

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) <i>Northern Hospitality Group</i>	Name (last name first) <i>David S. McCarthy</i>
Mailing Address <i>725 Christensen #6 Anchorage AK 99501</i>	Mailing Address <i>1317 Inlet Place Anchorage AK 99501</i>

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.


PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <i>001-021-11-000 (Railroad) 001-021-11-003 (Ship Creek Prop)</i>		
Site Street Address: <i>721 Depot Drive, Suite 50 Anchorage AK 99501</i>		
Property Owner (if not the Petitioner): <i>Ship Creek Property (Building) AK Railroad (Land)</i>		
Current legal description: (use additional sheet in necessary) <i>Downtown Edge TRI ARR #20422</i>		
Zoning: <i>PG AD 2006-46</i>	Acreage: <i>12.4965E</i>	Grid # <i>SW1229</i>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input checked="" type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: <i>200</i>		
Transfer license location: <i>721 Depot Drive, Suite 49</i>		
Transfer licensed premises doing business as: <i>49th State Brewing @ the Rail</i>		

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of

Accepted by: <i>FM</i>	Poster & Affidavit: <i>2 + affidavit</i>	Fee: <i>\$4,720</i>	Case Number: <i>2026-0053</i>
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the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.



Date _____ Signature (Agents must provide written proof of authorization)

Application for conditional use retail sale alcoholic beverages continued

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- Major Employment Center Redevelopment/Mixed Use Area Town Center
- Neighborhood Commercial Center Industrial Center
- Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- Commercial Industrial Parks/opens space Public Land Institutions
- Marginal land Alpine/Slope Affected Special Study
- Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- Commercial Industrial Parks/opens space Public Land Institutions
- Marginal land Alpine/Slope Affected Special Study
- Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion site affected)

- Wetland Classification: None "C" "B" "A"
- Avalanche Zone: None Blue Zone Red Zone
- Floodplain: None 100 year 500 year
- Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion site)

- Rezoning - Case Number: _____
- Preliminary Plat Final Plat - Case Number(s): _____
- Conditional Use - Case Number(s): _____
- Zoning variance - Case Number(s): _____
- Land Use Enforcement Action for _____
- Building or Land Use Permit for _____
- Wetland permit: Army Corp of Engineers Municipality of Anchorage

DOCUMENTATION

- Required:
- Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
 - Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
 - Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
 - Narrative: explaining the project; construction, operation schedule, and open for business target date.
 - Copy of a zoning map showing the proposed location.
 - Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.
- Optional:
- Traffic impact analysis Economic impact analysis Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

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Date Signature

*Report additional petitioners or disclose other co-owners on supplemental form Failure to divulge other beneficial interest owners may delay processing of this application

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

49th State Brewing @ the Rail

What is the gross leaseable floor space in square feet?

1289

What is the facility occupant capacity?

150

What is the number of fixed seats(booth and non movable seats)?

- 0 -

What is the number non-fixed seats(movable chairs, stools, etc.)?

50

What will be the normal business hours of operation?

12pm - 8pm

What will be the business hours that alcoholic beverages will be sold or dispensed?

12pm - 8pm

What do you estimate the ratio of food sales to alcohol beverage sales will be?

75 % Alcoholic beverage sales

25 % Food sales

Type of entertainment proposed: (Mark all that apply)

Recorded music Live music Floor shows Patron dancing Sporting events Other None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? Yes No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? Yes No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name	Address
<i>None within 200 Feet</i>	

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

0	%	less than \$5.00
95	%	\$5.00 to \$10.00
5	%	\$10.00 to \$25.00
0	%	greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

*49th state brewing w the rail will sell locally
crafted beer for locals and visiting tourists.
Policy # 18, 21, 22*

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

*The use is compatible with existing
and proposed land uses in the area
and surrounding neighborhood.*

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

*The facility is located in the ship creek P C
District and the intended use for this facility
aligns with the proposed uses in that district.*

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

The proposed is concurrent with existing use.

2. The demand for and availability of public services and facilities.

No additional public services or facilities will be needed. The existing facilities will be used.

3. Noise, air, water or other forms of environmental pollution.

N/A

4. The maintenance of compatible and efficient development patterns and land use intensities.

This use is compatible with development and land uses. We will be using existing spaces to provide intended services.

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license? 2 (Brewery licence in same building) & REPL @ space currently

Within 1,000 feet of your site are how many active liquor licenses? 1

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high 2

How many active liquor licenses are within the boundaries of the local community council? unknown

In your opinion, is this quantity of licenses a negative impact on the local community?

No. Local craft breweries contribute to the overall well being and sense of "place" to the community and provides opportunities for tourism to experience Alaskan products in the downtown central business district.

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program? *winter = 3 to 5*
summer = 5 to 10

Operations procedures. If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- Yes No Happy hours?
- Yes No Games or contests that include consumption of alcoholic beverages?
- Yes No Patron access and assistance to public transportation?
- Yes No Notice of penalties for driving while intoxicated posted or will be posted?
- Yes No Non-alcoholic drinks available to patrons?
- Yes No Solicitation or encouragement of alcoholic beverage consumption?

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility: on site owners and manager surveil the premises to ensure patron safety.

outside facility: Security cameras and manager and owner presence will ensure that the facility is a good neighbor to the surrounding businesses.

Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

- Yes No *Are real estate and business property taxes current?*
 Yes No *Are there any other debts owed to the Municipality of Anchorage?*

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

- Yes No *As the applicant and operator can you comply? If no explain*



ENTITY DETAILS

Name(s)

Type	Name
Legal Name	Ship Creek Property, LLC

Entity Type: Limited Liability Company

Entity #: 10087321

Status: Good Standing

AK Formed Date: 7/3/2018

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2028

Entity Mailing Address: 725 CHRISTENSEN DR STE 6, ANCHORAGE, AK 99501

Entity Physical Address: 725 CHRISTENSEN DR STE 6, ANCHORAGE, AK 99501

Registered Agent

Agent Name: David S. McCarthy

Registered Mailing Address: 725 CHRISTENSEN DR STE 6, ANCHORAGE, AK 99501

Registered Physical Address: 725 CHRISTENSEN DR STE 6, ANCHORAGE, AK 99501

Officials

Show Former

AK Entity #	Name	Titles	Owned
	David McCarthy	Manager, Member	100.00



Northern Hospitality Group

725 Christensen Drive, STE 6, Anchorage, AK 99501
907.302.6488

Date: February 19, 2026
To: Municipality of Anchorage
From: Ship Creek Properties
David McCarthy, Owner
Re: Conditional Use

Mr. Mclaughlin,

I am the owner of Ship Creek Property LLC. We currently lease a portion of our building located at 721 Depot Drive to Northern Hospitality Group doing business as 49th State Brewing @ the Rail. Ship Creek Property LLC has a legal description of Downtown Edge, TR1, ARR #20422. The parcel number is 001-021-11-000 (Land owned by Alaska Railroad) and 001-021-11-003 (Building owned by Ship Creek Properties).

The intent of this letter is to authorize the application for a conditional use for the sale of alcoholic beverages provided under a Beverage Dispensary license – specifically the license #200 being transferred from Matanuska Brewing to Northern Hospitality Group. If you have any further questions, please feel free to contact either myself at (907) 302-6488 or Kimberley O'Connor at (907) 302-4468.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "David McCarthy".

David McCarthy
Owner
Ship Creek Property LLC



Northern Hospitality Group

725 Christensen Drive, STE 6, Anchorage, AK 99501
907.302.6488

Date: February 19, 2026

To: Municipality of Anchorage

From: Northern Hospitality Group
David McCarthy, Owner

Re: Conditional Use

Dear Assembly Members,

Northern Hospitality Group (NHG), doing business as 49th State Brewing @ the Rail is seeking the transfer of the beverage dispensary liquor license #200 from Matanuska Brewing for its facility at 721 Depot Drive, Suite 50 in downtown Anchorage which requires a conditional use. The zoning district is PC AO 2006-46 (S).

Northern Hospitality Group is currently operating a facility operating as 49th State Brewing @ the Rail under an REPL license which will be surrendered upon transfer of this license. The operation of the transferred dispensary license will allow us to provide a location that locals and tourist alike can come and experience not only our locally brewed beer but also additional Alaskan products that are produced by other beverage manufacturers as well as additional specialty cocktails.

The operations of 49th State Brewing @ the Rail will be operated by TAP certified and knowledgeable staff that will ensure that the public is provided with the highest quality products available with all knowledge expected about these unique Alaskan beverages.

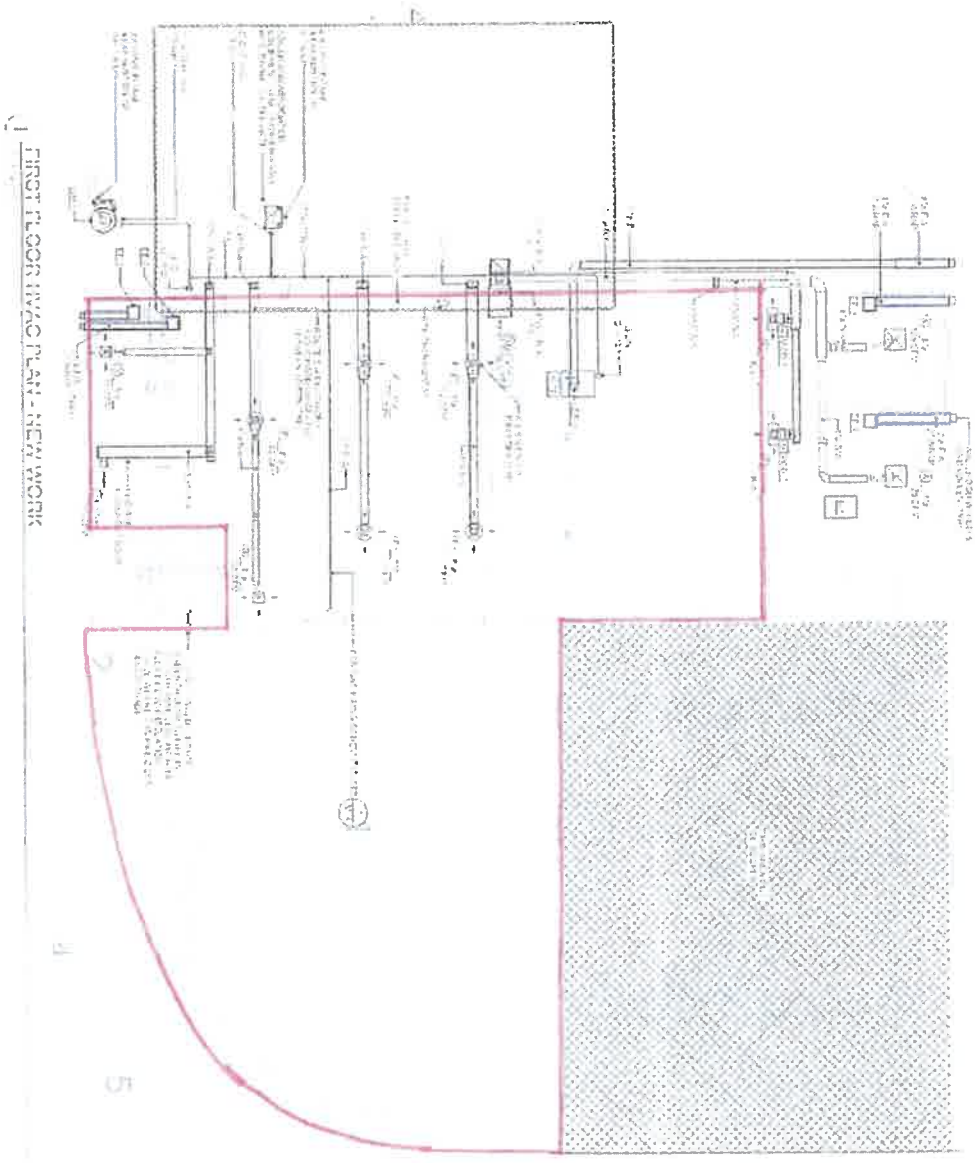
We are confident that the transfer of this liquor license and the approval of the conditional use will allow us to provide the public with the best possible Alaskan Beverage products and increase the visibility of Alaskan products across the state. We feel that this service will add to the overall downtown Anchorage experience for the locals and tourists alike.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "David McCarthy".

David McCarthy
Owner
Northern Hospitality Group

1
2
3



MECHANICAL PERMIT DOCUMENTS

M5	49TH STATE BREWING TAP ROOM REMODEL
	721 DEPOT DR. ANCHORAGE, AK
	FIRST FLOOR HVAC - NEW WORK

JERNSTROM
ENGINEERING

2500 E. 10TH AVE. ANCHORAGE, ALASKA 99515
 TEL: 283-1111 FAX: 283-1112
 WWW.JERNSTROMENGINEERING.COM
 2012-2013

