

**PB24-0707 – 230 1 Street/81 Washington Avenue**  
**Narrative Responses to Comments**  
**9/29/24 Final Submittal**

**Comments/Responses:**

- Missing Traffic Study. Not provided as part of this submission, and not provided as part of the transportation case file.

- **Response:** Applicant is working through methodology review and approval with the Transportation Department. Traffic Study will be submitted following methodology review.

-Missing detailed site plan of ground floor, including alley, and any and all obstructions that may hinder access through the alley with a vehicle parked for loading.

- **Response:** See Sheet 6 of plans showing enlarged alley plan. There is sufficient space on the north side of the water meters to accommodate the largest expected loading vehicle and waste collections without blocking the 20'-wide alley. The trash room and stair access is located for efficient loading and waste collections to ensure minimal disruption to the alley.

If the Traffic study was not submitted as part of this first submission, you will have to resubmit for the next first submission for the following month.

- **Response:** As per conversation on 9/24, the plans are being submitted for Final Submittal. Being scheduled for hearing is contingent upon approval of the traffic study prior to scheduling deadline.

Note that staff continues to have concerns with the size of the venues at this location, and may recommend denial of the application and that other less intense uses, such as office be explored.

**Response:** Please note that the Applicant was approved for 450 seats but is only developing 415 seats under the current permit. The increase in capacity from 450 seats to 517 seats is only an increase of 67 seats, which is an insignificant increase in intensity. The total seat count of the third-floor establishment is only 102 seats, which would be permitted by right in most circumstances.

An office use at this location is not feasible as there is no parking for office tenants. Previously existing off-street parking in the front yard has been eliminated as part of the multi-million dollar restoration of the contributing historic building approved by the HPB. The HPB required removal of the parking and restoration of the garden space in the front of the building. Given the previously approved intense restaurant use, allowance of a modest increase to allow for complete use of the existing building is reasonable and will not result in adverse impacts to the neighborhood. The proposed expansion is entirely contained indoors and the increase in intensity will not be perceptible.