

October 8, 2019

Ryan Tefertiller, AICP
Urban Planning Manager
Urban Planning Division
City of Colorado Springs
30 S. Nevada
Colorado Springs, CO 80901

RE: Edward J. Robson Arena – 1st Response to Public Comment Letter
File No: CPC CU 19-00111, CPC V 19-00112, CPC MP 97-00261-A6MN19

Dear Mr. Tefertiller,

This letter responds to public comments provided with your review letter dated September 18th, 2019. Responses (by topic) are provided below.

COMMUNITY ENGAGEMENT

Colorado College has engaged the community in an extensive public process over the past 12 months. This process has provided multiple opportunities for public input through the website, e-newsletters, 5 public meetings, 1 workshop, one-on-one meetings, and individual meetings with key neighborhood groups. The College has listened, and responded to, ideas and concerns expressed by the wide range of voices involved in the process including but not limited to: neighborhood organizations, local residents, local businesses, local churches and non-profits, college students and faculty, historic preservation advocates, alternative transportation advocates, green energy advocates, CC Hockey season ticket holders, C4C and community advocates, downtown advocates and many, many more. These sometimes-competing voices have shaped the public process and have directly resulted in numerous large and small changes to the project design.

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, Ride Share, 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
- Community Meeting #5
Monday, September 9, 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)

The public process has provided community input that has shaped the design of the Arena directly resulting in numerous and significant changes to the design including but not limited to:

1. The Arena has been relocated to the north side of block.
2. College has developed a plan for parking that does not require on street parking in the neighborhood.
3. 424 parking spaces have been added to plan: 324 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.
5. College will 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. College will amend the Campus Master Plan to relocate the proposed natatorium to the current site of Schlessman Natatorium.
7. College will relocate the tennis courts to college property south of the transportation center near the Van Briggie/Facilities Services building on Glen Avenue.
8. College has relocated the proposed arena service entrance to Dale Street to improve streetscape along Nevada Avenue.
9. College has revise and refined the exterior materials and elevations for the Arena to better respond to campus and neighborhood context.
10. College has revise and refined the landscape and streetscape to better fit within the campus and neighborhood context.

ARCHITECTURE/SCALE

The Arena 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.

The building is intended to be a net zero energy building. Light exterior colors have been chosen for the building to reduce the need for heating and cooling the interior.

Areas to incorporate public artwork are under consideration but the location, designs, and source of the art have not been determined.

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. 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 Transportation Report provided by Felsburg Holt & Ullevig provides further details on the specific parking supply and calculated demand of the project.

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 Transportation Report provided by Felsburg Holt & Ullevig provides further details on the specific parking supply and calculated demand of the project.

A parking management and operations plan will be developed and implemented by the College for uses associated with the arena. For CC hockey games and other large events, it is anticipated that the parking management and operations plan may include pre-event parking lot assignments and pre-paid parking; however, the parking management and operations plan will be highly customizable, based upon event type, size and timing. At this time, it is anticipated that 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 and that 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, it is anticipated the parking garage will only be available for permits/passes purchased in advance through CC Athletics.

The College supports the residential parking permit program currently being explored by the City and continues to work with the City.

ACTIVITIES & SCHEDULE

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 without providing a night life only environment. Many of the uses are intended to close in the early evening. During event public safety and/or CSPD will be on-site.

The CC Tiger Hockey Schedule is posted nearly a year in advance of the start of the season and is available for public view. C4C events will be scheduled 12-24 months in advance and posting dates will be determined by the size and type of event. The college proposes to make the Arena available 50 days per year for C4C events when the college is not in regular session; Primarily during summer and block breaks, winter break and holidays, and most frequently on weekends.

LANDSCAPING

This submittal includes a final landscape plan that provides more detailed landscape specifications identifying tree pit sizes, tree and shrub sizes, and planting locations.

The site is an urban setting and follows the guidelines regarding materials and colors. The amenity zones provide flagstone to match the typical materials of the college while maintaining the impervious pavement required by the form-based zone.

LIGHTING

The arena provides full cut-off shielded lighting per City standards. Flashing lights and/or signs are not proposed including scrolling/changing message boards.