



# City of New Bedford

## Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

**PATRICK J. SULLIVAN**  
DIRECTOR

## STAFF COMMENTS

### PLANNING BOARD MEETING

April 6, 2016

**Case # 09-16: SPECIAL PERMIT For**  
ES South Sixth Street  
Map 46, Lot 93

**Applicant:** Atty. Pamela Gauvin  
555 Pleasant Street, Ste.  
5A  
New Bedford, MA 02740

**Owner:** New Bedford Urban  
Renaissance II  
555 Pleasant Street  
New Bedford, MA 02740

#### Overview of Request

Request to consider an application under Chapter 9 Comprehensive Zoning, Sections 3000-General Regulations, 3100-Parking & Loading, 3110-Applicability, and 3120-3125-Special Permit for a Special Permit for reduction of off-street parking located at ES South Sixth Street (Map 46, Lot 93), in the Mixed Use Business (MUB) to serve a building conversion from general office to hotel use located at 222 Union Street (Map 46, Lots 32 & 33).

Under Section 3120 of the zoning code, parking requirements stipulated [by the city's zoning ordinance] may be reduced upon the issuance of a special permit by the Planning Board "if the board finds that the reduction is not inconsistent with public health and safety or that the reduction promotes a public benefit." Here, the applicant proposes up to 117 parking spaces in two off-site locations where the proposed use necessitates an estimated 206<sup>1</sup> on-site spaces (1:200SF of building = 186 + 30 estimated employees = 206).



View of proposed hotel from Pleasant Street looking NW



Ornamental Gate at Site

<sup>1</sup> The Zoning Enforcement Officer will make a final determination as to exact parking needed; it is hoped that this figure will be available at the board's hearing on this matter.

**Existing Conditions**

The applicant proposes to convert an existing 37,260 SF five storey building occupying the entirety of the subject site to a hotel use with associated restaurant and function area facilities on the street level. Given the nonconformity of the building dating back to c.1916 and the absence of any open space on the existing lot, the applicants propose a plan to off-set their parking demand by providing off-site parking for employees and guests in two locations. Both parking sites are currently operating as parking lots and the applicant does have site control of both parcels.

As regards the parking lots proposed to service this new use, the applicant has included information in the case submittal materials that depicts the primary lot, located on South Sixth Street as being located approximately 3 blocks from the proposed main entrance of the hotel on Union Street and a smaller lot being off of Union Street that is located approximately 400 linear feet from the main entrance.

- The applicant identifies the South Sixth Street lot as having 63 spaces in an existing paved parking lot including two handicap parking spaces. The applicant notes that when valet parking is used and vehicles are parked in “stacked” bumper-to-bumper fashion, the lot capacity increases to 72 vehicles.

The lot slopes gently east. The existing asphalt pavement is striped and the lot is delineated by a variety of fencing styles of varying heights and noticeable brush growth along the eastern and southern perimeter lot lines. Jersey barriers front along the sidewalk edge; the board may want to consider conditioning any approval upon their removal and/or substitution with landscaping. Retaining walls shore up earth at the eastern and southern abutting residential properties; curb stops were observed by staff as noted on the site plan. Four (4) curb cuts serve for ingress and egress at the site along South Sixth Street.



Two (2) utility poles with existing lighting are located at the eastern property line, in addition to street lampposts, providing some illumination to the area which is located adjacent to residential dwelling units.

Two catch basins facilitate drainage on the site. No drainage calculations or plan has been provided for the Planning Board’s review and consideration.



Staff’s visit to the site found landscaping and screening buffers have fallen into disrepair. [Given that this commercial parking lot is bounded by residential dwelling units, the board may wish to remind the applicant as to the importance of honoring the city’s screening and landscaping stipulations under Section 3300 of the municipal code.]

- The Park Place Parking lot is actually a combination of two lots with an existing 45 spaces that will serve as the employee parking area. It is located roughly 450 feet from the proposed hotel. Although the parking lot is referenced by the applicant within the submitted application, it does not appear on the provided site plan as referenced by the applicant. Staff recommends that the site plan be revised to reflect *both* parking lots to ensure consistency with the application and any action the board takes.

**Proposed Conditions:**

The intent of this project is to provide parking for a proposed boutique hotel envisioned to accommodate visitors to New Bedford, through the adaptive reuse of vacant general office space.

The applicant proposes valet parking services twenty-four hours per day in front of the hotel at its main entrance to be situated on Union Street. There will also be a self-park option for guests available. Guests who choose to self-park will be provided with maps of New Bedford parking availability but advised that the hotel’s South Sixth Street parking lot is free of charge. The applicant will be seeking approval from the city’s Traffic Commission to allow the conversion of three existing street parking spaces into valet loading and unloading space.



Valet parking circulation is described in the application’s narrative proposal with accompanying photographs (Attachments 3 & 4).

The application does address snow removal and spring clean up of the South Sixth Street Parking Lot noting that “snow will be placed in the southeast corner of the lot where there is loam and seed.” Trash barrels for which the hotel will be responsible will be placed at each entrance and egress.

The board may wish to question the applicants as to how parking will be regulated on these sites, meaning, how will they ensure that people other than hotel guests/employees are using the site and how will the proposed Park Place Parking Lot suffice in accommodating employee shifting patterns. While not *directly* germane to the board’s deliberation concerning the allowance of a special permit for reduced parking, issues around enforcement, signage and operational protocols for both off-site parking lots—given that they are introduced by the applicant as the remedy to the proposed parking deficiency—would be relevant to this discussion.

**Special Permit for Parking Reduction:**

When considering an application for Special Permit, the Board takes into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance. As to those thresholds, staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**  
The special permit request for parking reduction is submitted in support of the \$10 Million dollar hotel and restaurant renovation of a vacant building in Downtown New Bedford proposed by the Columbus Group. The proposed adaptive reuse of the vacant general office space, itself, will promote a public benefit by stimulating activity that provides an economic gain to the neighborhoods and city. In support of this

development off-site parking is needed and proposed to both serve employees and guests of the renovated use, but also to ensure that street parking is not negatively impacted to any measurable effect.

Staff would argue that the economic stimulus resulting from the proposed project will be manifested both through the design/build phase of the project during construction, as well as on an ongoing basis through the hotel's operation. New Bedford's historical and cultural assets are a regional and national draw for visitors, driving future employment opportunities for the tourism, hotel and hospitality sector to continue nurturing the city's economic growth.

▪ **Traffic flow and safety, including parking and loading.**

The application as presented reflects a careful consideration of the flow of traffic in and around the downtown, mindful of existing traffic patterns and utilizing existing off-site parking availability. The proposed use of two off-site parking lots that already exist eliminates the need to build more parking lots, a largely undesirable consideration in creating urban vitality in a downtown. The proposed introduction of a 24 hour valet service additionally lends a convenience to patrons and hotel guests that will help reinforce the use of those extant lots.

▪ **Adequacy of utilities and other public services.**

Whereas the applicant is requesting approval for the allowance of no on-site parking associated with the hotel, there is no issue with this adequacy.

▪ **Neighborhood character and social structures.**

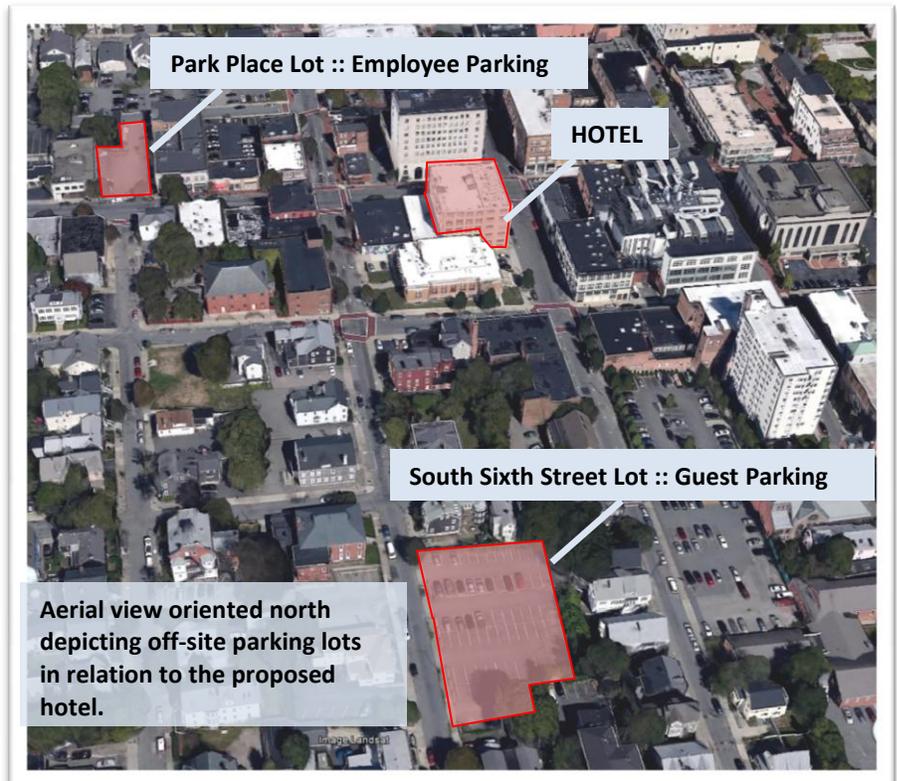
The building located at 222 Union Street dates from 1916 and provides a distinctive ambiance to the architectural style exemplified by the contextualism of the downtown. That said, to the extent that any significant alteration to the building in order to accommodate onsite parking would radically change the character, historical gravitas and streetscape such a building provides. As proposed, the remedy of off-site parking in this instance supports the existing neighborhood character.

▪ **Impacts on the natural environment**

This application for parking relief is for the utilization of urban space currently used for parking; there will be no anticipated negative impacts on the natural environment as a result of granting the special permit.

▪ **Potential fiscal impact, including impact on city services, tax base, and employment**

The fiscal impact of the proposed hotel, while not itself the subject of this application, will provide a positive financial contribution to the city, both in direct revenues and new employment opportunities, but also in the anticipated leveraging of private investment beyond the hotel such an expansive project can bring. The



provision of a special permit in support of this development will, in effect, make this project possible. In this regard, and given the minor negative impact off-site parking lots would have, staff contends that the proposed special permit will positively impact the fiscal condition of downtown and support the city's vision of a vibrant seaport community.

### **Master Plan Goal**

This proposal is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it improves the neighborhood, develops strategic sites, and attracts emerging business. In addition to its alignment with this vision, the proposed reuse of this existing building, coupled with creative parking solutions, is consistent with the city's anticipated shift to form based zoning in the downtown.

### **Review Comments**

Plans were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices. The Department of Public Infrastructure responded stating it had no remarks or comments for the Planning Board's consideration of this case. The Conservation Commission noted there were no local or State protected wetlands in or within 100' of the subject proposal, therefore no permit was required from the Conservation Commission. Outside of this, no further comments from city offices were received in this matter.

### **Staff Recommendation:**

This application before the Planning Board is a Special Permit request for relief from parking requirements. In light of the findings and considerations articulated in this report, staff recommends approval of the proposed special permit and offers the following conditions for the board's considerations:

- That the applicant address and submit all technical corrections to the Planning Department as follows:
  - The applicant shall add the Deed Book and Page to Site Plan for 222 Union Street and ES South Sixth Street to the plan sheet set.
  - The Special Permit Application shall include the deed book and page number (11570/77) for the ES South Sixth Street parcel, in addition to noting the deed book and page number (11553/102) for the proposed hotel site at 222 Union Street.
  - The Owner shall sign and date the Special Permit Application.
  - At Section 3. of the application for Special Permit, the applicant describes relief is sought under 4550 & 4553. The Department of Inspectional Services cites Sections 3000-General Regulations, 3100-Parking & Loading, 3110-Applicability, and 3120-3125-Special Permit. The applicant shall correct the application, accordingly.
  - The applicant shall ensure that the descriptions relative to the parking lot provided under the Description of Parking Lots in the application narrative and within the narrative scenario are consistent to the satisfaction of the city planner in accordance with the applicant's representation before the board.
- That the applicant provides a separate narrative and plan describing the off-site parking plan in meeting employee and staffing needs as represented before the board.
- That the applicant removes the jersey barriers that exist within its parking lot along South Sixth Street and appropriately articulates the site's ingress and egress with landscaping.

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**Attachments:**

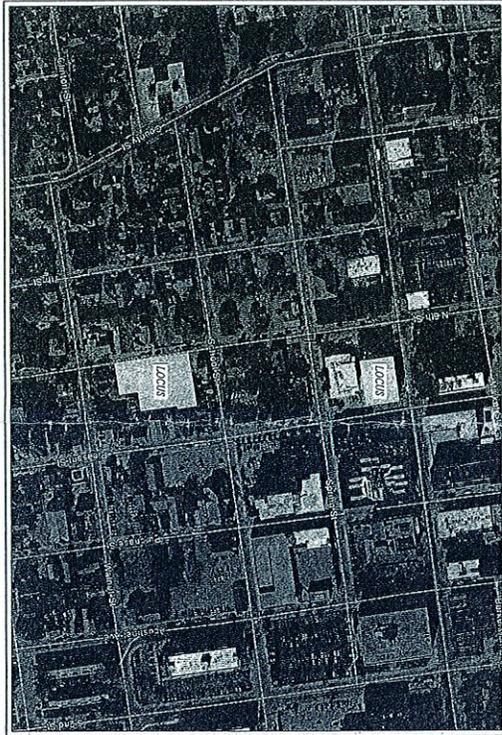
1. Site Plan for 222 Union Street & South Sixth Street (Map 46, Lots 32 & 33), New Bedford, MA, dated March 12, 2016 and prepared for Shiawee Yang, Columbus Group LLC, 800 Boylston Street, 16<sup>th</sup> Floor, Boston, MA 02199, by Farland Corp, 401 County Street, New Bedford, MA 02740 consisting of 4 (four) sheets
2. Special Permit Application
3. Project Proposal
4. Valet and Parking Circulation Photos
5. Deed – Bristol County (S.D) Registry of Deeds Book 11570, Page 77
6. Plan of Land for South Sixth Street for National Equity Properties, Inc, 240 Union Street, New Bedford, MA, dated 05-14-2010 prepared by Alpa Surveying and Engineering , Inc, 695 Wareham Street, Middleboro, MA (Bristol County (S.D) Registry of Deeds Plan Book 165, Page 106)
7. Site History describing lot size reduction along Pleasant Street
8. Proposed Hotel Photos

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# S I T E P L A N

## NEW BEDFORD RENAISSANCE II

222 UNION STREET & SOUTH SIXTH STREET  
 ASSESSORS MAP 46 LOT 32 & 93  
 NEW BEDFORD, MASSACHUSETTS



— AREA MAP —  
 SCALE: 1" = 150' ±

— I N D E X —	
SHEET	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	LAYOUT
4	DETAILS

ATTACHMENT 1

REVISIONS



www.FarlandCorp.com  
 401 COUNTY STREET  
 NEW BEDFORD, MA 02710  
 P. 508.717.2479  
 OFFICES IN:  
 ● FAULTON  
 ● MARLBOROUGH  
 ● WASHINGTON, NJ

DRAWN BY: SC  
 DESIGNED BY: SC  
 CHECKED BY: DM

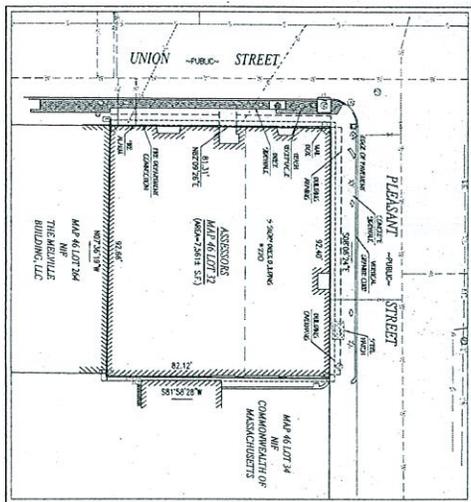
**SITE PLAN**  
 - 222 UNION STREET & SOUTH SIXTH STREET -  
 ASSESSORS MAP 46 LOT 32 & 93  
 NEW BEDFORD, MASSACHUSETTS

PREPARED FOR: DR. SHANWEE YANG, COLUMBUS GROUP LLC  
 800 BOSTON STREET, 16TH FLOOR  
 BOSTON, MA 02199

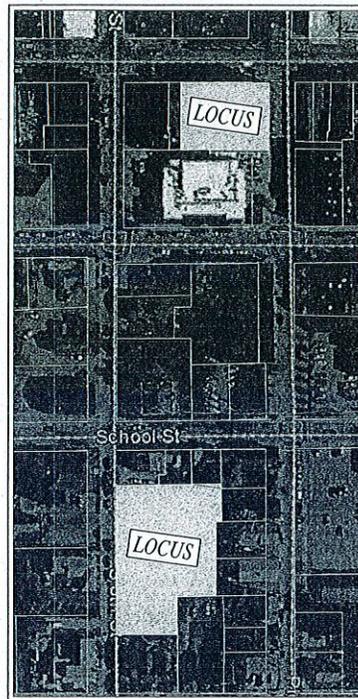
MARCH 12, 2016  
 SCALE: AS NOTED  
 JOB NO. 16-789  
 LATEST REVISION:  
 COVER  
 SHEET 1 OF 4

REVISIONS  
 09.16

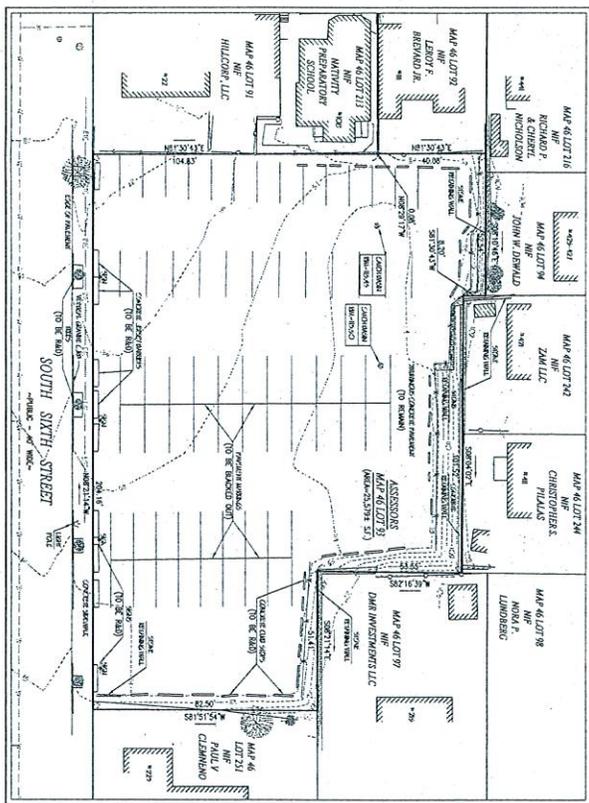
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222 UNION STREET  
 SCALE: 1"=20'



SITE OVERVIEW  
 SCALE: 1"=200'



MAP 46 LOT 93  
 SCALE: 1"=20'



EXISTING CONDITIONS  
 SHEET 2 OF 4

**SITE PLAN**  
 -222 UNION STREET & SOUTH SIXTH STREET-  
 ASSESSORS MAP 46 LOT 32 & 93  
 NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
 DR. SHARKEE YANG, COLUMBUS GROUP LLC  
 800 BOSTON STREET, 16TH FLOOR  
 BOSTON, MA 02199

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 401 COUNTRY STREET  
 SUITE 200  
 BOSTON, MA 02146  
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 OFFICES IN:  
 • FAUNTON  
 • MARLBOROUGH  
 • NARRANSWICK, RI

DRAWN BY: SC  
 DESIGNED BY: SC  
 CHECKED BY: DMS



REVISIONS







CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

CITY CLERKS OFFICE  
NEW BEDFORD, MA

2016 MAR 14 P 4: 04

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

## 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 <sup>222</sup>

Street Address: 220 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 + Downtown Overlay District  
USE BUSINESS

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

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

Contact Information: (508) 717-0284 pam@markeygavinlaw.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]  
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

CASE 09-16

ATTACHMENT 2



# 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 Renaissance 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 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 Attorney

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

1. Special Permit Application (16)
2. Narrative Re: Parking
2. Photographs (5): Aerials (2), Premises, Union Street (2) West and West
3. ~~Visnick & Caulfield Plans (16) previously provided~~ SITE (HOTEL) MIS IDENTIFIED
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

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

PLANNING  
MAR 18 2016  
DEPARTMENT  
MAR 18 2016  
DEPARTMENT  
09.16

**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) <b>PARKING LOT 25579</b>	7561 sq. ft		same
Lot Width (ft) <b>204.16</b>	81.31 feet		same
Number of Dwelling Units <b>0</b>	0		0
Total Gross Floor Area (sq ft) <b>0</b>	aprx. 7500		same
Residential Gross Floor Area (sq ft) <b>0</b>	0		same
Non-Residential Gross Floor Area (sq ft) <b>0</b>	aprx 7500		same
Building Height (ft) <b>0</b>	66'11" - 62'9"		same
Front Setback (ft) <b>CURBLINE + LANDSCAPING</b>		<b>3300</b>	0
Side Setback (ft) <b>5' WIDE</b>	0		0
Side Setback (ft) <b>ALONG PROPERTY</b>	0		0
Rear Setback (ft) <b>LING</b>	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:	<u>0</u>	<u>40-80</u>
b) Number of employees:	<u>0</u>	<u>12-15</u>
c) Hours of operation:	<u>0</u>	<u>24 hrs</u>
d) Days of operation:	<u>0</u>	<u>7</u>
e) Hours of deliveries:	<u>0</u>	<u>7AM - 3PM</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> 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 Renaissance II

whose address is: 555 Pleasant Street, Suite 5B

by a deed duly recorded in the: 11570 77  
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                      SEE APPLICATION DATED 3/10/2016  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: New Bedford Urban Renaissance II LLC

at the following address: 555 Pleasant St., New Bedford, MA 01740

to apply for: special permit

on premises located at: 220 Union St.

in current ownership since: December 8, 2015

whose address is: 220 Union St.

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

whose address is: 555 Pleasant St New Bedford, MA 01740

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.

3/10/2016  
Date

[Signature]  
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. <sup>1</sup>

*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.<sup>2</sup> 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. <sup>3</sup>

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.<sup>4</sup>

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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<sup>1</sup> The applicant will petition the traffic commission for the designation of a loading area on Union Street. See photographs 1 and 2.

<sup>2</sup> As depicted with the yellow lines on the Aerial photograph provided.

<sup>3</sup> As depicted with the red lines on the Aerial photograph provided

<sup>4</sup> As depicted with blue lines on the Aerial photograph provided.

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.

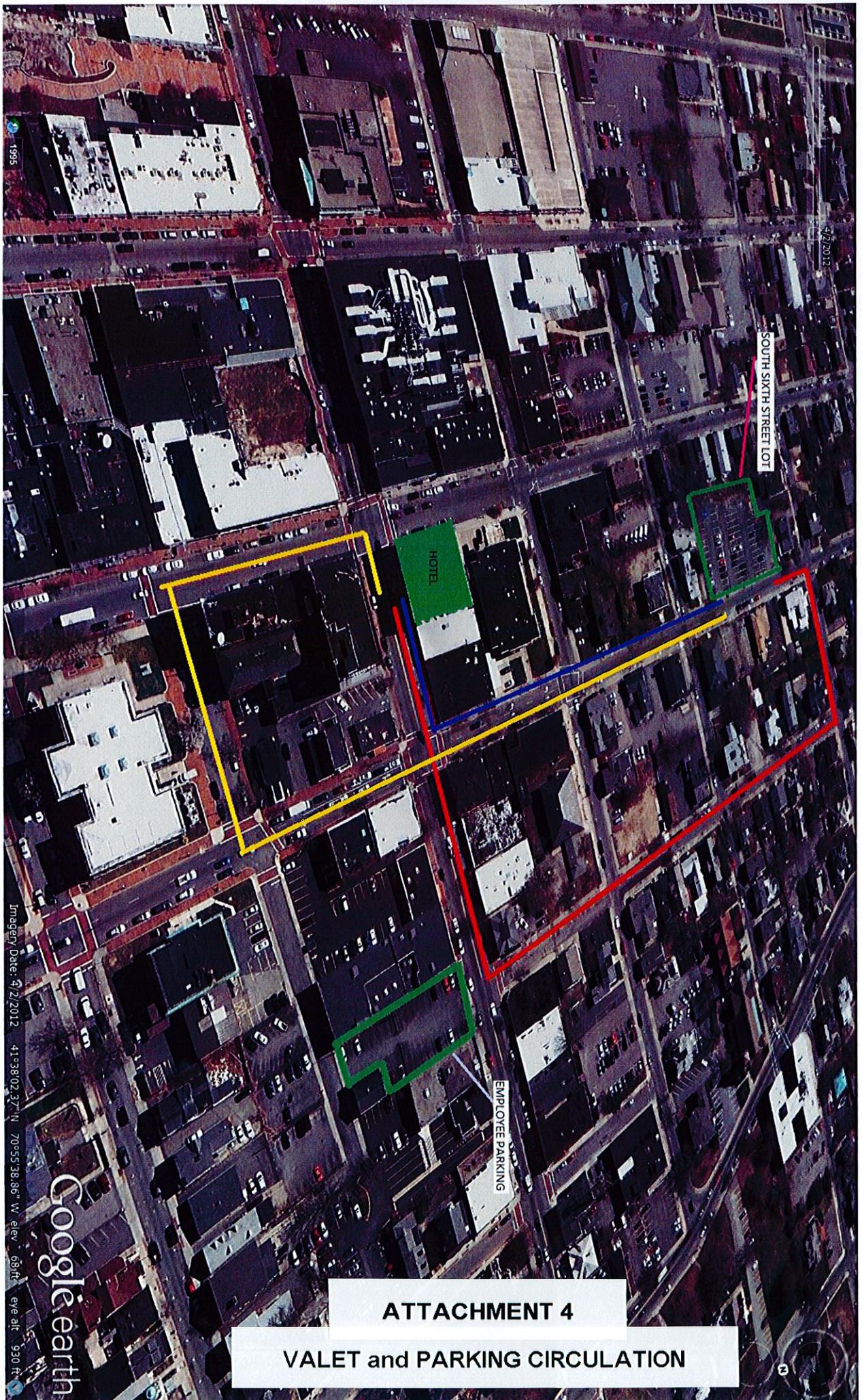
*Loading Area:* The loading area will be located along Union Street.<sup>5</sup> Under Article II sec. 23-43 commercial vehicles “may park in metered space without depositing a coin for a period not to exceed thirty (30) minutes. The delivers to the Hotel and restaurant will be occurring three to four 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.<sup>6</sup>

**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.

---

<sup>5</sup> As depicted in photograph 1.

<sup>6</sup> As depicted in photograph 2



SOUTH SIXTH STREET LOT

HOTEL

EMPLOYEE PARKING

Google earth

Imagery Date: 4/2/2012 41°38'02.27"N 70°55'38.86"W elev. 68ft eye alt. 530 ft

MAR 18 2013

DEPARTMENT  
04.1c

**ATTACHMENT 4**

**VALET and PARKING CIRCULATION**



PHOTOGRAPH 2

Google earth

41°38'02.48" N 70°55'37.58" W elev 68 ft eye alt 74 ft

MAE 1 8 2016

DEPARTMENT  
09.16

Report a problem

© 2016 Google



PHOTOGRAPH 1

Report a problem

© 2016 Google

Google earth

41°38'02.56" N 70°55'27.37" W elev 63 ft eye alt 68 ft

MAR 18 2015

DEPARTMENT

02-16

QUITCLAIM DEED

NATIONAL EQUITY PROPERTIES, INC. of 240 Union St., New Bedford, Bristol County,

for consideration of Two Hundred Thirty Two Thousand , Eight Hundred and 00/100 (232,800.00 Dollars,

hereby grants to NEW BEDFORD URBAN RENAISSANCE II , LLC. , a Massachusetts Limited Liability Company duly organized under law with an address at 555 Pleasant Street New Bedford, Massachusetts

with quitclaim covenants

land in New Bedford , Bristol County Massachusetts

Being shown as "NEW LOT" on a Plan of Land entitled "PLAN OF LAND SOUTH SIXTH STREET NEW BEDFORD" prepared by Alpha Surveying and Engineering Inc., dated May 14, 2010, and filed in the Bristol County Registry of Deeds in Plan Book 165 Page 106, and more particularly described as follows :bounded and described as follows:

Beginning at a drill hole at the southwesterly corner of land now or formerly of David C. Bruce, and along the easterly sideline of South Sixth Street and being the northwestern most corner of the Subject Property. Said drill hole being **South 11 degrees 15 minutes 59 seconds West** a distance of **52.54** feet from the intersection of the southerly sideline of School Street and the easterly sideline of South Sixth Street;

**Thence South 78 degrees 52 minutes 04 seconds East**, a distance of **104.83** feet along the northerly boundary of the Subject Property and the southerly boundary of land now of formerly of David C. Bruce and land now or formerly of Real Estate Educational to a point;

**Thence North 11 degrees 07 minutes 56 seconds East**, a distance of **0.08** feet along the northerly boundary of the Subject Property and the southerly boundary of land now of formerly of Real Estate Educational and land now or formerly of Holly Graybill to a point;

**Thence South 78 degrees 52 minutes 04 seconds East**, a distance of **40.08** feet along the northerly boundary of the Subject Property and the southerly boundary of land now of formerly of Holly Graybill to a PK nail set in pavement;

**Thence South 11 degrees 26 minutes 27 seconds West**, a distance of **52.54** feet along the easterly boundary of the Subject Property and the westerly boundary of land now of formerly of Dexter E. Cate and land now or formerly of Wayne S. Dewald to a concrete bound with drill hole;

Vacant Land, South Sixth Street, New Bedford, MA

**Thence North 78 degrees 52 minutes 04 seconds West**, a distance of **8.20** feet along the easterly boundary of the Subject Property and the westerly boundary of land now of formerly of Wayne S. Dewald and land now or formerly of Julliette L. Kirkwood to a drill hole;

**Thence South 11 degrees 33 minutes 11 seconds West**, a distance of **101.52** feet along the easterly boundary of the Subject Property and the westerly boundary of land now of formerly of Julliette L. Kirkwood and land now or formerly of David M. Arruda to a wooden stake with nail;

**Thence North 78 degrees 06 minutes 08 seconds West**, a distance of **53.55** feet along the southerly boundary of the Subject Property and the northerly boundary of land now of formerly of Glenpatt LLC to an iron rod with cap;

**Thence South 11 degrees 15 minutes 59 seconds West**, a distance of **51.41** feet along the easterly boundary of the Subject Property and the westerly boundary of land now of formerly of Glenpatt LLC to a concrete bound with drill hole;

**Thence North 78 degrees 30 minutes 53 seconds West**, a distance of **82.50** feet along the southerly boundary of the Subject Property and the northerly boundary of land now of formerly of James M. Batty to an iron rod with cap;

**Thence North 11 degrees 15 minutes 59 seconds East**, a distance of **204.16** feet along the westerly boundary of the Subject Property and the easterly sideline of South Sixth Street to a drill hole at the point of beginning."

52.46  
99.70  
52.00

The Subject Property contains approximately 25,579 sq. ft. (0.587 acres) more or less.

For title see

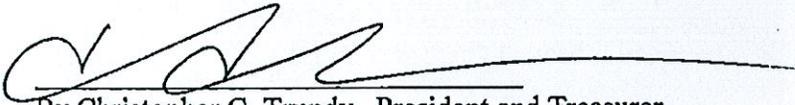
Instruments of Taking by the City of New Bedford recorded in the Bristol County SD Registry of Deeds at Book 2405 and Pages 251, 252 and 253 at thus followed by an Assignment of Tax Title recorded at Book 3902 and Page 108 in said Registry of Deeds ; thus followed by FINAL JUDGMENT IN TAX LIEN CASE recorded at Book 4283 and Page 40 and JUDGMENT IN TAX LIEN CASE recorded Book 7587 and page 125 in said Registry of Deeds . Also see deed March 16, 2011 recorded in the Bristol County SD Registry of Deeds in Book 10017 Page 19

This a confirmatory Deed of that recorded in the Bristol County SD Registry of Deeds in Book 9754 page 15 which due to a Scribner's error, the Grantee's name was improperly spelled.

This sale is not substantially all of the assets of **NATIONAL EQUITY PROPERTIES, INC**

In Witness Whereof, NATIONAL EQUITY PROPERTIES, INC., has caused its corporate seal to be hereto affixed and these presents signed, acknowledged and delivered in the name and behalf by Christopher C. Trundy, its President and Treasurer hereto authorized. this ~~28th~~ Day of *December*, 2015.

NATIONAL: EQUITY PROPERTIES, INC.



By Christopher C. Trundy, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

New Bedford

On this <sup>28th</sup> day of *December*, 2015, before me, the undersigned notary public, personally appeared the above-named Christopher C. Trundy proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he/she signed it voluntarily for its stated purpose and was his free act and deed and free act and deed of the Corporation.

*Richard C. Borges*  
\_\_\_\_\_  
, Notary Public

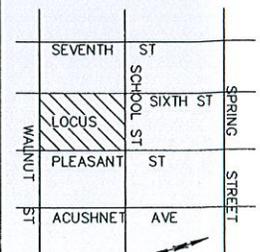
My Commission expires: *10-26-18*



60mis nep new buyer

REG DEEDS  
REG #07  
BRISTOL S

12/28/15 3:21PM 01  
00000 #4578  
FEE \$1062.48  
CASH \$1062.48



**NOTES:**

1) THE PURPOSE OF THIS PLAN IS TO COMBINE THREE EXISTING LOTS INTO A SINGLE LOT.  
 2) THIS PLAN IS THE RESULT FROM AN ACTUAL FIELD SURVEY. PROPERTY LINES HAVE BEEN COMPILED FROM THE FOLLOWING REFERENCED DEEDS AND PLAN.

ASSESS. MAP/LOT	NAME	DEED REF.
*46/93	FLORENCE HERMAN CORP.	2761/1
*46/95	FLORENCE HERMAN CORP.	1917/188
*46/96	FLORENCE HERMAN CORP.	1917/188
46/91	BRUCE, DAVID C.	4863/52
46/213	REAL ESTATE EDUCATIONAL	4938/258
46/92	GRAYBILL, HOLLY	4737/63
46/216	CATE, DEXTER E.	2351/316
46/94	DEWALD, WAYNE S.	1934/369
46/242	KIRKWOOD, JULIETTE L.	5246/213
46/244	ARRUDA, DAVID M.	5543/200
46/97	GLIMPATTI LLC.	5554/61
46/251	BATTY, JAMES M.	4383/138

\*SEE FINAL JUDGEMENT FOR NATIONAL EQUITY PROPERTIES, INC. BRISTOL (SOUTH) COUNTY REGISTRY OF DEEDS BOOK 4283 PAGE 40

- BK. 7587 PG. 129
- BK. 9339 PG. 282-284
- BK. 2405 PG. 251
- BK. 3497 PG. 51
- PLANS 141 PG. 23
- BK. 144 PG. 16



" I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

*Robert A. Pauli*  
 REGISTERED LAND SURVEYOR  
 DATE **5-14-2010**

PREPARED FOR  
 NATIONAL EQUITY PROPERTIES, INC  
 240 UNION STREET  
 NEW BEDFORD, MA

PLAN OF LAND  
 SOUTH SIXTH STREET  
 NEW BEDFORD, MASSACHUSETTS



WILLIAM MACKENZIE P.L.S., PRESIDENT  
 695 WAREHAM STREET  
 MIDDLEBOROUGH, MASSACHUSETTS 02346  
 (508) 295-5505

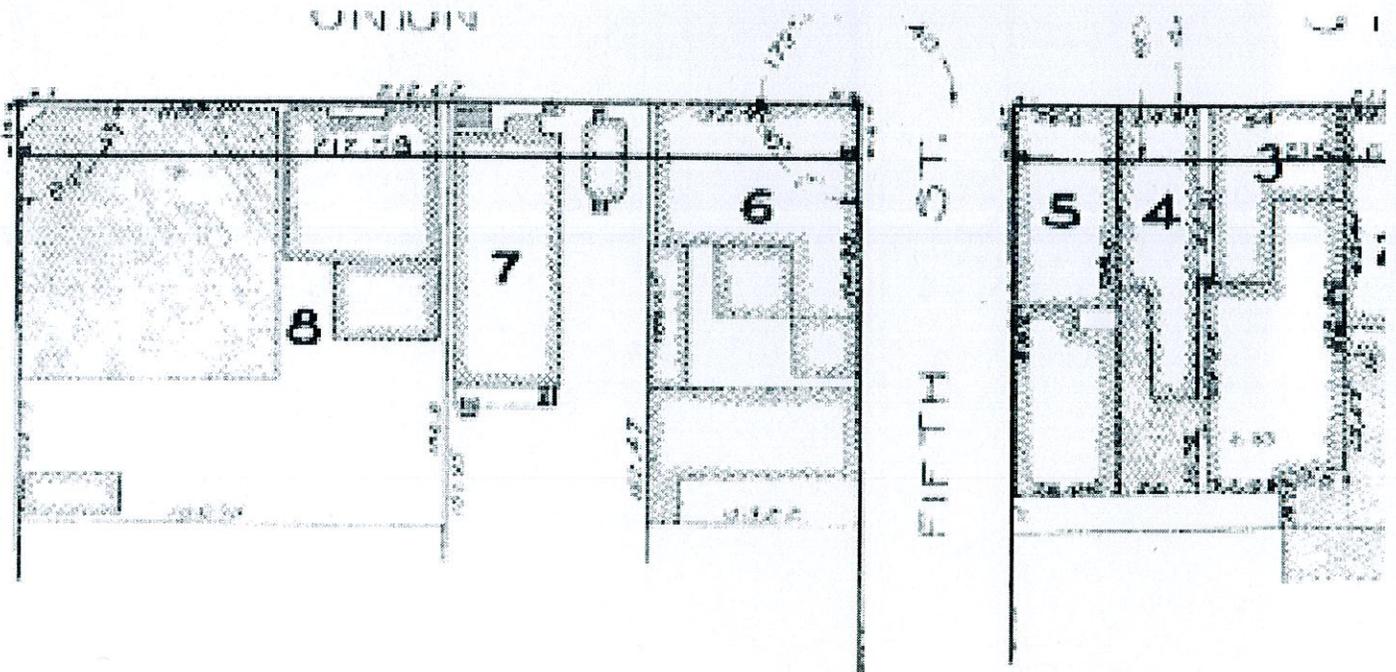


JOB NO. 03322  
 SHEET NO. 1 of 1  
 DWG. NO. 03322

165-106

165-106

Site History: In 1913 the City of New Bedford acquired 14 feet of lot 32. As depicted in Lot six (6) of Plan 2 Book 13 page 11 in the Southern Bristol County Registry of Deeds. As a result, the lot area was reduced 106.33 feet along Pleasant Street, to the existing 92.33 feet.



PLAN AND PROFILE OF  
**UNION ST**

FROM FOURTH ST  
14 FEET ON SLOPE

SCALE: HORIZONTAL  
VERTICAL

Jan. 8 1913



6 James F. Smith  
Bernard P. Smith  
Joseph T. Smith

20.66 sq. ft. 2.60 sq. ft.

PLANNING  
MAR 18 2016  
DEPARTMENT  
09.16

PLANNING  
MAR 18 2016  
DEPARTMENT  
09.16

222 UNION STREET

ATTACHMENT 8





4/2/2012

1995

Imagery Date: 4/2/2012 41°38'01.99" N 70°55'39.57" W Elev: 69 ft eye alt: 930 ft

Google earth

MAR 18 2016

DEPARTMENT  
05/16