



Memorandum

July 11, 2019

Development Review Committee
Planning and Development Services
385 Kimbark Street
Longmont, CO 80501

Re: Cover Letter - Left Hand Brewing Company Brewery Expansion

Dear Development Review Committee,

Thank you for your review of this conditional use site plan submittal. We are excited to present this proposed design to the committee, as well as, the general public. The following is a description of the proposed design.

The proposed design incorporates approximately 42,000 SF of expansion to Left Hand Brewing Company located at 1245 Boston Ave in Longmont, Colorado. Left Hand Brewing Company owns the adjacent properties to the east, west, and north of the project in question. The overall property of development is approximately 2 acres in size, while the proposed development seeks to renovate only approximately 1 acre of total property. This is the north section along Boston Ave. The south half of the property (not being developed at this time) is adjacent to the St. Vrain Greenway, which is currently in the design process via RSVP. We plan to follow this project and hope to work together to ensure smooth construction processes in the future.

The design consists of approximately 19,000 SF of flexible lawn space for smaller and larger events for up to, but not limited to, around 1,500 people. The events possible include outdoor movies, weddings, concerts, games, etc. Left Hand anticipates working with the community on schedule events like graduations, tournaments, parties, etc. The event schedule has not been developed for this space yet.

A moveable bar structure, originally made from a shipping container, will be able to serve this space with canned beer. There are proposed hook-up locations for (2) food trucks along the pedestrian promenade. A crushed limestone pavement beer garden surrounds the bar structure with moveable tables and chairs, as well as, beer garden style tables. A pre-fabricated shade structure will cover 6,800 SF of the beer garden with accent lighting underneath. The shade structure will be open for access on all sides.

Pedestrians can access the lawn and beer garden from Boston Ave via a signature entrance sculpture with gate. Visitors walk south towards the beer garden on a crushed limestone promenade lined with trees and grasses. The taproom, which is the property to the west at 1265 Boston Ave, and the expansion are connected via sidewalk along Boston Ave. There is no public access anywhere else on site at this time to ensure visitor safety. All other gates are for emergency access and operational needs. All gates will have KnoxBox for emergencies. There is a proposed crosswalk at Boston Ave near the main signature gate to connect to the large parking lot on the north side of Boston Ave.



There are proposed restrooms at the south east corner of the site within the existing warehouse building at the adjacent property. Left Hand proposes above the minimum required restrooms to accommodate any events.

Left Hand Brewing Company has four existing parking lots in close proximity. There is one at the taproom to the west, one large parking lot to the north, one lot to the north of the taproom building in front of the recently built warehouse building, and one at the north east corner of the site potentially for ADA parking. All parking lots are directly on Boston Ave. There is bicycle parking in the existing taproom parking lot and temporary bike parking can be set up during large events. This site has access to the St. Vrain Greenway bike path, so we anticipate some visitors will be traveling via bicycle.

The drainage strategies uses a gentle slope to move water from the east side of the site to a bioswale at the west side of the site. Water will be caught at an inlet near the existing alley and released in the existing detention pond. On the east perimeter of the property, we have proposed inlets to catch any water along the existing building foundation and it is piped to the existing detention pond. In the future, if the south half of the site is redeveloped, there will be an additional outfall to the St. Vrain per request of the City. Please see the civil drawings for more information.

Please refer to the submittal documents for all other information regarding this proposal. We are happy to answer any questions throughout this process by means of meeting, phone, or email.

Thank you for your time and review. We look forward to your comments.

Best Regards,

A handwritten signature in black ink, appearing to read "Mary Taylor".

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