



828 E Main Street Wedding Event Venue

Land Use Application

Project Description/letter of intent

06/12/2019

Proposed renovation of the existing Trachte buildings at 828 E. Main Street for use as a new, private event venue focused on weddings and similar events. Once home to KleenAire HVAC wholesalers and vacant for the last 8 years, the plan is to transform the iconic building into a one-of-a-kind downtown private event venue filled with authentic industrial character.

The buildings will undergo a complete interior renovation but will keep as much of the existing metal façade as possible. A four season solarium will be added to the lot, in addition to an exterior courtyard area. The outdoor space will be enclosed by a variety of partial height brick and metal screen walls, plantings, and trees. The outdoor space will serve as the entry point of the venue with gates that can be secured after-hours. No parking will be provided on site. Automobile parking reduction is being requested due to the proximity of the new S. Livingston Parking Garage located less than 300 ft from the site. Owner will also seek a bike parking reduction (net reduction of 13 stalls) with City Planning due to the nature of the typical events (dress clothing for weddings).

Owner seeks to eliminate an existing curb cut adjacent to the nearest building, as access directly into the building from the street is no longer required. Additionally, the existing primary curb cut will be reduced in width. The additional curb area where the existing curb cuts are reduced/removed is requested to be designated as “loading only” to allow for loading/unloading access to the property.

Site zoning: TE- Traditional Employment within an Urban Design District

Site Area: 10,936 sf

Conditional Use: Lodge, Private Club Reception Hall

Occupancy Classification: A-2

Construction Type VB, SPRINKLED PER NFPA 13

Building Area:

Small building-	1,927 sf- ground floor-existing
Large building-	5,128 sf- ground floor-existing
	1500 sf new mezzanine area
<u>Solarium</u>	<u>1,020 sf new enclosed space</u>
Total Indoor:	9,575 sf Total Interior Space- Occ. Total 610
Outdoor:	560 sf Exterior Entry courtyard

The smaller front building will be used to host wedding ceremonies and smaller events, the solarium will host cocktail hours and small gatherings, and the main building will host wedding dinner receptions and larger events. While the weekend focus will be weddings, the location on the growing E. Washington corridor is ideal to host corporate and non-profit events as well.

Hours of operation are TBD, but primary usage will be on weekend afternoons and evenings. Food will be provided via off-site catering. A class B liquor license will be applied for to sell alcohol on site at events. Project timeline is anticipated to start Fall 2019 and be open by Summer 2020.

-Matt Tills, AIA
Partner, Morrison Tills Studio (MoTiS)

Project Members:

Owner

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