



Burnside Gorge Community Association

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February 24, 2017

Dear Mayor and Council:

CALUC Community Meeting: Rezoning Application for 2000 Government Street

On February 20, 2017, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to change the site specific zoning of the existing brewery (at 2010 Government Street) to expand into additional space (at 2000 Government Street). The proposed change in use would allow for the addition of a brewery lounge and expand the brewery's current retail operation.

Matthew Phillips of Phillips Brewing Co. presented as the owner. The details of the proposal are summarized below:

Traffic/ parking

- No plans to add additional vehicle parking on site. The owner commissioned a traffic study, which suggested that street parking after 5 pm will be sufficient for the proposed use.
- Plan to provide covered bicycle parking in the alley between the existing retail building and Pembroke Mews building.

Brewery Lounge Design

- New space at 2000 Government Street is 4400 sq ft and will be divided into several areas including a bottling hall, tasting area, retail area, and growler bar.
- Proposed hours of the brewery lounge would be 11 am - 11 pm. Don't anticipate it to be busy during the day, except perhaps on Saturday afternoons.
- Capacity of the brewery lounge will be 134 seats.
- Brewery lounge will offer limited food for purchase. The owner also plans to have a food truck on site; patrons could bring food into the tasting area.
- Will be adding 7 new windows on the Discovery Street side.

Attendees also provided the following comments:

- I recommend working with the City to provide bicycle parking on the Discovery Street side.

Respectfully,

Carolyn Gisborne

Land Use Committee Chair

Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Matthew Phillips, Phillips Brewing Co.