

The Broadmoor Hotel and Resort Campus

Parking Summary (Updated January 2019)

In 2003 The Broadmoor Hotel commissioned Carl Walker, Inc., a parking consultant company, to prepare an Operations Plan that evaluated The Broadmoor campus to determine the parking demand based on the operations of the various facilities and site-specific user data. The Operations Plan calculated a parking demand of 1420 spaces. Included in the Plan was a calculation of the number of parking spaces available at that time, assuming completion of the proposed parking garage adjacent to Broadmoor Hall. With the completion of the parking garage, a total of 1840 off-street spaces were projected to be available.

Since the Operations Plan was prepared, there have been several updates to the campus that have changed both the demand and the number of spaces provided. Those changes are listed below:

Changes increasing demand:

- Construction of the Golf Cottages where a condominium building was previously proposed. 44 specialty hotel rooms were added, increasing demand by 44 parking spaces.
- Broadmoor West added 31 hotel rooms, increasing parking demand by 31 parking spaces.
- The Bungalows added 4 specialty rooms, increasing parking demand by 4 parking spaces.
- TOTAL increase in demand = 79 parking spaces for a **Total Demand of 1499 spaces**

With the above listed projects, the number of provided parking spaces has also changed. The Table below is a summary of the location of the on-Campus parking currently provided. These are actual numbers of spaces by count as of January 2019.

• Parking Garage	875
• East Lot	175
• West Lots (Engineering)	235
• Golden Bee	12
• West Hotel Lots	235
• Main Hotel	72
• South Tower	79
• Golf Club	38
• Summit (Valet)	30
• Old HR Lot	75
TOTAL	1,826

Additional parking is available to hotel patrons on 1st Street. The 30 available spaces are used by US Figure Skating and the Broadmoor. These 30 on-street spaces as well as the spaces located in the current informal employee parking lot have never been counted towards the total since the spaces do not meet the specific requirements of City Code.

The Brownstones and the West Residence provide their own parking which is not available to the Hotel. These two residential projects individually meet or exceed Code requirements.

The Exhibit Hall – Addition to The Broadmoor Hall

The proposed Exhibit Hall is an addition to the existing Broadmoor Hall. The purpose of the Exhibit Hall is to provide accessory exhibit hall and function space for the Broadmoor to support the annual Space Foundation Symposium and other new multi-day events. The annual Space Symposium spans four days at an average attendance of approximately 6,000 attendees per day, with a single day peak attendance of approximately 9,000. Currently the Symposium is held within the Broadmoor Hall and a large temporary tent structure is erected north of Broadmoor Hall to provide additional exhibit space. The proposed Exhibit Hall will replace the temporary structure and is designed to satisfy the future needs of the Space Symposium.

As noted on the Development Plan, the proposed 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. This project includes removal of the Old HR Lot (75 spaces) and the construction of a new parking lot consisting of 241 spaces. With this project, The Broadmoor campus will have an overall parking capacity of 1,992 parking spaces, including 1,115 garage and surface parking spaces immediately adjacent to Broadmoor Hall and the proposed Exhibit Hall addition. For large events requiring parking in excess of available parking spaces such as the Space Symposium, The Broadmoor will provide remote parking at the Broadmoor World Arena and other off-site locations and shuttle attendees, volunteers and employees 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.

There are more parking spaces provided than are required per the daily demand of the various campus facilities and uses, including events up to approximately 4,000 attendees. For larger events such as the Space Symposium that require more parking than is available on site, the Broadmoor will develop and implement parking management strategies including but not limited to:

1. Provision of shuttles to and from remote parking lots at Broadmoor World Arena and other off-site locations.
2. Requiring employees and event volunteers to park at remote lots and access the Broadmoor via shuttle.
3. Working cooperatively with adjacent neighborhoods to prevent event parking on public streets within surrounding neighborhoods.

The Table below is a summary of the location of the on-Campus parking currently provided as well as the proposed spaces in the parking lot adjacent to the Exhibit Hall.

There are adequate on-site parking spaces provided on the Broadmoor campus to meet the parking requirements of the various facilities including events of approximately 4,000 participants. For events in excess of 4,000 participants, The Broadmoor will implement parking management strategies including shuttling from remote lots and will work cooperatively with adjacent neighborhoods to prevent event parking on public streets.