

## **Describe the proposed project in terms of use, design elements and construction timeframe.**

We are applying to open our downstairs lounge, serve on our outdoor patio, and to update our parking.

Parking: We currently have occupancy from the fire chief for the whole building for 100 people. Sufficient parking exists on site for the mixed-use property:

### **Red Building**

Rapsallion top – capacity 49 = 17 spaces and 3 employee spaces

Rapsallion bottom – capacity 49 = 17 spaces and 3 employee spaces

Rapsallion opens in the afternoon and is open weekends and evenings.

Rapsallion Red Building total needed = 40 spaces

### **White Building**

Medical Equipment Company (Living Well) – 3 spaces (open by appointment only daytime)

Florist – 2 spaces

Massage Therapist – 2 spaces

Tattoo – 2 spaces

Hair salon has 3 chairs — 6 spaces

Apartment needs — 2 spaces

White building total needed = 14 spaces

There are a total of 50 usable spaces and most of the tenants in the white building will be closed when the Pub is at the peak. The Pub has very light business until 5:30pm.

We also have 24 seating spaces on our outdoor patio (see below). When we serve outside, we limit the downstairs to 24 patrons. We don't actually serve downstairs when the patio is open although it is still accessible if someone upstairs wanted to just sit downstairs after being served. It is typically empty save for cook and Pub manager during patio season. When we are serving outdoors, we never have enough people to bring us over 100. If we have 100 people indoors and out, we will consider ourselves full and decline new patrons until there is room. Our patio season is roughly April 1-November 1. Only after we close and winterize the patio will we fully open our downstairs lounge and have it staffed. We also recognize that we need to protect the patio patrons from cars in the lot so will construct bollards as detailed on the enclosed plan.

Patio: To ensure our serving area is safe and compliant with alcohol regulations, we plan to construct a 4' high containment wall surrounding our patio. Please see attached.

Downstairs Lounge: We are requesting use of the downstairs lounge for serving patrons with our liquor license. We have constructed a staircase that connects the downstairs to the upstairs, so the building is now a single use structure (floors are not separated) with occupancy from the fire chief for 100 patrons. Please see above narrative on operation. We only plan to use the downstairs lounge when the patio is closed.

Construction timeframe would be approximately one month for completion once approved.