

March 21, 2019 CPC Meeting
for items: 6.A. - 6.C.
AR NV 19-00028
ARR 19-00017

Jack Damioli

From: Russell Ross <russellsross@comcast.net>
Sent: Tuesday, March 12, 2019 4:35 PM
To: Thelen, Lonna
Subject: Planning Commission Hearing
CPC DP 03-00259-A10M19

Hello Lonna,

I live at 4 Hazel Avenue which is the only residential property contiguous to the proposed development. The Broadmoor has made some modifications to their plan in response to my input. I am not opposed to approval of their development proposal. Let me know if you have any questions.

Thanks,

Russell Ross

From: Nelson, William D.
Sent: Friday, March 8, 2019 4:14 PM
To: 'lthelen@springsgov.com' <lthelen@springsgov.com>
Cc: 'jdamilli@broadmoor.com' <jdamilli@broadmoor.com>
Subject: New Exhibit Hall Addition at the Broadmoor

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

Lewis Roca Rothgerber Christie LLP
90 South Cascade Avenue, Suite 1100
Colorado Springs, Colorado 80903-1662
lrrc.com

Jack Damioli

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

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



Lobato, Elena

From: Thelen, Lonna
Sent: Monday, April 29, 2019 12:45 PM
To: Lobato, Elena
Subject: FW: CPC DP03-00259-A10MJ19
Attachments: Members of the Colorado Springs City Council - final.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Elena,
Please provide to City Council members.
Lonna

Lonna Thelen, AICP, LEED AP BD&C

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

From: C CAMPBELL [mailto:clc1624@comcast.net]
Sent: Monday, April 29, 2019 12:30 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Cc: Colorado Springs City Council <allcouncil@springsgov.com>; Deborah Adams <deborahradams@comcast.net>; Charles L Campbell <clc1624@comcast.net>
Subject: CPC DP03-00259-A10MJ19

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Lonna,

Attached you will find our comments re: the proposed expansion of the Broadmoor Hotel Event Center.

Best,

Deborah R. Adams & Charles L. Campbell



Members of the Colorado Springs City Council,

We are Charles L. Campbell & Deborah R. Adams, and have lived at 37 Lake Avenue for nearly 17 years. We are concerned that the proposed expansion of the Broadmoor Hotel Event Center will result in a number of negative impacts on the neighborhood, and we are asking you to consider our thoughts as you review the appeal of the Development Plan Major Amendment (CPC DP03-00259-A10MJ19). We are most concerned about two general areas: **traffic/parking impacts** and area **evacuation** during an emergency.

Traffic: During the most recent Space Symposium, we purposely drove a number of times west on Lake Avenue and right onto Lake Circle past the access to the exhibition spaces to see how the traffic was during the symposium. We are used to periodic delays due to hotel traffic and hotel guests crossing back and forth from the hotel; however, we observed a substantial increase in both kinds of traffic during the recent symposium. Additionally, the increased traffic past our house during the symposium was substantial, including numerous 15 person vans, 56 person buses and 60 person school buses. We therefore believe that, with a very significant increase in exhibit space and without any meaningful change to traffic or pedestrian patterns, the impacts to the neighborhood will be unacceptable.

Contrary to our first hand observations, the conclusion of the traffic study completed by SM Rocha, LLC, the Broadmoor Hotel's traffic consultant, states:

"It is our professional opinion that the proposed site-generated traffic resulting from the additional building area is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access. Analysis of site-generated traffic concludes that proposed development traffic volume is minor."

We believe that describing the site generated traffic as having "no negative impact" and being "minor" is not accurate. Our observations are based on personal experience in the neighborhood over the years we have lived here.

Parking: During the past 17 years, we have seen that attendees at Broadmoor events very often park on neighborhood streets in spite of the availability of hotel onsite parking. The proposed plan includes information about how the parking related to increased attendance at events is to be handled. We believe that it is unrealistic to expect that all attendees are going to be willing to park remotely and utilize the described shuttles provided for larger events. During the recent Space Symposium we observed a substantial increase in on street parking.

Here is another statement in the traffic consultant's study:

"The Broadmoor will coordinate with adjacent neighborhoods in order to prevent event parking along public streets within adjacent neighborhoods."

Similarly, the Broadmoor Hotel Exhibit Hall Project Statement indicates:

". . .the Broadmoor will develop and implement parking management strategies including but not limited to . . .(3) Working cooperatively with adjacent neighborhoods to prevent event parking on public streets within the surrounding neighborhoods"

However, in the responses to public comments compiled by NES, the Broadmoor Hotel's planning consultant, the following caveat appears:

"Neighborhood streets are part of the City's public right-of-way and therefore the Broadmoor's ability to control and enforce parking in the neighborhood is limited. The Broadmoor is committed to participating in conversations with the City and neighborhood residents to address neighborhood parking concerns and explore and management solutions that restrict parking in the neighborhood"

There is nothing in the parking consultant's study nor in the Broadmoor Hotel's Project Statement to indicate how the Broadmoor intends to "coordinate with the surrounding neighborhoods" to alleviate the on street parking problem. There are no existing neighborhood organizations in place that are empowered to act on behalf of the residents. Furthermore, in the NES response quoted above, it is recognized that the Broadmoor and the residents do not have the power to enter into agreements to limit the described parking. It is the City that is so empowered. We are therefore concerned as to how this parking dilemma can realistically be solved.

Emergency Evacuation: The Broadmoor Hotel, the City and this area's residents are painfully aware that this is a Wild Land Urban Interface. It is not a matter of IF, but rather WHEN wildfires will occur! A few years ago, the Broadmoor applied to close Cheyenne Mtn Blvd where it bisects a hotel golf course. This application was denied after much study, primarily because such a road closure would very seriously and negatively impact residents' ability to quickly evacuate in the event of a wildfire.

Residents everywhere have been encouraged by different entities to take wildfire precautions to heart, and to take various measures to make all our lives and properties safer should they be threatened by wildfire. These precautions include making our own evacuation plans, and we have done so. However, we are unaware of the nature of the Broadmoor and City wildfire emergency evacuation plans, and how the proposed expansion might negatively impact the safety of Broadmoor residents in the event of wildfire.

What we are asking: We believe that the Broadmoor Hotel is moving forward too rapidly with its efforts to expand its exhibition facilities. We ask that the City Council look at our concerns as described above, along with the concerns of other residents who are commenting on this appeal, and carefully consider our observations. We believe that further study by the City Planning Department of these issues is called for, and we ask the City Council to support the appeal by returning the matter to the City Planning Department for further review of residents' concerns.

Respectfully,

Charles L. Campbell & Deborah R. Adams

Lobato, Elena

From: Thelen, Lonna
Sent: Wednesday, April 24, 2019 9:34 AM
To: Lobato, Elena
Subject: FW: Broadmoor Event Center

Follow Up Flag: Follow up
Flag Status: Flagged

Elena,
Please provide this to City Council.
Lonna

Lonna Thelen, AICP, LEED AP BD&C

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

From: Kathy Salimeno [mailto:kathysal@gmail.com]
Sent: Tuesday, April 23, 2019 4:32 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Subject: Broadmoor Event Center

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Attention City Planner...

As a long time resident of the Broadmoor area/Cheyenne Canon, I am deeply concerned about the recent discussion & plans for an Events Center to be constructed on the Broadmoor grounds drawing thousands of people & buses into our neighborhood. This area is not in any way conducive or appropriate to support such a venue of this size causing high traffic congestion, noise, parking issues in residential neighborhoods, etc.

& disturbing this community in a negative way. We want to be in harmony with the Broadmoor but please, please, rethink this type of Events Center that will only bring negative response & alienation between the Broadmoor & nearby residents in the future...

Thank you for taking my view into consideration...

Kathy Salimeno

Lobato, Elena

From: Thelen, Lonna
Sent: Monday, April 22, 2019 11:08 AM
To: Lobato, Elena
Subject: FW: Broadmoor' convention center

Follow Up Flag: Follow up
Flag Status: Completed

Elena,
Please forward this on to City Council.
Lonna

Lonna Thelen, AICP, LEED AP BD&C

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

From: Karen Ray [mailto:meandroot@gmail.com]
Sent: Friday, April 19, 2019 6:46 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Subject: Broadmoor' convention center

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Dear Lonna, Karen Raymond here, just sending a comment on the new build Convention Center. As you would know I'm not necessarily against the build of the Convention center what I am against is the refusal of the Broadmoor Hotel to admit that there is a traffic problem with parking and traffic through the neighborhoods . After repeatedly bringing this traffic and shuttle situation up, there has never been a comment about the traffic intrusion by the hotel, they refuse to respond that it's a problem, and Lonna it is a problem, it's an accident waiting to happen, and it does affect the Cheyenne Boulevard neighborhood because all of the people who live in Broadmoor skirt whatever traffic intrusion there is and race down Mesa and Portales to Evans and come through our neighborhood at a high rate of speed, now we've called the police we've asked for help with traffic engineer Kathleen Krager who recently retired happily, after 3 traffic studies didn't think the shuttle infestation and traffic was a problem. We saw with the most resent space Symposium that the day after it opened the garage was full, world Arena was full and every inch of space was full at El pomar as well as the several streets around the hotel. As much as the hotel would like to think it's a walking campus it is not, shuttles go from Broadmoor main to Broadmoor west continually when these events take place. It would be fine if the hotel used there footprint for all of this expansion but they don't they intrude on the adjacent nieghborhoods and there is very little we can do. I would note that while I was at home watching the county commissioners meeting where I had an appeal, at the end of the meeting there was mention that some discussion on the traffic take place, I know of no such discussion taking place to date, we would like some help here as to who to call when the shuttles are speeding we would like someone to address our unique nieghborhood that has many bicycle riders, as well as runners, school children who use this street for cross country training, and last but not least the herd of deer that live here on a street that has no sidewalks no pedestrian lane but a bike lane that the shuttles go into so as not to stop and wait for you to pull into your driveway. Thank you Karen Raymond



Lobato, Elena

From: Thelen, Lonna
Sent: Monday, April 22, 2019 9:19 AM
To: Lobato, Elena
Subject: FW: Broadmoor Event Center

Elena,
Can you provide this email to City Council?
Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD&C

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

From: Jim Johnson [mailto:johnsonj@GEJohnson.com]
Sent: Wednesday, April 17, 2019 3:23 PM
To: Thelen, Lonna <Lonna.Thelen@coloradosprings.gov>
Subject: Broadmoor Event Center

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RE:
Broadmoor Event Center
3 Lake Circle
File Number(s): CPC DP 03-00259-A10MJ19; AR R 19-00017; AR NV 19-00028

Dear Ms. Thelen:

As residents of 7 Lake Avenue since the year 2000 and having grown up at 7 Lake Avenue since 1976, Laura and I would like to offer this letter of support for the Broadmoor Event Center. Our experience with the Broadmoor as shown a tremendously conscience neighbor and very good steward of their properties and landscaping. We believe the Broadmoor Event Center would further enable the Broadmoor to enhance the neighborhood. While much interest and conversation has been focused around parking, we will personally attest to the parking for major events is better than it has been in previous decades.

Please consider this letter of unconditional support.

Jim and Laura Johnson
7 Lake Avenue
Colorado Springs, CO 80906

Sincerely,

Jim Johnson

Chairman and CEO

Office: 719.473.5321 | Direct: 719.219.5521

www.gejohnson.com

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Exhibit

Murphy

John Patrick

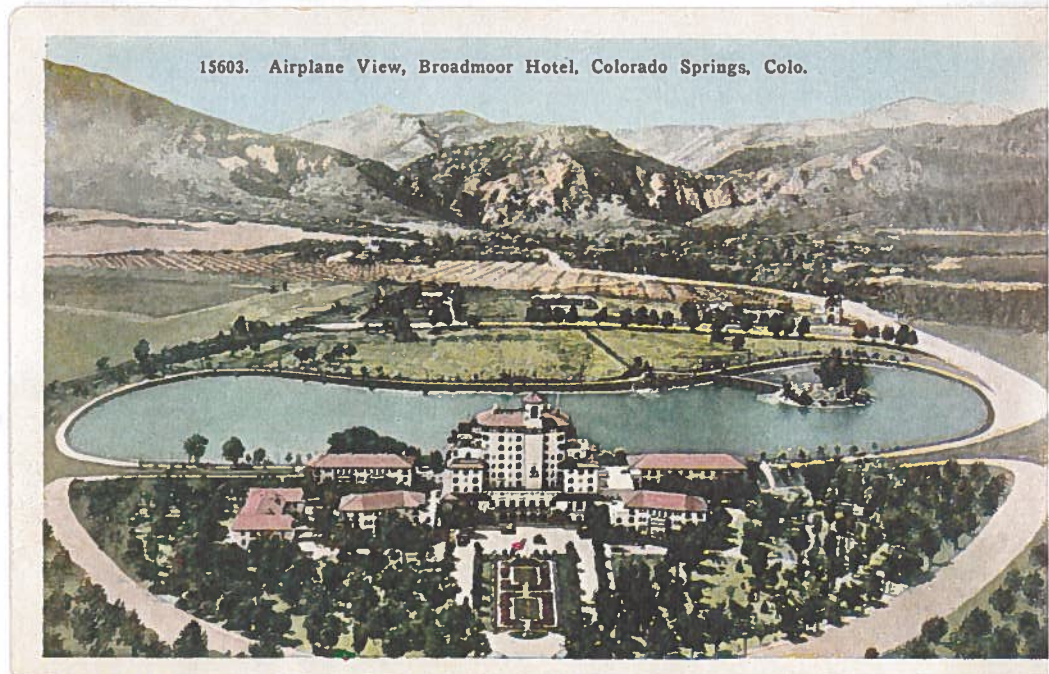
March 21, 2019
CPC Meeting

Items 6.A, - 6.C

AR NU 19-00028

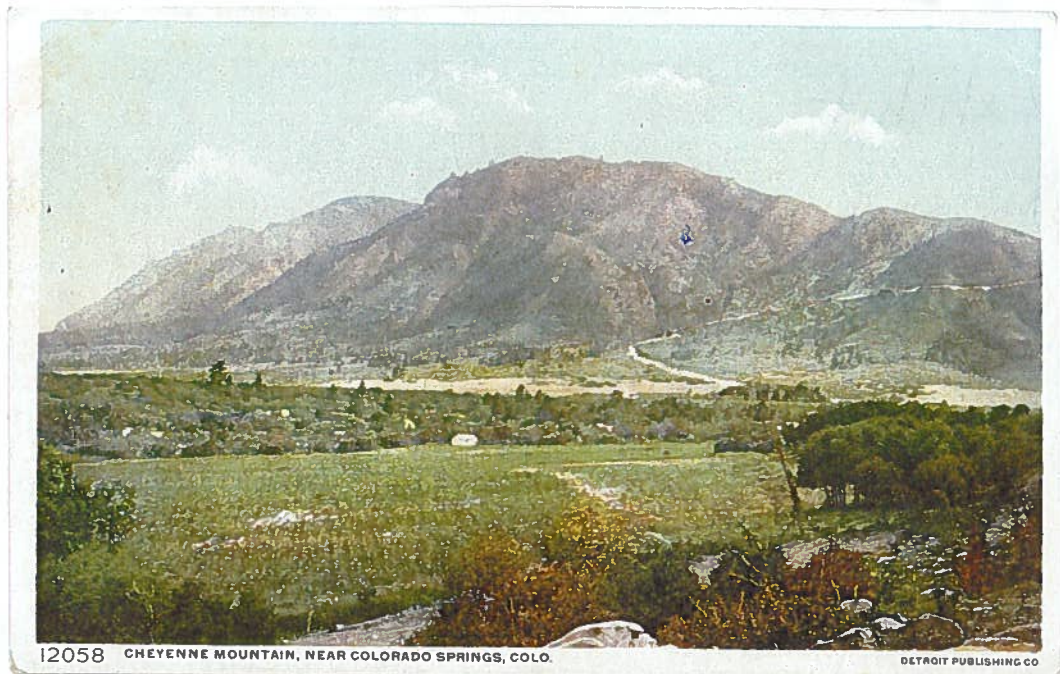
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CPC DP 03-00259-
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1 of 2

Elena Gobato

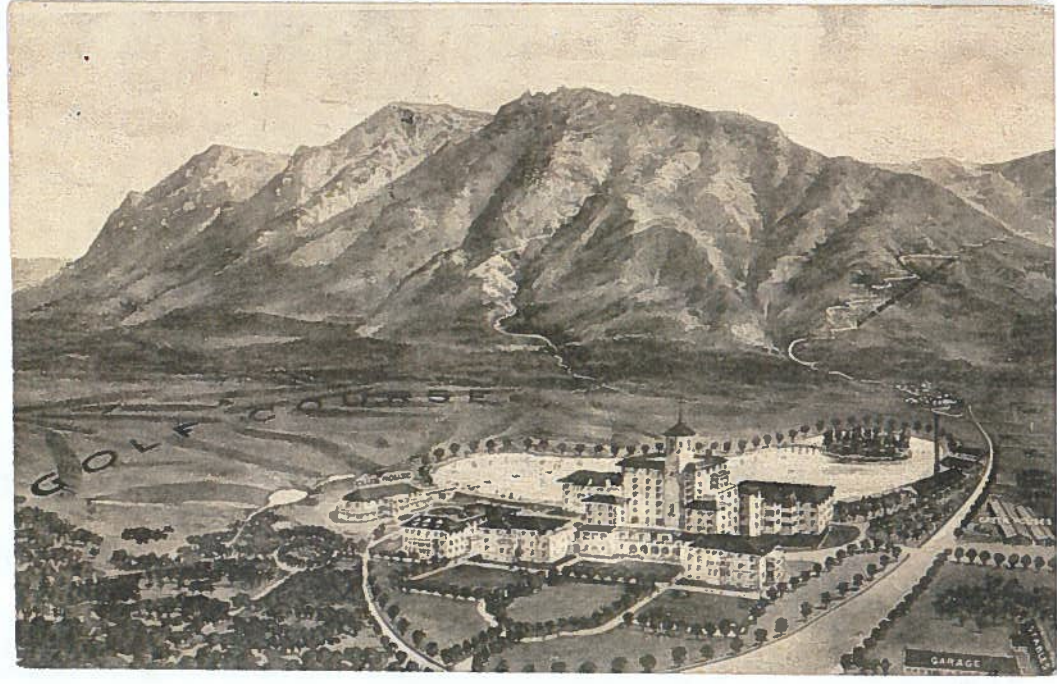


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