



**COLORADO  
COLLEGE**

## **ED ROBSON ARENA**

COMMUNITY MEETING #1

JANUARY 5, 2019

# Agenda

- Welcome and Introductions
- Public Process Overview
- Project Goals and Objectives
- Entitlement Process and Preliminary Site Plan
- Transportation: Parking and Traffic
- Community Questions and Input
- Wrap up and Next Steps

# Project Team

- **Colorado College:**
  - Chris Coulter: Assistant Vice President Facilities Services
  - Rick Greene: Senior Project Manager
  - Mike Haviland: Head Hockey Coach, Colorado College
  - Scott Lowenberg: Associate Athletics Director
- **City of Colorado Springs:**
  - Bob Cope: Economic Development Officer, City of Colorado Springs
- **Consultant Project Team:**
  - Consultant Project Manager: Chris Lieber, N.E.S. Inc.
  - Public Engagement: Lisa Bachman, Bachman PR
  - Architect: Adam Davidson, JLG Architects
  - Traffic Engineer: Todd Frisbie, Felsburg Holt & Ullevig
  - Civil Engineer: Kyle Campbell, Classic Engineering
  - Parking Consultants: Todd Frisbie, Felsburg Holt & Ullevig and Bill Surna, WGI/  
Carl Walker

## Upcoming Community Meetings

- **Workshop #1:** Saturday, Jan 19, 10:30 am – noon
  - Colorado College Tutt Library, 1021 N. Cascade Ave. (prior to normal library hours )
  - Meeting Focus Subject(s): Parking, traffic, shuttles, rideshare, fan experience, season ticket holder experience
- **Community Meeting #2:** Saturday, Feb 16, 10:30 am – noon
  - Colorado College Cornerstone Arts Center, 825 N. Cascade Avenue
  - Meeting Focus Subject(s): Arena building, architecture, programs, report out
- **Workshop #2:** late February, date/time to be determined
- **Community Meeting #3:** mid-March, date/time to be determined
- **Colorado Springs Review Board:** June 2019
- **Colorado Springs City Council:** July 2019

-----  
**Meeting Parking Map:** <http://www.coloradocollege.edu/robsonarena>

**ADA accommodations:** 719-389-6607

## Project Website & Contact Information:

Website updated with more about the Robson Arena design and planning process as it progresses.

<http://www.coloradocollege.edu/robsonarena>

For project updates by email, as well as times/dates of future community meetings and workshops, send an email asking to be added to the database:

[RobsonArenaDesign@coloradocollege.edu](mailto:RobsonArenaDesign@coloradocollege.edu)

# Robson Arena Principled Approach:

## College Campus....

- Elevate Robson Arena as a physical and cultural extension of Colorado Springs and Colorado College
- Establish a gateway to campus 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



# Robson Arena Goals and Objectives:

## CC Tiger Hockey Program...

- A home on campus
- Training and development opportunities
- Connect Students to Hockey Program
- Smallest Division 1 Hockey Program
- Recruiting
- Players on Campus
- Game Changer
- State of the Art Facility





# Robson Arena Goals and Objectives:

## Fan and Season Ticket Holder Experience...

- An On-Campus Permanent Home
- All current Season Ticket Holders will receive access to purchase Season Tickets in the new Arena
  - Season Tickets are still available
  - Season Ticket holders receive priority seat locations
- Best-in-class Arena & Fan Amenities
- Promote the Colorado College Brand
- College Atmosphere on Campus
- Excitement from a full arena with Tiger Fans
- Greater Value Ticket
- Seating Capacity: 3,000 – 3,650
- Average Tickets Sold Per Game: 3,482
- Avg. Scanned Tickets/Attendance per Game: 2,800





# Robson Arena Project Perspectives:

## City for Champions (C4C) Perspective...

- Transformative Project for the City
- Bookend both sides of Downtown (Robson Arena and Switchbacks Stadium)
- Economic Development for Community
- Direct Positive Impacts for Downtown Businesses
- Possible Events:
  - 32 Non-hockey Events Annually
  - 5 Events of More Than 2,000 Spectators Annually

## Potential Partnerships:

- Colorado College Hockey Games
- Curling
- SCAA Basketball Championships
- SCAC Volleyball Championships
- Ice Shows
- Martial Arts
- NCAA Div III National Basketball Championship
- National Roller Hockey
- Club and Youth Hockey
- Hockey Camps
- National Sports Organizations
- National Governing Body (NGB) Events
- Para Olympic Events (Indoor)
- Colorado College Pro Preparedness Camp
- NHL Team Training Camp
- Club Figure Skating

# Project Timeline



# Land Planning and Approval Process

- Land Use Applications:
  - Conditional Use Development Plan
  - Master Plan Amendment (Colorado College Long Range Development Plan)
  - Alley Vacation – Vacating an alley previously platted for use as public right-of-way
  - Final Plat
- Anticipated Application Submittal to City of Colorado Springs:
  - Late March 2019
- Community Input Opportunities:
  - Public Meetings and Workshops: January – March 2019
  - Public Comment and Hearings: June - July 2019

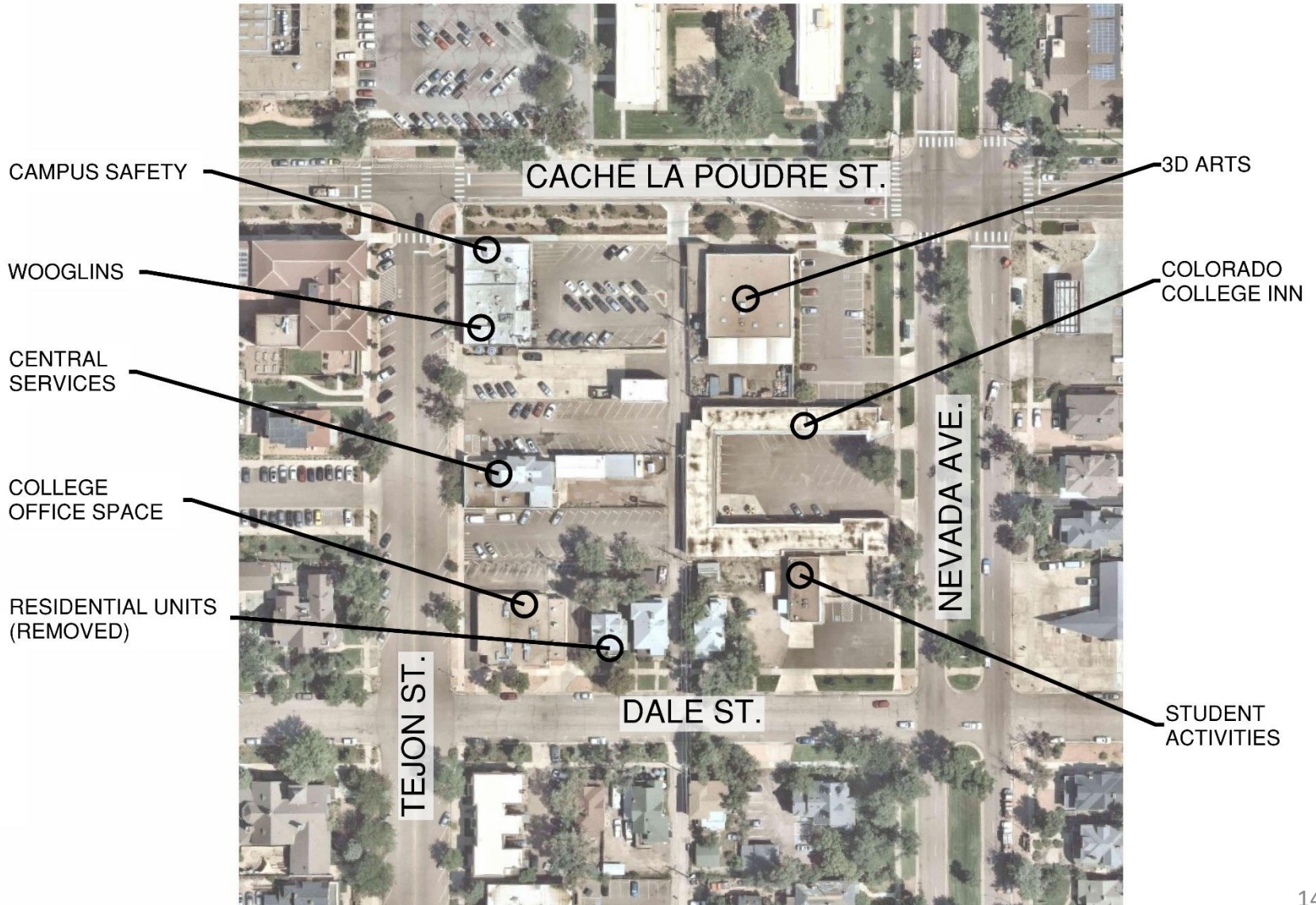
## Existing Planning Context

- Alignment with Current and Past Planning Efforts:
  - Colorado College Long Range Development Plan (2008)
  - Colorado College Master Plan (2015)
  - Experience Downtown Plan (2016)
  - Urban Land Institute (ULI) Panel (2012)

# Arena Location



# Existing Conditions



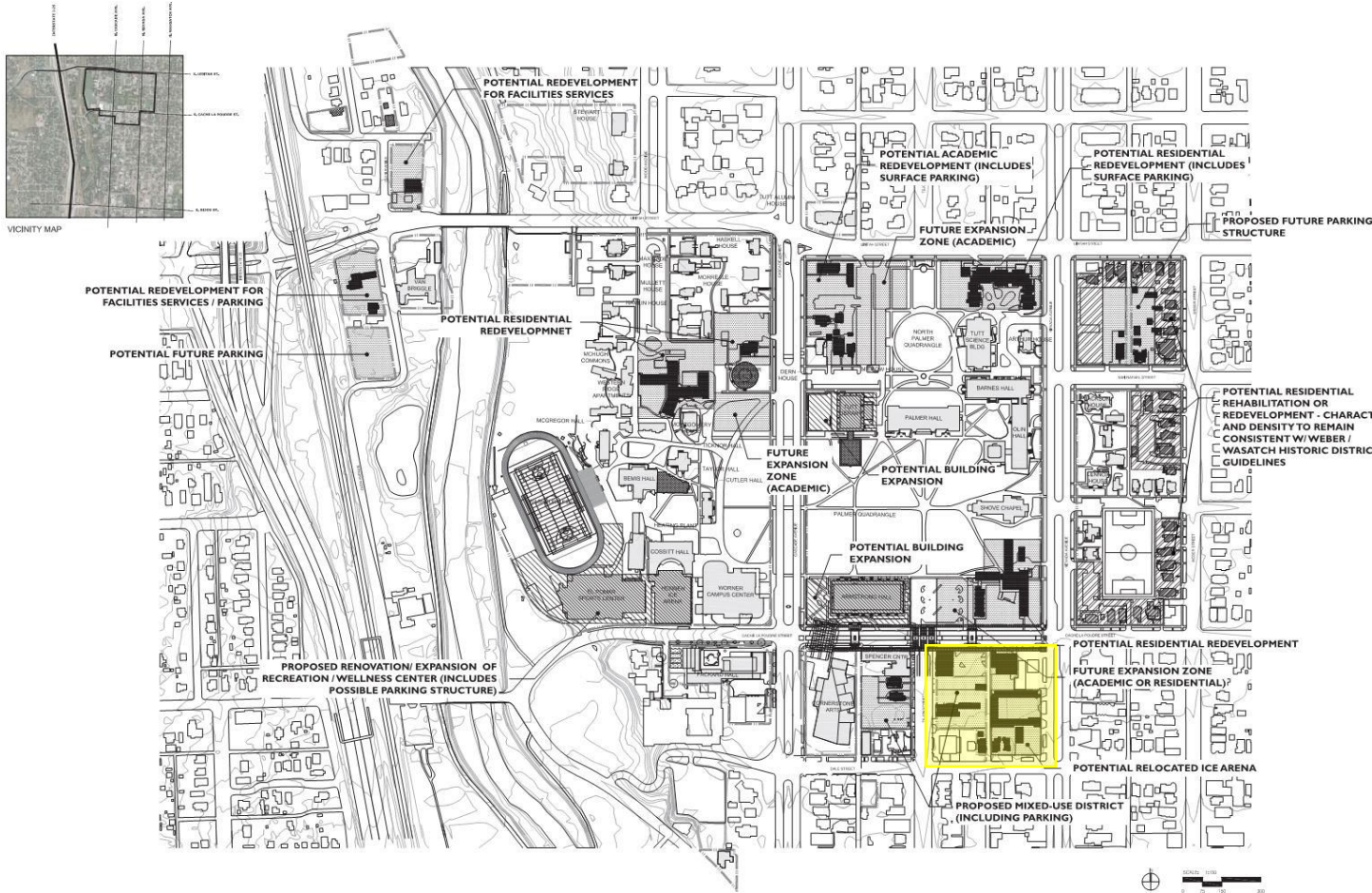


# Existing Conditions





# Colorado College Long Range Development Plan (City Approved 2008)



**COLORADO COLLEGE-  
LONG RANGE DEVELOPMENT  
PLAN- AMENDMENT TO THE  
MASTER PLAN**

Colorado Springs, Colorado  
Colorado College  
14 E. Cache La Poudre  
Colorado Springs, Colorado 80905

**Campus Planner**  
400-B-0010  
5000 Kingsway Court, Unit 223  
Denver, CO 80202  
Phone: 303-733-7100  
Fax: 303-733-7100  
dsmith@colorado-college.edu

**PROPOSED FUTURE CAMPUS LAND USE**

PLANNING LAND USE	LRDP LAND USE	ACREAGE
EDUCATIONAL / INSTITUTIONAL	CAMPUS LIFE	10.16
EDUCATIONAL / INSTITUTIONAL	ACADEMIC / CLASSROOM	13.26
RESIDENTIAL	RESIDENTIAL	28.59
EDUCATIONAL / INSTITUTIONAL	ADMINISTRATION / CAMPUS SUPPORT	1.55
COMMERCIAL / MIXED USE	MIXED USE / RETAIL	1.49
EDUCATIONAL / INSTITUTIONAL	FACILITIES PLANT	1.68
OPEN SPACE	FUTURE EXPANSION OPPORTUNITY ZONES PLAY FIELDS QUADRANGLES CORRIDORS	27.28
EDUCATIONAL / INSTITUTIONAL	PARKING	6.57

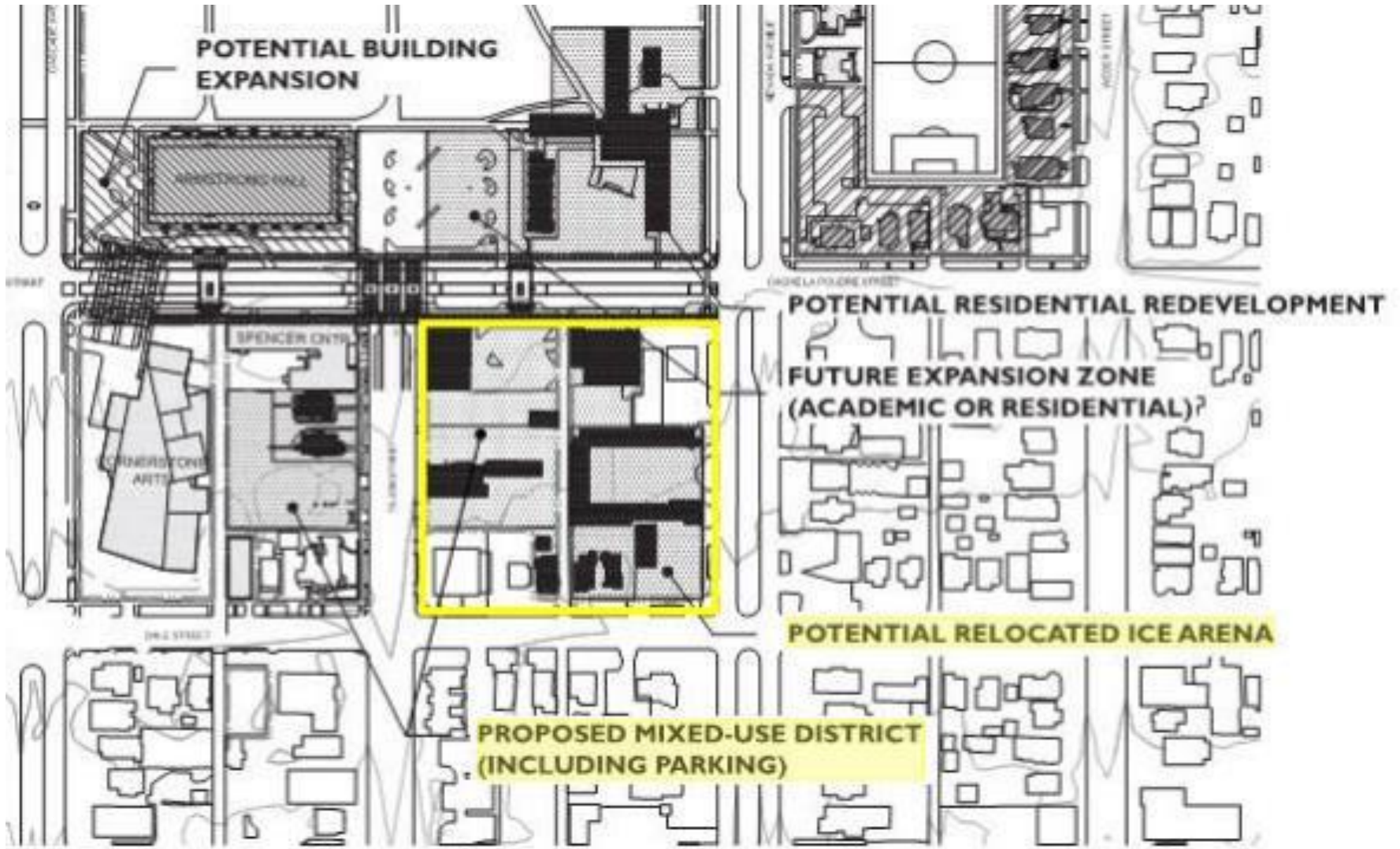
**COLORADO COLLEGE- LONG RANGE DEVELOPMENT PLAN  
AMENDMENT TO THE MASTER PLAN  
2008**

- EXISTING COLLEGE BUILDINGS
- EXISTING CAMPUS PROPERTY
- STRUCTURES TO BE REMOVED TO RECAPTURE OPEN SPACE
- RENOVATION / EXPANSION POTENTIAL
- REHABILITATION / REDEVELOPMENT POTENTIAL (CONSISTENT USE / DENSITY)
- REHABILITATION / REDEVELOPMENT POTENTIAL (CHANGE OF USE / DENSITY)



ADDITIONAL PLANNING COMMISSION AND CITY COUNCIL REVIEW AND APPROVAL IS NEEDED PRIOR TO ANY PHYSICAL CHANGES TO PUBLIC IMPROVEMENTS, INCLUDING CASCADE AVENUE, BEING IMPLEMENTED.

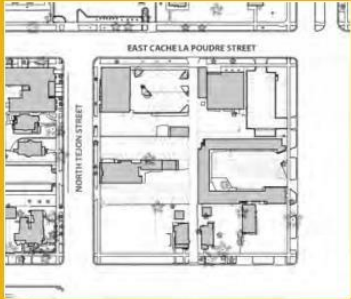
# Colorado College Long Range Development Plan (City Approved 2008)





# Colorado College Master Plan (2015)

## CAMPUS MASTER PLAN



Existing campus

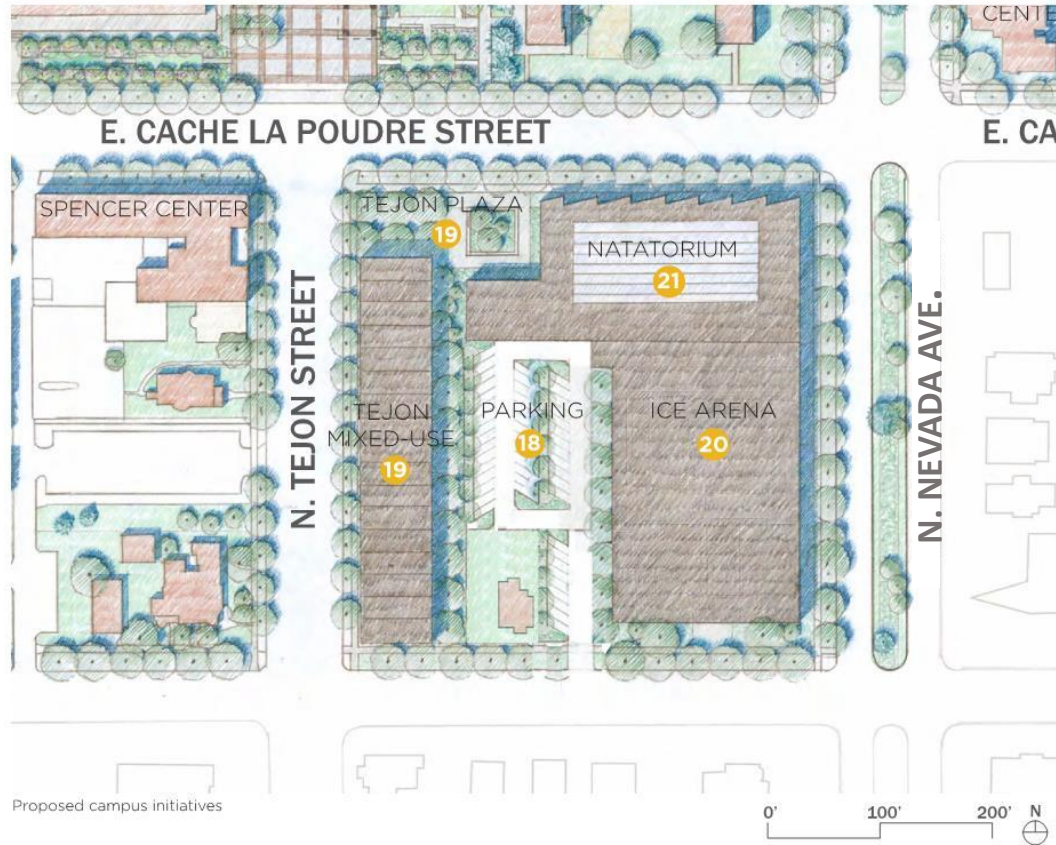
### KEY INITIATIVES:

- LONG TERM
  - 18. Parking
  - 19. North Tejon Plaza  
Mixed Use Development
  - 20. Ice Arena
  - 21. Natatorium

## SOUTHEAST CAMPUS

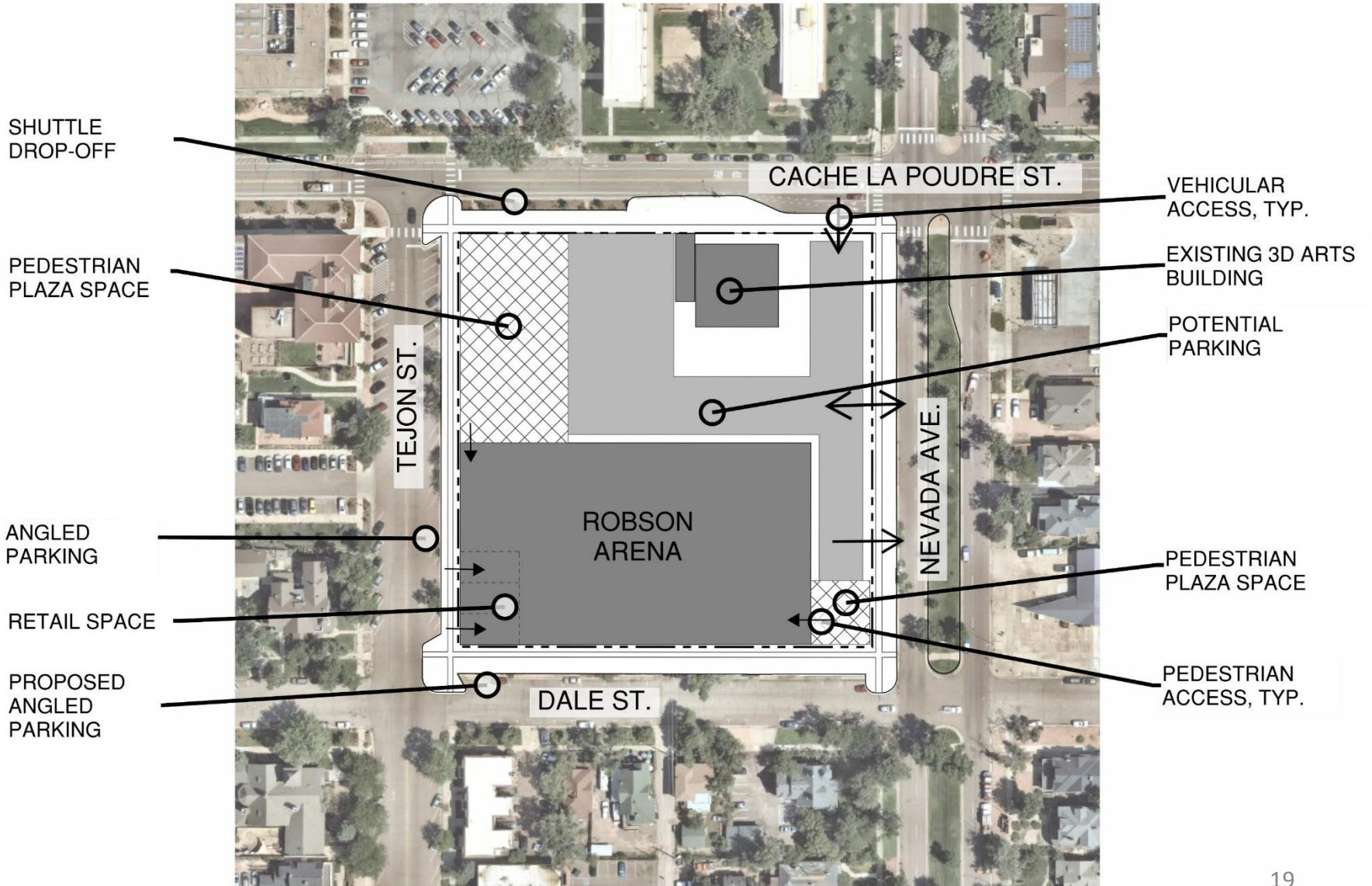
Because of its current usage of low scale mixed use buildings and parking lots, this block has the greatest opportunity for new uses and can be developed over time, providing a more thoughtful and careful transition

between the campus and the commercial area of Colorado Springs to the south.



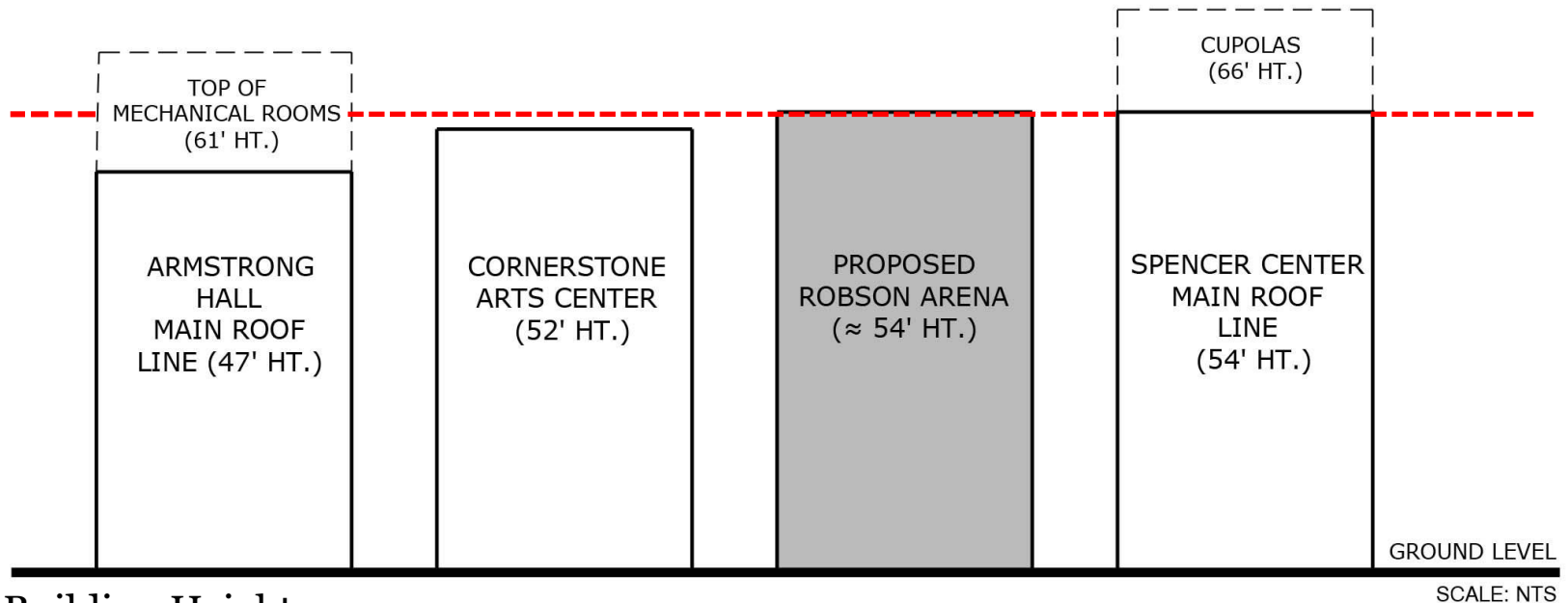
Proposed campus initiatives

# Preliminary Site Plan



## Arena Size and Scale:

- Seating Capacity:
  - Robson Arena: 3,000 to 3,650 seats
  - Broadmoor World Arena: ~ 8,000 seats
  - Pikes Peak Center: ~ 2,000 seats
- Building Footprint:
  - Robson Arena: ~ 62,000 sq. ft.
  - Broadmoor World Arena: ~ 95,000 sq. ft.



- Building Height:

SCALE: NTS

# Preliminary Parking Concept

- Data Collection
  - Parking Availability
    - CC Lots
    - On-Street
    - City garages
  - Parking Parameters
    - Number of people per car
    - Auto Mode Share (how many arrive by private auto)
      - Data from Denver Event Stadiums
      - CC hockey games this season
- Attendance
  - Non-student / student
    - Arena size and allocation to students
    - Attendance this year
  - Staff / Participants

## Parking Concept Advantages:

### **Concentrated Parking** (Large Surface Lot or Parking Structure)

- Easier for College to Manage
- Where to Park is More Intuitive
- Less Vehicle Circulation in the Neighborhoods
- Less Potential for Neighborhood Parking Impacts

### **Dispersed Parking** (Existing Lots, Private Lots, Shuttles, On-street)

- More Frequent Utilization of Existing Empty Lots
- Flexibility in Adjusting to Changing Parking Patterns
- Less Congestion at Intersections Near Campus
- Reduced Delay in Getting in and out of Parking Areas
- Encourages Use of Alternative Modes of Transportation
- Integrate / Engage with Downtown



## Parking Demand Model: CC Hockey Games

Arena Seating Capacity: 3,300 (Potential range of 3,000 to 3,650)

- 2715 general public
- 585 students (walk to games) (Potential range of 550 to 650)

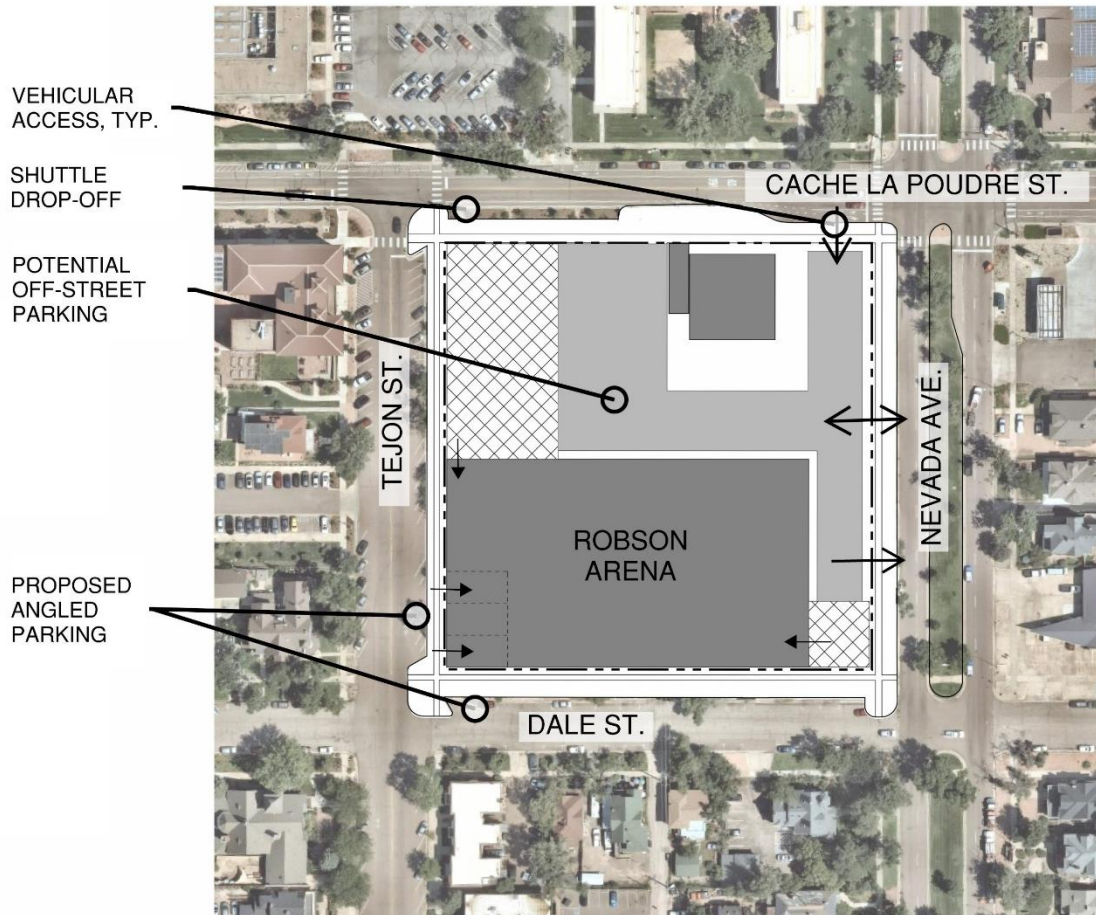
Operations Staff: 138

Demand Parameters:

- 2.7 people per car
- 95% arrive by automobile
- 18-24 games (October to March)

	<b>Sold Out Event 3,300</b>		
	<b>Non-Students</b>	<b>Students</b>	<b>Operations Staff</b>
Attendance	2715	585	138
Auto-Mode Share of Non-Student Attendance	95%	0%	100%
People per Car for Non-Student Attendance	2.7	N/A	1.38
Parking Demand	955	0	100
<b>Total Parking Demand</b>	<b>1055</b>		

# Parking Capacity: Proposed Parking On-site



Parking Demand: 1,055 spaces  
(for a sold-out game)

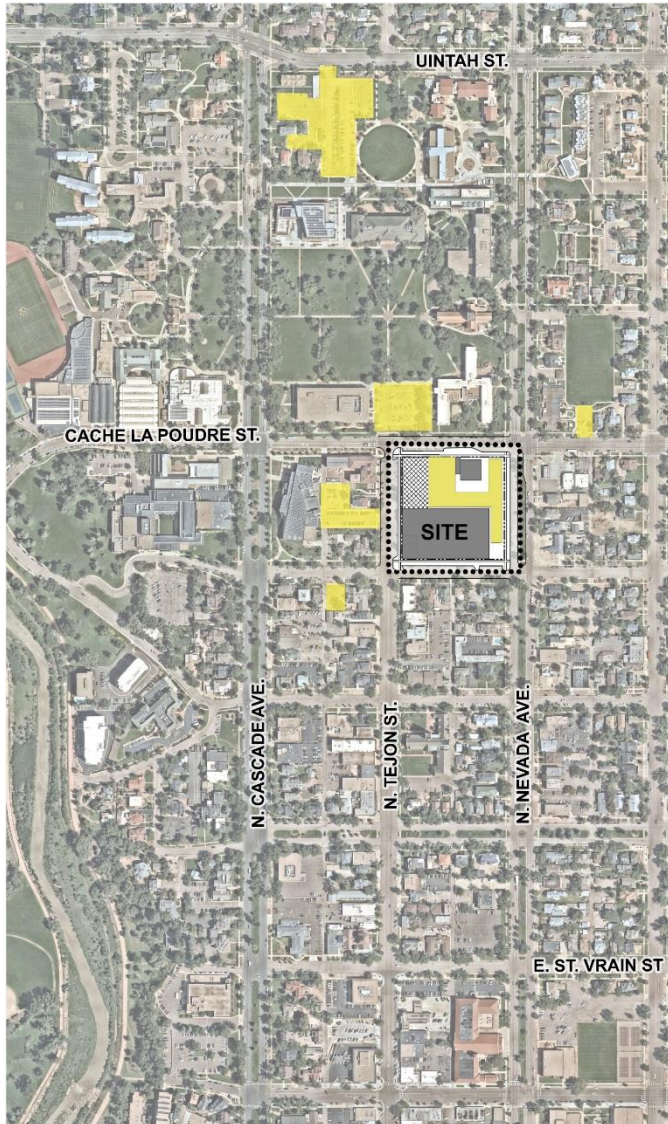
Available Spaces:

- Off-Street Parking: ~100 spaces
- On-Street Parking: ~73 spaces  
(Dale Street / Tejon Street)

**Running Total:**

**~173/1,055 spaces** (if a sold-out game)

# Parking Capacity :On-Campus College Parking Lots



Parking Demand: 1,055 (for a sold-out game)

Available Spaces:

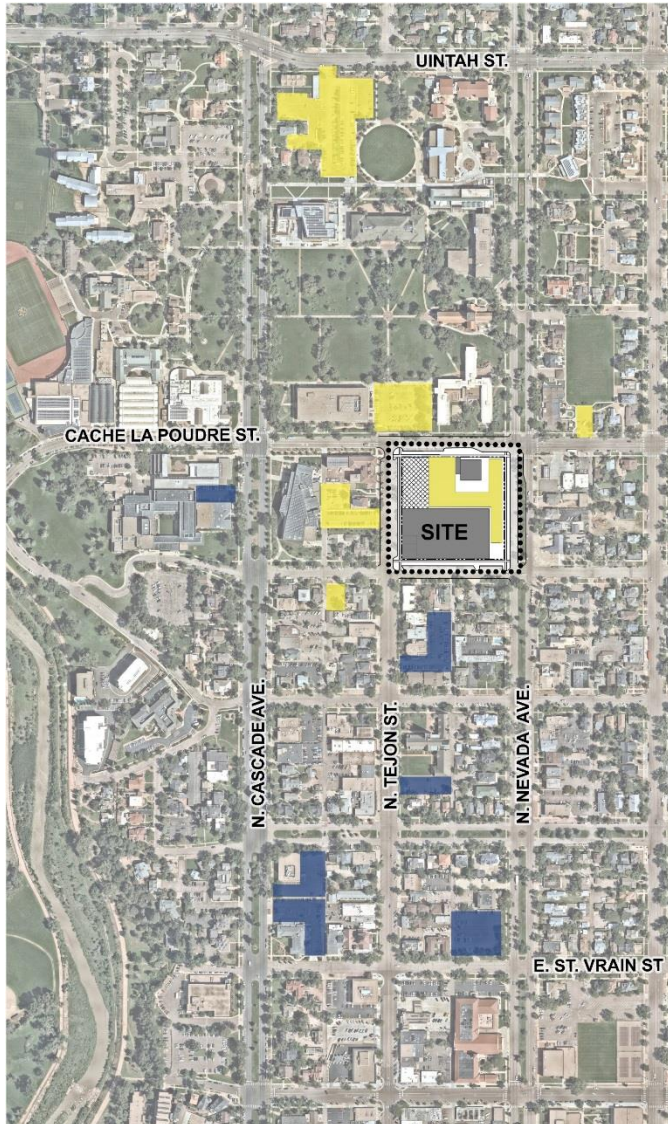
- Off-Street Parking: ~100 spaces
- On-Street Parking: ~73 spaces
- Campus Lots: ~381 spaces

**Running Total:**

**~554/1,055 spaces** (if a sold-out game)



# Parking Capacity: Privately Owned Parking Lots



Parking Demand: 1,055 (for a sold-out game)

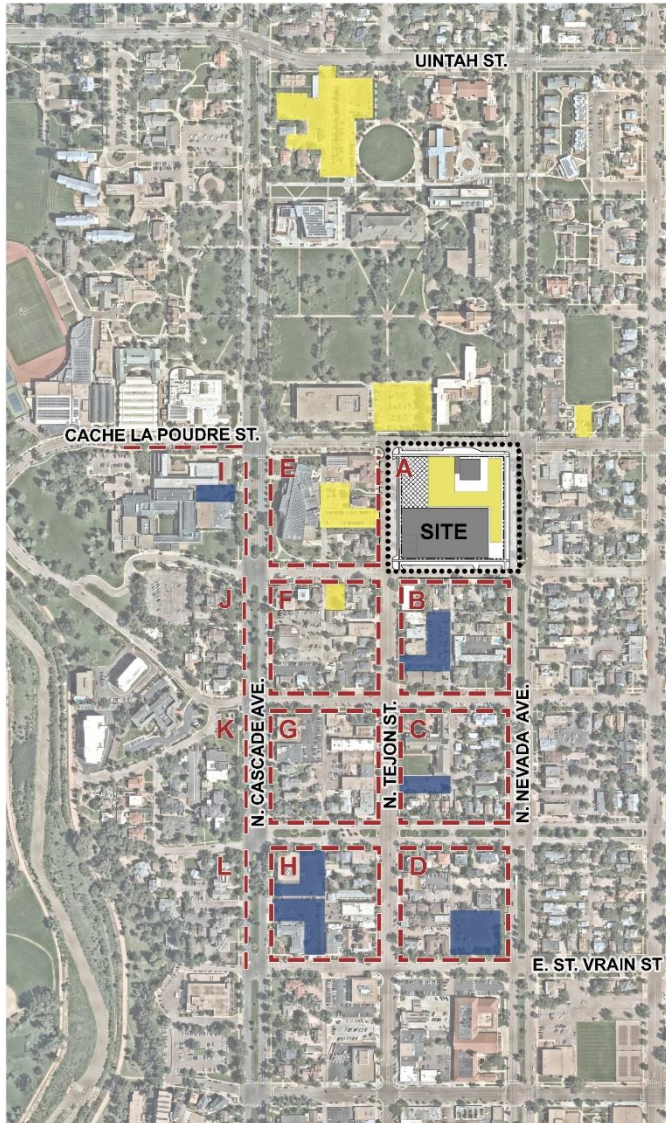
Available Spaces:

- Off-Street Parking: ~100 spaces
- On-Street Parking: ~73 spaces
- Campus Lots: ~381 spaces
- Privately Owned Lots: ~295 spaces

**Running Total:**

**~849/1,055 spaces** (if a sold-out game)

# Parking Capacity: On-Street Parking Spaces



Parking Demand: 1,055 (for a sold-out game)

Available Spaces:

- Off-Street Parking: ~100 spaces
- On-Street Parking: ~73 spaces
- Campus Lots: ~381 spaces
- Privately Owned Lots: ~295 spaces
- Existing On-Street: ~287 spaces (half of total on-street spaces available)

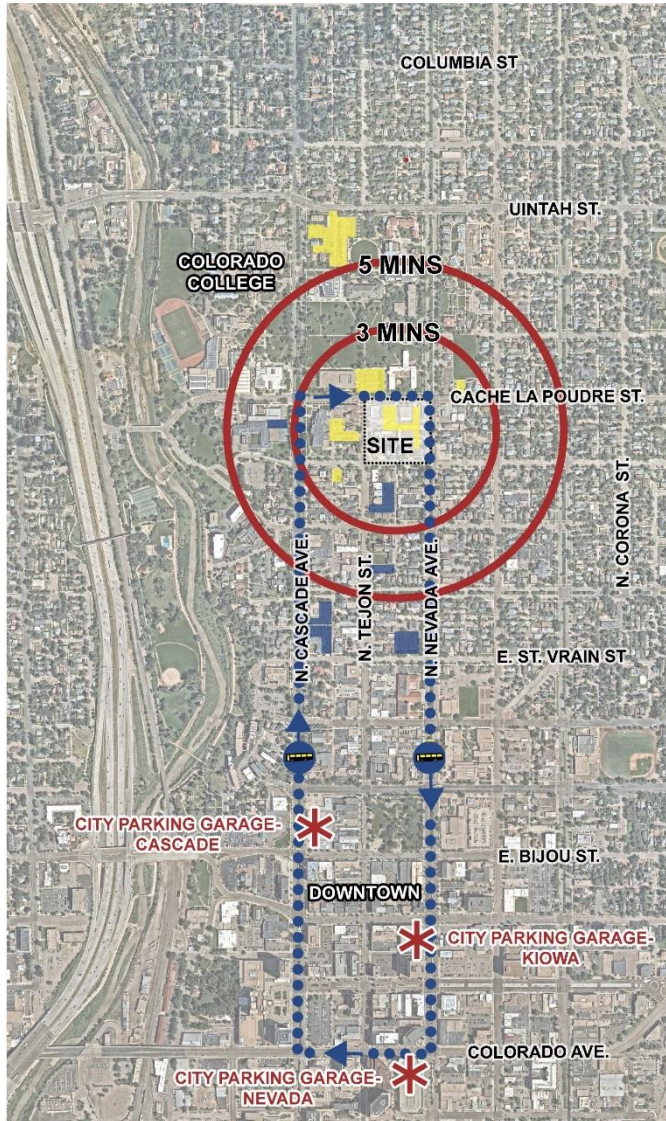
**Running Total:**

**~1,136/1,055 spaces** (if a sold-out game)

**~Surplus 81 spaces**

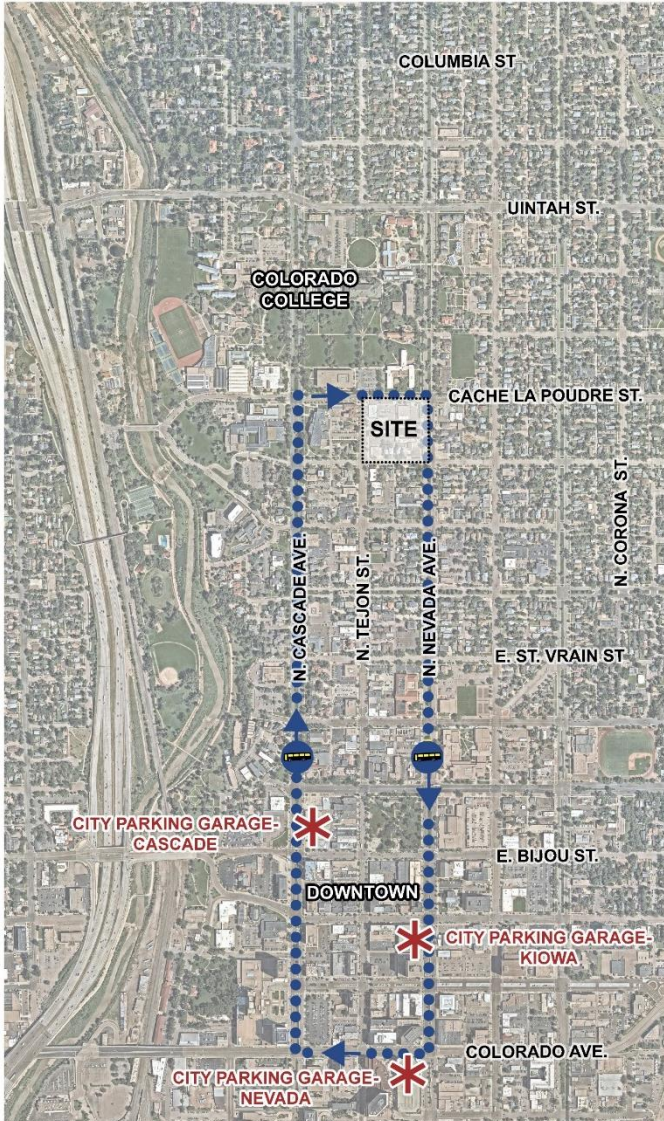


# Walking Distance to Arena



- 5 minute walk = 1,200 ft.
- Industry Standard: 10 min. walk in cold weather climate
- About 1/2 Parking Spaces within 5 min. window
- All spaces within 10 min. window
- World Arena (comparison)
  - Edge of Pay Parking – 800 ft.
  - Free Parking at Tinseltown – 1,200ft

# Parking Capacity: Downtown Parking Garages & Shuttle Route



Parking Demand: 1,055 (for a sold-out game)

Available Spaces:

- Off-Street Parking: ~100 spaces
- On-Street Parking: ~73 spaces
- Campus Lots: ~381 spaces
- Privately Owned Lots: ~295 spaces
- Existing On-Street: ~287 spaces
- Downtown Parking Garages: ~170 spaces  
(Limited by shuttle capacity)

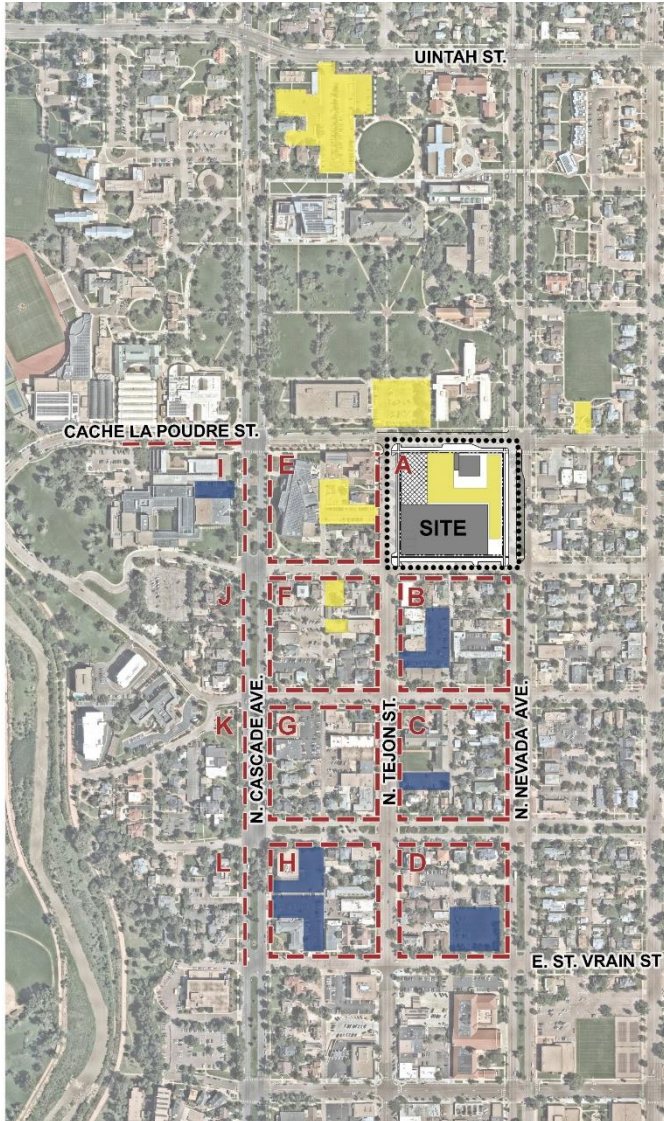
**Running Total:**

**~1,306 / 1,055 spaces**

**~Surplus 251 spaces**



# Overall Parking Concept: CC Hockey Games



Parking Demand: 1,055 (for a sold-out game)

Available Spaces:

- Off-Street Parking: ~100 spaces
- On-Street Park Parking: ~73 spaces
- Campus Lots: ~381 spaces
- Privately Owned Lots: ~295 spaces
- Existing On-Street: ~287 spaces
- Downtown Parking Garages: ~170 spaces (Limited by shuttle capacity)

**Running Total:**

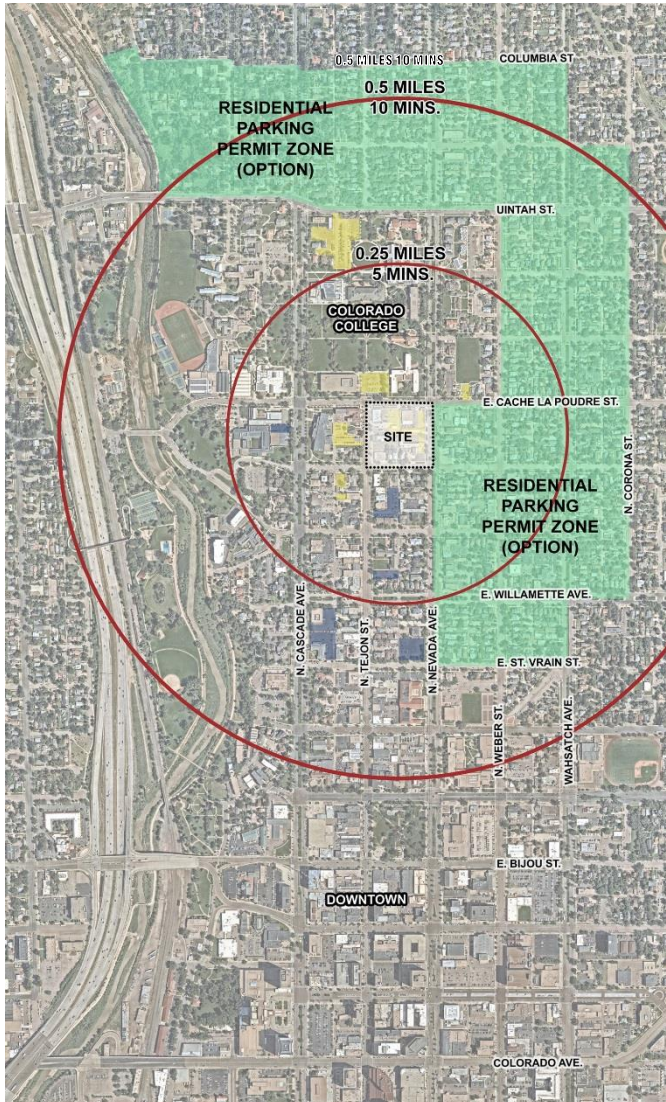
**~1,306 /1,055 spaces**

**~Surplus 251 spaces**

## Potential Parking Management & Incentive Tools

- Parking Operations Plan
- Season Ticket Holders Assigned to reserved Off-Street Parking Lots
- Single Game Ticket Holders provided information on Parking and Assigned to Lots
- College Provides Free Shuttle Service from Downtown Parking Garages and Parking Lots
- Ride Share Incentives (Uber/ Lyft- 5% of Attendees)
- Residential Parking Permit Program
- Local Business Partnerships
- Restaurant/Bar Shuttle System
- Coordinate w/ other special events and college school year
- New Campus Lots
- Additional On-Street Parking Opportunities
- Engaging Colorado Springs Police for Traffic Management during Events
- College to hire Parking Management Company
- C4C Events limited to block, winter and summer breaks

# Residential Parking Permit Concept (Option)



Parking restricted to only residents and visitors

- Full Time
  - All Day
  - 365 Days a Year
- Limited
  - Fridays & Weekends
  - Specific Hours
  - Hockey Game Days and Events

# C4C Event Parking Analysis

- Event Limitations
  - C4C Business Plan Suggests:
    - Events only during Academic Breaks
    - 32 non-hockey events
    - 5 events of more than 2,000 spectators
    - 1,100 average attendance
    - 400 average participants
  - Parking Availability
    - Limited to CC lots and street parking
    - Time and day of the week

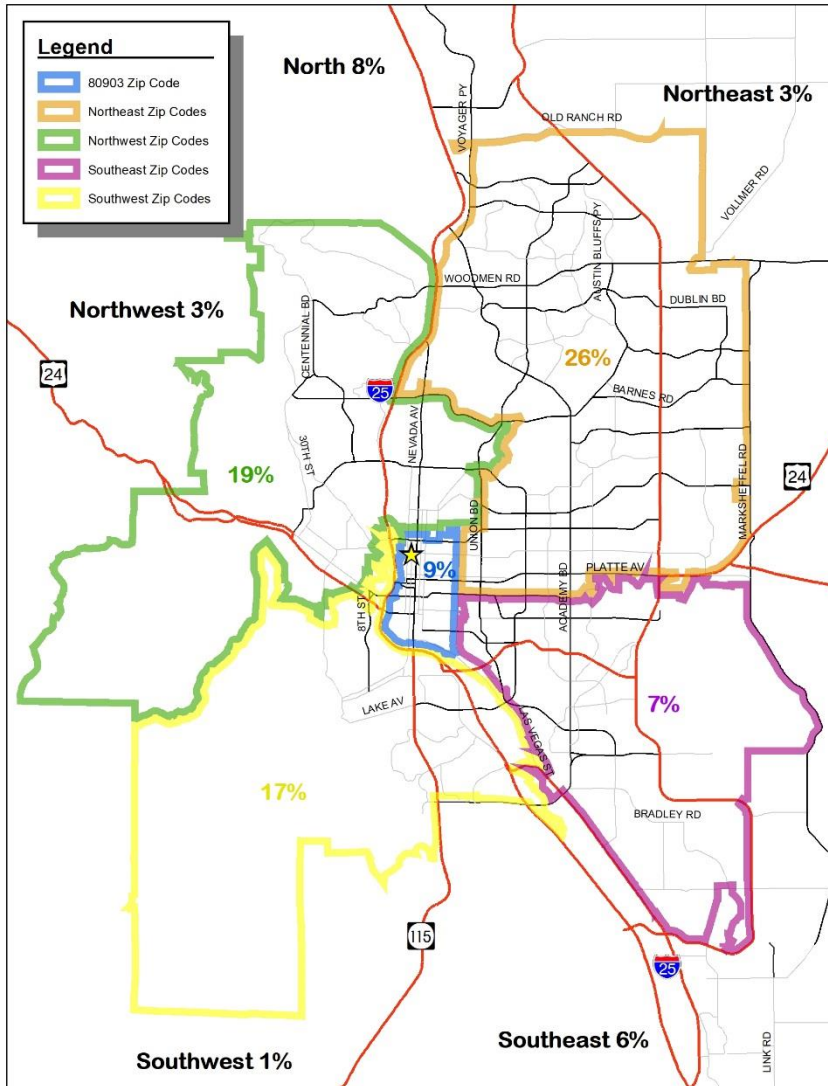
# C4C Event Parking

Attendance Scenarios*	Block Break and Winter Break				Summer Break			
	Weekdays Mon-Fri, 8 am to 5 pm	Weeknights Mon-Thurs, after 5 pm	Weekend Days Sat-Sun, 8 am to 5 pm	Weekend Nights Fri-Sun, after 5 pm	Weekdays Mon-Fri, 8 am to 5 pm	Weeknights Mon-Thurs, after 5 pm	Weekend Days Sat-Sun, 8 am to 5 pm	Weekend Nights Fri-Sun, after 5 pm
Less than 1,000	Green	Green	Green	Green	Green	Green	Green	Green
1,000 and 2,000	Green	Green	Green	Average C4C Event Attendance	Green	Green	Green	Green
2,000 and 2,500	Grey	Green	Green	Green	Yellow	Green	Green	Green
2,500 and 3,000	Grey	Yellow	Grey	Yellow	Grey	Yellow	Green	Green
3,000 and 3,250	Grey	Grey	Grey	Grey	Grey	Grey	Yellow	Green
Over 3,250 and 3,500	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey

\*Attendance Scenarios include spectators and participants. The average total attendance at C4C events is projected to be approximately 1,500



# Traffic: Patterns



- Season Ticket Holder Zip Codes
  - 18% Southwest
  - 13% Southeast
  - 37% North and Northeast
  - 22% Northwest
  - 9% near Arena (80903)
- Where Would Trips Come From?
  - North – 40% (I-25, Cascade, Nevada)
  - West – 10% (Uintah)
  - East – 10% (Platte)
  - South – 40% (US 24, Colorado, I-25, Nevada)

## Traffic: Intersection Traffic Volumes

Intersection	Arena Traffic Volumes at Intersections	
	Distribute Parking	Concentrate Parking
Uintah / Cascade	425	640
Cache La Poudre / Cascade	340	445
Nevada / Uintah	175	380
Nevada / Cache La Poudre	280	300

- Cascade Avenue
  - 20-30% less traffic at intersections when parking is distributed



## Traffic: Intersection Operations

Intersection	Intersection Delay (sec. / veh.)		
	Friday Evening	Distribute Parking	Concentrate Parking
Uintah / Cascade	20.8	30.8	<b>63.5</b>
Cache La Poudre / Cascade	15.2	24.8	<b>65.9</b>
Nevada / Uintah	19.5	20.6	23.9
Nevada / Cache La Poudre	11.0	13.1	12.6

- Game night volumes less than peak hour
  - Cascade – 40%
  - Nevada – 30%
  - Uintah – 30%
- Findings:
  - Dispersed parking results in less traffic delay
  - Cascade intersections at Uintah and Cache La Poudre fail in concentrated parking scenario

## Upcoming Community Meetings

- **Workshop #1:** Saturday, Jan 19, 10:30 am – noon
  - Colorado College Tutt Library, 1021 N. Cascade Ave. (prior to normal library hours )
  - Meeting Focus Subject(s): Parking, traffic, shuttles, rideshare, fan experience, season ticket holder experience
- **Community Meeting #2:** Saturday, Feb 16, 10:30 am – noon
  - Colorado College Cornerstone Arts Center, 825 N. Cascade Avenue
  - Meeting Focus Subject(s): Arena building, architecture, programs, report out
- **Workshop #2:** late February, date/time to be determined
- **Community Meeting #3:** mid-March, date/time to be determined
- **Colorado Springs Review Board:** June 2019
- **Colorado Springs City Council:** July 2019

-----  
**Meeting Parking Map:** <http://www.coloradocollege.edu/robsonarena>

**ADA accommodations:** 719-389-6607

**Questions?**

## Next Steps

- **Workshop #1:** Saturday, Jan 19, 10:30 am – noon
  - Colorado College Tutt Library, 1021 N. Cascade Ave. (prior to normal library hours)
  - Meeting Focus Subject(s): Parking, Traffic, Shuttles, RideShare, Fan / Season Ticket Holder Experience
- **Community Meeting #2:** Saturday, February 16, 10:30 am – noon
  - Colorado College Cornerstone Arts Center, 825 N. Cascade Avenue
  - Meeting Focus Subject(s): Arena Building, Architecture, and Programs
- Submit Comments/Input, send and email to: [RobsonArenaDesign@coloradocollege.edu](mailto:RobsonArenaDesign@coloradocollege.edu)
- Meeting notices/reminders/project updates, by email: [RobsonArenaDesign@coloradocollege.edu](mailto:RobsonArenaDesign@coloradocollege.edu)
- Website: <http://www.coloradocollege.edu/robsonarena>