

COMMENTS ON PARKING MANAGEMENT PLAN - REVISIONS REQUIRED 5/26/22

All utilization of the parking lot shall be in conformance with the Parking Management Plan required by the Board of Appeals pursuant to the Opinion and Order issued by the Board in conjunction with APL 2017-007 containing the following provisions:

A maximum of 16 shared parking spaces shall be allowed, so that any restaurant use subsequently approved for the site would be permitted 45 seats up to 5:30 pm and 77 seats after 5:30 pm. In conjunction with a Parking Management Plan, as specified below. **SHOW ON THE SITE PLAN SUBMITTED THE 16 PARKING SPACES DESIGNATED FOR SHARED USE AND ALSO SHOW ON THE SITE PLAN, THE FOLLOWING: The parking spaces located directly adjacent to the rear property line buffer, two on each side of the property shall be designated with signage as the required residential parking spaces for the two dwelling units located in 428 Fourth Street and the two dwelling units located in 424 Fourth Street. At no time shall they be utilized to provide parking for the commercial uses on the site.**

A Parking Management Plan shall be implemented that includes the following:

An addendum to the current lease agreements for office tenants which contains a provision that allows Noreast to make changes with regard to the provision of parking, including limiting tenant hours of usage to 8 am to 5 pm, Monday through Friday. **PROPOSED ADDENDUM SUBMITTED. HOWEVER, NUMBER 3 IN YOUR PLAN WHERE IT STATES THAT YOU WILL MAKE "REASONABLE EFFORTS TO ASSURE ALL EXISTING USE PERMITS FOR OFFICES ARE AMENDED" DOES NOT COMPLY. ALL OFFICE TENANTS MUST HAVE LEASE ADDENDUMS AND WE WILL NEED COPIES OF THE SIGNED ADDENDUMS AS PART THE PLAN SUBMITTAL**

A sticker system for existing office tenants and the two residential tenants which would require tenants to display a permit sticker on their vehicles. Noreast would maintain an updated list of vehicle descriptions and license tag numbers for its 428 tenants and supply a copy of this list to the restaurant management. **STICKER SAMPLE SUBMITTED. THE RESIDENTIAL STICKERS SHOULD BE DIFFERENTIATED IN SOME FASHION FROM THE OFFICE STICKERS.**

A signage program proposed for the parking lot would include one sign which would be posted on the lot prohibiting office tenant usage on weekends or after 5 pm on weekdays and a sign posted at the entrance of the parking lot stating restaurant parking only, violators to be towed to a specific location which would be determined and noted on the site plan. **NUMBER 5 ADDRESSES THIS. PLEASE SUBMIT SPECIFICATIONS FOR THE SIGNS AND INDICATE ON THE SITE PLAN WHERE THE SIGNS WILL BE POSTED.**

A memorandum of the lease parking restrictions shall be recorded in the land records which would establish a permanent covenant that would be difficult to remove the future and would

be subject to check in the use and occupancy permit process. . **THIS NEEDS TO BE SUBMITTED FOR REVIEW PRIOR TO RECORDATION AS PART OF THE PLAN.**

All current and future tenant leases contain a provision describing and requiring compliance with the Parking Management Plan, so that the parking management program is binding of all future owners and tenants at the site at 424-428 Fourth Street. **THIS NEEDS TO BE ADDRESSED IN THE LEASE ADDENDUM**

The Parking Management Plan shall be reviewed and approved by the Department of Planning and Zoning and the Office of Law, prior to the issuance of any permits for the project. No changes shall be made to the Parking Management Plan without approval by the Department of Planning and Zoning and the Office of Law. **WHEN ALL THE REQUESTED REVISIONS TO THE PARKING MANAGEMENT PLAN ARE SUBMITTED< IT WILL BE SENT TO THE OFFICE OF LAW FOR REVIEW>**