

## 2 PENROSE BLVD USE VARIANCE

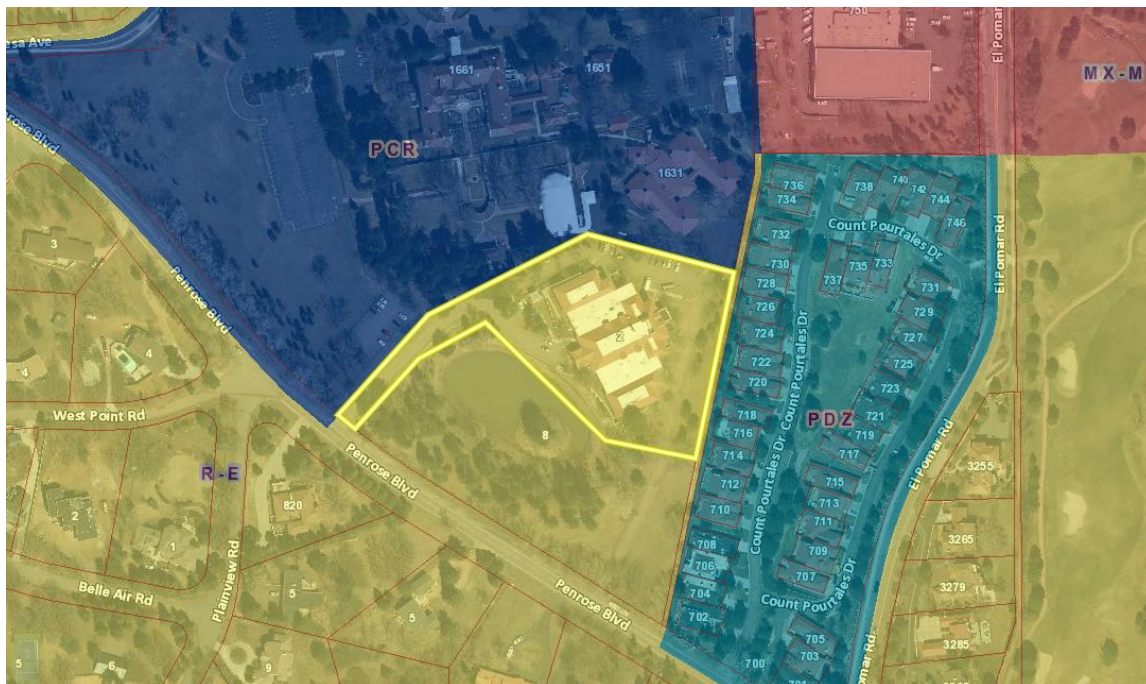
### LAND USE STATEMENT

*APRIL 2025; REVISED JUNE 2025*

### REQUEST

N.E.S. Inc., on behalf of the El Pomar Foundation, requests approval of a Use Variance with a Land Use Statement to allow a Nonprofit Conference and Education Center in the R-E HS (Residential Estate, Hillside Overlay) zone district located at 2 Penrose Blvd.

### LOCATION AND ZONING



The project site is located at 2 Penrose Blvd., just south of the existing Penrose House which is the current conference center for El Pomar Foundation and also includes staff offices. There is an existing building at the site that has been vacant since 2023, prior to which it was a residential memory-care facility for Penrose St. Francis Hospital. The site is currently zoned R-E HS-O (Residential Estate, Hillside Overlay). The property to the north and west is zoned PCR HS-O (Planned Cultural Resort, Hillside Overlay). The property to the west is zoned PDZ HS-O (Planned Development Zone, Hillside Overlay). And the properties to the south are zoned R-E HS-O (Residential Estate, Hillside Overlay). More than 1-acre of land disturbance is anticipated with the development so on-site detention will likely be required and accommodated at 1661 Mesa Avenue. A Drainage Study will be submitted with any future Development Plan applications. Green Infrastructure infiltration areas will be provided throughout the site as required by the Drainage Criteria Manual.

**Legal Description:** Lot 1 Block 1 El Pomar Subdivision No. 2

## PROJECT DESCRIPTION



The Nonprofit Conference and Education Center use includes meeting halls, assembly space, conference rooms, administrative offices, and archive storage. Supporting functions include kitchen space, a chapel, and outdoor gathering space. The administrative offices will be available for use by El Pomar Staff and associated nonprofit organizations. The facilities will not be open for general public use and are intended for use only by staff during business hours and members and guests during events.

Total Square Footage permitted for this use under the proposed Use Variance: 45,000 square feet

Renovations of the building and land at 2 Penrose Blvd will reconnect property initially owned by El Pomar founders Spencer and Julie Penrose and support El Pomar Foundation's mission as a private foundation to enhance, encourage, and promote the current and future wellbeing of the people of Colorado. The renovations will serve three primary functions:

- Enhance visitor experience for Penrose House's existing activities as additional meeting space for nonprofits by adding interior space that does not currently exist to spread usage across the year rather than compacting it into fair-weather months. The existing Garden Pavillion has the largest capacity but can only be utilized during the fair-weather months.
- Provide administrative space for associated staff and nonprofit sector development
- Create climate-controlled and modern archival, collections, and management space for Penrose family records, artwork, and historic objects

As part of this renovation, the grounds will be cleaned up and improved as a continuing natural environment and mitigated for fire safety. Fencing will be repaired or improved with both security and

aesthetic considerations. The east and west driveways will be improved, and only used for staff and deliveries except for visitor drop off access from the west driveway.

Parking for 2 Penrose Blvd will be located at the property immediately to the northwest. It will be accessed through the existing parking lot for the Penrose House Garden Pavillion from the north west. Only drop-offs for guests needing close access will be allowed at the west driveway. The address provided to visitors will continue to be 1661 Mesa Avenue, the main entrance for Penrose House. Car parking access for staff, caterers, and some vendors at 2 Penrose will be on the east side of the building, but accessed through the main entrance. The east entrance driveway will be gated and used only sparingly for maintenance and emergency access. Fencing shall not stop access to utility lines or conflict with utility equipment and a Knox padlock will be installed on the gate to provide access for Colorado Springs Utilities.

The proposed improvements at the Penrose House property and the 2 Penrose Blvd property will require two Development Plan Modification submittals. The Development Plan Modifications will be submitted concurrently and will follow a similar construction timeline. The new offices and event space at 2 Penrose Blvd will require additional parking that will be provided on the Penrose House property. The new parking area and associated stormwater detention will be illustrated on the Development Plan Modification for the Penrose House property. A separate Development Modification will be submitted and will account for the 2 Penrose Blvd building improvements including façade improvements and an enhanced outdoor plaza space. Compliance with technical requirements will be demonstrated with the future Development Plan Modification Submittals.

## **DEVELOPMENT STANDARDS**

As described above, Development Plan modifications are required for the proposed project. As such, compliance with all development standards will be demonstrated on the Development Plans.

### PARKING

Parking for this use will be calculated based on the closest related uses found in the UDC. The approximately 29,000 square foot Nonprofit Conference and Education Center will include administrative offices, assembly halls, and meeting space. The parking calculation will be based on the number of seats in the assembly halls and meeting spaces and the square footage of the proposed offices. As described above, all parking will be accommodated at 1661 Mesa Avenue and the necessary parking will be provided for the Nonprofit Conference and Education Center and the Penrose House and an acknowledgment of shared parking will be included with both applications.

### DIMENSIONAL STANDARDS

The project will utilize the existing building which currently meets the required setbacks for the R-E zone district. The portion of the building that will be remodeled will increase in height slightly but will remain under the 35' maximum height allowed in the R-E zone at just 31'6" tall. Additional structures are not proposed with the remodel.

### ARCHITECTURAL STANDARDS

The façade of existing building will be updated to include multiple materials including stucco and large windows. The existing building also includes façade articulation which will be retained with the remodel. The proposed stucco and existing building will be painted to match the color of the Penrose House to provide a cohesive feel to the overall campus. The proposed remodel is architecturally compatible with the existing Penrose House and surrounding area.

### LIGHTING

A Photometric plan will be submitted with the Development Plan for the project demonstrating that new lighting fixtures are full cut off, downward facing and no light spillage will occur at any of the property lines. Lighting will be strategically placed to optimize safety for staff and visitors while minimizing impact to neighboring properties.

### LANDSCAPING

Finally, a Final Landscape Plan will be submitted with the Development Plan demonstrating compliance with landscape requirements including landscape buffers, setbacks, and internal landscaping. Most of the existing vegetation will be retained with this remodel and the hillside character of the site will be preserved.

### **NEIGHBORHOOD INVOLVEMENT**

A Neighborhood Meeting was held on April 7, 2025 to inform and gather feedback from nearby residents and associated nonprofits regarding the proposed event space and administrative office expansion at 2 Penrose Blvd. Approximately 100 people were in attendance including 75 nearby residents and 25 members of associated non-profit organizations. Topics discussed during the meeting include the history of the property, the nature of the events, traffic calming measures for Mesa Ave, and vehicular circulation.

### **GEOLOGIC HAZARDS**

This property is subject to the findings, summary and conclusions of a geologic hazard waiver prepared by Entech Engineering, dated June 3, 2025. A copy of said waiver has been placed within file UVAR-25-0004, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO, if you would like to review said waiver. Additional geological hazard investigations may be required upon submittal(s) of future development plan(s) for this development.



## PROJECT JUSTIFICATION

### **CONFORMANCE WITH CONDITIONAL USE LAND USE STATEMENT CRITERIA (CODE SECTION 7.5.601.B)**

If no Development Plan is submitted with the Use Variance request, the applicant shall submit a Land Use Statement. This statement shall indicate the following:

**a) Proposed land uses, housing densities (as applicable), and development intensity;**

The proposed Use Variance request is to allow the existing building at 2 Penrose Blvd to be converted to additional meeting space and administrative offices. The new uses will be contained within the footprint of the existing building. Façade improvements, upkeep and enhancement of the grounds, and improvements to the driveways will take place with the project as well. Parking for the project will be accessed from the existing driveway at 1661 Mesa Avenue except for visitor drop off on the west driveway. A significant increase in programming is not expected with this project however, with the new space, the events can be dispersed throughout the year rather than consolidated into the fair-weather months.

**b) Compatibility with adjacent development patterns; and**

This project will reconnect property initially owned by El Pomar founders Spencer and Julie Penrose. The existing Penrose House is north/northwest of 2 Penrose Blvd and includes event space, staff offices, and additional meeting space for the El Pomar Foundation and associated nonprofits. To the south is an undeveloped parcel with a small pond that will remain undeveloped and incorporated into the overall campus. This parcel will provide a generous setback from the large lot residential to the south across Penrose Blvd. To the east is attached single-family residential development. The back of these homes will be adjacent to the existing East access point that will remain closed to vehicular access and traffic and only opened sparingly. Some additional parking is proposed on the east side of the building for staff and some vendors for events. Exterior visitor spaces will be consolidated toward the west, closest to the existing campus. Increased noise is not anticipated with the 2 Penrose Blvd renovations.

**c) Impact to adjacent developments including but not limited to light, noise, and traffic.**

Modest lighting will be carefully selected to provide safety and security but minimize light projection toward neighboring residences. The proposed lighting will comply with City standards and which does not allow light spillage at shared property lines. All lighting will be downward facing and full cutoff fixtures. Additional noise is not anticipated with the redevelopment of 2 Penrose Blvd. Exterior visitor areas are situated on the southwest side of the existing building, closest to the existing campus. Parking for 2 Penrose Blvd will be located at the property immediately north of the west driveway at 1661 Mesa Avenue. It will be accessed through the existing parking lot for the Penrose House Garden Pavillion from the north west. The only west driveway guest access will be for dropping off those needing close access. The address provided to visitors will continue to be 1661 Mesa Avenue, the main entrance for Penrose House. Car parking access for staff, caterers, and some vendors at 2 Penrose will be on the east side of the

building, but accessed through the main entrance. The east entrance driveway will be gated and used only sparingly for emergency and maintenance access only.



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