

DEEP CUTS

Deli & Brewery

5/27/20

To Arlington Redevelopment Board
Re: Deep Cuts Deli & Brewery
Application For Special Permit – Impact Statement

Thank you for the opportunity to present our Impact Statement, as part of our Special Permit Application to the Arlington Redevelopment Board.

We are Deep Cuts Deli & Brewery, a small sandwich shop and nanobrewery located at 472 High Street, Medford MA, and we are applying to relocate to 464 Massachusetts Avenue, Arlington, MA to open a larger dine-in location with a larger on-site brewery. We focus on creative sandwiches, sides and beer creations with a focus on supporting local arts, music, and community.

Our proposal is to lease the former Restaurant Space, Tango, and convert it into a new Restaurant and Brewery. Due to the similar use, this should have little impact on the local community and businesses for our proposed use. We will only be making minor interior renovations and repairs, and installing a 5bl brewing system in the basement. This is a small brewpub style brewhouse, intended for 75%+ production for on-site consumption, and no large scale distribution. We will have our own beer served alongside our food options.

We also intend to use the space to showcase local artists, craftsmen, musicians, etc, by incorporating local goods throughout the space for sale by the makers, as well as host Markets and local gatherings.

This location and space is ideal for us to bring Deep Cuts to the vision we have been working toward.

Please find below our responses to the Items identified to be addressed in the Impact Statement:

1. Preservation of Landscape
The site is completely inhabited by the existing structure, with only a rear alleyway open. We do not plan, nor have the ability to impact the landscaping, but plan to maintain the exterior area's of the building to our full capacity
2. Relation of Buildings to the Environment:
The only change to the existing building will be painting the exterior trim from blue to black and adding our sign at the existing sign location(s). No other exterior alterations are planned.
3. Open Space
The only open space on the site is the rear alleyway, which will remain as the means of egress for the building. This rear alleyway will be used for trash / recycling and deliveries.
4. Surface Water Drainage
No exterior modifications are being made to the site that will impact water drainage.
5. Utility Service

Existing underground utility services of gas, water, and electricity will remain, and no new utility services are anticipated.

6. Advertising Features

A diagram of our proposed signage is included in our application packet. Our sign will be of raised letters on a flat background similar to the existing sign, but in different colors.

7. Special Features.

No exterior alterations are proposed beyond signage and painting. Loading will be done through the rear alleyway access.

8. Safety

The space will function largely as it had previously and alterations to the space have been designed to meet current codes for safety and occupancy.

9. Heritage

No items of historic, traditional, or significant uses structures, or architectural elements are to be removed.

10. Microclimate

The new use is similar to the existing use in regard to ventilation of cooking equipment. The brewing system will vent steam in accordance to the Building Codes and ordinances, and is only periodic for 2-3 hours, 2-4 times per week.

11. Sustainable Buildings and Site Design

The building is existing and will not incur additional energy consumption to the previous use. Addition of LED lighting and smart thermostats may reduce energy consumption from previous levels. Excess water from the brewing process is 90% captured for re-use. Spent grains from the brewing process are collected by a composting company for turning back into use-able energy. The owner Jeff Wetzel, is an architectural designer with a focus on sustainable design and energy and incorporates as many sustainable practices to business operations as possible.

Thank you for this opportunity to review our application. Please find attached the requested forms, drawings, and photo's.

We look forward to discussing with you more and finding our potential new home in Arlington.

Sincerely,

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