

Date: April 23, 2019

Project: Louie Louie's Piano Bar

Location: 112 N Tejon St.
Colorado Springs, CO 80903

To: City of Colorado Springs
Urban Planning Division
Attn: Ryan Tefertiller

Louie Louie's – CU Project Statement

Project Description:

The following is a proposal for the new 7,280 s.f. Louie Louie's Piano Bar at 112 North Tejon. This tenant is part of the redeveloped Zeezo's building which includes Louie Louie's as the largest tenant space with two adjacent restaurant tenants TBD each at 1,177 s.f.

Louie Louie's will consist of a piano entertainment bar with room for approx. 200 occupants. The 7,280 s.f. space is split between the main floor at street level and a partial mezzanine in the rear of the space. The basement will be utilized as storage between the three tenants. A small patio space will be located on the alley side of the building. The space will serve light food offerings, however the primary income will come from the sale of alcohol.

Louie Louie's has two successful locations in Texas which has operated in Lubbock for 11 years and Dallas for 3 years. The business operates as an interactive entertainment show venue with typical anticipated operating times of Tue - Sat evenings. Due to the variety of the music in the shows, they appeal to a wide demographic and musical tastes. Louie Louie's has a strong philanthropic presence with non-profits in their Texas communities and have become known downtown destinations. It's anticipated the bar will employ approx. 35 staff.

Review Criteria:

7.5.704.A Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

We believe the value and qualities of the neighborhood will be enhanced by this establishment moving into this building. The tenant mix that will occupy this building will include the piano bar and two restaurants which will add a vibrant, urban mix of tenants and will provide a unique entertainment destination for people coming downtown. While Louie Louie's will only operate during evening hours, the adjacent restaurant tenants will operate during daytime hours to provide activity and interest in the 112 building throughout the week. Exterior improvements will be made to the facade that will increase the character of the surrounding neighborhood including replacing the aging displays with new storefront, removing the paint and plaster to reveal the original brick, and providing steel details and accents to celebrate the building's history while bringing new life to it.

7.5.704.B Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public, health, safety and general welfare.

The intent of the Zoning code for this district is to provide "Pedestrian-oriented character [and] foster a vibrant Downtown [with] a balanced and desirable collection of varied uses". The transformed 112 Building will add three new businesses and we believe Louie Louie's will add to the vibrancy of the neighborhood with providing



an evening entertainment option that would be unique to downtown as its appeal spans a wide demographic. There is no Louie Louie's outdoor patio space along Tejon and the only patio space is along the alley in an enclosed screen wall.

7.5.704.C Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

This conditional use is consistent with the City's Comprehensive Plan that "Establishes positive connections between different land uses and achieves a well designed balance between their location and mix, encourages innovation and creativity in development and the creation of an aesthetically appealing community". The improvements made to the building and facade and the mix of uses it will provide is consistent with the City's Comprehensive Plan.

Potential Issues:

The pre-app noted concerns about noise, safety, and security. The design anticipates properly insulating the building shell to increase the acoustic treatment in the space and minimize sound transfer outside of the building. The stage area is located near the rear of the building to provide an additional acoustic buffer. While safety concerns or altercations are uncommon at Louie Louie's, staff undergo mandatory safety training.

Please feel free to contact me anytime with questions and/or comments.

Respectfully,
Echo Architecture, PLLC
by

Scott Schuster
Architect

attachments: 1 of 1