

Semi-Monthly Zoning Meeting
Tuesday, June 23, 2015

CPC Deadline: 08/07/15
CC Deadline: 09/08/15
Council District: B - Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Tyler Antrup,
Dubravka Gilic
Date: June 5, 2015

Zoning Docket: 051/15

I. GENERAL INFORMATION:

Applicant: MLW Family Investments, LLC

Request: This is a request for a conditional use to permit a retail store with the sale of packaged alcoholic beverages for off-premises and on-premises consumption in a C-1 General Commercial District and an ICUC Inner-City Urban Corridor District overlay.

Location: The petitioned property is located on Square 749, Lot 1, 2, 3, in the First Municipal District, bounded by Tulane Avenue and South Pierce, South Scott and Ulloa Streets. The municipal addresses are 3939 Tulane Avenue and 3933 Ulloa Street. (PD 4)

Description: The subject site is a parcel bounded by Tulane Avenue, South Pierce, and Ulloa Street. It has approximately 122 feet of frontage on Tulane Avenue, approximately 144 feet of frontage on South Pierce, and approximately 124 feet of frontage on Ulloa Street, for a total area of approximately 17,712 square feet.

The site is developed with a three story tall commercial office building. The building contains 4,965 square feet of gross commercial retail space on the ground floor and the second and third floor each contain 6,570 gross square feet of general office space for a total combined square footage of 18,101. The application is for the whole of the ground floor leasable retail space, consisting of 3,331 square feet. The second and third floor office spaces are currently leased to office tenants. The property contains a 17 space parking area to the rear of the structure fronting Ulloa and South Pierce streets with entrances on both streets. A recessed loading area is located to the South Scott side of the property below the office space which is presently fenced off from the entry drive on Tulane Avenue.

Why is City Planning Commission action required?

Article 5, Section 5.6.5 (by reference to Article 5, Section 5.4.5) of the Comprehensive Zoning Ordinance states that any retail store which sells alcohol for consumption on premises or off the premises under 5,000 square feet are conditional uses in the C-1 Commercial District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with Article 16, Section 16.6.4. *Procedures for Conditional Use Permits* of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The subject site, located at the intersection of Tulane Avenue and South Pierce Street, is within a C-1 General Commercial District that extends along both of those streets. The C-1 District extends along Tulane Avenue between South Clark and South Solomon Streets and approximately between Gravier and D'Hemecourt Streets with the exception of the D'Hemecourt Street half of the blocks between South Cortez and Solomon Streets. Particularly in the vicinity of the subject site, this district is predominantly developed with urban corridor-oriented commercial developments constructed in the early to mid 20th century and historic industrial structures. The square directly across Tulane Avenue from the site is developed with a multi-story hotel and a night club. Directly across South Pierce from the subject site is vacant land with a double shotgun vacant residential structure on the corner of South Pierce and Ulloa Streets. Directly across Ulloa Street from the site is a multiple family residential building and surface parking lots. On the same square to the South Scott Street side of the site is a small two story office building which shares a party wall with the existing structure on site, as well as two industrial/warehouse buildings.

In addition to these nearby commercial uses in the C-1 District, there are a number of institutional and residential uses in the vicinity of the subject site. Across Tulane Avenue from the site, beyond Gravier Street is an HI Heavy Industrial District which extends along the Pontchartrain Expressway/Interstate 10 and is occupied by warehouse structures and utility-related uses immediately adjacent to the expressway. The area beyond D'Hemecourt Street is zoned RD-3 Two Family Residential District and is primarily characterized by a mix of early 20th Century single, double, and four-plex residential structures.

B. What is the zoning and land use history of the site?

Zoning: 1929 – I Industrial District
1953 – J Light Industrial District
1970 – C-1 General Commercial District

Land Use: 1929 – Single Family and Two Family Residential
1949 – Light Industrial and Commercial
1999 – Neighborhood Commercial¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five (5) years, there have been the following zoning actions within five (5) blocks of the site:

Zoning Docket 105/10 was a request for a zoning map change from a C-1 General Commercial District to an RM-4 Multiple-Family Residential District for Squares 582, 583, 586, and 587. There were multiple municipal addresses. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This action rezoned the four squares that are bounded by Washington Avenue and Short, Lowerline, and Palm Streets. These squares form a portion of the Xavier University west campus and are located four blocks from the subject site.*

Zoning Docket 058/12 was a request for a conditional use to permit a gasoline service station and the sale of alcoholic beverages for consumption off premises in a C-1 General Commercial District and within the ICUC Inner-City Urban Corridor District overlay. The municipal addresses are 4118 and 4126 South Carrollton Avenue and 4071 Tulane Avenue. It was recommended for denial by the City Planning Commission and was withdrawn by the applicant prior to consideration by the City Council. *This site is located northwest of the subject site on South Carrollton Avenue between Tulane Avenue and Ulloa Street.*

Zoning Docket 118/12 was a request for a conditional use to permit a gasoline service station and the sale of alcoholic beverages for consumption off premises in a C-1 General Commercial District and the ICUC Inner-City Urban Corridor District overlay. The municipal addresses are 4118 and 4126 South Carrollton Avenue and 4071 Tulane Avenue. The City Planning Commission recommended modified approval, approving the conditional use to allow the gas station but denying the conditional use to allow the sale of alcoholic beverages. It was withdrawn by the applicant prior to consideration by the City Council. *This site is located northwest of the subject site at the intersection of South Carrollton Avenue and Tulane Avenue.*

¹ Although the 1999 Existing General Land Use Map presented a generalized picture of land uses and was not lot-specific.

Zoning Docket 013/13 was a request for the rezoning of 17 parcels abutting Xavier University's main campus and forming parts of its south and west campuses from RD-2 Two-Family Residential District, C-1 General Commercial District, and C-1A General Commercial District to RM-4 Multiple-Family Residential District to allow future university development of those parcels by right. There are multiple municipal addresses. Prior to action by the City Planning Commission, the applicant withdrew 4 of the 17 parcels from the application. The City Planning Commission recommended approval of the modified request, which was subsequently approved by the City Council. *These parcels are within and around the Xavier University campus, which is across the Pontchartrain Expressway from the subject site, three blocks away.*

Zoning Docket 124/13 was a request for an Exceptional Use to permit the expansion of an automobile body repair and paint shop in a C-1 General Commercial District and the ICUC Inner City Urban Corridor District in the area bounded by South Carrollton Avenue, Tulane Avenue, Airline Highway and Interstate 10. The municipal addresses are 4045-4049 South Carrollton Avenue. It did not receive a legal majority from the City Planning Commissions and was subsequently approved by the City Council. *This site is located northwest of the subject site at the intersection of South Carrollton Avenue and Tulane Avenue, bordering on the Pontchartrain Expressway.*

Zoning Docket 043/14 was a request for a Conditional Use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station and retail convenience store in a C-2 General Commercial District and the ICUC Inner-City Urban Corridor District overlay, the municipal address is 3402 Tulane Avenue. It was recommended for denial by the City Planning Commission and was approved by the City Council. *This site is located southeast of the subject site on at the intersection of Tulane Avenue and Jefferson Davis Parkway.*

Zoning Docket 082/14 was a request for a Conditional Use to permit a single-family residence in an LI light Industrial District, the municipal address is 523 South Hennessey Street. It was recommended for approval by the City Planning Commission and was approved by the City Council. *This site is located approximately 4 blocks from the subject site to the northwest.*

These recent actions suggest a general transition in the area from a more industrial, auto-oriented district to a more mixed-use and institutional district, particularly with the expansion of Xavier University across the Pontchartrain Expressway from the subject site.

D. What are the comments from the design review staff?

Site analysis

The petitioned property is the parallelogram shaped parcel, consisting of four (4) lots that take almost a half of the city square, bounded by Tulane Avenue, South Pierce, Ulloa and South Scott Streets. The parcel has approximately 122 feet of frontage on Tulane Avenue, 144 feet on South Pierce, and 124 feet on Ulloa Street, for a total area of approximately 17,712 square feet. Since the development site includes multiple lots that function as a single parcel, should the application be recommended for approval, it should be subject to the following proviso:

- The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized and recorded in the Office of Conveyances prior to the issuance of Use and Occupancy Certificate for the projects.

The site is developed with a three story contemporary style office building with a minimal setback from the Tulane Avenue and S. Pierce Street property lines. The building contains 4,965 square feet of ground floor while the second and third floor each contain 6,570 square feet of general office space for a total combined square footage of 18,101. The application is for the whole of the ground floor leasable retail space, consisting of 3,331 square feet. No changes are being proposed to the second and third floor office spaces which are currently leased to office tenants.

The entrances to the building are provided from all four sides of the site. The main entrance to the upstairs office spaces is from S. Pierce Street; the secondary one is via a stairway accessed from the passageway. The entrances to the proposed craft beer retailer will be from Tulane Avenue and from the rear parking lot. Two service entrances will connect to the loading area in the passageway. An existing canopy over the Tulane Avenue entrance door appears to be encroaching onto the public right-of-way. Should the application be recommended for approval, it should be subject to the following proviso for any building encroachments over the public right-of-way:

- The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

The 17 space parking area is located to the rear of the structure fronting Ulloa and South Pierce streets with entrances on both streets. The 35 foot wide passageway on the South Scott Street side of the property provides access from Tulane Avenue to the rear parking lot. The passageway contains a large loading area but is presently fenced off from the Tulane Avenue entry drive. Therefore:

- The applicant shall maintain open access from Tulane Avenue to the loading area within the passageway.

Retail Space and Signage

The craft beer store will occupy a large, 3,331 square feet space on the ground floor of the office building. The store has access from all four sides of the site, with main entrances from Tulane Avenue and the rear parking lot. The submitted plan reflects the dual function of the proposed operation: the retail component with merchandise display and shelving area, and the lounge area for on-site beer tasting and beer classes. The store will also have an office space, walk-in cooler, a large check-out counter, and a set of restrooms. No changes to the exterior of the building are being proposed.

The applicant did not submit the signage plan with sufficient time for the design review staff to review it. Any exterior signage is subject to **Article 10, Section 10.3.A.6 (3) Inner City Urban Corridor Overlay District** of the *Comprehensive Zoning Ordinance* and is further subject to final review by the staff. As such, the staff recommends the following proviso to ensure compliance with the requirements of the *Comprehensive Zoning Ordinance*.

- Any proposed exterior signage shall be subject to **Article 10, Section 10.3.A.6 (3) Permitted Signs** of the *Comprehensive Zoning Ordinance*. No signage promoting alcoholic beverages shall be permitted.

Landscaping and Screening

The existing parking lot in the rear of the site is fenced off with a decorative metal fence with electronic gated entrances. Screening of the parking area from view from S. Pierce Street right-of-way has been provided with a continuous shrubbery and occasional palmetto palms. Screening of parking area from the Ulloa Street side has been sporadic and there may be an opportunity to add additional landscaping along the fence. Street trees are planted along all three surrounding streets, Tulane Avenue, S. Pierce and Ulloa Streets thus meeting the standards of **Article 10, Section 10.3A.6.(2c)**. The applicant is not proposing any changes to the overall landscaping and site design. Should the application be recommended for approval, it should be subject to the following proviso:

- Where feasible, the applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of the parking area adjacent to the Ulloa Street right-of-way subject to the review and approval of the City Planning Commission staff.
- Existing street trees and landscaping on the site shall be maintained in perpetuity.

Lighting

The applicant has not submitted plans for the exterior lighting on the site. If exterior lighting is to be included, lighting shall be arranged in a way that will eliminate glare on adjacent properties. The lighting plan shall be submitted to the City Planning Commission staff for review and approval.

- Any exterior lighting shall be arranged to eliminate glare on adjacent properties in accordance with the standards of **Article 10, Section 10.3A.6.2(f)** of the Comprehensive Zoning Ordinance. Locations and directions shall be indicated on the plan, subject to review and approval of the City Planning Commission staff.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Potential traffic impact

The site has its primary street frontage located along Tulane Avenue, also designated U.S. 90. It is a divided six lane, two-way arterial street that extends in an approximately east-west direction and which carries traffic traveling within and through the Mid-City neighborhood and surrounding neighborhoods and leads to Interstate 10. The remaining two street frontages are smaller, two lane residential scale streets with on street parking. South Pierce Street is one way in the northeasterly direction, allowing traffic from Tulane Avenue to access the rear of the site. Ulloa Street is one way in the northwesterly direction.

The proposed establishment will attract customers who might not otherwise visit the subject property, which may result in an increase in the number of vehicles traveling to and from the site during operating hours. Just as nearly all vehicles now traveling to and from the site do so via Tulane Avenue it would accommodate any increased traffic as a result of this action. Given the roadway's high capacity, it could easily accommodate any increase in traffic traveling to and from the site. The establishment could increase traffic volume on South Pierce and Ulloa Streets compared to the existing volume. As the blocks facing the subject property are primarily vacant land and surface parking, it is unlikely that the increase in traffic will impact users or adjacent properties at this time.

Parking

Article 15, Section 15.2.1 of the Comprehensive Zoning Ordinance requires retail stores to provide 1 off-street parking space per 300 square feet of floor area. For the 3,331 square foot retail space this results in a requirement for 11 spaces. The site, as built, currently provides 17 off street parking spaces, including 2 handicapped spaces. The current use of the structure requires a total of 37 off-street parking spaces for the ground

floor retail space and general office space above but the existing deficiency is grandfathered to the site, as determined by the Department of Safety and Permits.

The applicants have entered into a lease agreement with the building owner to lease 15 of the off-street parking spaces in the existing on-site parking lot. The applicants have also received certification from the building owner that any office tenants currently using the attached parking area will be asked to use a satellite lot across Ulloa Street if the request is granted. In order to address the availability of on-site spaces by retail users, the staff recommends the following proviso:

- The applicant shall install signage in the attached parking area that clearly indicates that the spaces are for use of Craft Beer Reserve only during operating hours.

Loading

Based on the subject establishment's 3,331 square foot floor area, it is required to provide 1 off-street loading space. The structure currently provides a covered off-street loading area to the South Scott Street portion of the site. No waiver is necessary.

F. Are there any comments from other agencies, departments or committees?

The proposal was considered by the Planning Advisory Committee at its meeting on June 3, 2015. None of the departmental representatives present at the meeting had any comments regarding the application. The Committee passed a motion of no objection subject to further review by the City Planning Commission.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

There is nothing that is unique to the sale of alcoholic beverages that is more problematic than the sale of other retail goods. However, establishments selling alcoholic beverages can have a tendency to become a nuisance if not operated responsibly. For this reason, the staff has consistently recommended provisions that would minimize if not alleviate the potential negative effects of litter, noise, loitering, etc, associated with these establishments. While the applicant did not suggest that live music may be a part of the operation, it should be noted that live music is not permitted under the current C-1 zoning designation or under the MU-1 zoning district of the new CZO. The enclosed trash storage area, accessible from the passageway, has been designated and shown on the plan. This area is not visible from the public streets. Therefore, the staff recommends the following operational standards as provisos to this application:

- The establishment shall only be permitted to operate during the hours of 8am to Midnight.

- No video poker or other wagering equipment shall be allowed on premises.
- No live or disc jockey music shall be provided on site. Music of any kind shall not be audible outside of the building.
- Use of the premises for any conventions/receptions/parties/events other than those directly associated with the promotion of the beer store shall be prohibited.
- The operator shall discourage loitering on the site and the adjacent public right-of-way. If needed, signs to that effect shall be posted.
- The trash storage area shall remain as indicated on the plans. At no time other than during trash pick-up shall trash be visible from the public right-of-way. At no time shall accesses to the loading areas in the passageway be impeded by trash location and pick-up.
- The developer shall provide to the Planning Commission a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage, the frequency of trash pick-up, and the clearing of all litter from the sidewalks and street rights-of-way. The program description, including name and phone number of the owner/operator of the establishment, shall be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
- Temporary banners, promotional alcoholic beverage signage, or any other type of signage shall be prohibited on the facades and in the windows of the establishment.

Section 10-237 of the Code of Ordinance states that no permit shall be granted for the opening of any package house or package liquor store within three hundred feet (300') of any playground, church, public library, school, funeral home, or mortuary. The petitioned site is not within three hundred feet of any of the uses described above and therefore is not subject to the restrictions of the Code of Ordinances.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the subject site as “Mixed-Use Medium Density.” The goal, range of uses, and development character for that designation are copied below for reference:

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

Retail establishments with the sale of alcoholic beverage for on and off-site consumption fits within the goal, range of uses and development character of the Mixed Use Medium Density Future Land Use Map designation. However, the issue of alcoholic beverage sales as a conditional use in the Mixed-Use Medium Density District is **not addressed** by the Master Plan. As long as the proposal is not in conflict with the Master Plan, the decision whether or not to grant a Conditional Use may be made on a case-by-case basis.

IV. SUMMARY

Zoning Docket 051/15 is a request for a conditional use to permit a retail store with the sale of alcoholic beverages for on and off-site consumption on Tulane Avenue between South Scott and South Pierce Streets. The applicant proposes to open the establishment in a vacant ground floor space within an existing multi-story office building at the intersection of Tulane Avenue and South Pierce Street. The upper levels of the structure are currently occupied by multiple office tenants. The applicant will only renovate the interior of the structure and minimal additional exterior modifications are proposed. Potential impacts that can arise from the retail sale of packaged alcoholic beverages for off-site consumption include loitering, an increase in noise level as well as increase in litter. Correspondence and documentation provided by the applicant demonstrates that the applicant intends that this establishment may be of a higher quality than many package liquor establishments which are perceived to be a nuisance. In addition to the provided trash and litter abatement plans and application documents, the applicants are fully prepared to mitigate any of the above concerns. The staff also recommends several standard provisos generally imposed on retail stores that sell packaged alcoholic beverages for off-site consumption to assist with the mitigation of any potential negative impacts.

V. PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **APPROVAL** of Zoning Docket 051/15, a request for a conditional use to permit a retail store with the sale of packaged alcoholic beverages for off-premises and on-premises consumption in a C-1 General Commercial District, subject to twelve (12) provisos.

Provisos

1. The Department of Safety and Permits shall issue no licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall provide to the Planning Commission a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage, the frequency of trash pick-up, and the clearing of all litter from the sidewalks and street rights-of-way. The program description, including name and phone number of the owner/operator of the establishment, shall be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
3. Any exterior lighting shall be arranged to eliminate glare on adjacent properties in accordance with the standards of **Article 10, Section 10.3A.6.2(f)** of the Comprehensive Zoning Ordinance. Locations and directions shall be indicated on the plan, subject to review and approval of the City Planning Commission staff.
4. Where feasible, the applicant shall provide a continuous landscape hedge at a minimum height of thirty (30) inches along the perimeter of the parking area adjacent to the Ulloa Street right-of-way subject to the review and approval of the City Planning Commission staff
5. Existing street trees and landscaping on the site shall be maintained in perpetuity.
6. The applicant shall comply with the following operational standards:
 - a. The establishment shall only be permitted to operate during the hours of 8am to Midnight.

² Subject to modification by the City Planning Commission

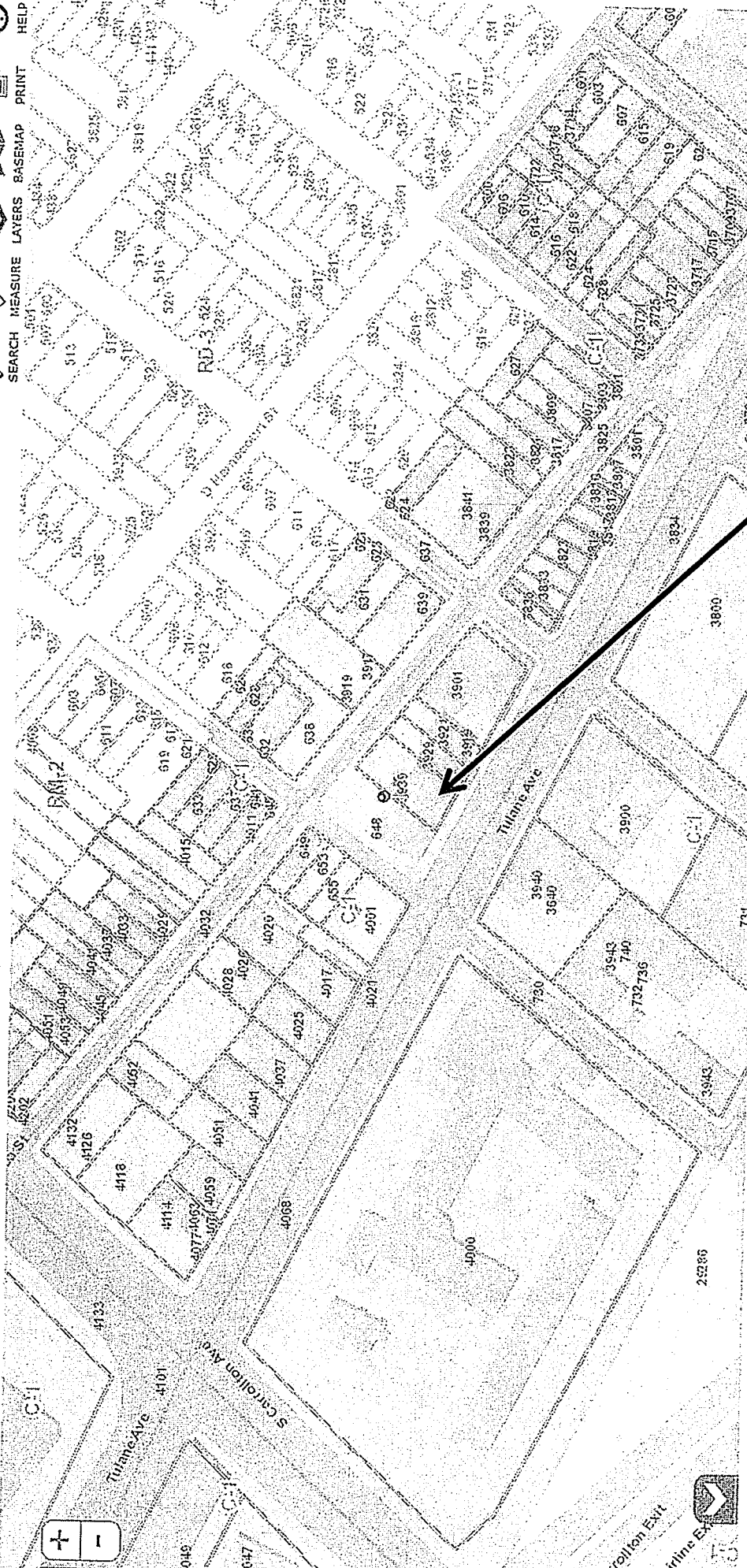
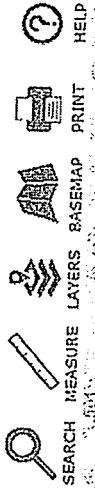
- b. No video poker or other wagering equipment shall be allowed on premises.
 - c. No live or disc jockey music shall be provided on site. Music of any kind shall not be audible outside of the building.
 - d. Use of the premises for any conventions/receptions/parties/events other than those directly associated with the promotion of the beer store shall be prohibited.
 - e. The operator shall discourage loitering on the site and the adjacent public right-of-way. If needed, signs to that effect shall be posted.
 - f. Temporary banners, promotional alcoholic beverage signage, or any other type of signage shall be prohibited on the facades and in the windows of the establishment.
7. The applicant shall secure the appropriate rights to utilize City property in connection with any encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
 8. The applicant shall maintain open access from Tulane Avenue to the loading area within the passageway.
 9. The applicant shall resubdivide all lots into a single lot of record. The resubdivision shall be finalized and recorded in the Office of Conveyances prior to the issuance of Use and Occupancy Certificate for the projects.
 10. Applicant shall install signage in the attached parking area that clearly indicates that the spaces are for use of Craft Beer Reserve only during operating hours.
 11. Any proposed exterior signage shall be subject to Article 10, Section 10.3.A.6 (3) Permitted Signs of the Comprehensive Zoning Ordinance. No signage promoting alcoholic beverages shall be permitted.
 12. The trash storage area shall remain as indicated on the plans. At no time other than during trash pick-up shall trash be visible from the public right-of-way. At no time shall accesses to the loading areas in the passageway be impeded by trash location and pick-up.

VI. REASONS FOR RECOMMENDATION

1. The C-1 General Commercial District is appropriate for the sale of alcoholic beverages, given its orientation toward higher-intensity commercial uses.

2. Those negative impacts associated with a retail establishment with off-site and on-site consumption of alcoholic beverages can be sufficiently mitigated by the recommended provisos.
 3. A retail establishment with off-site and on-site consumption of alcoholic beverages is not in conflict with the *Plan for the 21st Century*.
- VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

CITY OF NEW ORLEANS PROPERTY VIEWER



PROPERTY INFORMATION

- ▶ MLW FAMILY INVESTMENTS, LLC
- ▶ MLW FAMILY INVESTMENTS, LLC

ZONING

Zoning District: C-1
 Zoning Description: General Commercial District
 DRAFT Zoning: MU-1
 DRAFT Zoning Description: Medium Intensity Mixed-Use Districts
 Future Land Use: MUM
 Future Land Use Description: Mixed-Use Medium Density
 Last Updated: Thu-Dec-19-2013

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay and Interim Zoning District 1:
 INNER-CITY URBAN CORRIDOR
 Visit [Interactive](#) to view the regulations of this District.
 Regulations in the overlay and interim zoning districts are combined
 zoning district. In the event of overlapping districts, please contact the
 City Stop Shop for the interpretation of the Overlays/Interim Zoning Districts.

ZD 051\15

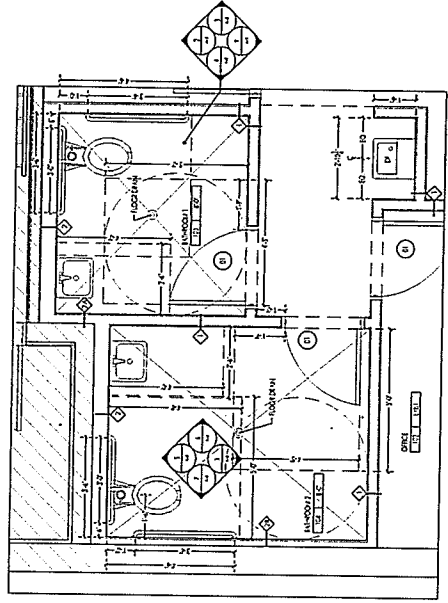
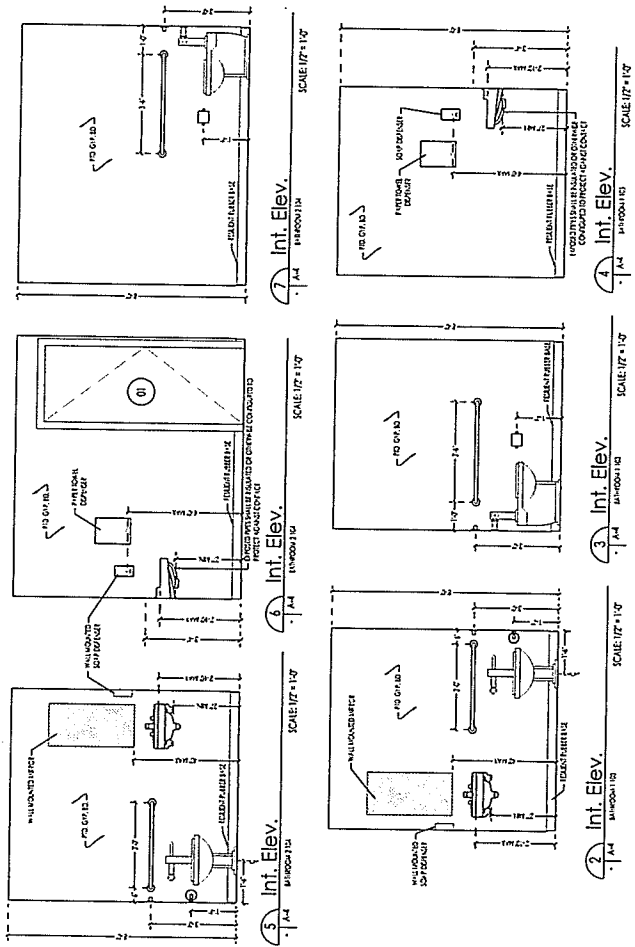
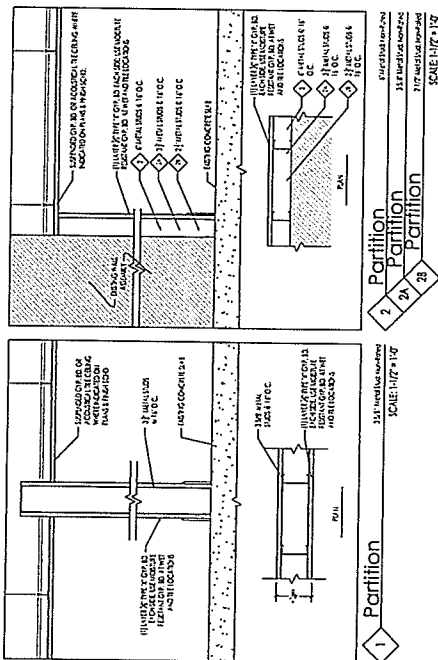
504 Craft Beer Reserve
Interior Build-out
3939 Tulane Avenue
New Orleans, Louisiana 70119

Joseph E. Flynn Architect
8803 Jefferson Hwy
River Ridge La, 70123
504.453.1555

PROJECT NUMBER
DRAWN BY: JAK
CHECKED BY: JRF
DATE: 08.11.13
PARTITION TYPES,
BATHROOM INTERIOR ELEV.
1/10

A-4

Partition Details



Description of Project for Conditional Use

504 Craft Beer Reserve
3939 Tulane Ave. 1st Floor
New Orleans, LA

MLW FAMILY INVESTMENTS, LLC AND CRAFT BEER RESERVE LLC
APPLICATION FOR CHANGE IN CONDITIONAL USE

Intended for: New Orleans City Planning Commission
Prepared by: Jason Paulin & Patrick Brown

Purpose: Request for Conditional Use to permit the sale of packaged liquor for off-premise consumption, as well as, to permit on-premise consumption for scheduled craft beer tastings and educational classes. The retail store is located in a C-1 Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 749, Lots 1 and 2, in the First Municipal District bounded by Tulane Ave, South Pierce St, and Ulloa St.

504 Craft Beer Reserve is a unique business concept and model that aims to fulfill a need within the retail segment of the fast growing craft beer industry. The production, distribution, and service (restaurant/bar/brewpub) segments are all expanding as demand for more craft beer grows; however, retail has not.

Similar to Pearl Wine Co., Elio's Wine Warehouse and Bacchanal Fine Wine & Spirits, 504 Craft Beer Reserve is a retail store selling packaged craft beers, craft spirits and brewery merchandise for off-premise consumption. Just as all three aforementioned wine stores also have the permit to host wine tastings, we too are asking for the permit to hold occasional beer tastings and beer classes such as "beer 101", "how beer is made", and "the styles of beer".

The store would have an upscale, industrial look with proper displays for craft beer and merchandise. We will feature a "local" display to promote Louisiana breweries, a "Mix & Match" section where customers can create their own 6-packs, and a full merchandising section for glassware, apparel, books, and accessories.

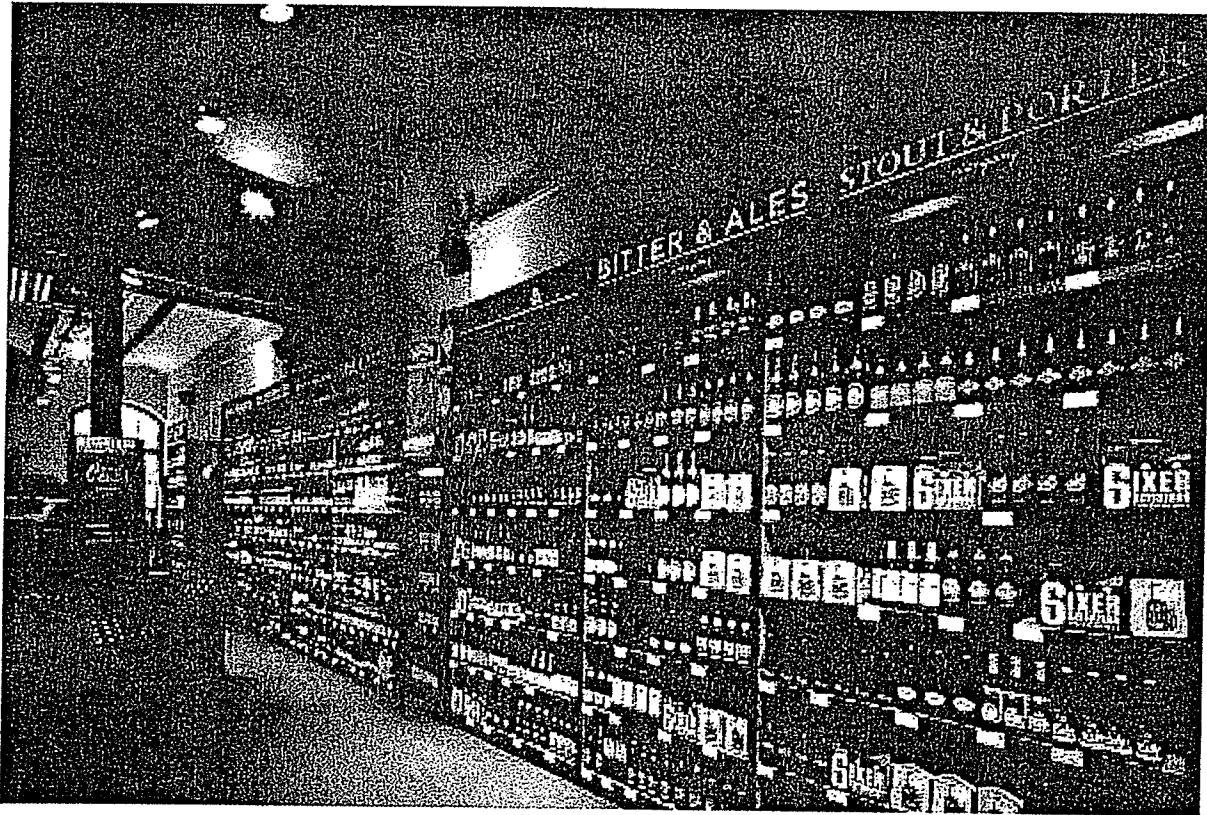
Price points for craft beer are higher than the mass produced beers of Budweiser, Miller and Coors and the packaging/bottling is also much different. We consider our concept to closer to a Martin's Wine Cellar than any liquor, convenience, or grocery store. The term craft beer "boutique" is being used more so.

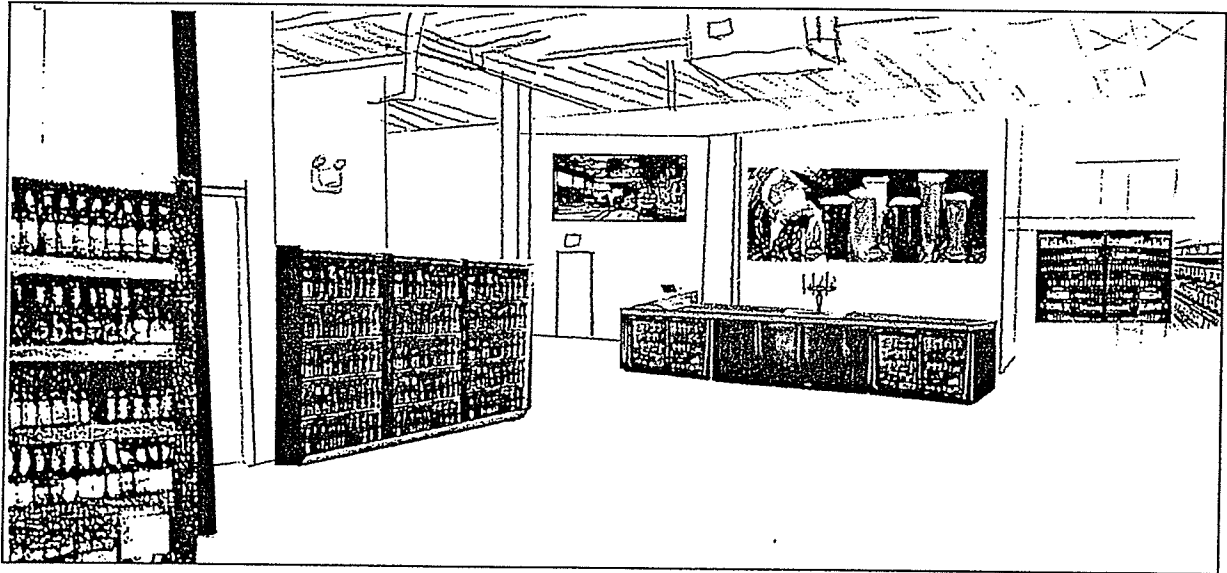
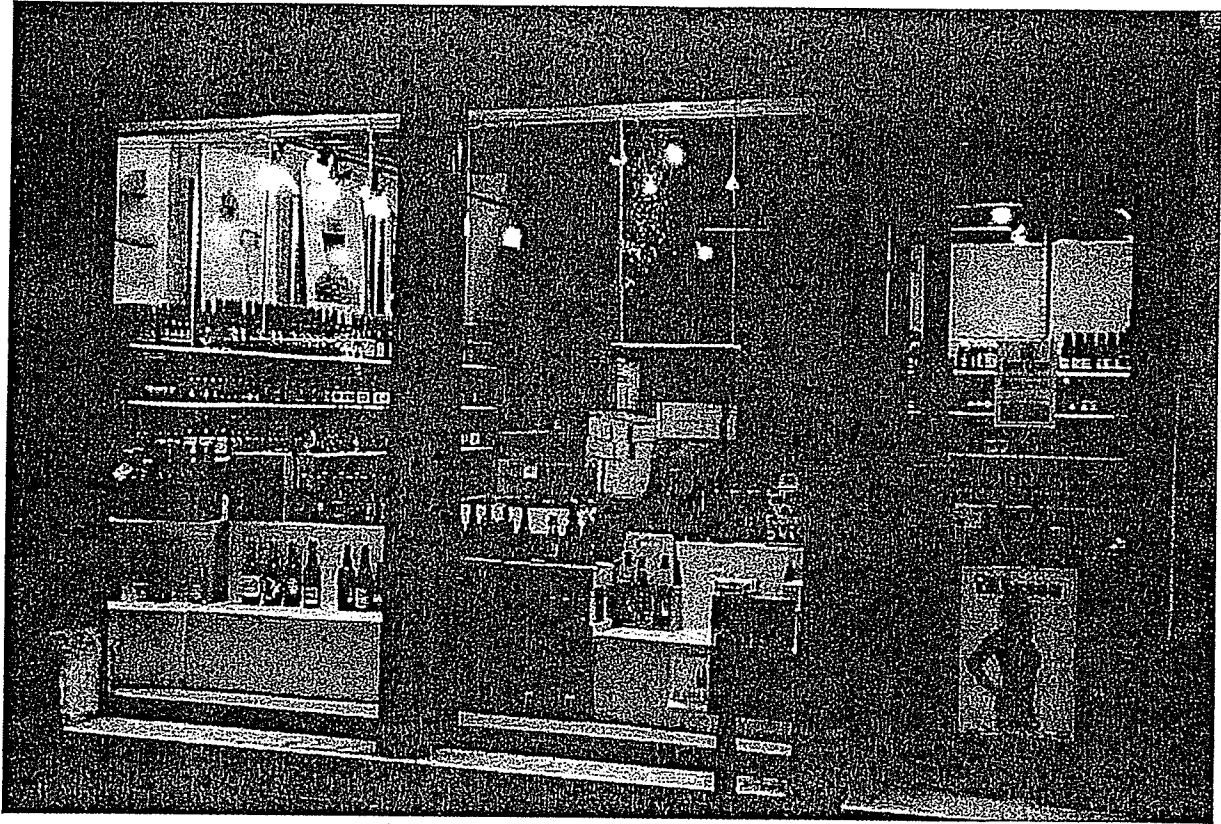
Differentiation from C-Store:

Craft Beer Reserve <u>WILL NOT</u> sell	Craft Beer Reserve <u>WILL</u> sell
1. Cigarettes, cigars, or any tobacco products	1. Craft beers in different package sizes
2. Frozen or canned foods of any sort	2. Craft beer "Bombers" and kegs
3. Lottery tickets	3. Hand-made craft spirits and wine
4. Budweiser, Bud Light	4. Craft beer merchandise and accessories
5. Miller Lite	
6. Coors Light	
7. Corona and Heineken	
8. Wine coolers	

Logo and Artwork

We are expecting to have finished artwork within the next couple of weeks. Once completed, we will provide the CPC with an art & design packet showing the logo, a proposed signage plan, and samples of interior design. For now, we have included some photos that will provide a sample of the store look and feel.





MLW Family Investments, LLC
3939 Tulane Avenue, Suite 300
New Orleans, LA 70119

May 11, 2015

Craft Beer Reserve LLC
dba/ 504 Craft Beer Reserve

RE: Parking Agreement for Craft Beer Reserve LLC at 3939 Tulane Ave. New Orleans, LA 70119

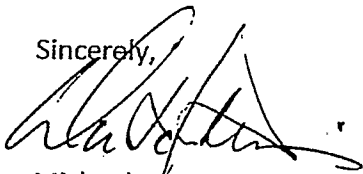
Director, City Planning Commission:

The lease terms regarding the parking spaces at 3939 Tulane Ave for Craft Beer Reserve, LLC will include:

- I. Thirteen (13) parking spaces designated for Craft Beer Reserve LLC's customers.
- II. Craft Beer Reserve LLC's parking spaced will include two (2) handicapped spaces

Should you need any further information, please do not hesitate to contact me at 504-586-4705.

Sincerely,



Michael L. Weiser
MLW Family investments, LLC

LEASE

November (initials)

1. This lease agreement is entered into 1st day of ~~October~~, 2013 between A & 3J's LLC, POB 759 Amite, LA 70422 (hereinafter called the Lessor) and Weiser Security Company, POB 51720 NOLA 70151, Tenant (hereinafter called the Lessee). The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor the premises at 638 South Pierce St., for the term of one year beginning 12:00 noon on 10/01/2013, and ending 12:00 noon on 10/01/2014, unless sooner terminated as herein set forth.
2. The rent for land use as a PARKING LOT for the term of this lease is \$ 6000.00, payable in monthly installments of \$ 500.00 on the 1st day of each month beginning on 10/01/2013.
3. It is furthermore agreed that the use of the premises be as a PARKING LOT for the above named Lessee only.
4. The Lessee may not assign this lease, post, or sublet any portion of the premises without written permission of the Lessor.
5. The Lessee agrees to maintain the said premises in USABLE condition and at the termination of this lease to return said premises in good condition as it is now except for ordinary wear and tear.
6. The Lessee shall not make any alterations or improvements to the premises without the Lessor's written consent. Any alterations become the property of the Lessor at the end of this lease.
7. Any destruction or damage (malicious or otherwise) of said premises by Lessee shall be rectified by monetary remuneration to Lessor.
8. If agreeable by both parties the lease may be terminated by either party with 30 days written prior notice.
9. If the Lessee defaults on the lease agreement, the Lessor may give the Lessee 3 days notice of intention to terminate the lease. At the end of those three days the lease shall terminate and the Lessee shall vacate and surrender the premises to the Lessor.
10. If the Lessee holds over after the expiration of the lease without the Lessor's consent, the tenancy shall be month to month at thrice the monthly rate indicated herein.
11. The Lessee is responsible for obtaining and paying for Personal Injury insurance on leased property and give proof of purchase copy to Lessor.
12. The Lessor will be responsible for replacing missing gate leaf/side to enclosed fence.
13. If the premises are destroyed or rendered uninhabitable by fire or other cause, this lease shall terminate as of the date of the casualty.
14. The Lessor shall have access to the premises for the purpose of inspecting for damage, making repairs, and showing to prospective tenants or buyers.

JO Williams

Lessor Joshua O. Williams Lessee [Signature]
M.D.

Lessor JOSHUA O. WILLIAMS, JR. Lessee MICHAEL WEISER CEO
M.D.

MLK Family Investments, LLC
3939 Tulane Ave. Suite 300
New Orleans, LA 70151

June 2, 2015

Craft Beer Reserve LLC
Dbal/ 504 Craft Beer Reserve

RE: Parking agreement for Craft Beer Reserve LLC at 3939 Tulane Ave. New Orleans, LA 70119

Director, City Planning Commission:

Office employees will be directed to park in the satellite parking lot at the corner of Ulloa Street and South Pierce Street. Weiser Security Company has already secured a lease for this parking lot.

Should you need any further information, please do not hesitate to contact Jason Paulin at 504-338-3546.

Sincerely,

A handwritten signature in black ink, appearing to read "Mickey Weiser", written over a horizontal line.

Mickey Weiser

MLW Family Investments, LLC

Trash & Litter Abatement Plan

504 Craft Beer Reserve
3939 Tulane Ave. 1st Floor
New Orleans, LA
CRAFT BEER RESERVE LLC

Intended for: New Orleans City Planning Commission

Prepared by: Craft Beer Reserve LLC

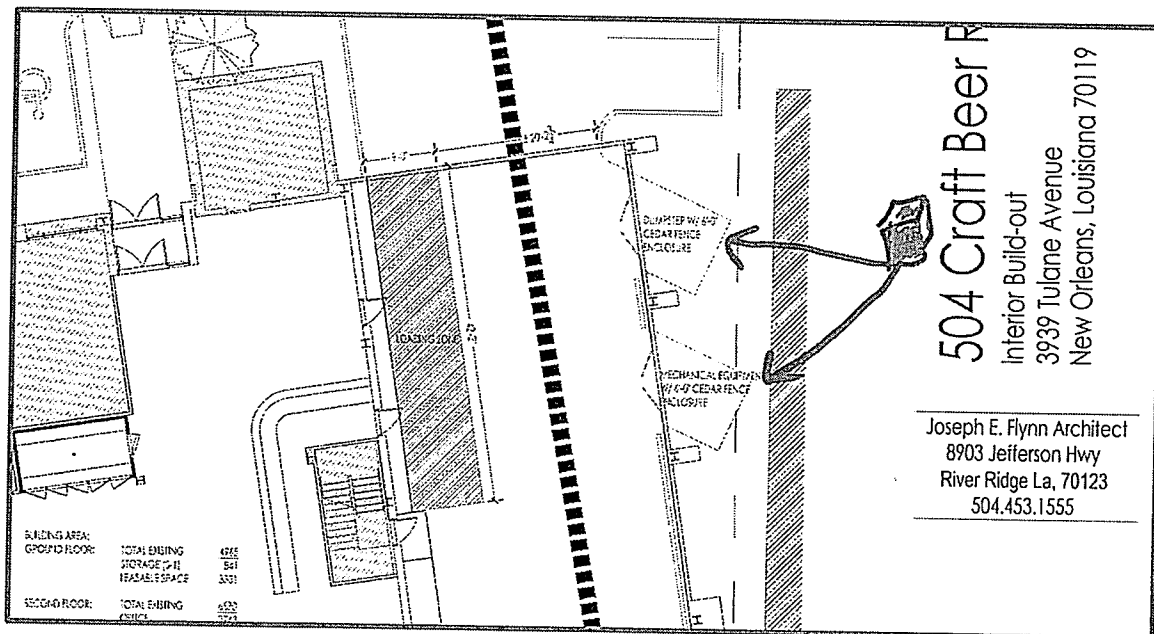
Purpose

This plan details how trash and litter will be managed by 504 Craft Beer Reserve. Our application requesting Conditional Use approval at 3939 Tulane Ave, 1st Floor, NOLA, 70119 was submitted on May 11, 2015.

504 Craft Beer Reserve is a retail store for craft beer. The majority of the trash we will produce is paper and cardboard. We believe in sustainability and will look for opportunities to recycle. We take pride in our business and wish to provide customers with the best possible shopping experience which includes a clean store and the grounds around us.

Dumpster

The dumpster will be located underneath the second floor bridge that extends over the old bank drive-thru lanes. There are slabs already existing in-between the buildings columns. As shown in the site plan, the dumpster will be stored on a cement slab and a wooden fence/gate will be erected to keep the designated trash area out of view from the public right-of-way. At no time will the trash receptacles/dumpster be in the public right-of-way and will only move during designated pick-up times. Dumpster pick-up will be scheduled as often as needed and dumpster area will kept very



clean with occasional pressure washings. At no time will trash be stored so that it is visible to the public right-of-way.

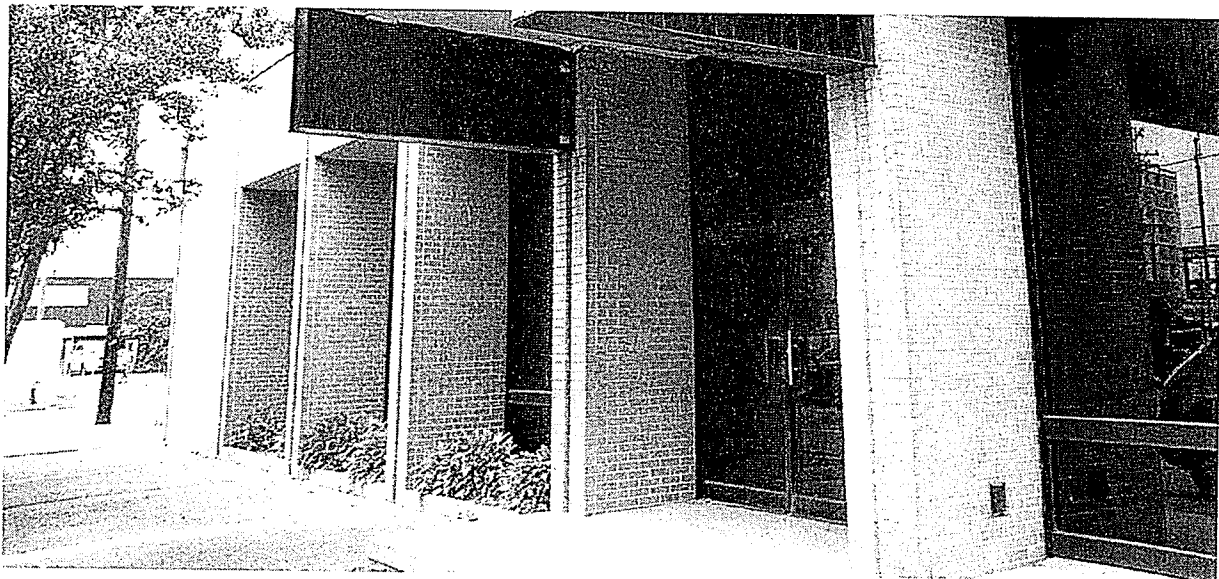
Cardboard

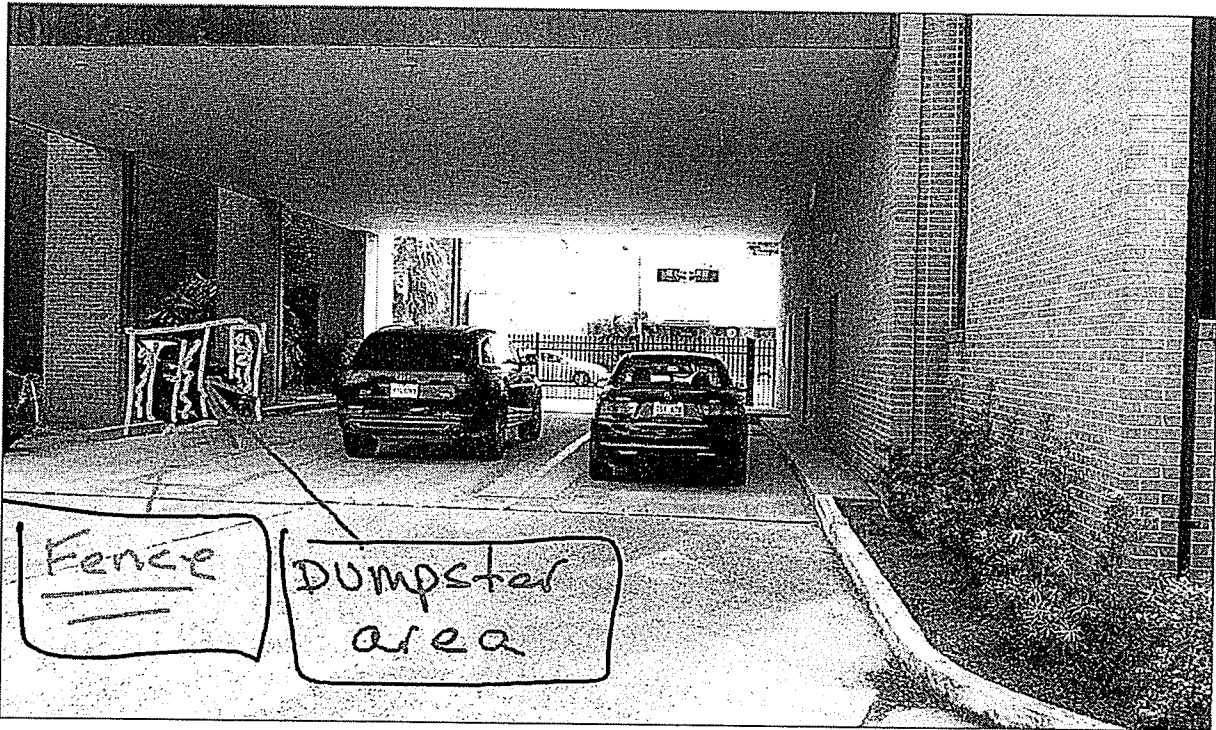
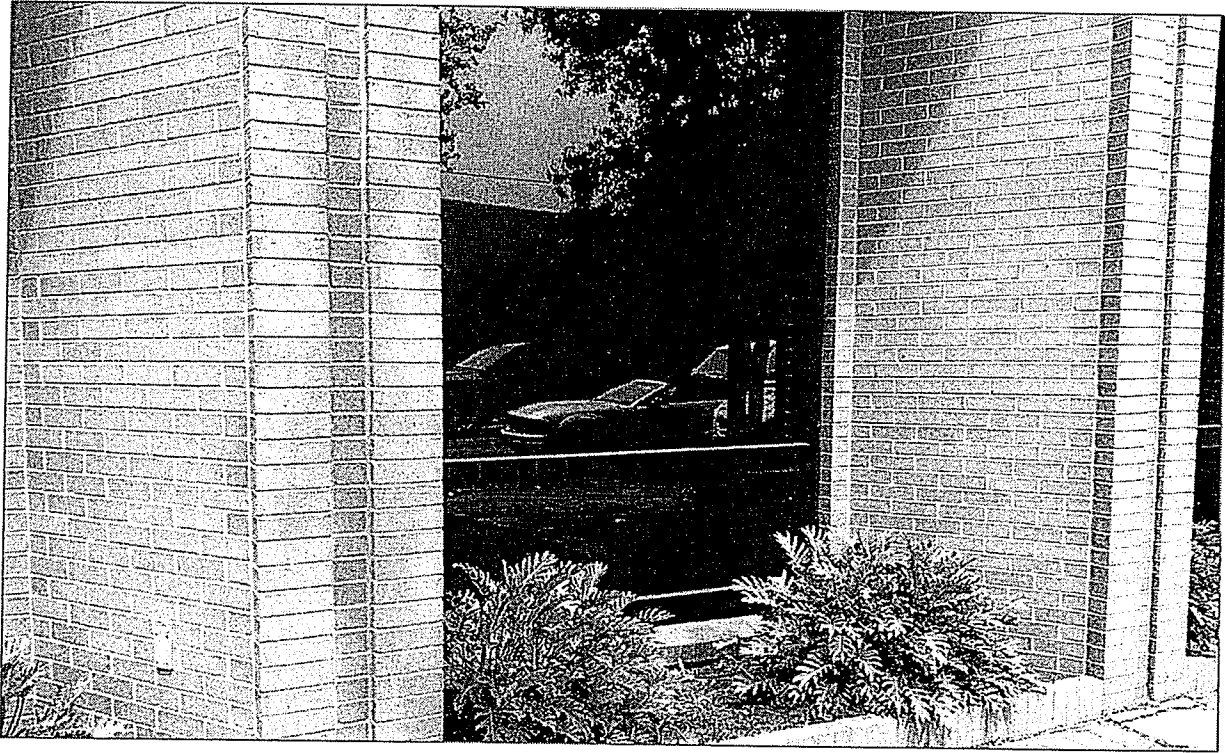
The majority of our craft beer inventory is delivered in cardboard boxes. We plan to use a large portion of the boxes as carrying/transport containers for our customers. The larger craft beer bottles resemble wine bottles. Since many customers buy multiple bottles, these boxes serve as an idea method for transport. Other boxes will be used in displays, and the remaining un-used cardboard will be sent to the dumpster.

Litter Abatement Policy

504 Craft Beer Reserve will implement a trash and litter abatement policy that includes the following:

- Daily litter clearing of entire parking lot and all sidewalks adjacent to the building
- Periodic clearing of all litter on Tulane Ave, S. Pierce and Ulloa Streets right-of-way
- Periodic cleaning of all windows facing Tulane Ave.
- Maintaining cleanliness in regards to all landscaping visible to public's right-of-way
- Occasional professional maintenance on all trees and garden areas on the grounds and on the sidewalks adjacent to building
- Annual pressure washing of building's exterior and sidewalks





Neighborhood Participation Plan Initial Report

504 Craft Beer Reserve
3939 Tulane Ave. 1st Floor
New Orleans, LA

MLW FAMILY INVESTMENTS, LLC AND CRAFT BEER RESERVE LLC
APPLICATION FOR CHANGE IN CONDITIONAL USE

Date of Report: May 10, 2015

Project Name: 504 Craft Beer Reserve

Contact: Jason Paulin
4205 Page Dr., Metairie, LA 70003
504-338-3546
PaulinConsulting@yahoo.com

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 3939 Tulane Ave on the corner of Tulane Ave and South Pierce St. The applicant intends to file an application for the Conditional Use to permit the sale of packaged liquor for off-premise consumption with permission to allow on-premise consumption for craft beer tastings. The retail store is located in a C-1 Commercial District and an ICUC Inner-City Urban Corridor District overlay. This report provides a summary of the contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plan and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting: Legal counsel acquired the names of all neighbors and associations that needed to be invited to the NPP meeting from the CPC staff. Every name was sent a letter via US Mail notifying them of the date and time of the meeting.

1. May 7th, 2015 – NPP meeting held at project location, 3939 Tulane Ave, 1st Floor, from 6pm -7pm. There were three (3) attendees.

Correspondence and Telephone Calls:

1. May 1st, 2015 – letters mailed out to contact list, personal phone calls were placed to both neighborhood organizations, Mid-City Neighborhood Organization & Greater Mid-City Business Association, inviting them to the meeting and followed up with an email invitation to both.
2. May 6th, 2015 – met with CPC to review application and cover checklist
3. May 8th, 2015 – was added to Mid-City Neighborhood Organization's agenda to present our business model and project plans at the upcoming regular meeting on June 8th.
4. May 8th, 2015 – was contacted by neighbor, Joshua Bruno, who couldn't make the meeting. A one-on-one meeting is scheduled for May 11th at 5:00 pm to discuss details of the project.

Results:

There were 28 persons/address invited to the community meeting. The 3 attendees arrived within minutes of each other and all signed in. The meeting officially started approximately 6:05 pm. Legal assistant, Lea Williams, explained that the application was to establish an upscale retail package liquor store with a new concept featuring craft beers and craft beer merchandise. The founders' of 504 Craft Beer Reserve furthered the presentation by expanding on the concept's uniqueness and how it's very different from a traditional liquor or convenience store. The buildings layout and interior design were also discussed. After a short presentation, the floor was open to questions and concerns. All attendees left with an info sheet regarding the store's concept and differentiation.

Summary of Q&A:

Q. The question was raised regarding our plans to provide security.

A. The response was given that the planned security measures was to install video surveillance inside the store, on both doors, the walkway in front of the store, and covering the parking lot. The building contains flood lights atop the rear of the building which will illuminate the back parking lot. And that we were going to add outdoor lighting to the front walkway on Tulane Ave and on the back street, Ulloa, to add light onto the otherwise dark part of the street that connects the leased lot behind Ulloa to the building's on-site parking lot. The building will also have an alarm system installed.

Q. The question was raised about plans to address persons attending the nearby Volunteers of America alcohol and rehab program.

A. The response was given that all personnel will be well informed and aware of the program. It was also reassured that every employee will be trained on and held accountable for acting responsibly. It was also noted that each employee must possess a responsible vendor's card and that the company plans on hiring people of good character. A final point was made that the store will resemble more of a retail outlet than a liquor store and the specialty craft beers will carry a price much greater than a convenience store and will most likely not be a recovering person's choice to buy alcohol.

Q. The question was raised regarding the sale of single bottles of beer.

A. The response was given that craft beers come in many different shapes, sizes, and quantities depending on where in the world they were brewed and the breweries chosen packaging. The store will not sell traditional 12oz bottles by themselves, but there are specialty beers that come in 16.9oz and larger that are meant to be shared like wine and are packages for individual sale. It was also mentioned that there will be a mix & match section where singles are offered to be combined with other singles to make a six pack; but that no 12oz singles will be sold in the manner of concern and that no Budweiser, Bud light, Miller light, Coors light, Heineken, or Corona will even be offered for sale.

Q. The question was raised regarding the owners of the company and their roles.

A. The response was given that Jason Paulin and Patrick Brown are the managing members of Craft Beer Reserve LLC and the stores operators. Michael (Mickey) Weiser is an investor with an advisory role and owner of the building. Ryan McBride is an attorney with the group, and Kevin Kitchens is a CPA with the group.

Q. The question was raised about cleanliness of the property if the store is approved.

A. The response was given that the managing members of the business, as well as the owner of the building, take great pride in the business, the property and the cleanliness of both. It was noted that the business will have daily, weekly, and monthly cleaning policies that will cover the entire property, inside and out. Also that they will have a landscaper manage the property's gardens and trees.

Q. The question was raised if the owners would be willing to present their concept at the next scheduled neighborhood organizational meeting.

A. The response was "Yes, absolutely!" The owners expressed their eagerness to introduce the project to the organization and welcomed the opportunity to answer all questions and concerns.

All attendees continually express their support for the project throughout the meeting. They liked the idea of having a respectable business and upscale storefront in the neighborhood. They were pleased that the ownership group was working with an architect and interior designer, and that the owner of the building was involved with the project. They appreciated the level of planning and investment involved with the project, and one attendee said they were part of the "Pioneers of Tulane Ave" by investing in the future of this corridor despite the challenges of the area. All three attendees expressed their support and willingness to write a letter of recommendation to the CPC and City Counsel.

No one was opposed to the project, nor did they express any negative comments regarding the Q&A.

Attached herewith are all documents mentioned and related to the NPP.

Letter Inviting Neighbors to Meeting

Craft Beer Reserve, LLC
3939 Tulane Ave, First Floor
New Orleans, La 70119
April 29, 2015

Dear Neighbor:

My company, 504 Craft Beer Reserve, is leasing the first floor of the building at 3939 Tulane Ave which is on the corner of Tulane Ave. and S. Pierce. We would like to open a craft beer retail store there that would operate as normal retail store whose main product is selling packaged craft beers and craft brewery merchandise. It would not be a convenience or traditional liquor store. It would more so resemble a wine shop, but for craft beer. Hours of operation would be 11 a.m. to 8 p.m. Monday through Friday and from 9 a.m. to 6 p.m. on Saturday and Sunday.

The site is located in the Urban Development District which requires us to get approval for Conditional Use. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

Thursday, May 7th, 2015 at 6:00 pm
3939 Tulane Ave, First Floor

This letter is being delivered through U.S Mail. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

I've enclosed some plans to give you a better idea of what we'd like to do. The retail store would occupy the first floor of the building which was once used as a bank. The front pedestrian entrance is located on Tulane Ave and the driveway entrance to the parking lot (currently gated) would be a one-way entrance only. The site is currently empty and would require a small build-out for bathrooms and an office. If we receive approval, we plan to start the construction work within a month of the approval, and estimate that the work would take about three months.

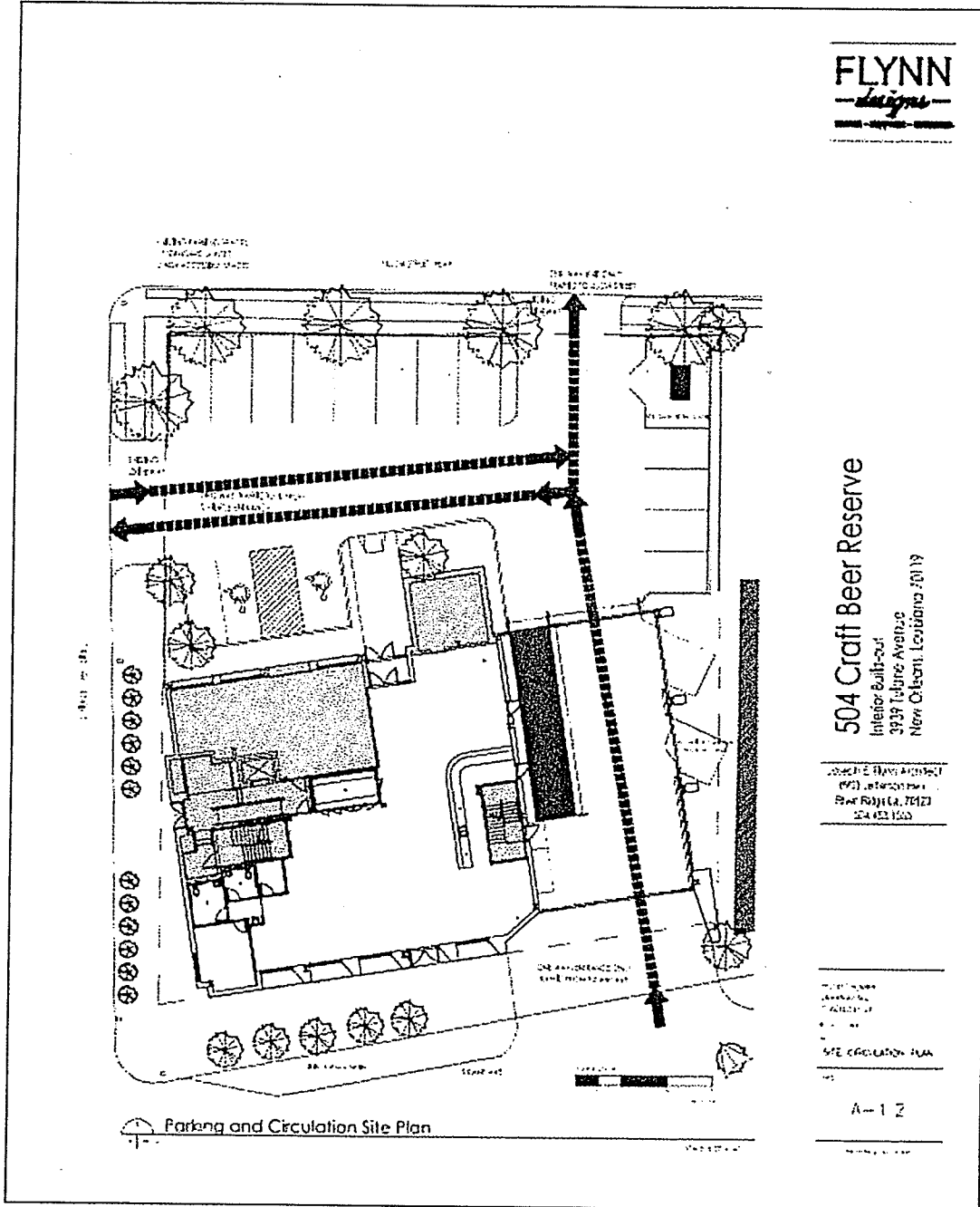
If you have any questions or comments, here's how to reach me. I look forward to seeing you at the meeting on May 7th.

Sincerely,

Jason Paulin
4205 Page Dr. Metairie, LA 70003
PaulinConsulting@yahoo.com
504-338-3546

Enclosure

Site Plan Accompanying Invite Letters:



FLYNN
designs

504 Craft Beer Reserve

Interior Build-out
3939 Tulane Avenue
New Orleans, Louisiana 70119

JOSEPH HAY ARCHITECT
2021 Poydras Street
New Orleans, LA 70112
504.452.1500

DATE: 08/14/2019
DRAWN BY: JHAY
CHECKED BY: JHAY
SCALE: AS SHOWN
SITE CIRCULATION PLAN

A-1 Z

Parking and Circulation Site Plan

List of Neighbors CPC

	A	B	C	D	E	F	G	H
1	Type	Source	Name	Address1	Address2	City	St	Zip
2	Business	County	3835 Tulane LLC	3701 Banks St		New Orleans	LA	70119
3	Business	County	627 Pierce LLC	2709 Valence St		New Orleans	LA	70115
4	Person	County	A & 3 J's, Llc	P O Box 759		Amite	LA	70422
5	Person	County	Buckner William	618 So Pierce Street		New Orleans	LA	70119
6	Business	County	Chin Boo Company, LLC	4416 Dreyfus Avenue		Metairie	LA	70002
7	Person	County	Colin Timothy C	4220 Ben Michael Dr.		Marrero	LA	70072
8	Business	County	Crescent City Collecitons	147 Carondelet St	Suite 1137	New Orleans	LA	70130
9	Business	County	Crescent City Collections	147 Carondelet St Unit 1137		New Orleans	LA	70130
10	Person	County	Cuevas Edgar M	3924 Dhemecourt St		New Orleans	LA	70119
11	Business	County	Flora M. One, LLC	C/O Max Vorhoff	21 Swan S	New Orleans	LA	70124
12	Business	County	Fountainbleau Storage Ass	4040 Tulane Av. Suite 8000		New Orleans	LA	70119
13	Person	County	Frazier Mikhail	617 S Pierce St		New Orleans	LA	70119
14	Person	County	Gross Leroy	3920 D'hemecourt St		New Orleans	LA	70119
15	Person	County	Hingle Ray J Jr	4908 Townsend St		Metairie	LA	70006
16	Business	County	M&S Hospitality LLC	3900 Tulane Ave		New Orleans	LA	70119
17	Person	County	Marziale Louis	1101 Elmeor Ave		Metairie	LA	70005
18	Person	County	Marziale Louis P	1101 Elmeor Ave		Metairie	LA	70005
19	Person	County	Meade Robert P	2117 Edenborn Av.		Metairie	LA	70001
20	Business	County	Mlw Family Investments, L	44 Pelham Ave		Metairie	LA	70005
21	Business	County	Omega Enterprises, LLC	P O Box 6125		Metairie	LA	70009
22	Person	County	Salomon Elgin A	621 Melody Drive		Metairie	LA	70002
23	Person	County	Smith Andrell S	1759 N Dorgenois		New Orleans	LA	70119
24	Business	County	Sorelle, LLC	40 Melrose Dr		Marrero	LA	70072
25	Person	County	Strachan James	408 Funderburk Ave		Houma	LA	70364
26	Business	County	Ulloa Center, LLC	3901 Ulloa St		New Orleans	LA	70119
27	Business	County	Urban Vision, LLC	P O Box 19902		New Orleans	LA	70179
28	Business	County	Usaytomatonisaytomoto, L	4021 Tulane Ave		New Orleans	LA	70119
29	Business	County	Voa Development Inc	C/O Jane Buras	4152 Canal	New Orleans	LA	70119
30								

Emails Sent to Neighborhood Organizations

◊ Craft Beer Reserve - Neighborhood Meeting People

Lea Williams May 1
 To Jenfarwell@gmail.com

Ms. Farwell,

Thank you for your time on the phone this afternoon. Please find attached the letter and site plan sent out to the neighbors of 3939 Tulane Ave.

I look forward to seeing you at the meeting on May 7th @ 6pm - 3939 Tulane First Floor

Lea Williams
 504-382-9173

2 Attachments [View all](#) [Download all](#) ▼

NPP Meeting Lette... .docx [View](#) [Download](#) ▼

Plan with NPP Letter.docx [View](#) [Download](#) ▼

----- Forwarded Message -----

Subject:Craft Beer Reserve - Neighborhood Meeting

Date:Fri, 01 May 2015 15:40:13 -0500

From:Lea Williams <lea@mcbride-legal.com>

To:nolajoe57@gmail.com

Mr. Wright,

Please find attached the letter and site plan sent out to the neighbors of 3939 Tulane Ave.

I hope you will be able to join us at the meeting on May 7th @ 6pm - 3939 Tulane First Floor

Lea Williams
504-382-9173

2 Attachments View all Download all ▾

NPP Meeting Lette... .docx View Download ▾

Plan with NPP Letter.docx View Download ▾

Information Sheet Dispersed at Meeting

Craft Beer Reserve LLC

3939 Tulane Ave. 1st Floor, NOLA 70119

Our Concept

Our project is opening a craft beer retail store craft beer drinkers something they have desired for a long time – a place to go for everything craft beer. Craft Beer Reserve will sell craft beers from all over the world, craft beer brewery merchandise (such as shirts, hats, and glassware), and locally distilled craft wine and spirits. Craft beer typically cost more than mass-produced beer and our prices will reflect that.

We are asking for a conditional use permit as a package liquor store with the allowance of on-site consumption for craft beer tastings, beer 101 classes, and craft beer/food pairings. Craft beers are packaged in many different size bottles and cans. Larger craft beer bottles (called Bombers) typically range from 22-25oz and are meant to be shared with others such as a bottle of wine. We will have a "mix & match" section where customers can build their own six packs. Others sized craft beers come in 4-packs, 6-packs, 12-packs, and kegs. No traditional 12oz beer singles will be sold, only specialty beers meant to be sold as singles.

Craft Beer Reserve offers customers the largest selection of craft beers in the city. The store will promote locally crafted beers by designing a section of the store dedicated solely to Louisiana's breweries. We will also carry an array of craft beer merchandise and accessories such as special glassware, apparel, educational and food pairing books, and more. The Craft Beer Reserve staff will be passionate craft beer individuals who are there to guide customers in their purchase decisions. We plan to host "Beer 101" and "Beer Certification" classes. Craft Beer Reserve is not a convenience store.

Differentiation:

Items Craft Beer Reserve WILL NOT sell:

1. Cigarettes, cigars, or any tobacco products
2. Frozen or canned foods of any sort
3. Lottery tickets
4. Budweiser, Bud Light
5. Miller Lite
6. Coors Light
7. Corona and Heineken
8. Wine coolers

Items Craft Beer Reserve WILL sell:

1. Craft beers in different package sizes
2. Craft beer "Bombers" and kegs
3. Hand-made craft spirits and wine
4. Craft beer merchandise and accessories

Additional Info

Our hours are expected to be:

- M-F from 11am-7pm
- Sat-Sun from 9am-6pm

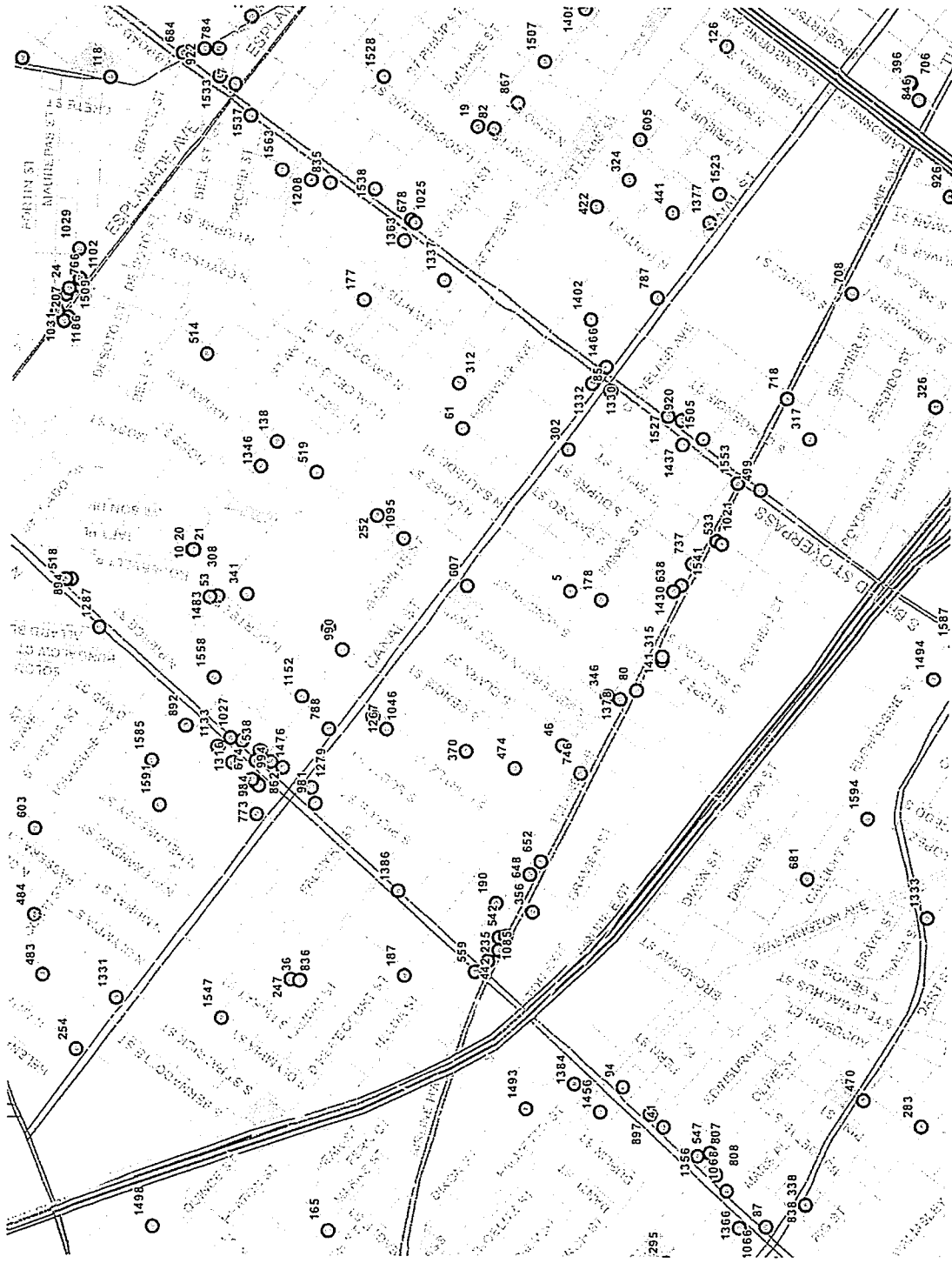
504 CRAFT BEER RESERVE

NEIGHBORHOOD PARTICIPATION MEETING

SIGN-IN SHEET

Project: 504 Craft Beer Reserve, Meeting Date: May 7th, 2015, 6:00 pm
Facilitator: Jason Paulin & Craft Beer Reserve LLC, Place/Room: 3939 Tulane Ave. 1st Floor, New Orleans, LA 70119

Name	Company	Address	Phone	Fax	E-Mail
Jason Strachly	VDA	4162 Canal St	504-81-6126		Jason@vda.org
ROUX MERLO	LIREATER MID-CITY BUSINESS ASSOCIATION		957-0095		MID-CITY ROUX @AOL.COM
Brad Cousins	MCNO		421-1736		brad@mcno.com



This map shows the general location of licensed alcoholic beverage outlets that sell alcohol for consumption on premises or off premises, including, but not limited to, restaurants, grocery stores, package liquor stores, cocktail lounges/bars, private clubs, amusement places, etc. There is no correspondence between the numbers on the map and the type of alcoholic beverage outlet.

The data used to generate this map was provided by the Department of Finance as of December 31, 2013. The points on the map do not exactly correspond with the actual locations of individual alcoholic beverage outlets. This data has not been field verified by City Planning staff, but previous site visits suggest that it may not accurately represent the number of active alcoholic beverage outlets within any given geography.