

### THE BROADMOOR PARKING AND CIRCULATION ANALYSIS

**Project/Location**

The Broadmoor Parking and Circulation Analysis  
The Broadmoor Hotel  
Colorado Springs, Colorado

**Client**

Land Resource Associates

**Project Manager**

Albert T. Stoddard III

**Date**

1989

**Reference**

David Jones  
(719) 684-2298

**Description**

The Broadmoor is a major resort hotel located in Colorado Springs. The hotel management desired to improve the appearance of the historical main entrance to the hotel. As a sub-consultant to Land Resource Associates, LSC Transportation Consultants, Inc. completed the parking and traffic circulation analysis.

An inventory of all parking facilities was completed. Special purpose spaces and parking restrictions were identified. A parking utilization survey was completed to determine the parking patterns at the resort. Following the analysis of data, recommendations were made to improve parking. Traffic circulation was also evaluated and recommendations were made to improve the traffic flow and to support design changes which were made for the main entrance.

The following are some of the recommendations which were made to the hotel management:

- Provide short-term parking immediately adjacent to the hotel.
- Move valet parking from the front entrance to a more remote parking lot.
- Provide employee parking in remote parking facilities. Provide a shuttle service between the employee parking and the hotel buildings.
- Provide incentives for employee carpooling and vanpooling.
- Change traffic circulation to support design changes at the main entrance.