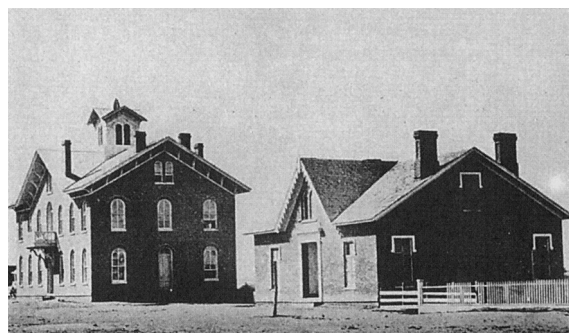
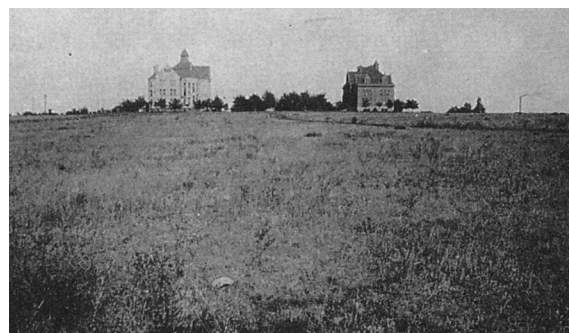


University of Denver - Past and Present



The Colorado Seminary (left) and John Evans' House, circa 1863.



The University Park campus in an early stage of development. New trees planted by the University are also visible.



The University of Denver campus in the 1920s

Historic Development

Since being granted a charter in 1864, the University of Denver has been active in shaping the civic landscape in several areas of the City. Even today, DU's influence extends beyond the perceived boundaries of High Street and University Boulevard. The sale of the Park Hill Campus and the resulting need to consolidate Law and Music programs on to the University Park campus is a recent notable step in the history of DU's campus development.

Allen D. Breck's book *From the Rockies to the World* is the most comprehensive and current recording of DU's history. Information from this book has been invaluable in educating the land use planning team on the interconnected relationship the University of Denver has maintained with the community through the years. The following text, paraphrased from Allen Breck, points out some of the key milestones in the campus history.

On a Sunday afternoon in October 1863, a large, fine-toned bell rang for the first time atop a grand new three-story academic building at 14th and Arapahoe Streets, marking the beginning of John Evans' academic legacy in Denver. After a career in Chicago that included a faculty position at Rush Medical School and a visionary role in the creation of Northwestern University, Evans brought his "frontier capitalism" to Denver to help gather funding for the Colorado Seminary. While the school opened with much promise for success, after four years the difficulties associated with administering a small seminary school on the frontier in the post-Civil War period forced its closure. However, in 1880, some thirteen years later, it reopened as the University of Denver, taking full advantage of the spectacular period of development in Denver that began in 1878. Population growth, transportation availability, business expansion and the discovery of gold led to an urban renaissance of which the University was a beneficiary, and, in turn, for which it was a creative force.

In June 1884, an endowment was established with a \$100,000 gift from Elizabeth Iliff Warren, the largest in the history of Colorado higher education to that point. One stipulation of her gift was that the University seek a permanent location away from the distractions, noise, and smoke of downtown Denver. Three alternative sites were explored, and the University chose 150 acres three miles southeast of the Denver city limits for its new campus. The donor of this land, Rufus "Potato" Clark (named for his incredible success as a potato farmer along the Platte), provided a few stipulations of his own to go with his gift. First, within six months 200 acres adjacent to the school had to be identified as a town site with lots, blocks and streets platted. Furthermore, the school was committed to plant 1,000 trees in parks and along the

streets within a year (a harbinger to the establishment of Alter Arboretum on the campus). And, finally, the school had to begin construction immediately on its principle building, Old Main (now University Hall). And so, in 1885, the University Park Colony was born, where “conscience and culture, the two great elements to a great civilization” would provide the guiding principles for future development.

University Park began to take shape as its streets were laid out: Evans Avenue extended far west beyond Broadway, intersected at the corner of campus by University Boulevard. Streets were named for the Methodist Bishops Asbury and Warren and John Wesley Iliff. University Park as it was originally platted extended from South Race Street on the west to Colorado Boulevard on the east, and from Jewell Avenue to the north to just beyond Iliff Avenue to the south. There was the Circle Railway, which made four daily trips downtown, and the Pan Handle Railway, which carried freight and had a depot for lumber, stone, lime, and coal. In 1889, the University Park Railway and Electric Company was formed by real estate developers who wanted to create another downtown link westward from South Milwaukee Street and Evans Avenue, via the Broadway cable line four and one-half miles away.

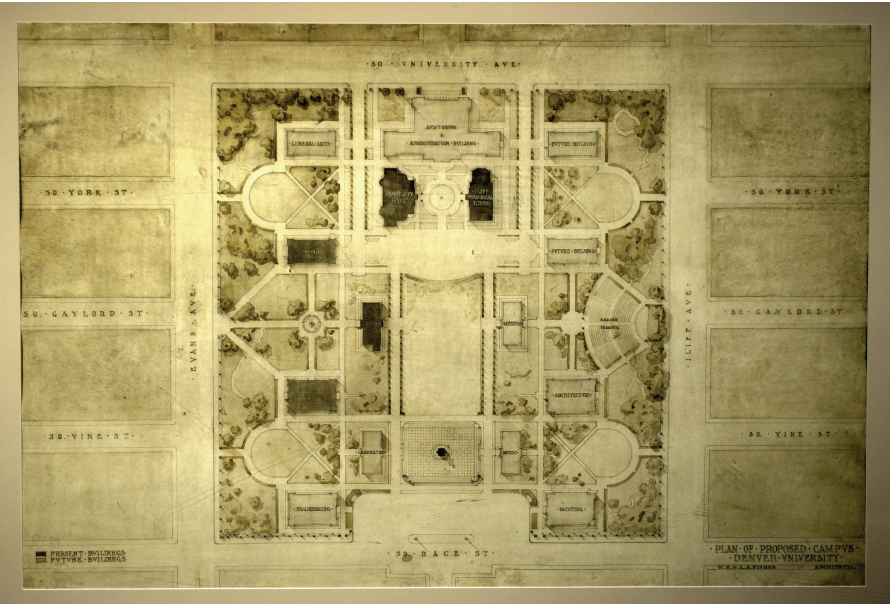
In the initial plan for University Park, four areas were to be reserved as parkland, each with elaborate systems of walkways and considerable expanses of lawns, trees, and flowers (much the same as Washington Park exists today). The first of these, bounded by Jackson and Madison, Evans and Warren, was matched by another

full block to the west. The third, Observatory Park, lay between Evans and Iliff, from Milwaukee to Fillmore (once a single green space, Warren Avenue now bisects it). A fourth, Asbury Park, was located on both sides of Asbury, between Josephine and Columbine.

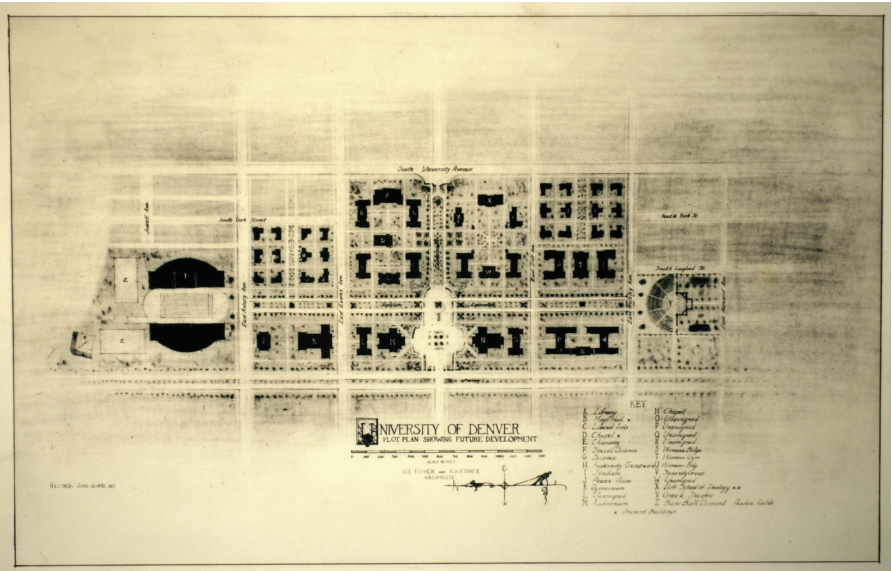
A featured addition to Observatory Park was the Chamberlain Observatory. The decision to site the Observatory within the park, not contiguous with the University, was a deliberate planning decision by the administration. The cornerstone for the new observatory was laid in 1890, and under Denver’s premier architect of the period, Robert Roeschlaub, a splendid stone building in the Richardsonian style was erected. (The Observatory is now listed as a Denver Landmark in the National Registry of Historic Places.)

The second building constructed on the main campus after University Hall was the Iliff School of Theology in 1892. This new facility housed six full-time students, five part-time students, and two faculty members in its first year. Unfortunately, in the wake of the Silver Panic of 1893, the endowment proved adequate enough to cover only half of the operating costs of the new department, and Iliff was separated from the University in 1897 to protect its investments. In 1900, the school was closed and did not reopen until 1910, having been formally separated in 1903. The Iliff School of Theology continues to operate independently from the University today.

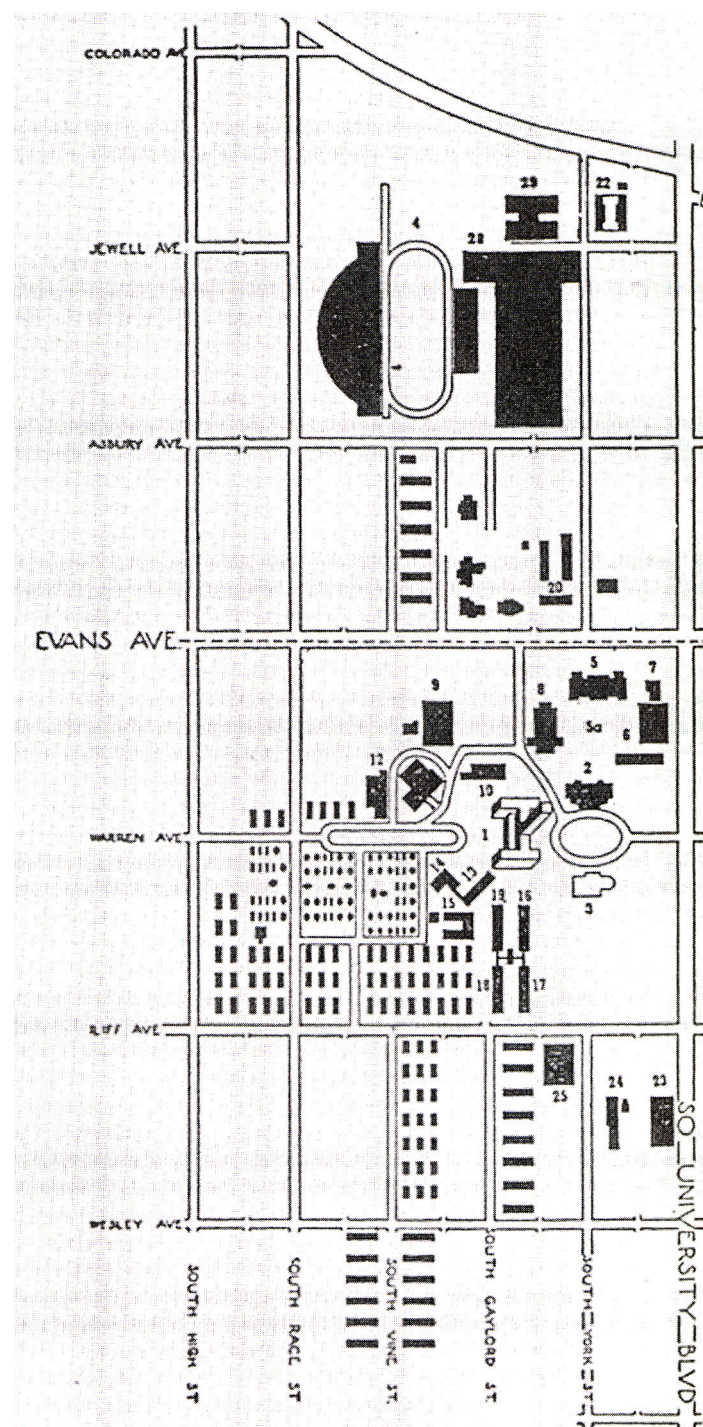
The rebirth of the University (and, ultimately, its longevity) can be attributed to Henry Augustus Buchtel, who served as chancellor from 1900-1920. His success



1910 Plan for the campus center by W. E. Fisher



Campus Master Plan (circa 1930) by W. E. Fisher and A. E. Fisher



During World War II, the University of Denver campus was temporarily filled with surplus army barracks.

in restoring fiscal responsibility and economic life to the University is evidenced by his ability to gather enough funds to free the University of all its debt in 1906, for the first time since the creation of University Park in 1885. After serving a term as governor from 1907 to 1909, Buchtel focused on developing several new building projects on the University Park campus. Most notable among these were the Carnegie Library, the Buchtel Bungalow (which served as the Governor's mansion for a short time), Old Science Hall, Alumni Gymnasium (recently replaced by the Daniels College of Business), and the Memorial Chapel (which burned in 1983, leaving only the bell tower that is now known as Buchtel Memorial Tower).

Between 1920 and 1940, the Mary Reed Library, Margery Reed Hall, Greek Row, and the old football stadium were added to the campus. The post-World War II building boom lasted well into the 1960s, when the University expanded its facilities to include new academic and residential facilities such as Sturm Hall, Cherrington Hall, Johnson-MacFarlane, Centennial Hall and Centennial Towers. The appendix titled "Historic Growth of DU" illustrates the evolution of the campus since 1899.

In the University's centennial year of 1964, the opportunity came to move a chapel to the University Park campus. The chapel of Grace Church at 14th and Bannock was scheduled for demolition as the University began plans for the New Law Center on that location. The small Colorado-sandstone building, built in 1878 by John Evans to honor the memory of his daughter Josephine, was moved stone by stone and reerected on axis between Mary Reed Library and

Mount Evans. The area between these two buildings evolved into what is now the Harper Humanities Garden.

The construction of Olin Hall, one of the University's more recent signature academic buildings, marked the beginning of Chancellor Ritchie's legacy. Moreover, Olin Hall continues to reflect DU's renewed commitment to academic excellence. Other building projects completed under Chancellor Ritchie's leadership include: the Ritchie Center (which provides state-of-the-art athletic facilities for students and the community at large), the Daniels College of Business, the Ricks School, the Fisher Early Learning Center, and Nelson Residence Hall. With the closing of the Park Hill campus, the Law and Music programs are now housed at University Park in two new buildings: The Sturm College of Law/Ricketson Law Building and The Newman Center for the Performing Arts.

Today, under Chancellor Coombe's leadership, the University continues to thrive with such notable projects as the commencement of the Nagel Residence Hall along with the initial planning of new buildings; the School of Engineering and Computer Science, the Morgridge College of Education, and the Institute for Sino-American International Dialogue (ISAID) addition to Cherrington Hall. The commitment to improving both open space and accessibility to the campus is also evident. University Park and its surrounding neighborhoods comprise an urban area that benefits from close proximity to downtown cultural amenities, and includes a mix of retail and commercial activity typical of a university environment.

The relationship between the University and the surrounding neighborhood has been symbiotic throughout history – just as the campus has always served as a valuable recreational, cultural, and educational center for the community, the University itself gains from its location within a stable residential neighborhood with access to major transportation corridors.

Land Use

In the recent past, the University of Denver had been composed of two campuses in different locations. In the early 1990’s, the strategic vision for the University was to maintain the two separate campuses (Park Hill and University Park). However, increased enrollment and consolidation opportunities led to the sale of the Park Hill campus. As a result, the Sturm College of Law/ Ricketson Law Building, The Newman Center for the Performing Arts, and the Chambers Center for Women were constructed on the University Park campus. Today, the University houses all the core academic programs on one campus.

One goal of the Land Use Plan is to foster a campus environment that supports the melding of the DU community within the University Park campus and its surroundings. This includes responding to forces that are both internal and external to the University. Internal responses include more integral relationships among the graduate and undergraduate programs, professional schools, and community-based programs. External responses include identifying neighborhood and citywide initiatives that may either influence or be

influenced by the character of the University both as a place and an academic resource.

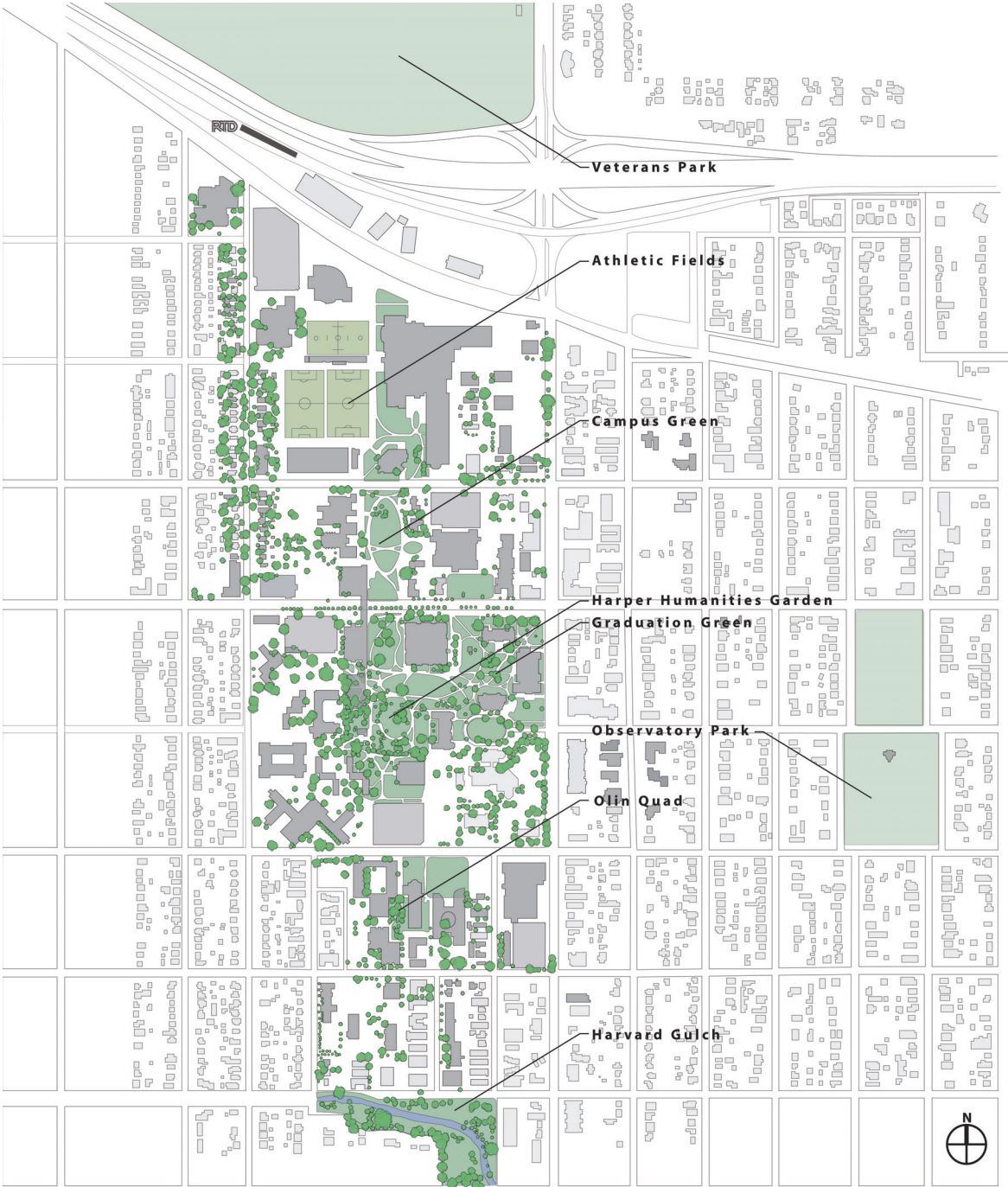
The University of Denver currently supports approximately 10,000 students, faculty, and staff on the University Park campus. The present student population is approximately 42 percent undergraduates, 52 percent graduate students, and less than 6 percent in pre-collegiate programs in Fisher Early Learning Center, Ricks Center for Gifted Children. Although the total University population is nearly 12,200 with the completion of the Sturm College of Law, the peak on-campus population is not expected to exceed 10,000 due to weekend/evening enrollments, study abroad programs, and auxiliary programs.

Interstate 25 to the north, University Boulevard to the east, High Street to the west and Harvard Gulch to the south define the primary campus edges. While the campus proper is distinct from the neighborhood, the University maintains land and buildings in six areas beyond the perceived campus boundary:

- 1. Single-family residences along the west side of High Street.
- 2. Two fraternities located in the vicinity of Asbury Avenue, Columbine Street, and Josephine Street.
- 3. Sororities and teaching/research facilities in five buildings on Josephine Street between Warren Avenue and Iliff Avenue.
- 4. A surface parking lot at the corner of Buchtel Boulevard and Columbine Street.



Existing land use characteristics of the campus include more public-oriented, commercial uses to the east of the campus along University Boulevard, and more private, single-family uses to the west.



Significant Open Space and Landscape Diagram

- 5. The Mount Evans Astronomical Observatory and High Altitude Station.
- 6. Phipps Memorial Conference Center northeast of the campus.

These properties, while not directly connected to the campus proper, do serve important purposes in meeting the academic and student-life needs of the University.

Site Quality and Landscape Character

The University Park campus has many site quality characteristics that are considered symbolic of the University. These elements include open space features, views to and from campus elements, and campus edge conditions.

With the Campus Green, the University of Denver University Park campus incorporated an organizing open space element that increased the definition of its north-south spine. This green space is part of a longer open space corridor that runs roughly from the Harper Humanities Garden (at the extension of Warren Avenue) on the south to Buchtel Boulevard on the north. Located at the perimeter of this spine are several campus buildings, including Penrose Library, the Driscoll Center, Sturm Hall, and the Ritchie Center. The majority of this open space is lawn that is relatively free of major landscape elements, with the exception of the Harpers Humanities Garden at the southern end, which is intricately designed and contains the campus’ most distinctive water feature.

Beyond the Campus Green, additional smaller spaces exist that further organize the built campus. These include romantic spaces around Evans Chapel; Graduation Green, west of the Daniels College of Business; Carnegie Green, the open lawn south of the entrance to the Penrose Library; the plaza of the Boettcher Center; and, the space adjacent to the south entrance to the Ritchie Center. The entrance to the campus at University Boulevard and Warren Avenue is another open space feature whose circular drive and landscape acts as the symbolic, historic entrance to the University.

Open space features adjacent to the campus also should be considered when planning for the University. The Denver Parks and Parkway system is widely considered one of the most extensive in the country, and elements of that system should be tied to the University. The Historic Buchtel Boulevard Trail is part of a large right-of-way associated with Buchtel Boulevard and extends from University Boulevard to Colorado Boulevard. North of the I-25 interchange is a large open space (including Veterans Park and the All-City Stadium facilities) containing open athletic fields and baseball facilities. This space transitions north to South High School and Washington Park, creating an open space corridor approximately four miles long. To the south of the University is the Harvard Gulch parkway, with open space, parks, and recreation facilities surrounding the gulch for miles to the west and east. Several blocks east of the University is Observatory Park, another City and County of Denver park associated with the University’s historic celestial observatory facilities.

Building Resources

Since a campus is literally an arrangement of buildings and open spaces, it is necessary to assess each structure and how well it supports the strength of the campus fabric in order to advance valid planning suggestions over the twenty-year horizon of the Land Use Plan. The University Park Campus reflects the range of architectural styles prevalent since 1880. While planning can be simpler with the wholesale planned removal of buildings that seem “in the way”, the University has many competing needs for its resources, and therefore demolition of any building must be rigorously judged. The following factors have been used to appraise the current value of the University’s buildings: function, location, durability, aesthetics, and heritage. The following is a subjective assessment based on how well we consider the current main campus buildings to meet these criteria:

Buildings that meet the criteria well:

- B. F. Stapleton Tennis Pavilion - Lot T
- Barton Lacrosse Stadium
- Buchtel Bungalow
- Buchtel Tower
- Centennial Towers
- Chamberlin Observatory
- Chambers Center
- Cherrington Hall
- Craig Hall (formerly Spruce Hall)
- Daniel L. Ritchie Center
- Daniels College of Business
- Delta Zeta
- Driscoll Student Center
- Evans Memorial Chapel

- Evans Campus Safety and Parking
- F.W. Olin Hall
- Facilities Service Center
- Fisher Early Learning Center
- Hotel, Tourism and Restaurant Management
- Kappa Sigma
- Lambda Chi Alpha (under construction)
- Leo Block Alumni Center
- Margery Reed
- Mary Reed
- Nagel Hall (under construction)
- National Cable Center
- Nelson Hall
- Newman Center
- Penrose Library
- Ricketson Law Building
- Ricks Center
- Seeley Mudd
- Shwayder Art
- Sturm Hall
- University Hall
- University Technology Services
- Van Hatten Observatory

Buildings that meet some of the criteria:

- Academic Office Annex
- Ammi Hyde
- Aspen Hall
- Boettcher Center
- Cavalier Apartments
- Centennial Halls
- Center for Internationalization
- Chi Phi
- Delta Delta Delta (formerly UC)
- English Language Center

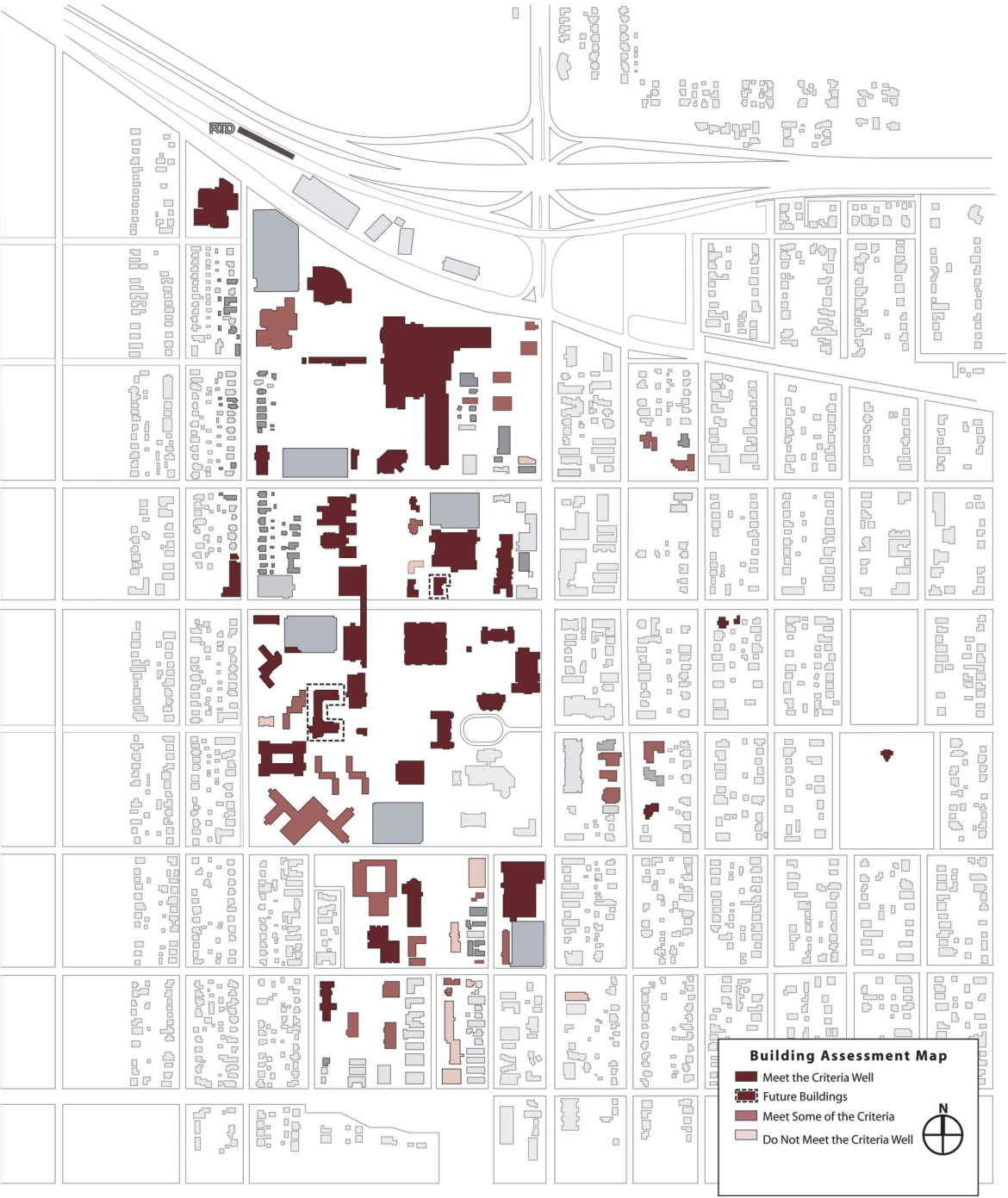


Diagram showing assessment of existing buildings on campus.

- Frontier Hall
- Gamma Phi Beta
- Hazardous Material Storage
- High School
- Hilltop Hall
- House of York
- Johnson & McFarlane Halls
- Knudson Hall
- La Chateau
- Newman Bungalow
- Physics
- Physics House
- Procurement/Business Services
- Sigma Alpha Epsilon
- Theta Chi
- University Apartments, North
- University Apartments, South
- University College
- Wesley Hall
- York Place

Buildings that do not meet the criteria well:

- Beta Theta Pi
- Custodial Services
- E-3
- John Greene Hall
- Mary Mac
- Mass Communications
- Metallurgy Building
- Multi-Cultural Center
- Phi Kappa Sigma
- Project Managers Bungalow

This assessment, as mapped to the left for this update, indicates that many of the opportunities identified in 2002 to better define the western edge of the campus along High Street have begun to come to fruition. The map continues to reinforce the perceived need to arrange better the district south of Iliff Avenue. Furthermore, the map emphasizes the enhanced architectural strength of the Promenade.

In Appendix F, a more detailed listing of University Buildings is provided. This listing cross references the Facilities Department’s Building Portfolio and its corresponding building designations. In addition, this listing provides a tracking of total square footage of buildings present on the campus since 1994 which is then correlated to more broad planning metrics of Square Foot/Student and Off-Street Parking Spaces/ Square Foot. By comparing the change in these metrics since 1994, it is apparent that the University of Denver has made significant strides in reaching the generally accepted zoning recommendation of one off-street parking space for every 600 sq.ft. of building. In addition, the University’s building resources continue to match well national statistics of providing between 300 and 400 sq.ft. per student.

Urban and Neighborhood Context

A number of activities in various stages of planning or recent completion will have an impact on the near and long-term development of the area around the campus.

These activities require coordination among the University, neighborhoods, and City in terms of traffic and transportation, parking, open space, development density, and the continued growth of DU. Getting these forces to work together within the context of the well-established residential neighborhoods of the area will be the key to maintaining a diverse and vibrant community in which to live, work, and learn.

As in many historic communities in the Denver area, neighborhoods surrounding the University are experiencing an influx of young, affluent professionals. These neighborhoods, with excellent housing stock, a mix of lot sizes, neighborhood retail districts, and urban densities, are magnets for urban growth.

Each of the neighborhoods surrounding the University has seen residential real estate property values outpace the dramatic increases in Denver as a whole over the last several years. This phenomenon has made the value of residential land, in some cases, high enough to justify the clearing of buildings to construct high-priced luxury homes. In other cases, the existing housing stock is maintained and expanded. (These properties are often referred to as “pop-tops”.) Commercial and retail properties in the vicinity of the University range from more intensive strip commercial areas along Evans Avenue and University Boulevard to smaller retail districts in residential neighborhoods, such as those on Gaylord Street, Downing Street, and Pearl Street. Several commercial and retail uses in the vicinity of the University have seen growth and

redevelopment in recent years. In 2006, redevelopment of the property at the corner of University Boulevard and Evans Avenue, known at the time as “Star Market,” signaled a growing commitment by the private real estate development community to participate in the overall enhancement of neighborhoods around the campus.

Denver Land Use and Transportation Plan

As a directive of the 2000 Comprehensive Plan, the City and County of Denver completed a Land Use and Transportation Plan which guides the planning and development of neighborhoods throughout the city. This Plan is designed to protect stable neighborhoods from the negative impacts of certain development while improving the opportunities for blighted neighborhoods.

The Plan designated Areas of Change and Areas of Stability throughout the City based on the existing nature of neighborhoods. Areas of Stability have been divided into two primary types: “stable neighborhoods whose existing uses and existing character need to be conserved, and stable neighborhoods whose uses are likely to remain very similar but in which reinvestment is needed.” Areas of Change are areas with problems that can be addressed by new development. Examples are “areas that have unique opportunities such as along transit lines or older industrial areas near Denver’s burgeoning Downtown; and, areas appropriate for

changing land uses or more intensive development.” Most of the City falls in Areas of Stability to protect healthy, stable neighborhoods from improper development. Areas of Change include blighted areas, industrial corridors, locations in which infill development is to be encouraged, and opportunity areas for light rail stations.

Through this planning effort, the City has outlined expectations for development of a higher density, mixed-use project designed to maximize access to the University of Denver Light Rail Station developed on the land north of Buchtel Boulevard immediately adjacent to the University. The Plan further recommends that the business district at the intersection of University Boulevard and Evans Avenue be viewed as location for more urban-oriented, mixed-use development. The City’s plan, however, indicates that the other land around the campus will be treated as an Area of Stability and maintain the present scale and pattern of development.

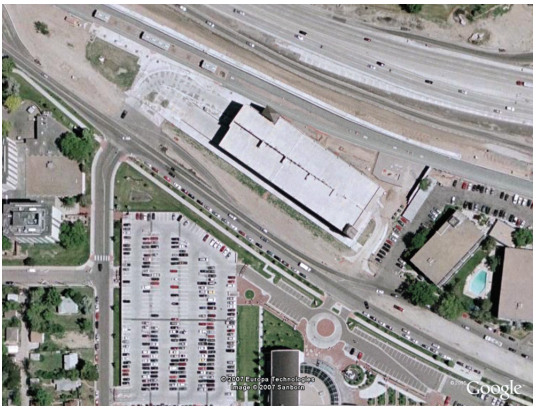
T-REX

In 2000, voters approved a ballot measure to undertake millions of dollars in improvements to the Interstate 25 corridor through the southern part of Denver. As of the summer of 2007, this project is substantially complete. This project included the redevelopment of a number of bridges spanning the Interstate, the widening of the highway to add additional lanes in many areas, and the placement of the Southeast Corridor Light Rail Line from Broadway to Lincoln Avenue in Douglas County.

These improvements have begun to deliver significant benefits to the University including access to the University of Denver Light Rail Station and the approximately 500-car parking structure northeast of the intersection of High Street and Buchtel Boulevard in addition to general land improvements along the Interstate.



Aerial view of campus (2006).



Aerial view of University of Denver Light Rail Station