

NEIGHBORHOOD INFORMATION MEETING

PROJECT: 302 Meldrum Microbrewery

DATE: June 24, 2013

APPLICANT: Travis Robertson

CITY PLANNER: Courtney Levingston

NEIGHBORHOOD RESOURCES: Sarah Burnett, Neighborhood Development Review Liaison

The meeting began with Courtney Levingston providing a brief explanation of the City development review process as well as an overview of the neighborhood meeting agenda and ground rules of communication.

Travis Robertson and Dave (no last name given) provided a brief description of the proposed project, including plans to renovate a portion of the existing building located at 302 North Meldrum for use as a microbrewery with a tasting room. Improvements would be made to the outside, including new landscaping and the possibility of a small deck or patio. Additional bike parking would be added and in the future there may be a small silo. The building is approximately 5,000 square feet, thus this would not be of the same scale as New Belgium or Odell's. This would be a small operation with sampling, and would not be like a downtown bar – the intent is not to be loud or rowdy.

QUESTIONS, COMMENTS, ANSWERS AND RESPONSES:

Question (Citizen): Is the house behind it (to the north) a part of the property? The real estate agent said the house was also included with this property.

Response (Applicants): It is not a part of this property, but it is owned by the same person. We will only be leasing what is outlined in red.

Question (Citizen): What types of numbers are you looking at occupancy-wise?

Response (Applicants): We are trying to stay under 100 patrons, as that is the point where sprinklers must be installed. There isn't much space once you divide between production/warehouse space and the sampling/tasting area.

Question (Citizen): How many parking spaces are in the lot?

Response (Applicants): Right now there are no parking spaces in the lot. We would need to keep that open for a truck to be able to get in. We are thinking of asking the City to convert Maple Street to diagonal parking spaces.

Question (Citizen): How many parking spaces are on the street (Maple) currently?

Response (Applicants): Roughly 9 spaces, but there is the potential to increase this to 19 with diagonal parking spaces.

Question (Citizen): You will have maybe 18 parking spaces, but you said you will have room for up to 100 people?

Response (Applicants): We cannot give exact numbers at this time.

Question (Citizen): How many employees do you anticipate?

Response (Applicants): A handful; it does not take many people to run a small brewery.

Question (Citizen): Would you say that is 6 employees? Less?

Response (Applicants): Less than 10 employees.

Question (Citizen): The house on the screen, we're currently living in it. It's about 15 feet from the edge of your development. What will be done to ensure privacy and security?

Response (Applicants): There are no exits on that side of the building, or even a window. The walls at 16" thick concrete, I don't think you will be able hear anything.

Comment (Citizen): Our gate is attached to that building, the side entrance.

Response (Applicants): I don't think anyone would have any reason to go in that way as the front entrance is the same as the current entrance to the building.

Comment (Citizen): On the back side there is an alleyway that is open into our backyard.

Response (Applicants): That is part of the other building. The building owner may be thinking about what future businesses may go in there.

Question (Citizen): How many people are going to be sitting in your outside patio? Is it going to be a large outdoor patio? I'm very concerned about the noise as I live directly across from the property.

Response (Applicants): We don't know. It depends on occupancy and fire codes. It will likely be 10 feet by 20 feet – not a huge area. We are not planning on staying open late.

Question (Citizen): What are your hours?

Response (Applicants): We don't know exact hours yet, but definitely not past 11:00 p.m., and we will likely close earlier than that.

Comment (Citizen): I get that you aren't a bar like in Old Town, but you share customers. You'll be pulling traffic down to where we live and we like we have to walk or bike to Old Town, not drive. 11:00 p.m. for a neighborhood is really late.

Response (Applicants): We are going to take this all into consideration. We don't want to force this noisy, loud thing on you and we want to make sure it is going to work.

Comment (Citizen): For comparison, none of the other breweries are open past 8 p.m., and they're not even in Old Town. That is an area people expect noise and activity, not neighborhoods.

Response (Applicants): Equinox is open past 9 p.m., on the weekends.

Question (Citizen): What time do you expect to open?

Response (Applicants): We will open probably at 11 a.m. or 12 p.m.

Question (Citizen): What type of liquor license are you going to be applying for?

Response (Applicants): No license will be applied for – only serving tastings of what is produced on site.

Question (Citizen): What will you be serving your tastings/samples in?

Response (Applicants): We are not sure about this yet.

Comment (Citizen): Some of the ways you're phrasing things are interesting. What does tasting mean? Is there going to be drinking there?

Response (Applicants): We're trying to put in an atmosphere of tasting. We don't want to be the place where people buy massive quantities of cheap beer. It is going to be focused on small tasting and happy hour.

Question (Citizen): What are the benefits of having another microbrewery in a town with so many others? How will you be different from the rest?

Response (Applicants): Some of our business plan we want to keep confidential. We will differentiate ourselves enough that it will help us. Microbreweries are very popular in this community.

Comment (Citizen): I did some research and looked at other commercial spaces available in the Old Town Area and there were over 2 pages. There are more desirable properties than this – what made you choose this location?

Response (Applicants): Primarily, the location, but also the facility it provides, that coincide with our business such as ceiling heights, power requirements, cement walls/slabs. A lot of properties in Old Town are geared towards retail establishments.

Question (Citizen): What happens when you are successful and outgrow this space? Will we have to go through this one time and then be faced with another new brewery coming in later?

Response (Applicants): This is a long-term investment in this property. We don't plan to be there for only a few years – we plan on being around a long time.

Question (Citizen): With this commercial property, there are no zoning or planning requirements for appropriate parking off-street?

Response (City): This is located in the Transit Oriented Development Overlay Zone, and for commercial, the City does not have minimum parking requirements, but parking maximums – this is true City-wide. The decision maker will look at compatibility with the neighborhood.

Comment (Citizen): We have already identified the max of 18 spaces. You have 10 employees, so now we're down to 9 spaces. Were you down here this weekend for the Brew Fest? You could not find any parking spaces at all. This was for street after street, west of Civic Park – there was no parking. If you at all participate in that, it is going to compound an already miserable existence that impacts this neighborhood. That congestion really hampers the quality of life in the neighborhood.

Response (Applicants/City): There is a lot of investment going on in the downtown area for new transit options.

Comment (Citizen): People drive cars, and without parking it creates a hassle.

Comment (Citizen): MAX may alleviate some of these issues in 20 years, but not right away. Before more people begin to use MAX/transit alternatives this is going to have a really negative impact on the neighborhood. Is the City going to implement a permit system just so we can park in front of our own houses?

Question (Citizen): There is the bike parking there. I hear people saying they like to walk to Old Town. Have you done any studies on how many will be walking, biking and driving?

Response (Applicants): I haven't seen any actual studies done, but from frequenting other establishments around town, lots of people ride bikes, or carpool with a designated driver.

Comment (Citizen): I have one issue with parking. You are showing Maple, but Meldrum is car-to-car. My driveway is often blocked and I can't get out; there is already a parking issue on Meldrum.

Comment (Citizen): Another issue is noise level with music, base, or motorcycles. There are children that live on the street and there is a school a block away. My personal opinion is this is not the best location.

Response (Applicants): I think we've covered the parking issue a lot and we're going to look into it.

Response (Applicants): Motorcycles -- I don't see what that has to do with microbreweries.

Response (Applicants): If we're going to be open any late hour, no one is going to be on the patio. The walls are 16" thick concrete – no noise is going to get out of there.

Comment (Citizen): I also want to reiterate my concerns – living and working further south with OtterBox there is no parking down there. I'm concerned that there are many answers we don't know – it doesn't sound like the planning has really been thorough at this point. Again we're going to have additional alcohol introduced into the neighborhood. It's very concerning there is a school a block away and you will be opening at 11 am.

Question (Citizen): How do you get the grain in and the beer out? How dependent are you on profits from the tastings? It sounds like you really want to open a bar.

Response (Applicants): Every microbrewery has a tasting room; and we're not going to have a liquor license.

Comment (Citizen): Those bars in Old Town close at 2am; I don't really need that in my neighborhood.

Response (Applicants): We need to have a truck for grain, probably once a week. If a silo is installed, less frequent than that. We're not going to have that much production, so traffic will be light.

Comment (Citizen): There is just a lot of this proprietary information you say can't be released – can you tell us if you can do without a tasting room and still be successful?

Question (City): Can you answer how many barrels (production)?

Response (Applicants): We don't know as that is going to be based on demand.

Question (Citizen): What is the name of the brewery?

Response (Applicants): No comment.

Comment (Citizen): The reason I moved to this neighborhood is because of all the vibrancy and I love being close to Old Town and the festivals. I live across from Holy Family church and have serious parking issues and it doesn't bother us because it's the community we chose to live in for all this activity and proximity. As someone who goes to breweries it really is a bike culture within the community. This is increasing the number of people that walk, bike and take transit. I don't see this generating a lot of traffic.

Question (Citizen): What does City Plan say about this area or breweries?

Response (City): Promoting our uniquely Fort Collins culture, including our breweries. This area is also zoned in the Downtown Zone District, specifically the Civic Center Subdistrict. Downtown is unique in that it has subdistrict. Within this zone district/subdistrict microbreweries are a permitted use. City Plan also seeks to balance many issues, such as our established neighborhoods or economic growth; it is trying to work to balance these issues and create harmony.

Question (Citizen): In this particular building, what was it used for before this, or before it became vacant? Some of the issues we're asking about tonight, how were they dealt with as its previous use?

Response (City): I believe it was used as Eagle's? A bar?

Response (Citizens): Prior to this it was also a Print Shop and a truck shop.

Response (Citizen): The print shop was next door (to the east).

Question (Citizen): I see we have this one building on the corner, the building next to it – where is this going? The building next door is also currently vacant. Is this a future expansion point for you?

Response (Applicants): For now we don't know, our space is limited to what you see outlined in the red; there are no plans to go into the other portion of the building.

Response (City): Although they are not proposing to go into the eastern portion of the building, they will be required to extend the current sidewalk all the way over to the alley as a public improvement.

Comment (Citizen): The building for my practice is across the street from what you said will be your main entrance. Some of the kids and clients who come to the practices in our office can't walk or ride bikes there – most of the people we see are impaired. They can often park right in front of our door. Even the concept of them having to cross Maple or Cherry – it is very dangerous and they could become injured. I just rented a room to another therapist and the reason they came is because there is parking available. This is what makes our office very unique – at least one handicap spot but also other spaces are available. Their most important times are from noon to five. I'm so concerned about those who are special interest clients at our office – parking is huge for us, mainly for safety.

Comment (Citizen): One of the things you look at is trying to create harmony between the different uses. One thing I know from the occupancy ordinance is that sometimes harmony can't be created with different uses. You also mentioned the walls are thick and will block the sound, but what about when patrons leave? That's a problem when people leave parties – that's when the noise occurs.

Response (Applicants): Part of this is you have a vision of us over serving people. Our staff will be professionally trained so people aren't serving minors, they aren't over serving patrons, they're following the law.

Comment (Citizen): You guys seem to be reluctant to talk about your business plan, but we're trying to figure out what this thing is. Are you going to distribute beer outside of this, or is this all sales on site? That's a lot of beer you're moving through this place.

Response (Applicants): It completely depends on your business model too – what is considered a lot?

Comment (Citizen): Can you answer if you will be distributing your beer?

Response (Applicants): We're entertaining the thought, but can't discuss this at the moment.

Question (Citizen): Does approval of this project depend on waiving or changing any existing zoning ordinances?

Response (City): An application has not been formally submitted; thus there is nothing to be reviewed yet and I cannot fully answer this question. There is a process for variances or modifications to the Land Use Code. These would also go to the decision maker and there are criteria that must be satisfied.

Response (Applicants): As far as we know, microbrewery is a permitted use.

Response (City): Yes, this is a permitted use in this zone district.

Question (Citizen): When you picked this site, did you see what was going on in the neighborhood?

Comment (Citizen): I live on Cherry Street and own some houses, just sold one to a low-profile lawyer. There was no impact there. Cherry Street lofts went in, the big issue was parking, and we still have parking issues with them and they don't respect neighborhood parking. Employees park under the shade trees then our grandkids have to cross Cherry Street. This is even when they put in the diagonal parking there. I walk along Maple and those diagonal spaces are always full. Right there on Howes they're

proposing a 78 unit apartment building that will use the alley as an entry and exit. There have been many accidents there at Howes and Cherry. You need to look at parking, it is a huge issue. People don't listen to us about parking.

Response (Applicants): We approached it from a different angle. We go to the other breweries and we look at their parking lots and there are only a handful of cars, lots of people bike in. I don't believe we're going to generate that much traffic in the area.

Question (Citizen): Whose parking lot did you say you checked?

Response (Applicants): Pateros Creek, Equinox. Equinox completely eliminated their parking and went to bike parking only.

Comment (Citizen): One thing about diagonal parking. We're talking about increasing spaces to increase capacity. Diagonal spots make it more difficult to back out of driveways and extra bikes make for greater challenges and risks as well. If you're coming down Cherry or North Meldrum from Brewery row and now those people are going to be in our neighborhood. I enjoy microbreweries and our town celebrates it, please let's just not celebrate it in our neighborhood.

Comment (Citizen): If you can't control what happens off your property, you also can't control how many microbreweries they have been to before they come to your premise or after they frequent yours.

Response (Applicants): I don't think anyone can control people's behavior outside their promises.

Comment (Citizen): I think it's great to put something in these former light-industrial buildings. Any traffic is going to be so much less than what they used to have. I live just one block away from there, and we get a lot of foot traffic and bike traffic from Old Town and bars and I don't think one microbrew off on one corner is going to have that much impact. I think we should have more distributed businesses throughout the community rather than commuting long distances.

Question (Citizen): Are there any drawings that you have? Do you have anything to show?

Response (Applicants): Architectural drawings are in progress.

Question (Citizen): Are you proposing an exterior tenant finish?

Response (Applicants): Working with the architects. Some exterior finishes, landscaping, some façade work.

Comment (Citizen): We don't know the volume of what you will be producing, how it will be distributed or if it is sold on site – is this the presentation you want to make to the neighborhood?

Response (Applicants): This is a process and we're not going to have everything at step 1.

Question (Citizen): Why aren't you demanding more if they come in with this? Maybe we need another hearing.

Response (City): Another neighborhood meeting is an option we can put on the table with the applicants.

Comment (Citizen): If you guys really want to make this happen, I'm hearing the concerns of the room and I have seen what happens in this town to old properties like this. You watch what is happening around CSU or Walnut Street. If this doesn't happen, I could easily see this becoming another apartment building – if you want to talk about parking space problems, you don't want apartments. The new urbanism model is business on the bottom floor and 2 to 3 stories on top. The inevitability is there are going to be more people here and more traffic, this proposal seems reasonable in light of all that. This town is about bicycles and beer and I agree that you guys are not selling yourselves with this lack of information. Find someone who is your salesman and convince us all how great this is going to be.

Comment (Citizen): I have to agree. I know your business plan is confidential, but this neighborhood is also a part of this. I don't know what level you can let us know, but there has to be a level of sharing, we don't have anything to go off of right now. I agree vacant buildings are a waste of space and utilized, and I think this is a good idea.

Comment (Citizen): In terms of utilizing these buildings, I agree it would be nice to see something go in there. This is a rhetorical question – is this the best use for the site?

Response (City): If it was residential, no parking would be required because it is in the Transit Oriented Development Overlay Zone.

Question (City): So for Penny Flats, do they have required parking?

Response (City): They do not, in the TOD Overlay zone it is more a market-based approach.

Comment (Citizen): Around 11-midnight-1am at night it turns into a different town down there. We've all read the newspaper articles from patrons of establishments that also say their staff won't over serve. That doesn't mean we don't have the same behavior coming out of your establishment.

Comment (Citizen): The way part of this is progressing there will be some unintended consequences. If they extend the sidewalk, it will take parking away from the other building.

Response (Applicants/City): That is not parking, it is currently graveled and there is a curb there.

Comment (Citizen): It used to be parking when it was the print business. By extending that you force even more parking when that building gets developed back onto the street and it compounds the parking problem.

Response (City): It is City policy and a huge benefit to extend the sidewalk.

Question (Citizen): I can't believe the brewery business is so proprietary – it isn't rocket science. Does this mean you are going to distribute gallons of beer out the front door? I don't understand anything about this business model.

Response (Applicants): It's going to be similar to other small breweries in town. They will do growlers. If there's anything done with distribution, it would be done by a distributor, one truck a week. There are benefits either way.

Comment (Citizen): I would like to comment on the safety advantages of this as a young woman who walks from Old Town. This is one of the least safe portions of my walk because it is dark, vacant, no sidewalk and no eyes on the street. This would add some activity, people around, create more of a feeling of safety.

Comment (Citizen): I wanted to address the 16" walls. Since the name Eagles was brought up – I lived in the neighborhood when Eagles was there. You could hear the music through the walls, especially the base when you are trying to sleep. I cannot count how many times I had to call the police for a disturbance.

Response (Applicants): We're not going to be a rock venue.

Question (Citizen): Was Eagles a bar or a club?

Response (Citizens): Private club

Comment (Citizen): Since I am the closest to you, you are going to affect me the most. Are you going to have live music, ever?

Response (Applicants): If we do, it will be shut down before 8 or 9 in the evening.

Question (Citizen): Will you put that in writing?

Response (Applicants): Possibly

Question (Citizen): Most breweries have some buffer, but this building does not allow it. My house is 110 feet from this building. How are you going to buffer the noise that is going to come from your facility over to my house?

Response (Applicants): The walls will take care of a lot of it. It is going to be a tasting room; we don't want it to be that loud in there.

Comment (Citizen): I would like to make sure the City does check in with the Penny Flats business owners. The parking now with the addition of the apartment buildings is almost non-existent for the businesses. I agree with the other gentleman that Cherry is very dangerous and parking is a problem now that the museum is open.

Response (City): The notice you received, that went out to all property owners within an 800' radius. They will also receive a notice if/when the project goes to hearing and to provide their input on this development if/when it moves forward.

Question (Citizen): What does Transit Oriented Development zone mean?

Response (City): The TOD Overlay District is in the area where multimodal options are available to where infill, density and redevelopment within the transit corridors served by MAX BRT or pedestrian and bicycle opportunities are anticipated.

Comment (Citizen): My clients cannot take on that opportunity. 80-90% need to drive and they are usually families that drive. I don't see them working around the parking situation. Our neighbors have set up a nice place to sit in front of our businesses and homes. I like beer too, but there have been parties before where people end up getting

onto our porch. I have been working on my place for years, getting it to the place it needs to be – I want to see you do well, but I'm also concerned about my business .

Question (Citizen): Do you serve any food?

Response (Applicants): Just a tasting room.

Comment (Citizen): My office, is a business but also very residential-looking. People aren't there over the weekend. All the times you're talking about are the times where people are coming the most to my office..

Question (City): What are your prime hours of operation?

Response (Citizen): From 10-1, and from 1-5:30. We take several spots in front of our house. We tell our employees not to park in front of other people's homes. You will be starting up right when our clients are coming to our office. If we had something where we were guaranteed several spots in front of our business, or our clients at least had a chance to park in front, that would be nice, but we haven't heard that.

Comment (Citizen): I was a tenant in 317 before you came in, when it was a law office, and now I live two doors to the north. I have been on north Meldrum for a decade now. I have seen it evolve over that time. When I bought the house I knew how it was zoned and that there could be some changes. To some extent we are over by the transit center. I think you guys would be well served by talking to everyone involved and give some thought to hours of operation and get more of this information out to us – it will make a big difference. It would be nice to keep this all residential, but the way we're zoned it's likely not going to be that way. This might be preferable to having an apartment building.

Question (City): Do you have any suggestion for preferable hours of operation?

Response (Citizen): I'd like to see it be in line with what the other folks are doing, like Pateros and Equinox. I don't think you have the room to have a stage and I don't think that will be compatible. I don't know if there are conditions put on this, but from talking with neighbors when it was Eagle's I hear some of the stories. I don't think anyone wants to go back to that. We need more details on your operation.

Response (Applicants): We are going to be a size similar to Pateros Creek or an Equinox.

Question (Citizen): What size is that?

Response (Applicants): In terms of square footage, and not production.

Response (City): The Land Use Code has a provision that the decision maker may impose conditions on hours of operation.

Comment (Citizen): If the decision maker was to allow it we could all work together to figure out a reasonable end time.

Comment (Citizen): Want to be collaborative in nature and work together as a community.

Comment (Citizen): Something that goes along with that is outdoor speakers. If you walk by Equinox they are blaring half the time on their patio and it is really objectionable.

Response (Applicants): We don't want to impact you all like this. Due to the neighborhood we're not going to have speakers. We want to be a part of the

community. We don't want you to feel you're fighting us or we're fighting you. Some of those bars Old Town are not acceptable (noise), and that isn't acceptable to us.

Comment (Citizen): This building is actually two buildings. One portion of the building is made out of steel. If you have music in there I will hear it.

Response (Applicants): The steel area will be the production area. No music is planned in there.

Comment (Citizen): You guys are getting grilled and I know it's hard to be in the hotseat. You're seeing a room full of people with real concerns. On one level you categorize it as a tasting room, but then there is music. It sounds like a brew pub without the food. You're seeing concerns about business loss due to parking issues, noise from patrons, worried about patron behavior which we have all experienced, hours of operation. I think as you go through this process of applying, you will always struggle with the people in this room and always kind of fighting it. You seem nice and your entrepreneurial spirit is great, but this is maybe not the best neighborhood. You may want to consider another location before you are too far down the path.

Comment (Citizen): I live half a block to the south. Right across the street the two biggest festivals and I think it's fantastic a brewery right across the street -- it makes a lot of sense. In terms of foot traffic, I don't think it's going to be any more from what we get already from Old Town, CSU, the river, etc. It makes a lot of sense in this neighborhood, and this building that has been an eyesore. I feel like this is a really positive thing for the neighborhood and property values should continue going up.

Comment (Citizen): I live at 310 N Sherwood just around the corner. We intersect with Maple where there is the diagonal parking. It is tough for kids to get across the street. Our street is peppered with old folks and little kids. If we have diagonal parking I am afraid for the safety of children crossing our street. I would not ever want to see diagonal parking in front of my house.

Comment (Citizen): I would like to see your plans how you would alter the outside and what you would do with the landscaping – that could make a difference to me.

Comment (City-Sarah Burnett): As far as the timing of neighborhood meetings – it is tough because there is a tradeoff. They are coming in early and don't have a lot of detail, but if they come in after they have everything already complete, you feel you can't impact the project. There is no perfect way, there are trade-offs. The plus is that they are hearing your concerns early, but the minus is you don't have as much information.

Comment (Citizen): As you are finalizing your plans, I think you need to be transparent and it will be a deciding factor to those of us that live in the neighborhood.

Question (Citizen): Are you going to be using mass transportation, bike to work, or encourage your employees?

Response (Applicants): Yes, and also encouraging employees to do so.

Question (Citizen): We have two young boys and I want to ask you how you would feel about a microbrewery opening up across the street from you?

Response (Applicants): If I knew it was us, I would feel okay.

Question (Citizen): If you think back when you were little boys, how do you think your mother or father would feel?

Response (Applicants): I grew up on a farm and I can't even image.

Question (Citizen): Is there any City law or ordinance about how far a grade school has to be from an establishment that serves alcohol?

Response (City): Not that I am aware of.

Comment (Citizen): It's always about location, location, location

Response (Citizen): That is something I can look into, but I do not know for sure one way or the other right now.

Question (Citizen): Does the City own the Terracon building?

Response (Citizen – Building Owner): I own the property here and came to listen to everybody. The property is an eyesore. It is a subjective idea and some people think it is great and others don't like it. When they talked to us about leasing the property – one thing struck me. They are talking about something that is different and I am impressed with their integrity and honesty with me. I think it appropriate they want to be careful how they answer some things as they're still working them out. In terms of the building I think it is a great asset to the neighborhood and it will become that. How we proceed as collaborators will determine that.

I was part of the team that came in and put Solar Village idea together. That was a 30 unit project that was going to go on the site. The world imploded 5 or 6 years ago and we tried to rework the project and design and tried to get it to line up about what Fort Collins is about and what it is to become. Part of the issue with this building is it is on a transition between the Civic Center district and a neighborhood and makes it more of a challenge than if it were several blocks closer to College.

Question (Citizen to Building Owner): Do you live in this neighborhood – how would you feel if it opened?

Response (Building Owner): I don't and part of the reason I haven't said anything tonight is because I don't live in the neighborhood or the City. I moved to Boulder in late 1980s and it was a terrific town and I wish Boulder was now a lot more like Fort Collins.

Comment (Citizen): You own that whole complex there – from the house to the end of Meldrum and alley. You're successful beyond your wildest dreams and you'll move to the next building and put another silo in. That would be my concern that you have access now to the whole property and it could become mega.

Comment (Building Owner): They have both stated to me that it isn't their intention.

Response (City): It would take an amendment to the development plan, they would have to come back through a public process to expand.

Comment (Citizen): Those other breweries keep growing and adding silos.

Response (Applicants): I can't say it wouldn't happen, but it's unlikely. The area is very expensive.

Comment (Citizen): Look at New Belgium

Response (Citizen): They own their own site, we are just leasing.

Comment (Citizen): I like the idea of what you were going to do with the apartments (Solar Village). I also like this idea too if not for the parking and the one opening. Take off the back part of the building and use that as the parking.

Response (Applicants): It's a challenge space from a lot of aspects.