

February 17th, 2020
Cullen & Harrison LLC, dba Plain Spoke Cocktail Company
Letter of Intent

To Whom It May Concern:

Cullen & Harrison (CH) is writing to inform you of our intention to seek a Conditional Use approval from the Plan Commission to open a tasting room at 110 King Street in the Downtown Core district. CH intends to sell cocktails and spirits it produces to customers on site with limited packaged offerings available for consumption off premise. 90% of what we sell will be consumed within the four walls of the tasting room. The tasting room will serve as a hub for the brand allowing for research and development, tap room exclusive offerings and innovative ways for customers to interact with a producer such as Cullen & Harrison steps from the Capitol.

Project Team

The team involved is Tom Dufek, Garrett White, Ethan Kent (Project Manager Friede & Associates), Jeff Davis (Architect Angus Young), Charles Barrows (Designer C. John Barrows Design).

Proposed Building and Site Plan Changes

The building is 1877 square feet and is on the second floor overlooking King Street. There is approximately 200 sf of storage space and 1677 square feet of public space. Two ADA compliant restrooms allow for a capacity of 99. The building is currently office space, which will be converted to a tasting room with a bar and seating for guests.

Hours

The tasting room will be open the following hours

| | |
|------------|------------------|
| Wed - Thur | 4 pm – 11 pm |
| Fri - Sat | 11 am – midnight |
| Sun | 11 am – 9 pm |

Anticipated impacts of noise, traffic, and deliveries

Overall impacts will be minimal as there are no immediate residential neighbors. Deliveries will take place between 9 am and 3 pm, which coincides with deliveries that are already standard for this area. We do propose a sidewalk café for outdoor seating which would follow the regulations as provided by the City Sidewalk Café.

Number of jobs created

- 7 full time employees
- 4 part employees
- All full time employees will be offered health insurance and other benefits

Thank you for your time and I look forward to sharing our project with you.

Tom Dufek
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