

City of Waltham

Jeannette A. McCarthy
Mayor

CITY OF WALTHAM
CITY CLERK'S OFFICE

2017 SEP -7 A 8:36

RECORDED

September 7, 2017

TO: The City Council

RE: Air Rights above a Portion of the Parking Lot Located at 230-234 Moody Street

Dear Councillors:

Enclosed please find the bid response for the above.

Pursuant to the RFP, an Evaluation Committee is required to evaluate any proposals. That is in process, and will be provided to you as soon as possible.

Kindly advise as to the City Council's recommendation.

Thank you.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure

cc: Joseph Pedulla

MICOL LLC

20 Felton Street, Waltham, MA 02453
781 489-7340 – MC@mcolomba.com

August 29th 2017

RFP 230-234 Moody Street, Waltham, MA

Dear Mr. Pedulla

I am in receipt of the RFP for leasing (for a term of 99 years) of air rights above a portion of the parking lot located at 230-234 Moody Street, Waltham, rear of 200-210-220 Moody Street, Waltham. Thank you for your consideration of Micol LLC's response to the RFP.

Proposed Development:

Micol LLC (Owner – 210 Moody Street) proposes to develop a 96 Room hotel (Hotel CCX) on its property. The proposed development's ground floor will include a drive through passage from Moody Street to the rear of the building to access the proposed parking to service the hotel. In addition to the drive through, we contemplate that the first floor will consist of a retail space, perhaps a bakery café, on the side of the Embassy Park and a restaurant on the Charles River side. The hotel lobby for welcoming guests during check in and checking out will also be on the ground floor.

Floors two through seven will have approximately 96 hotel rooms of various configurations. The basement level will provide amenities and common services such as a gym, business center, laundry, maintenance and utility rooms.

In addition to the construction of the parking deck, Micol LLC proposes to make certain improvements to the Embassy Park and the Charles River Riverwalk located on the north side of the site, subject to approval by the appropriate governmental authorities.

CCX:

Hotel CCX will be providing a range of room types accommodating a single guest to a large family suite with two and additional bedrooms available through connecting rooms. We will offer short term, extended stay and long term arrangements. I anticipate to include my personal residence in the building. CCX will be a full service hotel with concierge, valet parking and full room service for in-room dining.

Hotel CCX will complement the Downtown Moody Street businesses and bringing guests and visitors to this section of Waltham. In addition to the increase in tax revenue generated by the hotel, the guests of Hotel CCX will be patrons of the Moody Street business community and help support this thriving portion of the City.

Study:

Together with my engineers, architects and counsel and in consultation with state officials, neighbors and concerned citizens, we have carefully and thoroughly reviewed your RFP documents and have found some challenges and concerns which effect the viability and or final outcome of the proposed development.

Presently the City has thirty (30) parking spaces on the lot to the rear of the proposed hotel, located on parcels R060-028-0018 and R060-028-0019. While the RFP specifically references parcel R060-028-0018, a portion of parcel R060-028-0019 will be required to construct the parking deck.

As the RFP contemplates a ground lease for the construction of the parking deck including but not limited to footings, grading and utilities, however, it is necessary for the additional ground lease from the City for a portion of parcel R060-028-0019. Our proposal is also contingent upon all other permits from granting authorities and the expiration of all appeal periods, without appeal, for the proposed project.

Building a 5 story parking garage would provide approximately 198 parking spots. A large portion of the garage structure will be dedicated to providing circulation ramps for autos up and down a five story garage due to the small footprint available to construct the structure.

We have encountered negative feedback for a five story garage design from numerous citizens and even more so from state officials, citing the canyonization of the River and the mountainous concrete structure. Such a structure also has the negative impact of blocking the views from most of the rooms facing east at the rear of the hotel.

Proposal A:

Micol LLC proposes to build, at our expense, a single deck above the existing parking lot, together with the existing ground parking lot. This will provide approximately 98 parking spaces to be used exclusively for the benefit of the CCX hotel and its guests and employees. CCX hotel will maintain and provide lighting and security cameras for the entire garage area. See Exhibits "A1" through "A4".

With an average of 70 % occupancy, we anticipate that CCX hotel will have approximately thirty (30) empty parking spaces at most times which, when not in use for the hotel, we would make available to the general public for a nominal fee. We anticipate 100% occupancy for special events like graduation week, parents' weekend, and the Head of the Charles Race at which time these thirty (30) spaces would not be available to the general public. At most other times the extra thirty (30) parking spaces should be available for the use of the general public.

In order to meet the RFP's ninety (90) space requirement, Micol LLC proposes to pay the City of Waltham, upon the issuance of a Certificate of Occupancy for the hotel, the amount of \$20,000.00 per each new parking space, \$1,800,000.00, to be used by the City toward building an additional ninety (90) parking spaces in other lots owned by the City of Waltham.

This payment would be in lieu of any rental payments. One possible location would be the Rear of Cooper Street, utilizing the existing ramp from the existing garage. Another possible locations would be Chestnut Street and the Spruce/Crescent Street lots. The City could increase available parking by creating a single level parking garage in one or two of these lots. In addition to the thirty (30) available spots based on the occupancy of hotel the city will have a net of ninety (90) new parking spaces.

Proposal B:

Micol LLC proposes to build a five level parking garage above the existing parking lot at the rear of our property. Together with the existing ground parking lot this option will provide approximately 198 parking spaces to be shared for the benefit of the CCX hotel guests, employees and the general public.

CCX hotel will maintain and provide lighting and security cameras for the entire garage area. See Exhibits "B1" through "B8"

This scenario will present several challenges such as how we designate public as opposed to private usage, enforcement of meter or usage, the ramps will need to be built outside the parking garage "box" which creates a concentration of cars in one location with possible exits limited to Moody Street or Pine street.

To resolve this parking management issue we propose that the parking on the ground level and first level be dedicated to the hotel. The remaining parking spaces, levels 2-5, would be public spaces and accessible from the second floor of the Pine Street parking deck.

For this concept Micol LLC will offer the lease rental fee of \$1.00 per year, since the cost of building, insuring and maintaining this model garage will be substantial due to the higher cost of a high rise garage structure as opposed to a single level garage.

As stated above we have been advised that such a structure will not be seen favorable by state officials, and other concerned citizens due to the negative visual impact and the canyonization of the Charles River.



Michael Colomba
Owner/Manager Micol LLC

COMPLIANCE FORMS

(PLEASE COMPLETE AND SUBMIT THESE FORMS WITH YOUR RESPONSE)

CERTIFICATE OF VOTE OF AUTHORIZATION

N/A Micol is An LLC

Date:

I _____, Clerk of _____ hereby certify that at a meeting of the Board of Directors of said Corporation duly held on the _____ day of _____ at which time a quorum was present and voting throughout, the following vote was duly passed and is now in full force and effect:

VOTED: That _____ (name) is hereby authorized, directed and empowered for the name and on behalf of this Corporation to sign, seal with the corporate seal, execute, acknowledge and deliver all contracts and other obligations of this Corporation; the execution of any such contract to be valid and binding upon this Corporation for all purposes, and that this vote shall remain in full force and effect unless and until the same has been altered, amended or revoked by a subsequent vote of such directors and a certificate of such later vote attested by the Clerk of this Corporation.

I further certify that _____ is duly elected/appointed _____ of said corporation

SIGNED:

(Corporate Seal)

Clerk of the Corporation:

Print Name: _____

COMMONWEALTH OF MASSACHUSETTS

County of _____

Date:

Then personally appeared the above named and acknowledged the foregoing instrument to be their free act and deed before me, _____

Notary Public;

My Commission expires: _____

CORPORATION IDENTIFICATION

The bidder for the information of the Awarding Authority furnishes the following information.

If a Corporation:

Incorporated in what state _____

President _____

Treasurer _____

Secretary _____

Federal ID Number _____

If a foreign (out of State) Corporation – Are you registered to do business in Massachusetts?

Yes _____, No _____

If you are selected for this work you are required under M.G.L.ch. 30S, 39L to obtain from the Secretary of State, Foreign Corp. Section, State House, Boston, a certificate stating that you Corporation is registered, and furnish said certificate to the Awarding Authority prior to the award.

If a Partnership: (Name all partners)

Name of partner _____

Residence _____

Name of partner _____

Residence _____

If an Individual:

Name _____

Residence _____

If an Individual doing business under a firm's name:

Name of Firm _____

Name of Individual _____

Business Address _____

Residence _____

Date _____

Name of Bidder _____

By _____

Signature _____

Title _____

Business Address _____ (POST OFFICE BOX NUMBER NOT ACCEPTABLE)

City _____ State _____ Telephone Number _____ Today's Date _____

DEBARMENT CERTIFICATION

In connection with this bid and all procurement transactions, by signature thereon, the respondent certifies that neither the company nor its principals are suspended, debarred, proposed for debarment, declared ineligible, or voluntarily excluded from the award of contracts, procurement or non procurement programs from the Commonwealth of Massachusetts, the US Federal Government and /or the City of Waltham. "Principals" means officers, directors, owners, partners and persons having primary interest, management or supervisory responsibilities with the business entity. Vendors shall provide immediate written notification to the Purchasing Agent of the City of Waltham at any time during the period of the contract of prior to the contract award if the vendor learns of any changed condition with regards to the debarment of the company or its officers. This certification is a material representation of fact upon which reliance will be placed when making the business award. If at any time it is determined that the vendor knowingly misrepresented this certification, in addition to other legal remedies available to the City of Waltham, the contract will be cancelled and the award revoked.

Company Name Micol LLC

Address 20 Felton ST.

City Waltham, State MA, Zip Code 02453

Phone Number (617) 448-2222

E-Mail Address mc@mcolomba.com

Signed by Authorized Company Representative: 

Print name. Michael Colomba, Date 8-30-17

PROOF OF CONTRACTOR'S RESPONSIBILITY

Before a contract will be awarded to any bidder, he/she will be required to furnish evidence satisfactory to the City that he/she has all of the following qualifications:

- A. Ability, equipment, organization, and financial resources sufficient or enable him/her to construct and complete the work successfully within the time required.
- B. Experience during the past three (3) years in the successful completion of turf restoration projects, the magnitude of which shall be not less than one-half (1/2) the work herein specified. In this connection, the attention of the bidder is directed to the "Bidder's Experience" attached hereto, which shall be used in determining the responsibility of the bidder. The City may require additional information as necessary to determine the responsibility of the bidder.
- C. An experienced bidder shall be construed to mean that the bidder has an individual within his/her organization with the experience to supervise a job of this nature.

In the event the bidder fails, refuses, or neglects to submit any required information within the reasonable time stated in any request or fails to qualify as a responsible bidder, his/her bid guaranty shall be forfeited to the use of the owner, not as a penalty, but as liquidated damages.

The determination of whether a bidder is responsible shall rest solely with the City.

BIDDER'S EXPERIENCE

The following is a list of the projects similar in character and scope to the work specified under this contract, which have been successfully completed by this bidder during the past three years.

This information must be furnished by each bidder. A completed project is one that has been accepted and the final payment received from the City or authorized representative.



Bidder's Signature

8-30-17

Date

COMPLETE ONLY IF YOUR COMPANY IS AN LLC

**CERTIFICATE OF AUTHORITY
LIMITED LIABILITY COMPANY**

The undersigned, being (a/the) duly elected, qualified and active (member / manager) of Micol LLC, a Massachusetts limited Liability Company (hereinafter "the Company")

Does Hereby Certify that

1. The Articles of Organization of the Company were duly filed with the Office of the Secretary of State of the State of Massachusetts on May 3rd 2004, and the Articles of Organization have not been (further) amended.
2. The Company has complied with the publication requirements contained in Section 67 of the Limited Liability Company Law.
3. There exists an Operating Agreement of the Company and that the said Operating Agreement has not been amended or repealed and that the said Operating Agreement remains in full force and effect as of this date.
4. Neither the Articles of Organization nor the Operating Agreement (as amended) require any further act to be taken or a meeting to be held by its members other that as follows:
5. All said requirements, whether as contained in the Articles of Organization or in the Operating Agreement or by operation of law as to the transaction of May 3rd 2004 2004 have been met.
6. The following person or persons has/have been duly authorized by the Company to execute all documents in connection with said transaction and that the signature appearing to the right of their name(s) is his/her genuine signature.

NAME	OFFICE HELD	SIGNATURE
<u>Michael Colomba</u>	<u>owner/manager</u>	<u>Michael</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN Witness Whereof, the undersigned has executed this Certificate of Authority this 30 day of AUGUST, 2017.

Elizabeth F. Mazzone
(Signature)

STATE OF MASSACHUSETTS, COUNTY OF Middlesex

On the 30 day of AUGUST, 2017, before me, the undersigned personally appeared MICHAEL COLOMBA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public:

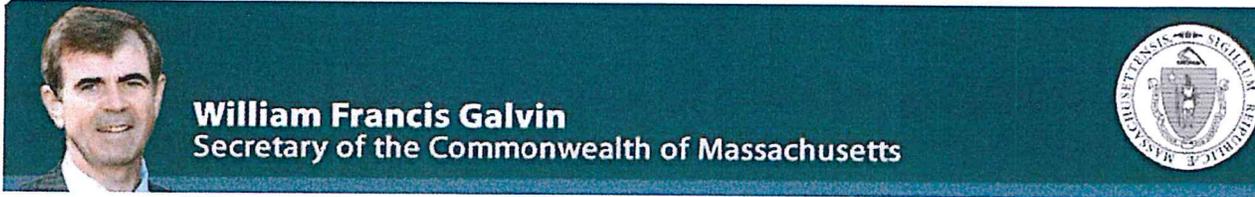
Elizabeth F. Mazzone

My Commission Expires:

11-2-2018

Notary Stamp:





Corporations Division

Business Entity Summary

ID Number: 000867122

[Request certificate](#)

[New search](#)

Summary for: MICOL, LLC

The exact name of the Domestic Limited Liability Company (LLC): MICOL, LLC		
Entity type: Domestic Limited Liability Company (LLC)		
Identification Number: 000867122		
Date of Organization in Massachusetts: 05-03-2004		
Last date certain:		
The location or address where the records are maintained (A PO box is not a valid location or address): Address: 20 FELTON STREET City or town, State, Zip code, WALTHAM, MA 02453 USA Country:		
The name and address of the Resident Agent: Name: MICHAEL COLOMBA Address: 20 FELTON STREET City or town, State, Zip code, WALTHAM, MA 02453 USA Country:		
The name and business address of each Manager:		
Title	Individual name	Address
MANAGER	MICHAEL COLOMBA	20 FELTON STREET WALTHAM, MA 02453 USA
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:		
Title	Individual name	Address
SOC SIGNATORY	MICHAEL COLOMBA	20 FELTON STREET WALTHAM, MA 02453 USA
SOC SIGNATORY	ROBERT W LEVY	20 FELTON STREET WALTHAM, MA 02453 USA
The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:		
Title	Individual name	Address

FILED
MAY 03 2004
SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

**CERTIFICATE OF ORGANIZATION
OF
MICOL, LLC**

A Massachusetts Limited Liability Company

The undersigned authorized person hereby forms a limited liability company under Massachusetts General Laws, Chapter 156C, the Massachusetts Limited Liability Company Act, and adopts as the Certificate of Organization of such limited liability company the following:

- 1. Name of the limited liability company:**
MICOL, LLC
- 2. Street address of the office of the limited liability company in the Commonwealth at which its records will be maintained:**
287 Crescent Street
Waltham, MA 02453
- 3. General character of the limited liability company's business:**
The general character of the business is to acquire, hold, own, develop, construct, rehabilitate, renovate, improve, maintain, finance, manage, operate, lease, trade, sell, convey, assign, mortgage and otherwise deal with real estate and other property and assets owned or to be acquired, to invest in persons or entities that do any of the foregoing, and to engage in any and all activities and transactions as may be necessary or advisable in connection with such business, to the full extent permitted by law. The Company may engage in any lawful business, trade, purpose or activity permitted by the Act.
- 4. Latest date of dissolution of the limited liability company:**
The limited liability company is to have no specific date of dissolution.
- 5. Name and business address of the resident agent for service of process:**
Michael Colomba
287 Crescent Street
Waltham, MA 02453
- 6. Name and business address of the manager:**
Michael Colomba
287 Crescent Street
Waltham, MA 02453
- 7. Limitation on liability of managers/Indemnification:**
The limited liability company shall indemnify and hold harmless any member or manager, and any previous member or manager, and may indemnify and hold harmless any current or former officer or employee, from and against any and all claims and

demands whatsoever, including the payment by the limited liability company of expenses incurred in defending a civil or criminal action or proceeding in advance of the final disposition of such action or proceeding, upon receipt of an undertaking by the person indemnified to repay such payment if he shall be adjudicated to be not entitled to indemnification under Section 8 of the Massachusetts Limited Liability Company Act, which undertaking may be accepted without reference to the financial ability of the person to make repayment. Notwithstanding the foregoing, no indemnification shall be provided for any person with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interest of the limited liability company.

8. Execution of Documents:

Michael Colomba and Robert W. Levy, acting singly, are each authorized to execute any document to be filed with the Secretary of the Commonwealth of Massachusetts.

9. Execution of Documents Relating to Real Property:

Michael Colomba is authorized to execute, acknowledge, deliver and record any recordable instrument on behalf of the LLC purporting to affect an interest in real property, whether to be recorded with a registry of deeds or a district office of the Land Court.

IN WITNESS WHEREOF, the undersigned, being an authorized person for purposes of Section 12 of the Massachusetts Limited Liability Company Act, hereby affirms, under penalties of perjury, that the facts stated herein are true, this 30th day of April, 2004.



Robert W. Levy, Authorized Person

Ck.# 4665

The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

Filed this 3 day May, 2004.

William Francis Galvin

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

882571

Karen Stevens
(617) 342-6811

Phone: _____

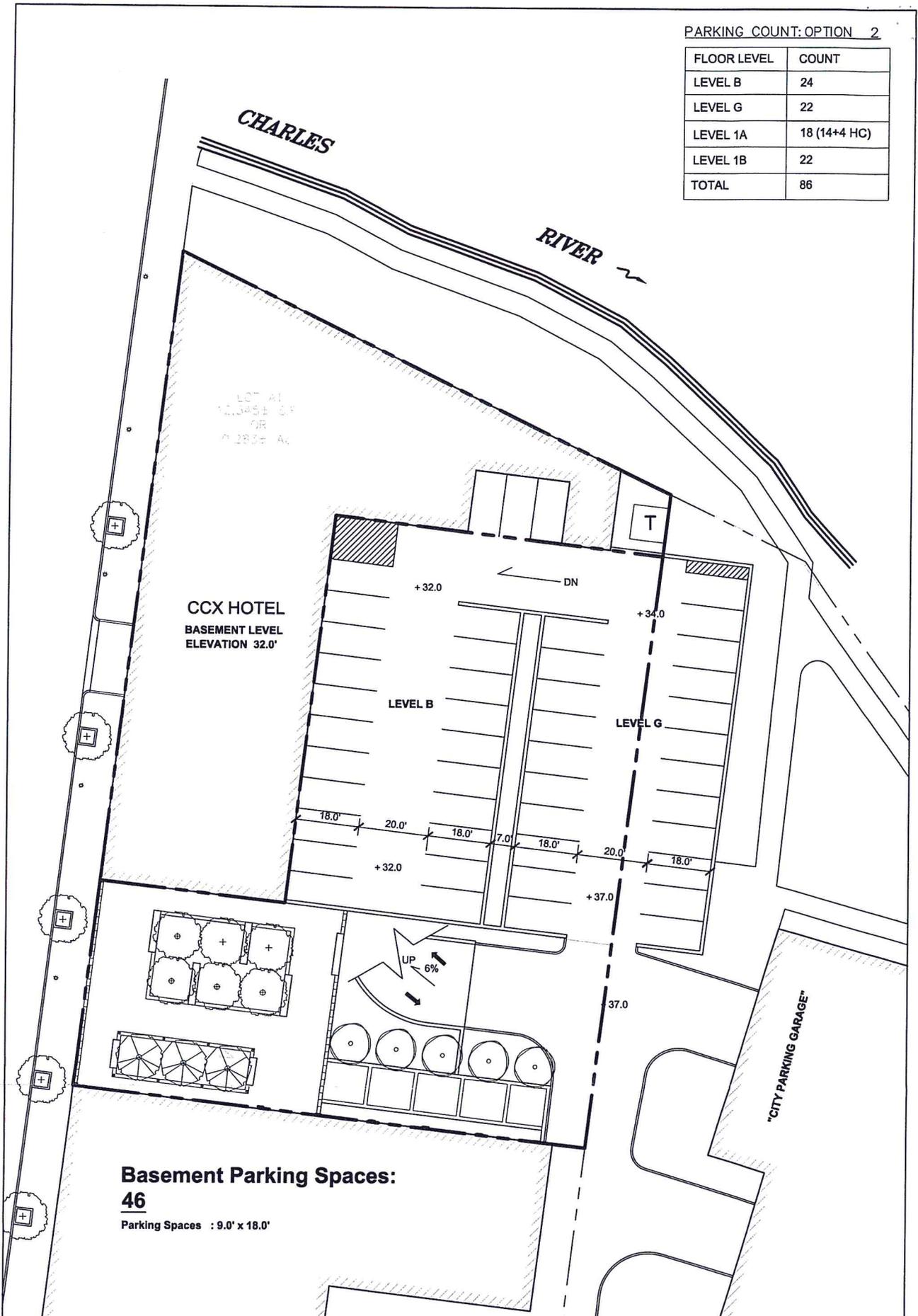
Michael Colomba References:

John L. Sergi
Senior Vice President
Regional Director
Commercial Lending
BrooklineBank
456 Main Street
Waltham, MA 02452
Tel: 781-697-3510
Fax: 781-647-1236
Cell: 617-840-4683
JSergi@brkl.com

Robert W. Levy | Member
ECKERT SEAMANS CHERIN & MELLOTT, LLC
Two International Place • 16th Floor • Boston, MA 02110
Direct (617) 342.6832 | Fax (617) 342.6899
rlevy@eckertseamans.com
eckertseamans.com

Andrew Franklin
Senior Vice President / Lending
The Village Bank
AFranklin@village-bank.com
(o) 617-964-0117 x227
(f) 617-467-1827

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18 (14+4 HC)
LEVEL 1B	22
TOTAL	86



Basement Parking Spaces:

46

Parking Spaces : 9.0' x 18.0'

pfa
 Landscape Architects - Planners
 Civil Engineers - Wetland Scientists
PAUL FINGER ASSOCIATES
 14 Spring Street
 Second Floor
 Waltham, Massachusetts 02451-4429
 (781) 647-4900
 (781) 647-4924
 info@pfa.net

CCX Hotel
210 Moody Street
Waltham, MA

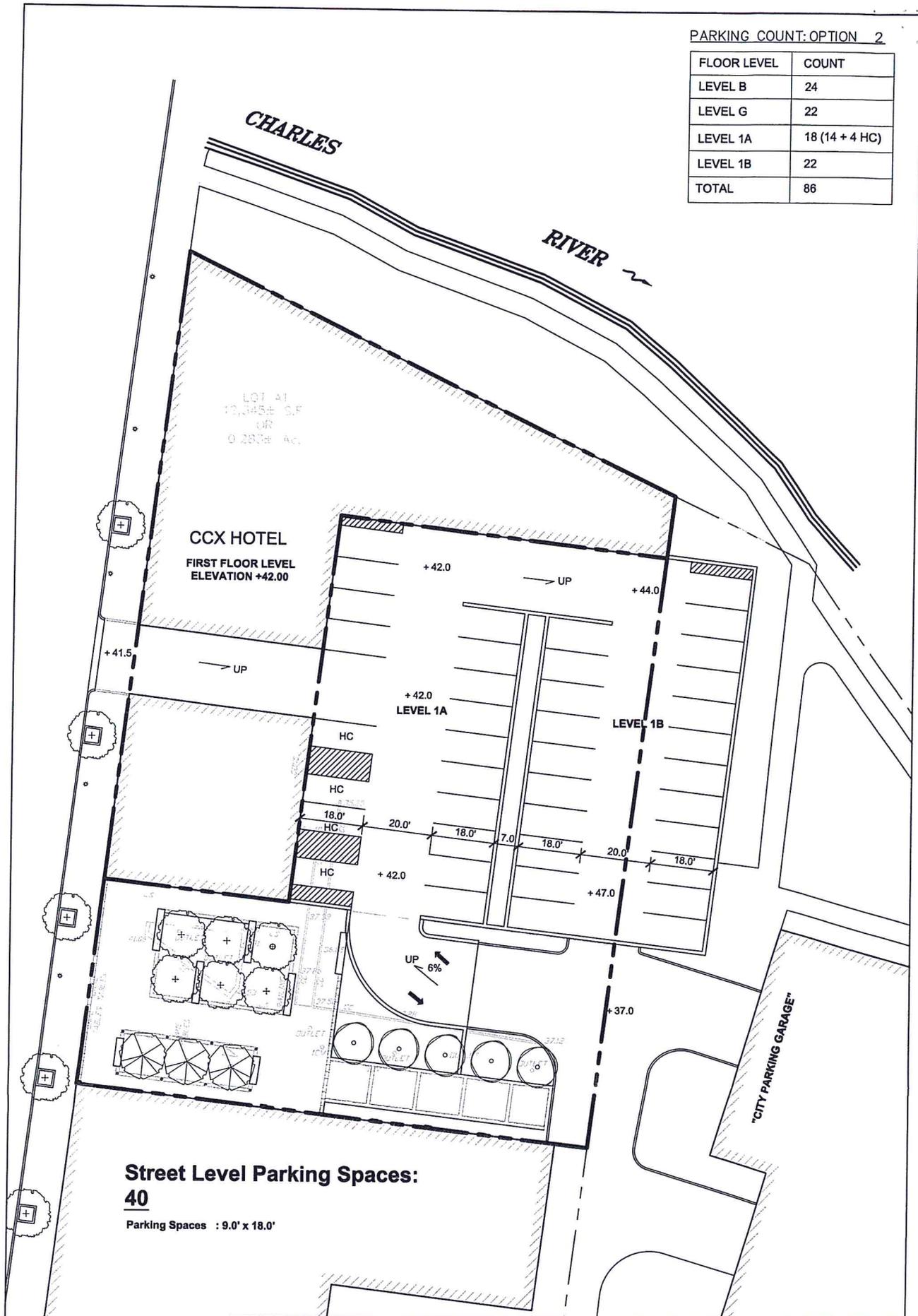
Lower Level
Exhibit A1

SCALE: 1"=25'
 Date: Aug 28, 2017
 File No: 316-1032.01 425C.dwg

EX-A1

PARKING COUNT: OPTION 2

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18 (14 + 4 HC)
LEVEL 1B	22
TOTAL	86



pfa
Landscape Architects - Planners
Civil Engineers - Wetland Scientists
PAUL FINGER ASSOCIATES
14 Spring Street
Second Floor
Waltham, Massachusetts 02451-4429
(781) 647-4900 f
(781) 647-4924 t
info@pfa.net

CCX Hotel
210 Moody Street
Waltham, MA

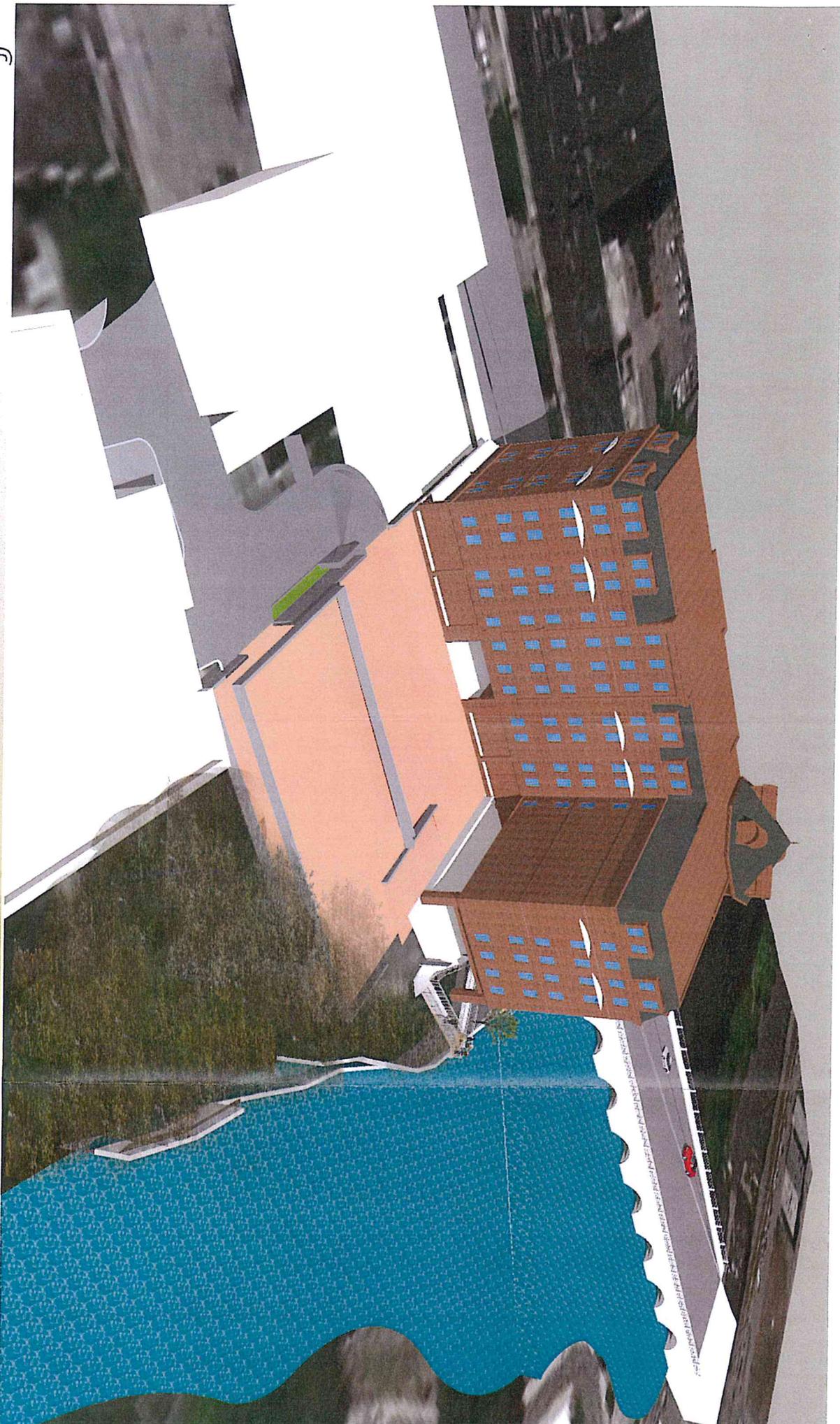
Street Level Parking
Exhibit A2
SCALE: 1"=25'
Date: Aug 28, 2017
File No: 316-1032.01 425C.dwg
EX-A2



CCX HOTEL
210 Moody Street
Waltham, MA

pfpa
PAUL FINER ASSOCIATES
1000 State Street, Suite 1000, Waltham, MA 02451-1000
617.251.0001 | 617.251.0002 | www.pfpa.com

Exhibit A3



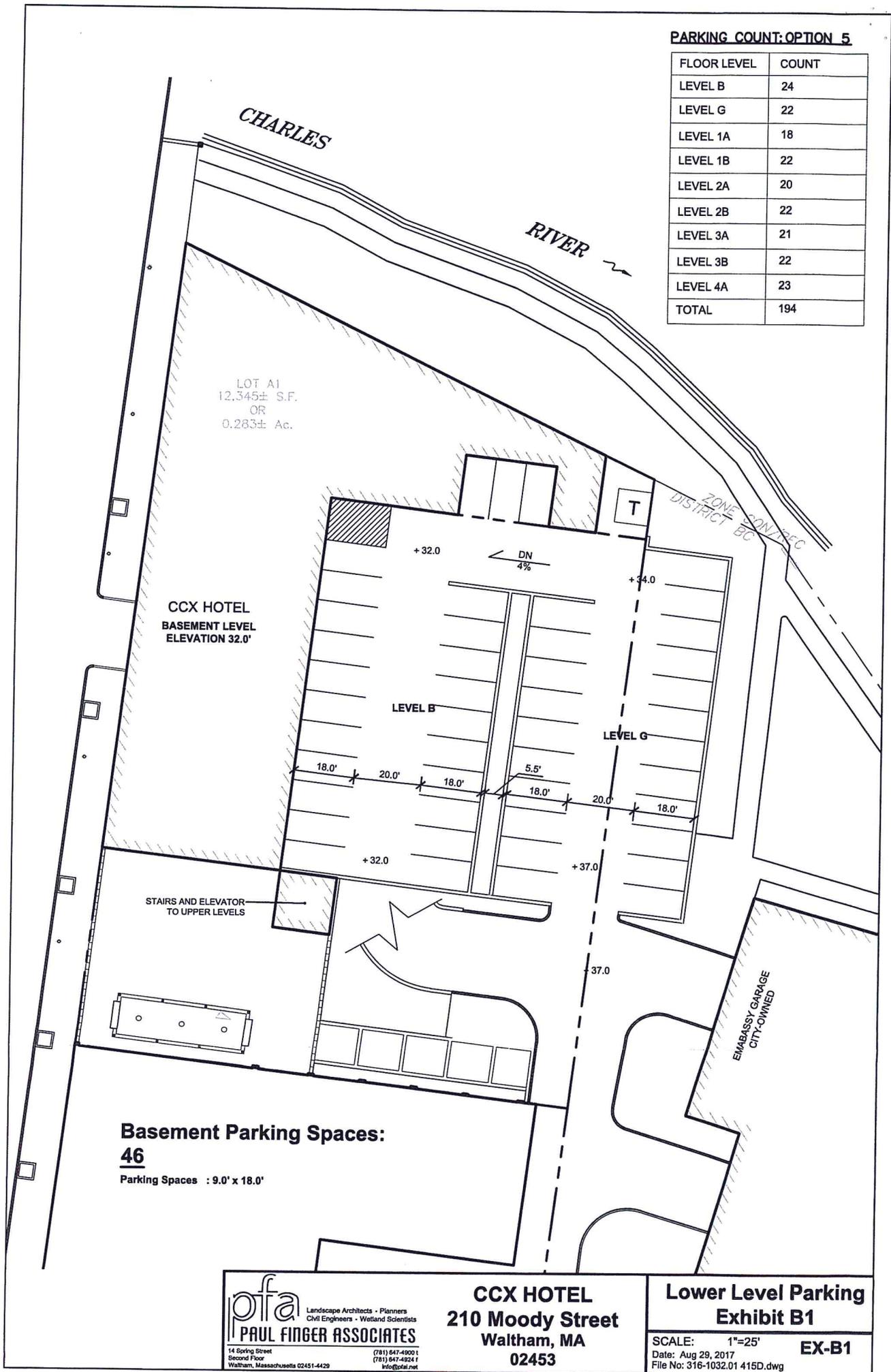
pfpa
PRUL FIBER ASSOCIATES
145 Long Street, Suite 1100, Waltham, MA 02451-4400
(781) 941-0201 (781) 941-0201 | info@pfpa.com

CCX HOTEL
210 Moody Street
Waltham, MA

Exhibit A4

PARKING COUNT: OPTION 5

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18
LEVEL 1B	22
LEVEL 2A	20
LEVEL 2B	22
LEVEL 3A	21
LEVEL 3B	22
LEVEL 4A	23
TOTAL	194



CCX HOTEL
BASEMENT LEVEL
ELEVATION 32.0'

LOT A1
12,345± S.F.
OR
0.283± Ac.

STAIRS AND ELEVATOR
TO UPPER LEVELS

Basement Parking Spaces:

46

Parking Spaces : 9.0' x 18.0'

pofa
Landscape Architects - Planners
Civil Engineers - Wetland Scientists
PAUL FINGER ASSOCIATES
14 Spring Street
Second Floor
Waltham, Massachusetts 02451-4429
(781) 647-4900 f
(781) 647-4924 r
info@pofa.net

CCX HOTEL
210 Moody Street
Waltham, MA
02453

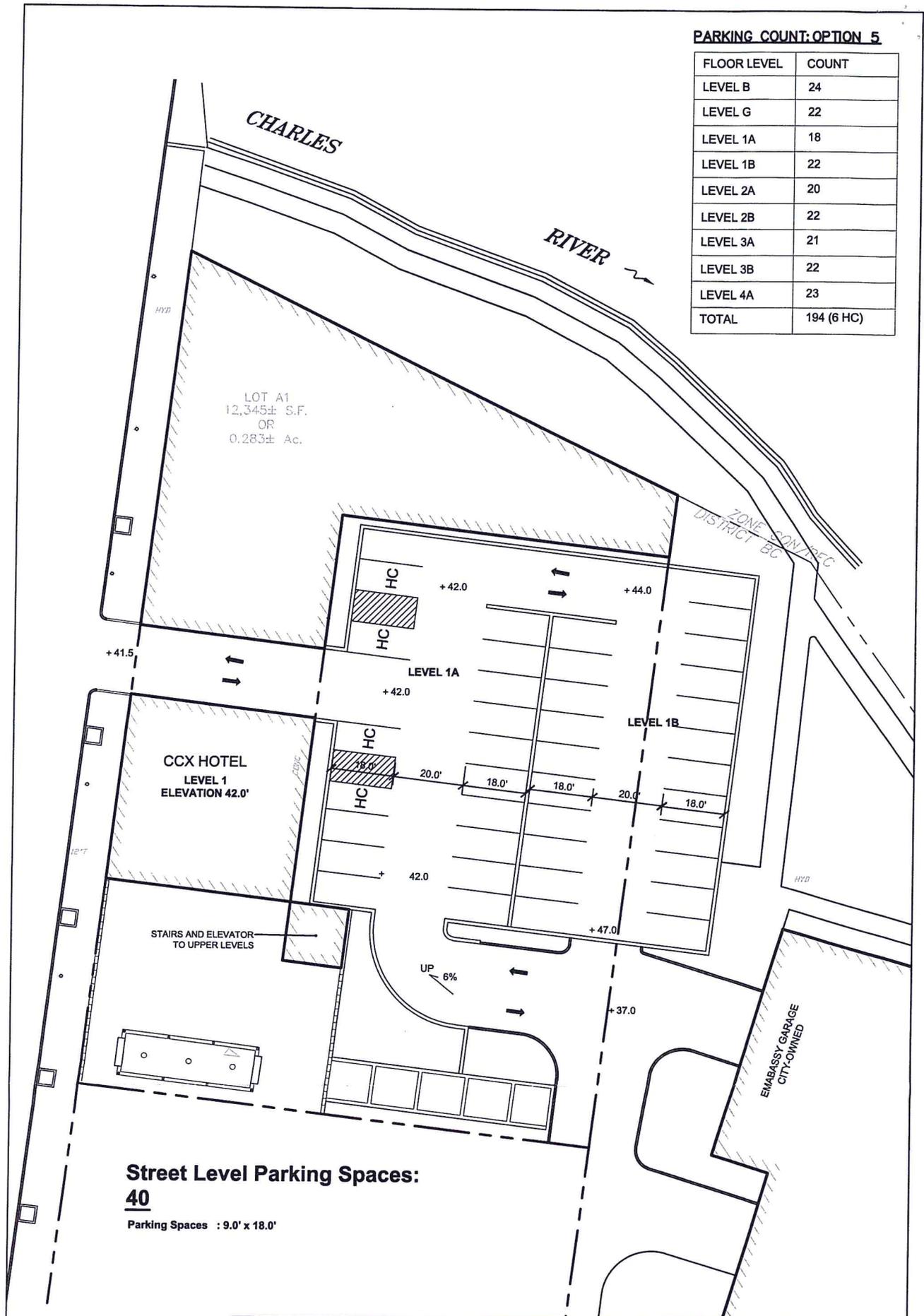
Lower Level Parking
Exhibit B1

SCALE: 1"=25'
Date: Aug 29, 2017
File No: 316-1032.01 416D.dwg

EX-B1

PARKING COUNT: OPTION 5

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18
LEVEL 1B	22
LEVEL 2A	20
LEVEL 2B	22
LEVEL 3A	21
LEVEL 3B	22
LEVEL 4A	23
TOTAL	194 (6 HC)



Street Level Parking Spaces:

40

Parking Spaces : 9.0' x 18.0'

pfa
 Landscape Architects - Planners
 Civil Engineers - Wetland Scientists
PAUL FINGER ASSOCIATES
 14 Spring Street
 Second Floor
 Waltham, Massachusetts 02451-4429
 (781) 847-4900 f
 (781) 847-4924 t
 info@pfa.net

CCX Hotel
210 Moody Street
Waltham, MA
02453

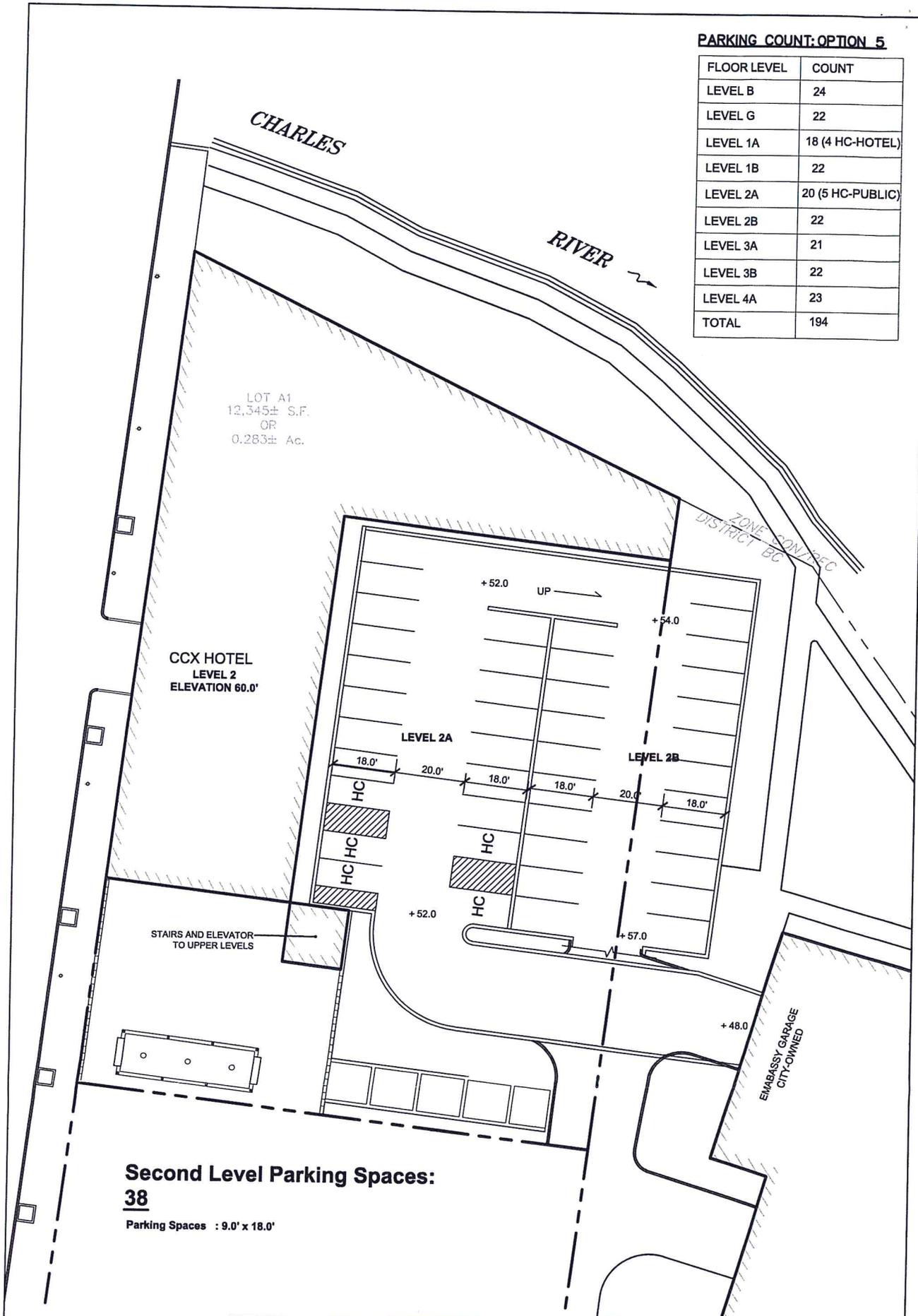
Street Level Parking
Exhibit B2

SCALE: 1"=25'
 Date: Aug 29, 2017
 File No: 316-1032.01 415D.dwg

EX B2

PARKING COUNT: OPTION 5

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18 (4 HC-HOTEL)
LEVEL 1B	22
LEVEL 2A	20 (5 HC-PUBLIC)
LEVEL 2B	22
LEVEL 3A	21
LEVEL 3B	22
LEVEL 4A	23
TOTAL	194



Second Level Parking Spaces:

38

Parking Spaces : 9.0' x 18.0'


 Landscape Architects • Planners
 Civil Engineers • Wetland Scientists
PAUL FINGER ASSOCIATES
14 Spring Street
 Second Floor
 Waltham, Massachusetts 02451-4429

CCX Hotel
210 Moody Street
Waltham, MA
02453

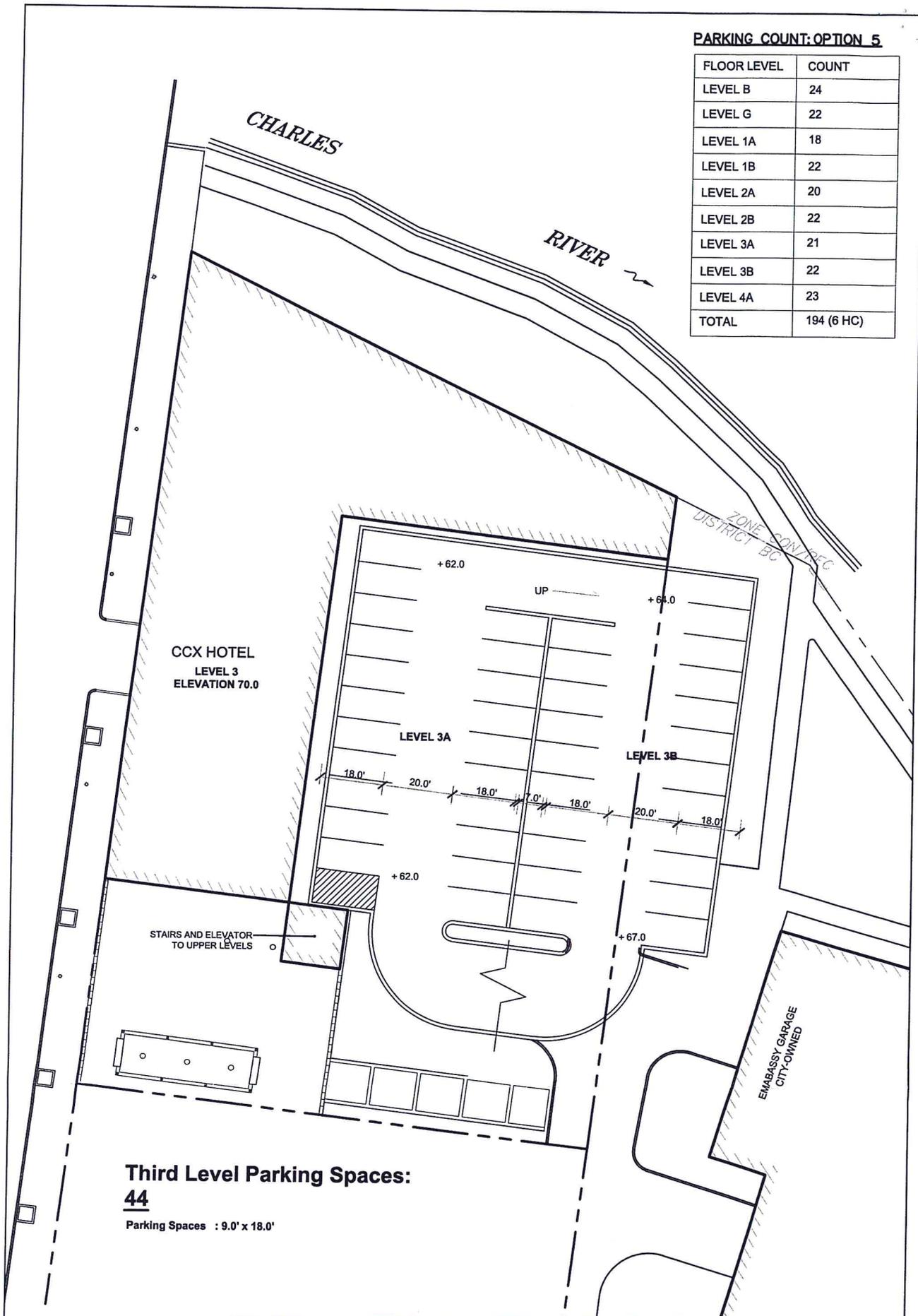
Second Level Parking Exhibit B3

SCALE: 1"=25'
 Date: Aug 29, 2017
 File No: 316-1032.01 415D.dwg

EX B3

PARKING COUNT: OPTION 5

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18
LEVEL 1B	22
LEVEL 2A	20
LEVEL 2B	22
LEVEL 3A	21
LEVEL 3B	22
LEVEL 4A	23
TOTAL	194 (6 HC)



CCX HOTEL
LEVEL 3
ELEVATION 70.0

STAIRS AND ELEVATOR
TO UPPER LEVELS

Third Level Parking Spaces:
44
Parking Spaces : 9.0' x 18.0'

pfa
Landscape Architects • Planners
Civil Engineers • Wetland Scientists
PAUL FINGER ASSOCIATES
14 Spring Street
Second Floor
Waltham, Massachusetts 02451-4429
(781) 647-4900 f
(781) 647-4924 i
info@pfa.net

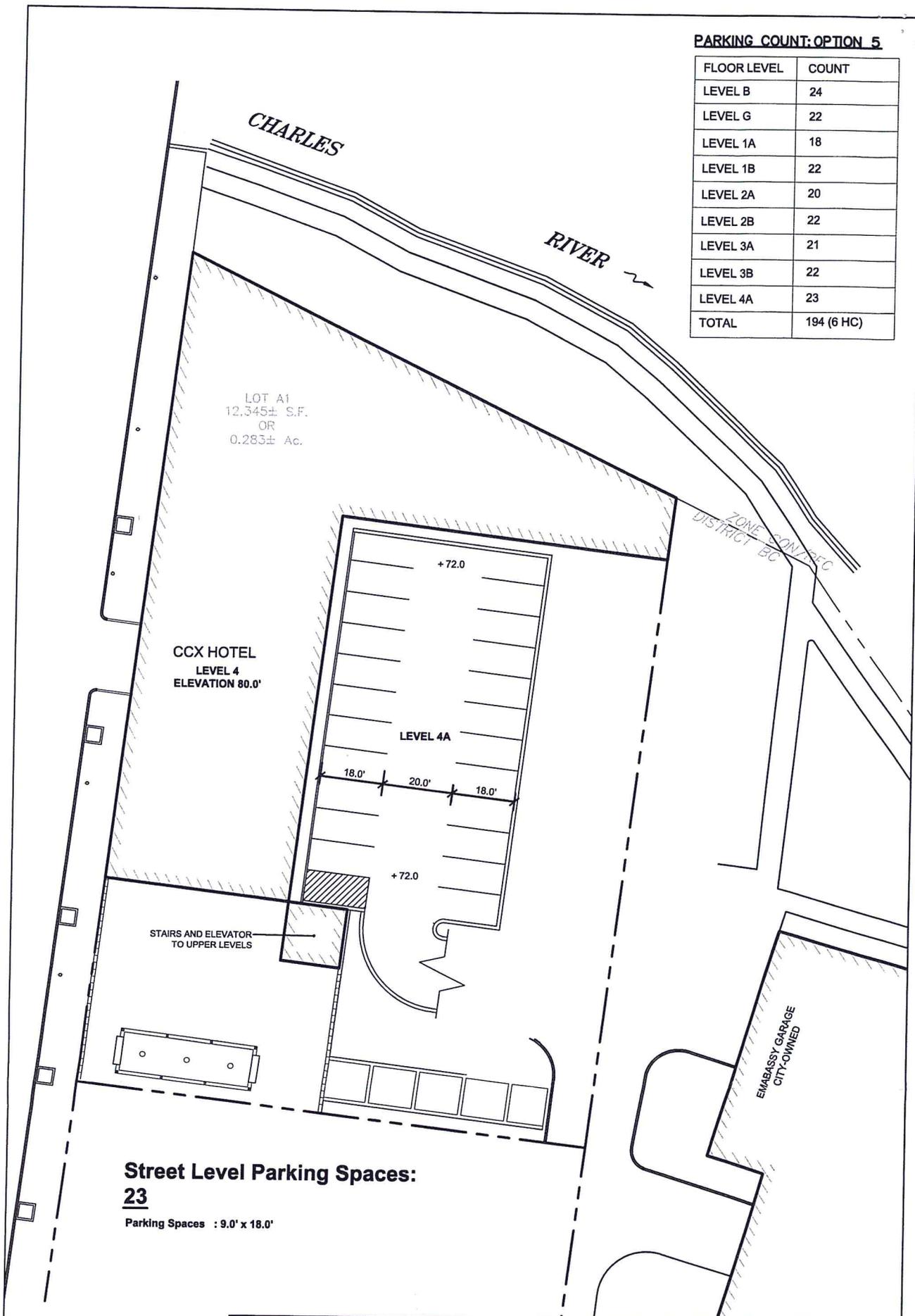
210 Moody Street
Waltham, MA

Third Level Parking
Exhibit B4

SCALE: 1"=25'
Date: Aug 29, 2017
File No: 316-1032.01 415D.dwg
EX-B4

PARKING COUNT: OPTION 5

FLOOR LEVEL	COUNT
LEVEL B	24
LEVEL G	22
LEVEL 1A	18
LEVEL 1B	22
LEVEL 2A	20
LEVEL 2B	22
LEVEL 3A	21
LEVEL 3B	22
LEVEL 4A	23
TOTAL	194 (6 HC)



Street Level Parking Spaces:

23

Parking Spaces : 9.0' x 18.0'

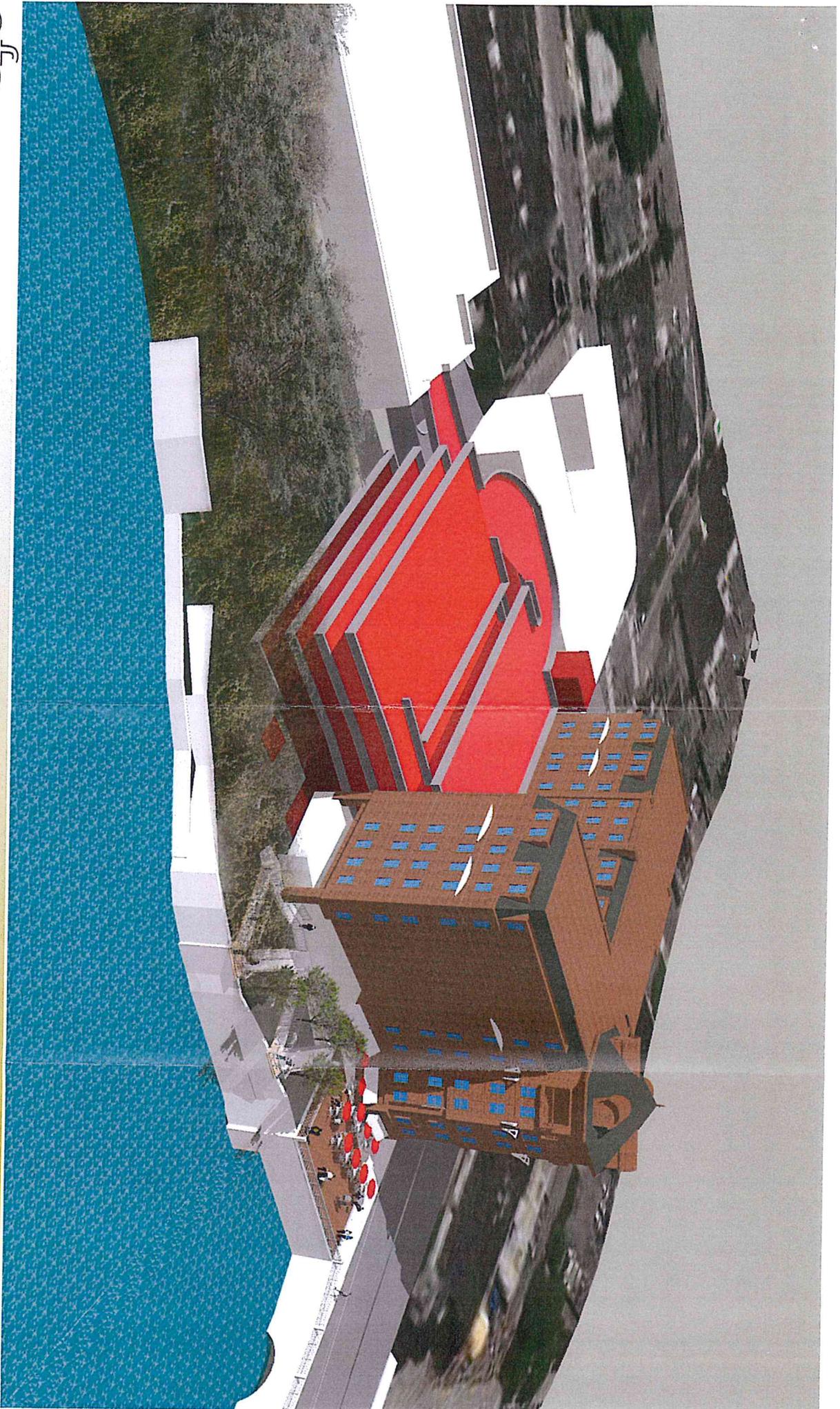

 Landscape Architects - Planners
 Civil Engineers - Wetland Scientists
PAUL FINGER ASSOCIATES
14 Spring Street
 Second Floor
 Waltham, Massachusetts 02451-4429

210 Moody Street
 Waltham, MA

Fourth Level Parking
Exhibit B5

SCALE: 1"=25'
 Date: Aug 29, 2017
 File No: 316-1032.01 415D.dwg

EX-B5



pfaf
Paul F. Finner
PHIL FIBER ASSOCIATES
15509 Street, and Pine, Waltham MA 02453
(781) 941-0001 (781) 941-0001 / info@pfaf.com

CCX HOTEL
210 Moody Street
Waltham, MA

Exhibit B6

Paul F. Finger Associates
PAUL FINGER ASSOCIATES
1000 State Street, Suite 1000, Waltham, MA 01981
(781) 938-2000

CCX HOTEL
210 Moody Street
Waltham, MA

Exhibit B

