

11-07-2018 Town Council Meeting Responses

ITEM #3: Call for a Public Hearing for December 5, 2018 to Consider a Request to Close a Portion of the Public Right-of-Way on Aberdeen Drive for the Expansion of the Lumina Theater

Council Question: How much property is being requested and what is its value?

Staff Response: *The proposal is for Town Council to consider closing approximately 400 square feet of public right-of-way that was dedicated to the Town in 1999. Attached is a letter from Bryan Properties from 2015 when 1,385 square feet was successfully returned to enhance the Weaver Street Market in Southern Village. The approximate value of the subject area is between \$10 - \$20/sf (\$4,000 - \$8,000).*

Council Question: How many parking spaces would be removed?

Staff Response: *2 spaces will be removed with the R/W abandonment process. These two spaces will be removed in order to maintain a public sidewalk on Aberdeen Drive. Two additional spaces will be removed on Market Street to enhance the sidewalk by adding two trees, tables and chairs for public use. The Market Street parking space removal is part of the zoning compliance permit request and not required to approve this right-of-way closure.*

Council Question: How will this expansion affect bike and pedestrian functionality and safety?

Staff Response: *On the Aberdeen Drive side the request is to expand the building into the sidewalk area, however the reduction of street parking will add about the same area of sidewalk back into the equation. It is about a break-even for pedestrian functionality. There does not appear to be any impact on bike functionality or safety.*

Council Question: How much property did the Town provide for the Weaver Street expansion? What was the value of that property?

Staff Response: *The Town returned 1,385 square feet. The approximate value of the Town provided property for the Weaver Street Expansion is between \$13,850 - \$27,700.*

Council Question: Who exactly are the area tenants that Bryan Properties polled?

Staff Response: *Owner of Pazzo Restaurant, Al from Al's Burger Shack, and adjacent office building owners George Draper and Gent Hito.*

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Council Question: What is the proposed use for the Lumina theatre expansion?

Council Question: Since the letter on p. 11 of the packet mentions that Bryan Properties found a partner willing to open and run a taphouse in the space that is currently occupied by its 5th screen and police substation, would the expansion result in permanent removal of the 5th screen and police substation or would they be moved to a different space or would?

Staff Response: *According to the right-of-way closure request letter (attached), the theater desires to add a taphouse by converting the existing 5th screen room and police substation as well as the expanded area. The CHPD has signed a lease to be in the 300 Market Street Building. The space will be on the sidewalk with a retail presence. The keys have been given to the CHPD and Bryan Properties anticipates a move-in in the coming weeks.*