

Department of Planning and Development



PETITION #272-12 & 272-12(2)

399 GROVE ST.

HOTEL INDIGO

JUNE 18, 2013

Site:



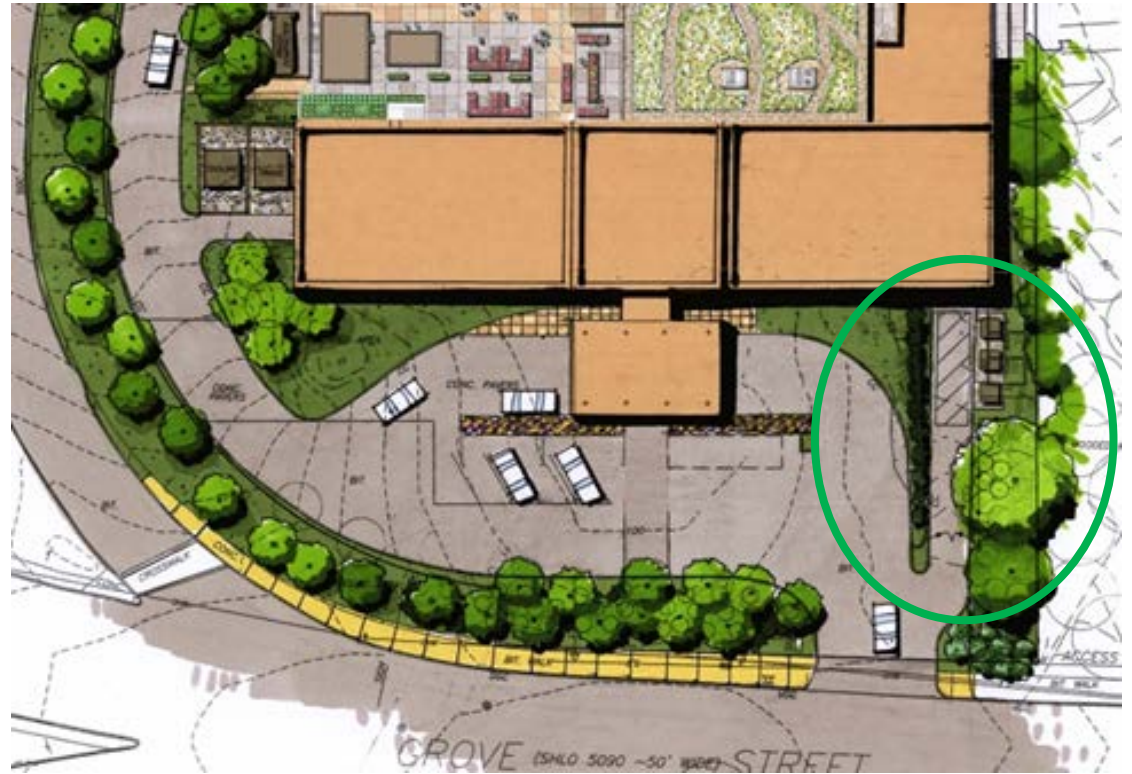
Project Description:

- Petitioner proposes to amend the site plan, extend a nonconforming structure, reconfigure the delivery and trash pickup at the front of the hotel, reconfigure existing parking areas, legalize signs and wireless equipment, and obtain waivers from parking requirements (Phase 1)
- Additionally, the petitioner seeks special permits and approval for a second site plan upon exercise of the Station at Riverside special permit to provide access to the site, and to rezone that rear portion of the parcel to Mixed Use 3 (Phase 2)

Proposed Phase 1 Site Plan:

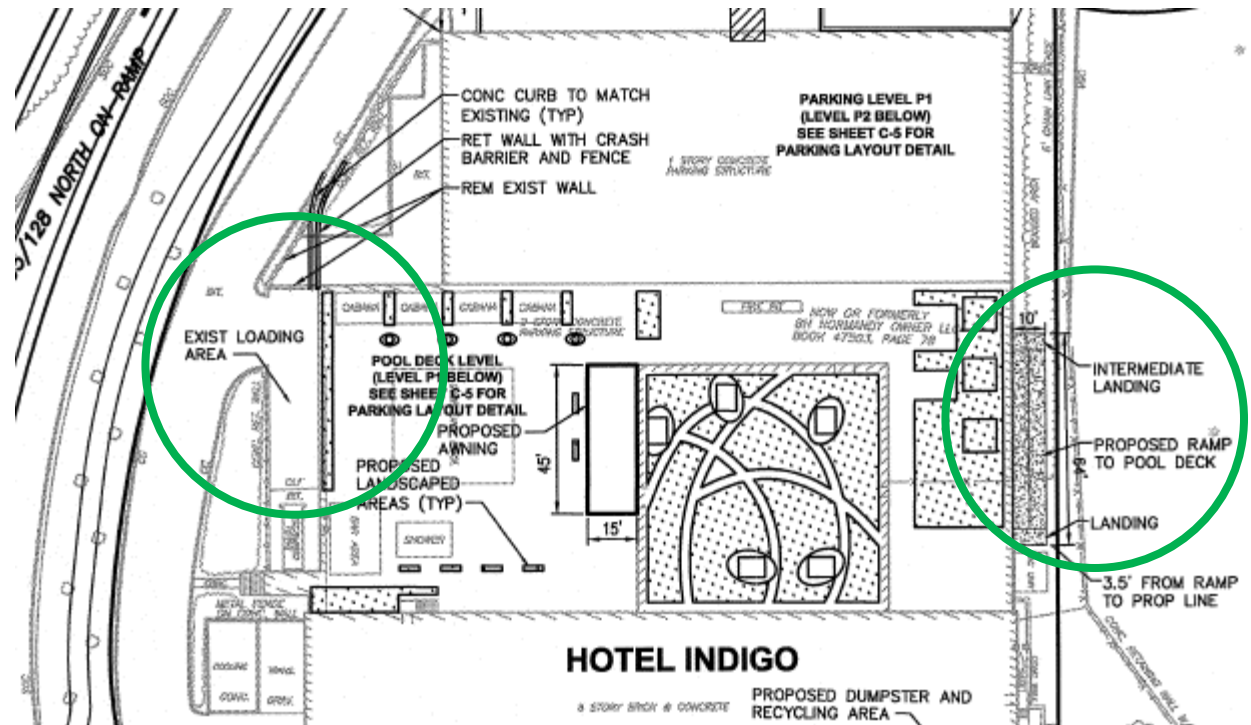


Trash Pickup:



- Narrow curb cut and add new landscape screening
- Fence and new trash enclosures
- Trash pickup only
- Modernized waste containers will be quieter
- Any trash truck exiting site will re-enter Grove Street in proper forward direction
- Waste hauling 9AM – 4PM only

Kitchen Loading:



- New hotel loading dock @ south side of the building P1
- New ramp to kitchen area
- Smaller trucks only
- Delivery 9AM – 4PM only
- Trucks exiting site will re-enter Grove Street in proper forward direction

Existing Wireless:



T-mobile Antennas (2003)



Metro PCS Antennas (2009)

- Installations approved through administrative review procedure
- City requested petitioner obtain site plan approval for previously installed wireless equipment
- No new equipment proposed

Proposed Awning:

- Permanent frame retractable awning over a portion of the pool deck

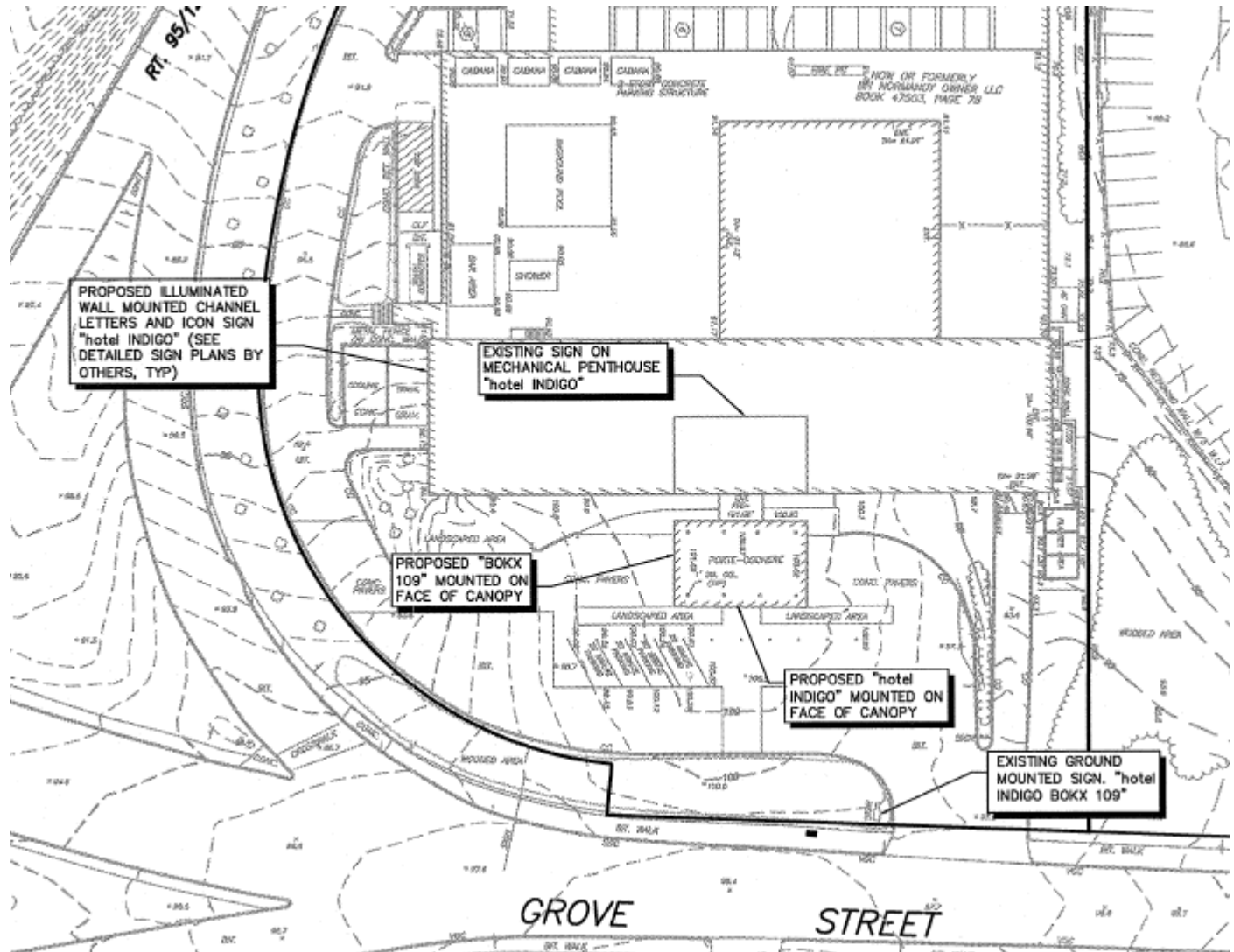


Additional Required Landscaping:



Signage:

- Will legalize freestanding sign @35 feet and sign on back of hotel's elevator penthouse facing Route 95
- 3 new signs, two at porte cochere and one to southern wall facing Route 95
- One sign to be removed



Existing Signs:



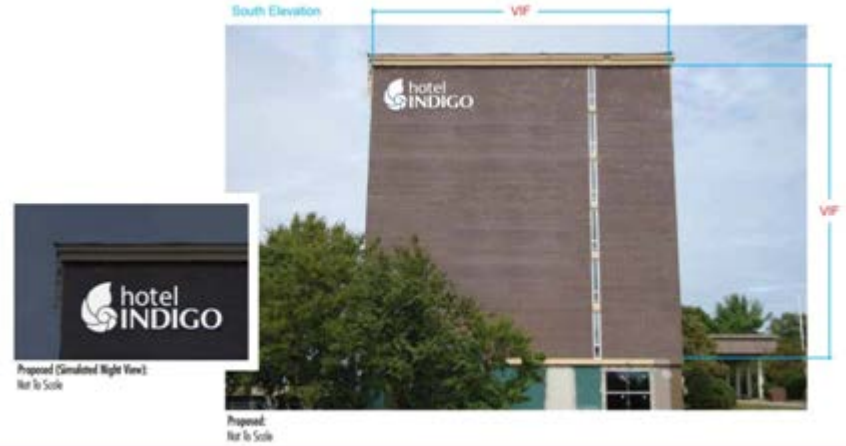
35 square feet



167 square feet

Proposed New Signs

- 3 new signs, two at porte cochere and one to southern wall facing Route 95



73 square feet



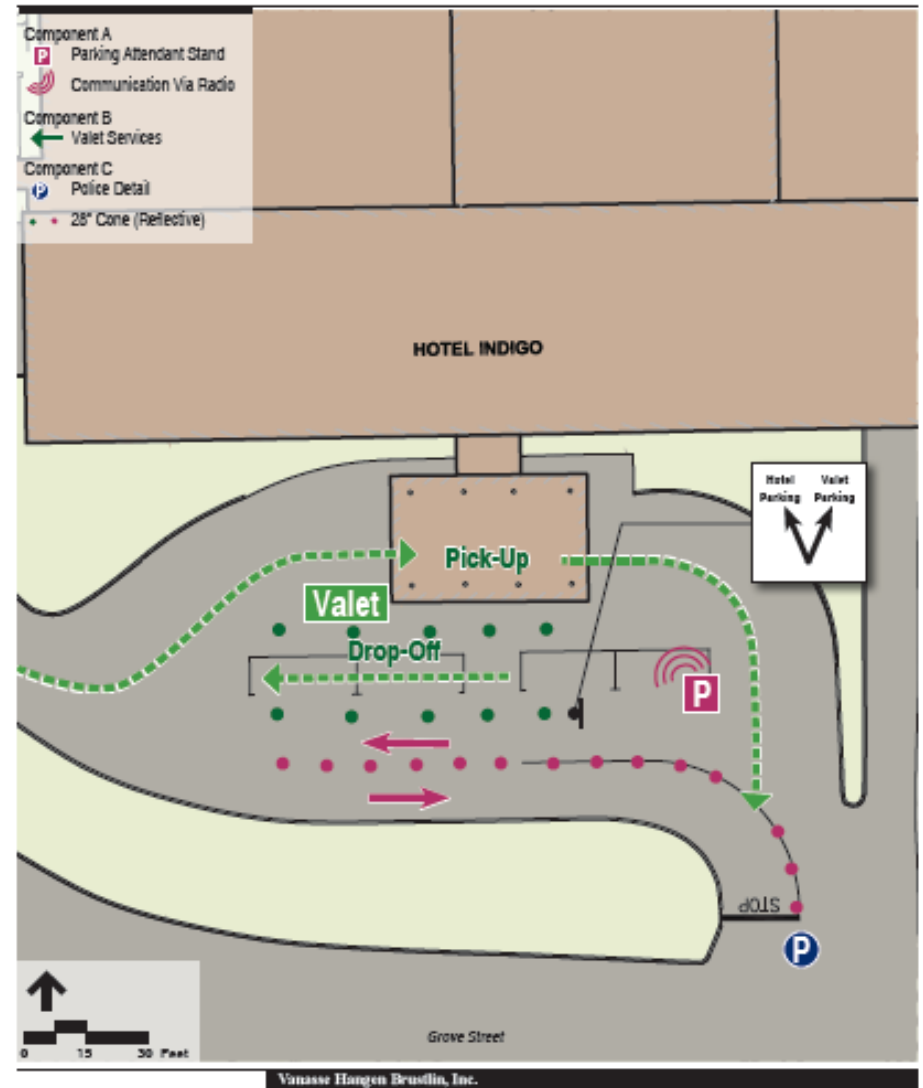
28 square feet



33 square feet

Parking Analysis:

- 191 guest rooms
- 458 seat restaurant (Bokx 109)
- 216 Parking spaces currently striped or signed
- Valet parking every evening for restaurant
- Hotel and restaurant use has parking requirement of 279 spaces (including employees)
- Actual/observed demand lower than requirement
- Interim plan 224 spaces



Vanasse Hangen Brustlin, Inc.

Event Parking (Tier 1 PMP)
Hotel Indigo Interim Plan

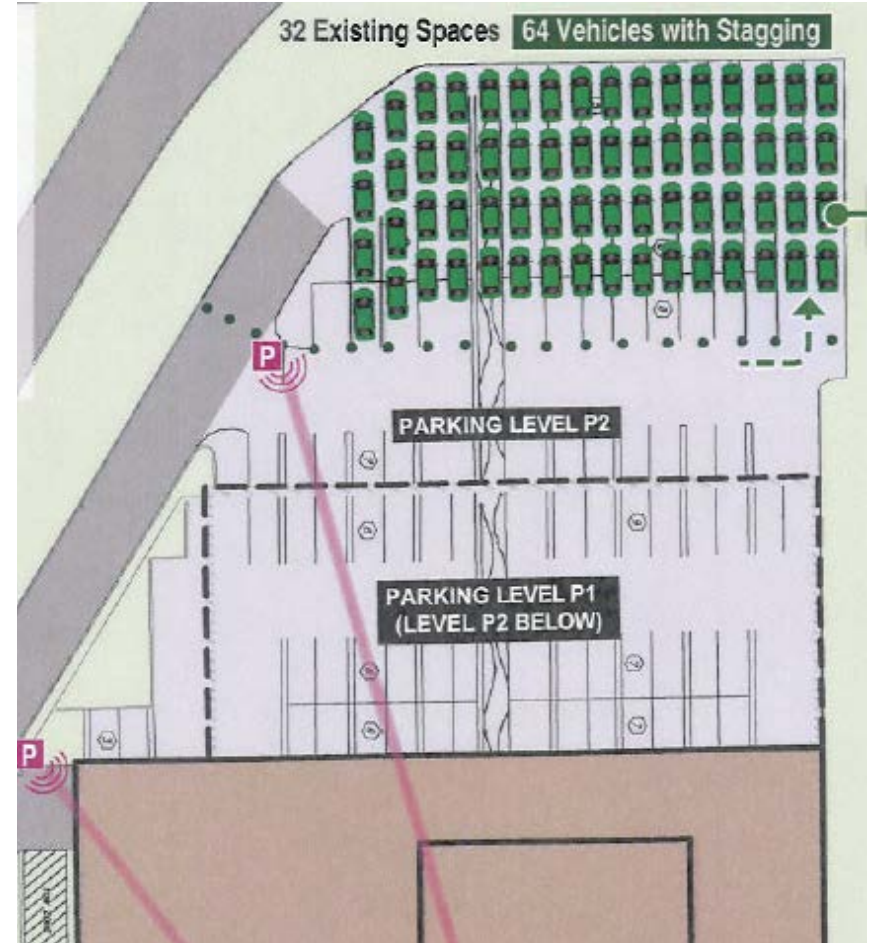
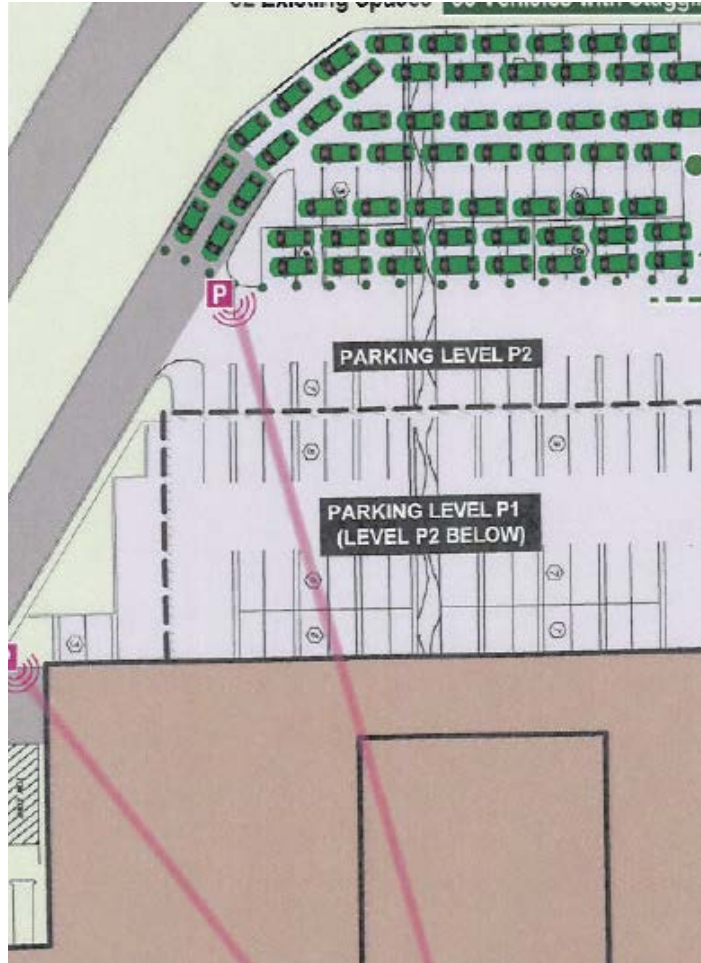
Figure S1

Parking Management Plan:

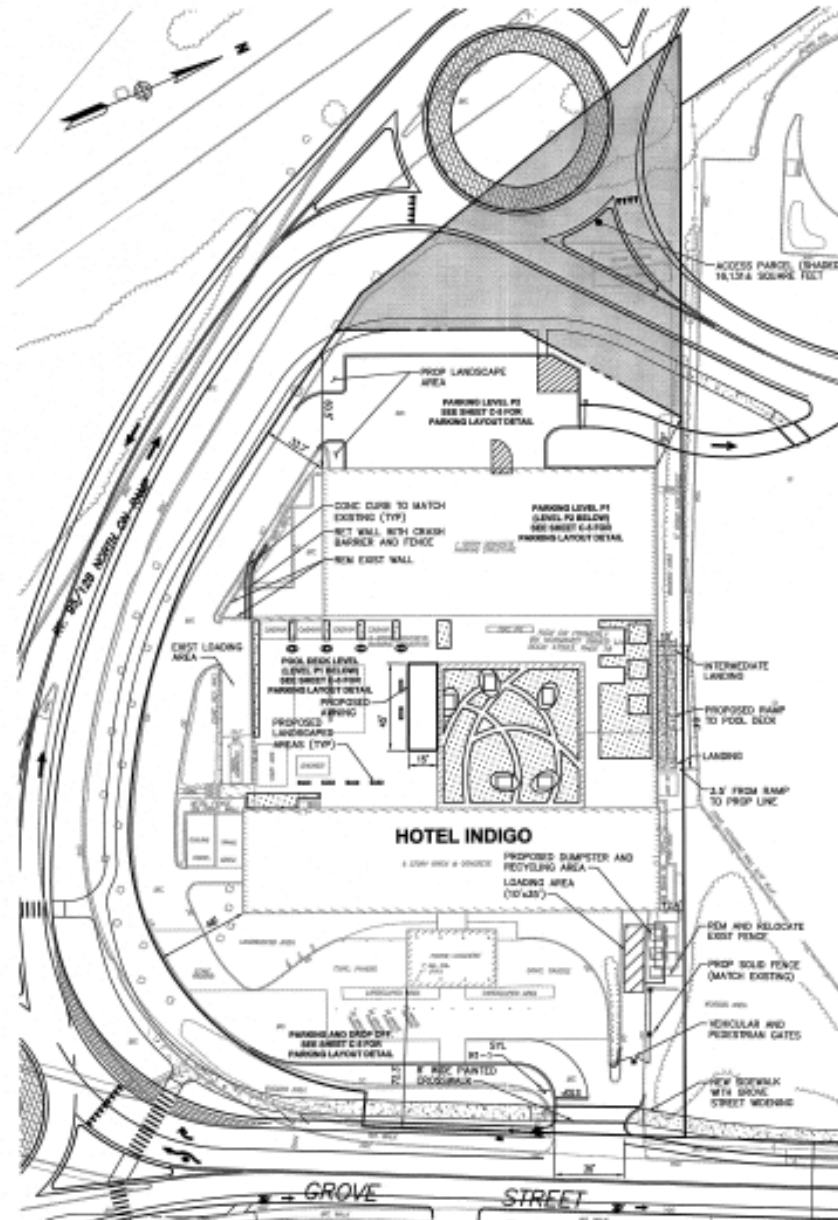
During Events

- Tiered PMP
 - Tier 1, >90% capacity, ~200 cars, 3-5 times a year
 - Police Detail
 - Valet Service
 - Employees park off-site
 - Tier 2, >100% capacity, ~ 220 cars, 1-2 times a year
 - Tier 1 +
 - Additional valet
 - Vehicle staging (adding up to 70 potential vehicles)
- Will notify abutters and Ward Aldermen
- Concerned Tier 1 might happen more than 5 times a year

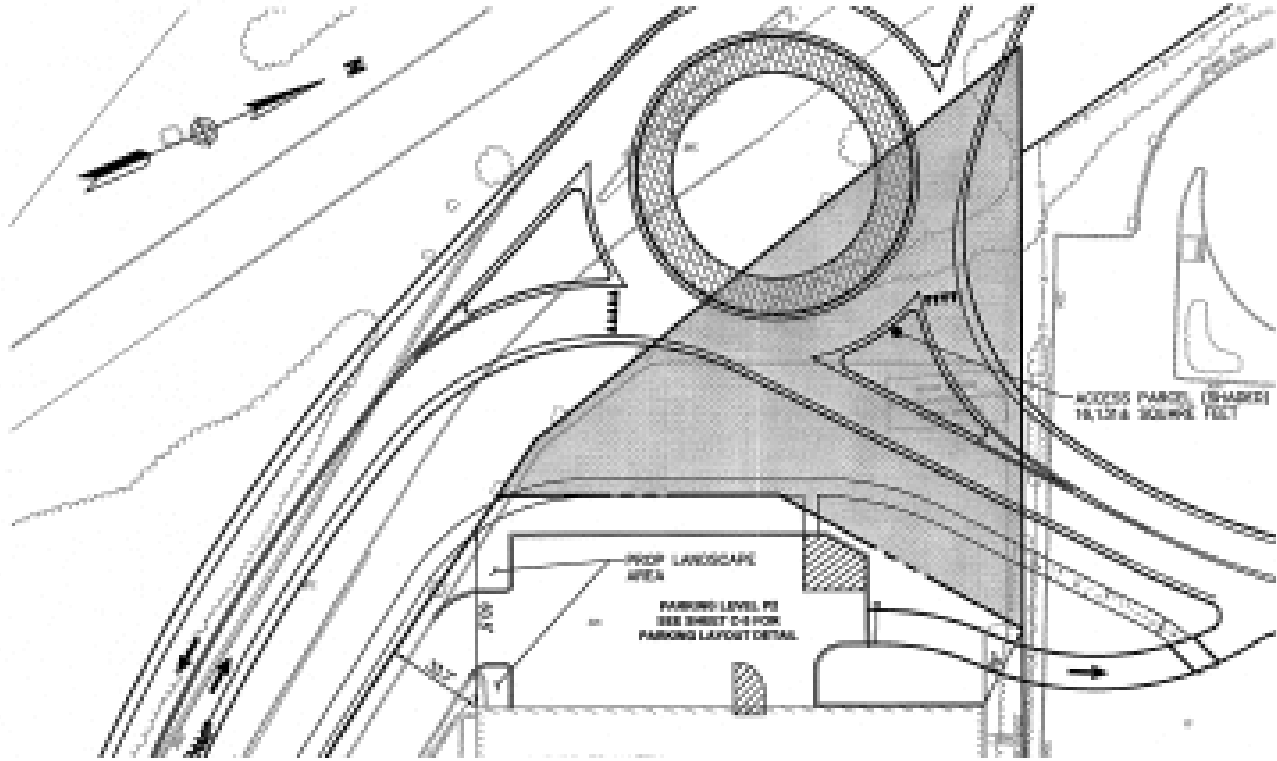
Representative Vehicle Staging Plan:



Proposed Site Plan Phase 2:

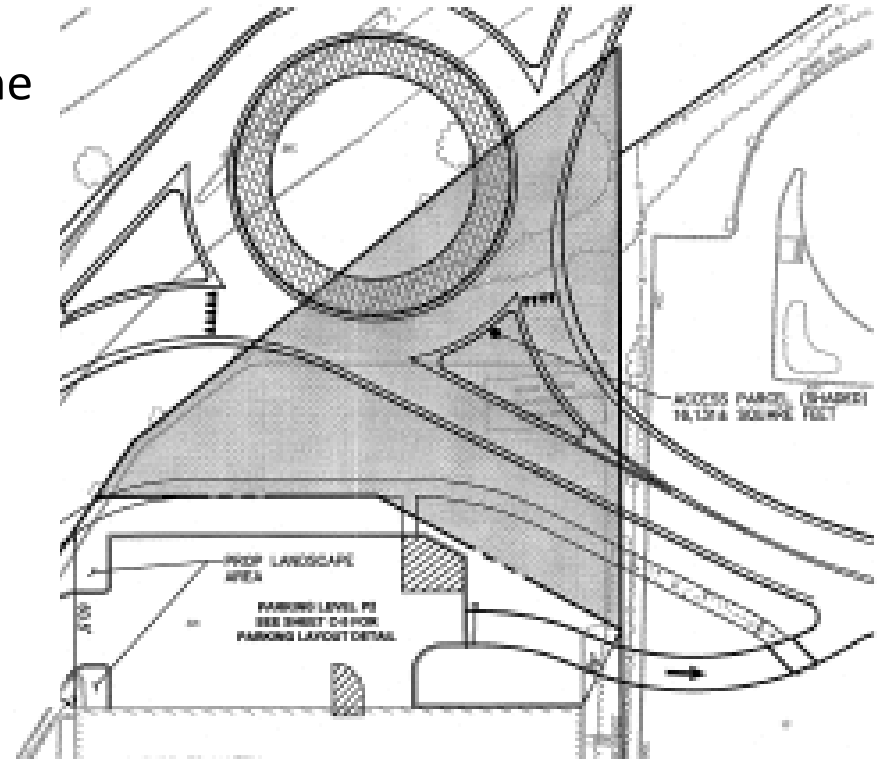


Connection from Hotel to Station at Riverside:



Phase 2 Proposed Site Plan:

- Dependent on development of the Station at Riverside
- Construction of rear access road into the Station at Riverside will alter the open space, lot coverage, FAR, setbacks, and parking of the lot
- FAR increases from 1.0 to 1.2, and lot coverage increases from 41% to 47%
- Will reduce total number of parking stalls to 204, will need SP to waive 20 additional required parking stalls bringing total waiver to 75 stalls.



Relief Requested:

- Amend Current Site Plan
- Extend a nonconforming structure with pool deck awning
- Reconfigure the delivery and trash pick-up at front of hotel
- Reconfigure existing parking areas
- Reflect existing and proposed signage including to add 3 new signs and to legalize two existing signs
- Reflect existing wireless communications equipment

- Obtain waivers for 55 parking stalls and other parking requirements including stall width, depth, HC stall depth, maneuvering space for end stalls, maneuvering space for aisles, for maximum entrance and exit driveway width, for landscape screening and interior landscaping requirements, for lighting requirements, for surfacing and curbing, for the number of bicycle parking spaces, and for the design of loading facilities

Relief Requested Cont.:

- Upon the exercise of the Riverside Special Permit a portion of the Indigo lot will be conveyed as the rear access/egress for the Riverside site. This will result in a reduction in the lot size of the Indigo property and changes to the FAR and lot coverage ratios. The petitioner therefore must seek special permits for an FAR greater than 1.0, obtain relief for the extension of the existing nonconforming lot coverage, obtain relief for the existing nonconforming building (height, number of stories and loading facility), and obtain a waiver for 20 additional parking stalls

Bicycle Parking:

