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LETTER OF INTENT

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Maggie Gonzales Ice Cream and Café
22nd Street & 2nd Ave

Maggie Gonzales intends to develop an Ice Cream and Café Story at 22nd Street and 2nd Avenue, which will require demolition of the existing house. She intends to utilize two Metal Storage Containers, separated by an Indoor Seating Area. Wood Trusses will cover the two Storage Containers and the Indoor Seating Area. A wood Outdoor Seating Area will be covered with a Pergola for shade, on the East Side of the Building. The Café will be located on the North Side of the newly constructed 1st Avenue Trail.

The Site will need to be Re-Zoned from R-3 to C-2.

A Development Plan will need to be adopted to allow Storage Containers to be used as a Café in the West Broadway Corridor Design Overlay.

See attached Site and Café Concept Drawing.

Following is a Discussion on how the Café Project addresses the requirements of the West Broadway CDO:

15.32A.070 Build to Zone,

A. The required build to zone is a minimum setback of 5' and a maximum of 20'. The proposed setbacks fall in this range with 12' setback on 22nd Street and 8' setback on 2nd Avenue.

C. Frontages. The build-to-width is 38% on 22nd Street and 15% on 2nd Avenue due to the large green space on the east side of the property and park-like atmosphere adjacent to Cochran Park.

15.32A.080 Architecture.

A. Building Materials. Durable and Complimentary. The Metal Storage Containers convey a Railroad Depot Theme and will be painted. A Brick Wainscot will be provided. The Sloping Wood Roof will be accented with ornamental brackets, reflecting the Railroad Depot Theme. The Gable End of the Roof facing the Trail will be Wood Board and Batten.

   The Brick Base comprises 38% of the 22nd Street Façade and 13% of the Trail Façade.

B. Articulation. The Base of the Facades will be Brick. The Metal Storage Container will be painted a dark color, possibly Black. Ornamental Brackets will be implemented at the Roof Line of the Sloping Truss Roof, covered with a Architectural Metal Panel. See the attached Concept Drawing.

C. Transparency. The 22nd Street Façade will have 18% Transparent Glass, 20% Painted Shipping Container, 38% Brick and 24% Mural. Since a Restroom and Kitchen are located along 22nd Street, it is not possible to obtain the suggested 40% Glass Transparency, so a Mural is being proposed. The Transparent Glass and Mural covers 42% of the 22nd Street Façade.

   The size of the Condensing Unit located along the North Side of the Café has not been determined, but it will be screened with landscaping.

15.32A.090 Landscaping and Streetscape.

A. Required Frontage Landscaping. A 5' wide landscape frontage strip is proposed on 22nd Street where there isn't building frontage or parking lot pavement. There is an existing landscape strip in 2nd Avenue right-of-way on the north side of the new trail. Foundation plantings are planned on the 22nd Street frontage. There is a 3' landscape frontage strip proposed on 2nd Avenue in-lieu of the foundation plantings because the service windows and main entrance will not allow for foundation plantings. Two deciduous trees and ten shrubs every 20' are proposed on the 22nd Street frontage where there isn't building frontage. Existing mature trees on the east side of the property will remain, providing for a natural area across from Cochran park.

B. Required Parking Lot Landscaping. Five deciduous shade trees are proposed on the south perimeter of the parking lot to meet the requirement of one tree per 1,500 SF of paved parking area.

15.32A.100 Pedestrian and Vehicular Access.

A. Curb Cuts. A two-way driveway curb cut is proposed on 22nd Street where the existing curb cut is located.

B. Pedestrian Access. Five-foot concrete sidewalks are proposed on the 22nd Street right-of-way.

15.32A.110 Outdoor Lighting.

A. Outdoor lighting will be provided by wall mounted lights complying with the required standards.

15.32A.120 Screening and Buffering.

A. A six-foot privacy fence is proposed on the north property line to screen the existing residential lots. The ground mounted mechanical equipment pad is proposed to be screened with landscape plantings, and the dumpster pad is proposed to be screened with fencing and a lockable gate.

15.32A.130 Fences and Walls.

A. Fencing will comply with the required standards.

B. Fencing material for the privacy fence on the north property line is proposed to be wood. Fencing material for the dumpster pad will meet City requirements.

15.32A.140 Signs.

A. Signs are proposed to be wall mounted on the proposed structure.

If you have questions or need more information, please contact me.



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