



October 8, 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 from Doug Fullen of Way Architects on behalf of Gary H. Feffer for a Conditional Use Development Plan for a comedy club/bar to replace the existing auto club/bar on this 0.85-acre parcel.

Downtown Partnership is supportive of the proposed project as it expands entertainment options in our urban core. The comedy club use will supplement the area with a unique form of entertainment that currently doesn't exist Downtown. The location of the proposed comedy club is within walking distance from a number of multi-family housing units yet separated enough so as not to create noise concerns. For the patrons who do not live Downtown, a parking garage on site will give patrons the ability to enjoy other areas of Downtown before and/or after an event, such as grabbing dinner or dessert.

It should be noted that due to the layout of the building, there is a chance that all pedestrian activity could be completely contained within the building. Activation to the public right-of-way or the alleyways, through improved lighting and other features, would be a complementing addition for a use that will primarily be in operation during the nighttime hours.

Sincerely,

A handwritten signature in black ink, appearing to read "L Kendall", is written over a light blue horizontal line.

Len Kendall
Director of Planning & Mobility
Downtown Partnership of Colorado Springs

Downtown Partnership of Colorado Springs
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FIGURE 3

Tefertiller, Ryan

From: Donald Armstrong <stgeorgerector@aol.com>
Sent: Tuesday, October 08, 2019 9:44 AM
To: Tefertiller, Ryan
Subject: 1 South Nevada Comedy Club

Follow Up Flag: Follow up
Flag Status: Flagged

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!

Dear Ryan,

I am the Sr Pastor at St George's Anglican Church that shares the alley with 1 South Nevada. Our church purchased this which is the first stone building in Colorado Springs and was originally a church from the owners of SYN Nightclub.

Syn had become notorious for drugs and fights, shootings and stabbings, and all sorts of other misbehavior...finally having their liquor license revoked, not just for their club but for the property for all time. We have sorted out this block of downtown, apart as it is from the overload of bars and street drugs on Tejon Street.

To put a bar and comedy club, judging from neighborhoods around these sorts of establishments have become, will be a step backward and quickly return the alley to a place of prostitution, fights, drugs, and misbehavior...its past predicts its future if 1 Nevada is allowed to become a bar and comedy club.

Our church has many evening activities that include children whose willingness to come downtown would be greatly diminished if this part of downtown is also turned over to nightlife incongruent with young families and religious activities. Judging from the young families who park around our church to go to the climbing Gym, the movies, or for an ice cream downtown in the evening, something already complicated by the intense population of homeless men...the addition of another club outside the already overcrowded bar zone would simply not be conducive to the fragile balance we now are barely able to maintain in our city center.

I would strongly urge this development proposal be denied.

The Rev Canon Donald Armstrong