

A narrative document that describes the following details:

- A. Project Specific
- B. Site conditions-existing
- C. Proposed vehicle access
- D. Proposed utilities to serve project
- E. Any other relevant project information

1912 State Avenue

Building Owner Narrative

Project Details:

Find a commercially viable tenant that will have the least impact on the overall structure and historic aesthetic of the building. The current site conditions are good and lend themselves to Neighborhood/Specialty Retail or service but do not lend themselves to a large impact commercial solution. The current leasee, Our Local Yarn Shop, LLC has requested an ADA compliant ramp be installed and handicapped parking will be made available at the front of the building at the base of the ramp. Additional parking can be found along the street and in the back drive. Employee parking can be in the back drive or in the currently existing garage. The current utilities are sufficient to service the proposed lease.

The lease includes the 1st and 2nd floor, front garage and parking in both front and back of the house. The lease doesn't include the back workshop or the basement. Both the landlord and the leasee will revisit this agreement in 1 year to determine if the lease should be expanded to include the basement. If the lease is not expanded at this time, the landlord reserves the right to develop the basement as an apartment.

Project Details:

We are creating a warm and welcoming retail yarn shop. Our Local Yarn Shop (OLYS) will offer quality yarns (some locally produced) and notions for knitting and crochet. We will also offer roving, unspun wool, for felting. Community is important to us and we will support this by offering open seating for drop-in knitters/crocheters, "First Friday" community knitting/crocheting in the evening (1st Friday of the month) and small classes. 1912 State Avenue is the perfect place for us as we enjoy the historic aesthetic, it is beautiful and just looks like the kind of place where people would be knitting! The floor plan and utilities are already well-suited to our needs. As mentioned, we have asked for an ADA compliant ramp. This would be our only desired modification/change.

Insofar as parking goes there will be handicapped parking available at the front of the building with additional parking along the street and in the back drive. Employee parking will be in the currently existing garage.

In brief, it is my intention that OLYS become a small, yet financially successful, warm and inviting place where knitters, crocheters and others who enjoy handwork can find supplies, community and support.