

Tefertiller, Ryan

From: Bradley Kraushaar <bkraushaar@gmail.com>
Sent: Wednesday, October 09, 2019 2:47 PM
To: Tefertiller, Ryan
Subject: Re: Resubmittal of Robson Arena Plans and Documents
Attachments: IMG_5926.PNG; IMG_5927.PNG

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Hi Ryan,

Some comments on the plans. (In general, the detail, accuracy, and legibility for the non-building portion of the project seems to be to a low standard). Are these plans meeting the City's standards?

More specifically:

Sheet 5

- Clarification on the 6' Amenity zone and the 5'x5' tree grate. Does this mean there's a 6" curb around the tree grate? Where are the 12" going? How are these two dimensions reconciled?
- The Dale Street planting strip (adjacent to building) is narrow and sparsely planted. Should be expanded for greater screening.
- Conflict exists between angled parking and tree trunks. Rear bumpers on full-sized pickups, if backed up to wheels on curb would conflict with trees, even at installation caliper (see attached)
- Bike rack model choice is critical. Simple inverted "U" shape are preferred to those with trays, etc. to reduce clutter.

Sheet 6

- Symbology of trees to be demo'd vs those to remain not legible

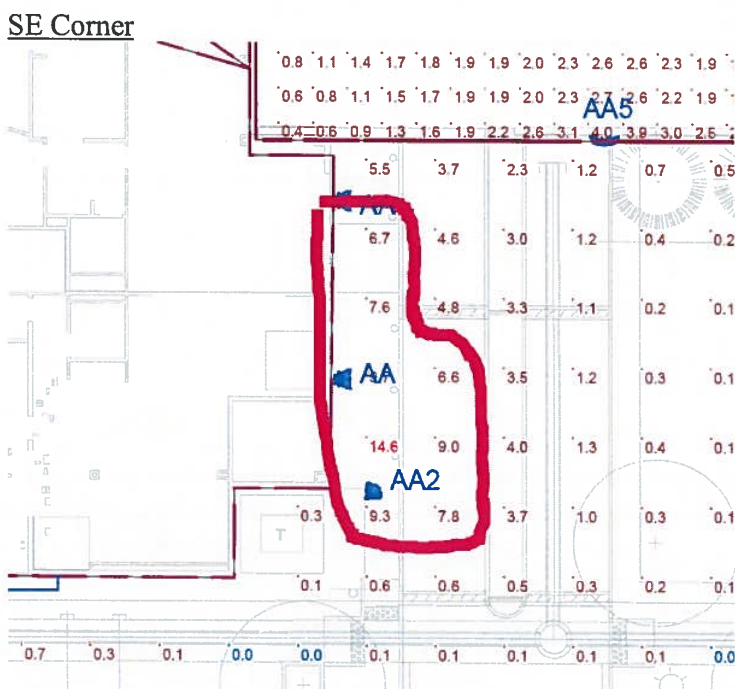
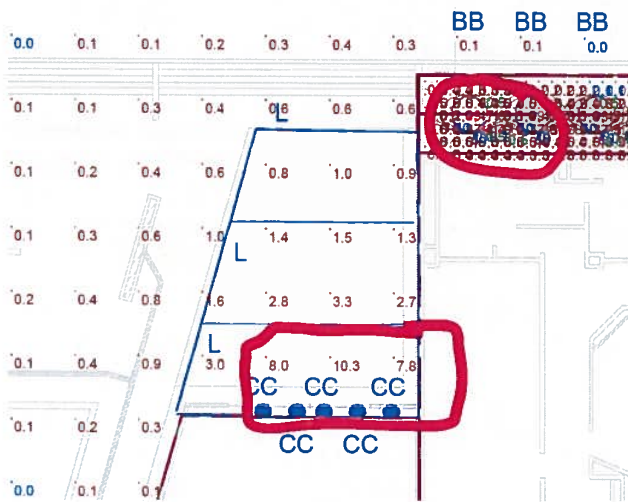
Sheet 7

- Detail 4 - The adjacent profiles (street/curb/gutter and sidewalk) are incorrectly represented, and make this detail inaccurate/insufficient. This is perhaps the most critical landscape detail as the trees installed under grates will be the most constrained and challenged. (see example below)
- Plant Schedule: 3" caliper/6' Height for Evergreen/Deciduous trees insufficient for a project of this scale, significance. 4" caliper/10' HT should be required, minimum.

Sheet 15

- "General Note" correction. Project is for CC, not CSU
- General comment: fixtures and lighting coverage shows numerous hot spots across the project. From the NW, SW entrances. To various planting areas. And the parking levels. Better fixtures with more even light throw should be chosen. Values above 5 fc should be avoided. There are many numbers far in excess of this in numerous hot spots.

NW Corner



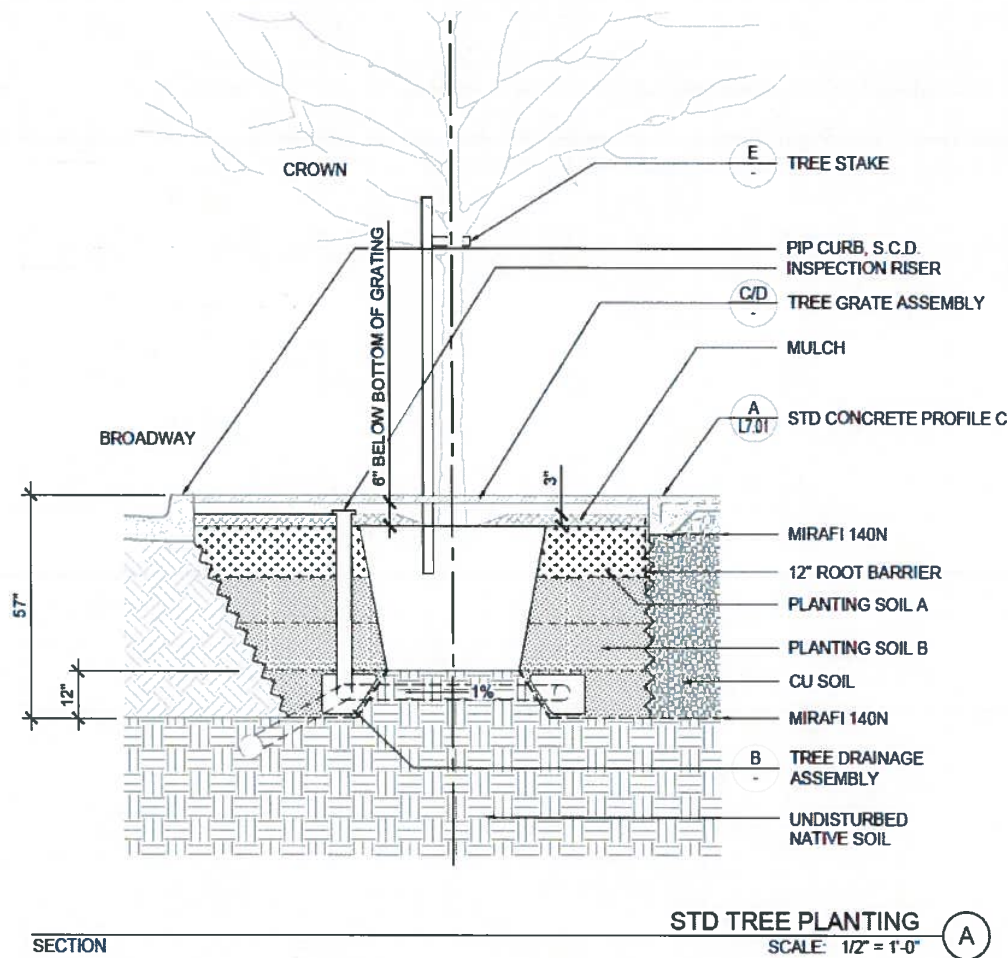
(over illumination of entrance)

-All street lights, must be included in plan to have any possible way of understanding the nighttime effect/conditions for the perimeter of the project. Sidewalks? Planting zones? How can proper illumination be evaluated by the city?

Let me know if you have any questions regarding my comments.

Cheers
Bradley

Example Constrained Tree Planting Detail



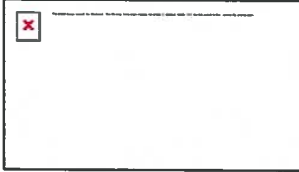
On Wed, Oct 9, 2019 at 1:22 PM Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Stakeholders,

You are receiving this email due to the fact that you provided comment to me on the Robson Arena land development applications. I'm writing to let you know that revised plans and supporting documents have been received by the City and they have been uploaded to our LDRS website. You are welcome to review the new documents by clicking on this link: <https://eoc.springsgov.com/ldrs/rpt/index.htm> then entering the search term "Robson Arena" in the Keyword search box. You should get four separate application results, each having numerous links to PDF letters, plans, reports, etc. You should focus on those links that have the date "10/09/19" behind them as those are the most recent submittal documents. After reviewing the documents you're welcome to provide additional comment to me and ultimately to the decision makers. While I have not reviewed the new documents yet, it is my belief that many of the technical items in my September 18th review letter will have been resolved and that the project will be scheduled for the November 6th meeting of the Downtown Review Board. Roughly two weeks prior to the public hearing, postcards will be mailed, posters posted on the site, and I will send you an additional email notice relaying information about the date, time, and location of the hearing.

Please let me know if you have any questions,

Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #603

Colorado Springs, CO 80901

Phone (719) 385-5905

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Tefertiller, Ryan

From: Cory Page <crpage@me.com>
Sent: Wednesday, October 09, 2019 9:43 AM
To: Tefertiller, Ryan
Subject: Robson Arena Comments

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Mr. Tefertiller,

I would like to add the following comment to be considered in Colorado College's application to build the Robson Arena. I am a CC alum ('18) and believe project will ultimately be beneficial for the campus and broader Colorado Springs community. I have been closely involved with this project via the Colorado College administration and feel as though my concerns have been repeatedly left unheard.

I strongly advise the City of Colorado Springs not to allow Colorado College to turn the current creek-side tennis courts into a parking lot. The City has a rampant stormwater issue that would be exacerbated by a paved lot in such close proximity to Monument Creek. CC has failed to layout any plans for a stormwater detention area that would mitigate the effects of a paved lot, including toxic runoff from vehicles, that would otherwise be nonexistent if the area remains a tennis facility. Furthermore, the thousands of City residents that recreate on the Pikes Peak Greenway Trail would be negatively affected by a heavy use parking lot in such close proximity (mere feet in some cases) to the trail and creek below. It seems very shortsighted of the City to promote funding for much needed improvements to the [Legacy Loop](#), while turning a blind eye to its potential detriment in unison.

Recommendation: Advise CC to build the additional parking lot needed to accommodate Robson's demand across Monument Creek (adjacent to VanBriggle) where the new tennis courts are currently slated for relocation. This lot would have a similar car capacity and would still be within a 10 minute walk radius from the Robson Arena. CC's owned real estate on Glen Ave would provide the necessary space for a stormwater mitigation system to minimize the impact of a paved surface.

Best,
Cory Page
(678) 371-2997

Tefertiller, Ryan

From: Cathy Mundy <cathy.mundy@icloud.com>
Sent: Tuesday, September 17, 2019 2:36 PM
To: Tefertiller, Ryan
Subject: Robson Arena

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Hi Ryan,

I know Chris Lieber and trust and like him a great deal. However, I must say that I feel almost completely negative about this project. I find it intrusive for the neighborhood (how it looks—huge and hulking) with traffic implications that are daunting for all parts of the neighborhood. Were its location elsewhere, I would like the design and architecture, but in the location that you have chosen (and already cleared), I feel it is most ill advised. The negative effects on this neighborhood far outweigh the benefits.

Please put this arena somewhere else.

Sincerely,

Catherine A. Mundy 471-8244

Tefertiller, Ryan

From: Bill Carle <MtEvans14260@aol.com>
Sent: Tuesday, September 17, 2019 4:48 PM
To: Tefertiller, Ryan
Subject: Robson Arena

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Ryan,

Wasn't going to weigh in but talked to a Ft.Collins resident who said CSU students couldn't park on campus game days now that the stadium was downtown.

I went to both CC and CSU. Can't imagine that scenario for anyone involved.

As owner of 702 North Cascade, I have to say the impact on our property can only be negative. And negative for the student body if CSU model is used at CC.

As a venue owner, [Ozarks Amphitheater] , I also know the scope and area needed to park for 3,000 patrons. It ain't there.

My 2cents.

Bill Carle

Sent from my iPad

Tefertiller, Ryan

From: PAMELA STEELE <pdsi43one@yahoo.com>
Sent: Sunday, September 15, 2019 4:37 PM
To: Tefertiller, Ryan
Subject: Old North End Requests

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If city planners lived in the the new CC arena neighborhood, decisions would most likely be different. Please consider the proposals recently sent to you by the ONE board. Pamela Steele. 811 N Weber St

Sent from my iPad

Tefertiller, Ryan

From: Mitch Downs <Mitch@springscpa.com>
Sent: Wednesday, September 18, 2019 7:44 AM
To: Tefertiller, Ryan
Subject: Robson Arena

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Good morning Ryan, I attended the meeting on September 9. Thank you for the information. As a property owner south of the proposed arena I'm somewhat concerned about the parking. During the meeting it was said that 391 of the needed parking spots will come from private properties. Do you know when property owners will be contacted?
Mitch

Mitchell K. Downs, CPA
Partner
Osborne, Parsons & Rosacker, LLP
601 N. Nevada
Colorado Springs, CO 80903
Voice: (719) 636-2321
Fax: (719) 636-2517
Email: mitch@springscpa.com

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Tefertiller, Ryan

From: Nita Peters <nita.peters1@gmail.com>
Sent: Wednesday, September 18, 2019 12:02 AM
To: Tefertiller, Ryan
Subject: Robson arena

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My husband and I live near Boulder and Cascade. We walk the North End most days and are frequent patrons of Wooglins. We have not talked to a single person who is not appalled at the thought of bringing over 3,000 people into the neighborhood with absolutely no way of controlling the traffic and parking requirements of such a crowd. Colorado College has been a good neighbor but it is very difficult to see how this grandiose plan fits any of the needs of the community. It has always appeared as a "done deal" even though input is asked for from the neighbors. No one.....I repeat no one.....is convinced this will be anything but a traffic nightmare.

Nathaniel and Nita Peters
47 W Boulder St, Colorado Springs, CO 80903

Tefertiller, Ryan

From: DFB <zerodf@aol.com>
Sent: Tuesday, September 17, 2019 8:06 AM
To: Tefertiller, Ryan
Subject: The Near North End Neighborhood Board - Robson Arena

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Mr R Tefertiller,
Have reviewed the Near North End Neighborhood Board comment sheet on Robson Arena and concur as written, with additional comments.

Concur with: "Request CC and City work, with the NNE Neighborhood Board to mitigate harm the Robson Arena will bring to our neighborhood."

Additional Comments:

1. Authorize individual property owners the authority to request the allocation of two marked reserve parking spaces for their homes.
2. Authorize CC security police take a greater roll, in patrolling and/or responding to disruptive activities of students at off campus housing.

VR/
Mr David Boschelli//

Tefertiller, Ryan

From: Sue Fine <lilylapin@gmail.com>
Sent: Monday, September 16, 2019 4:55 PM
To: Tefertiller, Ryan
Subject: Robson Arena and Parking Concerns

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Dear Ryan Tefertiller,

Thank you for giving folks the opportunity to comment on the Robson Arena.

I attended the Arena meeting Monday, September 9 and previously the Parking meeting for my neighborhood. We live on East San Rafael Street between Weber and Wahsatch, close to the college and the arena site. In addition we own and rent out several bungalows that will also be impacted. As a relative newcomer, both homeowner and landlord, to Colorado Springs, I am extremely distressed about both the arena plans and the implications for parking and car traffic through the immediate neighborhoods.

Ironically, September 10, the Tuesday after the arena meeting, we could not find parking on our own street. It was the worst since we moved here from New Jersey three years ago. Since Tuesday, it has been difficult each day to be assured of finding parking. The cause is primarily Colorado College staff and students who do not live on this block parking and walking to the college in increasing numbers. Why is this happening? Are they avoiding paying for parking on campus or is campus parking somehow inconvenient? Today, there is even a car parked that has a CC parking lot permit but has chosen to park here.

In addition, our block is a CC party block with several major party houses. Regularly there are large parties with lots of drinking, driving, and crowds of yelling foot traffic students. Campus Security and local police have been unable to consistently respond because their resources are over extended.

There have been as many as 300 kids on our block. They have trampled gardens, peed in yards, come up on our porch. Imagine this multiplied by 10, the 3,000 plus hockey fans looking for free/convenient parking in the area and many possibly drunk. The college and local police cannot even keep up with the students. How are they going to keep up with this size fan base?

We were at a concert at the World Arena last week and witnessed the parking and traffic flow. Even though that area is specifically designed for the scale of an arena and the parking and traffic flow, the congestion was considerable (although their system is pretty well organized). The designated Robson Arena site and surrounding area here is not set up for traffic

congestion on any scale near the World Arena's. Also the physical scale of the proposed Robson Hockey Arena is not reasonable for the Nevada, Tejon, Cache, Dale Street locale, both aesthetically and practically.

Part of why we moved here was to get away from these kinds of issues in the very densely populated Northern East Coast. We've witnessed far too many disasters built out of the same ingredients the Robson Arena will create. We've seen what a drop in quality of life these kinds of problems can cause. We ask you to consider what the quality of life here offers and not confound it by creating problems this town doesn't need to have.

Tejon Street and its walkability is one of the greatest assets of downtown. I bike most places, avoiding driving, as I did on the East Coast, or took public transportation. This town is already too car oriented. I biked to work in New York City for over ten years. I have had more near misses here being almost hit on my bike by cars who disregard pedestrians and bicyclists in the three years I've been here than in all my commuting time in Manhattan. If anything, for quality of life, the Springs could focus on making this town more walkable. I thought it sadly funny that walking home from the Robson Arena meeting last Monday, I almost got hit by a car that disregarded the stop sign at Cache and Tejon when I was stepping into the pedestrian cross walk, like how dare I have right of way as a pedestrian.

If the Robson Arena goes forward, I hope at least we will get more traffic enforcement, permit parking in our own neighborhoods, and traffic lights. But why not nip the potential problems in the bud and help maintain/improve the quality of life that drew us East Coasters here in the first place.

Best, Sue Fine
201-780-0514
318 E San Rafael Street
Colorado Springs, CO
80903

Tefertiller, Ryan

From: Eve Tilley <evetilley@ctaengcorp.com>
Sent: Monday, September 16, 2019 4:44 PM
To: Tefertiller, Ryan
Subject: CC Robson Arena vs Near North End

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Dear Mr.Terfertiller:

I am adding my name to the list of the members of the Near North End Neighborhood Association which requests that CC and the City take action to help mitigate injury the arena will bring to the Near North End Neighborhood, as well as their request for an independent mediator to help address and mediate the neighborhood requests with the City and Colorado College.

The whole project is just too darned big, and there is already not enough parking in the area without the arena having been built.

Sincerely,
Eve Tilley-Chavez
30 Mesa Road
Colorado Springs, CO 80903
(719) 331-8601

Tefertiller, Ryan

From: Steve Purdy <purdythelumber@yahoo.com>
Sent: Monday, September 16, 2019 4:02 PM
To: Tefertiller, Ryan
Subject: Robson Arena

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Ryan, this project is clearly detrimental to the hundreds of homeowners in the near-northend area. We already have at least ten cars parked on our block (E. San Rafael) every day that are associated in some way with the college. They use our streets to avoid the charges associated with parking on campus. This will get exponentially worse when 3000 additional people descend on our neighborhood every time there's an event at the arena. People are going to get hurt with all these cars flying through our neighborhood looking for free parking.

Don't green light this reckless, needless project. This is nothing like what Mr. Robson had in mind for his generous donation.

Respectfully,

Steve Purdy

Tefertiller, Ryan

From: Jeff Neal <janeal@csu.org>
Sent: Monday, September 16, 2019 3:04 PM
To: Tefertiller, Ryan
Subject: RE: Robson Arena Comments

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On your point of clarification. How many parking spaces will CC eliminate and what is the net GAIN of parking?

Also, what is the city code requirement for an ice arena of that size?



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	Ice and roller skating rink	1 sp
	Miniature golf course	1 sp

And what is the sq ft of this project again?

Also what about this?

B. Nonconforming Parking: Nonconforming off street parking and maneuvering areas which lawfully existed at the time this part became effective may be continued, except as otherwise provided in this section. Nonconforming parking and maneuvering areas shall not be expanded, enlarged, extended or increased except as otherwise allowed in this part.

Additional off street parking may be required whenever the Manager determines that it is necessary to avoid congestion on public streets and for the general safety and **convenience of City residents**.

And this? Isn't this facility multi-use? Ice Arena and shops and restaurants?

B. Mixed Uses: In the case of mixed uses (i.e., restaurant and hotel) and uses with two (2) or more different functional areas (i.e., warehouse with office, dining area within a convenience food store), the total requirement for off street parking spaces shall be **the sum of the requirements** for each of the various uses.

J.Neal

From: Tefertiller, Ryan [mailto:Ryan.Tefertiller@coloradosprings.gov]
Sent: Monday, September 16, 2019 2:52 PM
To: Jeff Neal <janeal@csu.org>
Subject: RE: Robson Arena Comments

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Hello Jeff,

Thanks for your email. I will add your input to my project files, forward it to the applicant for their consideration, and provide it to the decision makers at the upcoming public hearings. The City Planning Department will be issuing a review letter for the project applications in the coming days; that letter will be posted on the City's LDRS website for your review. You will also be notified when revised plans are provided to the City and when public hearings are scheduled. Please let me know if you have any questions at this time,

Ryan

PS – just to clarify one point in your email, the proposed project does include a 4-level, 326 stall attached parking structure immediately south of the arena. While that garage won't meet the full parking needs during larger events, (other lots in the area will be used for those) it will be more than adequate for daily use and smaller events.



Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email
Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division
Planning & Community Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

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From: Jeff Neal [mailto:janeal@csu.org]
Sent: Monday, September 16, 2019 2:43 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Robson Arena Comments

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Ryan,

Let me be very clear. I am 100% opposed to the building of this facility as proposed. As with the building of the dorms between Weber and Nevada, this facility will create even more parking problems for the immediate neighborhood. When that project was proposed the same issue was brought up. You ignored it and did whatever CC told you to. Now, our block is filled with CC student and employee vehicles. Thanks for that.

I see you are intending to do the same for them again.

Oh, if only you would require them to follow the city code for a facility of that type and the associated requirement for **off street** parking.

When the city gave them San Rafael St they said it was for a parking garage as part of their master plan. They lied and build dorms instead.

First, their plan called for a practice facility which turned into a 3000+ seat facility, yet another lie. STILL no parking garage.

Instead of being the CC cheerleader, why don't you try and represent the people of this city and enforce the code requirements?

NO TO THE ROBSON ARENA WITHOUT PARKING FOR ALL THE ANTICIPATED CARS FLOODING IN!!!

J.Neal

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Tefertiller, Ryan

From: Tam Walsky <tamwalsky@gmail.com>
Sent: Monday, September 16, 2019 12:54 PM
To: Tefertiller, Ryan; Avila, Yolanda; Gaebler, Jill; Geislinger, David; Knight, Don; Murray, Bill; Pico, Andy; Skorman, Richard; Strand, Tom; Williams, Wayne; Suthers, John
Subject: Robson Arena- proposed changes

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Greetings:

I would like to express my concerns about the City of Colorado Springs approving changes for Colorado College concerning the proposed Robson Arena in a piecemeal fashion. I think the citizens of Colorado Springs trust the Planning Department to protect their interests, neighborhoods, businesses and safety. Unfortunately, past and current history is not bearing this out.

1. The City has reduced the lanes on Cascade to install a bike lane. This has increased traffic of the nearby north/south streets such as Weber. I have lived in Colorado Springs since 1954 and have been driving in the Old North End/ CC/Downtown areas since the 1960's. My home/business is on the 700 block of Weber Street. I have never had to wait more than one light cycle at Cache la Poudre or Uintah at Cascade, Nevada or Weber. Now at certain times of the day the area is in traffic gridlock. It can take five minutes before there is a chance to safely back out of my driveway. Traffic on Dale, Monument, weber, Cascade, Nevada and Tejon is backed up. Sometimes taking the alley is the only option to long waits at certain intersections.
2. Tim Roberts has stated repeatedly to me that diagonal parking on the 700 block is out of the question since the City plans to further choke and back up traffic by reducing Weber to one lane in each direction and adding bike lanes. Translation- ten minutes to back out of my driveway and further gridlock. Heaven help us when the Robson Arena is built and their events are starting or ending.
3. Colorado College's request to abandon the alley between Nevada and Tejon at Cache la Poudre and Dale, and add over 1000 cars in the neighborhood during Robson Arena events will greatly exacerbate the above issues.
4. Reducing traffic lanes on the streets, closing Cache La Poudre and abandoning an alleyway while dumping 1000 plus cars into the neighborhood seems a bit short sighted.
5. Yes, I attended several of the neighborhood parking meetings hosted by Tim Roberts. At those meetings Mr. Roberts REFUSED TO DISCUSS THE POTENTIAL PARKING ISSUES THAT THE NEIGHBORHOODS WILL FACE IF THE ROBSON ARENA IS BUILT! Mr. Roberts only wanted to address current parking which in most cases is not a problem in the addressed neighborhoods. Yet, Colorado College and NES keeps telling residents of these neighborhoods that the parking issues Robson Arena will create are being addressed at Mr. Robert's meetings. This is disingenuous.
6. At the neighborhood parking meetings Mr. Roberts kept assuring me that he would find a solution to my block's parking issues. He gave the neighborhood residents several choices that were implemented in the strictly

residential Cragmoor neighborhood. Mr. Roberts admitted that the Cragmoor area had large lots and plenty of off street parking which does not exist in most of the neighborhoods around the proposed arena.

7. Mr. Roberts stated that the number of parking spaces could be increased with diagonal parking- a GREAT solution for my block on Weber. But, oops, that option is not available to us because the City wants to choke the lanes on Weber and add a bike lane.

8. But, have no fear, Mr. Roberts stated that diagonal parking could be added around the corners of my block on Dale and Monument Streets. But, oops, he gave each block the option of deciding if they wanted to switch to diagonal parking and to my knowledge all of the surrounding blocks voted no.

9. Mr. Roberts also gave the residents the option of installing "No Parking" signs in front of their property. Of course this solution would only reduce rather than increase parking spaces. Adding to the problem and making parking anywhere near our homes a further impossibility during CC events.

10. Mr. Roberts also gave the residents the option of Permit only parking on their block. But, oops, the majority if not all of the residents on the block would have to agree to becoming Permit only. This of course is a ludicrous option for my block which is a wonderful blend of small businesses, apartment and my home/business. It would be impossible to the businesses on the block, which include a liquor store and tattoo parlor to agree to requiring their customer to have permits to park. The several other owners at the meeting stated that they would not support Permit parking on the block.

11. Mr. Roberts suggested the option of a combo of Timed parking with Permit parking. During certain hours everyone could park but during the restricted hours only those with a permit could park. But, oops, again this is not a viable option for my block since several of the businesses are open during the evening hours and Mr. Roberts insists that the Entire block chooses this option.

Mr. Roberts refusal in the neighborhood parking meetings to discuss solutions to the parking problems that the Robson Arena will certainly create for and Colorado College's insistence that Mr. Robert's was addressing those issues in the parking meetings LEAVES MY HOME AND BUSINESS IN SERIOUS JEOPARDY. None of Mr. Roberts options could be implemented on my block leaving us extremely vulnerable. Not to mention being a complete waste of time.

So what is the solution?

1. The most obvious solution is that on mixed use NOT STRICTLY RESIDENTIAL blocks Mr. Roberts and the City's Traffic Engineers should allow a property by property solution. Then the liquor store, tattoo parlor, endoscopy center and other short term customer based businesses on my block could leave the parking spaces in front of their businesses un-permitted. But, the properties that are residential or have longer term customers could have Permit parking or the Timed/Permit parking in front of their properties.

2. Rather than sending Mr. Roberts out into the community to address current non-existent parking issues and to refuse to address the parking issues that the Robson Arena will most certainly create the City needs to find a creative problem solver who will work with the neighbors using future projections for parking needs and real solutions to what will be real problems.

3. The City Planning and Traffic Departments need take off their blinders and realize that if they are going to allow the Robson Arena to be built then maybe reducing the number of traffic lanes and refusing to allow diagonal parking on the streets within ONE block of the arena is shortsighted and dangerous!

4. The City of Colorado Springs should REFUSE to approve any applications involving the proposed Robson Arena until the Planning and Traffic Departments and Colorado College have addressed the traffic and parking problems the arena will create in a real and meaningful way. This would include Colorado College and the City's police department committing to a solution that quickly responds to parking issues during Robson Arena events. Currently, if someone parks in or across my driveway it takes the police at least three hours to respond. Yes, I understand that having my vehicle trapped in my driveway or being denied use of my driveway is not a priority to the police. But, that's just the point! There needs to be a Rapid Response number that area residents can contact for immediate relief when Robson Arena patrons illegally park.

Best regards,
Tam Walsky
726 North Weber Street
719-635-2255

Tefertiller, Ryan

From: Andrew Tirado <andyrtirado@gmail.com>
Sent: Monday, September 16, 2019 11:16 AM
To: Tefertiller, Ryan
Subject: NNE Board Letter

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr. Tefertiller,

My wife and I, along with our family of 5, have lived on the 800 block of N Wahsatch Ave. since 1990, and have a love (I worked there for 10 great years, my wife got her Master's and my daughter her Bachelor's there) / "hate" (much too strong a word) relationship with the Colorado College.

Just a quick note to say that I concur with the concerns and proposed solutions outlined by the Near North End Board in their letter requesting the mitigation of harm the Robson Arena will have on our neighborhood.

We sincerely hope that the city will work with both parties to help resolve the issues in a fair and equitable manner.

Thank you!

Andrew Tirado
719-209-6960

Tefertiller, Ryan

From: Will Rapp <wrappman@yahoo.com>
Sent: Monday, September 16, 2019 10:00 AM
To: Tefertiller, Ryan
Cc: Nearnorthend Info
Subject: Robson Arena in the NNE

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Hi Mr. Tefertiller,

I am a 23 year resident of the Near North End and want to express my support for the Near North End Neighborhood Board and the concerns that they have sent you about the proposed Robson Arena at Colorado College. I hope that CC and the city will work with them to help keep this the greatest neighborhood in Colorado Springs.

The Near North End's variety of residences, businesses, museums, churches, parks, etc, are all reasons why I choose to live here and hope to stay for a long time. It is a mixed use neighborhood which I love.

However, the arena and it's parking as currently proposed will overwhelm us with traffic and parking issues. Living two blocks directly south of the arena, I anticipate being held hostage by the CC Tiger home schedule going forward. Can we invite friends over for dinner and a movie? There will be no place for our guests to park on game nights. Should we take our car anywhere on game nights knowing that we won't be able to park near home when we return? We are going to be forced to start living our lives around CC hockey's schedule.

Our block attempted to work with the city traffic department to initiate a parking permit program, but hit a number of logistical walls that make that an unworkable solution for our block. Due to our narrow lot frontages, only one permit would be allowed per household. Every household on the block has at least two adults with two cars. A few households have more vehicles. We have historically always been able to find space to park on the block with rare exceptions, especially in the evenings when downtown workers looking for free parking are no longer parking on the block. The addition of thousands of hockey fans on game days will make this situation worse. And the city is not offering any viable solution.

Colorado College has a beautiful campus but they are currently proposing to trash the surrounding neighborhoods because they are not taking the responsibility to provide parking for their hockey fans, or for their daily staff and students.

This is a neighborhood with many other residents, business customers, arts patrons, and worshipers. Long term residents and businesses need to know that they plus their guests and customers can still find parking in the neighborhood on game days. Please work with our Near North End Neighborhood Board to find fair and workable solutions.

Thank you for your consideration.

Sincerely,
William Rapp
116 E Willamette Ave
719-237-0511

Tefertiller, Ryan

From: Carol Willis <carolawillis@gmail.com>
Sent: Monday, September 16, 2019 7:09 AM
To: Tefertiller, Ryan
Cc: rtefertiller@coloradospringsgov.com
Subject: CC Arena & Natatorium

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Ryan

In the past I have expressed my concerns about the city allowing CC to build such massive intrusions into this well-established and historical neighborhood, and want you to know that my concerns have now become full-blown worries.

As CC's plans are revealed, one must wonder with great apprehension what additional travesties they have in mind to visit upon us. Not only must we be concerned about the the noise, lights, traffic issues and general disruption but -- because hockey is a violent game that incites violence in its audiences -- we are now concerned about the sale of alcohol that can be guaranteed to inflame spectators as well as participants. What will stop these fans from drunken brawling in our yards, sidewalks, alleyways? on mornings after games, will we have to clean up puke out of our shrubbery? will we be wakened from our sleep by angry fans upset by a game's outcome? will they do damage to our gardens and vehicles as they take out their anger and frustrations on whatever is in their paths?

Hockey fans are there for the violence -- they are not attending a symphony concert or ballet, after all.

The decision to build this arena and more in a residential area and the city's encouragement of it is absolutely unconscionable, especially as there were and are more appropriate sites and venues -- the old dog-racing track on north Nevada Avenue springs to mind as one that would have plenty of parking available and no neighbors to be inconvenienced or angered.

And if you think that I am being unnecessarily alarmed, please ask yourself this: How would you feel about it if this was happening in your backyard?

Thanks for your consideration
Carol Willis



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Tefertiller, Ryan

From: Vera, Nicola <nicola.vera@canoncityschools.org>
Sent: Sunday, September 15, 2019 4:44 PM
To: Tefertiller, Ryan
Subject: Near North End Neighborhood concerns

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Mr Tefertiller:

I am a resident of the Near North End Neighborhood, and am requesting CC and the City work with the neighborhood board to mitigate harm the Robson Arena will bring to our neighborhood. I have read the list of concerns (as well as possible solutions) and, as a resident am worried about the impact the arena will have on the quality of life of those of us who live here, especially when it comes to parking (already an issue for those of us who have had our driveways blocked by parking students). Please work with the neighborhood to address these issues.

Thanks-

**Nicola J. Vera, M.A.Ed.
CCHS Modern Language Department Chair**

Do you know what a foreign accent is? It's a sign of bravery. – *Amy Chua*

The information contained in this message is covered by all Federal and State laws (specifically, 45 C.F.R. § 164.306, 20 U.S.C § 1232g; 34 CFR Part 99, 42 CFR § 403.812, Colorado HB 16-1423) and may be privileged and confidential. Please be aware that email communications are not considered to be a secure means of communication. If you were the unintended recipient and received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you."

Tefertiller, Ryan

From: Leo Finkelstein <leofinkelstein@hotmail.com>
Sent: Sunday, September 15, 2019 4:37 PM
To: Tefertiller, Ryan
Subject: Robson Arena concerns

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Mr. Tefertiller:

I own the home located at 111 East Dale Street, directly across from the proposed arena and specifically the proposed new parking garage. I have attended CC's neighborhood presentation and have the following concerns:

1. The garage in/out access will be directly across the street from my property. The garage parking should be free access at all times to avoid unnecessary back up of cars on the street, and so that on-street parking is not unduly affected by attendees who wish to avoid paying the parking fee. Parking costs, if any, should be included in ticket prices.
2. We need permit parking on Dale Street between Tejon and Nevada or we will never have places for residents and business owners and employees to park. This is already a major concern as there is little on-street parking available when CC is in session due to students parking up and down Dale Street. All homes/businesses within 3-4 blocks of the arena should be provided with a permit for two vehicles to park in the neighborhood at all times. Free property owner access to the garage should also be considered.
3. The arena proposal has a pocket park on the north side of Dale Street between the two entries to the proposed parking garage. The existence of this park is essential to keeping the residential nature of the neighborhood, and to offset the sheer size of the parking structure. Please ensure that the park is a permanent fixture, not just temporary. We do not need another liquor store, bar, pub, or other commercial establishment to deface the residential nature of the neighborhood, and I would oppose the entire project if it includes "future commercial space" in this area. This winter CC demolished three turn of the century (1900 era) homes in that location to make way for the arena. I do not want this neighborhood turned into a late-night bar scene. Please make the park a permanent feature.
4. CC needs to mitigate the effect of the arena on neighborhood parking by providing sufficient on campus parking elsewhere for students and staff. They should not be parking on Dale Street which takes up spaces that need to be available for local residents and businesses. I support on-street parking on Cascade between Cache La Poudre and Uintah during all campus events, and keeping the Armstrong lot.
5. Please be sensitive to limiting night lights and signs which can potentially disrupt the tranquility of the neighborhood.
6. Please take such affirmative action as may be possible to reduce/eliminate the potential for intoxicated attendees spilling into the neighborhood. City and campus security should be available and visible after games to ensure the safety of residents.
7. I would like the city to require that CC incorporate large sculptures or other forms of public art in its design along Dale, Tejon, and Nevada Streets, as these will be the streets most affected by the arena.

I thank you for your attention to these requests.

Leo L. Finkelstein
111 East Dale Street
Colorado springs, CO 80903
719-659-3985

Tefertiller, Ryan

From: Richard McKeown <rmck807458@gmail.com>
Sent: Sunday, September 15, 2019 3:49 PM
To: Tefertiller, Ryan
Cc: Unknown
Subject: Near North End neighborhood and CC
Attachments: IMG_20190907_104123568_HDR.jpg

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Sir. I am in complete agreement with my neighbors in the Near North End regarding the unchecked and intrusive expansion of CC into their neighborhood. I've also attached a picture of my wife's car which was destroyed by a drunk driver last Friday on N Nevada. This is my 2nd parked car totalled on Nevada by a drunk driver in the last three years. I mention this because the CC arena, in addition legitimate parking and aesthetic concerns, is also going to dump more drunk confused drivers on Nevada following events. It's going to be even more dangerous to do anything downtown. Stop this insane mess before it gets any further. CC has no conscience and is just another corporate bully. You're permitting a model that will be used by other corporations to annihilate neighborhoods. R.Mckeown

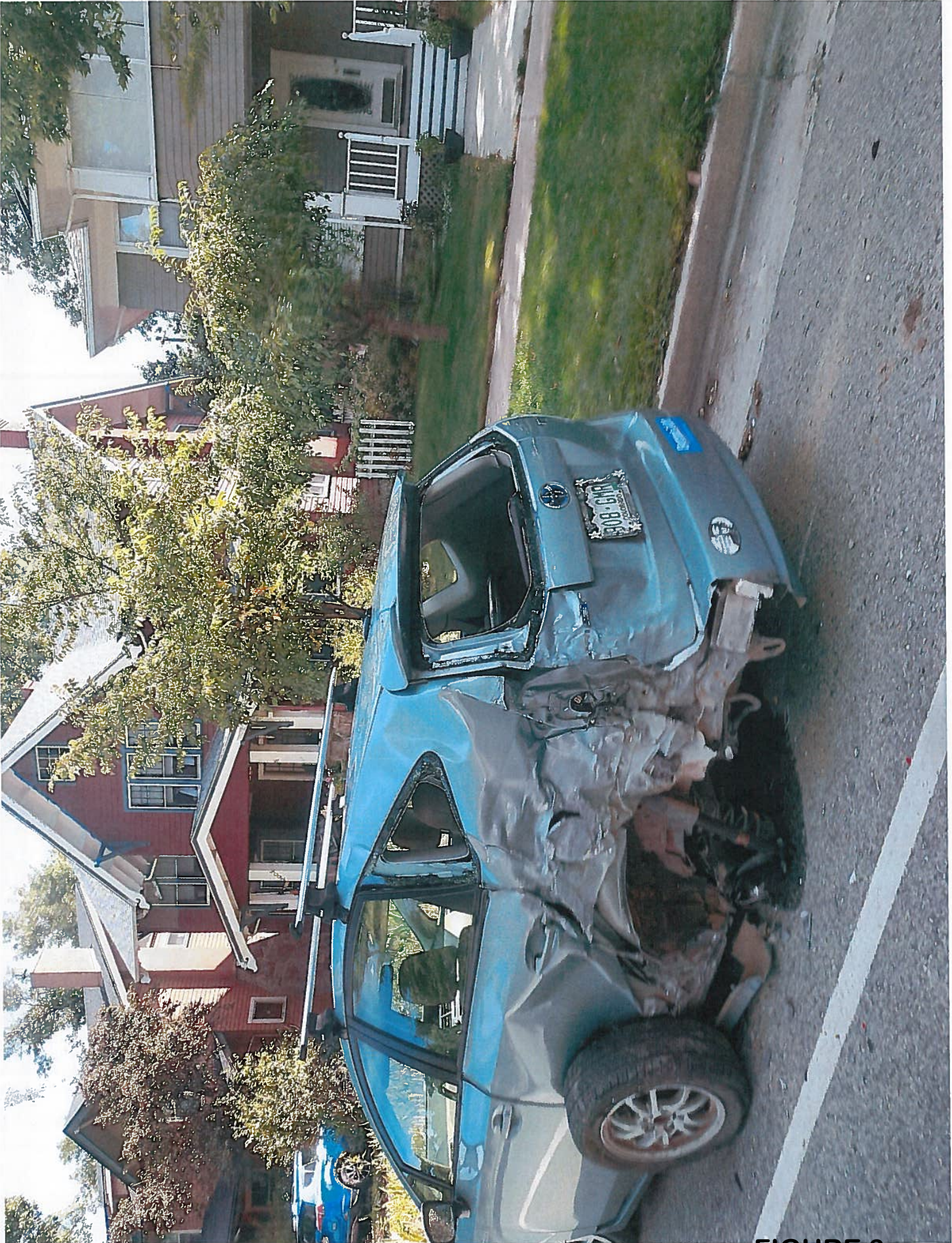


FIGURE 3

Tefertiller, Ryan

From: DIANNE <DIANNEBRIDGES@msn.com>
Sent: Sunday, September 15, 2019 1:29 PM
To: Tefertiller, Ryan
Cc: Monica Hobbs; Cheryl Brown
Subject: Comments Re: Robson Arena CPC MP 97-00261-A6MN19, CPC CU 19-00111, CPC V 19-00112
Attachments: B6843199-27BF-406A-BDF8-04029F6BF8A9.pdf

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Ryan –

I appreciate the challenge you have before you with regards to the Robson Arena. If anyone is up to the task, that would be you.

As you know, I am a Board Member of the NNE Association and a long-term resident of the City since the early 1990s. Yesterday, the NNE submitted to you the neighborhood position and asks on the arena. In this email, I am speaking as a concerned citizen of the City and the local neighborhood.

There is a perception on the Arena that:

- *It's only going to be used ~18 times a year*
- *We are talking 2,200 kids, at best*
- *There is a garage, what more is needed*
- *C4C will only be exhibition games when the college is out of session*

Given this, **WHAT IS YOUR PROBLEM?** This perception comes directly from a key City Representative and others. How can that be? As you know, this perception is far from the truth:

- A business plan from the City outlines at least 165 event days per year
- The stadium will seat 3,407, 4x larger than the original plan
- The garage fulfills only 27% of estimated parking demand
- C4C and non-hockey events are left wide-open with events planned on weekends, holidays and summer and block breaks

I ask you and the City, how can a “neighbor” this large be appropriate for this neighborhood and rely so heavily on the surrounding neighborhood and associated infrastructure to exist. There will be:

- Up to 3,407 additional people coming & going to the area
- Over 1,215 more cars on the streets, seeking parking
- Excessive, repeated activity on weekends, holidays and breaks

This significantly changes the value and quality of the neighborhood and causes significant noise and traffic infiltration. **THAT IS THE PROBLEM.** Imagine a neighbor moving next to your property, one who throws many events. A neighbor who invites guests numbering over 3,400...not just 10-20; a neighbor who brings in over 1,200 cars...not just 5-10 cars; a neighbor who has events almost every weekend, on holidays and during college breaks; a neighbor who intrudes upon day-to-day living and eliminates peace during one's personal time. That's the problem. Would you want this as your neighbor?

Doesn't seem fair. The arena is not appropriate for this neighborhood and causes significant injury, noise and traffic infiltration. I do realize that CC and the City have tried to mitigate the injury with a garage and the City-sponsored parking permit program. For that, I thank you. It, however, is not enough.

As the City reviews CC's application and progresses through the process, I ask that serious consideration be given to the list of asks identified by the NNE Board and Community (see attached email). I believe it a reasonable request to address these asks and to have an independent representative to mediate between the City, CC and NNE with the goal of aligning on terms & conditions. And, to ultimately ensure the terms & conditions are codified as protective covenants and specific plan restrictions and agreements. This, of course, assumes the arena obtains approval and becomes reality.

This is certainly a difficult predicament. Collectively, we all want a growing, thriving City and community. A diverse, mixed neighborhood is desirable and attractive. It becomes untenable, though, when things get out-of-balance like this situation. Obviously, residential owners like me and local businesses always have the option to sell our properties and move. But, is that really fair and reasonable? Is it fair to be forced to leave because of a large neighbor who is moving in and who encroaches upon our physical and mental being? Doesn't seem to be.

Dianne Bridges

To: Ryan Tefertiller, Colorado Springs City Council, and Colorado Springs Downtown Review Board

From: The Near North End Neighborhood Association Board

CC: The Near North End email list

Date: September 14, 2019

The Near North End Neighborhood board is requesting conformance to both the FBZ code conditional use criteria and City Master Plan review criteria as stated below.

Conformance with conditional use criteria (Code section .5.704)

Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

Conformance with City Master Plan review criteria (including, but not limited to, Criteria B - Land Use Relationships)

Surrounding Neighborhood: The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration

Our neighborhood description:

The Near North End Neighborhood is a diverse neighborhood and was the first annexation to Colorado Springs with the highest density of properties and districts in the National Register of Historic Places. Our neighborhood is identifiable, eclectic, and accessible to the downtown with a small-town ambiance. The NNE is a family friendly neighborhood with charming historic structures including residential homes, churches, small entrepreneurial businesses, restaurants, and museums. Our neighborhood boundaries are Monument Valley Park to the west, Cache La Poudre to the north, Wahsatch to the east and Bijou to the south.

Although the Near North End Board supports a vibrant local economy and diverse blend of residences and businesses, the Board is also concerned about potential deleterious impacts of the proposed Robson Ice Arena. The Board also recognizes Colorado College as a significant contributing member of the downtown Colorado Spring area.

At the same time, the proposed arena is 4 times larger than the original Colorado College (CC) 2008 LRDP (proposed seating of 3,407 vs. 800) with the help of \$9M Colorado Economic Development Commission (EDC) Regional Tourism Act (RTA) funding secured by the city of Colorado Springs for the City for Champions (C4C) events which we believe may establish a conflict of interest in the approval process. An arena of that size, with the number of planned CC and C4C events and related infrastructure demands, will substantially injure our neighborhood as outlined below. We do not want an arena of that size and its demands in our neighborhood. The arena is out of scale with our neighborhood, it is not compatible with adjacent land use, and it does not have enough free on-campus/off-street parking. This problem will then put extreme parking demand and traffic congestion in the surrounding neighborhoods risking the safety of attendees and residences.

In this document, the Near North End has listed fourteen concerns that CC and the City can take action on to help mitigate injury the arena will bring to the Near North End Neighborhood and surrounding areas. We request these items be addressed as part of the application and planning approval process and be captured as protective covenants and specific plan restrictions and agreements. We ask that an independent representative paid for by the City and/or CC and agreed upon by the NNE help address and mediate the neighborhood requests with the City and CC. See the supporting section [NNE Board Concerns of Neighborhood Injury Brought by the Proposed Arena](#) for details.

- 1) To preserve the historic nature and livability of the Near North End Neighborhood, we ask Colorado College to stop future encroachment into our neighborhood (east of Weber and south of Dale). A 3,407-seat arena, a 45-car parking lot on Dale/Weber adjacent to personal residential homes, and their future Residential Rehabilitation or Redevelopment of the west side of Weber between Uintah and Cache which endangers historic buildings are some examples of CC substantially injuring our historic neighborhood.
- 2) The business plan presented by the City of Colorado Springs to the EDC for C4C funding proposes 289 event days per year (**165 – Robson Arena; 84 other CC Venues; 40 both arena/stadium = 289 Total Event Days**). Without question, this is too large a traffic and parking burden on the neighborhood given the proposed plans. According to Bob Cope, the Colorado Springs Economic Development Officer who presented the C4C business plan to the EDC, a mandated minimum of 50 event days per year in the Robson Arena is needed to secure the funding. We ask the use of the Robson Arena by C4C not exceed the required 50 days a year, including CC hockey games, due to the arena's size and daytime use (which impacts neighborhood businesses during the day and residences during the evening). In addition, we ask that a limitation be established of no more than 24 high intensity events per year at the Robson Arena. High intensity events are defined as Robson events greater than or equal to 2,100 participants. This request is a compromise with the City and CC to incorporate the arena into the neighborhood yet, at the same time, manage the impact to the neighborhood.
- 3) We ask that the Robson Arena would only be used for CC hockey games, reasonably sized sporting events and possible CC graduation in case of inclement weather.
- 4) To prevent attendees from using free, near-by neighborhood parking, we ask CC to include the price of parking with their event ticket. We also ask CC not charge their staff and students to park in campus lots to alleviate daytime parking pressures on the neighborhood.
- 5) CC's master plan must supply on campus parking for all venues they currently own, build in the future or acquire. Our concerns are raised historically in that CC eliminated over 200 off-street parking spots for their Cornerstone Arts Center which then put more parking demand in the neighborhood. If the Robson Arena creates parking demand in the neighborhood, we ask that CC remain responsible for mitigating the demand by creating additional parking on their campus as outlined in their own 2015 Master Plan published on their website. Their master plan recognized and showed multiple parking garages to accommodate their growing need. We believe lot C1 east of Cascade and south of Uintah is a good candidate for a future parking structure due to its accessibility to I-25.
- 6) CC is requesting vacation of 8,000 sq. feet of city-owned land to accommodate the large arena structure. In return for this land, to alleviate parking issues in the neighborhood created by CC, we ask that access to 50 parking spots in the garage should be granted to the

neighborhood businesses and residences. We ask CC to consider working with the Colorado Springs Parking Authority to add an additional level for neighborhood use.

- 7) To avoid funneling attendees through high traffic areas farther from the arena in the dark, which is a major safety and liability concern, we are asking CC to open Cascade Avenue between Uintah and Cache La Poudre for attendees to park during events since there will be uniformed police to ensure the safety of everyone. We strongly recommend preserving the Armstrong lot for the same reason. Closer is safer!
- 8) To avoid disrupting sleep in the neighborhood and further injuring the historic nature of the neighborhood, we ask that no large lit signs are to be placed on or around the arena.
- 9) The area to the south of the arena on Dale Street is designated for possible future expansion. The neighborhood constituents would like to see space targeted more for local resident's use with facilities such as meeting venues, coffee shops, and healthy restaurants to keep the family-friendly feeling of the NNE neighborhood and to attract non-student population as well. We do not want to see this area turn into a late-night bar scene or for use only by CC. In the interim, we want to see some sort of art by local artisans on both the Dale and Nevada sides of the Robson Arena, which in renderings are esthetically dead spaces that are in violation of FBC guidelines. We want these sides of the Robson Arena to become a vibrant destination! We ask that these sides of the arena be visually pleasing to attract pedestrians.
- 10) We ask that CC security and the City actively enforce permit parking and legal parking in the entire Near North End Neighborhood. Additionally, we ask that CC security phone numbers are accessible to the neighborhood and that security, when called, respond in a reasonable time.
- 11) To increase safety, we ask the arena adopt an alcohol policy similar to what is established at the Pepsi Center. Minimally, the policy should employ a cutoff time for alcohol at least 60 minutes prior to the end of events. In addition, to help reduce excessive noise, we ask that a curfew be established on when arena events will start in the morning and end at night.
- 12) We recognize the application and plans are based on projections and assumptions. We ask the City to establish a "fast response" process specifically to address future traffic and parking issues related to the Robson Arena and other CC venues in the neighborhood.
- 13) Due to the parking pressure the arena will bring to the neighborhood, the city of Colorado Springs should allow permit parking for any residence which doesn't have off-street parking within a 4-block radius of the arena regardless of the use of the remaining block.
- 14) We ask that CC publish a schedule of all events and send notifications via email or text so neighborhood residences and businesses can join in the events, and also make appropriate mediation to avoid the traffic on Cascade, Nevada, Uintah and Tejon.

The Near North End Neighborhood Association Board

Monica Hobbs

Cheryl Brown

Dianne Bridges

Tom Tiffany

Craig Thayer

NNE Board Concerns of Neighborhood Injury Brought by the Proposed Arena:

I. Impact on the Historical Neighborhood

- The proposed arena will impact the **historical** nature of the neighborhood – 7 buildings on the National Register of Historic Places in the NNE, 3 are across the street from the arena. Historic homes have already been demolished on the block where the proposed arena will be built.
- Approval of Regional Tourism Act (RTA) funding is based on a promise to bring 118,500 net new out-of-state visitors/ year for CC. The business plan for the funding proposes 289 event days per year, which will degrade the livability of the neighborhood **(165 – Robson Arena; 84 other CC Venues; 40 both arena/stadium = 289 Total Event Days)**.
- The master plan drawing on Weber between Uintah and Cache La Poudre indicate a Residential Rehabilitation or Redevelopment of all the historic houses on the west side of Weber. CC already removed historic houses to build high density student housing on Uintah and Nevada. It appears Weber may also meet the same fate. **CC with all its projects including the Robson Arena is negatively impacting the historic nature of our neighborhood. Once it's gone, it's gone for forever. Historic preservation must be a priority for the city.**

II. Parking demand

Arena parking demand on the neighborhood is estimated at 1,215 (calculated 2.7 people per car for 3,011 seats). How much carpooling do you see in Colorado Springs? How much walking do you see in the night time? Especially during the winter? If they are off by just .5 percent to 2.2, which is the Pepsi Center percentage, will dump 100 more cars into the neighborhood. Their 2.7 is optimistic and any small change has huge impacts on the surrounding neighborhood which will absorb parking demand.

Parking table Only secured for 18-20 evening hockey games. What about C4C daytime events which will have a huge impact on surrounding businesses?	
Campus Lots (many of these spots are from the North C1 lot which, in their master plan, is targeted for future academic expansion)	291
Proposed New Parking (including street frontage, structure and tennis court lot)	490
Parking Agreements (agreements have not been secured)	391
Total	1,172
Supplemental Downtown parking	170

Total with downtown parking	1,342
-----------------------------	-------

Bottom line, their North C1 Lot is targeted for future academic expansion, 391 spots have not been secured so possibly up to 500 spots are questionable either now or in the future.

- There are 7 + theater and sports venues near the arena site with combined seating of 6,000 owned by CC. Only two have dedicated parking – the FAC and Armstrong Hall. **Are there any provisions to prevent arena use and use of these other facilities use at the same time?**
- CC’s parking permit costs and policies (freshman cannot have vehicles) encourage staff and students to park in the surrounding neighborhoods today.
- CC plans to infill the Armstrong parking lot, as it has done with several other “unsightly” parking lots on campus, would further reduce available parking. What on-going process is going to ensure there is enough parking for CC’s needs given this plan? **CC had designated over 200 off-street parking spots in their east parking lot for the Cornerstone building. That parking lot has since been removed.** CC’s 2015 Master Plan advocates consolidating and/or moving campus parking to perimeter areas to improve campus image. CC’s future master plan must account for parking for all venues they build and/or acquire. CC has a history of not keeping their promise when it comes to parking.
- CC is requesting vacation of 8,000 sq. feet of city owned land to accommodate this extremely large structure. To alleviate parking issues in the neighborhood, access to the parking garage by the neighborhood should be granted. In fact, an additional level should be dedicated just for neighborhood use even during events.

III. Family Friendly

- This arena is being placed in a mixed-use neighborhood where people live (residences), pray (churches), and work. The Dale House Project is right next door to the arena where at risk teens live. There are residential neighborhoods a block to the east, west, and south of the arena.
- The hockey games will be at night and the arena will most likely apply for a liquor license. This will bring intoxicated attendees into the neighborhood when we are trying to sleep.
- Games vary in starting time at the Broadmoor World Arena from 6:00pm to 7:30pm with a game time varying from 2-3 hours. The stadium must abide by residential noise ordinance due to the close proximity of homes in the neighborhood.
- To increase safety, liquor should stop being sold at least an hour before the game ends to ensure drunk attendees do not flood our streets.

IV. Environmental and Safety

- As shown in the Transportation Report. Arena will significantly increase traffic volume and congestion in all surrounding neighborhoods, increasing CO2 emissions and reducing neighborhood air quality. This doesn’t even include their other venues.
- Hockey games will be held during nighttime hours. Large venues such as the World Arena and the Pepsi Center have most of their parking on site, so people don’t have to walk, bike, etc. through high traffic, unlit intersections without traffic lights. If attendees are injured or killed going to/from a game, this leaves CC, Colorado (C4C) and the City of

Colorado Springs liable for supporting this large venue being placed in a location that can't accommodate adequate nearby parking. To avoid funneling attendees through high traffic areas, CC should open Cascade between Uintah and Cache for attendees to park since there will be uniformed police to ensure their safety.

- Arena attendee vehicles will encroach on crosswalks, intersections and driveways, creating a safety hazard for vehicles, bicyclists and pedestrians.
- Arena commercial lighting will disrupt residences quality of life.
- Arena attendees will encourage crimes of opportunity by walking through alleys and yards, potentially bringing crime to the neighborhoods. The neighborhood is also concerned with littering and possible late night rowdy behavior. Campus security should be visible and available after games to ensure the safety of the neighborhood. Campus must be responsible for neighborhood cleanup after events.

Tefertiller, Ryan

From: RANDY KAREN STEWART <RKSTEWART104@msn.com>
Sent: Sunday, September 15, 2019 8:02 AM
To: Tefertiller, Ryan
Subject: Robson Arena parking concerns

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ryan, my wife and I own the property at 821 N Weber. We attended the September 9th meeting. I want to thank you and all involved for a very well run and informative meeting. We are very much in favor of the arena but have concerns that as it was mentioned several times in the meeting that the proposed parking plan is inadequate and will put undo hardship on all of the surrounding residences and businesses.

I think that the way in which the parking calculations are being presented leaves out the fact that the easiest parking and most desirable parking spaces will be the on street spaces. Many people will take these close in spaces to avoid long walks and having to be shuttled.

I believe that the proposed parking garage and close proximity parking lots will work for smaller events (50% capacity or less) and I don't think that there will be too much overflow into the on street parking. Any larger event will cause problems. We strongly oppose the building of the arena if the parking situation cannot be improved so that area residences are not impacted.

Suggestions:

1. Build another parking garage next to Armstrong Hall. My guess is that it should be 450 or more spaces. Having two parking garages would also help traffic flow since traffic will have entry/exit on Cache La Poudre and Dale at the same time. The parking garage could also be used as additional student parking during non event times.
2. Increase the size of the proposed parking garage

Thank you very much
Randy Stewart
719 491-6798
Sent from [Mail](#) for Windows 10

Tefertiller, Ryan

From: Carol Beckman <quibus42@gmail.com>
Sent: Friday, September 13, 2019 4:40 PM
To: Tefertiller, Ryan; RobsonArenaDesign@coloradocollege.edu
Subject: Robson arena comments

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi,

I wanted to provide a few comments about the plans for the Robson arena.

It would be good if the lighting is dark-sky friendly.

https://en.m.wikipedia.org/wiki/Dark-sky_movement

Light going up into the sky, rather than down does not help anyone. Light pollution is a problem for astronomers but also for people who live in the city who just want to see the night sky.

Unrelated to the arena, but it would be good if any new lighting on the campus is dark-sky friendly.

The new surface parking lot and the new parking garage should be available for general campus parking when the arena does not have an event. Whenever classes are in session, parking is tight all around campus. Any parking added for the arena should be available to help with all parking needs for the college.

I'm still concerned that the architect is talking about having the arena, etc., look like the Front Range. The buildings should not try to look like the mountains. They should try to look like other buildings on campus and other buildings in the neighborhood. Exterior colors and materials should be similar to the exterior colors and materials of existing campus buildings.

Thanks,
Carol Beckman

Tefertiller, Ryan

From: mdupree68@gmail.com
Sent: Friday, September 13, 2019 9:41 AM
To: Tefertiller, Ryan
Subject: Robson Arena

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Ryan:

When I was a student at Colorado College, I appreciated the welcoming low-density neighborhood that surrounded the college. The neighborhood meets the campus well. The College has always wanted to expand, and has done so over time; less elegantly each time, it seems. Robson Arena is just too much, the community deserves better. The College can do better, and we rely on you in Planning and Development to be resolute.

This is a disproportionate development that burdens the neighbors of the College and the infrastructure of the area. Past College development facing the city has had a residential character, except where the building contacts other commercial space (such as the Cornerstone Arts Center). This arena is a break from that because it is so massive, at the cost of the neighborhood.

In Denver there are quite a few venues on Colfax that rely on the neighborhood for parking and access. The result is conflict or a reduction in property values—and I don't mean just dollar values, but the care taken for property, and the connection of residents with the neighborhood and their community. A massive influx of people visiting Robson for their "special event" makes "routine event" headaches for the neighbors: parking, traffic, crowds, noise, etc., in a neighborhood not designed or intended for that kind of activity.

I'm at a bit of a loss to understand the imperative on the College's part here. Colorado Springs already has a spectacular arena. It most definitely does College students a lot of good to venture off campus to see hockey games, to understand that they are not a walled-off compound separate from the community, indeed frequently *disdainful* of the community. The College has been separating from the community more and more, and that's not healthy for anyone.

Colorado Springs Planning and Development has always been really open-minded about novel development. That creativity has been accompanied by a willingness to listen both to very controversial ideas and listen to vitriolic pushback, and respond in a balanced way. I appreciate and trust your process. In all, this arena isolates the College from the community, degrades and imposes on the nice neighborhood around the College, introduces a disproportionate mass, and is redundant and wasteful.

Matt DuPree

Tefertiller, Ryan

From: Pat Doyle <patdoyle@icloud.com>
Sent: Thursday, September 12, 2019 5:12 AM
To: Tefertiller, Ryan
Subject: Re: Robson Arena

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Ryan,

Thank you for taking the time to write an extensive explanation. Being raised in a large and dangerous city, I was taught how to be cautious, especially when walking. A long, stark wall with vegetation is not a place to walk comfortably at dusk or when fewer people are around. (I am thinking of the students as well as others living in the Near North End, the surrounding neighborhoods and those attending events.) Aesthetically, when you consider the Victorians in the block across the street and in the next block, it doesn't fit. I hope CC will consider some changes to the wall, although it doesn't look like this will be promoted. Again, thank you.

Pat

On Sep 11, 2019, at 7:59 AM, Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Pat,

Thanks for your question. However, the answer is somewhat complicated. Bear with me:

- There are really two reasons why stadiums and arenas require conditional uses through the DRB:
 - The use can create unique considerations with large numbers of users coming and going while also creating relative "dead" zones when not in use. These factors should be considered by the 9-member appointed DRB.
 - The basis of the Form-Based code is something called "building type" for which there are 7 basic classifications. Most FBC standards (e.g. setbacks, height, frontage design, etc.) are based on "building type." However, arenas and stadiums don't fall into any existing category of "building type" therefore it can be challenging to apply the standards for a "mixed use building" or "institutional building" to a stadium or arena.
- That said, I am doing my best to make sure both the proposed stadium and arena be designed to meet many of the same standards that a "mixed use," "apartment," or "small commercial" building has to meet.
- No project is "exempt" from standards, but any project (including Robson Arena) can be granted a "warrant" from a standard by the DRB.
- The Nevada side wall doesn't meet the Code's minimum glazing requirement for any building type. All of the standard 7 building types must provide between 25% and 60% glazing (i.e. windows vs. solid wall) at street level. The Nevada side of Robson Arena has very low presence of glazing (probably around 3%) when taking into account the large screen wall.

- In the past, the DRB has granted relief for inadequate glazing on a number of projects (Blue Dot Apartments on Nevada and the 3-story apartment building on the corner of Costilla and Weber are two examples). Frequently, the architect or developer have included other measures to compensate for the lack of glazing. This can include art, landscaping, architectural detail, and other options. The goal is to create pedestrian level interest as people walk, bike or drive by the building. I've been in discussion with the project team to see if updates to the plan can include some of these options to better justify the reduced glazing.

Sorry for the long answer to a short question, but it is a somewhat complex issue.

Let me know if you have additional questions,

Ryan

Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #603

Colorado Springs, CO 80901

Phone (719) 385-5905

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-----Original Message-----

From: Pat Doyle [<mailto:patdoyle@icloud.com>]

Sent: Tuesday, September 10, 2019 10:44 PM

To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>

Subject: Robson Arena

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Ryan,

Someone asked if the long wall that faced Nevada Ave. was build according to form-based code. As I recall, you said it was not. I missed what CC would have to do about this or why they would be exempt from doing anything differently.

I know you are busy, but I'm trying to understand.

Pat

Tefertiller, Ryan

From: Andrew Faux <fauxam@gmail.com>
Sent: Tuesday, September 10, 2019 3:45 PM
To: Tefertiller, Ryan
Subject: Public comment on the Robson arena development plan

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Sir,

I have read the development plan. I am living with in the effected area and that is patty Jewett.

I have not seen a traffic study done to justify the increase in cars. This will greatly effect the traveling in the downtown area and I want to see a traffic plan that will reflect the increased traffic.

Also the parking plan suggests that you have enough. Has the study identified the parking requirement during that time as well. Not just enough parking exists, but that the parking utilized in during the time frames.

I would suggest as a way to ensure parking is controlled. Parking would be assigned when tickets are issued. So your ticket identifies where you are parking immediately. I am sure the college can use this to get additional money based on location. So price might change based on the desired parking. Or provide parking lot outside the local area and people are bused. I am sure there is a easy solution for those using drop offs and Uber. But if they aren't assigned prior they will undoubtedly just use the local parking. Which would require all local parking to become permit, which doesn't sound desirable.

If you want to discuss this more let me know. I am happy to assist.

Very respectfully,

Andrew Faux
4438226346

Tefertiller, Ryan

From: Bradley Kraushaar <bkraushaar@gmail.com>
Sent: Monday, September 09, 2019 3:08 PM
To: Tefertiller, Ryan
Subject: Re: Robson Arena Public Comment

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And I'm just thinking of this now, but I think there's a conflict/bust in terms of the diagonal parking spots and the protection of the tree trunks. An F150 pulling in at an angle, perhaps backing in, would almost certainly overhang the curb enough to hit the tree trunks. This is certainly a recipe for dead street trees. Speaking from experience, these thin strips of land, with sidewalks, setbacks, property lines, and parking require working at a much more precise scale. This part of landscape designs often work well at the concept/schematic level, but often fail at the level of development associated with DD/CD. Before the parking counts are finalized, I'd ask that the actual overlay of vehicles (F350?) be overlaid. Are bump stops required? Bollards? I think more detailed is required to see if the spacing assumptions for parking actually work at more than a schematic level. These thin strips around the perimeter need to be evaluated with larger scale plans and at a greater level of precision.

On Mon, Sep 9, 2019 at 2:59 PM Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov> wrote:

Hello Bradley,

Thank you for your email. I will add it to my project files, forward it to the project applicant, and make it available to the appointed and elected decisions makers who will be acting on this project in the coming months. I will also forward your email to our landscape architect who is in the process of reviewing the plans so he's aware of your suggestions. I will say, that I too want to make sure that the proposed street trees have long term viability and don't need to be replaced every few years.

Thanks again,

Ryan



Ryan Tefertiller

Planning Manager, AICP

Phone (719) 385-5382

Email

Ryan.Tefertiller@coloradosprings.gov

Urban Planning Division

Planning & Community Development

30 S. Nevada Ave, #603

Colorado Springs, CO 80901

Phone (719) 385-5905

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From: Bradley Kraushaar [mailto:bkraushaar@gmail.com]
Sent: Monday, September 09, 2019 2:49 PM
To: Tefertiller, Ryan <Ryan.Tefertiller@coloradosprings.gov>
Subject: Robson Arena Public Comment

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Ryan,

Please ensure the following:

1a. The minimum tree pit sizes are insufficient to grow heritage quality trees. The ability of this building to integrate into the surrounding neighborhoods over time will be a result of the health and quality of the trees. As a landscape architect, I urge the following resource to be used as an approximate guideline for tree pit sizing. 5x5x5' pits, for example, offer 125cf of soil per tree. This is well understood to stunt the growth of trees in the long term. The maximum size of the trees will be capped, and their vitality and quality will be impacted. For such a significant, large-scale development, best practices for tree soil volume should be the starting point.

<http://www.deeproot.com/blog/blog-entries/our-recommended-soil-volume-for-urban-trees>.

1b. 45 degree parking should be substituted along Tejon to allow for a wider planting strip for the proposed trees. 5' is generally regarded as insufficient to grow and support large scale trees in the long term. The

sacrificed parking can be accommodated elsewhere, the public realm experience should trump a few automobiles.

2. Given the extent of concrete/asphalt paving, parking, and drop-off areas around the building for circulation purposes the extensive use of flagstone as a landscape material should be strategically reduced. There are locations where circulation would permit bushy, visually permeable grasses would help with the rather harsh material pallet being proposed.

3. A mixture of 72", 60", and 48" box trees should installed (but nothing smaller than 48")

4. Minimum 5 gal shrubs installed (no plugs or seed)

5. The south elevation needs to be revised to accurately reflect the proposed landscaping. There is currently inconsistencies between pages 5 and 7. (In general, as a landscape architect, the level of specificity and development of the landscape plan(s) -- which have a greater impact on the experience of members of the public -- are rather underdeveloped and would not meet minimum standards in some jurisdictions.

Please have these comments read into the public record.

Cheers

Bradley Kraushaar

Tefertiller, Ryan

From: Frank Hibbitts <frank.hibbitts.6510@gmail.com>
Sent: Monday, September 09, 2019 2:31 PM
To: Tefertiller, Ryan
Cc: RobsonArenaDesign@coloradocollege.edu; Hibbitts LL; Debbie Hibbitts-Kramer; Lorraine Jardine
Subject: CC Robson Arena - parking plan - more work needed.
Attachments: Edward J. Robson Arena Transportation Report .pdf

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Good Afternoon Ryan and CC representatives;

While we support the general idea of a CC hockey arena, and the proposed size. We feel that more work needs to be done on the parking plan and the impact on the business and residents that live within a block or two of the proposed arena, like we do.

Our historic Victorian property is located at 720 N. Nevada Ave, about ½ block from the proposed new arena and small parking garage. Being located so close to the proposed arena, we expect to be **highly impacted by those looking to park close to the arena**. Even all the smaller events like high school hockey tournaments, that take place during the weekends, winter break or the summer will bring in a lot of out of town folks who either don't want to pay to park in the garage or on the want to park close by. As noted per the attached "Edward J. Robson Arena - Transportation Report" **391 vehicles will need to park on the street mainly to the south of the arena** (see page 11 and figure 4). **As it stands now, all the street parking on the 700 block on N. Nevada is needed for the existing residents and motel guests, and as has been mentioned in numerous town hall meetings with CC many of the homes and businesses in this area don't have enough off street parking spaces for their residents and guests and are very dependent on the availability of street parking.**

Possible solutions:

1. **Have parking to restricted to residents with permits**, on the 700 block of North Nevada (7 days a week 24 hours a day). Tim Robson the city parking planner has mentioned this possible solution, but the problem is getting the majority of the property owner on 700 block of Nevada to agree to that. Another problem is the motel at 714 N. Nevada has 35 rooms or so and only 25 parking spaces, they don't want restricted on street parking.
2. **Add diagonal Parking on both sides of Dale Street between Nevada and Cascade**, and eliminate parking meters in and around the arena., this still would have to be done in conjunction with restricted parking on Nevada . We would like to see open diagonal parking on Dale and Monument to allow the Nevada Ave properties guests, residents and business clients to park their without having to walk too far.
3. **Allow CC security to issue parking tickets**, for parking in restricted areas (residents only permit areas), blocking driveways and parking too close to stop signs and intersections.
4. **Increase parking enforcement** by Colorado Springs Police, they need to be proactive and not wait until called by affected residents, they also need to increase the speed at which they respond to parking complaints. Possibility hire another parking enforcement person, and /or have parking enforcement patrol the area around the arena and NOT just were parking meters are located.
5. **Increased on campus parking**, either expand the proposed parking garage and / or add additional surface parking lots on existing CC land.

We are open to having discussions with CC and the city about possible solutions.

Frank Hibbitts
Hibbitts family LLC
720 N. Nevada Ave
Colorado Springs, CO 80903
719-237-1482
Email: frank.hibbitts.6510@gmail.com

Tefertiller, Ryan

From: Stephanie Cardwell <stephcardwell@gmail.com>
Sent: Sunday, September 08, 2019 10:26 PM
To: Tefertiller, Ryan
Subject: Downtown destruction

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Not that I think this email will make one iota of difference, but here it goes anyway. I have lived here my whole life, a grand daughter of Swedish immigrants that homesteaded a farm before Colorado was a state. I am so saddened by what has happened to my city. The powers that be, namely Colorado College, The Broadmoor and OTC, and, of course, the developers have turned this city into a place I do not recognize. Houses built in the start of the city are torn down so CC can expand. A whole block taken down to build an arena with no parking. And in our case, an apartment building built, again with almost no parking. Who cares about the homeowners living downtown? Certainly not the City Council, the planning department, or even Code Enforcement. Somewhere, sometime, it will become apparent that growth does not pay for itself. And, just maybe, you shouldn't just let anyone and everyone build wherever and whatever they want.

Tefertiller, Ryan

From: Cheryl Brown <cheryl@csbrowns.org>
Sent: Monday, September 09, 2019 9:05 PM
To: Tefertiller, Ryan
Cc: Diannebridges@msn.com
Subject: CC Robson Arena parking analysis

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Hi Ryan,

After seeing the proposed CC Robson Arena parking plan at your community meeting, it reminded me of our discussion we had about the Cornerstone Building and its proposed parking. Apparently they had a few hundred off street parking spots designated for the Cornerstone when it was originally passed by planning (located at the east campus parking lot). That parking has since disappeared which invalidates their parking plan for Robson. Just because it's here today, doesn't mean it will be there tomorrow. You mentioned the reason they got rid of the parking was because no one was using it -- probably because it was a 3-4 blocks away and because they charged money for it. This is a major concern for the neighborhood because closer and free parking will always be chosen. The fact that they removed the Cornerstone parking completely invalidates their parking plan for anything but their parking structure. What is CC going to do to insure what happened to Cornerstone doesn't happen to Robson? Some possible proposals you can request form the planning department.

- 1) Insure they offer some percentage of on campus parking for Robson instead of designated spots. Their proposal was 25% right now. I see their master plan will possibly reduce/eliminate parking on their large lot south of Uintah and east of Cascade. We need to insure they don't 'forget' about their parking plans for each venue.
- 2) Make parking included in the price of EVERY ticket to encourage people to use their designated parking instead of free street parking in the neighborhood.
- 3) Sell ticket spots on both sides of Cascade between Uintah and Cache during event nights to increase closer parking options. They have access to parking permits on those streets.

Cheryl

Tefertiller, Ryan

From: Karla Crescenta <karlaann45@gmail.com>
Sent: Tuesday, September 10, 2019 1:05 AM
To: Tefertiller, Ryan
Subject: chilling ice arena

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hi Ryan,

i came home from the Robson meeting disappointed because it feels as if nothing said at earlier meetings caused any decision-maker to *'get woke'*.

in spite of having built several LEED- certified buildings on campus, this time CC seems to have made little effort to plan a sustainable building. did no one involved realize that nothing they build will be of any use to their descendants if they can't breathe the Air, or find clean Water & safe Food ?

it's a pity really, because CC and COS could have built a cutting-edge off-grid building like the Bullitt Center in Seattle. instead we'll have a whole city block replete with high walls & sharp corners, not a curve or solar panel in sight, bowing to fossil-fueled vehicles.. it will take decades, if ever, for actual living Trees to look like the drawings -- while traffic and pollution increase.

forgive my rant - you don't personally deserve it, but the few minutes allotted to Q&A did not allow me a turn to speak to all the folks gathered in Cornerstone.

i would've begun by asking for a show of hands --

"Who here lives on planet Earth?"

because that's what we have in common.

Sincerely,

karla crescenta

PS -- my grandchildren live spitting distance from dirty drake power plant, another knotty local/global problem.

PPS -- it's an amusing coincidence that your name is nearly the same as the CC presidents' (Tefertiller / Tiefenthaler). might they have a common root ?

Tefertiller, Ryan

From: Karla Crescenta <karlaann45@gmail.com>
Sent: Tuesday, September 10, 2019 9:35 AM
To: ann grant martin; Becky Elder; Susan Coffey (Death Midwife); roger butts (AS / Unity); melody daugherty; Robin Izer; Jamie D'Amico; julia mckay (HiP Rev.); Cheryl Conklin; charlotte amant; Scott Harvey; sarah hope; Sister Dhammadhira; Andy Gipe; Catherine Bailie; Skorman, Richard; Gaebler, Jill; Avila, Yolanda; Strand, Tom; Megan Andreozzi; sarah hautzinger (CC, UU); president@coloradocollege.edu; cheryl; Tefertiller, Ryan
Subject: raising food on roofs !.

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we have many hospitals and other suitable rooftops --
let's offer a prize/incentive to the first to do this !

EcoWatch: [This Boston Hospital Is Feeding Patients Through Its Rooftop Farm](#)

how about a neighborhood food garden atop CCs new ice arena/parking garage ?

blessings,
karla