

Harbor Area Review Board

Meeting Agenda

December 20, 2011

6:00 P.M.

1. **Call to Order; Roll Call**
2. **Invocation and Pledge of Allegiance**
3. **Consent Agenda**
 - A. Approval of Agenda Format
 - B. Approval of Minutes
4. **Old Applications**

None
5. **New Business**
 - A. Overview of the Harbor master Plan and Bath House Project
 - B. Review of Restaurant Building Package
6. **Other Business**
 - A. None.
7. **Announcements**
8. **Adjourn**



DRAFT
Harbor Area Review Board
Regular Meeting
Town Hall
October 25, 2011
6:00 p.m.

Attendees: Russ Dunton, Dennis McCoy, Joan Natali, Tom Bonadeo, Libby Hume
Absent: Chairman Ralph Orzo, Laurie Klingel, Steve Bennett, Steve Michel

A quorum was not established therefore the regular meeting of the Harbor Area Review Board could not be held.

Tom Bonadeo stated that even though official business could not be conducted, the members in attendance could still review the five proposals received for the Harbor Bath House Design-Build RFP. Tom Bonadeo added that Ralph Orzo and Laurie Klingel had submitted their comments regarding the proposals. Any comments from this evening will be compiled and presented to the Harbor Bath House Proposal Review Committee.

The attendees reviewed the proposals received from the following:

1. Edmond P. Virgili, R.A. and A.R. Chesson Construction Co., Inc.
2. Sussex Development Corporation
3. Leon Fuller Parham, Architect, R.A.
4. York River Electric, Inc.
5. Via Design Architects, P.C. and E.T. Gresham Construction

Tom Bonadeo informed the attendees that meetings had been scheduled for October 26th and October 27th with all five contractors to discuss their proposals as required by the Code of Virginia.

Town Clerk

Harbor Area Review Board Staff Report

From: Tom Bonadeo
Date: December 20, 2011
Item: 5A - Review of Harbor Redevelopment Plan and Bath House
Attachments: Architectural drawings for bath house

Redevelopment Plan Specifics

The Town Harbor Redevelopment Plan was presented in 2008 and approved by the Town Council February 12, 2008. This plan was divided into phased projects and Phase I was given the go ahead at this meeting. The project was divided into phases because the funding for this project comes from multiple sources such as grants, loans and matching funds.

Discussion

The final bath house drawings are included for your review. After the final submittal of the technical and cost proposals the Committee scored the technical proposals, met with each proposer to provide equal time for presentation and questions. Each proposer submitted a "best and final" and the Committee reviewed each final proposal and opened the cost proposals. The final proposals offered additions and subtractions and the contractor selected was Boytos & Boytos. Their cost was within the advertised budget for the building. They were the only final proposal to meet that goal.

While they were within the construction budget there are some modifications to the plan that the Committee is recommending. The contract is expected to be completed by the time of this meeting (December 20, 2011). These additions will not exceed the total project budget for the Bath House as required by Town Council.

Recommendation

No action required, for information only.

Harbor Area Review Board Staff Report

From: Tom Bonadeo
Date: December 20, 2011
Item: 5B – Architectural Review of Restaurant Building - Harbor
Attachments: Drawings, plans, proposal and photos

Redevelopment Plan Specifics

The Town Council issued an RFP in September for the lease of property at the Harbor for the purpose of building a restaurant. The proposal was opened at a Special Meeting in late September and was accepted at the October Council meeting. A portion of the proposal for the Shanty Restaurant is attached to compare the accepted proposal plan with the plans and pictures presented.

Discussion

The plans presented are for the building to be located at the western end of the Town docks. This is the area where most harbor parties have been held. The bath house building will be located just off the blacktop at the eastern edge of the same area.

The proposal depicts a “shanty” type of building and the plans and pictures describe the look and feel of this type of building. The Town Harbor is also known as a “working harbor” consisting in a mix of commercial and recreational activities.

The proposal covers the required items in the Architectural Guidelines.

1. Roofing for the building will be metal “5v crimp” material. This material is proposed as natural in finish and will weather to a dull steel color. Highly reflective roof material is not recommended. Pre-painted colors are available but may detract from the “shanty” premise of the proposal. The roof also provides substantial overhangs and exposed rafter tails as recommended in the guidelines.
2. Siding is proposed to be wood board and batten. The applicant is working with a local harvester to obtain material from the mill. This siding is proposed to be painted red as shown in the attached pictures of some local structures. The paint product is designed to provide some amount of weathering soon after application.
3. The walkway to the building is proposed to be a wooden deck, in keeping with the guidelines and the rest of the harbor. The delineation of the roadway, walkway and parking if proposed to be post and rope in front of the building.
4. The landscaping will be native plants, grasses and shrubs for screening purposes. This screening will hide the delivery area from the front view of the building.
5. The Shanty will provide two ADA compliant parking spots adjacent to the front walk of the building. These will be paved to meet the ADA requirements. The Town will provide the parking area between the blacktop and the restaurant. I will be covered in shells. Parking will be along the north boundary of the property and

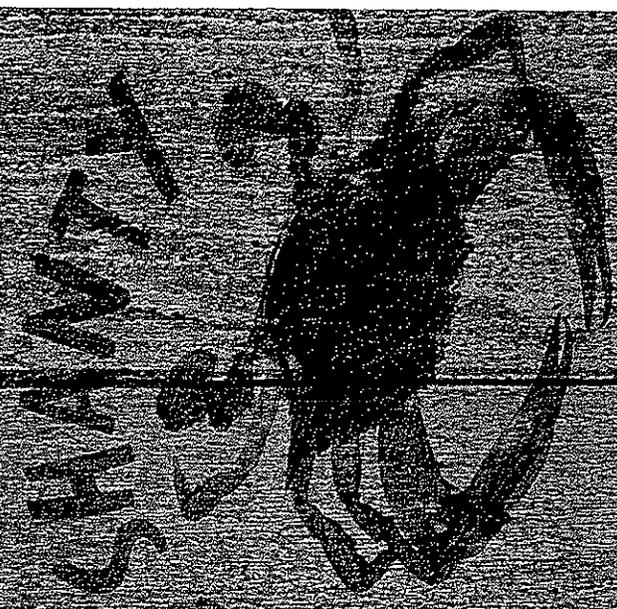
the interior of the area, allowing for a "cul-de-sac" road for emergency access. Staff will provide a visual map of the area at the meeting.

6. The western side of the building has an outside deck that is not covered. This area will be available for restaurant seating. This deck appears to be at the floor level of the restaurant. This wooden deck is in keeping with the deck the Town will be building along the bulkhead.

The proposal is in keeping with the Cape Charles Harbor Area Design Guidelines and the proposal accepted by Town Council in October.

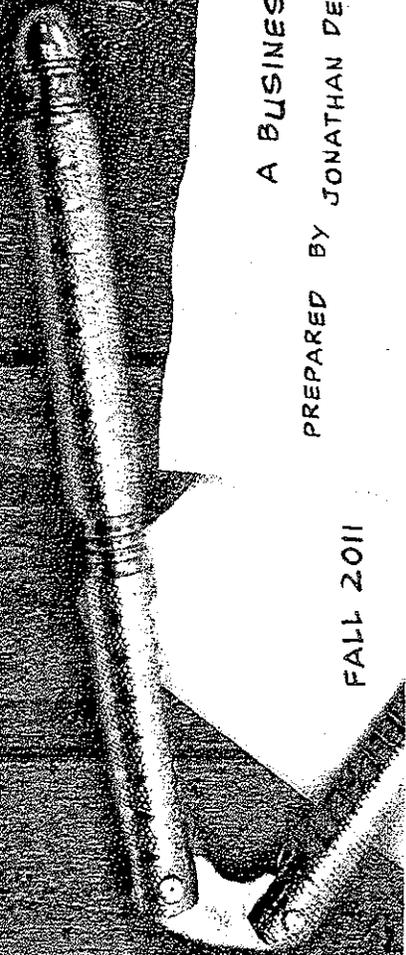
Recommendation

Staff recommends the approval of the proposed materials and design to the Town Council.

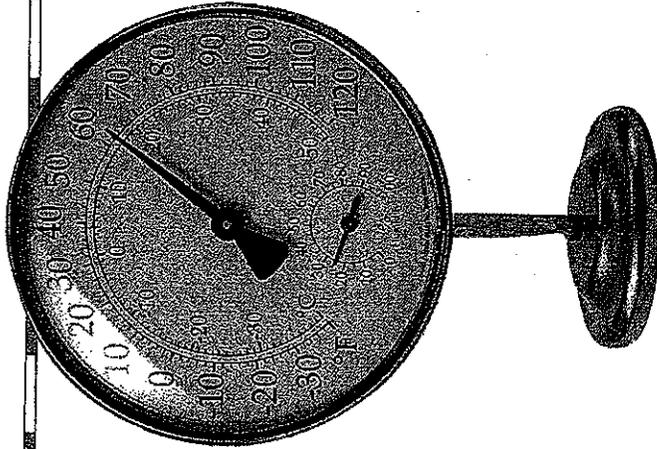


A BUSINESS PLAN
PREPARED BY JONATHAN DEMPSTER

FALL 2011



THE CRAB SHANTY
proposal



PREPARED BY
Jonathan Dempster
FALL 2011



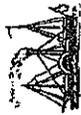


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Concept

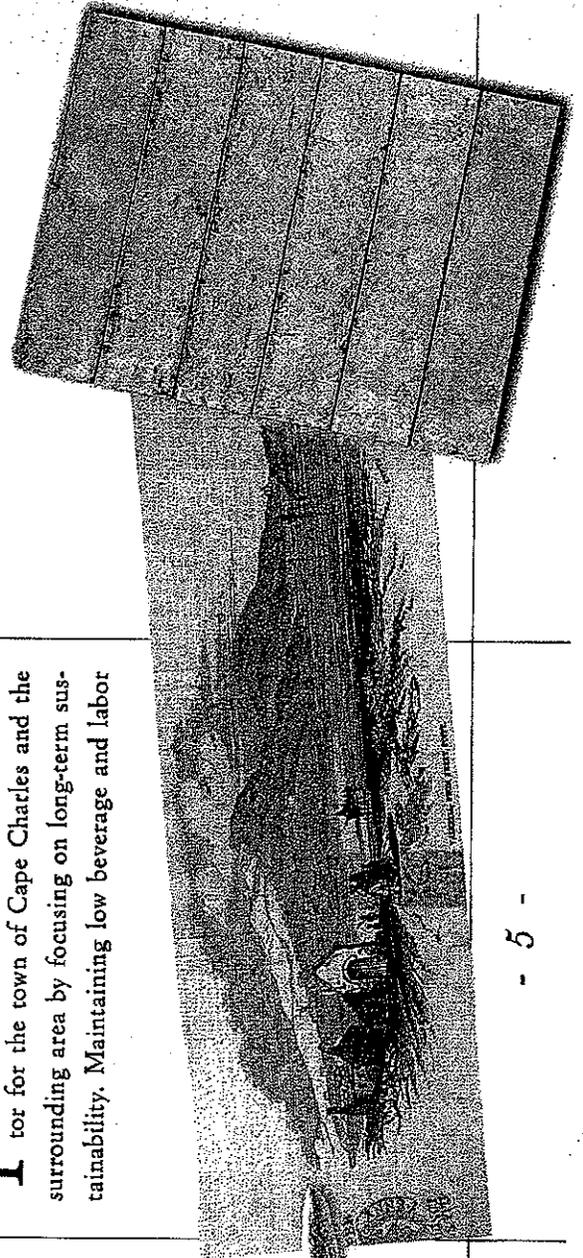
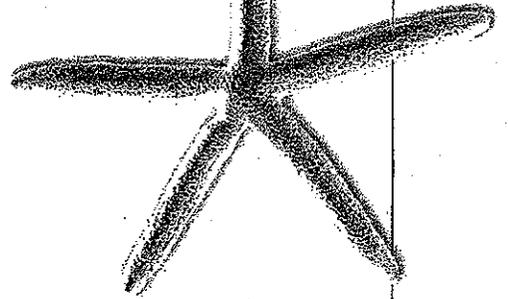
The "Hungry Crab" LLC will own and operate "The Shanty", a single unit, open air, 100 seat eatery, bar and seafood market offering locally caught seafood in Cape Charles, VA, for both on and off premise sales. The unit will operate on a seasonal basis from mid April through the end of October. The Shanty will feature a raw bar and focus primarily on steamed and fried varieties of local seafood emphasizing local Oysters, Clams and Chesapeake Bay Blue Crab, served in baskets on wooden tables covered in newspaper. Making a mess will be encouraged! The Shanty will promote local business by purchasing seafood and produce locally and by hiring watermen to offload their daily catch in front

of patrons. Promoting the local industry, investing in our community and providing the freshest seafood available will be the cornerstone of our business. "The Shanty" will provide patrons the opportunity to sit and eat locally caught seafood within the very harbor that fishes the area, featuring the sun setting over the Chesapeake Bay on a nightly basis. The décor will feature items and artifacts that promote the history of Cape Charles, the Chesapeake Bay and its unique ecosystem. The emphasis is on feeling local and having fun!

The Shanty will be an economic generator for the town of Cape Charles and the surrounding area by focusing on long-term sustainability. Maintaining low beverage and labor

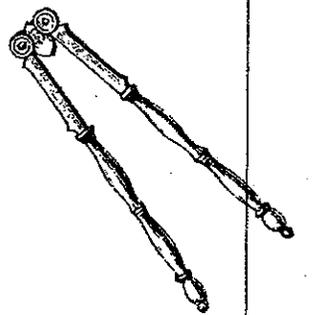
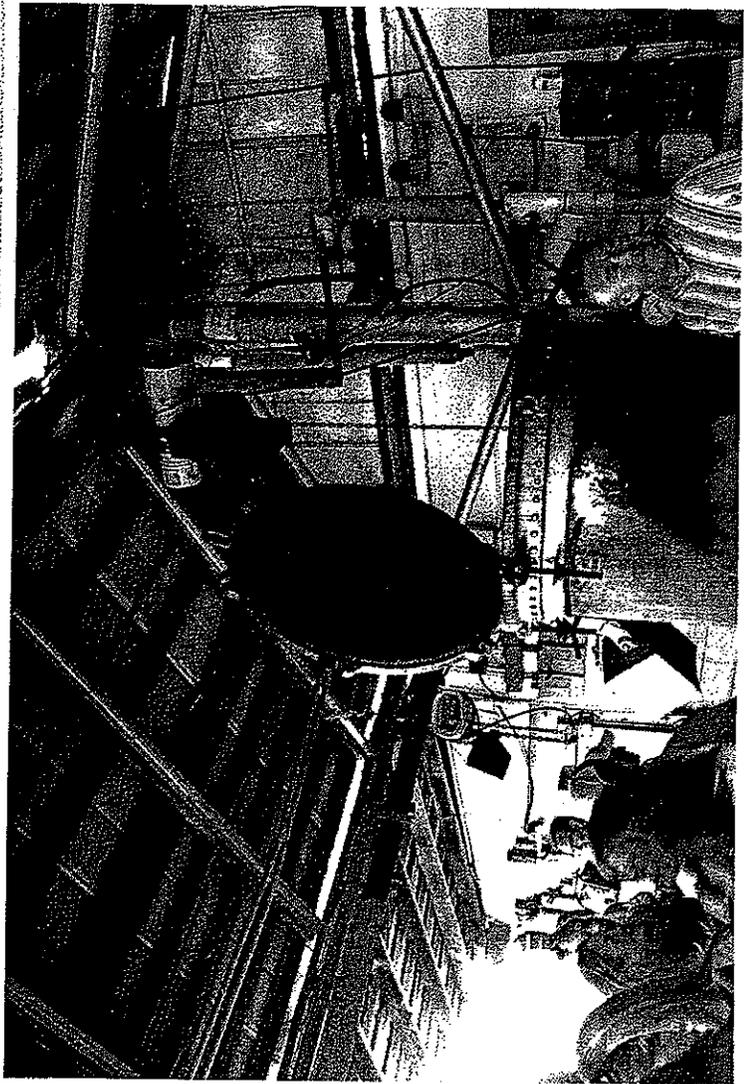
costs by focusing on draught beer with a limited bar and serving through an "order counter", will allow for higher purchase prices of locally caught seafood.

In addition to the restaurant, the building will also house a market featuring local seafood, prepared sides and off premise beer and wine sales. The market will be the only one of its kind in the area and will be bolstered by coupling its buying power with the restaurant. The two businesses will support one another both with inventory and staff.



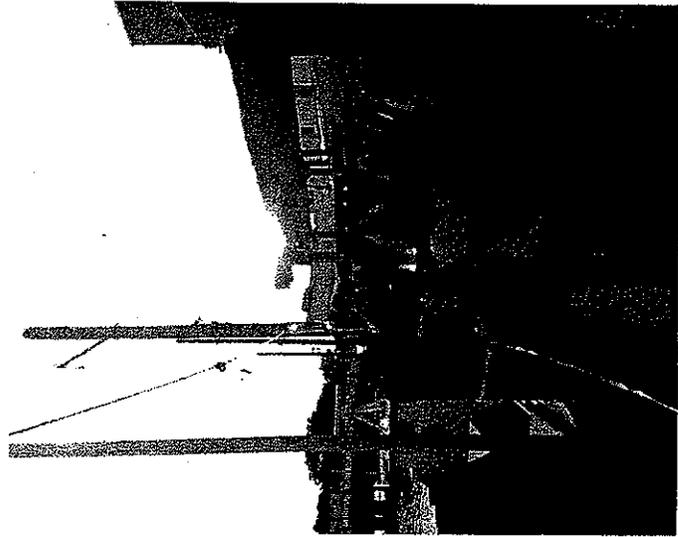
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Mission Statement

The company's goal is that of long-term financial success by means of hospitable service, with an outstanding product, in a truly authentic atmosphere. Our priorities will be to hold us as owners accountable for setting our staff up for success, and to constantly maintain the two following goals...



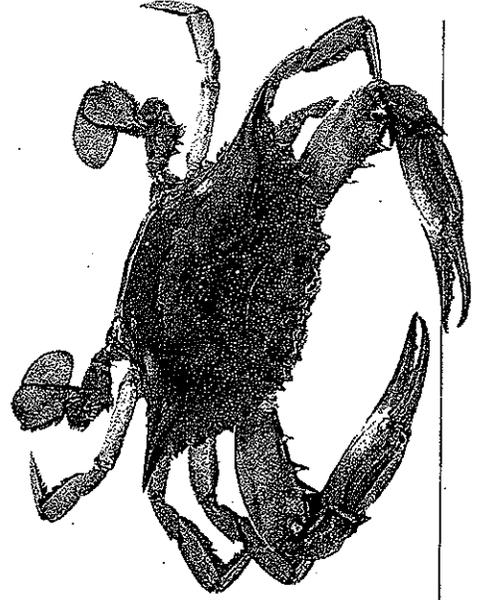
1. The highest standards of "enlightened hospitality". Meaning we will exemplify for our employees how to create the ultimate "guest experience", so that our employees will become an extension of our vision, and carry on throughout their time of employment with a feeling of ownership and pride. Conveying these traits to each and every guest that is welcomed through our doors is fundamental to our success. We will achieve this by placing our priorities in this order, The Employee, The Guest, The Community, The Vendors and The Investors.

2. Exploring each avenue of joint venture with the town of Cape Charles will be a priority, as well as working with the Chamber of Commerce in order to help cater or host Harbor Parties and other events. We will consider ways to be eco-friendly and to always



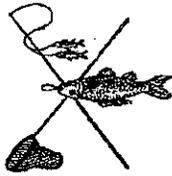
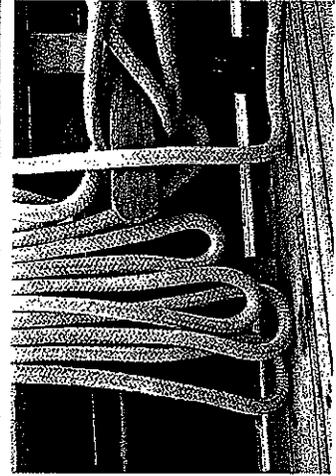
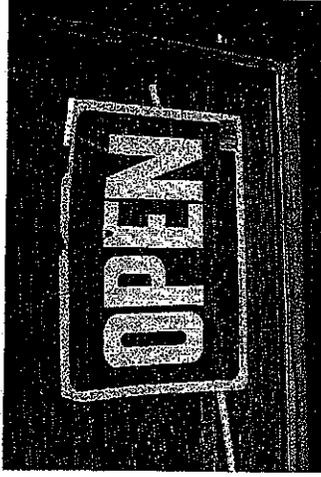
be involved and help improve our community. Community service by staff members will be required so as to constantly show our commitment to being involved in our neighborhood.

The responsible and ethical achievement of these goals by all involved parties will give our business a meaning and purpose beyond our basic financial goals. Which will ultimately be the main reasons for our long-term sustainability.



Facility

“The Shanty” will be a single story, 100-seat eatery, to include a 15-seat bar, indoor and outdoor seating, and a performance area for local music. Designed to meet the specifications of the Cape Charles “Harbor Plan” the building will be post and beam featuring a tin roof. Hinged windows will remain up in comfortable weather in order to give all guests the feeling of being “on the water”. Patio Mist systems will be used to keep guests cool and enjoying a unique experience during hot summer months. The seating will be designed to encourage “family style” eating. An outdoor patio will wrap around from the West to the Southern side of the restaurant with water views. The siding will coincide with recent and future developments of the town harbor facilities to make for a cohesive appearance. The market will be housed within the restaurant featuring a display case for prepped items and a cooler for beverages.



Today's Special

shan·ty

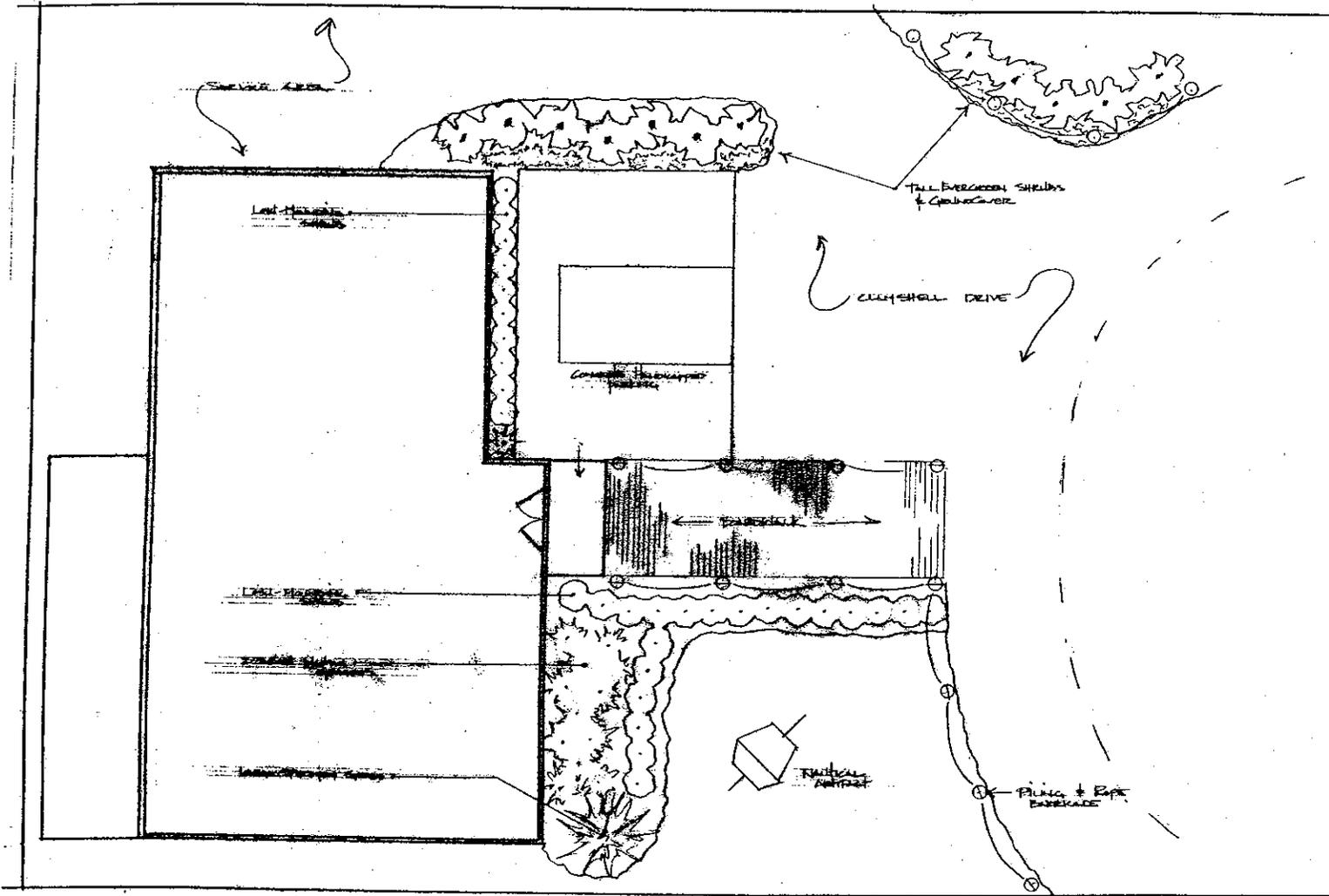
noun

1. A crudely built hut, cabin, or house.

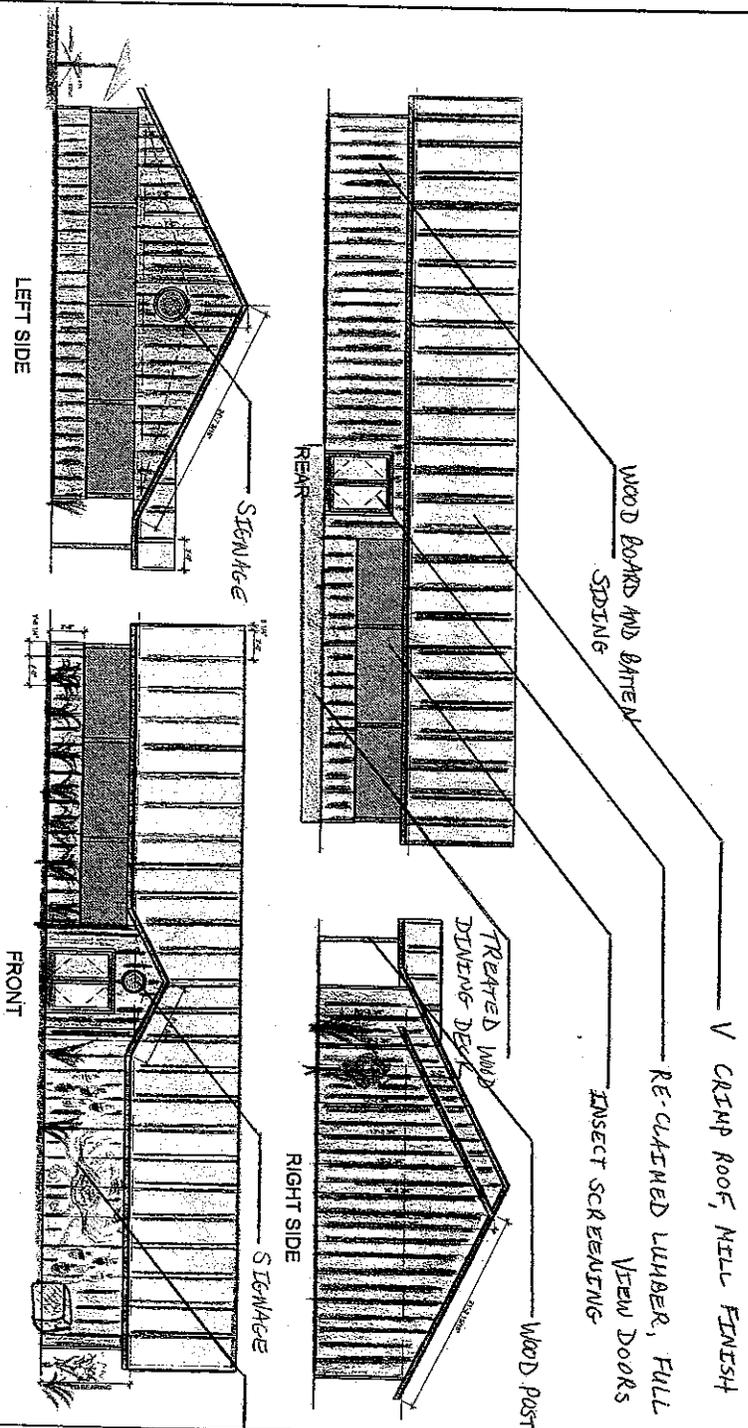
A working mans building through and through. Skinned in board and batten siding similar to the first sheds constructed by Alexander Cassatt on Casatt's Row to the tin roofing popularized by train stations, farm buildings and fish houses, this structure brings back the taste of times past.

Open to the elements on three sides, the covered dining area will allow the sights and smells of the harbor to penetrate the building. The hand crafted stencil of a Chesapeake Bay Blue Crab will be featured on the siding, surrounded by hanging buoys and crab pots, showing our passion for the history and tradition of the Eastern Shore. The nautical décor on the exterior of the building will hint to the simple and authentic eastern shore menu inside. From steamed crabs and crab cakes to oysters and clams the menu will please both the locals looking to support our local watermen and farmers and the tourists who visit in search of fresh seafood.

Large overhangs, clamshell paths, salt treated wooden boardwalks, native seaside plantings and a dockside manner will all serve to make us a focal point on the water that represents our commitment to our community. It won't be long before the "Shanty" is seen as one of those structures that attracts patrons not just for its food but for its feel.



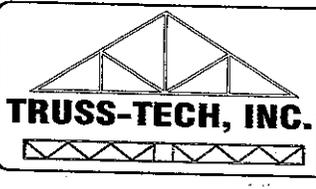
BUILDING ELEVATIONS



THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as structural building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each of the roof and floor systems and for the overall structure. The design of the truss system, including framing members, beams, walls, and columns is the responsibility of the building designer. For general guidelines regarding bracing, consult "Trussing of wood trusses" available from the Truss Plate Institute, 335 D'Orville Drive, Madison, WI 53717.

SHOP DRAWING APPROVAL
 THE LAYOUT IS THE SOLE RESPONSIBILITY OF THE CLIENT AND USER. ALL PERSONS ARCHITECTURAL OR OTHER TRADE LICENSE HOLDERS AND APPROVAL OF THIS LAYOUT HAVE BEEN OBTAINED BEFORE THE TRADES WILL BE SET. VERIFY ALL CONDITIONS TO PREVENT AGAINST CONDITIONS THAT WILL RESULT IN EXTRA CHARGES TO YOU.

Approved by: _____ Date: _____



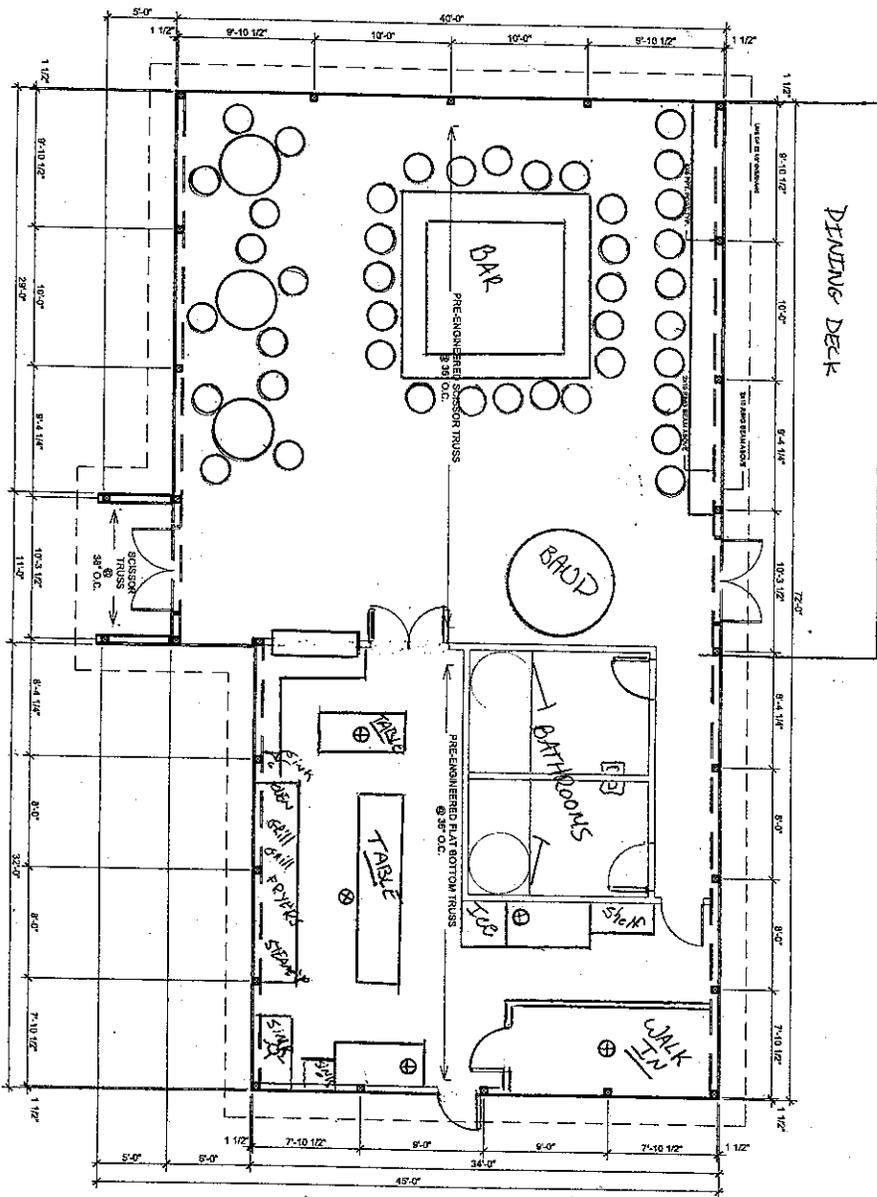
Truss Tech, Inc.
 Accomack Industrial
 Airport Park
 18541 Parkway
 Melfa, VA 23410
 (757) 787-3014

Client: QUALITY STRUCTURE, LLC.		Job Desc: NEW BAR	
Address:		Site Information:	
Telephone:	Fax:	Telephone:	Fax:
Contact: SEAN INGRAM	Sales:	Telephone:	Contact:
Scale: NTS	Date: 12/05/2011	Drawn By: VED	Job #: B111518

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POLE BUILDING LAYOUT PLAN

FRONT



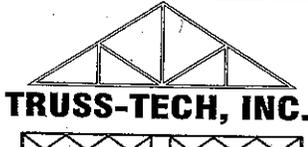
NORTH

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls and columns is the responsibility of the building designer. For general guidance regarding bracing, consult "Bracing of wood trusses" available from the Truss Plate Institute, 303 Downing Drive, Madison, WI 53712.

SHOP DRAWING APPROVAL

THIS OFFICE IS THE SOLE SOURCE FOR FABRICATION OF TRUSSES AND WORK ALL RELATED ARCHITECTURAL OR OTHER SHOP DRAWINGS. REVIEW AND APPROVAL OF THESE DRAWINGS MUST BE OBTAINED BEFORE ANY TRUSSES ARE BUILT. VERIFY ALL CONDITIONS TO INSURE AGAINST CHANGES THAT WILL RESULT IN EXTRA CHARGES TO YOU.

Approved by: _____ Date: _____



Truss Tech, Inc.
 Accomack Industrial
 Airport Park
 18541 Parkway
 Melfa, VA 23410
 (757) 787-3014

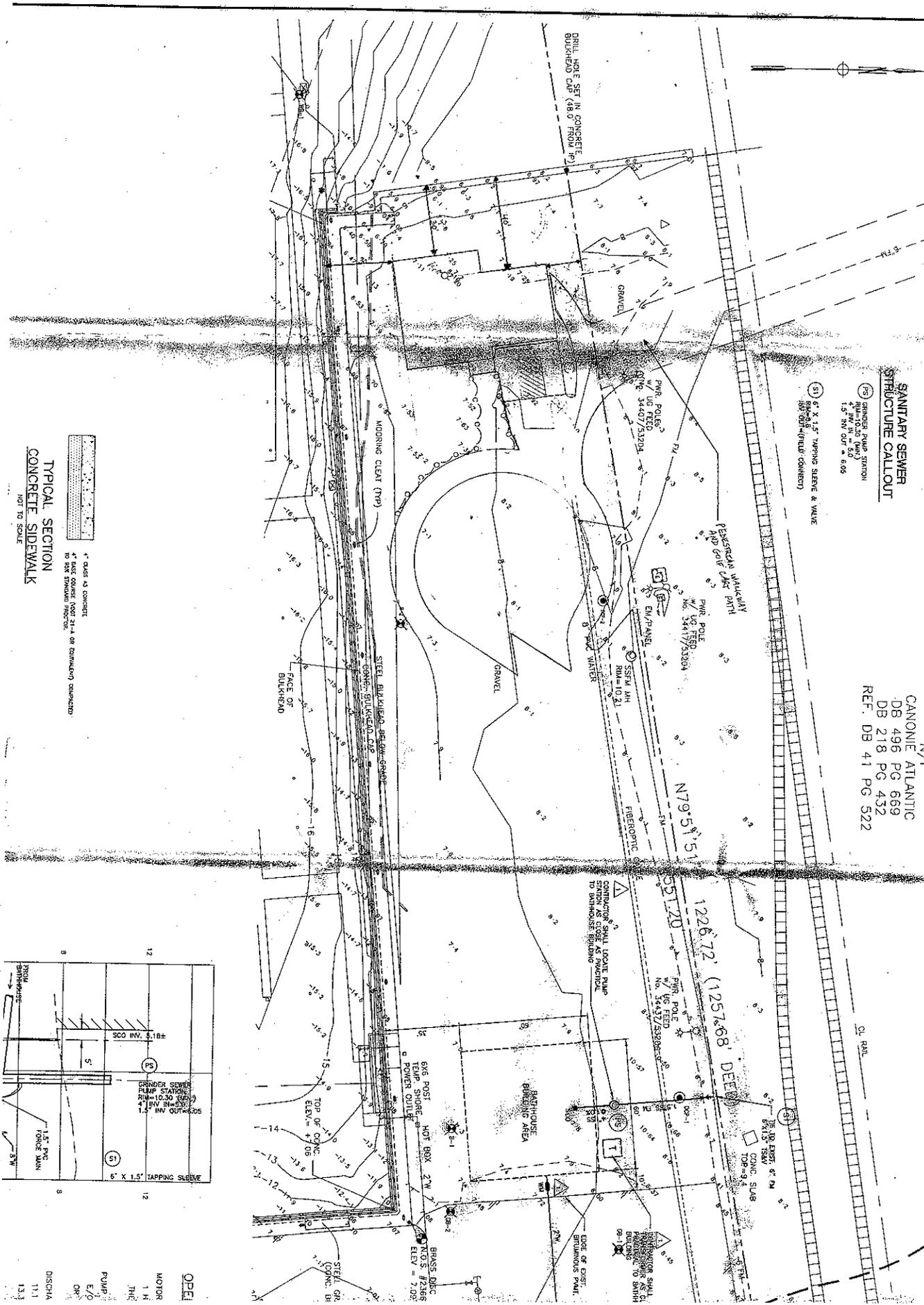
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Address:		Site Information:	
Telephone:	Fax:	Telephone:	Fax:
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Scale: NTS	Date: 12/05/2011	Drawn By: VED	Job #: D141C1R

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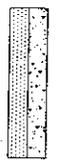
**SANITARY SEWER
STRUCTURE CALLOUT**

N/F
CANONIE ATLANTIC
DB 496 PG 669
DB 218 PG 432
REF. DB 41 PG 522

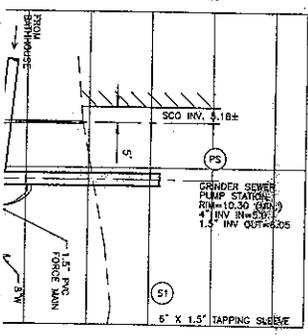
- (30) GENERAL PUMP STATION
RIM=10.20 (MIN.)
4" DIA. 10' DIA. 5'0"
1.5' DIA. 5'0" = 6.00
- (31) 6" X 1.5" TAPPING SLEEVE & VALVE
RIM=10.20 (MIN.)
4" DIA. 10' DIA. 5'0"
1.5' DIA. 5'0" = 6.00



**TYPICAL SECTION
CONCRETE SIDEWALK**
NOT TO SCALE



4" DIA. IN CONCRETE
4" DIA. COURSE (NOT 2" x 4" OR DIMENSIONAL COMPACTOR)
TO USE STANDARD PRACTICE



- OPEN
- MOTOR 1 1/4"
- THE
- PUMP E/O
- OK
- DISCHA 11.1
- 13.3

