

5/24/21

## **Business Plans**

The historic section of downtown Dublin, where 30 and 32 S. High Street are situated, sits in a unique section of Dublin that abuts the up-and-coming bustle of the cutting edge urban designs of Bridgepark juxtaposed with the quiet and classic residential suburbia neighborhoods of Dublin. This stretch of historic commercial buildings is tasked with the difficult balance of fulfilling Dubliners commercial/retail needs while honoring the residential needs of the neighbors whose homes would be directly impacted by any activity in the area. The two businesses proposed to enter into 30 and 32 S. High Street we feel will honor this balance of needs from the City of Dublin and its residents.

### I. 30 S. High Street- Cigar/Bourbon Lounge

Planned for residency in the 30 S. High Street building is an upscale cigar and bourbon lounge. Tentatively named "The Apothecary" in homage to the building's previous life as a pharmacy, the focus on this establishment will be on a variety of bourbons for both the novice palette as well as the bourbon connoisseur. Hand-crafted signature cocktails will also be available at the full service bar.

Cigar purchase will also be available from a fully stocked humidor planned on-site. Built-in cigar lockers will be made available for patrons to lease to store their cigar collections. Collectively, the ambience is meant to be that of a quiet and relaxing lounge or private club with board games available for use. Patrons will be able to enjoy their libation of choice either in the indoor lounge area, or may opt to enjoy their beverage along with a cigar in the outdoor smoke area. The planned intimate patio space will include a covered portion to protect against weather, as well as an open patio space that will be shared with patrons from 32 S. High Street.

### II. 32 S. High Street-Wine Tasting Bar

Intended for the residency of 32 S. High Street is a self-service wine tasting bar. Dispensing systems from NapaTechnology will pour patrons their choice of wine at the push of a button in 3 different volume pour options. Patrons will also have access to a small menu of food that will include items such as charcuterie boards and various cheeses.

Patrons will have the choice of enjoying their beverages indoors or may opt to enjoy the seating available outdoors in the shared patio space with 30 S. High St building.

In honor of the locations being adjacent to residences, it must be made clear that the intention of these establishments is not to become a boisterous night club; hours of operation are

tentatively planned until 10pm on weekdays and 12p on weekends. Perhaps one of the most difficult issues surrounding the successful rehabilitation of these two buildings is the need for the businesses going in to be able to shoulder the financial burden of the large-scale construction required. The prospects of both a cigar/bourbon lounge coupled with a wine tasting bar serves to satiate a variety of palettes under “one roof” which stands to bring a unique element to the table that will attract Dubliners and visitors from afar.

If permitted to proceed, not only would Dubliners gain two rehabbed buildings, but the neighboring businesses in the area would also benefit from the influx of traffic to the south end of High Street. We look forward to working with the City of Dublin and its residents, and are optimistic that our planned businesses will bring a much desired new face to the neighborhood.