



May 21, 2019

Ryan Tefertiller, Urban Planning Manager
City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave.
Colorado Springs, CO 80903

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by Downtown Partnership regarding a request by Baldwin Cohn Investment Group LLC, with representation by Echo Architecture LLC, for approval of a Form-Based Zone Conditional Use Plan for Louie Louie's Piano Bar. If approved the proposed project would allow for a Bar Use within the existing building at 112 N. Tejon St. Two additional uses are proposed at the front of the building, and the building façade is to be improved.

Downtown Partnership supports this project, as it ultimately brings three new active uses to the property, which will expand dining and entertainment options in the Downtown core. The Louie Louie's component of this project will serve as the anchor tenant, occupying 7,280 square feet in the rear of the building with the capacity to serve 200 people. As a bar use, with the majority of revenue coming from alcohol sales, Louie Louie's is subject to a conditional use review to ensure the proposed use is consistent with the surrounding neighborhood and in line with the City's form based code and Comprehensive Plan.

The location of Louie Louie's sits on a three block stretch of Tejon Street between Colorado Avenue and Bijou Street that has long served as a dining and entertainment destination, comprising the greatest density of bars and restaurants of any area Downtown. As such, Louie Louie's will be surrounded by similar uses on the street level.

Downtown Partnership staff is aware that some concerns have been raised by residents of upper level condo units along the block. These concerns largely center on noise and security issues. Downtown Partnership staff is encouraged by the applicant's initiative in establishing early dialogue with these residents to address such concerns. The applicant has indicated that the building's shell will be insulated in order to limit the impact of noise on surrounding properties. In addition, the Louie Louie's stage will be located at the very rear of the building, further buffering



surrounding properties from the noise produced by the venue. Louie Louie's staff also will undergo mandatory training for managing security at the venue.

Based on the success of two existing Louie Louie's locations in Texas, Downtown Partnership staff feels that this Colorado Springs location will appeal to a broad mix of potential customers, from young people celebrating a special occasion to business travelers and older Downtown residents seeking live entertainment outside of the existing Downtown nightclubs that typically cater to a younger crowd.

With planned improvements to the building's façade, the addition of an alleyway patio, and two new street-facing dining concepts, Louie Louie's is part of a larger redevelopment that will bring new life to an historic structure in the Downtown core and create active, pedestrian-oriented uses during daytime and nighttime hours throughout the week.

Downtown Partnership staff is encouraged by this redevelopment and excited to welcome three new businesses to Downtown in summer 2019.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Armani-Munn".

Alex Armani-Munn
Economic Development Specialist
Downtown Partnership of Colorado Springs



Downtown Residents Coalition of Colorado Springs

Louie Louie's Conditional Use application

Downtown
Residents
Coalition
of Colorado
Springs

In 2012, the Downtown Residents Coalition formed to create and protect our neighborhood so that it is a safe, pleasant, and attractive place for people to live. Our membership includes residents in the Giddings, Daniels, Bijou, and Carriage House Loft Buildings – all on Tejon Street.

On March 4, 2019 a group of residents that own property facing or adjacent to the planned development met with Ryan Tefertiller, the developers Derek Cohn and Brent Baldwin and Susan Edmonson to discuss the impact to this section of Tejon St. Louis Louis would face Tejon but only for access to a much larger space in the back of the building.

The developers are local and very concerned about being a good neighbor. They assured us there would be no outside speakers or rooftop space. They will be sensitive to noise issues. The owner of Louis Louis is moving to COS and said that 80% of his clientele are older and first time patrons. Very little return people. The lights will be on in the entrance way to try to keep vagrants out. They will stay in contact with us if there are problems.

I have heard some concerns from commercial owners at 115 N Tejon – Carriage House Lofts. They were concerned about the size of the bar and the effect on the reputation of the block for business customers.

The residents appreciate the proactive contact and that the developers want to be sensitive to our concerns. Therefore, we have no objections to the granting of the conditional use permit.

Tim O'Donnell

A handwritten signature in black ink, which appears to read 'Timothy J. O'Donnell', is positioned below the printed name.



www.drccs.org

Tefertiller, Ryan

From: Wylene Carol <wylene.carol@comcast.net>
Sent: Thursday, May 02, 2019 9:36 AM
To: Tefertiller, Ryan
Subject: Piano Bar

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Hello, Ryan,

First of all, thank you for your initiative in meeting with the Residents Coalition last month. We appreciate the consideration.

Regarding the proposed piano bar (File #CPC CU 19-00058), my concerns and hopes are these:

Because the building my neighbors and I occupy is only two doors south of 112 N. Tejon, we are naturally concerned about anything that would diminish our quality of life; namely, noise, vandalism, safety, sanitation, and building security. We expect any business occupying a space so close to us to mitigate these potential problems, and we realize that to do so requires highly trained and responsible management. Further, I recommend strategic lighting, security cameras, security personnel (especially in the late hours), and a periodic query of the residential neighbors to address any problems.

On the positive side, I've lived in the Daniels Building for 18 years and have experienced alley issues that a piano bar might help to eliminate: trash in the dumpster area, graffiti, vomit, human feces. That is, the presence of more "regular" folks might discourage disgusting behavior of the irresponsible few.

Being a music lover myself, I hope for the great success of a piano bar as a place to hang out with friends. If the establishment is well run, I'm sure you can count on my neighbors to support the business.

Please share this email with the owners/developers of 112 N. Tejon.

Kind regards,

Wylene Carol
108 N. Tejon St., Unit F
COS, CO 80903
(719) 661-1481