

EDWARD J. ROBSON ARENA

PROJECT STATEMENT

OCTOBER 8, 2019

REQUEST

N.E.S. Inc. on behalf of Colorado College requests approval of the following applications:

- A Minor Master Plan Amendment to the 2008 Colorado College Master Plan.
- A Conditional Use to allow an arena in the Form Based Zone.
- A Development Plan for the Edward J. Robson Arena on 3.67 acres.
- A Right-of-Way Vacation.

LOCATION

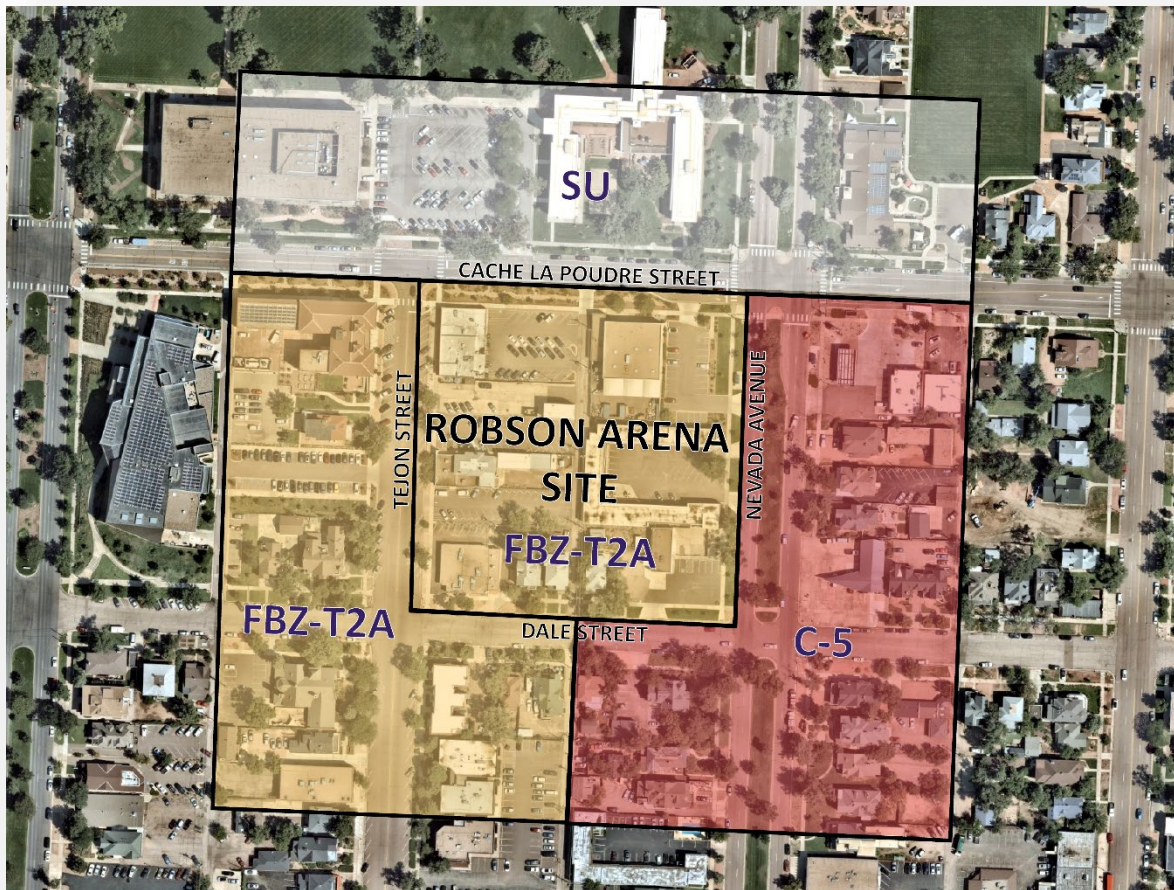
The Edward J. Robson Arena (Arena) site is bound by Cache La Poudre (Cache frontage) to the north, Nevada (Nevada frontage) Avenue to the east, Dale (Dale frontage) Street to the south, and Tejon (Tejon frontage) Street to the west.



CONTEXT

SURROUNDING ZONING AND LAND USE

The site is zoned Form Based Zone – Transition Sector 2 A (FBZ-T2A) and is located in the northern most sector of the Form Based Code (FBC). The areas to the west and southwest are also zoned FBZ-T2A. Properties to the north are zoned SU and are part of the Colorado College Campus. Properties to the east and southeast are zoned C-5 and are not within the Form Based Code or the Colorado College Campus.



The FBZ – T2A zone allows all the primary uses listed in Section 2.5 of the FBC with the exception of Industrial uses. Civic uses are permitted in this zone. The mix of office, retail, and restaurant uses are permitted in the zone. An arena use is considered a conditional use in the FBZ.

PROJECT DESCRIPTION

The Arena is a multi-purpose ice hall to be located on Colorado College property on the west side of Nevada Avenue between Dale and Cache La Poudre streets. Owned and operated by Colorado College and home to the CC Tigers Hockey, the arena is a physical and cultural extension of Colorado College as well as part of the City for Champions (C4C) initiative of projects under way throughout the community.

The Colorado College Long Range Development Plan (2008) and the Colorado College Master Plan (2015) identify a new ice center to be located on the block between Nevada Avenue and Tejon Street between Dale and Cache La Poudre streets.

MASTER PLAN AMENDMENT

The Master Plan Amendment identifies the Arena in the area specified by previous Master Planning efforts. In addition to locating the Arena, this Master Plan Amendment reflects changes to the Colorado College campus and incorporates minor modifications that have been approved since the 2008 Amendment to the Master Plan. Changes to the Master Plan include:

- Locating the Robson Arena and associated parking garage,
- Locating the future tennis facility,
- Reflecting the changes approved through previous Minor Modifications,
- Updating the plan to reflect current development that did not require a master plan amendment, such as the addition of athletic fields and building expansions, and
- Identifying all properties owned by Colorado College.

EDWARD J. ROBSON ARENA

The Robson Arena project consists of three major elements: The Robson Arena, Campus Support, and Parking Garage

Robson Arena: The building footprint is approximately 114,100 sq. ft. and the total square footage is 151,749 sq. ft. for all floors. The Arena includes approximately 3,407 seats. The primary use of the arena will be for CC Tiger Hockey Games consisting of 18-20 regular home games per season, held over approximately 9 weekends on Friday & Saturday nights. The total attendance for a sold-out hockey game is 3,407 people.

Campus Support: The other two spaces are intended to be retail/restaurant uses.

Consistent with the Colorado College Master Plan, the arena provides opportunities for continued retail/mixed uses along Tejon Street. The concept includes three retail spots, one of which would be the team apparel/merchandise store.

Robson Arena Operations and Management: The college will work with the C4C Sports Authority to identify when the arena is available for non-hockey uses. The C4C Sports Authority consists of five members appointed by the Mayor, Colorado College, Switchbacks, City Council, and County Commissioner to implement the C4C business plan and is responsible for coordinating the arena events. The college is responsible for operations, maintenance, including parking management, and will make

decisions on the programs/scheduling of the arena. The non-hockey events would take place during academic breaks when more on-campus parking is available due to lower parking demand by students and faculty.

The college and C4C Sports Authority in partnership with National Governing Bodies (NGB) will host approximately 50 days of other events in which the attendance is generally expected to be much lower than the CC Tiger Hockey games. These events are anticipated to 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 are expected to comprise 30% of total attendance and will utilize group transportation. The given nature of the sporting competitions, athletes and spectators' cycle through based on lineup of their match. These events will primarily occur during summer and block breaks, winter break, holidays, and most frequently on weekends.

The Arena can also provide a space for CC graduation ceremonies in cases of inclement weather and as a student life type events similar to other campus buildings. No large concerts will be held in the arena as it will not be outfitted with sound or power requirements to support concerts and music performance events

A new 316 space parking garage has four levels of parking (three-story garage with parking on the top level). A multi-faceted approach for event access and parking includes:

- Parking at various college surface lots
- Downtown garages and close on street parking
- Safe access by bike and bike-share, with bike parking options
- Ride hailing options, such as Uber and Lyft with safe drop-off zones
- Safe and well-lit pedestrian pathways.

PARKING

A plan for parking has been analyzed to provide additional parking that does not require on-street parking in the neighborhood. This analysis considered daily use, a sold-out CC Tiger Hockey game (highest intensity use), and C4C Events. A 324 space parking garage was added, and 100 spaces at the El Pomar Sports Center. The new parking garage will be available and open for hourly paid parking use during the week providing relief for some of the parking desires that currently exist. Student and Faculty will be able to purchase parking permits for the garage. These permits will have restrictions during events at the Arena. During CC Tiger Hockey games, the parking garage will only be available for permits/passes purchased through CC Athletics. Multiple campus lots have been designated for Arena events. The on-street parking capacity of the Arena has been expanded to accommodate additional parking spaces. The college has pursued multiple private parking lots close to campus for Arena events. These agreements with lot owners will provide approximately 391 additional spaces. The College supports multi-modal parking opportunities including shuttles, ride-share, biking, and walking to supplement the parking for large events. The College supports the residential parking permit program currently being explored by the City. The Transportation Report provided by Felsburg Holt & Ullevig provides further details on the specific parking supply and calculated demand of the project.

Daily Use: The facility, restaurants, retail, and office uses are anticipated to be similar to existing demand. Daily uses will utilize the parking garage and surrounding on street parking.

C4C Events: The C4C Events vary in size and time of year and will be individually analyzed. These events depending on the size and timing may utilize a range of the parking options including, the parking garage, on-street parking throughout Downtown, the Downtown garages, campus lots, private lots, and multi-modal transportation.

Sold out Hockey Games

The highest intensity use will be a sold out Hockey Game. These games will utilize all of the parking options including, the parking garage, on-street parking throughout Downtown, the Downtown garages, campus lots, private lots, and multi-modal transportation.

COMMUNITY ENGAGEMENT

The project has provided multiple opportunities for public input through the website, e-newsletters, 4 public meetings, and 1 workshop.

Public Meetings & Workshop

Community Meeting #1

Saturday, January 5, 2019.

Focus: Project Introduction, Goals and Objectives, Community Input

Workshop #1

Saturday, January 19, 2019

Focus: Parking, Traffic, Community Input, Shuttles, RideShare, Fan Experience

Community Meeting #2

Saturday, February 16, 2019

Focus: Arena building, architecture, programs, report out

Community Meeting #3

Saturday, March 23, 2019

Focus: Site plan, parking, architecture, landscape, community input

Community Meeting #4

Saturday, June 29, 2019

Focus: revised site plan, architecture, landscape, traffic and parking

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

- Meetings with numerous citizens and businesses with specific site concerns (including Wooglin's Deli, Yoga Journey, All Souls Church and others)

These opportunities provided community input that has shaped the design of the Arena:

- The arena is relocated to the north side of the block providing a better presence on the northwest corner, improving retail presence/expanded retail component, and providing a buffer to the neighborhood.
- A plan for parking has been developed that does not require on street parking in the neighborhood. Parking has been thoroughly analyzed to accommodate enough parking a sold-out CC Tiger Hockey game.
- 424 parking spaces have been added to the plan: 324 space parking garage and 100 spaces at El Pomar Sports Center.
- 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.
 - Designated campus lots for Robson events – 391 spaces
 - Support multi-modal parking opportunities including shuttles, ride share, biking/walking.
 - Expanded on-street parking capacity adjacent to arena to accommodate additional parking spaces
 - Pursued use of multiple private parking lots close to the campus for Robson Arena events. Agreements with the lot owners will result in approximately 391 additional off-street parking spaces.
- Relocate and provide a new 3D Arts Workshop building to accommodate the arena footprint.
- Amend the Campus Master Plan to relocate the proposed natatorium to the current site of Schlessman Natatorium.
- Relocate the tennis courts to college property south of the transportation center near the Van Briggie/Facilities Services building on Glen Avenue.
- Relocate the proposed arena service entrance to Dale Street to improve streetscape along Nevada Avenue.

- The landscape, streetscape, exterior elevations, and building materials have been refined and revised to better fit with the campus and neighborhood context. The interior provides space for students and the community. Lobby spaces, common space, and three social clubs are designed to be multi-functional and provide opportunities for multiple-uses and events.

PROJECT JUSTIFICATION

CONFORMANCE WITH CONDITIONAL USE CRITERIA (CODE SECTION 7.5.704)

A. SURROUNDING NEIGHBORHOOD: THAT THE VALUE AND QUALITIES OF THE NEIGHBORHOOD SURROUNDING THE CONDITIONAL USE ARE NOT SUBSTANTIALLY INJURED.

The surrounding neighborhood consists of a mix of residential, institutional, neighborhood commercial, and office. This location is a key transition area between the Downtown core, the neighborhood, and Colorado College. The project provides a mixed-use building consisting of civic, retail, restaurant, and office uses that are intended to serve the neighborhood, students, and the region. The building will include local restaurants, meeting spaces that can be utilized by the neighborhood for community events, and the arena that will be a draw for the larger community and region. The location of the arena required careful attention to the existing neighborhood context including architecture, scale, history, and streetscape. The retail and restaurant areas fronting Tejon incorporate neighborhood elements such as patios, seat walls, outdoor café seating areas, and maintain a pedestrian scale; and creating a dynamic extension of the Tejon corridor. This frontage also incorporates the highest amount of glazing and awnings to match the standards of similar Downtown areas and to create a vibrant pedestrian area. To maintain a pedestrian scale around all four frontages the bulk of the building is located in the center of the block. The building is wrapped in two-three story buildings and has design elements that include brick, wood, metal, and terra cotta to achieve a mix of materials and colors pulled from the diverse historic areas of the neighborhood, Downtown, and the College.

B. INTENT OF ZONING CODE: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE INTENT AND PURPOSE OF THIS ZONING CODE TO PROMOTE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

Form Based Code Section 2.5.4 Conditional Uses lists uses that “may be approved as a conditional use”. Section 2.5.4.3 states: *Any convention center, arena, or sports stadium, whether indoor or outdoor shall be considered a conditional use. The additional level of review may be used to allow such a use in spite of the fact that the proposed structure does not adhere to one of the Code’s approved building types.* This use is consistent with the FBZ Code and is reviewed as a conditional use.

C. COMPREHENSIVE PLAN: THAT THE CONDITIONAL USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY.

This infill project supports the following Plan COS Policies by providing a vibrant walkable mixed-use building that incorporates civic, retail, restaurants, and office uses that support the neighborhood and the larger community.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Policy VN-3. E: Encourage and support the integration of mixed-use development in neighborhoods.

Policy UP-1. A: Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.

Strategy UP-1. A-4: Plan and design activity centers to be supportive of and well connected with multiple modes of transportation.

Strategy UP-1. A-5: Design urban activity centers to encourage walkability.

Policy UP-1.C: Locate and design new and repurposed civic facilities to make them highly visible focal points that express quality design, permanence, importance, and community identity.

Strategy UP-1.C-1: Locate and design public spaces and civic facilities at key locations throughout the city that set an example for quality design and integrate with surrounding private development.

Policy UP-2. A: Support infill and land use investment throughout the mature and developed areas of the city.

GOAL UP-3: Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of the region.

Policy UP-3. A: Proactively participate and invest in the development of Downtown as the city's premier urban activity center.

Policy UP-4. A: Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

Policy UP-4. B: Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.

Policy UP-4. D: Leverage funding tools, partnerships, and policies to fund and maintain redevelopment centers, corridors, and gateways.

CONFORMANCE WITH MASTER PLAN AMENDMENT CRITERIA (SECTION 7.5.408)

A. COMPREHENSIVE PLAN:

This infill project supports the following Plan COS Policies by providing a vibrant walkable mixed-use building that incorporates civic, retail, restaurants, and office uses that support the neighborhood and the larger community. See specific Goals and Policies listed above under Conditional Use Criteria C.

B. LAND USE RELATIONSHIPS:

The surrounding neighborhood consists of a mix of residential, institutional, neighborhood commercial, and office. This location is a key transition area between the Downtown core, the neighborhood, and Colorado College. The project provides a mixed-use building consisting of civic, retail, restaurant, and office uses that are intended to serve the neighborhood, students, and the region. The building will include local restaurants, meeting spaces that can be utilized by the neighborhood for community events, and the arena that will be a draw for the larger community and region. The location of the arena required careful attention to the existing neighborhood context including architecture, scale, history, and streetscape. The retail and restaurant areas fronting Tejon incorporate neighborhood elements such as patios, seat walls, outdoor café seating areas, and maintain a pedestrian scale; and creating a dynamic extension of the Tejon corridor. This frontage also incorporates the highest amount of glazing and awnings to match the standards of similar Downtown areas and to create a vibrant pedestrian area. To maintain a pedestrian scale around all four frontages the bulk of the building is located in the center of the block. The building is wrapped in two-three story buildings and has design elements that include brick, wood, metal, and terra cotta to achieve a mix of materials and colors pulled from the diverse historic areas of the neighborhood, Downtown, and the College.

C. PUBLIC FACILITIES:

The Minor Master Plan Amendment does not negatively impact the existing Master Plan facilities. The Colorado College Master Plan anticipated this area for an ice center and a mix of uses. The project provides new facilities, neighborhood amenities, and recreational opportunities for the area.

D. TRANSPORTATION:

The project takes into consideration existing and proposed transportation options including a parking garage, campus parking lots, on-street parking – Existing and proposed, Downtown parking garages, private lots, and multi-modal options. New roadways or bus routes are not proposed with this project however, the project supports the City’s endeavors to accommodate more multi-modal options in the downtown core by providing ride-share drop off locations, bike racks, and a walkable environment.

E. ENVIRONMENTAL:

The project is an infill development that proposes a mix of uses. No significant natural features exist on the site. Noise impacts will be minimal due to the nature of the use as an indoor operation. Outdoor seating areas along Tejon will enhance the existing commercial development along the Tejon corridor.

FORM BASED ZONE (FBZ) CODE CRITERIA.

The following criteria is in reference to the Downtown Colorado Springs Form Based Code Sections 2 & 4. Arenas are expressly allowed in the FBZ. The site is located in the northern part of the Form Based Zone in the Transition Sector 2. Based on the public process, attention has been given to design the Arena to fit into the context of Colorado College and the surrounding neighborhood and less focus has been given to the Downtown context. The majority of the Form Based Code does not address the requirements for an Arena. Warrants are requested in cases where the code is silent on the requirements for the Arena use and building type.

2.3 BUILDING TYPE

Sector Building Type: Arena permitted as a Conditional Use.

An arena is permitted within the FBZ as a conditional use.

Building Envelope

Building types with 0' front setbacks but inadequate public roadside width should be setback from property line far enough to provide adequate public roadside width.

WARRANTS REQUESTED:

A typical building type for a use that encompass the entire block is not specified in the code. The Arena fronts sidewalks on all four sides. The assumption is that the building façade should abut the sidewalk and have a 0' maximum front setback, 10' maximum side setback, and a 10' maximum rear setback. The project is situated similar to a corner lot typical in the sense that the primary entrances to the Arena face Cache La Poudre and the retail/restaurant entrances face Tejon. Based on these assumptions and the building design, a warrant is requested for all four sides of the building.

- Cache La Poudre front setback (North) = 12' – 54' from the property line. The landscape wall is located on the property line and the setback accommodates a pedestrian plaza at the entrance.
- Nevada side setback (east) = 17' from property line. The setback accommodates underground detention and provides landscaping to create a vibrant pedestrian environment.
- Dale front setback (south) = 3' – 70' from the property line. Future development is anticipated to be closer to the 2' setback.
- Tejon front setback (west) = 2' – 35' from the property line at the closest point and varies throughout the facade.

Building Height: Civic buildings in the Transition Sector 2: 4 story maximum/1 story minimum.

The Arena building is three stories and approximately 80' in height at the center of the block. Buildings adjacent to streetscape and pedestrian areas range in height from 37'-2" to 37'-4". The parking garage is four stories and approximately 37' in height. The Arena is higher than the garage but will only be three stories. The Campus Support building will be two stories.

2.4 FRONTAGES

The Arena covers an entire block and therefore has four frontages. The Tejon frontage is considered a shopfront while the other three sides (Dale, Cache, and Nevada) are considered Arena frontages that are not defined by the form-based code and therefore may not meet all of the specific standards.

The Dale, Cache, and Nevada frontages do not conform to the frontage definitions in the form-based code. These frontages are described below and warrants are requested for frontage type, glazing, and fenestration.

Frontage Type: Shopfronts have substantial window glazing on the sidewalk level and awning that should be at least 6' in depth but does not encroach in the street.

WARRANTS REQUESTED:

- The Tejon frontage includes awning across the majority of the building façade. The awning varies in size from 1'-6" to over 40' where the awning covers entrances to the building. No portion of the awning encroaches the ROW or the Street.
- The Dale, Cache, and Nevada frontages do not conform to the frontage definitions in the form-based code. Additional review by the Downtown Review Board is allowed as a mechanism for conditional uses that do not meet specific criteria.

Glazing & Fenestration: The percentage of first floor glazing equals the percentage of transparent glass along the lower most 10 feet of the first-floor façade running parallel to the front property line.

WARRANTS REQUESTED:

- Tejon glazing: The Tejon frontage is considered a shopfront requiring 60% glazing. 48.81% amount of glazing is provided for this frontage.
- Cache La Poudre glazing = 18.34% overall. While we do not meet a specific glazing requirement the glazing on either end of the buildings higher and covers the majority of the entrances. These areas are the primary focus points for pedestrians and the main public entrances for the Arena.
- Dale glazing = Dale street is anticipated to develop in the future. Therefore, at this time it does not meet glazing and fenestration requirements. Dale Street currently provides 6.83% glazing. This area will be landscaped as a buffer in the interim.
- Nevada glazing = 4.65%. The Nevada frontage primarily consists of the service areas of the arena and therefore has no windows. Extensive landscaping is incorporated to avoid an expanse of blank wall and to create pedestrian interest. These landscaping features include trees, shrub beds and turf.

2.5 USES

Conditional Uses: An arena is a permitted conditional use in the Form Based Code. See Conformance with Conditional Use Criteria above.

2.6 PARKING

The parking has been evaluated based on the requirements for combined uses. The project requires 215 total parking spaces. The parking is accommodated by the parking garage that provides 324 spaces (8 ADA Accessible and 2 Van Accessible spaces). Specific parking calculations are provided in the table below.

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	2,991 SF	750 SF	4 SPACES
	CIVIC	SENIOR ARTS	1,225 SF	750 SF	2 SPACES
	RETAIL	BOOKSTORE	4,470 SF	500 SF	9 SPACES
	RESTAURANT	PUB, WOGLINS	3,172 SF	250 SF	13 SPACES
	OFFICE	HEALTH AND COUNSELING	9,934 SF	500 SF	20 SPACES
			TOTAL CIVIC		178 SPACES
			TOTAL RESTAURANT		13 SPACES
			TOTAL RETAIL & OFFICE		24 SPACES* (32 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.*

2.7 BLOCK STANDARDS

Block Dimensions: The historic downtown block dimension of 400' x 400' shall be preserved and repeated throughout the form-based code area.

The project maintains the historic block dimensions and combines multiple parcels to create a single block.

Mid-block Alley: Blocks shall feature a mid-block alley or pedestrian passage that is at least 20' in width.

WARRANTS REQUESTED:

- No mid-block alley or pedestrian passage will be provided. The use and size of the building does not provide an opportunity for an alley or passageway. Outdoor patios, courtyards, and sidewalks provide opportunities for pedestrian connectivity at the perimeter of the site. Furthermore, the alley currently stops immediately north of Cache on the College Campus.

2.8 PUBLIC SPACES

Outdoor seating areas, covered patios, and seat walls are provided along Tejon. All four facades provide sidewalk connectivity and landscaped amenity zones between the sidewalk and public streets. These areas consist of various materials including colored concrete, stamped/scored concrete, flagstone, raised planter beds, and shrub beds all designed to match surrounding neighborhood context.

Amenity Zone: Street trees required at 25'-40' spacing.

Cache La Poudre Requirement: 12 trees spaced at 40'.

Tejon Requirement: 12 trees spaced at 40'.

WARRANTS REQUESTED:

Street trees are reduced on the Cahce La Poudre Street and Tejon Street to accommodate the main entrance and the ride-share drop off.

- Cache La Poudre Provided: 3 trees of the required 12 trees based on 40' spacing.
- Tejon Provided: 8 trees of the required 12 trees based on 40' spacing.

RIGHT-OF-WAY VACATION (CODE SECTION 7.7.402.C)

A Vacation of Right-of-Way is submitted with this application to vacate the existing alleyway dividing the block. The vacation does not adversely impact any properties and will no longer be required with the approval of the Final Plat combining the lots to a single lot. The Vacation Plat is consistent with the Vacation Requirements in Section 7.7.403 of the Zoning Code.

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