

Narrative

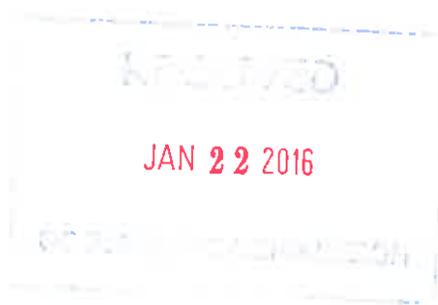
Outdoor terraces will be used for the following flexible programming

- Seating for restaurant customers. Food and beverage to be served, including beer and wine as requested by the tenant.
- Outside entertainment such as music and other entertainment.
- Vendor sales

We are seeking restaurant tenant/s for Mill Street Market. Access will be provided from South spaces to outdoor upper terrace and possibly lower terrace for customer seating. Seating and shade specs will be defined with new tenant and finalized by working with Grove City development department.

Outside music and entertainment at sound levels acceptable to the city of Grove City no later than 11pm on Fridays and Saturdays and 9pm on weeknights.

Vendor outdoor sales - periodically throughout the season to coincide with other town center activities such as the farmers market, arts in the alley, etc. - Approximately 8 to 10 vendors or amount that can be accommodated within the terrace allowing for handicap accessible walkways. The intention is to utilize the traditional 10 x 10 pop up tents.



Neil Baker
Mill Street Market
4086 Broadway
Grove City, Ohio 43123

Dear Ms. Shields,

Please see my responses to your request for additional information.

- 1) In the previous diagram the rendering shows various other improvements that we are not prepared to provide specific details regarding such as the awnings, signs and exterior material changes to the Mill Street building. Those details will be provided after we complete our planning via a separate application before we complete the improvements.

The diagram below illustrates the proposed improvements to the Mill Street Market patio area for which we are asking approval. Currently, we are moving forward with the exterior patio improvements shown in order to coordinate the work in a timely fashion with the work being completed by the City of Grove City on the adjacent street and sidewalk.

The improvements include a brick retaining wall surrounding the patio with breaks to allow for steps for ingress and egress points. The brick will be of the same texture and color of the existing Mill Street exterior brick which is a close match to the City of Grove City Town Center brick (see diagram 2).

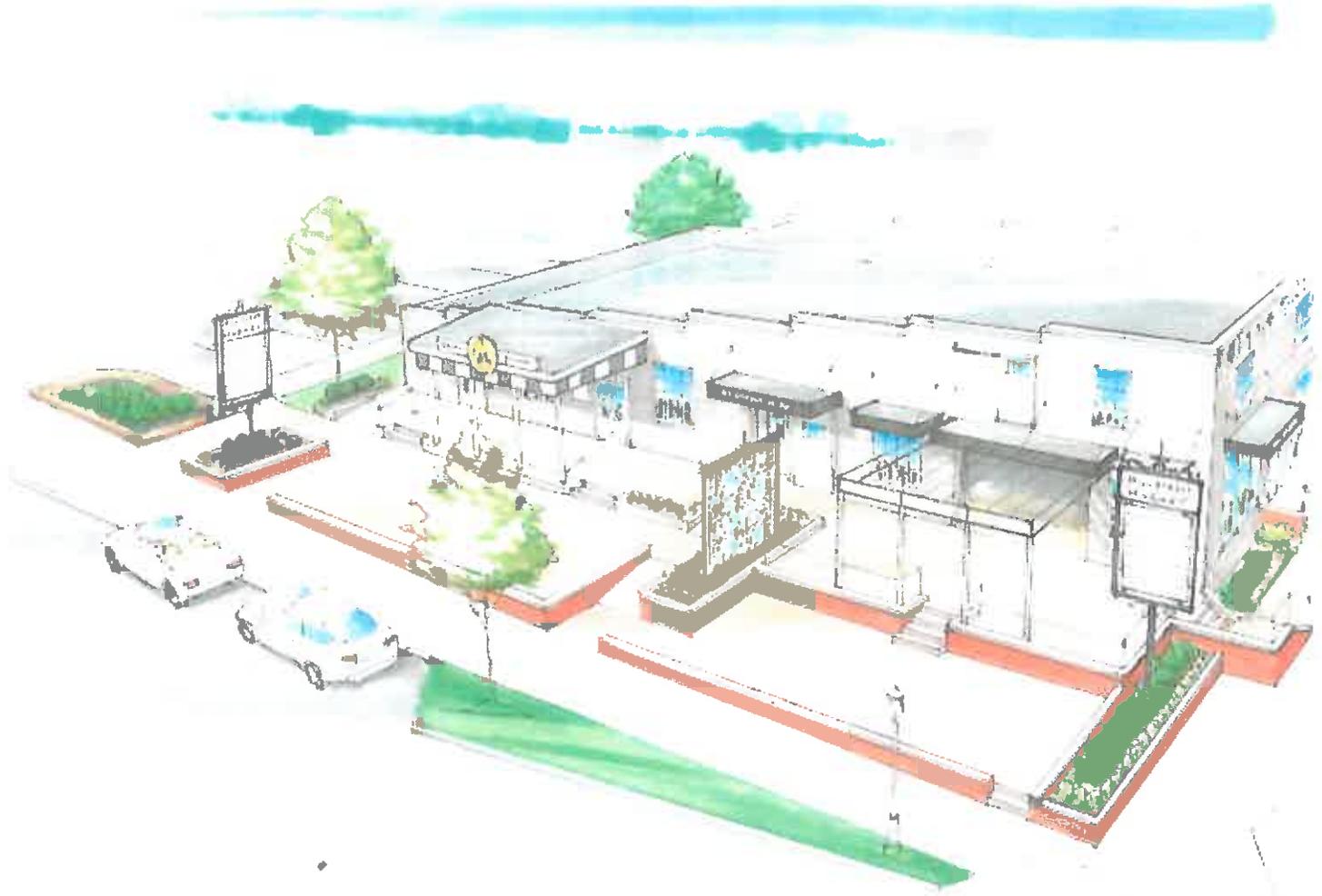
The patio will be constructed at three levels, the highest being closest to the building at the same level as the Mill Street interior floor. The lowest entry point will be at the Southeast corner, closest to Broadway and Mill Street.

The surface of the patio will be installed in a phased approach, the upper level, steps and handicap accessible ramps/sidewalks will be concrete. The two lower levels will be grass. In the future, depending on the traffic usage we may install pavers or concrete on the lower levels.

- 2) See Diagram 1.
- 3) See Diagram 2.
- 4) To be submitted at a later date.
- 5) To be submitted at a later date.
- 6) To be submitted at a later date.
- 7) To be submitted at a later date.
- 8) Noted an Diagram 1

Diagram 2





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JAN 21 2016
GC Planning Commission