

Ali, Maya M (CED)

From: Kristin Anderson <krisxanderson@gmail.com>
Sent: Monday, September 19, 2022 9:09 PM
To: AMCO Admin (CED sponsored); Alcohol Licensing, CED ABC (CED sponsored)
Subject: Urgent: Please forward this to AMCO members prior to the Tuesday 9/20 morning meeting. Thanks!

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Dear AMCO Board Members,

I am writing in opposition to the liquor license transfer for LED Lounge/Tri Grill (AR 2022-122) to 420 West 3rd Ave., in which Robert Alexander proposes opening a 10:00 pm to 3:00 am / 7 nights per week nightclub.

I am an owner/resident at the Turnagain Arms Condominiums and have deep concerns and questions about permitting a 10:00 pm to 3:00 am, 7-nights-a-week nightclub to open in our neighborhood which is among the most concentrated residential and lodging areas in the city.

My concerns and questions are about the noise, trash and waste (especially next to a school), the precedent that opening a nightclub in our quiet neighborhood would set, and the financial impact it would have on the well-established residential homes and the multitude of hotel/motel/AirBnB businesses in our neighborhood.

My first question is: Has Mr. Alexander committed to installing central air conditioning and upgrading all of the windows to noise-resistant ones for every unit in the Turnagain Arms Condominiums and the local motels and AirBnBs?

It would be impossible to sleep with a nightclub right outside. We don't have air conditioning and we sleep with our windows open. If Mr. Alexander is going to introduce noise, it seems reasonable that he install air conditioning and new windows so we can sleep during his club hours. I'm concerned about the noise from the nightclub itself, as well as from the patrons and their cars playing loud music that the nightclub will attract.

My second question is: What is Mr. Alexander's plan to clean up the trash and other messes that the nightclub patrons will leave near the building and the public parking areas (which we also use)? And, who will hold him accountable for doing it, and what will the consequences be if he fails to comply?

I'm not only concerned about myself and the other existing residents and businesses, but also for the children in the adjacent school building. No child should have to tiptoe through broken beer bottles, step over human waste, and navigate around pools of vomit and other (sometimes harmful) debris on their way to class. I know that Mr. Alexander has promised to clean up the outside areas after the club closes every night, but the long list of complaints from his past neighbors at LED Ultra Lounge's previous location at 901 W. 6th Ave., doesn't give me any reason to believe that Mr. Alexander will follow through with the promise. I think it's very reasonable for us to know the plan in advance, and to understand how the nightclub will be held accountable for breaches.

My next question is: If the LED Ultra lounge is permitted to open in our neighborhood, what assurances will we have that it won't set a precedent for similarly disrupting businesses to also move in?

If a precedent is set, it will surely mark the end of the sleep-zone that our neighborhood has been for many, many years.

My final question: Has a financial impact study been done to see how the nightclub will affect the long-established residents and businesses? If so, how may I get a copy?

The noise and disruption of a 10 pm-3 am nightclub will not only harm the property values of our existing properties (thus lowering the annual property taxes paid to the city), but will also result in fewer guests staying at our hotels, motels, and AirBnBs. This affects both the businesses, and the municipality. The 12% bed taxes have averaged more than \$26 million annually since 2014. The Hilton alone, which would be only about 50 feet from the LED Ultra Lounge, has 600 guest rooms. Nobody wants to overnight a stone's throw from an all-night party place. I am very interested in seeing numbers predicting the financial impact on our neighborhood.

I hope Mr. Alexander finds a great location and opens a successful club, but it is unfair, and simply bad business, to allow his enterprise to degrade the quality of life, and cause material financial harm, for the hundreds of existing residents, and businesses, and their customers in our neighborhood. I am not even highlighting the increased vandalism and safety risks that come with a nightclub. We have all seen the video from the Brown Bag, and we know what to expect if the nightclub is allowed to move forward.

Thank you for your consideration of these questions and concerns ahead of your meeting tomorrow. Please do not approve the LED Ultra Lounge liquor license transfer. Our neighborhood would never be the same, and the harm it would do to us could not be justified.

Thanks and kind regards,
Kristin Anderson