

Dear Doug,

October 20, 2011

My name is Ed Beesley, owner/broker of Beesley Realty. Lookout Mountain, Genesee and North Evergreen have been my targeted marketing areas since 1999 when I opened my real estate office in The Buffalo Building at Lookout Mountain and Highway 40 which I closed in 2009. I specialize in the Lookout Mountain area.

During these challenging times, I can confidently state from the daily spreadsheets I keep on Lookout Mountain homes “Listed”, “Under Contract” and “Sold”, that Lookout Mountain property values, for the most part, continue to hold their own. Why is that?

From my vantage point of having a 10 year presence on the mountain, serving this wonderful community in the selling of their homes, I wish to present my position on the proposed AMI Expansion.

Quality of Life

Having shown and sold so many LOM homes over the years, I am able to enthusiastically endorse the special amenities LOM has to offer. The historical nature of the mountain, as so faithfully documented by Carole Lomand over the years, is something that we must stand together to preserve. The Buffalo Bill Museum and the lore of the Lariat Loop are treasured history that must not be compromised by the introduction of the large-scale 46,000 building. Residents enjoy easy access to the Mount Vernon Country Club as well. My buyers all react quite strongly to the tranquility of the Mountain, often moving up here from Denver or out of state. I have sold homes to many buyers over the years who favor the relaxed, often “rustic” qualities they find here. They tell me they enjoy the solitude, tranquility and beauty of nature that makes Lookout Mountain so special.

“Open House” Sundays

As in most areas, Sunday is the traditional “Open House” day on Lookout Mountain as realtors set up listed houses for viewing. Many buyers bring their families on Sunday to experience the area and visit the “Open Houses”. What they *will* experience, if the AMI Expansion is successful, could be lines of traffic leaving services, along Lookout Mountain Rd. Just visit Lookout Mountain Community Church in Genesee on a Sunday morning to experience the traffic and parking violations along the winding Genesee Trail Road!

Peaceful Sundays

The religious nature of the AMI Expansion will be to significantly increase the population that attends their current services on Sunday. Sunday is also the day when Lookout Mountain residents desire to relax from their professions and “get out and enjoy the beauty of the mountain.” Increasing the current facility by 5X will exponentially increase the number of attendees and functions/events that it will host, congesting the area beyond any norm.

Aesthetics

The actual visual impact of such a large facility is certainly “out of sync” on Lookout Mountain. One of my customers on Indian Paintbrush was trying to sell her home several years ago. Most “Feedback” comments I received from potential buyers were objections to seeing the current church and parking lot “eye sore” from the decks and rear windows. Multiply that by the proposed 5 times the present site and the “Parking Lot” view will certainly decrease property values for some of my clients. Note that the proposed site is adjacent to an extraordinary \$2.2 million dollar new custom home currently for sale. In addition, much of the Mountain is zoned to allow horses, with a large tract of land to the south along Charros lending a “Western” ambience with its stables and outdoor arenas.

Facility Usage

It is certainly feasible that a 45,000 sq. ft. building could be used for other activities besides church services as a source of revenue, ie hosting corporate “off-sites”, meetings and other events, all of which would substantially increase traffic flow. As everyone knows, water taps are scarce on Lookout Mountain and septic (sewage) requirements would have to be carefully analyzed. Increased traffic also increases air pollution.

Current Lookout Mountain Attractions

The Buffalo Bill Museum and Grave has been chosen as the Western Museum of the Year 2011 by True West magazine, a national publication, and currently hosts over 400,000 visitors a year. Beautiful Boettcher Mansion continues to be a magnet for weddings and corporate events and Lookout Mountain Nature Center draws visitors. Hikers come to Lookout Mountain enjoy the Apex Trail as well. Will the AMI Expansion be the tipping point for traffic congestion on Lookout Mountain’s winding , two lane roads?

Cyclists

Lookout Mountain and the 25 mile trek down Lariat Loop is a mecca for both organized cycling events, teams from The School of Mines and the individual cycling enthusiast. Increasingly, the weekend warrior on motor cycle will be seen as well on Lookout Mountain. Increased traffic brought in by the AMI expansion poses a threat to these cyclists.

Location/Convergence

The proposed expansion on Lookout Mountain Rd. is located right between the Highland Rescue and Foothills Fire Rescue facilities. It is just east of the entrance to Mount Vernon Country Club and very close to Cody Park Rd., the only access to Lookout Mountain road for the Cody Park community.

Traffic Flow

Currently, traffic moves at a quiet pace on the mountain. Early morning finds walkers and hikers walking with dogs along Lookout Mountain Road, enjoying the morning sunshine and beautiful natural scenery,

and yes, occasional riders on horseback are there as well. This gigantic structure is not in concert with the leisurely appreciation of nature LOM residents have come to enjoy over their lifetimes.

Road Noise/Air Pollution

Increased traffic brings increased emissions and “road noise”. Potential buyers on Lookout Mountain often come to escape the “road noise” of urban life. The mountain quality and reasonable covenants on Lookout Mountain are very appealing to buyers, but many a potential sale has been lost to “road noise”.

Ralston Elementary Bus Schedule

Safety to the children of Lookout Mountain is something that must be seriously considered in the AMI building expansion. The pick-up and delivery points occur twice a day along 2 lane, winding and hilly Lookout Mountain roads, with parents often parking to pick up their children up along these routes. As you can see from the schedule below, numerous points along Lookout Mountain comprise the bus route. In addition to increased traffic flow, visualize all the construction vehicles going to and from the construction site of the 45,000 sq. ft. building early in the morning and late in the afternoon. Say, isn't that just when the buses are loading and unloading?

RALSTON ELEMENTARY BUS SCHEDULE
2011 - 2012
8:50-3:30

| RT# | AM | STOP | PM | RT# |
|-----|-------|--|------|-----|
| C-1 | 7:50 | Chief Hosa | --- | C-1 |
| | ---- | MOSS ROCK & SUMMIT RANCH | 3:44 | |
| | 7:52 | 28921 LOWER MOSS ROCK RD | 3:45 | |
| | 7:55 | 29330 LOWER MOSS ROCK RD | 3:45 | |
| | 8:01 | GENESSE DR @ GENESSE AVE | 3:55 | |
| | 8:17 | LOOKOUT MTN RD & CRESTVUE | 3:59 | |
| | 8:20 | LOOKOUT MTN RD & MOUNTSFIELD | 4:05 | |
| | ----- | GRANDVIEW & VISTA | 4:06 | |
| | 8:21 | BELLEVUE & VISTA | 4:07 | |
| | 8:24 | CRYSTAL ROSE | 4:09 | |
| | 8:26 | 756 LOOKOUT MTN RD | N/A | |
| | 8:27 | PANORAMA DR / CEDAR LAKE ROAD | 4:10 | |
| | 8:30 | COLOROW RD & HESS AVE | 4:11 | |
| | 8:31 | COLOROW & WOODLAND LANE | 4:15 | |
| | 8:33 | COLOROW & SUNSET DR | 4:04 | |
| | 8:34 | LOOKOUT MTN RD & KRESTVIEW (PINE TREE PARK) | 4:03 | |
| | 8:35 | LOOKOUT MT RD & CODY PARK CODY PARK AT THE TURN AROUND | 4:00 | |
| | 8:38 | LOOKOUT MT RD & 200' BEFORE HWY #40 AM ROCKLAND ROAD PM | 3:58 | |
| | ---- | HWY #40 & LOOKOUT MTN RD | 3:59 | |

Blind Curves and Hills

I would submit that the considerable traffic leaving and arriving at the 45,000 sq. ft. expansion will be negotiating two “blind curves and hills” both to the east and west of the driveway along Lookout Mountain Rd., not quite as dangerous as the Lookout Mountain Rd./Colorow “blind hill” to the east of the intersection, but something to be considered with the introduction of traffic, as a potential hazard.

Winter Weather

It is assumed that the 45,000 sq. ft. building will draw visitors from Denver who will be using Lookout Mountain Exit 256 to approach Lookout Mountain Rd. from Charros, a steep, curving road which must be carefully navigated in winter. Most of us have experienced the slow-moving winter “ski traffic” on I-70 on Saturdays and Sundays which, in worst case scenarios, can slow access off the mountain, especially with increased traffic leaving the new building. We have all also experienced the congestion which backs up onto Lookout Mountain due to I-70 accidents when east-bound traffic is diverted to the Highway 40 frontage road or vehicles drive over the mountain to use the Lariat Loop to get down to Golden. Increased traffic due to the AMI Expansion will significantly compound these congestion and alternative routing scenarios on Lookout Mountain.

Highland Rescue/ Foothills Fire Rescue

The proximity of these essential services to LOM residents is very appealing to buyers. Heavy traffic flow can possibly impede these services when seconds count, due to lightning strikes or wildfires. Also, these organizations must host highly-important fundraisers such as pancake breakfasts to sustain their services, increase their volunteers and public awareness. These functions necessarily create a situation of cars temporarily parking along Lookout Mountain Rd. Add to that all the traffic associated with a “Grand Opening” or planned functions at the 45,000 sq. ft. building and you have gridlock. Lookout Mountain is only a hilly, curving 2 lane road!

Wildlife

The abundance of deer, elk, foxes and other wildlife is especially attractive to my buyers. The quiet co-habitation with LOM residents is part of the magic that makes LOM what it is. Surely, this gentle interaction with native wildlife will be negatively compromised by traffic associated with a 45,000 sq. ft. building!

In conclusion, I see the proposed AMI Expansion as highly- disruptive to property values in the Lookout Mountain residential community and if approved, could set a precedent for other such buildings in the future.

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