

## **Community Meeting on Ki Ramen**

4.18.2016, 6:30pm

Senior Center, 4600 Butler

Intro – Matt Galluzzo

Introduction of Business Owners:

Dominic Branduzzi, Piccolo Forno opened 11 years ago, last year opened Grapperia

Roger Li, Tamari and Umami

-both have or have had liquor-serving establishments in Lawrenceville

### **Ki Ramen**

#### *Concept*

Fresh, homemade ramen noodles to be served

#### *Layout*

Split level interior to remain

Open kitchen layout

Attached garage – bar would be within (Asian-influenced cocktails)

Room above garage for outdoor terrace/deck

#### *Hours*

Monday – Saturday – lunch and dinner hours

(eventually maybe open for limited Sunday hours)

#### *Prices*

Low price point - \$10-15 per entrée

Small plate menu as well – rotating choices (would provide late-night dining after restaurants close, e.g. 10pm till midnight)

#### *Occupancy*

45 people seated inside, with 20 at bar, 20 at deck (85 total seating)

#### *Staff*

20 employees, interested in hiring local employees

#### *Atmosphere*

Child-friendly establishment

Non-smoking

#### *Noise*

Garage door setup; speakers facing inward (no live entertainment)

Acoustic paneling to be installed

#### *Waste Disposal*

Dumpsters behind – sharing with Rent-a-Center – to be enclosed with wooden fence

### **Q & A**

Q: no parking to be provided on 44<sup>th</sup> or in front, garage to be turned into a bar? Resident concerned about music with open garage door facing street and parking.

A: Dom wants it to be a neighborhood establishment – encouraging pedestrian access. Not required to add parking.

Q: If the existing garages were used for vehicles in the past; is there a zoning process for a change in use? Are there other variances that will be required? Will a second means of egress will be required off the deck?

A: Matt G– we can find out if zoning change is required for garage issue. A second means of egress will be necessary from the deck.

Q: Will you be doing deliveries? Pick up?

A: No deliveries, but pick up will be allowed.

Q: If you are doing a buildout to contain the dumpsters, will you be leaving sufficient room for pedestrians?

A: Yes.

Q: Food variety and prices?

A: Ramen bowls for \$10-15, snacks menu from \$4-8.

Q: Where will you get deliveries? R-A-C just leaves vehicles idling on 44<sup>th</sup>.

A: In front of garage area, since the bus stop is in front.

Q: Concerns about parking – even though it's not a legal issue, the community needs to address it.

A: Acknowledged. Is a major concern for both neighborhood groups.

Q: Trash and noise concerns – any additional restaurant without parking or other controls.

A: While frustrating, current zoning code does not force business owners to provide parking at this size.

Q: Exterior changes?

A: Not significant –only garage space.

Q: Garage doors will be open all the time?

A: Deck would be 10pm during the week, 11pm on weekends. (same as restaurants) Garage could be open till midnight. Grapperia is a similar setup of a bar on a small residential street. Similar type of alcohol prices – pricey enough that people don't get shot and a beer, so it isn't a major destination spot.

Q: Tenants currently above PA Connecting Communities have parties that the neighbors can all hear – won't any deck bar be noisy?

A: Hopefully limited hours will address this.

Q: Main concerns are with bar and deck area – people leaving bars at 2am impacts neighbors on 44<sup>th</sup>.

A: Main focus is restaurant, not bar.

Q: Other pressures provided by the Charter HS residents, which will include a restaurant.

A: An individual business owner can only focus on issues they are affecting, not what neighbors are doing.

Q: What is the timeline for opening?

A: opening before summer (July, August)

Q: How far would you advertise geographically?

A: As with Picolo Forno, just using word of mouth.

Q: If a restaurant is a destination, it can have an outsized impact on neighbors. Bars nearby are have very high occupancy.

A: Not seeking destination restaurant, but neighborhood-serving.

Q: New Amsterdam has reduced residents' parking options and created problems with noise.

A: Community organizations can meet with owners again when the deck opens.

Q: Dumpsters – what will be the impact of rodents, etc from dumpsters?

A: This is currently an issue, once dumpster is blocked in, it should improve. PF has twice a week pickup with garbage and recycling and Ki Ramen can do this if needed.

A: Matt G – not blocking it in is part of the problem because people can dump there freely.

Q: Who owns the building now?

A: Lawrenceville Holdings.

Q: Plan to continue a dialogue with neighbors?

A: Community organizations typically create a CLA with a new business that includes these types of issues. This is the 30<sup>th</sup> business that has been through this process.

Q: Is the group of residents representative of the population?

A: LU passed out flyers within 500 feet and online.

Q: How will grease be disposed of?

A: A service takes it away weekly.

Q: Is it a noisy process, can it be timed properly?

A: Yes – Dom is willing to adjust based on noise.

Q: If residents cannot attend, how will their voice be heard?

A: They can submit testimony directly to Councilwoman Gross or to the City Clerk.

Q: The Goldmark’s dumpster process: can LC speak with them?

A: LC is meeting with them tomorrow, can bring up all issues.

Q: Can residents sign a petition?

A: For this specific issue, residents can submit testimony to City Clerk.

Q: When will there be a general meeting about the nighttime economy issues in LV?

A: Matt – LC and LU can plan this with public officials.

Q: Both New Am and Industry’s patrons use dumpsters in alleys for peeing, so enclosed dumpsters are a positive thing.

A: Agreed.

Q: If you don’t get the liquor license, will you still open the restaurant?

A: Yes, it would be a BYOB establishment.

Q: Why can’t legislators come to Lawrenceville to hear about these issues?

A: Councilwoman Gross often attends or sends a representative to meetings in Lawrenceville, and residents are able to submit comments directly to the clerk.

Q: Will sidewalk tables be used?

A: Dom is not applying for them.

Q: How many bars until Lawrenceville is saturated?

A: Zoning does not currently consider “saturation” of a specific type of business geographically.