

Thelen, Lonna

From: Kit Trinidad <kktrinidad@gmail.com>
Sent: Tuesday, February 19, 2019 1:41 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Good afternoon. As a life-long resident of Colorado Springs, I would like to take a minute and tell you why I am in support of the Broadmoor Exhibit Hall. There are many reasons to support such a venture both for the businesses and citizens. The Broadmoor and other businesses will be able to hire and employ more people year round and full-time to take care of the attendees to whatever conferences are held there. More taxes will be collected from the Broadmoor and other local businesses, giving the city more money to run on. People who attend those conferences will return with friends and family, thus making the other hotels and restaurants in the city the recipients of this business as a result of the Exhibit Hall. Thank you!!

Thelen, Lonna

From: christinelmchugh@comcast.net
Sent: Tuesday, February 19, 2019 12:10 PM
To: Thelen, Lonna
Subject: AR PFP 18-0078, AR NV 18-00679, AR NV 18-00680

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As a close neighbor of the property in question, I'd like to register my opposition to the proposed variances, for several reasons including the effect on property values and water drainage issues. My main objection is that variances should be made only when there's a compelling reason above and beyond the financial benefit to the property owner. If variances are easily obtainable, investors will feel free to buy up properties on large lots and profit by increasing density and changing the character of the neighborhood. While these investors profit, current owners will see their property values decrease.

Christine McHugh
635 High Valley Court
Colorado Springs, CO 80906

Thelen, Lonna

From: Battles, Kayla on behalf of PlanningDev
Sent: Tuesday, February 19, 2019 8:57 AM
To: Thelen, Lonna
Subject: FW: Broadmoor Employee Parking at Norris Penrose Equestrian Center

Lonna,

A message for you



Kayla Battles
Planning Technician

Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

From: Cynthia Kulp [mailto:kulpc@aol.com]
Sent: Sunday, February 17, 2019 12:12 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Cc: Herington, Meggan <Meggan.Herington@coloradosprings.gov>; PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Broadmoor Employee Parking at Norris Penrose Equestrian Center

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Dear Ms. Thelen,

In reading over the materials prepared by the Broadmoor for their expansion, I see that yes, they do intend to increase their parking at the Norris Penrose Equestrian Center:

"A few times a year, for large events such as the Space Symposium, shuttles will transport employees from other remote lots such as the Penrose Event Center. The route for these shuttles will not include Cheyenne Canyon Park, Seven Falls or the Zoo, but rather utilize arterial streets such as 8th Street, Cheyenne Blvd between 8th Street and Cresta, and Cresta Avenue."

"A few times per year" is not very descriptive. Will this just be "carte blanche" for the Broadmoor to utilize the Skyway neighborhood as a commercial parking lot whenever they so desire? Is it up to them to decide when and how often to close the employee parking? How many times will be allowed and will a maximum number of occasions be established?

Considering the Special Warranty Deed on the NPEC property, I want to know how City Planning and the City Attorney feel about this use of the Norris Penrose Equestrian Center? The language in the deed specifically says that "the real property shall be owned and used in perpetuity as open space and for recreational and equestrian only and for no other purposes." Will city departments allow this use for off site parking for Employees of the Broadmoor? I really don't see how that use fits in at all with the covenant on the property. If you are going to approve it, can you please explain to me how that fits?

Although I disagreed with your decision to allow Broadmoor Parking for 7 Falls Shuttles, and its certainly a stretch to consider events held off site of the NPEC as recreational uses", I just don't see how a use for employee parking, no matter how occasional it is, can be considered to fall under this land use restriction.

Thank you for the clarification. I would greatly appreciate it if you would communicate with the City Attorney prior to approving this plan to allow such use at NPEC. There is absolutely no reason why the Broadmoor Employees, if they are unable to park at their place of employment, cannot be transported to work from the Broadmoor World arena along with the other customers being transported.

Thank you,
Cyndy Kulp
Skyway Resident

Thelen, Lonna

From: Russell Ross <russellsross@comcast.net>
Sent: Monday, February 18, 2019 11:24 AM
To: Thelen, Lonna
Subject: Re: Broadmoor Event Center resubmittal

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Hello Lonna,

Given the scope of the expansion with the tripling of the square footage of meeting space, and likely increased density of employee parking on a year round basis, I would like to request an increase in the size of the landscape barrier adjacent to my property from 15 feet to 50 feet including removal of the existing storage shed. This is a reasonable request given Broadmoor's acquisition of the personal residence on the property's northern boundary next to Mesa to avoid similar issues.

Thanks,

Russell Ross

On 2/13/2019 3:38 PM, Thelen, Lonna wrote:

Good afternoon,

I have received a resubmittal for the Broadmoor Event Center. During the first round of review you provided comments on these plans. This email is to inform you that the re-review has begun and the plans are available on our website at <https://eoc.springsgov.com/ldrs/rpt/index.htm> Please type in CPC DP 03-00259-A10MJ19 in the file number box to view the plans. Ensure there are no spaces before or after the file number. The very last file is the development plan file.

I will be finalizing my re-review comments by close of business on Monday.

Thanks,
Lonna



Lonna Thelen, AICP
Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com



Land Use Review Division

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

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Thelen, Lonna

From: Becky Dunlap <becky@summitcatering.net>
Sent: Sunday, February 17, 2019 10:19 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Attn: Lonna Thelen

I attended the presentation on the proposed Exhibit Hall.

I happen to be in the catering business and although we cannot actually cater at The Broadmoor I feel that the whole community reaps the benefits of having the Space Symposium in Colorado Springs. It would be a huge loss.

Everything The Broadmoor does they do well and I think this would be a great addition.

--

Becky Dunlap
Summit Catering
1045 Lower Gold Camp Rd
Colorado Springs, CO 80905
719 271-6083

Thelen, Lonna

From: John Drobica <jpdrobica6@gmail.com>
Sent: Thursday, February 14, 2019 9:48 AM
To: Thelen, Lonna
Cc: Ruth Garbarini
Subject: Re: Broadmoor Event Center resubmittal

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Lonna:

I've review the plans. The first page Notes legend references in item # 14 'see parking operations plan for complete detail which I was unable to locate. Additionally, Item # 12 references remote parking at the Broadmoor World Arena and other off-site locations. It is the 'other off-site locations' that are of significant concern to our HOA as the shuttles run along Rio Grand and Lower Gold Camp to the Norris Penrose Event Center.

The intersection of Rio Grand and Lower Gold Camp is horrid, in regard to road degradation and pavement patch repair. Additionally concurrent events at NPEC and the Broadmoor, along with major events at the Broadmoor have made these two thoroughfares impassible for our residents.

I welcome your thoughts,

John
COL (Ret.) John Drobica
HOA President
The Villas at Bear Creek
512-994-6310

On Wed, Feb 13, 2019 at 3:39 PM Thelen, Lonna <Lonna.Thelen@coloradosprings.gov> wrote:

Good afternoon,

I have received a resubmittal for the Broadmoor Event Center. During the first round of review you provided comments on these plans. This email is to inform you that the re-review has begun and the plans are available on our website at <https://eoc.springsgov.com/ldrs/rpt/index.htm> Please type in CPC DP 03-00259-A10MJ19 in the file number box to view the plans. Ensure there are no spaces before or after the file number. The very last file is the development plan file.

I will be finalizing my re-review comments by close of business on Monday.

Thanks,

Lonna



Lonna Thelen, AICP
Principal Planner | South Team



Phone: (719) 385-5383

Email: lthelen@springsgov.com

Land Use Review Division

City of Colorado Springs

30 South Nevada Avenue, Suite 105

Colorado Springs, CO 80901



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Thelen, Lonna

From: Mary Briccetti <maryb0917@gmail.com>
Sent: Thursday, February 14, 2019 8:44 AM
To: Thelen, Lonna
Subject: Proposed Broadmoor Event Center/parking

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I live within a mile of the Broadmoor hotel. The parking situation around the hotel is already difficult at times, and will become much more difficult if the Proposed Event Center is built without replacing the parking on site.

This lot is normally full of cars driven by employees. When those employees cross Lake Circle all day and most of the evening, cars stop for the crosswalk, I am often one of them, so I can attest to the frequency. You might want to stop there someday and look into the parking lot to see the number of cars parked there. Where will these employees park? Where will the overflow from the events park? There is no public transportation other than a very infrequent bus.

They will park up and down the local streets. (Which visitors and employees do now during the Christmas season when families come to walk around looking at the lights, big golf tournaments, and events like the Space Symposium). No problem, on occasion. (I love seeing the excited children!) Eliminating the parking lot will cause this to be an everyday practice.

The Broadmoor needs to build adequate parking under the structure, even if it raises the cost. They can afford to make these changes to the plans, (they just committed \$100,000,000 for the Cog Railway) or they need to credibly explain where 1000 employees are going to park.

We know where they will park, on our neighborhood streets. Not just like the current "event" situation parking, but everyday.

Not neighborly! Not fair to employees! Unacceptable!

Please do not approve these plans without adequate parking.

Mary Briccetti
4170 S. Club Drive
Colorado Springs, Co
80906

Thelen, Lonna

From: Krista Heinicke <krista12170@live.com>
Sent: Wednesday, February 13, 2019 6:22 PM
To: Thelen, Lonna
Subject: Re: Broadmoor Event Center resubmittal

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Thank you- let's approve it!!!

Kindest regards,
Krista

On Feb 13, 2019, at 3:38 PM, Thelen, Lonna <Lonna.Thelen@coloradosprings.gov> wrote:

Good afternoon,

I have received a resubmittal for the Broadmoor Event Center. During the first round of review you provided comments on these plans. This email is to inform you that the re-review has begun and the plans are available on our website at <https://eoc.springsgov.com/ldrs/rpt/index.htm> Please type in CPC DP 03-00259-A10MJ19 in the file number box to view the plans. Ensure there are no spaces before or after the file number. The very last file is the development plan file.

I will be finalizing my re-review comments by close of business on Monday.

Thanks,
Lonna

<image001.png>

Lonna Thelen, AICP

<image002.png>Principal
Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Land Use Review Division

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



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Thelen, Lonna

From: PATRICK LATTORE <plattore@aol.com>
Sent: Wednesday, February 13, 2019 4:51 PM
To: Thelen, Lonna
Cc: michaelshassell@yahoo.com
Subject: Re: Broadmoor Event Center resubmittal

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Thank you again for a chance to review and comment:

Dee and I have experienced significant Broadmoor parking and traffic on our street in proportion to their events calendar. It is our contention that current parking is not sufficient for some groups they currently attract. In addition, contractors and employees use our street for their parking now. The idea to significantly increase the events traffic and parking will only place our street in the category of a parking lot. We need for any approval of the plan to be accompanied by a plan to mitigate parking and traffic pattern concerns. No parking on our street (2nd) and others close by (suggest, 1st, 2nd, 3rd, and Beach east of the broadmoor) and no shuttle service traffic up and down our streets.

There are two things I think folks need to pay attention to. The number of 100% of conference guests taking the shuttle from the airport is a false statement. At least 20 per cent will rent cars to have flexibility of driving around. Also, vendors would want to show their products will have a much higher number of cars than shuttle service participation. Second, by stating they are adding spaces for this new facility is a misnomer. They are taking away employee parking from this current space. Where will their current parking be replaced? It seems to me employees will use the streets in record numbers.

All Dee and I ask is for your report to suggest a viable plan for parking and traffic patterns so not to disturb the quiet neighborhoods of the Broadmoor. While we want to see 2nd street a no parking zone (accept for residents and their guests), I think the problem is much greater than simply marking a few streets close by as residential parking only. **I fear the real traffic and parking issues are not being addressed in this plan.**

Should a commercial venture be allowed to use public streets as their parking solution in the downtown area? Would you allow a new building that had not solved the parking problem? We do not want the plan to move forward without significant study of the problem! If not addressed effectively our neighborhood will become a parking lot. Property values will decline as folks who currently live here had not idea they would be supporting parking for the Broadmoor.

As mentioned previously, we support the idea and the way this new facility will serve positively the city, chamber of commerce, other hotels, and the Broadmoor.

Thank you for the chance to comment.

Pat and Dee Lattore

On Feb 13, 2019, at 2:38 PM, Thelen, Lonna <Lonna.Thelen@coloradosprings.gov> wrote:

Good afternoon,

I have received a resubmittal for the Broadmoor Event Center. During the first round of review you provided comments on these plans. This email is to inform you that the re-review has begun and the plans are available on our website at <https://eoc.springsgov.com/ldrs/rpt/index.htm> Please type in CPC DP 03-00259-A10MJ19 in the file number box to view the plans. Ensure there are no spaces before or after the file number. The very last file is the development plan file.

I will be finalizing my re-review comments by close of business on Monday.

Thanks,
Lonna

<image001.png>

Lonna Thelen,
AICP <image002.png>Principal
Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com

Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



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Thelen, Lonna

From: Doug Price <doug@visitcos.com>
Sent: Wednesday, February 13, 2019 4:22 PM
To: Thelen, Lonna
Subject: RE: Broadmoor Event Center resubmittal

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Good afternoon Thelen,

I just reviewed the request by NES, Inc. on behalf of the Broadmoor Hotel for approval of a minor amendment to the development plan for the Broadmoor Event Center for construction of a 1,040 sq.ft. accessory building to be used for storage. The 26 x 40 building appears to be well placed on the property and I am in full support of this minor amendment.

Respectfully,

Doug Price, IOM
President & CEO
Direct: 719.685.7633



From: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Sent: Wednesday, February 13, 2019 3:39 PM
Subject: Broadmoor Event Center resubmittal

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Good afternoon,

I have received a resubmittal for the Broadmoor Event Center. During the first round of review you provided comments on these plans. This email is to inform you that the re-review has begun and the plans are available on our website at <https://eoc.springsgov.com/ldrs/rpt/index.htm> Please type in CPC DP 03-00259-A10MJ19 in the file number box to view the plans. Ensure there are no spaces before or after the file number. The very last file is the development plan file.

I will be finalizing my re-review comments by close of business on Monday.

Thanks,
Lonna



Lonna Thelen, AICP
Principal Planner | South Team
Phone: (719) 385-5383
Email: lthelen@springsgov.com



Land Use Review Division
City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



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Thelen, Lonna

From: Joe & Marge Widhalm <jomarwid@msn.com>
Sent: Tuesday, February 12, 2019 2:29 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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I am writing to express my support for the proposed Broadmoor Exhibit Hall. While the standard talking points in favor of the hall are valid, I am in favor of keeping the tax payers of Colorado Springs out of the convention hall business. Let private enterprise do conventions. Let the city benefit from the tax revenue generated by the hall. As you know, several years ago the city considered building a convention hall downtown. That proposal died when the Broadmoor expanded its convention facility. Let the Broadmoor do it again. I realize that this new facility comes with some negatives for the neighborhood, but the Broadmoor is landlocked and must do the best it can to grow and prosper. I believe the Broadmoor will do its best to be a good neighbor.

Joe Widhalm
4965 Farthing Drive
Colorado Springs, CO 80906

Thelen, Lonna

From: Battles, Kayla on behalf of PlanningDev
Sent: Tuesday, February 12, 2019 9:54 AM
To: Thelen, Lonna
Subject: FW: Broadmoor Event Center

Hi Lonna,

A note for you.



Kayla Battles
Planning Technician

Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

From: Monica Jacobs [<mailto:mmcjacobs@gmail.com>]
Sent: Friday, February 08, 2019 4:54 PM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Broadmoor Event Center

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Dear Lonna Thelen,

I am writing you to voice my concern for the proposed Broadmoor Hall expanded event center. I have lived on Hazel Avenue, the street that directly intersects the current employee parking lot, for 12 years. While we moved into this neighborhood fully aware that the Broadmoor is one of our closest neighbors, the footprint and business model of the hotel has greatly changed over this time. We are genuinely concerned for the accessibility of our neighborhood and schools, lifestyle within the neighborhood, value of our home and the safety of our family.

The parking and traffic pattern are key concerns for us. This event center does not have the parking necessary to accommodate both guests and employees. I understand the intended plan is to bus people in for large events, but history has shown that does not work. We have experienced Space Symposiums, large events and other conferences, and witnessed their pattern. Employees and guests are going to take the easiest (and cheapest) path to the hotel. While the Broadmoor may have honest intentions in monitoring this, we also have experience that shows monitoring and enforcement are not realistic. For instance, when the Broadmoor changed its smoking policy to ban employee smoking on property, our street became the new smokers' hangout. We called Broadmoor security multiple times to rectify this and the smokers never seemed to be present when the security car drove by. The Broadmoor can post No Parking signs, but who will sit on our street to enforce this policy? During special events, our street is packed with cars.

With regard to the traffic pattern, Lake Avenue and the surrounding streets cannot handle the added traffic. During large events, we have trouble turning east or crossing Lake Avenue. This is a major issue for us, not only in everyday convenience, but also because we have small children. Our elementary school is across Lake Avenue. Many families and

teenage drivers also cross Lake Avenue the opposite direction to access Cheyenne Mountain Junior High and High School. With increased traffic, there will certainly be an increase in accidents. We only need to look at Highway 115 and Lake Avenue to see an example of this. We moved into a neighborhood where families can ride bikes and walk through the neighborhood. During special events, it simply isn't safe to do so. The traffic is too great to cross Lake and the side streets become the speedy cut-throughs for late employees, hotel guests and local citizens. Our house is also on First Street and people drive at incredible speeds down this road, particularly during special events.

Finally, our house is our major investment. We are currently under construction and continue to invest in our home. We fear that a view of the event center docks, increased traffic and neighborhood parking won't help the value of our home.

Please reconsider the proposed Broadmoor event center expansion. The City of Colorado Springs must keep the lifestyle and safety of its neighbors in mind. Please contact me with any questions.

Warm Regards,

Monica Jacobs

17 Hazel Avenue

Colorado Springs, CO 80906

303-807-8786

Thelen, Lonna

From: Cynthia Kulp <kulpc@aol.com>
Sent: Monday, February 11, 2019 2:49 PM
To: Thelen, Lonna
Cc: Cyndy Kulp
Subject: Broadmoor Hall Expansion

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Dear Ms. Thelen,

I am writing to express my opposition to the Broadmoor's plan to expand its exhibit space. This plan will reduce parking at the Broadmoor because the current employee parking lot will be the site where the new building is constructed. There are no plans to relocate the employee parking (except to use shuttle buses from off site locations on occasion), and the parking remaining after construction will be much less than what is presently available in the employee lot.

As we heard at the public meeting, parking at the Broadmoor is not adequate and the surrounding community already paying the price. For some reason, employees and guests are not using the Broadmoor's parking garage, which Mr. Damioli claims is adequate. But as we heard from so many neighbors, they are over-run with Broadmoor parking in front of their homes now. And in the Skyway and Cheyenne Canon areas, residents are over-run with Broadmoor shuttle buses primarily transporting visitors to 7 Falls.

Another example that demonstrates the current lack of parking at the hotel occurred last summer when the parking lot for 7 Falls Visitors, which was east of the Golden Bee at the hotel, was closed and relocated off-site to the Norris Penrose Events Center, effecting nearby residential communities. The Broadmoor claimed that they closed the lot because they did not have enough room for 7 Falls tourist parking at the hotel. If they did not have the space to accommodate their guests and visitors last summer, than this proposed expansion, which decreases available parking, will only make the situation worse.

I am also opposed to the use of shuttle buses to get employees to work and guests to the hotel UNLESS it is carefully spelled out in writing, including that the route be designated in advance and the buses traverse commercial roads only. From the World Arena, over Circle Dr., and along Lake Ave. to the hotel would be an acceptable commercial route. Otherwise, the Broadmoor's shuttle buses could proliferate everywhere over neighborhood streets, like they did last summer when they started routing them through Cheyenne Canon, generating even greater impact on residential communities.

The Broadmoor needs to build the infrastructure that is required for their quests, employees and visitors within the commercial footprint of the hotel. As for 7 Falls traffic, the Broadmoor should be required to improve Mesa Ave. including widening it to accommodate non-motorized forms of transportation like walking, bicycles and motorized scooters. Offer alternatives to shuttle buses for guests, and that will reduce the impact on surrounding residential areas.

We all recognize the importance of the Broadmoor to the Colorado Springs economy, but that does not mean their commercial activities should not be regulated. As the commercial activities of the Broadmoor have expanded under Mr. Anschutz's ownership, so has the impact grown on surrounding residential areas, infiltrating them with noise and commercial shuttle bus traffic. This has greatly effected the "peace and enjoyment" of residents living nearby the Broadmoor, and it reduces their property values, too. Few people will want to buy homes on Cheyenne Blvd., for example, knowing that Broadmoor shuttle buses are going by their front door every 5 minutes during the peak season at 7 Falls.

City Planning must step in and protect surrounding residential areas from the Broadmoor's commercial impact so that their can be a peaceful coexistence. We are counting on city departments to protect us from commercial expansion into residential areas. Unless the Broadmoor includes more parking in its expansion plan and adds specifics about shuttle bus expansion, the plan should be turned down.

Thank you,
Cyndy Kulp
Resident of the Skyway neighborhood
2959 Electra Dr. S., Colorado Springs, CO 80906

Thelen, Lonna

From: Becky Hurley <beckyhurley6@gmail.com>
Sent: Monday, February 11, 2019 12:29 PM
To: Thelen, Lonna
Subject: Support for the Broadmoor's Exhibit Hall Addition

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Lonna:

As you'll see below, the Hurleys currently live directly west of The Broadmoor in the Broadmoor Heights Townhome community -- and have resided in the broader hotel neighborhood for the past 20 years (I'm a Chey. Mt. High School alumni).

Comments:

1. Since moving to COS in 1965, we've seen the Broadmoor Hotel continue to improve and update its facilities, adding value to the surrounding community.
2. Gone are a run-down old gas station and adjacent warehouse, aging greenhouses and a dangerous intersection nearby. The Broadmoor Hall addition, Carriage House Museum and newer residential communities as well as the smart Mesa Ave/Lake Circle round-about are all terrific - even on busy high season days.
3. Events like the Space Symposium draw national and international attention to The Broadmoor and Colorado Springs as a whole -- a tremendous tax and tourism benefit.
4. Property values in the area are stable and continue to increase.
5. During high season, hotel employees/shuttle drivers are courteous and well-managed.
6. The addition of a new 60,000 square foot exhibit hall space in the place of a brown-fenced parking area would be a net positive.

Please consider this email a vote in favor of another five-star addition to the hotel's existing infrastructure.

Thank you.

Becky

--

Becky Hurley
708 Count Pourtales Dr
Colorado Springs, CO 80906
Writer/Reporter/Communications
beckyhurley6@gmail.com
719-650-3272 C
719-471-6204 O
719-471-6220 F
Let's connect: <https://www.linkedin.com/pub/becky-hurley/8/738/535>

E-marketing, Broadmoor Properties

Contributing writer, CompanyWeek.com, Colorado Biz magazine*

Staff reporter, Colorado Springs Business Journal (2001 - 2010)

Contributing writer, Colorado Springs Style

*Contributor, Pike Peak Publishing

Colorado Humanities Board

Thelen, Lonna

From: Chrissie Widhalm <christine.widhalm@gmail.com>
Sent: Saturday, February 09, 2019 4:24 PM
To: Thelen, Lonna
Subject: The Broadmoor Exhibit Hall

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Dear Ms. Thelen,

I am writing this email in support of the The Broadmoor's plan to add an exhibit space to Broadmoor Hall. This exhibit space will bring much needed off season business to Colorado Springs. The economic and tax benefits would have a positive impact on the city. In addition more full-time, year round jobs will be created.

As a Broadmoor neighbor I also look forward to development of the gravel lot, which in my opinion is an eyesore. Thank you for your time!

Christine Widhalm
935 Saturn Dr. #215
Colorado Springs, CO 80905
(719) 339-2145

Thelen, Lonna

From: Lori Connors <llc382@gmail.com>
Sent: Friday, February 08, 2019 5:00 PM
To: Thelen, Lonna
Subject: Broadmoor Event Center

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Good Afternoon Ms. Thelen,

I appreciate the opportunity given to express my opinion on The Broadmoor Hotel looking to add an Exhibit Hall.

The Broadmoor has been around for 100 years. During that time they have accomplished so many improvements, and I'm not just talking about improvements that have benefited the hotel. I am talking about improvements that have benefited the neighborhood, the city, the region, the state, for that matter.

They have always listened to their neighbor's concerns, and have made reasonable changes when called for. I believe, just like all other projects and improvements they have made, this will only have positive effects for the community. Most notably will be keeping the Space Symposium in Colorado Springs, which is a huge economic benefit to many local businesses.

It will help increase employment in the Springs, as well, which is definitely needed.

Thank you again for your time.

Lori Connors

Thelen, Lonna

From: Tara Lee-Frey <taranicole04@yahoo.com>
Sent: Friday, February 08, 2019 4:51 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Ms. Lonna Thelen
Principal Planner
Planning & Community Development
City of Colorado Springs
Via Email: lthelen@springsgov.com

Dear Ms. Thelen:

Thank you for allowing the community to provide feedback on The Broadmoor Exhibit Hall Addition. Having lived in the United States Virgin Islands for 10 years, I am all too familiar with the importance of tourism, and its ability to make or break a city. The Virgin Islands has struggled considerably over the last few years, adversely affected by hurricanes and closures of some of their largest employers. The impact has had a domino effect, with not only a mass exodus of residents, but, most importantly, a significant decline in tourism. As a result, the economy has faltered. Consequently, along with working for numerous years in the Government, I have come to fully comprehend the importance of not only tourism, but growth.

In the three years that I have been a resident of Colorado Springs, it has experienced a tremendous influx of residents and tourists alike. While this is advantageous for our City, it requires additional venues in order to adequately meet the needs of the inflow, inclusive of the ever-growing Space Symposium. A \$30 million dollar direct economic benefit is derived from the Symposium, and the Exhibit Hall enables the Space Symposium to stay in Colorado Springs. Furthermore, it has the potential to bring additional off-season (October – April) business to The Broadmoor, and other Hotels, alike.

Ms. Thelen, once again, thank you for the opportunity to comment on the proposed Exhibit Hall. It is my opinion that it will be of benefit to the City as a whole.

Respectfully,

Tara Lee-Frey

Thelen, Lonna

From: Ann Alba <annmalba64@gmail.com>
Sent: Friday, February 08, 2019 4:25 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall
Attachments: Letter - Broadmoor Exhibit Hall - Ann Alba.pdf

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Dear Ms. Thelen,

Please see my attached letter in regard to the Broadmoor Exhibit Hall addition.

Thank you,

Ann M. Alba
719-499-4436

Thelen, Lonna

From: Ed Okvath <EdOkvath@MCMElegante.com>
Sent: Friday, February 08, 2019 3:52 PM
To: Thelen, Lonna
Subject: Boardmoor Hall expansion

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To: The City of Colorado Springs
Attn: Lonna Thelen

My name is Ed Okvath and I am the General Manager here at Hotel Elegante in Colorado Springs. I am proud to operate the 2nd largest Hotel in the City with 500 Guest Rooms and 50,000 sq. ft of meeting space. As a leader in this community, I am privileged to have the opportunity to sit on the Board of Directors for several impactful organizations including The Pikes Peak Lodging Association, Humane Society of the Pikes Peak Region, Boys & Girls Club of the Pikes Peak Region, and The Colorado Springs Convention & Visitors Bureau. I might mention, not only am I a dedicated business professional within the local hospitality industry, I am also a 40-year Colorado Springs resident committed to the success of my home town.

As a voice for the above organizations, Hotel Elegante Conference & Event Center and her sister properties, and a community member who desires positive change for the Pikes Peak Region, I implore you to support the proposed Broadmoor Exhibit Hall Addition.

Many years ago, I was fortunate enough to experience the 1st Annual Space Symposium; I have thoroughly enjoyed watching this annual event grow to the International Level it now has become. My feelings aside, the positive economic impact to the Pikes Peak Region alone should be more than enough reason enough to move forward on this expansion project. Furthermore, the Broadmoor continually exhibits the exemplary role of managing their expansions with tact and diplomacy; I believe that they would be able to execute this expansion with minimal affects to the neighborhood in the long run.

The Exhibit Hall Addition, would provide the Broadmoor the ability to attract more off-season events, larger events, maintain the growth of the successfully Space Symposium to be held in Colorado Springs, increase our tax revenue through the LART tax (which is mostly paid by out of town-ers), and add to the overall value our City has to offer to companies and individuals looking to make a living here. The increased tax revenue will contribute to the many infrastructure projects which Colorado Springs is in so desperate need of.

The more I ponder the proposed Addition, the more I am moved to ask that we as a City would approve and support this project. Feel free to contact me for any additional information you might need.

Very Sincerely,

ED OKVATH
GENERAL MANAGER





E: edokvath@mcmelegante.com T: (719) 302 - 9889 F: (719) 579-8432

Hotel Elegante Conference & Event Center
2886 South Circle Drive, Colorado Springs, CO 80906, US

www.hotelegante.com



Thelen, Lonna

From: cmrolla@netzero.net
Sent: Friday, February 08, 2019 3:10 PM
To: Thelen, Lonna
Subject: Broadmoor

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Dear Ms. Thelen, I am writing to you to cast my vote in favor of the Broadmoor Exhibition Hall as I believe it will be beneficial to the city as well as the community and the Broadmoor itself.

Christian Rolla

Top Gut Doctor: I Beg Americans To Throw Out This Vegetable unhealthpublications.com
<http://thirdpartyoffers.netzero.net/TGL3231/5c5dfe8716f4e7e86547fst04vuc>

Thelen, Lonna

From: A Johnstone <amjstone@gmail.com>
Sent: Friday, February 08, 2019 2:32 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Building

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Lonna Thelen, Principal Planner

Planning and Community Development, City of Colorado Springs

I would like to submit my comments in support of the Broadmoor's proposed addition of the Exhibition Hall. We are fairly new to Colorado Springs and live very close to The Broadmoor.

- We believe the Broadmoor is a huge asset to the community and the beauty and events they provide to the community are tremendous. The Broadmoor is over 100 years old now and it has brought benefits to this community for all those years that far surpass the small inconveniences - if any - that we endure at times.
- We understand that many folks are concerned about the traffic this addition might bring but the fact is the traffic isn't terrible at all. In fact, we find most of the traffic problems are due to the schools - especially off of Cresta Road - but even those issues are limited to specific times of day and aren't awful.
- The economic benefit to the community is huge - home and property values are directly positively impacted by the presence of The Broadmoor. We understand that some locals do not feel that way but as people who have been looking all over this community for two years for a home, we know this to be true. The Broadmoor brings beautification to the area, looks after their projects and maintains them wonderfully and we believe this addition will absolutely be handled in the same manner and will actually make the property itself more beautiful and the views for the surrounding homes more beautiful and pleasant as well.
- The revenues this project will bring to the Colorado Springs area are also very impressive. Not only in sales tax revenue but also in added revenues for other businesses, hotels and restaurants in the area.

We hope that the planning commission will take our opinion into consideration as it considers this proposed project by the Broadmoor as we are fully in support.

Anne M. Johnstone

Thelen, Lonna

From: Andrew Warwick <drewwarwick111@gmail.com>
Sent: Friday, February 08, 2019 1:48 PM
To: Thelen, Lonna
Subject: Support for the new addition at The Broadmoor

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Ms. Thelen,

I have read that The Broadmoor has proposed to build a new Exhibit Hall on it's land for 2020. The Broadmoor has been a leader in bringing business to Colorado Springs for over 100 years and I am happy to see that they are continuing that tradition with this new hall. If it can bring more business like the Space Foundation to our city I fully support it.

Sincerely,
Andrew Warwick

Thelen, Lonna

From: Juan Carlos <sqanto64@hotmail.com>
Sent: Friday, February 08, 2019 1:36 PM
To: Thelen, Lonna
Subject: New Broadmoor Hall @ Broadmoor

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Good Afternoon,

I think it would be great but the only thing I see bad is why are they not putting a parking garage with it. Only adding 100-200 space is not going to help. That means those cars will be in front of houses.

Sent from my iPhone

Thelen, Lonna

From: Cheryl McCullough <Cheryl@visitcos.com>
Sent: Friday, February 08, 2019 1:28 PM
To: Thelen, Lonna
Subject: Support for Broadmoor Hall

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Hello Lonna ~

Our Visit Colorado Springs sales team is continually looking for new pieces of business during need times of the year, which we consider October through April. Due to common misperceptions such as snowy weather, activities and attractions are closed for the season, etc. this time of year can be challenging when encouraging groups to consider our destination outside of the high season.

In addition, we often have to turn down potential events due to the lack of large meeting space in our community. It's can be difficult to identify large enough space to accommodate groups of 500 or more for dinners, expositions or large sporting competitions. Having 95,000 square feet of flexible space is definitely a benefit to our community.

We also appreciate and understand the importance of keeping the Space Symposium in our community. The exposure and economic impact this event brings to Colorado Springs is irreplaceable and provides area businesses including hotels offering overflow accommodations, restaurants, shopping and rental car agencies a much needed boost in economic revenue during a relatively slow time of year.

Thank you for your consideration.

Cheryl McCullough
Director of Sports and Special Events
Direct 719.685.7642 | 800.888.4748 ext 142



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Thelen, Lonna

From: Tim Sheridan <tsheridan@broadmoorproperties.com>
Sent: Friday, February 08, 2019 1:18 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Dear, Lonna

I am writing to support the Broadmoor's plan to build The Broadmoor Exhibit Hall. I have lived in the South West part of town most of my life and fondly remember when the proposed site was a greenhouse and gas station. The Exhibit Hall is a good use of the current vacant land which will cement our communities' relationship with the Space Foundation and will provide a first class meeting space for the Space Symposium and others.

I am confident the Broadmoor will build a first class facility that will enhance our community and add economic benefit to other businesses and our local government.

Sincerely,

Tim Sheridan
Real Estate Broker
Broadmoor Properties
719.337.1035
www.broadmoorproperties.com

Thelen, Lonna

From: Battles, Kayla on behalf of PlanningDev
Sent: Friday, February 08, 2019 12:44 PM
To: Thelen, Lonna
Subject: FW: Broadmoor Expansion.

Hi Lonna,

A comment for you.

Kayla Battles
Planning Technician
Phone: (719) 385-5355
Email: kayla.battles@coloradosprings.gov

-----Original Message-----

From: Pamela Fickes-Miller [mailto:pfickesmill@mac.com]
Sent: Friday, February 08, 2019 10:28 AM
To: PlanningDev <PlanningDev@coloradosprings.gov>
Subject: Broadmoor Expansion.

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Hi there,

I know that the Broadmoor is a friend of the government and the city. Although it does not consider itself a friend of the neighborhood. I personally believe they are a good neighbor. Shuttles to their property in the canyon is understandable. Although since they are planning a building they need to address offsite parking in the city. They have the land.

Large mature cities plan for expansion and consideration of the surrounding areas. This is why when a developer or business wants to expand they need to address the impact on the immediate community. Not put a bandaid in it. Parking is that impact. We are not a small town anymore.

The Broadmoor's shuttles impact the critical environment of the Cheyenne Canyon. The geography will tell you that the pollution will hang in the canyon. More shuttles are not the answer. Any where in the city.

This is crazy. Our city has a long haul ahead of expansion and growing. The cities founders and early planners provided nice wide streets that we are truly blessed with. Please use the land wisely and efficiently. Do not knee jerk to the Broadmoor or any other over bearing developer.

Approve these shuttles and you will be approving shuttles for any new venue. Ei: CC's new stadium in the heart of the north end probably has requested shuttles. Another poor decision.

The Broadmoor is big enough and rich enough to tackle the problem in a more esthetic way. They need to build an underground garage not a high rise tower. I suspect this is the BM's plan B after the public raises hell about shuttles. They are the Broadmoor after all, and this not their first rodeo.

One last point that I believe is important. You do not just have any city job. You will leave a footprint. The construction footprints you leave behind can bite you in butt if they are not done with integrity and thought. Our city depends on it. Be great city planners, you are ultimately responsible for the growing of a world class city. So pay attention.

Sincerely,
Pamela Fickes-Miller.
Sent from my iPhone

Thelen, Lonna

From: Tom Zelibor <tzelibor@spacefoundation.org>
Sent: Friday, February 08, 2019 12:35 PM
To: Thelen, Lonna
Cc: Jack Damioli
Subject: Letter of Support

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Dear Ms. Thelen:

It is with great pleasure that I write to you today to share my support for Broadmoor's announcement regarding their exhibit hall expansion.

As CEO of the Space Foundation, I am delighted that the Broadmoor and Space Foundation have had a 35 year partnership for our annual Space Symposium in Colorado Springs. This effort only strengthens that partnership.

For years, the Space Symposium has been referred to as the "premier gathering for the global space community" and continues to grow annually. Every April, more than 9000 visitors from around the world descend upon Colorado Springs to attend the week-long event. Their attendance has a tremendous positive impact on this part of southern Colorado. During just that one week in April every year, our local businesses, hotels, restaurants, and various other establishments are able to benefit from a reported \$30M of direct economic impact due to the Symposium. This is only one example, but there are many more to include the positive impacts on LART and bringing additional off-season business to all of Colorado Springs.

While we are extremely pleased that the Space Symposium continues to grow, we were faced with the challenge of keeping up with the pace of growth due to current size limitations of the Broadmoor, the only facility in town that is able to accommodate the amount of visitors. Positive customer feedback and the five-star service the Broadmoor Space Symposium attendees are used to, led us to work with Broadmoor leadership for a lasting, permanent solution to our needs.

I've had the opportunity to meet with Mr. Damioli, CEO of the Broadmoor, and his executive staff, to review the plans for the expansion. The design of the exhibit hall is quite impressive. Based on the same five-star quality that the Broadmoor is known for, this effort adds a much more favorable venue than the previous temporary structure we have used for many years. It will also accommodate a large portion of the waiting list of companies that desire exhibit space and are excited to participate in the Symposium each year. Having a permanent exhibit hall in place will allow many other opportunities for the city and the Broadmoor to host other symposia and prestigious events, making Colorado Springs, OLYMPIC CITY USA, an even more desirable location to visit.

While we have not had the opportunity to meet in person, I hope that we are able to do so in the near future. I'd be delighted to show you around the Space Foundation and answer any questions you might have.

Best regards,

Tom

Tom Zelibor
Chief Executive Officer

Space Foundation

HQ: +1.719.576.8000
M: +1.303.775.6118

SPACE FOUNDATION HEADQUARTERS
4425 ARROWSWEST DRIVE
COLORADO SPRINGS, CO 80907 USA

*We inspire, educate, connect, and
advocate for the global space community.*

Thelen, Lonna

From: Michael Raedel <mraedel@broadmoorproperties.com>
Sent: Friday, February 08, 2019 12:00 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Lonna,

I am writing to share my support of The Broadmoor and the plan for the new exhibit hall.

As a native of Colorado Springs I have watched the city grow and change for over 50 years. The Broadmoor Hotel has been an anchor of stability for Colorado Springs since its construction 100 years ago. The current ownership has brought about a resurgence of energy to the hotel, highlighting its history while remaining a leader in the industry.

The Broadmoor, as with Colorado Springs, has always been a seasonal destination. Spring, Summer and Fall have always been the most popular time for guests to stay here in Colorado Springs and at The Broadmoor. This Exhibit Hall Addition will open the door for more off season business both at The Broadmoor and all of Colorado Springs. While attending the public meeting, it was made clear, many local hotels and tourist attractions will benefit by having more off season business. The Broadmoor is not the only business that has to reduce staffing in the off season due to lower business levels. We should all think about ways in which we can promote Colorado Springs as a year-round destination. The Exhibit Hall Addition is definitely a step in the right direction.

As an active Realtor in Colorado Springs it is important to have a strong, stable (year-round) local economy to incent people to, relocate to our city, buy homes and encourage their family and friends to do the same. Increasing off season business by keeping the Space Symposium here in Colorado Springs and bringing more "Space Foundation" type groups to the area will be a positive growth opportunity for all of us here in the Pikes Peak region.

I look forward to the positive growth this Exhibit Hall Addition will bring to our community!

Thank you.
Michael

Michael Raedel
Managing Broker
BROADMOOR *Properties*
719-471-6234 direct
719-210-4141 cell
broadmoorproperties.com



Thelen, Lonna

From: Pam Sherfesee <pam@visitcos.com>
Sent: Friday, February 08, 2019 11:29 AM
To: Thelen, Lonna
Subject: In Support OF The Building The Addition To The Broadmoor Exhibit Hall

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Dear Lonna,

I have had the privilege of working for Visit Colorado Springs for over 25 years supporting the meetings industry for our community and the Pikes Peak Region. It has been rewarding to see our community evolve into a robust community full of positive energy and providing a variety of experiences for our citizens and our visitors to enjoy.

The Space Foundation National Space Symposium is a large economic driver for our community in a low-demand time of year. Not only does this annual convention/trade show impact The Broadmoor but approximately 10-12 additional hotels in our area, restaurants, retail stores, ground transportation companies, attractions and more. The Broadmoor Hall Addition enables our community to keep the annual National Space Symposium and would open the door for our staff to invite new meetings, conventions and trade shows to meet in Colorado Springs.

We continually have the goal of looking for more group events and meetings to help boost the LART and sales tax revenue for our City. This Exhibit Hall would be a "tool" to help us achieve this goal.

Kind Regards,
Pam



Pam Sherfesee, CDME
Vice President of Sales

Direct: 719.685.7634 | Fax: 719.635.4968

515 S. Cascade Avenue | Colorado Springs, CO | 80903

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Thelen, Lonna

From: Jerri Roush <jerri@jroushevents.com>
Sent: Friday, February 08, 2019 11:19 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Good Morning, as an Event Planner that does business here in Colorado Springs I think this addition to the Broadmoor is needed and will be very beneficial to the community. I currently do the Cyberspace Symposium at the Broadmoor and they are at a point where they are at capacity with exhibitor space so having the ability to expand can only help them grow their program and thus provide more STEM scholarships to our community.

There are not a lot of locations in the Springs that have the capacity to hold large events so I see it as win/win overall.

Thanks for your time,
Ms. Jerri Roush

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www.jroushevents.com

c) 719-330-2965

jerri@jroushevents.com

Thelen, Lonna

From: Brandon Brown <cowboybdbrown@gmail.com>
Sent: Friday, February 08, 2019 11:18 AM
To: Thelen, Lonna
Subject: Support comments for Broadmoor Exhibit Hall Addition

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Lonna,

Good day to you. I am a long time Colorado Springs businessman and I am writing to express my support for the Broadmoor's proposed addition to their Exhibit Hall. The Broadmoor is a great member of the community and huge economic engine for Colorado Springs. This addition would be a great addition to the hotel and provide an even greater positive economic benefit to our city. Additionally, this would resort in significant additional taxes come into city coffers.

Thank you for the opportunity to make comments.

Brandon Brown
Sent from my iPad

Thelen, Lonna

From: Jenifer B Furda <Jenifer.B.Furda@kp.org>
Sent: Friday, February 08, 2019 10:57 AM
To: Thelen, Lonna
Subject: Space Symposium

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Hello Lonna, as a resident of the Broadmoor Area (by Broadmoor Elementary School)...I am in support of the “permanent” structure the Broadmoor is looking to build on their dirt parking lot to support the Space Symposium (and other events). I know parking is a concern, and there will need to be a solution. However, I would hate to see such an incredible Colorado Springs event go away because we could not find a comprehensive and creative solution to parking



Thank you for your consideration!

Cheers,

Jenifer Furda
Kaiser Permanente-Southern Colorado
Program Manager-Strategic Partnerships
Office:719-867-2142
Cell:719-235-6694
#BeKP

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Thelen, Lonna

From: Kyle Park <park.kyle1@gmail.com>
Sent: Friday, February 08, 2019 10:30 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Expansion

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Hello Lonna,

I am writing today in support of the proposed Exhibit Hall Addition at the Broadmoor. Tourism and out of town visitors are one of the major economic engines of our region and this proposed addition helps to maintain the major event that is the Space Symposium, as well as attract additional conferences that would otherwise choose another city.

The benefit of having the Space Symposium alone, to me, justifies this expansion given the direct economic benefit generated from that conference as well as the secondary impact of being a hub for space related businesses. I believe that the Broadmoor has been good stewards of our community and that the taste and attractiveness that they extend to all of their projects mean this project will also be finished in a way that enhances the neighborhood and our community as a whole. In addition, they seem to be working well within their zoning rights, just formalizing the use of that area to a more permanent commercial endeavor.

Thank you for leading this process and listening to all sides of this conversation.

Kyle Park

Thelen, Lonna

From: Kathy Reak <kathy@visitcos.com>
Sent: Friday, February 08, 2019 10:28 AM
To: Thelen, Lonna
Subject: Support of Broadmoor Exhibit Hall Addition

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Hi Lonna –

I wanted to shoot a quick email in support of the Broadmoor adding this building on their property. It is truly very important that they are allowed to do so for the following reasons:

- We must keep the Space Symposium in Colorado Springs. The economic revenue of \$30 Million is nothing to be sneezed at and it doesn't just impact the Broadmoor. Hotels and restaurants around the city depend on this business in a need period of time. Without this new structure, I fear we will lose this event as there are many places in the US who can easily host the group. The Space Foundation wants to stay here – let's keep them here.
- Opportunity to bring new events in our off season to Colorado Springs. With new events, new LART dollars are introduced into the community allowing more advertising of our city to planners around the country who can bring new events to the city which brings more money – it is a big circle that can go round and round and only benefit our entire community.
- And if resistance to the building is “what will it look like” – has the Broadmoor ever done anything that wasn't absolutely top-notch, first class? They will create an exhibit hall that will be beautiful and blend with the rest of the resort



Kathy Reak
Senior Director of Convention Sales
Direct: 719.685.7632 | Fax: 719.635.4968
515 S. Cascade Avenue | Colorado Springs, CO | 80903

Thelen, Lonna

From: Cayna Worl <CaynaWorl@outlook.com>
Sent: Friday, February 08, 2019 10:12 AM
To: Thelen, Lonna
Subject: The Broadmoor Project

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Hello Lonna,

The Expo. hall will bring year round full-time jobs to Colorado Springs. It will cover up the ugly employee parking area. And it will bring additional people into Colorado Springs during the slow tourism months. The property is already owned by The Broadmoor and zoned commercial and this is one the best options to be put on it.

Cayna Worl
719-660-2185

Thelen, Lonna

From: Shauna Sartori <ssartori18@icloud.com>
Sent: Friday, February 08, 2019 9:55 AM
To: Thelen, Lonna

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Good morning,

I write this letter in support of The Broadmoor Exhibit Hall project. I believe it goes without saying that a project designed to better a community and economy, should be viewed as a positive addition. Having the option of continuing to employ individuals in our community is vital for growth. This project will only better the community at large, but supporting local restaurants, hotels, rental car agencies, shops and much more. When a property is able to attract new business to the area during the “winter months” is something business owners would welcome. Also, keeping already larger groups that the resort hosts, in the community continues to provide business and jobs to so many that already rely on it.

Everything that The Broadmoor does, is in great taste and keeping the 100 year look and feel of the resort, always in mind. I know and trust that the exhibit addition would be no different.

Thank you for your time.

Respectfully,

Shauna Sartori

Thelen, Lonna

From: Ashley Kloster <ashleycchase@gmail.com>
Sent: Friday, February 08, 2019 9:42 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Good morning Lonna,

My husband and I moved to Colorado Springs three years ago from Washington DC. We love Colorado Springs and love the fact that the community keeps growing! I believe the Broadmoor is one of the businesses that will continue to help us grow by remaining busy and expanding.

I am writing this quick email to express my support of the Broadmoor Exhibit Hall. The Broadmoor Exhibit Hall will continue to grow the community of Colorado Springs by bringing larger groups to our city. It will also strengthen the Broadmoor's bond with the local Space Foundation - a cornerstone in the industry and located in our own backyard. Local partnerships are so important and with the Space Symposium contributing over \$30M in direct economic benefit to the local market just cannot be understated - this valuable influx of local revenue needs to stay in the local market!

In addition to growing the relationship with the Space Foundation, the Exhibit Hall offers opportunities to bring in new business opportunities to the area, which will increase year round employment, bring added tax revenue to the area and beautify a part of the broadmoor town that could use a 'facelift'.

Recognition of that property, owned by the Broadmoor, is zoned commercially, has traditionally been the site of commercial enterprises and that the new Exhibit Hall addition will be designed and built in the same responsible way and with the quality of which the 100-year-old, five-star Broadmoor is known.

Thank you so much for listening and we do hope that this project moves forward!

Best,
Paul & Ashley Kloster

Thelen, Lonna

From: Amanda Ulrich <amandaeulrich@yahoo.com>
Sent: Friday, February 08, 2019 9:23 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Good morning Ms. Thelen,

First of all, thank you for your time in reading this letter. I am a proud member of the Broadmoor employee family and am writing on behalf of the pending Broadmoor Exhibit Hall Addition.

I support this project from two vantage points, both as an employee of the Broadmoor and as a native to Colorado Springs. As a Conference Manager at the hotel, I of course see the value of adding this space, as it widens the type of clientele The Broadmoor can host throughout the year. The types of events that this facility can house will not only fill Broadmoor sleeping rooms, but will also overflow into other hotels within the southern corridor and beyond. As an old hospitality professor of mine once said, "tourism is good for everyone." By having another large event space in the city, it can propagate the possibility of larger events visiting. And we all know what happens from there; economic growth, job growth and resident satisfaction.

As it is well known, one of the key conferences that will first utilize this space is the annual Space Foundation Space Symposium. This is a key example as to the type of economic benefit this space will have in the community. This group historically pumps \$30 million dollars directly into the Colorado Springs economy in under a week. The interesting thing about this group is it not only brings together member of the space community, but other residents as well. My dentist attends the Space Symposium every year!

And obviously, this facility will be built to fit the already stellar Five-Star, Five-Diamond reputation of the Broadmoor. This will be a huge upgrade for the area; taking the current land from a dirt lot to a cohesive and clean extension of Broadmoor Hall.

As I have exhausted my reasoning for the addition from the standpoint of a Broadmoor employee, I would like to touch on this subject as a native of Colorado Springs. I was born and raised in The Springs, as was my father. My mother moved here from Pueblo when she was in grade school. We are not Broadmoor residents, nor was the Broadmoor a luxury we got to enjoy often. As a child, I remember driving to the Zoo and my mom would describe the Broadmoor as a "hotel where presidents stay". Excuse my walk down memory lane, but it leads me to my main point. Anytime my family was near or at the Broadmoor, the grounds have been pristine, the main drive bustling, and it has served as a beautiful landmark of this city. Even if I were not an employee of the Broadmoor, I would support this project wholeheartedly, as it represents the best things about Colorado Springs. It is a nod to our humble beginnings and history, as well as a projection of our strong future as a community. A community cannot grow and improve with out change. I feel the Broadmoor Exhibit Hall Addition would be an improvement to the Broadmoor, and more importantly, to the community I love.

Thank you for your consideration,

Amanda Ulrich Ricchetti

Thelen, Lonna

From: Tracy Bowman <tracyabowman11@hotmail.com>
Sent: Friday, February 08, 2019 9:10 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Support

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I would love to support the Broadmoor Exhibit Hall! The Broadmoor is such a special hotel and I love watching it grow in this spectacular place. I know a lot more business will be coming from this addition and it is a great asset to the city.

Thank you!

Tracy Bowman
720-244-1579

Thelen, Lonna

From: Melissa Fike <melissa.a.fike@gmail.com>
Sent: Friday, February 08, 2019 8:53 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Hi Lonna,

I am writing this quick email to express my support of the Broadmoor Exhibit Hall. As Colorado Springs continues to grow as a great 'small city', infrastructure is a must and growing businesses can help anchor that growth. The Broadmoor Exhibit Hall does just that. It will also strengthen the Broadmoor's bond with the local Space Foundation - a cornerstone in the industry and located in our own backyard. Local partnerships are so important and with the Space Symposium contributing over \$30M in direct economic benefit to the local market just cannot be understated - this valuable influx of local revenue needs to stay in the local market!

In addition to growing the relationship with the Space Foundation, the Exhibit Hall offers opportunities to bring in new business opportunities to the area, which will increase year round employment, bring added tax revenue to the area and beautify a part of the broadmoor town that could use a 'facelift'.

Recognition of that property, owned by the Broadmoor, is zoned commercially, has traditionally been the site of commercial enterprises and that the new Exhibit Hall addition will be designed and built in the same responsible way and with the quality of which the 100-year-old, five-star Broadmoor is known.

Thanks for your time and consideration!

Best,
Melissa

Sent from my iPhone

Thelen, Lonna

From: Robyn Barrett <robynbarrett.96@gmail.com>
Sent: Friday, February 08, 2019 7:55 AM
To: Thelen, Lonna
Subject: Exhibit Hall

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Lonna,

I am very excited for our community to have another beautiful space for people to come together. Here is a list of reasons I am in full support of the Space Symposium being built at The Broadmoor:

- The location they are proposing to build is great! It is conveniently located in close proximity to the hotel and I believe this will be a great addition to the area.
- The Space Foundation has a huge turn out for their events and it would be so nice for Colorado Springs to support them by offering a perfect space for them and their attendees to have the best experience possible.
- The economic benefits for the local businesses when the crowds come flooding through.
- I also believe this will generate more jobs which will be good for our quickly/ever growing city.
- I fully trust that the new building will be built with equal or greater quality than it's neighbor that has stood the test of time. The hotel opened in 1918 and I believe that in another 100 years the future people of Colorado Springs will look back on our decision to build the Exhibit Hall with as much interest and fondness as we look back on the history of The Broadmoor Hotel

I would love to see this start to come together as soon as possible.

Look forward to hearing your response to the proposal of this wonderful addition to our awesome city!

Sincerely,
Robyn Barrett

Thelen, Lonna

From: Dirk Draper <DDraper@cscedc.com>
Sent: Friday, February 08, 2019 6:48 AM
To: Thelen, Lonna
Subject: Comment on Broadmoor Exhibition Hall

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Ms. Thalen,

I am writing to express the Colorado Springs Chamber of Commerce and Economic Development Corporation's strong support for the proposed exhibition hall at the Broadmoor. The project is a valuable addition to the community's asset base for many reasons, the most significant of which is how this privately funded project will expand the region's ability to host large conferences, conventions, and other corporate gatherings.

The Space Symposium illustrates the need for exhibition space like the proposed project. The Space Symposium is currently the largest conference held in Colorado Springs. The event draws more than 9,000 visitors and creates more than \$30 million in economic activity every April. Even more important, it draws media attention from across the world as THE event in the world of space exploration, science and defense. The Space Foundation's success with the Symposium has led to it outgrow permanent space across the city, and could lead its sponsor to consider relocating the event. Keeping Colorado Springs on the map, and in the conversations about space, is of high value to the Chamber & EDC as we seek to grow this sector of our economy by helping current and future local companies grow and prospect.

Constructing the new exhibition hall now is particularly timely as it occurs during the national conversation about the re-establishment of a federal space command. The Broadmoor, in committing to this project, demonstrates the region's commitment to and investment in space operations.

This project has much merit and will provide significant benefits to the community and to its owner The Broadmoor already owns the property. The property is zoned for this purpose. The design has been carefully crafted to Broadmoor's standards and to fit the surroundings. The design has been developed to allow the project to be built in time for the 2020 Space Symposium.

On behalf of the Chamber & EDC, we strongly urge approval of the Broadmoor's proposed exhibition hall.

Regards,

-Dirk-

Dirk Draper

President and Chief Executive Officer

Tel: 719.575.4321 | Cell: 719.439.5065



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Thelen, Lonna

From: Christina Osberg <christina.osberg@gmail.com>
Sent: Friday, February 08, 2019 6:37 AM
To: Thelen, Lonna
Subject: The Broadmoor Exhibit Hall

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Good morning Lonna,

As an employee of the Broadmoor, the importance of groups like the Space Symposium are critical to my job during our off season. As you most likely know, October - April we cannot hire as many workers due to the lower level of demand. With the exhibit hall, my self and all our departments are looking forward to what business that will be able to bring to house those large groups in the off season so our teams can have steady work all year long. One example of this is the Space Symposium who has been meeting with us for decades. They have unfortunately outgrown our current space and were going to have to start looking in Denver and elsewhere for a new home if we didn't pursue enlarging our current offerings. This group alone brings millions to our community across the hospitality industry.

Please keep this in mind as we continue to pursue this opportunity. Our current teams, future employees in the community who we will be able to hire, and myself are grateful for your consideration.

Kind Regards,
Christina Osberg

Thelen, Lonna

From: Lynne Telford <Lynne@careandshare.org>
Sent: Friday, February 08, 2019 6:18 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Lonna,

I attended the public hearing about the Broadmoor addition and I want you to know that I am fully in favor of this project.

We are lucky to have the Space Foundation and Space Symposium in our community. It showcases our beautiful city to the world and generates revenue.

A beautifully designed building is much better than a dirt lot hidden by a fence.

I appreciate the thought and vision behind this addition.



Lynne Telford

Chief Executive Officer

Care and Share Food Bank for Southern Colorado | ✉ 2605 Preamble Point, Colorado Springs, CO 80915

Office ☎: 719-528-1247 | Direct ☎: 719-434-4670 | Fax: 719-528-5833 | Lynne@careandshare.org

www.careandshare.org

At Care and Share Food Bank, we believe that no one should go hungry.



Thelen, Lonna

From: Rick Prudhomme <prudhommerick@yahoo.com>
Sent: Friday, February 08, 2019 6:00 AM
To: Thelen, Lonna
Subject: Broadmoor Hotel Building Addition

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Hello , my name is Richard Prudhomme and a long term resident at 724 Count Pourtales Dr.
I have seen the Broadmoor transform their campus into a beautiful and welcoming resort for over 35 years.
We are in full support of the proposed addition of Broadmoor Hall.
Again , the Broadmoor has been a great steward of the neighborhood and community for over 100 years.

Thank you for the opportunity to have our voice heard.

Richard and Pamela Prudhomme.

Thelen, Lonna

From: jake zubrod <jakezubrod@gmail.com>
Sent: Thursday, February 07, 2019 10:19 PM
To: Thelen, Lonna
Subject: Exhibit Hall
Attachments: Ex Hall.docx

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Hello,

Thanks for reviewing my statement about the Broadmoor Exhibit Hall.

Thanks,

Jake

Thelen, Lonna

From: Barry Doyle <bm_doyle@yahoo.com>
Sent: Thursday, February 07, 2019 9:28 PM
To: Thelen, Lonna
Cc: Wendy Doyle
Subject: Broadmoor Neighborhood Comments

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City Planner Lonna Thelen,

When given a chance to:

- A.) Park on Broadmoor property and pay a fee.
- B.) Drive to an offsite parking lot and wait for a shuttle bus.
- C.) Park a short distance from the Broadmoor in a residential neighborhood for free and quickly come and go as you please.

The majority of event goers choose C., as evidenced by the number of complaints about event neighborhood parking lodged at the Broadmoor's open house held on January 31, 2019. These "freebie parkers" (including Broadmoor employees and contractors) need to be inconvenienced to the point that they choose A. or B., not C. City no parking signs are a start: take for example the neighborhoods around universities in Colorado Springs. As Broadmoor event goers are forced to walk further, they will make other choices and we can begin to regain the solitude of our neighborhoods.

The Broadmoor stated that it would be amenable to City no parking signs and Jack Damioli stated to us after the meeting that he would have no problem with City no parking signs along the Broadmoor's East parking lot from First to Second street on Elm Avenue. As part of this development process, we would like in writing that City no parking signs be erected as soon as possible.

Furthermore, we would like the City to accelerate the timeline for the resurfacing of the neighborhood streets surrounding the Broadmoor; more specifically, the stretch of Elm Avenue from First Street to Second Street. For the past 15 plus years, we have witnessed a worn out street bear the brunt of excessive traffic and overweight trucks. It is now a canvas of alligator skin and potholes that need constant maintenance. The concrete apron that crosses Elm Avenue for drainage is disintegrating. We would just like our street surface to reflect the quality of a Broadmoor neighborhood.

Submitted by,

Barry and Wendy Doyle
8 Elm Avenue
(719) 540-0291

Thelen, Lonna

From: John Johnstone <johnstone550@gmail.com>
Sent: Thursday, February 07, 2019 9:20 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Building

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To whom it may concern, I would like to provide a little information to the planning commission with regards to the Broadmoor's plan to build a new exhibition building. We have recently relocated to the Colorado Springs Community and are very big supporters of the amenities that the Broadmoor provides to the local community. In the next week we will close on a new home located in the Broadmoor Resort so we are very familiar living life around the Broadmoor campus and surrounding community. We have a son that attends Cheyenne Mountain high school. Myself and my wife did attend the meeting to the community by the Broadmoor at Cheyenne Mountain Lodge presentation that outlined the plan to build the new exhibition center. I do want to give my support to the Broadmoor for the overall design, lower footprint and the beautification of the current gravel lot as my wife and myself appreciate greatly the investment and sensitivity that has obviously been taken into consideration in the design and planning of this new facility.

We feel strongly that any and all private businesses that are investing and bringing job growth, new job opportunities and year round employment to the individuals within the community, as well as providing and showcasing facilities that will not only secure existing business, but offer an environment that would bring in potential new business can only be good for the community and its residents as a whole. We do understand the comments made regarding traffic but we do not feel that this is a purely a Broadmoor issue, as much of the traffic we experience daily is from the local community and not from traffic caused by the Broadmoor. Outside of school traffic we find that it is very easy to navigate and the road traffic is no more than moderate compared to any major city and in fact we find it a delight most of the time. Any and all road repairs on Cresta would certainly be much needed and would be appreciated as we travel on this road daily to drop our child to high school.

We appreciate the effort being made by the Broadmoor to secure that the Space Foundation and other significant groups make Colorado Springs their home for business and we feel strongly that this is a significant plus to the community as it provides the much needed revenues and taxes that support all of the local businesses and community infrastructure as without them the burden would be greater to us local tax payers.

We do hope that the planning commission will take our support of this project and our opinions into consideration as it evaluates the positives and negatives of this proposed project as we would definitely like to see it come to fruition.

Respectfully, John Johnstone.

Thelen, Lonna

From: Teresa Pepper Dombroski <wydombroski@hotmail.com>
Sent: Thursday, February 07, 2019 9:14 PM
To: Thelen, Lonna
Subject: Broadmoor Hall expansion - I support

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Dear Ms. Thelen,

I'm writing in support of the Broadmoor Hall expansion. I believe it's an improvement over the dirt parking lot/wood fence that is currently in that location. It will be more aesthetically pleasing plus it will be a good revenue/tax generator for the City. I live in the area and have a student at Cheyenne Mountain High School. I want our area (and the City) to continue to improve which provides more opportunity to our children as they enter the workforce. Please list me as a supporter of the Broadmoor Hall expansion.

Sincerely, Teresa Dombroski

Thelen, Lonna

From: gina byrd <ginarbailey@hotmail.com>
Sent: Thursday, February 07, 2019 8:54 PM
To: Thelen, Lonna
Subject: FW: Broadmoor Event Center Expansion Plan

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Dear Ms. Thelen,

I am a resident of the Broadmoor neighborhood, and I oppose the Broadmoor's plan to construct a new event center at Mesa and Lake. I understand that this center will be built on the site of the employee parking lot. This construction raises many alarms to the inhabitants of the Broadmoor neighborhood. Where will employees park? What about the construction traffic and additional employees who will also need parking spaces? The nuisance of this additional traffic and noise will negatively affect the neighborhood, and construction traffic will be intolerable.

We dread the "Space Convention" every year. The additional buses and other traffic are loud and annoying, and make walking or biking the roads near the Broadmoor difficult and unsafe. If this Event Center is built, there is a chance that we could have a Space Convention-sized event at the Broadmoor every week. This is not the expectation of this neighborhood and its residents. The Broadmoor is landlocked. Every new attraction it builds negatively affects the surrounding community. Hostility between the resort and its neighbors is growing, and the city needs to step in and halt further development to protect the environment in this community. We don't want to live next to Disney World.

Sincerely,
Gina Byrd

Sent from [Mail](#) for Windows 10

Thelen, Lonna

From: James Nakai <Jim@jwnakai.com>
Sent: Thursday, February 07, 2019 6:14 PM
To: Thelen, Lonna
Subject: The Broadmoor Exhibit Hall Addition

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Dear Lonna:

As a resident living at 12 First Street for the past 24 years, I am supporting the proposed Exhibit Hall Addition based on their past history of the development of the Broadmoor Hall in 2003. That major addition and the closing of First Street off Lake Avenue has not been detrimental to neighborhood traffic, property values or the welfare of our family.

We understand that there will be occasional special events that result in our neighborhood streets being utilized by their patrons, but we have the utmost trust that The Broadmoor Hotel Management will address the issue of employee parking on neighborhood streets and resolve any issues that we bring to their attention.

As an architect, I applaud the thoughtful design and quality construction proposed for an outstanding addition to their five-star property. We look forward to this facility replacing the existing gravel parking lot and occasional temporary tent structure.

Finally, we appreciate the Broadmoor's willingness to provide the necessary accommodations to meet the Space Foundation's current and future needs for Exhibition space. This is an important event for our community and the future economic growth of Colorado Springs.

Sincerely,

Jim & Rhonda Nakai

Jim Nakai, AIA
James W. Nakai & Associates, P.C.
105 East Moreno Avenue
Suite 102
Colorado Springs, CO 80903
719.331.4814 Cell
719.635-2142 Office
[*jim@jwnakai.com*](mailto:jim@jwnakai.com)

Thelen, Lonna

From: Pinney Ann <annpinney@gmail.com>
Sent: Thursday, February 07, 2019 5:51 PM
To: Thelen, Lonna
Subject: Broadmoor expansion plans

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Dear Ms. Thelen:

I live a half a block north of Broadmoor West in Cheyenne Canon. Having lived in my house since 1992, I thoroughly enjoyed the ability to hike and bike in nature while going for an elegant dinner at the Broadmoor on special occasions. Over the past few years, I have been dismayed at the increase in congestion and traffic on Cheyenne Blvd (my normal route to access biking and hiking} largely caused by the shuttle buses the Broadmoor uses to convey their guest from parking at Norris Penrose parking lot to Seven Falls. In fact, I have altered my street cycling to ride up to the zoo, but I understand that the Broadmoor plans to take over Penrose Blvd. for their infernal buses as well.

Last summer we could often count over 13 buses an hour spewing exhaust to Seven Falls and causing a traffic jam at the road juncture in front of Seven Falls. Formerly the Broadmoor was a hotel presence I used to be proud of and point to as a lovely landmark. However, I am now beginning to hate the Broadmoor and resent their aggressive takeover of our neighborhoods. After biking to the zoo, my biking route takes me on the return leg behind the Broadmoor Brownstones whose streets are now clogged with people parking for the Broadmoor as the parking structure next to the Summit House is insufficient for the many events the Broadmoor hosts. I understand from the planning session, that the Broadmoor just plans on increasing their shuttles versus providing more parking for the increased traffic to the new Exhibit Hall. The Broadmoor is a commercial enterprise and as such should build a parking structure to accommodate an increase in their vehicle traffic.

Also, I understand the route for the buses will be through residential areas instead using the commercial thoroughfares of 1 25, Circle and Lake Avenue. Given that the Broadmoor also has a commercial interest in the World Arena, I insist they utilize the World Arena parking and shuttle on a main thoroughfare like Lake Avenue versus trodding on the rights of the "little people" of the surrounding residential areas. Their shuttle use of Norris-Penrose to 21st street and then onto Cheyenne Blvd created traffic jams through three different areas: Gold Hill, Skyway and Cheyenne Canyon. It became untenable in Cheyenne canyon as that area is not even built to support the normal summer traffic, but I am sure there is no love lost for the Broadmoor in the Skyway and Gold Hill neighborhoods either.

I have heard that it is useless to go up against the Broadmoor as they provide a lot of financial contributions to individual candidates for the city council and mayor. I am hoping this level of financial influence does not mean the neighboring residences, many of which have been here almost as long as the Broadmoor, will not have a voice or opinion that counts when the city planning is dealing with the proposed plans for the Broadmoor Exhibit Hall. Truthfully, I think it would be very short-sighted of planning to cave to the current requests for the Exhibit Hall without insisting the parking needs be adequately addressed. Looking ten years down the road, the small neighboring streets will be even less equipped to handle growth in the Broadmoor traffic.

Sincerely,

Ann Pinney
1112 Mayhurst Avenue

Thelen, Lonna

From: Mark Kelbel <markkelbel@gmail.com>
Sent: Thursday, February 07, 2019 5:48 PM
To: Thelen, Lonna
Subject: Broadmoor Hall Expansion

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Dear Ms. Thelen:

I am writing to express my support for the expansion of Broadmoor Hall. I believe that the Broadmoor will put the added space to very good use and that it will continue to be a major producer of tax revenues and introduce our lovely town to visitors from all over the globe. The Broadmoor is something that all of us who reside in Colorado Springs can be proud of and I wanted to voice my support for their new expansion.

Sincerely,

Mark Kelbel

Thelen, Lonna

From: Kyle Hybl <kyle.hybl@hotmail.com>
Sent: Thursday, February 07, 2019 5:36 PM
To: Thelen, Lonna
Subject: Support for Broadmoor Exhibit Hall

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Dear Ms. Thelen:

I am a resident of The Broadmoor neighborhood and I work for a private foundation near the situs of where the Broadmoor Exhibit Hall will be located. I personally believe the proposed expansion is good for The Broadmoor and good for our community.

As one example, the opportunity to continue to have Space Foundation's annual symposium in Colorado Springs is important as an annual event, but it is, I believe, even more important during this time when it is being determined where United States Space Command will bed down. Currently, Air Force Space Command is in Colorado Springs and with strong and demonstrated community support (such as a commitment to the Space Symposium) Colorado Springs is likely to be a front-runner to permanently host U.S. Space Command. Having U.S. Space Command (which will likely be a joint command) will involve hundreds of new civilian and military jobs and possibly an acquisition component not unlike Space and Missile Systems Center (SMC) in LA. That base/center has more than a \$1.8 billion annual impact on the economy of greater LA.

The proposed hall and landscaping are aesthetically beautiful, and will add to The Broadmoor's ability to be an economic driver for our community. The proposed hall will bring new visitors and dollars to our community from outside our community--valuable dollars for an economic ecosystem. The hall will also be a sign of support by our community for space and the importance of space for our civilian and military communities. Certainly a help in Colorado's continued development of Aerospace Alley.

<https://www.denverpost.com/2018/11/25/colorado-aerospace-alley-economy/>

Sincerely,

/KHH/
Kyle H. Hybl

Thelen, Lonna

From: Amanda Bleidistel <amandableidistel@gmail.com>
Sent: Thursday, February 07, 2019 4:47 PM
To: Thelen, Lonna
Subject: Exhibit hall

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To Whom it may concern,

I am writing to you to let you know how important and valuable it will be to build the exhibit hall at the Broadmoor. This will bring in jobs and business to the Colorado Springs area. It is important to keep the Space Symposium here in the Springs and this exhibit hall would be a wonderful addition and allow this to happen. I would highly recommend going through with this project because it will only bring positive outcomes to Colorado Springs.

Best,
Amanda Bleidistel

Thelen, Lonna

From: David Montero <david.montero@rhwhotels.com>
Sent: Thursday, February 07, 2019 3:34 PM
To: Thelen, Lonna
Subject: Broadmoor Expansion Hall

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Good afternoon Lonna,

I was at the meeting last Thursday night and would like to follow up in email in regards to my support for the proposed project.

I work for a company by the name of RHW, Management Inc. We opened our first hotel in Colorado Springs in 1987 and have since grown to 7, soon to be 8 in 2020 which will put our room count to nearly 750 rooms in Colorado Springs. Over the years, we have employed thousands of people and contributed tens of millions of dollars to the tax funding that helps keep our community thriving. From a hotelier's perspective, the proposed project is a good thing for the city in many ways. While I know the primary reason for the project is to accommodate Space business, which without debate is vital to our economy, I see the expansion as a vital part of the growth of our city as a great destination.

As you're probably aware, there are dozens of new hotels slated for development in Colorado Springs over the next 3 years. Colorado Springs has been a very desirable place to live and visit for many years and will only become more so in the future. Over the past several years our (hotels') tax funding has grown significantly due to the ability to grow our average daily rates. The supply of new hotels in the market will probably outpace demand. Without new demand generators, like the Exhibit Hall, the investors, employees and guests that engage with our community will likely have a lessened experience. With greater supply than demand, hotels will face having to lower rates to obtain the same occupancy levels. Undoubtedly, this will deteriorate the hotels' profit margins ultimately resulting in less funding to the City's tax funds, less services and amenities available to guests, deferred maintenance to our buildings and less hours and benefits for the people which work in hotels. I know all too well, that a bad experience for a guest, investor, or employee is the number one reason for disengagement. We, as a city, need investors, guests, and employees to have a good experience in order to keep them returning, working, and investing. As I said on Thursday night, I am most concerned about our employees. These are good, kind, hospitable natured citizens that generally give back and genuinely care about Colorado Springs, most of them have families.

I understand the opposition to development expressed in the meeting, but the reality is that the Broadmoor has been an attraction for many years and will not stop being an attraction for both local and out of town guests. As we continue to see our city grow and develop, traffic, noise, water, streets, and parking will be an ongoing challenge for our citizens. The Broadmoor's expansion will provide a great alternative for Expo and Trade Show groups which have never visited our city which will produce work for our citizens and reasons for investors to continue to pump money into our economy. Additionally, it will indefinitely to overcome the challenges posed in the meeting, not just for the neighborhood but for the city as a whole through additional tax funding.

Respectfully,

David Montero
Director of Operations
RHW Management, Inc

Thelen, Lonna

From: Veronika Long <veronikalong18@gmail.com>
Sent: Thursday, February 07, 2019 3:01 PM
To: Thelen, Lonna
Subject: Comment Regarding Broadmoor Exhibition Hall

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Dear Lonna,

Not only do I work at The Broadmoor, I also live within three miles of the hotel. I am writing to tell you that I support the New Broadmoor Exhibition Hall Project. Currently, the Broadmoor employs a significant number of seasonal staff which I would love to have full time. If we were able to build the Exhibition Hall and bring additional business here in the off-season months of October through April I think that we would be able to do so. I also have colleagues at the Space Foundation and recognize the benefit of keeping the Space Symposium here locally in Colorado Springs to increase our tax revenue. Having been at the “town hall” meeting, I noticed that many arguments “against” the Exhibition Hall were actually complaints about other areas locally that have nothing to do with the proposed structure. It seems those complaints would be better recognized in a different forum. I also want to mention that I am from a small tourist town, Hershey, Pennsylvania, and my family has been there since the early 1900s. We all know that our local economy is supported by what we do to bring tourists to Hershey; that means changing with the times and adding more areas to support a larger volume. I think that’s exactly what The Broadmoor is trying to do.

Sincerely,

Veronika Long

Thelen, Lonna

From: Mike Silvestro <mbsilvestro@gmail.com>
Sent: Thursday, February 07, 2019 2:26 PM
To: Thelen, Lonna
Subject: Broadmoor Hall Expansion

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Hi Lonna...

My name is Mike Silvestro and I have been an employee at the Broadmoor for almost 20 years. I currently work in the Conferences Department. I'm writing to you in support of the Broadmoor's plan to expand Broadmoor Hall into what is now called the Gravel Parking Lot. This new project is exciting to all of us that work at the hotel and especially to those of us that hate the look of that ugly dirt parking lot. I know nobody likes a big construction project, but I don't see any downsides to this one. It will be great for us to attract bigger, exhibit-based groups. And it will make a huge improvement to the appearance of the neighborhood, benefiting everyone that lives close by.

Thanks in advance for your support.

Mike Silvestro
Senior Conference Manager

Thelen, Lonna

From: Aaron Frank <aaronfrank24@gmail.com>
Sent: Thursday, February 07, 2019 1:31 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Hello Lonna,

I've recently heard of the proposed addition for the Broadmoor Exhibit Hall and wanted to voice my support of this project. I am excited about the potential this brings for economic growth in our city as well as enhancing the Broadmoor's already sterling amenities that draw so many visitors each year. I look forward to future news on this development!

Sincerely,
Aaron Frank

Thelen, Lonna

From: Chris Henke <chrishenke13@gmail.com>
Sent: Thursday, February 07, 2019 9:26 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Support

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Good morning Lonna,

I hope this email finds you well! I am very excited for the upcoming Broadmoor Exhibit Hall project and see this being so beneficial to the community.

One of the biggest benefits is keeping the Space Symposium in Colorado Springs. This is been such a great partnership with the hotel and the city, so it would be a shame to lose the program and relationship. The direct economic benefit of the Symposium brings millions of dollars to the region, which benefits local business, hotels, and restaurants.

I fully support the project and look forward to the many benefits it will bring to the city!

All the best,
Chris Henke

Thelen, Lonna

From: fred dickman <ferddickman1@gmail.com>
Sent: Thursday, February 07, 2019 9:04 AM
To: Thelen, Lonna
Subject: Support Broadmoor Event Center

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Lonna,

I would like to express my full support of the proposed expansion of the planned Broadmoor Event Center. We have lived in the Broadmoor area for 22 years and have seen the tremendous improvements of the property over this time and also in the neighborhood. The improvements along Lake Ave., Lake Circle and Mesa with landscaping and sidewalks.

The economic impacts to continue Space Symposium and other business are a win-win for all - The Broadmoor employees, local taxes, local businesses and state and national recognition of Colorado Springs.

The Event Center architecturally will be a vast improvement over the existing gravel lot. Employees will appreciate the new paved parking and adjoining neighbors will experience less dust and esthetic improvements.

It is great to see the continued growth and improvements to our southwest end of town - not just the north. Improvements in Ivywild, the high school, junior high, Nevada Ave., Olympic Museum and with support the Event Center.

Sincerely,

Fred Dickman

Thelen, Lonna

From: Knize David <dknizemd@gmail.com>
Sent: Wednesday, February 06, 2019 10:45 PM
To: Thelen, Lonna
Cc: Suthers, John
Subject: Broadmoor shuttle bus traffic

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Ms. Lonna Thelen

Principal Planner, South Team

City Planning Department

I have recently learned of the Broadmoor Hotel Exhibit Hall expansion plan that will overlay and eliminate approximately 160 of the approximately 400 parking spaces in a fenced dirt lot currently used for Broadmoor employees. I understand that this expansion will not include a parking structure. Jack Damioli, Broadmoor CEO, has recently told a group of concerned Broadmoor area residents that this elimination of employee parking spaces may require expanded use of the Broadmoor shuttle buses to transport employees to the hotel. Also, the shuttle buses would be used to transport Broadmoor customers to the Broadmoor Hotel Exhibit Hall. Apparently, the cars of the transported employees/customers will be parked at the outlying Norris Penrose Event Center, whose parking facility is currently being used as the shuttle bus staging area. The Damioli plan will surely result in increased shuttle bus traffic. This is of concern to local residents, because these Broadmoor shuttle buses are already transport Broadmoor customers from the Norris Penrose Events Center parking lot to the Broadmoor Seven Falls commercial site by routing them through residential streets, Cheyenne Boulevard in particular. You are aware of the complaints from residents living in the Cheyenne Canon area about an abrupt increase in local traffic. Cheyenne Boulevard is probably not zoned or constructed for such heavy commercial traffic use (over 14 buses per hour at times). This current routing of Broadmoor's commercial traffic on residential streets is clearly inappropriate, since the Broadmoor could use the Broadmoor World Arena parking lot as a staging area for their Seven Falls customers, and have a shorter route for their shuttle buses by using Lake Avenue to the Broadmoor Hotel Exhibit Hall, or on to the other Broadmoor commercial property, Seven Falls. To say that the parking area at the Broadmoor World Arena is not large enough to accommodate this automobile staging is not credible. The question is why has City Planning allowed the current inappropriate Broadmoor commercial shuttle bus traffic flow to continue, when there is a closer Broadmoor parking facility for Broadmoor customers and a more direct route to the sites of

Broadmoor commercial interests. Ms. Thelen, I can only imagine the pressure that the Broadmoor interests can apply to city officials, but I trust the you will fairly represent the interests of Colorado Springs residents.

David Knize, MD

Thelen, Lonna

From: Robert Rothbard <rothbard1@gmail.com>
Sent: Wednesday, February 06, 2019 9:13 PM
To: Thelen, Lonna
Subject: Expansion

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My partner and I live at 147 Mayhurst Avenue. We attended the meeting and both she and I wholeheartedly approve of and support the expansion of the Broadmoor. We believe it is vital to have a thriving economy and appreciate there will be some dislocation. It's clearly worth it to have a surviving hotel in the offseason and the spin-off economic benefits derived.

Thelen, Lonna

From: William Keller <bzkeller@me.com>
Sent: Wednesday, February 06, 2019 2:57 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Dear Ms Thelen,

During our military careers, and while commanding at Cheyenne Mountain Air Force Station and Schriever Air Force Base, we have been long-time participants in the annual Space Symposium, as well as numerous Armed Forces Communications and Electronics Agency and Air Force Association events at the Broadmoor. More recently, we became full-time residents of the Broadmoor West Residences.

In our second careers, we have the opportunity to serve on the Boards of Directors and as trustees for Wells Fargo, Ecolab, Symantec, Parsons and Battelle Corporations, as well as PGA REACH. Each of these organizations participates in events and conferences in their various industries, bringing both travelers and interested leaders to the Broadmoor and Colorado Springs. In virtually every case, they are impressed and end up serving as advocates for new events and often expanded business at the Broadmoor, as well as the surrounding region.

For these relationships, and for the work that the Broadmoor and El Pomar leaders do within the local community, we enthusiastically offer our support for the proposed Broadmoor Exhibit Hall Addition. While the Broadmoor already ranks as one of the premier resort and conference destinations in the world, this addition would add one more crown jewel to their impeccable facilities and bring even more world-class conferences to Colorado Springs.

A few of the very tangible benefits offered by this project (to not only the Broadmoor, but the Colorado Springs community as whole) include:

- Expanding to meet the growing needs of the Space Symposium and garnering a long-term commitment to keep this critically important and internationally renowned event in Colorado Springs...the home of Air Force Space Command
- Enticing even more world-class conferences and conventions to Colorado Springs and increasing the already \$30M direct economic benefit produced annually by the Space Symposium to local businesses, hotels, restaurants and airports
- Creating the opportunity for more full-time, year-round employment by bringing additional off-season business to the Broadmoor and surrounding businesses

Thank you for allowing us the opportunity to share our thoughts and offer our strong support for this valuable addition to the Broadmoor.

Best Regards,

Suzanne Vautrinot, Major General (retired), US Air Force William Keller, Lieutenant Colonel (retired), US Air Force

Thelen, Lonna

From: Jeff Zelkin <Jeff.Zelkin@hilton.com>
Sent: Wednesday, February 06, 2019 1:12 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Dear Ms. Thelen

As a board member of both the Pikes Peak Lodging Association and Visit Tucson, I am writing to voice my support for the proposed Broadmoor Exhibit Hall Addition.

After attending a January 30th presentation detailing the scope and impact of this project, I wholeheartedly agree with the intent of the build to solidify the Broadmoor's commitment to keep the Space Symposium in Colorado Springs.

In addition, this is an chance to attract additional off-season group business to the Broadmoor, which has a ripple effect across the entire Colorado Springs area assisting all of our lodging establishments. Equally as important as the LART taxes raised, I am able my staff more full time hours and year round opportunities.

I fully support the valuable economic benefit that this addition will bring to our community and would encourage the City to fully approve.

Sincerely,

Jeff Zelkin



Jeff Zelkin, CHA | General Manager
Embassy Suites by Hilton Colorado Springs
7290 Commerce Center Drive, Colorado Springs, CO 80919
Direct: 719 955 6806 | Hotel: 719 599 9100
coloradosprings.embassysuites.com
[Facebook](#) | [TripAdvisor](#)

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Thelen, Lonna

From: tammyboettner@gmail.com
Sent: Wednesday, February 06, 2019 12:47 PM
To: Thelen, Lonna
Subject: Proposed Broadmoor Exhibit Hall

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> Hello Lonna,
> Thank you to you and your team for your consideration of the new proposed Broadmoor exhibit hall. I think this would greatly benefit Colorado Springs in many ways! Here are just a few:
> *Increased revenue and LART for our wonderful city which benefits
> everyone *more jobs for our citizens *attract more off season business
> for other hotels, restaurants, retail, attractions and increased airport traffic!
> *Gives Space Symposium a city wide convention a permanent home
> *enhance our city a beautiful building matching the Broadmoor
> architecture, not just a big box *it will put Colorado Springs and the
> Broadmoor in direct competition with the new Gaylord Rockies in Denver
> with new like size meeting space
>
> I think this would be a huge win and without any additional taxes or cost to our citizens!
>
> I have lived in Colorado Springs for 37 years and I have worked at the Broadmoor in Sales for 17 years. Thank you for your consideration.
> Tammy Page Boettner
>
> Sent from my iPhone

Thelen, Lonna

From: Maureen Carter <maureen.carter02@yahoo.com>
Sent: Wednesday, February 06, 2019 12:06 PM
To: Thelen, Lonna
Subject: The Broadmoor Exhibit Hall Addition

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Dear Ms. Thelen:

As a resident of Colorado Springs for nearly 14 years and a Broadmoor employee, I would like to add my support to the development of The Broadmoor Exhibit Hall.

In addition to the positive economic impact the Exhibit Hall would offer to the Colorado Springs community, it would also complete the beautification of The Broadmoor property and surrounding neighborhood. Homes that line the proposed Exhibit Hall site currently have a view of a wooden fence and gravel parking lot. The renderings of the proposed Exhibit Hall are in line with the rest of The Broadmoor resort and would be an enhancement to the entire neighborhood.

Thank you for your consideration.

All the best,

Maureen Carter
719.491.2953

Thelen, Lonna

From: Caleb Rice <calebrice12@gmail.com>
Sent: Wednesday, February 06, 2019 11:56 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Hi Lonna,

I'm writing to let you know of my support for this project. Not as a Broadmoor employee, but as a Colorado Springs resident.

Any 'win' for Colorado Springs, is a win for its residents! The forecasted economic impact of \$30M, alone, that the new space will bring to COS is substantial.

Adding to that- our LART will show a positive impact as well! With off-season business/groups now having an increased opportunity to visit COS brings 2 points to light:

- 1) need for additional full-time, year-round employment
- 2) additional opportunity to showcase COS as a true city for ALL seasons

I smile at the City For All Season, as I grew up in a small town in Pryor, Oklahoma where our motto was 'A Town For All Seasons', and I'm happy to say and see that COS is and has grown into that exact same mindset.

Please take my notes into consideration, as a proud resident of Colorado Springs, that I'm ALL for this COS business-generating Exhibit Hall.

Thank you!

Caleb Rice

Thelen, Lonna

From: Bill Kurtz <williamkurtzLtd@icloud.com>
Sent: Tuesday, February 05, 2019 4:48 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Hall

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Lonna, my name is Bill Kurtz, a 55 year resident of Colorado Springs. I've owned William Kurtz Ltd for the last 25 years. I am in favor of the Broadmoor Exhibition Hall addition for a few reasons. I feel the Broadmoor Hotel has helped the CS economy and growth over the years. It's such an iconic part of our city. As far as the space symposium being a permanent fixture at the Broadmoor Hotel I can only tell you to visit it once. You'll see an amazing event. In fact, my son worked there 6 years ago and it inspired him to go to Rice University and become a mechanical engineer. Thank you for your time. Bill Kurtz

Sent from my iPhone

Thelen, Lonna

From: Cassie Hernandez <ceh31717@gmail.com>
Sent: Tuesday, February 05, 2019 2:41 PM
To: Thelen, Lonna
Subject: Broadmoor exhibit Hall

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To whom it may concern,

I would like to take a moment of your time to express my sincerest and genuine support of the plans for the new exhibit hall from the Broadmoor hotel. I have been part of this community for the better part of a decade and I am excited to see companies such as the Broadmoor continue to grow And contribute to our community as well as our tourist opportunities.

The Broadmoor has never done any project without complete consideration of quality and authenticity in mind. Everything that I have seen has been nothing but beneficial for the community as well as our visiting friends.

I completely support the exhibit hall project as well as all of the exciting new companies that will venture to the Broadmoor because of it.

Thank you very much for your time,

Cassie Mckinster

Thelen, Lonna

From: Emily Ulrich <thebluegate@comcast.net>
Sent: Tuesday, February 05, 2019 2:38 PM
To: Thelen, Lonna
Subject: Broadmoor Event Center

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Dear Ms. Thelen,

I was present at the Broadmoor neighborhood meeting on Thursday night. I have some real concerns about this plan.

We live one house from the corner of Lake and Mesa. My husband is a native Colorado Springs resident and my mother-in-law is one of the longest residents in the area. She lives on Mesa Rd and spoke at the meeting of the incident of two Broadmoor shuttle buses passing and breaking her tree limbs.

As I said at the meeting, there is increasing traffic congestion and air pollution on Cresta Road. Four schools feed traffic onto Cresta twice a day. The Zoo traffic is very heavy in the summer. In addition to the frequent 7 Falls shuttle buses, the Zoo also uses full size bus shuttles. I shudder to think what thousands of convention attendees, more shuttle buses and rental cars will do to our neighborhood. This will not be good for anyone!

The thinking of many of my neighbors is that there is very little planning for this impact. Mr. Damioli and the other people that spoke want to build this addition to go after the "Third Tier" events. The Space Symposium will just be one of the many conventions drawn to the Broadmoor. The answer to lack of parking and inadequate infrastructure is not more shuttle buses.

Ms. Thelen it is incumbent on you to address the concerns of the residents of the area. We want to be good neighbors and coexist with the Broamoor but we must look after our health and safety. Mr. Anshutz does not live in the Broadmoor area—we do!

Please carefully evaluate this project and its impact to our beautiful mountain environment. Please look after our city and community not just the fortunes of the Broadmoor.

Respectfully,

Emily Ulrich
144 Cresta Rd.
Colorado Springs, CO 80906
858-335-1217

Thelen, Lonna

From: Becky Leinweber <becky@anglerscovey.com>
Sent: Tuesday, February 05, 2019 12:56 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibit All Addition

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Lonna,

I am in support of the proposed addition of the Broadmoor Exhibit Hall for a number of reasons. Here are a few:

- The economic benefits of keeping the Space Symposium here in Colorado Springs are significant.
- We lack a large convention space and have probably lost out on potential events being held here for that reason.
- When people come here on business, we know that they stay in our hotels, eat at our restaurants, and shop at our stores - increasing the economic value of their conference trip.
- Business tourists also take advantage of our beautiful outdoor spaces both as spectators taking in the views and as participants in outdoor recreation opportunities, thus becoming ambassadors for us as they tell others what a great place this is to visit.

Thank you for considering the benefits of this addition,
Becky

Becky Leinweber
Owner, Angler's Covey

Angler's Covey
295 S. 21st Street
Colorado Springs CO 80904
(719) 471-2984

Thelen, Lonna

From: Pat Lattore <plattore@aol.com>
Sent: Tuesday, February 05, 2019 11:41 AM
To: Thelen, Lonna
Subject: Re: New Convention center for the Broadmoor

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Lonna, I spoke at the forum on Thursday night regarding the proposed conference center addition. My main concern regards traffic patterns and parking.

We currently have too many cars parking on our 2nd street based on Broadmoor activities. To add more folks coming to the Broadmoor will multiply the effect.

I am not convinced the parking space data is correct nor do I think 100% of airport arrivals will take a shuttle.

Please give special attention to traffic and parking issues. These problems should be solved rather than talked about before this plan is approved. I approve of the plan if you solve parking and traffic issues!

I support no parking on 2nd street except for residents and their guest!

Thank you for your consideration

Patrick Lattore, 2, 2nd street

Sent from my iPhone

> On Jan 30, 2019, at 4:26 PM, Thelen, Lonna <Lonna.Thelen@coloradosprings.gov> wrote:

>

> Patrick,

> Thanks for your comments. I will use your comments during my review and provide a copy to the applicant.

> Lonna

>

> Lonna Thelen, AICP, LEED AP BD&C

> Principal Planner | South Team

> Phone: (719) 385-5383

> Email: lthelen@springsgov.com

>

> -----Original Message-----

> From: PATRICK LATTORE [mailto:plattore@aol.com]

> Sent: Tuesday, January 29, 2019 10:55 AM

> To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>

> Subject: New Convention center for the Broadmoor

>

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>

>

> God Morning Lonna:

>

> I just read the article about the new convention center. Sounds like a good plan and helpful to the city and the hotel. I certainly applaud the vision that has gone into it. However, I want to raise a concern that I believe planning folks needs to take into consideration. Recently the Broadmoor held an event that resulted in folks parking on our street without interruption (in other words there was no space to be found up and down our street and this happens multiple times a year). It appears that even parking valets were looking for neighborhood street to park on. This condition is unacceptable to the neighborhood of the Broadmoor. A major for profit organization should not rely on city streets in neighborhoods to make up for deficiencies in their now parking facilities is my basic assumption.

>

> While the article suggests they are going to extend parking with this new addition please look carefully at the numbers. What happens to the the lost parking with this build as it is being built on a parking lot? How are they adding parking? How will this build effect other drive-in conferences they currently hold? They say they will park their employees remotely with lost parking, what does that mean and will it work?

>

> I believe if you are going to approve this project, you need to mark streets in the neighborhood no parking zones. We are tired now with all the folks that park on our streets and can not imagine what will happen with more convention business and parking shortages. Thanks for your consideration.

>

> Patrick Lattore, 2, 2nd Street

Thelen, Lonna

From: Luke J Travins <luke@conceptrestaurants.net>
Sent: Tuesday, February 05, 2019 11:13 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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To: Colorado Springs City Planning

I submit this letter in support of The Broadmoor's application to build additional exhibit hall space. I've been in the restaurant business since the early 90's and recognize the need for convention and tourist business to sustain and improve our City's economy. We are lucky to have private industry in this town foot the bill for improvements that benefit the surrounding community. Many projects of this size would ask for public funding and tax-payer dollars but this one does not. In fact it will only bring more sales tax and LART revenue to the City. Our airport will be used more and potentially help expand our flight availability in and out of the Springs. As an infill project our City will not need to expand services as the existing transportation routes will be maximized.

As a restaurant owner I see the value that large events, conventions and conferences bring to the area. Not only does the Broadmoor benefit but all the surrounding hotels, resorts, restaurants and tourist attractions feel the increase in spending when these year-round events take place. I've see this first hand in the past for events like the Space Symposium, Homeland Security Conference, US Senior Open, and many more. I hope this project is swiftly approved.

Sincerely,

Luke J Travins | President | *NewConceptEnterprises Inc.*
Concept Restaurants Colorado Springs
13 South Tejon Street
Suite #205
Colorado Springs, CO 80903

719-635-8190 Office
719-475-0531 Fax

Thelen, Lonna

From: Shauna Hawkins <shaunahawkins@gmail.com>
Sent: Tuesday, February 05, 2019 11:05 AM
To: Thelen, Lonna
Subject: Support for Broadmoor Exhibit Hall Addition

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Dear Ms. Thelen,

Please accept this email as a letter of support for The Broadmoor's Exhibit Hall addition. I believe this new project would not only benefit keeping such a core piece of business for Colorado Springs (the Space Symposium), but also offers an opportunity to attract more business to the area during our "off-season". Any time we are bringing in a large number of individuals from outside areas, it trickles down to more business for the entire community, from transportation to lodging, food and beverage, and everything in between.

In addition, I think the building itself will be a nice addition along Lake Cir, which right now is not a very "pretty" area with the fence surrounding the lot. Having an infrastructure that matches The Broadmoor campus would certainly be more fitting. As for the many voiced opinions about parking at the meeting, I think those were all addressed and answered thoughtfully. I believe a majority of the new exhibitor business would likely be traveling in from airports and utilizing shuttle bus transportation, versus parking individual vehicles. That being said, the parking spaces currently planned and accounted for seem to be sufficient for the project.

Overall, I would happily welcome the proposed Broadmoor Exhibition Hall into our community. I think it will bring in great business for the city.

Sincerely,

Shauna Hawkins

[719-362-7478](tel:719-362-7478)

Thelen, Lonna

From: John Miller <johnthomasmiller@gmail.com>
Sent: Tuesday, February 05, 2019 10:55 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall addition...

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Dear Ms. Thelen,

I am writing you this letter to express my support in the proposed Broadmoor Resort Exhibit Hall addition.

As a Colorado Springs resident, I am excited to the opportunity that this addition brings to our city. This addition will help keep the annual Space Symposium meeting in Colorado Springs, which is an unmatched educational opportunity for our youth.

Furthermore, it will bring revenues that will help our city fund much needed projects.

Additionally, this project will give the Broadmoor opportunity to hire year-round staff, instead of just offering employment opportunities on a seasonal basis.

Thank you for your time and consideration.

Best regards,
-John Miller

Thelen, Lonna

From: Miller,Russ <Russ.Miller@colostate.edu>
Sent: Tuesday, February 05, 2019 9:34 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Hall

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Good morning Lonna,

The purpose of my email is to show support for the planned Broadmoor Exhibition Hall. The Broadmoor continues to be a very important part of our community and its desire to improve itself and bring more tourism to our city is a very good thing in my opinion. I am confident that steps will be taken to make it as seamless as possible during the construction process and will be done in a first class manner. I also appreciate the employment opportunities this gives to our community. Thank you

Thelen, Lonna

From: Krista Heinicke <krista12170@live.com>
Sent: Tuesday, February 05, 2019 9:01 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Hall

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Good morning,

As a resident of the Broadmoor area I am in full support of the addition to the meeting space at The Broadmoor Hotel. Groups like the Space Symposium and early spring business will help to keep our economy stable. Moving from Michigan, specifically 60 miles north of Detroit, I am very aware of what happens when industry fails and doesn't move forward with the future needs of commerce.

As far as parking is concerned the city needs to start enforcing parking restrictions along the parameter of the hotel. Honestly I am not sure why the city hasn't already come up with a solution.

Thank you,
Krista Heinicke
1801 Sundown Drive
Colorado Springs, CO
80905

Thelen, Lonna

From: Barry Brown <bbrown3275@gmail.com>
Sent: Tuesday, February 05, 2019 8:59 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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I am writing in support of the exhibit hall that The Broadmoor has proposed building, I am a resident of the Broadmoor neighborhood and have lived at 3 Sanford Rd for the past 4 years. In addition to the good work that The Broadmoor has done in the community, they have always done the right thing and been a good community partner. I have no doubt that this project will retain the business with the space symposium and attract additional businesses that will continue to support the local community.

Thank you

--

Barry Brown
3 Sanford Rd
Colorado Springs CO 80906

Thelen, Lonna

From: Tim Hansen <timjen88@mac.com>
Sent: Tuesday, February 05, 2019 8:38 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Lonna,

I went to the presentation the other night and just want to voice my support for such a great project. I have lived all over the county and Colorado Springs reminds me of many of the cities I had the pleasure to reside. It seems on the cusp of really flourishing, and as I see the investment and construction in Northern Colorado Springs and cities north of that, it seems more imperative than ever to develop the downtown area as well. The similar cities I was in, Omaha, Jacksonville, Austin, Temecula, Nashville, also had tough decisions on whether to grow and compete or just 'life as usual'. I hope this project moves forward so the Springs can compete more on a national basis for tourism dollars and development that is key to growth. Thanks for your time.

Tim

Thelen, Lonna

From: David Joseph <djoseph@dajcoinc.com>
Sent: Tuesday, February 05, 2019 7:39 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Good Morning Ms. Thelen,

I am writing you in support of the proposed new Exhibit Hall at the Broadmoor Hotel. I attended the meeting last week and was impressed by the presentation given by Mr. Damioli. The current dirt lot and wood fence surrounding this lot has always been an eyesore for me when I drive by this area of the Hotel. The renderings of the proposed building certainly transform this area into a beautiful addition to the Hotel and the surrounding neighborhoods. I believe the economic benefits to the City provided by keeping the Space Symposium here are great and cannot be underestimated and the importance of keeping them here is great. I also believe the Broadmoor has demonstrated a carefully thought-out development plan that both benefits the Hotel as well as gives consideration to the homeowners in the surrounding neighborhoods. Thank you for the opportunity to comment on this project.

Regards,

DAVID A. JOSEPH

PRESIDENT

DAJCO INC.

3461 Clubheights Ct.
Colorado Springs, CO 80906
DIRECT: (719) 238-5339

Thelen, Lonna

From: Kevin Kaveney <kevinkaveney@gmail.com>
Sent: Monday, February 04, 2019 7:11 PM
To: Thelen, Lonna
Cc: Jack Damioli; carriekav@usa.net; ashley.hill@nm.com
Subject: Broadmoor Exhibition Hall Addition

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Lonna,

My name is Kevin Kaveney and I am a Colorado Springs business owner who is committed to the strength, growth and expansion of our wonderful community. As such, I am excited for the proposed Broadmoor Exhibition Hall addition, as it will be an attractor to our city and a venue with which to retain and augment our convention center business. I am in the Financial Services industry and our firm greatly benefits from the volume of clients who visit Colorado Springs, not only for our city's inherent attractions, but also to attend conferences and vacation at the Broadmoor.

I happen to live near the Broadmoor as well and we are excited for any opportunity for the landmark Hotel to grow and to help our city to do the same.

Thank you for your consideration in this regard. Please do not hesitate to contact me if I may be of service in any way.

Sincerely,

Kevin Kaveney

Sent from my iPhone

Thelen, Lonna

From: Jeff Howell <jhowell@flyinghorseclub.com>
Sent: Monday, February 04, 2019 5:26 PM
To: Thelen, Lonna
Subject: Briadmoor Exhibit Hall Addition

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Ms. Thelen,

I am sending you this email to confirm our full support of the proposed Broadmoor Hall addition. I am a hospitality partner of the CVB and Board Member of the PPLA and have been a passionate member of this hospitality community since 1996.

I know first-hand the positive impact that the Broadmoor has had on Colorado Springs and the state of Colorado. They have attracted national and global opportunities in tourism, corporate and association business and globally recognized sports events.

Our city relies on their continued personal investments to broaden the exposure this city receives from its efforts. Without their commitment to our community and their own success we would be little more than a military hub. They allow the city to diversify our presence into more lucrative corporate and association markets. We can certainly use the Space Symposium as the primary reason to justify the expansion project. That is the only *true* citywide annual event in Colorado Springs that makes an economic impact from tip to tip in Colorado Springs. A \$30M impact each year should be reason enough. I however, am more excited about the opportunity it allows the city to attract larger annual off-peak association and corporate business that impact the city in the winter months when we all struggle to attract new business to Colorado Springs. Having worked briefly in sales at The Broadmoor, I am very aware of the off season lost opportunities the Broadmoor suffers even with the seemingly substantial meeting/exhibit space currently in their inventory. This expansion would have an economic impact far beyond the annual Space Symposium for this city. We all know this kind of exposure adds to growth in the housing market, small business, restaurants, shops, hotels and all facets of economic stability. I know you will take all of this into consideration as you look to approve this project.

We thank you for your time and consideration.

Regards,
Jeffrey L. Howell

Jeffrey Howell
Director of Sales and Marketing
The Lodge at Flying Horse
jhowell@flyinghorseclub.com
D) 719.487.2662
Toll Free 844.768.2684



Thelen, Lonna

From: rhonda kenny <rlkenny@gmail.com>
Sent: Monday, February 04, 2019 12:49 PM
To: Thelen, Lonna
Subject: The Broadmoor Hotel

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Hello Lonna, I am writing to you in support of The Broadmoor expansion. I live in the neighborhood and everything the Broadmoor does only increases our property value. Everything The Broadmoor has purchased (Seven Falls, Strawberry Fields, Cog) they have and will continue to care and maintain. I believe building the exhibit hall will be much prettier to look at them a dense with a gravel lot. Thank you Rhonda Kenny

Thelen, Lonna

From: Cyndy Kulp <kulpc@aol.com>
Sent: Monday, February 04, 2019 11:34 AM
To: Thelen, Lonna
Cc: Cyndy Kulp
Subject: Confusion about Shuttle Buses

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Dear Lonna,

Following the hearing last week, we have some questions still about the expanded use of shuttle buses in the Broadmoor's expansion plan.

As I understand it, this will not be a regular thing, only called into use for special occasions when the Broadmoor has extra large events and will need to set aside parking for its guests, is that correct?

Mr. Damioli was quite adamant that only special events like the Space Symposium would trigger the closing of employee parking and expansion of shuttle bus operations, but beyond that, he did not mention any other events or how frequently it would occur.

So these are my questions:

1) how often during the year does the Broadmoor anticipate closing down employee parking and resorting to the shuttle bus plan? Might this be 2-3 times per year, or as frequently as once per month? It would be helpful to understand the scale and frequency of this operation.

2) They talked mostly about basing the shuttle buses at the World Arena and transversing the Lake Ave corridor to pick up guests at other hotels along there. However, in the past the Broadmoor has resisted using the World Arena, which the community strongly feels is a better location than the Norris Penrose Events Center, as the World Arena is designed for commercial use, has ample parking lots that are lighted and paved, and turns onto roads that can handle commercial vehicles better than neighborhood streets.

Would the applicant be willing to specify in the expansion plan that they will base future shuttle bus arrangements at the World Arena and stick to Circle Dr. and Lake Ave corridors to transport guests and employees to the Hotel?

Would the Applicant specify the # of times during the year when the community can anticipate that additional shuttle buses will be needed?

I would greatly appreciate it if you could discuss these questions with the Broadmoor, and if they would be willing to provide some additional assurances to the community that neighborhoods are not going to be over-run with Broadmoor shuttle buses and commercial activity if they are approved to move forward with this Broadmoor Hall expansion plan as currently submitted.

As you know we are still seeking resolution from the first round of shuttle buses that suddenly appeared into our community last summer. The Skyway and Cheyenne Canon neighborhoods are presently inundated with Broadmoor shuttle buses going to 7 Falls. During the busy season, they run as frequently as less than every 5 minutes, and that is quite a burden to impose on quiet residential neighborhoods. We don't want to see additional parking or shuttle buses at Norris Penrose.

Knowing what has occurred in our areas, along with the Broadmoor's refusal to negotiate a better schedule with the Cheyenne Canon neighbors, we feel this shuttle bus expansion plan needs to be spelled out more in the development plan. Right now it is too open ended, and could result in additional disturbance to residential areas. It gives the Broadmoor too much latitude as presently described, and we'd like to see a specific plan so that everyone knows what to expect from the Broadmoor.

Thanks for your consideration of these concerns.

Sincerely,
Cyndy Kulp
Resident of Skyway area

Sent from my iPad

Thelen, Lonna

From: Marble, Scott <smarble@ggclub.com>
Sent: Monday, February 04, 2019 11:17 AM
To: Thelen, Lonna
Subject: Support of the addition to Broadmoor Hall

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Good Moring Ms. Thelen,

I add my voice in support of the proposed expansion of The Broadmoor Hall to ensure that The Space Symposium continues to host its annual conference in Colorado Springs.

That conference is vital to the success of our community and to the hospitality industry as a whole with the revenue and the exposure that it brings to our city. I have seen the direct effects of the Symposium first hand having worked at Cheyenne Mountain Resort for sixteen years, the hours of work it provides to dedicated employees who have had limited hours through the slower first quarter is invaluable.

The "Lake Effect" also supports all of my peers with properties from Highway 115 to I-25 along that corridor, again, all are thrilled to have the high occupancies and the extra hours to offer employees, in an effort to retain dedicated team members. Even now at Garden of the Gods Resort and Club we host companies and attendees from the Symposium who wish to be closer to the famed red rocks of the Garden while they are in Colorado Springs. And, with this expansion there is the possibility that The Broadmoor may attract even more large scale conventions that will have the same effect on the city as the Space Symposium.

My thanks to you for including my endorsement with the others you have recorded. And *thank you* for serving our city with such dedication.

Sincerely,

Scott Marble

Resort Manager

719.520.4979 Direct | 719.632.5541 Main

gardenofthegodsclub.com

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Enriching by Nature

Thelen, Lonna

From: Scott Bryan <sbryan@BRYANCONSTRUCTION.COM>
Sent: Friday, February 01, 2019 6:01 PM
To: Thelen, Lonna
Subject: The Broadmoor exhibit hall addition

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Lonna,

I am writing to you to express my overwhelming endorsement for the expansion of the Broadmoor Exhibit Hall.

I want to start by telling you my history with the Space Foundation. When I was the Chair of the EDC back in 2009, my number one goal was the retention of the Space Foundation, located in an old building on 26th Street. The Space Foundation, along with the success of the Space Symposium, had become a cherished possession, but several other communities were actively engaged in stealing it away from Colorado Springs. These communities such as Huntsville, Alabama; Omaha, Nebraska; and San Antonio, Texas have been competing for our space and military assets for some time. It became clear to us that we had to do everything in our power to retain the Space Foundation and the Symposium. We tasked Elliot Pulham, the CEO, to find a new headquarters, which they secured on Garden of the Gods Road. The El Pomar Foundation and the State of Colorado provided significant grants to purchase the building. They provided these grants on the condition that the Space Foundation maintained their presence in Colorado Springs. Most importantly, the Space Symposium had to be conducted at the Broadmoor for a period of 10 years.

As you know, the Symposium has enjoyed tremendous success and has outgrown the current Broadmoor Hall. The Symposium provides over 30 million dollars in direct economic benefit to the community and surrounding region, benefiting local businesses, hotels, restaurants, airport usage, LART, and sales tax. It exposes top company executives to the Pikes Peak Region—executives that can make decisions on locating or expanding their companies to Colorado Springs. If we do not complete this expansion, I am afraid we might face the same situation we had in 2009.

I mention the Space Symposium and Space Foundation because I have had and continue to have direct involvement with them. This new and expanded hall will be a tremendous asset to the community, bringing many other conventions and functions to our world-renowned Broadmoor. We are extremely fortunate to have this resource, along with the Anschutz Family, support our community.

I hope you will agree with me, as well many others, in supporting this addition to the Broadmoor Exhibit hall.

Thank you

Scott A. Bryan
Chief Executive Officer



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Thelen, Lonna

From: jhansen858@aol.com
Sent: Friday, February 01, 2019 3:51 PM
To: Thelen, Lonna
Cc: jwh146@gmail.com
Subject: Broadmoor Exhibit Hall Addition

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Hello, Lonna,

Thank you for providing me with your contact information. My two cents: The proposed addition to the existing Broadmoor Hall will be ultimately better than looking at that wooden fence and dirt lot that we have been looking at for the past decade+. I understand the concerns about parking and frankly agree with the sentiment. I also believe the city could enforce parking rules more stringently during the big events, and that would alleviate most if not all of those concerns. Traffic is always an issue, but living near the Hotel is a privilege we enjoy to keep our property values and neighborhood charm. There are always things to gripe about, if that's your nature (cue Cindy Culp and the black helicopter tin foil hat crowd, most of who don't even live in our neighborhood). I have been a resident of 80906 since 1960; we DO live in the neighborhood...and we fully support the proposed expansion. We also tend to propose solutions to identified problems (see above) rather than just bad mouth The Broadmoor as the Cindy Culps of the world do.

Regards,

Jeff Hansen
52 Upland Road
(719) 200-6606

Thelen, Lonna

From: Russell Ross <russellsross@comcast.net>
Sent: Friday, February 01, 2019 12:12 PM
To: Thelen, Lonna
Subject: Broadmoor expansion

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Hello Lonna,

My name is Russell Ross and I live at 4 Hazel Avenue. I attended the presentation at the golf club last night. I believe I own the only property contiguous to the development (not counting those adjacent to the retention pond). I have reviewed some of the drawings on line and noticed my lot is not shown on many of the plans even though my lot was re-platted and house constructed fifteen years ago. My concerns include:

- The reduction of employee spaces from 400 to 240 which will serve to push the parking up against my house year round from what is now the last area of the lot to be used. With the property operating on a 24 hour schedule, it is not uncommon to have employees chatting in the lot, starting engines, car stereos, and slamming doors at 2am.
- The landscape barrier between the parking lot and my house is very shallow (15').
- The additional parking lot lighting next to my house may not be ideal for sleeping.
- The area adjacent to my house is an obvious construction staging area which could be disruptive for the year of construction.
- Traffic and parking is somewhat of a concern. I don't agree with the traffic engineers conclusion that an additional 1940 daily trips per day including 440 shuttle trips produces no negative impact. I don't know how those totals compare with the Seven Falls shuttle traffic, but I believe from the comments last night you got the feeling that the conversion of the Seven Falls attraction to shuttle only has been largely perceived by the neighborhood as highly negative.

What options do I have for relief given that the current development plan conforms to current zoning with the exception of the cupola height?

Thanks,

Russell Ross

719-641-7858

Thelen, Lonna

From: Cindy Johnson <cindyc375@aol.com>
Sent: Friday, February 01, 2019 7:53 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Attn: Lonna Thelen

I would like to comment that as a long time resident of the Old Broadmoor neighborhood, I am in support of the proposed Broadmoor Exhibit Hall Addition. I appreciate the public meeting held last night and believe that The Broadmoor and its consultants have thought through the project very well.

The current space with the wooden fence and gravel lot is not appealing at all and the new Exhibit Hall will finish and enhance the look of Lake Circle.

The retention of the Space Symposium meeting for our City is very important and hopefully The Broadmoor can attract some more groups for the new Exhibit Space too which only benefits all the citizens and city.

Thank you for listening and I support the City granting approval for this project to go forward. Please keep me updated via email regarding this project.

Cindy & Aaron Johnson
23 Polo Drive
Colorado Springs, CO 80906
719-579-0166
cindyc375@aol.com

Thelen, Lonna

From: Karen Ray <meandroot@gmail.com>
Sent: Friday, February 01, 2019 6:16 AM
To: Thelen, Lonna; Skorman, Richard
Subject: Broadmoor' expansion

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Dear Leonna just a comment about the hotel expansion. As I tried to explain last evening about the intrusion of these new Ventures the broadmoor plans, to include the seven falls expansion, the focus is never on the required infrastructure or negative impact on the surrounding neighborhoods due to the traffic problems that occur. It may seem off point but I can assure you it isn't it we have the evidence of what happened on Cheyenne Boulevard a quiet bedroom Community used for access to recreational foot and bike traffic training for Olympic athletes. It is our concern that the the traffic becomes heavy up Cresta and Mesa those residents will complain and we will get it, again the hotel refuses to use lake Ave for all of this commercial traffic, which safely can support it with setbacks to the homes turn lanes and roundabouts for speeding. No one is really against the building they proposed after all a beautiful structure would be more preferable to a common fence that house's a parking lot. Please note although the hotel idea is that the shuttle buses are preferable to our neighborhood because there were thousands of cars going to the Seven Falls, that has never been true in forty years that we have lived here that has never been the case, the Broadmoor caused this problem by putting in a restaurant where none existed, and zip lines, then put a gate up so that a fee had to be paid to get in the gate was placed on the road a violation, to off load patrons, as I have tried explain these are a few reasons that hotel should be held to account for the projects they propose, just a dismissal of it won't be a problem because it's off season is not enough, they wouldn't be building it if they couldn't turn it into a money maker. Please don't dismiss these concerns they do have merit. Respectfully Karen Raymond . P.S we are only ask that the hotel operate in their own footprint if you can imagine the complaints were the condition of the streets in broadmoor are bad I would encourage you to look at Cheyenne Boulevard then imagine what all the shuttle traffic is doing to our neighborhood overlooked by the city for many years now. Much thanks for your time Lonna

Thelen, Lonna

From: John Drobnica <jpdrobnica6@gmail.com>
Sent: Thursday, January 31, 2019 12:30 PM
To: Thelen, Lonna; jdamioli@broadmoor.com
Cc: Ruth Garbarini; Dan Ingald
Subject: Broadmoor Development

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31 January 2019

Ms. Lonna Thelen
Colorado Springs, City Planner
Lthelan@springsgov.com
Mr. Jack Damioli
The Broadmoor
jdamioli@broadmoor.com

Ma'am and Sir:

The Villas at Bear Creek HOA have discussed the plans to add additional meeting facilities and limited parking at The Broadmoor. As we already experience Broadmoor shuttle bus traffic along Rio Grand, and Lower Gold Camp to the Norris-Penrose Event Center the inevitable increase is troubling. The recent Masters Golf tournament, with overflow parking was a substantial inconvenience however property owners recognized this world renowned event was temporary and brought great pride to our shared community. The Norris-Penrose facility parking is unpaved, and the resulting dust in the warmer months with facility traffic clearly is evident.

Although the initial announcements by the Broadmoor leadership suggests the additional facilities will not be promoted to accommodate community home and garden, landscaping, and hobbyists the HOA leadership expects this to change over time. Admittedly, as homeowners and locals we cringe somewhat when local Coloradoans are not the focus of community development.

As homeowners, we are eager for our community to remain prosperous as this enhances our property value. However it is a fine line when traffic of those unfamiliar with the community, the abundant dust and noise pollution detract from our otherwise sedate and serene community. As the use of the Broadmoor World Arena parking currently exists, and the streets are well lighted and of commercial grade, The Villas at Bear Creek HOA encourages this venue for excess Broadmoor parking.

Lastly, coordinating events featuring Broadmoor properties and Norris Penrose in simultaneous use are of greatest concern. The overwhelming traffic, as seen with the Masters Tournament requiring law enforcement for traffic control rendered Lower Gold Camp, Rio Grand, 8th Street and Cresta a frustrating nightmare. As our property is not a gated community, traffic within the property and between our property and our cherished neighbor, Brookdale Bear Creek places our owners, their residents and our families and guests at greater risk of mischief and injury.

It is our hope and request that greater allocation for parking at The Broadmoor be considered to accommodate the visitors, and that the use of existing commercial paved parking facilities at the Broadmoor World Arena serve as the primary options in your upcoming development.

Most respectfully,

COL (Ret.) John Drobica
The Villas at Bear Creek HOA
Board President
Jpdrobica6@gmail.com
719-625-0555 VoiP
512-994-6310 cell

Thelen, Lonna

From: Doug Price <doug@visitcos.com>
Sent: Thursday, January 31, 2019 11:42 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall

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Dear Lonna,

I am writing to support the Broadmoor exhibit hall addition. In my position at Visit Colorado Springs, I fully understand the positive economic impact of keeping Space Symposium here. I also believe there is tremendous upside in the off season to build city-wide occupancy when hotels can be more flexible with their room rates. I also know that group meeting attendees tend to fly more than drive so our Colorado Springs airport will benefit greatly.

Bottom line – though this exhibit hall addition is being built at the Broadmoor; it's bigger than the Broadmoor. It helps all of us.

Sincerely,

Doug Price, IOM

President & CEO

Direct: 719.685.7633

515 S. Cascade Avenue | Colorado Springs, CO | 80903



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Thelen, Lonna

From: Willie <willie761954@gmail.com>
Sent: Thursday, January 31, 2019 11:34 AM
To: Thelen, Lonna
Subject: Broadmoor Exhibit Hall Addition

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Dear Ms. Thelen,

I write this in support of the Broadmoor's planned addition of an Exhibit Hall. Full disclosure—I am the Chairman of the Space Foundation Board. Certainly this addition will provide a huge benefit to the Foundation, but beyond that, I see this as an opportunity to expand the tax base for the city with additional large conferences the Broadmoor will be able to uniquely host.

Further, as President Trump has announced, he plans to reorganize national security space organizations by creating United States Space Command and a new Space Force. I believe this addition to the Broadmoor will demonstrate the city's continued support of the space community via the Space Symposium, which will be positively viewed as decisions are made on which cities will be the homes of these new organizations.

I urge you to approve this addition due to its benefits for the Broadmoor, for the Space Foundation and ultimately for the City of Colorado Springs. Please call or email me if I can help support this effort further as it works through the approval process.

All the best,

Willie Shelton
719 684-2506

Sent from my iPad

Thelen, Lonna

From: Tammy Horner <tammy.j.horner@gmail.com>
Sent: Thursday, January 31, 2019 7:13 AM
To: Thelen, Lonna
Subject: Parking for the new Broadmoor Expansion Project

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Dear Ma'am,

I am unable to attend the public meeting to comment on the Broadmoor Expansion. I would, however, like to request additional clarification on the traffic analysis submitted.

The traffic analysis fails to account for the existing grid lock of cars dropping off children and driving to school along Cresta and in the Cheyenne Canyon area. A high-school, elementary school and middle school are along the routes at the same peak times for the schools it is the peak times for the report. Cheyenne Blvd and Cresta have many children walking and riding bikes to school. Many parts of the route do not have bike paths and/or sidewalks creating a very dangerous situation on top of the typical traffic from a neighborhood. Adding sidewalks is not that answer either, because the city has no one to enforce shoveling them and the neighborhoods do not want them.

The report also fails to address the existing Seven Falls shuttles that are excessive and have already been a significant problem for all surrounding neighborhoods.

The report fails to include the existing zoo shuttle buses, the tourist buses, the soon to start Strawberry Fields buses and the Colorado Springs School buses.

Keep in mind, the Space Symposium is during the school year. Golf and Tennis tournaments are during peak tourist seasons. None of this was assessed.

The Seven Falls shuttles using Norris Penrose is already consider a violation of the zoning to say the recreational use is for a different property, but the failure to use 8th St to access I-25 and then approach the Broadmoor property via Nevada to Lake or Circle to Lake is unacceptable to save less than 2 tenths of a mile. Those streets are designed and built to accommodate bussing and commercial traffic and should be mandatory for any commercial uses, especially when the opportunity to build parking is now and can be done.

Making the neighborhoods that are already experiencing record levels of pollution (both air and noise) as well as such extreme levels of traffic is not reasonable and not a plan for anything other than selfish greed.

Please reconsider any additional commercial traffic thru the neighborhoods of 21st St, Cresta, and Cheyenne Canyon area for the preservation of the neighborhoods and the health and safety of the visitors and residents. The Plan COS that was just adopted emphasized the fact that these streets are not equipped to accommodate buses and that we should retain our beautiful areas and historical neighborhoods. The Broadmoor is welcome to expand, but do it per the city codes and stop the burden on the neighborhoods not in the Broadmoor.

I strongly disagree with any further variances to not include parking for any new facilities on the Broadmoor footprint.

Thank you for you consideration.

I expect to see more information on this in the future.

Tammy Horner
Resident, Skyway
11816 Heracles (1957 Brick Rancher)

Sent from my iPad

Thelen, Lonna

From: Coleman, Matt <matt.coleman@hubinternational.com>
Sent: Wednesday, January 30, 2019 3:15 PM
To: Thelen, Lonna
Subject: Broadmoor Exhibition Hall Addition

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Lonna...

As I am unable to attend the scheduled public meetings, I am providing this email in support of the Broadmoor's proposed Exhibition Hall Addition. Several reasons....

- Having attended the Space Symposium and been in the temporary tents/flooring, the need is apparent. Absent the ability to provide ample quality exhibition space, we perpetuate an irritant for the companies and the Space Foundation. It needs to be addressed.
- "Quality" is something the Broadmoor understands better than any community member. The addition will bring the total space up to Broadmoor standards and better satisfy their customers...who are customers of us all.
- An improved and larger exhibition facility will open the door to a broader audience of such symposiums and trade shows. It is a win-win for the Broadmoor and the community. Nowhere else can such a venue be provided in Colorado Springs.

One need only survey the stellar improvements in the Broadmoor since Phil Anschutz acquired the property to get a hint of what is to come. I and many others appreciate his continued investment in our community. The proposed addition to the Broadmoor Exhibition Hall is the next step.

Respectfully / Matt



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Matt A. Coleman, CPCU, ARM, AAI

Colorado Market President

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Thelen, Lonna

From: PATRICK LATTORE <plattore@aol.com>
Sent: Tuesday, January 29, 2019 10:55 AM
To: Thelen, Lonna
Subject: New Convention center for the Broadmoor

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God Morning Lonna:

I just read the article about the new convention center. Sounds like a good plan and helpful to the city and the hotel. I certainly applaud the vision that has gone into it. However, I want to raise a concern that I believe planning folks needs to take into consideration. Recently the Broadmoor held an event that resulted in folks parking on our street without interruption (in other words there was no space to be found up and down our street and this happens multiple times a year). It appears that even parking valets were looking for neighborhood street to park on. This condition is unacceptable to the neighborhood of the Broadmoor. A major for profit organization should not rely on city streets in neighborhoods to make up for deficiencies in their now parking facilities is my basic assumption.

While the article suggests they are going to extend parking with this new addition please look carefully at the numbers. What happens to the the lost parking with this build as it is being built on a parking lot? How are they adding parking? How will this build effect other drive-in conferences they currently hold? They say they will park their employees remotely with lost parking, what does that mean and will it work?

I believe if you are going to approve this project, you need to mark streets in the neighborhood no parking zones. We are tired now with all the folks that park on our streets and can not imagine what will happen with more convention business and parking shortages. Thanks for your consideration.

Patrick Lattore, 2, 2nd Street

Thelen, Lonna

From: Suzanne Holland <suzanne@suzanneholland.com>
Sent: Sunday, January 27, 2019 3:30 PM
To: Thelen, Lonna
Subject: Parking and traffic issue BROADMOOR Hotel

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It is my understanding that The Broadmoor is working on another expansion.

I feel that the concerns regarding parking and shuttles going up and down Cheyenne Road and Cresta are already an issue that has not been addressed and basically ignored. I am opposed to anything new until we resolve traffic issues to these nice quiet neighborhoods which are no longer the same. Also, I believe it is a city violation to have parking at Penrose. The Broadmoor should keep all parking within its property and not negatively impact the outlying areas.

Thank you,
Suzanne

Suzanne Holland
The Platinum Group Realtors
719-331-0192

Business hours M-F 8:00-6:00
Saturday by Appt

Please excuse brevity and typos.
This email is being Sent from my iPhone

Thelen, Lonna

From: Kelly Bain <kbain@deltasands.com>
Sent: Wednesday, March 06, 2019 9:43 AM
To: Thelen, Lonna
Cc: JDamioli@broadmoor.com; mebert9675@aol.com; lisa@bachmanpr.com
Subject: Letter from a Broadmoor Hotel neighbor

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Dear Ms Thelen,

I am a Colorado Springs resident who lives/owns immediately adjacent to The Broadmoor Hotel at 1514 Mesa Avenue. I recently had an opportunity to meet with Jack Damioli, CEO of The Broadmoor, and to learn firsthand about the pending Broadmoor Exhibit Hall expansion project. This past Saturday on March 2, Mr Damioli graciously met at my home with several of the immediate Broadmoor neighbors. We appreciated the opportunity to learn in depth, about the project and the efforts The Broadmoor is taking to inform the adjacent residents and to assure it fits into the best interests the neighborhood.

We conclude that we strongly support this project because:

- The new Exhibit Hall will be a vast improvement to the existing unpaved parking lot and will provide a significantly better view from the adjacent properties.
- This project benefits the community overall by enabling us to keep the Space Symposium in Colorado Springs
- Important for the Space Foundation to have a permanent exhibit hall with suitable and dependable exhibit/function space for exhibitors and attendees of the Space Symposium
- \$30M direct economic benefit the Space Symposium brings to Colorado Springs and the region and benefits to local businesses, hotels and restaurants
- The opportunity to bring additional off-season (October to April) business to The Broadmoor creating more full-time, year-round employment
- LART (Lodgers and Automobile Rental Tax) and sales tax revenue that new events will bring to the City
- Recognition that the property, owned by The Broadmoor, is zoned commercially, has traditionally been the site of commercial enterprises and that the new Exhibit Hall addition will be designed and built in the same responsible way and with the quality of which the 100-year-old, five-star Broadmoor is known

- Further Broadmoor driven public safety measures will better enhance the quality of the neighborhood

Thank you for the opportunity to voice my opinion and that of my neighbors. Please feel free to contact me.

My best regards,

Kelly L. Bain
1514 Mesa Avenue
Colorado Springs, CO 80906
(719) 439-8997

Thelen, Lonna

From: Nelson, William D. <WNelson@lrrc.com>
Sent: Friday, March 08, 2019 4:14 PM
To: Thelen, Lonna
Cc: jdamilli@broadmoor.com
Subject: New Exhibit Hall Addition at the Broadmoor

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Dear Ms. Thelen:

My name is Bill Nelson and my wife Laura and I live in the Broadmoor neighborhood. I am also a regular attendee at the annual Space Symposium. I have followed with interest the proposal to build the new Exhibit Hall addition ("Addition"), and have had an opportunity to learn about the project and study it. Everything the Broadmoor does, it does well and tastefully. I believe that the Broadmoor will build and operate the Addition to the existing Broadmoor Hall in the same quality and responsible way that it has built and operated its other facilities. Since moving to the Broadmoor neighborhood ten years ago, I have had the opportunity to attend many meetings, conferences, and events at the Broadmoor and believe that the new Addition will be a necessary and positive enhancement to the meeting and conference facilities.

I serve on a number of boards in the community, including the Chamber and several of the downtown boards. Although I am writing this email to you in my personal capacity as a Colorado Springs resident and neighbor of the Broadmoor, my participation on those boards has allowed me to more fully understand the economic impact and positive benefits which the annual Space Symposium brings to not only Colorado Springs but our region in general. I believe that a permanent facility at the Broadmoor will enable our city to keep the Space Symposium for many years to come. These Space Symposium brings something in the neighborhood of \$30 million in direct economic benefit to Colorado Springs and the region. It benefits local business, hotels, and restaurants. Significantly, it brings off-season business which benefits not only the Broadmoor but other hotels, businesses and restaurants. This, in turn, creates more full-time, year-round employment. Moreover, the Space Symposium, and other events which will take place in the new Exhibit Hall addition will also generate significant new LART revenues.

For all of the foregoing reasons, I ask that this project be approved and moved forward.

Should you have any questions, I would be happy to speak with you.

Very truly yours,

Bill Nelson

William D. Nelson
Partner
719.386.3057 office
719.386.3070 fax
wnelson@lrrc.com



Lewis Roca Rothgerber Christie LLP
90 South Cascade Avenue, Suite 1100

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