

11th Hour Brewing Community Meeting Notes
March 9, 2016
St. Augustine/ Our Lady of the Angels Parish Hall
6:30 pm

In Attendance: Lauren Byrne Connelly (LU), Moira Egler (LC), Matt and Keana McMahon (11th Hour Brewing) and the architect for 11th Hour Brewing.

Matt McMahon, owner, gives intro to the business (info sheet attached). Emphasized family business.

Why they are choosing Lawrenceville:

- Want to make sure they are adding to the community, not detracting
- “Third place” concept - welcoming place where community can get together. -- -
- First and foremost a Brewery, secondly a tasting room
- They will have distribution from their building, similar to East End Brewing Company
- Manufacturing & Distribution

Parking – Providing more spots than are mandated by the code.

- 11 standard spots on the property
- 2 ADA spots
- ADA ramp in the front
- Agreement with Frank Zotolla Construction (about 20 spots) for overflow parking
- 3 additional parking spots on the side of the building

Adding street trees (still working with zoning to figure out how many and where curb cuts will be, tree pits, etc.)

Questions from attendees:

What kind of beer will you sell?

- Stouts, Porters, lagers, IPAs, etc. (craft beer)

Parking concerns: Nearby residents noted they are concerned that 20 cars won't fit in the construction lot.

- Concerned that construction is a 24 hour business, and not enough spots will be available at night
- Matt says that construction co. has very minimal overnight businesses
- Matt is leasing the total lot from Frank, not a specific number of spaces

Neighbor behind the property shares parking concerns about alley way in between her house and the brewery.

- concerned about bars in general, general noise from drunk people
- littering, how will people being controlled in and out of the site?

Resident: Closing at 10?

-Last call will be at 10pm, closing at 10:30pm

Resident: What is happening with the garage doors at the front?

-two will be open garage doors

-two will be the facade of the building (Windows)

Resident Concerns: The garage doors that will be open. Concerns about noise traveling throughout the neighborhood.

38th Street resident: asking about the commercial aspect of the business, delivery trucks, added truck traffic. What is the distribution plan and schedule for the trucks?

Matt: deliveries will be managed out the back. Deliveries will enter and exit from the back.

Resident: Where will dumpsters be?: Dumpsters will also be out back.

Smallman street resident: Question about food trucks, how will they be utilized and where will they be?

-The trucks will be perpendicular to the building.

-Food trucks will be weekends and evening, not all operating hours.

Resident: What is your occupancy and do you have to apply for a new permit?

Architect: changing occupancy will be 95 occupants, split between manufacturing and the tap room. They do have to apply for a new permit – and it is manufacturing with an accessory tap room use.

Resident: Will the patrons be served at a table? or will they be standing?

Matt: There will be no table service.

39th street resident: happy to hear that it's family friendly, not open late.

Office space on the other side of the building: What is there?

Matt: We only lease half of the building. The office space will be another tenant who will also have to get a new occupancy permit and possibly provide their own parking.

Resident: Are there plans to expand your brewery license or transfer it?

Can it be sold the same way a liquor license can?

Matt: Brewery license can only be managed and owned by the manufacturer of the beer, or transferred to another manufacturer, not a bar.

Resident: any plans to have prices less than \$6-\$8 per beer?

Matt: not now, maybe in the future.

Resident: interested in what benefits you will bring? street trees? sidewalk improvements?

Matt: Looking to get a sidewalk re-cut in front of the building, and will plant street trees. Just need to figure out how many are required

R: Will you have community events?

M: Would love to. Third space concept. Open to working with community on events

Resident: Welcomes the brewery. Lives 40 yards away. Is this a long-term investment? Perks for 15201 residents? etc?

Matt: Lease is 5 years, would love to buy building eventually.

Resident, lives directly across the street: Not against the business, but against the garage doors. Concerned about food trucks and further expansions. Would support it if the garage doors weren't there.

Matt: There will be no live music. We will work with an acoustic engineer, put panels in, will work to put panels in.

Noise coming out of the garage doors is a concern for residents. Matt expressed willingness to explore keeping doors shut.

Resident, Melville way neighbor: His gate adjacent to the back entrance of the brewery. Has concerns about dumpsters and distribution services. What would the distribution route be?

Matt: Trucks would be going behind and between the construction company.

Resident: Melville needs paved! Keeping alleyway clear is a concern. Increased traffic could make the alleyway very congested.

Resident: How will the trucks get in and out for delivery?

Matt: We have to come down and around through the intersection of 39th and Foster.

What types of vehicles will they use?

Matt: Box trucks from wilson & mcginely. Frequency would most likely be a couple times a week.

What times will the delivery be?

Matt: Haven't worked that out, have no distribution contract and won't have one for 1-2 years. Will be self-distributing until then.

Resident: Sidewalk in front....where will the entrance to the parking lot be?

Matt: Curb cuts, still working that out with the city. Working with zoning in the next couple of weeks. Agreed to share progress on sidewalks, trees, etc. after they meet with the city.

Are there hearings?

Architect: There are no hearings needed.

Can we create an MOU with the business and circulate that back to the community?

Lauren explains process to create an agreement. Lauren and Moira will meet with the owners to review notes and concerns from the meeting. The organizations will work to create an agreement that outlines operational plans to address the impacts and concerns. If an agreement is created, the organizations would support the project conditionally. If an agreement cannot be reached, the organizations may not support the business plan. Residents who live within 500 feet of the property have every right to participate in the process going against the license if they're unhappy with LU & LC's position

JV: Fundamental problem with our building code. A lot of issues come from what's allowed within a UI district. Our zoning code is failing us here. -Zoning can use a site review even in by-right projects. Perhaps they should consider that?

Lauren: It does need to mesh with residential standards because it's adjacent to residential areas. We can ask for a site review. We have asked elected officials and CP to take another look at changes to the code.

They are applying for a brewpub license and brewery license. This allows them to sell pa wines and food.

Charlotte street resident: Urges 11th hour to take the parking issues seriously. Suggests an RPPP for the area below butler. Concerned about the garage doors & noise. Re-Think the garage doors. Roundabout as an example. States that typically craft beer brewers & customers are good people and responsible drinkers. Roundabout, Grist House are examples of breweries nestled in residential areas. Different crowd than your average shot & beer place. Also, consider contributing to the community.

Matt: We don't need the garage doors. We hope to prove ourselves as conscientious community members.

Smallman Street resident, owns business 3500 butler: Feels more comfortable with this project now that he knows they will only be open 30 hours a week, etc.

Keeping doors open only during the day was suggested. Matt is open, understands concerns about garage doors

Resident: Could you put the food truck in the back?

Matt: Yes.

Conclusion: We will reach out to City Planning and confirm where we are in the process. We will send out notes to anyone present at the meeting. LU/LC will meet again with 11th hour and talk about addressing concerns, creating MOU.

Meeting adjourn: 8:15pm