

CenterStage Theatre Company

SRU Narrative

April 29, 2026

Company History and General Operations

CenterStage Theatre Company (CenterStage), located in Boulder County, offers both a high-quality educational youth theatre and a distinctive program focused on performers with special needs that celebrates diversity through drama (Tapestry Theatre Company). For over 20 years, CenterStage has served the local community. In 2018, the company moved into its current location near downtown Louisville, which includes a Black Box Theatre and several classrooms. Under the leadership of Steve Wilson, an experienced educator and arts administrator well-connected within Colorado's cultural scene, CenterStage has steadily grown, expanding programs yearly. Last year, revenue rose by 17.7%, while expenses increased by only 12.15%. Significant local arts funding is secured by CenterStage and spent – much locally - in support of our programs. Funders include the SCFD, Colorado Creative Industries, Community Foundation of Boulder County and many individual donors.

In fall 2024, the company expanded student participation by double-casting musicals, increasing cast sizes from 20 to 30. Productions included *Harry Potter 2*, *Into the Woods Jr*, and *Elf Jr*. Winter and spring 2025 brought three CSTC shows—*Harry Potter 3*, *13 the Musical*, and *Descendants*—alongside Tapestry Theatre Company's production of *Godspell Jr* at the Nomad Playhouse, accommodating more audience members. Spring also marked the debut of a major workshop with Broadway composer Joe Iconis (*Be More Chill*), which featured both a concert and an advanced student workshop. Summer 2025 programs involved 187 students performing in nine productions over eleven weeks, including *Addams Family*, *Harry Potter 7* (Parts 1 & 2, mounted as four distinct shows), *Alice in Wonderland Jr*, *Urinetown*, and *Chicago* (staged at the Dairy Arts Center). Additionally, Tapestry presented a youth-driven production of *Bye, Bye Birdie* featuring young artists with special needs. Throughout the year, 411 students participated, attracting an audience of 5,139 across 19 events, a 39% increase in student engagement and a 49% rise in attendance compared to the previous year.

Louisville Proud and Local Economic Impact

At least 50% of our artists and audience members are drawn from Louisville, CO. We also attract actors and audiences from as far as Colorado Springs, but most patrons and participants are local. This year our production will be held at our Louisville facility on Front Street – just a block away from downtown. CenterStage and Tapestry are known for the high quality of our arts education experience as well as our professionally mounted youth productions. We are deeply proud of our Louisville roots and location. Previously we offered multiple students whose families has suffered losses in the Marshall Fire scholarships to our programs. There is traditionally an increase in foot traffic to local shops & restaurants as well as an "energy" in the downtown area when CenterStage and Tapestry have productions. Last year, CenterStage brought over 5,000 people to downtown Louisville with performances, recitals, classes and rehearsals. Both audience members and students and parents are

frequent users of many businesses. We believe the 2 restaurants that are next to our business greatly benefit from the daily foot traffic provided by CenterStage programs.

Diversity and Inclusion

CSTC deeply honors the spirit of diversity and inclusion. We believe theatre is a collaborative practice where differences only enhance the creative nature of what we do. We strive to embrace all marginalized populations in casting and engagement in our programs. CenterStage offers youth and adults an equal opportunity experience – promoting acceptance of students with varying economic circumstances, gender, and LGBTQ identities, as well as racial and ethnic backgrounds. We welcome this diversity among our board as well.

Tapestry Theatre, our program devoted to disability empowerment, casts actors of all ages with varying special needs (including intellectual, physical, and autism spectrum) in primary roles alongside actors without disabilities as a peer ensemble. Lead actors and ensemble members are partnered during the rehearsal and performance process. Tapestry's focus is to put special needs students in the forefront, utilizing their gifts to the fullest. Recent productions have included *Godspell Jr* (Spring 2024) performed at Nomad Playhouse to better accommodate a large cast and *Bye, Bye Birdie Jr* (Summer 2025; this show had an emphasis on younger special needs actors) performed at the Dairy Arts Center in Boulder. This spring we were proud to present *25th Annual Spelling Bee* (April 2026) with our “all-ages” group at our facility in Louisville.

CenterStage recognizes the challenges involved in creating programs that attract diverse audiences, particularly since 82% of our local population is non-marginalized and, as an educational organization, most of our participants come from the surrounding community. Despite this, we strive to encourage diversity through our program choices—recent titles like *Hadestown: Teen* and *Urinetown* have generated increased interest among our diverse students—as well as by offering scholarships for economically disadvantaged students, staging sensory-friendly performances of our Tapestry productions, and upholding a strong policy of gender inclusion. Notably, actors with special needs participating in Tapestry productions are only required to “pay what they can,” thanks to grant funds that help sustain the program.

We aim for all our programs to foster a welcoming environment. Our widely-praised Tapestry program (described above) brings together three groups: special needs actors, non-special needs mentors and performers, and supportive audiences—all united around inclusion. CenterStage's offerings emphasize gender, racial, and LGBTQ equity, and we've observed growth in participation from students identifying as gender fluid or LGBTQ.

We naturally understand access barriers because we actively accommodate Tapestry's special-needs actors and audiences. Our accessible programming includes integrating performers with and without special needs, making stage, costume, and set adjustments for wheelchair users, and providing sensory-friendly performances. We are committed to removing obstacles for special needs students and have supported a student with a history of abuse to help them find stability within our theatre programs.

Board of Directors

CenterStage is governed by 13 very active board members who are knowledgeable, skilled, and well-connected with our community members, and who are integral in the organization's planning,

operations and governance. This board has evolved over the last 4 years from a fully working board toward a more governance model. The board continues to offer insight and suggestions for professional staff on programming but is focused on overall fiscal stewardship and fundraising – managing our annual fundraising event and our COGives Day effort. Current board committees include Financial (budgeting/financial), Development (fundraising), Digital Footprint (an ad hoc committee focused on revamping our website and social media presence) and Volunteer (organizing volunteers for each production).

USES OF THE SPACE:

Our theatre space will be used primarily for rehearsal and performance. This could also include meetings, workshops, classes and special presentations.

Anticipated number of users: Last year the space was used by about 40 unique staff members (employee and contractor); 411 students; 5,139 audience members seeing 17 unique productions.

Anticipated dates and times of use: This can be difficult to fully outline as hours change based on the time of year. During the fall, we usually do 3-4 shows. During the winter/spring usually 4-5 shows. With a single show in rehearsal, we are working 3 days per week (2 weeknights and 1 weekend day). In the middle of each school year season, we might have as many as 3 shows in rehearsal. When this occurs, we operate 7 days per week (5 weekday nights and both weekend days). During the summer the entire model changes. In summer, we work 6-day weeks for the 11 to 12 week summer season. Some groups work 9am-4pm on weekdays with some performances on weekends and some groups work in the evenings. In summer, it is possible for us to have multiple programs running from 9am-9pm during the 5-day workweek as well as 8-hour rehearsals on both Saturdays and Sundays.

All non-theatre spaces are used for rehearsals or classes.

REVIEW CRITERIA for SRU from Sec. 17.40.105 (Louisville Code of Ordinances)

[numbers below correspond to Ordinance numbers]

1. The property upon which the proposed use is located is not contiguous to any residentially zoned property. Public right-of-way and private streets or alleys will not be considered when determining contiguity;

Property is not contiguous with residentially zoned property.

2. New building construction associated with the proposed special review use, whether for a new building or an addition to or expansion of an existing building, does not exceed 200 square feet;

Does not apply.

3. The proposed use is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The proposed performing arts space is not contrary to the general welfare and economic prosperity of the city. In fact, we would argue that this proposal provides a significant boost for economic prosperity of our neighboring businesses.

4. That such use/development will lend economic stability, compatible with the character of the surrounding established areas;

We believe we lend significant economic stability to our area as witnessed by our strong metrics for students and audiences.

5. That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including circulation, storm drainage facilities, solid waste, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

The use is adequate for the internal efficiency of the proposal and all factors related.

6. That external effects of the proposal are controlled, considering compatibility of land use; safe and efficient movement of vehicles, bicycles, and pedestrians; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

The external effects of the proposal are controlled as witnessed by the efficient flow of our operations over the last 8 years.

7. That the proposal provides for an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities;

The proposal provides for an adequate amount and proper location of ingress and egress and other considerations. See attached site plan with parking space count identified. See also previous 2017 approved parking analysis.

8. That the proposed use does not include the following uses:
 - a. Limited wholesale sales, as defined in section 17.08.262.
 - b. Mobile food court, as defined in section 17.08.322.
 - c. Banquet or reception hall, as defined in section 17.08.029.

The proposal DOES NOT include wholesale sales, mobile food court, or a banquet or reception hall.

PARKING ANALYSIS LETTER



March 15, 2017

Kristin Dean
City of Louisville
749 Main Street
Louisville CO 80027

RE: 901-917 FRONT STREET, BUILDING AREA AND REQUIRED PARKING

We are requesting a review of the parking requirements for Koko Plaza. The Koko Plaza property currently has 55 parking spaces, which includes the 3 accessible spaces.



922 A MAIN STREET
LOUISVILLE, CO 80027
T 303.527.1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Koko Plaza currently has 27,057 square feet of leasable area between all floors (basement to third floor) and between both buildings, 901-917 Front Street. The required City of Louisville parking for Downtown is 1 space per 500 square feet:

27,057sf / 500sf = 54.11 (55) spaces

The building area has been calculated per Louisville municipal code 17.20.025.B:

B. The area measured for purposes of this section shall include the area within the outside walls of a building or portion thereof including habitable tenant houses and attic space, but not including vent shafts, courts, uninhabitable areas below ground level or in attics, or areas within hallways, stairways, elevator shafts and bathrooms. Additionally, the area measured with respect to a restaurant use shall not include floor area designed primarily for use by service and food preparation staff.

The total square footage for each floor is summarized in the BOMA calculations under the usable area column. Below is an excerpt:

Basement	8,478sf
Main Floor	9,145sf
Second Floor	8,706sf
Third Floor	2,713sf
Total	29,042sf

The area designated to kitchens have been calculated for the restaurant:

Pica's Taqueria	1,466sf
Sushi Yoshi	519sf
Total	1,985sf

The total area that counts towards the parking requirements is:

Total Area	29,042sf
Subtract Kitchens	-1,985sf
Total	27,057sf /500 = 54.11 (55 spaces)

Please let me know if you have any questions. Thank you.

Regards,

Andy Johnson, AIA

From: Kristin Dean <kdean@louisvilleco.gov>
Subject: RE: Koko Plaza
Date: March 21, 2017 at 8:42:05 AM MDT
To: Andy Johnson <andy@dajdesign.com>

Hi Andy,

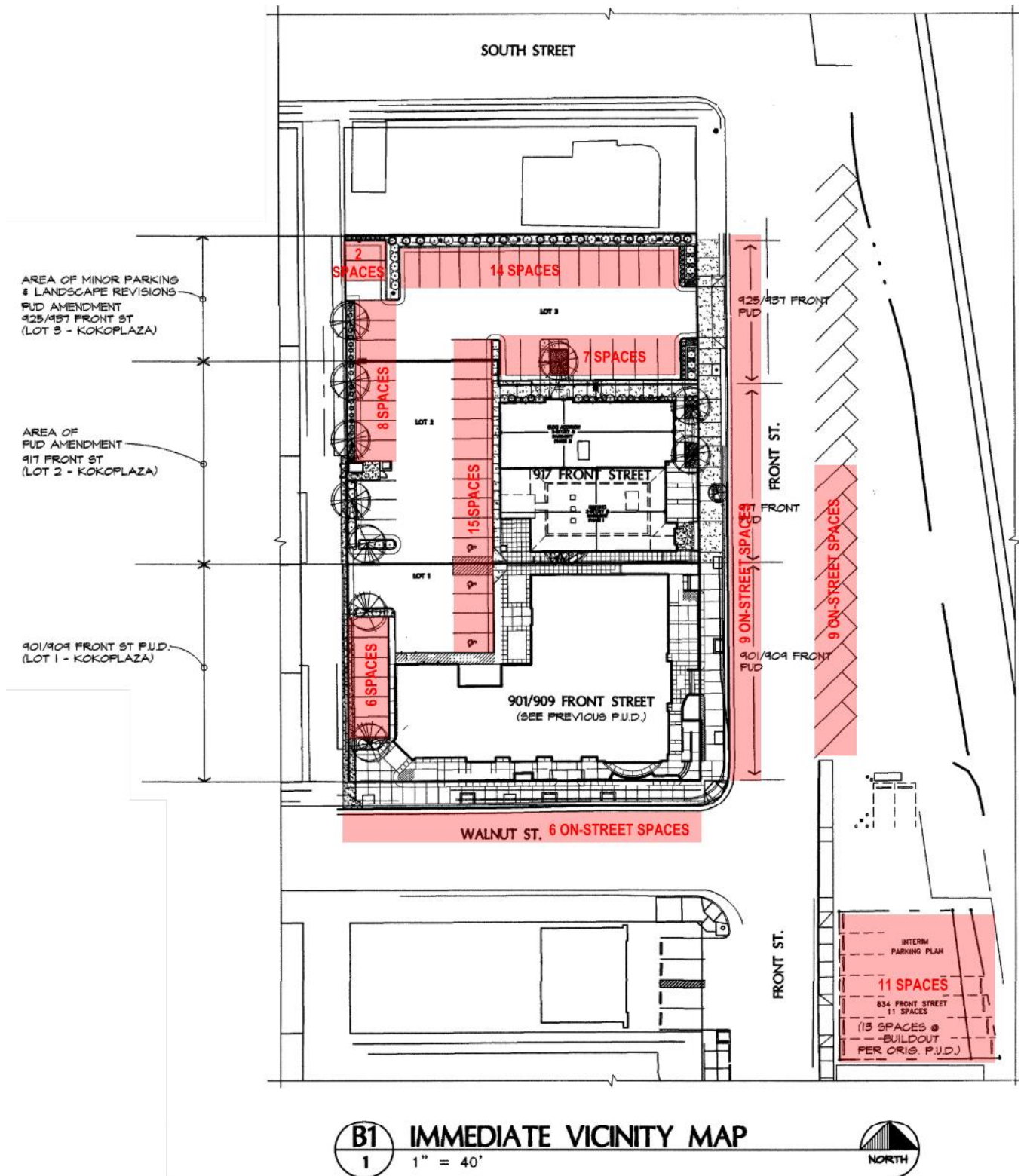
Thank you for meeting me on site today. To confirm, there are 55 parking spaces associated with Koko Plaza. Thus, the parking requirement is met per Section 17.20.025 of the LMC. Thus, the theater use does not require any additional parking.

Have a great day!

Best Regards,
Kristin W. Dean, AICP
Principal Planner
City of Louisville
303-335-4591

PARKING ANALYSIS SITE PLAN

The attached site plan is from the 2002 PUD for 917 Front, and it includes 55 on-site parking spaces. There are an additional 24 adjacent off-site parking spaces along Front and Walnut Streets.



The floor plan below shows the Koko Plaza Basement Floor Plan with the CenterStage spaces within the 917 Front portion of Koko Plaza.

