

## Shafer, Ethan P

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**From:** Peter Fischer <peter.glenn.fischer@gmail.com>  
**Sent:** Monday, August 4, 2025 5:55 PM  
**To:** Shafer, Ethan P  
**Subject:** Re: Public Comment SUBD-25-0021

You don't often get email from peter.glenn.fischer@gmail.com. [Learn why this is important](#)

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Mr. Shafer,

My previously expressed concerns have been addressed with the inclusion of restrictive language included in the plat that I'm told the Broadmoor will file.

Please let me know if further follow up is required.

Peter

Sent from my iPhone

On Mar 17, 2025, at 11:20 AM, Peter Fischer <peter.glenn.fischer@gmail.com> wrote:

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

303-552-7609 (m)

## Shafer, Ethan P

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**From:** Richard Young <Richard.Young@bclplaw.com>  
**Sent:** Tuesday, August 12, 2025 9:04 PM  
**To:** Shafer, Ethan P  
**Subject:** Broadmoor Street vacation proposal

You don't often get email from richard.young@bclplaw.com. [Learn why this is important](#)

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Mr. Shafer

My name is Richard Young. My wife Pennie and I live at 11 1st St. We have lived here for more than 50 years. We are among the closest neighbors to the location of the proposed street vacation. We support the Broadmoor's vacation proposal.

We frequently walk from our house to the Broadmoor along the street which will be vacated. The problem with private vehicles parking along the curbs and impacting the maneuverability of large delivery trucks is apparent. We particularly appreciate the Broadmoor's willingness to continue to allow some pedestrian access to the vacated street through the Figure Skating Association parking lot as is currently the case.

Please let me know if you have any questions. My cell phone number is 719-331-4307. Thank you.  
Sent from my iPhone

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