



October 29, 2019

Ryan Tefertiller, Manager
City of Colorado Springs, Urban Planning Division
30 S. Nevada Ave, #603
Colorado Springs, CO 80901

Dear Mr. Tefertiller,

The purpose of this letter is to express an opinion by the Downtown Partnership regarding an application by Colorado College for approval of the Robson Arena Form-Based Zone Conditional Use Development Plan, associated Form-Based Zone warrants, and a vacation of a right-of-way of a mid-block alley connecting Cache La Poudre Street to Dale Street between North Tejon Street and North Nevada Avenue. If approved, the proposed Development Plan would allow for construction of a new multi-purpose ice hall and associated parking structure within the block bounded by Cache La Poudre Street to the north, Nevada Avenue to the east, Dale Street to the south, and Tejon Street to the west. Due to the block being completely covered with the structures, it is anticipated that the right-of-way alley be vacated.

The roughly 3.7-acre site is currently zoned FBZ-T2A (Form-Based Code, Transition Sector 2A), and would replace multiple structures including a deli and the 3D Arts Workshop building that make up a city block.

The Downtown Partnership supports both the applications for the conditional use, the vacation of right-of-way, and the other associated applications. The project represents a continual investment into the Downtown community by Colorado College as well as the City as a whole. As part of the City for Champions initiative (C4C), the Robson Arena will be a multi-use ice hall hosting the Colorado College Tigers ice hockey team as well as other C4C events including some professional and amateur sporting events, including those by Olympic governing bodies of sport, as well as entertainment and cultural events. There will also be a Campus Support building that will include retail and restaurant space to supplement the arena.

This project aligns with multiple City Planning efforts including the Experience Downtown Master Plan and will help to provide an unforgettable experience for residents and visitors alike.

It is worth consideration that the southern portion of the arena site is marked for future development. It should be noted that this area is lacking activation at this time and should be developed to be compatible with the surrounding area as part of the Downtown experience.

Downtown Partnership of Colorado Springs
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Regarding parking, the project includes a parking garage to provide 326 parking spaces, 100 spaces at the El Pomar Sports Center, as well as multiple campus lots designated for events occurring at the Robson Arena. To go along with the off-street parking included in this proposal, the applicant is supportive of multi-modal parking opportunities including, shuttles, ride-share, bicycles, and walking. Downtown Partnership recognizes the large number of people visiting the arena on game days and supports the inclusion of multi-modal parking opportunities that will provide better mobility solutions for City residents. We appreciate the proposal of alternative modes of transportation to and from events at the arena and implore the City to move swiftly toward robust mobility solutions that will serve not just for game days but all year round.

We especially applaud the applicant's commitment to structured parking, which not only will support game-day activity but, especially, alleviate parking concerns in adjacent blocks throughout the entire school season.

Finally, we commend, as well, the effort made by the applicant to engage neighboring residents and businesses in this project. This project is long-envisioned by civic leaders and is complex in nature, and Colorado College has done tremendous work thus far to listen to community feedback and create an on campus arena experience for students, residents, and fans alike. We are excited to see this project move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Edmondson". The signature is fluid and cursive, written over a light blue horizontal line.

Susan Edmondson
President & CEO
Downtown Partnership of Colorado Springs