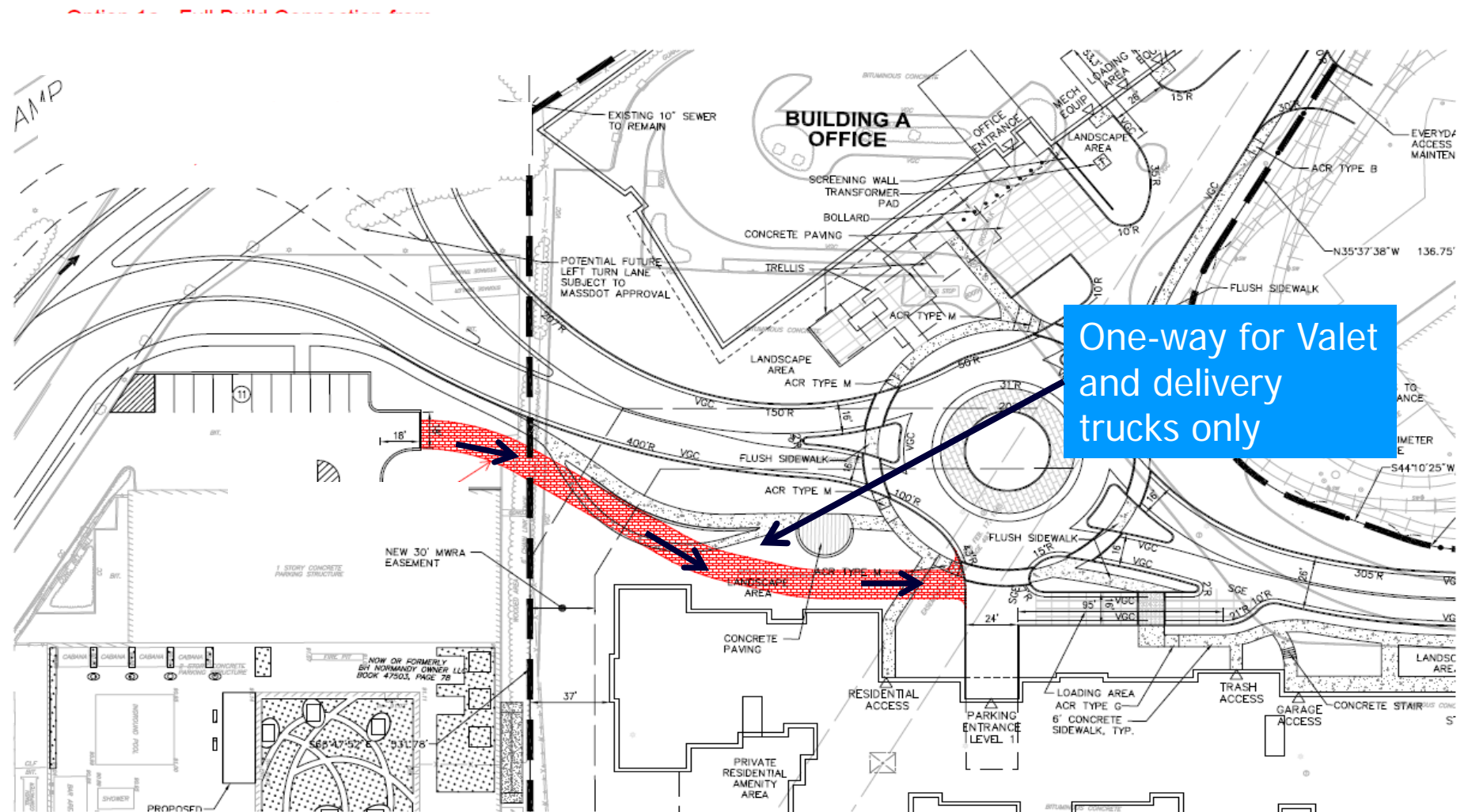| PMP To Be Used Based on Current Inputs	TIER 2

Front Area Parking Traffic Management Plan (Tier 2)

Event Parking (Tier 1 PMP)
Hotel Indigo Interim Plan

Vanasse Hangen Brustlin, Inc.

Figure S1

Future Connection to the Station at Riverside

One-way for Valet and delivery trucks only