



Mission Statement

At Marbella, our mission is to cultivate a vibrant community hub where friends, families, and neighbors come together to savor delicious, locally sourced food and drink.

COLLABORATION & SYNERGY

bringing together the community & supporting our local businesses



the Cue



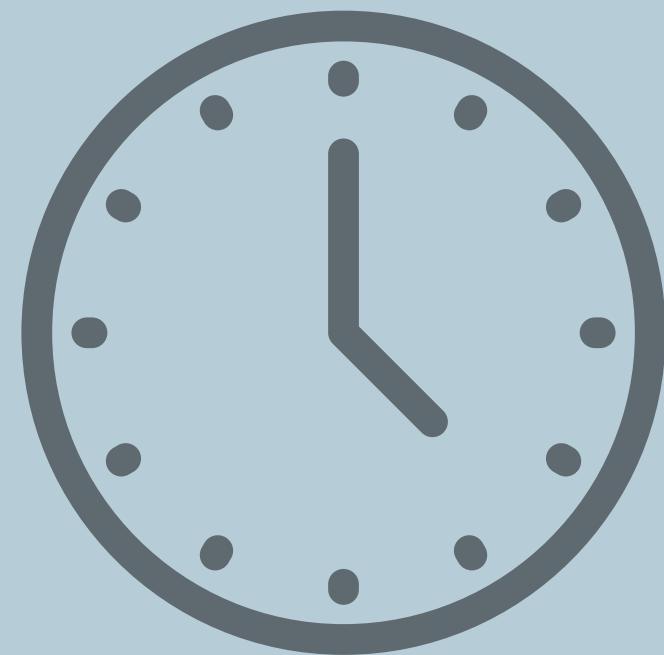
Our Proposed Hours of Operation:

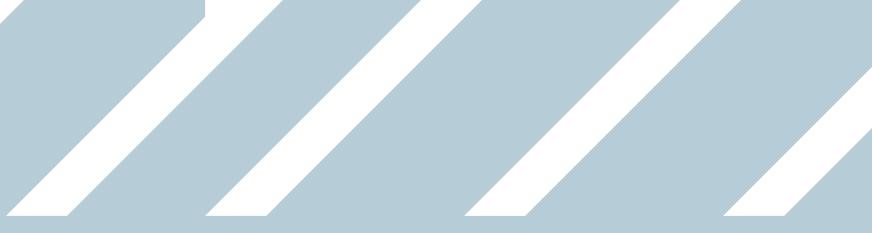
SUNDAY - THURSDAY

- Last Seating 8:30 PM
- Last Call 9:45 PM
- *Lights Out 10:30 PM*

FRIDAY - SATURDAY

- Last Seating 9:00 PM
- Last Call 10:15 PM
- *Lights Out 11 PM*





Your Concern: NOISE!



Our Solutions:

- Windows will be closed at 7pm.
- Closure of Antwerp St. entrance as well as the back parking lot (with lights out) at 8pm.
- Store trash indoors until the morning.



We do not
have evening
deliveries!

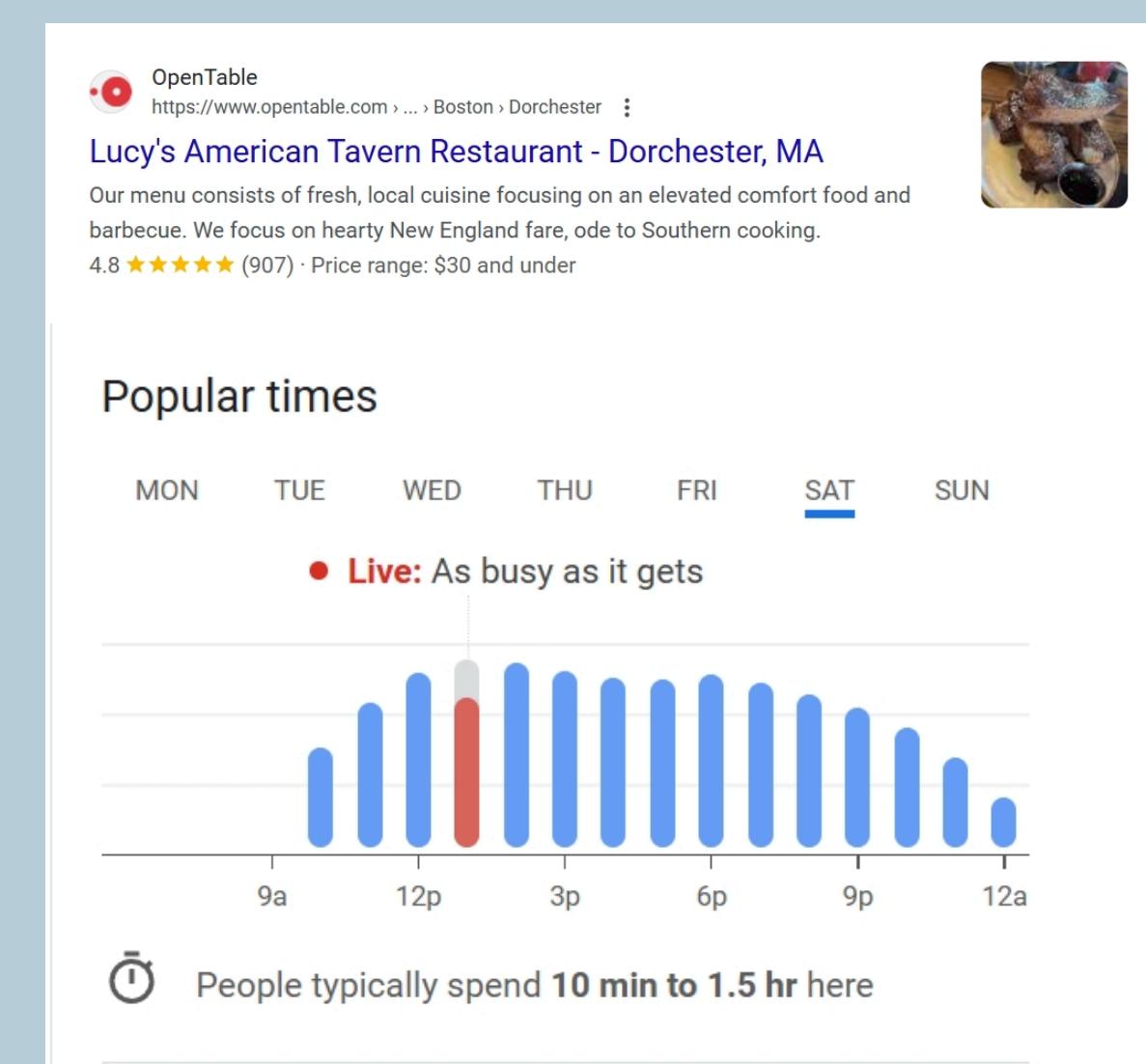
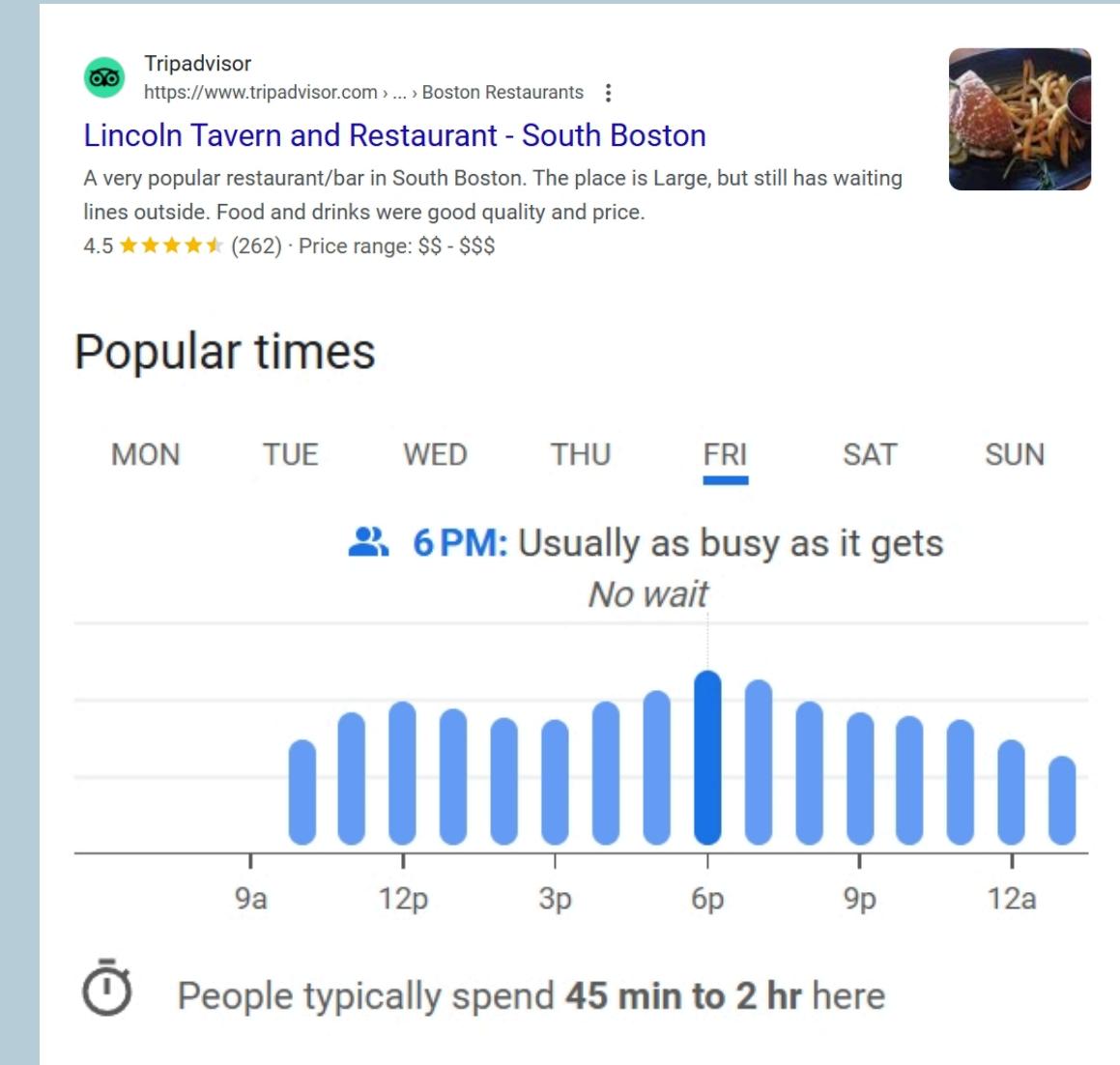
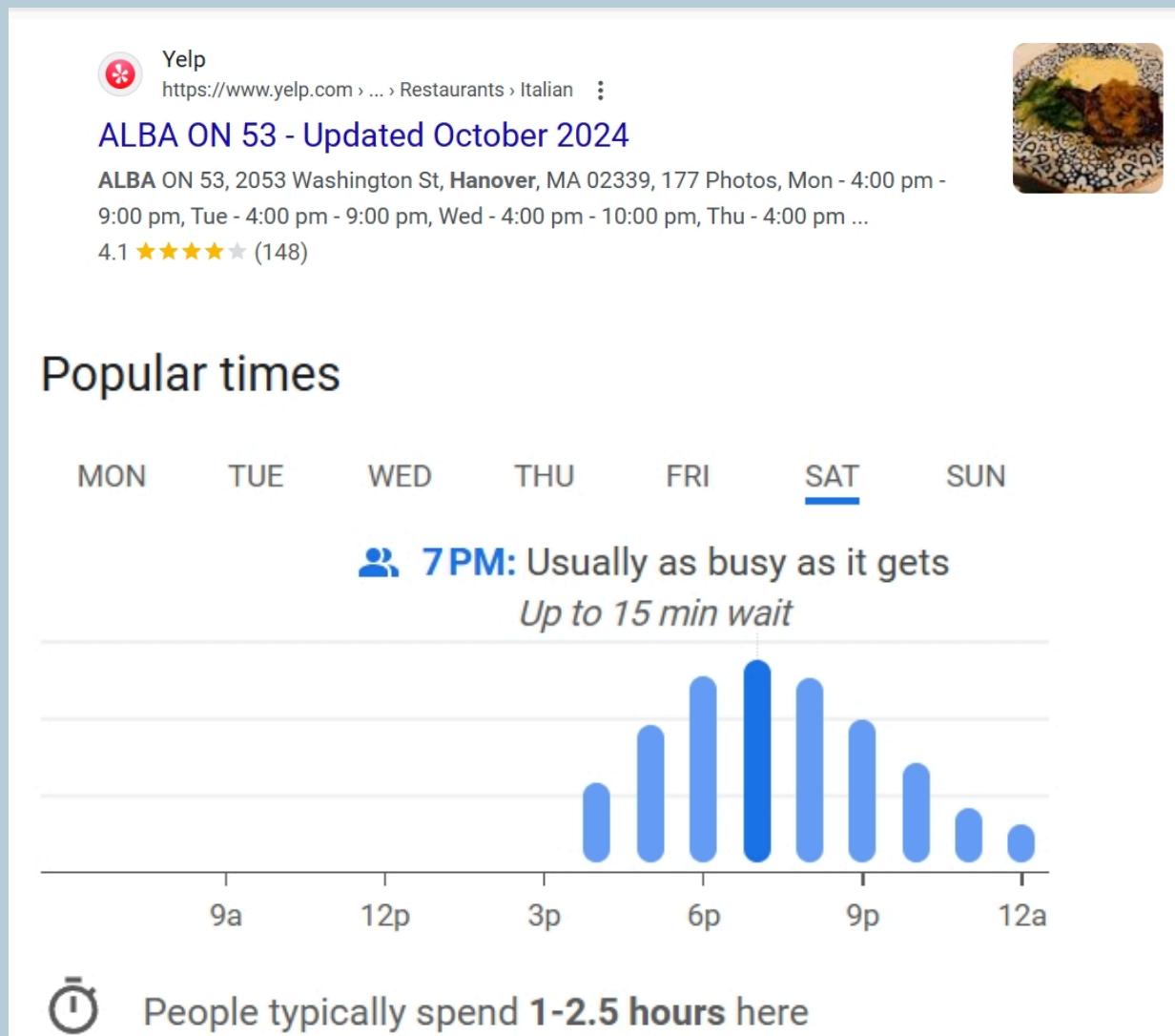


WINDOW WEATHER

Fun Fact...

On average, Massachusetts experiences around 60-70 days per year with temperatures between 65-75° Fahrenheit and no rain, with the most comfortable days falling within the late spring and early fall months.

Google Analytics



ALBA ON 53

LINCOLN TAVERN

LUCY'S

Classic Beef Sliders · New England Clam Chowder-Bowl ...

Reservations

Find your Abby Park Restaurant in Milton, MA. Explore our location ...

Entertainment

Upcoming events for Abby Park Restaurant in Milton, MA ...

Brunch menu

Brunch menu for Abby Park Restaurant in Milton, MA. See ...

EVENTS

Upcoming events for Abby Park Restaurant in Milton, MA ...

[More results from abbypark.com »](#)Facebook · Abby Park
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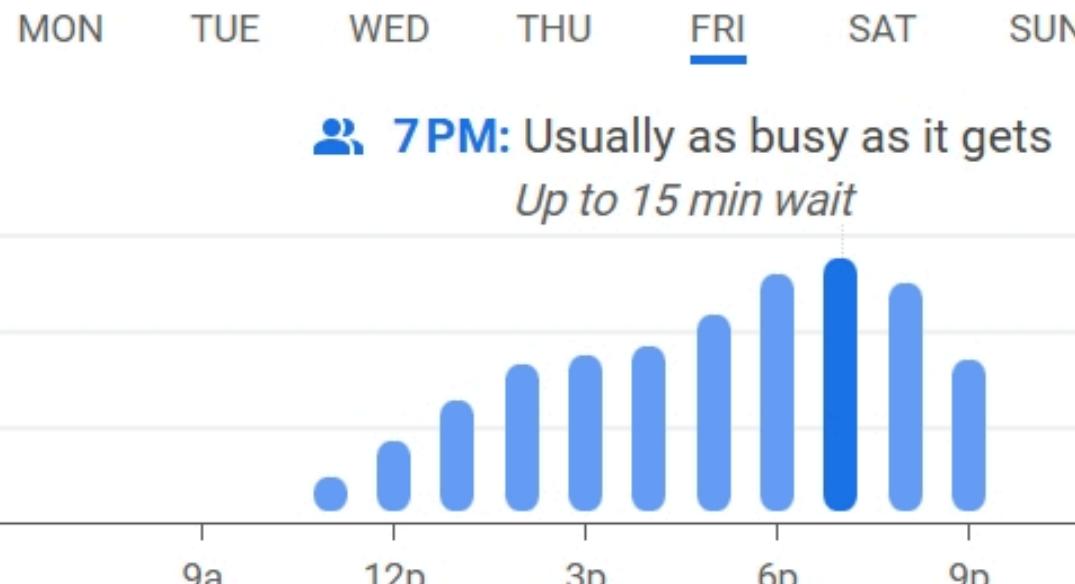
Abby Park - Milton

Abby Park, Milton, Massachusetts. 3725 likes · 34 talking about this. This unique restaurant specializes in modern American cuisine featuring the best...

4.3 ★★★★★ (259)



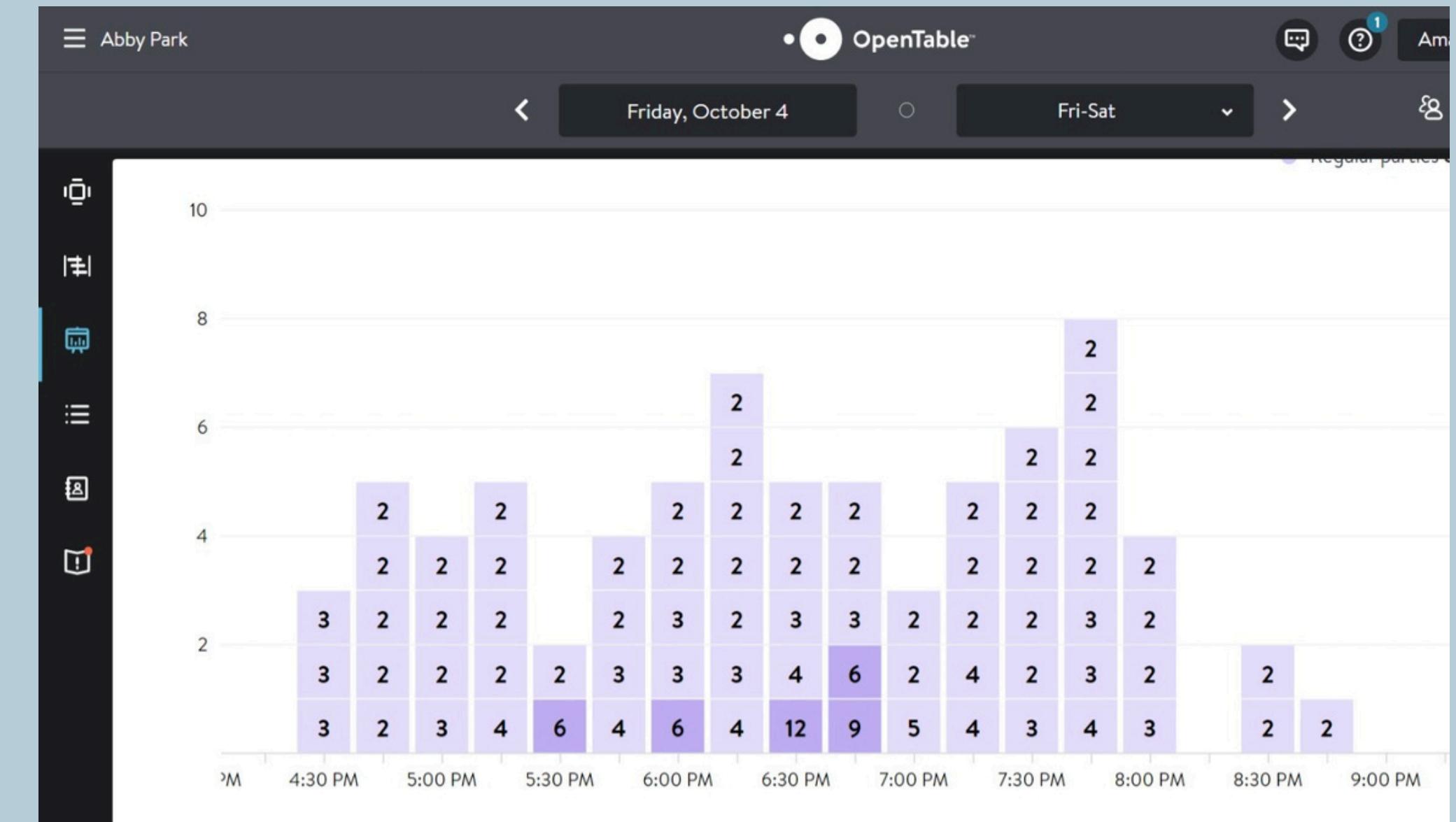
Popular times



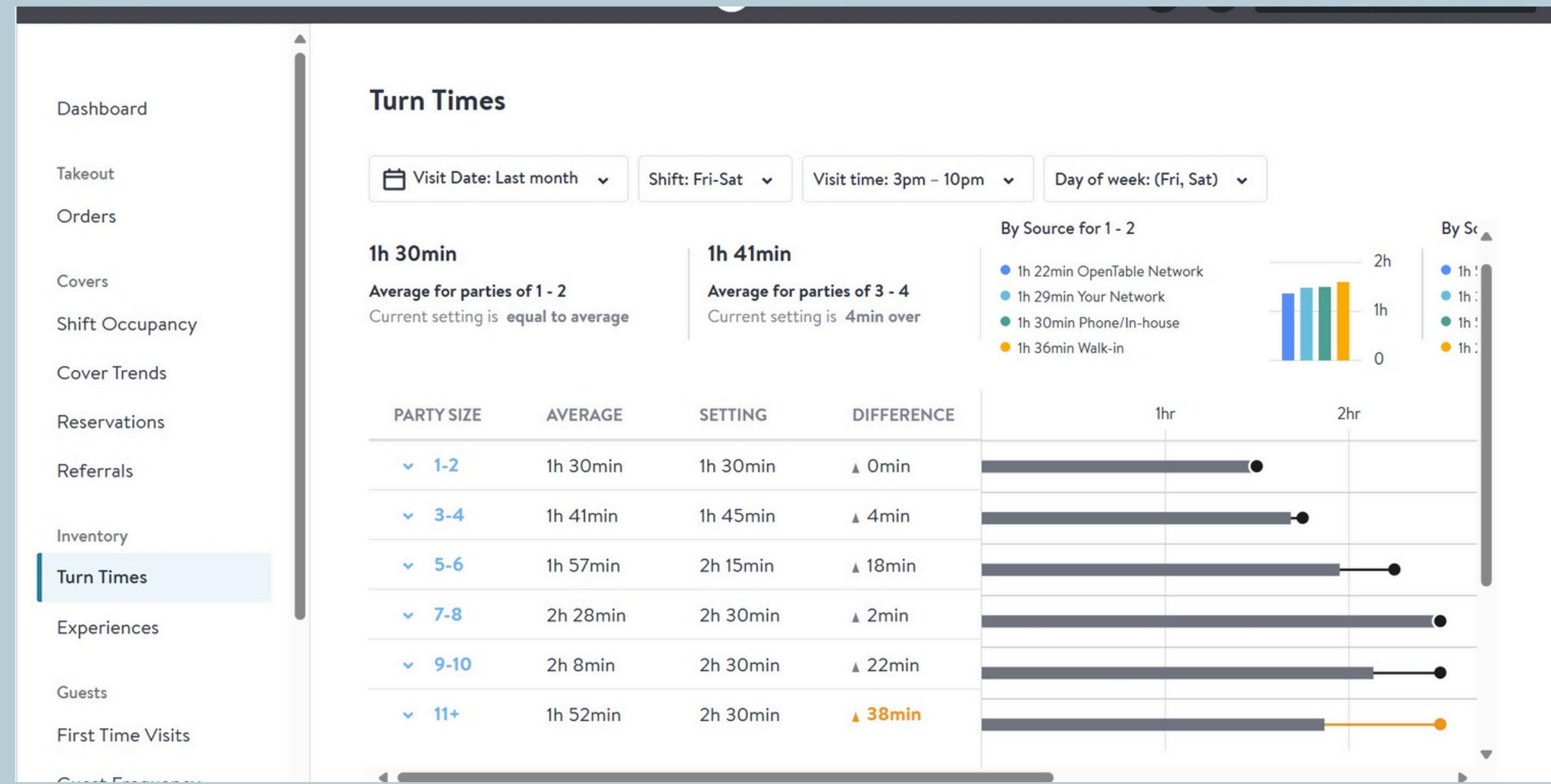
Google 10/4/24



OpenTable 10/4/24



Analytics from our OpenTable reservation system: average turn times on a weekend night for parties of all sizes



Note: one might ask, if the business organically empties out at these times, why propose later hours?

Check out
Abby Park
on a Busy Night...





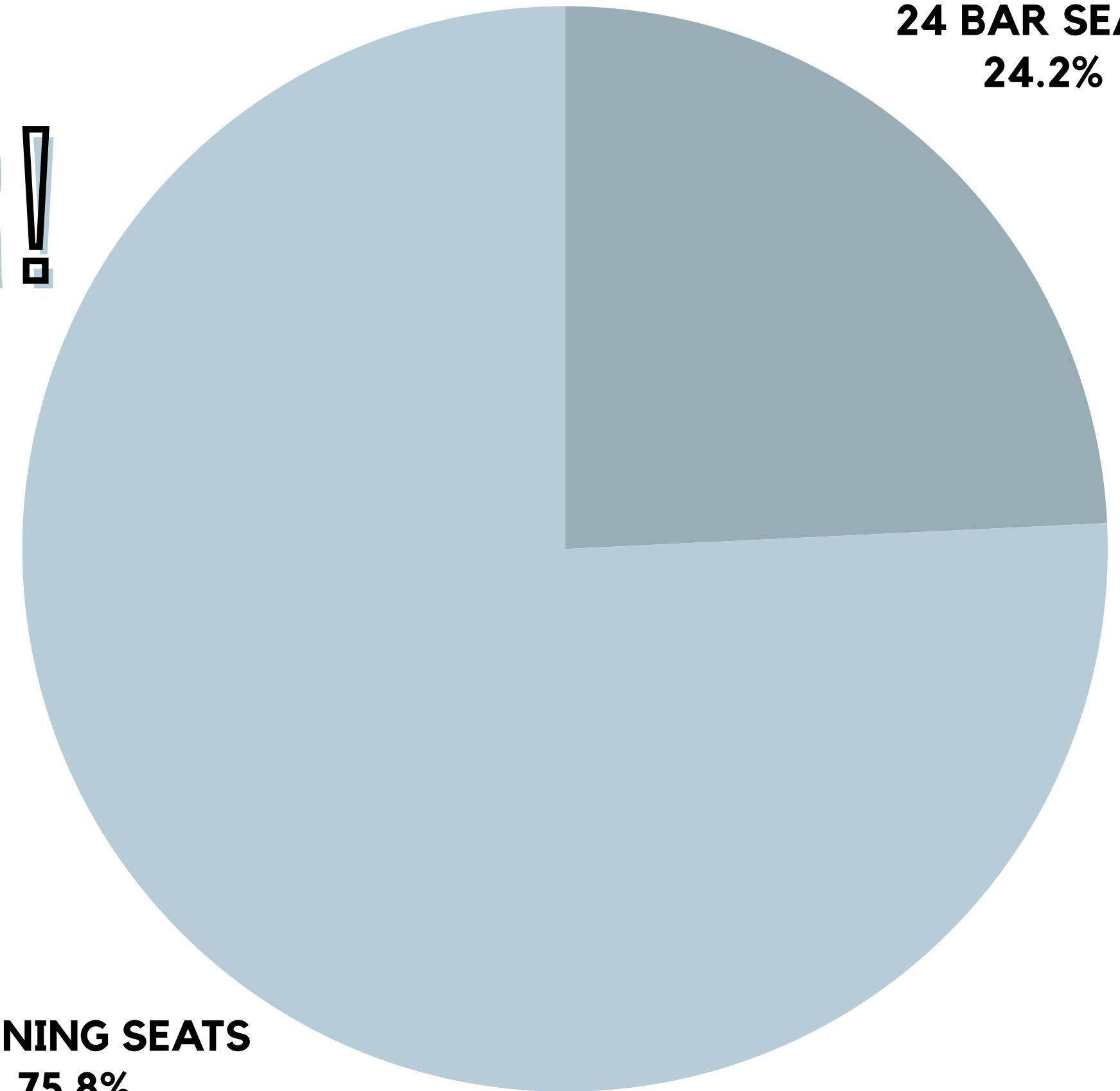
Proposed Floorplan

- our interior entrance leads guests to a host stand which serves as our takeout hub and communication center.
- the “Chef’s Table” is a major focal point of the main dining room with a state of the art pizza oven, serving as an extension of the kitchen where guests can enjoy an immersive dining experience as they watch food be prepared.
- our expert architect designed the space in such a way that from most seats in the dining room or veranda, guests can experience the warmth of the open kitchen, tying the spaces together in a unique way.
- the veranda bar houses storage and equipment in its entirety as the restaurant does not have dedicated walk-in space for chilled wine, beer & non-alcoholic offerings.

MARBELLA IS NOT A BIG BAR!

Bar vs. Dining Seats

75 DINING SEATS
75.8%



Bar Design...

SHARED HALLWAY

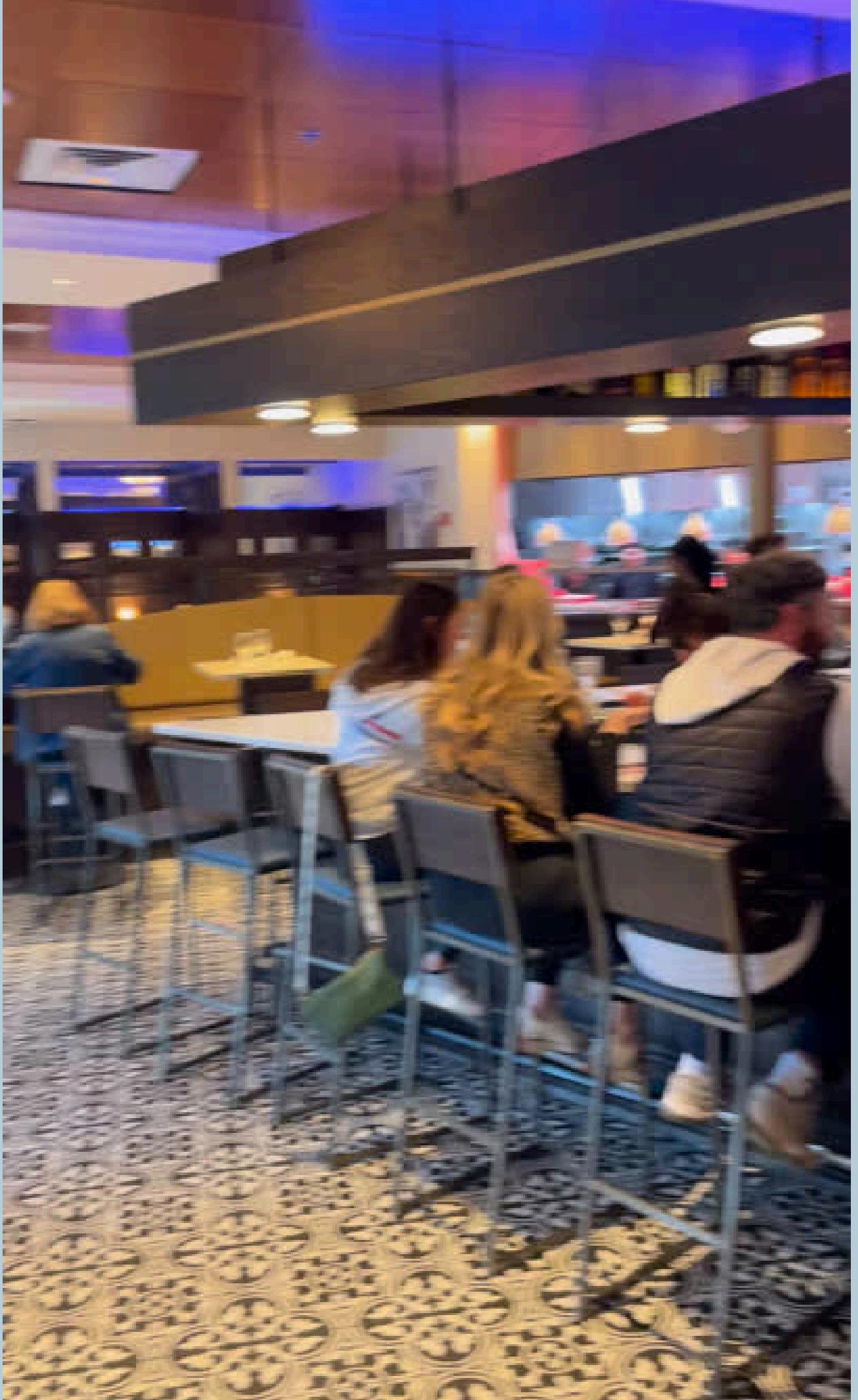
- *guests will be seated, not wandering*
- *signage posted prohibiting crossing with drinks*

SIZE OF BAR

- *bar overall dimensions provide much needed storage solutions and refrigeration, etc.*
- *counter space necessary for equipment and service*

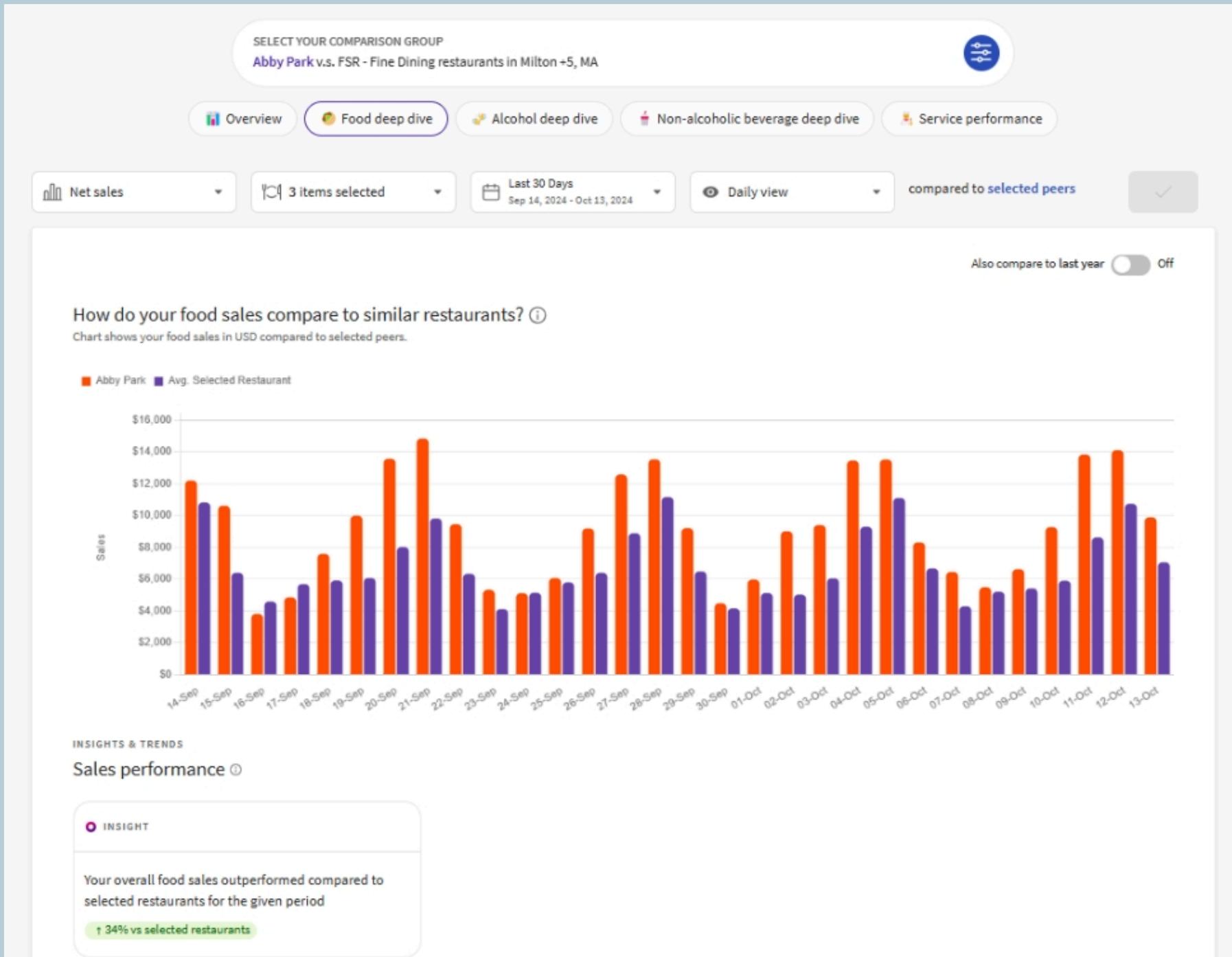
TV'S IN BAR

- *focal point, encouraging guests to stay*
- *not a sports bar! there will be no volume on games televised*

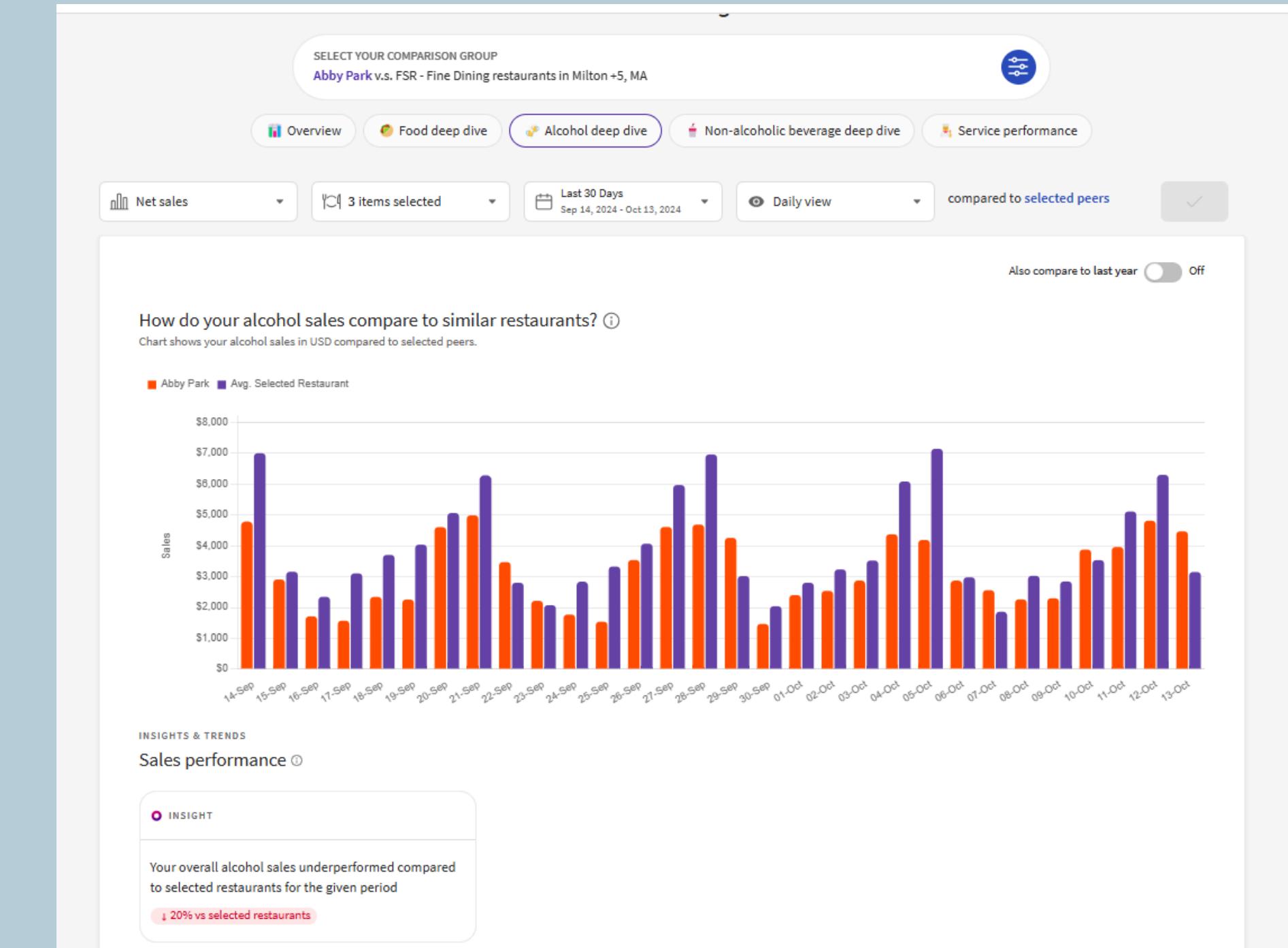


A b b y P a r k
with the Patriots Game on...

Toast Analytics



FOOD SALES



BAR SALES

In Conclusion:

- We have redesigned the space to the extent that is possible with acoustic tiles for noise reduction.
- We have agreed to guarantee closure of the windows by 7pm
- We agree to close the Antwerp St. entrance and back lot at 8pm, and ensure staff park only facing Bassett St. The parking lot will be patrolled.
- We have reduced our proposed operating hours. Sunday-Thursday close at 10:30 pm, Friday-Saturday close at 11 pm
- We have reduced bar seating by 20% and replaced it with additional dining room seating.

It is important to remember that our business must renew licensure annually, and that if this restaurant is truly problematic it would become ineligible for renewal



MARBELLA

Thank you for your time!