

Thelen, Lonna

From: Les Gruen <urbanstrategies@msn.com>
Sent: Monday, February 22, 2016 9:23 AM
To: Thelen, Lonna
Cc: Jack Damioli; Terry McHale; ASLA Timothy W. Seibert
Subject: 60 First Street Follow-Up

Good morning Lonna -

As a follow-up to how we left things after the neighborhood meeting this past Thursday night, there were three outstanding items we were planning to get to you today:

Pursuant to Kathleen's suggestion, Tim Seibert is revising the site plan to show the crosswalk to the property across Pourtales Road. We are also showing the northbound lane of Pourtales Road *in front of the subject property* to be signed as No Parking. Finally, Lonna, you mentioned you wanted us to show potential uses for the property beyond what were presented in the submittal's project statement. We would like to supplement our project statement with the following and seek your advice on whether this should be included on the plan or in an amended project statement?

The Broadmoor Estate Home has been conceived as a Bed and Breakfast-like facility that will serve as an extension and will compliment The Broadmoor's already existing large suite format accommodations. The Estate Home is intended to serve family and corporate guests that seek a luxurious and more private environment offered by this historic mansion. Anticipated ancillary uses would be similar to those expected to be hosted by any resident of a home of this significance and would include, but not be limited to: indoor functions (such as cocktail parties, dinners, meetings and dances) and outdoor activities (such as croquet, garden parties, receptions, dinners or weddings). The applicant agrees to restrict outdoor music after 10:00 PM and no off-street parking will be permitted by Estate Home guests.

Once we have clarification we will forward amended materials. Thanks for your help,

Les



60 First Street Project Statement

Description: Describe the project and/or land uses proposed.

The home that stands at 60 First Street is among the grandest ever to be built in Colorado Springs. Completed in 1930, this 11,562 square foot mansion was designed by well known Colorado Springs architect Thomas MacLaren. Successive owners have been unable to properly maintain the property and it has fallen into disrepair and become a blight on the surrounding neighborhood. The Broadmoor has recently acquired the property out of foreclosure.

The new owner intends to renovate this property and make it available for family and corporate use, consistent with how two hotel-owned brownstones are currently utilized. Based on historic levels of occupancy of these units, it is expected the 60 First Street property will be occupied approximately 80+/- nights per year and will rent at \$8,500 per night. Plans call for the property to have 5 bedrooms. In addition to extensive interior renovations, major landscaping improvements are anticipated including the addition of two croquet lawns. (Photographs showing the current condition of the property and renderings of how it will look when renovations are completed accompany this application.)

This parcel is currently zoned Residential-Estate. The uses proposed are consistent with existing zoning. (By way of comparison, the Cheyenne Mountain Country Club and Colorado Springs School – both higher intensity uses – are also zoned residential.)

The applicant believes that the proposed use is a “use by right” that is allowable under the current zone. Nevertheless, in meetings with both neighbors and the city it was determined that it would be prudent to formalize the anticipated use of this property by applying for a use variance.

Justification: Justify the approval of the project and address the review criteria that must be met in order for a Use Variance (*italicized below*) to be granted.

Were the subject property owned by the previous owner or any other entity and that owner chose to offer the property for rent through Airbnb or similar vehicle, the applicant believes it would be their right to do so under existing zoning and city codes. Approval of this use variance request is justified on the grounds that the proposed use is consistent with the city’s comprehensive plan, zoning code and the use variance criteria that follow.



That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss.

The subject is the largest home in the area and because of its size and level of finish, very few individuals or entities have the financial capacity to undertake normal maintenance, much less renovation of this property. The property had fallen into disrepair and foreclosure becoming a blight on the surrounding neighborhood.

Denial of this use variance would result not only in undue property loss to the applicant, but to surrounding property values, as well, since the property is likely to continue to deteriorate.

That such variance is necessary for the preservation and enjoyment of a property right of the petitioner.

The subject property has deteriorated to the point where it requires renovation or demolition. This use variance is necessary for the petitioner's preservation and enjoyment of its property right.

That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.

Approval of this use variance will enhance the public welfare and will not be injurious to the property or improvements of surrounding property owners. If approved, this proposal will be a benefit to the neighbors by substantially beautifying a blighted property and be a benefit to the community as a whole on account of the additional tax revenues generated by this property once it has been renovated.

Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.

On January 14, 2016 the applicant hosted a neighborhood meeting to discuss its plans and entertain questions from nearby neighbors. (Invitees are shown on the accompanying aerial photograph and spreadsheet.) Approximately two-dozen neighbors were in attendance (many of whom had previously been briefed on the hotel's plans). Lonna Thelen of the Colorado Springs Planning Department; was also in attendance.



Jack Damioli, President of The Broadmoor, explained how the Estate Home concept is modeled after a similar program at the Greenbrier Resort and is a natural extension of the already existing brownstones and cottages that are located across Pourtales Road from the subject property. Guests would register at the main hotel and would typically walk or be shuttled to the property. If driving to the Estate House, guests would be provided with parking instructions. There is a 3-car garage and long drive on the property to accommodate those guests that have vehicles. No staff parking would be permitted, except for maintenance vehicles used to service the property. Since the neighborhood meeting, The Broadmoor has worked with the neighborhood to define a route for service vehicles and shuttles to and from the subject property.

Neighborhood concerns or comments included:

- Amplified Music - Mr. Damioli stated that outside amplified music - beyond what is typically utilized for acoustical or string ensembles - would not be permitted and that music would not extend past 10:00 PM.
- Design Issues - Neighbors voiced interest in rebuilding an old stone wall that had been demolished by previous owners and in reversing the entrance from where it currently exists to apparently how it once was. Both of these suggestions were rejected as being well beyond an already huge renovation budget. A suggestion to include some evergreen buffering along the south and north property boundaries was well received.
- Tours for the general public were requested by one audience member - Tours for the public would not be practical or considered, however, an open house for neighbors is planned.
- On-site parking would be minimal and could accommodate guests that drove to the hotel. It is envisioned that most guests would be shuttled or walk to the property. In response to neighbor concerns, the hotel would plan on providing parking instructions to Estate guests upon check-in at the main hotel.
- A substantial number of neighbors, maybe a majority, were upset about Broadmoor employees or guests parking in front of their homes. These concerns have existed for many years. In response to these comments The Broadmoor redoubled efforts to remind employees of policies requiring parking in specific areas and not in the neighborhoods surrounding the hotel (See attached email to employees). The larger issue is people parking on public streets. On account of the neighborhood meeting, discussions have already started with city traffic representatives on steps that can be taken to ameliorate neighborhood parking problems. The Broadmoor is supportive if neighbors want areas of Pourtales Road, 1st Street, Beech and Broadmoor Avenues designated as no parking, including along the 1st Street and Pourtales Road frontages of the subject property.



The accompanying aerial photograph illustrates the extent to which adjacent neighbors received invitations to a briefing on the applicant's plans to renovate the subject property. As can be seen from the worksheet that is keyed to the aerial photo, nearly three-quarters of nearby residents attended the neighborhood meeting that took place on January 14th. Letters of support that have been received by over 25% of the adjacent residents are included as part of this application.