

From: [MONIKA MAY](#)
To: [Plan - ReToolCOS - SMB](#)
Cc: [MONIKA MAY](#)
Subject: Unregulated Event Centers
Date: Tuesday, September 20, 2022 6:04:15 AM
Attachments: [Areas of Concern bars and event centers incompatible use with residences.pptx](#)
[Problem statement bars used as event centers V2.docx](#)
[Problem statement bars used as event centers V3.docx](#)
[People's SAFETY vs art.pdf](#)
[Close Night ClubFINAL.pdf](#)

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Dear Planning Commission,

Please forward this information to the commissioner and planners. We sincerely hope you all can come up with something to help with this very serious situation, which are bound to increase as we do not currently have **enforceable guidelines** provided by a robust code.

Am writing you about a very serious concern to neighborhoods. That of underground parties, @ bars etc that are not "playing by the rules of hotel & restaurant licenses" (Don't serve food, over serve guests and shoot in parking lots at unregulated events centers). Currently they take months (9 months) to close even after numerous criminal / civil complaints. We have a situation where the current code is easy to skirt, which is also not fair to "legitimate restaurants and bars", as they don't sell food and run a real business. At bottom of problem statement is a link that shows internet users how to stage an underground party. Please do read that.

Currently these areas are not well addressed in the code. As the city grows they are becoming a big issue as they attract gangs and violence. CSPD has stated repeatedly they do not have a gang unit nor the man-power to address this issue, and will not have the resources to do so for many years due to the shortage of officers. Am writing at the behest of neighborhood services, who has said we need to bring this to the attention of the city.

Please we entreat you to think about how we can strengthen codes especially where neighbors live right next door to such places and get shot at during the crossfire at these events.

Just found out today you would consider outlier topics. Attached are some city council meetings slides and research about "underground parties" held at unregulated event centers. We realize it is an enforcement issue. But code & CSPD have said the code is too vague to enforce efficiently. The code was written decades ago before we had electronic communications where bad actors can invite 300 people to an event in 24 hours where the parking lot is designed for 60 cars. It causes a whole lot of street fighting, shooting, and property damage for neighbors. It is also a fire hazard and other codes.

Please help us by strengthening codes to require permits for parties in unregulated events centers, mansions, warehouses, bars rented for an evening etc. For large events next door to neighbors.

Thank You so much,
Monika
The Boulder Street neighborhood Watch

Bars & Unregulated Event Centers

Code Section: Difficult to determine as event centers are considered stadiums. Probably better in “no bars in neighborhood” section. Would defer this to the experts on the team

Code Language: Current 30 year old code does not address event centers & bars used as “concert” venues (Underground parties) marketed around loud music. Current tech makes it possible for an entity to target a specific audience & have hundreds of people come to an event in a venue not equipped for that many people (especially parking). This causes parking lot & street fighting, and even deaths. See attached Word documents

Concerns/Impact:

- Impact: Underground parties bring violence, noise from 10PM -2:30 PM property damage, to neighborhoods and residential areas. It is an incompatible use to put loud noise next to sleeping people. It is a safety issue, due to lack of parking and underage drinking in vehicles with weapons. Damages historic buildings; bullets & broken glass

Recommendation:

- No bars / unregulated event center/ underground parties within 500 feet of a neighborhood whether it is residential or commercial. Public Safety #1 priority.

Enforce City Code 9.6.702 Public Nuisance ASAP

City Code 9.6.702 PUBLIC NUISANCE states, "Evidence of the existence of a nuisance shall include evidence of

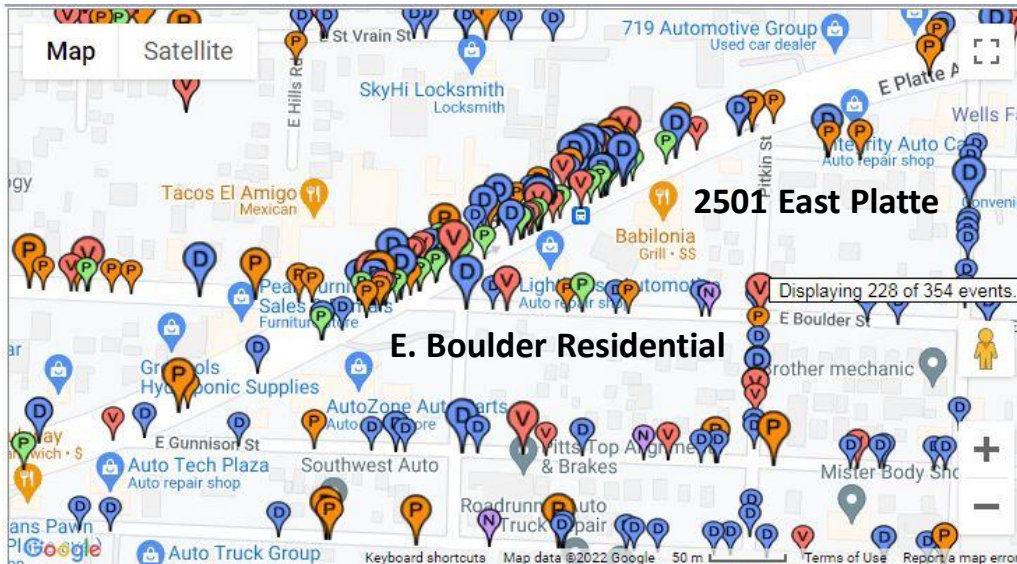
two (2) or more occurrences of illegal activity in, at or upon the premises."

Additional provisions that are also being violated including the following subsections:

"E. Any gang related criminal activity;

F. Any drive-by crime;

G. Any assault, fighting, or disorderly conduct crime"



Close Babilonia

150-300 kids & cars on Fri & Sat nights
at 1 location with a
60 space parking lot

+18 club, drinking, many armed with guns and
other weapons

**At Least 7 shootings in the
last 6 months @ least
5 people shot**

Shots Fired, Violent/suspicious incidents, disorderly conduct, gun
violations, drive-by shootings graphic encompasses 3 block area
around club 12/30/21 - 6/24/22 (6 Months that Babilonia open)

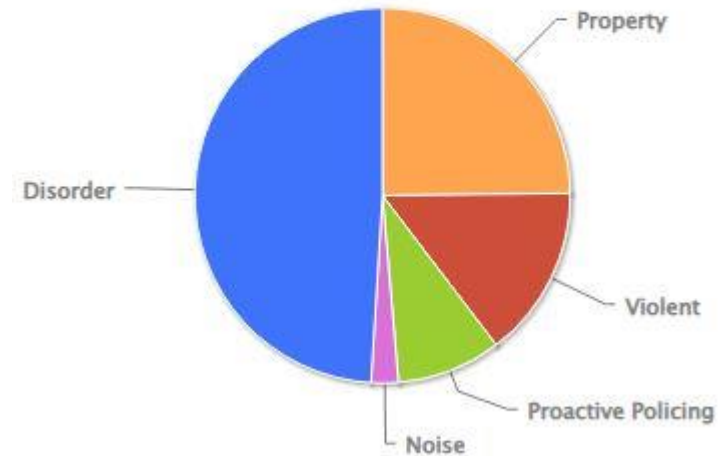
Pin points correspond to data on slide 3

Save our Neighborhood!

Human costs to City

- **COS Missing Middle housing threatened**
- Shootings: = **3-50 shots** fired per incident
 - Frightening & traumatic to people & neighborhood
 - Workers hide under beds when shooting starts
 - **Police Officer's lives at risk due to # of guns**
- Other citizens & neighborhoods vulnerable
 - Police are being sent to one location = can't protect other neighborhoods
 - Fire & emergency personnel = many injured, fills up Memorial hospital (do not know exact # of injured at least 5 shot according to CSPD 1 maybe killed)
- Costs to investigate crimes at location, liability, negative publicity, increased proactive policing times
 - City Council time, hassle, liability, negative publicity
- **Pushes violent crime nearer downtown (10PM – 2:30 AM) FRI & SAT Nights**

% of Events by Category



Shots Fired, Violent/suspicious incidents, disturbances, gun violations 12/30/21 - 6/24/22 (6 Months that Babilonia Open)

Pie chart corresponds to data on slide 3

Financial Cost to COS City & Citizens

225 most significant events out of 350 (click a row to get more info)

Type	Location	Received	Cars	Time
Shots Fired	2500 BLK E PLATTE AV	05/27/22 23:30:21	19	59.12h
Shots Fired	2500 BLK E PLATTE AV	06/04/22 00:33:56	18	90.73h
Shots Fired	2500 BLK E PLATTE AV	01/22/22 22:48:16	11	25.38h
Suspicious Circumstances	2500 BLK E PLATTE AV	03/19/22 01:40:50	10	2.75h
Shots Fired	2500 BLK E PLATTE AV	02/12/22 01:05:25	9	14.12h
Assault	2500 BLK E PLATTE AV	01/01/22 02:11:10	9	13.47h
Disturbance	2400 BLK E PLATTE AV	01/22/22 18:05:38	8	30.07h
Robbery	2400 BLK E BOULDER ST	01/15/22 18:17:59	8	7.72h
Suspicious Vehicle	2300 BLK E BOULDER ST	02/09/22 03:27:05	7	14.47h
Alarm	2400 BLK E PLATTE AV	04/12/22 00:01:47	6	9.92h
Suspicious Vehicle	E PLATTE AV/E WILL...	01/04/22 23:46:27	6	19m
Domestic Violence	2500 BLK E PLATTE AV	05/21/22 10:02:07	4	5.55h
Criminal Mischief	2700 BLK PLATTE PL	06/23/22 23:56:37	4	2.77h
Disturbance	2500 BLK E PLATTE AV	02/26/22 00:36:00	4	1.7h
Suspicious Vehicle	GUNNISON ST/YUMA ST	05/03/22 02:10:36	4	14m
Theft-Vehicle	2600 BLK GUNNISON ST	05/24/22 11:54:08	3	9.62h
Shots Fired	2500 BLK E PLATTE AV	01/01/22 02:45:03	3	6.63h
Disturbance	2500 BLK E BOULDER ST	01/17/22 01:55:51	3	6.3h

Example of 3 days of Shootings*

- Rough Estimate** CSPD costs only, other emergency personnel not included.
- Note time spent is increasing dramatically with each incident**

Average hourly salary CSPD = approx. \$40.00 per hr

1/22/22 (2 calls that day) 11+8 = **19 Cars** x 55.45 hrs. = 1053.55 x \$40.00 = **\$42,142.00**

5/27/22 **19 cars** x 59.12 hrs. = 1123.28 hrs. 1123.28 x \$40.00 = **\$44,931.20**

6/4/22 **18 cars** x 90.73 hrs. = 1633.14 hrs. 1633.14 x \$40.00 = **\$65,325.60**

\$152,398.80

There is a cost to City

*Numerous shootings, assaults, disorderly conduct, property crimes not included

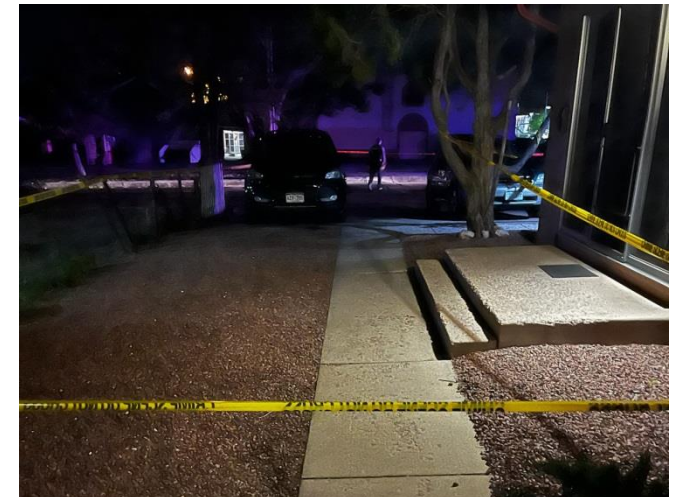
**This calculation is for only 1 police officer per car, as we don't know # of officers per vehicle & exact hours spent by each officer or pay rate.

Data from: myneighborhoodupdate.net

http://myneighborhoodupdate.net/?center=38.83749534776065%2C%20-104.77751542658628&zoom=17&b=5%2F25%2F2022&e=6%2F24%2F2022&c=all

Small Business Costs

- **Decreased revenue to other businesses**
 - Perception of “dangerous neighborhood”
 - Drive by shootings
 - 7th wave Car Wash = decrease in customers
 - Cars 719 = bullet holes in building
 - Eyesore on Platte (Shot out windows, painted black, barely boarded up, liquor bottles, broken glass)
 - This is major E / W corridor (Platte Ave) starting to look like a ghetto
- Property damage to neighbors houses, fences & cars
- Trash in streets and in yards = Code calls
- Working people unable to sleep due to noise between 10 PM - 2:30 AM



5/27/22 shot man bleeds out on Neighbor's property, trapping tenants in their homes

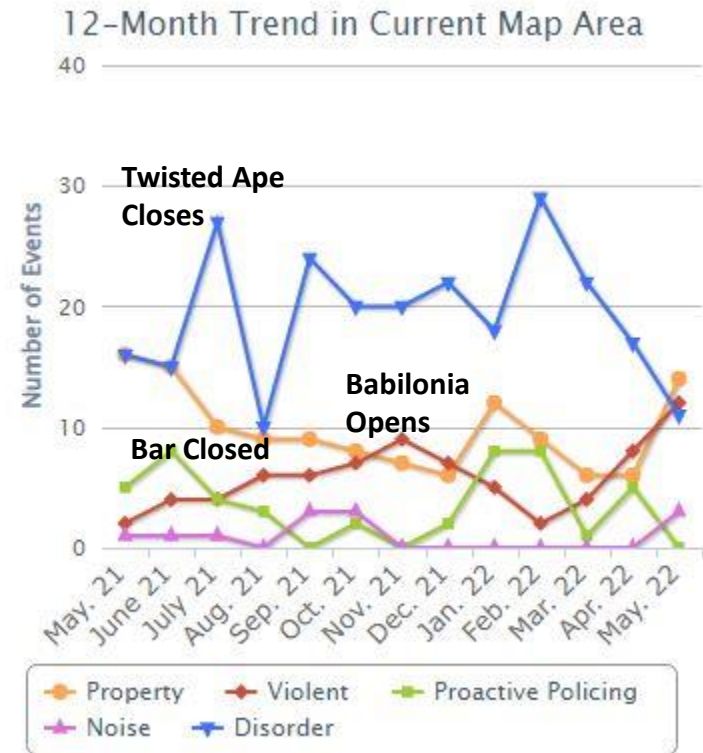
Background

- Historically a quiet neighborhood
Neighbors there for 30+ years (working class & missing middle neighborhood)
 - Goodwill was there for decades
 - Banquet hall circa 2016 -2017 (was problematic)
 - Twisted Ape 2020-2021(very problematic no proper notice to neighbors.)
 - Babilonia approximately, Sept 2022, Big opening New Years Eve (Disaster, no proper notice to neighbors)
- **Babilonia**
 - Opens after 9:00 PM for events
 - **DO NOT SERVE FOOD** per Liquor License
 - potential gang hang out
- Parking Spaces = only **60 spaces for autos** several for motorcycles
 - Kids park in people's driveways, on street (drink in cars, throw bottles & trash)
 - No police available to keep order on streets
 - Non emergency dispatch (noise complaints, disorder etc.) does not get officers to come out before violence))



Challenges

- City said CSPD needs to enforce
- **CSPD said the City needs to Enforce City Code 9.6.702 (civil matter faster to enforce)**
- Liquor Board investigation is not yet able to enforce a shut down (also takes time)
- Health code / City code violations due to Windows shot out
- Street Lighting takes 2-6 months



Dips in incidents = weather & major events such as Security guard shooting person in chest

<https://www.kktv.com/2022/06/04/police-security-guard-allegedly-shot-suspect-outside-springs-nightclub/>

Graph corresponds to data on slide 3

Affordable housing threatened

- **Missing Middle = blue collar, working people vulnerable**
 - **Predictable, repeated, preventable.**
More Cost effective to close down vs leaving open
- **Who does this place benefit?**
- Threatens safety of other downtown neighborhoods & citizens
- Boulder Street Neighbors
 - Right to be safe in own neighborhood (not hiding UNDER beds)
 - Live free from fear of ongoing violence and shooting



Shot out car window with club in background

“If owner wants this place, they should have it in their own back yard.”

~ Neighbor with shot out house windows

Enforce City Code 9.6.702 Close Public Nuisance NOW!

- 4th of July is this weekend!
- **Is there a 30 day waiting period?**
 - When does it / or did it start?
 - City Attorney unable speak to public due to ongoing investigation
 - When will public get updated? When will we be safe?



Screen capture of video on Babilonia Facebook Page

**May 27th 2022 Gangsta Rapper Event
shots fired = 19 Police Cars;
= 59.12 hours**

Thank You for your help

- Colorado Springs Police Department & Neighborhood Services
 - Sergeant Turecheck, Officer Scott Mathis
- Colorado Springs City Council
 - Nancy Henjum, Samuel Friedman, Dave Donelson
- Colorado Springs Utilities
 - 4 Street lights being installed, hopefully soon
- Boulder Street Neighborhood watch
- Historic Neighborhood Partnership
- 7th Wave Car Wash
- KRDO, KKTV

Questions?



Shut it down
ASAP

People's SAFETY vs “art & entertainment”

VIOLENCE PREVENTION = Better City Codes to protect neighborhoods

~9 shootings in 8 months @ 2501 East Platte Ave (Babilonia)

- 18 Violent Events
- 17 year old dead, 5 seriously wounded
- Hundreds of police hours, endangers officer's lives between 10 PM – 2:30 AM
- So far = 32 Weeks of shooting, violence, brawling in the streets, disorderly conduct in parking lot, blood on neighbors steps & car, trash, broken glass, trauma



1



2



Knobhill Urban Arts District is at Knobhill Urban Arts District.

October 3, 2019 · Colorado Springs, CO · 🌐

NEW MURAL ALERT!

New mural from Paes164 of the late FYL Jackk!

RIP #pourup



3

1. 6/30/2022 2501 Platte Avenue Bullet casings found by a City Council Member in parking lot
2. 5/27/2022 Shot customer's blood on neighbor's car & steps
3. 10/3/2019 FYL Jack New Mural Alert @ intersection of Platte & Boulder

People's SAFETY vs "art & entertainment"

2501 East Platte Avenue Babilonia

Civil matter	2500 BLK E PLATTE AV	06/18/22 00:33:56	# of Police cars	1.96h
Shots Fired	2500 BLK E PLATTE AV	06/04/22 00:33:56	18	90.73h
Shots Fired	2500 BLK E PLATTE AV	05/27/22 23:30:21	19	59.12h
Shots Fired	2500 BLK E PLATTE AV	01/22/22 22:48:16	11	25.38h
Shots Fired	2500 BLK E PLATTE AV	02/12/22 01:05:25	9	14.12h
Assault	2500 BLK E PLATTE AV	01/01/22 02:11:10	9	13.47h
Disturbance	2500 BLK E PLATTE AV	07/17/22 01:08:37	8	10.48h
Liquor Violation	2500 BLK E PLATTE AV	06/08/22 08:39:41	1	8.62h
Court Violation	2500 BLK E PLATTE AV	06/23/22 09:05:33	2	6.95h
Shots Fired	2500 BLK E PLATTE AV	01/01/22 02:45:03	3	6.63h
Disturbance	2500 BLK E PLATTE AV	05/03/22 17:26:40	2	5.62h
Domestic Violence	2500 BLK E PLATTE AV	05/21/22 10:02:07	4	5.55h
Community Policing	2500 BLK E PLATTE AV	02/12/22 23:02:50	1	5.18h
Disturbance	2500 BLK E PLATTE AV	06/17/22 22:12:11	2	4.3h
Domestic Violence	2500 BLK E PLATTE AV	02/20/22 03:01:19	1	3.1h
Disturbance	2500 BLK E PLATTE AV	02/07/22 21:41:44	3	2.78h
Suspicious Circumstances	2500 BLK E PLATTE AV	03/19/22 01:40:50	10	2.75h
Disturbance	2500 BLK E PLATTE AV	08/01/22 00:22:19	3	2.72h
Subject with Weapon	2500 BLK E PLATTE AV	06/26/22 00:56:32	8	2.65h
Drugs	2500 BLK E PLATTE AV	07/11/22 13:36:03	2	2.57h
Domestic Violence	2500 BLK E PLATTE AV	05/29/22 02:42:45	2	2.3h
Suspicious Person	2500 BLK E PLATTE AV	01/04/22 09:28:47	2	2.03h
Disturbance	2500 BLK E PLATTE AV	02/11/22 23:18:39	3	1.88h
Disturbance	2500 BLK E PLATTE AV	02/26/22 00:36:00	4	1.7h
Domestic Violence	2500 BLK E PLATTE AV	04/06/22 13:52:44	2	1.65h
Community Policing	2500 BLK E PLATTE AV	07/31/22 00:01:42	3	1.63h
Weapons Violation	2500 BLK E PLATTE AV	05/13/22 23:40:34	3	1.47h
Disturbance	2500 BLK E PLATTE AV	02/10/22 19:54:35	2	1.38h
Domestic Violence	2500 BLK E PLATTE AV	08/11/22 07:33:53	2	1.37h
Community Policing	2500 BLK E PLATTE AV	07/16/22 23:29:25	1	1.35h
Disturbance	2500 BLK E PLATTE AV	01/31/22 09:33:03	3	1.28h
Domestic Violence	2500 BLK E PLATTE AV	01/07/22 11:04:05	3	1.28h
Community Policing	2500 BLK E PLATTE AV	07/31/22 01:38:59	2	1.28h
Domestic Violence	2500 BLK E PLATTE AV	06/14/22 13:28:32	2	1.16h

Violent Crime 1-1-2022 to 8-24-2022

Shots Fired, Disturbances, Assault, weapons & community policing, brawling = 18 separate Police Events, Huge cost to citizens and city @ 1 Location (see chart)



1. Data from <http://myneighborhoodupdate.net/>

1. 1-1-2022 to 8-24-2022 Violent crime @ 2500 Block of Platte Avenue
2. 10-15-2022 2300 Block of Platte Ave behind DIY Event Center

People's SAFETY vs “art & entertainment”

Babilonia a cautionary tale of an unregulated Event Center

Unregulated Event Space + Graffiti on Walls + Gang Tags = Gang Violence & drive by shootings

1. Murals → Gang Tag in Mural or near mural → Graffiti → More Gang Tags → Turf War → = Drive by Shootings
2. Thousands dollars in vandalism costs
 1. Gang tags on roofs of buildings
 2. Requires lifts, heavy equipment and solvent
 3. Gangs do not contribute directly to the economy, neighborhood reputation or safety of neighbors.
3. Gangs from Denver and Pueblo coming to Knob Hill as it has been marketed online to be “Gang Friendly” (people & organizations take selfies/photos with graffiti, and post online & invite others) = Trashes neighborhood's reputation & buildings



1. 6-2-22 photos of “bar & grill” logo on side door used as a main entrance
2. Shot out windows, gas station in back ground that has bullet holes in gas pumps and bathroom door = very expensive to fix

People's SAFETY vs “art & entertainment”

Graffiti & Gang Tags impact on Small Businesses

Unregulated Murals, Graffiti and Vandalism

1. Disastrous for Businesses, commercial and rental property values
2. Financial cost to neighborhood's damaged reputation as a safe affordable place, how much is the cost of that?
3. Currently on Platte Ave. 100K worth of vandalism costs? Probably more.
4. Millions and millions of dollars worth of automobiles on car dealers lots on Platte Avenue
5. Multiple cars in lots & at mechanics, have been vandalized.
 1. Reputation loss for businesses, example at Lighthouse Automotive customers had to file insurance claims for vandalized cars, then get angry and don't come back.
 2. Trouble happens between 10 PM – 2:30 AM. Started 10 months ago, approximately when Babilonia opened
 3. Long time businesses relocating or closing due to violence = bad for COS economy
6. Business & commercial properties windows shot out from Prairie Street to Circle Street
7. Property & Business owners afraid of retaliation if they repaint over the murals & gang tags.
8. Gas Station pumps with bullet holes, Rental homes with shot out windows
9. Gang tags on top of buildings example 1948 era Ira's Garage and historic Peak Furniture's roof.
 1. They are huge and very expensive to repair
10. Muralists do not return to maintain or clean the “art”
11. Leave gang tags/vandalism on art for years, See slide 6
 1. Claim no responsibility for online marketing or gang violence caused by online marketing
12. Why are muralist's exempt from same design process that other artists have to comply with when producing public art?
 1. How is design process regulated and stakeholder input captured and respected?

People's SAFETY vs “art & entertainment”

Babilonia's impact on the neighborhood

Unregulated Event Space

1. Incredibly difficult to shut down, once open
2. Trashes neighborhood's reputation & buildings
3. OPEN from 9 PM to 2:30 AM, when working people sleep
4. Extremely loud due to professional sound systems (sound systems are key to these operations)
5. Neighbors have to hide under beds when shooting starts = many, many times since they opened ten months ago
6. Only **60 Parking spots for 150-300; +18 customers**
 1. Block peoples driveways, throw bottles in yards, neighbors can't leave homes and are frightened
 2. Pregnant neighbor afraid she can't get out of driveway to get to hospital
7. Neighbors threatened. One was told, “We know who you are and where you live...we saw you in the council video...move if you don't like it”. Neighbor said, “no, I been here 30 years”.
8. Serves no food; provides no food truck
9. Neighbors have seen booze brought in, in pick up trucks
10. Patrons may enter through side door and exit through multiple exits/curb cuts and speed into neighborhood to evade police
11. Ride Outs with dirt bikes and ATVs - are they permitted in residential neighborhoods? = very loud and terrifying as they roar back and forth on small streets for over 1 hour and 20 minutes

People's SAFETY vs “art & entertainment”

Public “art” with no regulation or code requirements

Unregulated Mural

1. Changes over time with no regulation



1. 8-15-2022
2300 Block of Platte Ave
2. 8-15-2022
Door into venue
requires code to get in.
Venue is located behind
other buildings, not seen
from street
3. 3-9-2020
KHUAD announcement



People's SAFETY vs “art & entertainment”

Strengthen code to regulate “signage” on public and private properties

1. Graffiti/Mural art is not well addressed in current code
2. Public art requirements are not well defined in current code
 1. Where can murals be located?
 1. Alleys, hidden areas, tucked away corners where neighbors don't notice, pose a huge problem
 2. How to “control” online marketing of graffiti, that bring out of area gangs to neighborhood?
 1. Mural goes up, photographed, published online with GPS coordinates then new mural goes on top of original mural often within days
 2. Neighborhood's reputation gets trashed online called “ugly”, “dirty”
 1. Muralists then call in “help” to get it cleaned up
 2. How is the design requirements approval process handled with neighbors and businesses where mural will be located?
 1. Are neighbors & surrounding businesses asked if they want a mural on main streets?
 2. Who decides which neighbors will be asked (who defines stakeholders)?
 1. Does the mural create positive image of the city, neighborhood & businesses?
 2. What is goal of mural?
 3. Does mural represent neighborhood's values, history and goals?
 3. How will a mural be maintained after it is put up?
 1. Kept free of alterations from original design requirements
 2. Use of fugitive paint and materials which deteriorate quickly and look shabby within a couple of years as they degrade historic walls of buildings (empirically changes look of area)



Business had to fence roof & still gets tagged

People's SAFETY vs “art & entertainment”

Strengthen code to regulate unregulated event centers & warehouses used for parties

1. How are unregulated event centers addressed in current code?
2. Are they regulated as Stadiums? Which rules apply to them?
3. People are working around current codes & licensing requirements by applying for bar and restaurant liquor license
 1. Bar and restaurant is much easier to obtain than night club license which is a completely different, with many more public safety concerns
 2. Some “pop up event centers” order food online and have Uber Eats bring it, does that qualify as a restaurant or grill?
4. Warehouses used for parties are not addressed in current code
 1. Pose a real threat to neighbors due to noise and violence late at night; safety and fire hazards
5. These places are incredibly difficult to shut down even if they have 18 violent events in 8 months as they are not regulated effectively by code (civil) or by criminal laws
 1. Pits Neighbors against bad actors= very dangerous
 2. No established process on how or who handles violations
 3. When police investigation starts (criminal offenses) the police cannot shut down quickly or even comment due to a “criminal investigation” which can take months or years
6. Attract a lot of young people many who have guns; they get drunk, then shoot at each other and at properties. Average age = 17 – 28 years old.

Problem statement: Bars used as event centers/or for private parties where residential neighbors live next door. Are incompatible uses and in many instances are a safety issue for working class people. Buildings with hotel/restaurant license become an event center that host large events & concerts. This use needs to be defined in the UDC due to the public safety issue they present.

As the city grows “pop up events”, Underground parties in warehouses and mansions will become much more common. These are events that can pose real threats to public safety, in form of violence, shootings, disorderly conduct, fires, noise, harassment of neighbors. They need to be addressed as they are a safety concern for the public at the current time and will only continue to become a much bigger problem

These safety concerns include, but are not limited to:

1. Threatening neighbors

- a. Bar owner said to Tina in front of Jacque, “I know who you are and where you live, saw you in the council video” ... Then said, “If you don’t like it move”. She did not file a police report as she was frightened of retaliation if she did. Police did try to have her file one but she is too scared for her property which has been repeatedly vandalized and her life
- b. Cynthia an at risk adult living in neighborhood, chose to become homeless and is now downtown in a shelter, as she couldn’t stay as she was so stressed out she lost it and gave notice

2. Loud noise.

- a. Loud strange music, very powerful sound systems are a big component of event centers
- b. Gun shots hundreds sometimes a weekend
 - i. Both neighbors Blake and 75 year old Luna have to dive under their beds when the shooting starts
 1. How is it that Great great grandmothers are diving under their beds in a neighborhood in Colorado Springs on a regular basis?
- c. CSPD does not have enough staff to respond to noise complaints TH F & Sat night or pretty much any day. They also do not come out for brawling in the streets as, as the wait time is usually over an hour and the fighting has stopped
 - i. CSPD may or may not respond to shots fired, we have at least one document event where shots were fired and no one came
- d. Crotch rockets, motor cycles loud engine noise at 2 AM due to patrons roaring away in the middle of the night. Are all terrifying noises to sleeping working people who then have to call police to get no police response response.
 - i. Is the city going to pay for the PTSD these people are experiencing because these venues cannot be regulated?
- e. WHO IS RESPONSIBLE TO KEEP CITIZENS SAFE? Where is the CODE to create a law and a process to deal with violent offenders in parking lots & business that cultivates a type of clientele to take over a neighborhood

3. Parking/cars

- a. A venue has 60 parking spots and invites 150-300 people

- b. Customers park in neighbors drive ways very often. For example Hailey a neighbor is 7 months pregnant. She had a miscarriage 1 year ago and the current pregnancy is problematic, she cannot get out of her drive way to go to hospital. This is stupid
 - i. CSPD does not have enough staff to respond to parking issues on TH F & Sat nights, so they never have come when she has called for help
 - c. Do concert venues have to promptly remove customers from lot and area immediately after event? Commonly known as clearing the lot?
- 4. Fire Issues due to 150- 300 people attending events
 - a. These venues have very little seating.
- 5. Who regulates and is responsible for injuries/death/damages that happens in parking lots the bar/pop up event center use for parking. Do we need to have places like this have parking crew like at concert venues, and police escorts out of area so that neighbors can sleep? For example Fiddlers Green needs to close at 10 PM due to safety issues.
 - a. Owner of parking lot?
 - b. Bar?
 - c. Neighbors?
- 6. Drive by shootings and gang violence?
 - a. Specifically tied to events sponsored by the nightclub, for example the five major shooting events at Babilonia were all tied to violent gangsta rappers concerts. When looking up the biographies of these performers they include rap sheets.
- 7. Vandalism of adjoining business inventory
 - a. For example Lighthouse Automotive who has been in business for 15 years at this location is moving due to their customer's cars being vandalized. Then customer has to file insurance claim
 - b. Drive by shootings due to event centers being open late into the evenings, cause shot out windows well beyond the event center at least two shootings closed over a block for numerous hours and one closed a ¼ mile of roadway (Platte Avenue which is a major escape route if there is a fire in Colorado Springs.
- 8. What about event centers or bars that cost public in damages = people get drunk, go to car get gun and shoot in parking lots?
 - a. Example Conoco gas station on Platte Ave has bullet holes in gas pumps = this was an extremely dangerous incident for the neighbors as the pump could have exploded
- 9. What about automotive dealer ship that had to fence his property to keep it from getting vandalized and another that had to put hundreds of thousands yes thousands of dollars into security system so he would not get vandalized
- 10. Are Bars allowed to call out for a ride outs? Have screen capture of 1st ride out event. Where they terrorize neighbors now 2 times for over an hour each time by riding motorcycles, dirt bike and assorted atv type of vehicles up and down a neighborhood road. Because they are angry that the neighbors went to city council
 - a. Ok so the question here is there any way to prevent bars from intimidating and threatening neighbors = a huge safety issue as more folks are going to want to solve this on their own

and it could get very dangerous = public safety issue. How do we use codes to put some rails on this out of control situation? That has resulted in 5 gunshot wounds and one death.

11. Are event/bar venues regulated by stadium code then if bar is having a “concert” it needs to be closed by 10PM for the safety of the public
12. If it is a restaurant what is process to ensure that they serve at 25% food, other than through civil process. Which can take a year
13. Reminder criminal investigations (police) can take up to 2-3 years. During this time the police cannot communicate with the public as it is an ongoing investigation. So using excuse that it is a police issue to solve does not hold water.
 - a. Police not allowed to close a venue unless due criminal process is undertaken, can take years
14. Bad Actors currently are circumventing code to run concert venues out of bar and grills.
15. Some event centers are gang hang out, which recruit and attract other gang members to the area. Then it becomes a turf war if a new gang moves into an existing gangs turf
 - a. CSPD has no gang unit
16. Last but not least historic neighborhood character may have been irreparably damaged, how is the neighborhood to be made whole again, when the real estate sites categorically label the neighborhood as dangerous due to the influence of a bar/event center outsized rights against the citizens who live there?
 - a. What is the cost of this in regard to property value, reputation and attracting good businesses neighbors into our neighborhood
 - b. Marketing impact gangs go out and tag venue as theirs and other gangs come to fight over turf and then the area turns into a fabricated planned ghetto.
 - c. All this talk of the missing middle this is where they got to decide if they want entertainment or affordable housing, as good tenants will not live in a ghetto, and then where will COS’s working class live?
17. Example Babilonia. Enforcement of 9.6.702 Public Nuisance ordinance, States evidence of a nuisance is 2 or more illegal activities at 1 location has not been possible for over 9 months. This location has 18 illegal activities in 9 months, most of them violent. No one in city can or will enforce this ordinance:
 - a. City Attorney Wynetta will not due to fear of a lawsuit is what we think (although they will not comment)
 - b. Police Say it is a civil matter and cannot enforce as they are doing a criminal investigation which takes time (so will not comment)
 - c. City Council has said they will not enforce, say it is up to police
 - i. They may be afraid of negative publicity due to the number of shootings at the venue, and have told the neighbors to stop talking about the shootings
 - d. Code will not enforce as there are supposedly no code violations, and it is up to police
 - e. Liquor license can’t enforce as they are only responsible for inside of establishment, whatever happens on threshold or parking lot not in their area

- f. Chief of Police did offer an community meeting which is taking months to organize, they blame gang violence but do not have a gang violence task force as they do not have the money
- g. Community services & other officers repeatedly say there is nothing to do and told us to go to city council, community services has no money, and not enough officers to help solve this situation. Put up neighborhood watch signs we requested these in March, still do not have these, says its city sign department that is unable to provide signs
- h. Police do not show up to prevent violence only show up to clean up the mess. We think it might be because is too dangerous to send police into an active shooter situation
- i. Neighbor (right next to bar) with two children living in house with living room Windows shot out
- j. Two neighbors Blake & 1 man have multiple bullet holes in their apartments, police cannot act as there is no suspect information, just 911 calls for shootings, as Blake hides under bed when shooting starts, so cannot see suspects
- k. The Geneva convention rule 90 states that loud unfamiliar and sudden noises are torturous when repeated and are not allowed under international law = yes this is a stretch
 - i. Gun shots for 36 weekends are torturous to neighbors

Problem statement: Bars & unregulated event centers, Mansions & warehouses used for underground parties where residential neighbors live next door within 50 feet. This incompatible use poses many safety issues for the public including but not limited to: Shootings, deaths, vandalism (shot out windows & gas tanks), disorderly conduct, noise from 10PM-2:30 AM. Clear rules need to be established within UDC to regulate this incompatible use.

As the city grows Underground parties in warehouses, mansions, bars & event centers have and will become much more common. Additionally, these are events that can pose real threats to public safety, such as intimidation, harassment and retaliation to neighbors and businesses.

These safety concerns include, but are not limited to:

- Impact to Neighbors 1/1/2022 to 9/15/2022 (not a complete list)
 - a. Bar owner said to neighbor in front of Neighborhood Watch Captain, "I know who you are and where you live, saw you in the council video"... Then said, "If you don't like it move". She said no been here 30 years not leaving. She did not file a police report as she was frightened of retaliation.
 - b. Pregnant (8 month) Fort Carson soldier, couldn't get out of her drive way many many Thursday, Friday, and Saturday nights as people parked her in. It is a difficult pregnancy. Moved to Tennessee as she did not feel safe enough to stay in her home 9/2/2022
 - c. Neighbor an at risk adult living in neighborhood for 10 years, chose to become homeless and is now downtown in a shelter due to shootings
 - d. Neighbor Blake had car windows & Bathroom window shot out
 - e. Neighbor has had her fence repeatedly vandalized
 - f. Neighbor Single woman with 2 children have shot out living room window
 - g. Beer/booze bottles in front yards up and down street after events
 - h. 150-300 Kids roaming neighbor before and after events as there is not enough parking
 - i. Drive Outs
- Loud noise.
 - a. Loud strange music, very powerful sound systems are a big component of event centers
 - b. Gun shots sometimes dozens a weekend
 - i. Several neighbors repeatedly have had to dive under their beds during the shootings in the middle of the night including great great grandmothers
 - ii. CSPD does not have enough staff to respond to noise complaints TH F & Sat night
 - iii. CSPD may or may not respond to shots fired, at least one documented event where shots were fired and no one came
 - c. Crotch rockets, motor cycles loud engine noise at 2 AM due to patrons roaring away
- Parking/cars
 - a. For example a venue has 60 parking spots and invites 150-300 people
 - b. Customers park in neighbors drive ways very often.
 - i. CSPD does not have enough staff to respond to parking issues on TH F & Sat nights
 - c. Do regulated concert venues have to promptly remove customers from lot and area immediately after event (commonly known as clearing the lot)?

- Who/What regulates and is responsible for injuries/death/damages that happens in parking lots at the venue where the underground party is being hosted, and have invited guests
 - a. Underground party
 - b. Owner of parking lot?
 - c. Bar?
 - d. Neighbors?
- Fire Issues due to 150- 300 people attending events
 - a. These venues become filled beyond capacity, police short staffed to make sure fire codes are met on F & Sat nights
- Drive by shootings and gang violence
 - a. Specifically tied to events sponsored by the nightclub, for example the five major shooting events at Babilonia were all tied to violent gangsta rappers concerts. When looking up the biographies of these performers they include rap sheets. See Babilonia example
- Vandalism of adjoining businesses
 - a. For example Lighthouse Automotive who has been in business for 15 years at this location is moving due to their customer's cars being vandalized. From 10PM -2:30 AM
 - b. Drive by shootings due to unregulated venues / underground parties
 - i. Numerous Businesses have shot out windows all through Colorado springs
 - c. Example Conoco gas station on Platte Ave has bullet holes in gas pumps = this was an extremely dangerous incident for the neighbors as the pump could have exploded
 - d. Automotive dealer ship that had to fence his property to keep it from getting vandalized
 - e. Other automotive business had to invest hundreds of thousands of dollars in new security system
- Bad Actors currently are circumventing code to run concerts and underground parties out of bar and grills.
 - a. Skirting around current code and licensing. They obtain hotel and restaurant license so they can serve alcohol, but then never serve food, or bring in food trucks.
- Some event centers are gang hang out, which recruit and attract other gang members to the area. Then it becomes a turf war if a new gang moves into an existing gangs turf
 - a. CSPD has no gang unit
- Reminder criminal investigations (police) can take up to 2-3 years. During this time the police cannot communicate with the public as it is an ongoing investigation.
 - a. Police not allowed to close a venue unless due criminal process is undertaken and completed, can take years
- Last but not least historic neighborhood character may have be damaged
 - a. What is the cost of this in regard to property value, reputation and maintaining historic buildings that have been vandalized?
 - b. Gang online marketing impact: gangs go out and tag venue as theirs and other gangs come to fight over turf and then the area turns into a fabricated online war that turns violent on-ground
 - c. Missing middle neighborhoods effected

Examples

Example Babilonia Bar and Grill. Enforcement of 9.6.702 Public Nuisance ordinance has not been possible in over 9 months even though this location has 18 illegal incidents most of them violent and the City cannot yet get it shut down (9/15/2022). We need strong codes to help police enforce public safety.

- City organizations that have been contacted repeatedly regarding this situation include but are not limited to:
 - a. City Attorney CSPD, City Council, Chief of Police, Community Service & officer, Code enforcement, Liquor licensing both in city and at state level, City Clerk, Colorado Springs Utilities
 - i. Incidences shown below are from <http://myneighborhoodupdate.net/>
 1. Note the hundreds of hours of police time and number of police cars at 1 location
 2. May be a gang hang out, see signage on door
 - ii. CSPD cannot show up to prevent violence due to staffing issues. It might also be because it is too dangerous to send police into an active multiple shooter situation

Incident Type	Address	Date/Time	Number of Police Cars	Hours Spent at Scene
Domestic Violence	2500 BLK E PIKES P...	03/20/22 21:56:06	2	1.18h
Domestic Violence	2500 BLK E PIKES P...	01/02/22 20:55:41	2	1.17h
Shots Fired	2500 BLK E PLATTE AV	06/04/22 00:33:56	18	90.73h
Shots Fired	2500 BLK E PLATTE AV	05/27/22 23:30:21	19	59.12h
Shots Fired	2500 BLK E PLATTE AV	01/22/22 22:48:16	11	25.38h
Shots Fired	2500 BLK E PLATTE AV	02/12/22 01:05:25	9	14.12h
Assault	2500 BLK E PLATTE AV	01/01/22 02:11:10	9	13.47h
Disturbance	2500 BLK E PLATTE AV	07/17/22 01:08:37	8	10.48h
Liquor Violation	2500 BLK E PLATTE AV	06/09/22 08:39:41	1	8.62h
Court Violation	2500 BLK E PLATTE AV	06/23/22 09:05:33	2	6.95h
Shots Fired	2500 BLK E PLATTE AV	01/01/22 02:45:03	3	6.63h
Disturbance	2500 BLK E PLATTE AV	05/03/22 17:26:40	2	5.62h
Domestic Violence	2500 BLK E PLATTE AV	05/21/22 10:02:07	4	5.55h
Disturbance	2500 BLK E PLATTE AV	06/17/22 22:12:11	2	4.3h
Domestic Violence	2500 BLK E PLATTE AV	02/20/22 03:01:19	1	3.1h
Disturbance	2500 BLK E PLATTE AV	02/07/22 21:41:44	3	2.78h
Suspicious Circumstances	2500 BLK E PLATTE AV	03/19/22 01:40:50	10	2.75h
Disturbance	2500 BLK E PLATTE AV	08/01/22 00:22:19	3	2.72h
Subject with Weapon	2500 BLK E PLATTE AV	06/26/22 00:56:32	8	2.65h
Drugs	2500 BLK E PLATTE AV	07/11/22 13:36:03	2	2.57h
Domestic Violence	2500 BLK E PLATTE AV	05/29/22 02:42:45	2	2.3h
Suspicious Person	2500 BLK E PLATTE AV	01/04/22 09:28:47	2	2.03h
Disturbance	2500 BLK E PLATTE AV	02/11/22 23:18:39	3	1.88h
Disturbance	2500 BLK E PLATTE AV	02/26/22 00:36:00	4	1.7h
Domestic Violence	2500 BLK E PLATTE AV	04/06/22 13:52:44	2	1.65h
Weapons Violation	2500 BLK E PLATTE AV	05/13/22 23:40:34	3	1.47h
Disturbance	2500 BLK E PLATTE AV	02/10/22 19:54:35	2	1.38h
Domestic Violence	2500 BLK E PLATTE AV	08/11/22 07:33:53	2	1.37h
Disturbance	2500 BLK E PLATTE AV	01/31/22 09:33:03	3	1.28h
Domestic Violence	2500 BLK E PLATTE AV	01/07/22 11:04:05	3	1.28h
Domestic Violence	2500 BLK E ST VRAI...	06/14/22 13:38:33	2	1.45h
Suspicious Person	2500 BLK E WILLAME...	08/15/22 18:56:03	2	4.05h
Suspicious Circumstances	2500 BLK E WILLAME...	08/22/22 23:32:46	2	2.2h

More than 18 illegal instances at Babilonia from 1/1/2022 to 8/15/2022. Number of police cars column 4 hours spent at scene column #5. This number is less than what the neighbors have reported to the neighborhood watch. Source <http://myneighborhoodupdate.net/>



Logo on side door
contains night owls and
mason symbols

Below

Shot out window

Shot at gas tanks



Example #2 Latin Quarters


Neighbors were told by Chief of Police Vasquez that Latin Quarters may be related to Babilonia.

Preliminary research shows the following comments online

LATIN QUARTERS - 11 Photos & x +

yelp.com/biz/latin-quarters-colorado-springs

XFINITY by Comcas... Time Card Calculator HOME SSA https://www.ssa.go... OAC-Form Links | O... My Health Connecti... Curable | App Vishuddha Cha


 **Cassandra C.**
Colorado Springs, CO
92 4

5/30/2021

This was absolutely the most traumatic experience I've ever had the pleasure of warning others of. I lost my friends around 1:50 am and I was decently drunk at this point. I'm 18+ and as I was drunk and stumbling around looking for my friends, some random man started asking me very aggressively personal questions about myself. At some point one of the questions was a yes or no and I had gotten very frightened and yelled, "no!". I went into the women's bathroom hoping that they would leave me alone but they did not. I was using my body weight to hold the female bathroom door closed but that same person kept banging on the door and kept trying to open it saying, "I'll call the cops on you since you're a minor" and I kept yelling, "do it!" Since I'm not a minor. They finally pushed me from the door and pulled me from the bathroom. They threw me out of the exit and I was drunk and scared. This will absolutely be the last time I go into latin quarters. Not at one moment had they mentioned that they were security. I very genuinely thought that they were trying to kidnap me. I was abandoned and alone in the back exit trying to find a familiar face but this club had only offered me a nightmare. I was and will continue to be traumatized from this experience. They are lucky that I do not sue.

Ok, I'm editing a day or two after I had come here and I am sore and covered in bruises from what happened to me. I don't remember how rough the "security" was or wasn't but my body is in a decent amount of physical pain. I'm still also pretty shaken up from what happened and I very genuinely don't know when I'll be back to 100%. This place needs to be shut down.


Useful 4 Funny 2 Cool

 **Bella O.**
SoMa, San Francisco, CA
0 1

7/25/2021

i literally got SA and then someone sprayed pepper spray or put tear gas? and started shooting ive never felt more unsafe and the security didnt help anyone but it had great music

Useful Funny 1 Cool

 **Jessica D.**
Central, Denver, CO
47 1

3/2/2019

Showed up last night at 10 PM. No cars, no sign, doors locked... what happened? Is it closed permanently? They don't update their social media pages so we can't find out any info...




[yelp.com/not_recommended_reviews/latin-quarters-colorado-springs](https://www.yelp.com/not_recommended_reviews/latin-quarters-colorado-springs)

exactly the same.

The software does something no human can—regularly analyze billions of data points from all reviews, reviewers and businesses to evaluate the usefulness and reliability of each review. It's engineered to provide a level playing field for all businesses on Yelp. Having a great reputation on Yelp shouldn't be about who has the time and resources to ask the most people to write reviews. Great Yelp reviews and ratings should come from consumers who had a great experience that they're inspired to tell others about. [Learn more here.](#)

3 reviews for Latin Quarters that are not currently recommended

Note: The reviews below are not factored into the business's overall star rating.

 <p> Gabriel C. San Francisco, CA 0 friends 1 review </p>	<p> 10/17/2021 Volley of gun violence last night, not uncommon, with 1-2 gunshot victims. This shit hole needs to be shut down! </p>
 <p> Gary B. Fairfax, VA 8 friends 15 reviews </p>	<p> 5/20/2014 Get your salsa on! Friendly staff and great music. </p>
 <p> Dioselina C. Colorado Springs, CO 1 friend 1 review </p>	<p> 6/4/2012 Love this place!! the Staff and Bartenders are so nice and the music is great! I love going on Friday for the free slasa, merengue, bachata and cha cha lessons! yeah its small but it is not the kind of place were if you accidentally bump into someone theres going to be a problem. If you love to dance, Dont like drama, and want to have fun all night... This is the place to be!! </p>

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Example #3 DIY Event Center

DIY gang tag search = About 13,600,000 results (0.47 seconds)

No one really knows what goes on in here. Neighbors call it where crack heads go to die.



Close up of gang tags 8/15/2022 Signage on building covered with gang tags = SKI etc.



Entry way into venue Door is the Blue rose Next to blue girl in mask. Example of numerous gang tags on one venue.

Links to Underground Parties Information

9/11/2022 <https://www.alwaysthevip.com/how-to-throw-a-legal-underground-party-and-choose-a-perfect-location/>

9/11/2022 Denver Post reprinted 6/23/2006 AP article
<https://www.denverpost.com/2016/12/23/underground-music-venues/> Article about Ghost ship fire, started at an underground party 36 people died in a fire in LA

9/23/2007 New York Times article <https://www.nytimes.com/2007/09/03/us/03hiphop.html> Colorado Police Link Rise in Violence to Music

Potential bar shootings related to underground parties need more investigation

1/10/2022 Homicide 900 BLK Circle Dr. <https://www.youtube.com/watch?v=CEbwy9txJzk>
<https://www.koaa.com/news/covering-colorado/man-dies-after-assault-at-colorado-springs-bar>

5/28/2022 <https://www.kktv.com/2022/05/28/3-people-shot-bar-east-downtown-colorado-springs/> at bar near circle and platte address not included

5/18/2022 <https://www.kktv.com/content/news/Police-seeking-suspects-in-assault-at-Springs-bar-379981451.html> Mikey's 4348 Montebello

<https://www.kktv.com/2022/05/28/colorado-springs-police-investigate-shooting-saturday-morning/>