

Broadmoor Event Center

Appeal of:

AR NV 19-00028

AR R 19-00017

CPC DP 03-00259-A10MJ19

May 14, 2019

Lonna Thelen, Principal Planner

Land Use Review



Vicinity Map



Broadmoor Event Center



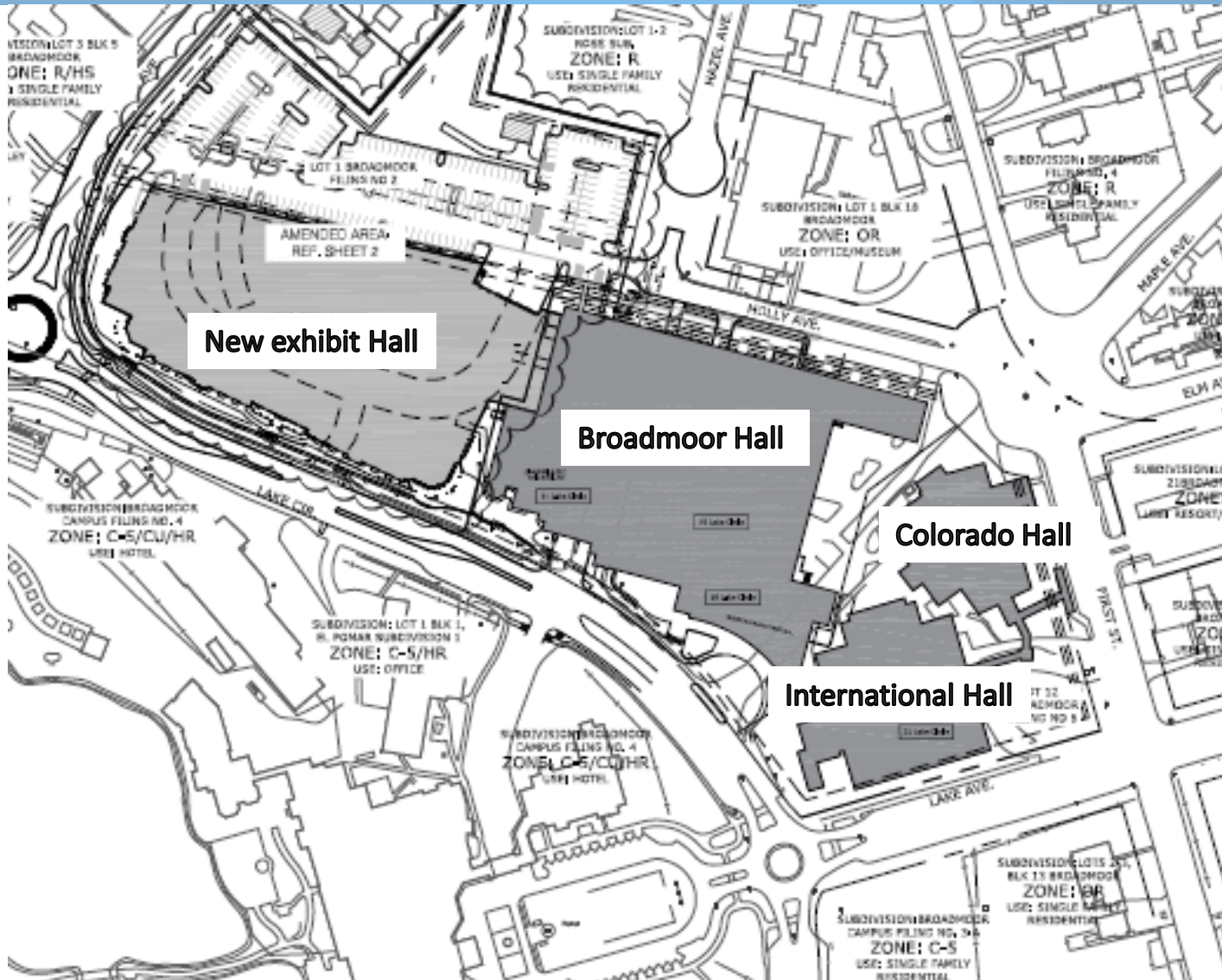
- Existing Property
 - Zoned C-5
 - Currently used as a gravel parking lot for employees
- Appeal of three applications:
 - Major Amendment to the Development Plan
 - To allow a new 169,988 square foot exhibit hall addition
 - Nonuse variance for an accessory structure in the front yard setback
 - 16' tall fence and wall structure where a 6' tall structure is allowed
 - Administrative relief for building height
 - To allow a 57.25' structure where 50' is allowed (45' maximum building height plus 5' for ornamental features)
- Neighborhood meetings:
 - January 31, 2019, approximately 110 people attended

History

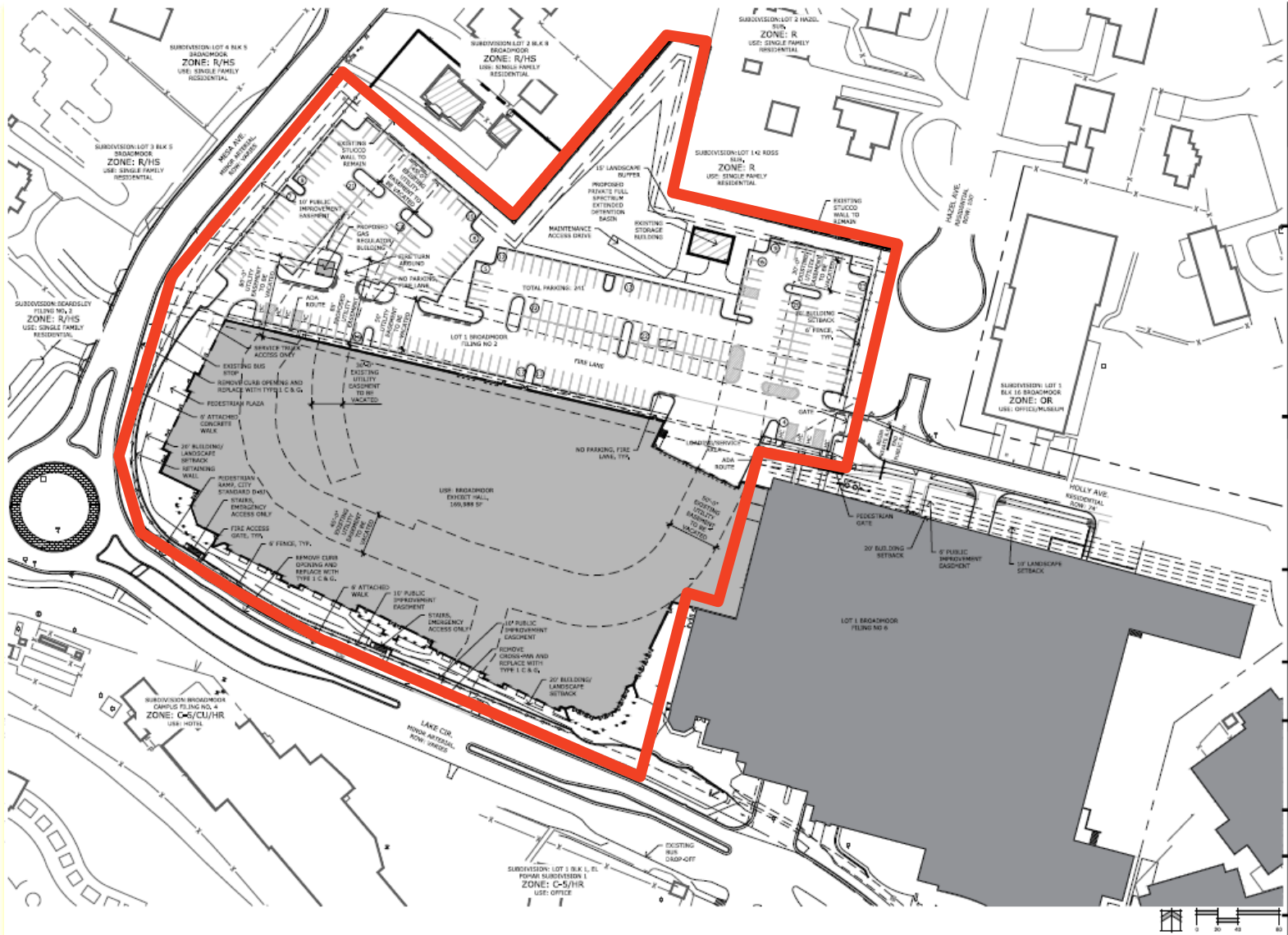


- The Broadmoor Hall, Colorado Hall and International Center were originally approved for construction in 2004.
 - 146,943 sf Broadmoor Hall
 - 26,774 sf Colorado Hall
 - 32,841 sf International Hall
 - 4,192 sf Pikes Peak Hill Climb Museum
- The area where the new structure is proposed is currently approved for a gravel parking lot for employees and a yearly allowance for an erection of a 40,000 sf tent for special events.
- The Broadmoor has historically hosted exhibition events through the existing halls and the temporary tent.

Development Plan



Development Plan



Appeal concerns



- Use limitations
- Parking requirements
- Employee Parking
- Traffic Generation Letter
- Development Review Criteria
- Administrative Relief and Nonuse Variance approvals

Use Limitations



Notes on Development Plan:

- The Exhibit Hall will be used exclusively for events that are accessory to The Broadmoor. The intent and purpose of the Exhibit Hall is to fill the 784 guest rooms at The Broadmoor, particularly during the off-season. No day-use only events such as home building shows, garden shows, gun shows, local automobile expos, etc. will be held in the Exhibit Hall.
- The Broadmoor has an overall parking capacity of 1,992 parking spaces, including 1,115 garage and surface parking spaces immediately adjacent to the proposed Exhibit Hall. For large events requiring parking in excess of available parking spaces, The Broadmoor will continue to provide remote parking at the Broadmoor World Arena and other off-site locations and shuttle attendees, employees, and volunteers to and from events.
- The Broadmoor and event organizers will work cooperatively with adjacent neighborhoods to prevent event parking on public streets within surrounding neighborhoods.
- No parking will be allowed in the neighborhood per hotel policies. See parking operations plan for complete details.
- Amplified sound systems will not be permitted outside the Exhibit Hall.

Parking Operation Plan



- Part of the original development review and approval in 2003-2004.
- The Broadmoor Campus does not fit well within the standard parking requirements so a Parking Operation Plan was implemented.
- 7.4.203.A allows the Manager to determine off street parking requirements based on requirements of similar uses.
- The Parking Operations Plan has been updated over the years each time a change to the campus is made.
- The proposal provides 1,992 parking spaces.
- This is proposed to handle events that are 4,000 people or fewer.

Parking Operation Plan Cont.



In the case of events that attract more than 4,000 attendees, The Broadmoor will develop and implement parking management strategies including but not limited to:

- Provision of shuttles to and from remote parking lots at Broadmoor World Arena and other off-site locations.
- Requiring employees and event volunteers to park at remote lots and access the Broadmoor via shuttle. If needed acquiring a temporary use permit from the City.
- Working cooperatively with adjacent neighborhoods to prevent event parking on public streets within surrounding neighborhoods.

Employee Parking



- The current gravel parking lot provides 600 parking spaces or 400 when the temporary tent is up.
- The approved plan will provide 241 parking spaces for employees.
- For large events (over 4,000 attendees), the Broadmoor will work with the City to get a Temporary Use Permit to park cars at the Norris Penrose Event Center and shuttle employees to the Broadmoor.

Traffic Generation Letter

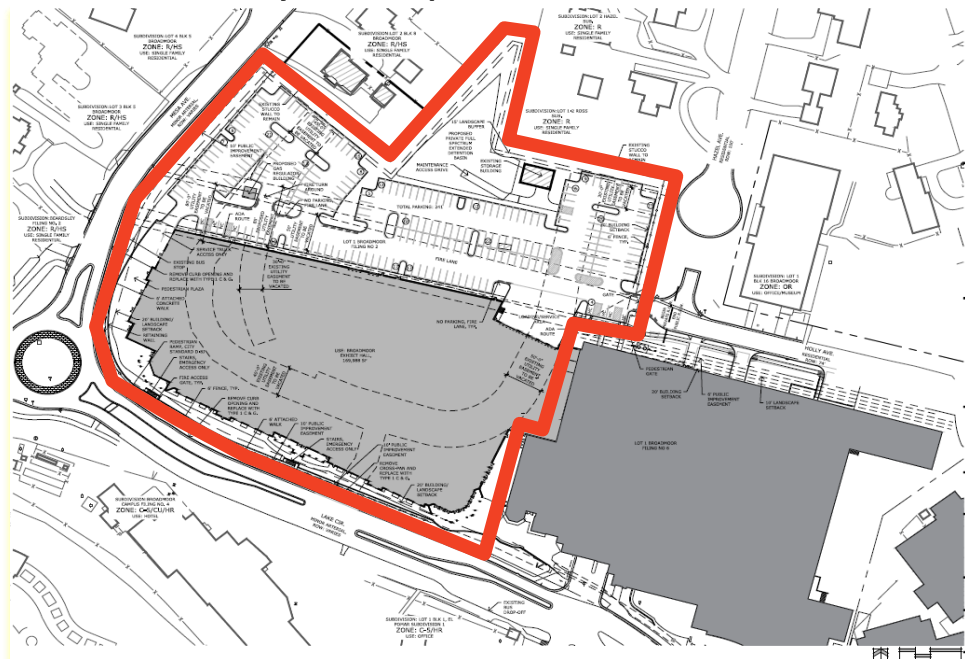


- Used data from the 2018 Space Symposium as the basis for the traffic analysis.
- A large event of 9,000 attendees was modeled.
- The majority of the site traffic for a large event was through a shuttle system.
- The conclusion noted that the proposed site-generated traffic did not create negative impacts to traffic operations for surrounding roadways network and existing site access.

Development Review Criteria



- The appellant cites that the review criteria for the following were not met:
 - The building and site design and compatibility with the surrounding neighborhood.
 - ADA access
 - Safe and efficient use of roadways for pedestrians, vehicles and emergency vehicles.

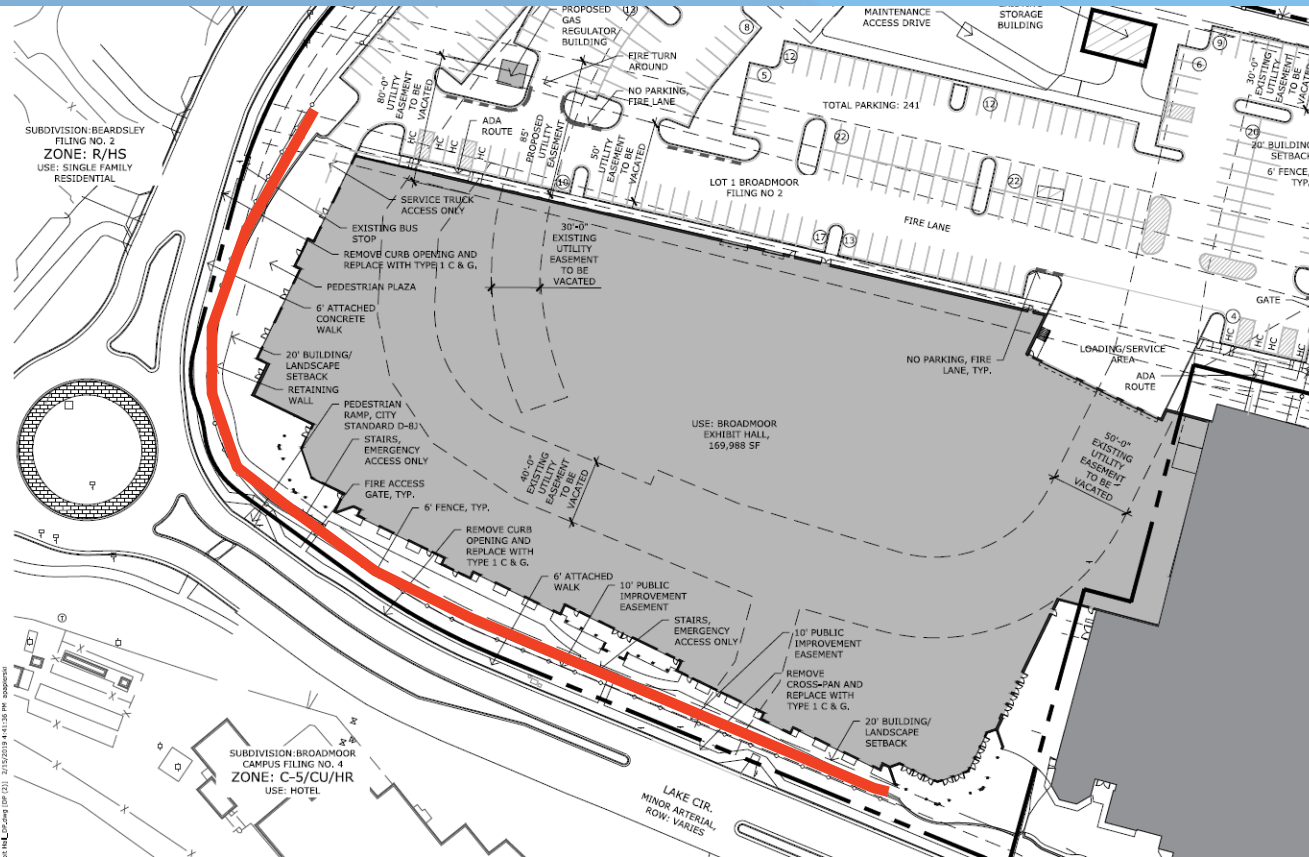


Administrative Relief



- The administrative relief was approved to allow the height to be a maximum of 57.25' where 50' is allowed.
 - Consistency with the Broadmoor Architecture.
 - Only ornamental features exceeded the height allowance.

Nonuse Variance



- The nonuse variance was approved to allow a maximum of a 16' structure where 6' is allowed.

Recommendation



AR NV 19-00028 – NONUSE VARIANCE

Deny the appeal and uphold City Planning Commission’s approval of the nonuse variance to allow a 16 foot tall retaining wall and fence adjacent to Mesa Avenue and Lake Circle where a 6’ accessory fence structure is allowed for the Broadmoor Event Center, based upon the finding that the appellant did not meet the review criteria in City Code Section 7.5.906.A.4 and that the nonuse variance complies with the review criteria in City Code Section 7.5.802.B.

AR R 19-00017 – ADMINISTRATIVE RELIEF

Deny the appeal and uphold City Planning Commission’s approval of the administrative relief to allow a 57.25 foot tall building height where 50 feet is allowed (45 foot maximum building height plus five feet for ornamental structures) for the Broadmoor Event Center, based upon the finding that the appellant did not meet the review criteria in City Code Section 7.5.906.A.4 and that the administrative relief complies with the review criteria in City Code Section 7.5.1102.

CPC DP 03-00259-A10MJ19 – DEVELOPMENT PLAN

Deny the appeal and uphold City Planning Commission’s approval of the development plan for the Broadmoor Event Center, based upon the finding that the appellant did not meet the review criteria in City Code Section 7.5.906.A.4 and that the development plan complies with the review criteria in City Code Section 7.5.502.E.

Questions?

