

Tefertiller, Ryan

From: Lynne O. <lynneot@gmail.com>
Sent: Monday, March 7, 2022 12:49 PM
To: Tefertiller, Ryan
Subject: CPC UV 21-00138: CPC NV 21-00139

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Shuga's Expansion
702 S. Cascade Ave.

Mr Tefertiller,

As property owners in the 700 block of S. Cascade Ave. we are concerned about the request for zero off street parking. Parking in this area has become a problem especially with the addition of the Mae, the stadium, and restaurants. If Shuga's retains their outdoor seating their occupancy will rise. This will result in more parking difficulties. Requiring the six off street parking stalls would be a help. We would request the parking variance be denied.

Lynne Otto

lynneot@gmail.com

Tefertiller, Ryan

From: Michelle Vandepas <michellevandepas@gmail.com>
Sent: Tuesday, March 8, 2022 1:02 PM
To: Tefertiller, Ryan
Subject: sugus tepee

Follow Up Flag: Follow up
Flag Status: Completed

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I LOVE the tepee. Please allow them to get a permanent variance.
I'm the owner of 624 S. Cascade and it adds a lot of character to our neighborhood, and I love looking out at it.
Thank you
Michelle Vandepas
owner

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Tefertiller, Ryan

From: Thu Tran <tran.thulip@gmail.com>
Sent: Wednesday, March 9, 2022 3:45 PM
To: Tefertiller, Ryan
Subject: Support Shuga's Tipi Variance.

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Hi Mr. Tefertiller,

My name is Thu Tran, a homeowner on the 800 block of cascade, and I support Shuga's variance to keep the tipi. I have no concerns about the parking issues with this variance and I hope Shugas can keep this additional dining space.

Shuga's has been here in this neighborhood for 20 years and their new outdoor tipi dining area adds charm to this neighborhood. They are great neighbors.

Thank you for your time,
-Thu Tran

Tefertiller, Ryan

From: Willow Welter <willowwelter@gmail.com>
Sent: Wednesday, March 9, 2022 4:22 PM
To: Tefertiller, Ryan
Subject: Use Variance at Shugas

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Hello. In reference to file numbers CPC UV 21-00138 and CPC NC 21-00139:

I'm writing in support of Shugas restaurant on Rio Grande Street and Cascade Avenue keeping the tipi they put up to survive the pandemic. Shugas is a beloved institution in Colorado Springs, and the owner, Kevin Dexter, is a hardworking small-business owner.

If we really want to support small businesses in Colorado Springs and help them succeed, then I see no point in requiring Shugas to remove a structure which isn't hurting anyone and which allows Shugas to attract and serve more customers.

Thank you for your consideration,

Willow Welter

Tefertiller, Ryan

From: Tyler Schiedel <schiebaggins@icloud.com>
Sent: Wednesday, March 9, 2022 7:19 PM
To: Tefertiller, Ryan
Subject: Shugas Tipi Variance

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Hello Ryan,

My name is Tyler Schiedel and my wife and I live on Mill St. Shugas has been a staple to this city and it continues to lead the way in being a creative social experience. The Tipi is the latest addition to their long history of creativity. I love this tipi. I love getting friends and out of towners to meet me there. And I think parking in the southern downtown area is what it is in a blossoming city. Between the Trolley building and Weidner Field parking is a premium for everyone and no business should be penalized for creating more occupancy in this area. Shugas should be granted this variance for its tipi. If Weidner Field and the Trolley building are allowed to host the thousands of customers in need of parking without issue, then Shugas should have no issue allowing more customers into its tipi. Thank you for the time.

Thank you,

Tyler Schiedel
Happiness - Health - Peace - Love

Tefertiller, Ryan

From: Cody Schiedel <codyodaat@gmail.com>
Sent: Wednesday, March 9, 2022 10:43 PM
To: Tefertiller, Ryan
Subject: The tipi at Shuga's. We support

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Hello Ryan,

We are Cody & Tyler Schiedel. We own a home in the Mill Street Neighborhood & want to express our support for keeping the tipi at Shuga's. There seems to be plenty of parking for this expansion, that has been there for the past 1.5 years. Shuga's is such a unique place, the tipi is a perfect centerpiece out in the field.

Tefertiller, Ryan

From: Shell Lee <plastik_ppl@yahoo.com>
Sent: Thursday, March 10, 2022 1:30 AM
To: Tefertiller, Ryan
Subject: Shugas Expansion

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Mr. Tefertiller,

I'm writing in support of Shugas outdoor expansion. They have been an important part of what used to be considered 'south of downtown' and even when many people weren't frequenting the neighborhood, they always knew how to find Shugas.

That's because Shugas has been a welcoming place to people from many walks of life. It's created a safe place and that feeling of heading to your grandmas house with friends for a home cooked meal. Even when the pandemic made times uncertain, they didn't raise their prices and continue to be an affordable place to gather with friends old and new.

Their addition of the tipi during these tough times continues providing an affordable, all inclusive, safe space for locals as well as those traveling thru. I don't see any issue for this to remain a permanent structure, nor do I believe this will have a negative impact on parking in the neighborhood. I look forward to supporting this small business for years to come.

Thank you for your time,

Dottie Lee

Tefertiller, Ryan

From: Maggie Turner <maggie@springshomes.com>
Sent: Wednesday, March 16, 2022 5:11 PM
To: Tefertiller, Ryan
Subject: Shuga's Expansion // 702 S Cascade Ave

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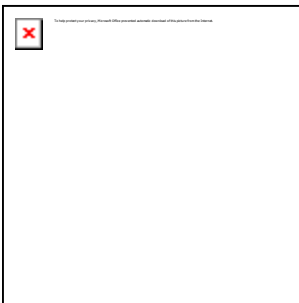
Dear Mr. Tefertiller,

As a long time resident of downtown Colorado Springs, local business owner and Realtor, and as a frequent customer of Shuga's since it's opening in 2001, I am thrilled to see how Shuga's has expanded it's restaurant sitting and patio area to include more outdoor seating as well as the beautiful Tipi. Shuga's has long been a favorite spot for so many in our community. I often bring both in-town and especially out-of-town clients there for great beverages, local eats, and a spectacular atmosphere. The addition of the new spaces, especially the Tipi, have really added to the vibe as well as the lure of this well-known and beloved haunt.

As a frequent visitor to both Shuga's and other restaurants and attractions in the downtown area, I have never had an issue finding close, easy parking. I have enjoyed continued easy access to the restaurant even though there has been an expansion. This expansion does nothing except to add to unique, local, and creative spaces for us in the community to enjoy along with those that visit. This spot, especially a booking in the Tipi, is a #1 recommendation by me and many others that I know in the community including everyone from friends with company in town to Airbnb host to Realtors showing off the features of downtown Colorado Springs.

As much as I have loved and enjoyed a lot of the new growth and development in the downtown areas, this expansion at Shuga's is special and unlike anywhere else because of its creativity and unique vibe that brings lively character and much charm to our lovely, growing downtown.

Thank you!



Maggie Turner, Broker Associate
o: 719-388-4000 c: 719-339-2674



Tefertiller, Ryan

From: Bonnie McIntosh <blmci@comcast.net>
Sent: Wednesday, March 16, 2022 6:08 PM
To: Tefertiller, Ryan
Subject: Parking Variance for Shuga's Expansion

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Dear Ryan,

My husband and I are not able to attend the meeting tomorrow due to our work schedules, so I am writing in regards to the proposed variance for Shuga's Expansion that requests "zero off-street parking stalls where six (6) additional stalls are required". We live just down the block and around the corner from Shuga's at 724 Sahwatch Street. On a busy evening, we already have customers from Shuga's parking on our block. We see them park and then walk to Shuga's, because there are no parking spaces closer. **We would ask you to vote "NO" on this parking variance.** This is the third parking variance request for this area in the past couple months. (Proposals also for West Las Anamis and the TrainWrek parking variance). All of these businesses want on-street parking. The majority of the homes in this area **DO NOT** have off-street parking or garage parking available. These businesses need to provide for their own parking needs **on their own property** and NOT rely on, or get to take advantage of our only parking spaces. We already have a parking crisis when there are events at Weidner Stadium. These additional requests will only exacerbate that issue, but it will make is worse on a daily basis, not just during an "event".

We have been in discussions with the city for over a year concerning event parking in our neighborhood and on the streets in front of our homes and still do not have a reasonable solution. **We would ask that additional on-street parking requests be denied for the sake of the surrounding neighborhood. PLEASE** put yourself in our position when you are making the decision. I doubt that you would want to park a block (or more) from your home because businesses were given priority over your neighborhood/home needs.

Thank you for your consideration regarding this issue.

Sincerely,

David and Bonnie McIntosh

blmci@comcast.net

dwmci@comcast.net

724 Sahwatch Street

Sent from [Mail](#) for Windows