

Robson Arena

City Council
Public Hearing

December 10, 2019

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Background



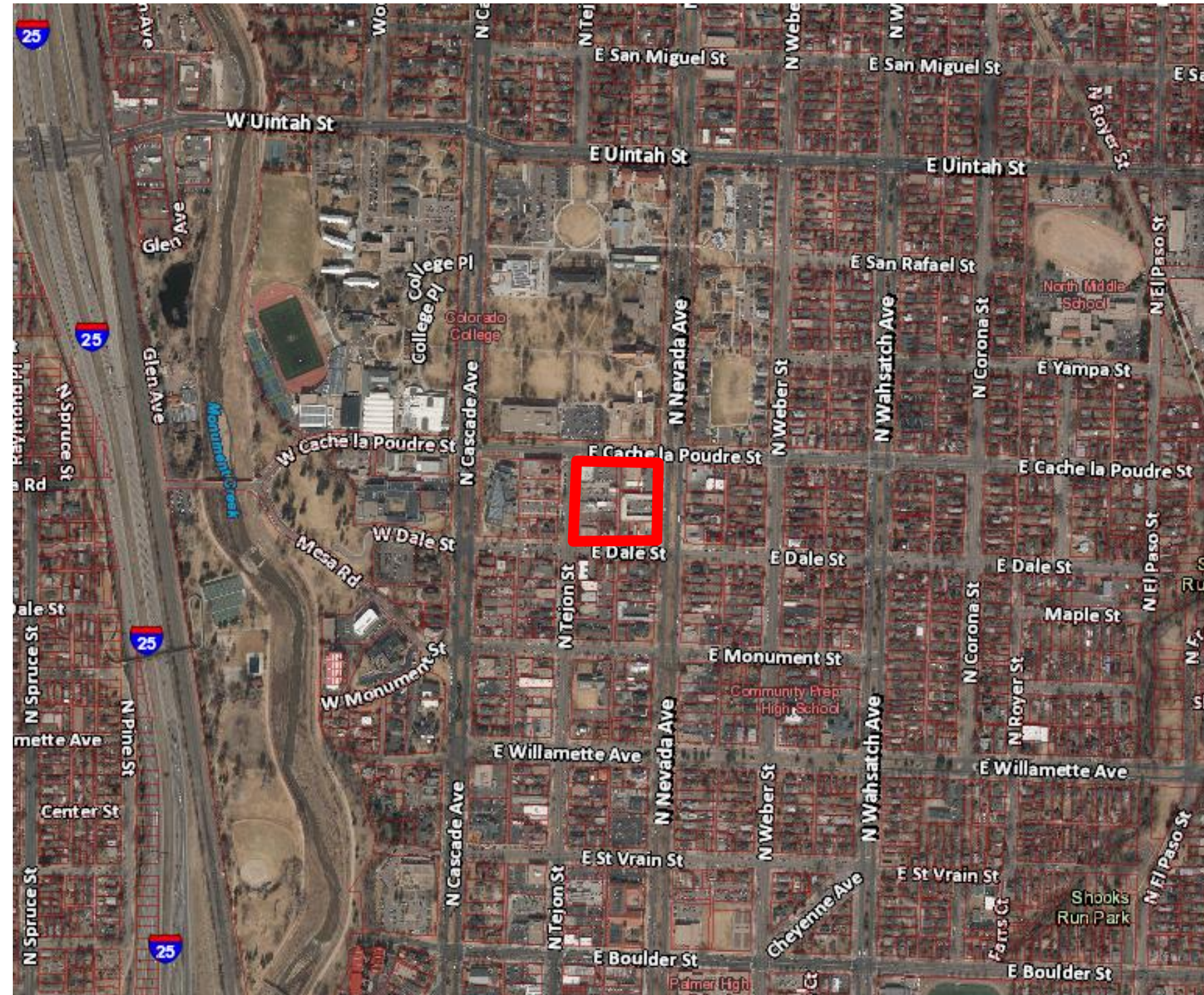
- Site located on block bound by Tejon, Cache la Poudre, Nevada, and Dale
- Zoned FBZ-T2A
- Approx. 3.7 acre site
- Mix of College buildings and vacant property



Background



- North edge of Downtown
- C4C project
- Colorado College & Experience Downtown Master Plans
- Gateway into Downtown
- Adjacent to a mix of uses



Applications



- FBZ Conditional Use Development Plan - arena
- ROW vacation
- Minor amendment to College Master Plan
- Subdivision Plat to create one lot
 - administrative



Stakeholder Outreach



- Significant dialog before submittal
 - Six large public stakeholder meetings
 - Regular E-newsletter to stakeholders
 - Press releases and media coverage
 - One-on-one meetings with key stakeholders
- Formal Public notice from City at:
 - Application Submittal (included info on City-led neighborhood meeting)
 - Prior to Downtown Review Board

Stakeholder Input

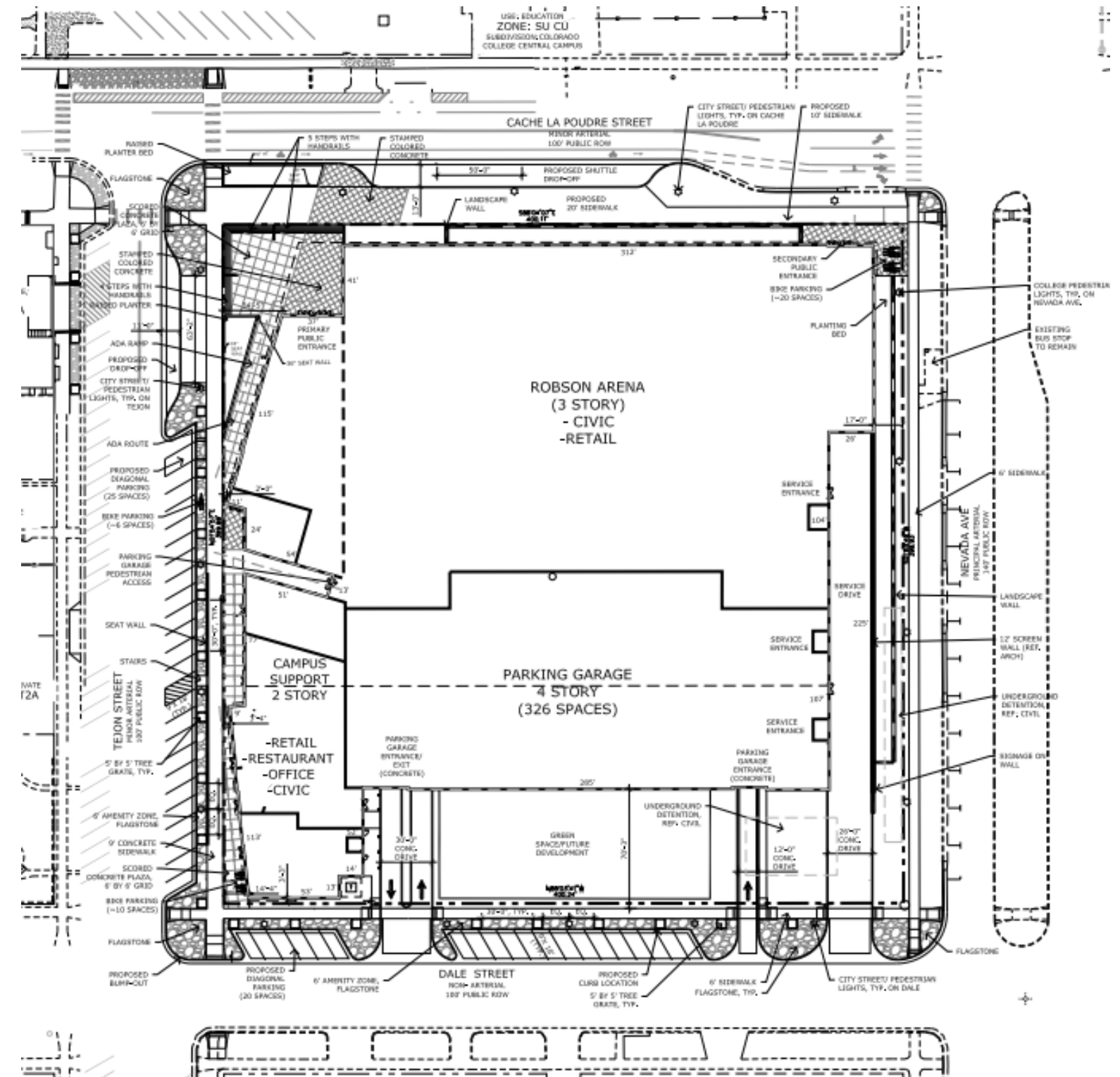


- Significant input throughout the process
 - Emails received after submittal included as Figure 3
 - Response to stakeholders – Figure 4
 - Letter received just prior to publishing DRB report
 - Downtown Partnership support
- Late communications / emails
- Concerns from some regarding: traffic, parking, scale, intensity, design, lighting, etc.

Application Details #1



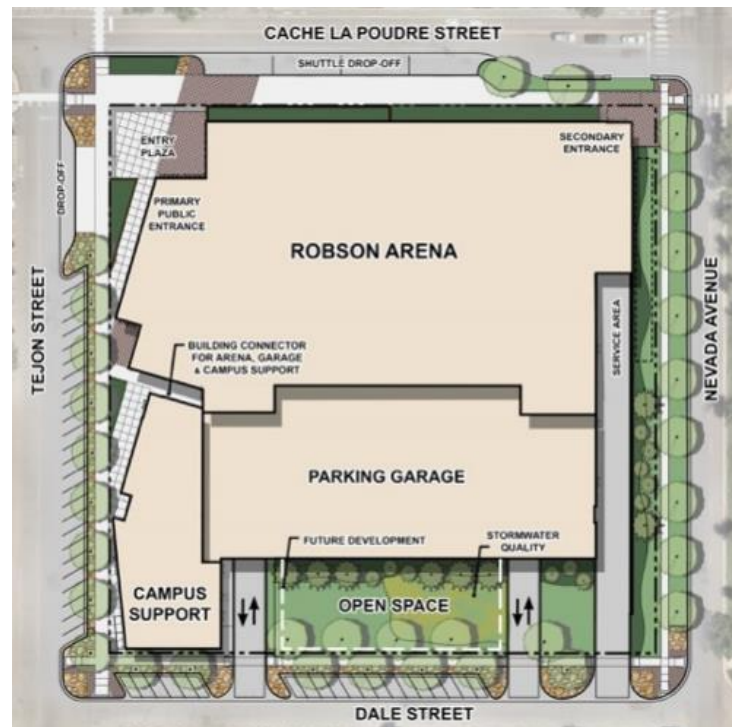
- CPC CU 19-00111
- FBZ Conditional Use Development Plan
- Plan shows proposed arena structure
- Associated uses:
 - Street-level commercial
 - Attached parking garage
- Public improvements
- Traffic/Parking study



Plan Details, cont.



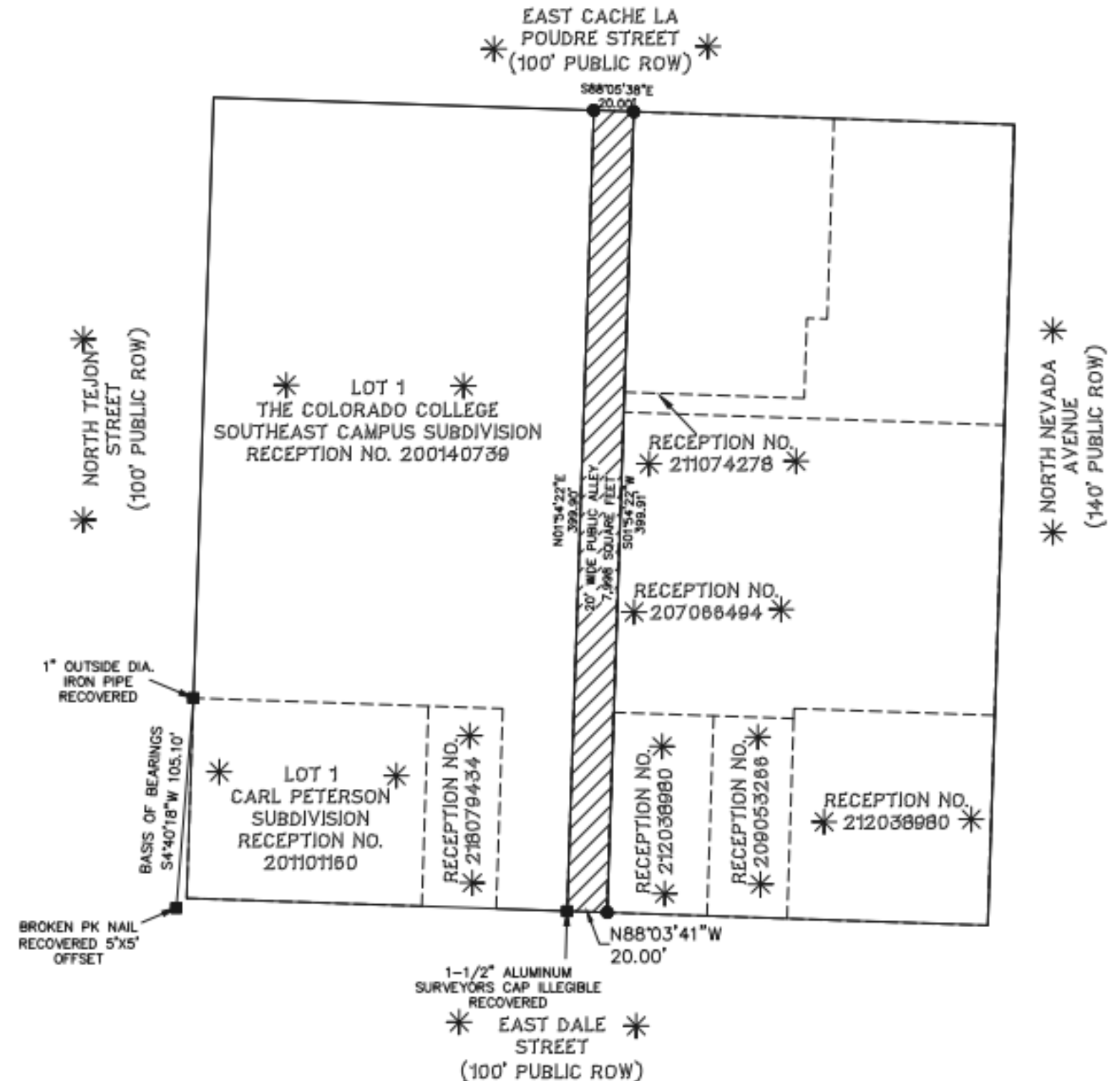
- 3,400 seat capacity
- 324 stall parking garage
- Primary entrance at NW corner of the site
 - Secondary entrance at NE corner
- Access to garage from Dale



Application Details #2



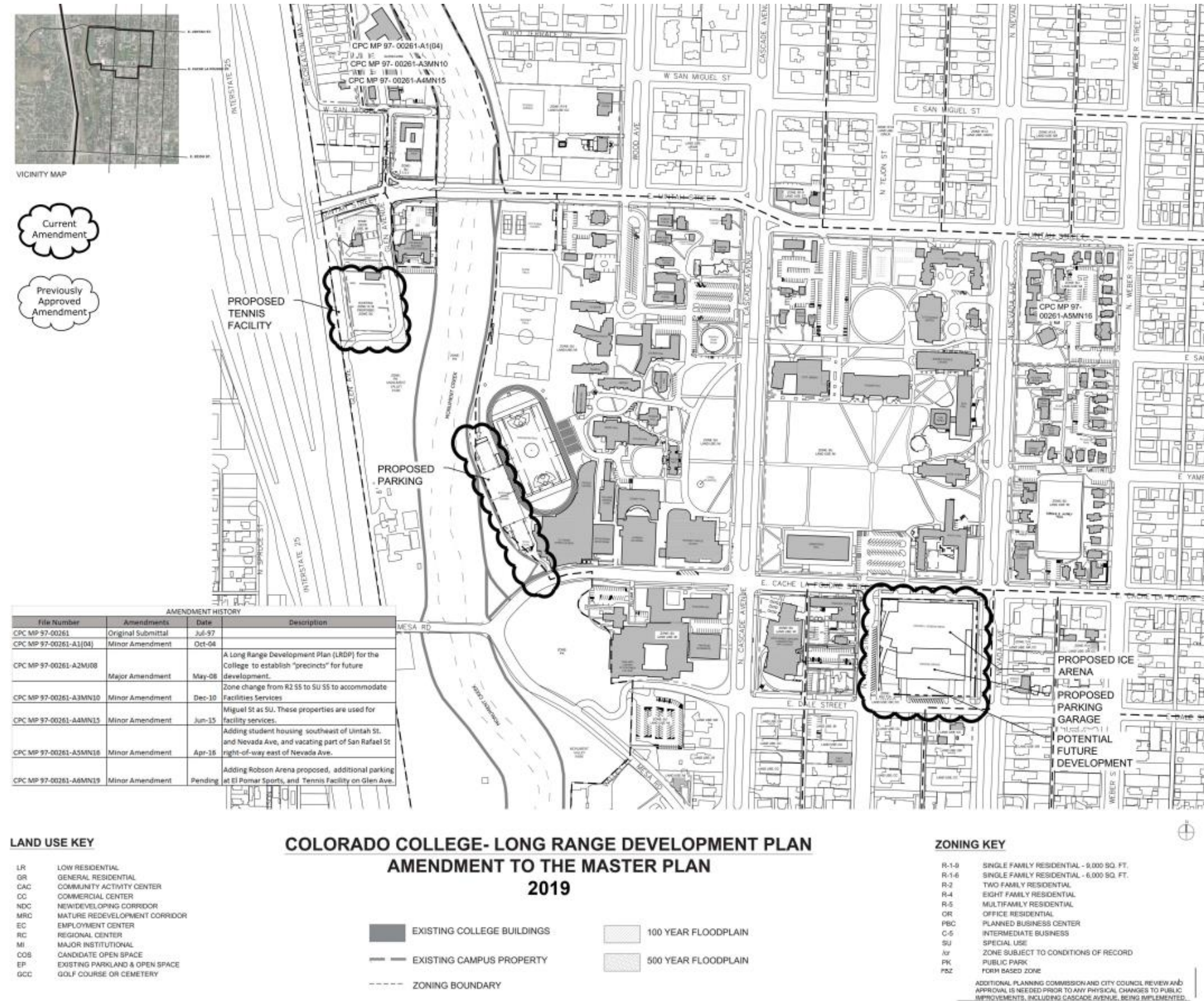
- CPC V 19-00112
- ROW Vacation
- Public alleyway connecting Cache la Poudre to Dale
- Vacation needed to support the stadium
- Reserving utility easements



Application Details #3



- CPC MP 97-00261-A6MN19
- Minor amendment to the Colorado College Master Plan
- Update details of arena site
- Illustrates two supporting elements on west campus



Analysis – FBZ Standards



- CU required because stadiums and arenas don't fit cleanly into FBC Building Types
 - Plan utilizes Civic Building Type and standards
- Staff reviewed the project using all physical standards
- Some relief needed for:
 - Building Envelopes
 - Frontage – glazing
 - Block Standards – historic block pattern
 - Public Spaces – trees
- Significant dialog on these issues in Staff Report

Analysis – Parking



- Parking and Traffic closely reviewed
- FHU Study in packet
- 324 proposed on-site
- Increased on-street parking adjacent to the arena
 - Ride-share and bus drop-off zones
- Use of other parking resources to meet demand
 - On campus surface lots
 - Private surface lots in the area
 - City parking structures
 - Supplemental parking in the area

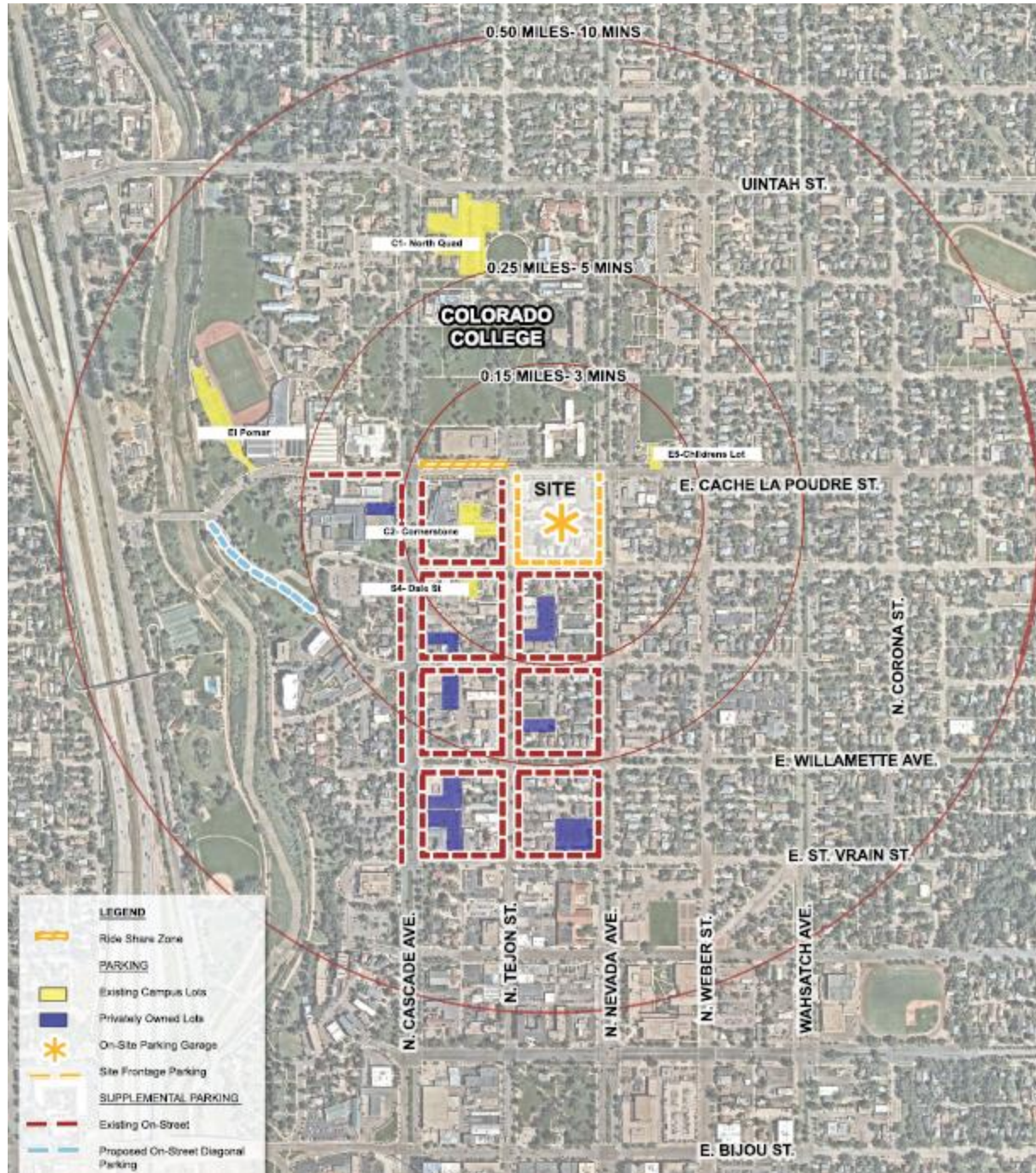


Table 2. Parking and Vehicle Trip Generation Table

	95% Auto Mode Share
Total Attendance	3,407
Student Attendance	238
Non-Student Attendance	3,169
Auto Mode Share	3,011 people arrive by car
Auto Occupancy (2.7 per vehicle)	1,115 cars
Operations Staff Cars	100
Total Vehicles	1,215 cars

Table 5. Game Day Parking Supply

Parking Source	Location	Number of Spaces
Existing Campus Lots	North Quad Lot	205
	Cornerstone Lot	55
	Dale Street	15
	Children's Lot	16
	Subtotal	291
Proposed New Parking	Site Parking Structure	324
	Lot near tennis courts on Cache La Poudre	100
	Site Frontage Parking (on-street)	58
	Subtotal	482
Parking Agreements with Neighbors ¹	Various Locations (mostly south of site)	407
	Subtotal	407
	Grand Total	1,180
	Supplemental Downtown parking	170
	Total with Downtown spaces	1,350

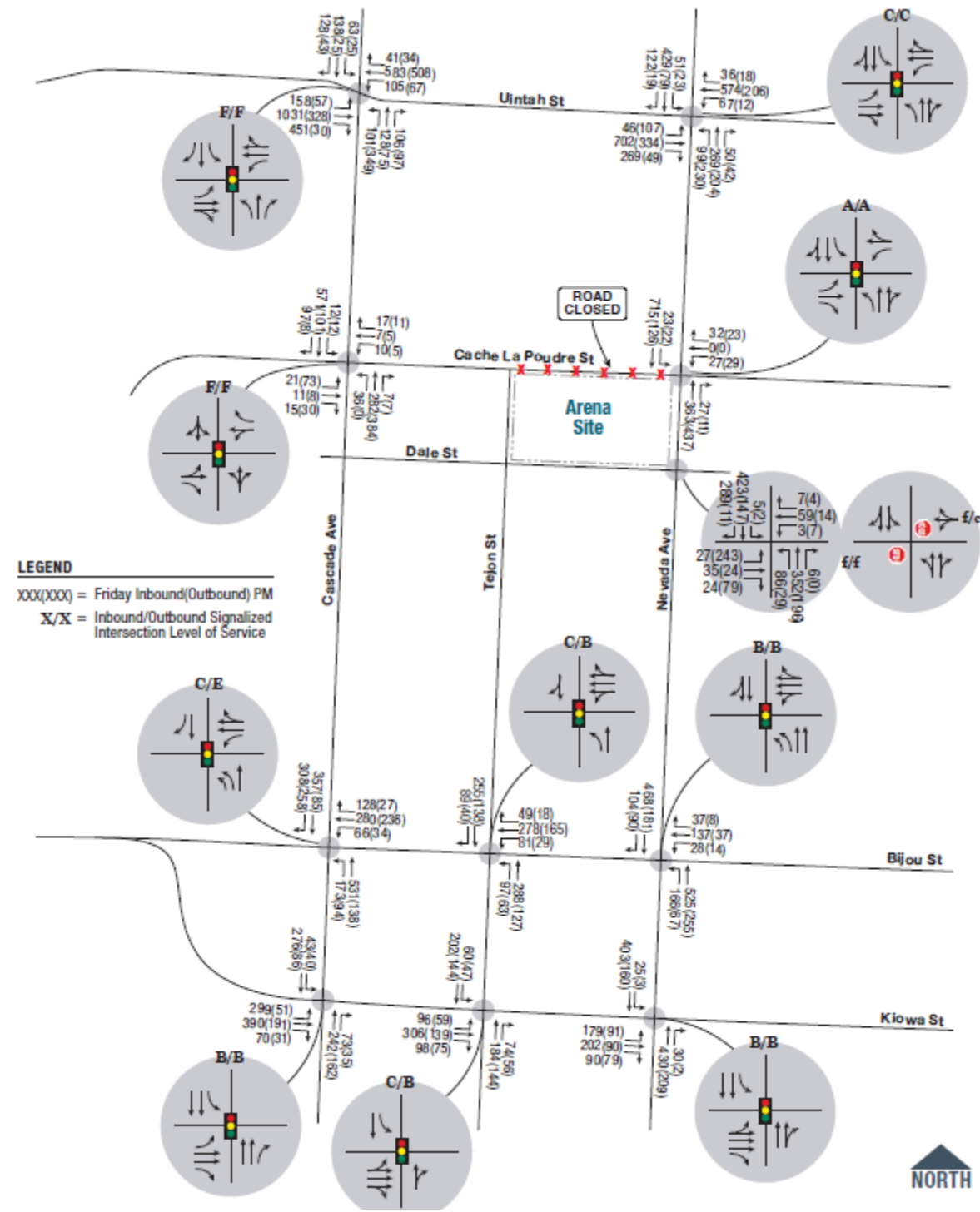
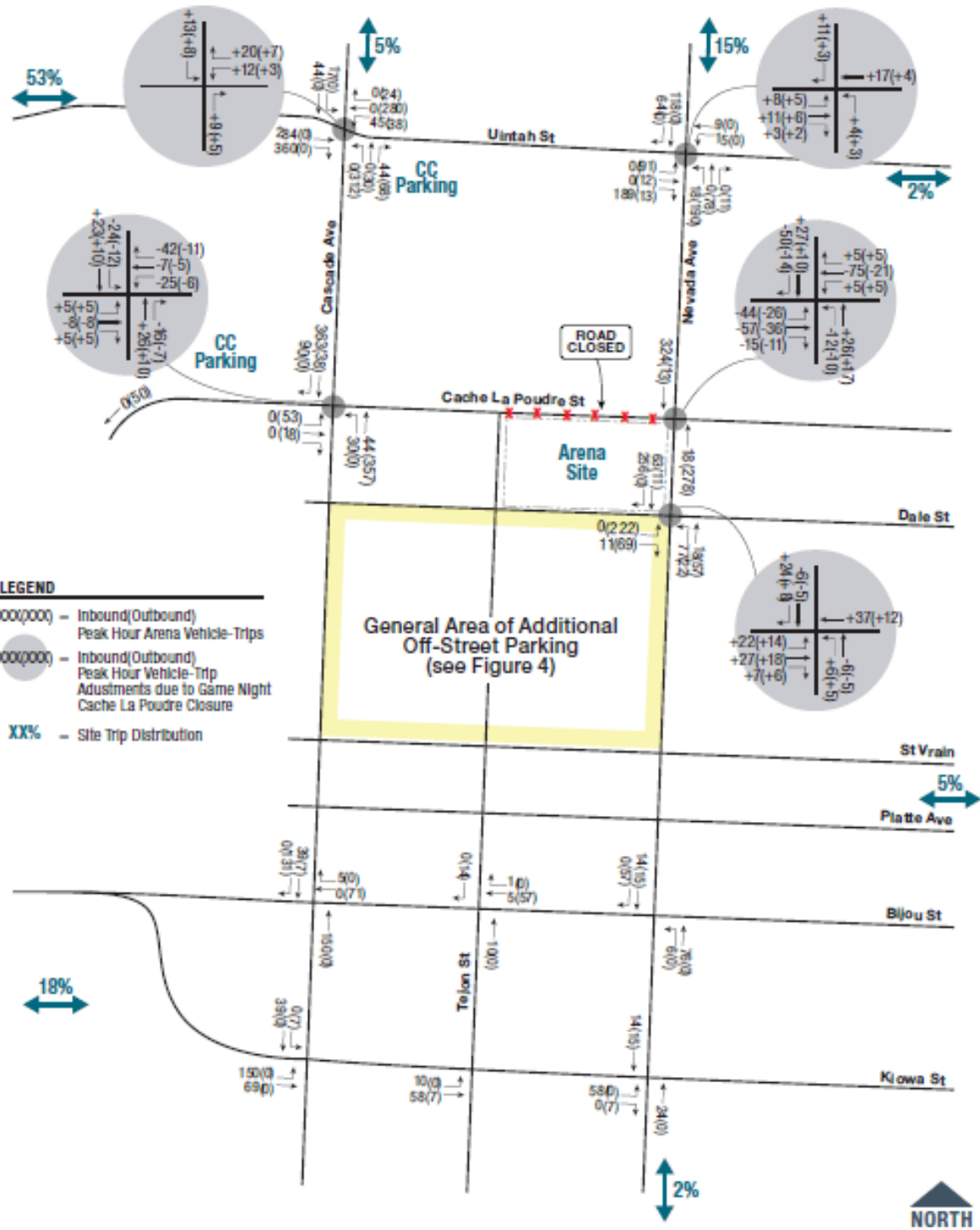
¹Parking agreements have not yet been finalized so no further detail is currently available

Reminder: Site meets parking standards per Section 2.6 of FBC

Analysis – Traffic



- FHU study also addressed event traffic impacts
- Relatively short peaks before and after games
- Dispersed parking helps reduce impact on individual intersections / streets
- Uniformed traffic control utilized at key locations
- Reduced background volumes at the conclusion of games reduces impact



Analysis – CU Criteria



- Conditional Uses are evaluated using three criteria:
 - That the value and qualities of the neighborhood are not substantially injured
 - Consistent with intent & purpose of zoning code to promote public health, safety, and general welfare
 - Consistent with the City’s comprehensive plan

Analysis – CU Criteria



- The proposed use and scale of proposed arena will affect surrounding properties
- Positive impact to public health, safety and welfare of the community
- Positive impact on Colorado College
- Significant alignment with PlanCOS
- Supported by Experience Downtown Plan and holistic planning efforts for northern downtown

Analysis – Vacation Criteria



ROW Vacation applications are evaluated using five criteria:

1. No longer needed for public transportation purposes;
2. Will not adversely impact use of the right of way for public utility and/or drainage purposes;
3. Will not adversely impact the uniform width of the remaining portions of the public right of way along the block frontage for which vacation is sought;
4. Access to lots or properties surrounding the public right of way will not be adversely affected; and
5. The vacation is consistent with the purpose of this Subdivision Code.

Analysis – Master Plan Amend



Master Plan amendment applications are evaluated using five general categories of criteria:

1. Comprehensive Plan;
2. Land Use Relationships;
3. Public Facilities;
4. Transportation; and
5. The environment

Modifications



- The project has gone through two rounds of review
- Some issues need resolution
 - Drainage report
 - Parking calculations and dimensions
 - Streetscape / pedestrian details
 - Landscape details
 - Other minor clarity issues
- No substantive nor compatibility issues

- Unanimous recommendation for approval of the Conditional Use Plan, ROW Vacation, and Master Plan amendment based on the finding that the required criteria are met.
 - Technical modifications
 - Two new provisions:
 - Progress on comprehensive parking plan
 - Nevada wall architectural modifications

Recommendations



- Recommend approval of the Conditional Use Plan, ROW Vacation, and Master Plan amendment based on the finding that the required criteria are met.
 - Technical modifications in Staff Report



QUESTIONS?