

The background of the entire page is a monochromatic, deep red image of the University of Denver's main building. The building features a series of large, arched windows on the ground floor and smaller, rectangular windows on the upper floors. The architecture is classical, with visible stonework and decorative elements. The text is overlaid on this background in a white, serif font.

UNIVERSITY OF
DENVER

LAND USE PLAN
UPDATE I

FALL 2007

SHEPLEY BULFINCH RICHARDSON AND ABBOTT

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DENVER

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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