

Shafer, Ethan P

From: Tyler Youngwerth <tylerclimbs@hotmail.com>
Sent: Thursday, March 13, 2025 2:34 PM
To: Shafer, Ethan P
Subject: Concerns about new plan

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Ethan Schafer,

I received a Colorado Springs Planning Department Standard Notice for Record number: SUBD-25-0021. More specifically for a right of way vacation on First St. and Holly Ave. by The Broadmoor. After reviewing the documents I came to the conclusion that this proposed vacation puts the surrounding neighborhood back in time to where it was with the building of the first Event Center expansion in 2003-2005.

I am wondering why The Planning Dept. is even considering a proposal that effectively negates the decisions of its own City Council. Cutting off access to Hazel Ave., keeping First St. and Holly as public roads and the building of the wall along First and Elm were all requirements or conditions that then allowed The Broadmoor to proceed with its development. I think that someone in the Planning Dept. needs to review those Council meeting notes or watch the tapes. Those decisions or conditions formed a boundary line to keep The Broadmoor with its development, noise and traffic on one side and to protect the residential neighborhood on the other.

This vacation, if approved will directly tie the Event Centers to the piece of land that The Broadmoor owns between First and Second Streets along Lake and allow access to Elm Ave., First St. and Hazel Ave. With a little bit of "dirt work", primary access to the loading docks and the parking garage can be changed. All protections that were put in place will be destroyed. All the work that the Neighborhood put in to protect itself will be undone. Once again Commercial will win over Residential. Home values and therefore Property Tax valuations will tank thereby reducing tax revenue for the City. So again I ask "why is this even up for review."

Ethan, I hope this opens your eyes to the arguments against vacation.

Tyler

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Shafer, Ethan P

From: Eileen Glynn <e.glynn@eglynn.com>
Sent: Friday, March 14, 2025 2:10 PM
To: Shafer, Ethan P
Subject: Broadmoor/Elm and First Avenue

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Hello Ethan,

I recently bought and put a big investment into 12 Elm Ave.

I had assurances from city and realtors that our area/streets would be protected as we are a residential community.

Barry had let me know some issue coming - can you keep me in the loop as to what is happening...concerns about anything happening to change a residential neighborhood.

Eileen Glynn and George Davidson

12 Elm Ave

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7864054500

1. The preservation of 1st Street and Holly as a Right of Way and the developed median were conditions that the City Council voted in favor of as part of the agreement that afforded the Neighborhood some protections. This Proposal should have been a nonstarter.

2. I could be mistaken but the City of Colorado Springs' expense on the maintenance of 1st and Holly has probably been insignificant. Savings for the City I think is not an argument.

3. The Broadmoor has increased it's footprint at the City's and therefore the Taxpayer's expense through several of these vacations. Why would the City even contemplate giving away land?

4. All Project justifications are moot. This Project violates the prior Agreement, negates the Residential protections that cost the Neighborhood excessive time, legal expenses etc... to put in place. Without these protections, the Neighborhood stands to loose significant property value.

Shafer, Ethan P

From: Peter Fischer <peter.glenn.fischer@gmail.com>
Sent: Monday, March 17, 2025 11:21 AM
To: Shafer, Ethan P
Subject: Public Comment SUBD-25-0021

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Mr. Shafer,

I'm writing to provide comment on the proposed SUBD-25-0021.

I grew up in the Broadmoor neighborhood in the 1990s and returned to the neighborhood with a family of my own in April 2021. We live at 20 Berthe Circle, one block from my grandmother who has lived at 1 Berthe Circle on the corner of Elm Avenue and Berthe Circle for more than 30 years, and nearby my uncle and aunt who have lived in the same neighborhood for almost 20 years.

I oppose the Broadmoor's application to vacate the right of way at the corner of Holly and First Ave. This current traffic pattern was intentionally created to protect the established residential neighborhood from the increased commercial traffic generated by The Broadmoor's Bartolin Hall Convention Center project completed in 2020. The Broadmoor neighborhood surrounding Elm is dense with families and young children because of the quiet safe streets that are free from thru traffic. Elm Avenue in particular is known as place to drive slowly, where families walk together, and children play or ride their bikes. As you know, there are only two stop signs between Seventh Street and Second Street, and no other traffic control device. Since I was a child in the neighborhood nearly 35 years ago, residents have successfully kept Elm Avenue a quiet neighborhood street with only local residential traffic.

Allowing a thru street to the extensive commercial docks of the new convention center would create a secondary access route for commercial trucks up the exclusively residential Elm Avenue. Specifically, the city planners that approved the Bartolin Hall project created the traffic patterns at First and Holly with the purpose of confining the drastically expanded convention center traffic to Lake Avenue. Allowing the Broadmoor to create a commercial access point for its recently expanded facility now, would bypass those protections and subject the quiet neighborhood streets up Elm Avenue (and the adjacent residences) to the trailers, trucks, vans, and other round-the-clock convention center traffic that it has not experienced before. This would have a significant negative impact on my family that uses Elm Avenue every day.

The Broadmoor should not be allowed to obtain now, what it was unable to obtain during the approval process for the Bartolin Hall project years ago. The residential neighborhood should be protected from the Broadmoor's commercial traffic flow.

I would be glad to speak more on this issue with you, and with others.

Truly,

Peter G. Fischer

20 Berthe Circle

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