



**COLORADO
COLLEGE**

ED ROBSON ARENA

COMMUNITY MEETING #6

September 9, 2019

Agenda

- Welcome and Introductions
- Entitlement Process Overview
 - Master Plan Amendment
 - Conditional Use Development Plan
 - Right of Way Vacation
 - Plat
- Overview of Proposed Plans
 - Arena Site Plan
 - Architecture
 - Parking and Traffic
- Update on Project Schedule
- Questions



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Project Team

- **Colorado College:**
 - Lesley Irvine: Vice President and Director of Athletics
 - Chris Coulter: Assistant Vice President Facilities Services
 - Rick Greene: Senior Project Manager
 - Scott Lowenberg: Associate Athletics Director
- **Consultant Project Team:**
 - Consultant Project Manager: Chris Lieber, N.E.S. Inc.
 - Public Engagement: Lisa Bachman, Bachman PR
 - Architect: Adam Davidson, JLG Architects
 - Traffic and Parking: Lyle DeVries, Cady Dawson, Felsburg Holt & Ullevig
 - Civil Engineer: Kyle Campbell, Classic Engineering
 - Landscape Architect: Andrea Papierski, N.E.S. Inc.



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Welcome and Project Goals:

College Campus....

- Elevate Robson Arena as a physical and cultural extension of Colorado Springs and Colorado College
- Establish a gateway to campus that respects the adjacent historic neighborhood
- Connect and consider indoor activities and the outdoor environment
- Be a model of need based use and sustainability for the nation
- Create a Tiger-branded home ice venue advantage



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Entitlement Process

- **6 Large Community Meetings:**
 - January 5, 2019
 - February 16, 2019
 - June 29, 2019
 - January 19, 2019 – Traffic & Parking Workshop
 - March 23, 2019
 - September 9, 2019
- **Small group / one-on-one / HOA meetings**
 - Downtown Partnership Board -- July 9, 2019
 - Downtown Development Authority, Downtown Partnership -- March 12, 2019
 - Community Leaders Briefing, UCCS Downtown -- March 12, 2019
 - Numismatic Association, Money Museum -- March 20, 2019
 - Historic Preservation Alliance -- March 22, and June 26, 2019
 - Pat Doyle/Professor Bob Loevy – April 4, 2019
 - All Souls Unitarian Church -- March 20, and June 25, 2019
 - Old North End Neighborhood -- March 12, and June 27, 2019
 - Near North End Neighborhood -- March 12, and June 26, 2019
 - Dale House Project -- March 12, and June 27, 2019
 - Visit COS/Leadership Pikes Peak - March 12, 2019
 - Colorado College Student, Faculty and Staff Engagement Sessions – April 23 & 24, 2019
 - Colorado Springs Fire Department
 - Colorado Springs Police Department
- **Door-to-Doors visits** to 15 businesses surrounding the site – June 26, 2019
- **Meetings with numerous citizens and businesses** with specific site concerns (including Wooglin's Deli, Yoga Journey, All Souls Church and others)



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Entitlement Process

Communications tools

- Project database – 900 individuals & organizations
- Postcards mailed – to 313 property owners surrounding the site prior to January 5, 2019 meeting
- Postcards mailed by the City – to property owners/residents surrounding the site prior to the Sept 9, 2019 community meeting
- Letter to the Community, President Jill Tiefenthaler, Dec 11, 2018 – posted on project website, sent to college campus community and CC Tiger hockey season ticket holders
- Enewsletters – (12) project updates & meeting notices distributed to database of 900
- News releases – (6) sent to 56 media outlets and reporters prior to each community meeting
- News media coverage of the project and community meeting notices:
 - KRDO-TV
 - KKTV
 - KRCC Radio
 - Studio 809 Radio “Council Matters” podcast
 - Colorado Springs Business Journal
 - Colorado College Catalyst news
 - Bangor Maine Daily News
 - AT&T SportsNet
 - 1300 AM Sports Animal
 - KOAA-TV
 - Fox 21 TV
 - Colorado Public Radio
 - Colorado Springs Gazette
 - Colorado Springs Independent
 - Grand Forks Herald
 - Arena Digest
 - KRDO NewsRadio



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Entitlement Process

Communications tools, continued...

- Media Community Calendars – community meetings posted to 20 media calendars
- Postings to other organization newsletters/social media:
 - Trails and Open Spaces Coalition
 - Downtown Partnership, 1,500 recipients
 - Council of Neighbors and Organizations, 1,200 recipients
 - Old North End Neighborhood residents
 - Near North End Neighborhood residents
 - Middle Shooks Run neighborhood residents
 - SpringsTaxpayers.com recipients
 - Restore Our Roads recipients
 - Colorado College
- Call Log – 93 emails/phone calls tracked and responded to
- Project Website updated prior to every community meeting: www.coloradocollege.edu/robsonarena
- Frequently Asked Questions/Project Fact Sheet handed out at community meetings and posted to Website



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Entitlement Process

- Robson Arena Entitlement Applications
 - Master Plan Amendment
 - Conditional Use Development Plan in FBZ
 - Right of Way Vacation / Replat

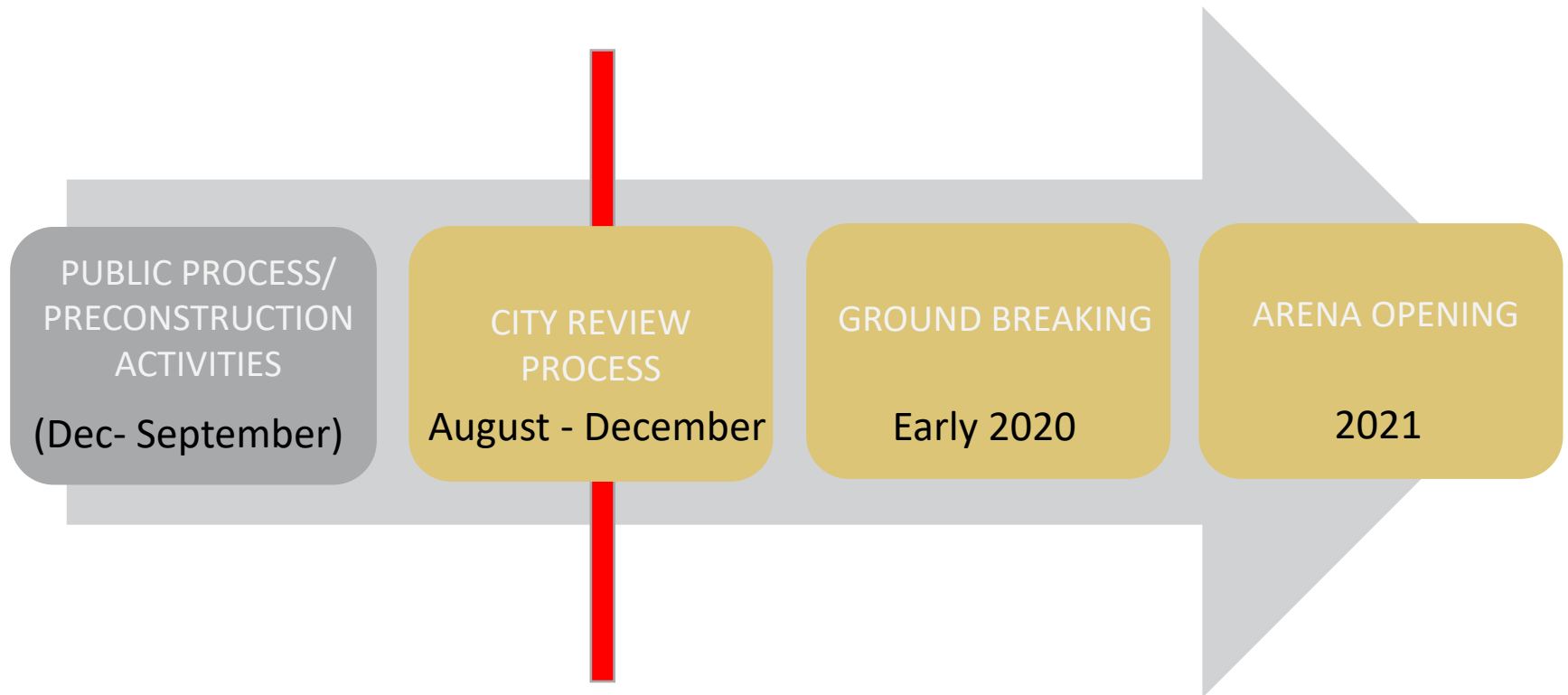
Additional Studies Underway

- Downtown Shuttle Study (Led by City)
- Neighborhood Parking Plan (Led by City)
- Pedestrian Lighting Study (Led by Colorado College)

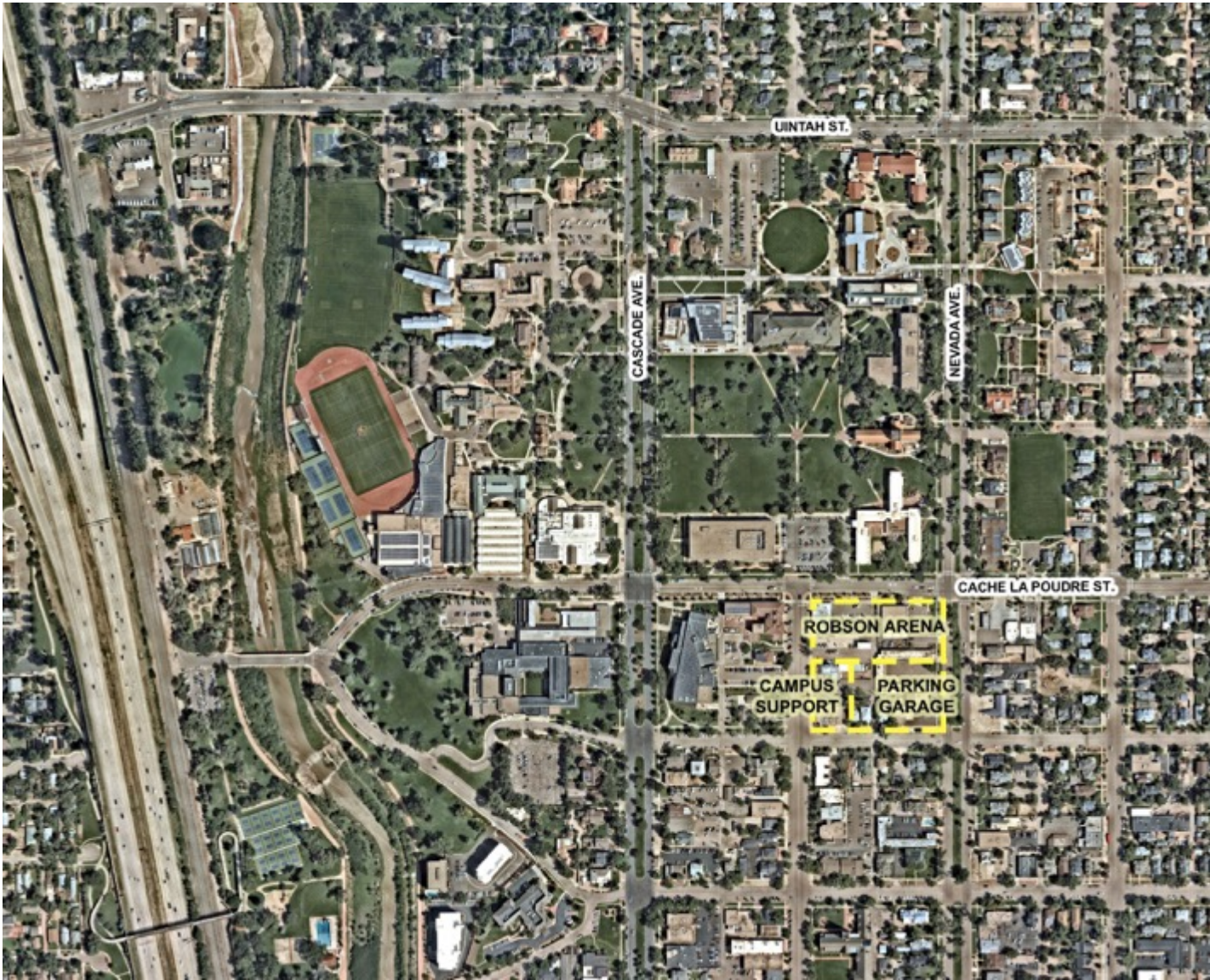


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Project Timeline



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SITE CONTEXT

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Community Input Shapes Plans

1. The Arena has been relocated to the north side of block.
2. Develop a plan for parking that does not require on street parking in the neighborhood.
3. 426 parking spaces have been added to plan: 326 car parking garage and 100 spaces at El Pomar Sports Center.
4. The College will implement a parking strategy to accommodate enough parking for a sold-out CC Tiger hockey game scenario of up to 3,407 attendees, the largest capacity scenario expected.
 - a) Designate existing campus lots for Robson events – 291 spaces
 - b) Support multi-modal parking opportunities including shuttles, ride share, biking/walking.
 - c) Expand on-street parking capacity adjacent to arena to accommodate additional parking spaces
 - d) Pursue use of multiple private parking lots close to the campus for Robson Arena events. Agreements with the lot owners will result in approximately 390 additional off-street parking spaces.



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Community Input Shapes Plans

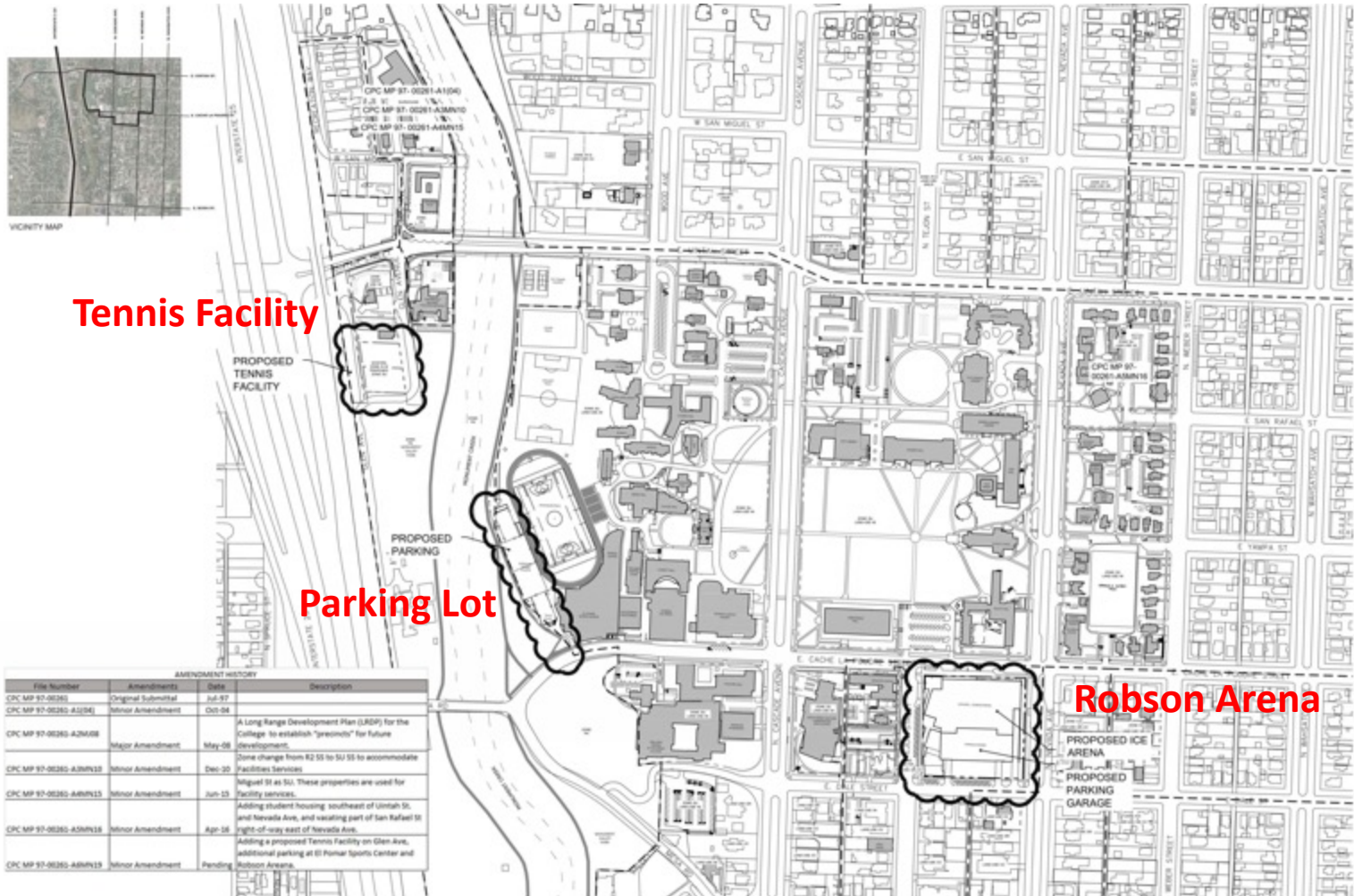
5. Relocate and provide a new 3D Arts Workshop building to accommodate the arena footprint. The college is working to determine a permanent new location for 3D Arts.
6. Amend the Campus Master Plan to relocate the proposed natatorium to the current site of Schlessman Natatorium.
7. Relocate the tennis courts to college property south of the transportation center near the Van Briggie/Facilities Services building on Glen Avenue.
8. Relocate the proposed arena service entrance to Dale Street to improve streetscape along Nevada Avenue.
9. Revise and refine the exterior materials and elevations for the Arena to better respond to campus and neighborhood context.
10. Revise and refine the landscape and streetscape to better fit within the campus and neighborhood context.



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Master Plan Amendment



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SITE PLAN

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EDWARD J. ROBSON ARENA

TEJON AND CACHE LA POUDE STREET

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TEJON STREET

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NEVADA AND DALE STREET

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DESIGN FOR LIFE

Adam



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NEVADA AND CACHE LA POUDE STREET

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Native Landscaping



Colored Concrete



Illuminated Signage

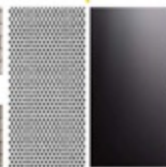


Brick: Color 1



Brick: Color 2

Size: Norman Unit
Texture: Smooth



Metal Accents

Type: Perf/Solid
Color: White/Black



Glazing

Type: Silicone Glazed
Color: Clear



Terracotta Screen

Unit: 2x4, Vertical
Color: Salmon



Insulated Panel

Size: Varies, Vertical
Color: Bone White



Vertical Shade Fins

Aluminum, perforated shades

SITE MATERIALS

BUILDING MATERIALS

ALTERNATE MATERIAL



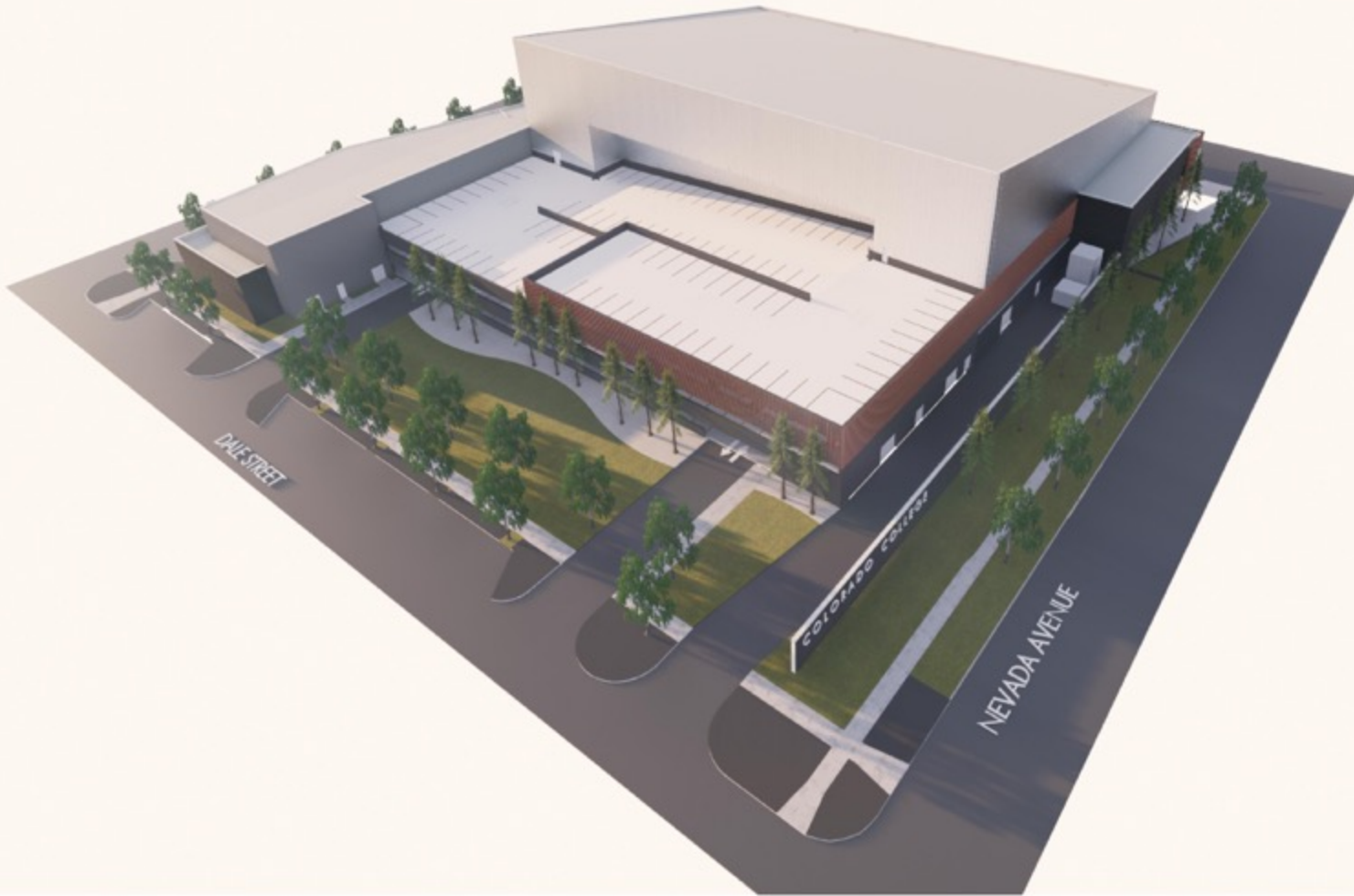
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EXTERIOR MATERIALS

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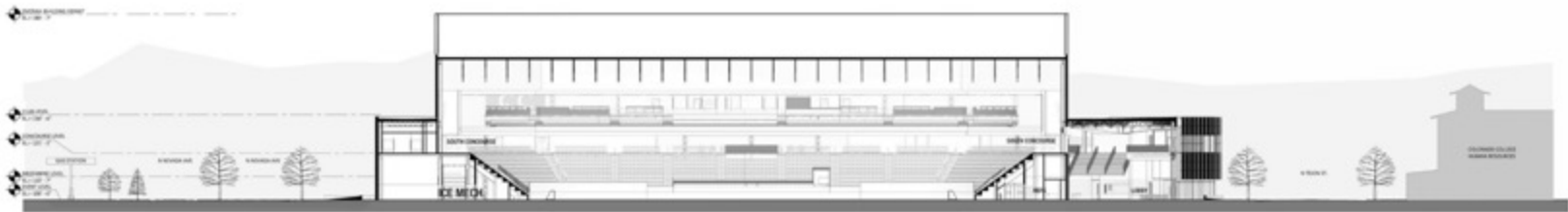
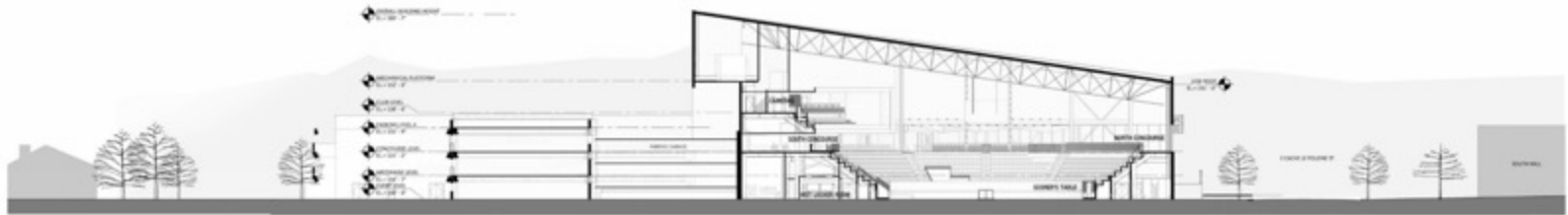
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PARKING RAMP SCREENING CONCEPT

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SITE SECTIONS - SCALE 1" = 32'



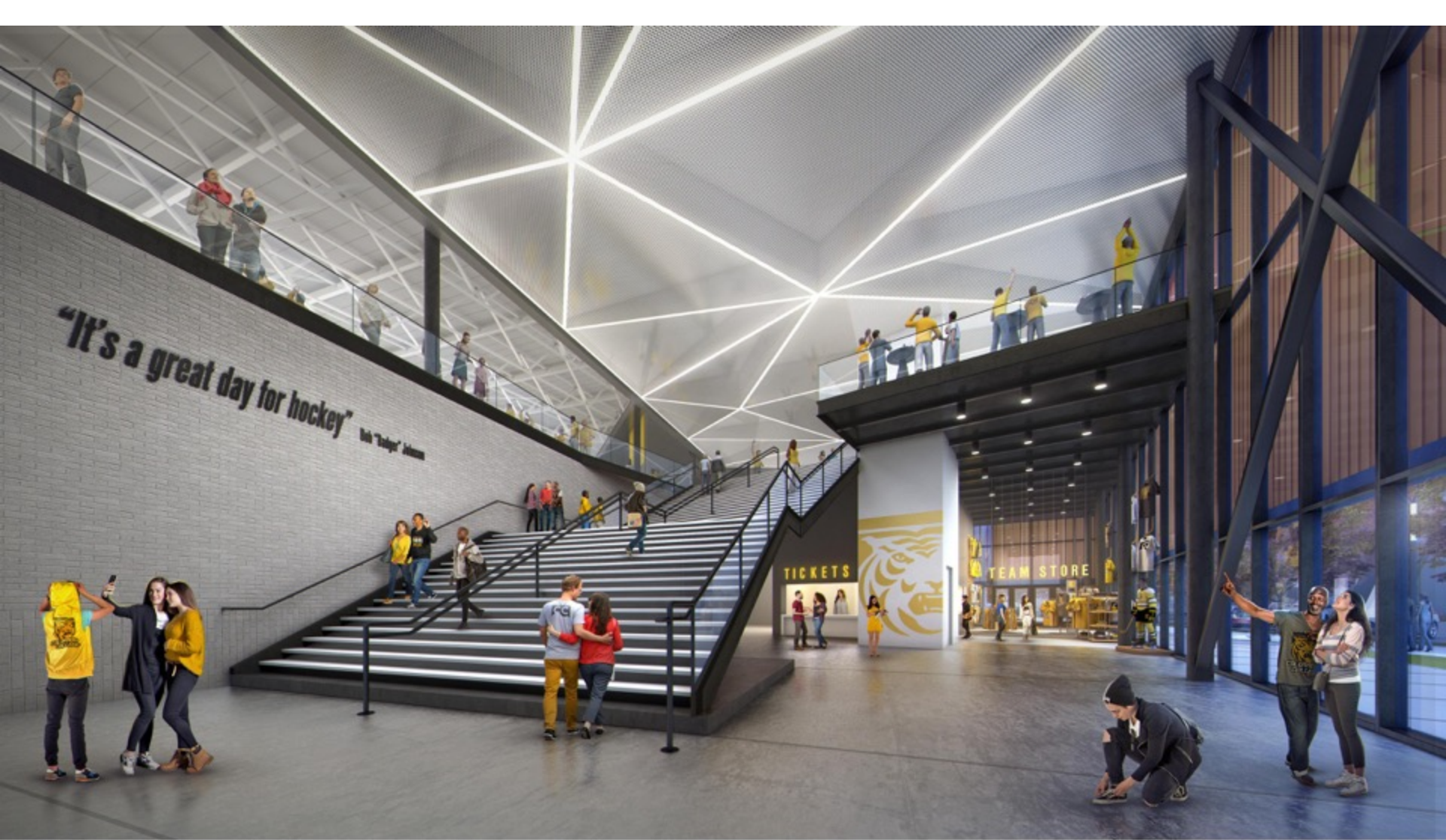
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SITE SECTIONS

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MAIN ENTRANCE AND LOBBY

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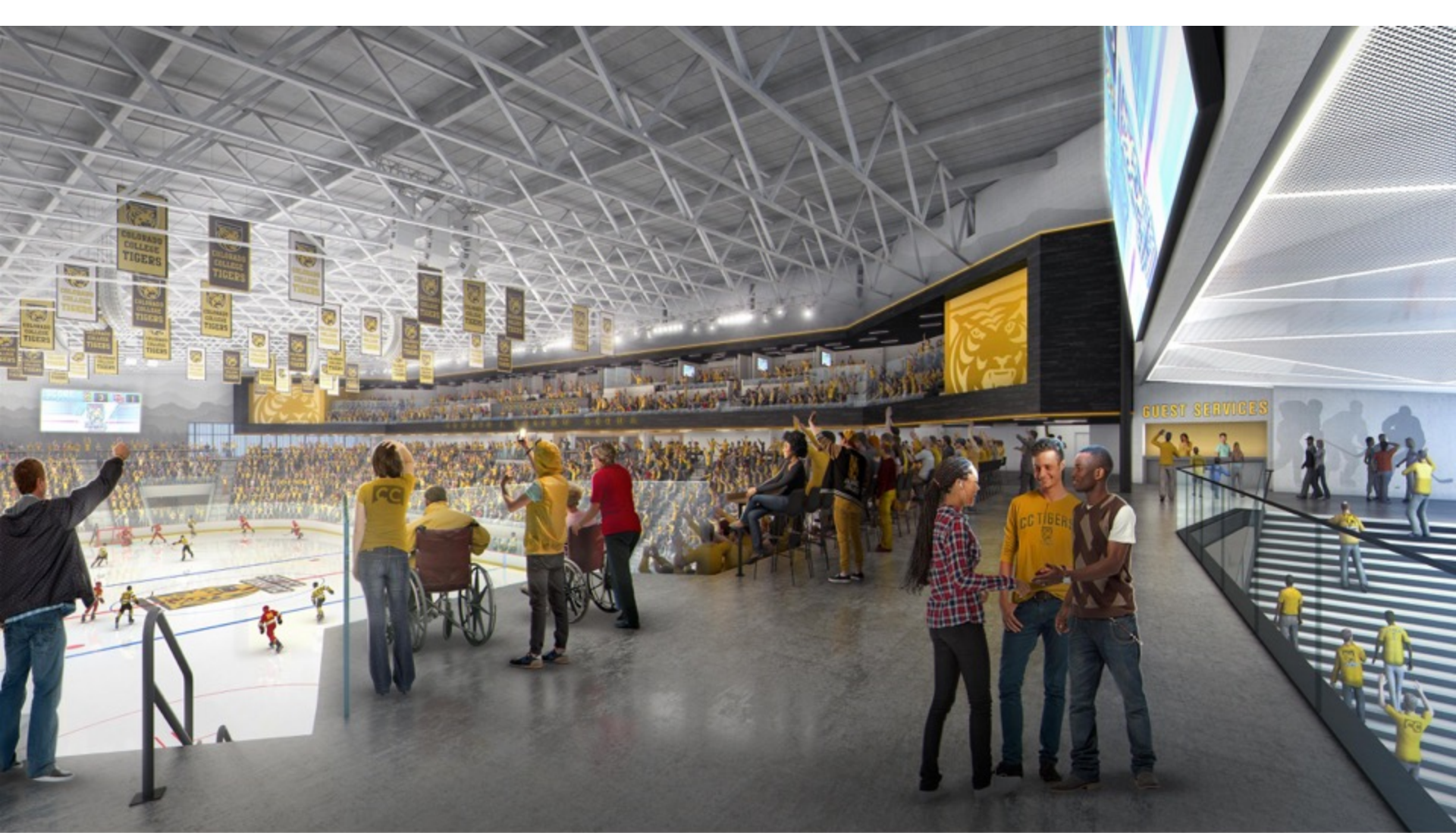
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ARENA BOWL

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CONCOURSE AND CLUB LEVEL

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ARENA BOWL

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City Code Parking Requirements

Zoning: FBZ- T2A (Form Based Zone – Transition Sector 2A)

Total Parking Requirement by Code: 215 parking spaces

BUILDING	USE	NAME	SF	SPACE PER SF	SPACES REQ.
ARENA	CIVIC	ARENA	128,759 SF	750 SF	172 SPACES
	RETAIL	TEAM STORE	1,198 SF	500 SF	3 SPACES
CAMPUS SUPPORT	CIVIC	CAMPUS MAIL	2,984 SF	750 SF	4 SPACES
	CIVIC	SENIOR ARTS	1,194 SF	750 SF	2 SPACES
	RETAIL	BOOKSTORE	6,952 SF	500 SF	14 SPACES
	RESTAURANT	PUB, WOGLINS	3,918 SF	250 SF	16 SPACES
	OFFICE	HEALTH AND COUNSELING	4,898 SF	500 SF	10 SPACES
				TOTAL CIVIC	178 SPACES
				TOTAL RESTAURANT	16 SPACES
				TOTAL RETAIL & OFFICE	21 SPACES* (27 SPACES)
TOTAL REQUIRED PARKING SPACES					215 SPACES

**PER SECTION 2.6.1 PARKING REDUCTION FACTORS: OFFICE AND RETAIL IS REDUCED TO 75% OF COMBINED TOTAL.*



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Parking Plan

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Daily Parking Demand

- Restaurant
- Student Bookstore
- Team Store
- Office Space
- Health/Counseling Office

Total Demand for Daily-use **86 parking spaces (Includes 6 ADA spaces)**

Arena Event Parking Analysis

Total Seating Capacity	3,407 seats
Student Attendance	238 students (market average) –500 students (target)
Non-Student Attendance	3,169 attendees
Auto Mode Share (95%)	3,011 people arrive by car
Auto Occupancy (2.7 per vehicle)	1,115 cars
Operations Staff Cars	100 cars
Total Parking Demand	1,215 parking spaces (includes 23 ADA)



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Parking Plan

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Parking Supply

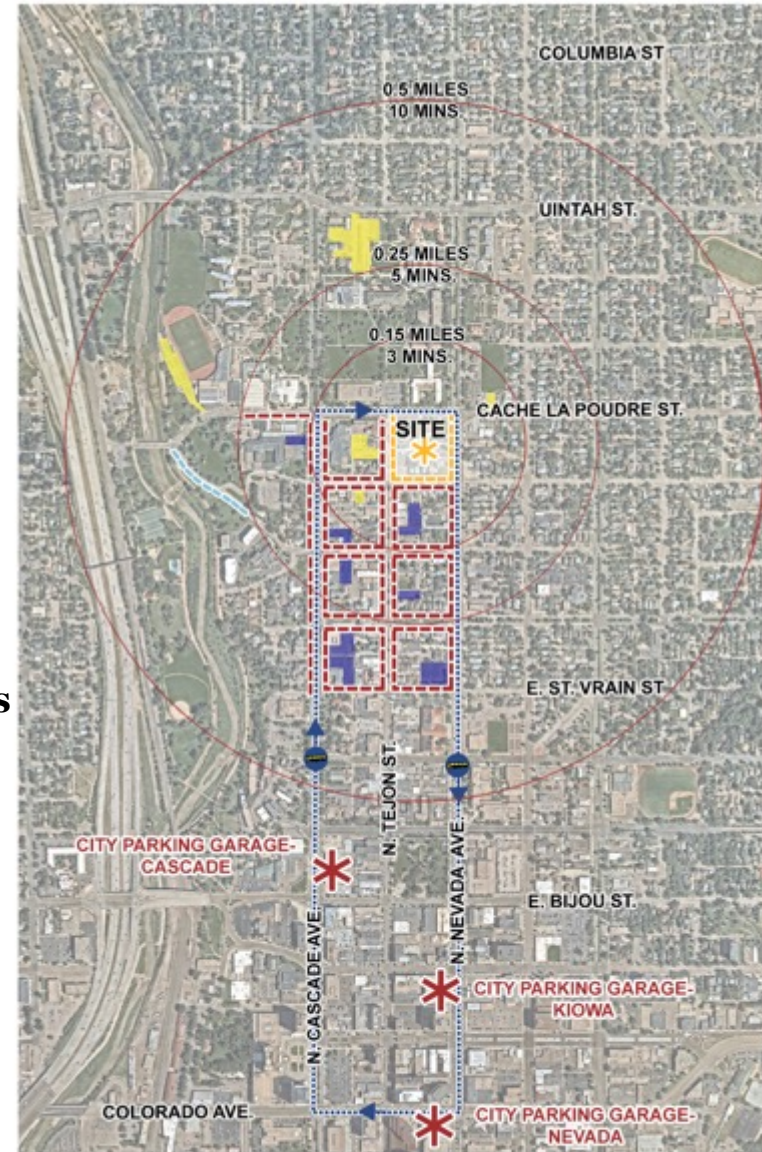
Proposed Parking Supply:

- Proposed Parking Garage: 326 spaces
- Existing Campus Lots: 291 spaces*
*Does not include Fine Arts Center Lot or Armstrong Lot
- Proposed New Campus Lots: 100 spaces
- Existing Privately Owned Lots: 391 spaces
- Site Frontage On-Street Parking: 64 spaces
- Downtown Public Parking: 170 spaces

Total Parking Supply: 1,342 spaces

Additional Available Public Parking:

- On-Street Parking (6-block study area): 287 spaces**
**On-street parking in 6-block study area is not included in supply total



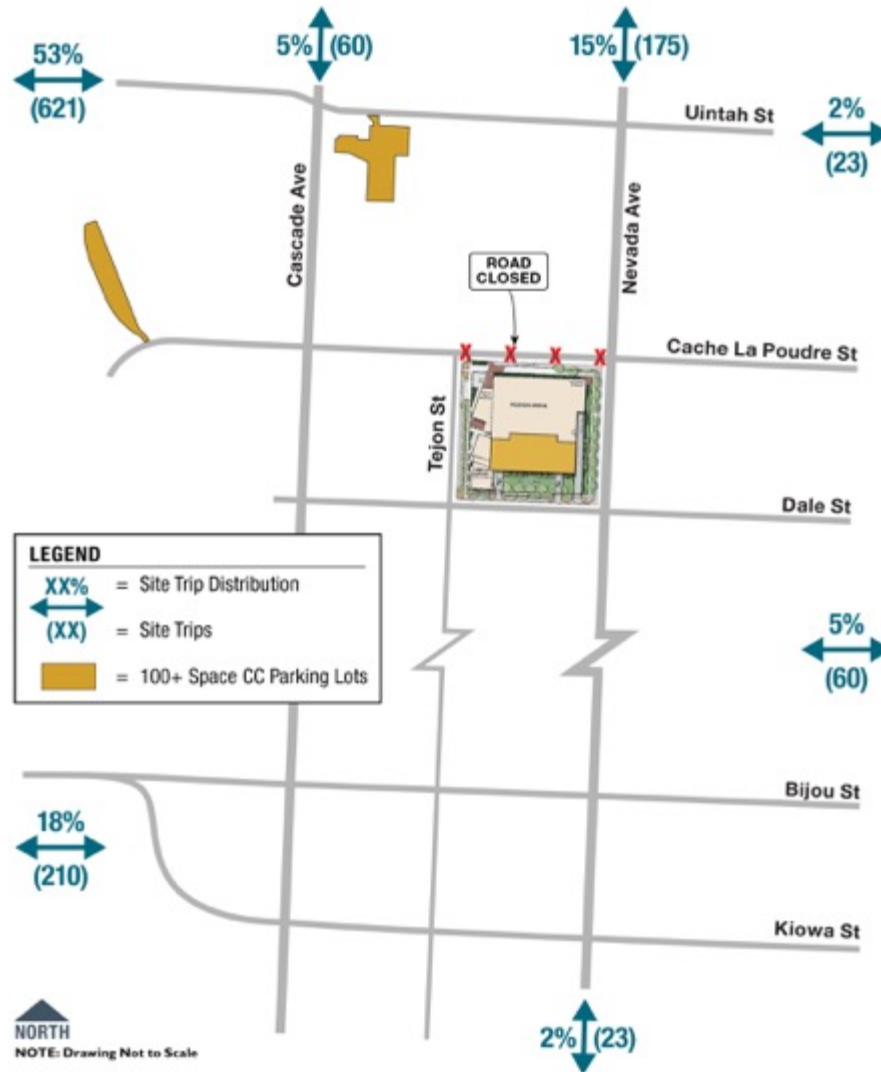
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Parking Plan

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Traffic Analysis – Traffic Distribution



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Traffic Analysis – Inbound Event Traffic Control



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Traffic Analysis – Outbound Event Traffic Control



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Upcoming Public Hearings

- **Colorado Springs Downtown Review Board:** November 2019
- **Colorado Springs City Council:** December 2019

Project Website & Contact Information:

- Website updated with more about the Robson Arena design and planning process as it progresses.

<http://www.coloradocollege.edu/robsonarena>

Send Comments to:

- Ryan Tefertiller, Planning Manager: Ryan.Tefertiller@coloradosprings.gov
- The applications are available for public review through the City Land Development and Review online system at www.coloradosprings.gov/LDRS Enter "Robson Arena" in the "Keyword for Summary Description" search block.



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Thank you!



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