

Jack Damioli  
President  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, CO 80906

November 30, 2015

RE: 60 First Street

Dear Sir,

We reside at 70 First Street and were recently informed by Terry McHale of The Broadmoor, concerning their intention to purchase 60 First Street.

Terry informed us that they plan to commit significant resources into this neglected property. This would include the installation of extensive landscaping to include formal gardens, exterior enhancements, and interior modifications.

We were told that The Broadmoor will utilize this property as upscale rooming accommodations that can also host gatherings, receptions, dinners, and retreats. Once interior modifications are complete, it is our understanding the home would have 4-6 guest rooms.

Having lived next to 60 First Street for 16 years, we have seen firsthand how it has remained distressed and neglected through several owners. We would be relieved to know 60 First Street is in good hands, should the Broadmoor purchase it and proceed with the upgrades as part of their resort operation.

Our only concern is noise. If operation of 50-60 First Street can be kept quiet which we think is a part of the plan of an English manor house, we welcome the Broadmoor ownership and operation. If operation turns into wedding or other parties with loud intoxicated people and loud music we will be very disappointed. While the property has been neglected for 16 years, it has been very quiet.

Sincerely,



Wayne Uhrman



Betty Uhrman

Betty Uhrman  
70 First Street  
Colorado Springs, CO 80906

*From the Desk of:*

Michael D. Allred  
2 Pourtales Road  
Colorado Springs, CO 80906

Mr. Jack Damioli, President  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, CO 80906

RE: 60 First Street

Dear Jack,

As a follow up to our earlier conversation regarding The Broadmoor's intention to purchase the home located at 60 First Street, which is located immediately next to my home on Pourtales Road, I would simply like to express my approval of your venture.

As we discussed, you stated that The Broadmoor plans to commit significant resources into this highly neglected property. This would include the installation of extensive landscaping, to include formal gardens and exterior enhancements, and interior modifications. With that, the property will be used as upscale rooming accommodations that can also host gatherings, receptions, dinners and retreats. Once the interior modifications are complete, it is my understanding that the home will have 4 to 6 guest rooms.

Having lived next to 60 First Street for many years, I have seen firsthand how it has remained distressed and neglected. I would certainly be relieved to know this historic property is in good hands, should The Broadmoor purchase it and proceed with the upgrades and incorporate it into its operation.

Sincerely,

  
Michael D. Allred



**T O R C H**  
P R O D U C T I O N   C O M P A N Y ,   L L C

*A Subsidiary of Torch Energy Advisors*

December 18, 2015

Ms. Ann Alba  
Resident Manager  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, CO 80906

Dear Ann,

My wife, Mary Jon and I want to put our full and enthusiastic endorsement behind the purchase, by the Broadmoor Hotel, of the house at 60 1<sup>st</sup> Street, Colorado Springs, CO 80906. For more than 15 years, from our residence of 19 Beech Avenue, we have watched and endured the deterioration of the beautiful structure built on that site and the unkempt grounds which were a blight and embarrassment to the entire neighborhood.

I know the Broadmoor ownership can only bode well for the property and all the surrounding neighbors. The desire to maintain its residential status is most refreshing, but whatever purpose the Broadmoor management ordains for the building, I am confident it will be a wonderful enhancement to be enjoyed by visitors and neighbors, and passersby alike.

We thankfully applaud your endeavors to bring such a significant restoration to our city.

Gratefully yours,

J. P. Bryan  
Mary Jon Bryan

**Christine Wambach**

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**From:** Michael Hassell <michaelshassell@yahoo.com>  
**Sent:** Thursday, February 04, 2016 12:46 PM  
**To:** Jack Damioli  
**Cc:** Susan Wilson  
**Subject:** 60 First Street

Jack Damioli  
President  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, CO 80906

RE: 60 First Street

Dear Mr. Damioli,

We reside at 22 Beech Avenue, and are writing to express our support for your renovation of 60 First Street for use as The Broadmoor Estate House.

We look forward to seeing this stately and historic residence brought back to life after many years of steady decline.

Per our discussions and neighborhood meetings, our understanding is that the property will be used by The Broadmoor as upscale rooming accommodations that can also host gatherings, receptions, dinners, and retreats. It is, also, our understanding that once interior modifications are complete the home will have 4-6 guest rooms.

Having lived near 60 First Street for 26 years, we look forward to seeing this increasingly distressed property receive The Broadmoor's gifted touch, as it is integrated into your resort operations. The extensive landscaping, formal gardens, and exterior enhancements, you described, will be a most welcome addition to our neighborhood.

We truly respect your efforts and investment, and we also appreciate your continued sensitivity and commitment to our neighborhood.

Sincerely,

Mike Hassell  
Carla Hassell

Jack Damioli  
President  
The Broadmoor  
1 Lake Avenue  
Colorado Springs, CO 80906

RE: 60 First Street

Dear Mr. Damioli,

We reside at 10 Beech Avenue and had previously spoken with you about The Broadmoor's purchase of 60 First Street. As adjacent neighbors to your newly acquired property we are excited by your plans. This purpose of this letter is to express our approval of those plans.

As discussed, you stated that The Broadmoor plans to commit significant resources into this neglected property. This would include the installation of extensive landscaping to include formal gardens, exterior enhancements, and interior modifications. We understand the property will be used as upscale rooming accommodations that can also host gatherings, receptions, dinners, and retreats. Once interior modifications are complete, it is our understanding the home would have between 4-6 guest rooms. You have the utmost support your plans.

While we have lived next to 60 First Street for less than a year, we have seen that this neglected property as an eyesore and, we suspect, criminal activity. We are relieved to know 60 First Street is in now good hands, and with the Broadmoor purchase pleased that the upgrades will incorporate the property as part of your resort operation. We are in full support of your plans and your very gracious cooperation with us and our neighbors.

Very Truly Yours,

Richard A. Ehrich and Dr. Kelley R. Lockhart  
952 381 7437  
10 Beech Avenue  
Colorado Springs, CO 80906

2/12 TO: LES GRUEN  
LES - FBI - ONE MORE FOR THE FILE.  
Jack

Feb. 8

Dear Jack,

I reside at 3 Lake Ave.  
and I am very excited about  
60 First Street. I have lived  
in my house for almost  
all my life. The return of  
this estate to the original  
grandure will be fantastic.

Signature  
Ann W. 1-5-68

FIGURE 8

**James M. Johnson  
7 Lake Avenue  
Colorado Springs, Colorado 80906  
(719) 473-5321**

January 21, 2016

Planning Commission  
City of Colorado Springs  
107 North Nevada Avenue  
Colorado Springs, Colorado 80903

RE: 60 First Street  
Colorado Springs, Colorado

To Whom It May Concern:

James M. and Laura E. Johnson, owners of property at 5 and 7 Lake Avenue would like to offer their support for the requested changes under consideration as submitted by The Broadmoor Hotel for changes to the residence at 60 First Street in Colorado Springs.

We were able to attend the recent meeting in which The Broadmoor Hotel outlined their intended use and plans for the structure at 60 First Street and want to offer our support in permitting this change. On a further note, as long time property owners near The Broadmoor Hotel and as a neighbor of theirs, we have found all of their developments to not only be of the highest quality but also take into consideration the existing neighborhood and traffic patterns. The Broadmoor has not only completed these projects but maintained additions and changes to the property over the years to the highest quality.

We welcome this proposed change and it has our full support.

Sincerely,



James M. Johnson

grounds, and create a 4 or 5 bedroom  
Estate House. This will be a great  
plus to the neighborhood!

My hope is that the carriage house  
can also be purchased and restored!

Fondly,

Billy Watt

Tom Watt

December 12, 2015

Dear Mr. Damoli,

We are building a home at 36 1<sup>st</sup> Street.  
We are pleased to see that the Broadmoor  
has acquired 60 1<sup>st</sup> Street. One of our  
biggest concerns about building on our  
lot (our home is presently under construction,  
was the terrible condition of that once  
great residence. As neighbors, we are  
supportive of the Broadmoor's concept to  
do major renovation to the home and



R. THAYER TUTT, JR.  
10 LAKE CIRCLE  
COLORADO SPRINGS, COLORADO  
80906

January 21, 2016

Jack Damioli, President  
The Broadmoor Hotel  
1 Lake Avenue  
Colorado Springs, CO 80906

Re: 60 First Street acquisition by the Broadmoor Hotel, Inc.

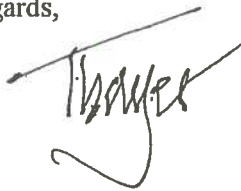
Dear Jack,

My family resides at 8 Broadmoor Avenue and I had previously spoken with you about The Broadmoor's intention to purchase 60 First Street. This letter is to express my support of the purchase, zone change, and improvements.

As discussed, you stated that The Broadmoor plans to commit significant resources into this neglected property. This would include the installation of extensive landscaping to include formal gardens, exterior enhancements, and interior modifications. With that, the property will be used as upscale rooming accommodations that can also host gatherings, receptions, dinners, and retreats. Once interior modifications are complete, it is our understanding the home would have between four to six guest rooms.

Having lived next to 60 First Street for 27 years, I have seen firsthand how it has remained distressed and neglected through several owners. Congratulations on your project and I look forward to hearing from you.

Regards,

A handwritten signature in black ink, appearing to read "Thayer", with a long horizontal line above it and a large, stylized flourish below.

**James M. Johnson  
7 Lake Avenue  
Colorado Springs, Colorado 80906  
(719) 473-5321**

January 21, 2016

Planning Commission  
City of Colorado Springs  
107 North Nevada Avenue  
Colorado Springs, Colorado 80903

RE: 60 First Street  
Colorado Springs, Colorado

To Whom It May Concern:

James M. and Laura E. Johnson, owners of property at 5 and 7 Lake Avenue would like to offer their support for the requested changes under consideration as submitted by The Broadmoor Hotel for changes to the residence at 60 First Street in Colorado Springs.

We were able to attend the recent meeting in which The Broadmoor Hotel outlined their intended use and plans for the structure at 60 First Street and want to offer our support in permitting this change. On a further note, as long time property owners near The Broadmoor Hotel and as a neighbor of theirs, we have found all of their developments to not only be of the highest quality but also take into consideration the existing neighborhood and traffic patterns. The Broadmoor has not only completed these projects but maintained additions and changes to the property over the years to the highest quality.

We welcome this proposed change and it has our full support.

Sincerely,



James M. Johnson



**FIGURE 3**



**FIGURE 3**



FIGURE 3

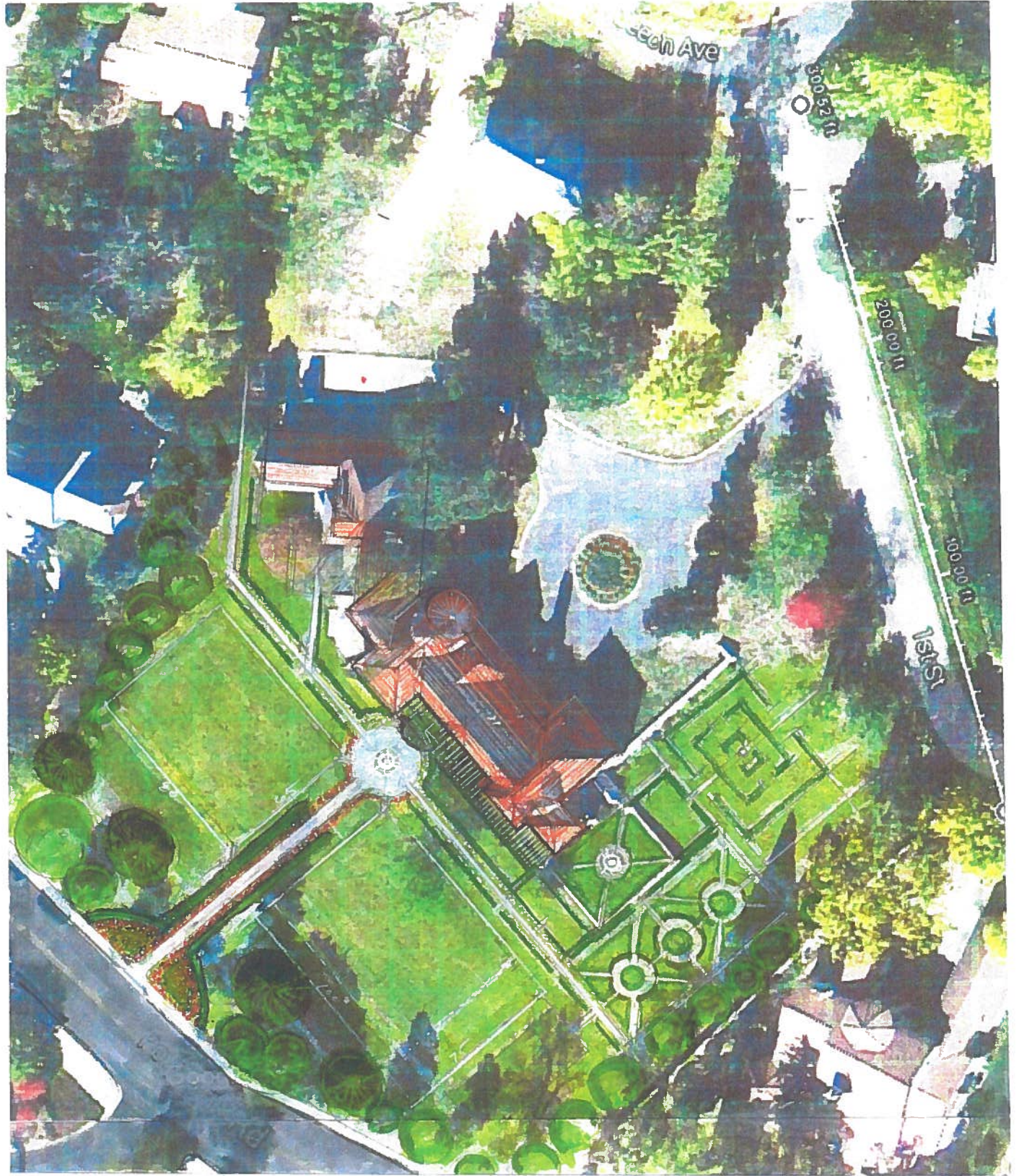


FIGURE 3

**Susan Wilson**

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**From:** Betty Watt <ebwatt@gmail.com>  
**Sent:** Friday, December 11, 2015 9:01 AM  
**To:** Susan Wilson  
**Subject:** Re: manor house illustrations

12/11  
\* Jack Damioli  
Lisa Gredem  
B

Thank you so much for sending me these renderings. It looks beautiful. Can't wait to see the finished product.

Sent from my iPhone

On Dec 10, 2015, at 1:44 PM, <SWILSON@broadmoor.com> <SWILSON@broadmoor.com> wrote:

Good afternoon, Ms. Watt,

Mr. Bartolin asked that I send a couple of draft renderings as it relates to the estate house at 60 1<sup>st</sup> Street (attached). We are grateful for your support. Following is a brief draft letter that would be addressed to Jack Damioli, President and CEO, The Broadmoor, 1 Lake Avenue, CSC 80906.

We are building a home at 36 1<sup>st</sup> Street. We are pleased to see that The Broadmoor has acquired 60 1<sup>st</sup> Street. One of our biggest concerns about building on our lot (our home is presently under construction) was the terrible condition of that once great residence. As neighbors, we are supportive of The Broadmoor's concept to do major renovation to the home and grounds, and create a 4 or 5 bedroom estate house. This will be a great plus to the neighborhood.

Thanks so much, Mrs. Watt.

Sincerely,

Susan

<1 manor house south lawn view.pdf>

<2 manor house lawns and gardens diagram.pdf>

From: SWILSON@broadmoor.com  
Subject: FW: Employee Parking  
Date: February 2, 2016 at 10:22 AM  
To: urbanstrategies@msn.com



**Jack Damioli**

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**From:** Wayne Hoskins  
**Sent:** Monday, January 18, 2016 3:13 PM  
**To:** All Users Dlist  
**Subject:** Employee Parking

Just a reminder as we go into a busy time that all employees are to park in designated employee parking areas only. Employee parking is only permitted in the following areas:

- Parking garage – P3
- Gravel lot
- East lot (when Seven Falls is not open)
- West employee lot
- Engineering lot
- First Street north of Lake Avenue (other than reserved parking areas)

Employees are not permitted to park in the neighborhood including Pourtales Road (tennis courts), Beech Street by the Brownstones and First Street south of Lake Avenue.

Also as a reminder all employees need to register their cars with Security.

Thank you for your cooperation.