



**COLORADO
COLLEGE**

ED ROBSON ARENA

Colorado Springs City Council

December 10, 2019

Project Team

- **Colorado College:**
 - Lesley Irvine: Vice President and Director of Athletics
 - Barbara Wilson: Interim Associate Vice President for Facilities Services
 - Rick Greene: Senior Project Manager
 - Scott Lowenberg: Associate Athletics Director
 - Maggie Santos: Director of Campus Safety
- **Consultant Project Team:**
 - Consultant Project Manager: Chris Lieber, N.E.S. Inc.
 - Public Engagement: Lisa Bachman, Bachman PR
 - Architect: Adam Davidson, JLG Architects
 - Traffic and Parking: Lyle DeVries, Felsburg Holt & Ullevig
 - Civil Engineer: Kyle Campbell, Classic Engineering
 - Landscape Architect: Andrea Papierski, N.E.S. Inc.
- **General Contractor:**
 - Nunn Construction: Vinnie Mattivi



COLORADO COLLEGE - ROBSON ARENA

PROJECT TEAM

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Presentation Format

- Introductions - Chris
- Project Goals - Lesley
- Public Engagement Process - Lisa
- Overview of Proposed Plans - Chris
- Parking and Traffic Overview - Chris
- Wrap-up - Chris



COLORADO COLLEGE - ROBSON ARENA
INTRODUCTION

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Project Goals

- Elevate Robson Arena as a physical and cultural extension of Colorado Springs and Colorado College
- Establish a gateway to campus and downtown that respects the adjacent historic neighborhood
- Connect and consider indoor activities and the outdoor environment
- Be a model of need-based use and sustainability for the nation
- Create a Tiger-branded home ice venue advantage



COLORADO COLLEGE - ROBSON ARENA

PROJECT GOALS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Community-wide Outreach

- **2 Public Hearings:**
 - November 6, 2019 – Downtown Review Board
 - December 10, 2019 – City Council
- **6 Large Community Meetings:**
 - January 5, 2019 – 200 attendees
 - January 19, 2019 – Traffic & Parking Workshop – 100 attendees
 - February 16, 2019 – 135 attendees
 - March 23, 2019 – 100 attendees
 - June 29, 2019 – 76 attendees
 - September 9, 2019 – 95 attendees



COLORADO COLLEGE - ROBSON ARENA
COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Neighborhood Outreach

- **Small group / one-on-one / HOA meetings**
 - Downtown Partnership Board -- July 9, 2019
 - Downtown Development Authority, Downtown Partnership -- March 12, 2019
 - Community Leaders Briefing, UCCS Downtown -- March 12, 2019
 - Numismatic Association, Money Museum -- March 20, 2019
 - Historic Preservation Alliance -- March 22, and June 26, 2019
 - Pat Doyle/Professor Bob Loevy – April 4, 2019
 - All Souls Unitarian Church -- March 20, and June 25, 2019
 - Old North End Neighborhood -- March 12, and June 27, 2019
 - Near North End Neighborhood -- March 12, June 26, and December 6, 2019
 - Dale House Project -- March 12, and June 27, 2019
 - Visit COS/Leadership Pikes Peak - March 12, 2019
 - Colorado Springs Fire Department
 - Colorado Springs Police Department
- **Door-to-Doors visits** to 15 businesses surrounding the site – June 26, 2019
- **Meetings with numerous citizens and businesses** with specific site concerns (including Wooglin’s Deli, Yoga Journey, All Souls Church, Community Aesthetics Collaborative and others)



COLORADO COLLEGE - ROBSON ARENA

COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



CC Students, Faculty and Staff

- **2 Open House Engagement Sessions:**
 - April 23, 2019 – Tutt Library Open House
 - April 24, 2019 – Worner Campus Center Open House
- **Campus Community Additional Project Messages:**
 - Sent to students, faculty, staff, retirees between July 24, 2019 and Sept. 9, 2019:
 - Approx. 25 messages via email
 - Messages to approx. 3,800 – 4,500 via calendar listings, campus Daily Digest posts, emails, mentions at campus events
 - Messages to approx. 18,000 alumni



COLORADO COLLEGE - ROBSON ARENA
COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Communication Tools

Communications tools

- Project database – 782 individuals & organizations
- Postcards mailed – to 313 property owners surrounding the site prior to Jan. 5, 2019 meeting
- Postcards mailed by the City – to property owners/residents surrounding the site prior to the Sept. 9, 2019 community meeting
- Letter to the Community from President Jill Tiefenthaler:
 - Jul. 25, 2018 – sent to approximately 20,000 parents, alumni, and donors; and all CC Tiger hockey season ticket holders
 - Dec. 11, 2018 – posted on project website, sent to college campus community and CC Tiger hockey season ticket holders
- E-newsletters – (18) project updates & meeting notices distributed to database of approximately 780
- Website and Social Media Analytics:
 - 11,284 unique webpage views as of early December
 - Average of 2,700 people reached for each of numerous Facebook posts about the arena project
 - Average of 13,000 people reached for each of numerous Twitter posts about the arena project



COLORADO COLLEGE - ROBSON ARENA

COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Communication Tools

Communications tools, continued...

- Media Community Calendars – community meetings posted to 20 media calendars
- Postings to other organization enewsletters/social media:
 - Trails and Open Spaces Coalition
 - Downtown Partnership, 1,500 recipients
 - Council of Neighbors and Organizations, 1,200 recipients
 - Old North End Neighborhood residents
 - Near North End Neighborhood residents
 - Middle Shooks Run neighborhood residents
 - SpringsTaxpayers.com recipients
 - Restore Our Roads recipients
 - Colorado College
- Season Ticket Holder Messages: 581 to 665 were contacted on 12 separate occasions (July 24, 2018 – Sept. 9, 2019)
- Call Log – 98 emails/phone calls tracked and responded to
- Project Website updated prior to every community meeting: www.coloradocollege.edu/robsonarena
- Frequently Asked Questions/Project Fact Sheet handed out at community meetings and posted to Website



COLORADO COLLEGE - ROBSON ARENA
COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Entitlement Process: Media Outreach and Coverage

Media Outreach and Coverage

- News releases – (5) sent to 56 media outlets and reporters prior to each community meeting
- News media coverage of the project and community meeting notices:
 - KRDO-TV
 - KKTV
 - KRCC Radio
 - Studio 809 Radio “Council Matters” podcast
 - Colorado Springs Business Journal
 - Colorado College Catalyst news
 - Bangor Maine Daily News
 - AT&T SportsNet
 - 1300 AM Sports Animal
 - KOAA-TV
 - Fox 21 TV
 - Colorado Public Radio
 - Colorado Springs Gazette
 - Colorado Springs Independent
 - Grand Forks Herald
 - Arena Digest
 - KRDO NewsRadio



Community Input Shapes Plans

- College has relocated the arena to the north side of block.
- College developed a plan for parking that does not require on street parking in the surrounding neighborhood.
- College will implement the parking plan to accommodate enough parking for a sold-out CC Tiger hockey game scenario of up to 3,407 attendees, the largest capacity scenario expected.
 - Construct parking garage with 324 parking spaces
 - Construct new parking lot with 95 parking spaces
 - Designate existing campus lots for Robson events – 274 spaces
 - Support multi-modal parking including shuttles, ride share, biking/walking.
 - Expand on-street parking capacity adjacent to arena to accommodate additional parking spaces
 - Finalize contracts for multiple private parking lots close to the campus for Robson Arena events.



COLORADO COLLEGE - ROBSON ARENA

COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Community Input Shapes Plans

- College will relocate and provide a new 3D Arts Workshop building to accommodate the arena footprint.
- College amended the Campus Master Plan to relocate the proposed natatorium to the current site of Schlessman Natatorium.
- College will relocate the tennis courts to college property south of the transportation center near the Van Briggie/Facilities Services building on Glen Avenue.
- College will relocate the proposed arena service entrance to Dale Street to improve streetscape along Nevada Avenue.
- College will revise and refine the exterior materials and elevations for the Arena to respond to campus and neighborhood context.
- College will revise and refine the Nevada Avenue building elevation and streetscape to fit within the campus and neighborhood context.



COLORADO COLLEGE - ROBSON ARENA

COMMUNITY ENGAGEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Robson Arena Entitlement Applications

- Master Plan Amendment
- Conditional Use Development Plan in FBZ
- Right of Way Vacation / Replat

Additional Studies

- Downtown Shuttle Study (Completed by City)
- Neighborhood Parking Plan (Completed by City)
- Pedestrian Lighting Study (Underway by Colorado College)



COLORADO COLLEGE - ROBSON ARENA

ENTITLEMENT PROCESS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS





VICINITY MAP

Tennis Facility

PROPOSED TENNIS FACILITY

Parking Lot

PROPOSED PARKING

Robson Arena

PROPOSED ICE ARENA

PROPOSED PARKING GARAGE

AMENDMENT HISTORY			
File Number	Amendments	Date	Description
CPC MP 97-00261	Original Submittal	Jul-97	
CPC MP 97-00261-A1(04)	Minor Amendment	Oct-04	
CPC MP 97-00261-A2M08	Major Amendment	May-08	A Long Range Development Plan (LRDP) for the college to establish "precincts" for future development.
CPC MP 97-00261-A3MN10	Minor Amendment	Dec-10	Zone change from R2 S5 to SU S5 to accommodate Facilities Services
CPC MP 97-00261-A4MN15	Minor Amendment	Jun-15	Miguel St as SU. These properties are used for facility services.
CPC MP 97-00261-A5MN16	Minor Amendment	Apr-16	Adding student housing southeast of Uintah St. and Nevada Ave, and vacating part of San Rafael St right-of-way east of Nevada Ave.
CPC MP 97-00261-A6MN19	Minor Amendment	Pending	Adding a proposed Tennis Facility on Glen Ave, additional parking at El Pomar Sports Center and Robson Arena.

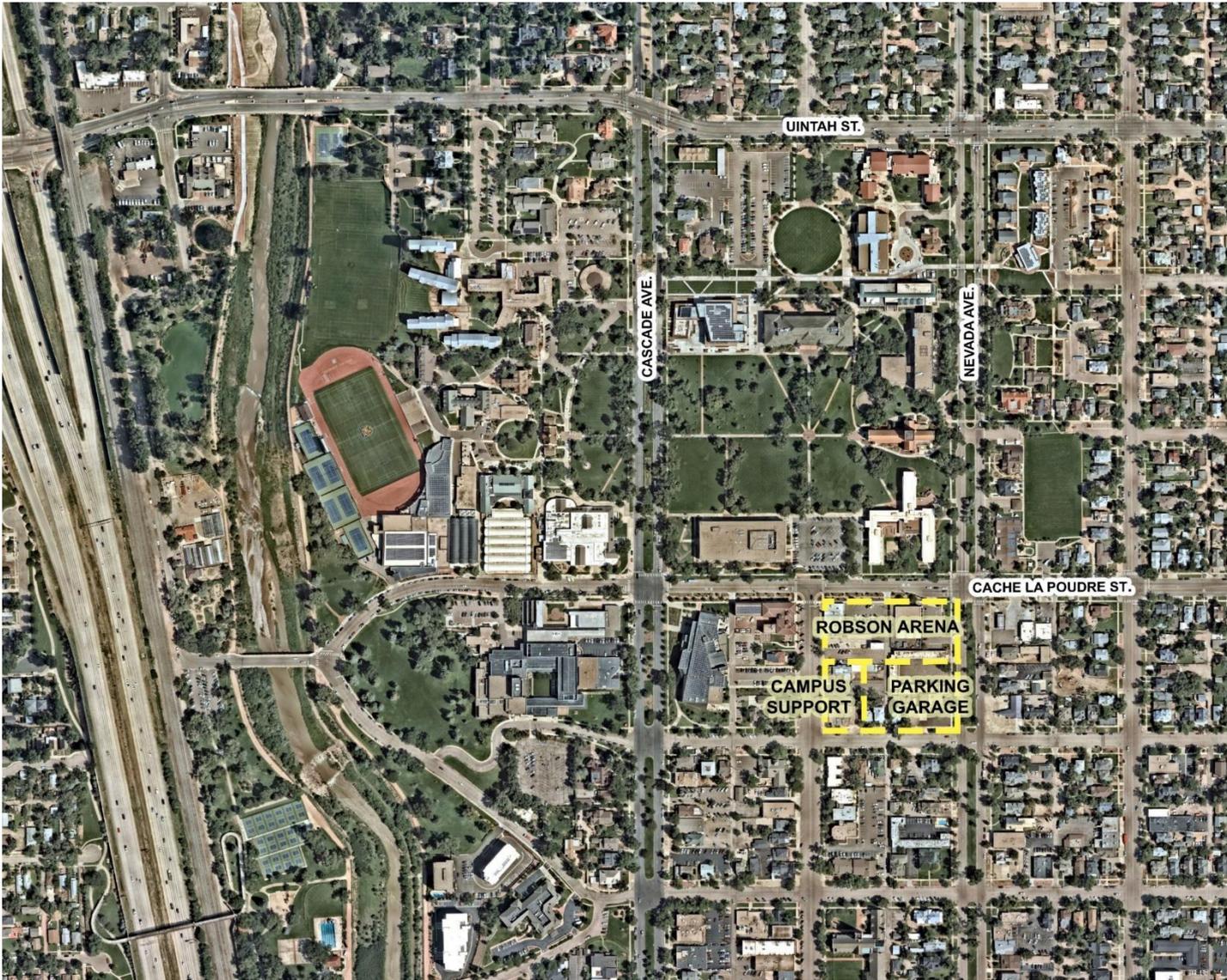


COLORADO COLLEGE - ROBSON ARENA

LAND-USE CRITERIA

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS





COLORADO COLLEGE - ROBSON ARENA

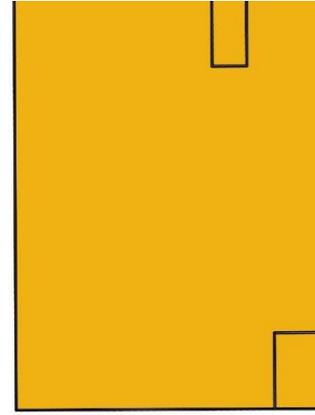
SITE CONTEXT

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS

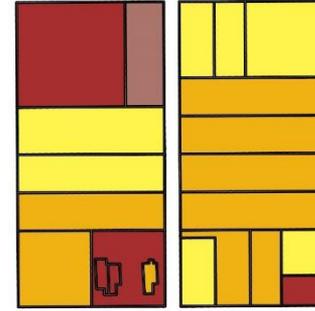
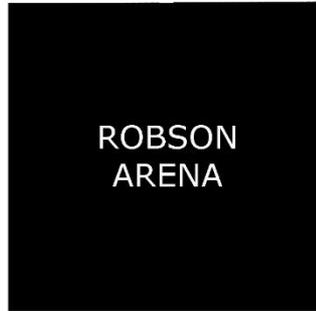
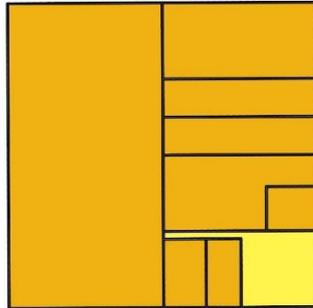


LEGEND

- COLLEGE OWNED
- RESIDENTIAL
- OFFICE
- COMMERCIAL
- INSTITUTION
- PARK

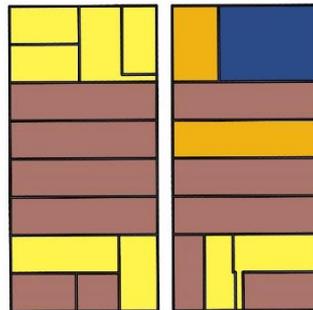


CACHE LA POUFRE ST.

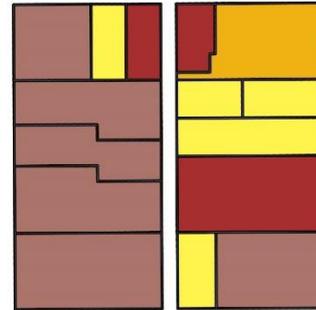


DALE ST.

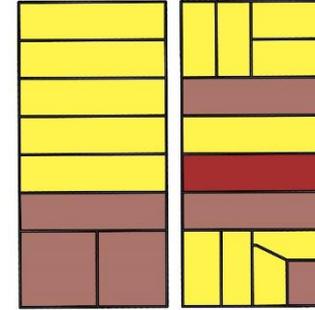
CASCADE AVE.



TEJON ST.



NEVADA AVE.



WEBER ST.

MONUMENT ST.



COLORADO COLLEGE - ROBSON ARENA

MIXED LAND USE CONTEXT

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS





COLORADO COLLEGE - ROBSON ARENA

ADJACENT ZONING CONTEXT

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS





COLORADO COLLEGE - ROBSON ARENA

SITE PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS





EDWARD J. ROBSON ARENA

ARENA MAIN ENTRANCE AND PLAZA

12/10/19 | JLG 17246 | © 2019 JLG ARCHITECTS



DESIGN FOR LIFE



EDWARD J. ROBSON ARENA

VICTORY PLAZA

12/10/19 | JLG 17246 | © 2019 JLG ARCHITECTS



DESIGN FOR LIFE



EDWARD J. ROBSON ARENA

CAMPUS SUPPORT

12/10/19 | JLG 17246 | © 2019 JLG ARCHITECTS



DESIGN FOR LIFE



© 2019 JLG ARCHITECTS



EDWARD J. ROBSON ARENA

ARENA ENTRANCE AT NEVEDA

12/10/19 | JLG 17246 | © 2019 JLG ARCHITECTS



DESIGN FOR LIFE



EDWARD J. ROBSON ARENA

CAMPUS GATEWAY AT NEVEDA

12/10/19 | JLG 17246 | © 2019 JLG ARCHITECTS



DESIGN FOR LIFE



Brick - Color 1
Size: Linear/Random
Texture: Natural



Stucco
Color: TBD
Texture: Float



Glass/Metal
Type: Silicone Glazed
Color: Clear/Black



Perforated Metal Fins
Unit: 12" Deep, Vertical
Color: Red Earth



Brick - Color 2
Size: Linear/Random
Texture: Natural



EDWARD J. ROBSON ARENA

EXTERIOR MATERIALS

11/6/19 | JIG 17246 | © 2019 JIG ARCHITECTS



DESIGN FOR LIFE



EDWARD J. ROBSON ARENA

MAIN ENTRANCE LOBBY

11/6/19 | JIG 17246 | © 2019 JIG ARCHITECTS





EDWARD J. ROBSON ARENA

MAIN LOBBY STAIR

11/6/19 | JIG 17246 | © 2019 JIG ARCHITECTS





EDWARD J. ROBSON ARENA

WEST CONCOURSE

11/6/19 | JIG 17246 | © 2019 JIG ARCHITECTS



DESIGN FOR LIFE



EDWARD J. ROBSON ARENA

EAST CONCOURSE

11/6/19 | JIG 17246 | © 2019 JIG ARCHITECTS



DESIGN FOR LIFE



COLORADO COLLEGE - ROBSON ARENA

SITE PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



LANDSCAPE WALLS



PAVEMENT



SCREEN WALL



EDWARD J. ROBSON ARENA

SITE MATERIALS

11/6/19 | JIG 17246 | © 2019 JLG ARCHITECTS



TREES



SHRUBS



PERENNIALS



EDWARD J. ROBSON ARENA

PLANT MATERIALS

03/2 | JLG 17246 | © 2019 JLG ARCHITECTS
7/19





EDWARD J. ROBSON ARENA

SITE FURNISHINGS

03/2 | JLG 17246 | © 2019 JLG ARCHITECTS
7/19



City Code Parking Requirements

Zoning: FBZ - T2A (Form Based Zone – Transition Sector 2A)

Total Parking Requirement by Code: 215 parking spaces

BUILDING	USE	NAME	SF	SPACE PER SF	SPACES REQ.
ARENA	CIVIC	ARENA	128,759 SF	750 SF	172 SPACES
	RETAIL	TEAM STORE	1,198 SF	500 SF	3 SPACES
CAMPUS SUPPORT	CIVIC	CAMPUS MAIL	2,991 SF	750 SF	4 SPACES
	CIVIC	SENIOR ARTS	1,225 SF	750 SF	2 SPACES
	RETAIL	BOOKSTORE	4,470 SF	500 SF	9 SPACES
	RESTAURANT	PUB, WOGLINS	3,172 SF	250 SF	13 SPACES
	OFFICE	HEALTH AND COUNSELING	9,934 SF	500 SF	20 SPACES
				TOTAL CIVIC	178 SPACES
				TOTAL RESTAURANT	13 SPACES
				TOTAL RETAIL & OFFICE	24 SPACES* (32 SPACES)
TOTAL REQUIRED PARKING SPACES					215 SPACES

**PER SECTION 2.6.1 PARKING REDUCTION FACTORS: OFFICE AND RETAIL IS REDUCED TO 75% OF COMBINED TOTAL.*



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Daily Parking Demand

- **86 parking spaces (Includes 6 ADA spaces)**
 - Restaurant
 - College Bookstore
 - Team Store
 - Office Space
 - Health/Counseling Office

Arena Event Parking Demand (Sold-out hockey game)

- **1,215 parking spaces (includes 23 ADA)**
 - Total Seating Capacity 3,407 seats
 - Student Attendance 238 students (market average) – 500 students (target)
 - Non-Student Attendance 3,169 attendees
 - Auto Mode Share (95%) 3,011 people arrive by car
 - Auto Occupancy (2.7 per vehicle) 1,115 cars
 - Operations Staff Cars 100 cars



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Parking Supply for Events

Proposed Parking Supply:

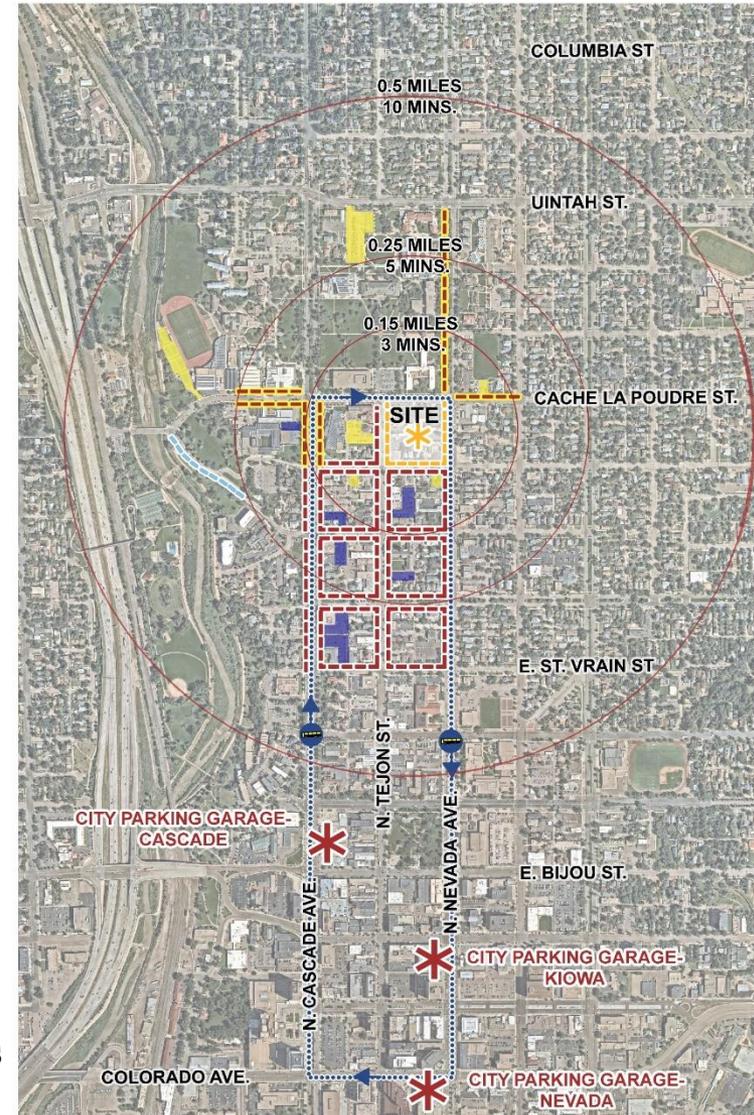
- Proposed Parking Garage: 324 spaces
- Existing Campus Lots: 274 spaces*
- *Does not include Fine Arts Center Lot or Armstrong Lot
- Proposed New Campus Lots: 95 spaces
- Existing Privately Owned Lots: 347 spaces
- Arena Frontage On-Street Parking: 57 spaces
- On-street permit parking (CC frontage) 144 spaces

Campus Parking Supply: 1,241 spaces

Additional Available Public Parking for Events

- Downtown Public Parking: +/- 170 spaces
- On-Street Parking (6-block study area): +/- 277 spaces

Total Parking Capacity 1,688 spaces



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Parking and Operational Management

- **Event Scheduling:**

- 18-23 CC hockey games per year (Friday and Saturday evenings)
- Up to 50 days for C4C events annually (primarily small attendance events)
- C4C Events focused during summer break, winter break, and academic breaks

- **Parking Availability**

- Existing campus lots and permitting
- Proposed garage and surface lot
- Private lot contracts
- Downtown parking (parking garages and on-street)
- On-street parking (supplemental)

- **Alternative Transportation**

- Ride Share / Ride Hailing
- Downtown Shuttle
- Pedestrian Access
- Bicycle



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Parking and Operational Management

- **Coordinated Parking Plan**

- Parking education and communication – pre-event
- Coordination with Campus Parking Permit Program to ensure parking availability in campus lots
- Tickets purchased in advance by season ticket holders identifying parking locations
- Parking coordination with City-led Neighborhood Parking Plan to ensure on-street parking availability on campus
- Uniformed Traffic Control for large events
- Temporary – Variable messaging signage strategically located
- “Friendly pricing” for parking – encourage use of lots
- Flexible / evolving operations plan
- Plan for construction parking
- College to contract for parking management and security during large events



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Parking and Operational Management

- **Parking Plan**

- College will redistribute staff and student parking to open large lots for events
- College will work with City to phase in On-Street Permitted Parking

- **Parking Enforcement**

- During events, Colorado College will hire CSPD officers for parking enforcement and Uniformed Traffic Control as currently done at the World Arena.

- **Private Parking Lots**

- College is finalizing letters of intent with owners of nearby private parking lots.
- College will provide entry and egress lot event management.
- Colorado College will plow and clear lots and will provide sufficient lighting for events



COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Parking and Operational Management

- **Parking Price**

- Season ticket holders will be incentivized to purchase a parking pass with their tickets and will be assigned a lot, either on campus or a private college-contracted lot. Currently 80% of season ticket holders opt into the parking permit option and a similar number is projected for the new arena.

- **Parking Garage**

- Daily Use - Price to park in the garage will be similar to the on-street meters. Garage will include spaces for visitor parking.
- Events - All spaces in garage will be available for events.

- **Shuttle to Downtown Garages**

- College is open to providing a supplemental shuttle between the arena and downtown garages for event attendees.



Parking and Operational Management

- **Schedule Coordination**

- College currently has two full-time employees who will coordinate high impact events. One is a full-time parking employee and the second is the Director of College Events.
- College will also add a General Manager/Director of the Arena who will be responsible for event coordination.
- College understands the importance of coordinating events and points to the above Parking and Operational Plan to achieve that.



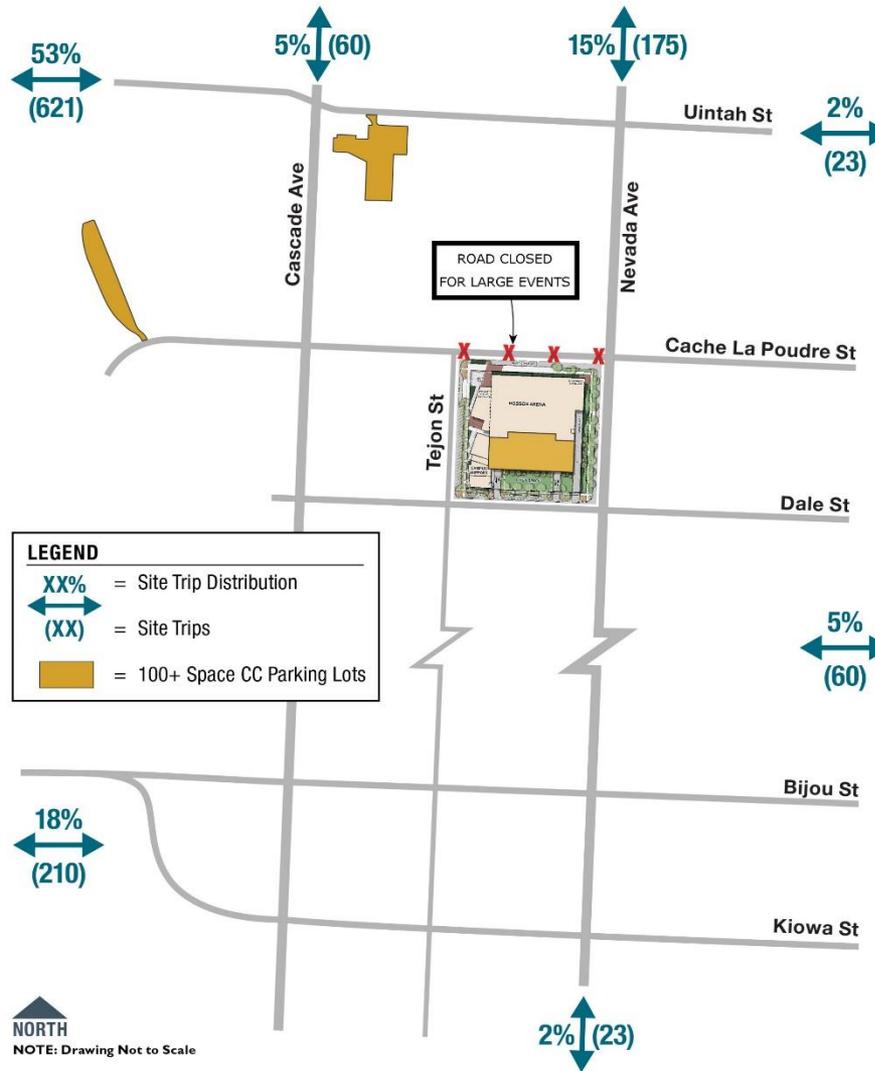
COLORADO COLLEGE - ROBSON ARENA

PARKING PLAN

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Traffic Analysis – Traffic Distribution



COLORADO COLLEGE - ROBSON ARENA

TRAFFIC ANALYSIS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS

Inbound Traffic Managed for Large Events



COLORADO COLLEGE - ROBSON ARENA

TRAFFIC ANALYSIS

11/06/19 | JLG 172461 | © 2018 JLG ARCHITECTS

Dispersed Outbound Traffic Managed for Events



COLORADO COLLEGE - ROBSON ARENA TRAFFIC ANALYSIS

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS

Master Plan Amendment Criteria

- Comprehensive Plan conformance
- Land Use Relationships - compatibility
- Public Facilities – conformance with city-wide plans
- Transportation – consistent with intermodal transportation plan
- Environmental – minimize impacts



COLORADO COLLEGE - ROBSON ARENA
LUR CRITERIA

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Conditional Use Criteria

- Value and qualities of the neighborhood are not substantially injured.
- Consistent with intent and purpose of zoning code to promote public health, safety, and general welfare.
- Consistent with the City's Comprehensive Plan (PlanCOS).



COLORADO COLLEGE - ROBSON ARENA

LUR CRITERIA

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Right of Way Vacation Criteria

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



COLORADO COLLEGE - ROBSON ARENA

LUR CRITERIA

11/06/19 | JLG 17246 | © 2018 JLG ARCHITECTS



Thank you!

