

FIRST STREET AND HOLLY AVENUE RIGHT-OF-WAY VACATION PLAT

PROJECT STATEMENT

JANUARY 2025

REQUEST

N.E.S. Inc., on behalf of the Broadmoor Hotel, requests approval of a Right-of Way Vacation Plat to vacate portions of First Street and Holly Avenue.

LOCATION



The right-of-way section included in this application is approximately 2.133-acres in size and includes a portion of First Street and Holly Avenue. These sections are located North of Lake Avenue and east of the main Broadmoor Campus. First Street, North of Lake Ave, runs north until it jogs to the northwest and turns into Holly Avenue. Holly Avenue then terminates at its easternmost point into property owned by the Broadmoor Hotel.

PROJECT DESCRIPTION

The proposed right-of-way vacation is comprised of 2.133-acres and is a section of right-of-way that provides access to five Broadmoor owned properties. The proposed right-of-way vacation will bring this section of this dead-end road into private ownership which will include the long-term private maintenance and upkeep of the access road. The city of Colorado Springs currently bears the costs to maintain the curb, gutter, and paving of this dead end-street. The proposed Vacation does not provide direct access to the neighborhood. The Broadmoor is committed to maintaining the fencing and physical barrier that currently exists to prevent traffic from entering the adjacent neighborhood. This is consistent with previous commitments made in 2004 and 2005.

The purpose of this application is to better regulate who can access this segment of roadway. The Broadmoor has experienced challenges with large vehicles parking along this roadway, impeding truck access to the loading docks. The condition of the road as a public right-of-way limits the Broadmoor's ability to regulate parking and access despite it disrupting operations. Over the past year, the Broadmoor has obtained monthly road closure permits through the city's Public Works Department to assist in regulating on-street parking and public access. The proposed right-of-way vacation offers a permanent solution to the ongoing issue. The Broadmoor will keep the drive aisle in its existing configuration and dedicate easements that allow for emergency vehicle access and maintenance of existing utilities.

PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.522 C.)

City Council shall approve the application only if it complies with the following criteria:

1. The right-of-way is no longer needed for public transportation purposes;

The portion of right-of-way proposed to be vacated is not a thru-street and currently terminates into property owned by the Broadmoor. The properties adjacent to this right-of-way that gain access from this road are also owned by the Broadmoor. This right-of-way is largely used by employees, visitors, and delivery vehicles whose destination is the Broadmoor Hotel.

2. The vacation will not adversely impact use of the right-of-way for public utility and/or drainage purposes;

Use of the vacated right-of-way for the purpose of accessing and maintaining public utility and drainage facilities will be retained.

3. The vacation will not adversely impact the uniform width of the remaining portions of the public right-of-way along the block frontage for which vacation is sought;

This vacation will not impact the uniform width of the remaining right-of-way as the proposed vacation only includes the section of ROW north of Lake Ave until it is northwest terminus into property owned by the Broadmoor Hotel.

4. Access to lots or properties surrounding the public right-of-way will not be adversely affected; and

All lots with access to First Street and Holly Avenue are owned by the Broadmoor.

5. The vacation is consistent with the purpose of this UDC.

The proposed vacation will not hinder access or impede traffic in the surrounding area. Vacating this section of right-of-way will bring this section of dead-end road into private ownership which will include the long-term private maintenance and upkeep of the road. the City currently bears the cost of maintains this dead-end street. Vacating this ROW will remove the City's financial obligation for street maintenance including paving, curb, gutter and sidewalk.

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