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NEW BEDFORD, MA

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CITY CLERK

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SPECIAL PERMIT
~~SITE PLAN~~ REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: New Bedford Renaissance II by: _____ dated: _____

1. Application Information

Street Address: ~~220~~ 222 Union St., New Bedford, MA

Assessor's Map(s): 46 Lot(s) 32 + 33

Registry of Deeds Book: 11553 Page: 102

Zoning District: Mixed ~~Commercial~~ USE BUSINESS + Downtown Overlay District

Applicant's Name (printed): New Bedford Urban Renaissance II LLC (Atty Pamela Gauvin)

Mailing Address: 555 Pleasant St. New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: (508) 717-0284 pam@markeygauvinlaw.com
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Atty

List all submitted materials (include document titles & volume numbers where applicable) below:

Please see table of content

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

3/10/2016
Date

Signature of Applicant

CASE 09-16

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: New Bedford Rennaisance II by: Visnick & Caulfield dated: March 11, 2016

1. Application Information

Street Address: 222 Union Street

Assessor's Map(s): 46 Lot(s) 32 & 33

Registry of Deeds Book: 11553 Page: 102

Zoning District: Mixed Use Business Downtown Business Overlay District

Applicant's Name (printed): Atty Pamela Gauvin (on behalf of Shiawee Yang)

Mailing Address: 555 Pleasant (Street) New Bedford (City) MA (State) 02740 (Zip)

Contact Information: 508-717-0284 (Telephone Number) pam@markeygauvinlaw.com (Email Address)

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☑ Other Attorney

List all submitted materials (include document titles & volume numbers where applicable) below:

1. Special Permit Application (16)
2. Narrative Re: Parking
2. Photogrpahs (5): Aerials (2), Premises,Union Street (2) Wast and West
3. Visnick & Caulfield Plans (16) previously provided
4. Farland Corp Site Plans (16)
5. Abutters List (4)
6. Proof Of Ownership (4)

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

Date _____ Signature of Applicant _____

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2. Zoning Classifications

Present Use of Premises: General Office

Proposed Use of Premises: Hotel

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
None.

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

The proposed project will convert the vacant five story general office building into a sixty eight room boutique hotel, with a function area and restaurant. The building encompasses the entire lot, therefore, there is no off street parking. Since the building is in the downtown overlay district there are no available lots within the two hundred feet of the property. As a result, the applicant seeks to obtain a special permit for reduction in parking and provide parking in an eighty three space parking area three blocks away from the property. The applicant intends to provide self parking and valet parking from its main entrance on Union Street. In addition will provide employee parking west on Union Street approximately 400 feet away. The valet and self parking lot are depicted on site plan. The applicant is seeking a special permit and relief from sections 4550 & 4553.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	7561 sg. ft		same
Lot Width (ft)	81.31 feet		same
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	aprx. 7500		same
Residential Gross Floor Area (sq ft)	0		same
Non-Residential Gross Floor Area (sq ft)	aprx 7500		same
Building Height (ft)	66'11" - 62'9"		same
Front Setback (ft)	0		0
Side Setback (ft)	0		0
Side Setback (ft)	0		0
Rear Setback (ft)	0		0
Lot Coverage by Buildings (% of Lot Area)	100%		same
Permeable Open Space (% of Lot Area)	0%		same
Green Space (% of Lot Area)	0%		same
Off-Street Parking Spaces	0		same
Long-Term Bicycle Parking Spaces	0		0
Short-Term Bicycle Parking Spaces	0		0
Loading Bays	0		0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	0	40-80
b) Number of employees:	0	12-15
c) Hours of operation:	0	24 hrs
d) Days of operation:	0	7
e) Hours of deliveries:	0	7AM - 3PM

f) Frequency of deliveries: ☑ Daily ☐ Weekly ☐ Monthly ☐ Other:_____

6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Attorney Pamela Gauvin

at the following address: 555 Pleasant Street, Suite 5A

to apply for: Special Permit

on premises located at: 222 Union Street

in current ownership since: December 8, 2015

whose address is: 222 Union Street

for which the record title stands in the name of: New Bedford Urban Rennaissance II

whose address is: 555 Pleasant Street, Suite 5B

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11553 Page: 102

OR Registry District of the Land Court, Certificate No.:_____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

_____ _____

Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Parking:

Overview: The proposal for parking and traffic will include valet parking twenty-four hour per day in front of the entrance on Union Street, and a self-park option for patrons. The parking lot will be located on South Sixth Street, between School and Walnut Streets. The parking proposal also includes a free self-parking option in the same parking lot, and pay covered parking in the municipal downtown lots (Elm Street and Zeiterion).

The patrons will use the front entrance at 222 Union Street, for arrival and departure. There will be three parking spaces available for a loading area. [1]

Scenarios:

Typical Arrival: Upon arrival, the valet will provide the patron with the option of valet parking or self-parking. If a patron decides to valet park, then a "valet ticket" will be provided to the patron. If the patron decides to self-park, the Hotel associate will provide a dated "parking pass" with a map of the reverse side, which will be displayed in the windshield of the self-parked vehicle. The map will include other public parking area, including the covered Elm Street Garage and the Zeiterion Theater Parking Garage.

If the patron decides for a valet park, then the valet will turn left on to Pleasant Street (north), left on to Market Street (west), and left on to North Sixth Street (south). The valet will cross over Union Street and proceed on to South Sixth Street two blocks. The travel distance is one quarter mile.[2] The valet will then park the vehicle in the lot between School and Walnut Street. Upon check out the patron will be encouraged to contact the front desk to notify the valet of his/her departure. This will facilitate the valet to return the car to the front door on Union Street, before the patrons arrives in the lobby for departure. The valet will return the vehicle to the Hotel by taking a left turn on to South Sixth Street (south), then right onto Walnut Street (west), and then right onto South Seventh Street (north). The valet will continue on to South Seventh Street to Union Street, and turn right on to Union Street (east), and continue to the front of the Hotel. The travel distance is less than one third of a mile. [3]

If the patron decides to self-park the patron will be provided a map of all available parking lots in the downtown area. However, the patron will be told of the fact that the "South Sixth Street Lot" is free of charge. The patron will be encouraged, with a map, to travel the same route to park the car, as the valet. The pedestrian walk to the parking lot is .14.[4]

The valet and the Hotel personnel will be responsible for making certain there is no double parking on Union Street.

Function Arrival: There will be scenarios where a function may occur at the Hotel. The host of the function will be responsible for hiring additional valets during the hours of the function. The additional

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[1] The applicant will petition the traffic commission for the designation of a loading area on Union Street. See photographs 1 and 2.

[2] As depicted with the yellow lines on the Aerial photograph provided.

[3] As depicted with the red lines on the Aerial photograph provided

[4] As depicted with blue lines on the Aerial photograph provided.

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valets will allow for the traffic to move smoothly along Union Street. The valet for functions will use the same route described above to park the vehicles.

Employee Parking:

There will be 20 parking spots available for parking approximately four hundred and fifty feet away west across Union Street. The entrance for that parking will be from the Park Place. However, a pedestrian gate is available to gain access to Union Street from the lot. This lot may be used for valet during any functions or high volume times.

Descriptions Parking Lots:

So. Sixth St. Parking Lot: The parking lot is 25,579.5 square feet. The South Sixth Street Parking lot is a .14 mile walk from the Hotel. The parking lot is street level on the its westerly property line. Along the easterly property line is a stone retaining wall. There are various types of fences along the northern property line, they include an iron rod fence, a stockade fence and a chain link fence. It is presently a sixty-three (63) space striped parking lot. This will be used mainly for short term, self-parking, including two (2) handicap parking spots. There are four (4) entrances/exits. The valet will "stack" the vehicles, in the most southern portion of the parking lot. The "stacking" of vehicles is having them parked bumper-to-bumper fashion, during peak hours and functions, as is the mode of use in larger cities' parking lots. This will increase the lot capacity to seventy-two (72) vehicles. The two handicap parking spaces available in the northwest corner of the parking area are closest to the entrance. The handicap spots will be clearly marked with a blue square and yellow out line depicted handicap parking, and a sign for each respective spot.

The pavement is in good shape and the parking lines are clear and defined. The parking spaces cross the parking lot in an east to west direction. The property owner will be responsible for the snow removal and the spring cleaning of the parking lot. The snow will be placed in the south east corner of the lots where there is loam and seed. In addition, at each entrance and egress there will be a waste barrel for the disposal of trash. The parking lot is illuminated by a street light on South Sixth Street, and from two lights located on a pole within the parking lot. The pole is located on the east side of the parking lot, and the spot lights go in a southwesterly and northwesterly direction.

There are four curb cuts to the parking lot. In addition, between the curb cuts there are portable Jersey barriers.

Park Place Parking Lots: There are two (2) lots totaling forty-five (45) striped parking spaces. This will be used for employee parking. These lots are currently owned and or leased by the developer. There is one parking lot on the south side of Park Place, and one on the north side. Excess parking will be created because of employee shift usage. The pavement is in good shape and parking lines are clear and defined. Only several of the spaces are currently used by tenants of the "*Old Standard Times Building*"

Valet Service: The valet service will be outsourced. The service hours and structure will be determined by high volume service days and hours. During the typical check-in hours there will be three valets, and during check-out hours there will be three valets. During a function there will be as many as six valets.

Loading Area: The loading area will be located along Union Street.[5] Under Article II sec. 23-43 commercial vehicles "may park in metered space without depositing a coin for a period not to exceed thirty (30) minutes. The delivers to the Hotel and restaurant will be occurring three to four times per week. The three spaces will provide plenty of room for the delivery trucks to park without disrupting the traffic flow of Union Street. IN addition, the delivery trucks, with commercial plates will have thirty minutes to make deliveries while parked at any meter on Pleasant Street as well.[6]

Developmental Impact Statement: There is no alteration of the exiting topography for any of this project. The project will not remove or add to any of the properties involved. The premises at 222 Union Street is repurposing the property from Business Mixed Use to a Hotel, and the parking lot will remain the same.

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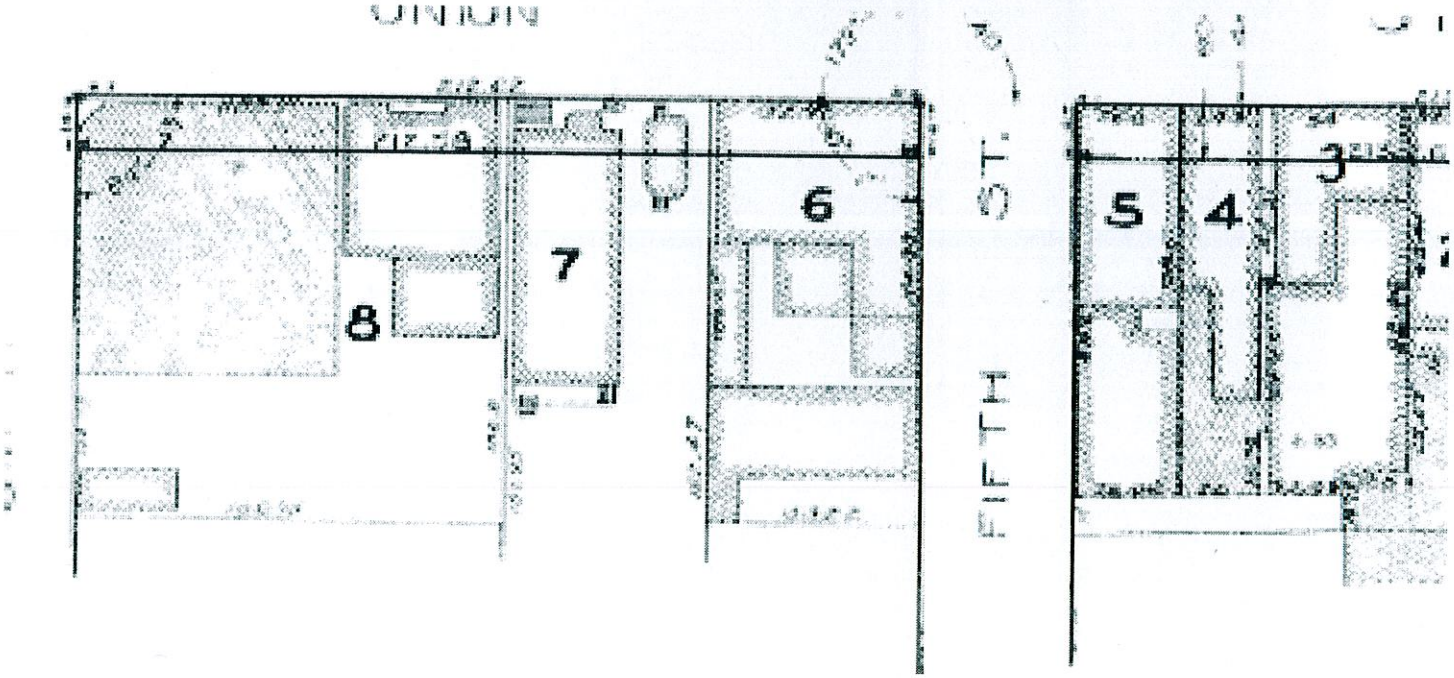
[5] As depicted in photograph 1.
[6] As depicted in photograph 2

Site History: In 1913 the City of New Bedford acquired 14 feet of lot 32. As depicted in Lot six (6) of Plan 1 Book 13 page 11 in the Southern Bristol County Registry of Deeds. As a result, the lot sized was reduced 106.33 feet along Pleasant Street, to the existing 92.33 feet.



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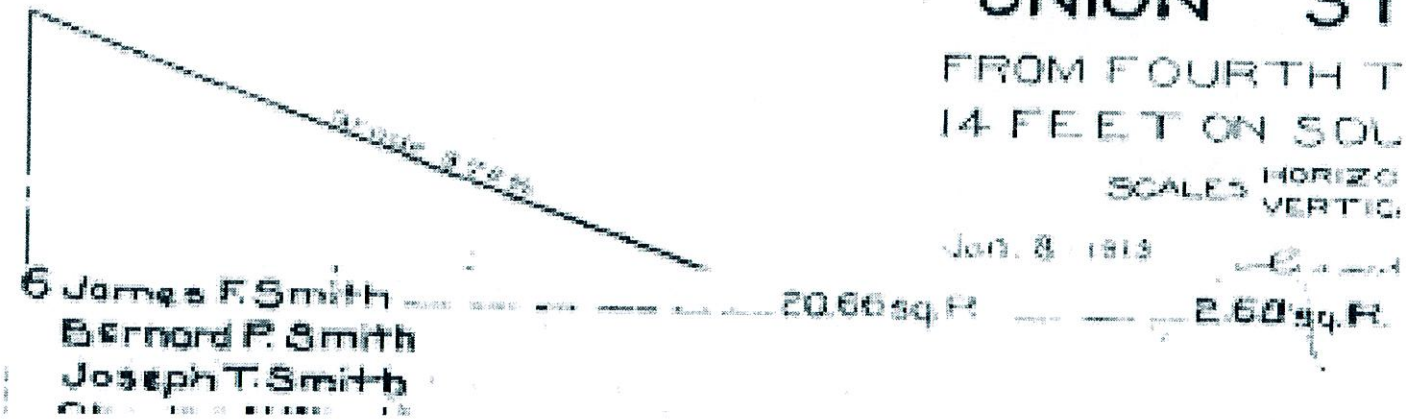

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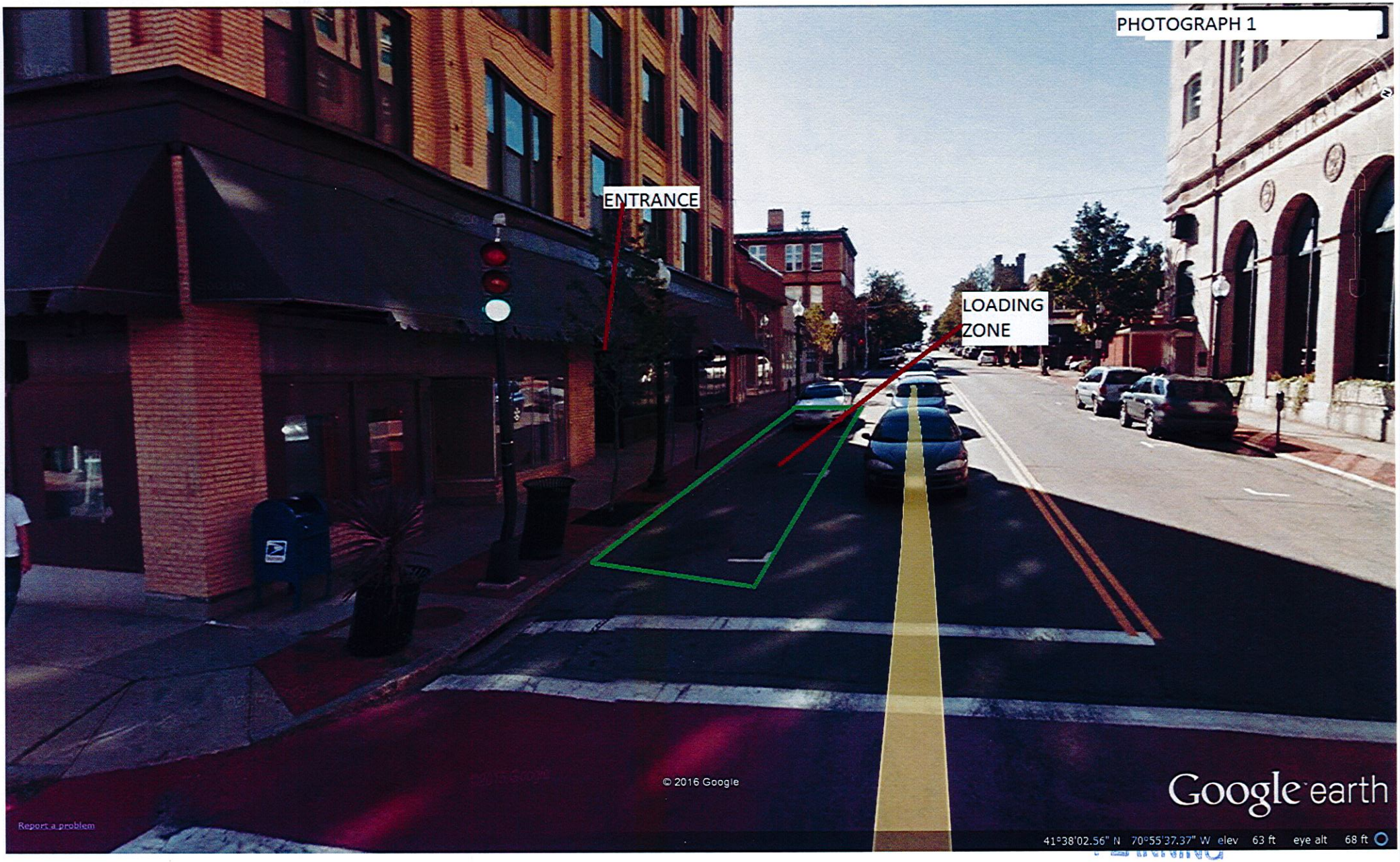

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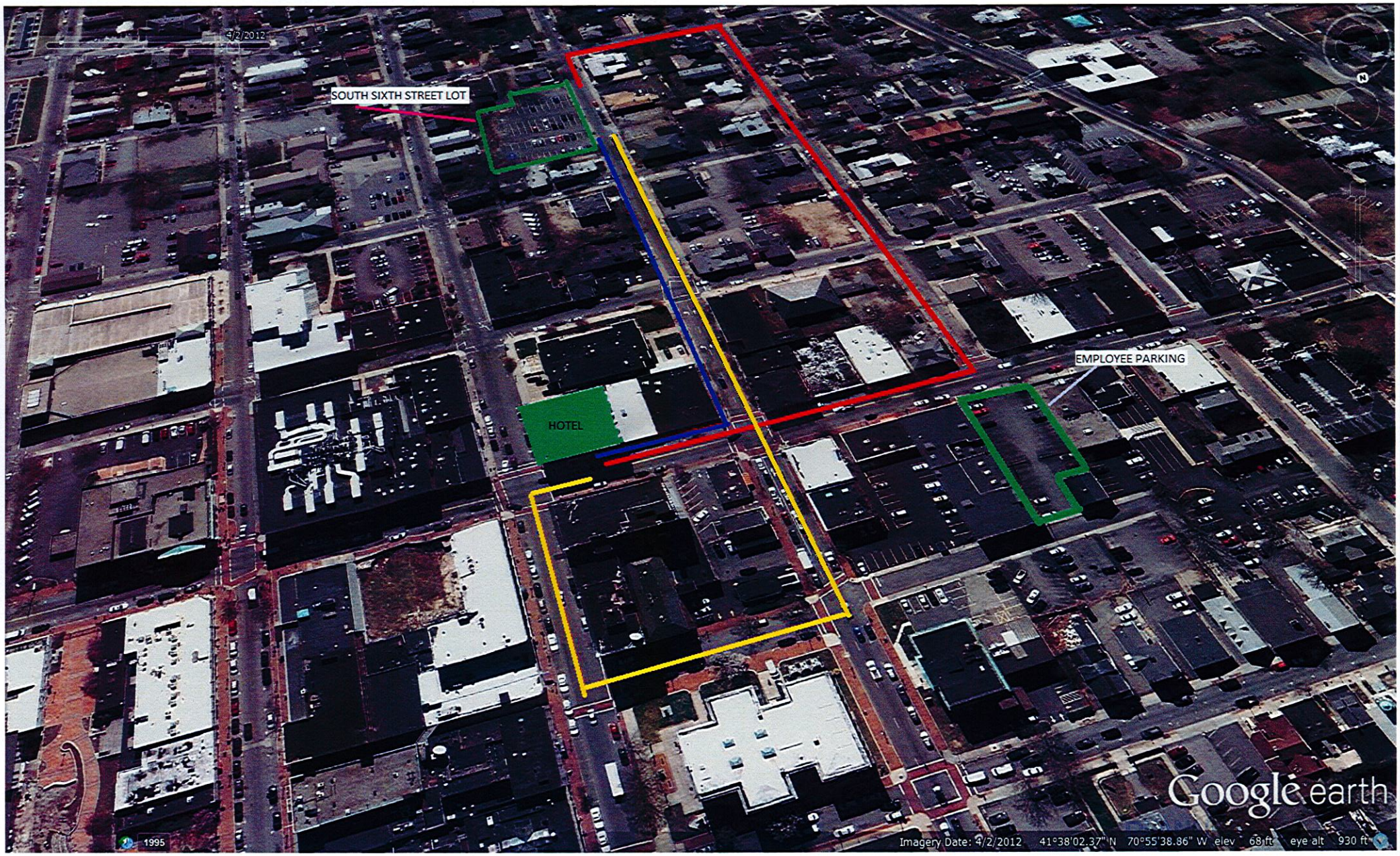

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