



Ed Robson Arena - Community Meeting #3

March 23, 2019 | 10:30 a.m. – 12 noon
Kathryn Mohrman Theatre in Armstrong Hall

Meeting Summary

Approximately 120 citizens attended the third in a series of community meetings (in addition to a workshop) for the planning and design of the Robson Arena on the Colorado College campus, as a permanent home to CC Tiger Hockey and one of the venues associated with the City for Champions initiative.

Welcome and Introductions given by Lisa Bachman, Bachman pr

Project team attendance included:

Colorado College: Chris Coulter, Assistant Vice President Facilities Services; Rick Greene/Senior Project Manager

Consultant Team: Chris Lieber/N.E.S. Inc.; Lisa Bachman/Bachman pr; Todd Frisbie/Felsburg Holt & Ullevig; Adam Davidson/JLG Architects; Katie Whitford/N.E.S. Inc.,

City Representative: Ryan Tefertiller

Lisa Bachman provided an overview of the project and described the process that has to date included three community meetings, one parking and traffic workshop, and numerous small group and 1-on-1 meetings with homeowner groups, businesses, and organizations. An additional community meeting is planned, but has not been scheduled yet. She referred attendees to the project webpage on the Colorado College website <http://www.coloradocollege.edu/robsonarena> for more information and where the Frequently Asked Questions are posted. All documents from past community meetings and the workshop are posted to the project webpage (PowerPoint, display boards, meeting agendas, summaries and videos). Documents and video from today's meeting will be posted there as well. The public may submit additional questions on the comment forms handed out at the meeting, or by email to:

RobsonArenaDesign@coloradocollege.edu

Public Process Overview presented by Chris Coulter, Colorado College

On behalf of the college, Chris extended a big thank you to neighborhood groups and organizations that made their time available to share their ideas about the project. At the heart of progress is collaboration and compromise. Through intentional listening and commitment to the betterment of the community, Colorado College looks forward to continued feedback related to this project.

Project delivery principles for Robson Arena being considered include connecting, elevating, establishing, and creating. These are words that describe what the college seeks to deliver, including a fundamental aim of making Robson Arena a destination that enhances the fabric of our community, our state, and the Front Range.

Beginning in December the college embarked upon a public process to both demonstrate accountability and consider thoughtful input. Today is an additional opportunity to balance and verify what we have heard to date while opening the door for moving toward.

We look forward to your feedback and comments throughout this meeting. Today marks an exciting new conversation and begins to move the project needle toward what we believe will be a welcomed outcome.

Significant Changes to Plan presented by Chris Lieber, N.E.S., Inc.

Chris provided a quick look backward, a review of the initial site plan and a comparison to the current plan. The previous plan had the arena located at the south edge of the block and retained the 3D Arts Workshop building in its current location. Leftover space was for potential parking. The previous plan involved on-street parking.

The revised plan includes:

1. Relocation of the arena to the north side of the block and addition of a 300-350 car parking garage.
2. A parking strategy to accommodate enough parking for a sold-out CC Tiger hockey game scenario of up to 3,500 attendees, the largest-capacity scenario expected.
 - a) Designated campus lots for Robson Arena events.
 - b) Use of multiple private parking lots close to the campus for Robson Arena events. Agreements with the lot owners would result in approximately 375-400 additional off-street parking spaces.
 - c) Relocation of the Burghart Tennis Courts to accommodate a parking lot with 100 spaces west of El Pomar Sports Center.
 - d) Consideration of additional supplemental multi-modal parking opportunities including on-street parking, shuttles, ride share, and biking/walking (not included in count of parking spaces)
3. Relocating and providing a new 3D Arts Workshop building to accommodate the arena footprint. The college is working to determine a permanent new location for 3D Arts.
4. Amending the Campus Master Plan for the proposed natatorium at the current site of Schlessman Natatorium (This is a long-term project, not scheduled).
5. Relocating the tennis courts to college property south of the transportation center near the Van Briggie/Facilities Services building on Glen Avenue.

Arena Site Plan presented by Chris Lieber, N.E.S., Inc.

On the north half of the block the Colorado College Master Plan calls for the Armstrong Hall parking lot to become a plaza. We are not counting parking in this lot for the long term. This plaza will be a key piece to making a connection into the campus. There is no immediate timeframe for this.

The new arena site plan provides a better presence on the northwest corner of the block. It will also have an improved retail presence. Farther south on Tejon Street there is an opportunity for a café/coffee shop with opportunities for canopies and outdoor tables. Architecture scale will be appropriate and provide a screen to tuck in the parking garage. The new plan allows for open space by setting the garage away from the neighborhood street. Additional diagonal parking spaces are under consideration on Dale Street. On Nevada Avenue the building and service area sets back, away from the street. A small plaza and monument sign heading north on Nevada provide a gateway to the campus. On the north is a shuttle drop-off area along Cache La Poudre Street. Entrance/exits to the parking garage are on Dale Street and Nevada (right in/right out). Parking garage has three levels of parking (two-story garage with parking on the top level as well).

Arena Site Plan presented by Adam Davidson/JLG Architects

Significant changes made in the last month.

What we heard:

1. Tell the story of correlation with campus, stay in touch with the outdoor nature of CC, with elements capturing the eclectic architectural nature of CC. The entry needs to be modern and simple, communicating a new experience.
2. Stone/natural elements should connect Robson Arena with both hockey and students. Building features to help the arena feel “comfortable” for the campus and the community, but also “dynamic” for hockey. Elements should take inspiration from existing campus buildings including Shove, Palmer, Cutler.
3. Provide a sense of scale that works better with the campus and the surrounding neighborhoods. Avoid large expanses of nothingness (blank walls) and provide activated areas where people want to be.
4. Provide a parking and traffic solution that represents the local neighborhoods but also works for the campus and arena venue.
5. Further explore stone/natural elements
6. Parking and traffic solution

The new plan incorporates the following solutions:

1. Reorient and relocate the arena to the north along Cache La Poudre Street.
 - a. Provides a stronger connection to campus
 - b. Provides an opportunity to activate Cache La Poudre Street
 - c. Relocates the larger-scale arena away from the surrounding neighborhoods to the north and center of the block
2. Layer a rich palate of natural materials to support the local, eclectic fabric of the college and surrounding neighborhoods
3. Expand the retail component along Tejon Street
 - a. Provides a more mixed-use type of development
 - b. Amplifies the experience along Tejon Street by extending the plaza/campus connection through the site.
 - c. More appropriate scale
4. Tuck into the middle of the site a 300-350 car parking structure capable to support day-to-day parking as well as event parking.

Architecture presented by Adam Davidson/JLG Architects

- Looked at the progression of architecture of the older buildings on the campus - Bemis Hall, Cutler Hall, Palmer Hall, Shove Chapel, and in the adjacent neighborhoods
- The 20th century – exteriors used a lot of brick, but in a more modern way. Armstrong Hall, El Pomar Center, Loomis Hall, etc.
- Reviewed the architecture of more recent building projects – Tutt Library, Cornerstone Arts Center, Fine Arts Center addition, Honnen Ice Arena and Packard Music Hall

The project team has started looking at the use of terra cotta colors for possible use on the building. It provides a strong connection to earth materials already seen on the campus. We will look at how we are addressing the sense of scale. How to treat the north and west elevations and make them more engaging. Introducing some glazing and horizontal elements.

Introducing natural materials to the inside bowl of the arena and how to raise the hockey experience. Wood treatments on the inside ceiling celebrate the old school hockey look. Will be looking at scoreboard solutions to elevate the game-day experience.

Extension of plaza into the building. Looking at pop-up spaces to be accessible and utilizing lounging space. Mitigating the scale of the arena by positioning the high end to the north and center of the site and tucking the parking garage in the middle.

Most of the plans for the interior haven't changed dramatically. We have provided for spaces for students and the community. Steps in the back for an outside plaza. We've developed the lounge space to make it multi-functional. We added another locker area. We now have five public locker rooms plus another for the visiting team.

Concourse/lobby: The whole front becomes multi-use. By flipping the building, we saw an energy savings. There will be a dedicated connection point to the garage. Restroom facilities have been expanded with separation. We have more than what is required per the ADA guidelines. We opened up each of the four corners of the arena common space to maintain the food service/gathering areas that fans like. This allows for a variety of food and beverage opportunities. Two social clubs and suites provide the potential to be used in a variety of other ways.

Arena Programing by Chris Lieber, N.E.S., Inc.

Colorado College will be responsible for operations, maintenance, and scheduling of Robson Arena events

- Colorado College Hockey Games: 18 – 23 per year, Fri. and Sat. nights, October-March
- Total Attendance: 3,000 to 3,500
 - Students: 500
 - Operations Staff: 138
- CC Hockey Team – Division I ice time
- Current daily and weekly events and programs:
 - Freestyle skate
 - Sled hockey
 - Public skate
 - League and club hockey
 - USA Hockey skate
 - Stick and Puck
 - High school hockey
 - Learn to skate
 - UCCS Collegiate FS
 - Community events
 - Speed skating
 - Other

C4C Robson Arena Events

- Many events occur over multiple days and neither participants nor spectators are expected to attend all day and/or every day of the event
- Participants, coaches, trainers, and close family comprise 30% of total attendance and will utilize group transportation
- Peak time attendance will be significantly less than total attendance
- Events primarily during summer and block breaks, holidays, and most frequently on weekends

Sample event calendars are provided within the PowerPoint presentation.

Traffic and Parking presented by Todd Frisbie, FHU

Parking Demand: 1,158 spaces

- Parking garage: 300-350 spaces
- 4 components for parking:
 - Parking garage – 300-350 spaces
 - Campus lots – 391 spaces

- Privately owned lots – 391 spaces – Owners willing to work with CC
- Site-frontage parking – Dale and Tejon – 56 spaces
- Supplemental spaces:
 - Downtown garages – 170 spaces
 - Existing on-street – 287 spaces
 - Potential (additional) on-street – 284 spaces – if converted parallel to diagonal

Traffic – Inbound traffic patterns – Traffic control

- Close streets to authorized vehicles only (emergency, shuttles, parking, and business access)
 - Cache La Poudre between Cascade and Nevada
 - Tejon between Dale and Cache La Poudre
- Use of uniformed traffic control (off-duty police) to improve pedestrian and vehicle flow
 - Tejon / Dale Street
 - Tejon / Cache La Poudre

Assumptions

- 70% of traffic arrives between 6:30 and 6:50 p.m.
- Garage attendant checking lot access

Traffic – Outbound traffic patterns

Event traffic control

- Temporarily close immediately adjacent streets just prior to the hockey games to authorized vehicles only (emergency, shuttles, parking, and business access)
 - Cache La Poudre between Cascade and Nevada
 - Tejon between Dale and Cache La Poudre
- Uniformed traffic control
 - Tejon / Dale Street
 - Tejon / Cache La Poudre • North lot access to Uintah
- Signal timing changes at Cascade/ Uintah

Outbound traffic patterns

Arena garage

- 90% leave in first 10 minutes after game ends
- 2 accesses
- 8-minutes average wait time to exit

North Lot / Tennis Lot

- 70% leave in first 10 minutes after game ends
- 1 access
- Average wait times: North Lot – 7 minutes • Tennis – 2 minutes

Questions and comments:

City Councilman Bill Murray spoke:

- Requested more information on the C4C events.
- Wants information from the City about how Residential Parking Permit programs work. (This would have to be initiated between the neighborhood residents and the City)

Other comments and questions (from the Q&A session and written comments):

- Excited about extension of garage. Very proud that Colorado College is being a good neighbor.

- What is the plan for electric vehicles in the garage? (There will be that opportunity in the garage, including bike storage.)
- Gender neutral restrooms? (Yes, there will be two.)
- Armstrong parking lot – a suggestion to do now rather than later. (This has to do with capital funding dollars. We need to honor and respect the master plan. We don't know when funding will become available to make that change.)
- Parking lot at tennis courts – a suggestion to redesign it now.
- Parallel parking / diagonal – some did not feel it works in a historic neighborhood. (This needs to be driven between by the neighborhood residents and the City. We hear there is not enough parking currently. This is one way to increase on-street parking for residents).
- Show the worst-case scenario of people parking where they want to park.
- What are the expected traffic impacts during construction? (Different concepts. Building the garage first is one of them. Another idea is to have the general contractor require its construction workers and subcontractors to park at remote locations and take a shuttle to the site.)
- How much farther does the college anticipate it will expand? (We encourage attendees to check out the college's master plan. That's the blueprint the college uses. There was a request to add the master plan link to the Robson Arena webpage).
- Very impressed with what we saw today. It's an excellent start when it comes to the parking. I was happy to see the garage and decoupling the natatorium from the arena site.
- Where will the staff park? Consider another level on the garage and have the staff park on the top. (Staff will park in existing staff lots on campus. We are trying to find the right balance between on-site parking but not overload it with too big of a parking garage. On one extreme is a garage of 1,138 spaces; however, the challenge becomes the ingress and egress. The amount of time it takes to get in and out becomes problematic. Providing several lots dispersed around campus as well as off-campus lots and supplemental options such as a shuttle keeps traffic moving by spreading out the parking and spreading out the times people reach their vehicles to depart the area).
- Consider accommodating all the needed arena parking on Colorado College property. We believe that we will still have people parking in the neighborhood.
- What is the total time the neighborhood will endure the traffic? (Inbound 6:30 – 6:50 p.m. (20 minutes). Outbound (garage and lots) comes at once with approximately 15-20 minutes of traffic on the streets).
- Concern about congestion on side streets. Residential Parking Permits – How does that work? (The City would be the entity initiating and operating a Residential Parking Permit program if the neighborhood decides to do this. And if so, there is no cost to the residents).
- Consider adding a parking lot north of Palmer.
- Make the staff park in the lot farthest away from the neighborhoods.
- Consider a parking lot on Autrey Field.
- Consider not having egress/ingress off Nevada; autos heading north on Nevada would have to do a U-turn at Nevada and Cache La Poudre. Move entrances to having one at Tejon and one at Dale. Entrances there would be easier for drivers to see a "lot full" sign and continue on elsewhere to park.
- Another fee to students' comprehensive fees was suggested to go to the college for adding more parking.
- Concern expressed about enforcement after the games (drinking at the games then driving).
- A request to take Mesa off the parking plan.
- A suggestion to add signal lights on Uintah at the left-hand turns at Weber and Wahsatch. The turning lanes helped, but feels signal lights are also needed.
- Likes the proximity of the arena to campus and the "multi-purpose/use space"

- Architecture of a “white” building does not fit in. (The project team explained what is shown in the PowerPoint presentation is for arena building massing. Architectural treatments and colors have not yet been applied).
- Doesn't like the effect at the entrance
- Likes the terra cotta effect, would also like to see rusty metal
- Consider introducing water features
- Sustainability: Consider solar panels, rooftop garden, LEED-certified, recycle roof run-off
- Arena still too small ... wants 4,000 seats
- Explore how to pay before arriving at the parking garage – make it faster – possible app. Delay times are often from attendants having to take money. (We plan that from a parking perspective ticket holders will know where to go. CC is currently looking into different solutions).
- Owner of Wooglin's Deli spoke very positively and thanked CC for all the discussions, said they are very excited about the opportunities for them and that CC has been an excellent neighbor.
- Accountability after arena is built was requested, wanting it in the plan when submitted to the City.
- The “white” look of the building was questioned. (The project team explained that the architectural rendering shown in the presentation was for massing, with no exterior materials yet incorporated). A suggestion that terra cotta is not the same as the preferred stone or brick. Slanted roof of the arena too modern. Service entrance off Nevada, while needed, typically are not good to look at. Consider moving it to Dale St. Diagonal parking in the historic neighborhoods is not preferred.
- Will the parking garage be available and open for use during the week? (Absolutely, the new service lot and garage will need to be used. Clearly the goal would be to provide relief for some of the parking desires that exist today.)

Wrap up and Next Steps

Lisa Bachman thanked attendees for participating with their attendance at the public meetings.

Community Meeting #4: April, date/time to be determined

Colorado Springs Review Board: Summer 2019

Colorado Springs City Council: Summer 2019

The Community Meeting ended at 1 p.m.