

## FIRST STREET AND HOLLY AVENUE RIGHT-OF-WAY VACATION PLAT

### PUBLIC COMMENT RESPONSE LETTER

APRIL 2025

City Staff received three written comments related to the First Street and Holly Ave Right-of-Way Vacation application. The concerns noted in the comments are as follows:

- Reference to an application to vacate a similar configuration of roadway as part of the Broadmoor Hall redevelopment project that took place between 2003-2005
- The potential for the Broadmoor to connect to the surrounding residential streets
- Losing protections associated with the Broadmoor Hall Development Plan approval as documented in a Memorandum dated March 5, 2004 (attached)
- the potential for increased commercial traffic being rerouted to nearby residential streets

The proposed Vacation does not provide direct access to the neighborhood. The Broadmoor is committed to maintaining the fencing and physical barrier that currently exists to prevent traffic from entering the adjacent neighborhood. This is consistent with previous commitments made in 2004 and 2005.



## **PROJECT DESCRIPTION**

The current application proposes to vacate a 2.133-acre portion of public right-of-way north of Lake Avenue and east of Broadmoor Hall. It currently terminates in a Broadmoor owned parking lot behind the Broadmoor Exhibit Hall. All the properties with direct primary access from First Street/Holly Ave are owned by the Broadmoor and will not be adversely affected by the vacation request.

## **BACKGROUND**

In 2005, a vacation request was submitted for a similar configuration of First Street/Holly Ave. This application was part of the greater redevelopment effort for this area including the approval and construction of Broadmoor Hall between 2003-2004. Concerns raised by the neighborhood during the review of the 2005 vacation request included the potential for the commercial uses of the Broadmoor to encroach into the existing neighborhood, negative impacts to traffic in the area, increased event parking on neighborhood streets, and the desire for a barrier between the subject portion of First Street/Holly Ave and the neighborhood streets to the northeast.

## **2004 MEMORANDUM AND 2005 APPLICATION TO VACATE**

The introduction of an event center was a significant change to the neighborhood at the time and there were concerns over the impacts of the redevelopment on the neighborhood to the northeast. A list of agreements was set forth in a memorandum, dated March 5, 2004 and adherence to these agreements is listed as a condition of approval for the Broadmoor Hall Development Plan. The original memorandum is included as an attachment with this response letter. The agreements listed in the memorandum afford the neighborhood to the northeast certain protections that would help mitigate the impact of the event center on the neighborhood. All the protections listed in the agreement are upheld to this day and will remain in place in perpetuity. Among other items, the Memorandum specifically addresses the concerns of commercial parking on neighborhood streets and improvements to the median at the intersection of First/Elm/Maple. In response, the Broadmoor assisted residents in obtaining 'No Parking' signs along Elm, First, Hazel, and Maple and installed the median improvements which include a barrier wall and landscaping in 2006.

The original application to vacate First Street/Holly Ave was submitted in 2005 (AR V 05-00495) shortly after the construction of Broadmoor Hall and the associated right-of-way vacations that included portions of Holly Ave, Hazel Ave, and Lake Circle. The right-of-way vacations that were approved as part of the redevelopment eliminated roadway connections that affected traffic circulation in the area. The reconfiguration of the roads in this area solidifies the barrier between the commercial operations of the Broadmoor and the existing residences to the northeast. The Broadmoor does not propose to negate any of the previously approved protections and commitments made in 2004. This right-of-way vacation will not connect First Street/Holly Ave to the neighborhood roads or allow the Broadmoor to develop the access drive.

## **ROADWAY CONFIGURATIONS AND TRAFFIC**

As mentioned above, the Broadmoor will not pursue any connections to the neighborhood streets to the northeast. The existing median will remain in place and continue to be maintained by the Broadmoor.

The existing roadway segment terminates at an existing Broadmoor owned parking lot and only provides direct primary access to Broadmoor owned properties. As such, the current function of the road is entirely related to Broadmoor operations including deliveries and employee/guest access. The existing configuration of First Street/Holly Ave provides sufficient access for these existing functions without the need for additional connections to neighborhood streets.

First Street/Holly Ave are also necessary for emergency vehicle access and contain major utilities. While the right-of-way is proposed to be vacated to become private property, it is not developable and will remain a private access drive to accommodate its current function of deliveries, and employee/guest access for Broadmoor operations. The access drive will continue to function in the same manner without altering traffic patterns in addition to limiting who has access.

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**BROADMOOR**  
DEVELOPMENT COMPANY

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## MEMORANDUM

March 5, 2004

To: Mr. James Zendejas  
Stinar, Zendejas, McQuitty, & Keyser LLC

From: Tom Schmidt  
Vice-President of Development

Mr. Zendejas: For your clients support and the support of Mr. Barry Doyle and Ms Wendy Hill, for the Broadmoor project, The Broadmoor Hotel will agree to the following:

- I. Trade Shows. The Broadmoor will commit to not have consumer trade shows in the new event center.
- II. First / Elm /Maple intersection. The Broadmoor Hotel will support and recommend the original design number 1, including the installation of the proposed wall and landscaping. The road alignment will be blocked off with concrete type 3 barriers prior to beginning construction on the event center with final curbs and roadway improvements being installed in the Spring of 2005 with other roadway improvements being installed around the campus.
- III. The Second Street access to the east parking lot will be closed off with a concrete barrier prior to beginning construction of the event center. The final improvements, including a landscape buffer will be installed in Spring of 2005 with other roadway improvements. The Broadmoor will revise their policy to limit all staging areas to properties zoned C-5 and expressly agree not to stage at the east parking lot or on neighboring streets.
- IV. Parking signs. "NO EVENT PARKING" will be posted on the streets at a time decided upon by each individual neighbor, but no later than the opening of the parking facility. The individual neighbors will assist in the application to the City traffic department for permission to post signage. The parties to this agreement understand that it is necessary for the individual homeowners

to make application to the City before a sign could be posted. The Broadmoor will assist in this process and will be responsible for all costs incurred in this.

- V. Sanitary Sewer. Colorado Springs Utilities (CSU) video taped the Elm Street sewer on February 21. The results of this task have not been evaluated by CSU at this time. We will assist the neighbors to get the results of this evaluation.
- VI. Environmental. Drilling samples from around the gas station indicated in one test hole that there may have been some leakage from old tanks that were replaced in 1995. The contamination of soils is minimal and in a small area near the tanks. The contaminated soils will be removed in accordance EPA regulations at the time of the parking facility excavation. Testing was performed on all of the buildings to be removed. Any hazardous materials will be removed in accordance with El Paso County Health Department and EPA regulations. Noise from any exit fans on the parking garage will be kept to the 55 db requirement at the source, the nearest neighbor is approximately 300 feet from a vent so the noise level at that point will be considerably less.
- VII. Bus and Truck Staging. The Broadmoor has developed a policy for Bus and Truck Staging and Parking that was presented to the Planning Commission, see policy attached. The policies are just now starting to be implemented and can not be fully implemented until the event center is completed. Every effort will be made to not have hotel buses or trucks related to the construction or operation drive or park in the neighborhood. We believe that with the blocking of the First / Elm intersection there will not be hotel related traffic down Elm.
- VIII. Lake Circle. The Broadmoor does not intend to privatize Lake Circle and in no event will the right-of-way for it be reduced less than eighty (80) feet, so that it continues as a minor arterial right-of-way.

As requested, we have attached a preliminary landscape plan for the landscape area between Holly and Elm / Maple. This is preliminary and subject to review by the various City departments. At this time we anticipate a 6' high stucco wall on a berm with some type of tile or rock cap. As construction drawings are being prepared, we will incorporate the neighbors' input into the design, but the final decision will be with the City and the Broadmoor.

March 5, 2004  
Mr. James Zendejas  
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If there are instances where a neighbor sees an infraction of the policies or has a question about what may be going on, they can call our development hotline at 471-6328 or the security office at 577-5785.

If you have any questions about this memo or the project, please contact me at 471-6102.

Attachments