

3774 S 27th Street

Property Purchase Proposal
NVS Investments, LLC

Project Description

The complete restoration of the existing historic building is proposed to create a bar and restaurant in the existing building with an architecturally appropriate addition constructed behind the existing building for the kitchen and a dining room. The proposed addition would also include a banquet hall served by the shared commercial kitchen. The addition is designed to not detract from or overpower the existing building but expands the building on the site in a manner that gives prominence and importance to its position on the property.

A second building is proposed along the north property line for a multi-tenant retail/commercial building. This building is not intended to match the existing building in architectural style but to fit into its position based on pedestrian traffic flow. This building is designed with smaller scale unit windows rather than expanses of store front glass to fit into the architectural feel of the original building but in no way compete with it.

The total development expenditure proposed is approximately \$5,000,000.00.

Design Review Commentary

Grading:

Based on the proposed grades, we are no longer calling for a 3' excavation at the front of the building. We are excavation down to allow for two steps at the recreated front porch. The rendering has been revised to reflect this change in elevation at the front of the building.

Pedestrian Connections:

The west entrance to the retail building is now shown as ADA accessible. This will require sloping of the concrete walk. Handrails will be added if the slope qualifies as a ramp as determined by the difference in elevation being overcome.

The pedestrian paths were previously delineated with paint stripes similar to ADA stalls. We have revised these walkways to be concrete paths. The concrete for these paths will most likely be tinted with a color that works with the design scheme.

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The pedestrian path from 27th Street to the front of the main building is now ADA accessible. The design criteria called for the recreation of the look of the original front porch of the historic building. This pathway leads to the two steps of the recreated porch, which does not lend itself to being wheelchair accessible. The sidewalk leading to the north around the building to the side entrance will be wheelchair accessible however.

Landscaping:

A Landscape Schedule has been added to show the general intent for the plantings along 27th Street. Greater detail on a larger scale will eventually be needed. The plant species shown are typical for the rest of the property with the addition of the following proposed species:

European Hornbeam (*Carpinus Betulus* “Fastigiata”)
Skyline Honeylocust (*Gleditsia Triacanthos* Skycole)
Amur Maple (*Acer Ginnala*)
Little Princess Spirea (*Spiraea Japonica* “Little Princess”)
Hydrangea-Summer Crush (*Hydrangea Macrophylla* “Bailmacfive”)

The wood fence at the east property line would be proposed as a board-on-board privacy screen fence with dog eared tops. Fence would be located on the east property line.

The bicycle parking on the southwest corner of the main building has been modified to accommodate all of the required bicycle spaces for the main building. Adjustments have been made so this does not conflict with the delivery pathway of the concrete walk to the kitchen door. Bicycle parking has been added near the entrances of retail Unit B and E.

Building Elevations:

The west end unit of the retail building has been raised for hierarchy. It is shown with subtle contrast with the use of soldier coursing. This may also work with a dual row of aluminum trim at the top cap flashing of the end unit. The final design will include prominence in this location and alternative options will be reviewed as to the best way to achieve the desired result.

The windows of the north elevation that are shown will be actual windows. The areas where windows will not work with interior functions will have recessed brick in place of the windows to maintain the rhythm of the south side of the building.

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Other:

The trash dumpsters have been modified to show the actual size of an 8 cubic yard trash container. Three of these are shown at the east corner of the banquet hall and two are provided for the retail buildings. These should be adequate with the number of pick-ups per week being adjusted to suit the needs of the operation. The location of the banquet hall dumpsters has changes to allow for easier collection. In this configuration space is allowed for an additional container if one should become necessary.

The current floodplain line will no longer be accurate after the grade elevations are increased across the east portion of the site. The new floodplain line will resemble that of the adjacent parcels as this property is currently lower in grade. That condition will be resolved with the development of the property.

We have removed the changes to the adjacent parcel that showed the intended connection to the excess parking to the north. We still intend to pursue an agreement with the adjacent property owner and the design of the buildings is well suited for this goal. An agreement in this regard will be reserved for after actual visible site changes occur and all parties can see the value added to the properties and how the proposed connection would be made.