

## Dutcher Hotel Narrative

6/30/26

### Proposed Use

The Proposed Dutcher Hotel's name is derived from the historic use of the property, when it functioned as the Dutcher Lodge. Most recently the structure was the City of the Village of Douglas City Hall. It is a two-story building with a partial basement. The basement was used for document archives and mechanical equipment. The first floor held offices and the public meeting space for the City Council, Planning Commission and other boards and commissions. The second floor at some point had been used as a large assembly space, but currently is unfinished and in an un-usable condition.

The proposed use of the property is as a small boutique hotel, featuring six hotel rooms on the second floor. The first floor will have an intimate lounge and event venue, suited to small weddings and gatherings. A catering kitchen will support these uses. The basement will be used for housekeeping, storage and mechanical / utility equipment.

### Site Conditions

The property will expand the use of outdoor space, by placing a patio on Center Street and a deck off the back of the building. The lounge patio will allow guests and patrons to interface with the charm of the downtown and add to the life of the streetscape. The back deck is for event guests to mingle away from the planned activities.

The site vehicular circulation and driveway will remain as is, with shared access to the adjacent property at 98 Center Street. The Post Office is across Union Street from the driveway and is closed evenings, with limited weekend hours. The traffic volume may temporarily increase when there is an event, however there are fewer businesses concentrated at this end of the downtown and significant street parking is present. The property currently has five on-site parking spaces, with plans to expand it to eight spaces.

### Parking Calculations

Hotel - 8 spaces: 6 (1 per unit), + 1 per 5 units, + 1 employee

Event Space - 20 spaces:  $700 \text{ sf} \div 15 \text{ sf per person} = 47 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 16, + 4$  employees

Lounge - 20 spaces:  $768 \text{ sf} \div 15 \text{ sf per person} = 51 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 17, + 3$  employees

Patio – 11 spaces:  $512 \text{ sf} \div 15 \text{ sf per person} = 34 \text{ people} \div 3 (1 \text{ per } 3 \text{ seats}) = 11$  spaces

Total Required Spaces – 69 spaces (39 when Event Space is not use)

Provided Parking – 8 spaces (7 spaces are designated for hotel guests)

Parking is available on the surrounding streets. Counting paint striped street parking west of Union Street, there are roughly 61 public spaces and an additional 12 in the library's lot for use

when closed, for a total of 73. Six of these spaces are barrier free. This total does not include parking on private property, and most businesses have some on-site parking. A substantial amount of additional parking is located east of Union Street down to Berry Field.

The property is 0.2 acres with a building coverage of 35.78 percent.

### Public Services

Minimal impact to public services is anticipated. The building will be fire protected. The small event venue and the upscale lounge are unlikely to create public safety situations that may be associated with a nightclub or pool hall type establishment. Utilities appear to be adequate to handle the proposed use, and will be reviewed by the authorities.

### Regulatory Permits

A Liquor License will be required and is being applied for.

### Neighbor Impact

The building will retain much of the current appearance, with the intention of maintaining the historic integrity, while bring the structure up to code. New windows, and doors will be installed throughout. A new stair tower is proposed off the parking lot, and a new deck and patio are planned.

The property is surrounded by C-1 zoning, with R-3 to the north. The contextual character of the property will remain, with it becoming more actively connected to the downtown streetscape.

Nuisance issues do not seem likely, as deliveries and waste removal are generally daylight activities. The 512 sf lounge patio is appropriate on Center Street, and adding to the vitality of the C-1 district. The 509 sf rear deck will be mostly a mingling area off the event space, with the majority of event activity held inside the building. There is no perceived reason that smoke, fumes or glare will come from these spaces.

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