

Dutcher Hotel Narrative

8/11/26

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 and Parking

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

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