

## Cornerstone 2020 Justification

- 1) **Community Form:** 719 Lynn Street lies within the heart of a traditional neighborhood. Our plan for the property is to revitalize the existing buildings into an operating banquet hall, restaurant and microbrewery with little to no changes to the aesthetics. The project will not alter the existing grid pattern of streets and alleys. The parking lot will remain providing ample parking and bike racks will be added to encourage other forms of transportation. An outdoor pavilion for dining will be constructed. The remaining green space will be open for activities during business hours.
- 2) **Centers:** This project falls between two intersections (Shelby/Lynn & Preston/Lynn). Both streets house non-residential uses. The development of this space will provide the neighborhood with a destination for food, drink & entertainment that is easily accessible by an array of transportation methods.
- 3) **Compatibility:** The scale and site design will be altered minimally. We intend to take the space currently used for private events and activities and turn it into a facility more inviting to the community with increased availability of activities to attend. The outdoor pavilion will be constructed to match the visual concepts already in place on the property. Production of beer will be miniscule and will not produce unwanted odors or diminish air quality. The streets surrounding are of adequate structure to support any additional traffic the project might add. The main building will be baffled to reduce noise transfer. The pavilion, the location of most outdoor activity, is located towards the center of the lot so on a day-to-day basis, outdoor noise will be minimal. When amplified sound is used outdoors, it will be limited to reasonable hours. Low impact lighting will be added to the pavilion with a few security lights that are pointed downward throughout the remaining green space. Existing parking lot security lights will be used. The lot will be enclosed on the North, West and East sides with an 8 ft. fence to limit the properties visibility and act as a buffer to the immediate neighbors. The South side (Lynn Street) will have a shorter fence/landscaping as its barrier from the street.
- 4) **Open Space:** Though this is private property, we want to provide open public space for the neighborhood. The green space available we be maintained with the addition of an outdoor pavilion. We want the green space area to resemble a park that is inviting to the entire community and open to them during business hours.
- 5) **Natural Areas and Scenic and Historic Resources:** The property has a notable significance to the city, neighborhood, and to us as a company. We want to revitalize the spirit of Swiss Hall and preserve the historic significance of the architecture by staying true the aesthetics already in place.
- 6) **Economic Growth:** This property has been used as a private club for many years. Allowing a C-2/C-1 zoning change will allow us to develop this property into a space that provides commerce and public use without damaging the current site.
- 7) **Circulation:** The property is centrally located in the neighborhood. The surrounding area boasts transit stops, sidewalks, alleys, and crosswalks to promote non-vehicular travel. Bike racks will also be installed. Our parking lot has 130 spots available plus the surrounding streets allow on-street parking. Lynn Street, which is a one way, will be the only vehicle entrance and exit.
- 8) **Transportation Facility Design:** We will utilize the systems already in place to ensure our facility does not adversely effect the neighborhood.
- 9) **Bicycle, Pedestrian and Transit:** With the addition of bicycle parking, the property is adequately set up, as is, to accommodate alternative modes of travel.
- 10) **Flooding & Stormwater:** No changes will be made that would change the current status of the property.
- 11) **Water Quality:** No changes will be made that would change the current status of the property.
- 12) **Air Quality:** No changes will be made that would change the current status of the property.
- 13) **Landscape Character:** Appropriate landscaping will be provided to provide an enhanced visual atmosphere and act as additional buffering.
- 14) **Infrastructure:** The property currently boasts all the necessary utilities and adheres to the guidelines.
- 15) **Community Facilities:** Does not apply.

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