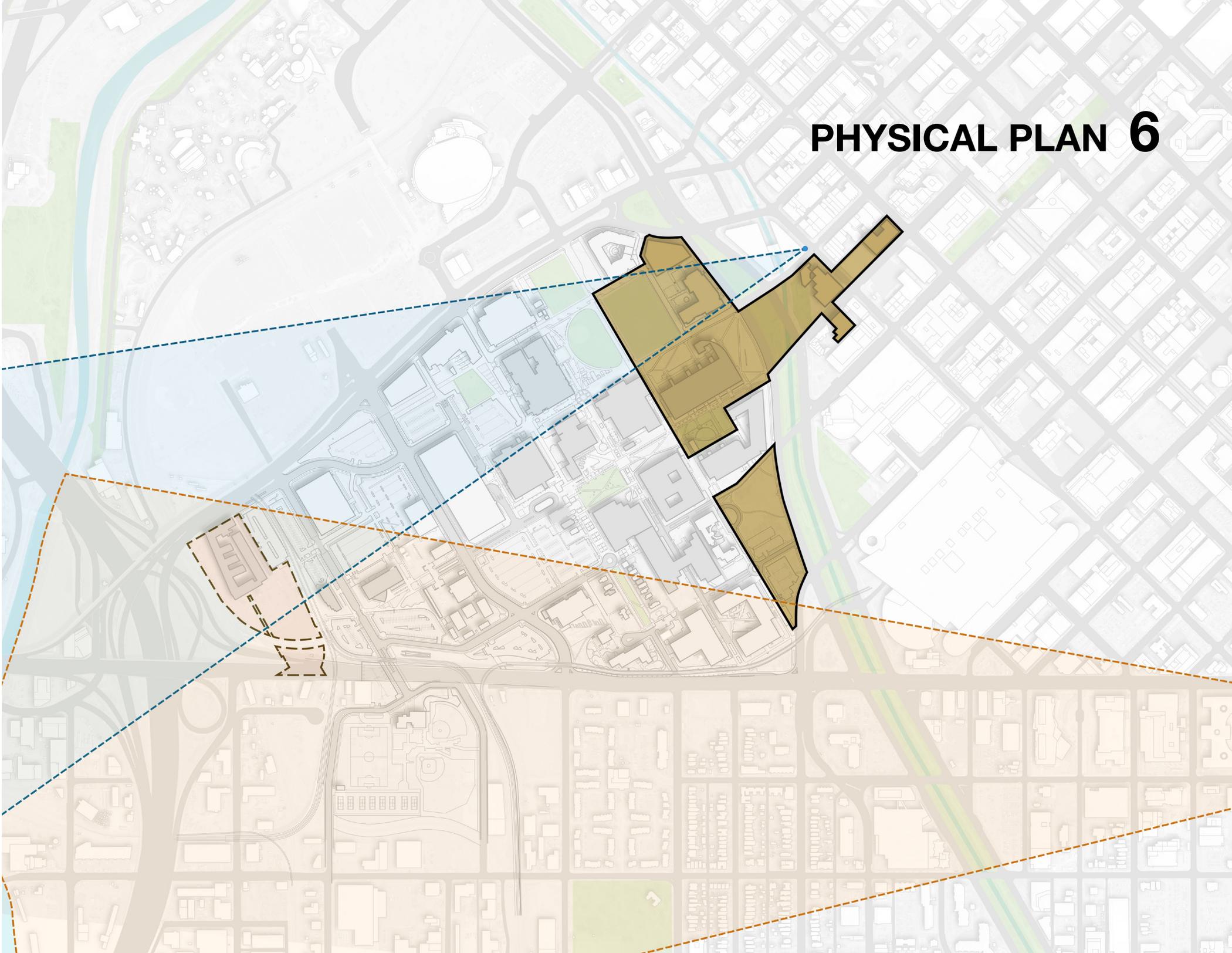


# PHYSICAL PLAN 6

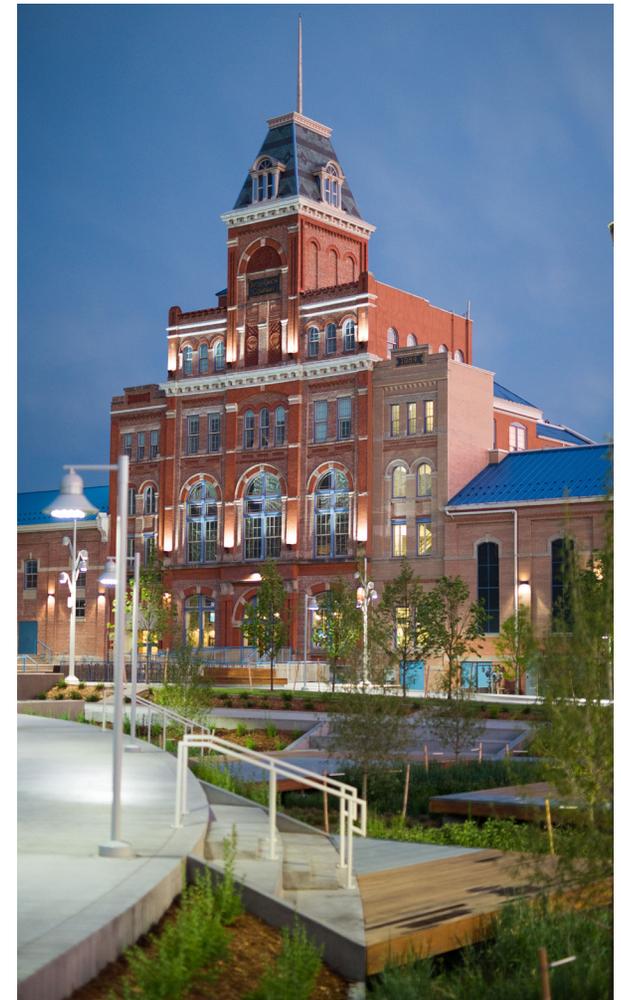


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The Physical Plan represents a **synthesis of numerous goals and objectives, ideas, concepts, and decisions** generated throughout the master planning process. The recommendations in Chapter 6 reflect the specific context and point-in-time in which the process occurred. As such, the document should serve as a flexible guide for future growth, improvement, and development that is updated periodically to address inevitable changes in issues, opportunities, and priorities of the university.

The projects recommended in the Physical Plan address the various space typology needs of the university over the next ten years. Included in this section are brief descriptions of each proposed project since more details will be forthcoming as the university initiates the required program plan for each project. **In realizing the projects proposed in the physical plan, the university will:**

- Expand capacity for cutting-edge learning, research, and discovery •
- Maximize utilization of existing instructional and workplace spaces •
  - Expand and better support student life opportunities •
- Significantly increase student housing within the CU Denver neighborhood •



# 6.1 EXISTING CONDITIONS

## CONNECTIVITY

### ACCESS TO DOWNTOWN & THE SURROUNDING CITY

Since its inception in the 1970s, the Auraria Campus has benefited greatly from its proximity to downtown Denver. More recently, the vigorous growth of Denver and the larger metropolitan region has required major roadway infrastructure improvements to address increased congestion, which has had a definite impact on the campus. What was once a new and aspiring higher education center linked to the city by urban streets is now a mature campus bordered by three regional arterial roadways and an Interstate Highway. The former urban streets balanced pedestrian and vehicle movement while the new roadways prioritize vehicle movement by design. The result is a vibrant campus disconnected, physically and perceptually, from the City's thriving downtown and surrounding neighborhoods.

- Auraria Parkway is an arterial roadway north of the campus that deters pedestrian and bicycle access to businesses and the Pepsi Center complex.
- Speer Boulevard is an arterial roadway east of the campus that deters access to CU Denver's downtown facilities, Denver Center for the Performing Arts (DCPA), the Convention Center, and the City's downtown business district.
- West Colfax Avenue is an arterial roadway south of the campus that deters access to Lincoln Park neighborhood.

- I-25 (and active freight trains) west of the campus virtually prohibits access to rapidly growing western neighborhoods and Mile High Stadium.

AHEC, CCD, MSU Denver, CU Denver, and the City of Denver have explored numerous strategies to overcome the infrastructure barriers to connectivity between the Auraria Campus and the surrounding city. As an urban research university, CU Denver understands that campus-city connectivity—physical, programmatic, and perceived—is vital to its strategic plan and mission.

### PAST & ONGOING PLANNING

Over three decades AHEC and MSU Denver, CCD, and CU Denver have collaborated in the preparation of CDHE required Master Plans for AHEC. Each successive document has informed collective and individual institution decision-making. The City and County of Denver, Downtown Denver Partnership, Connect Auraria, and other entities have undertaken studies for downtown Denver that included the Auraria Campus. A few key studies are summarized below.

The **2001 AHEC Master Plan** retained some original guiding principles, such as improving the Commuter-Campus experience and one campus shared by three institutions working together. The 2001 plan prioritized physical campus organization around parking—its accessibility, quantity, and location relative to destinations. Both were then critical to the successful function of the campus.

However, a rapidly changing world was beginning to confront higher education: Will the combined impacts of innovations in technology

and communication, and the shifts in demographics, urbanism, transportation, economics, and globalism—redefine higher education and the campus?

The **2007 AHEC Master Plan Update** began to address these timely and important issues. One response was the new campus organizational concept that defined a shared core campus surrounded by agreed-upon CU Denver, MSU Denver, and CCD neighborhoods. The concept supported the growing need for each institution to create a distinct identity, to provide the institution-specific facilities and spaces needed to support current and new academic programs and research, and to improve student life and success. The neighborhood concept remains the defining organizational model for AHEC campus-wide master planning and for each institution undertaking individual planning studies in support of their strategic mission and vision.

The **Downtown Area Plan (DAP)** of 2007, led by the City and County of Denver, Denver Civic Ventures, Inc., and the Downtown Denver Partnership, Inc., was initiated. The planning process involved numerous government agencies, non-profit associations and organizations, business and industry leaders, local higher education institutions, and community/neighborhood organizations. The plan set downtown *Vision Elements—Prosperous, Walkable, Diverse, Distinctive and Green*—necessary to achieve a vibrant, economically healthy, growing and vital

downtown Denver. The plan also identified seven transformative projects seen as the most critical steps to advancing downtown and enhancing livability and economic health. While each project is equally important to transforming downtown, the following transformative projects would specifically impact and improve the Auraria Campus:

**Energize Commercial Core:** Bolster economic opportunities and enhance the pedestrian experience

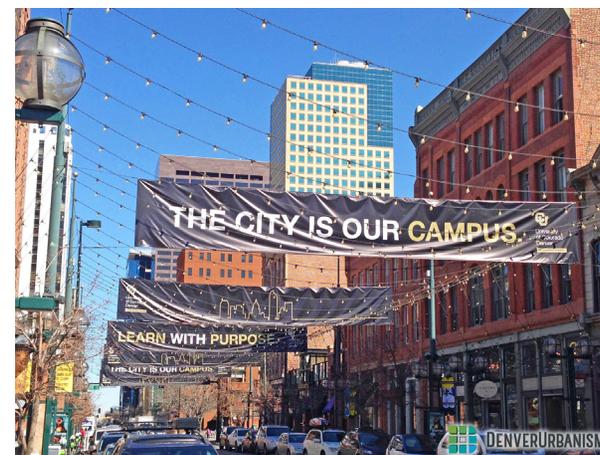
**Building on Transit:** Local Denver-serving transportation

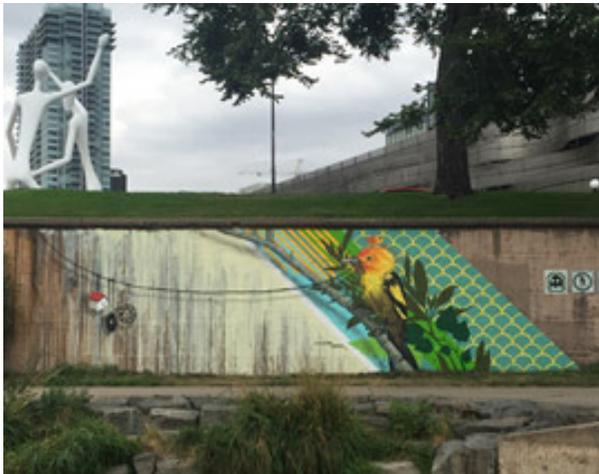
**Grand Boulevards:** Transform Speer, Colfax, and Auraria Parkway into memorable, multi-modal boulevards

**Diverse City:** Embrace Adjacent Neighborhoods

**Distinctive City:** Connecting Auraria - Lawrence and Larimer Streets as major pedestrian crossings

The **2009 CU Denver Micromaster Plan** was the first CU Denver-specific physical planning effort undertaken, and the study focused primarily on urban design issues and opportunities that would result in a more cohesive “neighborhood.” The study recommended an expansion of CU Denver’s neighborhood across Speer Boulevard to link its Auraria Campus neighborhood with the university’s buildings and urban spaces





downtown. The plan designated Lawrence and Larimer Streets as the primary multi-modal connectors across Speer Boulevard, which was consistent with several transformative projects identified in the DAP.

The **2012 AHEC Master Plan Update** reinforced the neighborhood organizational concept and explored planning and design strategies for the campus similar to transit oriented development (TOD) that creates vibrant, high-density, pedestrian-oriented environments centered around light rail stations. The plan maximized future campus development potential by taking full advantage of the allowable building massing and heights, especially along Speer Boulevard and West Colfax Avenue, to better integrate the campus into the surrounding urban fabric of downtown.

In 2014, the **Connecting Auraria Coalition** formed to study the crossings into the Auraria Campus along Speer Boulevard, Colfax Avenue, and Auraria Parkway. The Coalition worked with the consultancies Design Workshop and Felsburg Holt and Ullevig to develop recommendations for Lawrence and Larimer Streets at Speer Boulevard. The recommendations included creating more prominent crosswalks, widening sidewalks through lane closures and using lighting, banners, signage, and planters to improve the safety and attractiveness of these crossing points.

In 2016, AHEC, the Downtown Denver Partnership, the City and County of Denver and other partners commissioned H3 to study the Speer Boulevard crossing, with a particular focus on linking DCPA and the Auraria Campus. As described in “Ideas for Connecting the Auraria Campus + Downtown,” H3 came up with a concept that included both at-grade improvements (bike lanes, land closures, and widened sidewalks) and a pedestrian bridge that would span both the northbound and southbound lanes of Speer Boulevard.

The City of Denver considered the H3 recommendations for funding as part of a general obligation bond (GO Bond) that Denver voters will consider in the fall of 2017. As of the writing of this document, the city is no longer considering the pedestrian bridge for the GO Bond but is still considering the at-grade improvements that H3 recommended.

Planning for a **Downtown Loop** was recently announced by the Downtown Denver Partnership. The Downtown Loop will be an urban trail for pedestrians and cyclists that will form a ring around the central business district connecting neighborhoods, parks and other points of interest. The latest proposal shows the trail passing through the Auraria Campus along 11th Street and Curtis Street.

## REGIONAL CONNECTIVITY

CU Denver is regionally accessible using many transportation options. Light rail stations surround the Auraria Campus, including stations adjacent to CVA and the Boulder Creek Building. The Theatre District-Convention Center Station is three blocks from the CU Denver Building. RTD bus service serves the edges of the CU Denver Neighborhood, with Routes 6 and 43 passing through the neighborhood on Larimer Street. CU Denver also provides a shuttle with hourly service between CU Denver and the CU Anschutz Medical Campus in the City of Aurora, with midway stops at the VA and National Jewish hospitals in Denver.

The 2017 Auraria Campus Master Plan supports a future transit shuttle operating on portions of Larimer Street, potentially between the 38th Street/Blake Street Light Rail Station and the Auraria West Station. Although this alignment through the Auraria Campus would directly serve CU Denver, the timing, operation, and ownership of the transit shuttle are not yet determined.

The proposed Bus Rapid Transit (BRT) on Colfax Avenue would provide a direct transit connection from CU Denver to CU Anschutz. BRT is an enhanced transit option that features upgraded vehicles, enhanced stations, and operation in a dedicated transit lane wherever possible. The proposed BRT system on Colfax would operate buses every five minutes; the

existing RTD Route 15 would continue to provide local bus service. Figure 6-1 on the following page shows all of the current and proposed transit options that serve CU Denver students, faculty, staff and visitors.

## CIRCULATION

### VEHICULAR CIRCULATION

The 2012 Auraria Master Plan Update and Implementation Study recommended, as mentioned previously, the continued reorganization of the Auraria Campus into a more compact pedestrian-friendly urban campus that better reflects the adjacent Central Business District (CBD). One recommendation was to reinforce, and where needed, reintroduce the historic street grid with urban roadway dimensions and on-street parking.

In 2016, AHEC successfully extended 11th Street from Larimer Street to Auraria Parkway. The new section accommodates CU Denver pedestrian, bicycle, and vehicular movement and creates a new campus ingress/egress point at Auraria Parkway and 11th Street. Also extended was Walnut Street from the Tivoli Parking Garage to 12th Street to improve the overall access and flow on the Auraria Campus. The expanded roadways enabled RTD to modify bus circulation patterns that improved access to the Auraria Campus. The 2017 Auraria Campus Master Plan does

not recommend any additional circulation changes that will directly impact the CU Denver Neighborhood on the Auraria Campus.

In the CU Denver Neighborhood in downtown Denver, the City of Denver does not have planned changes to vehicular or pedestrian circulation, other than those considered in the 2016 Ideas for Connecting the Auraria Campus + Downtown Concept Plan.

### PEDESTRIAN CIRCULATION

Pedestrian circulation within the CU Denver Neighborhood on the Auraria Campus follows, for the most part, the historic urban block pattern of the former neighborhood that preceded AHEC. Streets accessible to private vehicles have sidewalks, while streets that now function as service corridors no longer have sidewalks. Pedestrian malls, such as Lawrence Way and 10th Street, are located within former street right-of-ways. Together these provide a network of pedestrian paths that connect the Auraria Campus to the downtown urban grid.

The section of Speer Boulevard that includes the intersections of Larimer, Lawrence, and Arapahoe streets in the CU Denver Neighborhood does not presently provide users a comfortable, pedestrian-friendly environment. The volume and excessive speed of vehicular traffic through this section of Speer Boulevard make it challenging to provide an adequate crossing environment in an urban education zone with large numbers of student, faculty, and staff pedestrians. Consistent with the

**LEGEND**

-  CU DENVER OWNED BUILDING
-  PROPOSED CU BUILDING
-  AURARIA BUILDING WITH CU USE
-  BUILDING WITH NO CU USE
-  LIGHT RAIL
-  BUS SERVICE
-  PROPOSED COLFAX AVENUE BUS RAPID TRANSIT
-  PROPOSED TRANSIT SHUTTLE
-  DOWNTOWN LOOP CONCEPT
-  NEIGHBORHOOD CONNECTOR
-  DENVER B-CYCLE STATION

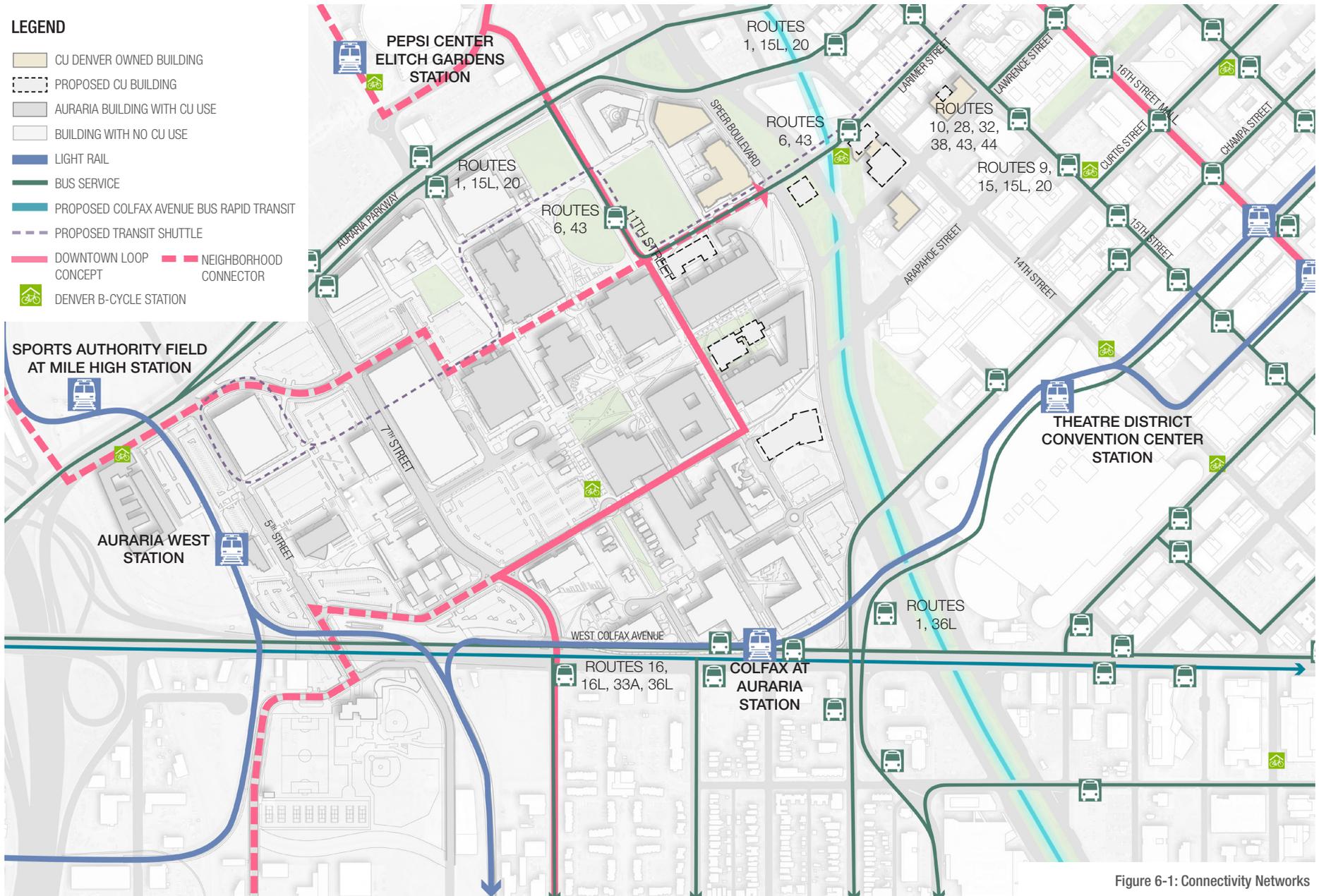


Figure 6-1: Connectivity Networks

Downtown Denver Area Plan strategy to create “A Walkable City Putting Pedestrians First,” the intersections should be redesigned to be safe and pedestrian-friendly with adequate timing to enable pedestrians to fully cross Speer Boulevard.

The western boundary of the CU Denver Neighborhood is 11th Street, which becomes St. Francis Way south of Arapahoe Street. The full roadway is one of only two extant streets that traverse the campus south/north, from West Colfax Avenue to Auraria Parkway. The other roadway, 7th Street, is in the western sector of the Auraria Campus.

Between Larimer and Arapahoe Streets, 11th is a service corridor that provides access to the North Classroom Building, the Science Building, and Auraria Library service areas. Nevertheless, students frequently use the service road—negotiating around service vehicles and dumpsters—due to its prime location and direct, continuous route. Pedestrian circulation on 11th Street is possible but not ideal.

Urban campuses across the country have similar conflicting-use corridors, and many have successfully transformed them into safe and welcoming multi-modal corridors without hampering service functions. Collaborating with AHEC, the university can achieve a similar outcome on 11th Street that repositions a largely neglected back-of-house street into a welcoming, safe and multi-modal corridor.

The CU Denver Neighborhood has another extant north/south pedestrian passageway on Auraria that evolved by chance, and subsequently design. The route alternates between external walkways and internal building atriums and corridors (Figure 6-2).

The university has worked to reinforce this unique passageway with each new renovation and construction project. Still, the lack of a coherent pattern and signage reduces its overall use, except by those in the community that are very familiar with the campus.

The north/south pedestrian axis should be intuitive, and it should extend from the Student Wellness Center to the proposed Engineering and Physical Sciences Building. As envisioned, it will have many components with varying characteristics:

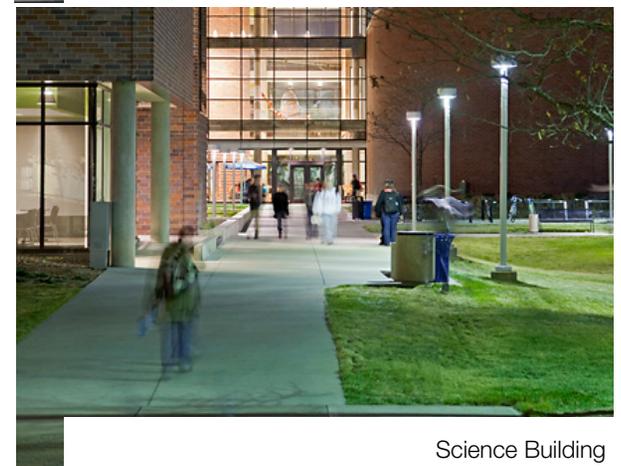
1. From the Student Wellness Center front door, it will run down the 12th Street east side sidewalks, past the Student Commons Building west door.
2. After crossing Larimer Street, it will run through the North Classroom Building down the C1400 corridor.
3. It will cross Lawrence Way, between the Science Building and the future Instructional Lab Wing (as described in Section 6) through the Science Building down the C100C corridor.



CU Denver CAP Studio Transforming Urban Alleys



North Classroom Building



Science Building

4. From there it crosses Arapahoe Street and leads directly to a major entrance of the proposed Engineering and Physical Sciences Building.
5. The internal circulation of the proposed EPS Building should enable the continuation of the north-south pedestrian axis to future development sites on the Oak/Nutmeg and Maple Parking lots.

Two additional circulation changes and recommendations for the CU Denver Neighborhood in downtown are:

6. Work with the City, Larimer Associates, and DDP to revision and redevelop the “Larimer Alley” between Lawrence and Larimer streets.
7. If the university decides to redevelop the CU Denver Building Annex site, it should explore extending Larimer Alley between the CU Denver Building and the Annex to link the Business School to the Auraria Campus via a refurbished Creekfront Park.

Overall, the university hopes to work with AHEC, the City of Denver and its partner agencies to strengthen, enhance, and improve the safety of the existing network of pedestrian sidewalks, walkways, and malls within the CU Denver Neighborhood and larger Auraria Campus.

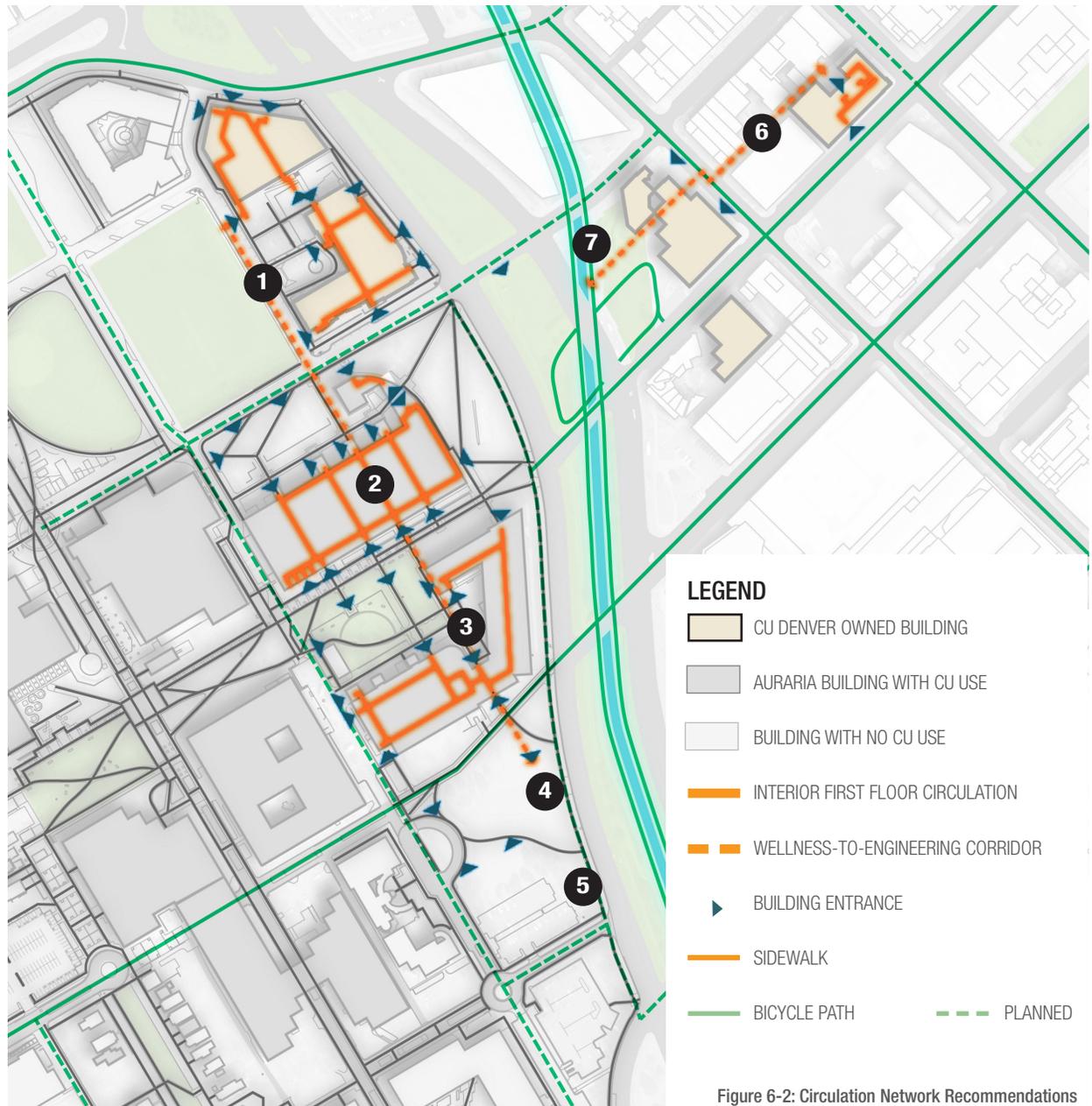


Figure 6-2: Circulation Network Recommendations

## BICYCLE CIRCULATION AND PARKING

Many CU Denver students commute to class on bicycles. Often, bicycle-parking demand exceeds the capacity of the racks on campus.

The Auraria Campus institutions have added many new bicycle racks and a new secure bicycle parking facility to meet growing demand. In particular, CU Denver added many bicycle racks to the campus inventory with the construction of Student Commons and will be adding more near the Student Wellness Center that opens in 2018. AHEC has plans for two additional secure bicycle-parking facilities, and CU Denver will continue to work with AHEC and the other Auraria Campus institutions to expand bicycle parking.

Currently, there are three B-Cycle stations conveniently located for CU Denver students near the CU Denver Building, the Arts Building, and CVA. B-Cycle is a bike-sharing program that allows a user to rent a bike by the hour or day and offers monthly or annual memberships.

The Auraria Campus has responded to increases over time in bicycle commuters by enhancing on-campus bicycle facilities and improving connections to off-campus facilities. The 2017 Auraria Campus Master Plan recommends additional bicycle lanes and street sharrow markings to strengthen the bicycle network on-campus and improve linkages to local and regional bicycle paths and trails.



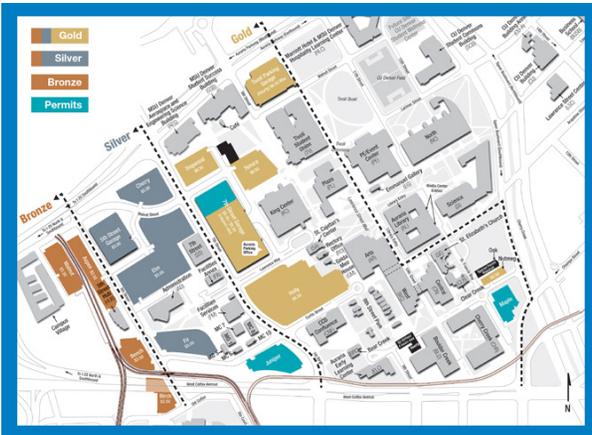
Sharrow Marking



Bike Racks at the Auraria Library



Cherry Creek Bike Path Behind the CU Denver Building



## VEHICLE PARKING

### AURARIA CAMPUS VEHICLE PARKING

AHEC manages the parking enterprise on the Auraria Campus for CU Denver and other Auraria institutions. Parking locations are strategically located to provide adequate inventory for each institutional neighborhood. Overall, AHEC provides 6,300 spaces in its managed facilities, which includes 137 spaces that meet Americans with Disabilities Act (ADA) requirements, 44 spaces for motorcycles, 142 spaces for service/loading, and 216 metered spaces.

The 2017 Auraria Campus Master Plan envisions a shift from mostly surface parking lots to structured parking. As a land-locked campus in a dense urban environment, all future development of facilities and other vital functions will need to occur on surface lots. The Auraria plan also recommends that all new parking structures include other uses such as retail, office, classrooms, etc., to create multi-functional facilities.

Except for the first two weeks of the spring and fall semesters when parking demand is at its peak, the current inventory of parking is adequate to meet campus demand. The 2017 Auraria Campus Master Plan proposes to maintain the current number of on-campus parking spaces while transitioning those spaces into structured parking. The long-term idea is to accommodate future enrollment

growth on the campus by encouraging and promoting more sustainable means of commuting to and from campus.

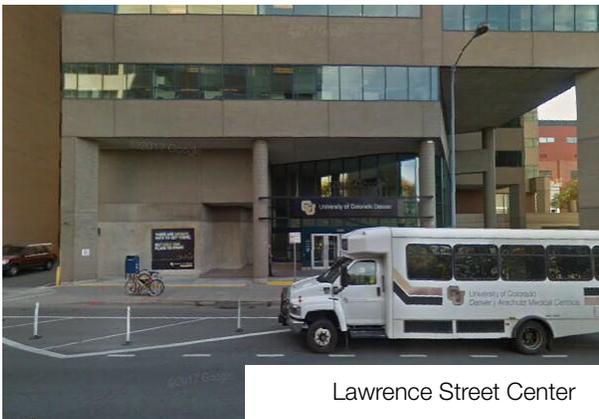
Recent trends on the Auraria Campus of decreased parking demand due to increased use of public transit validate this direction. Less than ten years ago, more than 75% of Auraria Campus students, faculty and staff drove to the campus, and parking demand exceeded supply. Today, nearly 30 percent of Auraria Campus students use transit to commute to the campus.

Wherever possible, AHEC will add on-street parking throughout the campus. Currently, on-street parking only exists on 11th Avenue/ St. Francis Way, with new on-street metered parking on 11th Avenue, Walnut Street, and Larimer Street.





CU Denver Building



Lawrence Street Center



Business School

## CU DENVER VEHICLE PARKING

The Parking and Transportation Department within Facilities Management oversees CU Denver Neighborhood parking in downtown, within three CU Denver facilities: Business School; Lawrence Street Center; and the CU Denver Building. The total number of spaces provided is 426.

The **CU Denver Building** parking garage has 155 spaces located on two levels. University faculty and staff rent, on a monthly basis, all the spaces in this garage, except for 40 spaces that the Hotel Teatro rents for its valet parking operation. Bicycle racks are on the upper level.

The **Lawrence Street Center** has a shared garage for the university and residents of the adjoining condominium building called the Residences at Lawrence Street. The garage includes 175 spaces on two levels. The residential building occupants own 58 spaces, and the remaining 117 spaces are available only to CU Denver faculty and staff for monthly rental. Bicycle racks are on the upper level of the garage.

The **Business School** garage includes 96 total spaces on two levels, all of which are available only to CU Denver faculty and staff for monthly rental.

There are no plans within the horizon of the 2017 Facilities Master Plan to alter the management of any of the three parking garages.

## OPEN SPACE

As the Auraria Campus matures, it is incrementally transitioning from a commuter campus to a dense, urban campus. CU Denver is leading this transition with facilities in downtown, new buildings on the Auraria Campus—Science Building, Student Commons, and Wellness Center—that are urban in scale and massing without setbacks, and the dearth of large surface parking lots found throughout the campus. However, its on-campus neighborhood retains some older, low-density buildings with deep, turfed setbacks. Future CU Denver development of its available sites should be urban in character and density, with taller buildings, minimal setbacks, and smaller, highly programmed open spaces.

The following projects can help CU Denver maximize the use of its open spaces as future development occurs. Each project has a unique number that corresponds to a location shown on Figure 6-3.

## CU DENVER NEIGHBORHOOD IN DOWNTOWN

East of Speer Boulevard, the campus is urban. The university does not control the public right-of-way at its buildings and nearby open spaces. However, the students, faculty, and staff utilize neighboring parks and plazas like Creekfront Park, Writers Square, 16th Street Mall, and Skyline Park.

1. With the redevelopment of the CU Denver Building Annex site, the university should collaborate with Denver Parks and Recreation to redesign and redevelop Creekfront Park. This public park should have greater visibility, safety, and accessibility from 14th Street. Pedestrians in the redeveloped alley between Lawrence Street and Larimer Street should be able to cross 14th Street and connect to the creek.
2. The triangular turfed area within the Speer Boulevard median between Market and Larimer Streets is currently un-programmed and underutilized, despite its prime location. CU Denver should work in partnership with the City, DDP and Connect Auraria to explore ways to improve the functionality and visual appeal of this important site.

### CU DENVER NEIGHBORHOOD ON AURARIA

West of Speer Boulevard, the campus has a mix of different physical characteristics that speak to the different functions and design styles during its evolution. The range includes areas with traditional campus quads and malls edged by buildings, to a commuter-campus with solitary buildings surrounded by large parking lots, to the current urban approach of tightly-massed facilities interspersed with plazas and terraces. The CU Denver Student Commons and Student Wellness Center, as well as the MSU Denver Student Success Building, are examples of the latter.

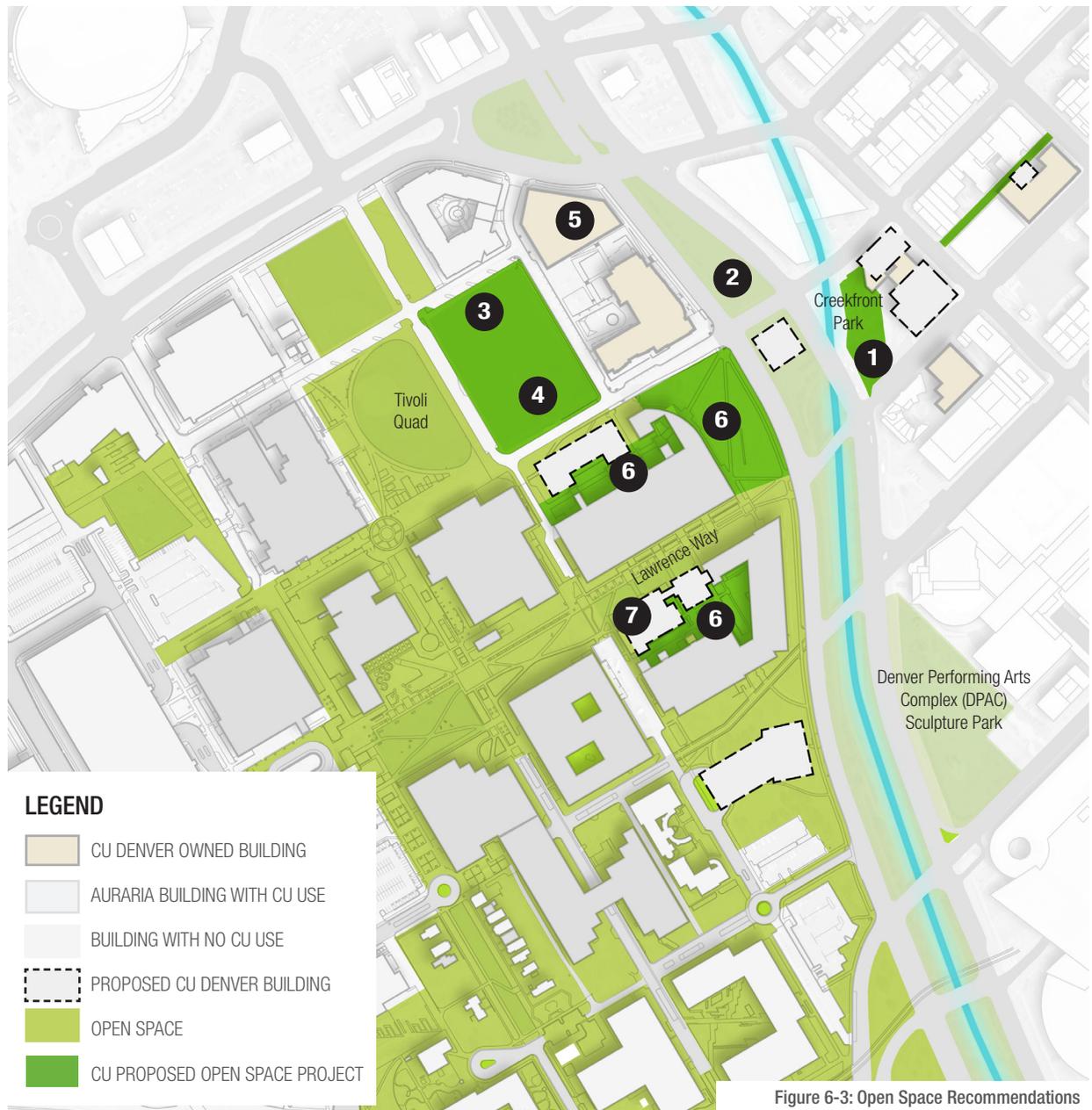


Figure 6-3: Open Space Recommendations

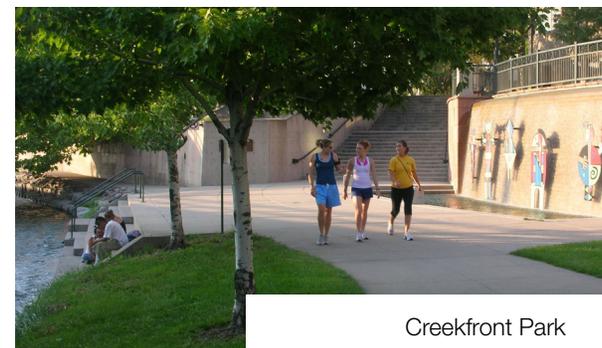
3. Over the 10-year horizon of this plan, the university will maintain the one recreation field located adjacent to the Student Commons Building and Student Wellness Center. The university will continue to use this field for club sports and recreational activities, particularly if demand rises due to increases in on-campus residents.
4. Beyond this 10-year planning horizon, this plan assumes that the field is a long-term land bank for vertical development as needed to accommodate program and enrollment growth. At that time, recreation facilities would need to be located off-campus, preferably in an area accessible by transit. Over the next decade, the university should make minor improvements to the field to increase its flexibility and use. However, it should avoid significant investments in the field given the uncertainty of its function beyond the 10-year horizon of the Facilities Master Plan.
5. Over the next ten years, not slated for development is the turfed area that fronts North Classroom Building along Speer Boulevard. However, as all open space and surface parking is a land bank for future development, this open space may, when needed, become a new building site. In the interim, the university should better utilize the open space that is currently no more than a drainage ditch and unused “gap” space between academic buildings.

The site is also adjacent to the Larimer Street/Speer Boulevard intersection, which informally serves as the primary pedestrian gateway to CU Denver on Auraria. In spite of the heavy student, faculty and staff foot traffic, the intersection and the open space lacks a sense of arrival, branding and critical wayfinding. Students and the university have on occasion set up temporary banners and signage for events, which have briefly activated the site and created a vibrant and visual CU Denver presence seen by motorists and people in adjacent residential and office towers.

Transformation of the site into a CU Denver Neighborhood–Auraria Campus welcoming plaza would help enliven this campus edge, highlight activity in the North Classroom Building, and serve as a highly-adaptive event space for students and the university.

6. The university has designated open spaces adjacent to the North Classroom and Science Buildings as future development sites. When developed, site planning and design should integrate open spaces. Some options include:

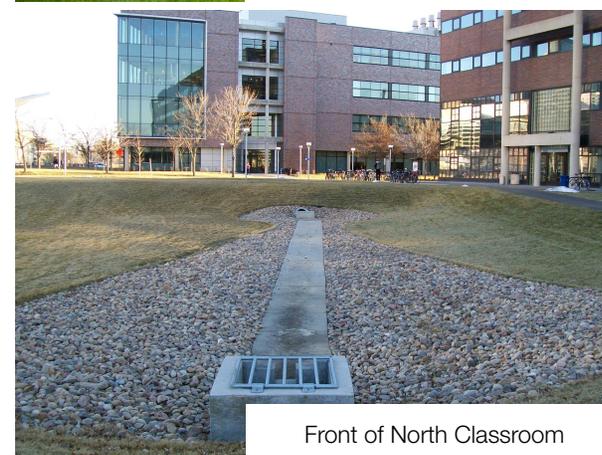
- Plazas and courtyards with a mix of hardscape, planting and shaded seating opportunities.
- Green roofs.
- Green walls in highly visible locations in/on new and renovation of existing building.



Creekfront Park



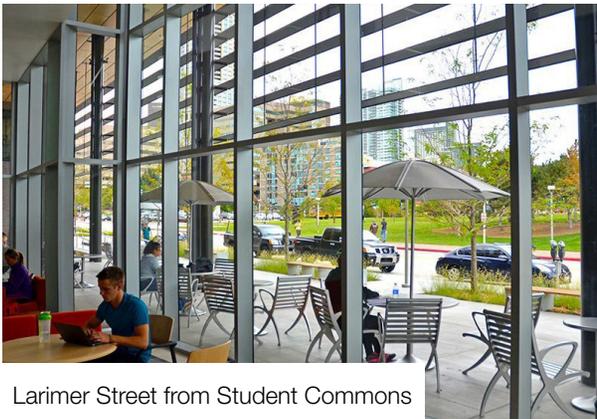
Recreation Field



Front of North Classroom



Larimer Street by Speer Boulevard



Larimer Street from Student Commons



Lawrence Way

7. Lawrence Way should remain a wide, landscaped and shaded pedestrian path. To accomplish this, the north facades of the proposed Instructional Lab Wing and Science Building addition projects should not extend any further into Lawrence Way than the north facade of the Auraria Science Building.

The university should work with AHEC and the City to ensure that the planning and design of streets, pedestrian ways, and bikeways are a meaningful part of the campus and downtown public realm. The design of neighborhood landscapes, plazas, malls, and courtyards should fit—in materials (soft/hard), scale, safety, lighting, and sustainability—an urban campus environment. Pedestrians and cyclists should feel comfortable transitioning from one mode to another. When designing open spaces within the CU Neighborhood, the university must closely coordinate with AHEC, which has design review authority of all on-campus projects.

When locating any new building or addition, the design team should consider solar orientation to provide outdoor spaces that provide shade in summer and warmth from the sun in the winter.

## UTILITIES

AHEC either directly provides utility services or manages relationships with utility providers for the three institutions with facilities on the Auraria Campus. AHEC will continue to provide this service by its infrastructure master plan, prepared in 2012.

Utilities provided to the three CU Denver buildings in downtown include a combination of municipal and quasi-municipal providers, and the university's Office of Facilities Management oversees these relationships.

## DEVELOPMENT CAPACITY

Several factors, including specific site conditions (such as soils and flood plains), City or AHEC parking requirements, funding, and market factors dictate the maximum development capacity of the parcels within the CU Denver Neighborhood. The two primary development constraints—maximum height and minimum setbacks—are determined by City of Denver zoning regulations that also include two city view plane protection overlays described below.

### VIEW PLANE PROTECTION OVERLAYS

As a state entity, CU Denver is not bound to comply with municipal zoning requirements nor with view plane overlays such as the Old City Hall and State Capitol View Planes. These limit building heights to maintain views of the mountains from Bell Park (the Old City Hall site at Larimer Street and 14th Street), and from the front steps of the State Capitol respectively. See Figure 6-4 for the extents of both view planes.

CU Denver, however, seeks to engage and collaborate with the City of Denver, AHEC, and its partners within the downtown community to ensure that university development and improvements not only sustain and advance its strategic plan and mission, but also support the goals of AHEC, the City, and its partners.

As shown in Figure 6-4, the Old City Hall and State Capitol View Planes both effect at least

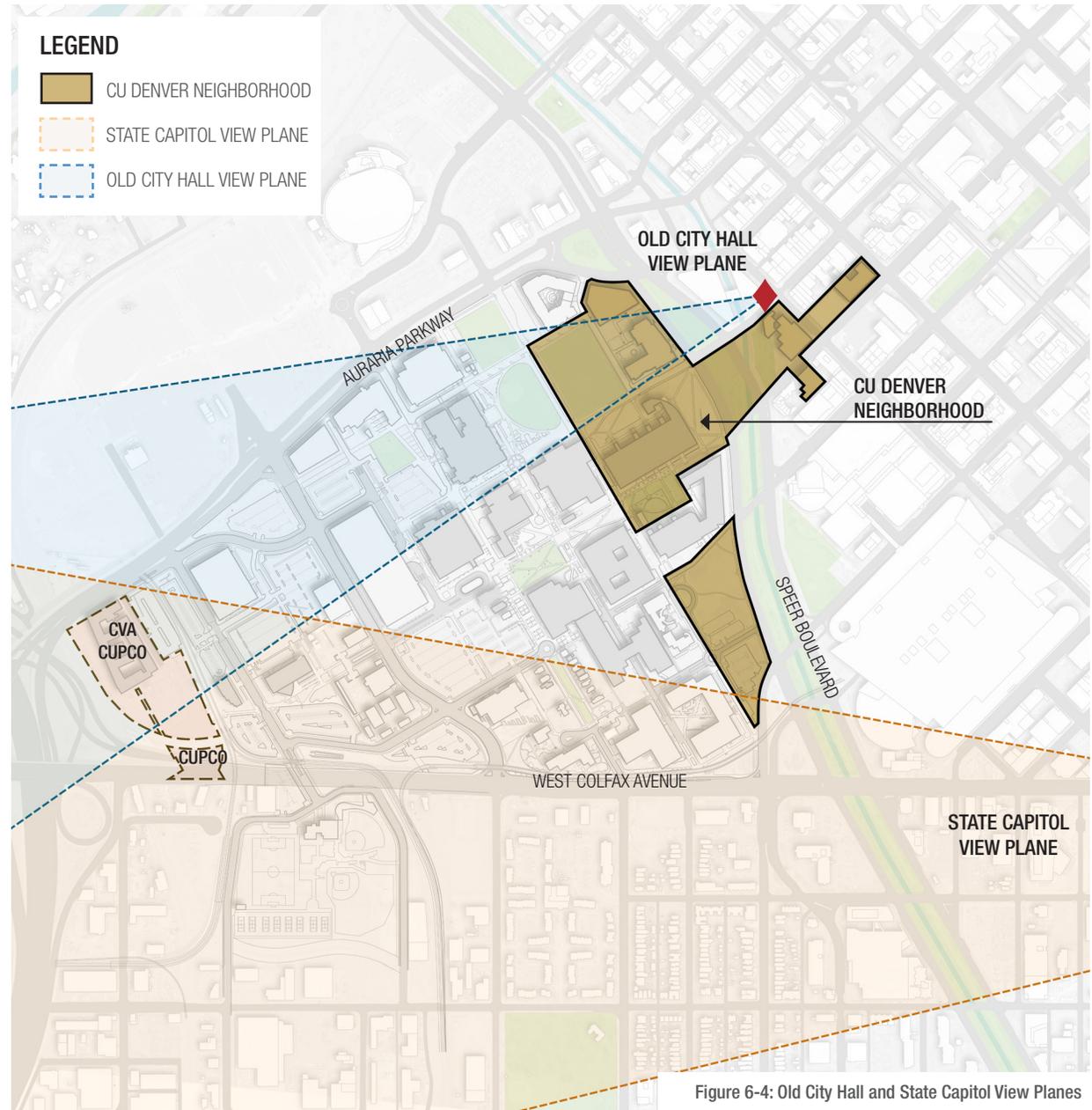


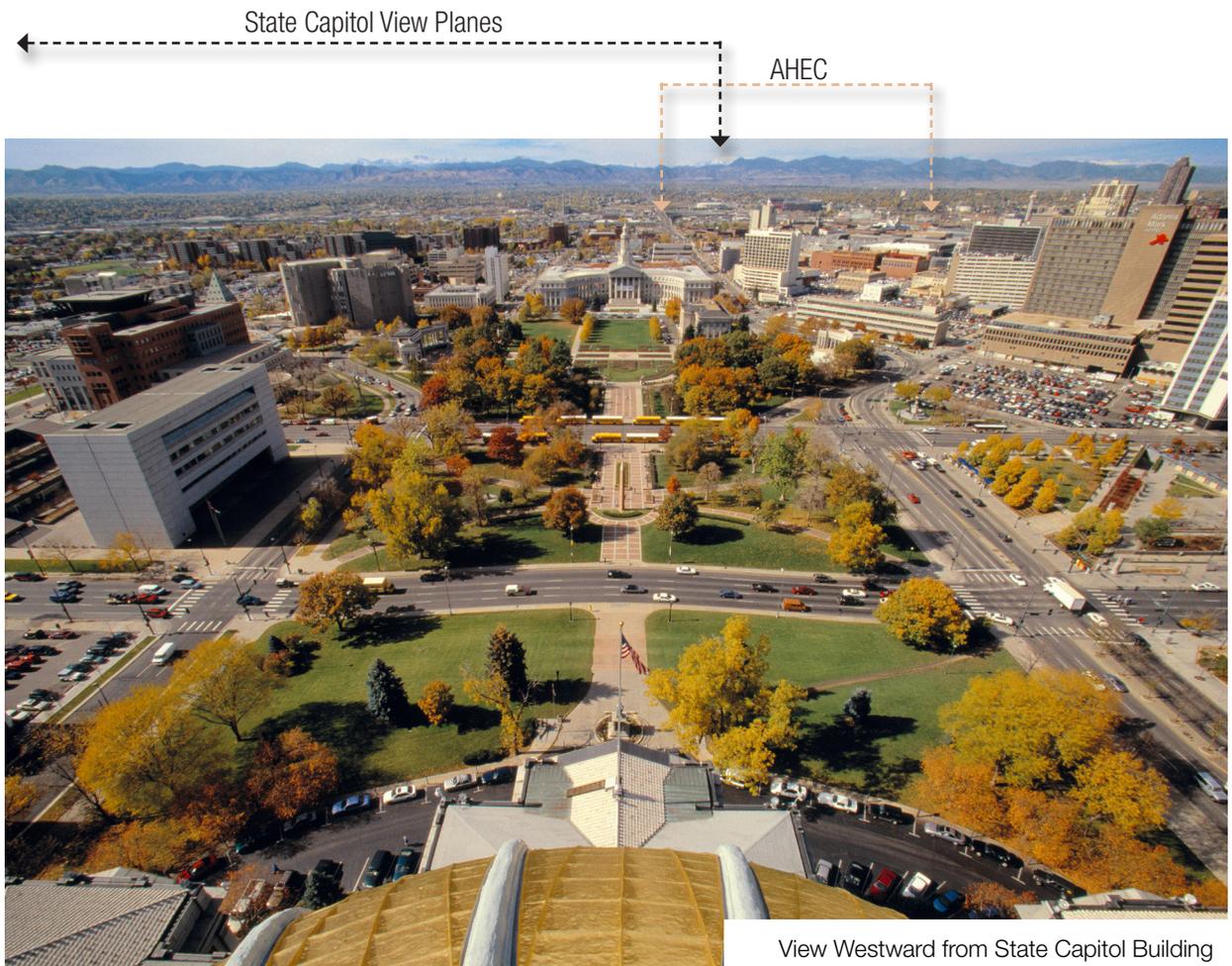
Figure 6-4: Old City Hall and State Capitol View Planes

a portion of the CU Denver Neighborhood on Auraria. The allowable building height is site-specific and determined by the angle between the point of origin to the desired view and the site elevation.

The Old City Hall View Plane has a more significant impact on the CU Denver Neighborhood due to the proximity of the origin point. In designing the Student Commons Building, the university hoped to maximize site development capacity, which would exceed height limits specified by the view plane. As a result, the university sought city and community input throughout the design process. Based on input, the university modified the design to preserve views of the Tivoli Tower from downtown.

CU Denver is committed to seeking partner and community input during the design phase of university projects into the future. The development capacities shown on the following pages assume that CU Denver will claim an exemption from the Old City Hall View Plane height requirements, but will discuss each project individually with the city, partners and the community.

The State Capitol View Plane affects the total CVA site, including the adjacent parking lot and vacant parcels. It also may influence the edge of any future long-term redevelopment of the Maple parking lot at the southern edge of the CU Denver Neighborhood on Auraria.



## ZONING

Auraria Campus is zoned as a Campus Education Institution (CMP-EI), district that has a maximum height limit of 150 feet. CU Denver buildings and potential expansion sites outside the campus have differing zoning and height restrictions. See Figure 6-5 for the maximum development volumes for the buildings along the Speer Boulevard corridor.

## DEVELOPMENT CAPACITY SUMMARY

The building footprints contained in the 2012 Auraria Campus Strategic Implementation Plan were used to estimate CU Denver’s total development capacity, which includes the parcels within the CU Denver Neighborhood.

The maximum development capacity for CU Denver is nearly 2.5 million GSF, broken up into the following three categories:

- **CU Denver Neighborhood on Auraria: 1.9 million GSF**
- **CU Denver Neighborhood in Downtown: 131,498 GSF**
- **CU Denver Neighborhood Campus Village Apartments Area (CUPCO): 417,740 GSF**

This total does not include any CU Denver opportunity to acquire facilities from AHEC, other institutions, the City of Denver or other entities. The maximum development capacity is substantially more than the projected ten-year space need, which indicates that CU Denver:

- Has some latitude in determining its interim phasing. For example, the maximum build-out assumes development on every substantial open space within the CU Denver Neighborhood. The university may choose to reserve some open space to balance an increasing amount of urban development;

BUILDING	ZONING	ZONING HEIGHT MAX (FEET)
<b>CU DENVER OWNED</b>		
Student Commons Building	CMP-EI	150
Student Wellness Center	CMP-EI	150
CU Denver Field	CMP-EI	150
North Classroom Building	CMP-EI	150
North Classroom Site – North Site	CMP-EI	150
North Classroom Site – East Site	CMP-EI	150
Speer and Arapahoe Site	CMP-EI	150
Speer and St. Francis Way (Nutmeg)	CMP-EI	150
Speer and St. Francis Way (Maple)	CMP-EI	150
Walnut Lot (State Capitol View Plane)	CMP-EI	150
Beech Lot (State Capitol View Plane)	CMP-EI	150
5th Street Hub Site (State Capitol View Plane)	CMP-EI	150
Campus Village Apartments	R-MU-30	old code
CVA Parking Lot (State Capitol View Plane)	R-MU-30	old code
CU Denver Building + Annex Site	D-C, height area #1	200
Business School	D-C	no limit
Lawrence Street Center	D-TD	200
<b>AURARIA CAMPUS SHARED</b>		
Science Building	CMP-EI	150
Science Building Site	CMP-EI	150
Auraria Library	CMP-EI	150
Tivoli Student Union	CMP-EI	150
Plaza Building	CMP-EI	150
Arts Building	CMP-EI	150
King Center	CMP-EI	150
<b>OUTSIDE CU DENVER NEIGHBORHOOD</b>		
Speer City Parking Lot	CMP-EI	150
Denver Performing Arts Complex	D-TD	200

Figure 6-5: Zoning and Maximum Heights

- Has options as it negotiates with AHEC or with community partners such as the City of Denver or private developers; and,
- Should maximize the development capacity of all vacant sites to help meet program needs and increase the urban character of the university's neighborhood.

Lawrence Street Center 14-Stories

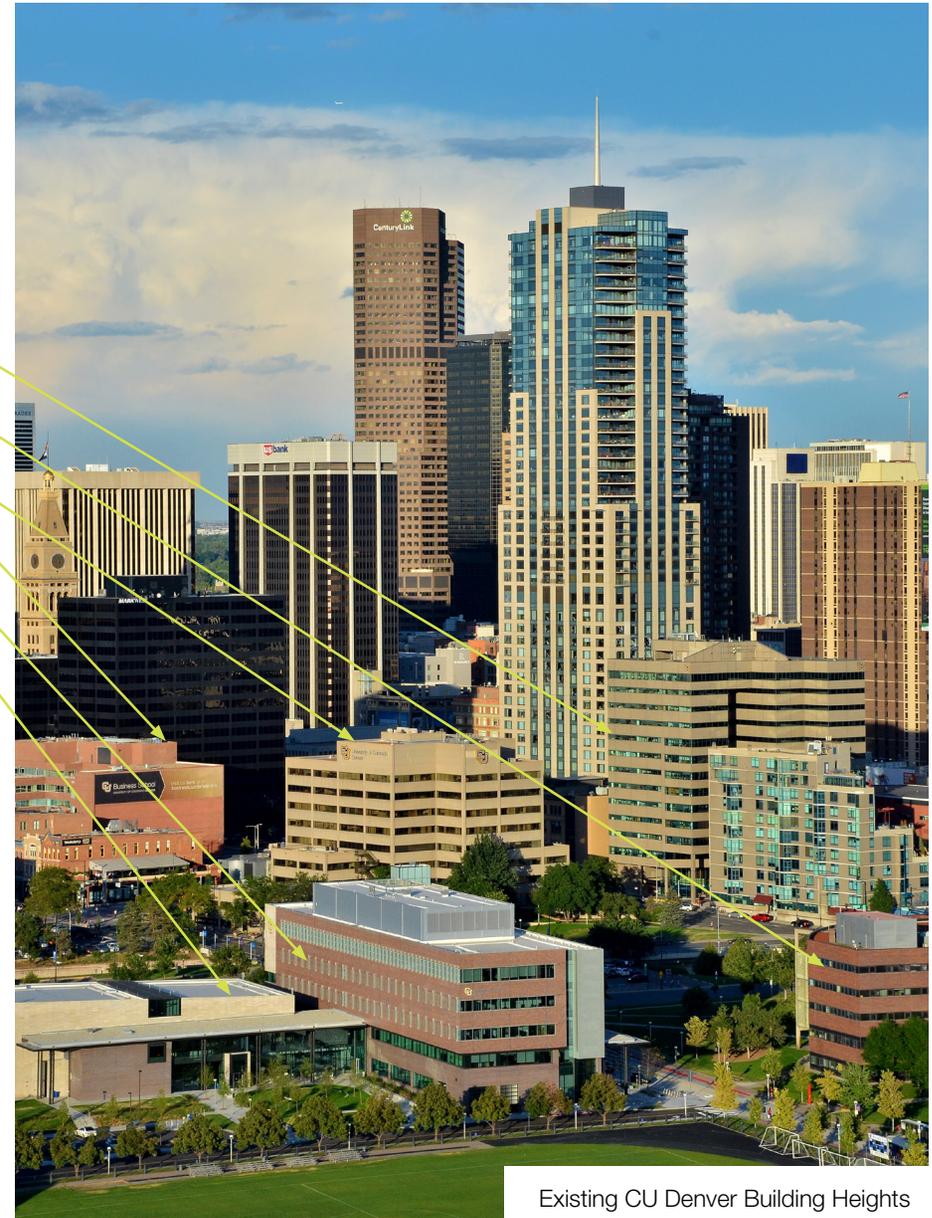
North Classroom Building "Hook" 5-Stories

CU Denver Building 8-Stories

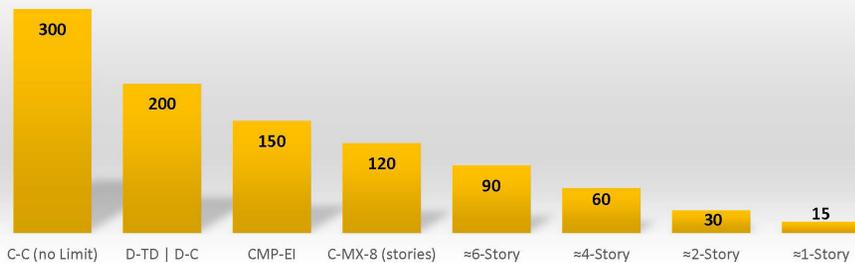
Business School Building 6-Stories

Student Commons Tower 5-Stories

Student Commons Academic Wing 2-Stories



ZONING HEIGHT MAXIMUMS (Feet)  
by zoning district



Existing CU Denver Building Heights

Figure 6-6, below, illustrates the maximum development capacity for the potential building sites within the CU Denver Neighborhood.

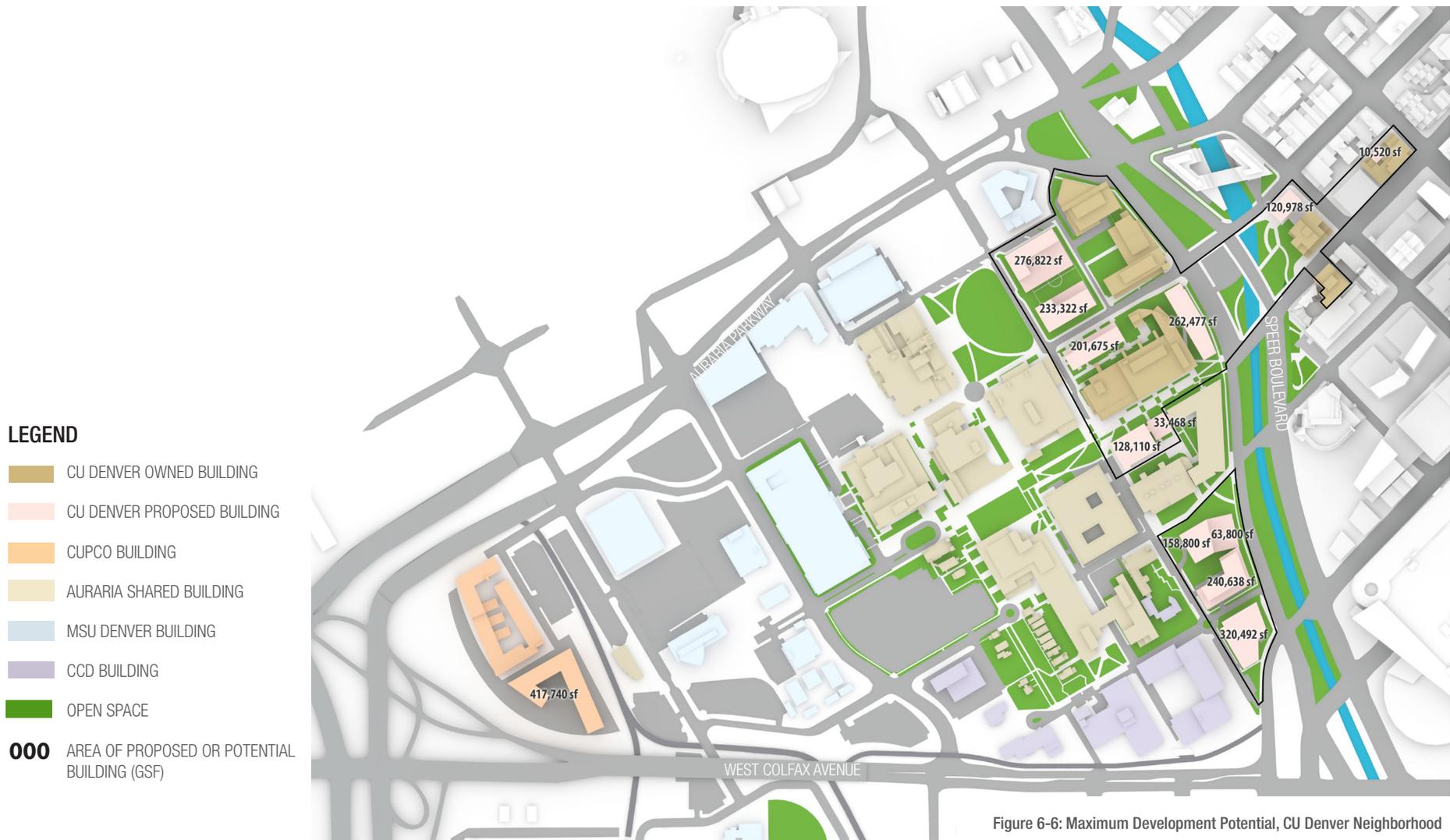


Figure 6-6: Maximum Development Potential, CU Denver Neighborhood

## AREAS FOR NEIGHBORHOOD EXPANSION

CU Denver has control over several potential development sites within its neighborhood on the Auraria Campus that can accommodate future growth. Also, the university has identified five sites outside its neighborhood that should be further evaluated relative to the university's strategic priorities and objectives.

### 1. SPEER BOULEVARD

Although infill development in downtown Denver is quickly reducing the number of the potentially viable development sites, there are a few remaining underutilized lots around CU Denver's Neighborhood that could if acquired, give the university an opportunity to expand its downtown presence. A surface parking lot owned by the City of Denver, was identified in the previously mentioned H3 Study as a potential CU Denver development site. The university should work with the city to explore viable strategies to obtain this Nexus site, and as needed, acquire other key parcels.

### 2. CAMPUS VILLAGE APARTMENTS

With the development of a First-Year Residence Hall or other housing, the future of CVA will need to be evaluated. CVA may continue to serve CU Denver students. Once opened, the First-Year Residence Hall will accommodate students who would otherwise reside in CVA. As a result, a strategic assessment of CVA and the adjacent vacant parcels should be undertaken to determine their future uses.

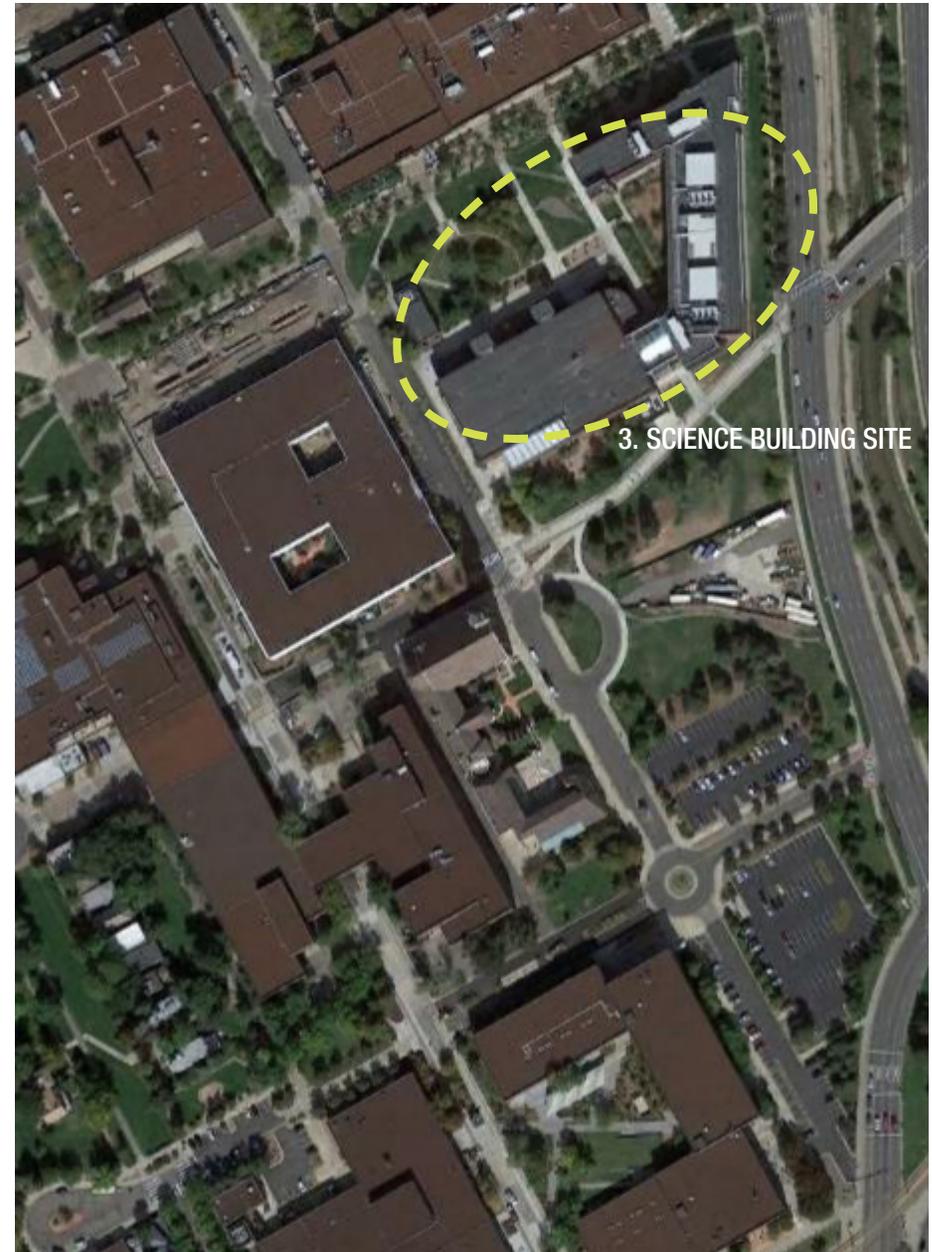


### 3. SCIENCE BUILDING

The Science Building is an Auraria Campus tri-institutional shared facility that is largely devoted to the physical sciences. The CU Denver departments of Biology and Chemistry are located in that building. In the future, if MSU Denver and CCD determine that institution-specific science buildings in their respective neighborhoods are a strategic priority, CU Denver would likely enter into discussions with AHEC to include the Science Building within its neighborhood boundary.

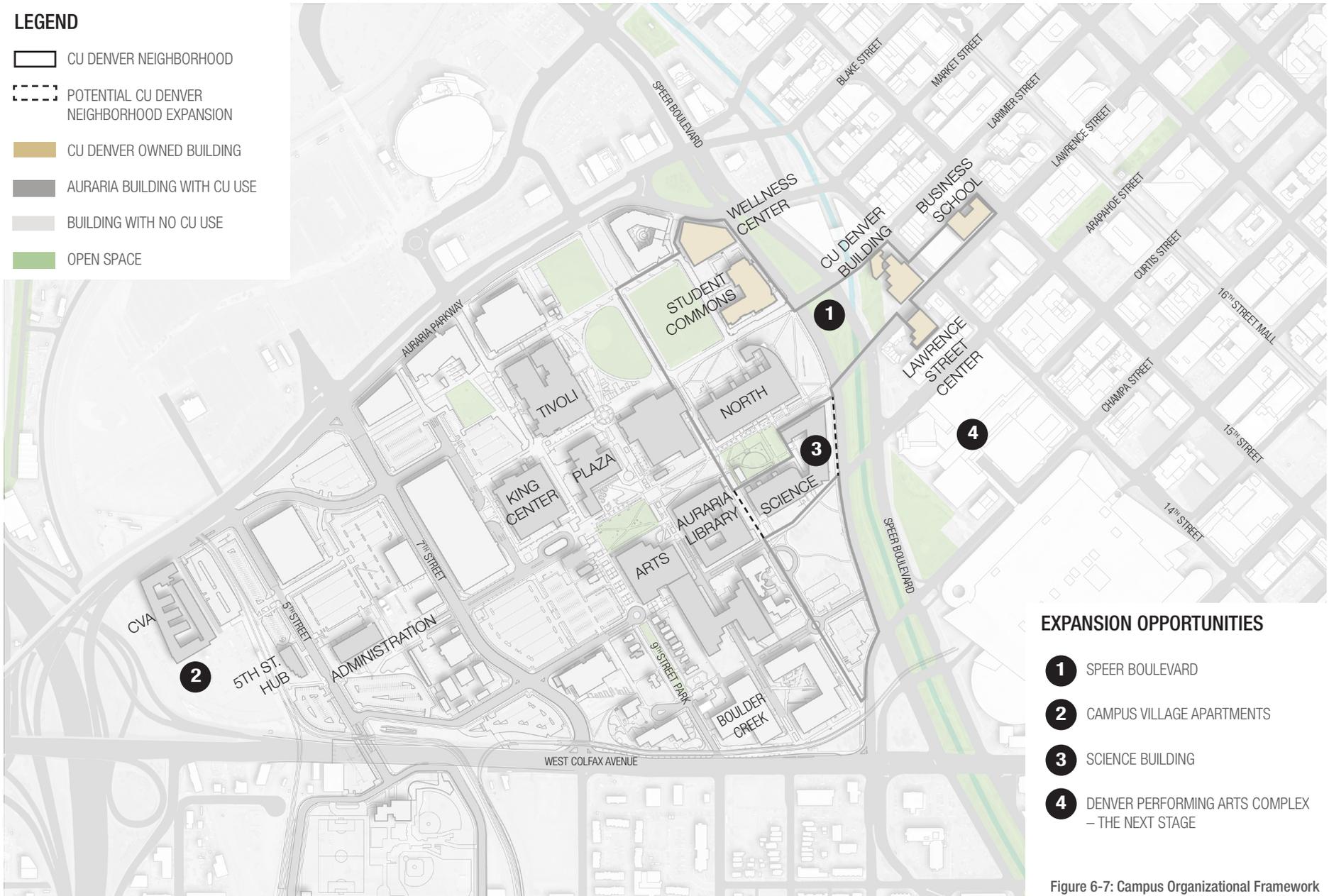
### 4. DENVER PERFORMING ARTS COMPLEX – THE NEXT STAGE

Denver Arts and Venues has prepared a redevelopment plan for the Denver Performing Arts Complex, titled Next Stage. Next Stage proposes to increase density on the site, create new residential units and expand arts education and lifelong learning opportunities. As Next Stage continues to develop and move forward, CU Denver should explore the opportunity for program and facility partnership opportunities with Denver Arts and Venues.



**LEGEND**

- CU DENVER NEIGHBORHOOD
- POTENTIAL CU DENVER NEIGHBORHOOD EXPANSION
- CU DENVER OWNED BUILDING
- AURARIA BUILDING WITH CU USE
- BUILDING WITH NO CU USE
- OPEN SPACE



**EXPANSION OPPORTUNITIES**

- 1** SPEER BOULEVARD
- 2** CAMPUS VILLAGE APARTMENTS
- 3** SCIENCE BUILDING
- 4** DENVER PERFORMING ARTS COMPLEX – THE NEXT STAGE

Figure 6-7: Campus Organizational Framework

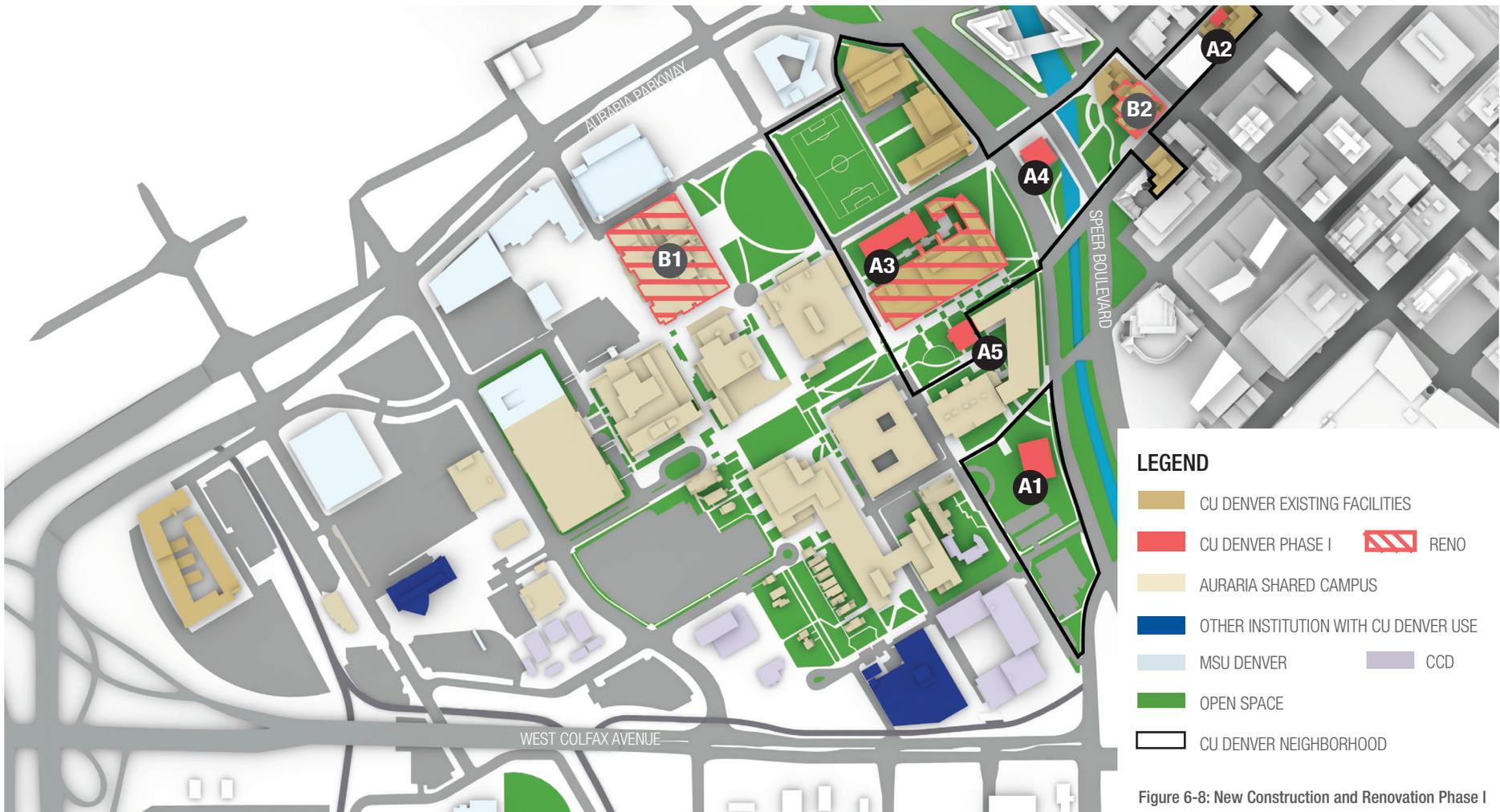


Figure 6-8: New Construction and Renovation Phase I

# 6.2 NEW CONSTRUCTION AND RENOVATION

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The long-term value of the 2017 Facilities Master Plan will be its ability to establish capital priorities and optimize limited and valuable resources.

The university has identified more than 60 potential renovations, new construction, open space, parking, and utility and infrastructure projects. They range in complexity from renovating space in the Tivoli Student Union to programming and constructing a mixed-use tower on the CU Denver Building Annex site. Each of the projects supports and advances CU Denver's strategic plan, mission, and goals, and the growth targets established in this plan.

## PROJECT PHASING

Based on strategic direction from the Executive Committee, the project team placed each recommended project into one of two phases to better align with the university's budget process and overall vision, distribute the costs to the university and the state of Colorado over time, and ensure a minimum baseline of student beds.

The phasing diagrams shown in this chapter depict a short-term strategic implementation horizon of zero-to-five years and a longer-term horizon of six-to-ten years. Each project has an identifier that reflects the project type and its priority in the overall building program. All new construction projects start with "A", while renovation projects start with "B."

Proposed project phasing should maximize the impact to university resources while minimizing campus disruption due to moving programs or user groups multiple times.

## PHASE I (YEARS 0-5)

Phase I of the Facilities Master Plan will provide new space for business, chemistry, integrative biology, and engineering to allow these programs to expand into state-of-the-art instructional facilities. It will also expand the number of on-campus beds to offer students additional residential options. Similarly, renovated space for architecture and planning programs will improve the instructional effectiveness of existing spaces and allow for expansion.

### A1. ENGINEERING AND PHYSICAL SCIENCES BUILDING

In May of 2017, the CU BOR approved an amended program plan for a new building to meet the academic and research space needs of engineering and applied and physical sciences programs, and the enrollment growth expected in these areas. This effort will also allow CEAS to vacate facilities that are not within the CU Denver Neighborhood, such as Boulder Creek. The new building and renovations of the North Classroom Building will provide CEAS and CLAS with state-of-the-art learning and student success environments.

The site of the proposed 60,000 GSF (37,800 ASF) building is an open turf area within the CU Denver Neighborhood that is south of the Science Building and adjacent to Speer Boulevard. This site has many advantages:

- A high profile location on Speer Boulevard that will improve the visibility of CU Denver's engineering and applied and physical sciences programs and will appeal to potential project donors;

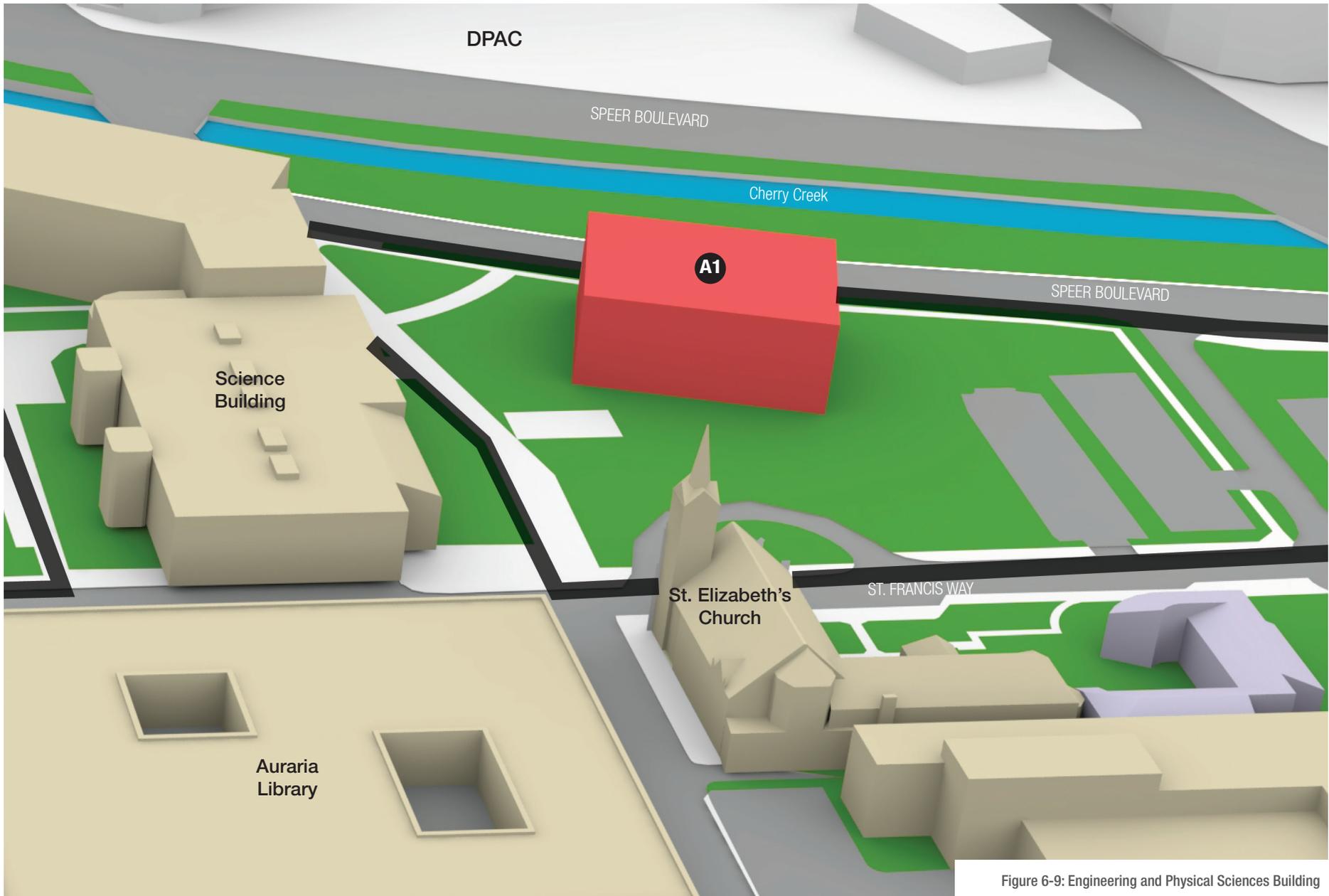


Figure 6-9: Engineering and Physical Sciences Building

- Proximity to the classrooms, laboratories, and offices in the Science Building;
- Access to an existing vehicle service corridor, St. Francis Way, that can accommodate the material delivery needs of the engineering and physical sciences programs; and,
- Adjacent expansion opportunities. The proposed Engineering and Physical Sciences Building will address near-term space needs. Anticipated future growth in these programs will require at least one more expansion of this building. The site can accommodate that expansion, as well as another future facility on an adjacent site.

As a result, the planning and design of this facility will be the first phase of a multi-building engineering complex. This first phase will front Speer Boulevard and Arapahoe Street and maintain the view of the historic St. Elizabeth's Church façade from Arapahoe Street. The functioning church will serve as a reminder of the area's history and a focal point that links the Auraria Campus to the community.

This new building will require some utility infrastructure relocations and extensions. The university will extend the power duct from 10th Street and Champa Street (northwest corner of the Cherry Creek Building) 650 linear feet to the site. For telecommunications, the university will install a 750 linear feet dual-directional conduit between utility holes 6 and 35. The building

will also require storm water treatment and detention.

There are no other projects required to facilitate this effort. The relocation of space in the North Classroom Building used by CEAS departments will enable CLAS to create active learning environments and a hub for student success and support services.

## **A2. BUSINESS SCHOOL PHASE II**

The continued growth of the Business School requires expansion within its existing building footprint. The proposed project includes infilling the Business School courtyard to provide an additional 9,603 ASF/12,804 GSF of events, classroom, and office space. Utility infrastructure for power and telecommunications will tie into the existing Business School.

## **A3. FIRST-YEAR RESIDENCE HALL WITH DINING**

The plan includes a proposed First-Year Residential Hall, programmed to include approximately 410 semi-suite beds (280 GSF/bed, 116,000 GSF), a ground floor food service facility (15,000 GSF), and community gathering spaces. The number of beds is derived from Brailsford and Dunlavey's demand analysis, with the policy overlay applied as described on page 84.

An allotment of 15,000 GSF has also been made for any student service operations that would complement the residence hall. Located

at the southeast corner of Larimer Street and 11th Street, the residence hall would be adjacent to the North Classroom Building. The location within the core of the CU Denver Neighborhood on Auraria is ideal for student recruitment and retention. Residents in the proposed building will have convenient access to student services in the Student Commons Building, social and recreational opportunities in the Student Wellness Center, and core curriculum classes held primarily in the adjacent North Classroom Building.

The building's design and siting should maintain the Larimer Street setback established by the North Classroom Building's "hook" and the PE/Event Center. The residence hall should reinforce pedestrian activity by including first-floor mixed-use functions, such as indoor/outdoor food vendors, computer lounges and activity centers, multiple street entrances, and ground floor transparency. A generous linear plaza located between the North Classroom Building and the housing facility should separate and join the two facilities to maximize daylight into both buildings, minimize noise issues, and to preserve and enhance the 12th Street Connector. Lastly, the 11th Street service corridor can accommodate all back-of-house service and delivery functions for both buildings.

The new student housing facility will require utility infrastructure improvements. These include an upgrade of the 6" existing water main to 8" around the perimeter of the



Figure 6-10: Phase I Construction Projects

North Classroom Building (1,950 linear feet), relocating an existing storm water quality pond and power and telecommunication connections provided at 12th and Larimer Streets and the North Classroom Building.

The First-Year Residence Hall project provides an opportunity for the university to relocate student service offices if they support the housing function. The exact student service departments the Tivoli that could move to the residence hall are not yet determined.

Once the residence hall is completed and occupied, the university will have multiple options for CVA.

#### **A4. NEXUS BUILDING MIXED USE RESIDENTIAL**

The City of Denver may soon make several sites in and around the CU Denver Neighborhood available for redevelopment. CU Denver will pursue ownership or development rights of one particular city parcel, a parking lot that lies in between the northbound and southbound lanes of Speer Boulevard at Larimer Street. This site was dubbed the “Nexus” site by the firm H3, due to its prominent location and its potential to connect AHEC and downtown. The Nexus site has been identified for development in prior planning studies of the City of Denver, AHEC, and CU Denver.

Should the Nexus site become available, it would provide CU Denver an opportunity to create a vital link between the CU Denver

Neighborhood on the Auraria Campus, Larimer Square, and greater downtown Denver.

The university would build a mixed-use facility on the Nexus site, including student housing and ground floor retail. Student service space may also be included in the building, if there are existing or new departments that align well with the rest of the occupant profile of the building. The Nexus site project is an ideal public-private partnership development opportunity.

The Facilities Master Plan housing demand analysis indicates a current demand for on-campus apartments by upper division and graduate students of 885 beds, excluding the beds in CVA. If the university meets projected enrollment targets, that demand increases to 1,232 beds, excluding CVA. The mixed-use Nexus site, sized at 173,400 GSF and 340 beds (@510 GSF/Bed), could accommodate some of the projected demand.

Since the ground floor will be visible from all sides, the design must carefully balance programmatic needs, a desire to create a vibrant street presence, and the delivery and service needs of the building and its occupants. The Larimer Street facade should enhance the pedestrian experience and encourage activity through visible ground floor uses. The Cherry Creek frontage should engage the adjacent creek parkway and recreational trail. Lastly, the building will have four front facades, and the design of each should reinforce the university’s

identity along Speer Boulevard, downtown and the Auraria Campus.

The design of Speer Boulevard near Larimer Street does not currently encourage pedestrian activity. As described in the 2016 “Ideas for Connecting the Auraria Campus + Downtown” study, the city and the university are seeking funding that would allow for improvements made to the Larimer Street crossing of Speer. Those improvements could include the following:

- Remove the existing dedicated bus lane on Larimer Street to widen the sidewalk and add dedicated bike lanes;
- Remove the northbound turn lane on Speer Boulevard to widen the sidewalks; and,
- Formalize crosswalks and provide continuity with Larimer Square using paving, light fixtures, furniture, graphics, trees and landscaped improvements.

New construction will require utility infrastructure extensions. Xcel/City of Denver will provide direct power to the site. Two telecommunications and electrical connections will link to the site.



## **A5. INSTRUCTIONAL LAB WING**

The Instructional Lab Wing Building (ILW) will address one of CU Denver's most pressing needs – instructional laboratory space for the departments of Integrative Biology and Chemistry. Various factors are driving growth in these areas, including increased interest in health careers majors, partnerships with the Anschutz Medical Campus such as the BA/BS/MD program, growth in declared majors in both Integrative Biology and Chemistry and high demand in programs such as Public Health and Psychology that require biology and chemistry coursework.

ILW is a proposed 37,600 GSF, four-story addition to the northwestern side of the Science Building that would extend the corridor containing most of CU Denver's integrative biology and chemistry laboratories. The addition would house a mix of instructional laboratories, open and research labs, and office and support spaces. The project would also include an expansion of the existing basement-level vivarium.

As the first phase of a two-phase project, the design of the ILW addition must integrate with surrounding facilities and accommodate an addition. Its primary facade will face Lawrence Way and continue the urban street wall created by the Science Building.

Additionally, the building design should be visually open on the ground floor to reinforce

the 12th Street axis in the CU Denver Neighborhood on Auraria.

The building will require the removal and replacement of an existing detention pond and installation of a new 296 linear feet storm water main. Telecommunications infrastructure will extend from existing service located in the Science Building “hook,” and existing North Classroom Building power will service the ILW. The addition will also require the installation of a new natural gas main under 11th Street from Walnut Street south to Lawrence Way. The size of the main should accommodate future CU Denver and Auraria Campus growth.

Lastly, since the project accommodates the growth of Integrative Biology and Chemistry, it does not create backfill opportunities.

## **B1. TIVOLI STUDENT UNION BUILDING**

Beginning September 1, 2017, CU Denver will lease 15,184 GSF of vacant space in the Tivoli Student Union Building. The vacant space housed the former AMC Theatre and Starz Encore FilmCenter and is located directly above CU Denver leased space occupied by CAM. At present, the space is being evaluated to accommodate relocation of some CU Denver functions currently housed elsewhere in the Tivoli.

## **B2. CU DENVER BUILDING RENOVATION**

Built in 1981, CU Denver purchased the 205,128 GSF nine-story tower in 1990. CAP primarily occupies the CU Denver Building, while CAM uses the top floor, and the CU System Executive MBA program leases a portion of the ground floor. Based on a facility condition assessment of 2015, the CU Denver Building has the lowest facility condition index (FCI) of the three university-owned buildings located in its downtown Neighborhood.

When funded, the proposed project will include a complete capital renewal of the building, and renovate interiors never improved, which will enable CAP to grow by over 25,000 ASF. The expansion space would house general studios, four additional specialized studios, a new visualization laboratory, and additional project critique (“crit”) spaces. Renovations and the re-programming of the building's ground floor will enhance street-level activity on 14th and Lawrence Streets and improve connections to Creekfront Park. The Executive MBA program will remain in its current location, although its space is not part of the renovations.

The building exterior needs structural improvements and aesthetic upgrades as it occupies a highly-visible location in downtown. Also, any exterior improvements should explore the development of a mid-block visual extension of Larimer Alley to Creekfront Park.

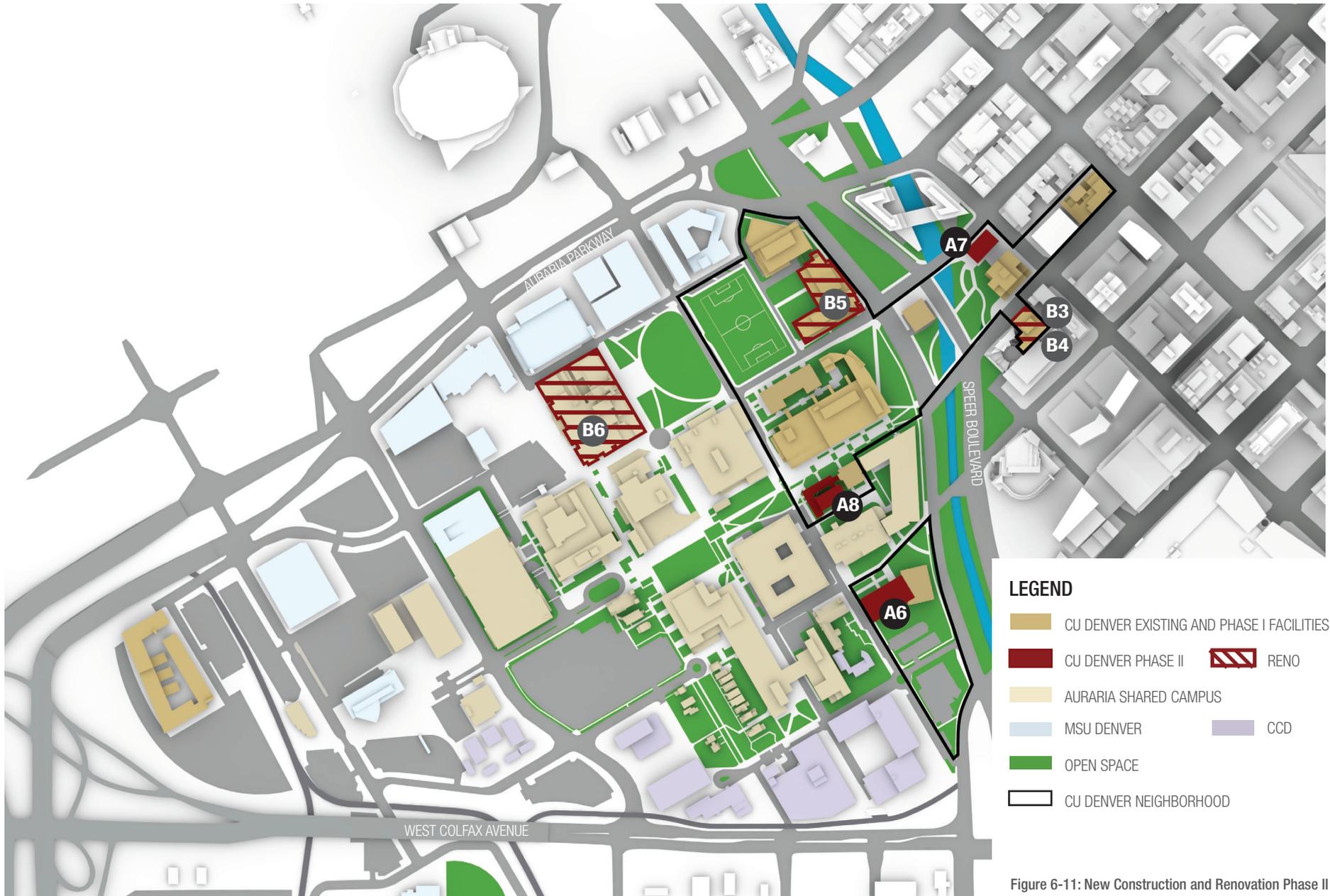


Figure 6-11: New Construction and Renovation Phase II

## PHASE II (YEARS 6-10)

Phase II of the Facilities Master Plan builds on Phase I programmatically and physically. As academic programs and funded research grow, additions to the Science Building and the Engineering and Physical Sciences Building will become necessary.

### A6. ENGINEERING AND PHYSICAL SCIENCES BUILDING PHASE II

The program plan for Engineering & Physical Sciences Building Phase I will address the immediate critical growth needs of CEAS. However, the enrollment targets for CEAS will require additional space well beyond that provided in Phase I. Also, to meet research growth goals, CU Denver anticipates adding 10 new researchers over the next ten years in CEAS. A second phase of the Engineering and Physical Sciences Building will be necessary to accommodate this growth. This effort will be approximately 135,000 GSF and will achieve the following:

- Relocate CEAS departments from the Administration Building, Lawrence Street Center and 5th Street Hub. This includes growing programs of distinction such as Assistive Technology Partners;
- Create additional shared-use classrooms; and,

- Develop roughly 10,000 ASF of research space, plus office space for new research principal investigators.

Phase II of the Engineering and Physical Sciences Building will be designed as an addition to Phase I, and should not preclude future expansions. Phase II will front Arapahoe Street and St. Francis Way. As with Phase I, this project will not obstruct the view of St. Elizabeth's Church down Arapahoe Street. Lastly, service vehicles will utilize docks located along St. Francis Way.

### A7. CU DENVER BUILDING ANNEX TOWER

The existing CU Denver Building Annex – a low-scale facility with a closed-off ground floor fronting the energetic and historical Larimer Square – is an underutilized opportunity. CU Denver could demolish the Annex and construct a new mixed-use tower that expands the university's presence downtown, creating much needed additional space and increasing the urbanity of its neighborhood.

The university should carry out an in-depth study of its options for this site. If the study finds the Annex Tower is the right option, the next step would be the development of an Annex Tower program plan. Any developed tower will need to accommodate a mix of various university needs such as upper division/graduate housing, ground level retail and amenities, academic and support spaces,

faculty/staff housing, and visiting faculty housing. The current zoning (D-C in height area #1) allows a 200-foot tower or approximately 121,000 GSF.

The importance of the location, design and mixed functions of this building cannot be understated.

- The site has high visibility – from both Larimer Square, Speer Boulevard and the Cherry Creek Trail.
- The corner of 14th Street and Larimer Street should be transparent and accessible to emulate the vibrancy of Larimer Square.
- The Larimer Street frontage should engage pedestrians, to extend the pedestrian activity of Larimer Square west toward Cherry Creek and Speer Boulevard.
- The Cherry Creek frontage should actively engage the existing Creekside Park. The university should collaborate with the City of Denver to redesign, reprogram and reconstruct the park so that it better connects downtown to Cherry Creek and becomes a more effective gathering space for the CU Denver community as well as nearby workers and residents.
- The Annex Tower at-grade level should link with the proposed Larimer Alley if implemented.

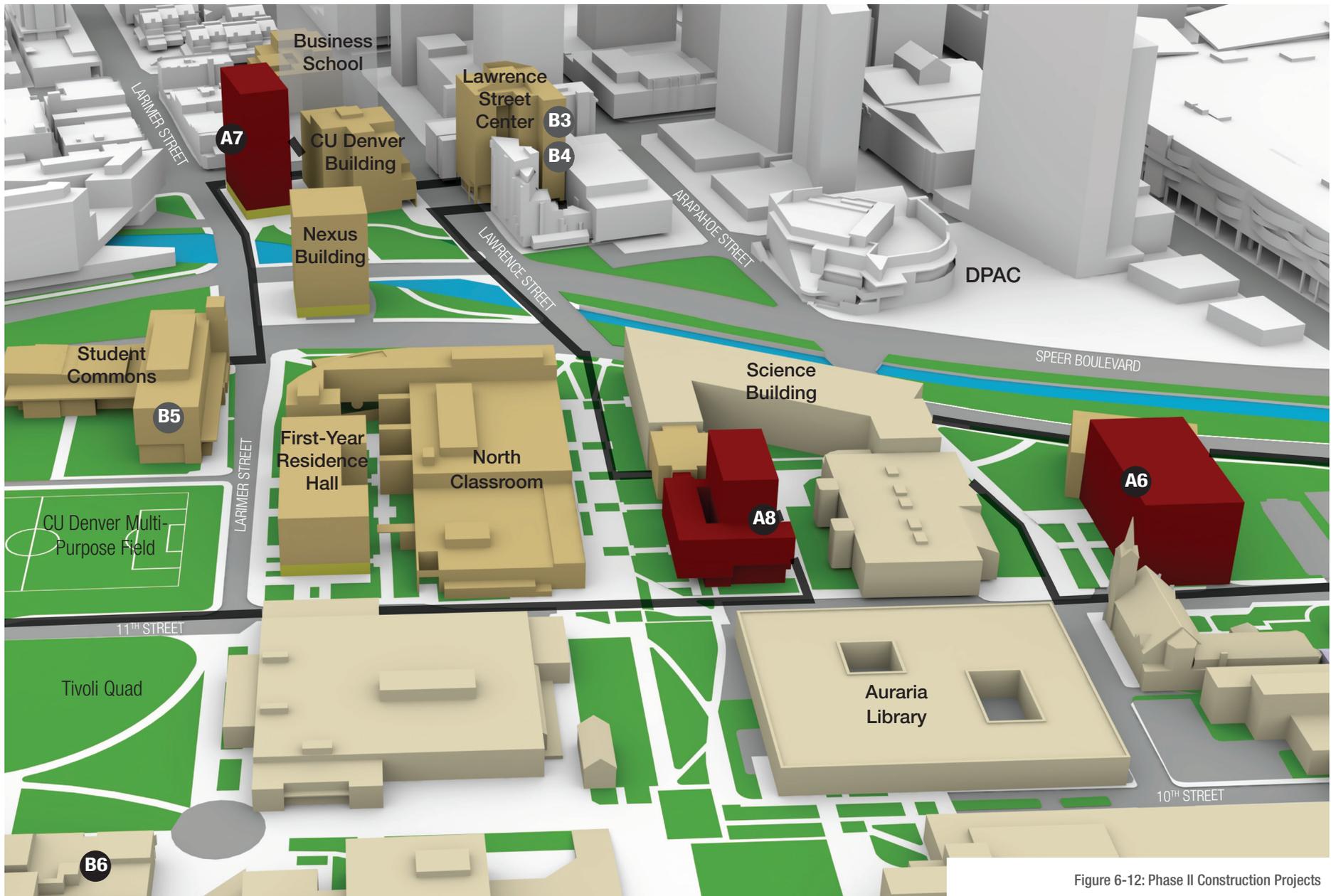


Figure 6-12: Phase II Construction Projects

Given the visibility of the site, service vehicle access should not diminish the emerging pedestrian corridor along Larimer Street. Efforts should be taken to improve access, visibility, and safety along the Tower ground level adjacent to the heavily trafficked Creekfront Park.

Before demolition of the existing CU Denver Building Annex, the current occupants must relocate, either temporarily or permanently. That determination will happen in the program-planning phase of the project.

The university will extend power and telecommunications to the new Annex Tower from the CU Denver Building.

### **A8. SCIENCE BUILDING ADDITION**

CLAS is the largest and most diverse of CU Denver's colleges, and projected enrollment over the next ten years shows significant growth, which will require expansion of both instructional and research spaces. The college is also one of the few that occupies facilities on both sides of Speer Boulevard.

To accommodate anticipated growth and simultaneously consolidate the college in the CU Denver Neighborhood on Auraria, the proposed Science Building Addition project will expand the combined Science/Instructional Lab buildings by approximately 150,000 GSF.

The new space would accommodate:

- The Political Science, History, and Math departments, as well as Master of Humanities and Master of Social Sciences Programs, relocated from the Student Commons Building;
- The Sociology and Economics departments relocated from the Lawrence Street Center;
- The Modern Languages and Ethnic Studies departments relocated from the Plaza Building;
- The English department relocated from various structures in the Ninth Street Historic Park;
- Additional college growth not accommodated in the Instructional Lab Wing project, including laboratory space for 20 new research hires needed to meet the university's research targets;
- General classrooms to be shared by all colleges; and,
- The new addition will incorporate the existing on-site cooling tower.

The Science Building Addition should maintain the Lawrence Way setback and the four-story height of adjacent facilities. Fortunately, additional upper-level floors are possible if set back from Lawrence Way. The site's current zoning (CMP-EI) allows a 150-foot building height. Service access should occur on 11th Street.

Relocation of the site-specific art installation will require the aid of AHEC and the State entity that oversees state-funded Art in Public Places works.

Completion of the Science Building Addition will enable the university to initiate numerous sequential moves and renovations that will co-locate currently dispersed units and provide additional space for growing programs, centers, and institutes. These moves and renovations are part of the "Student Commons – Science Building Addition Backfill Project" and the "Tivoli Student Union Building II Project."

### **B3. LAWRENCE STREET CENTER – ENGINEERING AND PHYSICAL SCIENCES BUILDING BACKFILL (RENOVATION I)**

The completion of the second phase of Engineering and Physical Sciences Building will create a backfill renovation opportunity in the Lawrence Street Center. The Computer Science and Engineering Department of CEAS will vacate approximately 12,200 GSF in the Lawrence Street Center. The renovated vacated space would accommodate a different unit with critical space needs. A potential occupant could be SEHD or SPA. Over the next ten years, SEHD and SPA will each need additional space equal to 9,800 ASF and 1,600 ASF respectively. The greatest portion of these needs in both colleges is for office and service spaces.

#### **B4. LAWRENCE STREET CENTER – SCIENCE BUILDING ADDITION BACKFILL (RENOVATION II)**

Completion of the Science Building Addition will create another backfill renovation opportunity in the Lawrence Street Center. CLAS (Economics, Sociology) will vacate approximately 12,000 GSF in the Lawrence Street Center. The renovated vacated space would accommodate another unit, currently unnamed, but likely a program not addressed through Renovation 1.

#### **B5. STUDENT COMMONS – SCIENCE BUILDING ADDITION BACKFILL**

After the completion of the Science Building Addition, the CLAS programs currently in the Student Commons Building will move into the new facility. The move affords CU Denver the opportunity to focus the programming of the Student Commons Building on student support services. As CU Denver transitions to a more residential university that requires a vibrant, engaging, and supportive 24/7 environment, the student support/service units that will create and sustain this environment will need to expand exponentially.

After CLAS vacates the roughly 36,000 ASF of space in Student Commons, several student service units may move into the freed space, requiring renovations. The university will need to determine the most appropriate student service units to relocate into the new space. A few options might include Veteran Student Services, Student Life, Community Standards and Wellness, and the Nexus Open Computer. After the identified student service units relocate, the vacated Tivoli space could accommodate additional student organizations, associations and clubs.

#### **B6. TIVOLI STUDENT UNION BUILDING II**

If CU Denver is able to fund the Science Building Addition and the subsequent moves and renovations in Student Commons, it would likely free up space in the Tivoli for re-assignment and renovation.

Some potential CU Denver uses may include informal and inviting gathering/social lounge space, small group and individual study rooms, and a quiet study lounge. Providing these student spaces will transform the Tivoli Student Union into a central gathering place for CU Denver students, whether those students are looking for a meal, social gathering, group study or quiet study.

Any proposed renovations of CU Denver vacated space in the Tivoli Student Union should conform to the Tivoli Space Allocation Guidelines and the multi-institutional Re-programming Study completed in 2016.



## FUTURE DEVELOPMENT OPPORTUNITIES

CU Denver is a vibrant, growing urban university within downtown Denver—the most dynamic and rapidly developing city in Colorado—where developable land is scarce, and land prices are skyrocketing. A goal of this study is to establish a realistic capital development plan that will enable the university to meet its ten-year needs, without precluding development opportunities beyond the horizon of this plan.

If the university builds all the proposed projects within the ten-year planning horizon, five development sites will remain within the CU Denver Neighborhood on Auraria. The five sites are all within the CMP-EI zoning that allows a 150-foot height.

### D1.& D2. RECREATION FIELD

Student expectations for recreation will increase as CU Denver transitions to a more residential community. The university, to meet immediate demands, should retain its existing outdoor multi-use field near the Wellness Center and Student Commons Buildings. However, as discussed previously, the limited development opportunities in the CU Denver Neighborhood on Auraria may require the future development of the field (Sites D1 and D2) to meet academic, research or student life facility needs. As a result, the university

should undertake only minor and transportable improvements, such as lighting and signage.

Furthermore, once the university achieves on-campus student residential targets, the need for additional types of outdoor recreation and club sports facilities will likely require the development of an off-campus location accessible by light rail.

The maximum development potential for Site D1 and D2 is 277,000 GSF and 233,000 GSF respectively. Any new facility development on Sites D1 and D2 should incorporate a mid-block pedestrian passageway that links the two anchors of student-focused services: the Student Commons Building and the Tivoli Student Union. The university should also maintain the viewshed from Student Commons Building AB1-1C04 to the historic tower of the Tivoli Student Union.

### D3. NORTH CLASSROOM PLAZA

Located between North Classroom Building and Speer Boulevard, the narrow D3 development site occupies a very prominent position. Appropriate uses for this site could be highly visible active-learning classrooms, interdisciplinary maker-spaces, and faculty and academic support offices. However, the lack of direct service vehicle access to the site discourages the programming of academic and research laboratories, dining, and other uses with heavy service needs. A new building on

this site could be a standalone structure or an addition to the North Classroom Building.

The maximum development potential for Site D3 is approximately 263,000 GSF. Any building on this site will dramatically change the CU Denver presence on Speer Boulevard.

### D4. OAK/NUTMEG PARKING LOTS

Site D4, located on the Oak and Nutmeg surface parking lots, is an opportunity for continued development of interdisciplinary learning and research environments for engineering, applied and physical sciences, and other programs. The maximum development potential of Site D4 is 241,000 GSF.

### D5. MAPLE PARKING LOT

Site D5 occupies the Maple surface parking lot and has a maximum development potential of 320,000 GSF. Any structure on this site would serve as a highly visible CU Denver gateway for motorists, pedestrians and cyclists traveling north on Speer Boulevard or west on Colfax Avenue.

These five land bank sites within the CU Denver Neighborhood on Auraria Campus have a combined maximum development potential of over 1.3 million GSF under current zoning.



Figure 6-13: Future Construction Opportunities