

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT
201 Hermosa NE ZHE Pre-Application

Project: 201 Hermosa NE Proposed Taproom (ZHE Pre-application for Conditional Use)

Property Description/Address: 201 Hermosa NE

Date Submitted: 3 July 2021

Submitted By: Jocelyn M. Torres and Philip Crump

Meeting Date/Time: 1 July 2021 5:30-7:30 pm

Meeting Location: Via Zoom

Facilitator: Jocelyn M. Torres

Co-facilitator: Philip Crump

Applicant: High and Dry Brewing

Agent: Consensus Planning

Neighborhood Associations/Interested Parties: Nob Hill NA, District 6 Coalition of NAs

Background Summary:

This was a pre-application meeting for a Zoning Hearing Examiner (ZHE) application to be submitted 6 July 2021 for approval of a conditional use for a taproom/tasting room at this location. The request comes from High and Dry Brewing, which has one location at 529 Adams NE, south of Lomas NE. The adjacent Thai restaurant is expected to provide food service. Planned modifications to the building include: moving primary access from Hermosa to Copper; stairs and an ADA accessible ramp on the south side; and patio decks for the south and east sides. Reactions were mixed. Some attendees voiced that they did not want this business located in a residential neighborhood primarily due to concerns about traffic, parking, neighborhood congestion and safety. Other attendees expressed support for H&D, citing the well-run business facility at Adams and their desire to have a well-run business in this neighborhood. Some attendees stated that they prefer a well-run business to an empty building or undesirable business. Voiced concerns included traffic, parking, potential noise, neighborhood congestion, safety and compatibility.

Outcomes:

- *Areas of Agreement:*

Participants were supportive of a well-run business, though not necessarily in favor of a taproom. Having adequate designated parking is important to forestall congestion and intrusion into the neighborhood.

Meeting Specifics

Note: Neighbor questions and comments are in Italics.

1. Application Overview

- a. High and Dry Brewing (hereafter, H&D) has a location at 529 Adams NE.
 - i. H&D wishes to expand to a taproom/tasting room at 201 Hermosa NE.
 1. The new location will include the taproom, a wine room and food service.
 - ii. 201 Hermosa is part of the larger parcel 3619 Copper NE.
 1. 3619 Copper includes 201 Hermosa, a Thai restaurant and a parking lot on the west.
- b. The property is currently zoned M-XL (Mixed Use, Low Intensity).
 - i. A taproom/tasting room is a Conditional Use, to be reviewed and approved by ZHE.
 - ii. The location is included in an Area of Change within the Comprehensive Plan.
 1. An Area of Change encourages new growth with more intensive, transit-oriented neighborhood uses.

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- iii. It is within the Nob Hill Activity Center, the Central Avenue Main Street Corridor and is also within a premium transit station area due to its proximity to the ART station at Solano.
 - 1. Bike routes and bus routes are nearby.
- iv. There are commercial and multifamily uses across Copper and Hermosa, with residential to the north.
- c. The building at 201 Hermosa was shown in the 1942 Sanborn map as a dwelling with a detached garage.
 - i. In 1951, the garage had been replaced by a larger structure.
 - ii. By 1957, it was listed as an office with three stores in the rear structure.
 - 1. The City's first zoning ordinance was adopted in 1959.

2. Planned Taproom

- a. The plan includes three components—a taproom, a wine room and food service from the adjacent Thai restaurant, which will continue its current in-house operation.
 - i. It is anticipated that food service in the taproom will be from the Thai menu.
 - ii. Discussions between H&D and the Thai restaurant are planned.
- b. It will operate seven days a week.
 - i. Hours of operation are not yet finalized.
 - 1. Closing times at the Adams location are 10 pm Monday-Thursday, 11 pm Friday, and 9 pm Sunday.
 - 2. This location will open at 11 for lunch.
 - ii. Owners report that at the Adams location, there is slowdown of service after 8 pm.
- c. Allowed occupancy for the restaurant and taproom is approximately 150 people, with an additional 40 for the deck.
 - i. The architect suggests that the realistic number of patrons at any one time does not exceed 50%.
 - 1. The actual maximum will be based on the number of tables and chairs.
 - a. At Adams, this is 50-70, which will be the range for Hermosa.
 - 2. The Adams H&D location is typically not full.

3. Parking

- a. Finding adequate parking spaces is a concern for H&D as well as for neighbors.
 - i. Neighbors are very concerned that patrons are likely park in residential areas, especially on Hermosa, if adequate parking is not provided.
- b. There will no longer be automobile parking at the building facing Hermosa.
 - i. The current Hermosa parking space will be designated for motorcycles and bicycles.
 - ii. 3619 Copper includes a parking lot to the west, extending to Carlisle.
 - 1. Currently, there are 17 spaces in the lot.
 - a. A reconfiguration of the lot may yield additional space.
- c. The 3500 sq ft building requires 14 spaces, per IDO.
 - i. There may be parking on the north side of Copper.
 - ii. Pre-1965 buildings are exempt from IDO requirements, though they may not reduce available parking.
 - iii. The owners are reaching out to nearby businesses about the possibility of utilizing their parking lots after regular business hours.
- d. A participant suggested that parking on Copper may contribute to traffic-calming.
 - i. Another person said that parking on both sides of Copper impedes vision, creating a hazardous situation.

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- ii. It was suggested that the City should look at suitable parking locations on Copper.

4. Traffic

- a. Neighbors are very concerned about increased traffic through the neighborhood.
 - i. Traffic will increase with the taproom, as well as new multi-family projects.
 - ii. There is particular concern with potential alcohol-impaired drivers.
 - 1. H&D owners note that they are mandated to monitor the alcohol consumption of their patrons.
 - a. There is a three-drink limit.
- b. Hermosa has become an alternative route when Carlisle has had repairs.
 - i. Traffic moves at high speed, with only one stop sign between Copper and Lomas.
 - 1. *It is a neighborhood street.*
- c. The nearby intersection of Copper/Carlisle/Central is already difficult.
 - i. *It's hard to go east-west across Carlisle now. Increased traffic for the restaurant and taproom might actually put more pressure on what's already a difficult intersection.*

5. Safety

- a. Impaired drivers
 - i. Patrons may come to drink only, not eat.
 - ii. There are several schools in the area; the routes are busy with children.
 - 1. The owners said that there is a school near the Adams taproom and they haven't experienced school-related problems at that location.
 - a. Most of their business is after school hours.
- b. Security
 - i. There are reports of service calls at Adams.
 - 1. The owners report that those calls for service were not related to patrons.
 - a. Most of the problems were with homeless people in the alley.
 - b. With more improvements, there are fewer homeless people in the adjacent area.
 - 2. The owners said this is not a bar; they are creating community spaces with very respectable people.
 - ii. *Q: Are there plans for private security?*
 - 1. This facility may add more problems to Nob Hill.
- c. Issues at Adams
 - i. The owners report that the few issues which have come up from neighbors have been resolved through direct communication with those neighbors.
 - 1. There was an issue over parking which was resolved with proper signage.
 - 2. There was a concern that a brewery would bring down the area, but the opposite has occurred.
 - a. "The neighborhood and those apartments have become more desirable because it went from kind of an underutilized building. It was a tattoo parlor as well."

6. Neighborhood compatibility

- a. Alcohol
 - i. There is concern that alcohol-impaired patrons would come into the neighborhood.
 - ii. The agent noted that this will not be a bar, which would require separate licensing.
 - 1. It would be allowed to sell only locally distilled hard liquor or local wine.

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- b. Traffic and parking
- c. Noise
 - i. Some noted that Hermosa is a very quiet street.
 - 1. And suggested eliminating the east-facing deck.
 - ii. The owners are required to limit excessive noise after certain hours.
 - iii. *Drinkers are more boisterous.*
 - 1. H&D reported that their place is more of a sit-down conversation type lounge.
 - 2. They have not had complaints regarding boisterous patrons at Adams.

7. Other questions and concerns

- a. Citizen input
 - i. The ZHE will seek community input.
 - ii. The NA Board will meet just before the hearing to decide whether to support or oppose.
 - 1. There is support in the general area (3000 households in Nob Hill), but not as much support locally.
 - 2. The owners may seek a higher level of support from immediate neighbors.
- b. Conditions of approval
 - i. Some conditions might be imposed by the ZHE.
 - 1. These may include a minimum number of designated parking spaces or specific hours of operation.
- c. Ownership vs rental
 - i. Separate owners rent the building to H&D.
 - 1. They are investing in the property.
 - 2. They are concerned with long-term prospects.
- d. *Q: Why that particular space?*
 - i. Owners came from Austin, Texas and wanted a walkable neighborhood space that could be a local gathering place, as they had experienced in Austin.
 - ii. They report that they want to engage the neighborhood.

Next Steps:

- 1. The agent suggested that another neighborhood meeting may be held later in July. Facilitators expressed availability and interest in assisting with future meetings.

Anticipated Application and Hearing timetable:

The ZHE application will be submitted on Tuesday 6 July 2021.

The public hearing is Tuesday 17 August 2021.

You may submit written comments to the Zoning Hearing Examiner up to 6 days before the hearing (5pm on the Wednesday before the hearing). Written comments received after that deadline will not be taken into consideration for this application.

For questions or more information, contact Suzie Sanchez, ZHE Administrative Assistant at (505) 924-3894. Or suzannasanchez@cabq.gov

MEETING ADJOURNED

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Names & Affiliations of Attendees:

Michael Vos	Consensus Planning	
Jim Strozier	Consensus Planning	
Ashley Lueras	High & Dry owner	
Andrew Kalemba	High & Dry owner	
Mark Baker	High & Dry owner, Architect	
Patty Willson	District 6 Coalition of NAs	
Gary Eyster	Nob Hill NA, Pres.	
Ron Halbgewachs	Nob Hill NA	
Greg Weirs	Nob Hill NA	
Beth Silbergleit	Nob Hill NA	
Rahim Kassam	Nob Hill NA	
Lucille Long		Steve Smith
Sylvia Dorato		Jill Frawley
Flora Silva		Patricia McPheron
Carmen Borsa		Tauno Palomaki
Drew Henry		Paul Cohen
Dennis Trujillo		Katie & Will Emmer
Taylor Liewen		Mary Smith
Carolina Yahnse		Joshua Rutkowski
Louann Garner		