

Letters in Support:

Mid Shooks Run Neighborhood Association. (Louise Conner, President - lc@empiredi.com) **10/23/2017**

Regarding the applications for 520 East Pikes Peak for business named 13/50 Distilling, the Middle Shooks Run Neighborhood Association submits the following comments.

1. Kiowa Street is a mostly residential street which is part of a larger, historic residential neighborhood and we want to preserve its residential character. As the applicants' property lies within 200 feet of the residential area, we ask that planners consider the following points.
2. The applicants propose late night hours (until midnight on some nights) which could impact the residential area. Therefore, we ask that planners stipulate their business hours extend no later than 10:00pm.
3. Crowd noise and car noise are likely to infringe on the residential area especially with an outside patio. We ask planners to stipulate that there is a restriction of no amplified sound on the patio.
4. The parking solutions in the application appear adequate and should not affect spill-over onto Kiowa Street.

Submitted by Louise Conner, President of the Middle Shooks Run Neighborhood Association, and the MSRNA Board of Directors

Additional Letters from Louise Conner:

From: Louise Conner [<mailto:lc@empiredi.com>]

Sent: Thursday, November 23, 2017 8:55 AM

To: Doug Hahn

Cc: Robin Walters; Wayne Larsen; Megan Bunge; Owen Cramer; Nancy Strong; Steve Brown

Subject: DRB - 13/50 Distillery

Hello, Doug,

Greetings to you on Thanksgiving.

Regarding the application for non-use waivers by the 13/50 Distillery on Pikes Peak Avenue and the upcoming public meeting, I just want to let you know that the board of directors of the Middle Shooks Run Neighborhood Association are not opposed.

We discussed the issues, spoke to neighbors who live close by, and spoke to the distillery owners. We raised the issues of proposed late hours of operation and exterior noise and feel the distillery owners listened and responded. They have promised to be open no later than 10:00pm and not to have outdoor speakers. They appear to be willing to work with neighbors if there's ever a problem. Yes, their tasting room is within

200 feet of residential area. However, we feel the activities of their tasting room is sufficiently different from the usual operations of a bar to not cause problems with the residential neighborhood.

As you know, the Neighborhood Association is very protective of preserving the residential nature of the neighborhood immediately to the north of Pikes Peak Avenue and want to preserve the historical nature of the neighborhood. We do not feel the 13/50 Distillery is a threat to this mission.

Should you have questions about our discussion, please let me know.

Louise Conner, President

From: Louise Conner [<mailto:lc@empiredi.com>]

Sent: Thursday, November 23, 2017 9:01 AM

To: Doug Hahn

Cc: Robin Walters; Wayne Larsen; Megan Bunge; Owen Cramer; Nancy Strong; Steve Brown

Subject: 13/50 Distillery waiver applications

Hi, again,

Forgot to mention--in regard to the parking requirement waiver, the MSRNA board agrees that there is sufficient off-property parking available during proposed hours of operation to not cause a problem with the surrounding neighborhood.

Regards,

Louise Conner, President
Middle Shooks Run Neighborhood Association

Neighbor 524 E. Bijou St. (Rick Villa, (719) 632-6354) – final letter 10/16/2017

First, Phil, thank you for your service to our country. Second, thanks for addressing my concerns. Your hours are very reasonable, and it sounds like your clientèle will not be carousing in the wee hours of the morning. The additional information you provided has removed the objection that I had. I'm OK with your business. Welcome to the neighborhood! -Rick Villa