



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1009904  
Case #: 16EPC-40009  
April 14, 2016**

**Staff Report**

<b>Agent</b>	Dan Herr
<b>Applicant</b>	Sidetrack Brewing Co. LLC
<b>Request</b>	<b>EPC approval of use in Downtown 2025 Plan</b>
<b>Legal Description</b>	Tract 13A, Block 37 NM Town Company's Original Townsite
<b>Location</b>	Second Street, between Lead Avenue and Coal Avenue
<b>Size</b>	
<b>Existing Zoning</b>	Government/Financial/Hospitality focus
<b>Proposed Zoning</b>	Same with additional reviewed uses

**Staff Recommendation**

**APPROVAL of 16 EPC 40009 based on the Findings beginning on Page 9.**

**Staff Planner**

**Maggie Gould, Planner**

**Summary of Analysis**

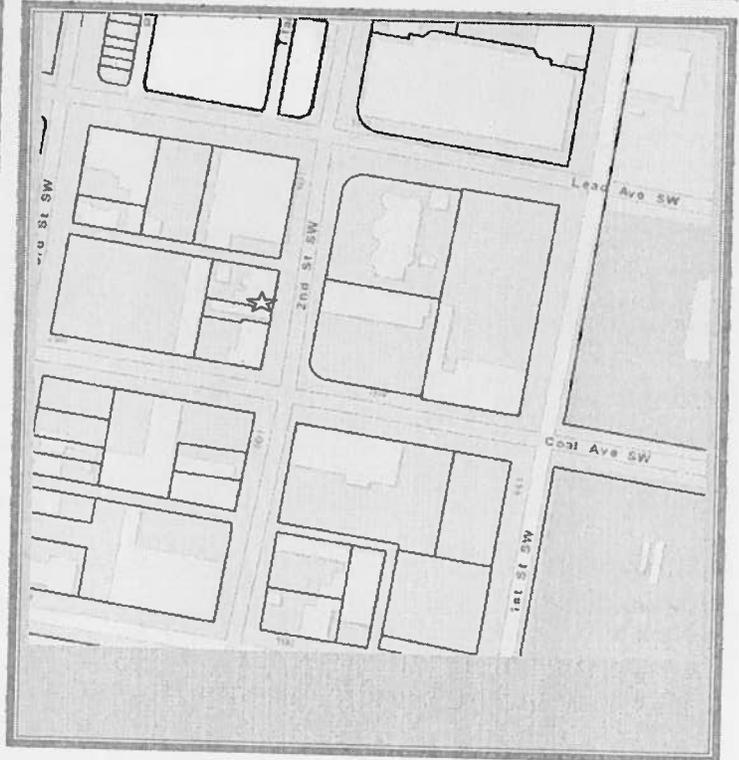
This is a request for review of "review required" uses within the Downtown 2025 Plan.

The applicant proposes to add warehousing/wholesaling uses and sales of alcohol for off premise consumption in conjunction with a small brewery.

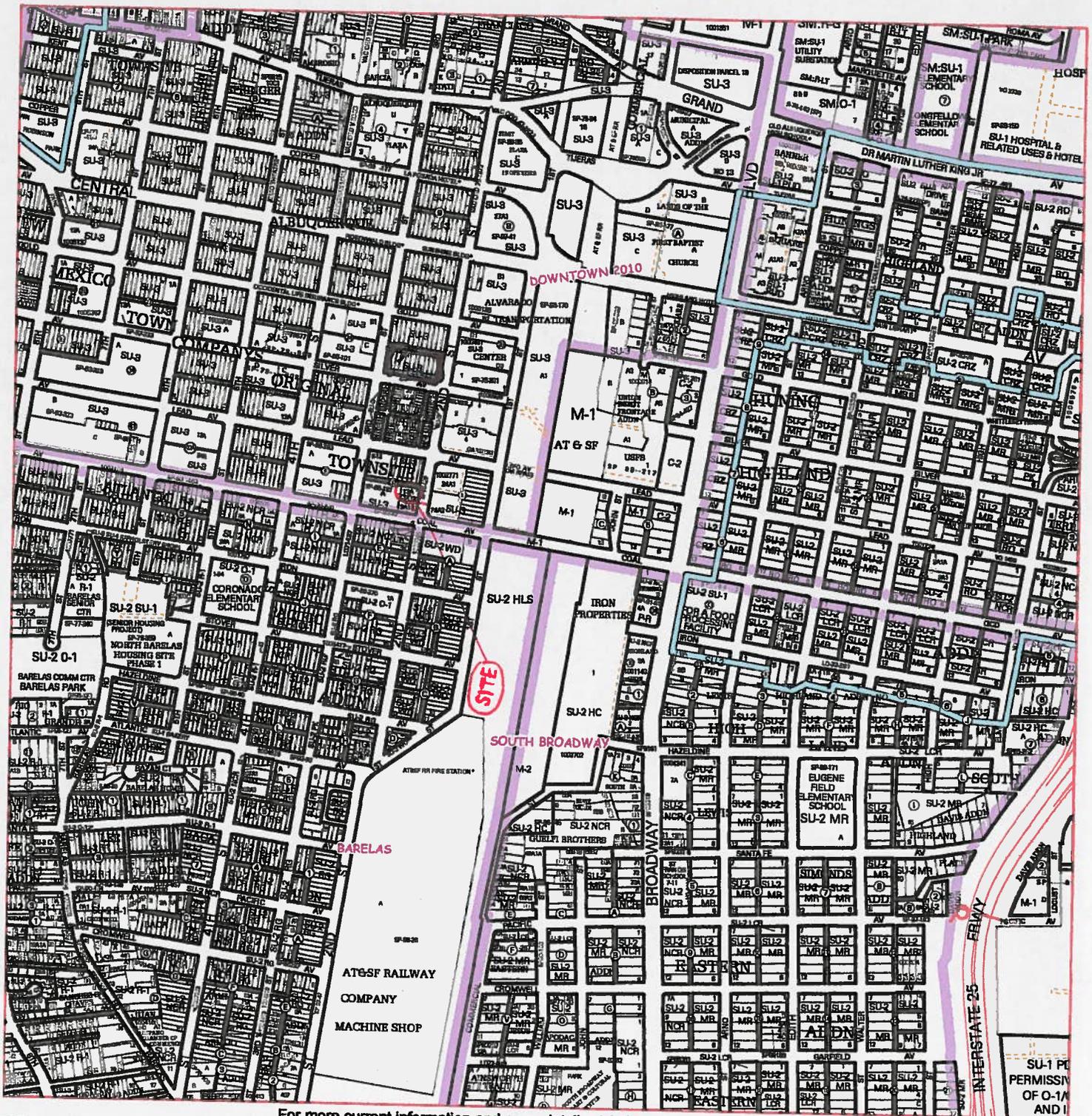
The request is consistent with the goals of the Downtown 2025 Plan because it will add to the mix of uses, support business in the area, be of a similar scale and intensity as the surrounding development and add to the tourism potential.

A facilitated meeting was offered to the affected neighborhoods and was declined because there was no opposition to the requests.

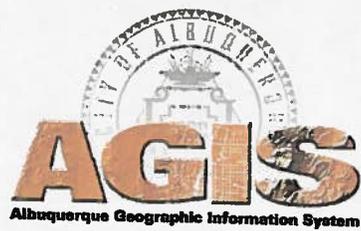
Staff is recommending approval of both uses



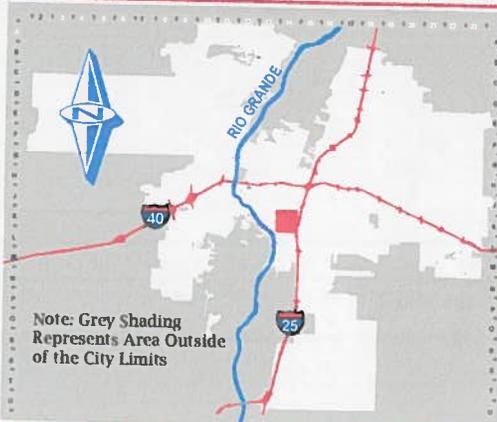
City Departments and other interested agencies reviewed this application 02/29/2016 to 03/11/2016  
Agency comments used in the preparation of this report begin on Page 13.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**K-14-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone





### ZONING MAP

Note: Gray shading indicates County.



1 inch = 100 feet

Project Number:  
1009904  
Hearing Date:  
04/14/2016  
Zone Map Page: K-14  
Additional Case Numbers:  
16EPC-4009



# 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

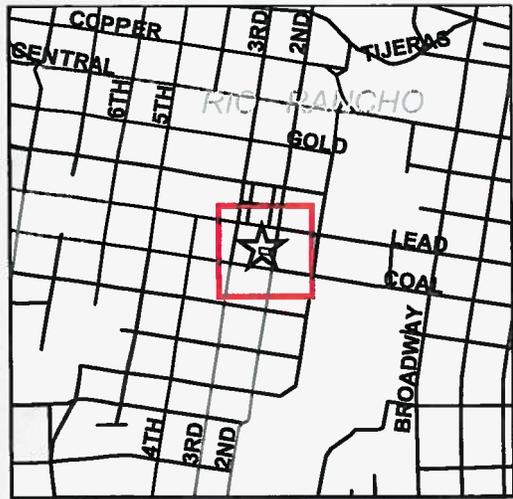


1 inch = 100 feet

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1009904

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Zone Map Page: K-14  
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### HISTORY MAP

Note: Grey shading indicates County.

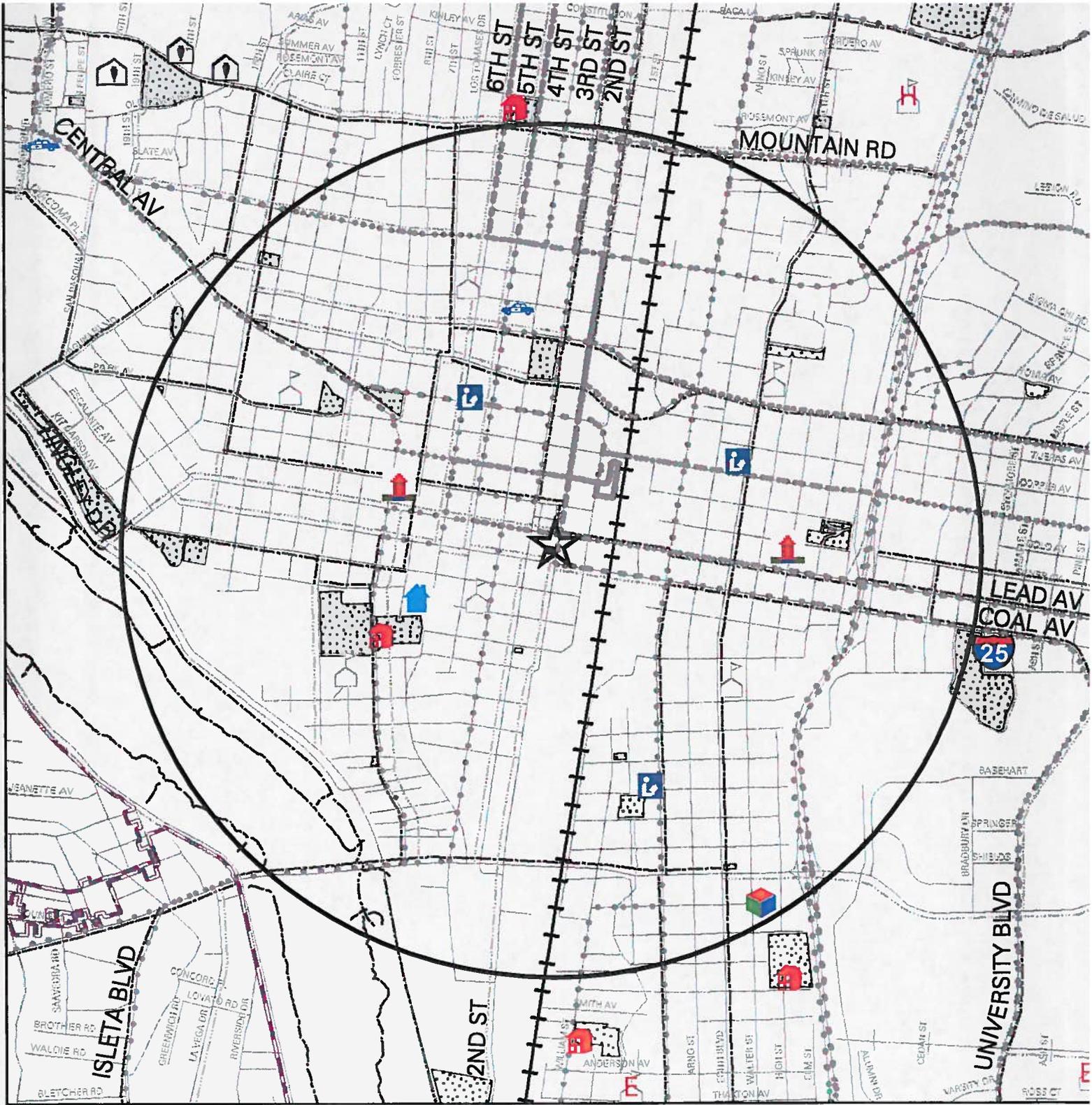


1 inch = 100 feet

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Zone Map Page: K-14  
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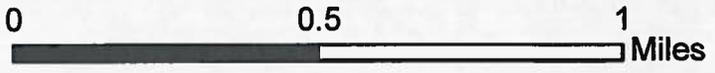


**Public Facilities Map with One-Mile Buffer**

- |   |   |  |   |
|---|---|--|---|
|  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: 1009904**



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-3 Government/Financial/ Hospitality /Focus	Central Urban, Downtown 2025	Commercial
<b>North</b>	SU-3 Government/Financial/ Hospitality /Focus	same	Commercial
<b>South</b>	SU-3 Government/Financial/ Hospitality /Focus SU-2 NCR	same	Commercial
<b>East</b>	SU-3 Warehouse Focus	same	Commercial
<b>West</b>	SU-3 Mixed Use Corridor	Barelas Sector Plan	Commercial

**II. INTRODUCTION**

***Proposal***

The applicant is requesting review and approval of Sales of Alcohol for Off-Premise Consumption and Wholesaling/Warehousing uses associated with a small brewery. The brewery is open and operating but would like to expand their uses to allow the sale of alcohol for off-premise consumption (growlers or beer in cans or bottles) and warehousing and wholesaling to allow the sale of their product to other businesses. The addition of these uses requires EPC approval.

***EPC Role***

The EPC is hearing the case because wholesale and warehouse uses and sales of alcohol within 500 feet of the boundary of another Sector Development Plan in the Government/Financial/Hospitality 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 case is a quasi-judicial matter.

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

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 Government/Financial/Hospitality focus. This zone states that "Downtown will maintain its position as the government, financial and hospitality center of the metropolitan region... Concentrate new government and private office development in this district ... Street level retail is required in the district to provide services and street level vitality (page 30). "

The Zoning Hearing Examiner approved a conditional use for the site to allow manufacturing of beer in 2014 (13 ZHE- 80697). The Administrative Hearing Officer approved waiver from 300 foot distance requirement from schools and churches for the site in August of 2014 because the subject site is within 300 feet of the United Methodist Church and the Centro de Amor Headstart program.

The EPC has approved other requests for review required uses in the Downtown 2025 Plan area. In 2011 the EPC approved residential use on the ground floor, a "Review Requested" use, for 517 Gold SW. In April of 2015 the EPC approved a warehousing /wholesaling use for a brewery at 6<sup>th</sup> and Gold. The Maisel Company on Central Avenue near 5<sup>th</sup> street has an approved wholesaling /warehousing use.

The subject site is within a Metropolitan Redevelopment area; an area designated as blighted and need of redevelopment. The DT 2025 SDP serves as both a sector development plan and a redevelopment plan.

### ***Context***

The subject site is in an area that is developed with a mix of commercial, multi-family, service and institutional uses. There is a commercial building and apartments to the north, a large single family house and a commercial building to the east, commercial and multifamily uses to the south and institutional and commercial uses to the west (church and mortuary). The proposed uses are consistent with the surrounding uses.

### ***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 Lead, Coal and Second as Principal Arterials.

### ***Comprehensive Plan Corridor Designation***

The subject site is with walking distance of Central Avenue and 4th street, Major Transit Corridors and Broadway and enhanced Transit Corridor.

### ***Trails/Bikeways***

Second Street is a designated bike route on the Bike and south of Silver Avenue

Silver Avenue is a designated Bike Boulevard.

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***Transit***

The subject site is about .2 miles from the Alvarado Transit Station, the main ABQ Ride bus station, which provides bus access to points all over the City.

***Public Facilities/Community Services***

Refer to the Public Facilities Map in the packet.

**III. ANALYSIS**

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 or the review for sales of alcoholic drink for off premises consumption within 500 feet of the boundary of any adjacent sector development plan or residential zone in the Government/Financial/Hospitality area of the plan .

***ANALYSIS – Off Premise Sales Use -Consistency with the Downtown 2025 Plan (DT 2015)***

**Compatibility with Surrounding Uses in the District**

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

The underlying zoning in the DT 2025 planning allows sales of alcohol for on and off premise consumption for most of the plan area. The review is required for this because it is within in 500 feet of the boundary of an adjacent Sector Development Plan (Barelas). The DT 2025 Plan explains the land use intent on page 32 and states that all types of land use are encouraged in the downtown, but some uses are not appropriate in some districts.

The plan states” the SU-3 zone creates a clear and defined (hard) boundary between the Downtown Core and surrounding neighborhoods”. The need for review when certain uses are close to sector development plans or residential zones is included to address the concern that the higher intensity uses do not negatively impact the lower intensity uses that may be allowed in some of the areas adjacent to the DT 2025 boundary .

The subject is not within 500 feet of a solely residential zone, but within 500 feet of the Barelas Sector Development Plan. The properties in the Barelas Sector Development Plan that are closest to the boundary between the two plans are zoned O-1 (office) and NCR (Neighborhood Commercial and high density residential), so the proposed uses are similar to what is allowed on the sites in the adjacent sector plan.

The surrounding neighborhood associations were notified of the request and offered a facilitated meeting. The meeting was declined because there was no opposition to the request.

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***ANALYSIS – Wholesaling/Warehousing Use -Consistency with the Downtown 2025 Plan (DT 2015)***

Compatibility with Surrounding Uses in the District

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

The intent of the DT 2025 is to make “downtown Albuquerque the best mid sized downtown in the USA” and goes on to say that to achieve this goal we are committed to a “park-once”, “pedestrian first” place.

The warehousing and wholesaling uses require review and approval because they are not generally uses that are pedestrian friendly and add to the intent to create the vibrant, pedestrian friendly atmosphere that the plan calls for.

The key issue for these uses in the downtown area is scale. The proposed use will allow the applicant to store and distribute the beer that they brew, which are considered warehousing and wholesaling uses. The brewery is operated under a small brewer’s license and will produce small amounts of their product. The proposed is not the same as large warehouse distributing a variety of products and using large trucks throughout the day. The scale of the use makes it compatible with the intent of the plan and the surrounding business and residential uses.

The use will be attached to the brewery and food service; these neighborhood scale uses contribute to the pedestrian friendly character of the area.

The warehousing and wholesale use is not likely to add traffic to the area because of the scale at which these uses will occur. Additionally, other businesses in the area receive deliveries and this use will be similar to that delivery function.

***Applicant’s Policy Analysis***

The applicant cites the following goals in support of the request:

**Make Downtown a “pedestrian first”, “park once” place with excellent pedestrian, transit and bicycle facilities (Transportation and Parking goal).**

The applicant states that the request will meet these goals because the site has many neighborhood patrons who walk to the site from home or work and the business encourages bicyclists and will be adding bikes racks and additional bike access.

**Make Downtown New Mexico’s premier pedestrian oriented “urban place” ( Land Use Goal)**

The site is at street level and is a pedestrian friendly presence in an reutilized historic building.

**Create Downtown as an exciting “urban retail destination” (Urban Retailing Goal) and**

**Maintain Downtown as New Mexico’s largest employment center and the region’s center of economic activity (Employment Goal)**

The additional uses will allow the applicant to bring more activity to the area and will allow them to increase the number of people they employ. The building contains 3 existing businesses.

**Make Downtown a vibrant, urban 24 hour destination for arts, culture and entertainment ( Arts and Entertainment goal)**

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The request allows the applicant to better serve patrons who stopping on the way to or from other downtown activities, such as the theater, shops or galleries.

**Make Downtown and the Historic District a "Tourist Destination"**

Albuquerque attracts craft beer tourists nationally and internationally; the request allow the applicant to strengthen their contribution to the craft beer tourism in Albuquerque.

Staff agrees that the request is consistent with the goals of the Downtown 2025 Plan.

**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, §14-16-2-12 and C-2, §14-16-2-17, 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." Applicable policies include:

Land Use

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.***

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, but will not negatively impact the single family use. The request will use an existing building; this helps to preserve the neighborhood character, and will not impact views. The wholesale/warehouse and off premises sales uses will have minimal impact on traffic. The request furthers Policy II.B.5.i.***

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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 more widely sell and 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 requests will allow additional uses that will help the business to succeed and may provide a source of products for business in downtown and city wide as well as additional products for residents. 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. Albuquerque hosts an 11 day long Beer Week festival, 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*

#### Activity Centers

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

*The activity center goal is furthered by the request because added uses expand the concentration of moderate land use in the downtown activity center and provide additional options for social and economic activities.*

#### 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:

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 expand the uses for an existing business in the area. The existing business is in an older building that was renovated for the current use. The expanded uses will add the viability of the business and allow for the continued revitalization of the use. The existing and expanded uses encourage pedestrian activity from the nearby neighborhoods and multi-family development. The request furthers Policy II. B.6.b.***

### ***The 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 and 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 DT 2025 SDP is also the Metropolitan Redevelopment Plan for the area. The plan requires that a Pre-Application Review Team Meeting ( PRT ) occur before development occurs in the plan area.

Employment #1: Attracting 5000 new jobs to Downtown by 2010. (\* Note the year was not updated in the 2014 update, but bringing jobs to the downtown area remains a goal.)

***The proposed use will allow the brewery to more widely sell and distribute their beer and this will contribute to the viability of the business. By adding the wholesale off premises sales uses, the brewery will not have to relocate to a site where the uses are allowed and can remain downtown. The request furthers Employment #1***

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

***As stated in Employment #1, this request may 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 the requested uses are allowed. The request furthers Employment #2.***

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 uses add to viability of the business which will allow it to contribute to the tourist possibilities downtown. The request furthers Tourism and Hospitality Goal.***

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

##### ***Reviewing Agencies***

There are no significant agency comments.

##### ***Neighborhood/Public***

The Barelás Neighborhood Association, The Broadway Central Corridors Partnership, Citizens Information of Martineztown, Downtown Neighborhoods Association, Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition Neighborhood Association, Santa Barbara Martineztown Association, Silver Platinum Downtown Neighborhood Association, South Broadway Neighborhood Association and the North Valley Coalition were all notified of the request.

Representatives of the Citizen's Information Committee of Martineztown, the Downtown NA, the Huning Highland Historic District Association, the Raynolds Addition NA, and the South Broadway NA all stated that they do not require a meeting about this project.

There was no response from the Broadway Central Corridors Partnership, the Martineztown Work Group, or the Santa Barbara-Martineztown Association. The representatives of these groups received at least two phone calls and two emails in an attempt to make contact.

A representative of the Silver Platinum Downtown NA, stated that they do not require a meeting at this time and stated that the neighborhood association does not object to the sale of growlers for off-premise, take-home use, and does not object to the wholesaling of kegs. However, they would be concerned if there is the possibility of drinking on the street, and there is a more general concern about the increase in the number of bars/tap rooms in the downtown area.

#### **V. CONCLUSION**

This is a request to allow sales of alcohol for off premise consumption and warehousing/wholesaling of beer in conjunction with an existing brewery and taproom with food service.

The request is consistent with the Established Urban and Central Urban areas of the Comprehensive Plan and the Downtown 2025 Plan.

The requested uses are compatible with and non-injurious to the surrounding development because they are similar to the allowed uses on nearby properties and the scale of use is small and will not diminish the desired pedestrian scale of the area.

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***FINDINGS - 16EPC 40009 April 14<sup>th</sup>, 2016- Review required use under Downtown 2025 Plan  
(warehousing/wholesaling and alcohol sales for off premise consumption for a small brewery)***

1. This is a request for review required uses under Downtown 2025 Plan (warehousing/wholesaling and alcohol sales for off premise consumption for a small brewery) for tract 13 A block 37 of the NM Town Company's Original Townsite located on Second Street Between Lead Avenue and Coal Avenue and containing approximately .1 acres.
2. The proposed uses are allowed under the zoning but require review to ensure that they are compatible with and non-injurious to the surrounding properties, adjacent neighborhoods and the community.
3. The proposed uses are compatible with surrounding uses because they are similar in intensity and use to the surrounding properties and will add to the vitality of the area.
4. The proposed uses are non-injurious to the surrounding community because they will be at a small scale and will be similar to what is already developed in the area. The subject is not directly adjacent to residential use.
5. A Pre-application Review Team meeting (PRT) is mandatory for all development within the Downtown 2025 Sector Development Plan. This meeting occurred on February 16, 2016.
6. 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.
7. The subject is within the Established Urban and Central urban areas of the Comprehensive Plan.

Land Use

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***

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*proposed use is of a similar intensity to the surrounding uses. The requests 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/warehouse and off premises sales uses will have minimal impact on traffic. The requests further 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 requests further 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 more widely sell and 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 requests further 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 requests will allow additional uses that will help the business to succeed and may provide a source of products for business in downtown and city wide as well as additional products for residents. The requests further 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. Albuquerque hosts an 11 day long Beer Week festival, 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 requests further policy II.D.6.d.*

#### Activity Centers

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

***The activity center goal is furthered by the requests because added uses expand the concentration of moderate land use in the downtown activity center and provide additional options for social and economic activities.***

#### 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:

***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 expand the uses for an existing business in the area. The existing business is in an older building that was renovated for the current use. The expanded uses will add the viability of the business and allow for the continued revitalization of the use. The existing and expanded uses encourage pedestrian activity from the nearby neighborhoods and multi-family development. The request furthers Policy II. B.6.b.***

8. The subject site is within the boundaries of the Downtown 2025 Sector Development Plan. The following goals of the plan are applicable to the requests:

***Employment #1:*** Attracting 5000 new jobs to Downtown by 2010. (\* Note the year was not updated in the 2014 update, but bringing jobs to the downtown area remains a goal.)

***The proposed use will allow the brewery to more widely sell and distribute their beer and this will contribute to the viability of the business. By adding the wholesale off premises sales uses, the brewery will not have to relocate to a site where the uses are allowed and can remain downtown. The requests further Employment #1***

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

***As stated in Employment #1, this request may 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 the requested uses are allowed. The requests further Employment #2.***

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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 uses add to viability of the business which will allow it to contribute to the tourist possibilities downtown. The requests further Tourism and Hospitality Goal.*

9. The Barelmas Neighborhood Association, The Broadway Central Corridors Partnership, Citizens Information of Martineztown, Downtown Neighborhoods Association, Huning Highland Historic District Association, Martineztown Work Group, Raynolds Addition Neighborhood Association, Santa Barbara Martineztown Association, Silver Platinum Downtown Neighborhood Association, South Broadway Neighborhood Association and the North Valley Coalition were all notified of the request. A facilitated meeting was offered but declined because there was no opposition to the requests.
10. Property owners within 100 were notified of the request. Staff has not received any public comment as of this writing.

**RECOMMENDATION- 16EPC 40009 April 14<sup>th</sup>, 2016**

**APPROVAL** of 16EPC 40009, April 14th, 2016- a Review required use under Downtown 2025 Plan (warehousing/wholesaling and alcohol sales for off premise consumption for a small brewery), for tract 13 A block 37 of the NM Town Company's Original Townsite located on Second Street Between Lead Avenue and Coal Avenue and containing approximately .1 acres, based on the preceding Findings .

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Maggie Gould   
Planner

**Notice of Decision cc list:**

Dan Herr/Slagle Herr Architects	413 2 <sup>nd</sup> street SW ABQ, NM 87102
Sidetrack Brewing CO. LLC.	413 2 <sup>nd</sup> Street SW ABQ, NM 87102

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**CITY OF ALBUQUERQUE AGENCY COMMENTS**

***PLANNING DEPARTMENT***

**Zoning Enforcement**

No adverse comments.

**Office of Neighborhood Coordination**

**Long Range Planning**

Long Range Planning supports this request to diversify the uses on the site.

**Metropolitan Redevelopment Agency**

***CITY ENGINEER***

**Transportation Development**

No adverse comments.

NMDOT has no comments.

**Hydrology Development**

No adverse comment

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

**Transportation Planning**

**Traffic Engineering Operations**

***WATER UTILITY AUTHORITY***

**Utility Services**

***ENVIRONMENTAL HEALTH DEPARTMENT***

***PARKS AND RECREATION***

**Planning and Design**

**Open Space Division**

**City Forester**

***POLICE DEPARTMENT/Planning***

No Crime Prevention or CPTED comments

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Do not hinder any existing refuse collection service.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Route #97, Zuni route, Route #217, Downtown – KAFB commuter route, and Route #250, Downtown – Airport express route pass the site on 2 <sup>nd</sup> street.
Adjacent bus stops	None.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed. No comment

***ALBUQUERQUE PUBLIC SCHOOLS***

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

MRMPO has no adverse comments.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

An existing overhead distribution line is located along the northern boundary of the subject property in the adjacent alley. It is the applicant's obligation to abide by any conditions or terms of those easements. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.



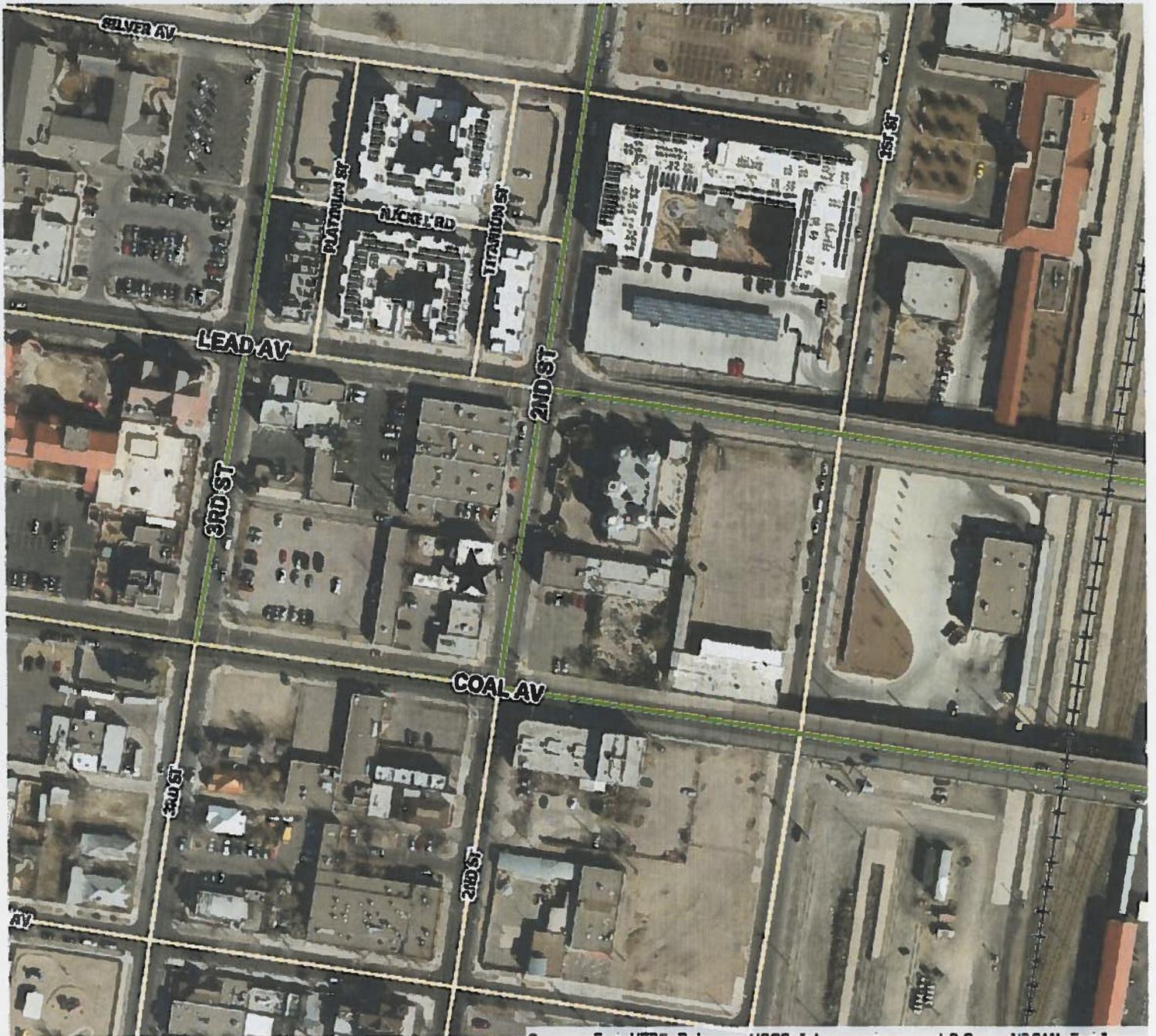
Looking northwest across 2<sup>nd</sup> Street towards the site  
Looking southwest across 2nd Street towards the site





**Looking south at the site from the alley to the north  
Looking north along 2nd Street toward the site**





## HISTORY



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

DAN HERR requests a special exception to Section 14-16-2-17(B)(19) and pg 32 of the Downtown 2010 SDP: a CONDITIONAL USE to allow the manufacturing of beer on a C-2 property for all or a portion of Lot 13A, Block 37, N.M.T ADDITION zoned SU-3 GOVT ST SW, located on 413 2ND ST SW (K-14)

Special Exception No: ..... 13ZHE-80697  
Project No:..... Project# 1009904  
Hearing Date:..... 01-21-14  
Closing of Public Record:..... 01-21-14  
Date of Decision: ..... 02-05-14

On the 21st day of January, 2014 (hereinafter "Hearing") Mr. Herr, (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Conditional Use to allow the manufacturing of beer on a C-2 property (hereinafter "Application") upon the real property located at 413 2<sup>nd</sup> St SW ("Subject Property"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Conditional Use to allow the manufacturing of beer on a C-2 property.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community.*"
3. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because the brewing of beer on the Subject Property will not produce any "*dust, smoke, noise, vibration or other potentially objectionable qualities (justification letter).*" Additionally, the Applicant argues that the brewing of beer within this enclosed building will not generate any additional heavy vehicular traffic which would burden surrounding neighbors. All of the brewing activities will take place within the 400 square foot enclosed building. For these reasons stated by the Applicant, the ZHE agrees that the manufacturing of beer within the 400 square foot building located at 413 2<sup>nd</sup> Street will not be injurious to the surrounding community.
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities.*"
5. The Applicant testified that he will essentially located two stainless steel vats in the 400 sq. ft. building to brew the beer. The vats are 4' in height. The Applicant testified

that the brewing of beer is not that different than a commercial kitchen (a handful of which are located nearby).

6. The Applicant testified that he was unaware of any neighborhood opposition to his request and that the Downtown Action Team supports his conditional use application.
7. The Applicant indicated he would be supportive of hours of operation for the brewing of beer that were during the hours of 7 a.m. to 6 p.m.
8. Applicant testified at the Hearing that the proposed conditional use, will not be significantly damaged by the surrounding structures or activities.
9. The Applicant stated that this proposed use jives with the policies within the Downtown 2010 Sector Development Plan.
10. The yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
11. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

#### **DECISION:**

**APPROVAL WITH CONDITIONS** of a **CONDITIONAL USE** to allow the manufacturing of beer on a C-2 property.

#### **CONDITIONS OF APPROVAL:**

- A. The Applicant shall ensure that the 400 square foot building proposed for the manufacturing of beer meet all of the city, state and federal building codes and fire codes for safety.
- B. The Applicant shall not actively manufacture the beer on the site unless during the hours of 7 a.m. to 6 p.m. (Monday through Saturday).
- C. The Applicant shall make best efforts to ensure that no customers or guests of the Applicant over imbibe and create safety hazards (after consuming the brewed beer).

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 21, 2014 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and

place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

  
\_\_\_\_\_  
Joshua I. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Dan Herr, 413 2<sup>nd</sup> St SW 87102



# CITY OF ALBUQUERQUE

## City Council

P.O. Box 1293  
Albuquerque, NM 87103  
Tel: (505) 768-3100  
Fax: (505) 768-3227  
www.cabq.gov/council

President Ken Sanchez  
District 1

Vice President Trudy E. Jones  
District 8

Jon K. Zaman  
Council Director

Isaac Benton  
District 2

Klarissa J. Peña  
District 3

Brad Winter  
District 4

Dan Lewis  
District 5

Rey Garduño  
District 6

Diane G. Gibson  
District 7

Don Harris  
District 9

August 8, 2014

### BEFORE THE LIQUOR ADMINISTRATIVE HEARING OFFICER

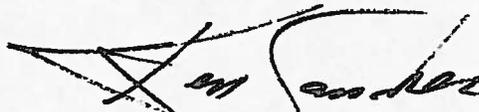
RE: APPLICANT IS REQUESTING A DISTANCE WAIVER FROM THE CITY OF ALBUQUERQUE AS THE PROPOSED LOCATION IS WITHIN 300 FEET OF THE FIRST UNITED METHODIST CHURCH AND THE CENTRO DE AMOR HEAD START SCHOOL. THE APPLICANT HAS ALSO APPLIED FOR A SMALL BREWER LIQUOR LICENSE WITH ON PREMISE CONSUMPTION ONLY. APPLICANT BEING: SIDETRACK BREWING CO., LLC, DBA: SIDETRACK BREWING CO., PROPOSED LOCATION 413 SECOND STREET SW, ALBUQUERQUE, NM 87102, LICENSE/APPLICATION NO. A-910417.

### DECISION

This matter having come before the Administrative Liquor Hearing Officer, Albert V. Chavez, on August 7, 2014, pursuant to a conditional preliminary approval and request for waiver for a Small Brewer Liquor License for Sidetrack Brewing Co, LLC, dba: Sidetrack Brewing Co., located at 413 Second Street SW, Albuquerque, NM 87102, which is within 300 feet of the First United Methodist Church and the Centro De Amor Head Start School. Those attending were applicants Dan Herr and Kim Slagle, Yolanda Barreras, Treasury Department and Lorenzo Pino, Zoning Inspector, Andy Leyba, Safe City Task Force. This Hearing Officer being otherwise sufficiently advises hereby FINDS:

1. That Dan Herr, Managing Member of Sidetrack Brewing Co, LLC. dba: Sidetrack Brewing Co., filed application A-910417 requesting a distance waiver and a Small Brewer Liquor License, for the proposed location of 413 Second Street SW, Albuquerque, NM 87102, which is within 300 feet of the First United Methodist Church and the Centro De Amor Head Start School .
2. That the following were notified of this hearing:
  - a. Dan Herr, Applicant
  - b. First United Methodist Church, Pastor
  - c. Centro De Amor Head Start School
  - d. Andy Lebya, Safe City Task Force
  - e. Chief Gorden Eden, Albuquerque Police Department,
  - f. Chief David Downey, Albuquerque Fire Department,

The Council the Governing Body of Albuquerque, pursuant to §60-6B-4 NMSA, 1978, as amended and §13-2-3 Revised Ordinances of the City of Albuquerque, New Mexico, 1994, as amended, approves the recommendations made by its hearing officer, Albert V. Chavez, in particular, disapproves the transfer of this liquor license application at this location 4100 Central Ave., SE, Albuquerque, New Mexico.



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**KEN SANCHEZ, President**  
**Albuquerque City Council**

**Distribution:**

**Distribution:**

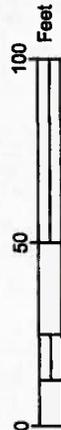
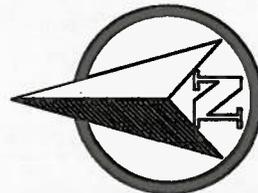
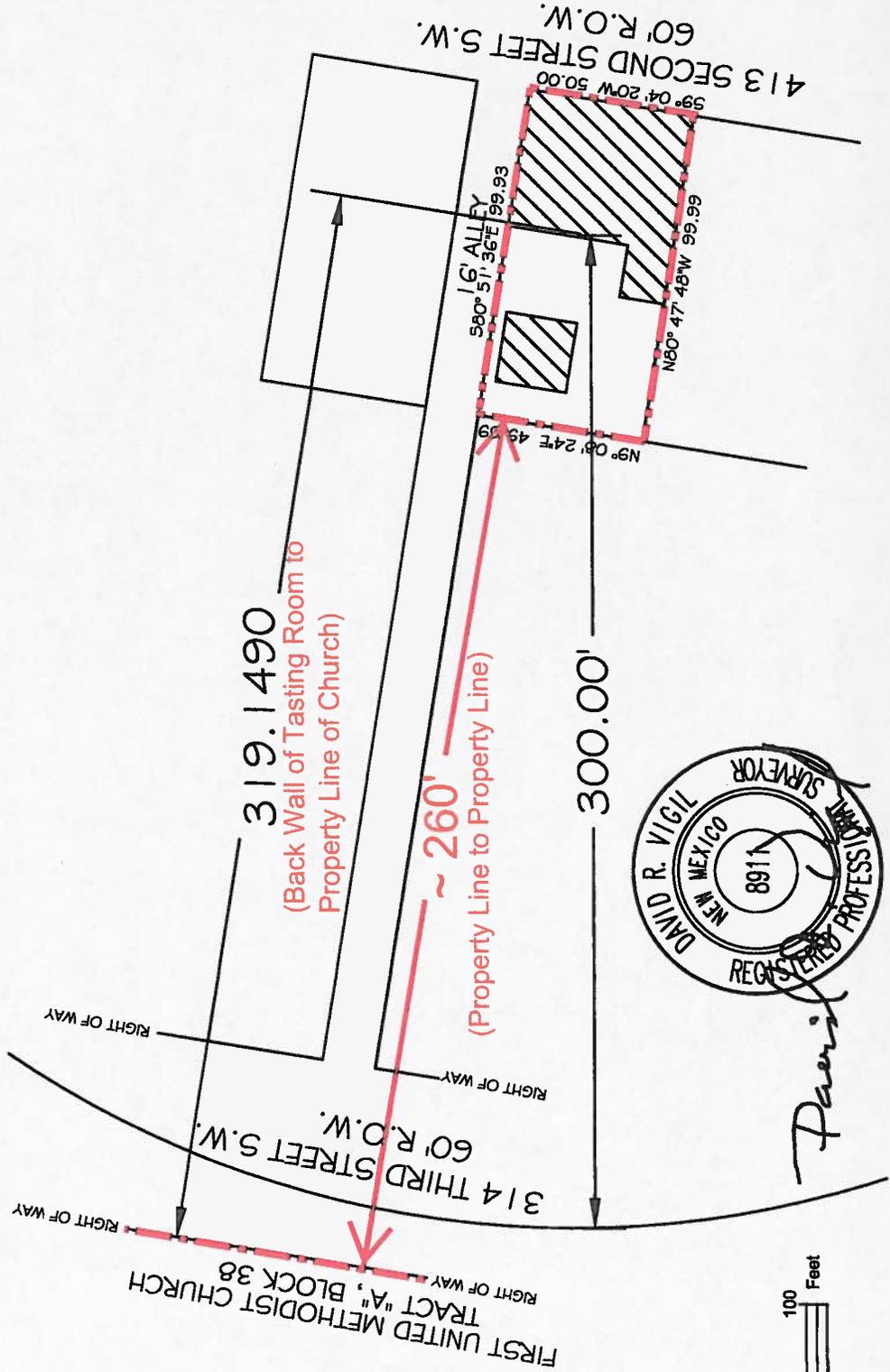
**Dan Herr, Applicant and Managing Member**  
**First United Methodist Church**  
**Centro De Amor Head Start School**  
**Mary Kay Root, Director Alcohol and Gaming**  
**Jon Zaman, Director of Council Services**  
**Trina Gurule, Acting City Clerk**  
**Lorenzo Pino, Zoning**  
**Stephani Winklepleck, Office of Neighborhood Coordination**



**Construction Survey  
Technologies, Inc**

PO BOX 65395 ALBUQUERQUE, NM 87193  
Phone 505-717-1760  
Email: johndgallegos73@gmail.com

EXHIBIT  
413 SECOND STREET S.W.  
#  
314 LEAD AVE S.W.  
FEBRUARY 2013



*David*

# CITY OF ALBUQUERQUE

Code Enforcement Division  
600 2<sup>nd</sup> Street NW, Suite 500  
Albuquerque, New Mexico 87102  
(505) 924-3450 fax (505) 924-3847



Richard J. Berry, Mayor

Date: June 18, 2015

STATE OF NEW MEXICO  
ALCOHOL & GAMING DIVISION  
2550 CERRILLOS ROAD  
SANTA FE, NEW MEXICO 87505

## RE: STATEMENT OF ZONAL VERIFICATION FOR LIQUOR LICENSE APPLICATION

This statement certifies that the business located at:  
**413 2<sup>nd</sup> St SW**

and known as:  
**SIDETRACK BREWING CO LLC dba SIDETRACK BREWING**

Is zoned:  
**SU-3 Special Center Zone**  
**Government/Financial/Hospitality Focus in the Downtown 2025 SDP**

PO Box 1293

As of the above date, a:  
**Small brewer's license.**  
 **With Patio Service.**  
 **Without Patio Service.**

Albuquerque

New Mexico 87103

To include:  
**Full service on-premise consumption is an allowed use.**

**Manufacturing is an allowed use under a New Mexico Small Brewers License.**

[www.cabq.gov](http://www.cabq.gov)

This notification certifies only the applicability of the Comprehensive City Zoning Code as it applies to liquor sales and service in the above noted zone. This document is not a business license and cannot be construed as approval to begin or continue any construction, modification or alteration of the premises.

Affirmed by:

  
for Brennon Williams,  
Code Compliance Manager



*State of New Mexico*

REGULATION AND LICENSING DEPARTMENT  
ALCOHOL AND GAMING DIVISION

Susana Martinez  
Governor  
Robert "Miles" Unthank  
Superintendent  
Mary Kay Root  
Director

**SMALL BREWER LICENSE # 67059**  
**Sidetrack Brewing Company**

Business Location  
413 Second St., S.W.  
Albuquerque, NM

Owner  
Sidetrack Brewing Company LLC

Lessee



**LICENSE EXPIRES: FEBRUARY 28, 2017**

*Mary Kay Root*  
DIRECTOR



*State of New Mexico*

REGULATION AND LICENSING DEPARTMENT  
ALCOHOL AND GAMING DIVISION

Susana Martinez  
Governor

Mary Kay Root  
Director

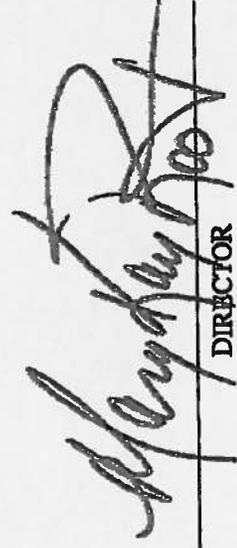
LIQUOR LICENSE NO. 67059  
**RESIDENT AGENT LICENSE**

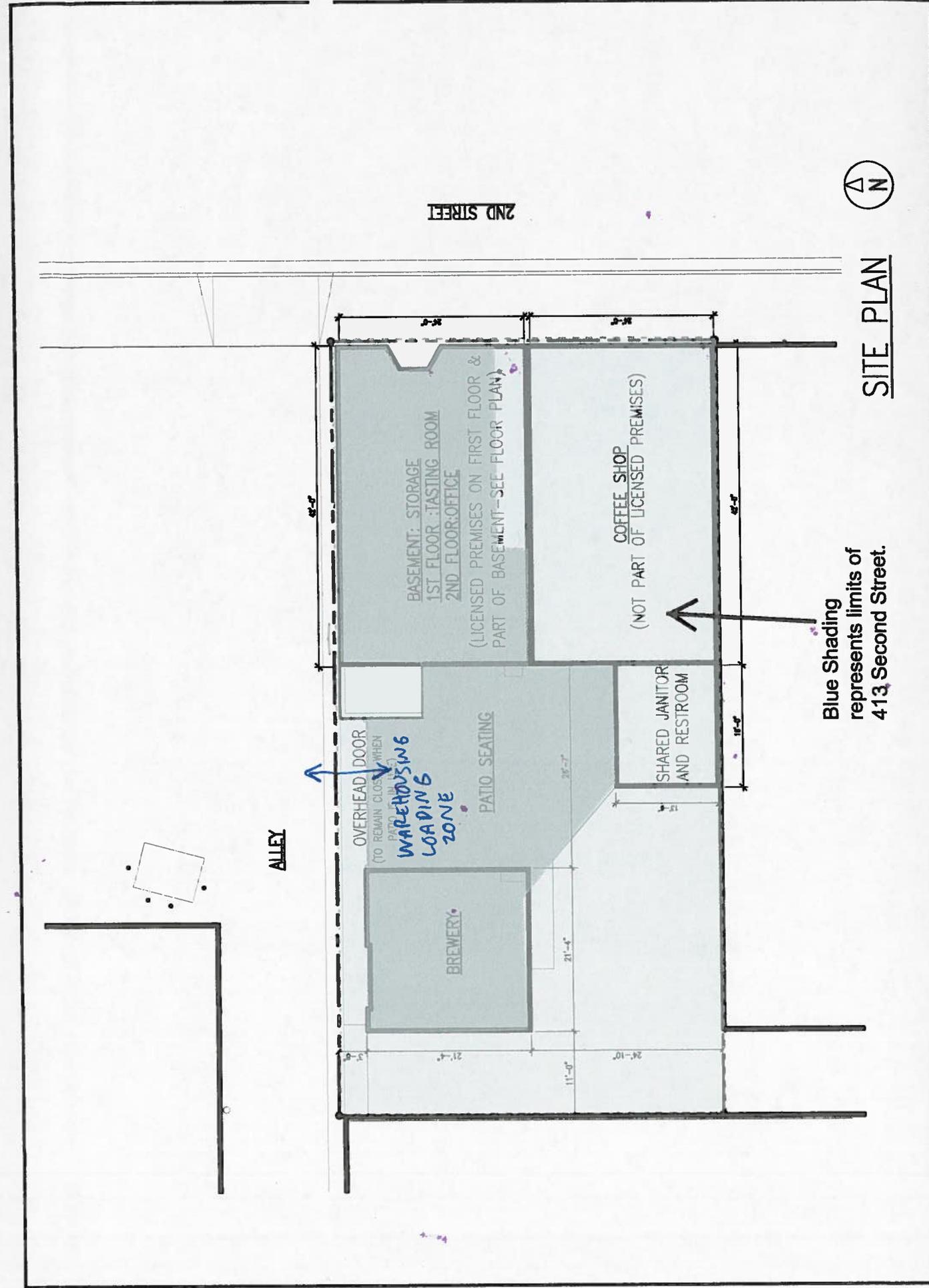
Kimberly A Slagle

**Sidetrack Brewing Company**

Business Location  
413 Second St., S.W.  
Albuquerque, NM

Owner  
**Sidetrack Brewing Company LLC**

  
DIRECTOR



**FLOOR PLAN APPROVAL**  
 By *Don D. Arnold*  
 Date 9/29/15

RECEIVED  
 MAY 20 2015  
 PLANNING & ZONING DIVISION

**AREA SUMMARY**

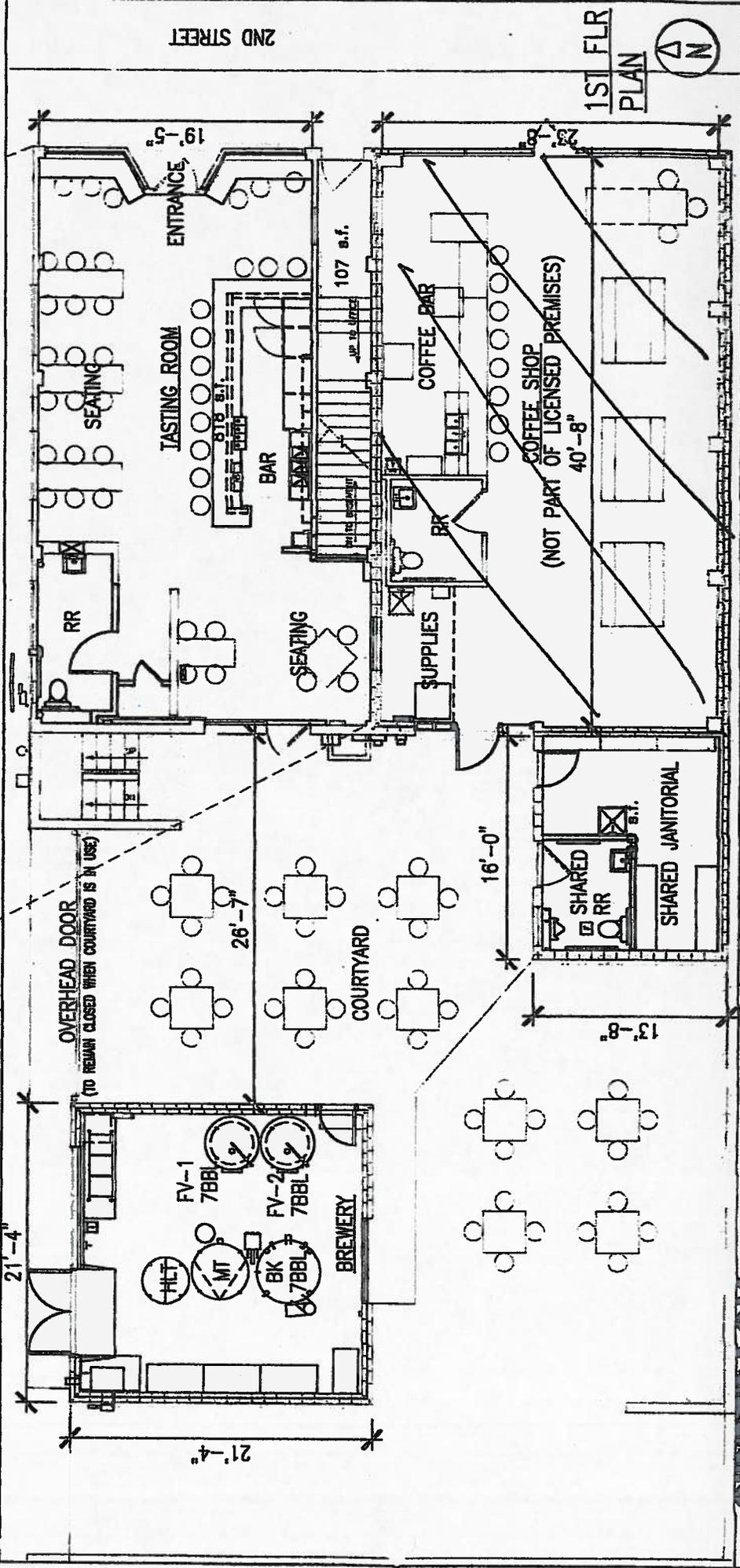
TASTING ROOM	818 S.F.
COURTYARD	1200 S.F.
BREWERY	400 S.F.
BONDED STORAGE	140 S.F.
<b>TOTAL</b>	<b>2058 S.F.</b>

**BASEMENT**

BBT 1-6  
 7BBL EA.

BONDED STORAGE  
 140 S.F.

**BASEMENT PLAN**



1ST FLR  
 PLAN



5-14-2015

413 2nd street swalbuquerque NM 87102

BREWERY & TASTING ROOM

**SDETRACK**

Studio Hill  
Design  
(417 2nd St SW)

Zendo Coffee  
Shop

2nd  
Street

2nd Floor: SlagleHerr  
Architects  
1st Floor: Sidetrack Brewing  
Tap Room  
Basement: Sidetrack Brewing  
Serving Tanks and Storage  
plus Slagle Herr Architects  
Office Storage

Yellow line  
shows  
limits of  
413 2nd  
Street SW

Fast Signs  
(407 2nd  
St SW)

Shared  
Restroom and  
Janitorial

Patio  
Seating

Overhead door to  
alley

Alley

NORTH  
↓



Studio Hill Design  
(417 2nd St SW)

Yellow line  
shows  
limits of  
413 2nd  
Street SW

2nd  
Street

NORTH

Patio  
Seating

Zendo Coffee  
Entrance

Slagle Herr Architects  
Entrance

Alley

Sideltr  
Brewi  
Brews

Overhead d

Sideltrack  
Entrance

2nd Floor: SlagleHerr  
Architects  
1st Floor: Sideltrack Brewing  
Tap Room  
Basement: Sideltrack Brewing  
Serving Tanks and Storage

## ZONING

Please refer to the Downtown 2025 Plan for specifics regarding the zoning on the site

**APPLICATION INFORMATION**

# City of Albuquerque



**DEVELOPMENT/ PLAN REVIEW APPLICATION**  
Updated 4/16/15

**Supplemental Form (SF)**

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

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): DAN HEPP / SLASLE HEPP ARCHITECTS PHONE: 246-0870  
 ADDRESS: 413 2ND ST SW FAX: NONE  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: DAN@SLASLEHEPP.COM  
 APPLICANT: SIDETRACK BREWING CO. LLC PHONE: 289-6468  
 ADDRESS: 413 2ND ST SW FAX: NONE  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: DAN@SLASLEHEPP.COM  
 Proprietary interest in site: TENANT List all owners: JAM-DUP LLC (DAN HEPP, ANNE ORTIZ, JOE SLASLE, MIAM SLASLE)

DESCRIPTION OF REQUEST: PERMISSION FOR OFF PREMISE SALES (GROWERS) AND FOR WHOLESALE (SELF-DISTRIBUTION OF BEES)

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. 13A Block: 37 Unit: \_\_\_\_\_  
 Subdiv/Addr/TBKA: NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE  
 Existing Zoning: SU-3 GOV./FIN./HQS. Proposed zoning: NO CHANGE MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-14 UPC Code: 101405721129021108

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_V\_S, etc.):  
13HE-80697, 1009904

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? NO  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.1

LOCATION OF PROPERTY BY STREETS: On or Near: 2ND ST

Between: LEAD and COAL

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 2/16/2016

SIGNATURE [Signature] DATE 2/24/2016

(Print Name) DAN HEPP Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>13HE-80697, 40009</u>			\$ <u>0</u>
<input type="checkbox"/>	All fees have been collected		<u>CMF</u>		\$ <u>50.00</u>
<input type="checkbox"/>	All case #s are assigned		<u>APV</u>		\$ <u>75.00</u>
<input type="checkbox"/>	AGIS copy has been sent				\$ _____
<input 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 14, 2016</u>			Total \$ <u>125.00</u>

[Signature]

2-24-16  
Staff signature & Date

Project # 1009904



## SIDETRACK BREWING COMPANY LLC

413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 288-6468  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

April 4, 2016

To the Environmental Planning Commission:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

The purpose of this letter is to request permission for two uses:

1. Off-premise consumption to allow growler sales of our beer.
2. Supplemental Wholesale use for our brewery to allow us to sell kegs of our beer to restaurants and bars (self-distribution).

These two uses will allow us to expand our patron base and by doing so, foster more activity and vitality in the downtown area.

### SITE LOCATION AND ZONING

The project address is 413 2<sup>nd</sup> Street SW. This is within the Downtown 2025 Plan boundary and is zoned SU-3 Special Center with uses allowed in R-3 and C-2 zones. The property is in the Government/Financial-Hospitality focus district of the Plan. Wholesale use and Off-Premise sales are both indicated in the plan as permissible uses with review required by the EPC.

The site area is 0.1 acres and is ~100'x50'. The site is bordered on the east by 2<sup>nd</sup> Street, on the north by a public alley and on the south and west by existing buildings having zero setbacks.

The property is comprised of two buildings. The main building has a 2,000 s.f. ground level plus a 1,000 s.f. second floor and a 1,000 s.f. basement. This building contains Sidetrack Brewing Company's taproom; Zendo Coffee; and an architect's office on the second floor.

The secondary accessory building is 400 s.f. and is accessed from the alley. This building is the brewery for Sidetrack Brewing Company.

There is also an open courtyard that is used as a serving area by Sidetrack brewing Company and Zendo Coffee. The courtyard is accessible from the tenant spaces in the building and also from the alley.

Sidetrack Brewing Company currently has the following approvals:

- Conditional Use approval allowing manufacturing in a commercial zone
- Distance waiver to be within 300' of a church
- Small Brewers License with on-premise consumption and patio use

## JUSTIFICATION OF THE REQUESTS

These requests are consistent with the Downtown 2025 Goals and Policies.

1. Growler sales will promote more business activity by bringing in patrons who wish to enjoy our product in their homes. These patrons will visit downtown bringing potential to generate more business for our neighborhood and the rest of downtown.
2. Self-distribution will allow us to share our locally produced product with a broader audience which will ultimately generate more activity for our taproom and the downtown area.

These requests are compatible with surrounding uses.

1. Growler sales. We are located within walking distance to several mid-density apartment developments and many single family dwellings. The new downtown grocery store is 1.5 blocks directly north of us.
2. Self-distribution. We are a small volume brewery with limited space and capacity. The scale of our wholesaling operation will be consistent with and compatible with existing neighboring retail and service uses. Limited loading and unloading of kegs will happen in the public alley and with our own small private delivery vehicle (likely a pickup truck or SUV). Our loading and delivery schedule would occur no more than 2-3 times per week and would be consistent with normal package delivery and service/retail deliveries that already occur in our neighborhood.

Approval of these requests will be non-injurious to surrounding property, adjacent neighborhoods or the community.

1. Off-premise sales are compatible with package sales that will occur at the nearby grocery store. This will also be a convenience to our residential neighbors as well as patrons who live in other parts of the city who will have the opportunity to purchase our product for enjoyment in their homes.
2. The activities associated with self-distribution are consistent with existing commercial delivery activity that is necessary for all of our neighboring commercial businesses. There will be no appreciable increase in activity associated with our keg deliveries.

Following are examples of specific policies and initiatives named in the Downtown Plan that our proposed business activities are consistent with:  
**Make Downtown a "pedestrian first", "park once" place with excellent pedestrian, transit and bicycle facilities.**

Many of our patrons are neighborhood residents who walk to our establishment either from their places of business or from their residences. We encourage bicyclists and plan to install a bike rack and make bike access to our patio easier as part of continuing construction this summer.

**Make Downtown New Mexico's premier pedestrian oriented "urban place"**  
Our business has a street level location and pedestrian friendly presence in a re-utilized 1940's neighborhood building.

**Create Downtown as an exciting "urban retail destination"- and -Maintain Downtown as New Mexico's largest employment center and the Region's Center of Economic Activity**

We have renovated and re-used a building that was built in the early 1940s into a facility that contains 3 different businesses and bolsters the business activity for the downtown area. Approval of our requests will

strengthen our efforts to bring more business and activity downtown and also increase the number of people we employ.

**Make Downtown Albuquerque a vibrant, urban 24 hour destination for arts, culture and entertainment.**

Many of our customers are also patrons of downtown restaurants, galleries, shops and theaters who stop in on their way to or from another downtown destination. Approval of our requests will allow us the ability to better serve these patrons and strengthen the symbiotic relationship of all businesses Downtown.

**Make Downtown and the Historic District a "Tourist Destination"**

Albuquerque is becoming a craft beer destination that attracts tourists to our city from all parts of the nation and the world. Supporting our requests will enable us to strengthen one of the qualities that makes Albuquerque a world class tourist destination.

Our requests meet the requirements for approval and are consistent with the goals and policies as outlined in the Plan. They are compatible with and complementary to the surrounding properties, neighborhoods and community. They are not injurious to surrounding neighborhoods or properties. Approval of our requests will help bring more activity and commerce to the downtown area and help the City of Albuquerque achieve the goals outlined in the Downtown 2025 Sector Plan.

Please also note that the review requirement for the off-premise sales request, is triggered by our location within 500' of a boundary zone (to the Barelvas Neighborhood). Elsewhere in the Downtown district, off-premise sales are allowable and require no special permission. The review requirement is presumably in place to protect adjoining single family residences or other adjacent potentially incompatible uses. In our situation, there are no nearby single family properties or other uses. Additionally, there has been no opposition voiced from anyone in the Barelvas Neighborhood or any of the recipients of the extensive neighborhood notification we mailed.

Sincerely,



Dan Herr  
Managing Member  
Sidetrack Brewing Company LLC

# PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.

Official Use only		
PA#: _____	Received By: _____	Date: _____

Applicant Name: DAN HEHL / SIDETRACK BREWING Phone#: 239-3320 Email: DAN@SLAGLEHEHL.COM

APPOINTMENT DATE & TIME: \_\_\_\_\_

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.  
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

**BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

REQUESTING OFF PREMISE SALES (GROWLERS) FROM A SMALL BREWERY  
CURRENTLY LICENSED FOR ON PREMISE SALES AND PATIO

**PLEASE RESPOND TO THE FOLLOWING QUESTIONS:**

Size of Site: .1148 AC Existing Zoning: SU3 GOV/FIN/HAS Proposed Zoning: NO CHANGE

Previous zone change or site plan approval case number(s) for this site: NA

Applicable Area or Sector Plans: DOWNTOWN 2025

Residential: Type and No. of Units Proposed: NA

Commercial: Estimated building square footage: ~2500 SF No. of Employees: 4

**LOCATION OF REQUEST:**

Physical Address: 413 2ND ST SW Zone Atlas Page (Please identify the subject site on the map and attach) K-14

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:** (Please be specific so our staff can do the appropriate research.)

1. CONFIRM APPROVAL PROCESS NECESSARY FOR GROWLER SALES (OFF PREMISE SALES)
2. WILL ANOTHER LIQUOR HEARING BE REQUIRED?

~~DISAPPOINTED~~ ~~REMOVED~~ ~~APPROVED~~ ~~ALL~~ ~~CONSIDER~~ ~~BY~~ ~~THE~~ ~~MEETING~~ ~~IN~~ ~~APPROX~~ ~~THE~~ ~~STATE~~ ~~TO~~ ~~PLANNING~~

**PRE-APPLICATION REVIEW TEAM (PRT) MEETING**

~~DATE~~  
~~1/16/2016~~

PA# 16-032 Date: 2/16/2016 Time: 1:30 PM  
Address: 413 2ND ST. SW (SIDETRACK BREWING)

**1. AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:  Kym Dicome  Other: \_\_\_\_\_  
Transportation:  Gary Sandoval  Other: \_\_\_\_\_  
Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_  
Fire Marshall:  Antonio Chinchilla  Other: EPIC GONZALEZ

**2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

Zone Map Amendment  EPC Approval  City Council Approval  
 Sector Dev. Plan Amendment  EPC Approval  City Council Approval  
 Site Dev. Plan for Subdivision  EPC Approval  DRB Approval  Admin Approval  
 Site Dev. Plan for Bldg. Permit  EPC Approval  DRB Approval  Admin Approval  
 Other \_\_\_\_\_

**3. SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-3 GOV/HOS/FIN  
Proposed Use/Zone: \_\_\_\_\_  
Applicable Plans: DT 2025 PLAN  
Applicable Design Regulations: \_\_\_\_\_  
Previously approved site plans/project #s: \_\_\_\_\_  
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

**Additional Notes:**

~~para~~ para 34. Prohibited uses under d)  
28 b. Review Reg'd thru EPC  
mts. approved by EPC, then NOD  
zoning would write a letter to the State to state  
that the sale of alcohol on premise (growlers)  
is allowed - yes after EPC approval.

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

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

**\*\*\*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.**

There will be an add'l state liquor  
Deal w/ State for the process.

license or  
~~amendment~~  
up to state

February 25 -> April EPC hearing  
Mr will speak on their behalf. Like  
Boese Bros. -

will call email - concerning the Boese Brothers  
case.

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

# ATTACHMENT "A"

February 23, 2016

Dan Herr  
Sidetrack Brewing Company  
413 2<sup>nd</sup> Street SW  
Phone: 505-239-3320/ Fax:  
E-mail: dan@slagleherr.com

## BARELAS NEIGHBORHOOD ASSOCIATION

Ophelia Cornet  
903 5<sup>th</sup> St. SW/87102 804-3054 (h)

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

Doug Majewski  
P.O. Box 302/87103

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

## CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN (R)

Kristi L. Houde  
617 Edith Blvd. NE, Apt. #8/87102 250-6704 (h)

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

## 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)

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

## RAYNOLDS ADDITION NEIGHBORHOOD ASSOCIATION (R)

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

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

## SANTA BARBARA-MARTINEZTOWN ASSOCIATION (R)

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

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

## SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION (R)

Ron Casias  
100 Silver Ave. SW, #212/87102 319-0958 (c)

Rebecca Perry-Piper  
215 Lead Ave. SW, Apt. 1301/87102 274-9587 (w)

## SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION (R)

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

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

## ***NEIGHBORHOOD COALITIONS***

### **NORTH VALLEY COALITION**

Kyle Silfer, P.O. Box 70232/87197 918-0978 (c)

Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h)



## SIDETRACK BREWING COMPANY LLC

413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 288-6468

www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

Barelas Neighborhood Association  
Ophelia Cornet  
903 5<sup>th</sup> St. SW  
Albuquerque, NM 87102

Dear Ophelia:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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Please contact me if you have any questions or require further information about our proposal. I hope that you will be able to support us in our continuing effort to bring more business and activity to Downtown Albuquerque.

Sincerely,

Dan Herr  
Managing Member  
Sidetrack Brewing Company LLC

email: dan@sidetrackbrewing.net  
phone: (505) 239-3320



**SIDETRACK BREWING COMPANY LLC**

413 2nd Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC.  
Doug Majewski  
129 Vassar SE  
Albuquerque, NM 87186

Dear Doug:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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Sincerely,

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email: dan@sidetrackbrewing.net  
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February 24, 2016

BROADWAY CENTRAL CORRIDORS PARTNERSHIP, INC.  
Rob Dickson  
P.O. Box 382  
Albuquerque, NM 87103

Dear Rob:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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February 24, 2016

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN  
Frank H. Martinez  
581 Edith NE  
Albuquerque, NM 87102

Dear Frank:

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email: dan@sidetrackbrewing.net  
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February 24, 2016

CITIZENS INFORMATION COMMITTEE OF MARTINEZTOWN  
Kristi L. Houde  
617 Edith Blvd. NE, Apt. #8  
Albuquerque, NM 87102

Dear Kristi:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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Sincerely,

Dan Herr  
Managing Member  
Sidetrack Brewing Company LLC

email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



**SIDETRACK BREWING COMPANY LLC**

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February 24, 2016

DOWNTOWN NEIGHBORHOODS ASSOCIATION  
Reba Eagles, c/o Original Medicine Acupuncture  
588 Lomas Blvd. NW, Ste. B  
Albuquerque, NM 87104

Dear Reba:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



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February 24, 2016

DOWNTOWN NEIGHBORHOODS ASSOCIATION  
Robert Bello  
1424 Roma Ave. NW  
Albuquerque, NM 87104

Dear Robert:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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email: dan@sidetrackbrewing.net  
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February 24, 2016

HUNTING HIGHLAND HISTORIC DISTRICT ASSOCIATION  
Bonnie Anderson  
522 Edith SE  
Albuquerque, NM 87102

Dear Bonnie:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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Sincerely,

Dan Herr  
Managing Member  
Sidetrack Brewing Company LLC

email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



February 24, 2016

HUNTING HIGHLAND HISTORIC DISTRICT ASSOCIATION  
Ann L. Carson  
416 Walter SE  
Albuquerque, NM 87102

Dear Ann:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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February 24, 2016

MARTINEZTOWN WORK GROUP  
Loretta Naranjo Lopez  
1127 Walter NE  
Albuquerque, NM 87102

Dear Loretta:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



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February 24, 2016

MARTINEZTOWN WORK GROUP  
Christina Dauber  
788 Don Tranquillino NE  
Albuquerque, NM 87102

Dear Christina:

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February 24, 2016

RAYMONDS ADDITION NEIGHBORHOOD ASSOCIATION  
Bob Tilley  
806 Lead Ave SW  
Albuquerque, NM 87102

Dear Bob:

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Please contact me if you have any questions or require further information about our proposal. I hope that you will be able to support us in our continuing effort to bring more business and activity to Downtown Albuquerque.

Sincerely,

Dan Herr  
Managing Member  
Sidetrack Brewing Company LLC

email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



**SIDETRACK BREWING COMPANY LLC**

413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

RAYMONDS ADDITION NEIGHBORHOOD ASSOCIATION  
Deborah Foster  
1307 Gold SW  
Albuquerque, NM 87102

Dear Deborah:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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email: dan@sidetrackbrewing.net  
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**SIDETRACK BREWING COMPANY LLC**

415 2nd Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

SANTA BARBARA-MARTINEZTOWN ASSOCIATION  
Juan Lopez  
688 Mountain Rd. NE  
Albuquerque, NM 87102

Dear Juan:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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phone: (505) 239-3328



**SIDETRACK BREWING COMPANY LLC**

415 2nd Street SW Albuquerque NM 87102 phone 505 239-3328  
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February 24, 2016

SANTA BARBARA-MARTINEZTOWN ASSOCIATION  
Christina Chavez  
517 Marble NE  
Albuquerque, NM 87102

Dear Christina:

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February 24, 2016

SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION  
Ron Casias  
188 Silver Ave SW #212  
Albuquerque, NM 87102

Dear Ron:

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February 24, 2016

SILVER PLATINUM DOWNTOWN NEIGHBORHOOD ASSOCIATION  
Rebecca Perry-  
215 Lead Ave SW # 1381  
Albuquerque, NM 87102

Dear Rebecca:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



**SIDETRACK BREWING COMPANY LLC**

413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION  
Frances Armijo  
915 Williams SE  
Albuquerque, NM 87102

Dear Frances:

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phone: (505) 239-3328



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413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

SOUTH BROADWAY NEIGHBORHOOD ASSOCIATION  
Gwen Colonel  
900 John St SE  
Albuquerque, NM 87102

Dear Gwen:

Sidetrack Brewing Company opened for business on January 1 of 2016. We are a small craft brewery with a tasting room and patio. Our business model is that of a small, friendly neighborhood pub. Thus far, we have had a welcome response from many downtown residents who appreciate our establishment as an alternative to many typical bars located in the downtown area.

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Managing Member  
Sidetrack Brewing Company LLC

email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



**SIDETRACK BREWING COMPANY LLC**

413 2<sup>nd</sup> Street SW Albuquerque NM 87102 phone 505 239-3328  
www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

NORTH VALLEY COALITION  
Kylie Sillier  
PO Box 70232  
Albuquerque, NM 87197

Dear Kylie:

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email: dan@sidetrackbrewing.net  
phone: (505) 239-3328



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www.sidetrackbrewing.net facebook.com/sidetrackbrewing

February 24, 2016

NORTH VALLEY COALITION  
Doyle Kimbrough  
2327 Campbell Rd NW  
Albuquerque, NM 87104

Dear Doyle:

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email: dan@sidetrackbrewing.net  
phone: (505) 239-3328

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Adult Signature Restricted Delivery \$0.00

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Total Postage and Fees \$6.74

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City, State, ZIP+4

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Sent To *Doyle Kimbrough*

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Sent To Christina Deuber  
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City, State, ZIP+4®

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Sent To Ophelia Cornet  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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02/24/2016

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City, State, ZIP+4®

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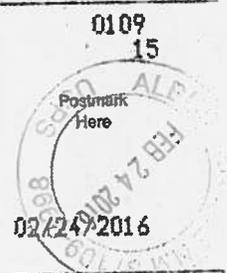
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Sent To **Robert Bello**  
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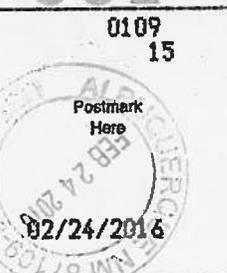
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Sent To **Bonnie Anderson**  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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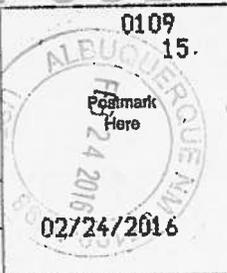
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Sent To **Ann Carson**  
 Street and Apt. No., or PO Box No.  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Total Postage and Fees	\$6.74



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Sent To **Doug Majewski**  
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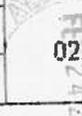
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7015 1730 0000 1771 1427  
7015 0640 0000 4267 9878  
7015 1730 0000 1771 1427  
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0109 15

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Postage \$0.49

Total Postage and Fees \$6.74

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Postage \$0.49

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Sent To Juan Lopez

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Sent To Christina Chavez

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Postage \$0.49

Total Postage and Fees \$6.74

Sent To Ron Casias

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.74

Sent To Rebecca Perry

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Postage \$0.49

Total Postage and Fees \$6.74

Sent To Frances Armijo

Street and Apt. No., or PO Box No.

City, State, ZIP+4

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**CITY OF ALBUQUERQUE  
LAND USE FACILITATION PROGRAM  
NO MEETING REPORT**

**Project #:** 1009904

**Date Submitted:** March 24, 2016

**Facilitator:** Jessie Lawrence

**Case Planner:** Maggie Gould

**Parties:** Dan Herr, Slagle Herr Architects  
Sidetrack Brewing Co., LLC  
Barelas NA  
Broadway Central Corridors Partnership, Inc.  
Citizen's Information Committee of Martineztown  
Downtown NA  
Huning Highland Historic District Association  
Martineztown Work Group  
Raynolds Addition NA  
Santa Barbara-Martineztown Association  
Silver Platinum Downtown NA  
South Broadway NA

**Summary:**

Representatives of the Citizen's Information Committee of Martineztown, the Downtown NA, the Huning Highland Historic District Association, the Raynolds Addition NA, and the South Broadway NA all stated that they do not require a meeting about this project.

There was no response from the Broadway Central Corridors Partnership, the Martineztown Work Group, or the Santa Barbara-Martineztown Association. The representatives of these groups received at least two phone calls and two emails in my attempt to make contact.

Ron Casias, a representative of the Silver Platinum Downtown NA, stated that they do not require a meeting at this time. Mr. Casias asked me to communicate that the neighborhood association does not object to the sale of growlers for off-premise, take-home use, and does not object to the wholesaling of kegs. However, he wanted to make clear that they would be concerned if there is the possibility of drinking on the street, and there is a more general concern about the increase in the number of bars/tap rooms in the downtown area.

Ophelia Cornet, the listed contact for the Barelas NA, stated that the Barelas NA no longer exists and stated that someone else needed to be listed as the contact with the City. She said that she would communicate with other neighborhood residents and let me know about any interest in a meeting by Monday, March 21. I followed up by phone on Tuesday, March 22, and received no response.

Stephani Winklepleck, Neighborhood Liaison in the Office of Neighborhood Coordination, stated that the Barelas NA lost their "recognized" status with that office on September 1, 2015. Their Annual Meeting is to be held in June of 2016 and if by September 1, 2016 they have not submitted an Annual Report to the office, the Barelas NA will be removed from all lists/labels maintained by the Office of Neighborhood Coordination.