

Letter of intent for O.S.S. conditional use application for outdoor seating area and parking reduction at 912 Regent St.

Parking Stalls Reduction: We are relying primarily on walk in traffic and as there is no available location to install parking spaces we would really appreciate a parking reduction allowance. We are installing more than the required number of bicycle stalls (14) to attempt to help alleviate some of this concern.

Existing conditions: The area is currently covered in pea gravel with some exterior fencing and one old grape vine on the existing fencing. We are hoping to keep the vine, but it will have to be pruned substantially.

Project team/schedule: Rodney Helt drew the plans, Tyler Soukup (owner of O.S.S.) will be contracting landscapers to complete the project. We have not selected a landscaper yet, but will look to start the project as soon as it has been approved. Lights will be installed with caps so that they won't spill light into other areas and we will not be installing speakers so as not to disturb the surrounding buildings.

Building Square footage/ Dwelling units: The building is 3752 square feet with 1120 in the basement, 1512 in the restaurant area and 1120 in one upstairs apartment.

Estimated Cost/ Jobs created: We think this project will cost around \$20,000 and create 2 – 3 full time jobs during construction and then operation (seasonally).

Operational details: This will be broken into two sections, one for normal operation and one for Football Saturdays

Normal operations will continue as we are currently operating. The gates to the seating area will be unlocked and open from 11AM to 11PM. Customers will come to the counter to order, will be given their drinks and a number at the counter and the food will be delivered to their table when it's ready. An ID is required for each beer (we don't have pitchers) to ensure no minors are served. There will be a camera on the outdoor area so that we can keep an eye on it when not outside ourselves. Occupancy will be controlled by the manager on duty who will be able to tell from the number of seats being used inside and out. There will be 54 seats inside (current number) and 50 seats outside (if approved).

During football games we will have four people controlling the entrances and exits. They will have radio's so that they can communicate when people are entering or exiting the building. For the purposes of this letter I will call these people 1 through 4. During football games we hope to have a total occupancy of 218; 137 people outside and 81 (current) inside. Some of this will be staff but we won't know exactly how many until

we've experienced a couple of games. Service during football games will also change: We will reduce our menu to fewer items and customers will have to come to the counter or to a table set up in the garden near the six foot gate. On game days the bicycle parking will not be available for bikes.

Position 1 will be on the side walk along the east side of our building leading into the restaurant or beer garden. This person will keep the count for the occupancy for the whole property and will be responsible for carding/stamping anyone who enters.

Position 2 will be at the entry door to the building. He will be responsible for the occupancy count inside the restaurant.

Position 3 will be at the exit door in the south east corner of the building. He will be responsible for letting 1 & 2 know when someone leaves the building and making sure no one enters through this door.

Position 4 will be one person (or more, we won't really know until we see what happens) at the north west corner of the building where the 6' gate is. This person will be selling brats, beer, and keeping people from entering or exiting through the alley. The alley will be available for emergency exiting, but we're hoping it doesn't come to that.

(Position 5: We have also considered having a brat selling station in the mouth of the alley to sell brats to people walking by on the sidewalk. I don't know if that would require a permit or if it can be part of this but I thought I'd bring it up so we don't all have to go through this process again because of me.)