THE DENVER ADV/NTAGE

CAMPUS FRAMEWORK PLAN / 2018

DEAR FRIENDS,

In an era when demographics, technology and the nature of higher education itself are in transition, the University of Denver is guided by a bold vision we call DU IMPACT 2025.

At the heart of all that we do is the student experience. To educate students holistically and prepare them for the diverse organizations and communities they will lead, we are focused on creating spaces where people can establish a sense of belonging and build community, no matter their background and interests.

This is the Denver Advantage: a campus designed to fuel the collaborations and relationships that are proven to help students succeed, now and throughout their lives.

Three new buildings—a Community Commons that brings all of us together; a first-year residence hall that builds a sense of community from day one; and a Pioneer Career Achievement Center that connects students to our 140,000+ global alumni body—are already under construction.

The Campus Framework Plan is the next manifestation of the Denver Advantage.

Ayers Saint Gross, a nationally renowned planning and architectural firm, was asked the question: How do we best to develop the campus over the next two decades, given the goals of DU IMPACT 2025, the existing condition of the core campus, the City of Denver's zoning and planning requirements, and the current realities of the metro real estate market.

We worked with them to create a plan based on the assumption that DU would neither increase on-campus enrollment, nor expand past the boundaries of I-25 to the north and Harvard Gulch to the south. They created a model that would become increasingly sustainable and allow for the transformation of existing properties as transportation changes over time. They thought with our community about ways to make the existing campus more welcoming and exciting for an increasingly diverse population.

With input and feedback from over 1,000 participants, this plan incorporates the findings of an array of experts in sustainability, mobility, space



The plan aims to create a vibrant college town right in the heart of our rapidly growing, dynamic metro area.

We want to see our beautiful 125-acre campus become more active and outdoor oriented. We want to see retail, hospitality and restaurant options more abundant, our bikeways and pedestrian activities safer and more robust. We want signage to be more welcoming and our parking more visitor friendly. We want to provide creative spaces to inspire our faculty. We want our future development to be more sustainable, and we want to find ways to make more affordable housing options available to our students, faculty and staff.

We want DU to be a resource that welcomes and serves people all across the region.

The Framework sets our course. It tells us what we *could* do on the land we have. It remains for the DU family and our broader community to determine what we *should* do. Each initiative being proposed will require its own due diligence, and its own fiscal analysis before being implemented.

The University of Denver began as a small community of scholars in the Rocky Mountain West and transformed itself into a global institution. We look forward to the next phase in our University's evolution.

Sincerely,
Rebecca Chopp, *Chancellor*

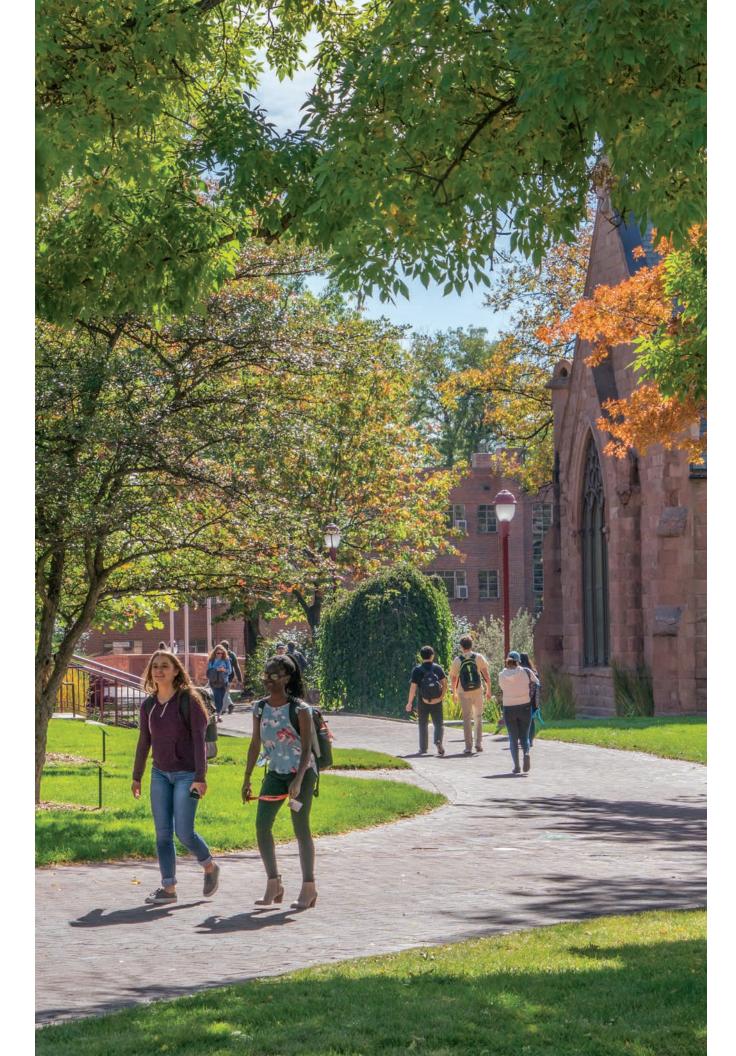


INTRODUCTION

The University of Denver has a long history of successful campus planning and design. Since 1995, DU has renovated or built new approximately 75% of its facilities. While these impressive efforts have guided the development of the beautiful campus enjoyed today, we know that there is more to be done to ensure DU's needs continue to be met over time.

We developed The Denver Advantage Campus
Framework Plan to support an evolution of
the campus through time, while keeping core
University values at the forefront. It celebrates the
curvilinear design of the original campus plan in
the 1890s. It highlights the legacy buildings created
over the past 130 years. It continues with the
design themes developed by former Chancellor
Dan Ritchie, former University Architect Cab
Childress and his successor, Mark Rodgers.

The plan was undertaken at a unique time in DU's history, responding to the University's recently completed strategic plan, DU IMPACT 2025. It responds to new challenges, providing a comprehensive roadmap for campus. The Framework vision incorporates both near- and long-term solutions. The plan responds to the needs of current and future students, academic program evolution, stronger bonds with alumni, and sustainability goals. It establishes a vibrant college town in the heart of the city of Denver, develops welcoming entry points to campus and creates a series of open spaces and connections across campus. This vision was developed with significant input from the campus, from neighbors and from the broader Colorado community.



SUMMARY OBSERVATIONS

These issues—gathered during the assessment phase of work—reflect comments from the University of Denver stakeholders and community, as well as physical observations from campus visits. These findings informed the plan development.

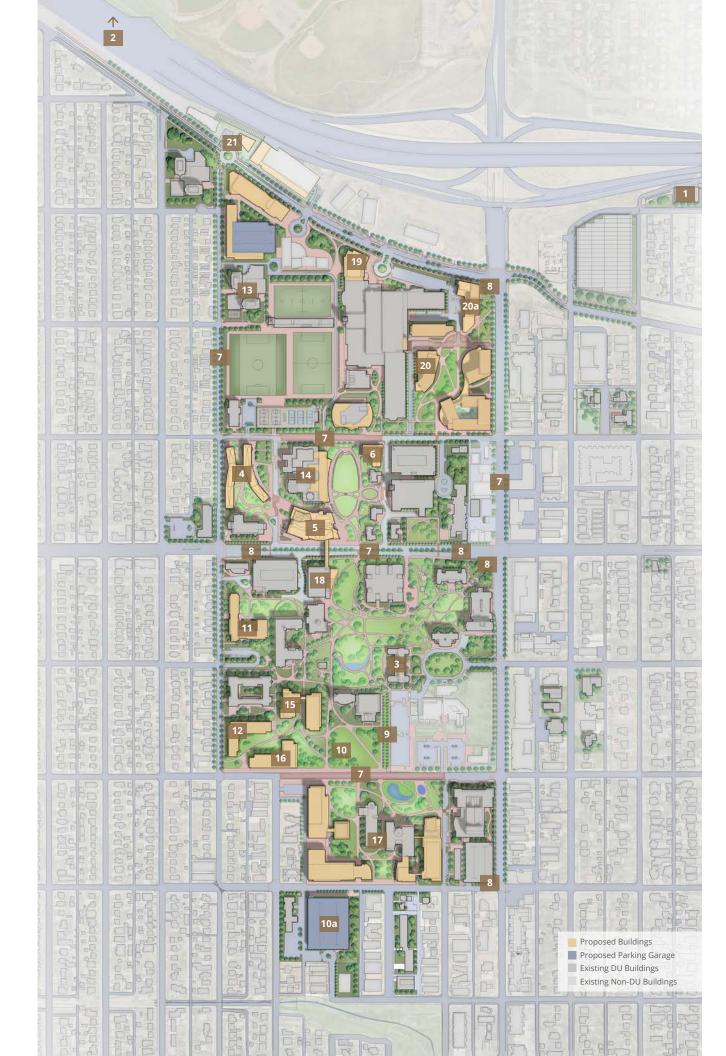
Campus should be welcoming for everyone. The importance of creating a more diverse and welcoming campus becomes increasingly clear. More people, from different communities, will be visiting and using the University in new ways. Today, there are few clear entry points to campus, and signage is confusing. Welcoming and clear gateways, well-defined wayfinding and signage, better lighting and easier to understand parking access would improve the existing campus.

Create spaces where a poet and a coder could meet spontaneously. A clear desire for faculty
and student interdisciplinary collaborative space
exists. Campus facilities currently have great
disparity between new and old. Campus buildings
and grounds would benefit from more inviting
spaces to allow for community use.

Campus should feel like it is part of Denver and the Rocky Mountain West. DU's location must be celebrated with clear references to the region in building material choices, continuing to establish long views to the mountains and city, and creating seamless connections to the city and to adjacent neighborhoods. DU should also embrace the inside/outside Colorado lifestyle, making more dramatic use of its park-like campus for outdoor dining and recreational activities.

A vibrant college town ought to be part of the DU experience. Many students, faculty and staff leave campus for entertainment, dining and shopping. The surrounding neighborhoods have limited options within walking distance. There is a desire to bring a college town environment to the campus edges. Sections along Evans Avenue and University Boulevard provide opportunities for redevelopment to grow into a vibrant mixed-use district.





A FRAMEWORK FOR THE FUTURE

The plan provides a framework for development that supports the future academic, student life and community needs of campus.

The Framework incorporates many exciting initiatives that are currently in design and under construction. The Administrative Office Building (1) opened in May 2018, and the Denver Tennis Park (2) is expected to open in October 2018. Space moves within the iconic Mary Reed building (3) are currently taking place.

The three buildings currently under construction were seen as key initiatives to improve the University's ability to function as a student-centered research university. The first-year residence hall (4) addresses current undergraduate housing demands while also creating a strong community-based experience for first-year students in a central campus location. Expanded central dining, collaboration and meeting spaces will be provided within the Community Commons (5). The Pioneer Career Achievement Center (6) will provide ample space and a visible location for comprehensive career development programming while connecting students to a global network of more than 140,000 alums.

To better connect the campus, we identified a combination of open space improvements.

Streetscape improvements (7) have been

developed for University Boulevard, High Street, Iliff Avenue, Evans Avenue, Asbury Avenue and Buchtel Boulevard. A family of campus gateways welcome visitors to campus (8). The transformation of the driving lane and surface parking along Gaylord Street into a pedestrian mall (9) seamlessly links the southern campus. The ultimate removal and relocation of Lots H1 and H2 to a new parking structure (10a) provides the opportunity to create a large, uninterrupted campus quadrangle (10) to accommodate campus-wide outdoor events and recreation.

A comprehensive solution for undergraduate housing provides quality housing and a nurturing community on campus. Undergraduate housing clusters first and second-year residence halls close to the campus center and to one another. New residence halls (11, 12) and the renovation of Centennial Hall (13) completes the first and second-year housing options. As a student progresses through their years at DU, more independent living options are provided closer to the campus periphery.

A campus-wide space audit and assessment of four academic units identified needs and deficits. The findings of this study informed the plan proposals for new and renovated space for academics. The Sturm Hall renovation and addition (14) meets the needs of Arts, Humanities and Social Sciences. The Graduate School of Professional Psychology and Graduate School of Social Work have facilities identified for their ongoing success (15, 16). Buildings to support Natural Sciences and Mathematics are proposed in the STEM Quadrangle (17). These facilities will both

replace exciting facilities in disrepair as well as provide growth opportunities for the programs for the years to come. The renovation and addition to Driscoll South (18) provides additional classroom space for campus. A sports Performance Facility (19) is located in an addition to the Ritchie Center.

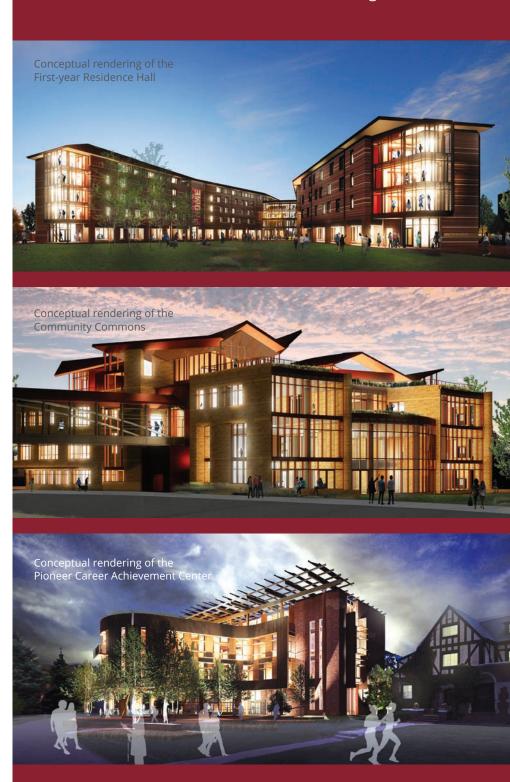
Fundamental to the Framework plan is the development of the 6-acres site on the edge of campus to create a great college town (20). The college town is envisioned as a vibrant mix of retail, hotel (20a), office, innovation, and both affordable and market rate housing. Market assessment findings support the quality and type of facilities proposed for the 6-acre and other college town development.

The University of Denver RTD light rail station (21) provides a public-private partnership opportunity for redevelopment of housing, collaborative and clinical workspace and retail.

In addition to the plan for long-term construction to accommodate future campus needs, key renovations and investments in existing facilities are also planned.

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www.du.edu/denver-advantage



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A GREAT COLLEGE TOWN IN THE HEART OF THE CITY

The Framework Plan is organized around a series of themes focused on developing a welcoming open space network, establishing clear connections across campus, enhancing the undergraduate residential life experience and graduate student needs, accommodating future growth to support academic programs over time, redeveloping strategic campus edges into a vibrant college town, defining a science quadrangle, and activating campus with landscape interventions.



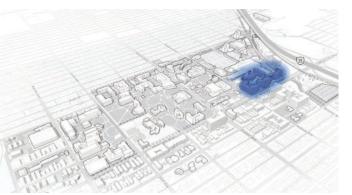
A DEFINED AND POROUS CAMPUS

Campus is currently inwardly focused with the most beautiful and accessible places located deep in the center. In the future, campus will expand its rich open space network to its edges, establishing a more welcoming, defined, and porous campus.



CONSOLIDATE UNDERGRADUATE HOUSING

First- and second-year housing communities will be centrally located to help establish strong residential experiences for undergraduate students from the moment they arrive on campus. These communities will be located within close proximity to central dining in the Community Commons.



REDEVELOP THE "6 ACRES"

A vibrant college town development provides a combination of retail, hotel, office space, innovation space, market rate housing for the greater community, and affordable graduate/faculty/staff housing at the campus edge. A new entry experience for first time visitors to campus, including a welcome center, is envisioned.



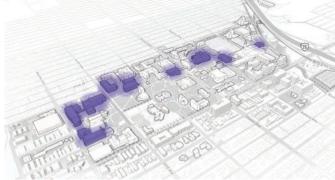
DEFINE A STEM QUADRANGLE

Opportunities for new science and engineering facilities will ensure programs can thrive with modern amenities. Positioning these buildings within close proximity helps establish common spaces that will support interdisciplinary collaboration.



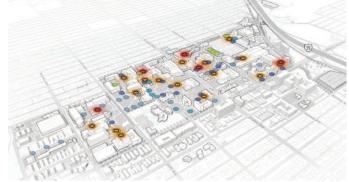
BETTER CONNECT THE CAMPUS

Major walkways establish clear connections, seamless navigation, and improved wayfinding. Bike routes and bike lanes will better connect campus to the existing City of Denver network and the University of Denver light rail station.



SUPPORT ACADEMIC PROGRAMS

Multiple locations for future academic growth have been identified. These footprints meet the need of both existing academic programs as well as provide place-holder locations for future unanticipated needs.



ACTIVATE CAMPUS

Landscape interventions help activate campus by providing fun and unique meeting places outside. Examples include, shaded seating, outdoor cafes, festive lighting, hammock groves, outdoor firepits and more recreational amenities such as basketball courts.



A SUSTAINABLE CAMPUS

Sustainable strategies were fundamental in the plan development, including the addition of on-site solar opportunities, the establishment of a reduced irrigation zone and greater use of xeriscape, and the addition of an on-demand campus shuttle and dockless bicycles to help reduce independent trips in vehicles.



DETAILED PLAN

ONGOING PROJECTS

- 1 Administrative Office Building promoting collaboration between key staff
- 2 Denver Tennis Park, a collaboration with Denver Public Schools and Denver Tennis Park, Inc
- 3 Renovation of the iconic Mary Reed Building
- **4** First-Year Residence Hall designed to engage students from day one
- 5 Community Commons with centralized dining facilities and student services
- 6 Pioneer Career Achievement Center for students and DU alumni

BETTER CONNECT THE CAMPUS

- 7 Streetscape Improvements including safer pedestrian crossings, better lighting, dedicated bikeways and improved mobility features for the disability community
- 8 Campus Gateways and Wayfinding including parking improvements, multi-lingual signage and better entries to the DU campus
- 9 Gaylord Street Pedestrian Mall
- 10 The South Green: By relocating the parking structure to the current Facilities lot (10a), a new green space will be created for the south campus

CONSOLIDATE UNDERGRADUATE HOUSING

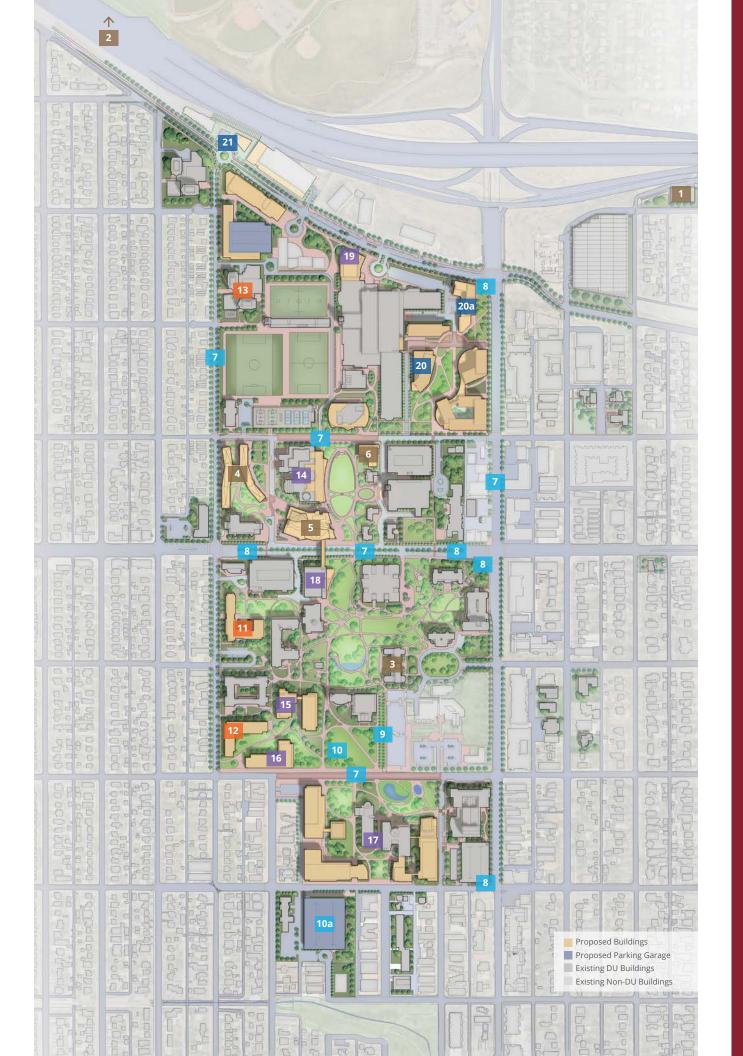
- 11 Future High Street Residence Hall
- 12 Future Residence Hall improvements
- 13 Centennial Hall Renovation

SUPPORTING ACADEMIC PROGRAMS

- 14 Sturm Hall Renovation and Expansion
- 15 Graduate School of Social Work
- **16** Graduate Psychology Clinical Facility
- 17 STEM Quadrangle Development
- **18** Driscoll South Renovation
- 19 Sports Performance Facility

CREATING A GREAT COLLEGE TOWN

- 20 The "6 acres": A mixed-use redevelopment providing a hotel (20a), market rate and affordable housing, restaurant, retail, underground parking, welcome center, bookstore and other amenities for both the DU community and the surrounding neighborhoods
- **21** RTD station redevelopment: A public-private partnership to activate the plaza and create collaborative, clinical and maker-space options



Developing the University of Denver Campus
Framework Plan required the support and
commitment of a broad cross section of the
campus community. The planning team wishes
to thank all the faculty, staff, student and Board
of Trustee participants in the process for their
contributions. Additionally, we would like to
acknowledge the following for their involvement:

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