

**LAWRENCEVILLE**



**UNITED**



**LAWRENCEVILLE  
CORPORATION**

## **Redevelopment of Starr Discount**

**Community Meeting**

**September 24, 2012**

**6:00 -7:30 pm**

**Stephen Foster's**

### **People:**

**Property Owner:** Bucket Trail, LP; Botero Development (Brian Mendelssohn)

**Residential Unit Owner (6 residential units):** Botero Development

**Residential Property Manager:** Botero

**Bottle Shop Owner:** Botero

**Movie Theater Owner:** Botero

**Restaurant Owner:** TBD

**Architect:** Moss Architects

### **Initial Timeframe:**

**Zoning Hearing:** 10/4/12

**Construction to begin:** 11/5/12

**Open:** October 2013

### **Place:**

**4115 Butler Street (Former Starr Discount)**

**Zoning:** Local Neighborhood Commercial (LNC)

### **Necessary Approvals:**

**Zoning : Two (2) Special Exceptions**

**Special Exception:** 914.07.G.2(a) - one off-site parking space requested

**Special Exception:** 914.10.A - minimum 1 off-street loading space required and 0 requested

**Liquor License:** *Class E license*

*Application to be submitted Wednesday, 9/26/12*

*Applicant Name, License Number: TBD*

**Business Overview:**

The Lawrenceville Planning Team and reps from LU and LC have met with the owners of Botero Development as part of the Lawrenceville Responsible Hospitality Community Process.

**Movie Theater:**

<b>Concept/ Vision:</b> Single screen theater with up to 72 seats, showing historic and modern classics.
<b>Target audience/ customer demographic:</b> Local neighborhood population
<b>Days and Hours of Operation:</b> Showing Times: Monday – Thursday 6 pm – 10 pm; Friday – Saturday 6 pm – 12 am; Sunday 4pm – 10 pm
<b>Hours Selling Alcohol:</b> All movie showings
<b>Alcohol Price points:</b> \$ 4 - \$5
<b>Number of Employees:</b> 4
<b>Admission:</b> \$8/ prime time; \$5 off-peak
<b>Site Plan / Façade/ Interior improvements:</b> See Site Plan
<b>Parking:</b> No parking requirement
<b>Number of seats:</b> <72
<b>Security/ Video Cameras:</b> Cameras at rear entrance and inside theater/ lobby
<b>Signage:</b> (See Rendering: small marquis sign on 1 <sup>st</sup> floor)
<b>Smoking Policy:</b> No Smoking
<b>Recycling:</b> Yes
<b>Interested in signing Community Agreement:</b> Yes

**Bottle Shop**

<b>Concept/ Vision:</b> Specialty bottle shop focused on local craft and imported beers.
<b>Target audience/ customer demographic:</b> Local neighborhood population
<b>Days and Hours of Operation:</b> Sunday – Wednesday 12 pm – 9 pm; Thursday – Saturday 12 pm – 10 pm
<b>Hours Selling Alcohol:</b> During all open hours
<b>Alcohol Price Point:</b> Six-packs: \$10 - \$25; single beers, growlers, 6-packs
<b>Number of Employees:</b> 4
<b>Site Plan / Façade/ Interior improvements:</b> Site Plan
<b>Security/ Video Cameras:</b> Cameras at entrance and inside
<b>Smoking Policy:</b> No Smoking
<b>Recycling:</b> Yes
<b>Interested in signing Community Agreement:</b> Yes

**Additional Information on Owner:**

Botero Development has been in the Lawrenceville Community since 2007. Recent Projects include 48<sup>th</sup> Street Rowhouses; Arsenal Bank Building; Omega Credit Union. Botero Development also owns WildCard. Brian Mendelssohn resides in Lawrenceville with his wife Rebecca.