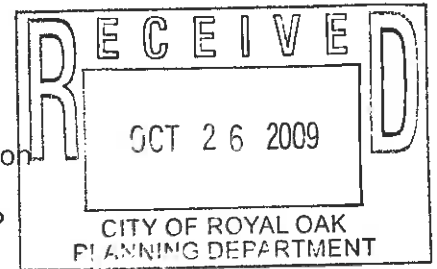




MEMORANDUM

DATE: October 22, 2009
To: City of Royal Oak City Commission
FROM: Christopher Aller AIA; LEED® AP
SA+A Architects
CC: Drew Ciora – Lockhart's BBQ
SUBJECT: Planning Commission's required Streetscape Improvements



Dear Mayor and City Commissioners:

On June 9, 2009, Drew Ciora, the owner of The Royal Oak Brewery requested the Planning Commission grant a Special Land Use for his new restaurant, Lockhart's BBQ. The project includes interior tenant improvements to the existing building at the corner of Williams and Third. The Planning Commission approved the Special Land Use with several contingencies. Even though the only site work originally included in this project is an outdoor patio in the parking lot and no site work is proposed along Williams and Third Streets, the Planning Commission required significant streetscape improvements to City property along Williams and Third as a contingency of approval. These improvements in part include removing and replacing 300 lineal feet of existing sidewalks and curbs, and widening Third Street. Please see the attached drawing.

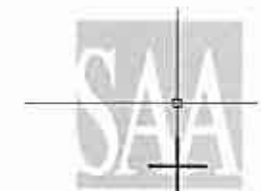
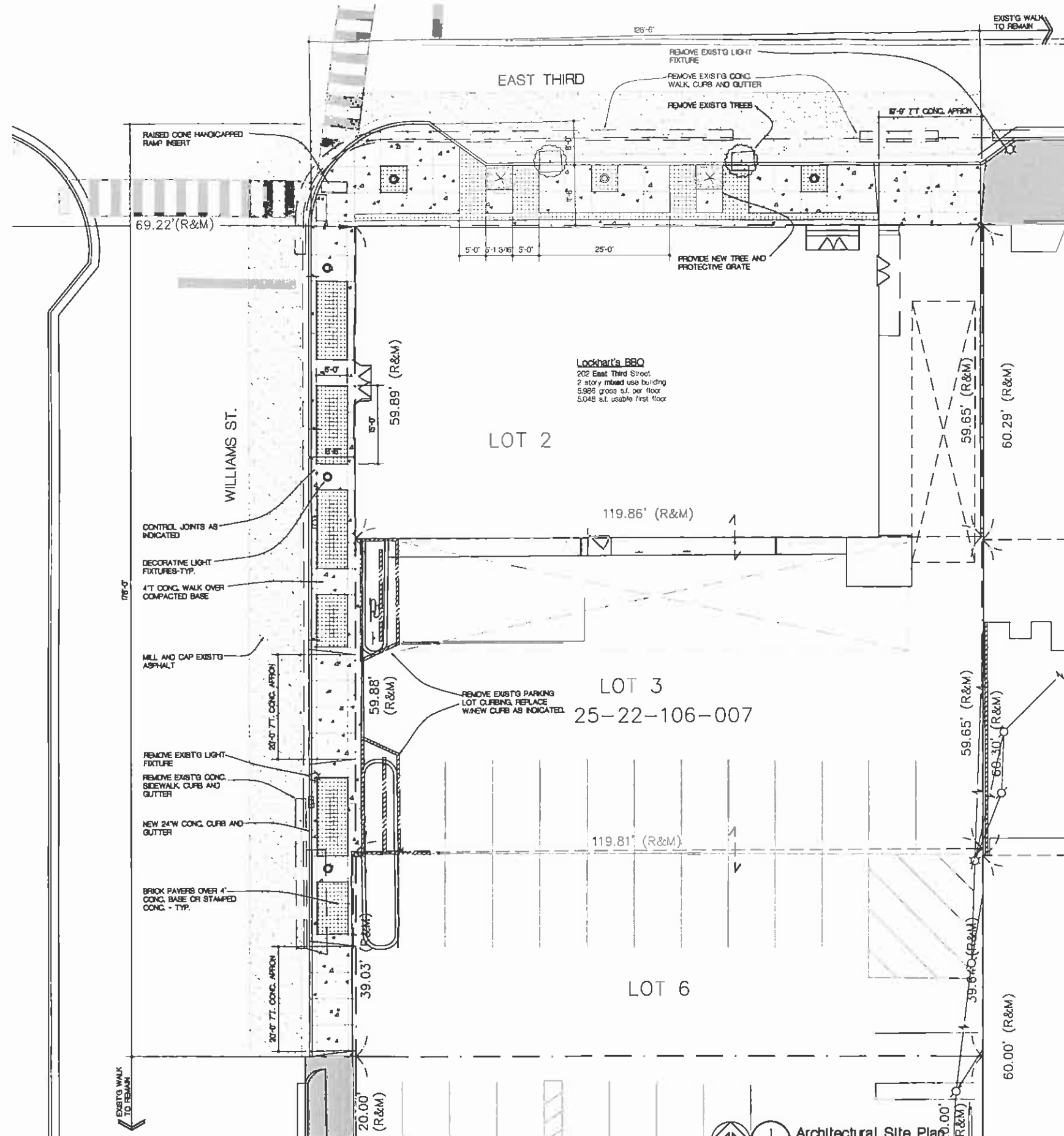
Drew Ciora is excited about the opportunity to continue his success in Royal Oak with Lockhart's BBQ, but the required streetscape improvements represent a major hurdle for this project. The cost of these improvements has been estimated to be \$140,000, and represents a 15% increase to the project costs. A 15% increase in project costs is a virtual deal breaker for this project.

In an attempt to meet the Planning Commission's requirements and the Lender's conditions, we respectfully request the City Commission agree that Lockhart's BBQ have five years to complete the required streetscape improvements. To ensure the work is completed in 5 years we will accept the city make a special property tax assessment on the property in the amount required to finish the required streetscape improvements.

In doing so, Lockhart's will be able to financially establish itself and allow the economy to recover before it undertakes the significant improvements to the City's sidewalk and road. In this difficult recession, a five year window is a reasonable way to allow another business to open adding to the vibrancy of Downtown Royal Oak.

Thank you for your consideration, and please contact me if any additional information is needed.

Kindest regards,
Christopher Aller



STEPHEN AUGER + ASSOCIATES
ARCHITECTS INC

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Architects. All original drawings shall
remain property of SAA Architects.

PROJECT
Lockhart's
BBQ
202 E. 3rd St.
Royal Oak,
Michigan

DATE ISSUED 08.25.08 ISSUED FOR DCA Review

DRAWN SA-A
CHECKED ss
APPROVED ss

SHEET
Architectural Site
Plan

scale as shown

RLE NUMBER
0824

SHEET NUMBER
ASP-3

1
ASP-1
Architectural Site Plan
SCALE 1" = 20'

refer to civil drawings for full
description of adjacent public
right-of-ways, properties and existing
tree information.



DOWNTOWN
royal oak

MEMORANDUM
DOWNTOWN DEVELOPMENT AUTHORITY

Meeting Date: 09.16.2009
211 Williams Street
P.O. Box 64
Royal Oak, MI 48067
Phone: (248) 246-3280
Fax: (248) 246-3005
ci.royal-oak.mi.us
downtownroyaloak.org

DATE: September 15, 2009
TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY
SUBJECT: REQUEST FOR FUNDS – LOCKHART'S BBQ

In August, the DDA received a request from Mr. Drew Ciora, owner of Lockhart's BBQ, a restaurant with liquor service to be established at 202 E. Third St./303 Williams Street. Mr. Ciora requested that the DDA consider paying for 100% of the decorative streetscape that he is required to install along Third Street and Williams Street. Attached is a copy of his letter/request dated August 13, 2009, which includes a rough estimate of the costs.

An architect attended the DDA board meeting on August 19, 2009 to answer any questions the board had regarding this matter. The request was sent to the Infrastructure Committee for a recommendation.

At the September 2, 2009 Infrastructure Committee meeting, the committee reviewed the streetscape policy and discussed previous approvals for streetscape funding at Bastone's and SkyLofts. The Committee unanimously determined that they would recommend providing assistance in accordance with what has previously done with the Bastone request. Based on engineering estimates, the committee recommends paying 50% of the decorative streetscape elements at a not to exceed cost of \$28,680.

Should the Board concur with the Committee's recommendation, the following resolution has been prepared for consideration:

BE IT RESOLVED, that the Royal Oak Downtown Development Authority (DDA) hereby accepts the recommendation of the Infrastructure Committee to fund a not to exceed amount of \$28,680 for the decorative streetscape in front of 202 E Third St/303 Williams St and authorizes the Executive Director to execute the necessary documents.

Respectfully Submitted,

Stephanie McIntyre

Approved,

Timothy E. Thwing

Downtown Manager

Executive Director

SAM/attachments

Attachments

cc. Drew Ciora
Lockhart's BBQ
210 E. Third Street, Suite 101
Royal Oak, Michigan 48067



DOWNTOWN
royal oak

MEMORANDUM
DOWNTOWN DEVELOPMENT AUTHORITY

Meeting Date: 08.19.2009
211 Williams Street
P.O. Box 64
Royal Oak, MI 48067
Phone: (248) 246-3280
Fax: (248) 246-3005
ci.royal-oak.mi.us
downtownroyaloak.org

DATE: August 14, 2009
TO: MEMBERS OF THE DOWNTOWN DEVELOPMENT AUTHORITY
SUBJECT: REQUEST FOR FUNDS – Drew Ciora (Lockhart's BBQ)

The DDA has received a request from Mr. Drew Ciora, owner of Lockhart's BBQ, a restaurant with liquor service to be established at 202 E. Third St./303 Williams Street. Mr. Ciora is requesting that the DDA consider paying for 100% of the decorative streetscape that he is required to install along Third Street and Williams Street. Attached is a copy of his letter/request dated August 13, 2009, which includes a rough estimate of the costs.

The letter indicates that they will provide a detailed breakdown of the costs and a plan of the improvements as soon as possible. Providing this information is consistent with past request for funds. A copy of the DDA's streetscape policy is also attached.

The undersigned has forwarded a copy of this request to the City's Engineering Department for review and comment. If their response is received prior to the DDA's August 19, 2009 meeting that information will be shared with the Board.

Mr. Ciora or his representative has been requested to attend the DDA's meeting to further explain his request and answer any questions.

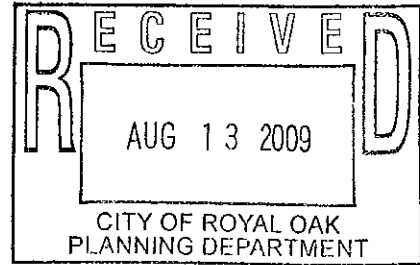
Respectfully Submitted,

Timothy E. Thwing
Executive Director

Attachments

cc. Drew Ciora
Lockhart's BBQ
210 E. Third Street, Suite 101
Royal Oak, Michigan 48067

August 13, 2009



To: Mr. Tim Thwing
Executive Director
Royal Oak Downtown Development Authority
211 Williams St.
Royal Oak, MI 48068

From: Drew Ciora
Lockhart's BBQ
210 E. Third St. Suite 101
Royal Oak, MI 48067

Re: 202 E. Third St./303 Williams St. Streetscape Improvements

Dear Mr. Thwing,

As a condition of site plan approval (SP-09-08), the Royal Oak Planning Commission has apparently required that Lockhart's BBQ provide updated streetscape improvements at 202 E. Third St/303 Williams St. This includes improvements to the public right of way shall be in accordance with the specifications and standards of the City Engineer, including but not limited to, the installation of the required streetscape elements within the Williams Street and Third Street rights of way. We request that the Royal Oak Downtown Development Authority fund the full cost of the streetscape requirements. The projected budget is \$140,000.00, and includes, but is not limited to the following:

Civil Engineering	\$5,000.00
Landscaping	\$15,000.00
Scope of Streetscape Improvements to meet the Standard of the City of Royal Oak City Engineering Department	\$120,000.00
Concrete base course	
Concrete Curb and gutter	
Asphalt resurfacing to match new curb	
Tree grates, etc	
Irrigation system, etc	
Ornamental Street Lighting, etc	
Removal of all existing lighting	
Temporary electrical feeds	
Permits and inspection fees	
Total	<u>\$140,000.00</u>

We will provide a more detailed breakdown of the anticipated or actual costs based on the item and unit cost and a drawing/plan that depicts the different items as soon as possible. Thank you for your consideration with this request. Please do not hesitate to contact us with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Ciora".

Drew Ciora
(248) 709-1755
d.ciora@mac.com