

Pusadee's Garden Presentation

10th Ward Block Watch - October 10th, AOH, 5203 Carnegie Street

- Switching Pusadee's to more family style service.
- New building is more "modern" Thai with Northern influence.
- Service until 10pm on weekdays and 11pm on weekends.
- Andrew Moss, Moss Architects on designs plus zoning
 - Total of old plus newly purchased properties is 100x100
 - Old building, 5313 Butler, will be torn down and replaced with new construction
 - Garden area expanding. Approx 50 seats in the garden between the two restaurants.
 - 26 seats plus 4 bar seats at Pusadee's
 - 38 seats plus 11 bar seats at new place
 - Second floor terrace with seating for about 12
 - Retail flower shop on second floor with separate entrance
 - Apartment for owner
 - Zoning
 - Will likely require about 6 spaces for the new building
 - 2 in a garage for residences
 - 1 bike reduction
 - 2 possible behind the garden
 - Also may lease additional space if necessary
 - 5313 Butler is grandfathered in for parking requirement
 - Loading will be via Berlin way and possibly existing loading zone on Butler
 - Building height may require variance of approximately 5 feet on the rear side of the building because of the residences
- Questions:
 - What will be the impact on Butler Street Parking?
 - There is an existing lot across the street and they are trying to get more spaces
 - They are also going to do valet
 - Zach – Existing restaurant will close 12/31 and hopefully both will reopen summer 2019
 - Jesse – How many total seats will there be in the garden?
 - 50 between both places.
 - Sarah – What will become of the façade?
 - Ivy is pretty, but causes damage. Applying for URA money. The ivy will likely go away. Bricks will be repointed. New windows.
 - Emily – Excited for the expansion and new place.
 - Jesse – What is the height of the wall?

- Thinking like eight feet. It should be above head height to create hidden garden and block sound.
 - Taro – How many spaces are required due to the residence, and how many are due to the restaurant?
 - 1 is required by the new residence. 5 by the new restaurant.
 - Kim – Are you concerned about the dual kitchen concept and creating new problems?
 - They will be two technically separate restaurants but they share the garden space.
- Closed Door Discussion
 - It looks exciting, but is this going to be too much? Will they have business?
 - Nice to have a non-contentious presentation
 - We should push them to provide as many spaces as possible.
 - Staff and residence spaces will be occupied for hours.
 - Not sure about the number of valet spaces or location.
 - They should come back again when they are applying for their variances.
 - Liquor license hearing is before the next block watch.