



# Environmental Planning Commission

*Agenda Number: 03  
Project Number: 1010380  
Case #: 15EPC-4009  
April 9th, 2015*

## Staff Report

<b>Agent</b>	Boese Brothers Brewing, LLC
<b>Applicant</b>	Boese Brothers Brewing, LLC
<b>Request</b>	<b>Review of Proposed Wholesale Use in Downtown 2025 Sector Plan</b>
<b>Legal Description</b>	Lots 13-15, Block 20 New Mexico Original Townsite
<b>Location</b>	Gold Ave, between 6 <sup>th</sup> Street and 7 <sup>th</sup> Street
<b>Size</b>	.16 acre
<b>Existing Zoning</b>	SU-3 Art and Entertainment Focus
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**  
**APPROVAL** of 15 EPC 1010380, based on the Findings beginning on Page 12.

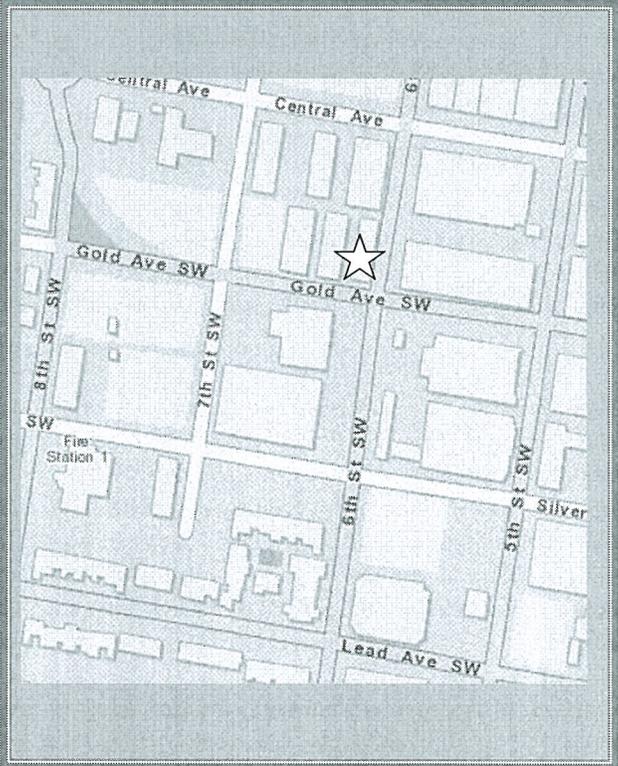
**Staff Planner**  
**Maggie Gould, Planner**

**Summary of Analysis**  
 This is a request for EPC review of a wholesale use on a site on the northwest corner of 6<sup>th</sup> Street and Gold Avenue in the downtown core.

As required by the Downtown 2025 Sector Development Plan (DT 2025 SDP) the applicant has demonstrated that the use complies with the goals of the DT 2025 SDP and has shown that the request is non-injurious to the area and compatible with existing uses.

The site is located in the Established Urban area/Central Urban Area of the Comprehensive Plan and within the boundaries of the DT 2025 SDP and the Downtown Major Activity Center. The request is consistent with applicable goals and policies of the Comprehensive Plan and the Downtown 2025 Plan. The "Downtown List" of neighborhood associations and property owners within 100 feet were notified of the request.

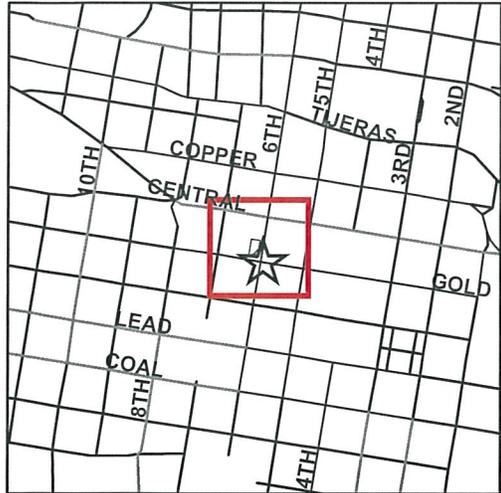
There is no known opposition and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application 03/02/15 to 03/13/15.  
Agency comments used in the preparation of this report begin on Page 17.



16-6-8



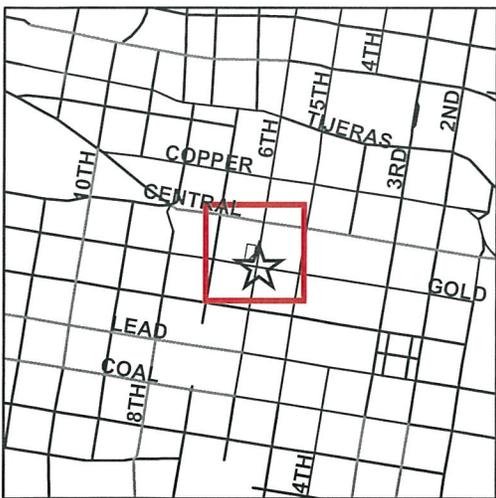
### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 100 feet

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 1010380  
 Hearing Date:  
 4-9-2015  
 Zone Map Page: K-14  
 Additional Case Numbers:  
 15EPC40009



## LAND USE MAP

Note: Grey shading indicates County.

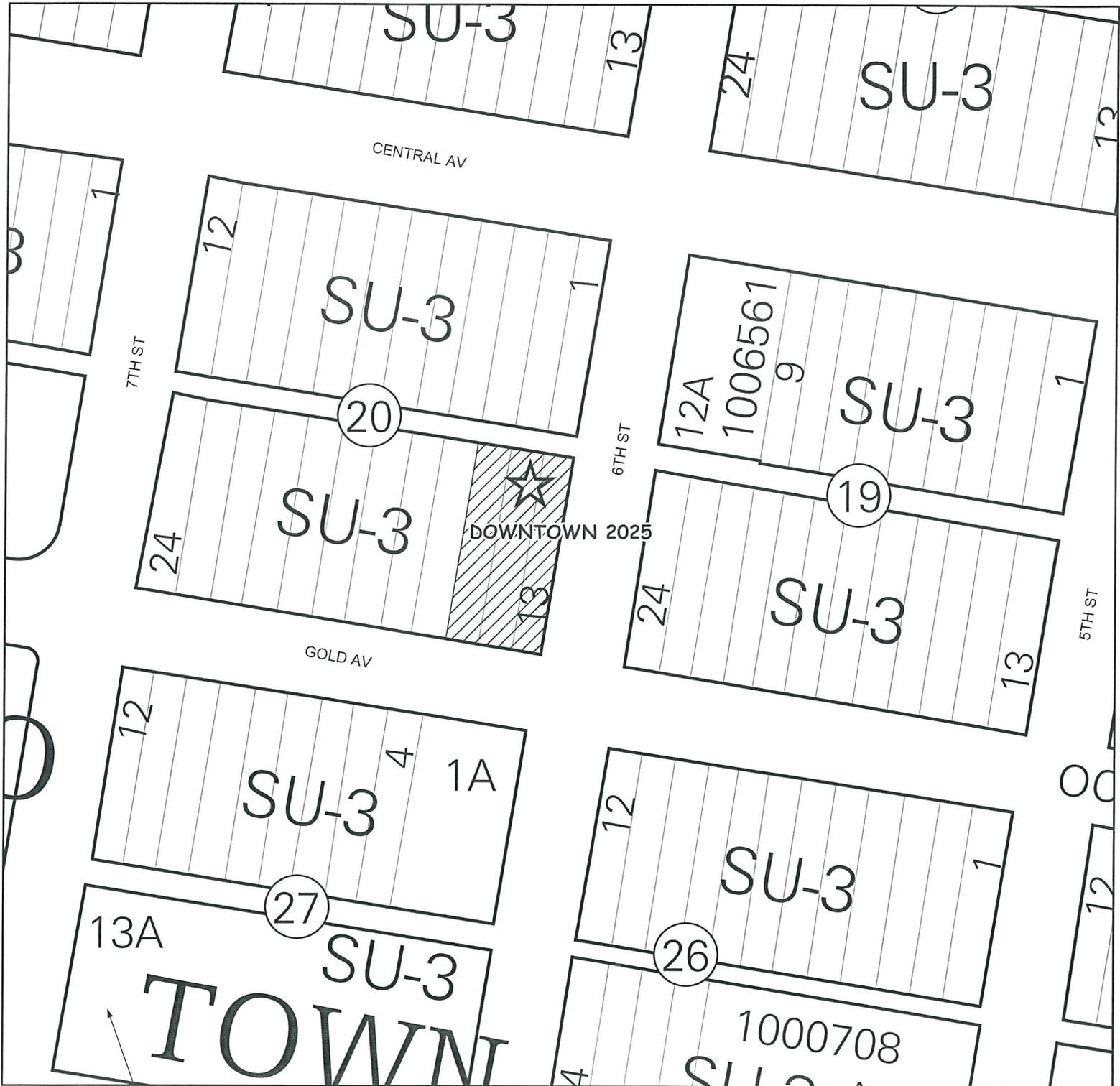
### KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 100 feet

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### ZONING MAP

Note: Grey shading indicates County.

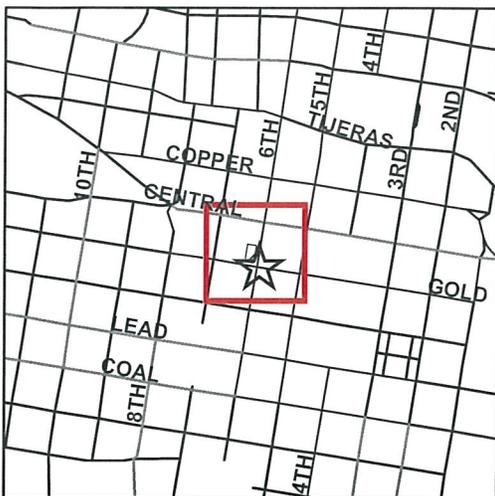


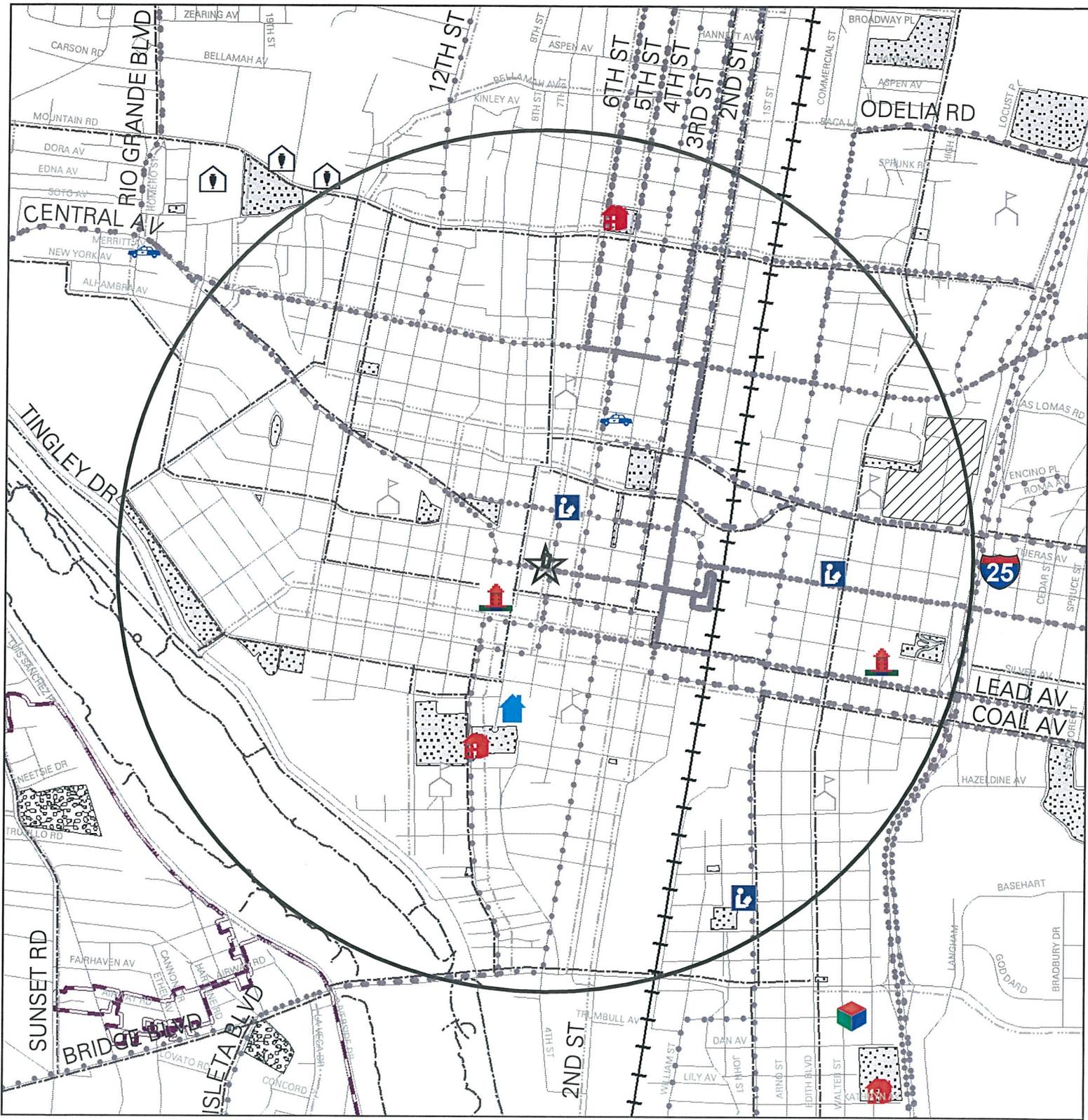
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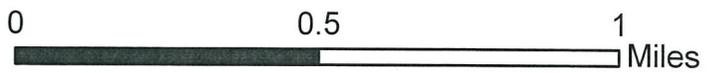


Public Facilities Map with One-Mile Buffer



- |                      |                         |                          |                             |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER     | FIRE                    | APS Schools              | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE                  | ABQ Ride Routes          | Landfills designated by EHD |
| SENIOR CENTER        | SHERIFF                 | ABQ Bike Facilities      | Developed County Park       |
| LIBRARY              | SOLID WASTE             | Proposed Bike Facilities | Undeveloped County Park     |
| MUSEUM               | Albuquerque City Limits |                          | Developed City Park         |
|                      |                         |                          | Undeveloped City Park       |

Project Number: 1010380



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-3 Arts and Entertainment Focus	Central/ Established Urban, Downtown 2025	Vacant building
<i>North</i>	SU-3 Arts and Entertainment Focus	Central/ Established Urban, Downtown 2025	Commercial
<i>South</i>	SU-3 Arts and Entertainment Focus and SU-3 Government /Financial/ Hospitality focus	Central/ Established Urban, Downtown 2025	Commercial Office
<i>East</i>	SU-3 Arts and Entertainment Focus	Central/ Established Urban, Downtown 2025	Commercial/office
<i>West</i>	SU-3 Arts and Entertainment Focus SU-3 Housing Focus	Central/ Established Urban, Downtown 2025	Commercial

**II. INTRODUCTION**

***Proposal***

The applicant requests review and approval of a wholesale use in the Arts and Entertainment focus area of the Downtown 2025 Sector Development Plan ( DT 2025 SDP) for an approximately .16 acre site located on the northwest corner Gold Avenue and 6<sup>th</sup> Street. The use is not prohibited, but requires review by the EPC in order to determine that it is compatible with the surrounding area and the goals of the Plan. The use will be in conjunction with a brewery and taproom, which are allowed under the existing zoning in the plan. The wholesale use will allow the applicant to distribute their product to bars, restaurant or retailers.

***EPC Role***

The EPC is hearing the case because wholesale and warehouse uses in the Arts & Entertainment Focus District of the Downtown 2025 Sector Development Plan requires review by the Environmental Planning Commission (EPC). Page 32 of the plan has a matrix that identifies uses that are permitted, review required, or prohibited. The requested use is marked as “Review Required.” Which requires EPC to review the request as outlined in the approval process flow chart on page 28b of the Plan.

The DT 2025 SDP states that “Review Required” uses must go through the EPC process and make a case as to why and how the proposed use fits into the Downtown Plan. The applicant for the proposed use must demonstrate that the use will be compatible with surrounding uses in the

district and that it would not be injurious to surrounding properties, adjacent neighborhoods or the community. The EPC may approve or disapprove the proposed use” (p. 28b, DT 2025 SDP).

The approval process is structured similarly to a Conditional Use review process before the Zoning Hearing Examiner (ZHE). The Planning Commission (EPC) must determine if it is: 1) compatible with surrounding uses; 2) non-injurious to the community; and 3) consistent with the Downtown 2025 Plan. The EPC may impose conditions as necessary to mitigate potential negative impacts of the request, just as the Zoning Hearing Examiner can do for Conditional Use requests. The case is a quasi-judicial matter. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO), then City Council 14-16-4-4-(A)(2).

### ***History/Background***

The building inventory from the City’s Historic Preservation Division indicates that building was built in 1929. The 1957 Sanborn Insurance map shows the site as having an auto sales and service use. According to the applicant, the site was recently used as a parking garage.

In May 2000, the DT 2025 SDP was adopted. The Plan included the subject site within the boundaries of the Downtown Core, and the site’s zoning was changed to SU-3 Arts & Entertainment. This zone is designed as “the primary center for arts, entertainment, cultural, and specialty retail shopping experiences” (page 30).

In 2011 the EPC approved residential use on the ground floor, a “Review Requested” use, for 517 Gold SW, directly to the east of the subject site.

The subject site is within a Metropolitan Redevelopment area; an area designated as blighted and need of redevelopment. The DT2025 SDP serves as both a sector development plan and a redevelopment plan.

### ***Context***

The site is located within the downtown core at the northwest corner of 6th street and Gold Avenue. The area contains retail, restaurant, multi-family and office uses. The land use map produced by AGIS show warehouse/wholesale use in the 500 block of Central Avenue. It is likely that this use predates the plan because it is attached to a longstanding downtown business and there no record of EPC review. The proposed wholesale use will be part of a new brewery including a taproom and beer production area. The proposed uses will be similar to what is already developed in the area and will be compatible with the existing development.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates 6<sup>th</sup> Street as a Minor Arterial.

The Long Range Roadway System designates Central Avenue as an Urban Collector street through downtown.

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The Long Range Roadway System designates Gold Avenue as a Local street.

***Comprehensive Plan Corridor Designation***

The Comprehensive Plan identifies Central Avenue, one block to the north of the site, as a Major Transit Corridor.

***Trails/Bikeways***

Silver Avenue, one block south of the site, is a designated Bike Boulevard, a shared roadway optimized by bicycle traffic. 7th Street is a designated Bike Route where cars and bicycles are expected to share the road.

***Transit***

The subject site has excellent access to transit; Route #66, Central route, passes the site eastbound on Gold Route #777, Rapid Ride Green Line passes the site south bound on 6th Street. The Alvarado Transit Center, the downtown transit hub, is four blocks to the east.

***Public Facilities/Community Services***

Fire Station 1 is two blocks away on Silver Avenue. Refer to the Public Facilities Map in the packet for additional information.

**III. ANALYSIS**

***ANALYSIS – Wholesaling Use -Consistency with the Downtown 2025Plan***

The subject site is zoned SU-3 Arts & Entertainment, which is regulated according to the DT 2025 SDP (page 29). The DT 2025 SDP then references the R-3 and C-2 zones for uses only; density, setbacks, open space and related items are addressed in the DT 2025 SDP. The plan states: “The Arts & Entertainment District is the primary center for arts, entertainment, cultural, and specialty retail shopping experiences.” This zone is intended to have an active and vibrant streetscape with a mix of activities and experiences. Because the wholesale and warehouse uses may not contribute to the overall goal of a vibrant, walkable arts and entertainment district, they require review.

The 2014 amendments to the DT 2025 SDP added Artisanal and Craft Manufacturing as a category within the DT 2025 SDP and made the uses permissive within the entire plan area. The Artisanal and Craft Manufacturing category allows a brewery under a New Mexico Small Brewers License. The amendments did not change the review for warehouse/wholesaling in the Arts and Entertainment area of the plan.

The applicant sites several policies that are relevant to the request.

1. Arts and Entertainment district description, Arts and Entertainment District will serve as Downtown’s main street and host a variety of activities and experiences.

2. Arts and Entertainment goal:” Make Albuquerque a vibrant 24 hour destination arts, culture and entertainment
3. Tourism and Hospitality 3:Encourage joint promotion / schedule coordination of all public and private venues within the Arts and Entertainment district
4. Urban Retailing 3.4: Develop continuous retail building frontage on Central, Gold and Copper
5. Employment 1. Attract 5, 000 new jobs
6. Employment 2.Encourage small business to locate and stay downtown
7. Appendix D, Comments from 2014 Downtown Summit, Operational 2, increased security should be a priority downtown

Staff agrees that the wholesale use could help add jobs and keep the business downtown. The wholesale use will add to economic viability of the business and this will allow the brewery and taproom use to meet the DT 2025 SDP goals regarding activities and experiences, vibrant destination, retailing and hospitability.

The wholesaling use is appropriate in conjunction with the brewery and taproom use.

See the policy analysis section for more information.

***Compatibility with Surrounding Uses in the District (Process, page 28 b Downtown 2025 Plan)***

The intent of the review of certain uses in the Plan area is make sure they are appropriate at a specific location. The intent of the Arts and Entertainment district is to be “primary center for arts, entertainment, cultural, and specialty retail shopping experiences” (page 30). The proposed wholesaling is appropriate at this location because it is part a business that will also have an active taproom component, adding to active use in the area. The wholesaling use will also allow the applicant to sell his product to other bars and restaurants downtown, as well as to bars, restaurants and retailers outside the downtown area.

The building is 7,000 square feet in size and the applicant proposes to use approximately 10% (658 square feet) of the area for the wholesaling use. The building is fairly small and even if the applicant were to expand the wholesale use, the size of the building limits how much of an impact the use would have on the area. However, staff recommends that the wholesale use not exceed 50% of the building in order to maintain compliance with the intent of the DT 2025 SDP (see recommended condition 1).

The use will add minimal traffic. Additionally, other businesses in the area receive deliveries and this use will be similar to that delivery function.

***Proposed Use will not be Injurious to the Adjacent Property, the Neighborhood, or the Community (Process, page 28 b Downtown 2025 Plan)***

The applicant states that loading and unloading will occur within the building, even if loading were to occur outside of the building, this would similar to the way many existing business receive goods.

The subject site is located near a mix of office, retail, Bar/nightclub and restaurant uses. Multi-family developments exist at Central and 6<sup>th</sup> Street and Silver and 8<sup>th</sup> Street, very close to the site, and throughout the downtown core.

The proposed wholesaling use will add minimal traffic to the primary brewery use on the site because there will be a single delivery vehicle. Also, there is on-site parking to accommodate additional vehicles if the business expands and an additional vehicle is necessary. The applicant proposes to use the east entrance for the delivery vehicle and load the vehicle indoors. This will reduce conflicts with pedestrians by pulling traffic off the street.

One of the goals of the DT 2025 SDP (page 32) is to protect and enhance the surrounding neighborhoods. The subject site is close enough to the single family residences to the west that patrons could walk to the site, but not so close that there any impacts to the neighborhoods.

### **APPLICABLE ORDINANCES, PLANS AND POLICIES**

#### ***Albuquerque Comprehensive Zoning Code***

The DT 2025 SDP zones the entire plan area SU-3, Special Center. The plan allows the R-3 and C-2 uses as regulated by the Zoning Code; density, setbacks, parking, open space and related items are addressed in the DT 2025 SDP. Other allowed uses are specified in the matrix on page 32; prohibited uses are shown on page 34.

#### ***Albuquerque / Bernalillo County Comprehensive Plan***

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located within the Established Urban Area of the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”:

Land Use

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

***The request seeks to redevelop a vacant building to provide additional services in the area. The subject site fills in a gap in the commercial frontage along 6<sup>th</sup> street and will make it more likely that people will walk from the neighborhoods to west. The request furthers Policy II. B.6.b.***

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

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*This development respects neighborhood values and environmental carrying capacities by providing additional service and job opportunities in an area where they are appropriate. The proposed use is of a similar intensity to the surrounding uses. The request furthers Policy II.B.5.d.*

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments

*The subject site is close enough to both multi-family and single family development that it will easily accessible. The request will use an existing building; this helps to preserve the neighborhood character, and will not impact views. The wholesale use will have minimal impact on traffic. The request furthers Policy II.B.5.i.*

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

*The subject site is in an existing older neighborhood. The additional use will add to the economic viability of the business and will it more likely to succeed, allowing it to stay in the area and contribute to revitalization. The request furthers Policy II.B.5.o.*

Economic Development

Policy II.D.6a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The subject site is within a Metropolitan Redevelopment area; an area designated as blighted and need of redevelopment. The proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. The business will provide jobs in an area where they are needed. 2010 Census data show that 35% of people in the 87102 zip code live below the poverty level. The request could provide employment to those who need it. The request furthers Policy II.D.6a.*

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The applicant is the proprietor of a local business. The request will allow an additional use that will help the business to succeed and will provide a source of products for provide a source of products for business in downtown and city wide. The request furthers Policy II.D.6b*

Policy II.D.6d: Tourism shall be promoted.

*In 2014 livability.com rated Albuquerque number 4 out of 10 on a list of “best beer cities”. The New Mexico Department of Tourism produces an Ale Trail tour map, a guide to microbreweries brew pubs and tap rooms. Several local breweries placed high in nationwide contests such as the World Tour of Beer and the Great American Beer Festival. These things contribute to the city’s reputation as beer destination. The request furthers policy II.D.6.d*

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*because it adds to the options for tourist activities and contributes to reputation of our area as a destination.*

Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*The subject site is within the Downtown Activity Center, the proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. There are many housing options near the subject site. The brewery adds an additional employment option to the greater downtown area where there is access to housing and transit. The request furthers Policy II.D.6g.*

Central Urban Area

The subject site is located in the area designated Central Urban by the Comprehensive Plan with a Goal to “to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city.”

The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

Applicable policies include:

*This request furthers the Central Urban goal by adding activities in the area. The applicant states the venue will host and/or be part of various events downtown.*

### ***Downtown 2025 Sector Plan (Rank 3)***

The Downtown 2025 Sector Plan (DT 2025 SDP) was first adopted in 2000, and revised in 2007 and 2014. The Plan generally encompasses the downtown core; specific boundaries are shown on page 29 in the Plan. The main purpose of the Plan is to guide development and redevelopment in downtown to achieve a walkable, active urban environment for locals and visitors. The DT2035 SDP is also the Metropolitan Redevelopment Plan for the area.

Relevant goals/policies include the following:

The subject site is zoned SU-3 Arts & Entertainment, which is regulated according to the Downtown 2025 Sector Development Plan (page 29). The plan states: “The Arts & Entertainment District is the primary center for arts, entertainment, cultural, and specialty retail shopping experiences.” This zone is intended to have an active and vibrant streetscape with a mix of activities and experiences.

Even though there are no parking requirements in the SU-3 Special Center Zone; the site will provide 10 off-street parking spaces. General regulations also apply, including sign (§14-16-3-5) and lighting (§14-16-3-9) and will be reviewed for compliance when the applicant submits a building permit. The applicant will not add square footage to the building, therefore, landscaping (§14-16-3-10) does not apply.

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The DT 2025 SDP does not prohibit warehousing and wholesaling, but requires review of these uses to ensure that they are compatible with the surrounding area and that they meet the goals of the plan (page 32) .

A Pre-application Review Team meeting (PRT) is mandatory for all development within the Downtown 2025 Sector Development Plan. The meeting was held on February 24th, 2015.

The following policies are relevant to the request:

Urban Retailing #3.4: Develop “continuous” retail building frontage on Central, Gold and Copper Avenues. “Fill in the missing teeth”

*The new use will repair the gap in retail building frontage along Gold Avenue by aiding in the renovation of a vacant building. The request furthers Urban Retailing #3.4.*

Employment #1: Attracting 5000 new jobs to Downtown by 2010.

*The proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. By adding the wholesale use, the brewery will not have to relocate to a site where the wholesale use is allowed and will remain downtown. The request furthers Employment #1*

Employment #2: Encouraging small businesses to locate and stay Downtown.

*As stated in Employment #1, this request will add jobs. The applicant is a local small business and the added use will allow the business to stay downtown and not have to move to a site where wholesaling is allowed. The request furthers Employment #2.*

Arts & Entertainment #1.1: Locate urban specialty retail, restaurants, clubs, entertainment venues, cultural facilities, and art related activities in the Arts and Entertainment District.

*The request is consistent with the intent of the plan to have small scale, specialty retail (of craft beer) and clubs in the area. The addition of the wholesale use, when added to the taproom, does not detract from this. The request furthers Arts & Entertainment #1*

Tourism and Hospitality Goal: Make Downtown and the Historic District a Tourist Destination.

*As discussed in the Comprehensive Plan analysis, Albuquerque is gaining popularity as a “beer city”. The wholesale use adds to viability of the business which will allow it to contribute to the tourist possibilities downtown.*

## SITE ANALYSIS

### Request

The applicant is request review and approval of a wholesale use within the Downtown 2025 Sector Development Plan. The applicant has submitted an illustrative site as part of the request. The EPC is only acting on the request to review the use. A site development plan is not required

for the review. The applicant has submitted an illustrative plan to show how the site layout and use will function.

The applicant will be required to obtain the necessary permits through the City for any interior improvements or exterior upgrades. The applicant plans to replace the windows and provide a glass storefront along Gold Avenue. The applicant is not adding square footage to the building, so there no requirements for upgrades to landscaping.

***Site Plan Layout / Configuration***

The existing building faces Gold Avenue and has access for delivery trucks from 6th Street and from the alley to the north of the building. There is an existing 6 foot wide sidewalk along Gold Avenue and an existing 10 foot sidewalk along 6th Street.

***Public Outdoor Space***

No outdoor space is required or provided.

***Vehicular Access, Circulation and Parking***

The building has access from the alley to the north and from 6th Street and Gold Avenue. The applicant states the east entrance onto 6<sup>th</sup> Street will be used for the wholesale delivery vehicle.

The Downtown 2025 Plan does not require any on-site parking. However, there are 10 spaces to the west of the building, on site. There is metered parking on Gold Avenue and two parking garages within walking distance of the site.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

The subject site has excellent access to transit; #66, Central, # 766 Rapid Ride, #54 Bridge/Westgate and the # 53, Isleta Routes pass the site on Gold Avenue. The #777, Rapid Ride Green Line passes the site south bound on 6th Street. The Alvarado Transit Center, the downtown transit hub, is four blocks to the east.

***Walls/Fences***

There is an existing chain link fence to the west of building along Gold Avenue

***Lighting and Security***

There are street lights on Gold Avenue and 6<sup>th</sup> Street. The lights are spaced at approximately ½ block intervals, placing a light in front of the building on the Gold Avenue façade and just to the south of the delivery entrance on 6<sup>th</sup> Street. The combination of the street lights, lighting from adjacent buildings and the internal light from the subject building should offer sufficient illumination.

***Landscaping***

No landscaping is provided or required.

***Grading, Drainage, Utility Plans***

The request will not change the grading or drainage on the site. There are existing utilities and drainage infrastructure.

***Architecture***

The building is one story and is a 1920's style brick building. There is decorative brick work around the arched windows that face Gold Avenue and decorative brick pilasters on both facades.

***Signage***

The applicant can add signage through a separate signage permit. Signage will comply with the Zoning Code and the Downtown 2025 Plan.

***IV. AGENCY & NEIGHBORHOOD CONCERNS***

***Reviewing Agencies***

None of the commenting agencies had significant comments.

Planning Staff meet with Code Enforcement Staff to discuss the request. The two recommended conditions are result of this discussion.

The comments from PNM, Solid Waste and the Fire Marshall will be addressed as the applicant renovates the building.

***Neighborhood/Public***

Applicants for projects within the greater downtown area are required to notify the Downtown Neighborhood Association List consisting of the following: Barelans NA, Broadway Central Corridors Partnership, Inc. (R), Citizen's Information Committee of Martineztown (R), Downtown NA (R), Huning Highland Historic District Assoc. (R), Martineztown Work Group, Reynolds Addition NA (R), Santa Barbara-Martineztown Assoc. (R), South Broadway NA (R), Downtown Action Team.

The Office of Neighborhood Coordination did not recommend a facilitated meeting and the surrounding neighborhoods did not request one.

Staff received one phone call from a nearby property owner who expressed concern about bars in the area, but was not opposed to the wholesale use.

***V. CONCLUSION***

The DT2025 plan does not prohibit warehousing and wholesaling, but requires review of these uses to ensure that they are compatible with the surrounding area and that they meet the goals of the plan.

The request is consistent with the intent of the plan to have small scale, specialty retail (of craft beer) and clubs in the area. The addition of the wholesale use, when added to the taproom, does not detract from this.

Staff finds that the applicant has shown compliance the goals of the DT 2025 SDP and has shown that the request is compatible with, and non-injurious to, the area. The requested wholesale use is appropriate at this location because it is part of a set of uses that will positively add to the uses in the area. The DT 2025 SDP allows the brewery use and the sale of alcohol for off premise consumption permissively.

The following recommended conditions will clarify how the use is administered. The DT 2025 does not specifically state how the "Review Requested" uses are to be treated. The process is similar to the Conditional Use review process before the Zoning Hearing Examiner (ZHE), but the DT 2025 SDP does not clarify if the use is meant to be temporary or permanent. If the request is approved; the use will be allowed on the site indefinitely and would transfer to subsequent users of the site. While the wholesale use is appropriate in the context of this request, it may not be appropriate in all future cases. Because the use would be granted based on compatibility with the area and the goals of the plan, the first condition requires that if the wholesale use increases to become the primary use on the site the EPC will be allowed to re-evaluate the impact of the use.

The second condition is similar to the way the City addresses conditional uses. The use is lost if it is abandoned for one year or more. This would allow the applicant or another tenant to operate a wholesale use on the site indefinitely as long as the use does not cease for one year or more and complies with condition one.

**Recommended conditions:**

1. If the wholesale use becomes the primary use on the site (more than 50% of the building square footage), the applicant will return to the EPC to re-evaluate the use.
2. If the use is abandoned for a period of one year or more it will no longer be allowed.

The EPC has discretion over this request and can choose to impose the conditions or choose not to impose the conditions.

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**FINDINGS – 15 EPC 40009, April 9<sup>th</sup>, Request for EPC Review of Wholesale Use in Downtown 2025 Sector Plan**

1. This is a request for EPC review and approval of warehouse\wholesale use for lots 13-15 of the New Mexico Original Townsite located on the northwest corner Gold Avenue 6<sup>th</sup> Street and containing approximately .16 acres.
2. The applicant proposes to add wholesale use to a new brewery in order to distribute their product. The use is not prohibited by the Downtown 2025 Plan, but requires review to determine that the use is compatible with the area.
3. The subject site is located within the Arts and Entertainment Focus District of the Downtown 2025 Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Downtown 2025 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. Production and distribution of products on the site are subject to all applicable regulations regarding alcohol at the state and federal levels, in addition to regulations imposed by the City.
6. The subject site is within the Established Urban area of the Comprehensive Plan and is also within the Central Urban area and within the Downtown Activity Major Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- A. Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request seeks to redevelop a vacant building to provide additional services in the area. The subject site fills in a gap in the commercial frontage along 6th street and will make it more likely that people will walk from the neighborhoods to west. The request further Policy II. B.6.b.

- B. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

This development respects neighborhood values and environmental carrying capacities by providing additional service and job opportunities in an area where they are appropriate. The proposed use is of a similar intensity to the surrounding uses. The request furthers Policy II.B.5.d.

- C. Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The subject site is close enough to both multi-family and single family development that it will easily accessible. The request will use an existing building; this helps to preserve the neighborhood character, and will not impact views. The wholesale use will have minimal impact on traffic. The request furthers Policy II.B.5.i.

- D. Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The additional use will add to the economic viability of the business and will it more likely to succeed, allowing it to stay in the area and contribute to revitalization. The request furthers Policy II.B.5.o.

- E. Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The subject site is within a Metropolitan Redevelopment area; an area designated as blighted and need of redevelopment. The proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. The business will provide jobs in an area where they are needed. 2010 Census data show that 35% of people in the 87102 zip code live below the poverty level. The request could provide employment to those who need it. The request furthers Policy II.D.6a.

#### Economic Development

- F. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

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The applicant is the proprietor of a local business. The request will allow an additional use that will help the business to succeed and will provide a source of products for business in downtown and city wide . The request furthers Policy II.D.6b

G. Policy II.D.6d: Tourism shall be promoted.

In 2014 livability.com rated Albuquerque number 4 out of 10 on a list of “best beer cities”. The New Mexico Department of Tourism produces an Ale Trail tour map, a guide to microbreweries brew pubs and tap rooms. Several local breweries placed high in nationwide contests such as the World Tour of Beer and the Great American Beer Festival. These things contribute to the city’s reputation as beer destination. The request furthers policy II.D.6.d because it adds to the options for tourist activities and contributes to reputation of our area as a destination.

H. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The subject site is within the Downtown Activity Center, the proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. There are many housing options near the subject site. The brewery adds an additional employment option to the greater downtown area where there is access to housing and transit. The request furthers Policy II.D.6g.

Central Urban Area

The subject site is located in the area designated Central Urban by the Comprehensive Plan with a Goal to “to promote the Central Urban Area as a focus for arts, cultural, and public facilities/activities while recognizing and enhancing the character of its residential neighborhoods and its importance as the historic center of the city.”

The Central Urban Area is a portion of the Established Urban Area and as such is subject to policies of section II.B.5. as well as to those listed here. Development intensities in the Central Urban Area should generally be higher than in other portions of Established Urban.

Applicable policies include:

I. This request furthers the Central Urban goal by adding activities in the area. The applicant states the venue will host and/or be part of various events downtown.

7. The subject site is within the boundaries of the Downtown 2025 Sector Development Plan. The following policies are applicable to the request:

A. Urban Retailing #3.4: Develop “continuous” retail building frontage on Central, Gold and Copper Avenues. “Fill in the missing teeth”

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The new use will repair the gap in retail building frontage along Gold Avenue by aiding in the renovation of a vacant building. The request further Urban Retailing #3.4

- B. Employment #1: Attracting 5000 new jobs to Downtown by 2010.

The proposed use will allow the brewery to distribute their beer and this will contribute to the viability of the business. By adding the wholesale use, the brewery will not have to relocate to a site where the wholesale use is allowed and will remain downtown. The request further Employment #1

- C. Employment #2: Encouraging small businesses to locate and stay Downtown.

As stated in Employment #1, this request will add jobs. The applicant is a local small business and the added use will allow the business to stay downtown and not have to move to a site where wholesaling is allowed. The request further Employment #2.

- D. Arts & Entertainment #1: Locate urban specialty retail, restaurants, clubs, entertainment venues, cultural facilities, and art related activities in the Arts and Entertainment District.

The request is consistent with the intent of the plan to have small scale, specialty retail (of craft beer) and clubs in the area. The addition of the wholesale use, when added to the taproom, does not detract from this. The request further Arts & Entertainment #1

- E. Tourism and Hospitality Goal: Make Downtown and the Historic District a Tourist Destination.

As discussed in the Comprehensive Plan analysis, Albuquerque is gaining popularity as a "beer city". The wholesale use adds to viability of the business which will allow it to contribute to the tourist possibilities downtown.

8. A Pre-application Review Team meeting is mandatory for all development within the Downtown 2025 Sector Development Plan. The meeting was held on February 24th, 2015.
9. City staff notified property owners within 100 feet of the site of this request.
10. The applicant notified the Barelans NA, Broadway Central Corridors Partnership, Inc. (R), Citizen's Information Committee of Martineztown (R), Downtown NA (R), Huning Highland Historic District Assoc. (R), Martineztown Work Group, Reynolds Addition NA (R), Santa Barbara-Martineztown Assoc. (R), South Broadway NA (R), Downtown Action Team of this request.

- 
11. Staff received one phone call from a nearby property owner who expressed concern about bars in the area, but was not opposed to the wholesale use.

***RECOMMENDATION - 15EPC-40009, April 9<sup>th</sup>, 2015***

**APPROVAL of 1010380, a request for EPC review of wholesale use in the Downtown 2025 Plan for lots 13-15 of the New Mexico Original Townsite located on Gold Avenue between 6th and 7th streets and containing approximately .16 acres, based on the preceding Findings.**

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*Maggie Gould*  
Planner



*Notice of Decision cc list:*

*Boese Brothers Brewing, LLC*

*601 Gold SW*

*ABQ, NM 87102*

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

Planning Staff met with Code Enforcement staff regarding this case to clarify the requirements.

#### ***Office of Neighborhood Coordination***

Downtown NA List consisting of the following: Barelás NA, Broadway Central Corridors Partnership, Inc. (R), Citizen's Information Committee of Martineztown (R), Downtown NA (R), Huning Highland Historic District Assoc. (R), Martineztown Work Group, Raynold Addition NA (R), Santa Barbara-Martineztown Assoc. (R), South Broadway NA (R), Downtown Action Team

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment Agency***

### ***CITY ENGINEER***

#### ***Transportation Development***

No objection to the request.

#### ***Hydrology Development***

Hydrology has no adverse comments on the three cases.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

Per MRCOG's Interim Long Range Roadway System Map; 6th St. is a Minor Arterial, which fronts the subject request on its east side. Per the Long Range Bikeway Systems Map, 6th St. is also proposed to contain bicycle lanes. From aerial mapping narrow bike laneage appears to exist where this property fronts onto 6th St., although the width may not be DPM-compliant. The applicant would not be expected to address the apparent non-compliance over this half-block, since the best way to address this would be in connection with a restriping of the entire 6th St. corridor by the City.

#### ***Traffic Engineering Operations***

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

No objection or comment.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

No comments, reviewed

**Open Space Division**

OSD has reviewed and has no comments.

**City Forester**

**POLICE DEPARTMENT/Planning**

This project is in the Valley Area Command.

No Crime Prevention or CPTED comments concerning the proposed Supplemental Wholesale Use request at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Show refuse location, What year built?

**FIRE DEPARTMENT/Planning**

1) Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): The Reviewer was unable to determine hydrant requirements due to lack of information.

2) Apparatus Access (IFC 503 and Appendix D ): Fire Department access appears to meet standard. Please submit plans for an official approval prior to submitting for building permit.

3) Unofficial Approval given to Case # 1010380 at the PRT Review. Please submit official site plans to the Fire Marshal's Office for a Stamped Official Approval.

**TRANSIT DEPARTMENT**

Route #66, Central route, passes the site eastbound on Gold Route #777, Rapid Ride Green Line passes the site south bound on 6th Street.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed. No comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Changes to the electric distribution line in the alley on the north side of the subject site are currently underway.
3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.



Looking northwest at the subject site from the southeast corner of 6<sup>th</sup> and Central



Looking west down the alley at the north boundary of the site



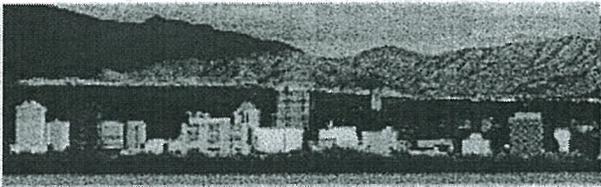
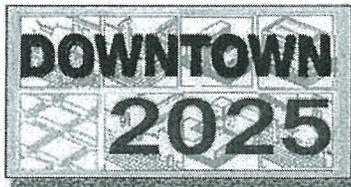
Looking north at the subject site from Gold Avenue



Looking southwest at the site from 6<sup>th</sup> Street, east and north sides of building



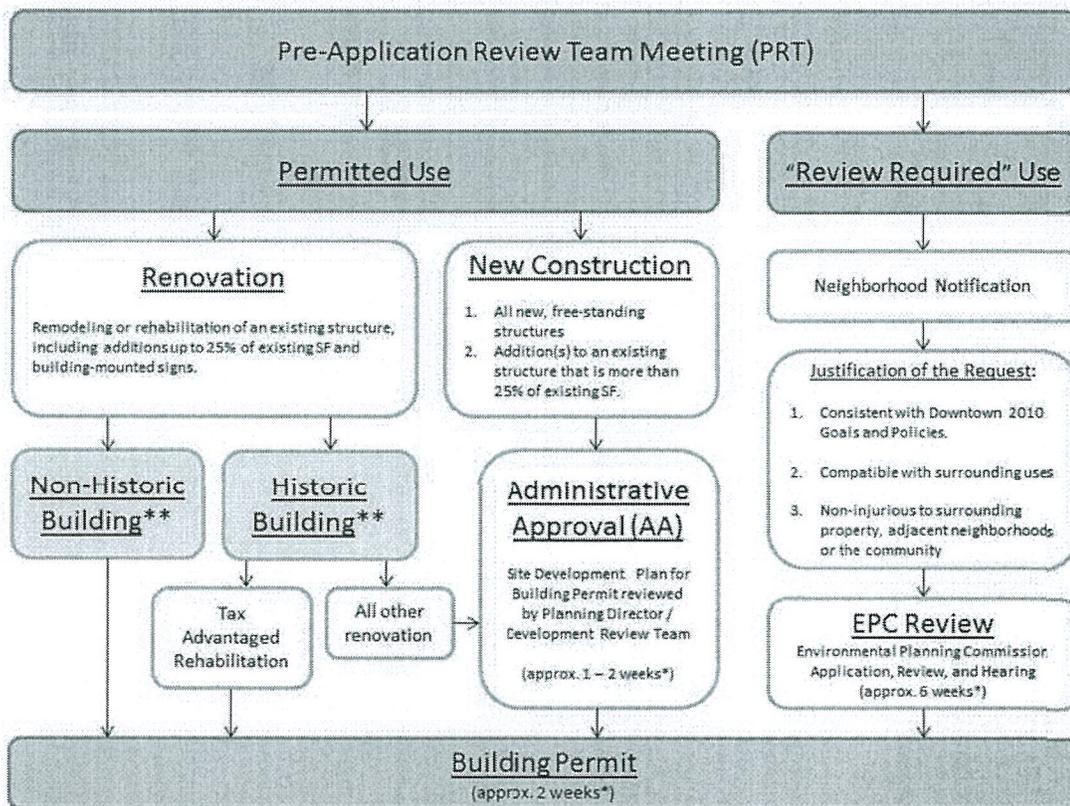
Looking southeast at the west side of the site and parking area



approval process

A proposed Downtown development will be reviewed and approved within 30 - 34 days by adhering to the District's Plan and Uses; the Building Types and Standards; and by preparing complete project documents. Below is a chart that outlines the process to obtain a building permit. It is mandatory that applicants present and discuss their project, in its entirety, with the appropriate departments at a Pre-Application Meeting. It is also critical for the applicant to understand if their proposed project is a permitted, review required, or prohibited use prior to starting the approval process, see the District Use Matrix as shown on page 32.

Permitted uses will go through either a renovation or a new construction process. "Review Required" uses must go through the Environmental Planning Commission (EPC) process and make a case as to why and how the proposed use fits into the Downtown Plan. The applicant for the proposed use must demonstrate that the use will be compatible with surrounding uses in the district and that it would not be injurious to surrounding properties, adjacent neighborhoods or the community. Neighborhood notification is required for "EPC Review Required" proposals. The EPC may approve or disapprove the proposed use. The EPC's decision is appealable to the City Council in accordance with Section 14-16-4-4 of the Zoning Code."



\* Estimated review time begins after a complete application has been submitted  
 \*\* See Page 70 to determine if building is historic or non-historic, or if it qualifies as a Tax Advantaged Rehabilitation



**step two**

The Downtown Core is zoned SU-3 Special Center. R-3 and C-2 Uses are allowed as regulated by the Comprehensive City Zoning Code as further governed by this Sector Development Plan. The Development Regulations of the R-3 and the C-2 zones, including density, setbacks, open space, etc., do not apply within the Plan area. All uses are encouraged in the Downtown, except for the prohibited uses, shown on Page 34. However, the principal uses are: residential, arts, entertainment, office, cultural, hospitality, and specialty retail. The Plan strongly encourages a mixture of compatible land uses (office/residential, retail/office, arts/entertainment). Residential development is allowed and encouraged throughout all districts of Downtown.

All types of land uses are encouraged Downtown, however certain uses are not appropriate in some districts. To assure that uses most conducive to achieving *The Plan's* objectives are developed in the appropriate districts, it is important to permit, prohibit, or regulate uses by district. There are no parking requirements in the SU-3 Special Center Zone.

*The SU-3 zone creates a clear and defined (hard) boundary between the Downtown Core and surrounding neighborhoods. The Plan and zoning intent is to protect, retain, and enhance the integrity of neighborhoods surrounding the Downtown Core. Commercial and office intrusion into the surrounding neighborhoods is strongly discouraged.*

Following is a general color-coded District/Use Matrix to guide in determining if a use is appropriate in a District:

	HOUSING <sup>①</sup>	GOVERNMENT FINANCIAL/ HOSPITALITY	WAREHOUSE	MIXED USE	ARTS & ENTERTAINMENT
<b>RESIDENTIAL<sup>②</sup></b>					
Ground Floor	(P)	(R)	(P)	(P)	(R)
Above Ground Floor	(P)	(P)	(P)	(P)	(P)
RETAIL/SERVICES	(R) <sup>③</sup>	(P)	(P)	(P)	(P)
OFFICE/INSTITUTIONAL	(R) <sup>③</sup>	(P)	(P)	(P)	(P)
WAREHOUSE/WHOLESALE	(R)	(R)	(P)	(R)	(R)
MANUFACTURING					
Per M-1	(X)	(X)	(R) <sup>③</sup>	(X)	(X)
Artisanal and Craft <sup>③</sup>	(X)	(P)	(P)	(P)	(P)

P = Permitted                      R = Review Required                      X = Prohibited

1. Housing district area between Central Avenue and Lomas Boulevard is restricted to residential development only to buffer the Downtown Neighborhood Association (DNA). The remaining housing district areas are controlled by the Uses Matrix.
2. Home occupations are allowed as regulated by the R-1 zone.
3. The purpose of *The Plan* is to encourage neighborhood serving retail.

4. The purpose of *The Plan* is to allow ancillary office activity in the Housing District.
5. The purpose of *The Plan* is to allow manufacturing as regulated by the M-1 zone.
6. For the purposes of this Plan, Artisanal and Craft Manufacturing shall include:

1.) Makerspace, tech shop, or artisanal studio where products, including but not limited to, stone, clay, glass, ceramic, metal, textile, leather, wood, paper, plastic, electronics, or similar materials are used in the design, development, creation or testing of a resulting object that may be manufactured commercially, provided:

- (a) Items created are primarily prototypical, specialized objects;
- (b) All activities are conducted within a completely enclosed building;
- (c) Activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.

2.) Brewery operated under a New Mexico Small Brewers License, provided:

- (a) All activities are conducted within a completely enclosed building;
- (b) Activities or products will not produce odor, dust, smoke, noise, vibration, or other impacts in excess of allowed standards.



**Prohibited Uses**

Some uses are clearly prohibited or regulated in all Downtown districts. Following is a list of those uses:

- Drive-in/drive-through facilities are not allowed, except that unenclosed outdoor seating is permitted. Existing drive-in/drive-through uses shall be legal, non-conforming uses.
- Adult amusement establishments, and adult stores are not allowed. Existing adult amusement establishments and adult stores shall be legal, non-conforming uses.
- Commercial surface parking lots are not allowed. Existing commercial surface parking lots shall be legal, non-conforming uses and must meet the landscaping, lighting, buffering and paving requirements identified in the building standards section of *The Plan*.
- Alcoholic drink sales for consumption off-premises are allowed, provided however:
  - a) there shall be no dispensing (sales) of any miniatures;
  - b) there shall be no dispensing (sales) of any fortified wines by volume of alcohol no more than twelve percent; and
  - c) there shall be no dispensing (sales) of any alcoholic beverages in broken packages (singles).

*Existing establishments engaged in the sale of alcoholic drink sales for consumption off-premises shall be required to meet the above restrictions within ninety (90) days of The Plan adoption.*

- d) Alcoholic drink sales within 500 feet of the boundary of a residential zone in an adjacent neighborhood or within 500 feet of the boundary of any adjacent sector development plan shall be Review Required, except this provision shall not apply to a full service grocery store.
- Jails or correctional institutions are not allowed, but temporary detention facilities shall be allowed to accommodate police investigative activities and related activities.
- Off-premise free-standing signs are not permitted.
- Existing uses within the Housing district area between Central Avenue and Lomas Boulevard that are inconsistent with the District/Use Matrix are nonconforming and the City's nonconformance regulations shall apply.



Supplemental Form (SF)

<b>SUBDIVISION</b>	<b>S</b>	<b>Z</b>	<b>ZONING &amp; PLANNING</b>
___ Major subdivision action			___ Annexation
___ Minor subdivision action			
___ Vacation	<b>V</b>		___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)			
<b>SITE DEVELOPMENT PLAN</b>	<b>P</b>		___ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Subdivision			
___ for Building Permit			
___ Administrative Amendment (AA)			
___ Administrative Approval (DRT, URT, etc.)			
___ IP Master Development Plan	<b>D</b>		___ Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)			
<b>STORM DRAINAGE (Form D)</b>	<b>L A</b>		<b>APPEAL / PROTEST of...</b>
___ Storm Drainage Cost Allocation Plan			___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): N/A PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 APPLICANT: Boese Brothers Brewing LLO PHONE: (575) 317-6378  
 ADDRESS: 601 Gold Ave SW FAX: N/A  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: gboese1@aol.com  
 Proprietary interest in site: tenant List all owners: George Boese, Sam Boese

DESCRIPTION OF REQUEST: EPC review of proposed wholesale use

Is the applicant seeking incentives pursuant to the Family Housing Development Program? \_\_\_ Yes.  No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 13-15 Block: 20 Unit: N/A  
 Subdiv/Addn/TBKA: New Mexico Original Townsite  
 Existing Zoning: SU-3 Proposed zoning: SU-3 MRGCD Map No N/A  
 Zone Atlas page(s): K-14 UPC Code: 101405708741523004

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z-, V-, S-, etc.): N/A

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? No  
 No. of existing lots: 3 No. of proposed lots: 3 Total site area (acres): .16  
 LOCATION OF PROPERTY BY STREETS: On or Near: Gold Ave  
 Between: 6<sup>th</sup> St and 7<sup>th</sup> St  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 2/24/15

**SIGNATURE**

[Signature] DATE: 2/24/15  
 (Print Name) George Boese, Member, Boese Brothers Brewing LLC Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>15EPC -40009</u>	<u>ADV</u>		<u>\$75.00</u>
<input checked="" type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$50.00</u>
<input checked="" type="checkbox"/> All case #s are assigned				\$
<input checked="" type="checkbox"/> AGIS copy has been sent				\$
<input checked="" type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>April 9, 2015</u>			Total <u>\$125.00</u>

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: BOESE BROTHERS DATE OF REQUEST: 2/25/2015 ZONE ATLAS PAGE(S): K-14

CURRENT: BREWERY LEGAL DESCRIPTION:  
ZONING: SU-3 LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.): 7000 SF SUBDIVISION NAME \_\_\_\_\_

REQUESTED CITY ACTION(S): 10000 SF  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_ SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [✓] BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:  
NO CONSTRUCTION/DEVELOPMENT [✓] # OF UNITS: N/A  
NEW CONSTRUCTION [ ] BUILDING SIZE: 7000 SF (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature] DATE 2/25/15  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

TRAFFIC ENGINEER [Signature] DATE 02-25-15

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /   TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
-FINALIZED   /  /



March 17, 2015

Environmental Planning Commission  
City of Albuquerque  
Attn: Peter Nicholls  
400 Marquette NW  
Albuquerque, NM 87102

**RE: Boese Brothers Brewing, LLC Request for Supplemental Wholesale Use  
601 Gold Ave. SW, Albuquerque, NM 87102**

Dear Peter:

As the legal owner of record of Lots 13, 14, and 15 of property located at the northwest corner of Gold Ave. and 6<sup>th</sup> Street in Albuquerque, NM, Peterson Gold, LLC, hereby authorizes the current tenant, Boese Brothers Brewing, LLC, to make the request for the review and approval for supplemental wholesale use at the property (601 Gold Ave. SW, Albuquerque, NM 87102).

Please feel free to contact me with any questions or concerns.

Sincerely,

**Peterson Gold, LLC**  
**a New Mexico limited liability company**

**By: Douglas Peterson Investments, LLC, Managing Member**

A handwritten signature in black ink, appearing to read 'D. Peterson', is written over a horizontal line.

**Douglas H. Peterson, Managing Member**

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 078

Date: 2/24/2015

Time: 1:30

## 1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome  Catalina Lehner

Others: \_\_\_\_\_

Transportation:  Jeanne Wolfenbarger  Other: \_\_\_\_\_

Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_

Others: FIRE MARSHALL'S OFFICE

## 2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- |   |                                       |   |
|---|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment             | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Sector Dev. Plan Amendment     | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |

Other EPC FOR ? NOT SURE WHAT TO CHECK ON APP BUT IS FOR USE ONLY

## 3. SUMMARY OF PRT DISCUSSION:

Current Zoning: GV-3 SPECIAL CENTER R-3/C-2 USES ALLOWED

Applicable Plans: \_\_\_\_\_

Applicable Design Regulations: \_\_\_\_\_

Other Applicable Regulations: \_\_\_\_\_

Previously approved site plans/project #s: \_\_\_\_\_

Proposed Use/Zone: \_\_\_\_\_

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

SITE LOCATED IN THE ARTS + ENTERTAINMENT DISTRICT PER DT 2025 PLAN.

EXISTING BLDG TO BE CONVERTED TO BREWERY/TAP ROOM - 85 SEATS PER DISDP. MUST SUBMIT TO EPC FOR THE WHOLESALING OF PRODUCT.

## 4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]  
PRT CHAIR

[Signature] Member, Reese Brothers Brewing LLC  
APPLICANT OR AGENT

SEE PG 32 OF PLAN

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

SUBMIT TO EPC FOR SITE D. PLAN FOR BUILDING PERMIT + AS BUILT.

JUSTIFICATION (PEL PLAN)

NEIGHBORHOOD NOTIFICATION ~~PROJ~~ TO SUBMITAL TO EPC -  
CONTACT STEPHANI WINKLEPUECK W/ ONC OUC. SHEET W/ INFO.

PLANNERS KNOW OF ANOTHER SITE THAT HAS GONE? <sup>NOT SURE</sup> ~~ANOTHER~~  
EPC REVIEW OF USE NOT SITE - CAN BEGIN BUILDING  
APPROVE PERMIT FOR ALLOWED USE

SITE PLAN IS EXHIBIT. NOT A SEPARATE APP'L.  
TO SHOW AFFECT ON

CONTINUE W/ BUILDING PERMIT ALL THE WAY THRU. JUST  
RELATES TO WHOLESALING.

FORM. WHAT TO CHECK? WE WILL HAVE CHECK.

• RANDALL PACKNER. 924.3933? FOR SUBMITAL.

• FOR SUBMITAL - JUSTIFICATION, APPLICATION + AS BUILT.  
1 COPY. 1 COPY 10 COPIES

FIRE MARSHALL. SITE PLAN ~~PEL~~ <sup>PROJ TO</sup> BLDG PERMIT. NOT EPC.

## PRE-APPLICATION DISCUSSION for February 24, 2015

**PA #:** 15-028

**APPLICANT:** Boese Brothers Brewery\*

**Zone Map** – K-14

**TIME AND DATE:** 1:30 p.m. – February 24, 2015

**NA/HOA INFORMATION:** - per Stephani Winklepleck at 924-3902

Downtown NA List of 10 NA's \*They are scheduled for a Liquor Hearing on March 5, 2015 for 3 separate Liquor Applications – I am attaching the Liquor Hearing Notice as an FYI for you - siw

**If going before EPC** – None

.....

**PA #:** 15-029

**APPLICANT:** Clint Wilsey

**Zone Map** – H-14

**TIME AND DATE:** 2:15 p.m. – February 24, 2015

**NA/HOA INFORMATION:** - per Stephani Winklepleck at 924-3902

Near North Valley NA (R), North Fourth Camino Real Merchants Assoc.

**If going before EPC** – North Valley Coalition

.....

**PA #:** 15-030

**APPLICANT:** Nob Hill Structural Engineering

**Zone Map** – G-11

**TIME AND DATE:** 3 p.m. – February 24, 2015

**NA/HOA INFORMATION:** - per Stephani Winklepleck at 924-3902

West Bluff NA (R)

**If going before EPC** – Westside Coalition of NA's

.....

**PA #:** 15-031

**APPLICANT:** Paul Herzog

**Zone Map** – K-14

**TIME AND DATE:** 3:45 p.m. – February 24, 2015

**NA/HOA INFORMATION:** - per Stephani Winklepleck at 924-3902

South Broadway NA (R), Huning Highland Historic District Assoc. (R)

**If going before EPC** – None

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Albuquerque Liquor Hearing Officer, Albert V. Chavez, pursuant to § 60-6B-4D(1), NMSA 1978 as amended, and § 10-8-3D(1) Revised Ordinances, of Albuquerque, New Mexico, 1994 as amended, will hold a public hearing at the Albuquerque/Bernalillo County Government Center, located at One Civic Plaza NW, Albuquerque, New Mexico, in the City Council Committee Room, 9<sup>th</sup> Floor, Room 9081 on Thursday, March 5, 2015, 9:00 a.m. for the purpose of considering the application for a liquor license set forth hereunder and any protests and objections to the granting thereof. Protests and objections may be made by any interested persons.

Persons wishing to protest and object to the liquor license request set forth hereunder should be present at the hearing with the City of Albuquerque Liquor Hearing Officer at the time, date and place of hearing.

**NOTICE OF PERSONS WITH DISABILITIES:** If you have a disability and require special assistance to participate in this hearing, please contact Sandra M. Chavez at least three days before the hearing date at 768-3147 or by TTY at 768-2471.

1.     Liquor License/Application: 940809  
Applicant: Crescent Hotels & Resorts, LLC  
Doing Business As: Doubletree Hotel Albuquerque  
Proposed Location: 201 Marquette NW, Albuquerque, NM 87102  
The applicant is requesting a Transfer of Ownership of liquor license 0626.
  
2.     Liquor License/Application: 939648  
Applicant: Troubled Minds, Inc.  
Doing Business As: Tractor Brewing Company  
Proposed Location: 1800 4<sup>th</sup> Street NW, NM 87102  
The applicant is requesting a Winegrower License with on premise consumption, package sales, and patio service.
  
3.     Liquor License/Application: 939650  
Applicant: Boese Brothers Brewing, LLC  
Doing Business As: Boese Brothers Brewing  
Proposed Location: 601 Gold Avenue, SW, NM 87102  
The applicant is requesting a Winegrower License.
  
4.     Liquor License/Application: 939653  
Applicant: Boese Brothers Brewing, LLC  
Doing Business As: Boese Brothers Brewing  
Proposed Location: 601 Gold Avenue, SW, NM 87102  
The applicant is requesting a Wholesaler License.
  
5.     Liquor License/Application: 939650  
Applicant: Boese Brothers Brewing, LLC  
Doing Business As: Boese Brothers Brewing  
Proposed Location: 601 Gold Avenue, SW, NM 87102  
The applicant is requesting a Small Brewer License.
  
6.     Liquor License/Application: 939656  
Applicant: Aimbridge Hospitality, LLC  
Doing Business As: Hyatt Place  
Proposed Location: 1400 Sunport Place SE, NM 87106  
The applicant is requesting a Restaurant License.

*Albert V. Chavez, Liquor Hearing Officer, February 19, 2015*

Environmental Planning Commission,

The purpose of this letter is to request the review and approval for a supplemental wholesale use at 601 Gold Avenue SW, as required by the Downtown 2025 Sector Plan. The district use matrix on page 32 of the Downtown 2025 Sector Plan identifies wholesale as a permissive use, which requires EPC review and approval. The subject property is warehouse space, which previously served as a parking garage.

Boese Brothers Brewing LLC, DBA Boese Brothers Brewing, is a veteran-owned and family-operated business, which intends to use the building as a microbrewery and taproom. Brewery operations conducted under a New Mexico Small Brewer License are already permitted per the district use matrix on page 32 and page 33, item 6, sub-bullet 2. This letter specifically addresses the supplemental wholesale use of the building. According to New Mexico Statute 60-6A-1, Boese Brothers Brewing requires a New Mexico Wholesaler License to sell its beer directly to licensed retailers (restaurants, grocers, and bars). Boese Brothers Brewing's application for a New Mexico Wholesaler license triggered this EPC review.

Boese Brothers Brewing intends to distribute its beer to local restaurants, hotels, and bars. The company will use a pre-existing garage door to enter the building and load the delivery vehicle (1999 Dodge Caravan) within the manufacturing area of the building. The supplemental wholesale use will require this single vehicle to enter, load, and exit a building that was previously used as a parking garage for over twenty-five vehicles. This limited self-distribution will not further affect the layout or usage of the building. No additional building modifications or equipment will be necessary to support the requested wholesale use.

The Downtown 2025 Sector Plan identifies the following three basic approval tests in the diagram on page 28b; 1.) consistent with Downtown 2025 goals and policies, 2.) compatible with surrounding uses, 3.) non-injurious to surrounding property, adjacent neighborhoods, or the community.

**Surrounding Uses:**

**North:** The buildings to the north across the alley, which face 6th Street and Central Avenue are offices, apartments, and vacant space.

**South:** The lot directly south across Gold Avenue is a parking lot.

**East:** The lot the east at 6th Street and Central is vacant retail space on the first floor and vacant condominiums on the above ground floors. The lot to the east at 6th and Gold is an old federal building, which is being renovated into apartments.

**West:** The lot to the west of the building is vacant parking space, which is included in the company's current lease. West of the parking space is an office building.

**Test 1: Consistency with Downtown 2025 Goals and Policies**

The Downtown 2025 Sector Development Plan (“the Plan”) is an update, dated June 2014, to the Downtown 2010 Sector Development Plan, reference cover page of the Plan. The proposed wholesale use is consistent with the goals and policies of the Plan.

The property is located within the Arts and Entertainment District, intended to be “the primary center for arts, entertainment, cultural, and specialty retail shopping experiences. The Arts and Entertainment District will serve as Downtown’s Main Street and host a variety of activities and experiences” (Page 30). Boese Brothers Brewing fits perfectly into this district as an artisanal small-batch brewery with a taproom and lounge. A supplementary wholesale use will allow Boese Brother Brewery to share its handcrafted products with a broader audience, and ultimately attract more commerce to the Downtown area.

As written, the goal of the Arts and Entertainment district is to “make Downtown Albuquerque a vibrant urban 24 hour destination for arts, culture, and entertainment” (Page 13). Again, Boese Brothers Brewing directly supports all three elements of this goal; the art of traditional handcrafted brewing, the unique culture of a veteran-owned and family-operated business, and the entertainment of a truly exceptional taproom and lounge. An approved wholesale use will allow Boese Brothers Brewery to supply Downtown hotels, restaurants, and entertainment venues with their high quality and unique products. This will help cultivate and strengthen the distinctive “Downtown experience” for residents and visitors alike.

An additional sub-goal of the Arts and Entertainment District is to “encourage joint promotion/schedule coordination of all public and private venues within the Arts and Entertainment District” (Page 13). Boese Brothers Brewing intends to organize and support multiple events at both public and private venues Downtown. These events would include educational tasting and history classes, beer tastings in conjunction with art exhibits, craft beer offerings at Downtown concert events, and food and beer pairing dinners at Downtown restaurants. These sorts of jointly supported events directly address the goals of the Arts and Entertainment District and Downtown Albuquerque as a whole. However, Boese Brothers Brewing would need a wholesale license before it could organize and support these types of events.

Furthermore, on page 11, item 3, bullet 4, the Plan states the goal to “develop “continuous” retail building frontage on Central, Gold, and Copper Avenues.” Supplemental income from wholesale usage will enable the Boese Brothers Brewing LLC to convert the current broken windows and plywood storefront coverings into continuous glass storefront on Gold Avenue. This will greatly improve the aesthetic appeal and encourage other small business to occupy the largely vacant spaces around the building.

Moreover, on page 12, items 1 and 2 of the Plan state the goals of “attracting 5000 new jobs to Downtown” and “encouraging small business to locate and stay Downtown”. Wholesale use will bring additional jobs to the Boese Brothers Brewing and ensure that the company does not have to relocate to obtain a wholesale license. Furthermore, employees are encouraged to live Downtown to ease commuting concerns and support the local community.

Finally, appendix D, page 3 of the Plan states “increased security should be the number one priority downtown” and “to offset costs offer incentives to business owners and make it a public/private partnership.” Boese Brothers Brewing intends to bolster

downtown security by improving lighting in the surrounding alleyways and even hiring private security. However, these efforts would have to be funded from business revenue created through a combination of wholesale and taproom sales.

### **Test 2: Compatible with Surrounding Uses**

As stated above, the lots surrounding the building are offices, parking lots, apartments, and vacant space. Boese Brothers Brewing owns a single delivery vehicle, which will be far more compatible than the building's previous usage as a parking garage. Overall, vehicle traffic through the building's garage door will be significantly reduced when compared to the previous use as a parking garage.

Additionally, Boese Brothers Brewing's immediate wholesale market is the restaurants, hotels, and bars of downtown. This downtown distribution will help cultivate a distinctive downtown entertainment environment, and ultimately attract more consumers and residents to the area. Increased craft manufacturing jobs from Boese Brothers Brewing will further support other downtown businesses through economic multiplier effects.

Finally, Boese Brothers Brewing is poised to increase future wholesale operations, while maintaining this compatibility. The company also leases the vacant parking space on the western side of the building. If the company needs to add delivery vehicles in the future, there is plenty of room to park on the west side of the building without affecting the surrounding area. Boese Brothers Brewing will still be able to use the indoor loading zone and thus maintain compatibility with the surrounding uses, even with potential wholesale growth.

### **Test 3: Non-Injurious to Surrounding Property, Adjacent Neighborhoods, or the Community**

The "non-injurious" question is largely the reverse argument expressed for "compatibility" above. Loading and unloading of the delivery van will occur within the building, conducted without any machinery, and thus have a negligible effect on the surrounding uses.

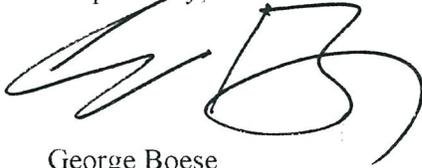
A single vehicle will be entering and exiting the building to support wholesale operations. Also, the building previously had two entry and exit points for vehicles, whereas now all entry and exit will occur through one garage door. The company will continue to use the existing garage door on the east end of the building, and thus the wholesale use will represent a marked improvement over the status quo. Additionally, reducing traffic through the garage door will improve safety and promote pedestrian traffic on the sidewalk along 6th Street and Gold Avenue. Motor vehicle traffic reduction directly supports the "pedestrian first" concept, which is reiterated throughout the Plan.

Boese Brothers Brewing has also developed a plan to accommodate bicycling patrons, which is expected to be a significant proportion of customers. The company will install bike racks in the vacant lot on the west side of the building for bicycle parking. This will keep parked bicycles off the sidewalks, eliminating potential impacts to pedestrian traffic. Employees will be encouraged to park their bicycles in the production area of the brewery, in order to keep the bike racks open for customers. These efforts will help further support the city's pedestrian and bicycle-based transportation efforts.

**Conclusion:**

This request meets the requirements for approval as outlined in the Plan. It is compatible with and complementary to the surrounding properties, neighborhoods, and community and is in no way injurious. The proposed use will help the City of Albuquerque achieve its development goals, as outlined in the Downtown 2025 Sector Plan. Boese Brothers appreciates your time and consideration on this matter.

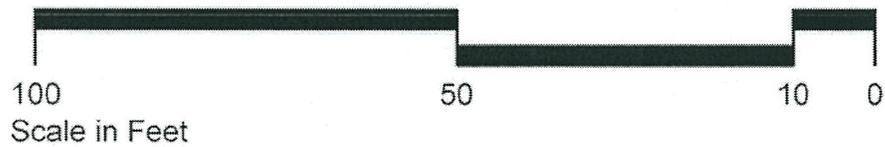
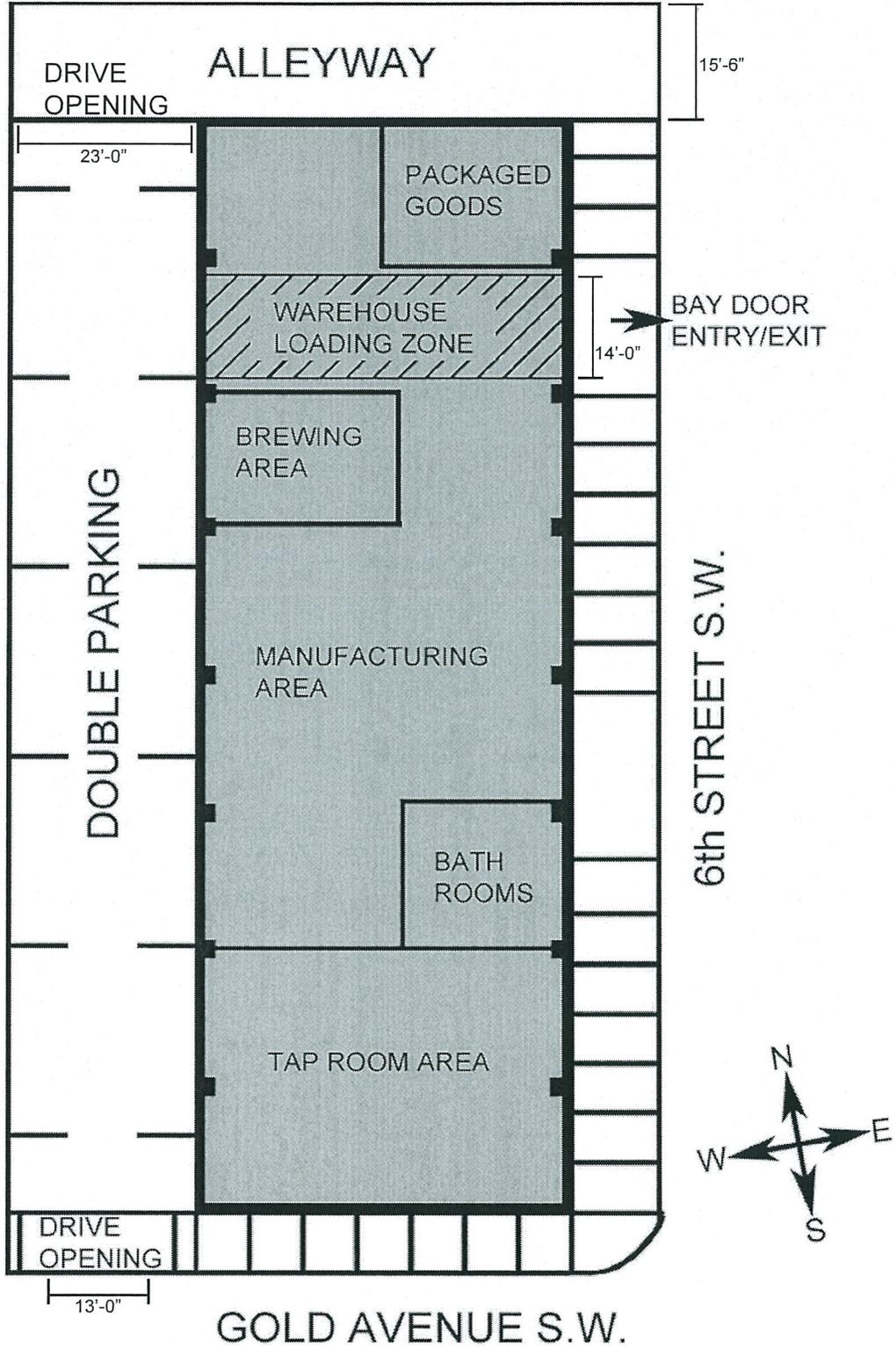
Respectfully,

A handwritten signature in black ink, appearing to be 'G. Boese', written in a cursive style.

George Boese  
Managing Member  
Boese Brothers Brewing LLC

# CONCEPTUAL SITE PLAN 601 GOLD AVE S.W.

Building Total: 7,000SF  
Warehouse Loading Zone: 658SF





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

February 25, 2015

George Boese  
601 Gold Avenue SW/87102  
Phone: 575-317-6378  
E-mail: [gboese10@gmail.com](mailto:gboese10@gmail.com)

Dear George:

Thank you for your inquiry of February 25, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) LOTS 13,14,15, BLOCK 20 OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO LOCATED ON GOLD AVENUE SW BETWEEN 6<sup>TH</sup> STREET SW AND 7<sup>TH</sup> STREET SW** zone map **K-14**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT  
TO BOTH CONTACTS OF  
EACH NA/HOA FOR THIS  
PLANNING SUBMITTAL.**

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: 02/25/15 Time Entered: 8:35 a.m. Rep. Initials: siw

# "ATTACHMENT A"

George Boese  
601 Gold Avenue SW/87102  
Phone: 575-317-6378  
E-mail: [gboese10@gmail.com](mailto:gboese10@gmail.com)  
Zone Map: K-14

## BARELAS NEIGHBORHOOD ASSOCIATION

Dorothy Chavez  
612 10<sup>th</sup> St. SW/87102 918-1611 (c)

Javier Benavidez  
1115 Barelas SW/87102 315-3596 (c)

## BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC. (R)

Doug Majewski  
120 Vassar SE/87106

Rob Dickson  
P.O. Box 302/87103 515-5066 (c)

## CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Frank H. Martinez  
501 Edith NE/87102 243-5267 (w)

Sergio Viscoli  
700 Don Cipriano Ct. NE/87102

## DOWNTOWN NEIGHBORHOODS ASSOCIATION (R)

Reba Eagles, c/o Original Medicine Acupuncture  
1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)

Robert Bello  
1424 Roma Ave. NW/87104 872-0998 (h)

## HUNING HIGHLAND HISTORIC DISTRICT ASSOCIATION (R)

Bonnie Anderson  
522 Edith SE/87102 242-8848 (h)

Ann L. Carson  
416 Walter SE/87102 242-1143 (h)

## MARTINEZTOWN WORK GROUP

Loretta Naranjo Lopez  
1127 Walter NE/87102 270-7716 (c)

X Christina Dauber  
708 Don Tranquilino NE/87102 243-1718 (h)

## RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

Bob Tilley X  
806 Lead Ave. SW/87102 263-9848 (h)

Deborah Foster  
1307 Gold SW/87102 243-4865 (h)

## SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

Juan Lopez X  
800 Mountain Rd. NE/87102 459-1068 (c)

Christina Chavez X  
517 Marble NE/87102 459-4521 (c)

## SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)

Frances Armijo X  
915 Williams SE/87102 247-8798 (h)

Gwen Colonel X  
900 John St. SE/87102 513-257-9414 (c)

## DOWNTOWN ACTION TEAM

Lola Bird X  
100 Gold St. SW, Ste. 204/87102 243-2230 (w)

Todd Clarke X  
100 Gold St. SW, Ste. 204/87102

**No Coalition to notify - siw**

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Sent To *Doug Majewski*  
 Street & Apt. No., or PO Box No. *120 Jassar SE*  
 City, State, ZIP+4 *Albuquerque NM 87106*

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Sent To *Todd Clarke*  
 Street & Apt. No., or PO Box No. *100 Gold St SW #204*  
 City, State, ZIP+4 *Albuquerque, NM, 87102*

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Sent To *Lola Bird*  
 Street & Apt. No., or PO Box No. *100 Gold St SW Ste 204*  
 City, State, ZIP+4 *Albuquerque, NM, 87102*

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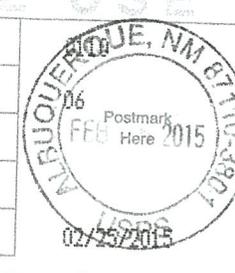
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Sent To *Javier Benavidez*  
 Street & Apt. No., or PO Box No. *1115 Baretas SW*  
 City, State, ZIP+4 *Albuquerque NM 87102*

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Total Postage & Fees	\$ 6.49



Sent To *Dorothy Chavez*  
 Street & Apt. No., or PO Box No. *612 10th St. SW*  
 City, State, ZIP+4 *Albuquerque NM 87102*

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To *Gwen Colonel*  
 Street & Apt. No., or PO Box No. *900 John St SE*  
 City, State, ZIP+4 *Albuquerque, NM, 87102*

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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.49</b>



Sent To **Loretta Lopez**  
 Street & Apt. No.,  
 or PO Box No. **1127 Walter NE**  
 City, State, ZIP+4  
**Albuquerque NM 87102**  
 PS Form 3800, July 2014 See Reverse for Instructions

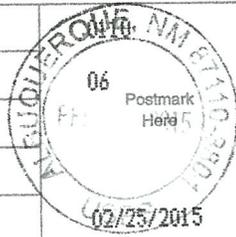
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Sent To **Ann Carson**  
 Street, Apt. No.,  
 or PO Box No. **416 Walter SE**  
 City, State, ZIP+4  
**Albuquerque NM 87102**  
 PS Form 3800, August 2006 See Reverse for Instructions

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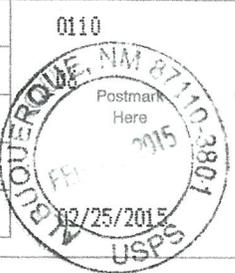
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Return Receipt Fee (Endorsement Required)		\$2.70
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.49</b>



Sent To **Deborah Foster**  
 Street & Apt. No.,  
 or PO Box No. **1307 Gold SW**  
 City, State, ZIP+4  
**Albuquerque, NM, 87102**  
 PS Form 3800, July 2014 See Reverse for Instructions

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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.49</b>



Sent To **Rob Dickson**  
 Street, Apt. No.,  
 or PO Box No. **PO Box 302**  
 City, State, ZIP+4  
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.49</b>



Sent To **Frances Armijo**  
 Street & Apt. No.,  
 or PO Box No. **915 Williams SE**  
 City, State, ZIP+4  
**Albuquerque, NM, 87102**  
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Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$6.49</b>



Sent To **Robert Bello**  
 Street, Apt. No.,  
 or PO Box No. **1424 Roma Ave. NW**  
 City, State, ZIP+4  
**Albuquerque NM 87123**  
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Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

0110

06



Sent To Frank Martinez  
Street, Apt. No., or PO Box No. 501 Edith NE  
City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, August 2006

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Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

0110

06



Sent To Juan Lopez  
Street, Apt. No., or PO Box No. 800 Mountain Rd NE  
City, State, ZIP+4 Albuquerque, NM, 87102

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Postage	\$ 0.49
Certified Fee	\$3.30
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Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

06

06



Sent To Christina Chavez  
Street, Apt. No., or PO Box No. 517 Marble NE  
City, State, ZIP+4 Albuquerque, NM, 87102

PS Form 3800, August 2006

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7014 0510 0000 2492 9930

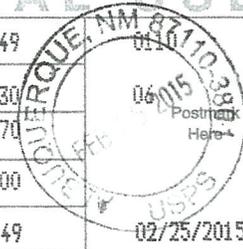
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Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

02/25/2015



Sent To Sergio Viscoli  
Street, Apt. No., or PO Box No. 700 Don Cipriano Ct. NE  
City, State, ZIP+4 Albuquerque NM 87102

PS Form 3800, August 2006

See Reverse for Instructions

7014 0510 0000 2492 9954

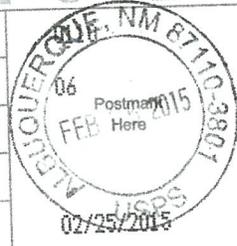
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ALBUQUERQUE NM 87104

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

02/25/2015



Sent To Reba Eagles  
Street, Apt. No., or PO Box No. 1500 Lomas Blvd. NW ste. B  
City, State, ZIP+4 Albuquerque NM 87104

PS Form 3800, August 2006

See Reverse for Instructions

7014 0510 0000 2492 9985

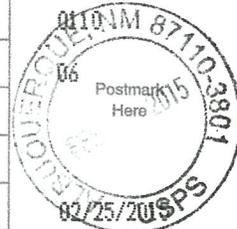
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ALBUQUERQUE NM 87102

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

02/25/2015



Sent To Bob Tilley  
Street, Apt. No., or PO Box No. 806 Lead Ave SW  
City, State, ZIP+4 Albuquerque, NM, 87102

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Postage \$ 0.49

Certified Fee \$3.30

Return Receipt Fee (Endorsement Required) \$2.70

Restricted Delivery Fee (Endorsement Required) \$0.00

Total Postage & Fees \$ 6.49



Sent To **Bonnie Anderson**  
Street, Apt. No., or PO Box No. **522 Edith SE**  
City, State, ZIP+4 **Albuquerque NM 87102**

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Certified Fee \$3.30

Return Receipt Fee (Endorsement Required) \$2.70

Restricted Delivery Fee (Endorsement Required) \$0.00

Total Postage & Fees \$ 6.49



Sent To **Christina Dauber**  
Street, Apt. No., or PO Box No. **708 Don Tranquilino NE**  
City, State, ZIP+4 **Albuquerque, NM, 87102**

PS Form 3800, August 2006

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Typical

Juan Lopez,

My name is George Boese and I am the Owner and Operations Manager of Boese Brothers Brewing LLC, D.B.A. Boese Brothers Brewery. We are a veteran-owned and family-operated business, currently renovating a building at 601 Gold Ave SW, Albuquerque, NM, 87102 (NW corner of 6th and Gold).

This property is within the Arts and Entertainment District as identified in the Downtown 2025 Sector Development Plan. Environmental Planning Commission (EPC) review and approval is required for our intended wholesale use within the building. A public EPC hearing has been scheduled for April 9, 2015 at 8:30 a.m. in the Hearing Room of the Plaza Del Sol Building at 600 2nd Street.

The Office of Neighborhood Coordination provided me with your contact information, as an official representative of the Santa Barbara-Martineztown Association. If you have any questions for me please do not hesitate to contact me directly at (575) 317-6378 or gboese10@gmail.com. I appreciate your consideration and look forward to meeting you.

Respectfully,



George Boese  
Boese Brothers Brewery