



Ed Robson Arena - Community Meeting #6

September 9, 2019 | 5:30 – 7:30 p.m.

Cornerstone Arts Center

Meeting Summary

Approximately 100 citizens attended the sixth in a series of community meetings and workshops for the planning and design of the Robson Arena on the campus of Colorado College, one of the venues associated with the City for Champions initiative.

Welcome - Lisa Bachman

City Review Process Overview – Ryan Tefertiller, City of Colorado Springs

Ryan provided information on his role as project manager on behalf of the City of Colorado Springs for the Robson Arena project. He will be reviewing all the documents that come through the planning department. There has been a lot of community interest and he said the city recognizes there is a lot of interest in these applications. They want all the stakeholders to have accurate information available and a chance to ask questions. That is the point of the meeting tonight.

He shared that in the information handed out tonight his email address is included. He asked that people please send in comments and they will be part of the official file. They will be made available to city council as they deliberate and make their decisions.

Ryan said he wanted to briefly share a little bit of context. The site is the next block over and is within the Colorado College Master Plan as well as the Downtown Master Plan. Lastly, the other large-scale planning document considered for this is PLANCOS. There are three applications necessary; 1) conditional use of a 3400-seat stadium, 2) minor amendment to the Colorado College Master Plan. The details of proposed arena as well as two very related future projects to establish surface level parking, and 3) a Right of Way application to the public alley which requires the vacation of that alley.

All the applications are in internal review stage. Once received they are put on the city website and sent out to all the different internal agencies; i.e. fire, police, school, parks and recreation. Once the review letter is done it will be put on the city's website. You can get all those documents including traffic report, drainage report, etc. During this internal review stage, you can give public input. After the review letter is issued, Colorado College will take those comments and address the issues. There will be public hearings. Postcards will be sent out for direct verbal input at the public hearings.

Introductions – given by Lisa Bachman, Bachman pr

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

City of Colorado Springs

Bob Cope: Economic Development Officer, City of Colorado Springs

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.

Project Goals - Leslie Irvine

Project goals for Robson Arena have remained consistent throughout the process; elevating the arena as an on-campus facility, work with the adjacent historic neighborhoods, connect campus and community activities.

Public Involvement - Lisa Bachman

Lisa provided a recap about the public meetings and workshops held to date for public input into the project. She thanked everybody that came out to these meetings and who were engaged in the process. She said this has been an extremely transparent and collaborative project thanks to the public that participated. There were six large community meetings and numerous small groups, one-on-one's, door-to-doors to businesses, and homeowner's association and community association meetings. The project team met with anyone that requested a meeting, and in some cases that included several meetings.

A variety of tools were to communicate about the project. Postcards were mailed to property owners within approximately 1000' of the project site at the start of the public engagement process, newsletters were emailed to everyone who signed up. The college distributed a letter at the start of the process, news releases were distributed to news medias. Also, the meetings were posted on the city calendar and on the college calendar, they were sent to many organizations to post on their social media. A call log was maintained all throughout with every comment and email that came in logged and provided to the architect and project team. There is a project website that is updated after each public meeting with the meeting materials posted.

Entitlement Process - Chris Lieber

There are a series of applications being submitted to the City of Colorado Springs as part of this project. There are also three other related projects separate from the Robson Arena project ongoing; 1) a City Downtown Shuttle Study, led by the City. 2) a City Neighborhood Parking Plan engaging neighbors adjacent to the arena, led by the City and 3) Pedestrian Lighting Study led by the college.

Project Timeline. The Public Process pre-construction activities is December to September, the City Review Process is August to December with groundbreaking projected for early 2020 and completion/arena opening in 2021. Several aspects of the project will be discussed during the meeting tonight; the arena, parking garage and campus support facilities, all proposed for the block between Cache La Poudre Street on the north, Dale Street on the south, Tejon Street on the west and Nevada Avenue on the east.

This project has evolved from where it initially started many months ago. That is a testament to the college as they really worked through this process with the community. The community input has helped shape the plans. One main aspect of the project that changed is location of the arena to the north side of the block which largely came about because of a desire to have a buffer between the community and the businesses. Another important element was to develop a parking plan that would focus on off-street parking and not on-street parking within the neighborhood. Originally there was not a parking garage as part of this project. A garage has been added to accommodate 326 spaces. The 3D Arts Building, and the natatorium have changed from the original plans. Expanded parking includes looking at a site near the El Pomar Sports Complex that necessitated moving the tennis facility which will be relocated next to Monument Valley Park off of Glen Avenue.

There are three major changes on the master plan application which includes identifying this block for the Robson Arena and its adjacent services of a parking garage and campus support facilities. The 3D Arts Building, and the Natatorium are no longer located on the arena block. The existing parking lot just to the southwest of El Pomar is where parking would be expanded to provide additional surface parking overflow for the arena and other events. With the change to parking, the tennis facility would move adjacent to Monument Valley Park and the Van Briggie building.

Chris shared the following points:

- the primary entrance to the arena is at the northwest corner of the facility

- a secondary entrance is at the northeast corner of the facility which would predominately be student access
- mixed usage, businesses and retail on the Tejon Street side of the arena is planned
- pedestrian-friendly space with food courts, outdoor tables and umbrellas are planned. The overall scale of the streetscape is comparable to what is currently on the west side of Tejon Street.
- the plans are to increase the number of diagonal parking spaces
- the service entrance to the arena is located on the east of the facility with a screen wall along Nevada Avenue. This came out from public input as well.
- the entrance and exit to the parking garage will be off Dale Street. Uniformed Traffic Control officers will be used to help direct traffic and control of events
- the parking garage will also serve as capacity for the college overall
- the concept of a downtown shuttle has been discussed so the facility provides spaces for drop off and access on the north side of the arena for the shuttle, Uber, Lyft, etc.

Architecture & Site Plan – Adam Baker

The project team has had in-depth conversations with the college about what this arena does for the college. We know it is for the hockey program and we want to make sure the hockey program can compete at the national level and be successful. We're also working to create a sense of place. The goal is that this needs to be successful for the hockey program, as well as for the student body, Colorado College and also for the community of Colorado Springs. At the same time, we looked at how to blend into the existing campus architecture, how to connect to the campus and how to break down the scale. The arena design provides a sense of place and respect for what is existing on the campus today and in the neighborhood but also accepts the new experience and use as an arena.

The main entrance to the facility at Tejon and Cache la Poudre streets is all about the excitement, energy, vibrancy and the connection to the campus. In breaking down the scale of the arena, we've forced the tall portions of the volume into the middle of the site. We've screen elements help to break up the façade and create a sense of comfort when experiencing the arena from the outside as it relates to the site. The design is creating vibrancy with the building materials and landscaping and making the arena inviting.

As you turn the corner and go along Tejon Street, there is the addition of space for Campus Support. Campus Support are the services for the college such as mail service, the campus bookstore, campus counseling and restaurant that also creates vibrancy along Tejon. We extended the campus activity throughout the block along Tejon Street.

The Nevada Avenue corridor side of the arena was the most challenging side to break down scale. Every building has a back service entrance, but we beautified it to create the idea of a gateway to the college with vegetation and lighting. We wanted to make sure the entire site is holistic as you walk around the whole arena. We created a scale that is pedestrian friendly along all four sides of the facility. With Nevada Avenue and Cache la Poudre Street we tied back to the main entrance, used glazing and signage and created a layering effect similar to what you see along the Front Range.

Materials for the arena are respectful to the precedent already established on campus. Brick and terra cotta have been worked into the architecture and we're promoting the views and bringing daylight into the facility with a lot of glass in the lobby and on the concourse.

The architecture of the interior is designed to make game day exciting but also creates a large lobby space open for other activities and functions. The lobby also includes the team store and ticket area. The first impression you get walking into the arena is important as is the fan experience. The design is respectful to possibilities for other functions whether college or community oriented. The open bowl of the concourse plan provides a view of the game from the entire interior of the arena, concourse, guest services, and club level, creating a great game day experience.

Parking and Traffic – Chris Lieber & Lyle DeVries

For context on use of the arena, there are 18 CC Tiger Hockey home games. Then there are City for Champion (C4C) events and the daily use perspective such as public skating, club hockey and learn-to-skate programs. The project team wanted to

be smart about how parking works and functions for everyday use. Based on the form-based code, only 215 parking spaces are required but the college and project team recognized that wouldn't be the right thing to only plan for that number of parking spaces. A parking garage has been added to the plan with 326 spaces. The parking demand numbers have changed somewhat as we got more specific on the number of seats planned for the arena. From a daily use standpoint with no hockey game going on, 86 parking spaces would be needed. This includes 6 ADA spaces. Functions that already have parking demand are already in use. Wooglin's Deli, the bookstore, health and counseling are all already in operation at the site.

Parking and Traffic Study - The parking and traffic study looked at students walking to the games and non-student attendance. An estimated 3,011 people would arrive by vehicle (at 2.7 people per vehicle) resulting in a parking demand of 1,215 parking spaces needed. This includes staff, coaches, etc.

Traffic generated at large events in which everyone is parked at the same location means that delays can be very long. If you disperse parking throughout the campus and utilize existing lots in the area surrounding the arena it will relieve that delay. People walk to the spaces and leave at different intervals which decreases the ramp-up in traffic. The proposed parking garage has 326 spaces on site. Chris reviewed the number of parking spaces in existing campus lots, proposed new campus lots, existing privately owned lots, site frontage on-street parking and downtown public parking. The total parking supply is 1,342 (not included is the Armstrong Hall lot or the Fine Arts Center because they have their own events).

Traffic Analysis – Traffic Distribution – Lyle DeVries

Lyle reviewed how the traffic analysis progressed with vehicle trips and how people in vehicles will make their way to and from the games with directional distribution of trips on game nights involving 75% of the vehicle trips coming from the north portions to and from I-25 via Uintah Street. The traffic analysis included inbound and outbound traffic control process and identified where there may be bottlenecks close to the arena as well as increased traffic and delays. Using Uniformed Traffic Control officers is one of the recommendations for traffic control. It will evolve over time as to the most optimal location to position the officers. Outbound traffic requires more control than inbound but will be helped by the dispersed parking. The parking structure itself with a split exit and traffic control on Dale Street will be important.

Upcoming Public Hearings – Lisa reminded everybody about the public hearings coming up and the anticipated dates (notices of the hearing will be posted on the project website and distributed in the project newsletters):

- Colorado Springs Downtown Review Board – November 2019
- Colorado Springs City Council – December 2019

Project website: www.coloradocollege.edu/robsonarena

Public comments are to be sent to

Ryan Tefertiller, Planning Manager, Ryan.Tefertiller@coloradosprings.gov

Questions and comments:

- Concern about parking. All of the suggestions won't help for my block which is a blended neighborhood of businesses, apartments and my home.
- What kind of national attention do you think the arena will bring to the team, to Colorado College and to the city?
- This is exciting and a great time for the local neighborhood and the city. I have great confidence in everybody involved in this project. I won't park in your neighborhood. I will park downtown and go to restaurants.
- Will the college coordinate with the Fine Arts Center?
- What about the intersection at Glen Avenue and Uintah Street? People will go around Glen to get onto Uintah to then get onto I-25.
- In regard to the parking study do you have agreements in place for those 391 spaces?
- Will the parking garage be built with the potential for another level?
- Are there fees involved in the choices of parking?

- If the cost for parking is not included in the ticket, people will not use your parking strategy. They will drive half a block and park in my neighborhood.
- Please put enough leg space in between seats for people with bad knees.
- The city has been very good at working with the community to protect these neighborhoods. If there are parking restrictions, what will Colorado College do to enforce those?
- What about the parking at the Unitarian Church? They will be affected if their parking is gone.
- Local police are already over-extended and now you are adding the parking problems in our neighborhood. How will you educate the fans coming to attend a game? How will they know where to park?
- The side of the building along Nevada Avenue looks like it will attract graffiti.
- Who decides on conditional use not being a detriment to the neighborhood?
- I really appreciate Tim Roberts' efforts for a neighborhood residential parking program.
- This is a giant building with a lot of traffic and parking problems. It sounds like the city will be using it more than Colorado College will be. It is the city's problem.
- Are you making any provisions for visiting team busses?
- The landscaping needs to be specific to this area of the country. On the plan it looks like something you would find in Minnesota or North Dakota.
- In the first plans there was a wood ceiling. I don't see that anywhere now. Won't steel beams be very loud?
- What was done to increase attendance at the World Arena?
- I think you are doing a great job. I hear a lot of complaining and concerns being voiced of things that can be easily worked out. People can put a cone in front of their house or sell places to park. The fact sheet answered a lot of my questions.
- What about signage to advertise what's on tonight, when does it start, what's on next? Nobody will like having the bright lights from something like that.

The community meeting ended at 7:33 p.m. All citizens who wanted to comment/ask a question were provided the opportunity to do so.