

The background of the entire page is a photograph of the University of Denver's main building, featuring large arched windows and dormer-style structures. The image is overlaid with a semi-transparent red filter.

UNIVERSITY OF
DENVER

LAND USE PLAN
UPDATE I

FALL 2007

SHEPLEY BULFINCH RICHARDSON AND ABBOTT

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DENVER

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Fall 2007

Foreword by Chancellor Coombe



Chancellor Robert Coombe

At the time our original Land Use Plan was written five years ago the recent advent of technology-based distance education had been met with great fanfare, and a number of non-profit and for-profit distance education start-up ventures were thought to reflect the onset of a wave that would change all of higher education. Many predicted that the new distance technologies would improve the quality of higher education while reducing costs and expanding access, and indeed it was often said that the death knell of bricks and mortar campuses had sounded.

Much has been learned in the ensuing years. While technology has indeed proven to be an invaluable educational tool that has surely expanded access, stand-alone distance education has not become an effective lower cost alternative. Quality is still determined by the intimacy of the intellectual relationships between students and faculty members, whether in-person or on-line, and the enormous growth of electronic communications has served largely to broaden and deepen such relationships within the context of a campus community. If anything, we have become more cognizant of the extraordinary role that the physical environment can play in enhancing the intellectual exchange, stimulating learning and idea generation while grounding the student experience through real relationships between the campus community and the communities that surround it.

Our Land Use Plan has served us well in this regard, informing both academic and fiscal planning as we seek to provide ever-increasing educational quality to our students and an ever more productive intellectual environment for our faculty. In many cases it has proven to be prophetic, as in the impact of the University of Denver Light Rail Station and the explosive growth of new construction on the perimeter of the campus that both Light Rail and the continuing growth of educational and cultural opportunities at Denver University have stimulated. It is important that we continue to look as far ahead as we can, and this current update reflects a number of new realities. Perhaps chief among these are the issues of environmental viability and sustainability, and the University has an opportunity, indeed an obligation to play a leading role as they are addressed by the citizens of the city and the state.

While the Land Use Plan has proven to be a reliable road map for the evolution of the campus in a manner that supports our mission to serve the public good, it has also produced one of the most beautiful places in Colorado. For me as for the other members of our community, every day on campus brings great joy and appreciation for the good fortune of being at the University of Denver.

Robert D. Coombe
Chancellor

Remarks by the University Architect

The garden planted as part of the recently completed Carnegie Green bloomed this summer. It seemed that along with the arrival of the flowers and the departure of construction equipment in the center of campus came the first cohesive resolution of how much the work here at the University continues to reinforce the principles set forth in the 2002 Land Use Plan. Since 1994 the University has invested roughly \$500 million into buildings and the green spaces between that make this a campus. As with a puzzle, this summer seems to have been that sudden point where enough pieces have been placed that the work over the last decade finally has begun to form into a discernable whole.

The Land Use Plan has served remarkably well. One of the most notable aspects is how few changes have been necessary in this update. The Plan continues to be a trusted guide to how the University will base and forecast its planning intentions. Internally, many extensive and significant projects have been completed in the last five years: The Ricketson Law Building; the Newman Center for the Performing Arts; Nelson Hall; Craig Hall; the School of Hotel, Restaurant, Tourism and Management (HRTM); Campus Green; and the aforementioned Carnegie Green. Along our edges: over 400 units of private housing are under construction, the widening and interchange redesign of the I-25 corridor has been completed, and RTD’s University of Denver Light Rail station has opened. That so much work has been successfully managed in a spirit of cooperation and trust between the University, the city, and our neighbors is remarkable. The University continues to embrace the precepts of the Land Use Plan, most notably the definition of our perimeter and the adherence to a carefully considered growth of enrollment that may eventually reach 10,600 students.

Recognizing that the Plan also provides a critical role in fostering improvements in how the University moves forward with its stewardship of its campus, one of the most significant inclusions in this update to the Plan is a Sustainability Statement. The Plan Update also emphasizes that while construction activity will lessen, critical pieces such as Ruffatto Hall, the renovation of Penrose Library, and the School of Engineering & Computer Science are actively being planned. These projects provide critical opportunities to further accentuate the vision of a great University. As each piece placed is more closely edged by prior projects, they require greater precision to fit well while celebrating their own notable and unique characteristics.

The puzzle is not complete, nor could we hope to ever finish it. As relayed in my comments five years ago, we continue to work within a continuum.

*Mark E. Rodgers, AIA
University Architect*



Mark Rodgers, University Architect

Executive Summary

The task of developing a Land Use Plan for the University of Denver has been an exciting collaborative process that engaged a variety of interested people, including members of the University's Board of Trustees, faculty, students, neighbors, local business owners, and city government officials. This document sets forth a conceptual framework for future development that is tied to a set of planning, urban design, and campus development principles.

Since the Land Use Plan was first published in 2002, and now reprinted in the summer of 2007, much has been accomplished in the evolution of the campus, and these accomplishments have been recorded in this document. This update also heralds the on-going strategic initiatives undertaken by the University that are anticipated to have land use planning implications. It further confirms progress and completion on important civic initiatives such as T-REX, and calls attention to developments and changes in the local real estate environment which are affecting growth and change in the community.

While the University has long combined many aspects of sustainability, under the leadership of Chancellor Coombe, a more formal commitment to sustainable principles has been added to the update and may be found in Appendix A.

The 2007 Land Use Plan Update examines the planning assumptions, supporting principles and recommendations reflecting current conditions to ensure that the University remains a diligent steward of the overall quality and character of the community.



(2007) General Campus Plan showing current conditions

Why Plan?

Five primary factors triggered the need to undertake this planning process:

- 1. The University’s desire to identify the elements of its campus that are cherished and need to be protected into the future.
- 2. The opportunity for the University to engage in a collaborative planning process with both the community and the City of Denver to study options for internal campus growth along with planned changes in the regional transit and transportation systems.
- 3. The need to create a concept for future open space, building development, and infrastructure alignments that reinforce the physical unity and interconnectedness of the campus.

- 4. The need to better predict future campus boundaries and determine campus development capacity in the context of present and future zoning characteristics.
- 5. The need to acknowledge that a more comprehensive and inclusive planning process is critical for the University to realize its long-standing hope of consolidating all of its prime academic functions in one place.

These five factors are both important reminders of the original justification to take on the Land Use Plan, for the University of Denver, as well as points of reference that continue to guide capital planning and development decisions on the campus.



The siting of parking structures needs to incorporate a larger planning vision that places emphasis on elements such as views, circulation, and open space.



The Denver skyline serves as a reminder of the importance of the campus as a place in the city.

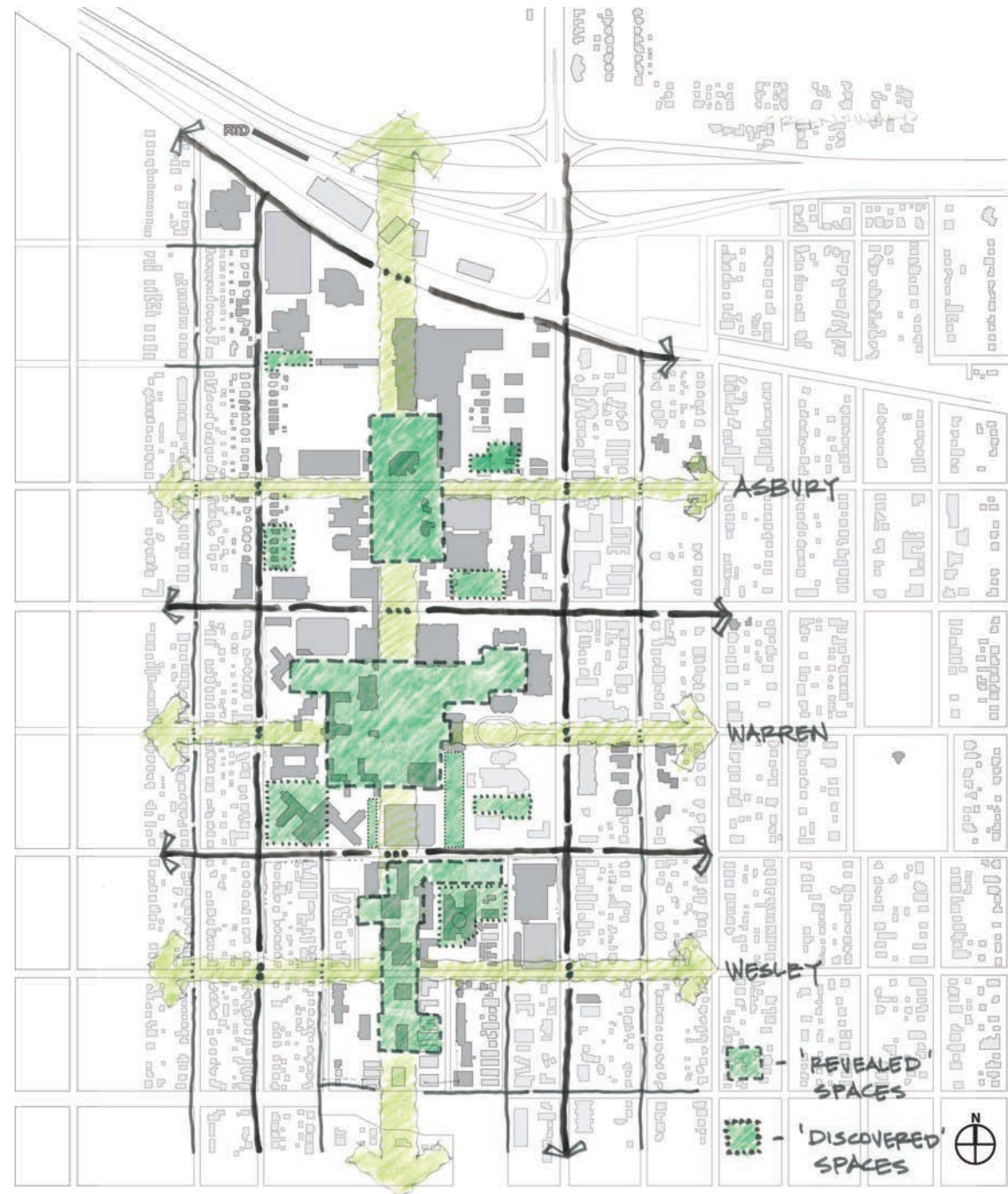
Why Update the Plan?

In addition to the aforementioned points, there are four factors that have driven the need to update the Land Use Plan. These factors include:

- a. The need to recalibrate University growth projections in response to administrative changes and expectations related to faculty populations in light of the Marsico Initiative.
- b. The need to document change in the campus and environs over the last five years including improvements to facilities, open space, transportation systems, and relationship improvements with adjacent neighborhoods since the 2002 Land Use Plan.



The continuity of pedestrian movement throughout the campus has been a priority in developing a unifying theme for DU.



The concept of a Promenade is based on the idea that important open spaces are emphasized as part of a larger network that extends beyond campus boundaries.

- c. The need to re-align current and future development projects with the initial planning principles; Promenade, access to the Regional Transportation District (RTD) University of Denver (DU) Light Rail Station and general transportation improvements, clearly defined campus gateways and boundaries, placement of future development, and programmatic streamlining to reinforce campus community.
- d. The need to communicate the University of Denver's future growth intentions to city officials and neighbors.

Planning Concerns

In the early stages of the Land Use Plan, an inventory of present campus conditions was developed. The complete inventory is contained in the project notebook with the Office of the University Architect. Through this effort the planning team, along with the Steering and Working Committees, identified a number of concerns to be addressed in the Land Use Plan. The primary concerns addressed in the 2002 Land Use Plan included:

- Consolidation of the Law School and School of Music on the University Park campus.
- Mitigation of the traffic and parking impacts in the neighborhoods.
- Initial development of a notable campus entrance at the intersection of High Street and Evans Avenue.

- Development of a campus landscape and open space pattern along the west side of the campus core that reinforces pedestrian paths and open spaces in the historic core of the campus.
- Development of a series of open spaces within the campus core along the Promenade, that reinforces the sense of community and enables both formal and informal interactions amongst the campus community.

Since 2002, a number of the original land use planning concerns have been addressed through a variety of capital improvement initiatives on the campus and in the areas that surround the campus. Several challenges still need to be addressed, including:

- Disruption of the campus north-south visual and physical continuity by Asbury, Evans, Iliff, and Wesley Avenues.
- Neglect of properties by absentee landlords on High Street, an important transition zone from the campus to the adjoining neighborhood.
- Organization of buildings, circulation and open space south of Iliff Avenue that currently responds more to the historic subdivision plan than a rational campus design strategy.
- Distances as much as one-half mile between several academic buildings that make it difficult for students to move between them in a traditional class change interval.

Planning Concepts

The Land Use Plan for DU continues to be based on a concept for the organization of open space and pedestrian circulation along a central spine referred to as the “Promenade.” The Promenade is seen as an active corridor framed in many instances by existing buildings, landscape, and open spaces, but with a design that enhances continuity between the northern and southern campus extremes. The continuity would be expressed through the use of consistent high quality materials for paving, lighting, benches, and signage along the corridor. To capture this continuity, it is important that the Promenade not look like just another pedestrian path on the DU campus. It should be easily distinguishable. Moreover, the sum of the design of the Promenade needs to be unique and not wholly duplicated in other areas of the campus. Much progress has been made in the realization of the Promenade over the last several years.

This overarching idea for unifying the campus is complemented by other Land Use Plan recommendations below.

- The Promenade should embrace the University of Denver Light Rail Station at the northern end of the campus. The intent is to provide a seamless access corridor for students, faculty, staff, and visitors between the Light Rail Station and the campus that over time would encourage greater emphasis on rail travel to and from the campus.
- Strategic redevelopment along University Boulevard should be designed to strengthen the image of DU along this important corridor, provide opportunities to develop new academic

facilities that will have a public face on University Boulevard, and improve the streetscape to be more inviting for pedestrians.

- Campus gateways at the intersection of University Boulevard and Buchtel Boulevard and on Evans Avenue at the intersection of High Street should be defined, as demonstrated by the recent University Technology Services building (UTS). Both sites represent opportunities for significant program expansion and urban design improvements that will distinguish the University from surrounding properties.
- High Street could be envisioned as a higher-density neighborhood with townhouse-style housing framing the west side and two to three-story mixed-use campus buildings on the east side. This would emphasize the pedestrian corridor linking the Light Rail Station at Buchtel Boulevard.
- Long-term reorganization and development of the southern end of the campus between Harvard Gulch and Iliff Avenue would provide valuable sites for upgraded academic facilities. These would support both graduate and undergraduate programs in a setting comparable to the campus core and would help unify the relationships of property areas directly adjacent to the campus.
- Undergraduate facilities should be located along the Promenade enhance the campus community.



Evans Chapel



Penrose Library



University Hall

What is a Land Use Plan?

A Land Use Plan is a tool designed to guide the development of the campus over a 20-year time frame. Certain principles in the Plan are intended to last in perpetuity. Due to the ever-changing face of higher education – in terms of funding, facilities needs, and program development – one cannot accurately forecast and plan for all improvements that will be made to the campus over the 20-year planning horizon. Rather, we must set in place a framework around which decisions may be made that protect those aspects of the campus that are “sacred” while leading future development to areas suitable for growth. The formation of a series of planning principles, designed to guide campus development rather than to forecast specific needs, allows the campus community to maintain control over the decisions that will be made today and in future years.

Growth Expectations

The 2002 Land Use Plan stated a goal of 10 percent growth in enrollment, a goal that, five years later, is close to being reached. The University remains committed to the 20-year goal and will manage total enrollment within a narrow range. Recent growth and change has addressed programs where previous facilities were either inadequate or inaccessible to their students. Since the 2002 Land Use Plan, the University has met some of these academic improvements through completion of the Women’s College, the Graduate School of Social Work, and the School of Hotel, Restaurant and Tourism Management.

In addition, enhancement of student life is exemplified by the current construction of the Nagel residence Hall.

Over the next few years the University is preparing to commence work on three primary projects identified in the 2002 Plan: The construction of a new College of Education building, the construction of a new facility to house the School of Engineering and Computer Science, and the renovation and enhancement of the Penrose Library. Longer term projects are less defined as the University is nearing many of its near term strategic goals and is concentrating on initiatives to grow its endowment. The University will continue planning to address the replacement of outdated facilities along with strategic additions and renovations to existing buildings to continue to provide a world class learning environment. The commitment to the campus edges, as delineated in 2002, remains.

In a continuing effort to enliven the campus environment, the University has provided 430 new beds of undergraduate housing near the campus core coupled with an additional 356 beds now under construction adjacent to the Promenade. Longer term housing needs could be addressed with new graduate and faculty/staff housing located along the campus perimeter to provide a smoother transition to surrounding neighborhoods. Independent residential development projects currently underway along University Boulevard and University property acquisitions along High Street further support this planning goal.

Finally, there continues to be a pressing need for both informal and programmed athletic space on campus. While lighted competition fields should be located internally, unlit recreation space may be provided along campus edges to encourage movement into the campus and enhanced views.

Who Will Use the Land Use Plan?

Certainly the primary beneficiary of the Land Use Plan will be the University. The document is intended to facilitate decision making for many years. In particular, the document will provide DU with a rational basis for exploring alternative sites for future buildings. Moreover, the Plan identifies particular districts on the campus where more detailed investigation of design strategies is necessary.

For community planners, the Plan provides a context for development of future land use policies and transportation planning decisions.

For neighbors living around the campus, the Plan provides a better understanding of DU’s development and land acquisition intentions.

Organization of the Report

The Land Use Plan is divided into six chapters:

Chapter 1: Executive Summary

Explains what the Land Use Plan is, summarizes the need for the Plan, how it will be used in the foreseeable future, who will use it, and the organization of the report.

Chapter 2: University of Denver - Past and Present

Reviews the historic development of the campus and briefly describes the existing conditions on the campus and in the community.

Chapter 3: Projections for Growth

Reaffirms DU’s expectations for growth and new development for the foreseeable future.

Chapter 4: Campus-Wide Planning Principles

Includes the land use principles and concepts for future organization and development of the campus.

Chapter 5: Campus Districts

Identifies some of the more important campus districts and preliminary recommendations for consideration in development of more detailed district planning studies.

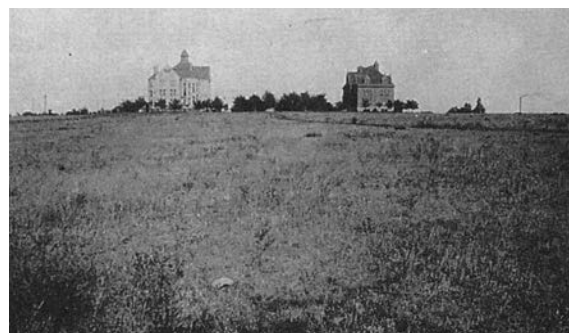
Appendices

Includes information and recommendations from both the University and other consultants used in the creation of the document.

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.

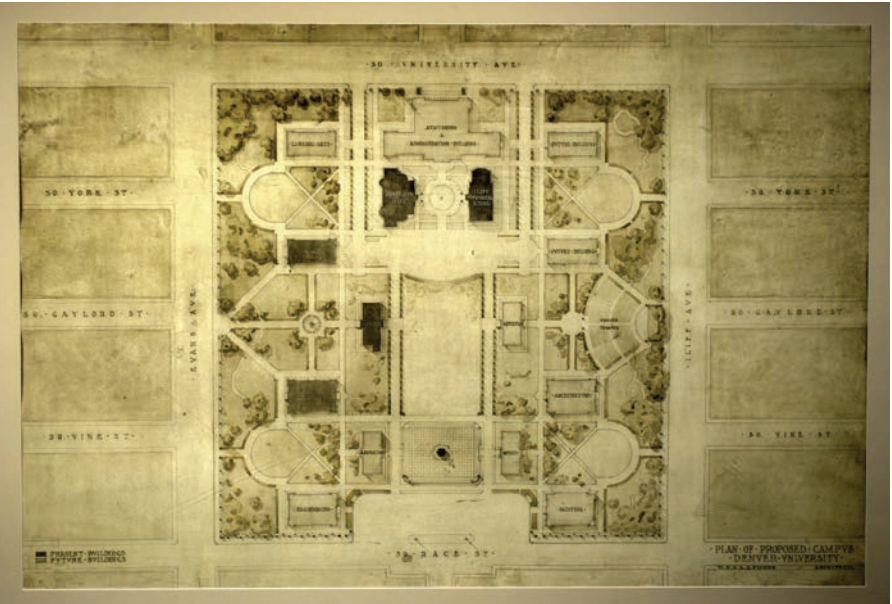
In the initial plan for University Park, four areas were to be reserved as parkland, each with elaborate systems of walkways and considerable expanses of lawns, trees, and flowers (much the same as Washington Park exists today). The first of these, bounded by Jackson and Madison, Evans and Warren, was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

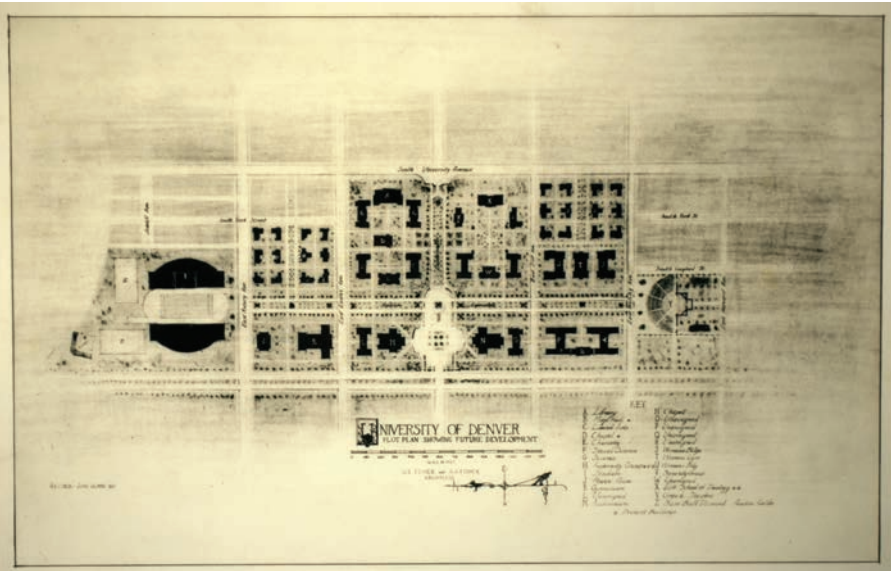
A featured addition to Observatory Park was the Chamberlain Observatory. The decision to site the Observatory within the park, not contiguous with the University, was a deliberate planning decision by the administration. The cornerstone for the new observatory was laid in 1890, and under Denver’s premier 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.

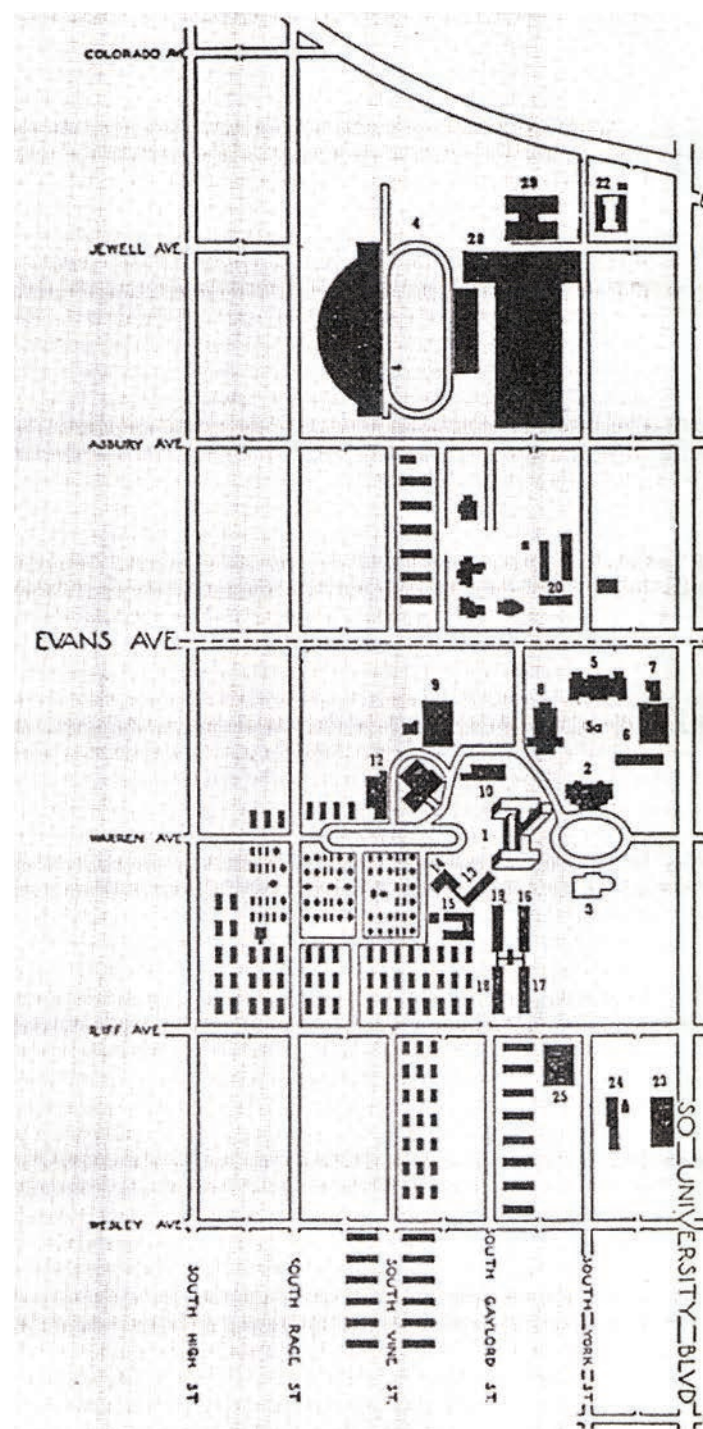
The rebirth of the University (and, ultimately, its longevity) can be attributed to Henry Augustus Buchtel, who served as chancellor from 1900-1920. His success



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.

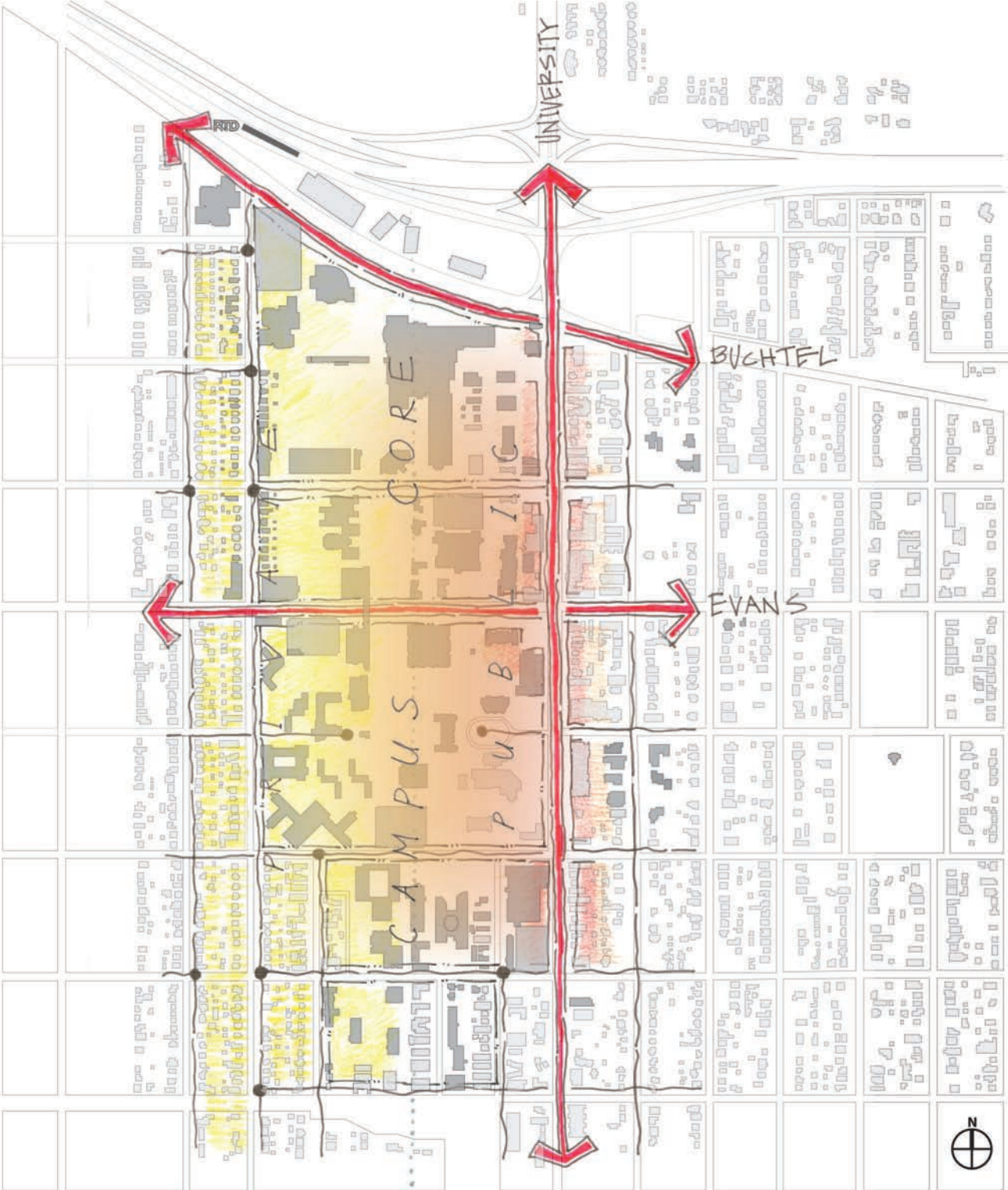
One goal of the Land Use Plan is to foster a campus environment that supports the melding of the DU community within the University Park campus and its surroundings. This includes responding to forces that are both internal and external to the University. Internal responses include more integral relationships 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.

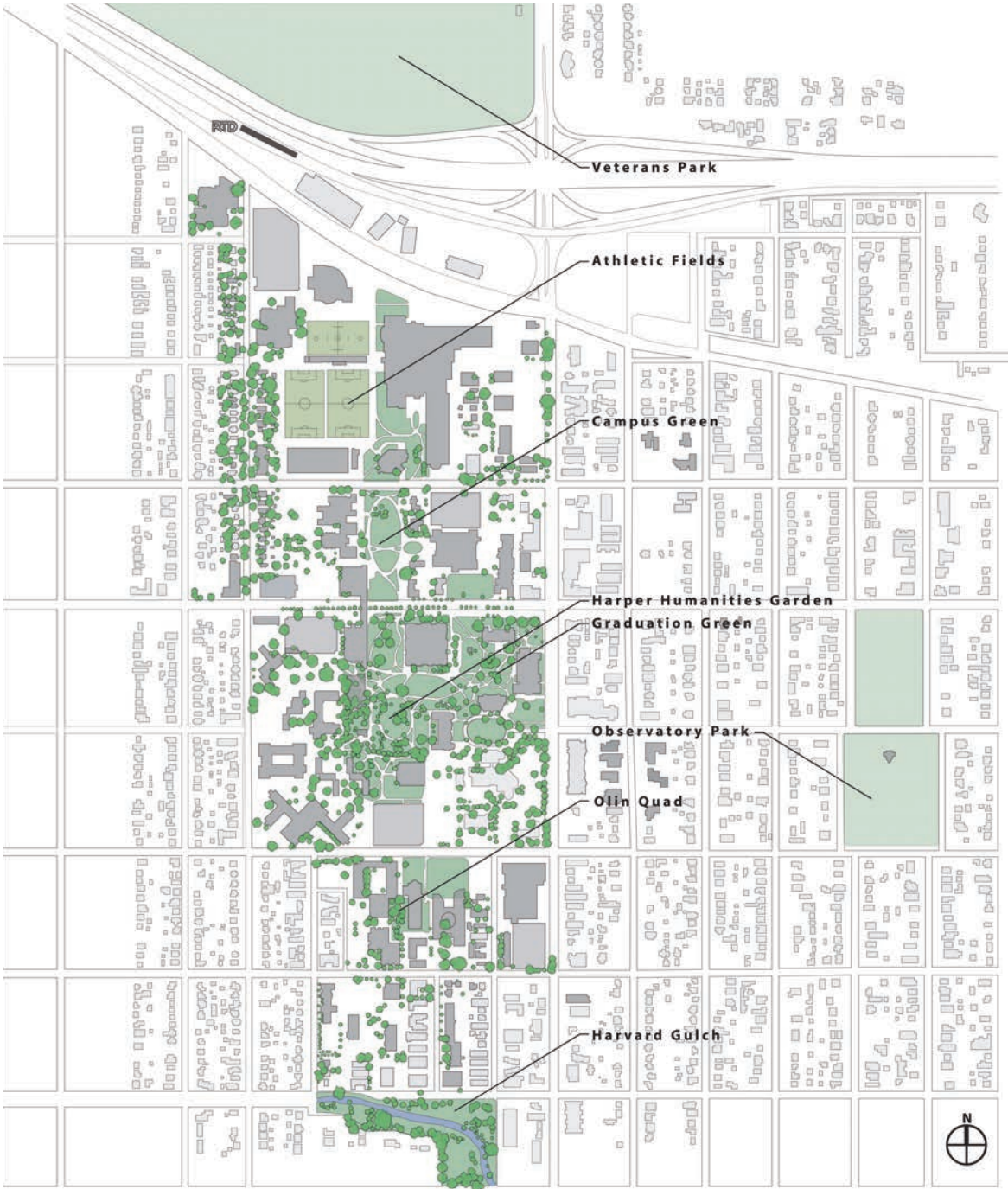
The University of Denver currently supports approximately 10,000 students, faculty, and staff on the University Park campus. The present student population is approximately 42 percent undergraduates, 52 percent graduate students, and less than 6 percent in pre-collegiate programs in Fisher Early Learning 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

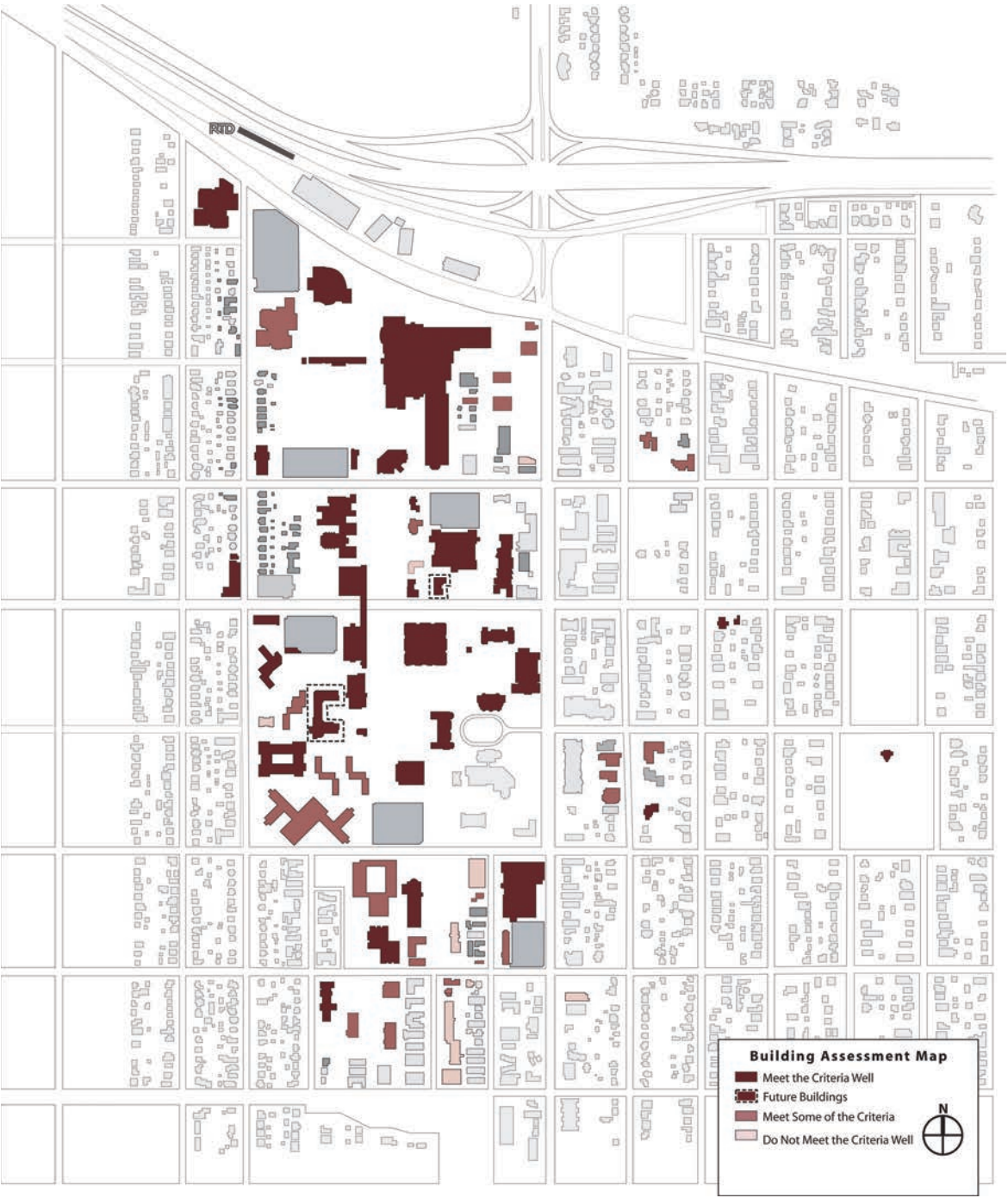


Diagram showing assessment of existing buildings on campus.

- 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

Projections for Growth

Academic Programs

The 2002 Land Use Plan proposed an enrollment growth target of ten percent. The University has grown towards that goal as revealed in Appendix __. Additional new and improved academic, student life, and support facilities are needed to effectively support this growth. In many instances, the need for new facilities will drive a need to replace out-of-date, undersized, or inappropriately located buildings. Recently completed examples include the Women's College, the Graduate School of Social Work, and the School of Hotel, Restaurant and Tourism Management. Projects that are under consideration include enhancing the Penrose Library and addressing opportunities at the Driscoll Center.

Active planning now underway includes the consolidation of science, mathematics, and engineering programs into a new building to house the School of Engineering and Computer Science; and the relocation of the Morgridge College of Education closer to its pre-collegiate programs.

Student Housing

In 2002 the University housed approximately 1,980 students with a goal of approximately 2,800 beds for undergraduate students. In 2007 the University houses approximately 2,300 students; with the completion of Nagel Residence Hall in 2008 the University will approach the goal of 2,800 beds for undergraduate students.

The University, in 2002 also supported a goal of 92 percent of first-year undergraduates living on campus; with 96 percent currently housed, the revised target is 94 percent. The goal of 50-60 percent of sophomores living on campus has been achieved and with Nagel Hall set to open, the University will have the facilities necessary to optimally distribute this cohort of students.

The current number of Greek houses supports a Greek population of 15-20 percent of the undergraduate population. The University continues a commitment to providing Greek housing options including recent investments in two new fraternity houses and renovation opportunities for other Old and New Row Fraternities.



The front porch of Daniels College of Business blends well with the historic buildings that frame Graduation Green.



The Ritchie Center, most commonly recognized by its gold-leaf bell tower.



The King Lee and Shirley Nelson Residence Hall



Nelson Residence Hall Courtyard



Nelson Residence Hall Tower



Johnson-McFarlane Hall, where half of incoming freshmen are housed.



The Newman Center for the Performing Arts



The pedestrian bridge linking the two buildings of the William T. Driscoll Center.

As the University has observed significant construction in the adjacent neighborhoods targeted at apartment living, it is now considering that much of the anticipated demand expected in 2002 for Graduate Housing will be reduced. Therefore, the University is comfortable with its current stock of between 70 and 100 beds for the immediate future.

Student Life

In the next five years, decisions about space affecting Student Life will be driven by a University priority to build student community. Replanning the Driscoll Center includes additional space for student organizations and student social gathering as well as the possibility of centralized mail service. Food service options will be more responsive to late night and weekend usage. Support for a truly multicultural community could be evidenced by more centrally located space for The Center for Multicultural Excellence and the Office of Internationalization as well as student organizations that support diversity.

Athletics

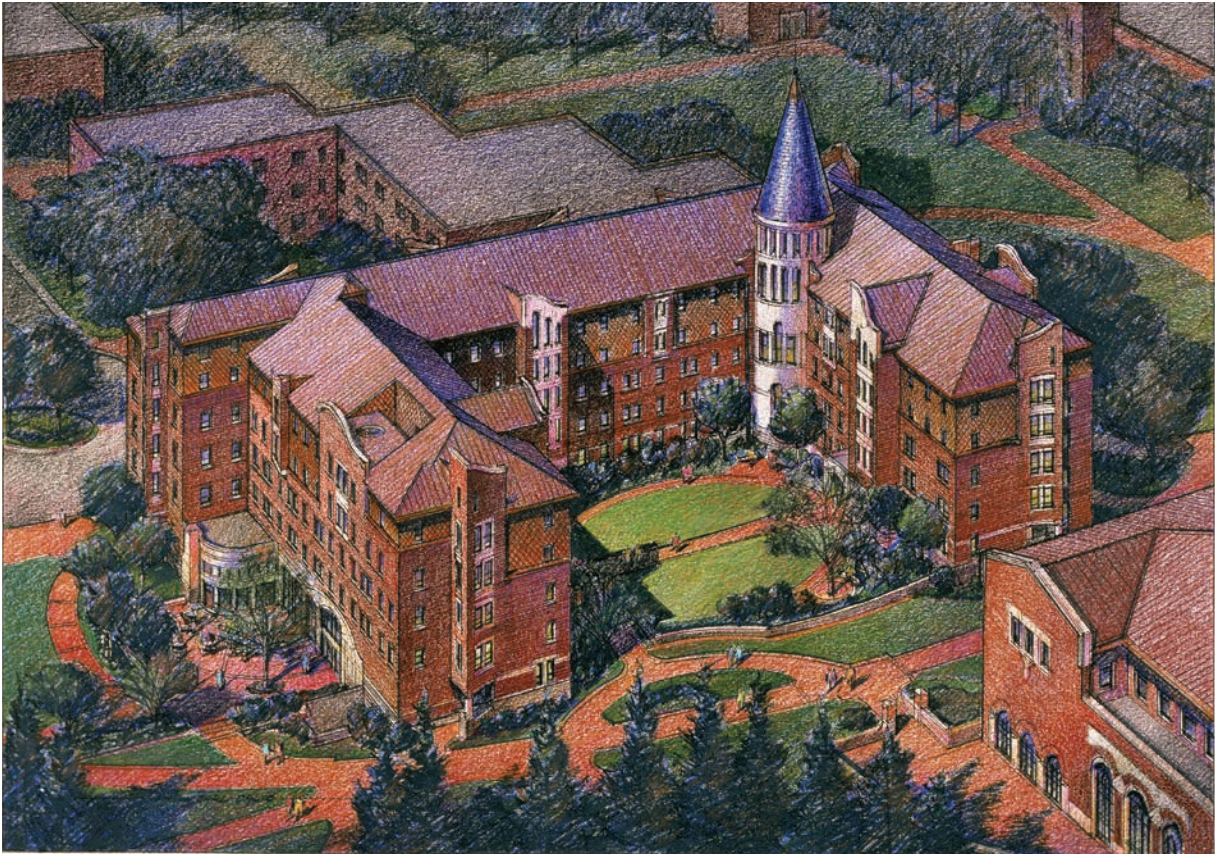
With the completion of the Ritchie Center, the DU athletic and recreation programs have satisfied much of their interior space needs. There is still a need for playfields for both programmed and informal

recreational use, but not at the expense of the enhancement of the physical campus. Due to the limited amount of land available for open space development on campus, the impact of factors such as lighting, pedestrian movement, maintenance, and safety need to be considered when locating new playfields. As was part of the 5 to 10 year planning around the Chambers Center zoning agreement, the University is considering developing a comprehensive plan for extending the play fields west to High Street.

In 2006 the University achieved the prior plan's near-term goal of replacing temporary bleacher seating for its competition Lacrosse field with the opening of the Barton Lacrosse Stadium. The University is considering a similar project for its competition soccer field. The evolving science of athletic training will likely require improved fitness facilities for the University's varsity sports participants, resulting in a facility integrated with the spectator seating for the soccer field.



Soccer Field



Rendering of Nagel Residence Hall



Construction of Nagel Residence Hall



Property Map Showing Perceived Campus Boundaries.

Campus-Wide Planning Principles

The principles within this chapter are designed to guide the planning for DU's University Park campus over the next twenty years.

Land Ownership

Much of university growth anticipated in the Land Use Plan will occur on land currently owned or to be acquired within the following area:

- West of University Boulevard
- South of Interstate 25
- North Harvard Avenue on the south
- East of High Street (excluding the land to the west of Race Street and south of Iliff)

The Land Use Plan recommends acquisitions within this area to accommodate the growth and development of facilities to support the mission of the University and to continue stable relationships with neighbors.

The Land Use Plan does not foresee the need to acquire property north of Buchtel Boulevard or west of High Street to meet any defined University expansion. However, since these properties are so close to the campus, it is recommended that DU seek to influence the use and design of the area's redevelopment. The University could encourage faculty and staff to live in neighborhoods within walking distance of the campus and thereby reduce vehicular demands on local streets and on the campus' parking resources. The fraternities, sororities, and ancillary University facilities east of University Boulevard along Columbine and Josephine Streets will continue in their present use. The Land Use Plan recommends no extensive land acquisition in these neighborhoods.



Over the long term, strategic land acquisitions need to address the awkward relationship that exists between the campus and neighborhood such as this alley off Wesley Avenue.

Land Use

Campus Community and Undergraduate Facilities, including the Driscoll Center, classroom buildings, and University administration should be located in the core of campus within a five-minute walking distance from Penrose Library.

Graduate/Professional Schools, oriented more toward commuter students, should be located near regional traffic corridors or on land beyond the undergraduate core, such as the area identified south of Wesley Avenue. Sites for these uses are identified along University Boulevard (near the intersections of Buchtel Boulevard, Asbury Avenue, Evans Avenue, Iliff Avenue) and near the intersection of Evans Avenue and High Street.

Recreation/Athletics should continue to be located adjacent to the Ritchie Center.

Undergraduate Student Housing should be proximate to the campus core. The Plan recommends undergraduate housing zones along the east side of High Street in two areas: from the northeast corner of High and Warren to the intersection of High and Iliff, and at the northwest portion of campus, including Centennial Towers and Centennial Halls.

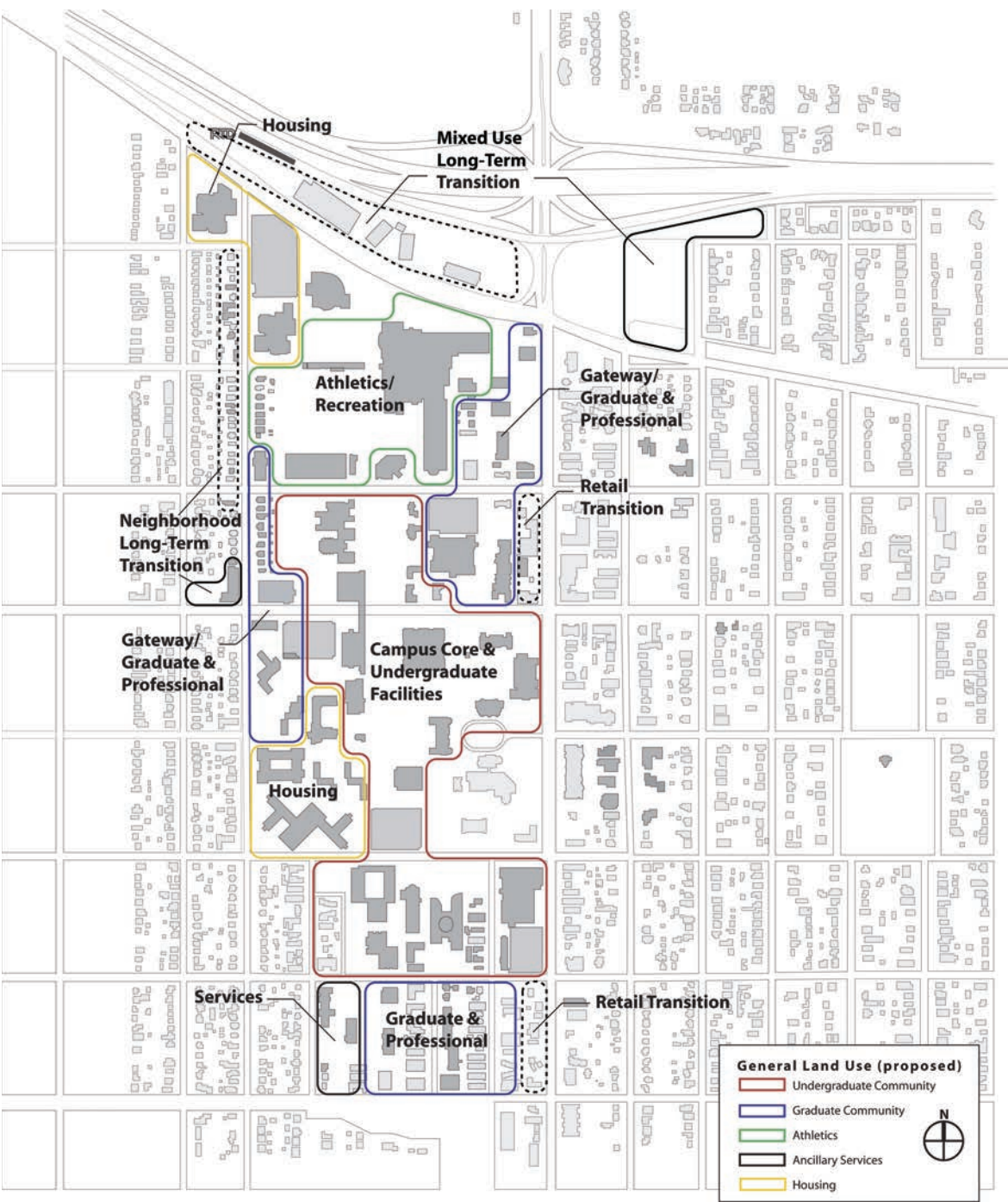
In most cases, *Graduate Student Housing* should have a perception of independence from the University while allowing convenient access to campus facilities. Some opportunities for graduate student housing may exist along High Street north of Evans and also north of Buchtel Boulevard. Complementary independent

housing developments along the edges of the University are underway.

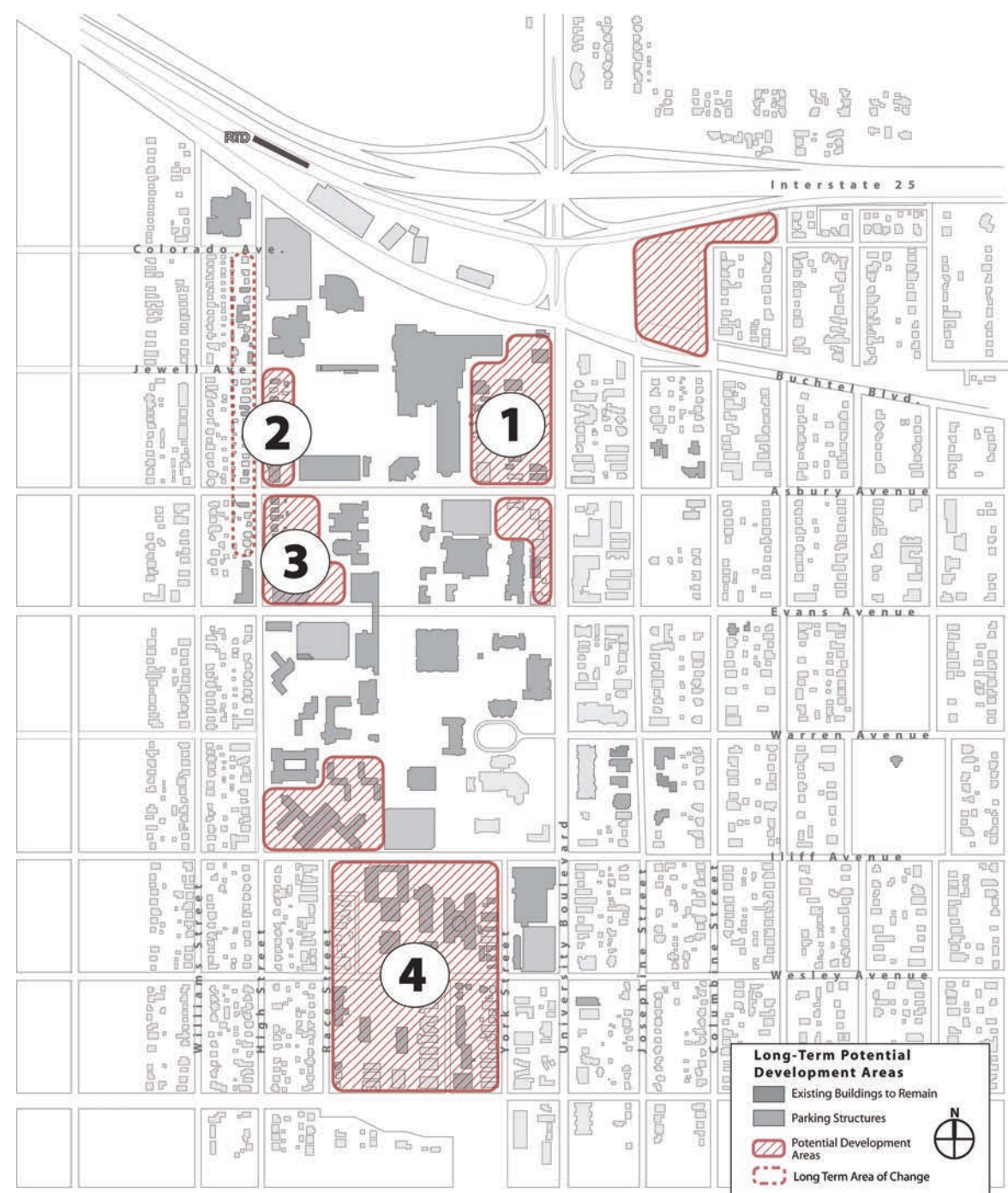
Special Interest Housing would remain in its present locations on the east side of the Campus Green and east of the campus on Josephine and Columbine streets.

Campus Retail is identified along University Boulevard both between Asbury Avenue and Evans Avenue as well as Wesley Avenue and Harvard Avenue, and is intended to support students, faculty, and staff based in the south campus area. Businesses may be privately owned and operated or be an extension of present campus operations.

Facilities and less public support services should be consolidated in the southwest corner of the campus in the vicinity of the existing Facilities Service center. Student-oriented support services such as the recently moved Campus Safety and Parking Services to the Evans parking structures benefit from a more accessible public location nearer the campus core.



Generalized Land Use Map for Future Development



Future development sites identified in the Land Use Plan.

Growth and Redevelopment Areas

The Land Use Plan identifies six potential areas for new building projects and/or redevelopment of existing buildings.

The following four areas are within the previously noted “campus” zone:

1. The west side of University Boulevard between Buchtel Boulevard and Evans Avenue
2. The east side of High Street north of Asbury Avenue
3. High Street between Asbury Avenue and Evans Avenue
4. Iliff Avenue to Wesley west of the Newman Center for the Performing Arts

The next two are areas that may provide potential mixed-use and transitional facilities that benefit both the University and its neighbors:

5. The west side of the campus core
6. The south campus area between Iliff Avenue and Harvard Avenue

Parking and Vehicular Traffic

DU needs to provide adequate parking to meet the needs of its students, faculty, staff, and visitors. However parking lots and structures should not overwhelm the campus landscape. As with many campuses, a very significant land area remains dedicated to parking. The University continues to strive to control the amount of land area that is dedicated to parking. Nelson Hall, the Daniels College of Business, the Stapleton Tennis Pavilion, and the parking below the Ricketson Law Building all provide good examples of combining building program and parking without sacrificing campus open space resources.

The University of Denver is committed to providing adequate numbers of well maintained and safe parking spaces to the DU Community at affordable rates. Through maintenance of parking and prudent establishment of parking rules and procedures DU strives to minimize the impact of on-street parking in the neighborhoods immediately adjacent to our campus.

DU, as a primarily pedestrian-oriented campus, will judiciously place parking areas around the periphery of campus in locations that lend themselves to serving the parking needs of our various venues.

As DU continues to evolve we anticipate our parking will transition steadily from the current mix of structure (high-density, multi-level) and surface parking to a greater percentage of structure. By doing so we will maximize the use of our available space allowing for more green areas, linked by walking paths, and reduce the amount of surface asphalt and its problematic runoff.

The City and County of Denver classifies streets as either a local, a collector, or an arterial. Local streets are intended to have low traffic volumes, low speeds, and to provide access and parking to residences fronting the street. Collector streets are more continuous than local streets and typically have higher traffic volumes and speeds. Typically, residences do not face a collector street and collectors provide limited access and parking for residences. Arterials are intended to move traffic from one area of town to another and typically have higher volumes and speeds than a collector. Commercial activity is typically concentrated along arterials with parking prohibited along the street and focused to adjacent parking lots.

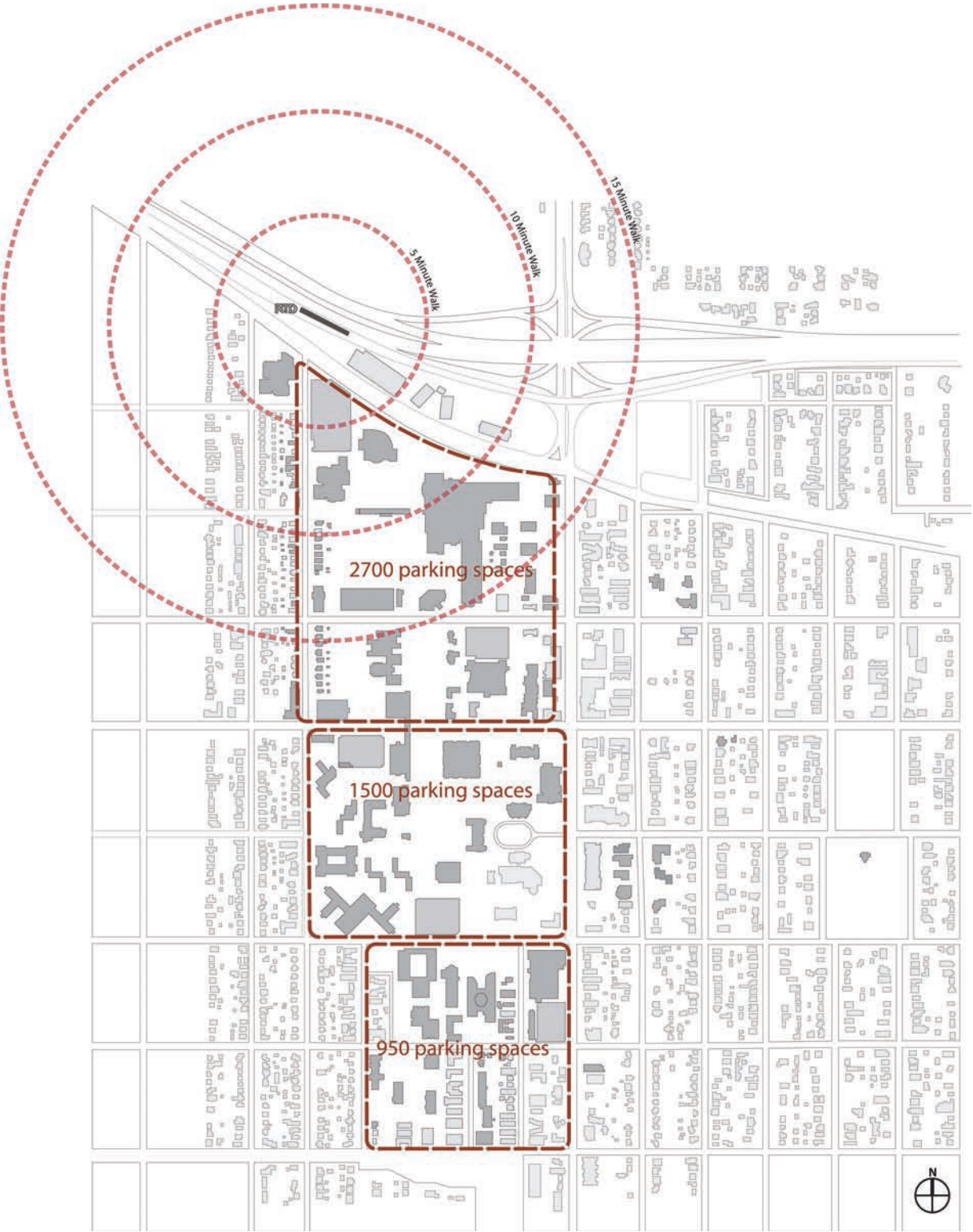
In and near the University, local streets are currently Wesley Avenue, Race Street, York Street, Jewell Avenue, and Colorado Avenue. Collector streets are Iliff Avenue, Buchtel Boulevard, and Franklin Avenue. As advocated in the 2002 Land Use Plan to support definition of the University’s edges as well as to acknowledge transit improvements relative to the newly opened Light Rail Station, portions of High Street, Wesley Avenue, and Asbury Avenue adjacent and through the University are becoming collector streets. The recent installation of a traffic diverter at High & Wesley and the closures installed at Jewell and Colorado west of High street have proven to be effective in calming traffic within the neighborhoods to the west of the University while at the same providing improved University oriented circulation around and through the campus. Arterial streets continue to be University Boulevard and Evans Avenue. Buchtel Boulevard, while having some characteristics of

an arterial is still classified as a collector given its traffic calming “parkway” enhancements and the anticipated increase in pedestrian crossing generated between the station and the Ritchie Center.

In general, loading university traffic onto local streets should be avoided. New parking facilities should have access to collector or arterial streets. However, it continues to be acceptable for parking facilities to access local streets as they run through campus (e.g. Wesley Avenue between High and University or Race Street between Evans and Jewell) where such increased traffic is limited to directly accessing nearby collectors prior to moving into a residential neighborhood.

As stated in 2002, on-street parking by students, faculty, staff, and visitors in adjacent neighborhoods should be discouraged. The three most effective tools to accomplish this are:

- Providing more parking on the campus. Since the 2002 Plan was published 1548 more off street parking spaces have been provided and the University’s traffic consultant indicates that an expected 315 space deficit in 2003 is now reported to be a 113 space excess prior to the opening of Nagel Residence Hall.
- Establishing more stringent enforcement practices in the neighborhoods. Over the last five years the neighborhoods, in cooperation with the City and University, have established parking restrictions within the blocks immediately



Recommended Parking Distribution (5 and 10 minute walk diagrams indicate distance from DU Light Rail Station; see Appendix F)

adjacent to the neighborhood. In addition the enforcement of these areas has been dramatically improved.

- Encouraging alternative transportation options such as; Light Rail, carpooling, bicycle use, the DU Shuttle, etc. Since 2002, the University has expanded its cooperative “Eco-pass” program with RTD for students, faculty, and staff. The widening of the pedestrian crossing at Evans Boulevard is one of the most notable enhancements allowing quicker movement of bicycles across campus. In addition, University parking Services is currently exploring “reward” based parking locations for car pools. The DU Shuttle program has grown to five buses operating twenty hours per day with an average head time of twenty minutes.

Expanded parking facilities on campus include:

- The new Evans Parking Structure at the intersection of High Street and Evans Avenue.
- Structures completed since 2002 include The Newman Center for the Performing Arts, the Frank J. Ricketson Law Building and the facility below Nelson Hall.
- Many surface lots have been re-configured to provide improved capacity, better access, and greater ease of enforcement of parking regulations.

Future parking lots and structures will continue to be sited to support the parking demand in different regions of the campus (i.e. Athletics and Performing Arts) to mitigate potential spillover into the neighborhoods during University events.

The University will continue the practice of assessing the specific parking demands of planned development projects, but recognizes that parking facilities are a campus-wide resource to support the overall University population.

Parking management policies continue to be optimized to discourage intercampus car use by students, faculty, and staff.

Detailed strategies for improved enforcement and development of non-car transportation options can further be addressed in a focused investigation of transportation and parking for the campus. The recently completed Evans parking structure houses Parking Services as well as a “retail” office for Transportation Solutions to help highlight alternate means of commuting to and from the campus.

As shown in Appendix F off street parking provided by the University of Denver is now at 5,368 spaces with the completion of the Evans Structure. This number exceeds the recommendation of having 5150 spaces though remains slightly below the R-3 zoning requirement for new construction by 172. Furthermore, some of the excess parking has been built with the intention to serve expected new construction that is expected in the next

few years. The University has approached both a healthy total parking inventory but also has markedly improved the strategic distribution of parking across the campus to serve the varied localized needs.

Pedestrian Circulation

The Land Use Plan emphasizes pedestrian circulation as the preferred mode of movement on the campus because it is flexible, requires limited support infrastructure and has minimal impact on the environment and landscape. As a principle, the Plan recommends a continuous pedestrian circulation system that will connect the Light Rail Station at the northern end of the campus to Harvard Gulch. Detailed design and engineering strategies for the alignment and materials for this system should be developed as part of a focused study for the Promenade. This study should also address the design and alignment for crossings at Buchtel Boulevard, Evans Avenue, and Iliff Avenue.

General strategies for pedestrian circulation are as follows:

- There should be a well-developed pedestrian linkages from the DU Light Rail Station to the

Ritchie Center near the Cable Museum and across Buchtel Boulevard to High Street.

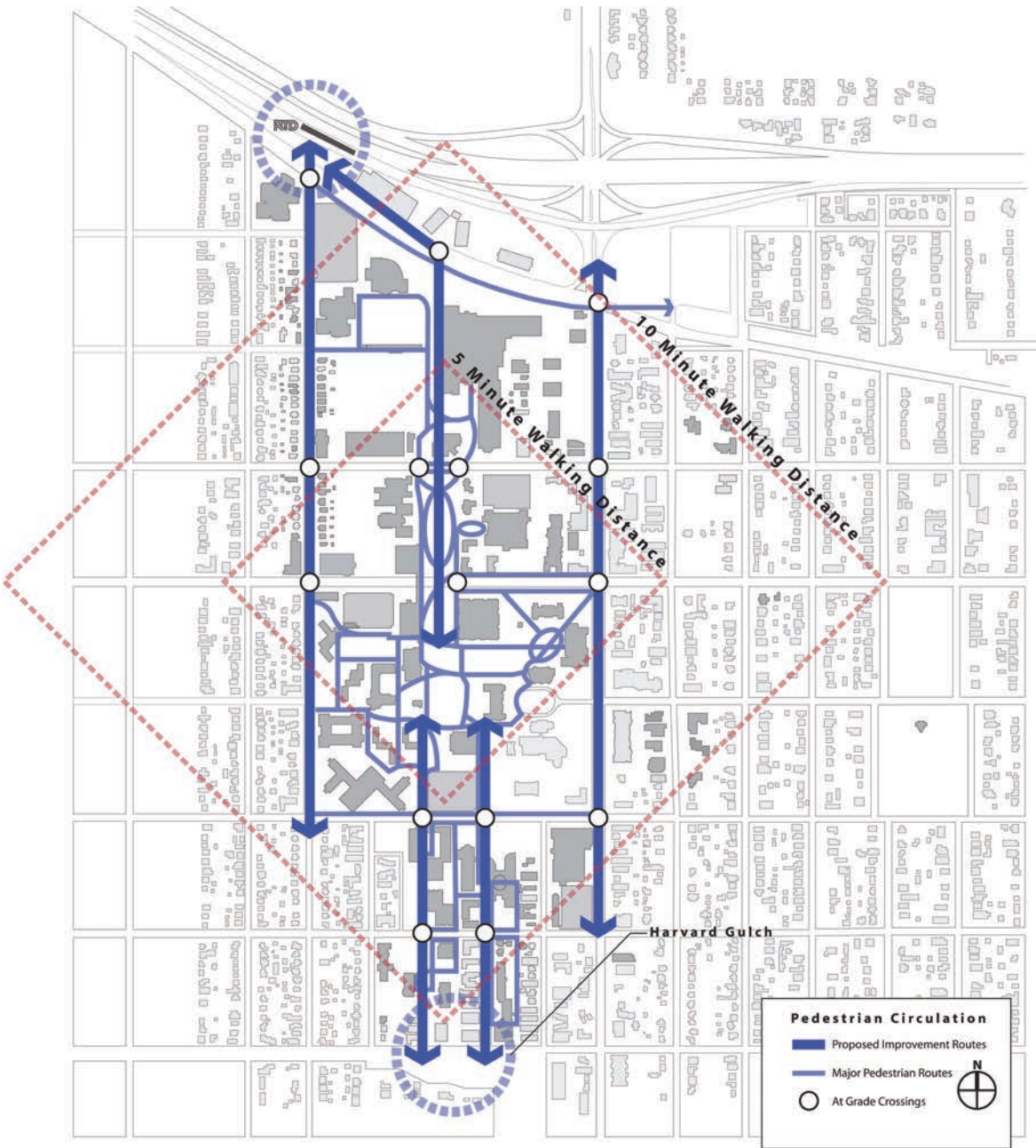
- Pedestrian corridors should be at least 7’-4” wide and in heavily traveled areas may need to be as much as 12 to 15 feet wide.
- Pathways should be continuous and direct.
- Alleys and service drives, when designed well with limited traffic flow, may also serve as pedestrian ways.
- Primary pedestrian corridors should not pass through parking lots or loading areas.
- Primary pedestrian corridors should be animated and pass the most active spaces on campus.



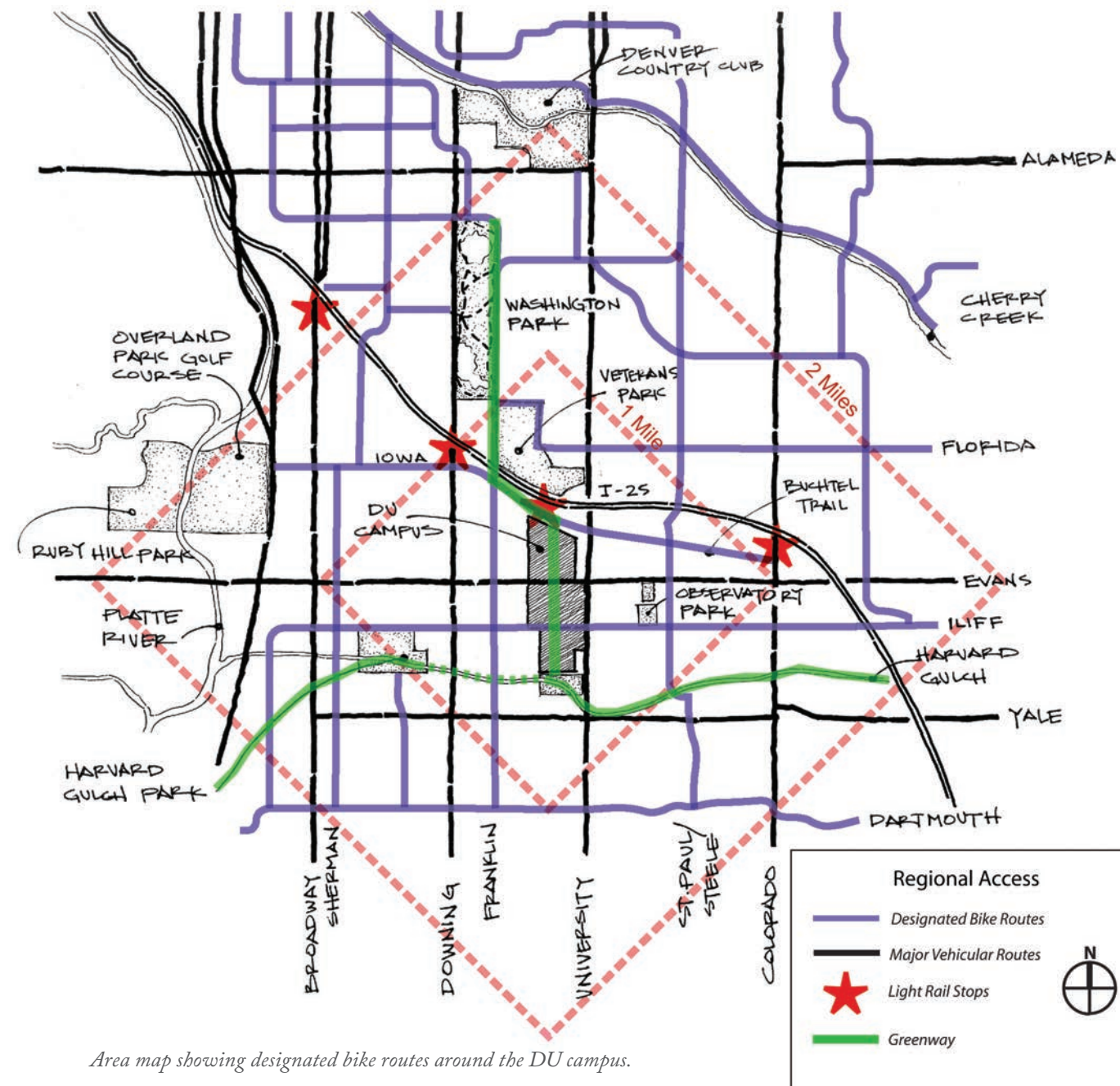
To further reinforce pedestrian orientation, pathways should align with building entries. This example at Washington and Lee University emphasizes this point.



A walk along a campus can be much more inviting if it is animated either by buildings, landscape, or people. In this example from the University of Illinois, trees and pedestrian seating come together to shape a pathway that is welcoming and dynamic.



Pedestrian Circulation Diagram with five- and ten-minute walking distances.



Bicycle Circulation

Like pedestrian circulation, bicycle use provides a low-impact and convenient option for movement around the campus. Moreover, bicycling is better suited for travel to and from the campus than walking. Typically, a person commuting on a bicycle can travel between three and four miles in a reasonable 20-minute time period. This would suggest that a student, faculty member, or staff person living as far west as Broadway or as far east as Colorado Boulevard could reasonably commute to the campus by bicycle.

- While bicycle rack locations can be a design challenge, to avoid bicycles locked to handrails the University should try to provide racks near main building entrances and major campus destinations (i.e., Ritchie Center, Sturm Hall, Driscoll Center, Penrose Library, Daniels College of Business, University Hall, Olin Hall, and Ammi Hyde). These locations need to be well lit, cleared of snow and ice, and free of abandoned bicycles. Bicycle parking should be designed so that it does not obstruct main building entries.
- The University and City should coordinate on campus bicycle routes with streets and corridors having designated bicycle travel lanes or that are considered safe for bicycle travel.
- Bicycle circulation should be encouraged throughout the campus; however, in the most congested pedestrian areas (i.e., around Driscoll North, Sturm Hall, University Hall, and Mary Reed) cyclists should dismount.
- Campus pedestrian and bicycle routes should be linked directly to the City of Denver's existing or planned routes off-campus.

Corridors, whether vehicular or pedestrian, are more inviting if they are framed by the landscape or by architecture. To be effective, framing elements need to be of sufficient scale. The Colonnade at Washington and Lee University (right), Newell Drive at the University of Florida (left). District plans need to explore the appropriate design approaches for major corridors along the Promenade, University Boulevard, and High Street, among others.



Automobile Circulation

For better or worse, society has promoted the continued use of the automobile for personal circulation. Automobile use adversely impacts the environment, and institutions such as DU need to stand out as leaders in the use of more sustainable modes of transportation.

Despite these issues, we need to recognize that many people have developed lifestyles that are dependent on car travel. Subsequent long-term planning documents should develop incremental strategies for reducing automobile use.

Planning principles for future management and use of the automobile on the campus should include:

- Minimizing vehicular traffic within the core pedestrian zones of the campus.
- Helping mitigate congestion on Evans and University Avenues. Traffic entering and exiting the campus should be encouraged to use signalized intersections, and the use of curb cuts directly onto Evans and University should be reduced or eliminated.
- Integrating roadway, transit, pedestrian, bike-way, and parking elements in a logical manner to serve the needs of the campus and minimize impact on the surrounding neighborhoods.
- Strategically designing traffic and circulation on the campus to utilize the existing public

roadway system without creating significant impacts. To accomplish this, the Plan recommends using routes to campus where arterial and collector roadways exist to accommodate higher traffic flows; locating traffic signals to provide direct access to the campus; designing overall connectivity to the roadway network to avoid concentration of impacts; and minimizing campus-related traffic within adjacent neighborhoods.

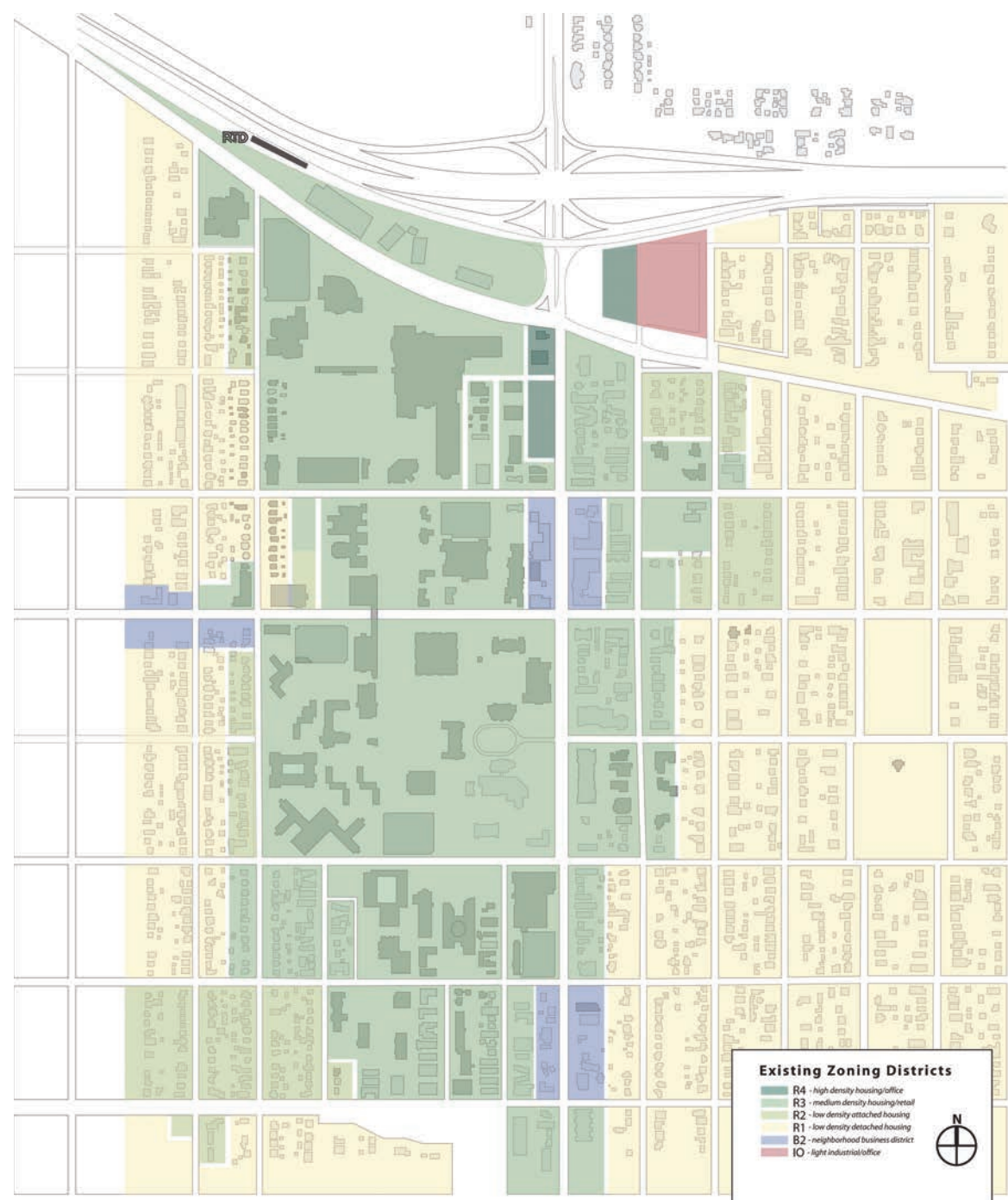
Public Transportation

To take full advantage of the benefits offered by the University of Denver Light Rail Station, linkages are being developed for pedestrians, bicyclists, and shuttle bus service to the campus. The following principles should guide development of more detailed implementation strategies in future district planning studies:

- Continue to provide eco-passes for faculty, staff, and students.
- Establish other programs and incentives to increase transit use by faculty, staff, and students.
- Engagement in collaborative planning with RTD on the siting and design of DU’s stations as well as continued review of routes serving the University.



The Newman Center for the Performing Arts Parking Structure



Existing Zoning Districts

Zoning and Land Use Regulation

Several modifications in the current zoning regulations are needed to support the strategies outlined in the Land Use Plan. The intent of these changes is to protect the neighborhoods from encroachment of the University; to promote campus development along the edges that provides an effective transition in size and density with buildings in the neighborhoods; to provide the University greater flexibility for development inside the core of the campus; and to allow for redevelopment of the west side of High Street as attached homes/townhouses (higher density than single family residences).

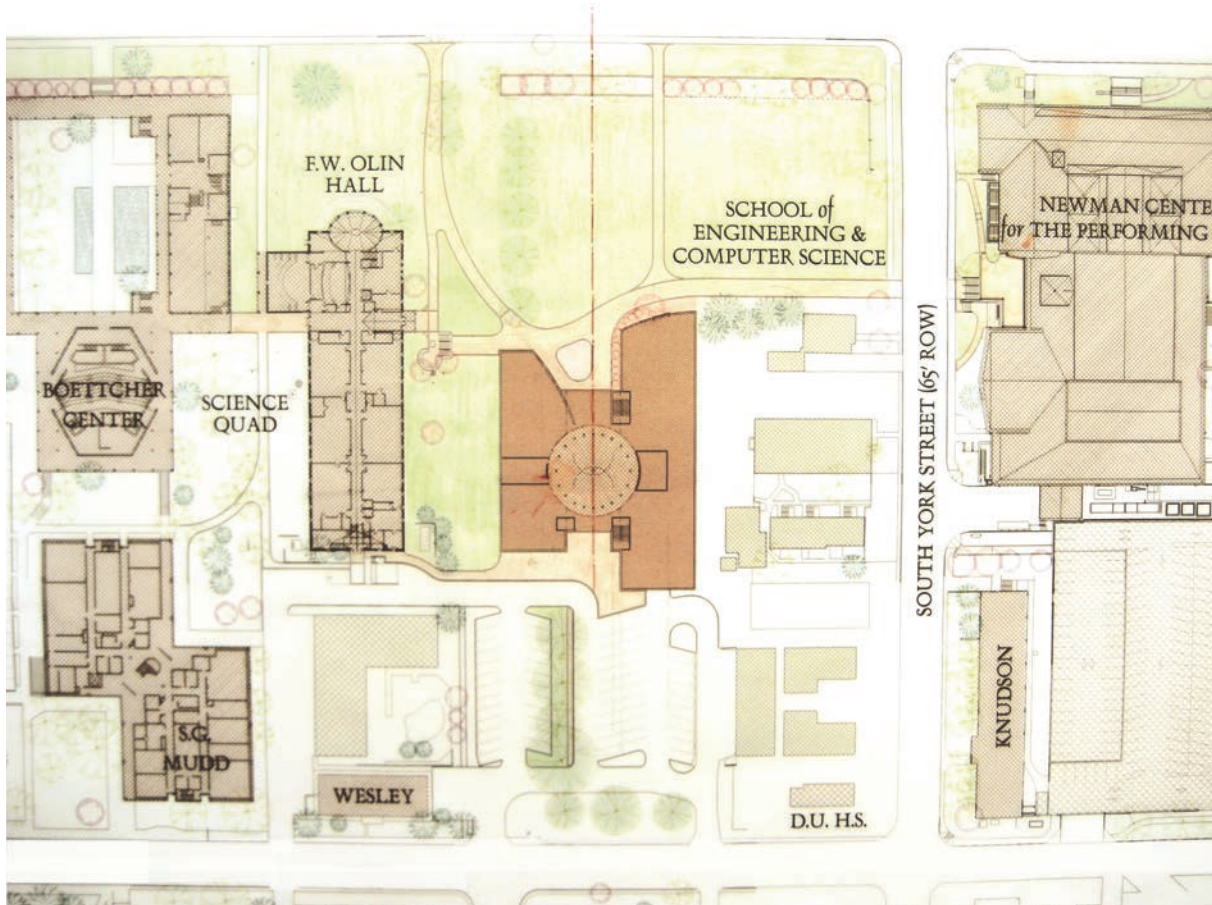
The actual structure and language for the zoning changes will be the responsibility of the City of Denver, but should be developed in collaboration with the University of Denver and other landowners in the area.

As stated in the 2002 Land Use Plan, the University is working with the city towards rezoning the land on the East side of High Street from R-1 & R-2 to R-3. The portion north of Asbury that includes the Chambers Center was rezoned to R-3 in 2003 and the parking lot near Sturm Hall was rezoned to R-3 in the last few years.

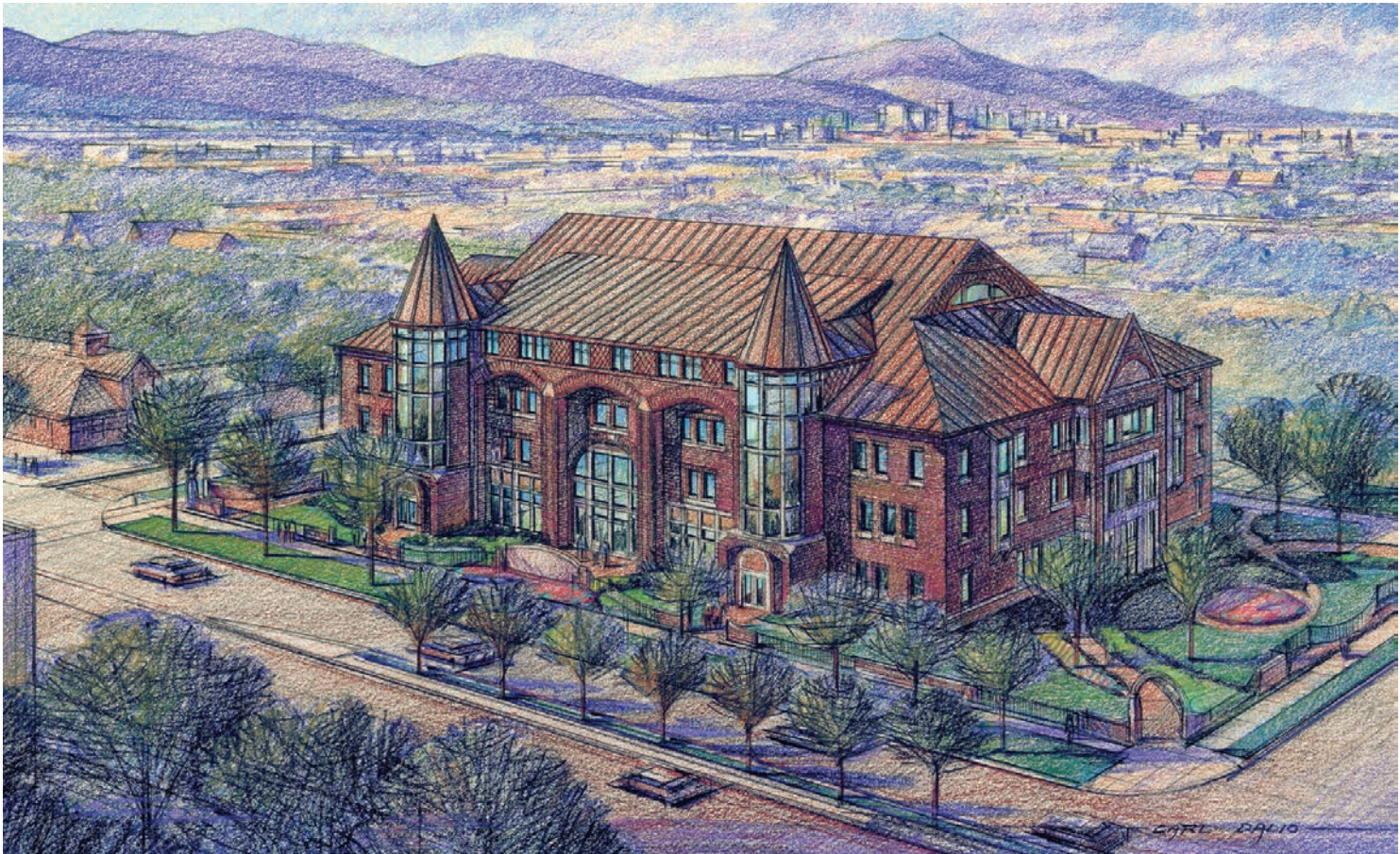
It is possible that the City would want to undertake a more comprehensive set of zoning changes. One example would be to create a “University” zoning designation that would encompass all of DU’s land. Another model would involve creation of a “University Overlay District,” that protects the intent of the present zoning but addresses the special circumstances that relate to University development projects.

DU will need to remain active in discussions with the City on the issue of rezoning. Recommendations for the desired setbacks, building height and density for various areas of the campus are suggested at a conceptual level in the sketches, plans and diagrams in the appendix titled “Design Studies.” As part of future district planning studies, a more definitive set of design and development criteria would be necessary.

Refer to the appendix titled “Existing Zoning Districts” for information on uses permitted in the present zoning ordinance.



Proposed School of Engineering and Computer Science



Rendering of Ruffatto Hall

Planning Districts

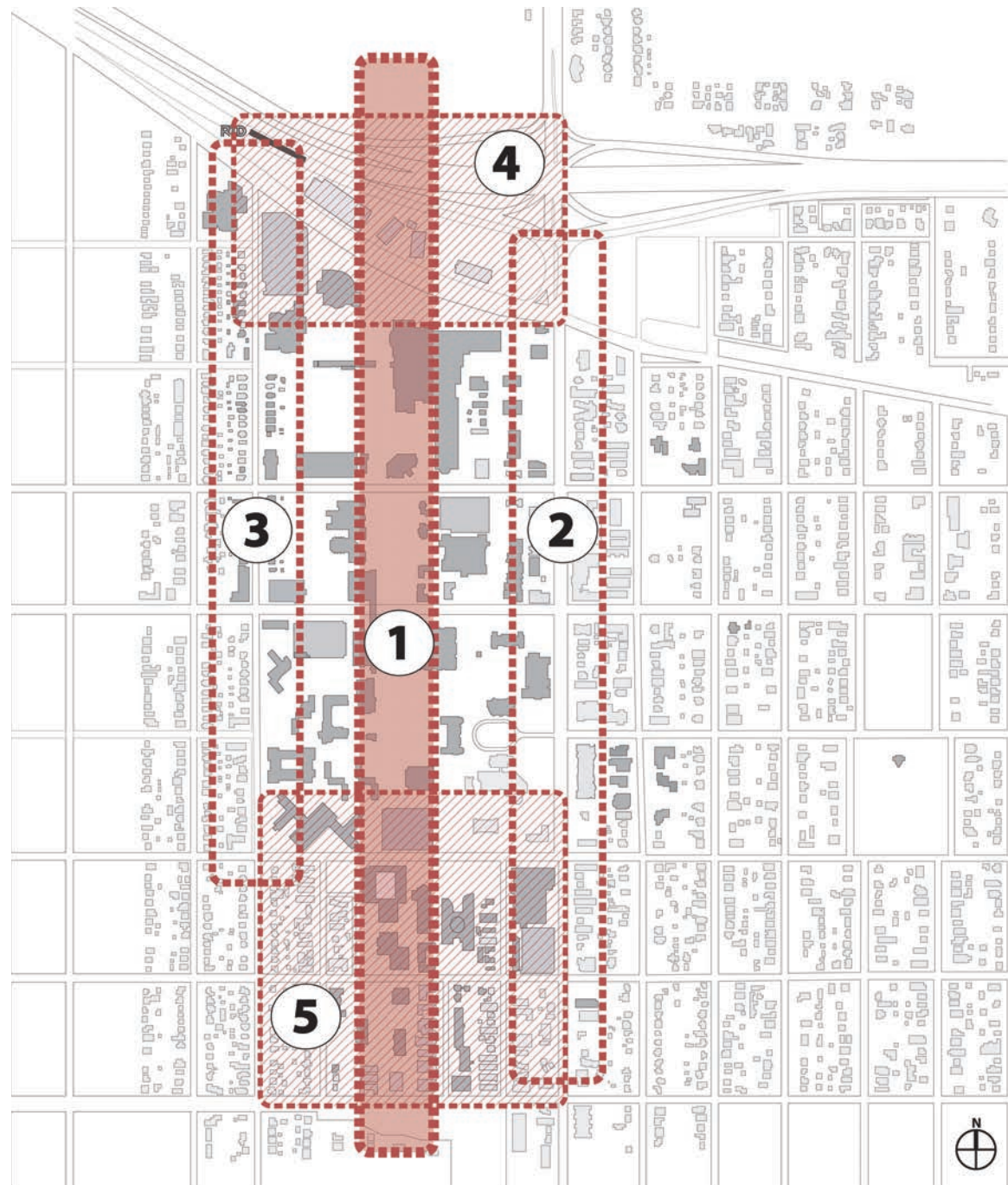
Campus planning is an iterative process. The Land Use Plan for DU represents an initial step intended to develop consensus toward a framework for long-term growth and outline concepts for further study at district scale. While the Land Use Plan has tested and explored a number of design concepts, it is expected that these design strategies will be explored in more detail as part of future district planning studies.

The district plans should be developed as more specific programmatic or capital improvement needs are identified. While the South Campus has been a relatively stable area in the history of the campus, projects like the Newman Center for the Performing Arts provide incentives for the creation of a vision for the district that is integrated with the core campus. However, following the completion of the Newman Center for the Performing Arts and the near-term development of the New School of Engineering and Computer Science, DU may identify the need to review long-term development options and create a new open space there. This redevelopment will likely involve a substantial investment by DU and, therefore, needs to fit seamlessly into the overall plan for both the district and the campus, thus establishing a need to develop a detailed planning approach for the South Campus.

As a general rule of thumb, the University should consider undertaking a district plan for any capital improvement project over \$2,000,000, to guide the design and development of the project.

This chapter outlines preliminary planning concepts and design considerations for five districts on the campus:

1. Promenade
2. University Boulevard
3. High Street
4. Buchtel Boulevard
5. South Campus



Campus Districts Map

Promenade

The overarching objective of the Promenade is to create an environment that is beginning to be an exciting corridor of activity. Running north to south through the entire campus, the Promenade would unify a wide spectrum of land uses. The principal strategy is to expand the Campus and Old Science Greens, and reinforce the pedestrian nature of the center of campus. While the treatment of this spine is expected to vary in landscape, width, and activity, its continuity is to be a uniquely identifiable feature on the DU campus.

Just as prior projects have made significant landscape contributions, it is recommended that all future building projects facing the Promenade be expected to contribute five percent of the project budget specifically for improvements to the Promenade.

Site Design

- The principal pedestrian/bicycle pathway will vary in width based on volume of traffic, but in general, this path should not be less than 15’ wide (sufficient to accommodate a fire truck).
- The Promenade is an open space system of linked spaces. This open space network is complementary to the location of buildings at its perimeter and provides the focal point of the architecture of those facilities.
- Care should be taken not to create long impenetrable buildings that restrict movement in an east-west direction to and from the Promenade and the High Street and University Boulevard areas.

- While the University standard lightpoles, benches, and other site furnishings should be used as part of a policy to promote a cohesive campus, the Promenade should have an enhanced character that is distinct. Suggestions include the purposeful use of exterior art, more vigorous plantings, and other prime landscape elements to reinforce the central theme.

Scale and Massing

- Buildings created at the edge of the Promenade should have uses that attract activity. Main entries to general classroom buildings or a dining hall are good examples of features to site along the corridor. A service building is an example of a building that should not be sited along the Promenade. When carefully articulated, five-story buildings such as Nelson Hall and the Daniels College of Business are thought to be within the character of the campus core.
- Primary building entrances are to address the Promenade.
- Building edges need to be animated with windows and doors. The concept is not to site buildings with solid walls along the corridor.
- Lighting at night should provide an inviting and safe atmosphere to the core. Programs which have heavy evening use should be sited along the Promenade.



Building entrances are more than just means of access and egress – they are also celebration points and gathering areas. The architecture and site design of these portals need to capture their prominence in defining the sense of community on a campus. (Keene State College Academic Building) Buildings along the Promenade need to have a similar response.



Landscape and buildings are equal partners in defining the symbology of a campus. At DU the Promenade should be treated as a symbol of civic identity. First-time visitors will immediately understand its significance. For students, faculty, and staff the corridor would be the basis for developing lasting memories of the campus. Buchtel Tower and its adjacency to Graduation Green at the University of Denver is a good example of symbolic architecture within an open space.



The Lawn at the University of Virginia (above) is a classic example of a symbolic landscape.



(Above) Colby College is also a good example of a campus with several large open spaces: the Main Mall, the Chapel Lawn, and Roberts Row. All three spaces radiate from the Miller Library, the most important building on the campus, but only one is seen as the signature space for the campus. It would be awkward to consider any redesign that may alter this hierarchy.

University Boulevard (North of Evans)

Redevelopment along University Boulevard is anticipated to include mixed-use buildings with ground floor retail and office or residential use above. The University may choose to acquire and develop parcels along the east side of the street, providing additional office space and housing for the campus while enhancing the campus edge and creating a revenue stream from rented retail space at the street level. The district planning for University Boulevard should address urban design issues as well as models for creating a business improvement district and funding.

Site Design

- Buildings should provide a sense of scale and visual interest that supports pedestrian and retail activity.
- A significant proportion of the building face for new construction should be within 17 - 20’ from the curb.
- Street tree planting should reflect the tree canopy character north of I-25, and be placed between the curb and sidewalk along the entire length of each block.
- There should be distinction between walkways and driveways. Where the two intersect, the paving material/pattern of the walkway should be used to maintain its continuity and enhance safety for pedestrians.
- Plazas should be programmed as active open spaces with building entries leading into them. Amenities such as outdoor dining, shade trees,

benches, and paving treatment should distinguish plazas as spaces separate from the sidewalk.

- Well placed bicycle storage/racks would be beneficial in encouraging less reliance upon the automobile. Racks should be designed for bicycles to be parked parallel to pedestrian flows.
- A palette of materials should be developed, reinforcing the campus edge/”urban” character of this area.

Scale and Massing

- Buildings typically should be no more than two to three stories at street level, with taller elements set back from the street edge. Some exceptions, either on corner lots or other significant locations, may be considered.
- New building forms that are wider than 30 feet should be modulated to capture a rhythm of windows and entries common in existing buildings.
- A clear visual definition should exist between street level and upper floors through change of materials, colors, fenestration, and/or use of canopies and awnings.
- Simple orthogonal building forms with pitched roofs should predominate.
- Blank walls along the street edge should be avoided.

Parking

- Off-street parking areas should not protrude beyond the front building edge, and should be accessed from alleys rather than the primary street.
- On-street parking should be encouraged to be a buffer between pedestrians and moving traffic.
- Where curb cuts cannot be avoided, driveways should be minimized in width, allowing only for one-way traffic, whenever possible.
- Corner lots should not be used for surface parking.
- Some exemptions should be allowed for on-site parking requirements in campus retail districts. Whenever possible, parking supply should be consolidated both to use space more efficiently and to reduce the number of curb cuts required. Some spaces in these lots should be dedicated to long-term employee use only during daytime hours.
- On-street parking should be modulated with tree plantings and bump outs.



The main pedestrian connection between the business district and the campus at the intersection of University and Evans is a good model for the creation of pedestrian-oriented spaces.

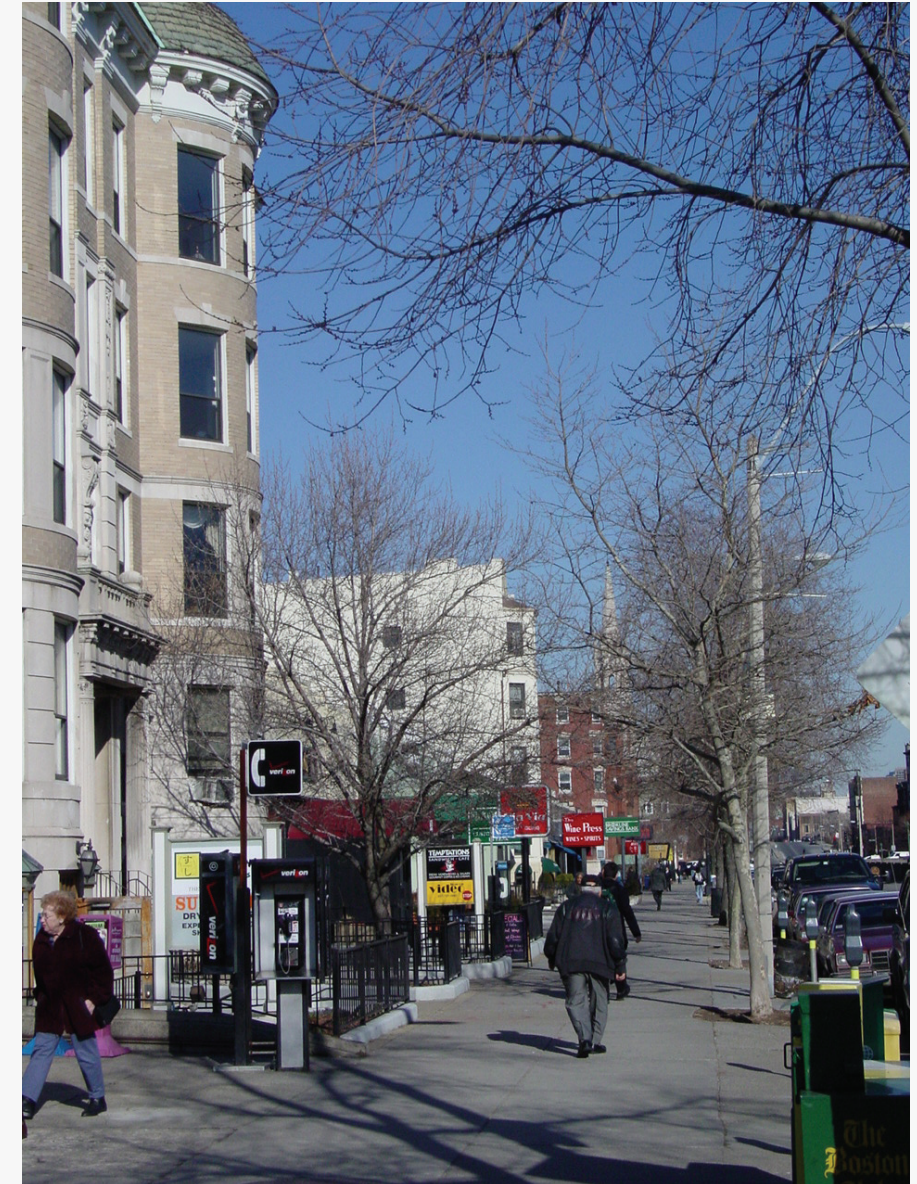


To reinforce the sense of scale along University Boulevard, buildings should be two to three stories in height, unlike the current single-story condition.

The civic fabric of Harvard Square in Cambridge, Massachusetts (right), is a good example of the energy and excitement that occurs as the campus and city mesh together. The sense of community in this example is reinforced by the mix of land uses, intensity of pedestrian activity, and the use of architectural elements to frame gathering spaces. The campus is as much a part of the city as the city is a part of the campus. The University of Denver encourages the use of its campus environs by residents of the neighborhoods and surrounding communities of Denver.



An example of a university-scale building with modulated storefronts at the street level (right). This type of building could provide significant new program for DU along University Boulevard while also adding life to the street.



Pedestrian paths can be more than just sidewalks. They can be filled with signs and other elements that, when oriented more to pedestrians than passing cars, create interesting and enjoyable places to walk.

High Street

With the fall 2006 opening of the University of Denver Light Rail Station, the completion of the UTS building and the Evans parking structure and the announcement of the Morgridge College of Education’s building, the character of High Street has begun to see the pressure for denser development mentioned in the 2002 Plan. With the installation of a traffic diverter at Wesley and the turn-around at Jewell and Colorado, along with some improvements to the intersection of High Street and Evans, substantial improvement to management of High Street traffic has been achieved. However, more work will be needed at the intersection of High Street and Evans to accommodate the anticipated increase in traffic. The Land Use Plan continues to envision High Street between Buchtel Boulevard and Evans transforming from a single-family neighborhood to a higher-density residential area. The University continues to abide by its ten year agreement of 2002 to not pursue any further rezoning of land west of High Street.

Consideration may be given to the long-term vision to replace one-story bungalows with attached townhouse residences on the west side of the street, while there will be a mix of academic and residential buildings serving the University on the east side. The hallmark will be individual building entries for each use out to the street.

Campus buildings should be predominantly 2-1/2 to 3-1/2 stories in height with sloped roof forms, domestic-style fenestration, and landscaped yards or courtyards to encourage outdoor use and activity (except for the corner “gateway” portions of the block where larger facilities are reasonable).

For neighborhood residential units (west side of High

Street), medium density units with some mixed use would be desirable. Flexible live-work units that can be used for office, studio or residential use are preferred. Townhouse or condominium units for ownership are also encouraged. Larger, apartment-style buildings would rarely be appropriate.

Site Design

- Traditional building setbacks that reflect existing residential development should be maintained. Where setbacks vary, new buildings should be within the range typically seen.
- A sense of semi-public space within the front setback should be maintained. A minimum of 50% of the front yard should consist of ground cover or low plant materials. Fences, walls, or high shrubs would not be appropriate.
- The fronts of buildings should be oriented to the street. All structures should have at least one primary entry onto the street.
- Pedestrian interest at the street level, along the east side in particular, could be achieved by providing gathering areas or architectural elements that are on a human scale (i.e., stoops, porches, etc.)
- Windows, porches, and eaves are among the elements that create patterns along a block. New construction should reflect patterns created by these existing building features.



The siting of the University of Denver Light Rail Station at the north end of High Street has been an important factor in rethinking the future land use and design of the High Street corridor.



The Fisher Early Learning Center creates an ideal architectural response to the transition in scale and massing between the campus, the neighborhood, and the local business district.



Existing single-family homes along High Street.



The neighborhood north of the Denver Country Club is a good example of the intimate relationship that can be created between street, landscape, walks, and buildings that is intended for High Street.

- Street trees should be included between the curb and sidewalk. They should be regularly spaced and planted in wells or along planting strips and along the entire length of each block.

- There should be distinction between walkways and driveways. Where the two intersect, the paving material/pattern of the walkway should be used to maintain its continuity and enhance the safety of pedestrians.
- On the east side of High Street, materials such as red brick, copper roofing, and limestone trim are characteristic of architecture on the DU campus and should be used in new construction to reinforce the image of the school.

- Landscape furnishings in a style and color of those already on campus should be used.

Scale and Massing

- The perceived scale of taller buildings over three stories should be minimized by stepping down in height towards the street and neighboring smaller structures.
- Building forms that are similar to those traditionally seen in the neighborhood should be used. These include simple orthogonal forms with pitched roofs and dormers, raised foundations, and front porches.

- Blank walls along the street edge should be avoided.

Parking

- New driveways, parking areas, and utilities should be designed and located in a way that minimizes their visual impact.
- Parking should be accessed from existing alleyways whenever possible. For lots not accessible from an alley, locate parking to the rear of the lot so that garages do not dominate facades and cars do not become fixtures within front yard setbacks.
- Corner lots should not be used for surface parking.
- On-street parking should be encouraged along the west side of High Street, but care should be taken to prevent blockage of existing residential driveways during peak demand.

Buchtel Boulevard

The high visibility of the Buchtel Boulevard district provides opportunities to significantly enhance the University’s image and presence along this important northern edge of campus. With the completion of the University of Denver Light Rail Station and the reconstruction of the I-25/University Boulevard interchange, the land between the highway and University facilities holds great redevelopment potential. The City of Denver and RTD are actively pursuing dense, transit-oriented, mixed-use development surrounding light rail stations (consistent with “Blueprint Denver,” the City’s new Land Use and Transportation Plan).

Site Design

- Streetscape enhancements should be provided along Buchtel Boulevard and its median that are consistent with other Denver boulevards, such as Speer and Monaco.
- Landscape treatments along the boulevard and within the development zone north of Buchtel should be rich in material and texture. The south side of Buchtel, however, should maintain an openness of development, capturing the park-like setting of the DU campus.

- Views to the mountains, the downtown cityscape, Veterans and Washington Parks, and the campus Promenade should be accentuated.
- Minimal setback requirements, wide sidewalks, and ground floor retail and service uses should be encouraged to respond to increased pedestrian traffic generated by the DU Light Rail Station.
- A clearly marked pedestrian and bicycle crossing of Buchtel aligned with the campus Promenade should be included. This would promote the opportunity for the campus to serve as a vital link for the community to the Light Rail Station.
- Given the importance of Buchtel Boulevard as a designated bicycle route, the number of curb cuts along Buchtel should be minimized. Continuity of both bicycle and pedestrian circulation is fundamental. Bicycle parking should be incorporated into all new construction without disrupting building access.



The Englewood Center Light Rail Station has contributed to the civic fabric of development along the southeast corridor in the Denver metro area.



The 7th Avenue Boulevard in Denver is scaled to celebrate the pedestrian experience.



At Boston University, the buildings support active street life.



Adjacent to the Englewood Light Rail Station, development has contributed a civic structure that incorporates living, working, and outdoor spaces.

Scale and Massing

- On the north side of Buchtel, the development of an urban village with high-density, active mixed-use development would be appropriate in response to the Light Rail Station as a civic structure.
- Future development south of Buchtel Boulevard within the campus boundary should be consistent in scale and use with the Ritchie Center. This facility houses destination-oriented uses and serves as a monumental public gateway to the campus, allowing for openness in the campus edge from the north.
- The southwest corner of Buchtel Boulevard and University Boulevard should accept a high-density facility. Such a facility would serve as an important architectural gateway element at the most visible entrance to the campus.
- A clear visual definition should be made between street level and upper floors through a change of materials and colors.

- A variable built edge on the south side of Buchtel is recommended to provide multiple entry points to the campus at open space connections.
- A formal consistent streetscape treatment should be designed for the length of the Buchtel corridor. Blank walls along the street edge should be avoided.
- To appropriately define campus edges, a materials palette should be developed that contrasts the core campus architectural palette with the evolving neighborhood built fabric.

Parking

- Parking in this district is supported by the Light Rail Station parking facility and the Buchtel parking structure.

South Campus

The land south of Iliff Avenue, bounded by Race Street, University Boulevard, and Harvard Gulch, continues to be envisioned to have substantial potential to accommodate academic growth for DU well into the future. While the current ownership situation in this area south of Wesley does not allow for coordinated redevelopment, the University’s recent acquisitions along York between Iliff and Wesley Avenues is leading to the planning for a new School of Engineering and Computer Science to better link the Newman Center for the Performing Arts to the well defined academic core of the campus. The University continues to look for opportunities to gain contiguous land ownership in this area.

The density of the south campus needs to be responsive to neighboring residential and open space land uses, while recognizing the potential space needs of expanding or additional academic programs. The existing facilities in this district typically conform to the city grid; however, future development should be guided by a plan to create a campus setting similar to the area around Mary Reed, University Hall, Margery Reed, and the Daniels College of Business.

Site Design

- The planning and design of open space in the district would be one of the most important structuring elements in creating a campus atmosphere. The extension of the Promenade south through the district is the first step, but other actions should be taken to ensure that the quality of open spaces in this area is refined.

- The southernmost part of the district, one-half block north of Harvard Avenue, should be developed in an open, park-like manner, respecting the street grid in the planning of open space and transportation infrastructure.
- Moving north, the district would increase in building density. Buildings would focus on the Promenade and new interior courtyards and quadrangles. The goal is to create new open space features that guide campus development.
- Closing selected north-south city streets through the district is desired to allow for the planning of large development zones. While these corridors may continue to carry infrastructure, it is important that the district not be broken into city blocks by roads.
- Strong pedestrian connections with the overall campus and through the district are imperative. With the continuation of the Promenade into the district, a valuable north-south link should be pursued. From the Promenade, east-west axes should be designed to link new facilities and the surrounding community.
- An improved pedestrian crossing of Iliff Avenue is recommended.



Informal and formal gathering spaces need to be distributed throughout the campus. Formal spaces such as the Fountain Plaza at the University of Colorado–Boulder (top) are intense gathering areas often adjacent to student life buildings. Less formal spaces can be found along some pedestrian corridors such as Appian Way at Keene State College in New Hampshire (above). In the South Campus, these more active spaces need to be adjacent to the Promenade.



Small-scale, intimate gathering spaces and lawns provide students and faculty opportunities for groups of two or three to gather in a more private setting. These spaces are also ideal for individuals to spend time on their own studying or relaxing. (Sweet Brier College Courtyard) There will be numerous opportunities to create this type of space with a redevelopment of the South Campus.

Scale and Massing

- The Promenade extension to the Harvard Gulch offers transitional development opportunities from campus to the neighborhood.
- Development on the block between Harvard and Wesley Avenues along University Boulevard while continuing the retail uses that exist today, could benefit from more pedestrian-oriented design.
- Development toward the western boundary of the district would be compatible in scale with the single-family homes adjacent to the University (similar to the Facilities Service Center).
- Building entries should focus on significant open space features, including the Promenade, quadrangles, and courtyards.
- The southern edge of the district needs to be developed with the level of openness of a public park. This treatment would provide a seamless transition from the University to neighborhood.

Parking

- Structured parking facilities should be located along York Street to reduce the impact of the vehicle in the core of the campus.
- North-south vehicular movement through the district should be restricted to Race Street and York Street.
- Vehicular circulation interior to the District would focus on the Iliff and Wesley corridors. Iliff Avenue, as a city arterial street, would continue to support a high level of traffic. Parking facilities should be located along or near the Iliff corridor.
- Careful planning could lead to Harvard Avenue being opened to run continuous from Race Street to University along the southern campus border. Attention to prevent this route from growing into a divider crossing between the park and the University is very important.

Sustainability Statement

The University of Denver takes very seriously its responsibility to serve as a vital steward of its campus environment. A significant role of a University is to be a repository for the knowledge of prior generations to the benefit of future generations. This premise aligns well with the basis of the movement towards sustainability; meeting the needs of the present, without compromising the ability of future generations to meet their needs. Moreover, a great University’s core purpose is provide a place for the advancement of knowledge, and therefore the University of Denver pursues the research and successful implementation of ideas and practices that reduce the consumption of non-renewable resources, increase the diversity and strength of our environment, and promote a productive atmosphere for learning.

In terms of those items that are relevant to this Land Use plan, The University of Denver over the past two decades has successfully incorporated a variety of standards into it facilities and operations that have contributed towards a more sustainable environment including:

- A commitment to build in a manner which promises centuries of service by these facilities.
- The selection of construction materials that serve particularly well relative to the thermal dynamics of the Denver climate, as well as the continual use by tens of thousands of students, alumni, faculty, staff, and guests.
- Intensive examination of building systems to provide long term energy efficiency while increasing user comfort and productivity.
- Facilities standards that reduce the use of potable water, pesticides, and volatile ingredients in cleaning supplies.
- The consolidation of the University’s primary educational facilities on one campus, thereby maximizing the efficient use of its land.

The following Sustainability Fundamentals are embraced by this plan. After each, a few examples are given on how this updated Land Use plan supports them:

Continue to improve and demonstrate institutional practices that increase the sustainable use of resources.

- The recent success of the Ricketson Law building achieving a Gold Leadership in Energy and Environmental Design (LEED) certification has led to a policy of approaching all future University construction projects with the objective of submitting them to an independent professional review for sustainability and the goal of typically achieving a Silver Certification for all construction on our University Park Campus.
- The University will take advantage on a case-by-case basis of innovative approaches to construction that promise a critical combination of longevity, maintainability, and performance that aligns with the criteria advocated by the United States Green Building Council’s LEED program. As of the writing of this update, the University is pursuing a LEED Platinum certification for is ISAID addition to Cherrington Hall. This project’s scale lends itself to exploring such advanced systems as a geo-thermal field and radiant-panel heating and cooling.
- While the University has already achieved a remarkable reduction of its reliance upon fossil

fuels relative to its peers, this plan embraces research into the effective deployment of wind and solar power options to further reduce reliance upon fossil fuel sources for electrical needs.

- The University continues to consolidate water quality and water detention features so as to remediate the environmental impacts of storm water run-off on a collected scale.

Promote the continual improvement of the campus environment for the health and safety of the University community.

- Access to fresh air and natural light have proven to increase health and well-being. The architecture of the university continues to emphasize that the majority of spaces in its buildings that are regularly used have operable windows and the Land-use plan here emphasizes that buildings should be sited in such manner as to take advantage of views and natural air circulation patterns.
- The Land-use plan advocates the reduction of the number of small surface parking lots by consolidating parking to strategically located structured facilities to both increase the amount of green space on campus, and curtail convenience short trip driving within the campus.

- The plan provides a framework for increasing the ease of navigating campus access and the variety of alternate transportation options. The plan encourages the continued development of the University’s shuttle bus program, it advocates strengthening the pedestrian linkages to the recently completed RTD University of Denver Light Rail Station, and it highlights the importance of developing the Promenade concept so as to provide efficient and attractive bicycle and pedestrian movement across the campus.

Enhance both the vitality and educational qualities of the University’s ecological environment.

- The plan highlights the need for a variety of exterior spaces to encourage opportunities for learning between classes. Such spaces thrive on the vigor of the plantings that define them and therefore require careful attention to the quality of soils, irrigation, and species selection relative to the particular micro-climates involved.
- Parallel to the this plan, the University’s Alter Arboretum has pursued investment in the variety of tree species on the campus both to enhance the biological sciences learning environment, as well as to research how tree species adapt to the Denver climate. The tree identification and elaboration of the Arboretums self-guided tours provide opportunities for reinforcement

of the value of a life-long commitment to the environment.

The expansion of Sustainability Principles throughout the campus community. As the plan touches upon such diverse activities as mail distribution to food service options, the Land Use plan is a significant component to reinforce the integration and foster the development of sustainability within the broader context of the campus.

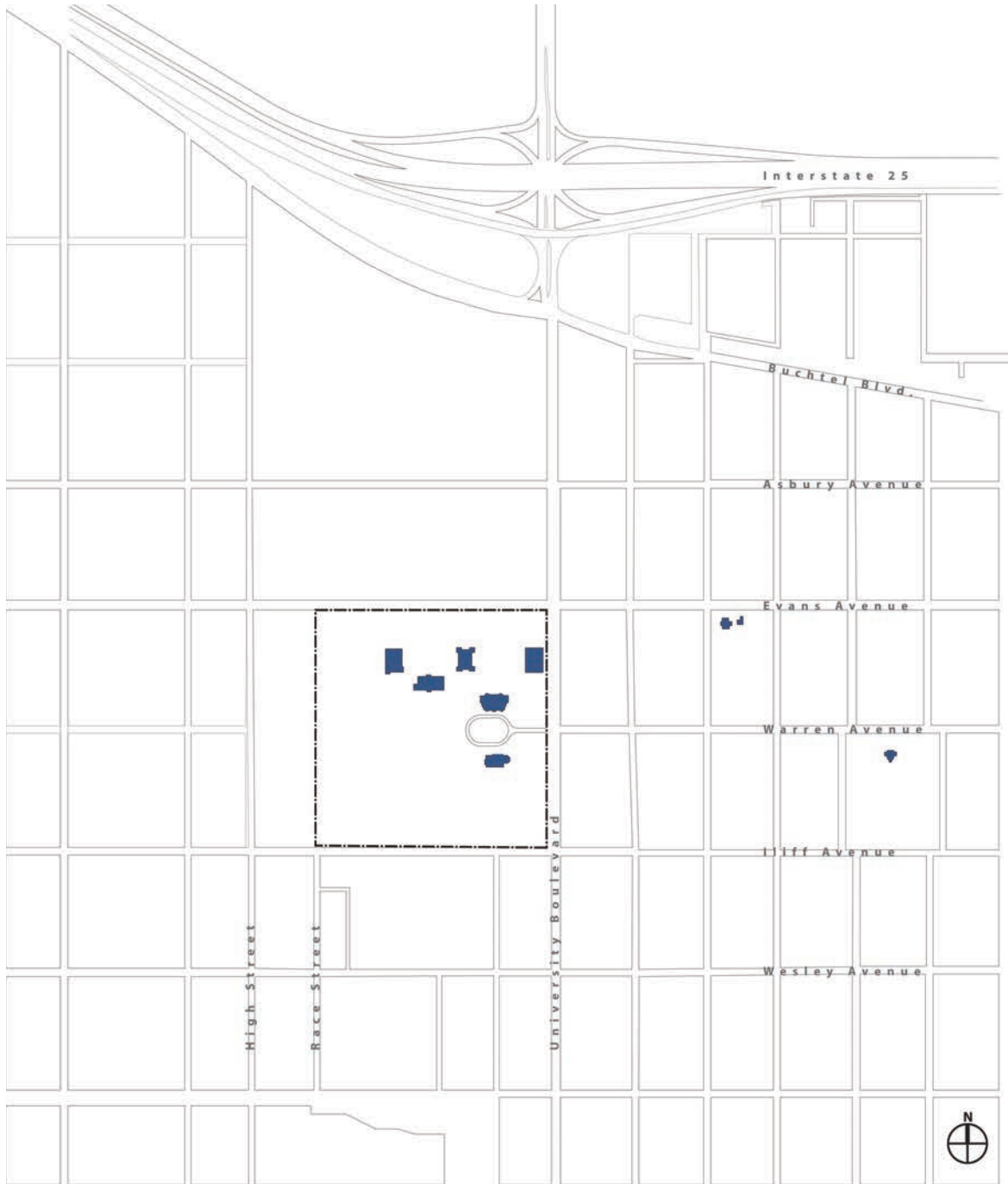
- The plan supports the goal of approaching food service on a campus wide scale.
- The plan encourages campus wide trash and recycling programming in coordination with both the Facilities Department and student led organizations.

The above comprises only a portion of how the Land Use plan supports the over arching goal of the University to continually improve its stewardship of our environment. The University of Denver is committed to foster the development and demonstration of effective measures to promote the sustainable use of our resources as part of its educational mission.

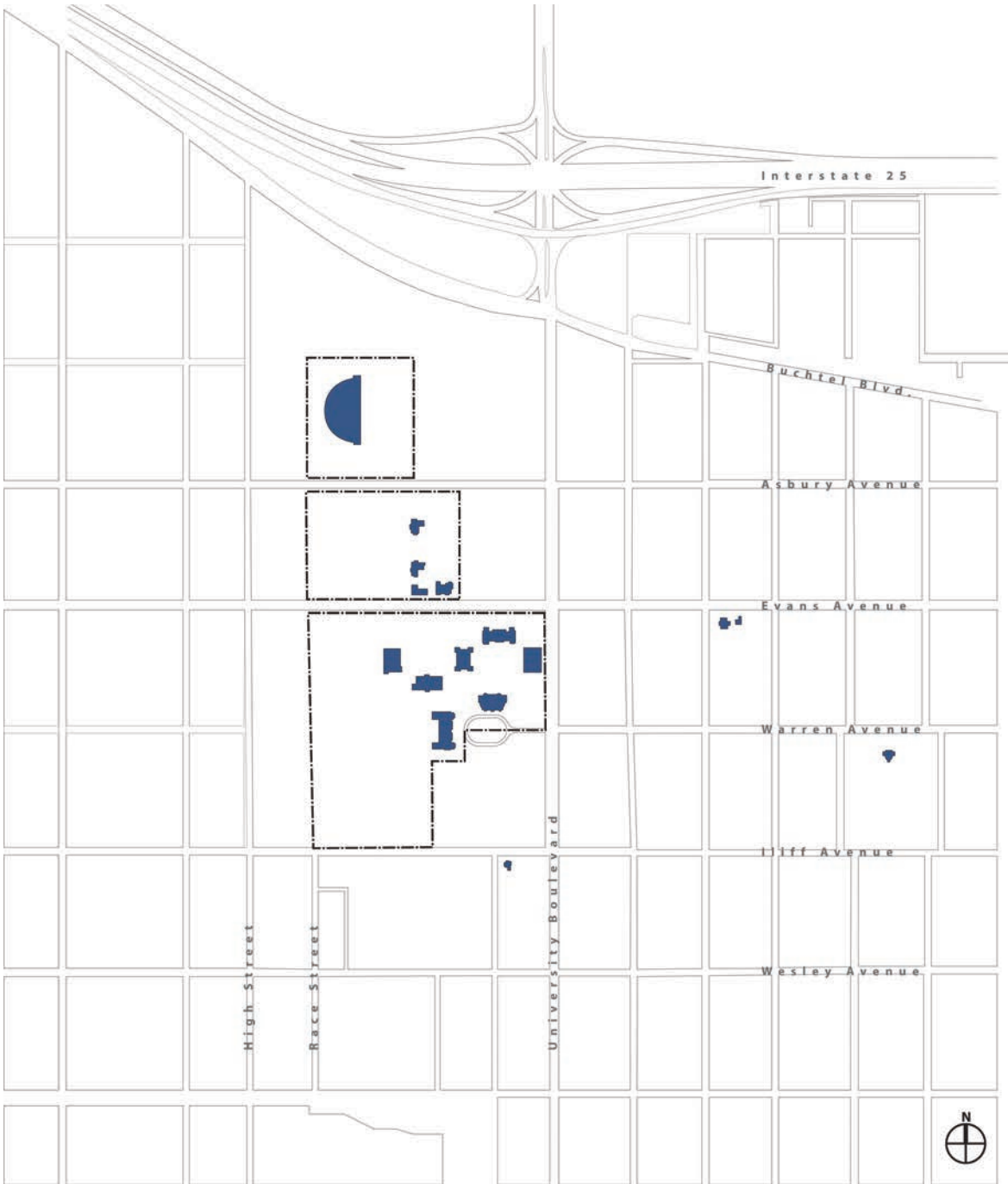
APPENDIX B

UNIVERSITY OF
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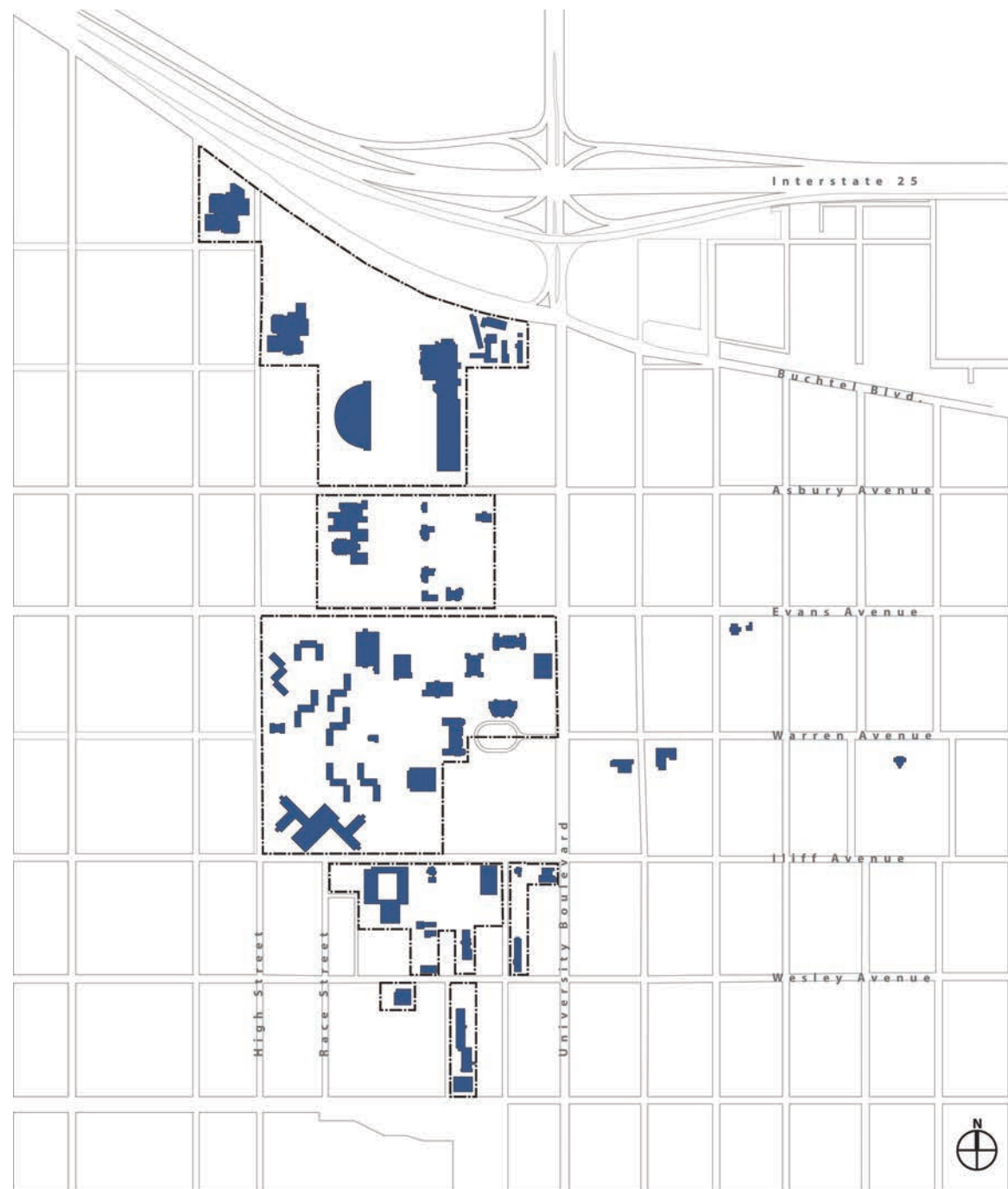
Historic Campus Development



Campus Development 1899 - 1920



Campus Development 1920 - 1940



Campus Development 1940 - 1970



Campus Development 1970 - Present

APPENDIX C

UNIVERSITY OF
DENVER

State and National Register Listings

University of Denver

State and National Register Listings

Buchtel Boulevard

University Boulevard to Monroe
State Register 08/12/1992, 5DV2943
Named for and dedicated to Henry A. Buchtel, governor of Colorado and chancellor of the University of Denver, Buchtel Boulevard opened for traffic in 1926. The boulevard figured in the pre-World War II development of the University Park Neighborhood, providing a natural area with trees, prairie grasses, and wildflowers.

Buchtel Bungalow

2100 South Columbine St.
National Register 11/03/1988, 5DV2953
F. T. Adams designed and built the Craftsman-style bungalow in 1906-1907 for Henry Augustus Buchtel. It served as the Governor’s mansion from 1907 to 1909 while Buchtel served as governor of Colorado. The one-and-one-half-story structure of smooth white- faced brick, with heavy wooden knee braces and wood trim, is typical of early California Bungalow/Craftsman-style architecture then gaining popularity across the nation.

Chamberlain Observatory

2930 E. Warren Ave.
National Register 03/27/1980, 5DV187
The 1891 observatory is important for its role in education and science at the University of Denver. The building is also important for its fine architectural features in the Richardsonian Romanesque style. Robert A. Roeschlaub, one of the leading architects of 19th-century Colorado, designed the structure.

Evans Memorial Chapel

University of Denver Campus
National Register 12/27/1974, 5DV174
The Evans Memorial Chapel is significant for its association with John Evans, who was the first territorial governor of Colorado and founder of the Colorado Seminary (which owns and operates the University of Denver). Evans built the chapel as a memorial to his daughter Josephine Evans Elbert in 1878. An example of early Gothic Revival architecture, the chapel served as part of the Grace Community Methodist Church from 1889 to 1953. In 1959, it was moved from its original location at 13th and Bannock to its present location on the University of Denver campus.

Summary of Zoning Districts

Summary of Zoning Districts

R-1 District

This is a low-density residential district intended to support single-family dwelling units. Other uses permitted in the district include schools, churches, museums, and community centers.

R-2 District

Within this residential district, the city permits low-density multiple unit development such as duplexes and triplexes in addition to all of the uses permitted within the R-1 district.

R-3 District

This zoning designation is intended to support high density residential development in the form of apartments, boarding houses and condominiums along with higher density educational/community development. In addition to the uses permitted in the R-2 district, R-3 permits nursing homes, colleges and universities, parking, and limited ground floor retail.

R-4 District

As a high-density residential district, this zone permits a wide range of uses that support concentrated residential populations. These uses include hotels, offices, medical facilities, drug stores, banks, art galleries and retail uses.

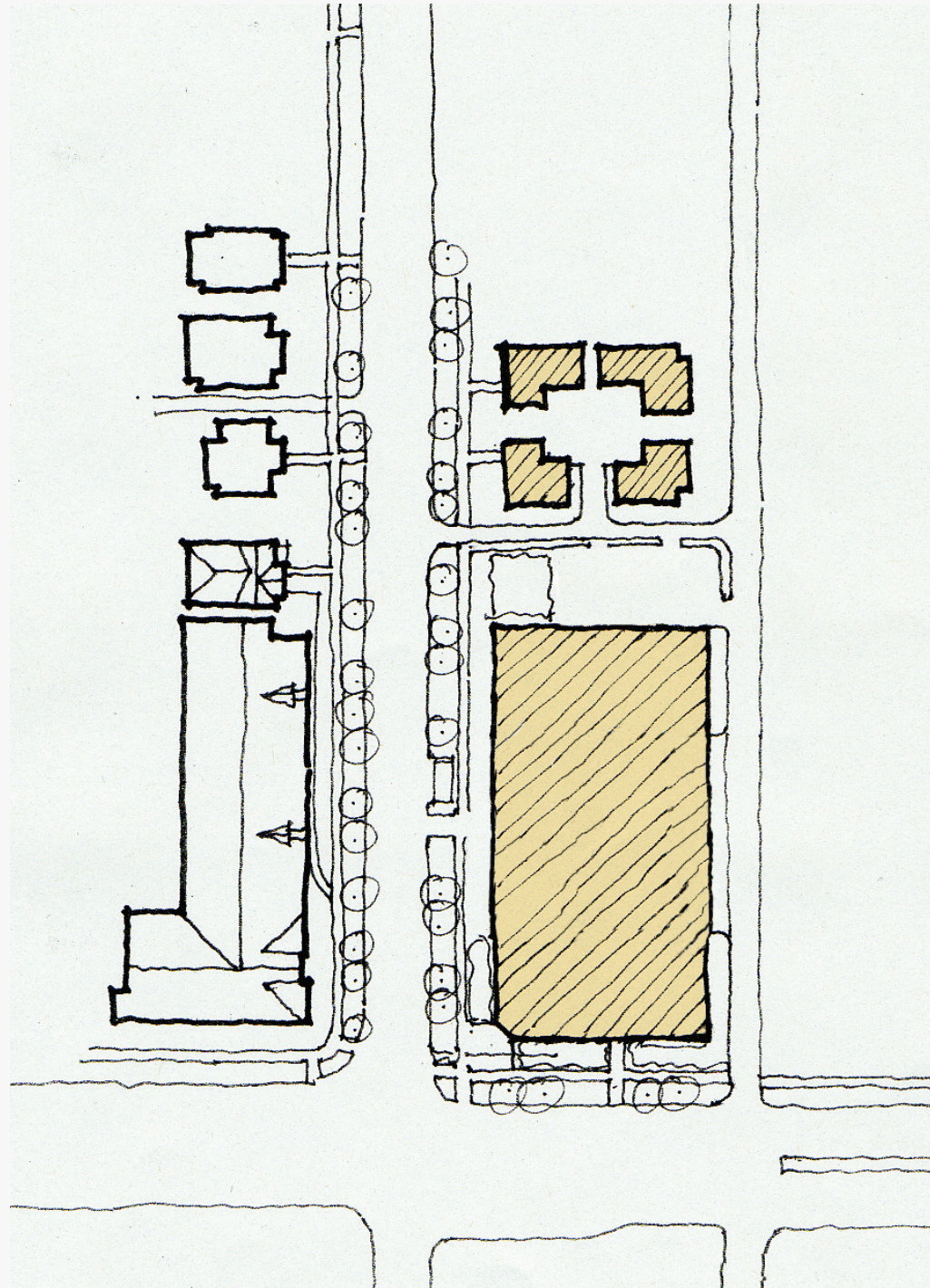
B-2 District

As a neighborhood business zone, this district allows a wide range of retail uses intended to satisfy the daily and weekly household or personal needs of the residents in surrounding residential neighborhoods. A B-2 zone district is usually located on collector streets, small in size, surrounded by residential districts, and within a convenient walking distance from the residential districts they serve. Some of the permitted uses include clothing stores, auto service/gas stations, restaurants, beauty shops, furniture stores, liquor stores and theaters.

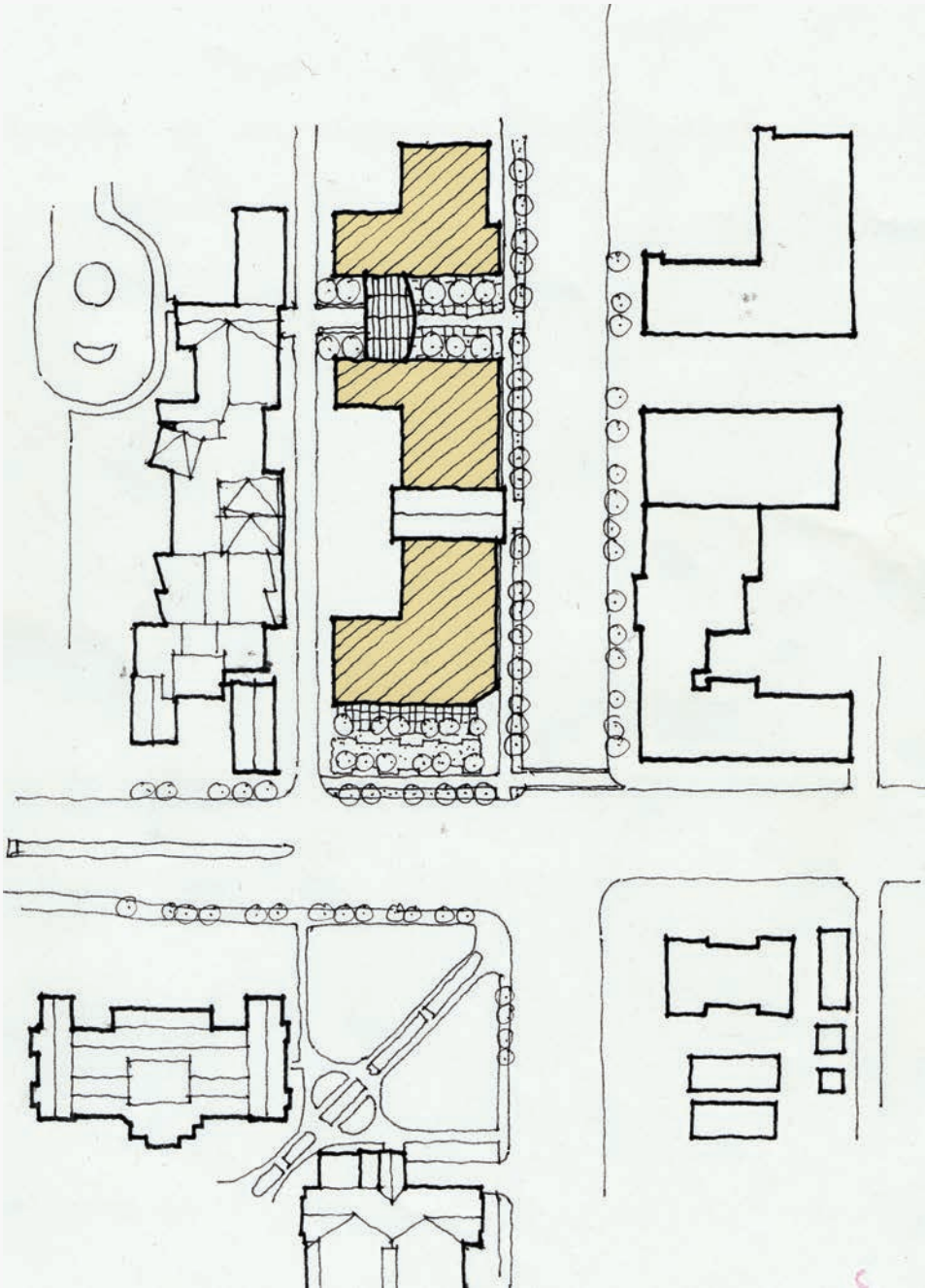
I-0 District

This district is intended to be an employment area containing offices, business and light industrial uses which are generally compatible with residential uses. I-0 zoned areas have been established throughout the city to serve as a land use buffer between residential areas and more intensive industrial areas. All uses conducted in this district shall be enclosed within a structure unless specifically allowed to operate out of doors. Some of the permitted uses include animal hospitals/kennel, manufacturing, recycling collection station, retail shops, and many of the uses permitted in the business and residential zones described above.

High Street at Evans Avenue

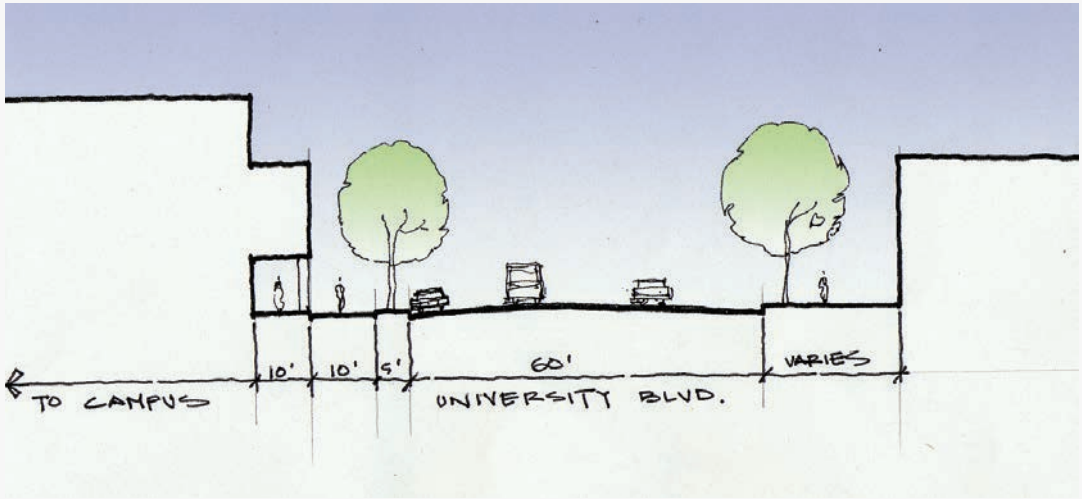


Concept plan for new academic and student housing uses at the corner of High and Evans. This corner is an important gateway to the campus.



Concept plan for University Boulevard. Landscape improvements would help to strengthen this campus edge as a pedestrian zone.

University Boulevard at Evans Avenue



Section looking north along University Boulevard. Street trees and colonnades would improve the distinction between pedestrian and vehicular traffic.



Sketch of a concept for the northwest corner of University and Evans. Mixed-use development with retail used on the ground level and office/classroom space above would enhance the image and identity of the campus along this very public edge. Parking requirements may impact density to support proposed use.

University Boulevard at Buchtel Boulevard

Sketch illustrating a concept for the western side of University Boulevard. Programmed plazas and active storefronts with links to the campus interior are shown to provide relief from the traffic along University.

UNIVERSITY OF
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APPENDIX F

Campus Statistics

note: The tables provided are derived from a variety of campus-printed resources. They were created to provide a better understanding of the changes that the University Park Campus portion of the University of Denver has experienced since 1994. Where italics are used, the number has been estimated based on sound reasoning. The data is consistently derived, and therefore can be used in comparison from year to year. However, given the vagaries of day-to-day campus life, the reader is asked to understand that the University is unable to identify the exact number of students, staff, faculty, visitors, etc... present on the campus at any one moment.

UNIVERSITY PARK CAMPUS

Note: It is important to note that in 2002 the University estimated its 2003 enrollment present on the University Park Campus might be as high as 9,662. The University based its 10% growth of student impact on the University Park campus on this estimate. The actual calculated enrollment fell short of that, however, the University continues to work towards an expectation that by 2022 its on campus enrollment should be maintained within a narrow range of 10,600.

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% change
Students (enrollment)	6819	6755	6931	6983	7168	7446	7861	7741	7627	9151	9247	9699	9875	9841	9708	42%
Faculty (includes Adjuncts & part-time)	692	733	733	758	760	776	815	856	877	972	997	1050	1137	1150	1162	68%
Staff	910	959	1012	1080	1015	1093	1250	1294	1321	1308	1282	1295	1279	1311	1311	44%
Others	240	245	251	257	262	269	275	281	284	287	290	292	295	298	301	26%
	8660	8692	8926	9078	9205	9584	10201	10172	10109	11718	11816	12336	12586	12600	12482	44%
GSF Buildings	2275141	2298922	2299454	2324533	2726533	2840094	2702940	2765927	3088638	3282008	3335432	3437369	3324223	3338178	3506178	54%
GSF/student	334	340	332	333	380	381	344	357	405	359	361	354	337	339	361	8%
GSF/person	263	264	258	256	296	296	265	272	306	280	282	279	264	265	281	7%
Acreage	110.55	110.55	112.21	112.01	118.51	118.69	118.69	119.84	120.24	120.24	122.45	122.58	123.37	123.36	123.36	12%
F.A.R.	0.47	0.48	0.47	0.48	0.53	0.55	0.52	0.53	0.59	0.63	0.63	0.64	0.62	0.62	0.65	38%
# of Beds	1653	1798	1798	1798	1828	1898	1958	1985	2415	2415	2415	2460	2334	2365	2678	62%
On Campus Parking	2154	2120	1901	2106	2225	2856	3767	3462	4202	4805	4848	4848	5368	5308	5308	146%
Students/parking spaces	3.2	3.2	3.6	3.3	3.2	2.6	2.1	2.2	1.8	1.9	1.9	2.0	1.8	1.9	1.8	
People/parking spaces	4.0	4.1	4.7	4.3	4.1	3.4	2.7	2.9	2.4	2.4	2.4	2.5	2.3	2.4	2.4	
zoning code for parking spaces 1/600	3792	3832	3832	3874	4544	4733	4505	4610	5148	5470	5559	5729	5540	5564	5844	
"shortfall"	(1638)	(1712)	(1931)	(1768)	(2319)	(1877)	(738)	(1148)	(946)	(665)	(711)	(881)	(172)	(256)	(536)	-46%

BEDS

(Maximum/Optimal number of Beds available)

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	
Aspen	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	Undergraduate
Hilltop	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	Undergraduate
Skyline	54	54	54	54	54	54	54	54	54	54	54	54				demolished
Centennial Halls	560	560	560	560	560	630	630	630	630	630	630	630	630	630	630	Undergraduate
Centennial Towers	145	290	290	290	290	290	290	290	290	290	290	290	290	290	290	Undergraduate
Johnson McFarlane	414	414	414	414	414	414	414	414	414	414	414	414	414	414	414	Undergraduate
Nelson									430	430	430	430	430	430	430	Undergraduate
Nagel															356	Undergraduate
Cavalier					30	30	30	30	30	30	30	30	30	30	30	Graduate/Family
University Apartments North							31	31	31	31	31	31	31	31	31	Undergraduate
University Apartments South						29	29	29	29	29	29	29	29	29	29	Undergraduate
La Chateau								47	47	47	47	47	47	47	47	Graduate
Greeks	372	372	372	372	372	372	372	352	352	352	352	397	325	356	313	Undergraduate
	1653	1798	1798	1798	1828	1898	1958	1985	2415	2415	2415	2460	2334	2365	2678	
Sigma Alpha Epsilon	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	
Beta Theta Pi	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	
Kappa Sigma	34	34	34	34	34	34	34					31	31	31	31	
Lambda Chi Alpha	39	39	39	39	39	39	39	39	39	39	39	39		31	31	
Sigma Chi	32	32	32	32	32	32	32	32	32	32	32		18	18	18	moved in 2006
Chi Phi	35	35	35	35	35	35	35	35	35	35	35	35	35	35		
Phi Kappa Sigma	35	35	35	35	35	35	35	35	35	35	35	35	35	35	27	
Theta Chi	19	19	19	19	19	19	19	19	19	19	19	19				
Alpha Gamma Delta	27	27	27	27	27	27	27	27	27	27	27	27	27	27	27	not University owned
Gamma Phi Beta	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	not University owned
Delta Gamma	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	
Delta Zeta	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Delta Delta Delta								14	14	14	14	28	28	28	28	
	372	372	372	372	372	372	372	352	352	352	352	397	325	356	313	
Total Undergraduate	1599	1744	1744	1744	1744	1814	1874	1908	2338	2338	2338	2383	2257	2288	2601	
Total Graduate	54	54	54	54	84	84	84	77	77	77	77	77	77	77	77	
	1653	1798	1798	1798	1828	1898	1958	1985	2415	2415	2415	2460	2334	2365	2678	

PARKING

North Zone	lot #	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Buchtel Parking Structure, Top Deck	103						355	355	355	355	355	328	328	328	328	328
Buchtel surface Lot	103	385	385	385	385	385										
Area North of Ritchie Center	104	302	302													
University Blvd. Lot	106						178	178	178	178	178	172	172	172	172	172
University Apartments	107							44	44	44	44	34	34	34	34	34
NE Lot	108							469	469	469	469	472	472	472	472	472
La Chateau	111								37	37	37	30	30	30	30	30
West of Driscoll North	302	41	41	45	45	45	45	45	45	45	45	49	49	49	49	49
Fisher Lot	307/FC	52	52	52	52			35	35	35	35	37	37	37	37	37
Area North of Ritchie Center	311						128	128	128	128	128	54	54	54	54	54
North of Centennial Halls	312						7	7	7	7	7	6	6	6	6	6
National Cable Center	314								66	66	66	62	62	62	62	62
Law Building Visitor	321										91	91	91	91	91	91
Area North of Ritchie Center	401											106	106	106	106	106
Lot East of Field House	403					25	25	25	25	25	25	25	25	25	25	25
SW corner of Asbury & Race	A/316	54	54	54	54	54	53	53	53	53	53	80	80	80	80	80
Prior Lot @ Law School Site	B	168	168	168	308	308	308	308								
Buchtel Structure, lower level	C						330	330	330	330	330	328	328	328	328	328
Prior Lot @ Law School Site	C	85	85	85												
Multicultural Lot	CME											3	3	3	3	3
NW Corner of Evans & Race	K	48	48	46	46	46	46	46	46	46	46	46	46	46		
Law Structure	L										567	567	567	567	567	567
Law Structure Ricks/Coors	L1										100	100	100	100	100	100
Chambers Center	Q											45	45	45	45	45
Ricks Lot (north of play)	R											23	23	23	23	23
Ricks Lot @ Evans, Temporary	R								46	46						
Stapleton Tennis	T						125	125	125	125	125	121	121	121	121	121
Temporary Driscoll Green Lot	Z								109	109						
Alumni House	reserved					5	5	5	5							
Centennial Halls Dock	reserved	10	10	10	10	10	10	10	10	10	10	7	7	7	7	7
Centennial Towers Dock	reserved											9	9	9	9	9
Ricks Center Lot	reserved	18	18	18	18	18	20	20	20	20	20					
English Language Center												16	16	16	16	16
Jewell Street Lot												5	5	5	5	5
National Cable Center Loading												5	5	5	5	5
Ritchie Center Alley												24	24	24	24	24
Ritchie Center Loading Dock												19	19	19	19	19
Shwayder Art Building												7	7	7	7	7
University College												9	9	9	9	9
Visitor Lot @ Law School Site		43	43	43	43	43	43	43								
FHU Report Recommends 2700		1206	1206	906	961	939	1678	2226	2133	2128	2731	2880	2880	2880	2834	2834

Central Zone	lot #	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Johnson MacFarlane Loading Dock	109	9	9	9	9	9	9	9	9	9	9	11	11	11	11	11
West of UTS	126	27	27	27	21	21	21	21								
South of UTS	127				21	21	21	21								
West of Driscoll South	301	85	85	84	84	84	84	80	78	78	78	78	78			
South of Mary Reed	303			13	13	13	13	13	13	13	13	26	26	26	26	26
Visitor Lot South of Mary Reed	304	34	34	34	34	34	34	34	34	34	34	36	36	36	36	36
East of U-Hall	305					9	9	9	9	9	9	9	9	9	9	9
South of Mary Mac	306	11	11	13	13	13	13	13	13	13	13	23	23	23	23	23
East of Penrose Library	315					13	13	13	13	13	13	16	16	16	16	16
Daniels College of Business	D					114	114	114	114	114	114	109	109	109	109	109
Evans Parking Structure	E													598	598	598
North of Columbine Hall	E	88	88	88	88	86	86	86	86	86	86					
North of Mary-Mac	F	24	24	24	24	24	24	24	24	24	24	27	27	27	27	27
West of Skyline & Hilltop	G	116	116	116	116	116	168	168								
Prior Surface Lot at Cherrington	H	162	162	162	162	162										
Top Deck of Cherrington	H1							209	209	209	209	206	206	206	206	206
Cherrington Structure, lower level	H2							203	203	203	203	182	182	182	182	182
Methodist Church	M											24	24	24	24	24
Nelson Hall (230 +23)	N									253	253	216	216	216	216	216
Psychology Reserved Spaces	reserved	10	10	10	10	10	10	5	5	10	10	10	10	10	10	10
International House												16	16	16	16	16
FHU Report Recommends 1500		566	566	580	595	729	619	1022	810	1068	1068	989	989	1509	1509	1509

South Zone	lot #	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
West of Boetcher Center	110/310	25	25	25	25	25	25	25	25	25	25	24	24	24	24	24
West of Seeley G. Mudd	118	66	66	62	62	62	62	62	62	62	62	67	67	67	67	67
West of Physics	119	86	86	78	78	78	78	78	78	78	78	83	83	83	83	83
South of Purchasing	121	16	16	19	19	19	19	19	19	19	19	18	18	18	18	18
Facilities Service Center	122			48	48	48	48	48	48	48	48	40	40	40	40	40
Wesley Hall	123	6	6	6	6	3	3	3	3	3	3					
West of John Greene	123	5	5	5	21	21	23	23	23	23	23	37	37	37	37	37
East of Knudson	124	18	18	40	40	40	40									
East of Metallurgy	125	12	12	12	12	22	22	22	22	22	22	34	34	34	34	34
Visitor Lot at Seeley Mudd	318			6	6	6	6	6	6	6	6					
Newman Visitor	320											83	83	83	83	83
Olin Lot	O	34	0	0	119	119	119	119	119	119	119	117	117	117	117	117
Newman Center Structure	P									487	487	383	383	383	383	383
Facilities Visitors/Official												20	20	20	20	20
Mass Communications												2	2	2	2	2
Purchasing												12	12	12	12	12
FHU Report Recommends 950		268	234	301	436	443	445	405	405	892	892	920	920	920	920	920

Other Parking not w/in above zones	lot #	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Parking @ new row and sororities		100	100	100	100	100	100	100	100	100	100	59	59	59	45	45
CSC Lot		14	14	14	14	14	14	14	14	14	14					
		114	114	114	114	114	114	114	114	114	114	59	59	59	45	45

FHU Report Recommends	2154	2120	1901	2106	2225	2856	3767	3462	4202	4805	4848	4848	5368	5308	5308
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note: With any subdivision of the University into zones, there are some parking areas that serve two zones such as the Cherrington Garage which straddles the Central and South Zones. The above includes in minor cases parking lots that are not enforced by Parking Services and therefore there are slight differences relative to the inventories reported by Parking Services.

A comparison between the 2002 report and its recommendations, and the updated recommendations for this update are as follows:

	North	Central	South	total
2002 Recommendation	2500	1000	1500	5000
2002 Reported	2828	982	875	4685
variance	328	-18	-625	-315

	North	Central	South	total
2007 Recommendation	2700	1500	950	5150
2007 Reported	2834	1509	920	5263
variance	134	9	-30	113

BUILDINGS

n.b. excludes structures owned by the University but are currently rentals

<i>University Park "Academic" Buildings</i>	<i>Land Use Plan</i>	<i>Facilities Portfolio</i>	built	demo	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
B. F. Stapleton jr Tennis Pavilion	well	Millennium	1999							3025	3025	3025	3025	3025	3025	3025	3025	3025	3025
Barton Lacrosse Stadium	well	Millennium	2005													33508	33508	33508	33508
Ben Cherrington Hall	well	Legacy	1966		30308	30308	30308	30308	30308	30308	30308	30308	30308	30308	30308	30308	30308	30308	35808
Buchtel House	well	Legacy	1905		3918	3918	3918	3918	3918	3918	3918	3918	3918	3918	3918	3918	3918	3918	3918
Buchtel Memorial Tower	well	Legacy	1910		200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Centennial Towers	well	Beneficial	1963		170382	170382	170382	170382	170382	170382	170382	170382	170382	170382	170382	170382	170382	170382	170382
Chamberlin Observatory	well	Legacy	1890		6145	6145	6145	6145	6145	6145	6145	6145	6145	6145	6145	6145	6145	6145	6145
Chambers Center	well	Millennium	2004												32161	32161	32161	32161	32161
Craig Hall (formerly Spruce Hall)	well	Legacy	1949/05		36386	36386	36386	36386	36386	36386	36386	36386	36386	36386	36386	54288	54288	54288	54288
Daniel L. Ritchie Center	well	Millennium	1998					440000	440000	440000	440000	440000	440000	440000	440000	440000	440000	440000	440000
Daniels College of Business	well	Millennium	1999							110536	110536	110536	110536	110536	110536	110536	110536	110536	110536
Delta Zeta	well	Legacy	1949/83		11966	11966	11966	11966	11966	11966	11966	11966	11966	11966	11966	11966	11966	11966	11966
Driscoll Student Center	well	Legacy	1949/84		111643	111643	111643	111643	111643	111643	111643	111643	111643	111643	111643	111643	111643	111643	111643
Evans Memorial Chapel	well	Legacy	1878		2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206	2206
Evans Security & Parking Services	well	Millennium	2006														12800	12800	12800
F.W. Olin Hall	well	Millennium	1997					41000	41000	41000	41000	41000	41000	41000	41000	41000	41000	41000	41000
Facilities Service Center	well	Millennium	1995			23781	23781	23781	23781	23781	23781	23781	23781	23781	23781	23781	23781	23781	23781
Fisher Early Learning Center	well	Millennium	2000								18013	18013	18013	18013	18013	18013	18013	18013	18013
HRTM	well	Millennium	2005													46695	46695	46695	46695
Kappa Sigma	well	Millennium	2005		13182	13182	13182	13182	13182	13182	13182	13182				14527	14527	14527	14527
Lambda Chi Alpha	<i>under construction</i>	Millennium	1928		13650	13650	13650	13650	13650	13650	13650	13650	13650	13650	13650	13650		14800	14800
Leo Block Alumni Center	well	Legacy	1950/00		3770	3770	3770	3770	3770	3770	4770	4770	4770	4770	4770	4770	4770	4770	4770
Margery Reed	well	Legacy	1928		33547	33547	33547	33547	33547	33547	33547	33547	33547	33547	33547	33547	33547	33547	33547
Mary Reed	well	Legacy	1932		77293	77293	77293	77293	77293	77293	77293	77293	77293	77293	77293	77293	77293	77293	77293
Nagel Hall	<i>under construction</i>		2008																153000
National Cable Center	well	<i>Non-Classified</i>	2001									74787	74787	74787	74787	74787	74787	74787	74787
Nelson Hall	well	Millennium	2002										154595	154595	154595	154595	154595	154595	154595
Newman Center	well	Millennium	2002										181298	181298	181298	181298	181298	181298	181298
Penrose Library	well	Legacy	1972		152595	152595	152595	152595	152595	152595	152595	152595	152595	152595	152595	152595	152595	152595	152595
Ricketson Law Building	well	Millennium	2003											193370	193370	193370	193370	193370	193370
Ricks Center	well	Beneficial	1991/96		22286	22286	30225	30225	30225	30225	30225	30225	30225	30225	30225	30225	30225	30225	30225
Seeley Mudd	well	Beneficial	1982		64770	64770	64770	64770	64770	64770	64770	64770	64770	64770	64770	64770	64770	64770	64770
Shwayder	well	Beneficial	1978		46456	46456	46456	46456	46456	46456	46456	46456	46456	46456	46456	46456	46456	46456	46456
Sturm Hall	well	Beneficial	1967/05		172460	172460	172460	172460	172460	172460	172460	172460	172460	172460	172460	174569	174569	174569	174569
University Hall	well	Legacy	1892		42371	42371	42371	42371	42371	42371	42371	42371	42371	42371	42371	42371	42371	42371	42371
University Technology Services	well	Millennium	2004												21263	21263	21263	21263	28763
Van Hatten Observatory	well	Legacy	1890		194	194	194	194	194	194	194	194	194	194	194	194	194	194	194

BUILDINGS

n.b. excludes structures owned by the University but are currently rentals

<i>University Park "Academic" Buildings</i>	<i>Land Use Plan</i>	<i>Facilities Portfolio</i>	built	demo	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Academic Office Annex	some	Transitional	1965		3338	3338	3338	3338	3338	3338	3338	3338	3338	3338	3338	3338	3338	3338	3338
Ammi Hyde	some	Beneficial	1972		25680	25680	25680	25680	25680	25680	25680	25680	25680	25680	25680	25680	25680	25680	25680
Aspen Hall	some	Beneficial	1949		35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026
Beta Theta Pi	some	Legacy	1930		13697	13697	13697	13697	13697	13697	13697	13697	13697	13697	13697	13697	13697	13697	13697
Boettcher Center	some	Beneficial	1960		65671	65671	65671	65671	65671	65671	65671	65671	65671	65671	65671	65671	65671	65671	65671
Cavalier Apartments	some	Transitional	1960		17180	17180	17180	17180	17180	17180	17180	17180	17180	17180	17180	17180	17180	17180	17180
Centennial Halls	some	Beneficial	1961		171515	171515	171515	171515	171515	171515	171515	171515	171515	171515	171515	171515	171515	171515	171515
Center for Internationalization	some	Beneficial	1957		15306	15306	15306	15306	15306	15306	15306	15306	15306	15306	15306	15306	15306	15306	15306
Chi Phi	some	Transitional	1949		12960	12960	12960	12960	12960	12960	12960	12960	12960	12960	12960	12960	12960	12960	12960
Delta Delta Delta (formerly UC)	some	Beneficial	1966/04		13526	13526	13526	13526	13526	13526	13526	13526	13526	13526	13526	13526	13526	13526	13526
English Language Center	some	Beneficial	1958/96		9448	9448	9860	9860	9860	9860	9860	9860	9860	9860	9860	9860	9860	9860	9860
Frontier Hall	some	Beneficial	1949/84/07		43920	43920	43920	43920	43920	43920	43920	43920	43920	43920	43920	43920	43920	53920	53920
Gamma Phi Beta	some	Beneficial			11575	11575	11575	11575	11575	11575	11575	11575	11575	11575	11575	11575	11575	11575	11575
Hazardous Material Storage	some	Transitional	1982		192	192	192	192	192	192	192	192	192	192	192	192	192	192	192
Hilltop Hall	some	Beneficial	1949		35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026
House of York	some				25681	25681	25681	25681	25681	25681	25681	25681	25681	25681	25681	25681	25681	25681	25681
Johnson & McFarlane Halls	some	Beneficial	1962		100071	100071	100071	100071	100071	100071	100071	100071	100071	100071	100071	100071	100071	100071	100071
Knudson Hall	some	Beneficial	1966		20673	20673	20673	20673	20673	20673	20673	20673	20673	20673	20673	20673	20673	20673	20673
La Chateau	some	Transitional			29732	29732	29732	29732	29732	29732	29732	29732	29732	29732	29732	29732	29732	29732	29732
Math & Computer Science Annex	some	Transitional															2619	2619	2619
Newman Bungalow	some	Transitional															2146	2146	2146
Physics	some	Beneficial	1966		43259	43259	43259	43259	43259	43259	43259	43259	43259	43259	43259	43259	43259	43259	43259
Physics House	some	Transitional	1965		2034	2034	2034	2034	2034	2034	2034	2034	2034	2034	2034	2034	2034	2034	2034
Procurement/Business Services	some	Transitional	1978		7584	7584	7584	7584	7584	7584	7584	7584	7584	7584	7584	7584	7584	7584	7584
Sigma Alpha Epsilon	some	Legacy	1930/86		12537	12537	12537	12537	12537	12537	12537	12537	12537	12537	12537	12537	12537	12537	12537
Sigma Chi (formerly Theta Chi)	some	Transitional	1959		5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670	5670
University Apartments, North	some	Transitional	1963		25690	25690	25690	25690	25690	25690	25690	25690	25690	25690	25690	25690	25690	25690	25690
University Apartments, South	some	Transitional	1963		20037	20037	20037	20037	20037	20037	20037	20037	20037	20037	20037	20037	20037	20037	20037
University College	some	Beneficial	1962		12804	12804	12804	12804	12804	12804	12804	12804	12804	12804	12804	12804	12804	12804	12804
Wesley Hall	some	Transitional	1955		8352	8352	8352	8352	8352	8352	8352	8352	8352	8352	8352	8352	8352	8352	8352
York Place	some				8685	8685	8685	8685	8685	8685	8685	8685	8685	8685	8685	8685	8685	8685	8685

BUILDINGS

n.b. excludes structures owned by the University but are currently rentals

<i>University Park "Academic" Buildings</i>	<i>Land Use Plan</i>	<i>Facilities Portfolio</i>	built	demo	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Custodial Services	few	Transitional	1965		6820	6820	6820	6820	6820	6820	6820	6820	6820	6820	6820	6820	6820	6820	6820
E-3	few	Transitional	1945		13969	13969	13969	13969	13969	13969	13969	13969	13969	13969	13969	13969	13969	13969	13969
John Greene Hall	few	Transitional	1958		20466	20466	20466	20466	20466	20466	20466	20466	20466	20466	20466	20466	20466	20466	20466
Mass Communications	few	Transitional	1961		8160	8160	8160	8160	8160	8160	8160	8160	8160	8160	8160	8160	8160	8160	8160
Metallurgy Building	few	Transitional	1961		17766	17766	17766	17766	17766	17766	17766	17766	17766	17766	17766	17766	17766	17766	17766
Multi-Cultural Center	few	Transitional	1954		3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325	3325
Phi Kappa Sigma	few	<i>pending sale</i>			10193	10193	10193	10193	10193	10193	10193	10193	10193	10193	10193	10193	10193	10193	
Project Managers Bungalow	few	Transitional															2017	2107	2107
University Office Annex	few	Transitional	2007															3700	3700
2301 South University		demolished		2000	11800	11800	11800	11800	11800	11800	11800								
Alumni Gymnasium		demolished	1927	1996	15921	15921	15921												
Columbine Hall		demolished	1949	2006	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026			
Credit Union		demolished		1995	1701	1701													
English Language Center (former)		demolished	1999	2840															
Field House/Hockey Arena		demolished	1949	1996	153400	153400	153400	153400	153400	153400									
Mary Mac		demolished	1960	2007	10935	10935	10935	10935	10935		10935	10935	10935	10935	10935	10935	10935		
Old Science Hall		demolished	1927	1997	38000	38000	38000	38000											
Pioneer Hall		demolished	1949	2006	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026			
Sigma Chi		demolished	1960/79	2006	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000	14000			
Skyline Hall		demolished	1949	2006	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026	35026			
Special Programs		demolished	1935	1999	2767	2767	2767	2767	2767	2767									
Virtue House		demolished		1996	5570	5570	5570												

	TOTAL GSF Buildings			2252468	2276249	2282899	2302408	2704408	2817969	2680815	2743802	3066513	3259883	3313307	3428048	3314902	3332557	3488364
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<i>"Parking Structures"</i>		built	demo	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Buchtel Parking Facility, Lot C	Parking	1998						189600	189600	189600	189600	189600	189600	189600	189600	189600	189600	189600
B. F. Stapleton jr Garage, Lot T	Parking	1998						40575	40575	40575	40575	40575	40575	40575	40575	40575	40575	40575
Cherrington Structure, Lot H	Parking	2000								120020	120020	120020	120020	120020	120020	120020	120020	120020
Daniels Garage, Lot D	Parking	1998							49485	49485	49485	49485	49485	49485	49485	49485	49485	49485
Evans Parking Structure, Lot E	Parking	2006														187200	187200	187200
Nelson Hall Garage, Lot N	Parking	2002										82272	82272	82272	82272	82272	82272	82272
Newman Center Garage, Lot P	Parking	2003											155065	155065	155065	155065	155065	155065
Ricketson Parking Structure, Lot L	Parking	2003											255315	255315	255315	255315	255315	255315

	TOTAL GSF Parking Structures							230175	279660	399680	399680	481952	892332	892332	892332	1079532	1079532	1079532
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	TOTAL GSF Buildings & Parking			2252468	2276249	2282899	2302408	2934583	3097629	3080495	3143482	3548465	4152215	4205639	4320380	4394434	4412089	4567896
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<i>Other "University" Structures</i>		built	demo	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2007
Chancellor's residence, 515 South Race	<i>to be sold</i>												7237	7237	7237	7237		
DRI X-Ray Bunker	Transitional				336	336	336	336	336	336	336	336	336	336	336	336	336	336
East Range (multiple buildings)	Transitional			9852	9852	9852	9852	9852	9852	9852	9852	9852	9852	9852	9852	9852	9852	9852
Echo Lake Research (multiple buildings)	Transitional			7373	7373	7373	7373	7373	7373	7373	7373	7373	7373	7373	7373	7373	7373	7373
Eleanor Roosevelt Institute	<i>to be sold</i>														53850	53850		
Meyer Womble Observatory	Millennium					2210	2210	2210	2210	2210	2210	2210	2210	2110	2110	2110	2110	2110
Phipps Memorial Conference Center	Legacy			52388	52388	52388	52388	52388	52388	52388	52388	52388	52388	52388	52388	52388	52388	52388
				69949	69949	72159	72159	72159	72159	72159	72159	72159	79396	79296	133146	133146	72059	72059

Reconciling Facilities Portfolio to Land Use Plan Building Designations

The Building Portfolio by the Facilities Department is an exceptional step forward in understanding the University of Denver’s buildings. It is based primarily upon recognized and carefully considered criteria for the cost of maintaining and the maintainability of the structures of the campus. The Land Use plan adds to this criteria location and suitability of our buildings to serve well the current program housed within the facility. Both of the listings are dynamic relative to program evolution as well as periodic reassessment of each building’s physical characteristics. Examples of recently reassessed buildings are the Mary Mac Building and the Academic Office Annex. In the case of the Mary Mac building, investigation into the maintainability of the building has resulted in the conclusion that the building is not worthy of continued investment and so has been slated for demolition, a physical assessment decision. The Academic Office Annex was formerly labeled “Risk Management & Campus Safety” and was considered a poor location for these critical “front” door services. The recent move of these services to the new Evans Parking Structure resulted in the opportunity to re-label the building the Academic Office Annex and to house University services that are considered more private in nature. This has led to moving the building from the category of meeting “few” of the Land Use criteria to meeting “some” of the criteria.

A complete and inarguable reconciliation of these two analysis is elusive. It is informative though, to compare between each to better inform the other. As part of the Land Use update the preceding table provides the basis for comparison.

The Facilities Portfolio reflects the current building designation reviewed by the Board of Trustees in the spring of 2007 and the following designations were used:

Millennium Standard was immediately understandable as representing recent construction that strives to provide structures that will last centuries.

Legacy is quickly understood to represent those buildings that are widely considered to represent the heritage and historic architectural fabric of the campus. However, there were concerns expressed that buildings included in this list were not necessary “historic” but rather more “necessary”.

Transition B Spaces as a label for buildings that are expected to serve for at least 7 years was deemed less clear. Some buildings listed might as easily fall in a category higher, though not as high as “Legacy”. **Transition A Spaces** as a label only seemed to add some confusion, partly because “A” is usually a better grade than “B” in the academic world.

Proposed categories could be:

Millennium remains defined as recent construction that strives to provides structures that will last centuries.

Legacy is narrowed to only include only those buildings easily recognized as historic. In effect these are buildings where it would be more apt to consider a “restoration” rather than a “renovation” project.

Beneficial becomes a new label that includes buildings that while not necessarily historic, are considered to serve the University well enough to justify continued investment. Most of the Transition B and some Legacy would be collected into this category.

Transition is focused to only those buildings that are expected or could be expected to be eliminated from the portfolio over the next seven years. These structures would not be seen as candidates for extensive renovations and maintenance would only focus on immediate issues.

Open Space Typologies

Open Space Typology



Active recreation areas, such as this recreation field at the University of Colorado at Boulder, provide opportunities for organized and informal outdoor athletic activity.

The range of open space types found on college campuses extends from large, open fields to intimate enclaves. The importance of variation in landscape and open space design lies in the manner in which students, faculty, staff, and visitors are able to participate within the campus landscape. Different activities call for different treatments in size, landscaping, and furnishing of a space. More importantly, campus open spaces and their relationship to the built environment and natural features assist in the creation of memories of the experience of the place – memories that inspire recollection, return visits to campus and, in some cases, financial support of the University.

The following is an open space typology consistent with the majority of college campuses. The range of open space described is considered important to the language of the campus in its embodiment of the mission of the university.

Active Recreation

The purpose of the Active Recreation space is to provide the student body with the opportunity for both organized and informal outdoor athletic activity. Typically, active recreation fields are sized to accommodate at least one standard-dimension soccer field. Depending on the needs of athletic departments, these fields may also require temporary or permanent seating areas and storage facilities. On most campuses, active recreation areas are located toward the perimeter of the campus and are limited to a few large parcels. The University of Denver currently maintains active recreation fields immediately west of the Ritchie Center, accommodating two regulation-sized turf soccer fields and an artificial turf lacrosse field, with the intention of expanding this resource west to High Street. Because of the expansion of student housing to the southern portion of campus, it may be necessary to study options to create additional active recreation spaces in this portion of the campus.



The recreation fields west of the Ritchie Center are conveniently located to serve both athletic facilities and a primary campus residential zone.

Passive Spaces

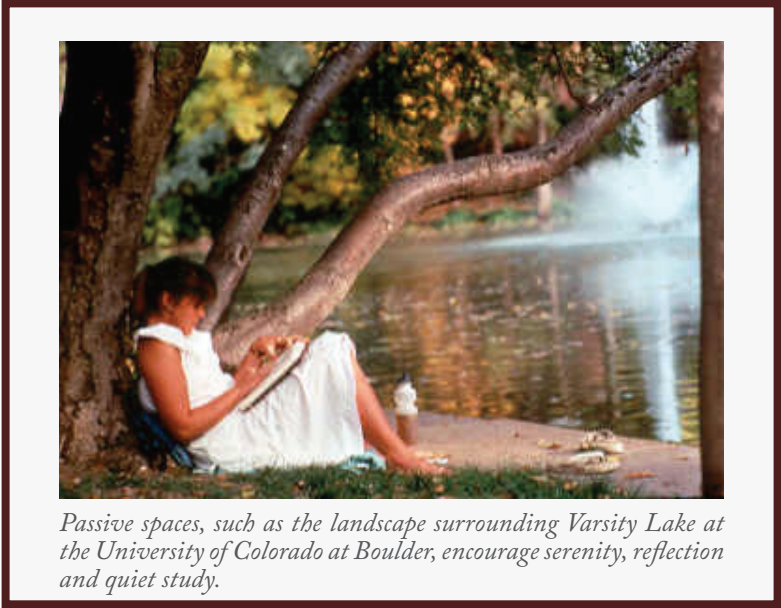
Passive spaces are those that encourage serenity, reflection, and quiet study through the use of landscaping, water, art, etc. These areas tend to be framed by buildings and/or mature landscape, and range in size depending on the adjacent land uses, maturity of the landscape, and built environment. Walkways that run through passive spaces tend to be narrow and may be constructed of higher-quality materials such as brick pavers or stone. These spaces are typically screened from the noise of active areas and adjacent streets, and may be designed to accentuate views of landmarks, buildings, or landscape features. Passive spaces may be located throughout the campus, but tend toward areas of academic use or those of historic significance. Given the

extent of landscape and quality of materials used, these spaces are often limited to a few locations throughout campus.

The Harper Humanities Garden at the University of Denver is the campus’ primary example of a passive space, with its dense, mature landscaping, water feature, and relationship to Evans Chapel and Mary Reed Hall, with Graduation Green serving as another example. Additional passive spaces are suggested in the redevelopment of the southern portion of campus, particularly related to academic facilities and the Promenade.



The Harper Humanities Garden on the DU campus is an example of a passive space. The water feature, mature landscape, and scale of the surrounding buildings create a serene atmosphere.



Passive spaces, such as the landscape surrounding Varsity Lake at the University of Colorado at Boulder, encourage serenity, reflection and quiet study.



With its vast open lawn, adjacency to the campus center, and central location, the Campus Green is a primary example of a large gathering space at the University of Denver



Sloping down from University Hall to the Driscoll Center, Carnegie Green is another DU example of a large gathering area.

Large Gathering Areas

Large gathering areas are often the defining structure of a campus and its most visible landscape features. Quadrangles and vast sweeping lawns are examples of such areas which were historically developed to give shape to their perimeters, to accentuate landforms, and to provide large spaces for student gatherings. These areas tend to be framed by buildings, perimeter roads, or significant natural features and are located in the most active areas of campus. The landscape of large gathering areas tends to be regular and formal at the perimeter with little to no additional landscaping to the interior of the space. High-volume pedestrian corridors are typically located to the perimeter of large gathering spaces, while walkways of varying capacity may transverse these areas. Public art, fountains, seating

areas, and other features may also be included in the landscape design.

The Campus Green at the University of Denver is its primary example of a large gathering space, framed by the Driscoll Center, Greek Row, Evans Avenue, and the Shwayder Arts building. Carnegie Green, a secondary space is also found south of the Science Green, flanked by Penrose Library, Mary Reed Hall and the School of Hotel, Restaurant and Tourism Management (HRTM). Plans for future redevelopment of the land due south and west of the Driscoll Center will strengthen this space. An additional large gathering area should also be considered in the future development of the southern portion of campus.



Large gathering areas define the structure of the built environment and are designed to accommodate large gatherings, much like this quadrangle at Yale University.

Small Gathering Areas

While large gathering areas are meant to accommodate crowds on a grand scale (such as graduation ceremonies, outdoor concerts and lectures, etc.), small gathering areas serve a more intimate audience. These spaces, which may be used for picnics, class meetings, and cultural presentations are typically located in quiet areas framed by buildings – often off of a main quadrangle. The landscape of small gathering spaces tends to be rich in planting at the edges, leaving the interior of the space open for flexible use. Low-traffic pedestrian walkways are likely to traverse these spaces, while high-volume corridors are typically located within sight but out of range of noise disruption. Small gathering areas tend to be located in areas that support academic, cultural, and administrative functions.

Graduation Green on the University of Denver campus is an example of a small gathering area, perhaps on a slightly larger scale than is typical. In the future development of the campus, it is suggested that more opportunities be invested in creating additional small gathering areas throughout the campus, especially south of Iliff, near the professional schools, and in association with all new campus buildings.



Small gathering areas, like this space at Swarthmore College in Pennsylvania, are designed to encourage informal class meetings and other gatherings in an intimate setting.



Class gifts can provide small gathering areas along busy pedestrian ways such as the Promenade.



Framed by Sturm Hall and the Driscoll Center, this “outdoor classroom” has an inviting quality.



Graduation Green, framed by the Daniels College of Business, University Hall, and Margery Reed Hall, is an example of a small gathering area with its rich walkway detailing and comfortable landscape.



The Lawn at the University of Virginia is an example of a symbolic campus space, serving as a landscape icon for the campus.

Symbolic Spaces

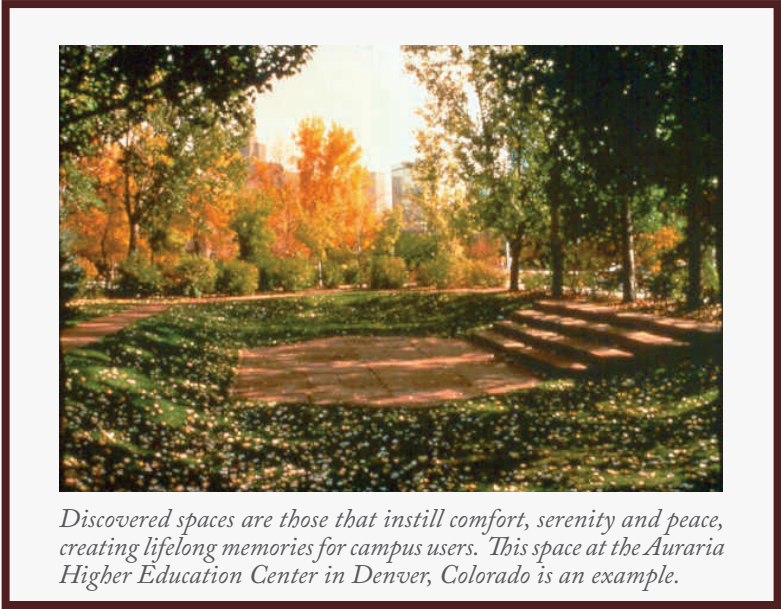
Most memorable college campuses are defined by a significant symbol or icon, whether through architecture, landscape, or exterior spaces. Symbolic outdoor spaces embody the physical identity of the university through the transition of built space to landscape using high-quality building and hardscape materials and hearty plant species. The quality of a space as symbol cannot be forced and is arrived at only through time and a consistently high level of care.

The University of Denver, through the Land Use Planning process, has identified a potential symbolic space to be planned and nurtured in the future. While the Promenade currently exists in pieces, including Campus Green, Science Green, Carnegie Green, Graduation Green, Harper Humanities Garden, and the overlain campus arboretum, a plan for this space based on both continuity and transition is necessary. Done correctly, the Promenade will become one of the Rocky Mountain West's true symbolic campus spaces.

Discovered Spaces

The process of learning and discovery is inherent on college campuses, and landscape features are not excluded. While first impressions may be based on symbolic spaces or vast quadrangle, memories are often made on the discovered spaces – places off the beaten path that instill comfort, serenity, and peace. The importance of the discovered space is different to each individual and, as such, these places may vary greatly throughout the campus; however, they typically share a common theme of high-quality material, site furnishing and richness in landscape. Discovered spaces do not require a significant amount of land – even a comfortable bench near a flowering hedgerow may

qualify – and thus may be located throughout campus. The upper terrace immediately west of Mary Reed Hall is an example of a discovered space on the DU campus, along with the benches located beneath mature trees at the south end of the Harper Humanities Garden. The development of further discovered spaces is suggested to enhance the memory in the campus landscape.





School of Hotel, Restaurant and Tourism Management



Bounded on three sides by Sturm Hall, this enclave could be enhanced by creating opportunities for small outdoor gatherings or quiet reflection.

Spaces Shaped by Buildings

As previously described, large gathering spaces are often the defining structure of a campus. At their perimeter, however, it is necessary to build to a high level of density to accommodate the interior space needs of the university. In these instances, it is important to develop interstitial outdoor spaces that are framed by the built environment to complement the building interiors. These spaces vary in size and level of landscape treatment, and are located throughout a campus. The manner in which a campus is developed (i.e., as a “buildings in a park” setting or as formal quadrangles) defines the level to which spaces framed by buildings are found throughout its environs.

The University of Denver currently maintains few spaces defined by buildings (the spaces outside of Sturm Hall and Graduation Green are examples) due to its pattern of development based less on high-density quadrangle perimeters and more on the creation of a series of larger outdoor spaces. Nelson Hall’s courtyard is a recent move to create more of this type of space. Should future needs require more density throughout the campus, the buildings should be developed so as to shape the spaces between.



By planning building relationships to define the interstitial areas between, campuses are able to create open spaces that complement the building interiors. This is an example from Cranbrook University in Michigan.

Building Forecourts

A college’s body of student and faculty is social by nature. All outdoor spaces encourage some level of social interaction, from large gatherings to one-on-one conversation. During class changes, however, these spaces may not be the most convenient for interaction as they are separated from the areas in which people are moving to and from building entrances. The development of building forecourts as outdoor areas is important to the development of relationships in the academic setting, and allows a transition from exterior to interior space. Building forecourts are most often located at the main entrance to a facility and adjacent to high-traffic pedestrian corridors. The forecourts may include seating areas, hardscaped plazas, perimeter

landscaping, and art and water features, and are sized to accommodate the volume of traffic experienced at class change.

Building forecourts at the University of Denver include those outside Sturm Hall, the Ritchie Center’s Coors Fitness Center, Olin Hall, and the Sturm College of Law/Ricketson Law Building. Through the future development of the Promenade, it is imperative that the University continue to incorporate forecourts in all new building design and retrofit forecourts to existing buildings where none currently exists.



Building forecourts, such as this example at the University of Colorado at Boulder, enhance the campus environment by providing gathering spaces in the heaviest-used areas – entrances to buildings.



Located outside the dining commons at the Daniels College of Business, this building forecourt offers students a relaxing environment which carries activities from inside to out.



This building forecourt at Olin Hall combines art, architecture, and landscape to create a space where students may gather outside of the building’s main entrance.



The entries to Penrose Library (above) and Shwayder Arts building (below) are relatively sterile in their design and function. Redesigning these entrances in the style of formal entry courts could enhance the landscape language of the entire campus.

Formal Entry Forecourt

As opposed to building forecourts, which should be located at the majority of campus buildings, formal entry forecourts are typically reserved for major campus destination buildings as defined by architecture or use. Libraries, lecture halls, and historic buildings often signify the heart of a campus, and it is at these locations that formal entry courts are typically found. These spaces are larger than other building forecourts and are designed to complement adjacent architecture with the highest-quality materials. Formal building forecourts tend to be hardscaped plazas highlighted by but not overwhelmed by landscape features.

The forecourts outside the belltower at the Ritchie Center and the Newman Center for the Performing Arts are examples of formal entry forecourts on the DU campus. It may be desirable in the future to retrofit a more substantial formal forecourt at the entrance to Penrose Library as well, giving the University formal entry forecourts in all three major campus zones.



Formal entry forecourts celebrate entrances to major campus destination buildings, such as this example at Columbia University in New York.

Walkway as Place

Campus walkways are not just thoroughfares for transporting people from place to place; they should also be considered an integral part of the campus built and outdoor environment. It is on walkways that students cross paths with faculty and visitors cross paths with administrators, and where students seek shelter and safety between buildings. Walkways that are treated as a place are comfortable settings for walking, for sitting, and for conversation. These walkways tend to be complemented by a dense canopy of trees overhead, regular location of benches, tables, and other site accessories, and consistent campus lighting. Walkways as place also help people navigate the campus, with axes

on significant building entrances, clear building signage, and campus maps located enroute.

The treatment of its walkway surfaces is one of more memorable points of the campus landscape at the University of Denver, particularly through Graduation Green. In the development of the Promenade, this treatment should be continued and expanded upon, to give the walkways a sense of place from building to building. The consistency of treatment of the Promenade can unify the campus from north to south and provide a comfortable “place” in the outdoor environment.



Walkways may become spaces through the use of tree canopies, site furnishings, and campus lighting. The above example is from Washington University in St. Louis.



Above is an example of the attention to detail in the walkways at the University of Denver.



The dropoffs at Mary Reed Hall (above) and the Ritchie Center (below) effectively embody the importance of the respective buildings with quality materials accentuating memorable architecture.

Drop-off Space

Drop-off areas should not be considered simply a matter of vehicular circulation. They are, in fact, a first impression of the university for many people, and used by both the vehicle and the pedestrian. Through the treatment of drop-offs, the university may instill an order and clarity to vehicular routes while enhancing the quality of the landscape and pedestrian environment. Where drop-offs become more than simply automobile routes; pavers and stone, concrete bands, bollards, and special landscape treatments may enhance or replace curb and gutter and other typically mundane roadway treatments. The treatment of the drop-off as space is especially important in areas at which visitors are entering campus buildings, as this may directly affect their first impression.

The treatment of drop-offs at the University of Denver is consistently of high quality, including those at the Ritchie Center, the Warren Street entrance to campus, and the Newman Center for the Performing Arts. This practice should continue with other visitor-oriented buildings developed around campus.



By enhancing the treatment of materials in vehicular drop-offs, important campus visitor destinations can be accentuated such as this example at the University of British Columbia.

Outdoor Dining

Areas designated for outdoor dining are assets to the campus environment, encouraging interaction, study, and comparatively lengthy stays. Outdoor dining areas are typically located adjacent to indoor dining facilities and along high-traffic pedestrian corridors. Landscape treatments and umbrellas are used to provide shade to those using the space. Dining areas may range in size from small patios with just a few tables to dining hall-scaled terraces with dozens of tables. These areas may also be planned to accommodate large, campus-wide gatherings by removing the tables to provide a vast open area free from obstacles.

The University of Denver has a small outdoor dining area located adjacent to the Driscoll Center and Evans Avenue. The location of this area is not ideal because it lacks visibility. In future campus development, additional opportunities for location of outdoor dining facilities should be considered, especially where related to the Driscoll Center and other dining facilities and their relationship to the promenade.

Over the last few years, the addition of the dining porch at Nelson Hall and Nagel Hall South Plaza, which is currently under construction, have increased the range of outdoor dining options on the campus.



Nelson Hall Outdoor Patio



Outdoor dining areas, such as this example from the Auraria Higher Education Center in Denver, contribute to campus open space by providing spaces for interaction, study, and lengthy stays.

Campus Gateways and Hierarchy



University of Denver



Illinois Wesleyan University

The importance of the gateway to a college or university campus cannot be overstated. Gateways may act as ceremonial entrances to the campus, define campus boundaries, and assist in wayfinding. In addition, gateways often give the visitor a first impression of the campus. The design of gateways and their hierarchy should be both conscious of the image that the university maintains and responsive to the distinct role of the gateway at different campus locations.

The Ceremonial Gateway

Ceremonial gateways mark the entrance to features of the campus that are significant due to their history, architecture, or other special elements. In most cases, a campus maintains no more than one ceremonial gateway and, as such, these entries are designed to the highest quality and detail. Ceremonial gateways are composed of campus identification signage and significant amounts of landscaping, and may include elements not standard throughout campus but responsive to the history and/or architecture of the area they serve. (For instance, a ceremonial gateway to an historic area may use lighting fixtures typical of the era in which the campus was first developed.)

The Warren Street entrance to the University of Denver is the ceremonial gateway to the campus, complete with signage, landscape, and historic buildings. In order to improve this gateway, the University should work with the Iliff School of Theology to improve the southern portion of the gateway to a level consistent with the historic importance of this campus entry.

The Primary Gateway

Primary gateways mark the most visible campus entries, announcing the University to all who might pass by or through. Primary gateways also mark important campus visitor locations, such as admissions and other administration areas. Because they are seen by the most people, primary gateways must at once be a graceful first impression of the university while at the same time maintaining a level of utility in wayfinding for the campus.

Primary gateways most often direct the visitor to something, whether parking, a campus map, or an information booth. These gateways consist of campus signage, significant landscaping, and pedestrian and accent lighting, and often contain campus directories, information booths, or other wayfinding elements.

Urban campuses like the University of Denver may struggle to incorporate typical primary gateways given the urban transportation structure. In these cases, the design of these gateways must be modified. Current primary gateways at the University of Denver include the intersection of Buchtel Boulevard and University Boulevard, the intersection of Evans Avenue and University Boulevard, and the Warren Street entrance. However, with the exception of Warren Street, these intersections cannot effectively direct visitors to destinations. Therefore, the University should investigate opportunities to enhance the Asbury entrance off of University Boulevard. Like the Warren Street entrance, this entrance serves an important visitor destination to the campus (including the Ritchie Center, the Alumni House, and the Sturm College of Law) at a location fairly unimpeded by the high volume of traffic on Evans Avenue. These locations also serve the north and south limits of the campus core and may be configured to direct visitors to campus parking facilities.

In addition to the Asbury and Warren gateways, attention should be directed toward the creation of a gateway at the intersection of Buchtel Boulevard and University Boulevard. The University should continue to press public agencies to undertake a redesign of this intersection, ensuring an inspiring first impression

for the University at this important location. The University should also work with business owners at the intersection of Evans Avenue and University Boulevard to create a more visible gateway to the campus at this location. While the gateway at the northwest corner of this intersection should not mirror that of the southwest corner, efforts may be made to improve the retail district to incorporate landscape, site accessories, and lighting consistent with the University. The creation of an improvement district may also assist in creating a more comfortable pedestrian environment, making the transition from the University to campus-related commercial more seamless.

The Secondary Gateway

Secondary gateways, much like primary gateways, are located at high-volume entrances to the campus. While primary gateways typically mark visitor-oriented entries to the campus, secondary gateways serve entrances used by the campus population including large parking facilities and residence halls. These gateways again include campus signage and landscaping, but to a lesser level than that of ceremonial and primary gateways. Secondary gateways may also include campus directories, but higher levels of directional assistance, such as information booths, are typically not included in the design.

As with primary gateways, the University of Denver has two types of secondary gateways – those located at high-volume intersections (such as High Street and Evans Avenue) and those at destination entries

to campus (such as High Street and Asbury). The importance of these gateways to the campus will grow as the High Street corridor becomes integral to the local transportation network with the opening of the DU Light Rail Station. In response, the University should investigate methods to improve these gateways in a way similar to their opposites on University Boulevard. Like the University Boulevard gateways at Asbury and Warren, secondary gateways should be developed at Asbury and Warren along High Street to direct the campus population to parking and residential facilities, and should include appropriate signage, drop-offs, and directional support. The High Street/Evans Avenue intersection should also be improved, announcing the University to the traffic heading east on Evans and directing visitors to nearby parking facilities.

In addition to the above, secondary gateways could be located at the following locations: Wesley Avenue and University Boulevard, to announce the southern portion of the campus and guide visitors and campus users to current and future development and parking in this part of campus; High Street and Buchtel Boulevard, to mark the northwestern portion of the campus and its visitor and student-oriented uses; and, the intersections of Iliff Avenue and High Street and Iliff and University Boulevard, to identify the campus along this collector street and direct campus users to parking facilities and visitor destinations.

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UNIVERSITY OF
DENVER

APPENDIX J

2002 Notes

Foreword by Chancellor Ritchie

(reprinted from 2002)



Chancellor Daniel L. Ritchie

In April of 1994 our University Architect Cab Childress asked me about the long-term future of our Park Hill campus. We were embarking on a very ambitious building program and I replied that it was only a distant hope that one day we would bring all of our core programs to the University Park Campus and therefore we needed to modestly improve the facilities of the former Colorado Women’s College. As music fills Trevorrow hall and the Law School’s clock tower begins to emerge from its construction scaffolding, we are witnessing the culmination of a dream begun 138 years ago.

The University is committed to the belief that the best learning is done together. The inspirational exchanges between jurists and saxophonists are fostered in buildings built to stand the tests of time. Life-long friendships are found on lawns where students can debate citizenship. Teamwork is embraced in facilities that press athletes to perform beyond their expectations. While we are committed to extending the benefit of our learning throughout the world, discovery is sometimes accidental. By bringing all of our students and faculty together on one campus we eagerly anticipate more such accidents.

For this campus to endure, we must cherish it. While we employ thoughtful design and engineering to craft buildings that will serve changing needs for centuries, we are certain that humor is as fundamental as brick and stone—tree and spire. The construction to date has crossed the great variety of programs we offer, improved the living and work environments for our students, faculty, and staff, and reinforced the University’s commitment to the wider community. While we are proud of the work that has been achieved, it compels us to search further for ways to enhance the varieties of learning environments on our campus.

In the last few years we have been encouraged by our neighbors to openly plan for the coming generations and this Land Use Plan affirms our commitment to do so. For the University of Denver to thrive, we must strive to have our neighbors enjoy this institution as much as our students, alumni, faculty and staff. As we look to the future no single project is certain, but each new project can be carefully shaped in light of the principles put forth in this document. While only a guide, it represents a far more considered answer than the one I gave Cab some eight years ago.

Daniel L. Ritchie
Chancellor

Remarks by the University Architect

(reprinted from 2002)

I first met Chancellor Daniel L. Ritchie in early 1992. Dan had asked Cabell Childress to design a “cabin” for his mountain ranch and Cab brought me along to Dan’s office to begin the process of understanding what the project could be. Once we arrived and the pleasantries were exchanged, Cab asked Dan to “tell Mark the story of 3-1/2.”

Dan looked “humored” and “pained” at the same time, sighed, and then launched into a tale. It seems that a few years previous Dan had been in the four corners area of our state and had met a potter. This fellow had pursued an understanding of Anasazi pottery to the point where not only was he one of the foremost authorities on the nuances of the designs, shapes, and patterns, but also how the glazes and clays were fired to achieve the kind of results found in the archeological digs. After a thorough conversation, Dan asked if he could commission the potter to do two pieces for his new “cabin”. The potter replied that he would be delighted, and asked which “phase” would Dan prefer. There are three prime phases of design and the potter was well versed in all three. After a pause, Dan replied “3-1/2”. The potter was a little surprised... Dan continued, “You are a foremost authority on the Anasazi, I really do not want a copy, but rather I am more interested in where you think the Anasazi would have taken their design had they continued to thrive.” The two pots are magnificent, respectful to the traditions that they sprang from, but tantalizing in how they reach to a new place in history.

A few months ago in the midst of the Land Use Plan presentations, it struck me that this story was a fine reflection on what we have worked for. One of Cab Childress’s first comments to me as we stepped onto the Campus in 1994 was that we need to “fall in love” with each of the buildings and places on campus. The University has four major eras of buildings:

- The initial buildings of University Hall and Chamberlain Observatory by Rauschlaub in a Victorian Romanesque style during the 1880s under founder John Evans’ eye.
- The reaffirmation of the University under Chancellor Buchtel with such buildings as the Memorial Chapel, Old Science Hall, the Alumni Gymnasium, and the Carnegie Library in a somewhat southwestern vernacular during the early 1900’s.

- The Collegiate Gothic of the 1930s inspired by Charles Klauder’s Margery Reed Hall followed by the “old row” fraternity houses along with Mary Reed Hall during Chancellor Hunter’s tenure.
- The International style of the post war years under Chancellor Alter’s vision with such buildings as Johnson & MacFarlane Halls, Benjamin Cherrington Hall, and Centennial Halls and Towers.


After slightly more than 100 years, the University can no longer afford to “re-image” itself. Much that is worth cherishing is already here. Both Dan and Cab initially walked the Campus and after some discussion, decided that for the most part reinforcing a red brick with white trim architectural fabric was the direction we would follow. A few “jewels” of stone could shine forth. Existing landmarks such as University Hall (our origin) and the Evans Chapel (our spiritual heart) set the standard. The Ritchie Center and the Newman Center welcome both our students and stand as a commitment of our citizenship to the city of Denver. However, as with “3-1/2”, the new is neither a copy nor a “next” phase. We have tried to acknowledge the value of what is here along with pursuing a “timeless” design. We have embraced both the indoor and the outdoor environments. Some of the most successful moves include: “cranberry” paint, a consistent pedestrian light pole, the removal of the Penrose ramp that separated Old Science Green from Graduation Green, the use of towers for way finding, a “DU” chair in each building, and the pruning of the spruce trees in the Harpers Humanities Garden. As you read through the Land Use Plan, my assignment is that you embrace the principles given, and take the time to learn why this place has earned a commitment across so many generations.

There is another important lesson in the story of “3-1/2”. Dan asked for two pots. A single interpretation is easily criticized. This is a campus, and as such, it encourages interaction, debate, and contrast. No single piece should be held as the prime example.

Mark Eliot Rodgers, AIA
University Architect

Pedestrian and Bicycle Strategies

(reprinted from 2002)



UNIVERSITY
OF
DENVER
Pedestrian & Bicycle
Strategies


Denver, Colorado

Prepared By:
Glatting Jackson Kercher Anglin
Lopez Rinehart, Inc.

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Campus
Context



Campus Description

Student Enrollment

- 9,539 (reported in profiles)
- 8,547 Students (on campus)

Faculty and Staff

- 837 faculty (adjuncts & part time)
- 1,263 staff
- 284 other
- 2,384 total

Parking Facilities

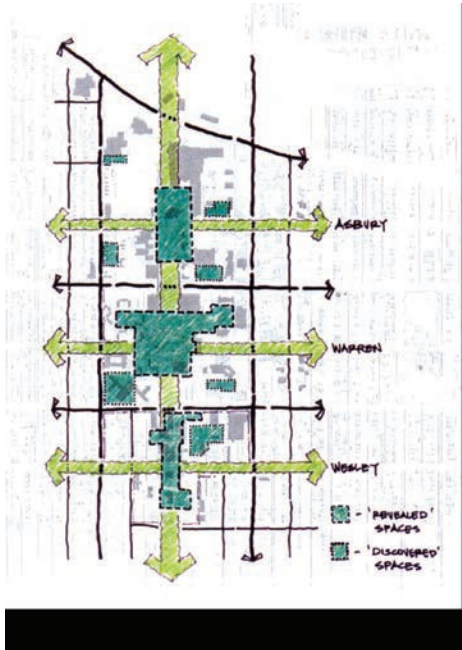
- 4,202 (on campus)
- student / parking ratio (2.0)
- people / parking ratio (2.6)
- 4,870 zoning code for parking (1/600)
- (668) Ashcroft/A

On-campus housing

- 2,411 beds

Campus Size


- 118.85 acres



Master Plan
Greensward Vision

A Greensward concept emphasizes orientation of the University and its environs around a central open space spine that extends north-south through the entire campus and beyond to integrate the campus with adjacent open space features. At strategic locations these open spaces will reach into the adjacent neighborhoods. In addition to this primary open space organization, several districts throughout the campus are defined by a secondary, more intimate, open space network.

- University of Denver
Draft Land Use Master Plan
January 11, 2002



Development Pattern

Big Box / Athletic Campus


- Pedestrian Accommodating
- Large Scale Facilities
- Operational / Building Focus

Traditional Campus

- Pedestrian Oriented
- Smaller Scale Facilities
- Exterior / Campus Focus

Piecemeal / Parcelized Campus

- Pedestrian Hostile
- Mixed-Scale Facilities
- Operational / Building Focus



Origins

On-campus housing
- 2,411 beds

Students within walking distance to campus
- 600-700

Students, faculty, and staff off-campus
- 7,870

Centennial Towers

Nelson Hall



Destinations

Campus Size
- 118.85 acres

Buildings on-campus
- 2,921,900 (GSF)
- .56 F.A.R.

GSF ratios
- 342 / student
- 267 / person

Peak occupancy
- 70%

Ritchie Center

Penrose Library

Physics




Street Network

Buchtel Boulevard

Asbury Avenue

Evans Avenue



Parking

North Zone - Weekday

Category	Existing	Near-Term
Parking Spaces	1802	2458

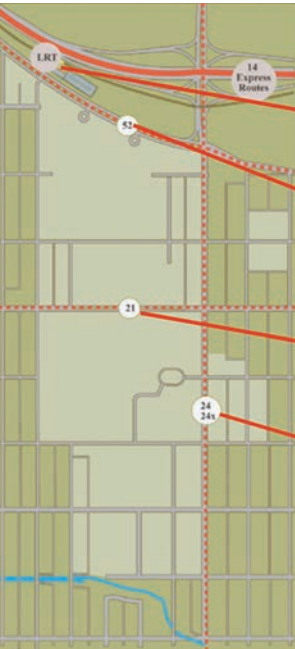
Central Zone - Weekday

Category	Existing	Near-Term
Parking Spaces	750	907

Cherrington

Category	Existing	Near-Term
Parking Spaces	712	1118

On-street Parking - E. Wesley Avenue



Transit Network

Light Rail Transit

- Under construction (opens Fall 2004)
- 15 Minute headways (peak hour)
- operates 3:30 am _2:00 am

Route 52

- 30 Minute headway (peak hour)
- operates 4:44 am _11:45 pm
- Poor walking environment (north side)

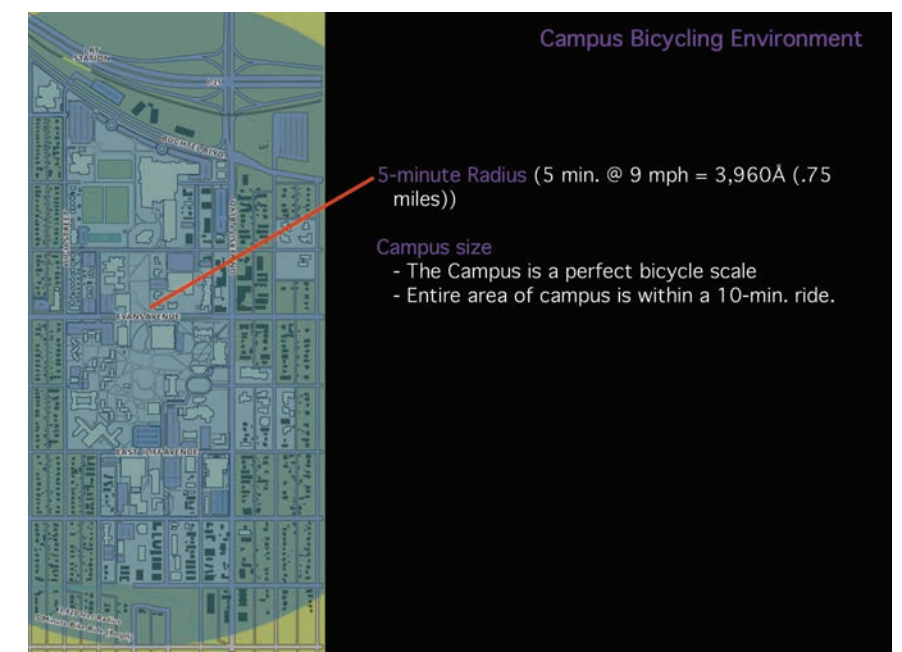
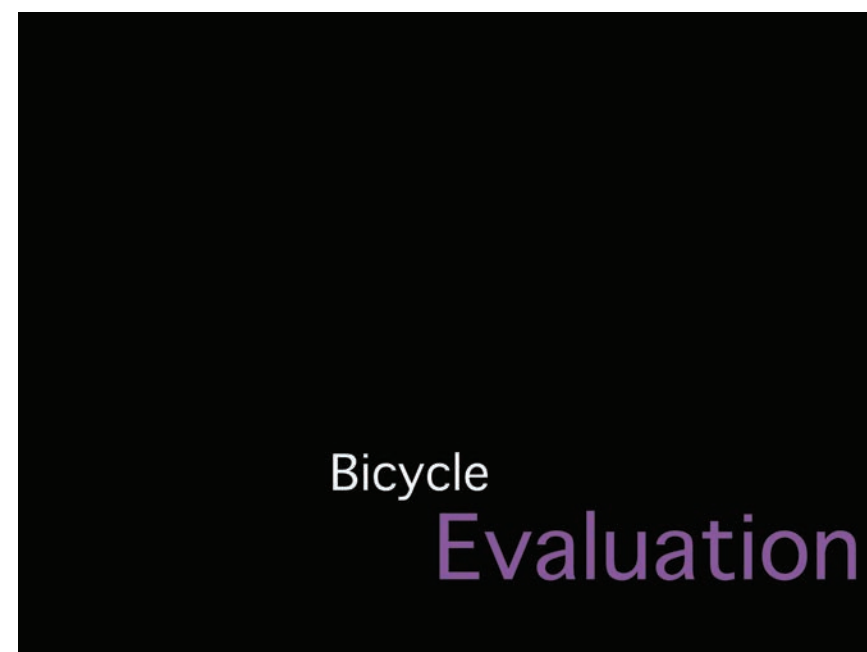
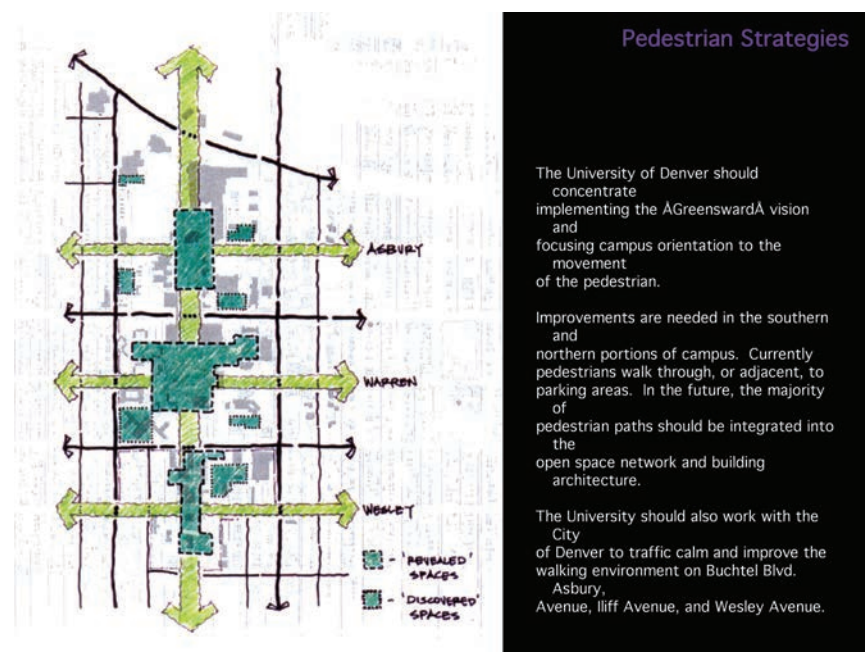
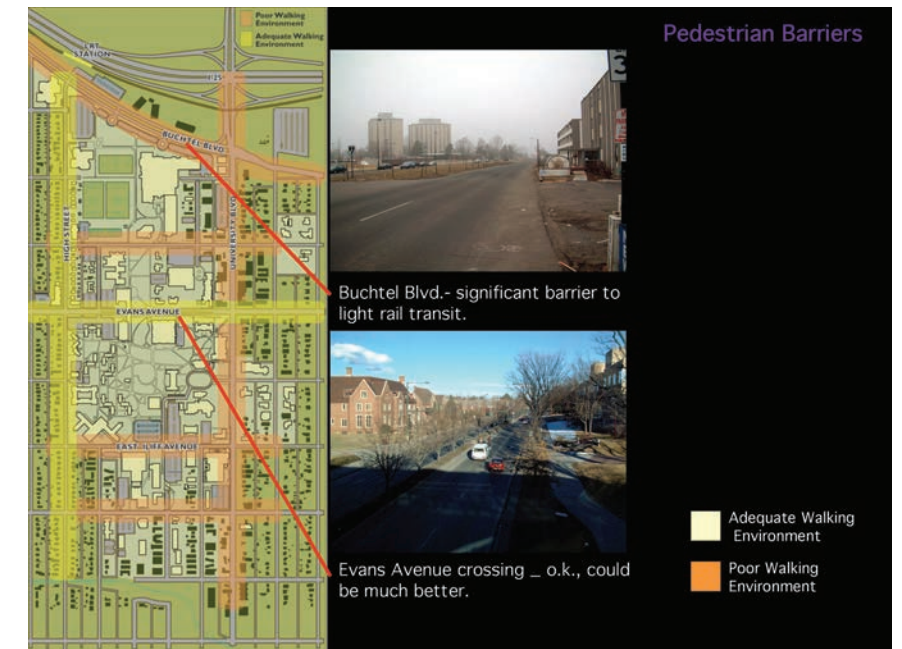
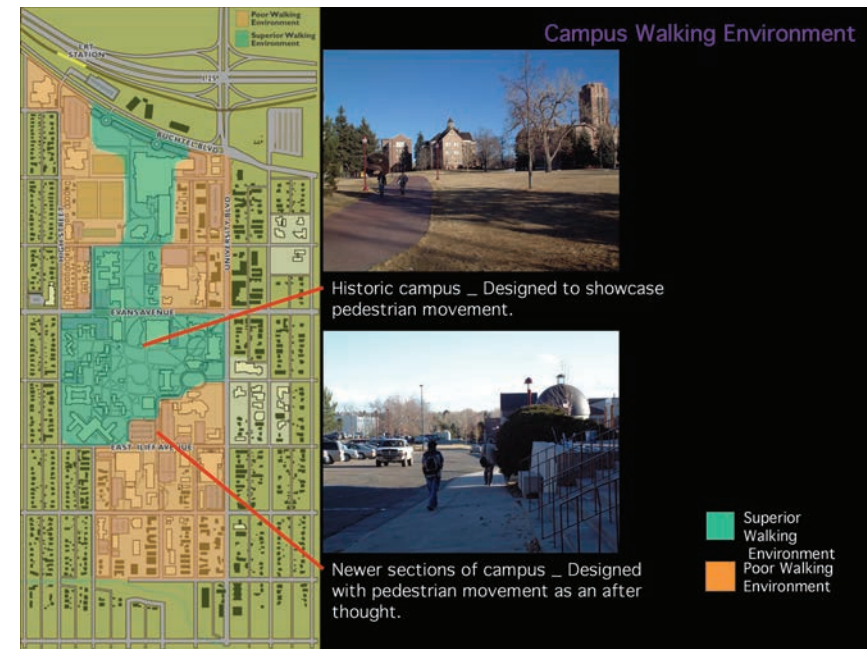
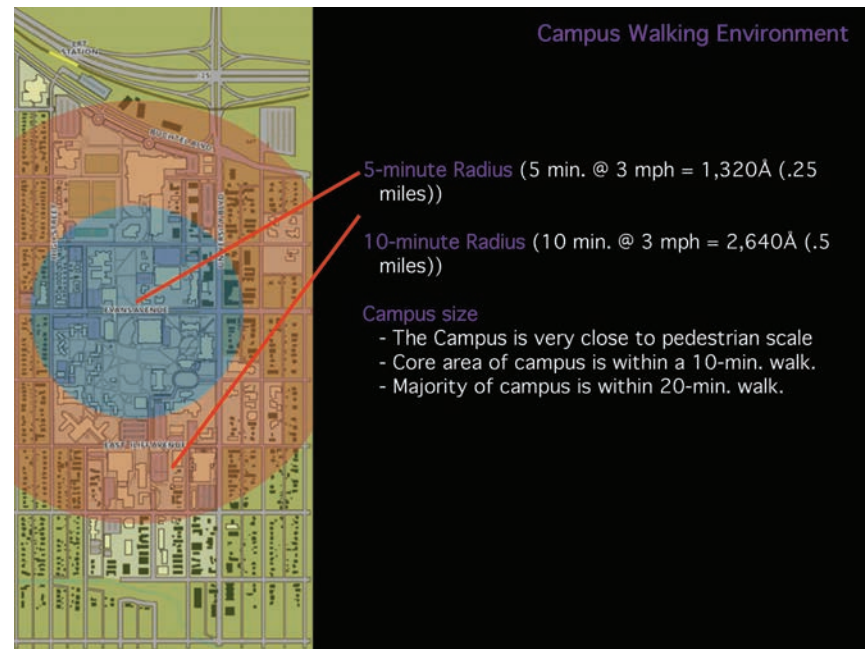
Route 21

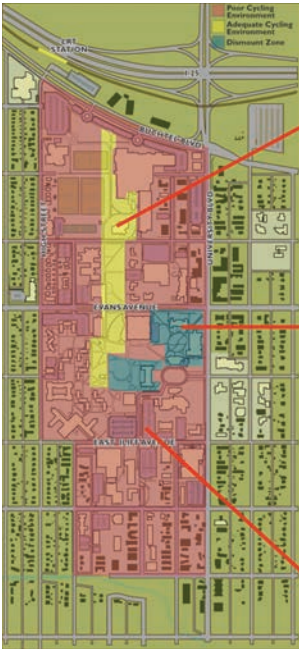
- 30 Minute headway (peak hour)
- operates 4:37 am _12:19 am
- Adequate walking environment

Route 24

- 30 Minute headway (peak hour)
- operates 5:03 am _9:47 pm
- Adequate walking environment


Pedestrian
Evaluation






Poor Cycling Environment
Adequate Cycling Environment
Dismount Zone


Campus Bicycling Environment



Paths are sized for both pedestrians and cyclists



Dismount zone



Paths are undersized, cyclist required to use parking areas and poorly designed streets

- Dismount zone
- Adequate cycling environment
- Poor cycling environment



Poor Cycling Environment
Adequate Cycling Environment

Bicycling Barriers



Poor conditions along Buchtel




Room along Evans Avenue



Slow speed; but high volume on High Street

- Adequate cycling environment
- Poor cycling environment



Bicycle Path
Bicycle Safe Routes
Bicycle Safe Routes

Bicycle Strategies

The University of Denver should concentrate on improving the quality of the bicycle environment throughout the campus by constructing two primary north south bicycle corridors, one High Street and one within the central portions of campus.

Improvements on campus should include adequate width on pathways to safely accommodate both pedestrians and cyclists.

The University should also work with the City of Denver to traffic calm and improve the cycling environment on Buchtel Blvd., Asbury Avenue, Iliff Avenue, and Wesley Avenue.

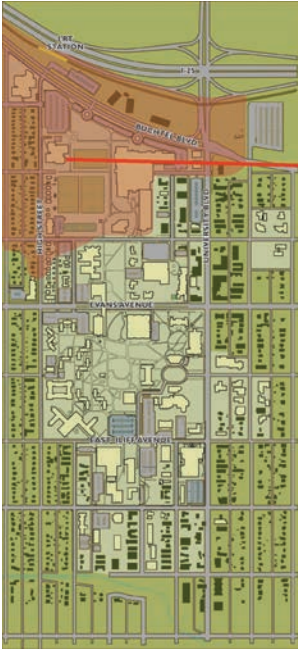


10-minute Walk (10 min. @ 3 mph = 2,640' (.5 miles))

Campus size

- The Campus is not effectively served by light rail transit.
- Due to Interstate alignment, LRT station influence area is diminished.
- Buchtel Blvd. is a significant barrier to walking and bicycling access to station.
- An LRT shuttle would contribute to the success of the station and the viability of transit supportive development near the University, as well as Washington Park.

Shuttle Transit Evaluation




10-minute Walk (10 min. @ 3 mph = 2,640' (.5 miles))

Campus size


- The Campus is not effectively served by light rail transit.
- Due to Interstate alignment, LRT station influence area is diminished.
- Buchtel Blvd. is a significant barrier to walking and bicycling access to station.
- An LRT shuttle would contribute to the success of the station and the viability of transit supportive development near the University, as well as Washington Park.

Campus Transit Environment





High Street Shuttle
Evans Avenue Shuttle
Buchtel Blvd. Shuttle

Transit Shuttle Alternatives _ Considered



Greensward Shuttle



Transit Shuttle Alternative _ Not Considered

The Greensward Shuttle was determined to be an inappropriate shuttle alternative because of three primary reasons.

- 1) It does not fit within the historic and physical context of the campus core.
- 2) It is not consistent with the Greensward Land Use Vision.
- 3) It is deemed an inappropriate alternative by campus stakeholders.

Transit Shuttle Evaluation

Persons served

The number of persons served for each alternative was estimated:

- 1) Campus buildings and parking facilities within 500 feet of the route.
- 2) Assumed building occupancy of 267 gross square feet per person (based on year 2002 estimates provided by the University).
- 3) Student housing, the population is based on the maximum number of beds available.
- 4) It is assumed that campus facilities are 70 percent occupied at their peak period

Transit Shuttle Evaluation

Capital Costs

Capital cost:

- 1) Assumed two shuttles to maintain 10-minute headways.
- 2) Assumed a 27' shuttle average cost of 165,000 (source: American Public Transit Association, APTA).

Operating Costs

Annual operating cost:

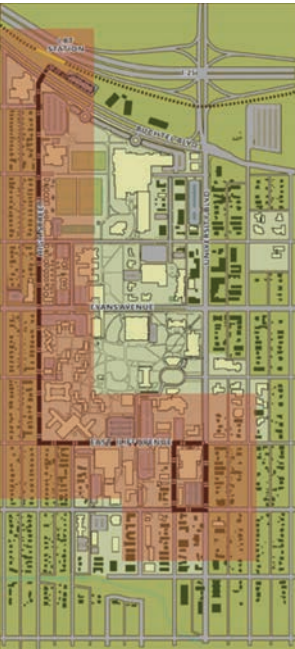
- 1) Assumed the route would operate Monday-Friday from 7 AM to 6 PM.
- 2) 10-minute headways
- 3) Would not operate during intercessions or when the University is closed.
- 4) Hourly operating costs for the shuttle are based on data reported by the Regional Transportation District as part of the National Transit Database.
- 5) Route lengths for each alternative were measured to be the similar.
- 6) Average travel speeds for each alternative were the same.

Transit Shuttle Evaluation

Operational Analysis for All Alternatives

Route length, miles (one way)	1.35
One-way travel time, minutes	7.5
Layover time, minutes	2.5
Total one-way travel time, minutes	10
Travel speed, mph	10.8
Headway, minutes	10.0
Buses needed	2.0
Daily no. hours operated	11
Annual no. days operated	215
Operating expense per vehicle revenue hour	\$85.38

Route lengths and travel time were measured to be the same.
Measurements were taken on weekdays between 10:00 am _ 1:00 pm




Transit Shuttle Alternatives _ High Street

Student Housing Served	Occupancy	Peak Occupancy
Centennial Halls	630	441
Nelson Hall	431	302
Johnson and McFarlane	414	290
Centennial Towers	230	203
Aspen	54	38
Hilltop	54	38
Skyline	54	38
Gamma Phi Beta	32	22

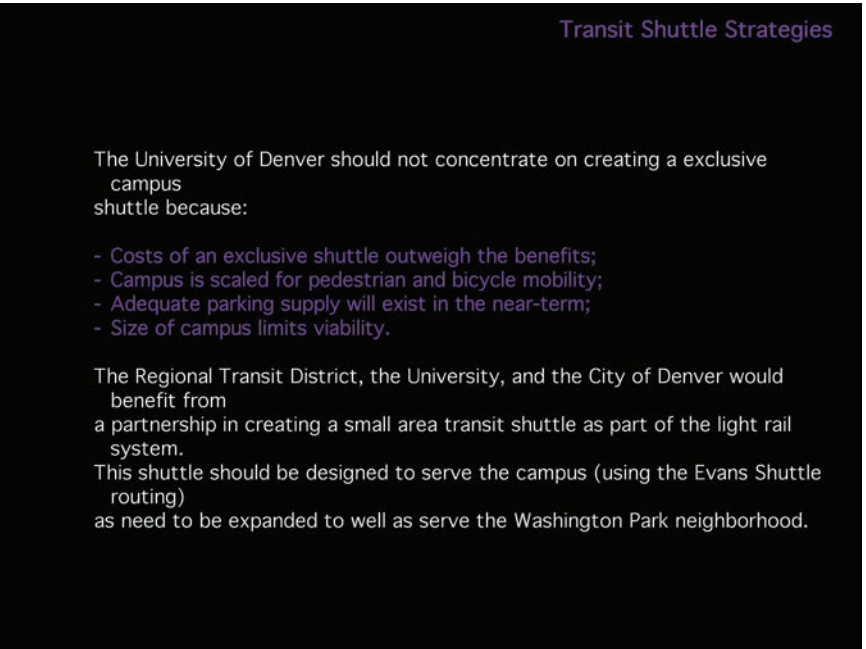
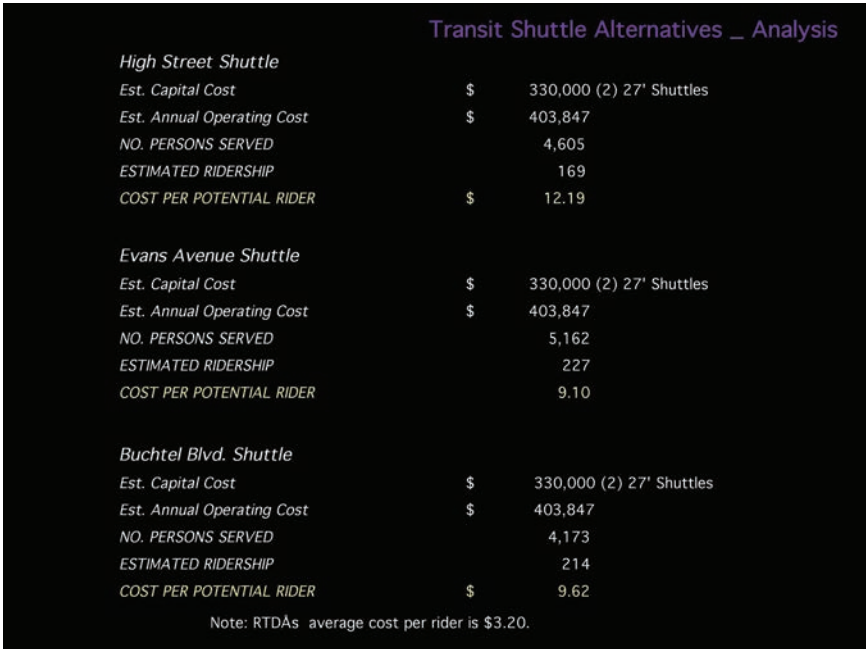
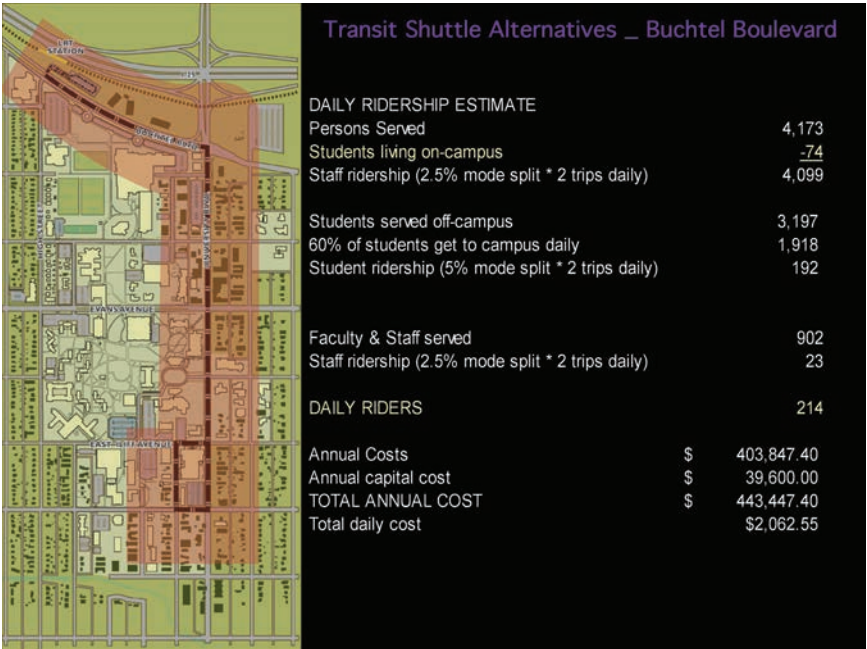
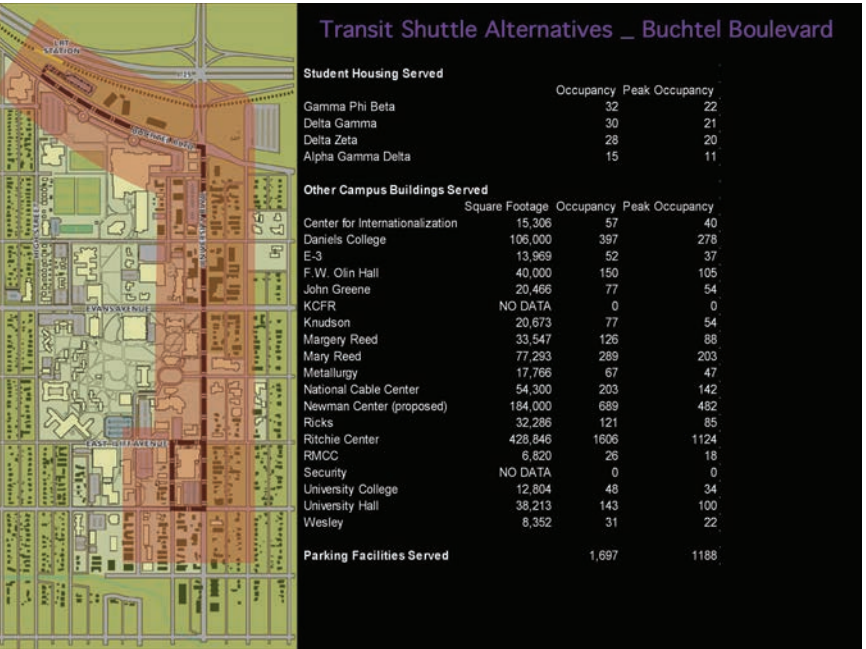
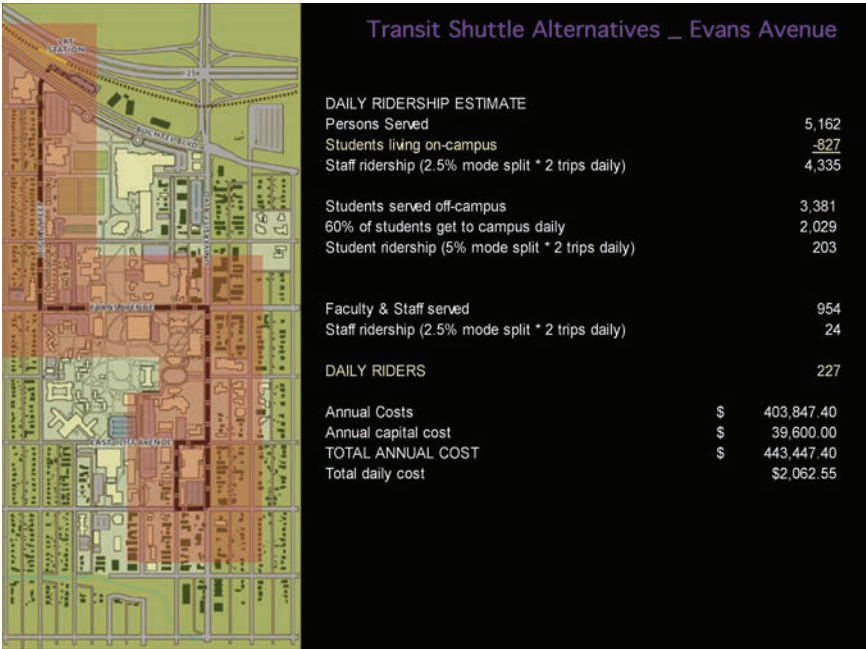
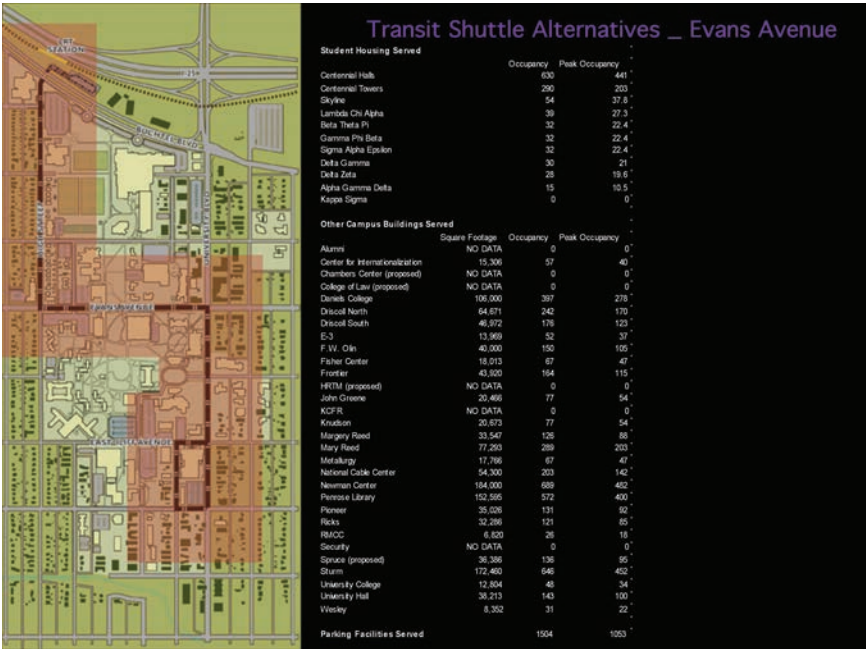
Other Campus Buildings Served	Square Footage	Occupancy	Peak Occupancy
Boettcher Center	65,671	246	172
Chambers Center (proposed)	NO DATA	0	0
Cherrington	30,308	114	79
E-3	13,969	52	37
F.W. Olin Hall	40,000	150	105
Fisher Center	18,013	67	47
Frontier	43,920	164	115
John Greene	20,466	77	54
KCFR	NO DATA	0	0
Knudson	20,673	77	54
May Mac	10,935	41	29
Metallurgy	17,766	67	47
National Cable Center	54,300	203	142
Newman Center	184,000	689	482
Pioneer	35,026	131	92
R.M.C.C.	6,820	26	18
S.G. Mudd	64,770	243	170
Security	NO DATA	0	0
Spruce (proposed)	36,386	136	95
Sturm Hall	172,460	646	452
Wesley	8,352	31	22

Parking Facilities Served	Occupancy	Peak Occupancy
	1,459	1021



Transit Shuttle Alternatives _ High Street

DAILY RIDERSHIP ESTIMATE	
Persons Served	4,605
Students living on-campus	<u>-1,371</u>
Staff ridership (2.5% mode split * 2 trips daily)	3,234
Students served off-campus	2,523
60% of students get to campus daily	1,514
Student ridership (5% mode split * 2 trips daily)	151
Faculty & Staff served	711
Staff ridership (2.5% mode split * 2 trips daily)	18
DAILY RIDERS	
169	
Annual Costs	\$ 403,847.40
Annual capital cost	\$ 39,600.00
TOTAL ANNUAL COST	\$ 443,447.40
Total daily cost	\$2,062.55



Physical Improvements

Physical Improvements

Numerous physical improvements are needed to improve the walking and bicycling environment on campus (as well as adjacent streets and neighborhoods). These improvements should focus on physically elevating the status of the public realm and making the AGreensward vision a reality.

In order to improve the quality of the walk and the quality of the bicycle ride, campus and city planners need to concentrate on the details, such as: curb radii, pedestrian crossings, traffic calming, pathway dimensions, and campus orientation. Like the campus core the AGreensward vision will greatly aid to campus walkability.

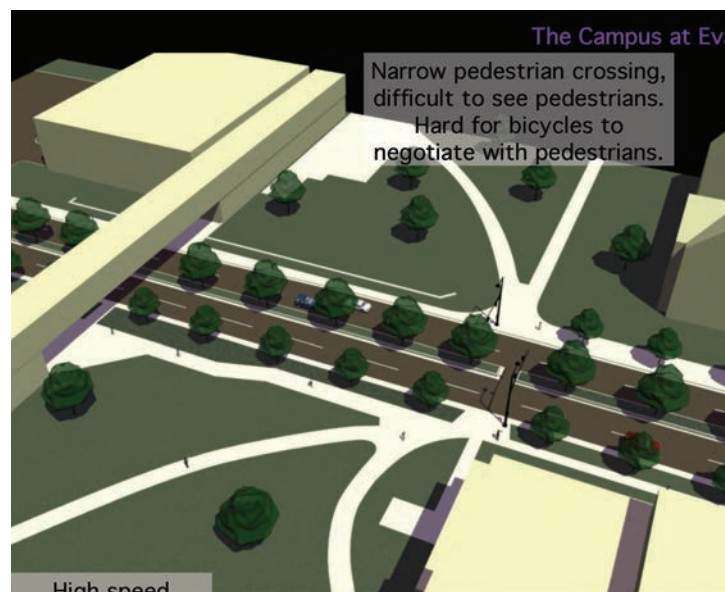
Finally, the University and the City of Denver should focus effort on overcoming the immediate barriers to walking and cycling around the campus. The next several graphics illustrate barriers and possible solutions.

The Campus at Evans Avenue



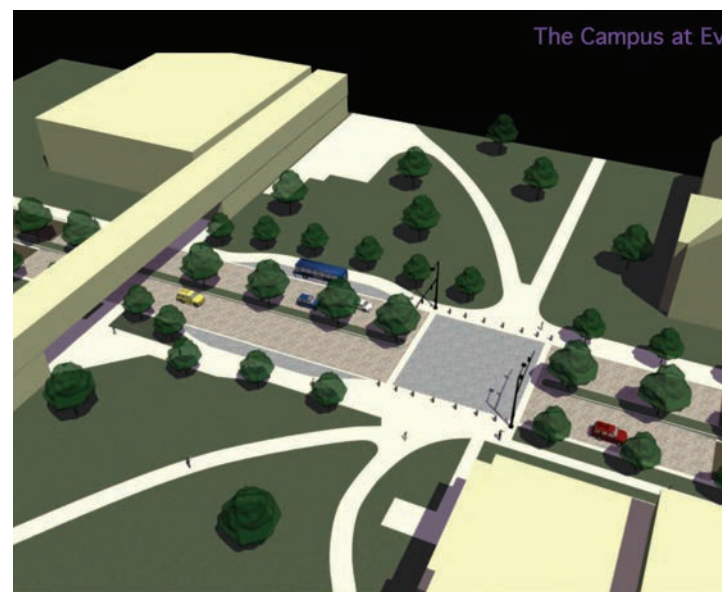
The Campus at Evans Avenue

Narrow pedestrian crossing, difficult to see pedestrians. Hard for bicycles to negotiate with pedestrians.



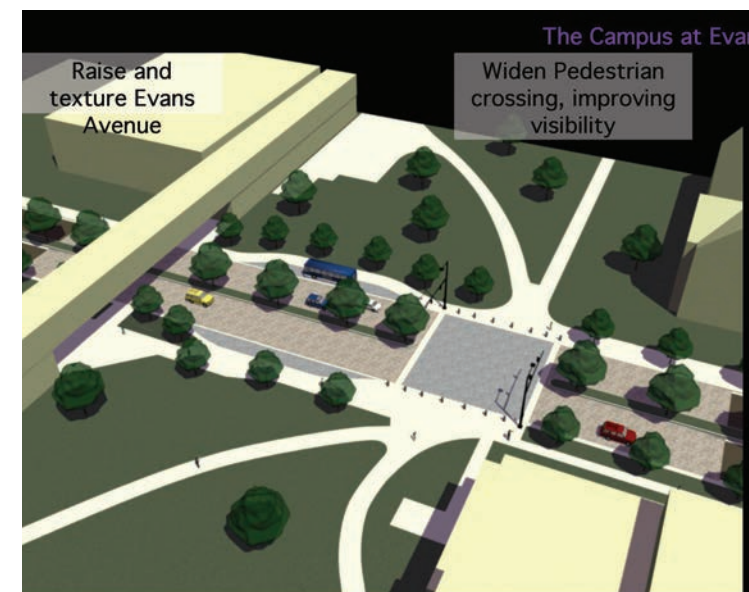
High speed environment for cars

The Campus at Evans Avenue

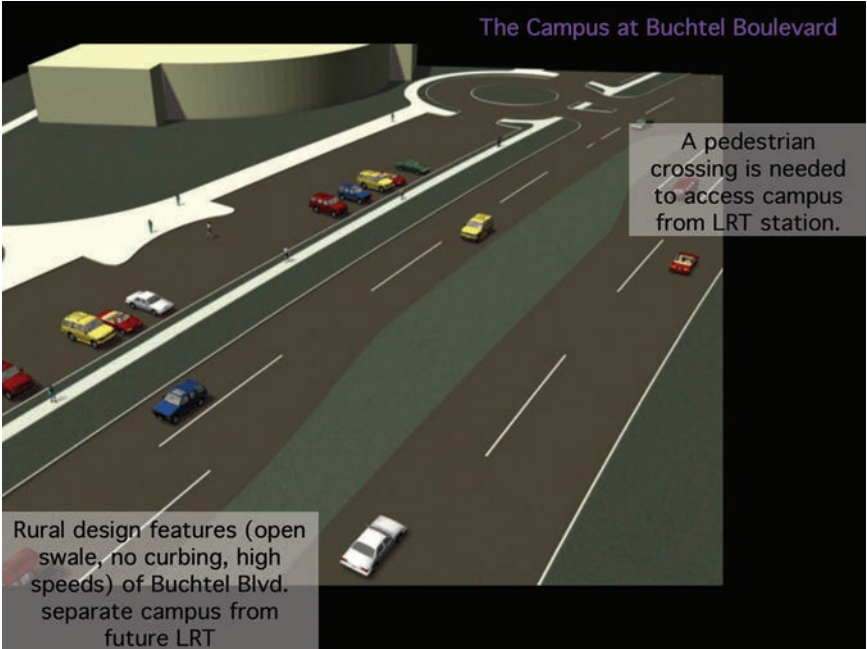
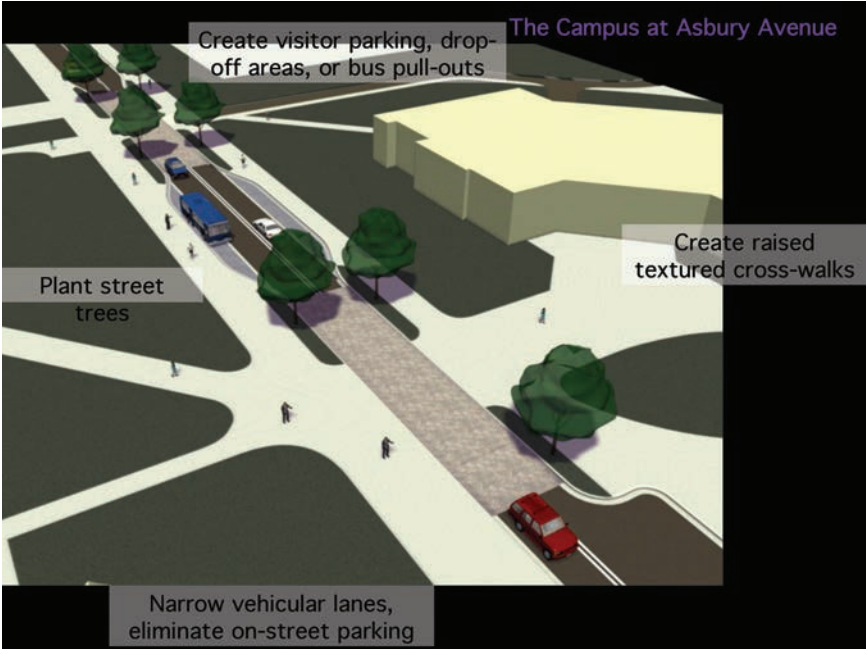
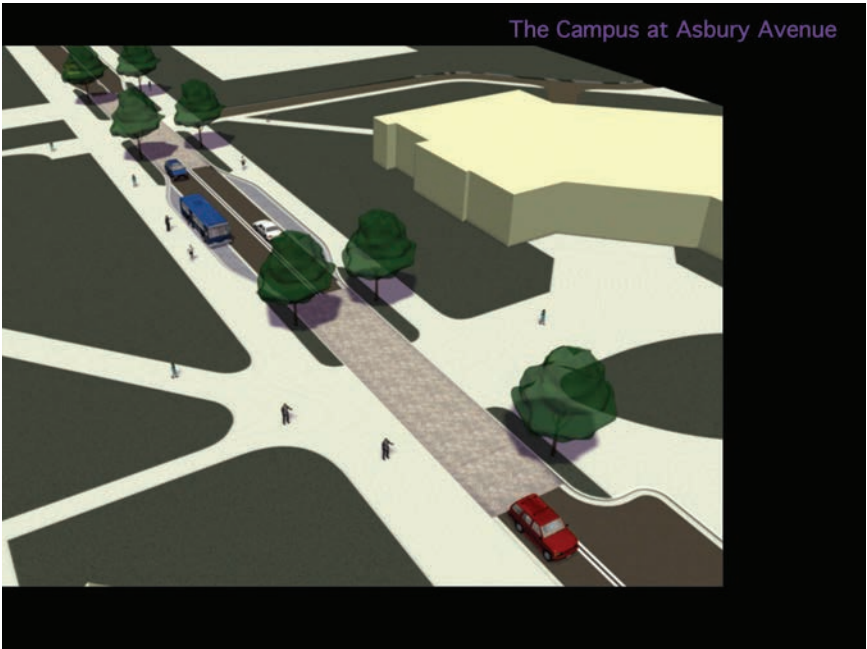
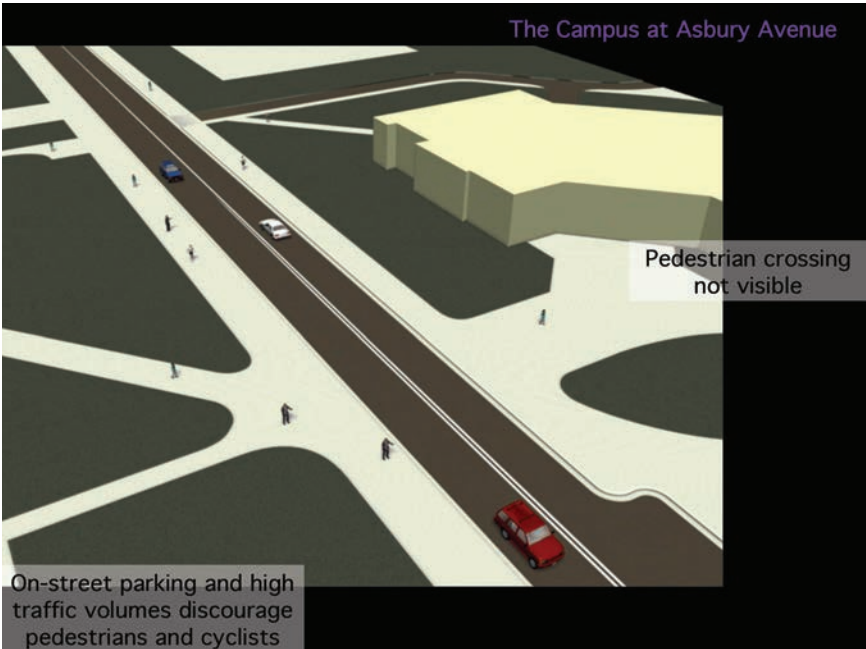


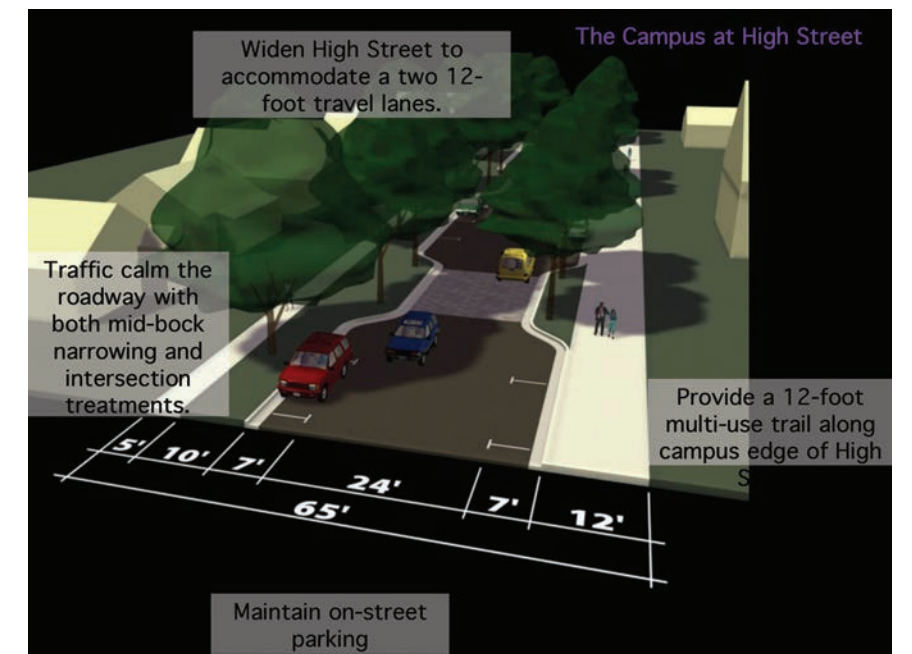
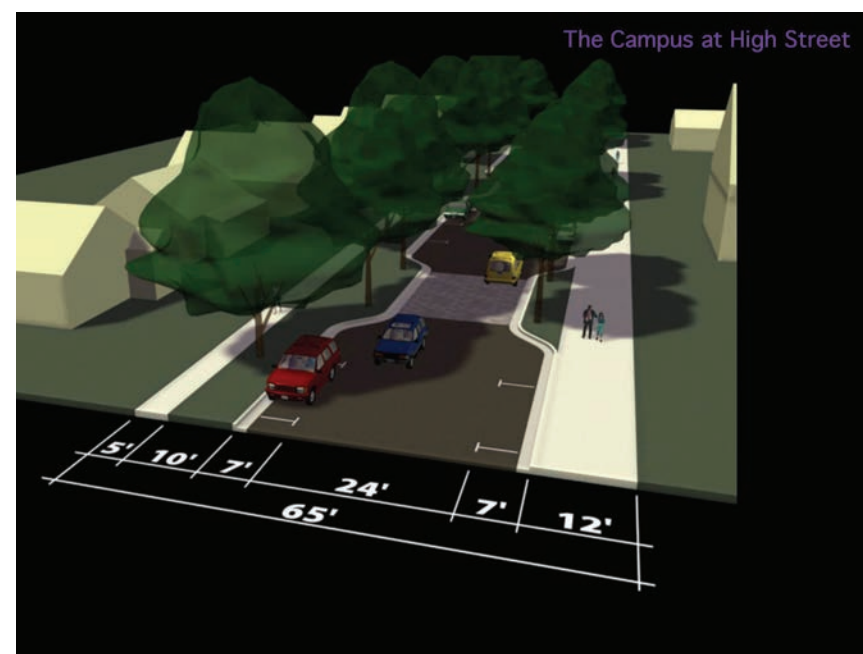
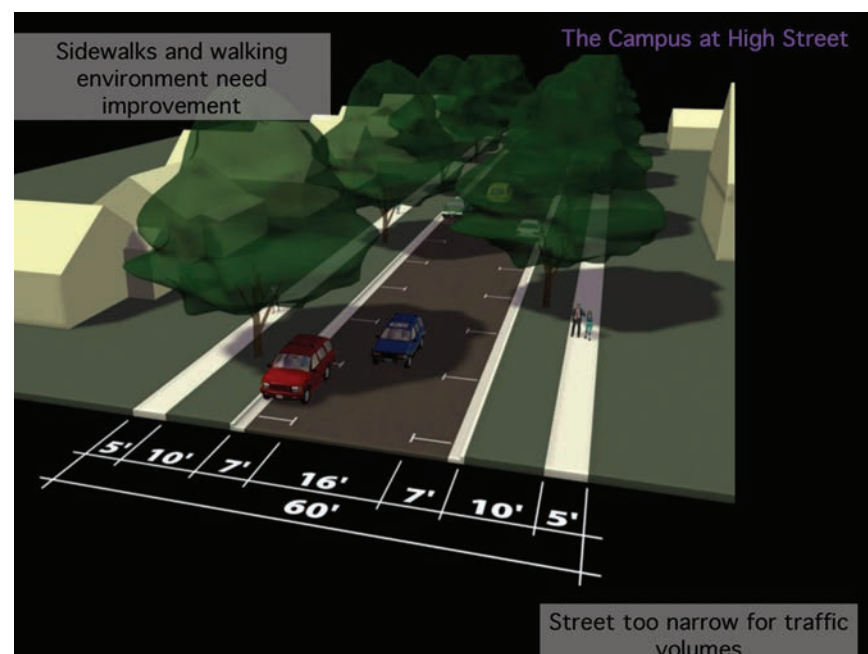
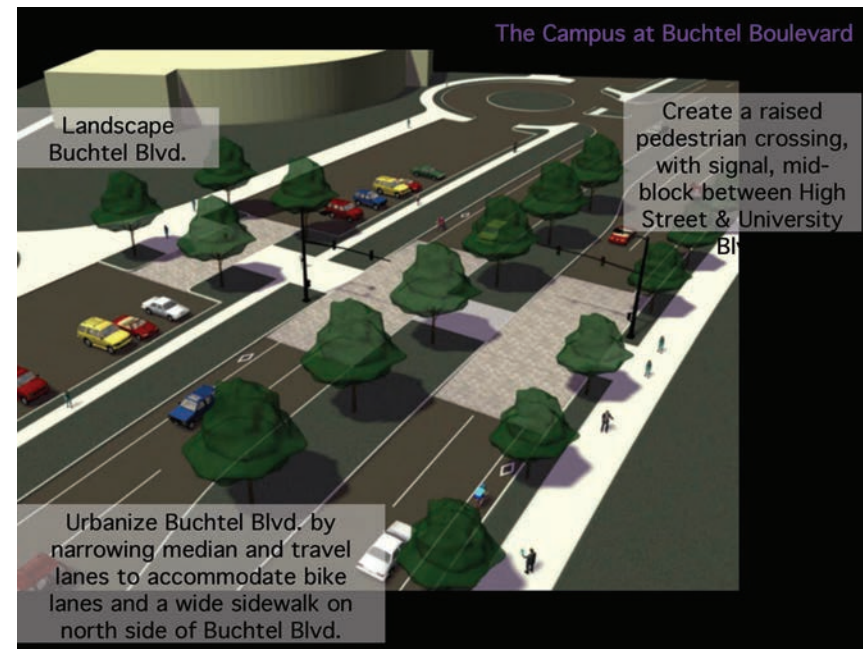
The Campus at Evans Avenue

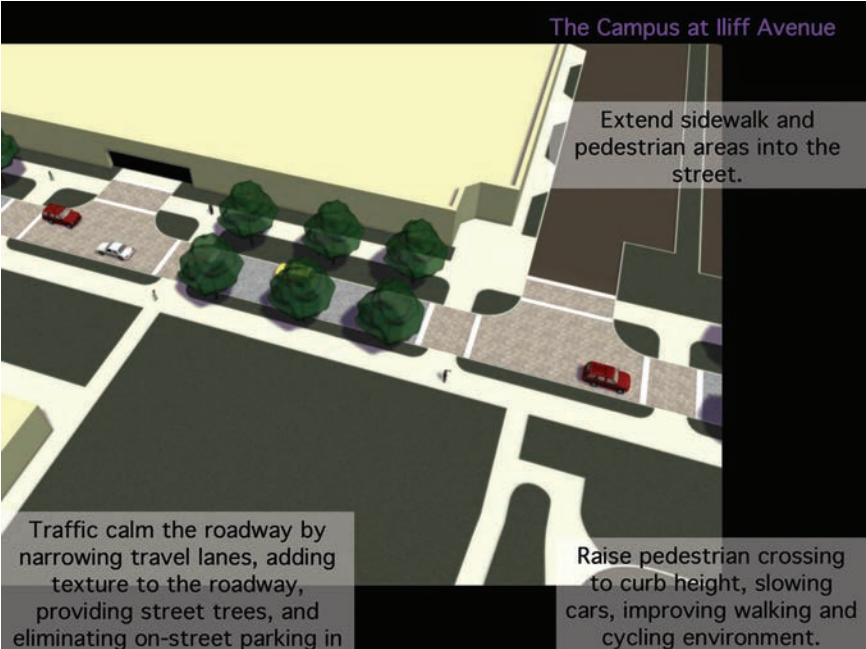
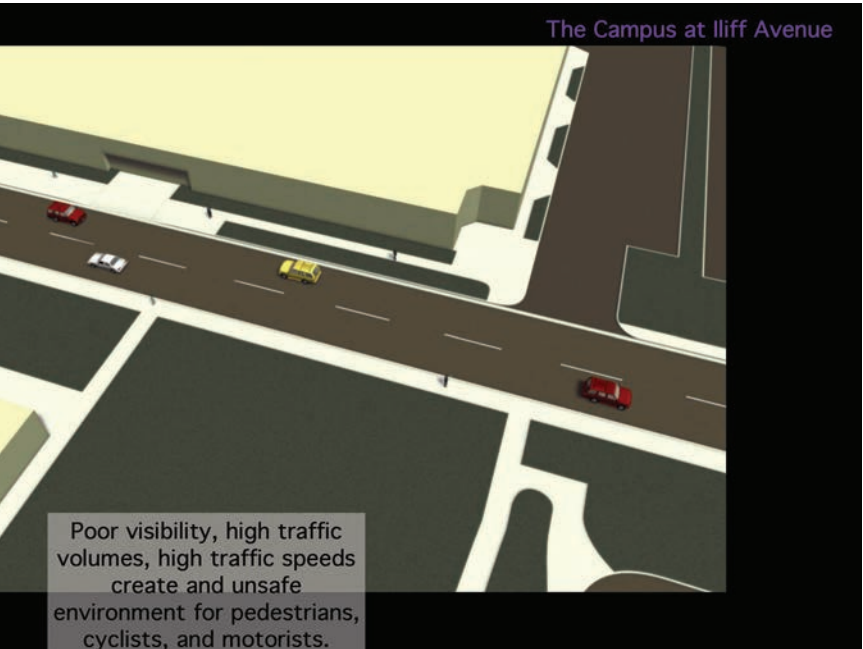
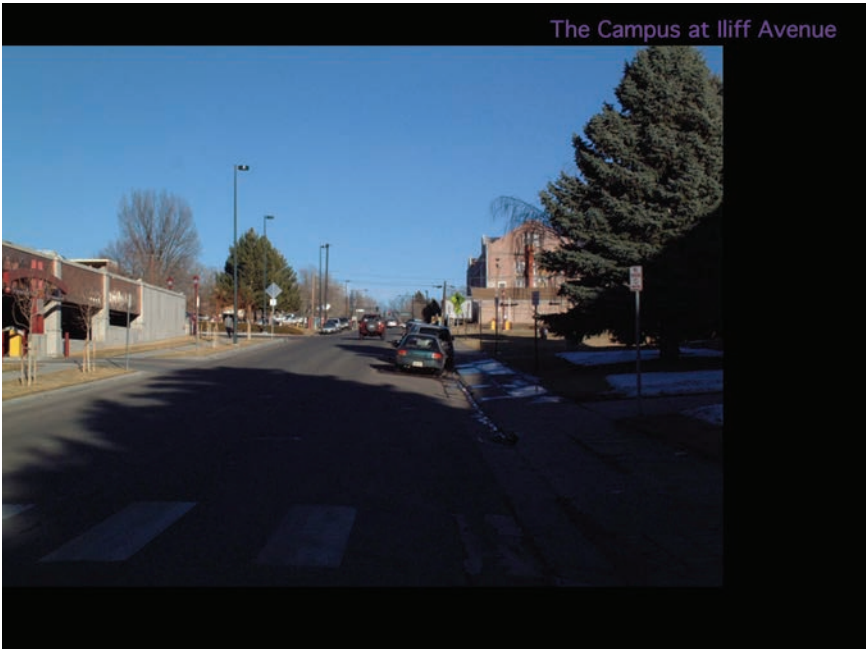
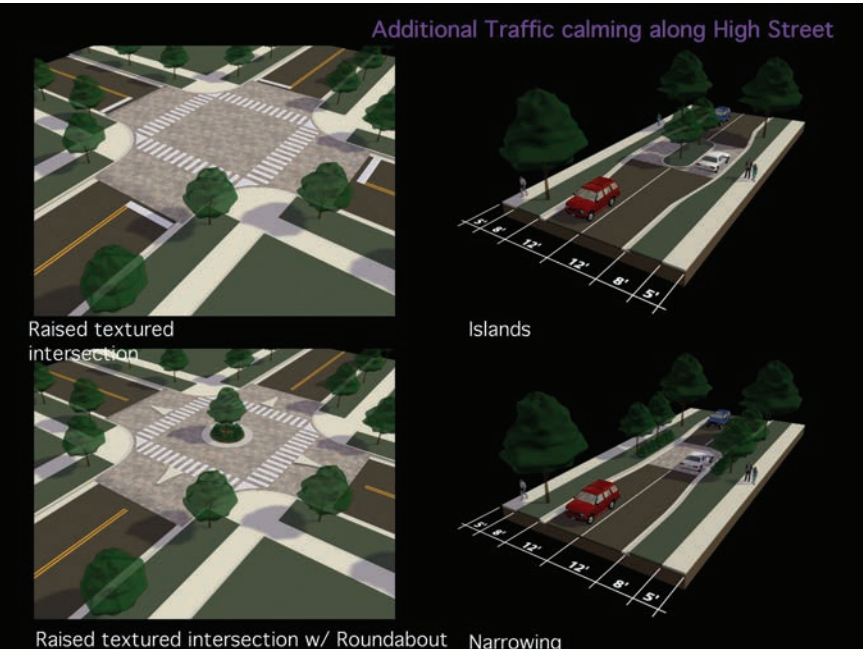
Widen Pedestrian crossing, improving visibility



Provide textured bus pull-outs.







List of Participants

(reprinted from 2002)

Steering Committee:	Mark E. Rodgers, AIA, Chair University Architect University of Denver
	Daniel L. Ritchie, Chancellor University of Denver
	Pat Livingston, Chair, Board of Trustees Buildings & Grounds Committee
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	Jennifer T. Moulton Director of Community Planning & Development Agency City & County of Denver
	Craig Woody, Vice Chancellor, Business & Financial Affairs University of Denver
	Jeff Bemelen, PE, Director, Facilities Management University of Denver
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	Vicky Bunsen, West Side Representative West University Community Association (WUCA)
	Penny Elder, South Side Representative
	Carol Farnsworth, Vice Chancellor, Communications & Marketing University of Denver
	Neil Krauss, Assistant Vice Chancellor Business and Financial Affairs University of Denver
	Kelly McCormick, Vice President for Business Affairs & CFO Iliff School of Theology
	Todd Olson, Assistant Vice Provost, Campus Life University of Denver

Working Committee
Continued :

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Urban Planning Consultant

Charles A. Rapp, FAAR
Landscape Consultant

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Ruth Rollins, City Engineer
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Bill Winn, East Side Representative
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