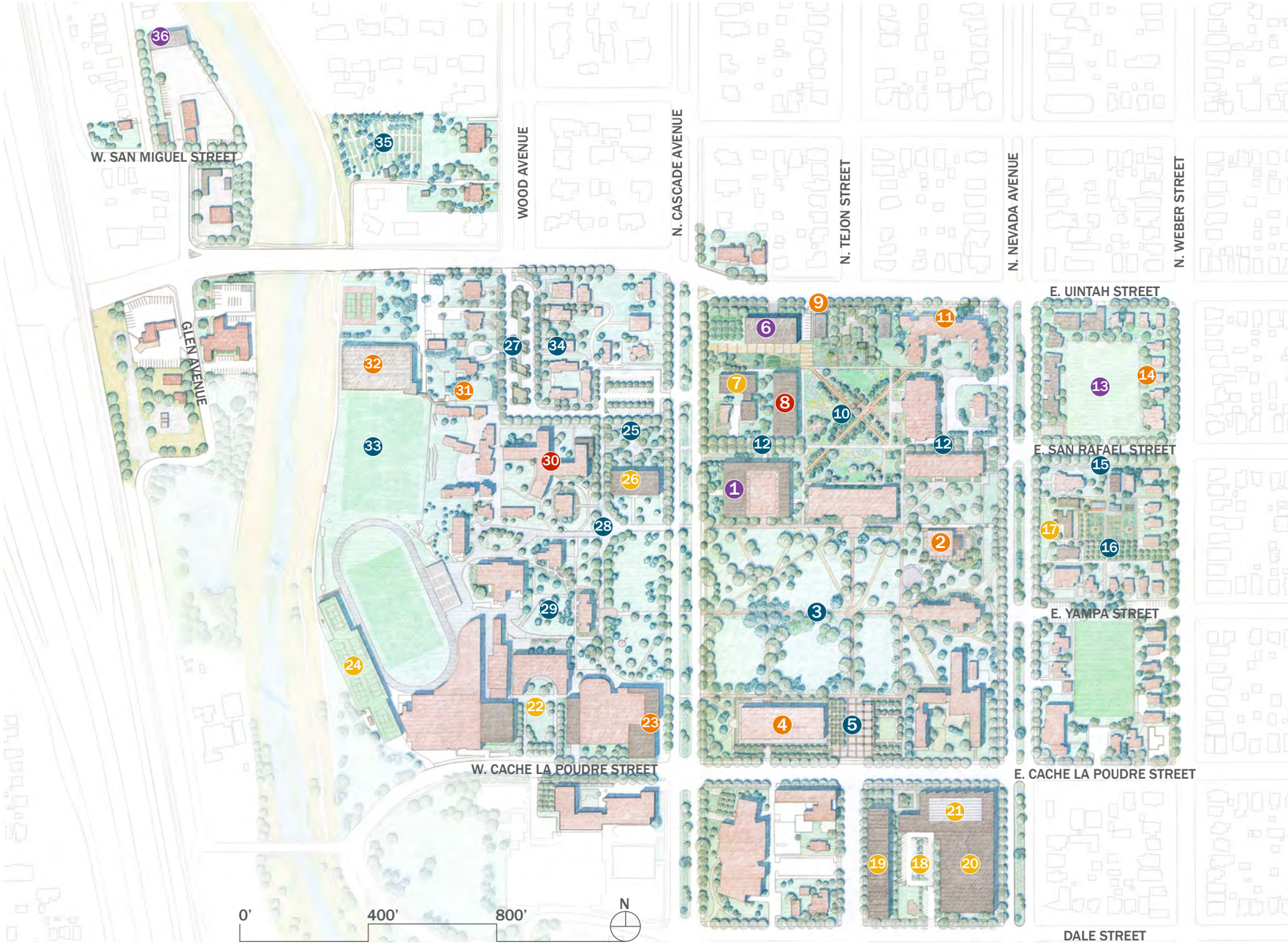
VII. CAMPUS INITIATIVES

VII. CAMPUS INITIATIVES

OVERVIEW



Main Quadrangle

1. **TUTT LIBRARY**
   Renovation and expansion of building and landscape
2. **FISHBOWL PLAZA**
   New plaza with demolition of Olin Hall
3. **MAIN QUAD**
   Reduced lawn, improved pedestrian walkways, and tree replacement
4. **ARMSTRONG HALL RENOVATION**
   New facade and renovated office space with perimeter gardens
5. **COLORADO PLAZA**
   Multi-use plaza with covered arcade and garden

North Quadrangle

6. **INNOVATION INSTITUTE + SUBGRADE PARKING + RESEARCH GARDENS**
   Experiential learning classrooms and research gardens
7. **NEW BUILDING SITE**
8. **NEW SCIENCE BUILDING**
   New science building and associated landscape improvements
9. **INTERMODAL TRANSPORTATION CENTER + NORTH QUAD GATEWAY**
   Bicycle and car sharing, bike repair shop, and entry courtyard
10. **COLORADO BIOMES QUAD**
    Transformation of lawn to Colorado Biomes Quad
11. **MATHIAS NORTH LANDSCAPE**
    Renovation of landscape along Uintah St.
12. **ACADEMIC WALKWAY**
    New East-West pedestrian walkway

East Campus

13. **EAST CAMPUS HOUSING + PARKING + INTRAMURAL FIELD**
    Townhome style residential units, underground parking, and intramural recreation field
14. **COTTAGE RENOVATION**
    Renovation of cottages on east side of block
15. **ACADEMIC WALKWAY PLAZA**
    New plaza at terminus of East-West pedestrian walkway
16. **ECO-VILLAGE GARDENS**
    Maximize internal block open space for production farm, orchards, and enhanced North-South pedestrian circulation
17. **SORORITY HOUSE RELOCATION**
    Relocate sorority houses

Southeast Campus

18. **STRUCTURED PARKING**
19. **NORTH TEJON PLAZA + MIXED-USE DEVELOPMENT**
    New Plaza, Commercial, loft spaces, and relocated 3D Arts Facility; streetscape improvements
20. **NEW ICE ARENA**
    New ice rink and streetscape improvements
21. **NEW NATATORIUM**
    New pool facility and streetscape improvements

Southwest Campus

22. **COSSITT HALL QUAD**
    Relocate ice rink to expose and celebrate historic Cossitt Hall facade with new quad space
23. **WORNER RENOVATION + EXPANSION**
    Relocate bookstore upstairs, enclose building arcade for art gallery display, and expanded outdoor dining terrace with connection to Cossitt Quad
24. **NEW TENNIS COURTS + STRUCTURED PARKING**
    Structured parking with new tennis courts

West Campus

25. **ACADEMIC WALKWAY + VISTA GARDEN**
    New East-West pedestrian walkway and garden, and demolition of Boettcher Health Center
26. **NEW BUILDING SITE**
27. **PARKING IMPROVEMENTS**
    Surface parking improvements
28. **ADMISSIONS WALKWAY**
    Consolidated service, parking, and vehicular circulation with new North-South pedestrian walk for visitors to campus
29. **CUTLER HALL WEST GARDEN + TAYLOR HALL DEMOLITION**
    Demolish Taylor Hall and improve landscape west of Cutler Hall
30. **LOOMIS HALL RENOVATION**
    Renovation and expansion of Loomis Hall to include new social spaces
31. **ACADEMIC WALKWAY**
    New East-West pedestrian walkway
32. **MULTI PURPOSE CENTER**
    Flexible indoor space for athletics (tennis and soccer) and student life programs
33. **STEWART FIELD**
    Renovate athletic field with artificial turf and lights

    RIPARIAN LANDSCAPE
    Preserve and enhance riparian corridor
34. **SPECIALTY GARDEN ENHANCEMENT**
    Invigorate existing thematic gardens

Northwest Campus

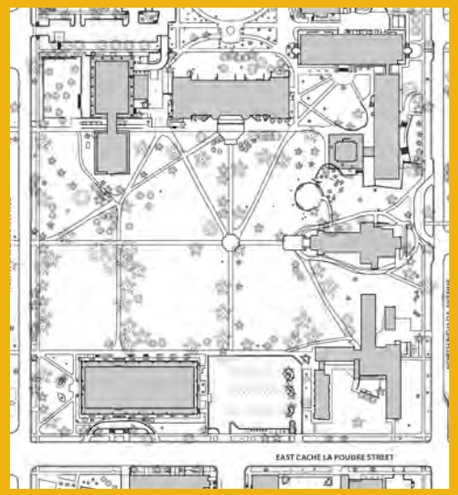
35. **COLORADO COLLEGE FARM**
    Invigorate existing plots
36. **LIBRARY REMOTE COLLECTIONS + CENTRAL SERVICES STORAGE**

- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

CAMPUS PLANNING AREAS

MAIN QUAD

The Main Quad, the College's central open space, is an expansive and gracious lawn with mature deciduous canopy and stately coniferous trees framed by highly used academic buildings. The central paved and tree lined promenade on the historic axis between Cutler Hall and Shove Memorial Chapel as well as the multiple crisscrossing paths carry the highest levels of campus pedestrian movement and make the quad the physical and



Existing campus

KEY INITIATIVES:

IMMEDIATE PROJECT
1. Tutt Library

MEDIUM TERM
2. Olin Fishbowl + Plaza
4. Armstrong Hall
5. Colorado Plaza

INDEPENDENT LANDSCAPE
3. Main Quad

Proposed campus initiatives

Interactive campus concepts plan

Library programming by MASS Design

symbolic heart of the campus. Proposed building initiatives include the renovation of Tutt Library; Armstrong Hall; renovation or replacement of Olin Hall; and associated landscape improvements.

Open views along the central east-west axis between Cutler and Shove Memorial Chapel should be preserved. The north-south axis between Palmer and Cache la Poudre entrance of the campus should be strengthened by the removal of the parking lot and construction of Colorado College Gateway Plaza as well as improvements to this north-south walkway. Additionally, the containment of the existing stone fines path through stone edging would strengthen the sense of continuity of materials in the Quad. The essence of the quad should be preserved and enhanced through priority maintenance and replacement regimes to protect the vitality of the trees and lawn. While the predominate character of the historic, aesthetically pleasing, and highly used lawns should be preserved, competition between tree and lawn feeder roots and significant reduction in irrigation could be effected by selective replacement of lawn with low-growing ornamental or native, drought resistant ground covers or a suitable organic, composted mulch.

Project 1

TUTT LIBRARY / CENTER FOR IMMERSIVE LEARNING AND ENGAGED TEACHING

The Tutt Library, located on the northwest corner of the main quad, was completed in 1962, eight years prior to the Block Plan that would radically alter the Colorado College experience. Designed by Walter Netsch, a partner and leading designer at Skidmore, Owings, and Merrill, the library is an excellent work of modern architecture, but it has always struggled to meet the unique needs of the college. The library was expanded in 1980 with an addition that projects into the main quad of campus. A complete transformation of the library is one of the highest priorities called out in the 2013 Strategic Plan, Building on the Block. The transformation will include removal of the southern addition, restoring the geometry of the quad and its sightlines to Pikes Peak, and creating a prominent entrance to the library, the only shared space on campus dedicated to intellectual discovery. Central to the remaking of the library is the Center for Immersive Learning and Engaged Teaching, a focal place for academic support for students and faculty. The 2014 programming study envisioned expansion of the library at the basement and first floors to the east and west, a new fourth floor over the original building, and a four story addition to the north. Designs for the transformation will be completed in 2015. As shown in Section VI, the Master Plan proposes major new east-west pedestrian

Tutt Library

Tuttlet

Tutt Library

Olin Science

Olin Science

Olin Fishbowl

walkways just south and north of the library to strengthen connections across campus. To ensure success of these critical circulation paths, the south façade of the library should be restored to its original location in alignment with Palmer Hall and the north addition should project no further than 25'. Landscape improvements for the Library should include a clear sense of entry including appropriate gathering and seating spaces. Planting and paving should emphasize the importance of the Library's location on the Quad. (Priority: Immediate Project)

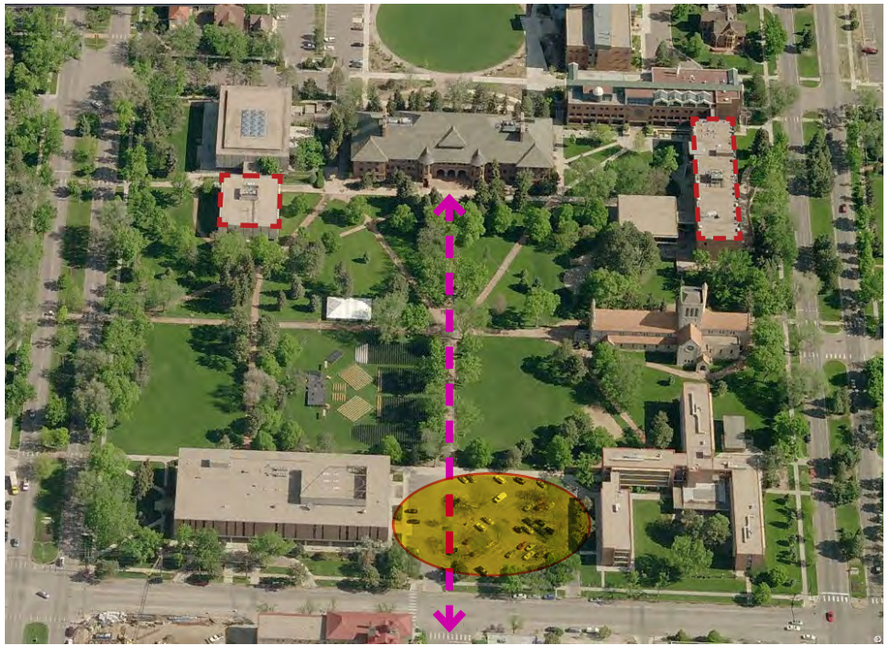
Project 2

OLIN HALL / FISHBOWL PLAZA

Olin Hall, the current home of the departments in Organismal Biology & Ecology, Chemistry & Biochemistry, and Physics, is a highly outdated facility no longer suitable for its occupants who require state-of-the-art laboratories. A preliminary examination of the building finds multiple problems with HVAC for lab use and only very expensive options for renovation and re-use. If the building were to be renovated for its current occupants, temporary quarters would be required resulting in great challenges to the faculty and students during construction. Alternatively, Olin Hall could be repurposed for non-laboratory space. The Master Plan envisions the replacement of Olin Hall with a purposeful new science building at another location on the campus (see project 8), while retaining the "fishbowl" auditorium, adding new staircases and an elevator for accessibility. The present location of the main Olin structure would be developed as a garden or a site for an eventual new structure programmed for future use. To complement the symbolic main quadrangle, the new plaza should be intimate in scale, but rich in texture with durable stone paving, and plants that provide year round interest and horticultural diversity. The plaza should accommodate movable tables and chairs for informal outdoor classes as well as social gathering. A new building would be a maximum of three stories for a total of 45,000 sf above grade. (Priority: Medium Term)

View of Olin Science from Main Quad

View across Nevada after Olin removal



Project 3

MAIN QUAD

As the primary open space and heart of campus, the main quad provides the iconic image of Colorado College. The quad is surrounded by buildings representing the full history of the college. The pending transformation of Tutt Library will soon further expand the dynamic location, size, usefulness, and presence of the building into the heart of the campus into the twenty-first century. The declining health of coniferous trees is a major concern for preservation and enhancement of the historic setting. These coniferous trees are significant in their regional importance and winter presence. An expanded study of soil and tree health and irrigation sources and practices should be undertaken to fully investigate the reasons for the decline of the conifers. Immediate ameliorative practices might include removal of lawn (which competes for water and nutrients) under the conifers and replacement by organic mulch. If further decline is imminent, trees should be systematically replaced with tolerant coniferous trees or deciduous trees determined by a full tree maintenance and replacement plan. Tree placement should help form spaces rather than be sporadically planted throughout the quad. The existing stone fines paths should be contained with straight, hard like natural stone to give the quadrangle a more refined and continuous appearance. Areas of existing lawn that are either too small for informal play or heavily tree planted, should be replaced with low-growing native or ornamental, drought resistant ground covers and grasses to reduce irrigation demand campus-wide. A north-south path should be added in front of the Shove Memorial Chapel for better cross-campus connection. The landscape to the north of Armstrong should be redesigned to coordinate a future renovation of this building and provide a buffer between intramural play on the quad and Armstrong. The landscape south of Tutt Library should be redesigned to provide access to the library and create a planted edge that is consistent with the rest of the quad. (Priority: Independent Landscape)

Main Quad

Armstrong Hall Exterior

Armstrong Hall Interior

Project 4

ARMSTRONG HALL RENOVATION

Armstrong Hall could benefit greatly from targeted renovations, opening up spaces within the building and providing for more exterior glass at the ends of the building, as well as both sides of the main lobby. It has been determined that the brick panels enclosing the upper floors of the building are not structural and could be removed and replaced by glass in key locations, dramatically invigorating the interior character of this dark and nearly windowless labyrinth. A new east lobby on the ground level would open the building to the proposed new plaza and greatly enhance the building's usability and attraction. The existing freight elevator should be renovated to make it useable by passengers as well, convenient to this side of the structure. Renovations could greatly extend the whole life and durability of spaces within the building. A feasibility study is needed to examine possibilities for greater functionality of the building, and a much more bright and friendly interior, transforming the exterior in ways that better connect to the spirit of the College. (Priority: Medium Term)

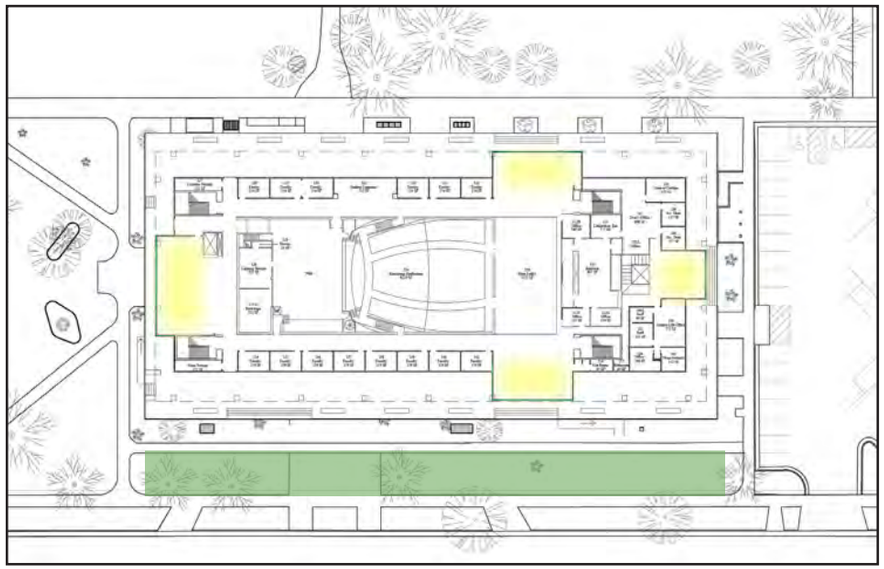
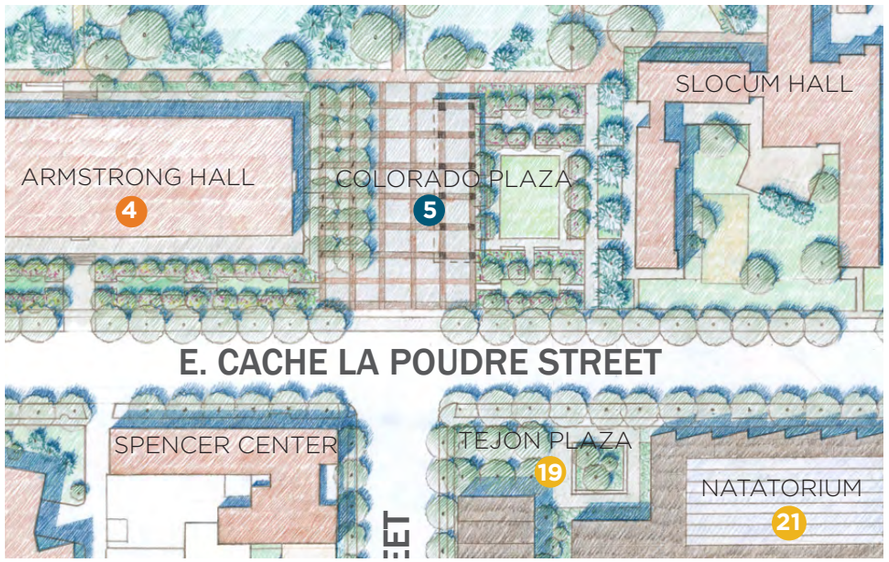


Diagram of enlarged light filled lobbies

Early facade concept collage



Proposed Colorado Plaza at Tejon and Cache La Poudre


Proposed sketch of Colorado Plaza and colonnade

Project 4 cont'd

COLORADO COLLEGE GATEWAY PLAZA

The area between Armstrong and Slocum Halls was once the front door to the campus at the terminus of North Tejon Street. This axis was further reinforced in 1903 by the completion Palmer Hall. At some point in the twentieth-century, the once graceful setting became a parking lot. While certainly convenient, the unsightly lot creates an unpleasant first impression of the campus. This lot should be replaced with a generously paved plaza with a bosque of trees and a covered colonnade for student activities, framing the historic quad and leading people to the heart of the campus. A garden is planned for the area to the east, providing an intimate space for gatherings and contemplation. This transformation will make an active, new gateway to campus in combination with the newly renovated Spencer Hall and the proposed mixed-use development across Cache la Poudre. Challenges of this project include improving accessibility to Armstrong Hall, which is currently only accessible to the disabled on the north and east sides, and providing service access, which is currently part of the parking lot. The streetscape along Cache la Poudre to the south of Armstrong Hall will be renovated to eliminate the circular access driveway and provide a strong and clear and welcoming transition from Cache la Poudre to the building. The long expanse of Armstrong provides opportunity for a number of smaller and more intimate spaces while providing continuity along Cache La Poudre and appropriate transition to Colorado College Plaza. The College is currently pursuing the elimination of diagonal street parking adjacent to the Spencer Center, which will improve safety. (Priority: Independent Landscape)

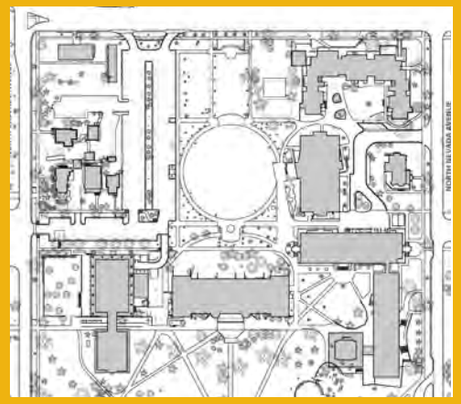

Armstrong Parking Lot


Cache la Poudre at Armstrong


Tejon terminus at Armstrong

KEY FINDINGS

The main quad is a constant buzz of student activity and represents to all those visiting that they have arrived at the center of campus. Preserving the grandeur of this core while ensuring its natural longevity and architectural significance is key.



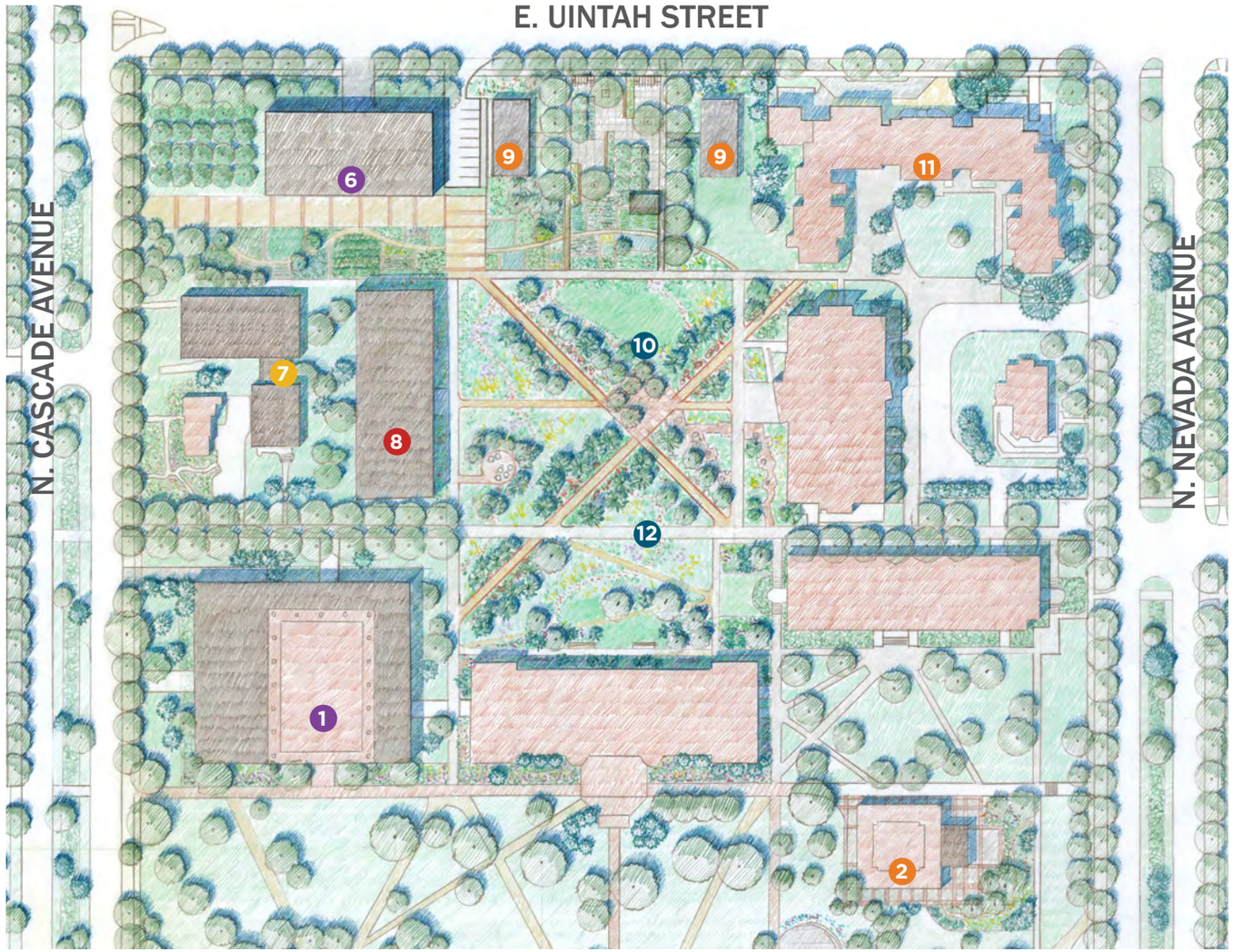
Existing campus

KEY INITIATIVES:

- **IMMEDIATE PROJECT**
  6. Innovation Institute
- **SHORT TERM**
  8. New Science
- **MEDIUM TERM**
  9. Intermodal Center
  11. Mathias Hall Renovations
- **LONG TERM**
  7. New Building SIte
- **INDEPENDENT LANDSCAPE**
  10. Colorado Biomes Quad
  12. Academic Walk

NORTH QUAD

The North Quad is currently characterized by the strong presence of the north façade of Palmer Hall, the Science Building and circular lawn, and Mathias Residence Hall. A lack of continuity of building types and uses, unclear pedestrian circulation, mixed landscape typologies, and an underdeveloped campus entry and transition to the neighborhood and city along Uinta Street provides the opportunity for several major



Proposed campus initiatives

Innovation Showcase at Colorado College

Precedent for Experimentation Gardens - Yale School of Forestry and Environmental Studies

initiatives to make a significant positive impact to the physical campus and its connectivity and cohesiveness. These initiatives include the Innovation Institute with subgrade parking and associated research gardens; a new building site; a New Science Building; the Intermodal Transportation Center; Colorado Biomes Quadrangle; renovations to Mathias Hall and the implementation of the Academic Walk connecting the North Quad to the Northeast and Northwest Campus.

Project 6

INNOVATION INSTITUTE

A key initiative of the 2013 Strategic Plan, Building on the Block, the Innovation Institute is to be located at the current site of Breton Hall. Sited at the corner of North Cascade Avenue and East Uintah Street, the institute will be an additional new gateway building announcing arrival on campus. The new building should be a dramatic contemporary building, symbolizing the innovative work of Colorado College students and faculty. As stated in the Strategic Plan, "by offering students and faculty a place to go from theory to idea to practice, the Innovation Institute will bring together the skills of the liberal arts — creativity, collaboration, critical thinking, and communication — with our own innovative spirit and commitment to making the world a better place. This will position the college to do an even more powerful job of demonstrating the vital connection between doing good and doing well." The Institute is currently envisioned to house the State of the Rockies Project, Keller Venture Grants, the Big Idea, and the Public Interest Fellowship Program, along with interdisciplinary studies such as Asian Studies, Feminist and Gender Studies, and Race and Ethnic Studies. The Innovation Institute will also provide office space for visiting faculty teaching at CC for single blocks. The building will be rich with technology and provide a variety of means of displaying the ever-changing work of the college. The building could set a national example of innovative sustainable design and reach certification as a net-zero structure through the Living Building Challenge. The Institute can be set back from North Cascade to provide space for a generous entrance plaza. The available footprint is approximately 11,250 sf – at three stories, the Institute could be as large as 34,500 sf. The building should be constructed over sub-grade parking for 80-160 cars (80 per level), that can be expanded in the future under the new science building (project 8). (Priority: Immediate Project)

Breton Hall - Then and Now

Future Innovation Site

Interdisciplinary House

Dern House

Mierow House

RESEARCH GARDENS

Surrounding the Innovation Institute will be a series of research gardens which can further the innovative thinking through a constantly evolving series of experiments in environmental and social ecology. The gardens will utilize the by-products and runoff of adjacent structures to investigate and interpret water management and other key aspects of environmental stewardship in the region. (Priority: Immediate Project)

Project 7

NEW BUILDING SITE

Currently the location of the Interdisciplinary House, whose programs are envisioned to be relocated in to the Innovation Institute (project 6), this site could be appropriate for a small new building. Mierow House, located to the southeast of Interdisciplinary House could also be replaced. At two stories, a new L-shaped building could provide 20,000 sf of space for new programs not yet envisioned by the College. A new building should mediate the scale of the adjacent Innovation Institute to the north and the Dern House to the south. (Priority: Long Term)

Project 8

NEW SCIENCE BUILDING

As noted in the description of project 2 above, Olin Hall no longer meets the needs of Organismal Biology & Ecology, Chemistry & Biochemistry, and Physics Departments housed within. The 60,000 sf Olin Hall could be demolished or repurposed for non-laboratory use. A new purpose-built science building will be constructed opposite Tutt Science, providing important synergies with the Innovation Institute. The plan for the new building should be designed to provide social and academic spaces with views to the mountains and the north quad. At three stories, 45,000 sf of space is available above ground. Height should be limited to 40-45' in order to preserve the viewshed of Pikes Peak from Tutt Science. Underground parking in basement will connect to the Innovation Institute and provide space for 160-320 cars (160 per level), allowing for removal of parking north of Library. The introduction of a building in this location greatly improves the shaping of the open space of the North Quad. (Priority: Short Term)

Interactive campus concepts plan

Intermodal Hubs

Proposed Birdseye Sketch of the North Quad and Academic Walk

Project 9

INTERMODAL TRANSPORTATION CENTER / CC SWAP SPACE

The students of Colorado College are environmental leaders - many of them would appreciate workable alternatives to having their own cars on this walkable campus. The college should partner with a car sharing company such as Zipcar to provide a small fleet of vehicles for student short-term rental. The program could be housed in this visible location along with the Bike Co-op, a bicycle advocacy and repair program currently housed in the Breton Garage which will be removed for the Innovation Institute. A companion building for the CC Swap Space will be constructed opposite the redesigned north quad. Each facility will be approximately 3,000 sf. (Priority: Medium term)

The entrance to the campus core area from East Uintah Street should be enhanced to celebrate the arrival to the campus with a courtyard framed by these two new buildings. Gateways to either side should accommodate high quality materials, exterior furnishings, and planting. The design should pay careful attention to the regional character of Colorado Springs as the site is adjacent to the future Colorado Biomes Quad. Site features such as flanking pergolas along the street would clearly indicate the threshold to the campus.

Project 10

NORTH QUAD - COLORADO BIOMES GARDENS

The existing north quadrangle is an open lawn with a circular concrete path around its edges. The circular geometry serves little purpose as the desire line for students from Tutt Science is to head west toward the surface parking lot and Tutt Library, creating a circulation issue resulting in a hard packed dirt path through the lawn. The north quadrangle is programmed by the College a few times a year for larger student events, but these events could be relocated to the Main Quad or new intramural field (see project 13), allowing for the north quadrangle to take on a different form

North Quad

Volleyball at North Quad

Geology Garden at Tutt Science

Mathias Hall

Mathias Hall Streetscape

Mathias Hall Interior

and look. With the College's strong commitment to sustainability, the quadrangle can be transformed into a series of gardens representing regional biomes and demonstrating water conservation principles. The quadrangle provides spaces at varied sizes that can be used for private conversations or larger outdoor classrooms. The grading of the gardens and major pathways should facilitate the movement of stormwater to biofiltration gardens adjacent to the walkways. The space just north of Palmer should be redesigned to be more reminiscent of the Tutt Science specialty rock garden and provide a transition from the lush foundation planting on the south side of Palmer to the plantings of the Colorado biomes of the north quadrangle. (Priority: Independent Landscape)

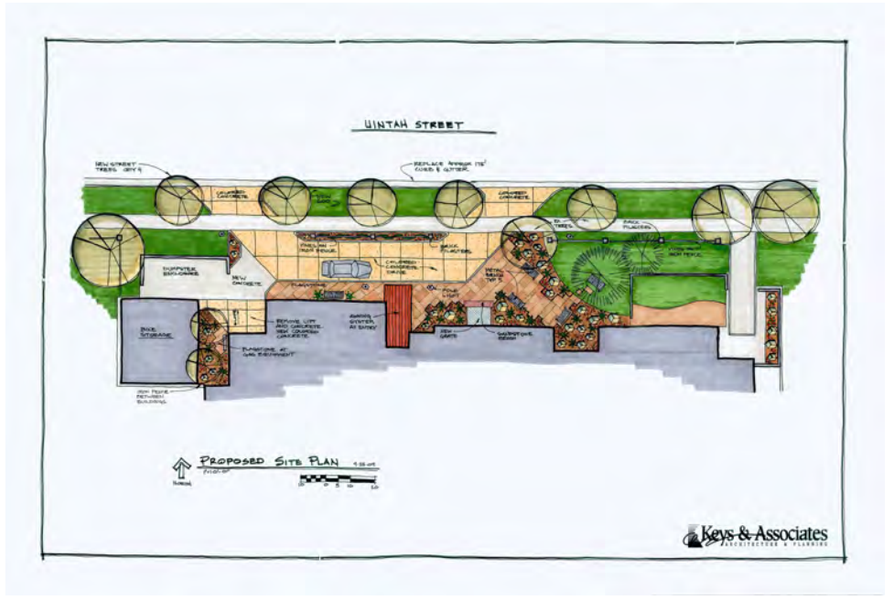
Project 11

MATHIAS HALL INTERIOR RENOVATIONS AND STREETSCAPE

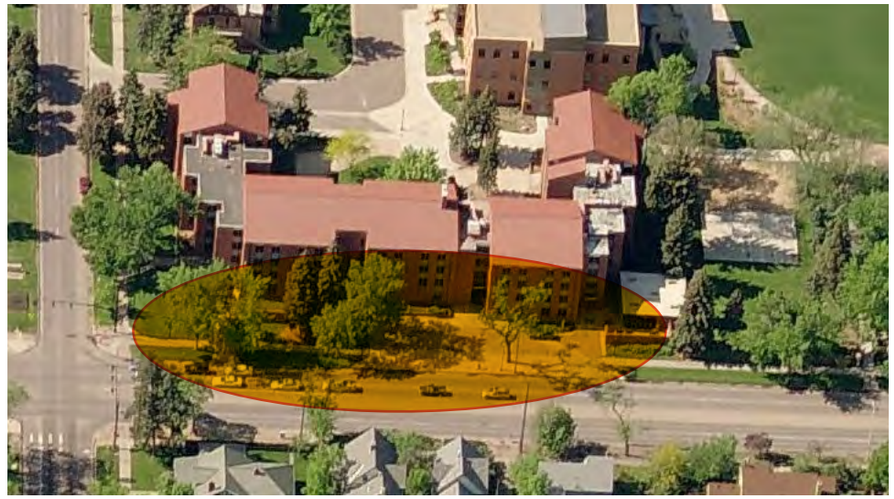
Mathias Hall recently received a number of needed upgrades, including some reconfiguration of the 1st and 3rd floors to create "living learning communities" (LLCs). This work involved new community space and finish improvements. Mathias is seen as the least desirable of the three primary residence halls and would benefit from continued improvements, both exterior and interior. Continued reorganization of the 2nd and 4th floors should be considered and renovations should follow the tenants of the 21st Century Project of the ACUHO-I: community, flexibility, sustainability, technology, and innovation. Additionally, the building is in need of comprehensive building system improvements. (Priority: Medium Term)

MATHIAS HALL STREETSCAPE

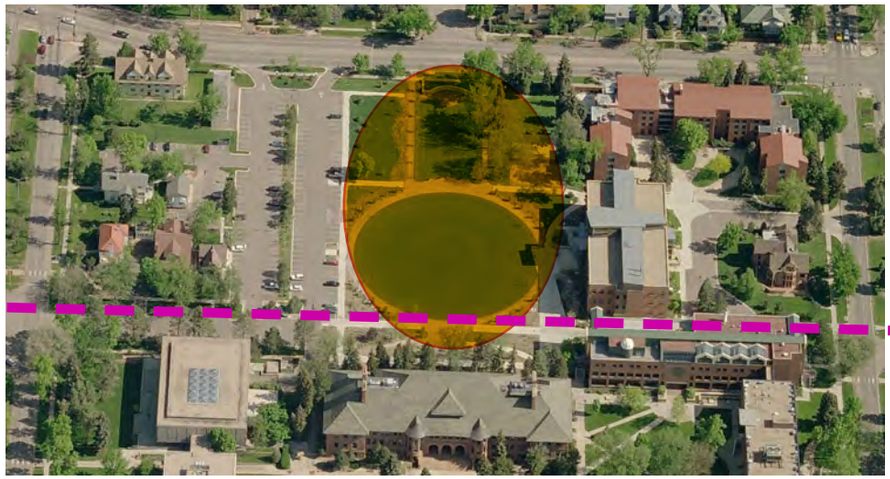
The streetscape in front of Mathias along Uintah is overly harsh with extensive paved areas. It also mostly in shade. The front entrance and streetscape will be redesigned, including an improved drop-off and additional planting to add color and screen the service area, while enlivening and adding grace to the street frontage. The Mathias Hall landscape to the west should also match that of the future north quad xeric planting. Entrances to the Hall as well as the courtyard space should allow for student interaction and provide amenities for residents to gather and hold small events. (Priority: Medium Term)



Sketch for Mathias Streetscape by Keys and Associates



Mathias North Streetscape



Proposed Axis for Academic Walk

Locust Walk at University of Pennsylvania

Project 12

ACADEMIC WALK

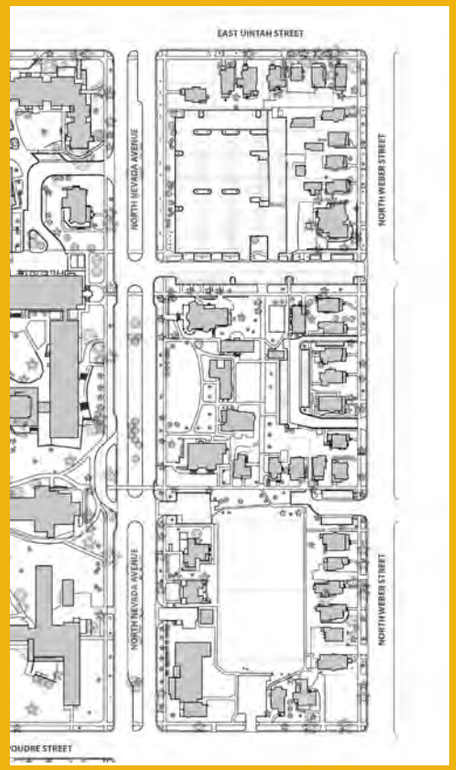
A primary pedestrian corridor should be created to connect residential houses on the east end of the campus to the athletic facilities on the west end through the north quadrangle behind Palmer Hall. This corridor, framed by an allee of trees, would enhance the east-west pedestrian and visual connection across campus. Students will be encouraged to utilize this walkway at night – it is intended as the primary circulation path for the campus after dark. Illumination will thus be an important part of the design and should be explored as a means of providing a safe, attractive, and unique part of campus. Safe pedestrian crossing measures should be considered at North Nevada Avenue and North Cascade Avenue. The Academic Walk should be designed to allow for the continued use of the service area at Barnes, while allowing for clear, safe pedestrian movement. Landscape improvements carried out as part of the Tutt Library redesign will be the first portion of the walk to be implemented, but further work in that area will be required as the surface parking is removed. (Priority: Independent Landscape)

Service Access at Barnes Science

Current Walkway North of Palmer

KEY FINDINGS

The North Quad needs a strong and unique identity that ties together the buildings and surrounding landscapes.



Existing campus

KEY INITIATIVES:

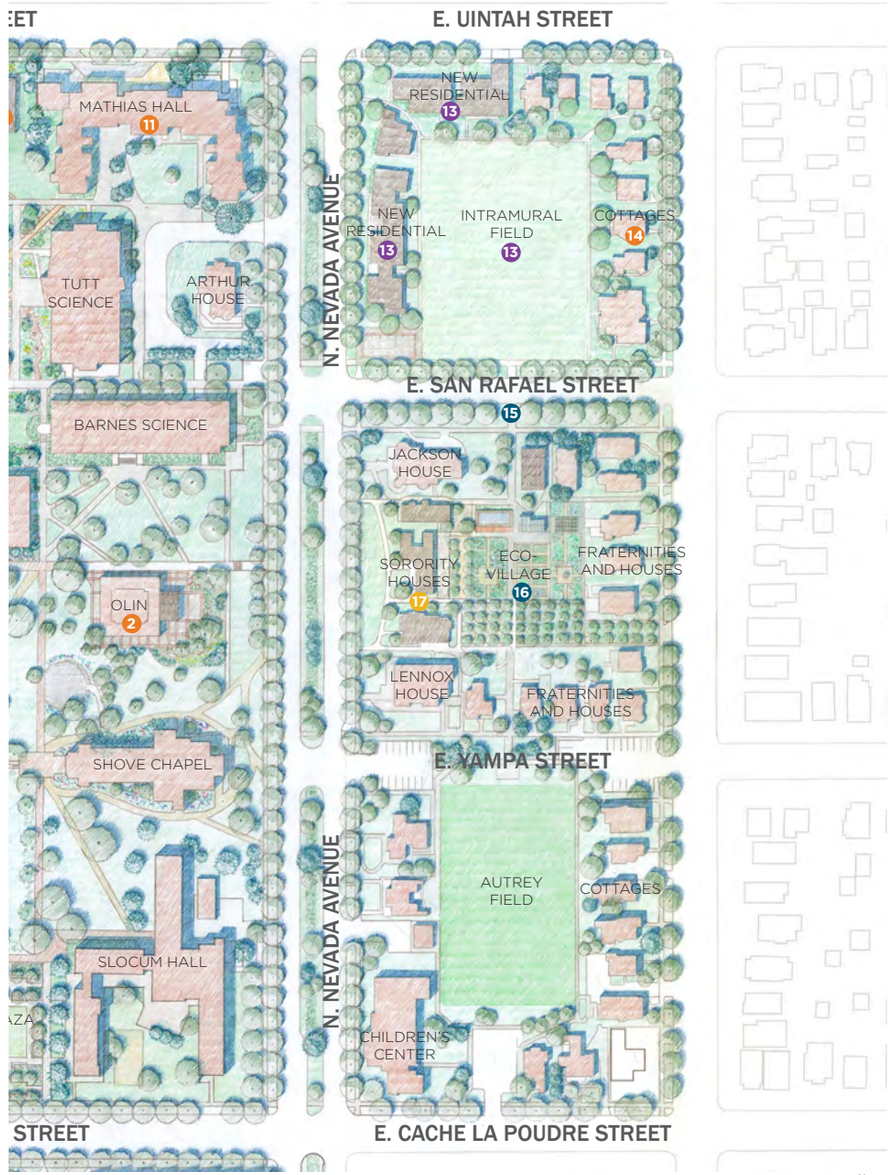
SHORT TERM
13. New Residential Development
    Health Center
    Intramural Field+Parking
15. Academic Walk

MEDIUM TERM
14. Renovated Cottages

LONG TERM
16. Eco-Village Gardens
17. Relocated Sorority Houses

EAST CAMPUS

The Northeast Campus is characterized by its predominately smaller scale buildings and residential uses. Initiatives for this part of campus include new residential housing and an intramural field which echo and emulate the success of Autrey Field (a.k.a. Yampa Field); the renovation of several cottages along East Uintah; and the continuation the Academic Walk.



Proposed campus initiatives

Project 13

EAST CAMPUS HOUSING, PARKING, AND INTRAMURAL FIELD

Perhaps the greatest accomplishment of the 1995 campus master plan was the creation of Donald E. Autrey Field, aka Yampa Field, in the south block of east campus. This field provides for intramural sports and other student activities, surrounded by historic cottages occupied by juniors and seniors that add character, scale, and charm to this corner of campus. The 1995 plan also proposed a similar treatment for the north block. Growing demands for intramural fields and new residential apartments for juniors make realization of this plan a priority.

The existing parking lot can be removed and replaced with a subgrade parking structure with an intramural field measuring roughly 240ft x 300ft constructed on top, adding to the verdant and pedestrian character of the northeast corner of campus. The parking structure could be cost-effectively situated partially below grade, providing approximately 250 spaces, or fully below grade enabling 280 spaces per level, including parking under the new residential buildings to the west and north. Artificial turf and strategically placed lighting that does not infringe on the neighboring homes could maximize the use of this play field.

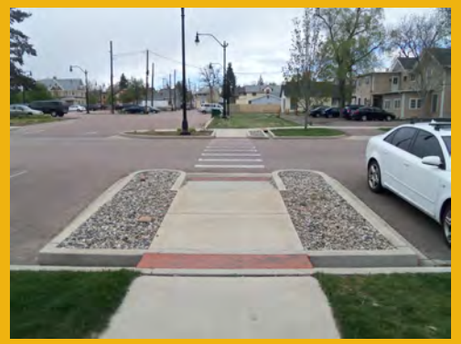
New residential buildings will provide apartments for 100-125 students, as well as social spaces interspersed throughout the building designed to take advantage of views to the west, and a collective space for outdoor student activities. The facility is envisioned as apartment-style housing for juniors and seniors. The new facilities will follow the tenants of the 21st Century Project of the ACUHO-I: community, flexibility, sustainability,

Precedents for New Residential Development - 10 Akron Street at Harvard University

Sorority Lawn

San Rafael Parking Lot

Sorority Path



San Rafael Crossing

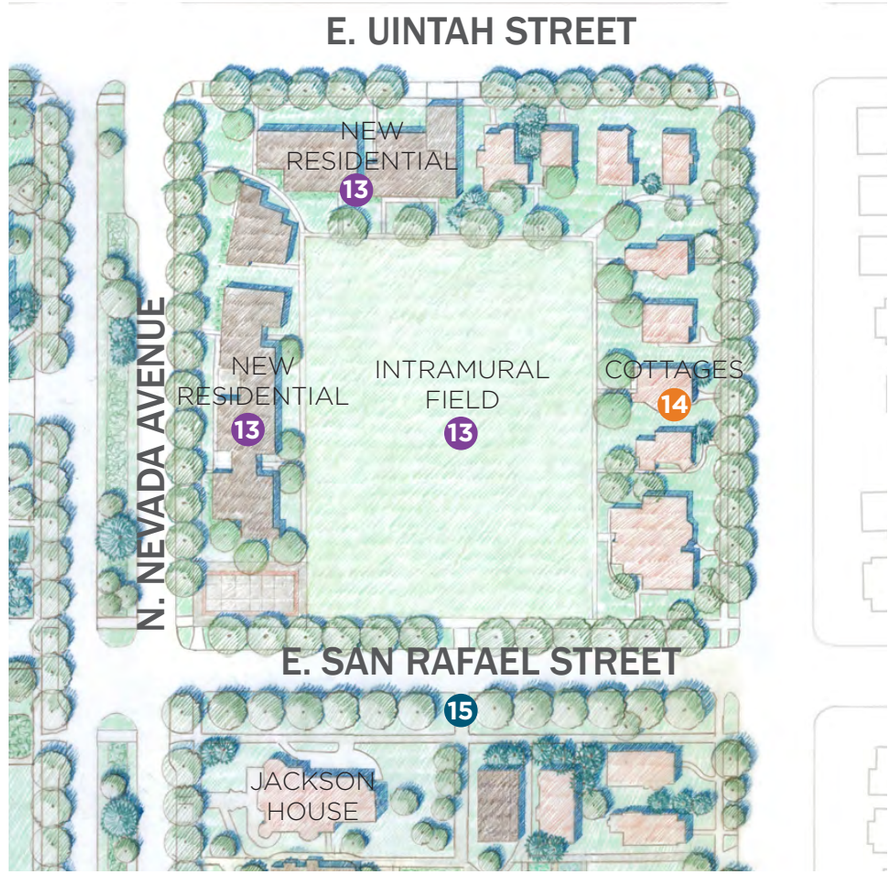
Cottage Activity

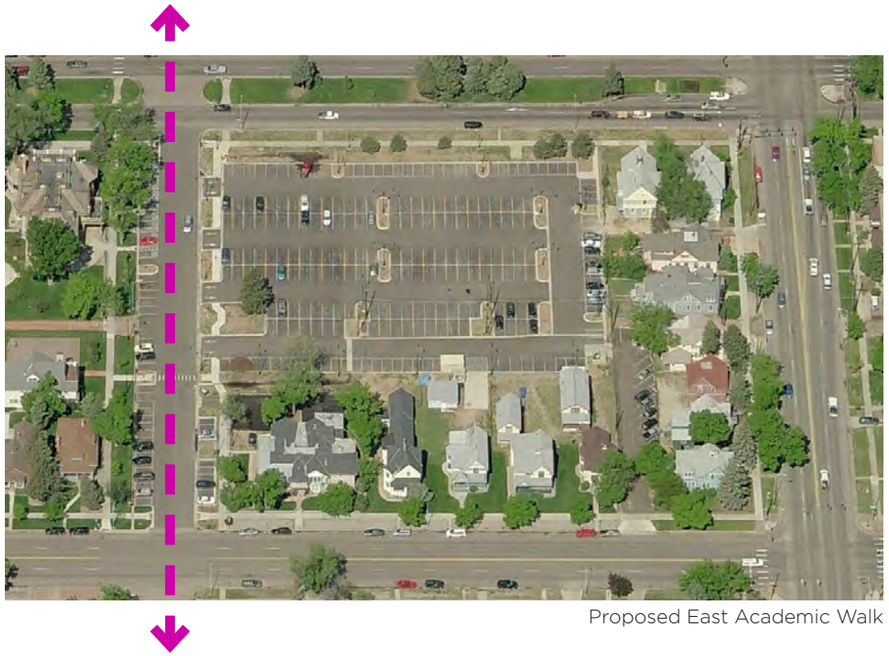
technology, and innovation. These concepts will be realized differently from the recent work in Slocum, as the housing is intended for older, more independent students. The new residential facilities will also be in summer months for a more robust summer block program and will require full air-conditioning. Feasibility of relocating the student health center from Boettcher Hall (project 31) to a portion of this new development should be studied. Ranging from three stories along East Uintah to four or even five stories along Nevada, this development could provide as much as 75,000 sf of space while keeping southern exposure and a pleasant residential character. (Priority: Immediate Project)

Project 14

RENOVATED COTTAGES

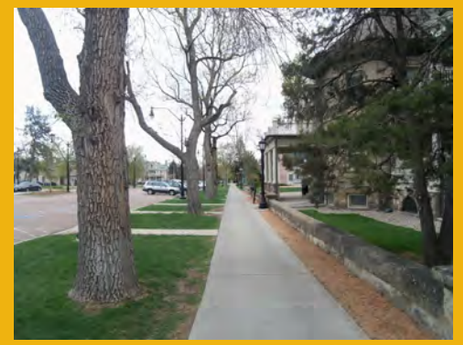
Cottages on the east half of the site, four along East Uintah and five along North Weber Street, are within the North Weber/Wasatch National Register Historic District. The cottages can be renovated and improved for continued residential use. The streetscape requires renovation to continue the high quality of appearance seen in the middle and southern blocks of east campus. Rear outbuildings behind the cottages will need to be demolished to provide sufficient space for the intramural field. (Priority: Medium Term)





Proposed East Academic Walk

Proposed Mid-East Block Sketch



San Rafael Street

N Nevada at San Rafael

Parking looking South

Cottages

Greenhouse

Mid-east Block

Project 15

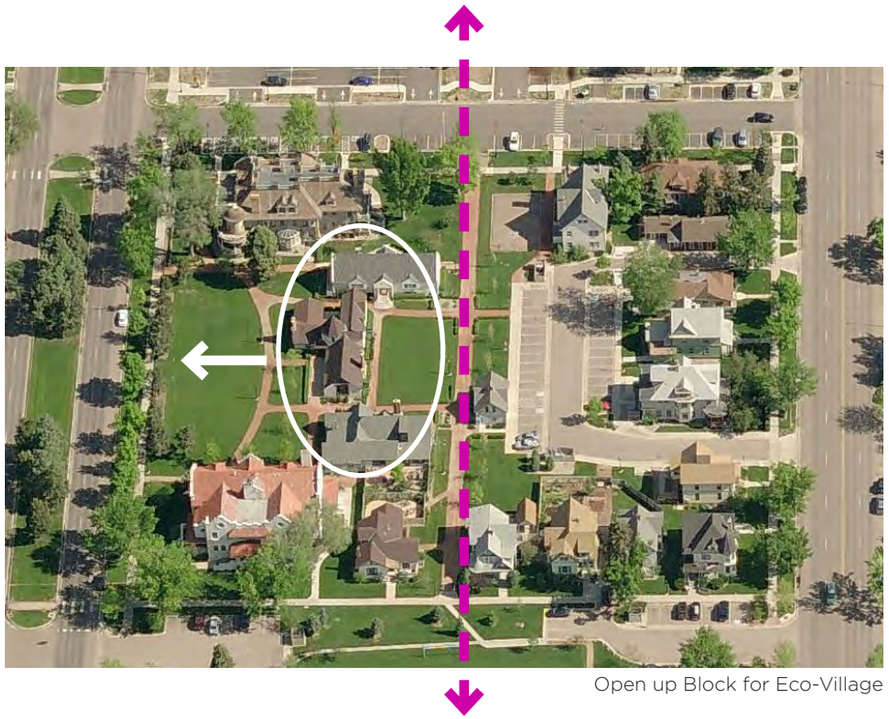
ACADEMIC WALK

The new Academic Walk aligned with San Rafael Street will be extended across North Nevada Avenue to the edge of the intramural playing field with continuity of paving and landscape treatment. As stated above in project 12, students will be encouraged to utilize this walkway at night – it is intended as the primary circulation path for the campus after dark. Illumination will thus be an important part of the design and should be explored as a means of providing a safe, attractive, and unique part of campus. Perpendicular parking along the south side of San Rafael should be removed and replaced with parallel parking to provide more space for transition the field to the street and match the character of adjacent residential streets. (Priority: Independent Landscape)

Project 16

ECO-VILLAGE GARDENS

The smaller interior of the center residential block of Eastern Campus already contains a student managed greenhouse and interested theme houses to support further development as an Eco-Village. The Eco-Village should include a variety of both smaller intimate and larger semi-public spaces shaped by a well-managed and attractive, productive agricultural landscape of orchards, and displays maintained by students and faculty, while keeping the residential character of the campus along Webber Street. (Priority: Independent Landscape)



Open up Block for Eco-Village

Project 17

SORORITY HOUSES

Three existing sorority buildings which are underused and poorly located can be moved closer to North Nevada to allow for a better relationship to the street and more productive and cohesive development of the interior of the block. (Priority: Long Term)

SOUTH BLOCK OF EAST CAMPUS

As noted above (project 13) the south block of east campus is one of the greatest successes of the 1995 campus master plan. All of the cottages along the east side (North Weber) and north side (East Yampa) have been renovated and are in good condition and productive use. The college owns two homes on the south side of the block (north side of Cache la Poudre) and two homes on the west side of the block (east side of North Nevada). The recently constructed Cheryl Schlessman Bennett Children's Center (2012) completed the College's investment in this block. Only one building on the block, 232 Cache la Poudre, is not owned by Colorado College.

Cottages in Need of Renovation

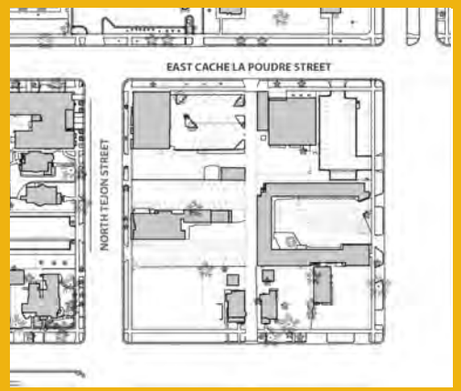
East campus walkway

Driveway

Yampa Field

KEY FINDINGS

The success of the South block can be replicated in the two Northern blocks to create a contextually appropriate residential corridor that showcases the sustainable aspirations of the Colorado College student body.



Existing campus

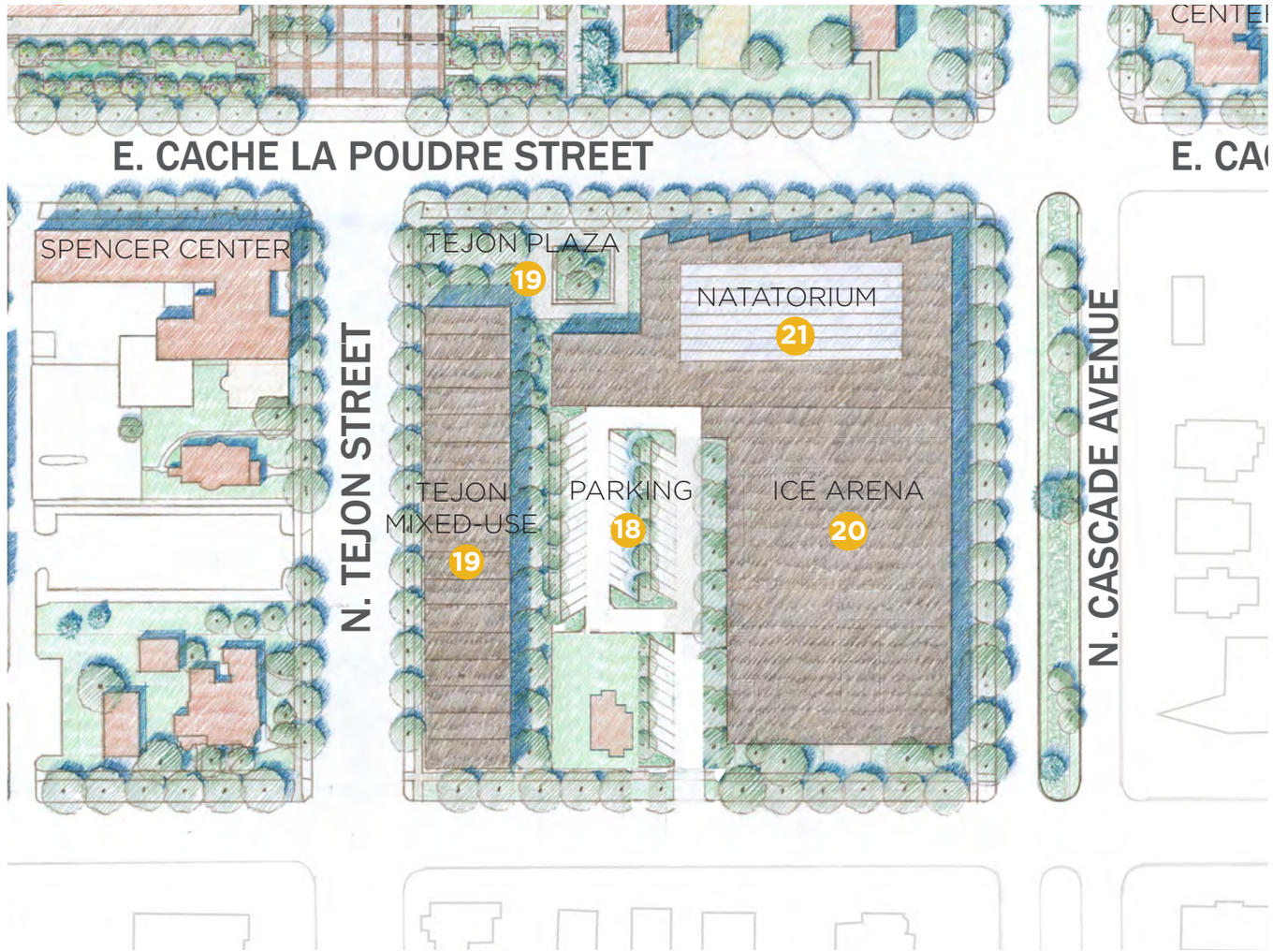
KEY INITIATIVES:

LONG TERM

18. Parking
19. North Tejon Plaza
    Mixed Use Development
20. Ice Arena
21. Natatorium

SOUTHEAST CAMPUS

Because of its current usage of low scale mixed use buildings and parking lots, this block has the greatest opportunity for new uses and can be developed over time, providing a more thoughtful and careful transition between the campus and the commercial area of Colorado Springs to the south.

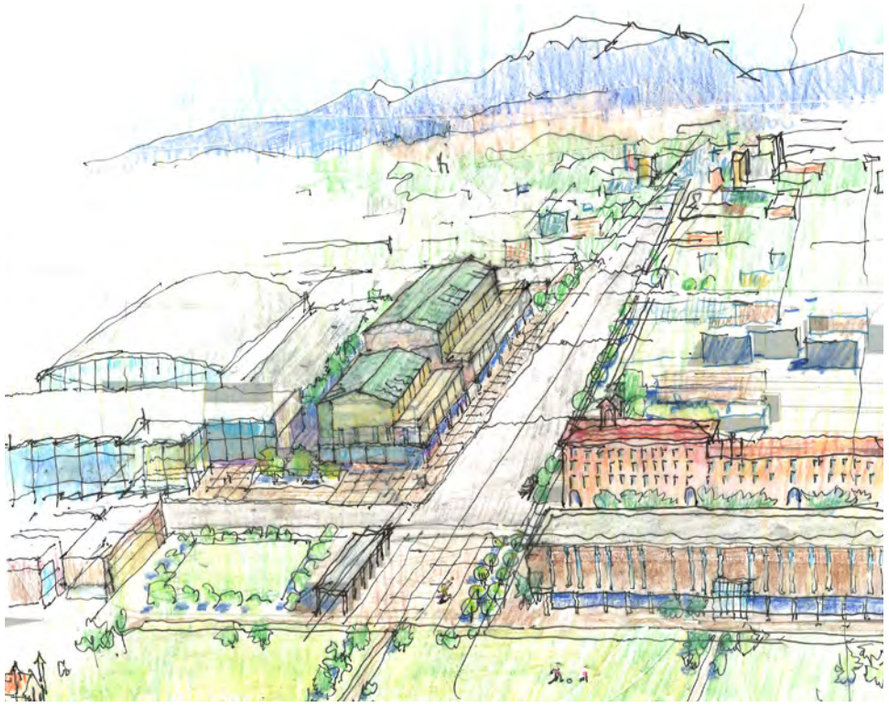


Proposed campus initiatives

Project 18

PARKING

Construction of a structured parking facility at this location is recommended to be the first investment in this block, as it would allow for many projects to go forward that meet important goals of the master plan, such as replacement of the parking lot east of Armstrong Hall (project 5). A garage in this location could fit approximately 100 cars per level, thus a 120,000 sf, four-story garage could provide for 400 spaces, enough to replace the current parking on this block, and the Armstrong lot. Construction of the garage would require relocation of the Central Services building and the demolition of two homes on East Dale Street, only one of which is currently owned by Colorado College. If the second home cannot be purchased, parking improvements would be limited to a lot size of approximately 80 spaces. (Priority: Long Term)

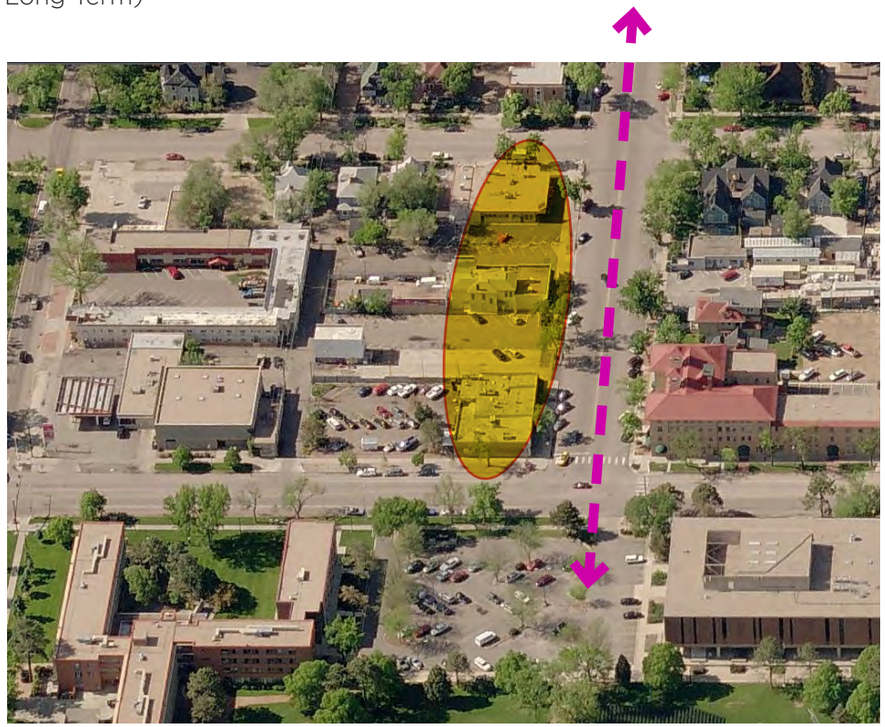


Proposed Tejon Mixed Use Development Sketch

Project 19

NORTH TEJON MIXED-USE DEVELOPMENT

Phase two of the redevelopment of this block would be a large mixed-use development, planned for the length of North Tejon Street, replacing a disconnected streetscape of parking lot and poor quality commercial buildings. The ground-floor would be primarily commercial, including a relocated Wooglin's Deli, but would also include academic space, including a new home for 3-D Arts. Upper levels would be additional academic space as well as residential loft apartments. At three stories, the new building would provide approximately 62,000 sf of flexible space. A new open plaza is planned for the northwest corner of the block, opposite the Spencer Center. While smaller in scale to Colorado Plaza, this open corner will compliment the Colorado Plaza as a gateway to campus as well as a connection to mixed use development and the city to the south. (Priority: Long Term)



Create Mixed-Use Gateway into Campus

Intersection of Tejon and Cache

Central Services

Laundromat

3D Arts

Behind 3D Arts

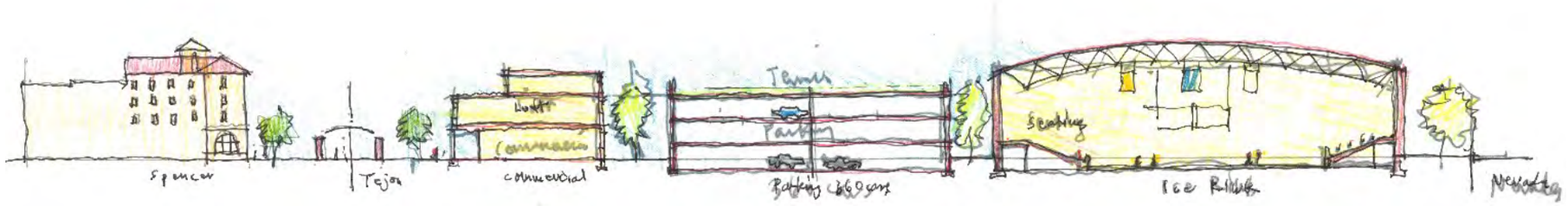
Alley at CC Inn

Project 20

NEW ICE RINK

As discussed below (project 23) the removal of the existing Honnen Ice Arena provides one of the greatest opportunities for campus transformation. As phase three of the redevelopment of the North Tejon block, a new ice rink could be constructed at the corner of North Nevada Avenue and East Dale Street. The current rink is used as much by the community as by the College, thus this new facility would be more conveniently located at the periphery of campus. As drawn, the new facility would be as large as 42,000 sf, whereas the existing ice facility is 28,500 sf. (Priority: Long Term)

Proposed campus initiatives



Proposed Section through New Development

Develop Block as Strong Entry into Campus

Project 21

NEW NATATORIUM

The final phase of the redevelopment of this block could include new construction along Cache la Poudre. The site is sufficiently sized for a new natatorium with an Olympic-sized 50 meter pool, twice the size of the current 25 year pool. Alternatively, the existing 3-D Arts building could be expanded and complemented with other academic programs or commercial space. (Priority: Long Term)

Ice Arena Doubles as Large Campus Gathering Venue

Natatorium

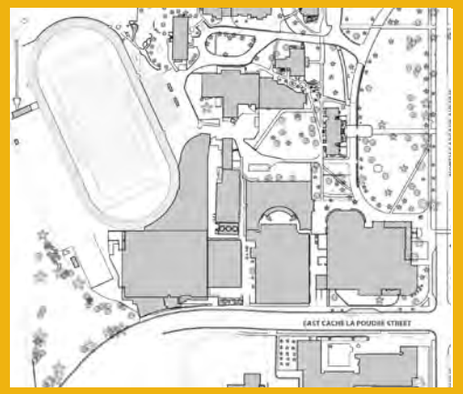
Houses along Dale

Art Gallery

Colorado College Inn

KEY FINDINGS

The Southeast block of campus could be one of the strongest points of entry into the College. Amplifying the College's image through developing this block is particularly important.



Existing campus

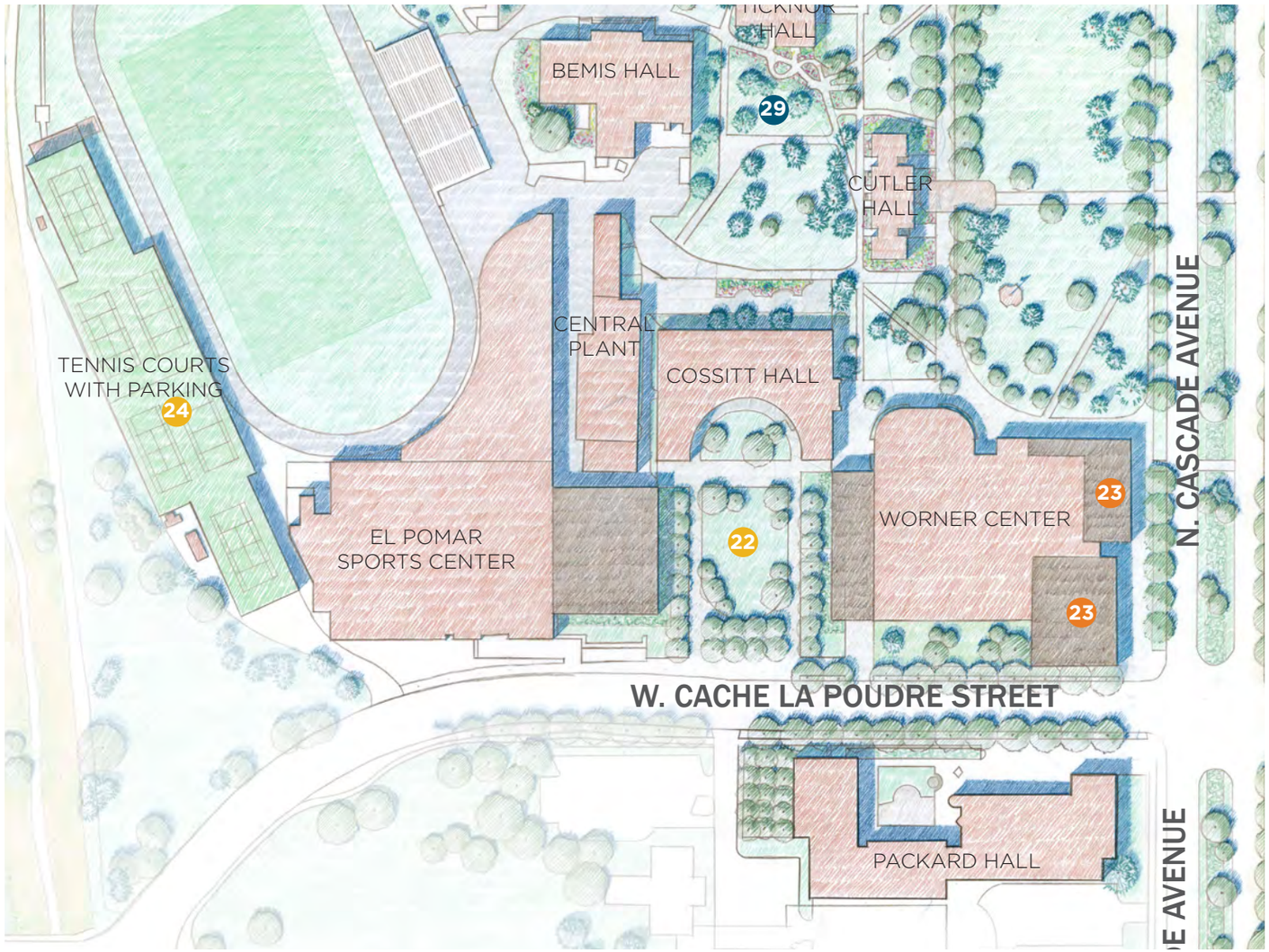
KEY INITIATIVES:

MEDIUM TERM
22. Worner Hall

LONG TERM
23. Cossitt Hall Quad
24. New Tennis Courts
Structured Parking

SOUTHWEST CAMPUS

For many years, multiple and conflicting functions, to their detriment, have been crowded into this corner of the campus and have not enhanced the relationship of their uses to the landscape and city to the west and south.



Proposed campus initiatives

Project 22

COSSITT HALL QUAD

Cossitt Hall was constructed in 1914 and served for many years both as the College's main athletic facility and social hall. The building's horseshoe shape wrapped around the north end of the Cossitt Bowl, an outdoor track and field. This spectacular space was taken over by the construction of the Honnen Ice Arena, completed in 1963, hiding the beautiful amphitheater and views out that were a part of the historic structure. A suite of remarkable rooms, including lounges and gymnasium spaces are now dark and obscure.

The College should set as a goal the restoration of this remarkable space and significant legacy to the campus. The ice rink is ill-suited to this location with inadequate locker rooms, sideline seating, and an energy-inefficient enclosure. Another locations must be found for this function and room for support spaces, allowing the original Cossitt Hall to be restored to its glory (see project 20). Removal of the Schlessman Natatorium is also recommended, although retention of this building would not prevent successful completion of the new open space. Also constructed in 1963, the building faces many of the same challenges as Honnen and is too small to meet the needs of the College swimming program (see project 21).

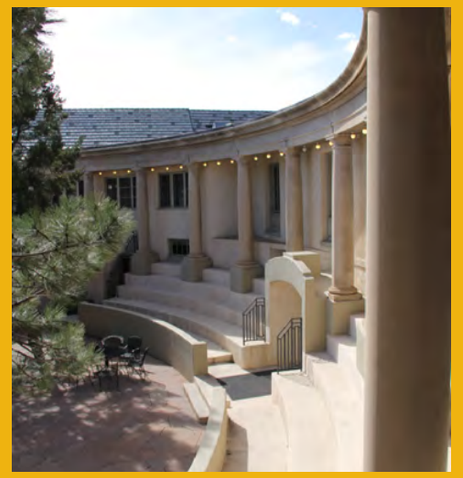
Proposed Sketch of Cossitt Quad showing historic facade and additions to either side.

Opening of the new Cossitt Hall Quad provides opportunities to expand both Worner and the El Pomar Sports Center to provide a true nexus of student life. The main floor of Worner should be expanded to the west, providing an additional 5,000 sf of dining space, and bridging over an improved service area. El Pomar could be expanded to the east, providing two stories and 13,000 sf of greatly needed fitness studios and other athletic spaces. A feasibility study should examine how program should be best arranged between the expansion of El Pomar and Cossitt Hall. Relocation of the dance program to El Pomar addition could create better athletic synergies and allow the historic gymnasium in the lower level of Cossitt to take on uses benefiting a larger section of the student body. As discussed below in Project 22, Gaylord Hall (nearly 3,000 sf) is proposed for repurposing – the Cossitt Gymnasium (4,600 sf) would make a suitable replacement that would have direct access to the dramatic new Cossitt Quad.

The relocation of the ice arena provides an opportunity to create an open space that celebrates the Cossitt Hall amphitheater and historic façade and improve the relationship of a significant College building to the street The landscape should be open and allow for flexible social programming and informal outdoor dining while being sensitive to the transition to the increasingly more naturalized landscape to the south and west. (Priority: Long Term)

Creating Cossitt Quad through the demolition of the natatorium and ice arena.

Historic photos of Cossitt Quad



Cossitt Amphitheater

Service Alley at Honnen and Worner

Tennis Courts

Project 23

WORNER HALL

Worner Hall has had recent renovations to its dining and kitchen services that have greatly improved the food service experience. Students expressed a keen interest in further improvements to its operation (primarily in the extension of operating hours) as well as continued improvements and reorganization. A key improvement would be to relocate the bookstore to a much more prominent and accessible location on the main level, at the corner of Cache la Poudre and Cascade, where it could serve both the Colorado College students and visitors. This would involve the renovation and expansion of Gaylord Hall, a large meeting room, whose function should be relocated. (See project 21). The Coburn Gallery could be relocated to the east side of the main floor, facing the main quad where shows and displays can be more prominent. This would involve the transformation and expansion of the seldom-used portico. The renovation and additions would provide for a new bookstore of as large as 8,000 sf and a gallery as large as 5,000 sf. The current bookstore is 6,400 sf and the current gallery is 1,500 sf. The current bookstore space would be freed up for additional student program space, like arts and crafts or other alternative programs that help alleviate the stress of the block plan. (Priority: Medium Term)

Creating Visibility for the Bookstore

Parking Under Tennis

Project 24

NEW TENNIS COURTS / STRUCTURED PARKING

This section of campus has the fewest parking spaces and would greatly benefit from additional parking. This project would involve the construction of a structured garage on the west side of Washburn Field on the site of the Burghart Tennis Courts. A single story of below grade parking would accommodate approximately 70 cars; an additional level of parking would accommodate another 50-60 cars. The tennis courts would be replaced on the roof of the new garage. Access is challenging as the site abuts a portion of Monument Valley Park, which is managed by the Palmer Land Trust. (Priority: Long Term)

Parking Disguised - There is a four story garage underneath this sculpture garden at the Philadelphia Museum of Art.

Interactive Campus Concepts Plan

Worner Service Drive

Worner Entry

CC Bookstore

KEY FINDINGS

Decluttering the cluster of buildings around Worner Center and Cossitt Hall would breathe new life and energy into the center of student life on campus.

Existing campus

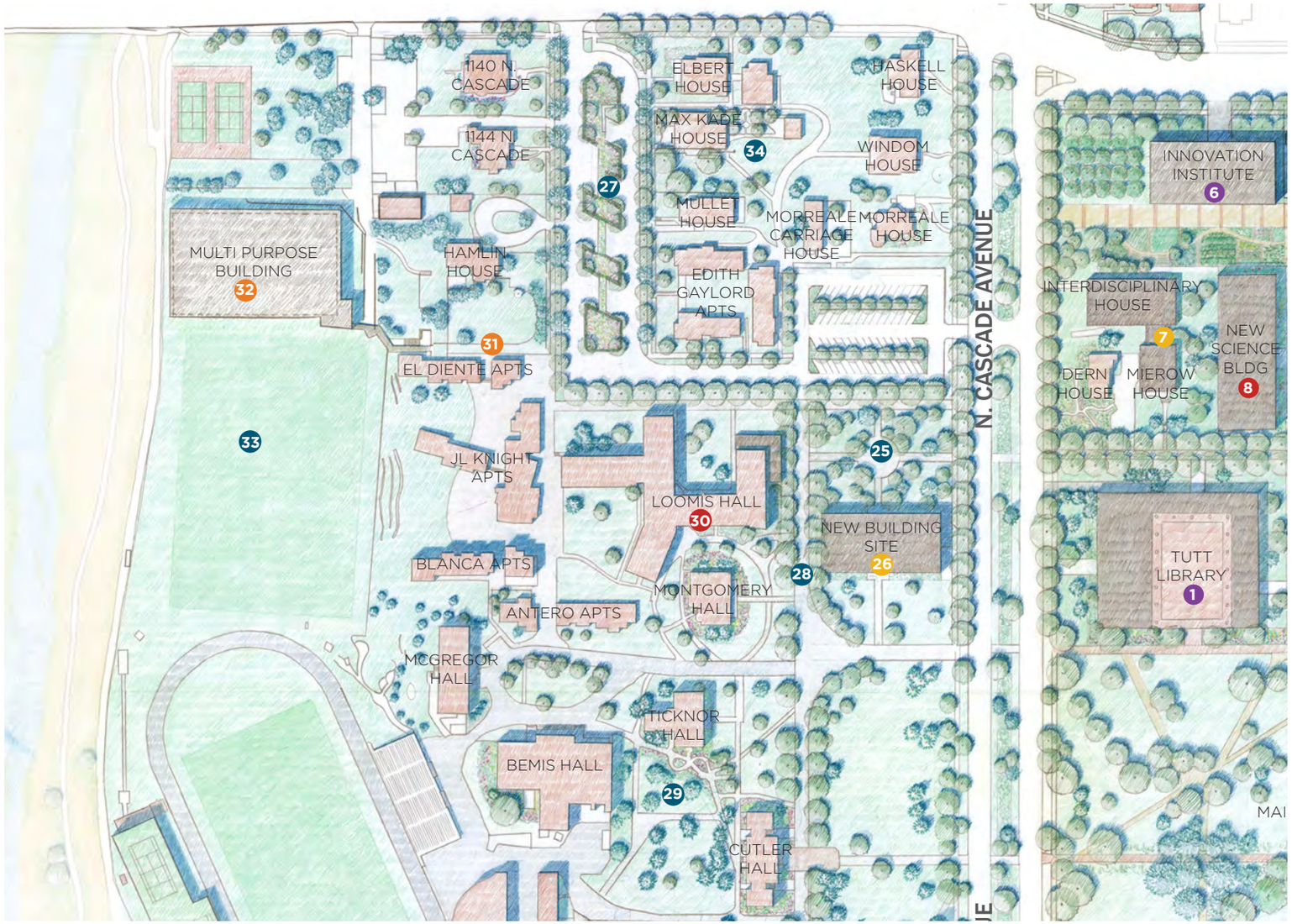
KEY INITIATIVES:

MEDIUM TERM
25. Academic Walk
26. Multi-Purpose Building
30. Loomis Hall Renovations

LONG TERM
32. New Building Site

INDEPENDENT LANDSCAPE
27. Washburn Field
28. Parking Improvements
29. Specialty Garden Enhancements
31. Academic Walk
    Vista Garden
33. Admissions Walk
34. Cutler West Gardens

WEST CAMPUS



Proposed Campus Initiatives

Admissions and Academic Walk Axes

Project 25

ACADEMIC WALK / VISTA GARDEN (DEMO BOETTCHER)

After the proposed demolition of Boettcher Hall and the relocation of Health Services to the new residential development on the northeast block of campus, the new east-west Academic Walk is able to continue its reach across the College. When students use the Academic Walk to cross North Cascade Avenue they will pass through a new park space called the Vista Garden. This space will provide an informal, more intimate gathering and study space for students at the intersection with the new north-south Admissions Walk. As stated above in projects 12 and 15, students will be encouraged to utilize this walkway at night – it is intended as the primary circulation path for the campus after dark. Illumination will thus be an important part of the design and should be explored as a means of providing a safe, attractive, and unique part of campus. (Priority: Independent Landscape)

Project 26

NEW BUILDING SITE

A new building is proposed on the west side of North Cascade Avenue, opposite the transformed Tutt Library. A contemporary building on this site will serve to spatially shape the space of the main quad as it crosses Cascade. The recommended removal of the Boettcher Center provides an opportunity for this new building to the south, sited to complement the vista garden and new Academic Walk (see project 25). The new building should be carefully sited to preserve views down the walk to a renovated and expanded Loomis Hall (see project 30) and to preserve the visual access of Montgomery Hall across Cascade. No program has been identified for this building site. A three-story building on this site could provide 34,000 sf of space. (Priority: Long Term)

Project 27

PARKING IMPROVEMENTS

Surface parking lots to remain in the northwest campus should be enhanced by reducing parking numbers and replacing these spots with additional tree and shrub plantings for micro climate improvement, screening and seasonal color. There is a significant opportunity to provide campus connectivity and cohesiveness by enhancing the front door to the Faculty/Staff houses and by improving the extent and quality of Wood Avenue parking lot. Similarly the nearby residence halls and Language Houses would benefit by having their living environment becoming a priority over parked cars. (Priority: Independent Landscape)

Parking Lot at Edith Gaylord

Entry of Boettcher

Interior of Boettcher

Parking Lot

Current Path to Cutler

Taylor Hall

Loomis Hall

Project 28

ADMISSIONS WALK

The Admissions Walkway will be created in order to provide a better north-south pedestrian connection for visitors parking and then walking to the Admissions Office in the historic Cutler Hall. This Walk has great importance as this is a potential student's first impression of the College. The implementation of the Walk will require significant redesign and simplification of existing service, fire and vehicular drives in order to resolve the pedestrian-vehicular conflicts. The materials of the walkway should be stone. An allee of deciduous canopy trees would strengthen the sense of the collegiate landscape of the Main Quad to the east. This primary north-south pedestrian tree-lined corridor grounds will help to de-emphasize the diversity of building styles in this area and reinforce the western edge of the Main Quadrangle. The walk will also provide 24-hour connection between the new Academic Walk (projects 12,15,25, and 31) and the Worner Campus Center. These walks are intended as the primary circulation paths for the campus after dark. Illumination will thus be an important part of the design and should be explored as a means of providing a safe, attractive, and unique part of campus. (Priority: Independent Landscape)

Project 29

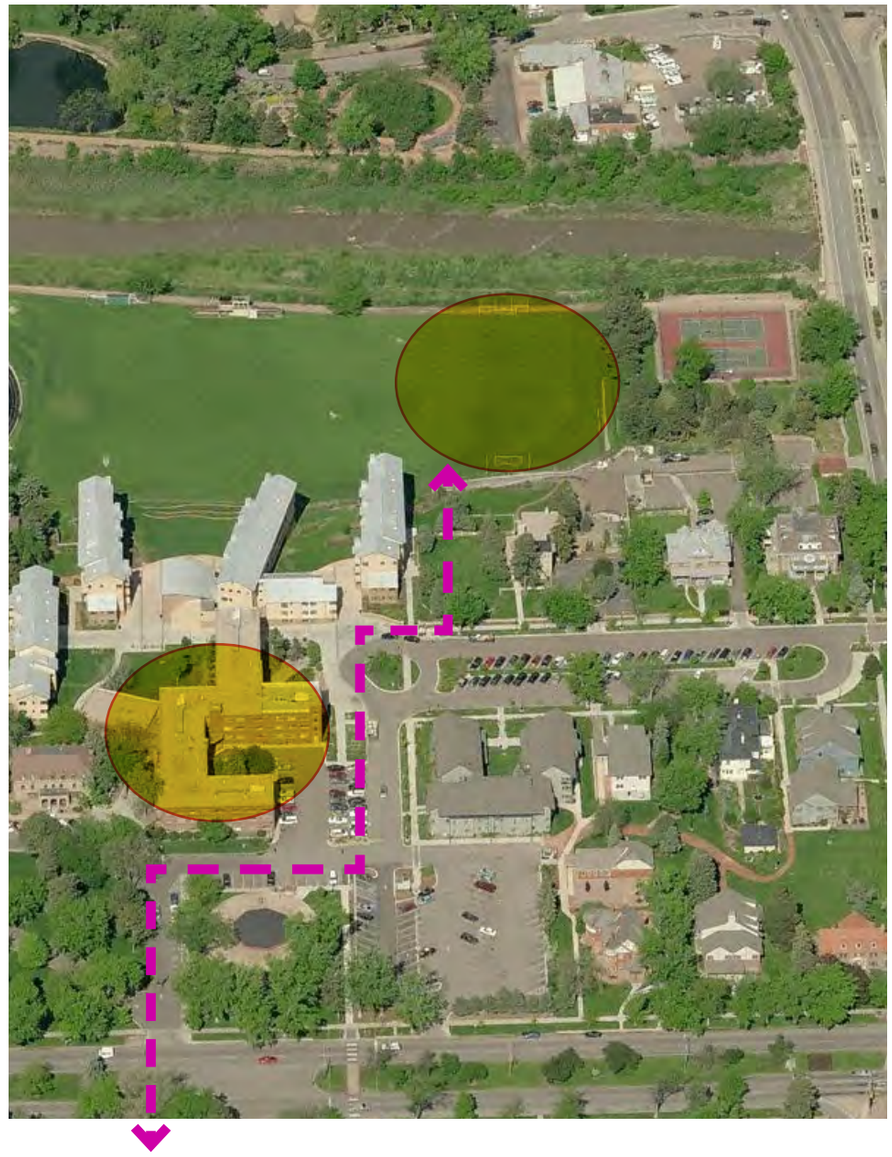
CUTLER WEST GARDENS

The space west of Cutler Hall has an opportunity to create a serendipitous garden with the premier view to the Pikes Peak. Demolition of Taylor Hall is not critical, but recommended to expand this space. Ample seating and lawn should be provided in consideration of flexible programming.
(Priority: Independent Landscape)

Project 30

LOOMIS HALL RENOVATIONS

Colorado College has three large residence halls for freshman and sophomores, Mathias, Slocum, and Loomis. Of these three, Loomis is said to have the most tight-knit community feeling, despite the fact that the building has not been renovated in many years. Significant investment is required in building finishes and mechanical systems, and renovations should evaluate the recent success of the social spaces added to Slocum Hall. New social spaces at the ends of the various building wings can help to update the building's dated exterior and provide new settings for gathering spaces that the block plan necessitates. The possibility of providing additional bedrooms in the building should also be explored. The reorganization should strive to create "living learning commons" (LLCs) and should follow the tenants of the 21st Century Project of the



ACUHO-I: community, flexibility, sustainability, technology, and innovation. Additionally, the building is in need of comprehensive building system improvements. (Priority: Short Term)

Project 31

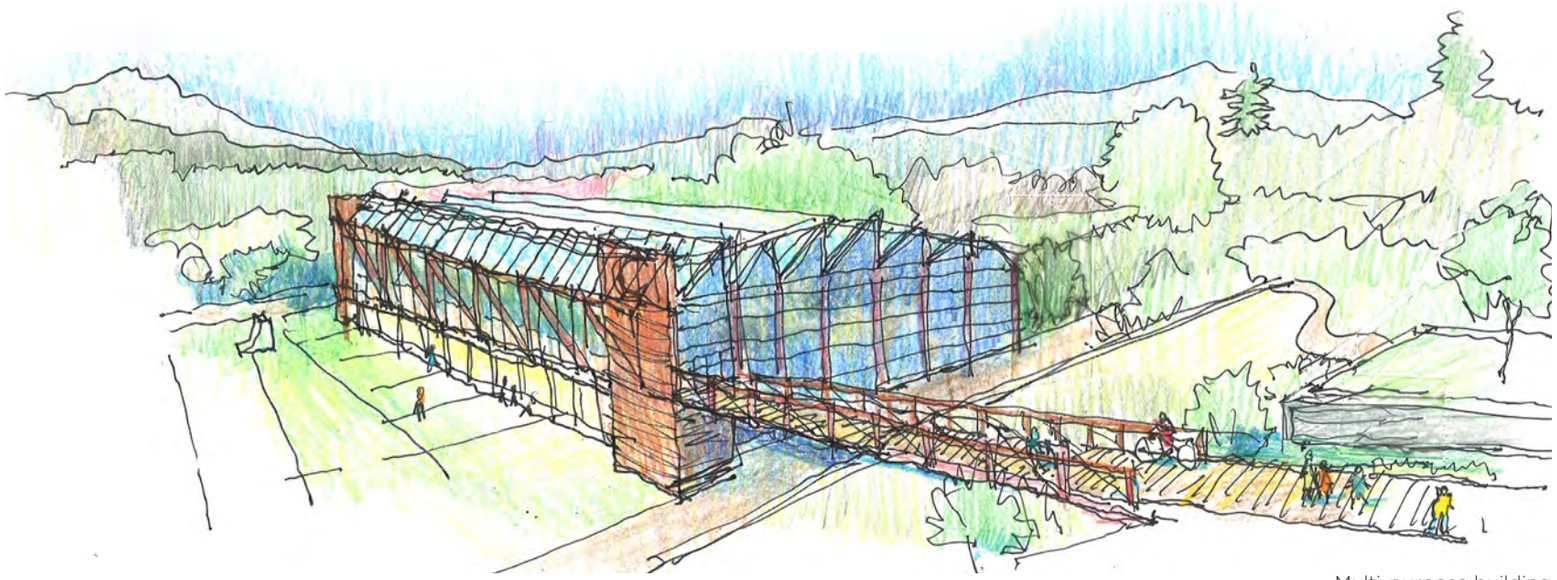
ACADEMIC WALK

The Academic Walk mentioned in projects 12 and 15 continues west across Cascade Avenue, through a new Vista Garden (project 25), crossing the Admissions Walk and then along the north side of Loomis Hall and the El Diente Apartments terminating at a pedestrian bridge to the new multipurpose building (project 32) thus completing the east-west pedestrian connection through the north part of Campus. Some modifications to the open space south of Hamlin House may be required. Such modifications should be designed to have a minimal impact on the historic garden. Connection to a pedestrian bridge over the northern service access to the athletic fields will be a necessary and delightful entrance to the facility from the upper campus. Students will be encouraged to utilize this walkway at night – it is intended as the primary circulation path for the campus after dark. Illumination will thus be an important part of the design and should be explored as a means of providing a safe, attractive, and unique part of campus. (Priority: Medium Term)

Project 32

MULTI-PURPOSE BUILDING

Colorado College currently lacks a large multi-purpose facility that is sufficiently sized to fit a large portion of the entire student body. Students, faculty, and staff all emphasized the importance of such a space throughout the master planning process. The master plan proposes a 31,000 sf multi-purpose facility constructed on the current Olson Field. Loss of the field is made possible by the new intramural field in the north block of east campus. (See project 13). The new multi-purpose building will be shared and scheduled equally by student life and athletics, serving whole school assemblies, dances, and other special events, while also being able to function as indoor athletic practice during cold and inclement weather, the building's interior space will measure roughly 140ft x 220ft making it large enough to accomodate a variety of uses. With the correct selection of flooring type, the surface could even be covered for non-athletic events. The interior will require tall ceilings and great flexibility. The facility will be the terminus of the new Academic Walk and connect to the campus via bridge from a second level. At the main floor, the facility will have large doors, capable of opening directly out onto Stewart Field. The large roof of this facility should be carefully designed to harness both the power of the sun through photo-voltaics and water-harvesting can be explored as well. (Priority: Medium Term)



Multi-purpose building

Loomis Interior

Crossing at Boettcher

Project 33

STEWART FIELD

Maintaining high quality turfgrass on Stewart Field is problematic with recent droughts and overuse by athletics and intramural sports. At times the College has had to restrict the use of the field for competitive matches only, leaving the intramural sports clubs to seek alternate locations for practice and games. By installing artificial turf and lights at Stewart Field, more students will be able to use the field throughout the year and the need for regular maintenance and irrigation will be eliminated.
(Priority: Independent Landscape)

RIPARIAN LANDSCAPE

Monument Creek and Pikes Peak Greenway Trail create Colorado College's western edge. For the most part, the Creek and Trail are fenced off due to its proximity to the Athletic Fields and is only accessible at Uintah Street Bridge and The Farm to the north, and Cache La Poudre Street to the south. These existing connections are important for students to access the Greenway Trail and they should be enhanced with native vegetation. The Creek and Trail should be treated much like the public streets that run through the campus – this is not property owned by the College, but it should be treated as part of the Campus and not a barrier. A partnership can be made with the City's Parks, Recreation and Cultural Services Department for assisting with any future improvements.

Project 34

SPECIALTY GARDEN ENHANCEMENTS

Specialty Gardens on campus are botanically rich plantings that either highlight prominent building entrances or signify a student Language Houses. These Thematic and Specialty Gardens should be invigorated to have stronger pedagogical and botanical relationship to the overall campus and student life. Enhancements could also include the addition of interpretive signage and greater visibility and access.
(Priority: Independent Landscape)

Monument Valley Park

Max Kade Gardens

KEY FINDINGS

Northwest campus could function better and celebrate some of the College's most important administrative and residential corridors by cleaning up circulation and accentuating pedestrian axes.

Existing campus

KEY INITIATIVES:

- **IMMEDIATE PROJECT**
  36. Off-site Storage
- **INDEPENDENT LANDSCAPE**
  35. Colorado College Farm

NORTHWEST CAMPUS

Project 35

COLORADO COLLEGE FARM

The Farm is extremely successful and well-loved by many students, faculty and staff on campus. However, accessibility and visibility could certainly be improved. It is one of the College's best kept secrets and more students should be educated on the benefits of the program through interpretive signage. There is also an opportunity to display the Farm to the general public given its close proximity to the Pikes Peak Greenway Trail. A gateway from the Farm to the Trail also allows for students to use Trail to safely cross under the high trafficked Uintah Street. (Priority: Independent Landscape)

Project 36

LIBRARY REMOTE COLLECTIONS / CENTRAL SERVICES

This 10,000 sf building will be constructed on the north end of the new central services area, and will provide remote storage for infrequently accessed library materials. The facility is a high priority as it is needed to facilitate the renovations of Tutt Library. Once construction of the library is complete, 4,000 sf of the interior will be transferred to Central Services for their storage needs, while the remaining 6,000 sf will remain as remote collections storage for the library. It will be a utilitarian building on the exterior, but will feature quality mechanical systems to provide consistent temperature and humidity control. Compact shelving will be utilized to provide maximum storage capacity. Viewshed studies should be completed to determine the visibility of the building and the service lot from the park and areas of main campus across Monument Creek. Landscape screening should be provided to minimize the aesthetic impact of the large service lot. (Priority: Immediate Project)

CC Farm

CC Farm

Monument Valley Park

VIII. DEVELOPMENT PHASING AND IMPLEMENTATION

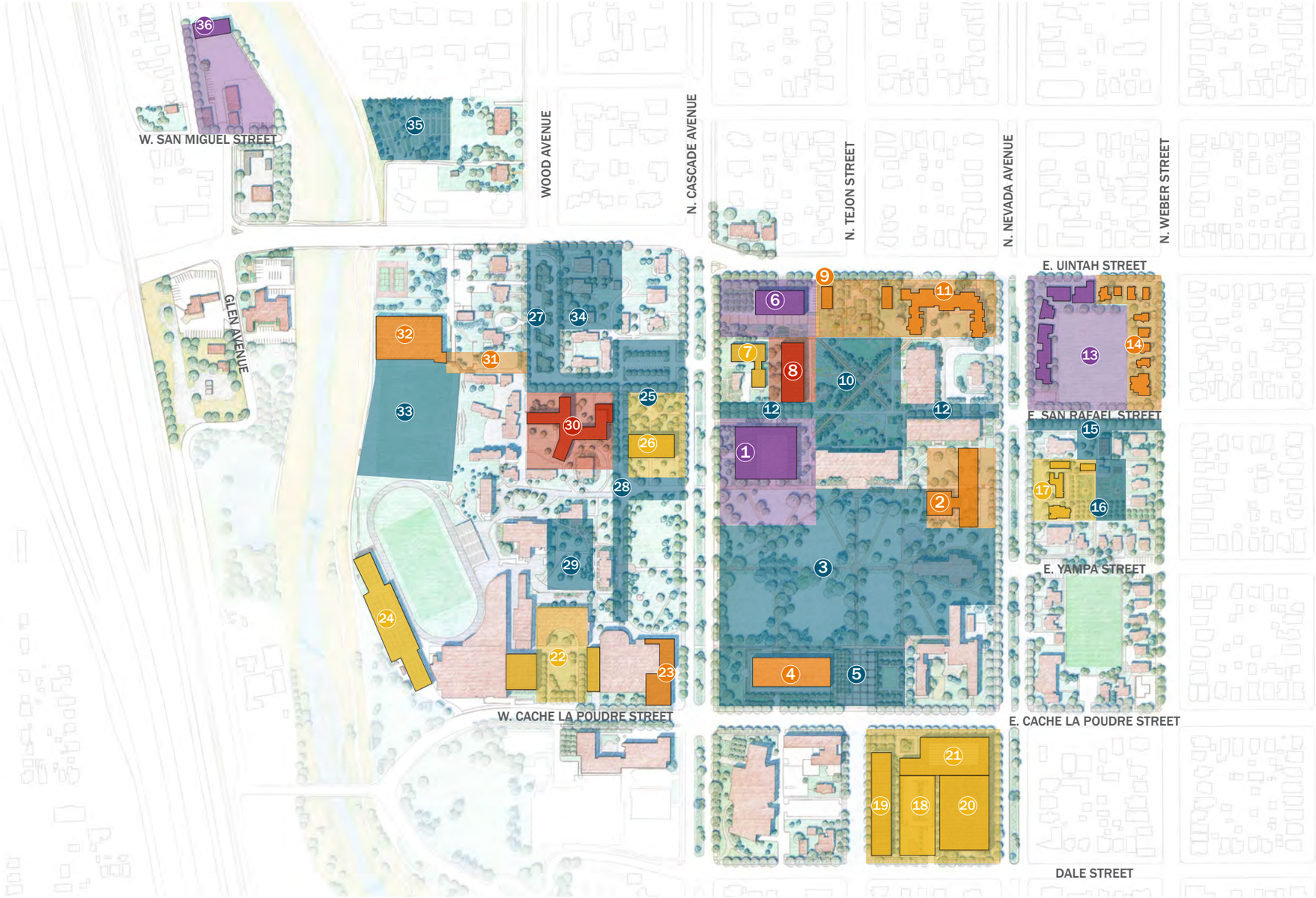
VIII. DEVELOPMENT PHASING AND IMPLEMENTATION

PRIORITIZATION

All the projects indicated in the campus initiatives section of the master plan have been identified by the College and our team as needing attention in the coming years. Deciding which projects require immediate attention and which can be slated for long term consideration is key to creating a meaningful and realistic vision of Colorado College's future development. These prioritized recommendations do not incorporate the detailed and specific preservation and repair recommendations found within the 2013 Facilities Condition Index (FCI) reports. Where projects described within this Master Plan involve existing campus buildings, the FCI reports should be consulted in order that building renewal needs can be integrated into strategic projects.

The following diagrams walk through the proposed prioritization of the campus initiatives, the relationships of projects and how this affects implementation and phasing, as well as the implementation impacts on parking reorganization. Some projects are independent and can be implemented on their own as funding and campus logistics allow. Other projects will only be possible in conjunction with the removal, relocation or construction of others. Planning for and phasing these projects is key to maintaining smooth functioning of the College programs. By identifying key relationships and the impacts of each project, we hope to provide a roadmap for the College in moving these initiatives forward in the least disruptive manner.

These designations grew out of the input we heard from the campus community and were discussed, considered, and solidified through multiple meetings with the College trustees and administration. The intention of this section is to prioritize projects so that they are implementable, successful, and fit into the College's broader goals while supporting the school's funding and budgeting framework. While priorities may shift in the future, it is important to use these proposals as a basis to ensure continuity and accountability for the master plan process as it goes forward.

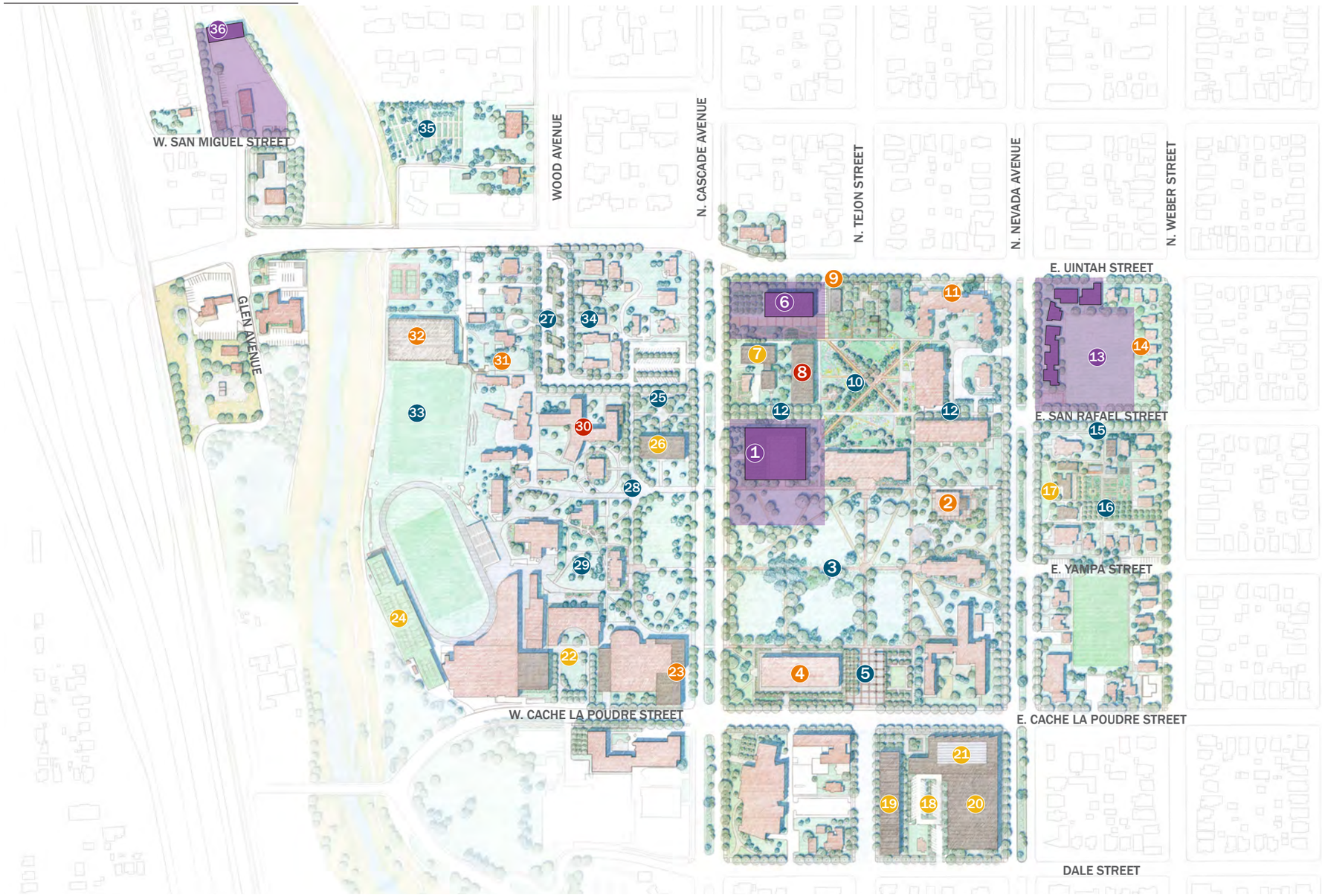


- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

PRIORITIZATION

Immediate projects are those which relate to the Strategic Plan's highest priority initiatives as well as projects which the College needs in order to meet immediate housing needs.

IMMEDIATE PROJECTS



- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

Project 1

TUTT LIBRARY / CENTER FOR IMMERSIVE LEARNING AND ENGAGED TEACHING

This project has been generated in direct response to the first recommendation of the current Strategic Plan: Building on the Block. "To support our faculty and students as they experience the full potential of the Block Plan, we will create a Center for Immersive Learning and Engaged Teaching to be a focal place for academic support." The project includes a complete rethinking of the Tutt Library, including substantial additions, the removal of the unsightly 1980 addition, the restoration of the Quad, and a new entrance facing the campus. Programming is complete for this project, and design is underway.

Project 6

INNOVATION INSTITUTE / RESEARCH GARDENS

This project is also the direct result of the current Strategic Plan: Building on the Block. As stated in the third recommendation of the plan, "Our aim is to develop an Innovation Institute to provide resources, structure, and encouragement to students and faculty as they investigate social and environmental challenges, understand, the context in which they exist, identify sustainable solutions, and put them into action." The new building will be surrounded with research gardens serving to extend innovation to the campus in an evolving series of experiments in environmental and social ecology. The 34,500 sf facility and gardens will be constructed above sub-grade parking.

Project 13

EAST CAMPUS HOUSING, PARKING, AND INTRAMURAL FIELD

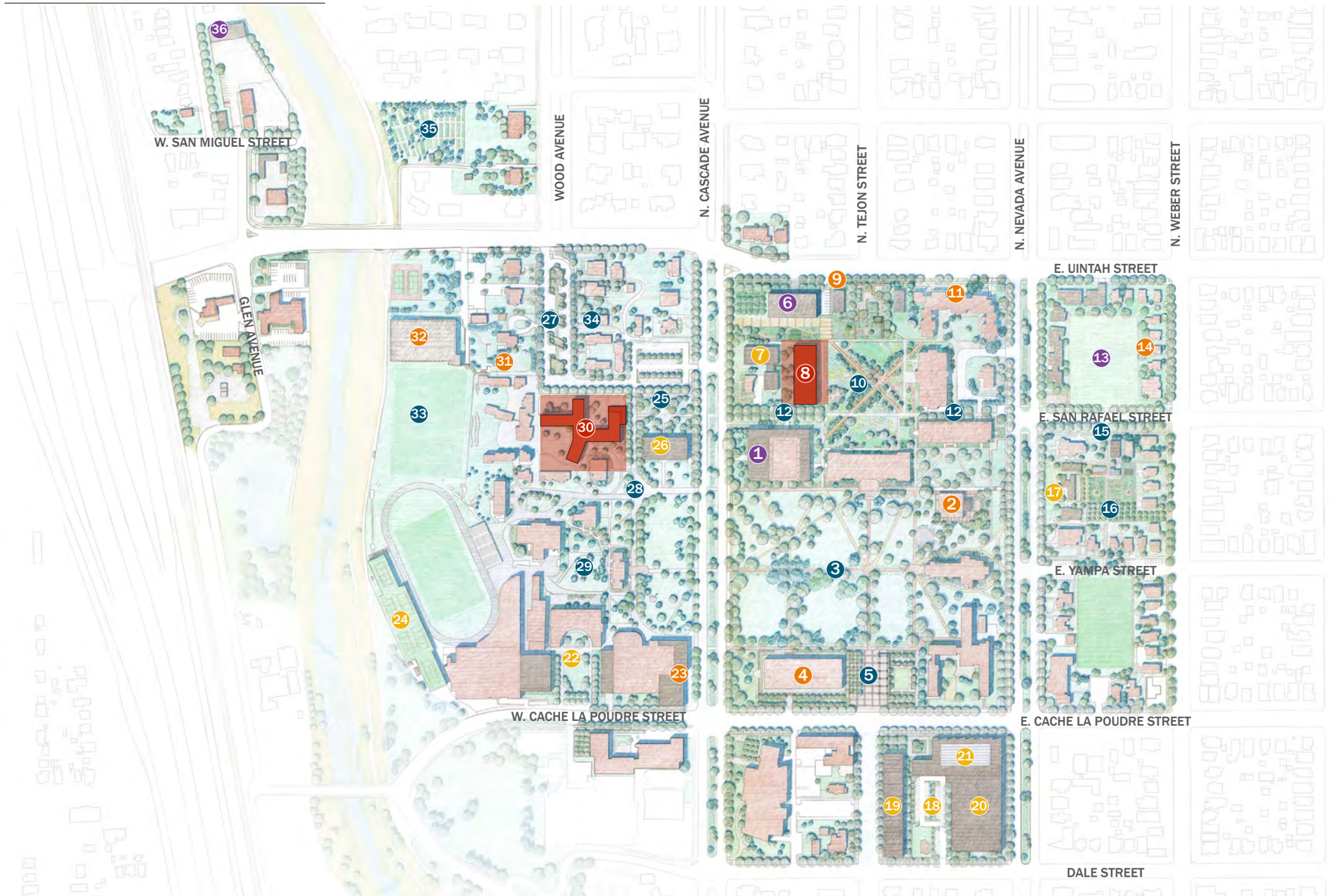
This project involves the replacement of a surface parking lot with a new intramural field constructed over subgrade parking. A new 75,000 sf residential development along North Nevada Ave and East Uintah Street will provide greatly needed apartments for juniors. The health clinic will be relocated here from Boettcher Hall.

Project 36

LIBRARY REMOTE COLLECTIONS AND CENTRAL SERVICES STORAGE

A new building will be erected at the rear of the recent central services complex for offsite storage for library materials. This facility will need to be completed prior to renovations for temporary housing of collections during construction.

SHORT TERM PROJECTS



- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

Project 8

NEW SCIENCE BUILDING

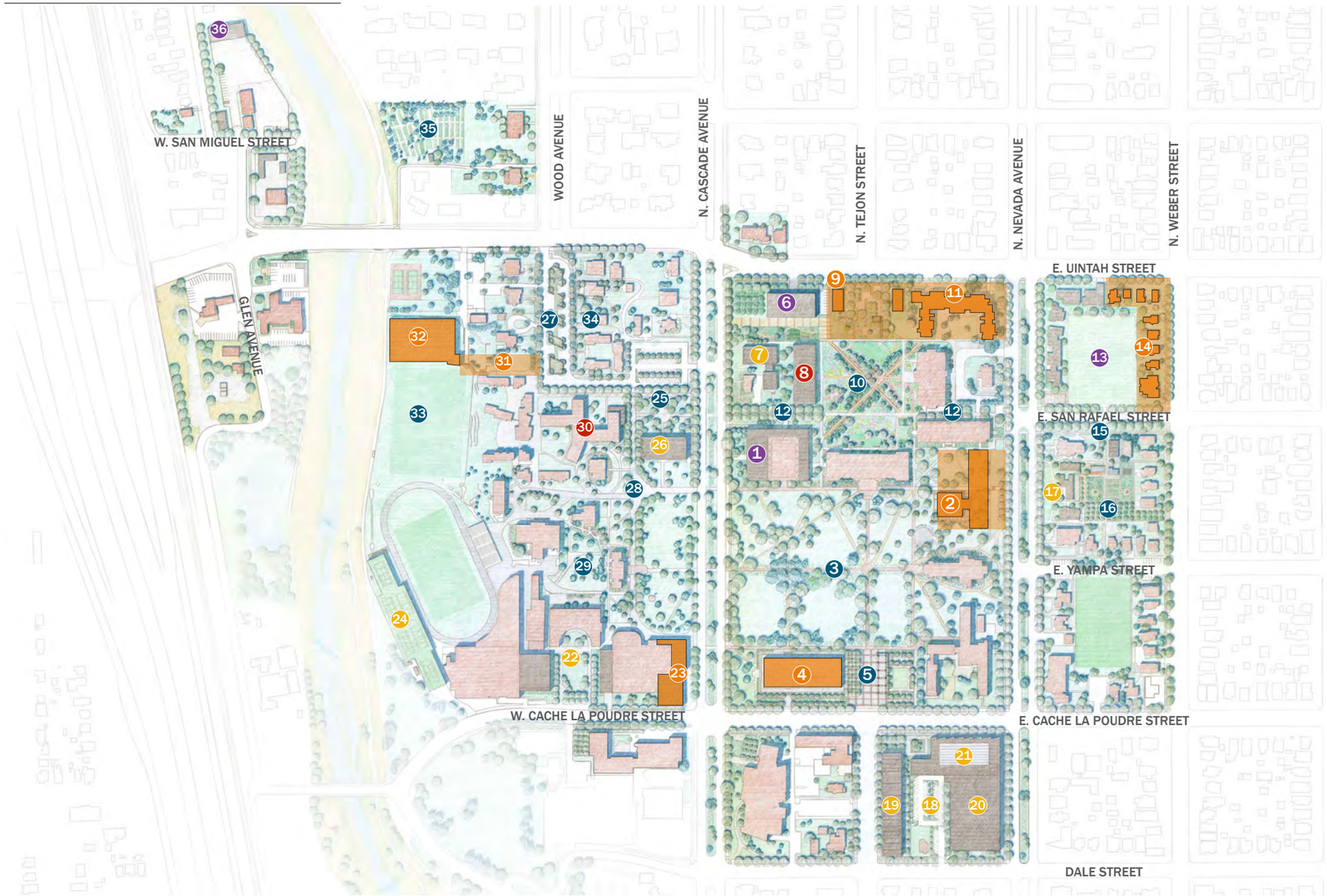
A new science building is needed to replace the aging laboratories and teaching spaces in Olin Hall. This new 45,000 sf facility will be constructed on the north quad, opposite Tutt Science. Subgrade parking will be provided underneath the building, connected to the garage constructed under the Innovation Institute.

Project 30

LOOMIS HALL RENOVATIONS

A major overhaul is needed for Loomis Hall that will include improvements in building systems and finishes as well as transformative new social spaces at the ends of the various building wings. The east wing will be expanded with a major new semi-public space that will be on axis with the new academic walk.

MEDIUM TERM PROJECTS



- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

Project 2
OLIN HALL / OLIN PLAZA
Following the construction of the new science building (project 8), Olin Hall will be demolished except for the fishbowl, which will be preserved and expanded with new stairs and elevator access. A new open space will replace the demolished portion of the building.

Project 4
ARMSTRONG HALL RENOVATION
Transformative renovations are needed to Armstrong Hall to improve the functionality and appearance of the building. Building entrances and circulation spaces will be improved to allow more natural light into the structure, and the exterior cladding of the building will be modified to make the building more representative of the college's desired image.

Project 9
INTERMODAL TRANSPORTATION CENTER / CC SWAP SPACE
Two small new structures (3,000 sf each) will be constructed on the north side of the improved north quadrangle (see project 10). The western building is reserved for an intermodal transportation center, which will contain a car sharing program as well as the college bicycle space. On the east side of the quad will be the new home for the CC Swap Space, a space where CC students can trade and exchange products they no longer need.

Project 11
MATHIAS HALL STREETSCAPE AND INTERIOR RENOVATIONS
Continued investment in Mathias Hall is needed, particularly with interior social spaces and exterior streetscape along East Uintah Street.

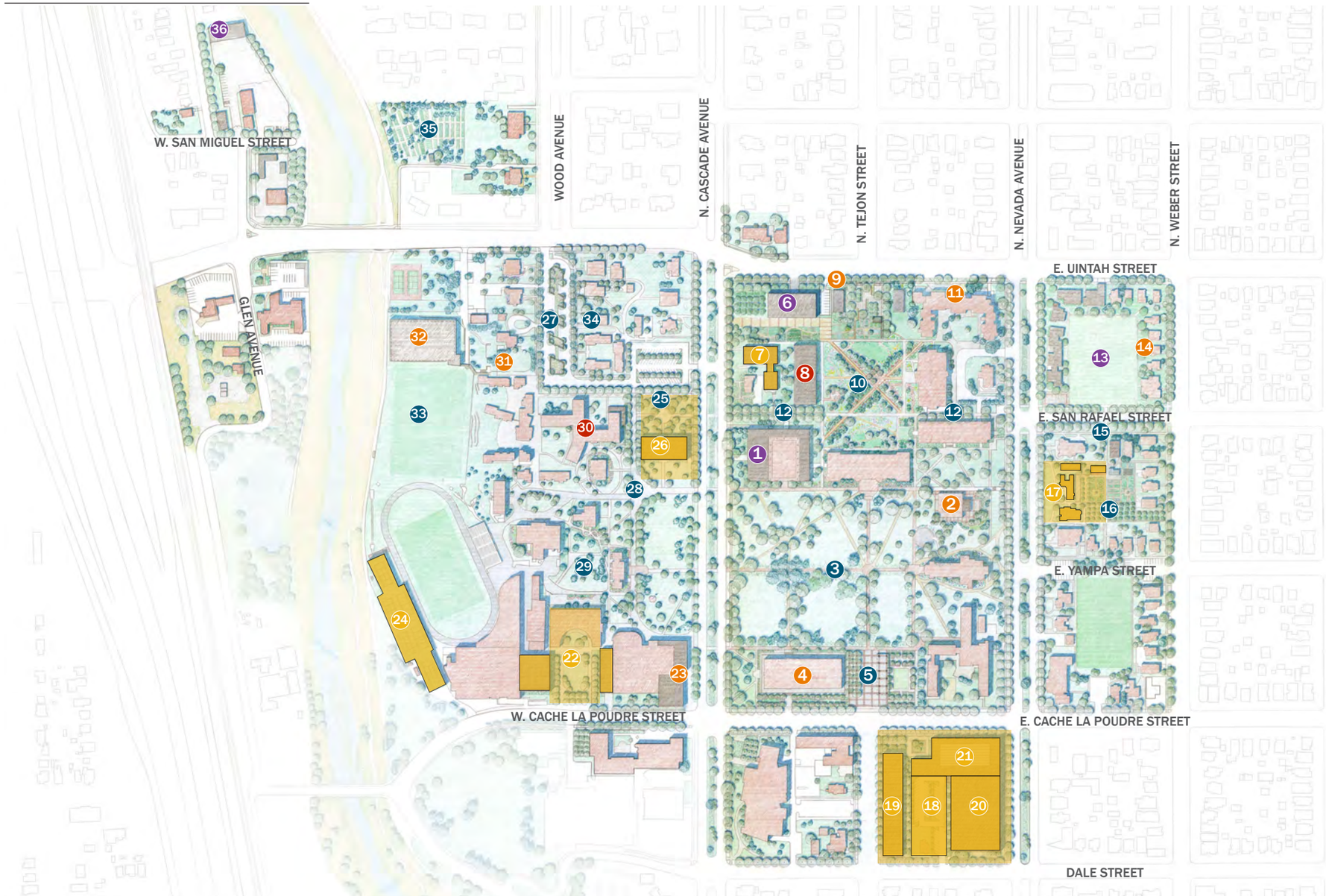
Project 14
RENOVATED COTTAGES
Nine historic cottages along East Uintah Street and North Weber Street will be renovated for residential apartments for juniors and seniors. These buildings are within the North Weber/Wasatch National Register Historic District. Rehabilitated over a period time, these currently dilapidated buildings will surround the new field and will complement the new residential development on the opposite side of the block.

Project 23
WORNER HALL
Strategic reorganization and modest expansions of Worner Hall will provide for greater visibility of key program spaces such as the campus bookstore and the Coburn Gallery, freeing up additional space for student activities.

Project 31
ACADEMIC WALK
One of the primary landscape initiatives of the master plan is the creation of a new east-west "academic walk" across the campus. Starting with the redeveloped intramural field (project 13-15), extending through the north quadrangle (project 12), and across the west campus, the academic walk will provide access to the athletic fields and a large new multi-purpose facility north of Stewart Field (project 32). The other sections of this walk are shown as "independent landscape", but western-most section of the walk must be completed with the multi-purpose building, as it will bridge over the access road to the fields.

Project 32
MULTI-PURPOSE BUILDING
This 31,000 sf facility will serve as an athletic field house and an event center, capable of fitting a large portion of the student body. The facility will open out onto Stewart Field and will connect to the new academic walk via bridge from a second level.

LONG TERM PROJECTS



- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

Project 7
NEW BUILDING SITE
This new 20,000 sf facility will replace the Interdisciplinary House and the Mierow House. Program has not yet been determined.

Project 17
SORORITY HOUSES / ECO-VILLAGE GARDENS
Three existing sorority buildings which are underused and poorly located can be moved closer to North Nevada to allow for a better relationship to the street and more productive and cohesive development of the interior of the block.

Project 18
PARKING
A new parking lot will be constructed in the interior of the northeast block of North Tejon. Ideally, the one home on this block not currently owned by Colorado College can be acquired, allowing a multi-story parking garage to be constructed.

Project 19
NORTH TEJON MIXED-USE DEVELOPMENT
This 62,000 sf new development will include commercial, residential, and academic space, including a new facility to replace the 3-D Arts Studio.

Project 20
NEW ICE RINK
This new 42,000 sf ice arena will provide a nearly 50% increase in space from the current structure which is to be demolished (see project 22).

Project 21
NEW NATATORIUM
This new natatorium provides a new Olympic-sized 50 meter pool, twice the length of the current pool.

Project 22
COSSITT HALL QUAD
This project restores a remarkable open space for the campus and provides opportunities to connect El Pomar Sports Center, Cossit Hall, and the Worner Campus Center, creating a true nexus of student life. Made possible by demolition of the Schlessman Natatorium and the Honnen Ice Arena, the project would include expansion of El Pomar and Worner, as well as renovations of Cossitt Hall.

Project 24
NEW TENNIS COURTS / STRUCTURED PARKING
A new structured parking garage will be constructed on the current site of the tennis courts. New courts will be built on the roof of the garage.

Project 25
ACADEMIC WALK / VISTA GARDEN
Boettcher Center will be demolished and health services will be relocated to east campus (see project 13). A new garden will be constructed in its place that serves as the visual terminus of the new academic walk.

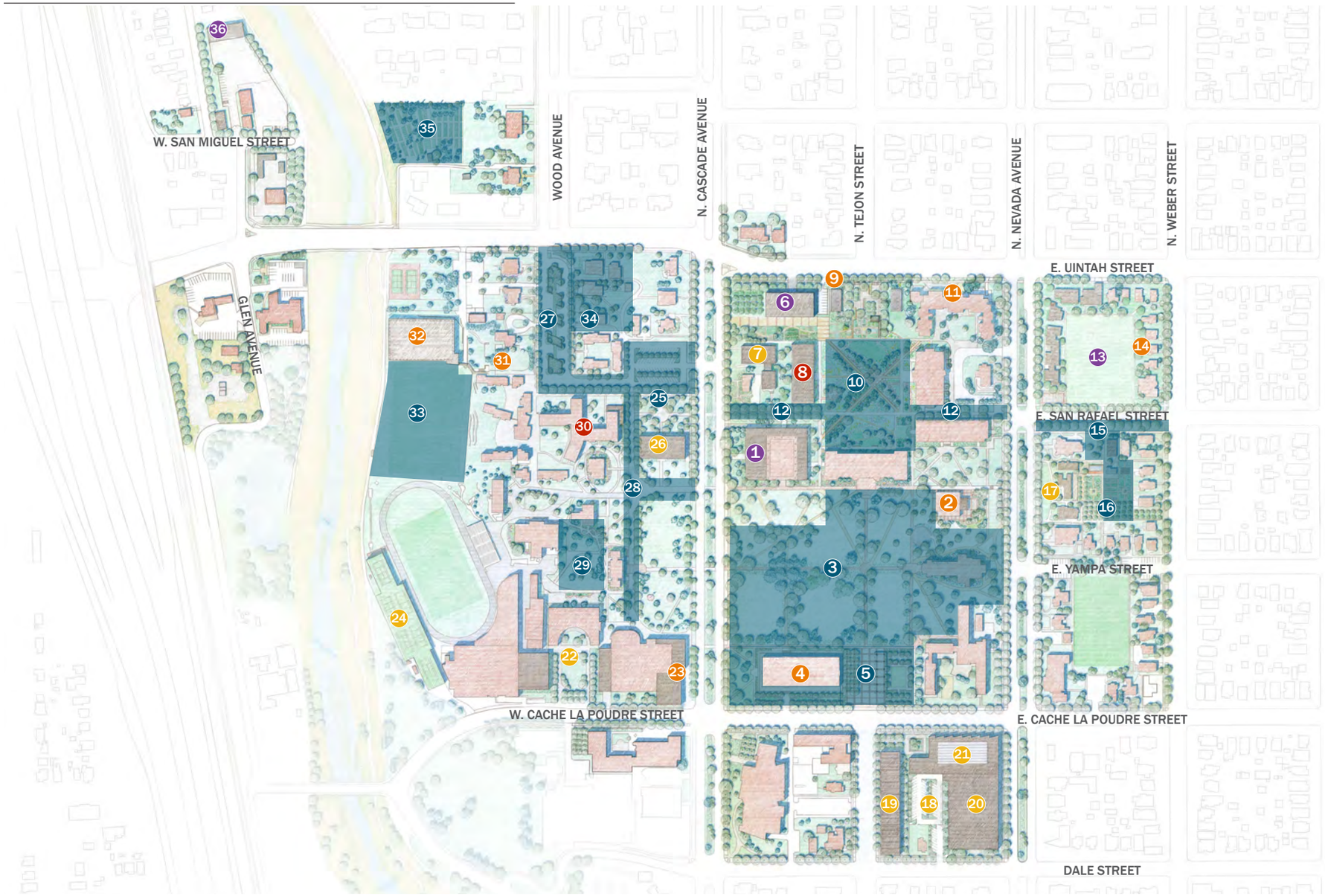
Project 26
NEW BUILDING SITE
A new 34,000 sf building is planned for construction south of the new vista garden. This building is not yet programmed, but is desired to better shape the space of the main quad as it crosses North Cascade.

PRIORITIZATION

Independent landscape projects are not directly connected with any of the building initiatives described above and can be implemented as funding is available.

- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

INDEPENDENT LANDSCAPE PROJECTS



Project 3
MAIN QUAD
Improvements to the main quad include improvement of existing paths, construction of new paths, replacement of ailing trees, and refinements of the irrigation system.

Project 5
COLORADO PLAZA
The parking lot between Armstrong and Slocum Halls will be removed and replaced with a new paved plaza, colonnade for student activities, and a new garden to the east. This space will provide a dignified front door to the campus facing a major commercial thoroughfare leading to downtown Colorado Springs.

Project 10
NORTH QUAD - COLORADO BIOMES GARDENS
The master plan envisions the transformation of the circular quadrangle north of Palmer Hall as a series of gardens and outdoor teaching spaces celebrating the regional biomes of Colorado.

Project 12
ACADEMIC WALK
This section of the new academic walk runs to the north of the renovated Tutt Library, across the north side of Palmer Hall, and through a reorganized service area for the Barnes Science Center.

Project 15
ACADEMIC WALK
This section of the new academic walk comprises the north edge of the middle block of east campus. Currently dominated by angled parking, the area will be re-landscaped as a pedestrian space connecting students residences to the east to the campus core of the college.

Project 16
ECO-VILLAGE GARDENS
Underutilized parking will be removed from the center of the middle block of east campus. It will be replaced with expanded agricultural landscapes to be maintained by students and faculty.

Project 27
PARKING IMPROVEMENTS
Surface parking lots to remain in the northwest campus should be enhanced by reducing parking numbers and replacing these spots with additional tree and shrub plantings for micro climate improvement, screening and seasonal color.

Project 28
ADMISSIONS WALK
The Admissions Walkway will be created in order to provide a better north-south pedestrian connection for visitors parking and then walking to the Admissions Office in the historic Cutler Hall. This Walk has great importance as this is a potential student's first impression of the College.

Project 29
CUTLER WEST GARDENS
The space west of Cutler Hall has an opportunity to create a serendipitous garden with the premier view to the Pikes Peak. Demolition of Taylor Hall is not critical, but recommended to expand this space. Ample seating and lawn should be provided in consideration of flexible programming.

Project 33
STEWART FIELD
Stewart Field will be improved through the installation of artificial turf and new lighting.

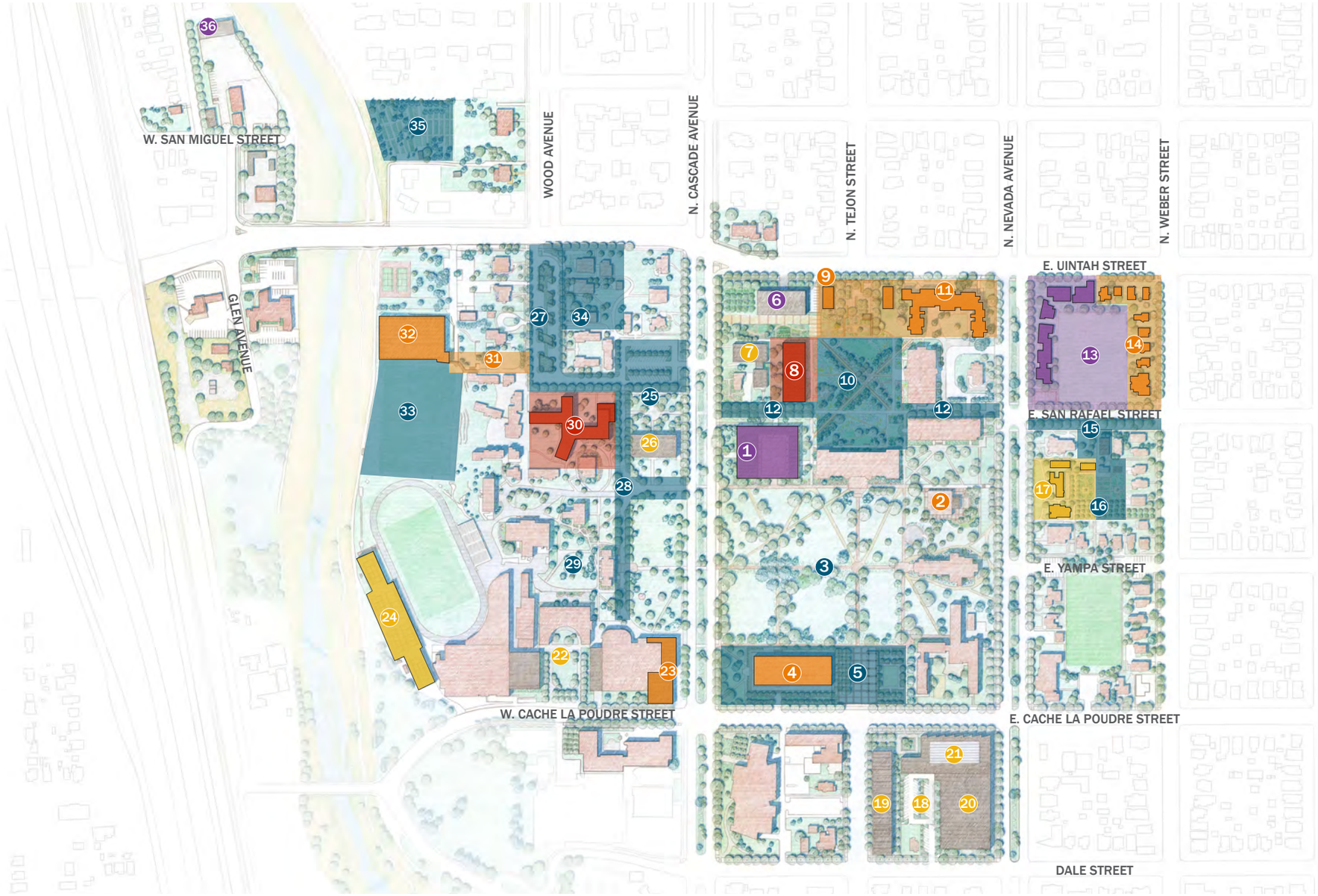
Project 34
SPECIALTY GARDEN ENHANCEMENTS
Thematic and Specialty Gardens should be invigorated to have stronger pedagogical relationship to the overall campus and student life. Enhancements could include the addition of interpretive signage and greater visibility and access.

Project 35
COLORADO COLLEGE FARM
Improvements to the CC Farm will provide an increase in available farming space and provide for a direct visual and secure pedestrian access to the Monument Creek Park.

PROJECT RELATIONSHIPS

INDEPENDENT PROJECTS

Independent projects can be implemented without significant relocation of existing facilities. Some of these projects impact parking availability – see additional discussion on parking impact on the following pages.



- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

Project 3: **MAIN QUAD**

Project 4: **ARMSTRONG HALL RENOVATION**

Project 5: **COLORADO PLAZA**
Construction of this project requires removal of the existing parking lot C2.

Project 6: **INNOVATION INSTITUTE**
Construction of this building requires demolition of Breton Hall, currently used as residential space, housing WHO AND HOW MANY, as well as the Breton Hall garage. The building will reduce the capacity of parking lot C1. The east end of the building should be planned to allow continued operation of the un-impacted portions of the lot.

Project 8: **NEW SCIENCE BUILDING**
Construction of this building will require the demolition of Gill House and the Gill House Garage, as well as closure of most of parking lot C1.

Project 9: **INTERMODAL CENTER/CC SWAP SPACE**

Project 10: **NORTH QUAD - COLORADO BIOMES GARDENS**

Project 11: **MATHIAS HALL RENOVATIONS AND STREETSCAPE**

Project 12: **ACADEMIC WALKWAY**
This project will involve elimination of the southern-most section of parking lot C1.

Project 13: **EAST CAMPUS HOUSING, PARKING, AND FIELD**
Completion of this project will require demolition of the following structures: 1125 North Nevada and 211 East Uintah, and 213 East Uintah, as well as garages behind the cottages on North Weber Street. This project will eliminate parking lot E1, which will be replaced with a structured parking facility below the new intramural field.

Project 14: **RENOVATED COTTAGES**

Project 15: **ACADEMIC WALKWAY**
This project will result in the elimination of some street parking along San Rafael Street that is considered part of lot E1.

Project 16: **ECO-VILLAGE GARDENS**
This project will result in the elimination of parking lot E2.

Project 17: **SORORITY HOUSES**

Project 23: **WORNER HALL**

Project 24: **NEW TENNIS COURTS / STRUCTURED PARKING**
Construction of this project would result in the temporary loss of tennis courts.

Project 27: **PARKING IMPROVEMENTS**

Project 30: **LOOMIS HALL RENOVATIONS**

Project 31: **ACADEMIC WALK**

Project 32: **NEW MULTI-PURPOSE FACILITY**
Construction of the new facility would require elimination of Olsen Field.

Project 33 : **ADMISSIONS WALK**
This project will result in elimination of some parking spaces in front of Montgomery Hall.

Project 34: **SPECIALTY GARDEN ENHANCEMENTS**

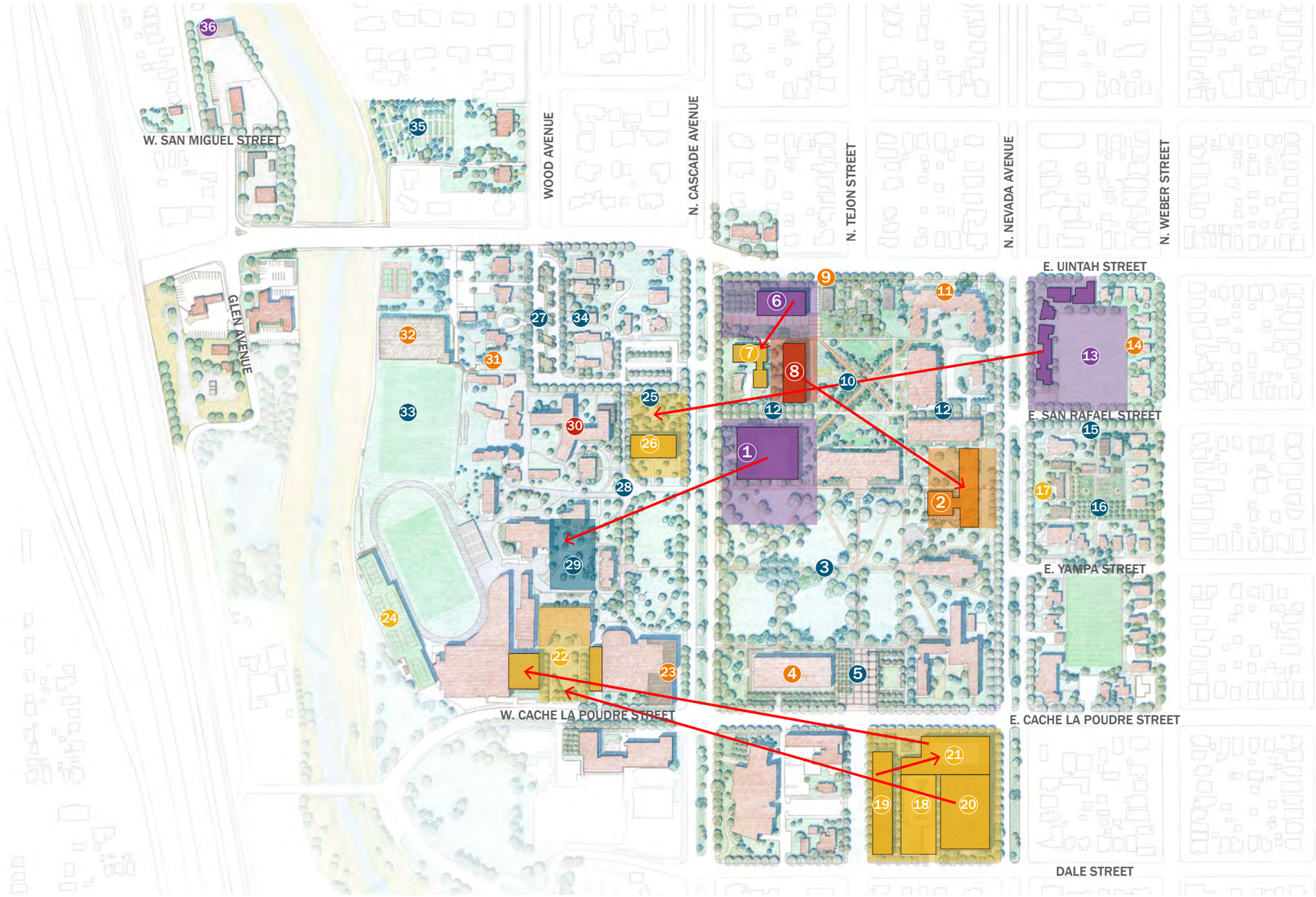
Project 35: **COLORADO COLLEGE FARM**

PROJECT RELATIONSHIPS

Dependent projects cannot be completed prior to implementation of certain other projects. Arrows on the diagram indicate chronology required with the arrow originating from the project that must come first and pointing to the project that follows.

- IMMEDIATE PROJECT
- SHORT TERM
- MEDIUM TERM
- LONG TERM
- INDEPENDENT LANDSCAPE

DEPENDENT PROJECTS



Project 1: **TUTT LIBRARY**
Current plans call for relocation of books into the southern addition during renovation and expansion of the original library. Once nearly complete, books will be moved back into the main facility and the southern addition will be demolished.

Project 2: **OLIN HALL / OLIN PLAZA**
This project requires completion of Project 8, New Science Building.

Project 7: **NEW BUILDING SITE**
This project requires completion of Project 6, Innovation Institute, as that project will provide new space for the programs in the Interdisciplinary House and Mierow House which are to be demolished for this project.

Project 18: **PARKING**
As discussed above, two houses occupy the street frontage where a four-story parking garage is recommended. Only one of these homes is currently owned by the College.

Project 19: **NORTH TEJON MIXED-USE DEVELOPMENT**
This project requires the demolition of the existing commercial structure at North Tejon and cache la Poudre containing Wooglins and other commercial enterprises. The Colorado College Campus Safety office has also recently located to this building. This seems to be an appropriate location – we recommend that it be part of the program for the new development, however an interim home will need to be found during demolition and construction. The current Central Services building and laundromat will also be demolished for this development. Central Services is being relocated to the northwest campus.

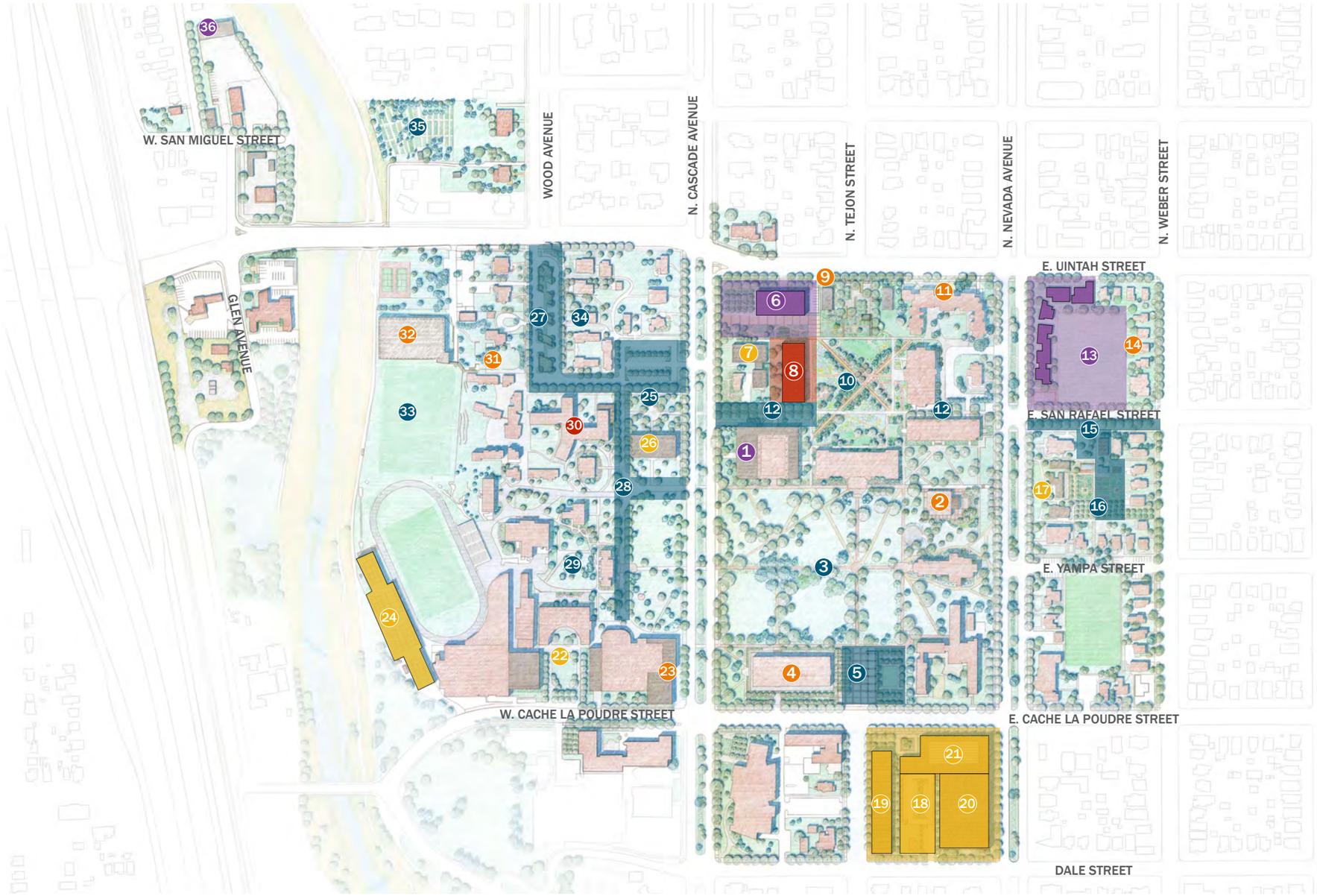
Project 20: **NEW ICE RINK**
This project requires the demolition of the CC Inn and the former gas station at 804 N. Nevada, now used by Student Activities as an art gallery. Prior to demolition of the 60-bed CC Inn, Project 13, the new residential development at the northeast block, should be completed.

Project 21: **NEW NATATORIUM**
This project requires completion of Project 19, North Tejon Mixed-Use Development, as it is to include new facilities for 3D-Art Studios.

PROJECT RELATIONSHIPS

These projects impact the availability of parking, either during construction or following completion. Special coordination efforts are required.

PARKING IMPACTS



- IMMEDIATE PROJECT
- SHORT TERM
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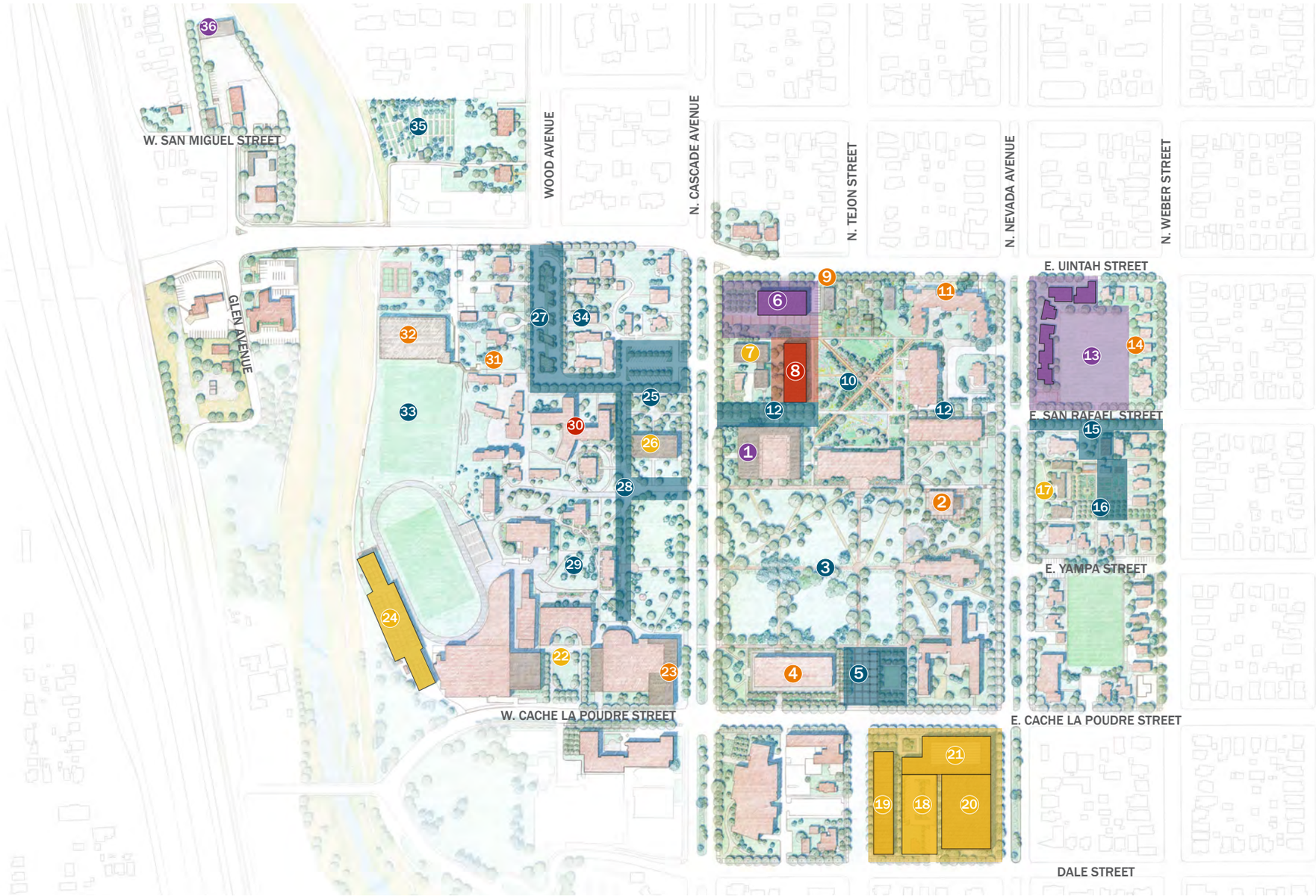
One of this master plan's most important recommendations is to improve the campus through the consolidation of parking. Fewer options for parking will help increase the walkability of campus and will improve safety as drivers will spend less time circulating around campus looking for a parking space. Elimination of several key parking lots will greatly improve the image of campus through the creation of emblematic open spaces that help present a more sustainable image. Through the construction of several structured parking facilities, the plan aims to maintain the approximate number of current spaces. It should be noted that several of these proposed parking facilities are sited at current lots, thus during the construction period, available parking will be reduced. During such times, Colorado College should encourage faculty and staff carpooling and reduced student-owned car presence. Exploration of remote parking and shuttle buses during these periods is also suggested.

The table below summarizes the number of spaces proposed for elimination in each project, as well as a range of parking spaces added in various projects. The table demonstrates that in order to achieved approximate parity in parking capacity, either the multi-story garage (project 18) is required, or some degree of multiple levels underground is required at projects 6, 8, 13, and/or 24 is required. Constructing all possible structured parking discussed in the master plan provides a surplus of parking.

Project #	**Eliminated Parking**	**New Parking**			**Net Change**		
		Minimum	Median	Maximum	Minimum	Median	Maximum
4	-3	0	0	0	-3	-3	-3
5	-95	0	0	0	-95	-95	-95
6	-12	80	80	160	68	68	148
8	-196	160	160	300	-36	-36	104
12	-44	0	0	0	-44	-44	-44
13	-234	250	280	520	16	46	286
15	-45	0	0	0	-45	-45	-45
16	-33	0	0	0	-33	-33	-33
18/19	-83	80	300	400	-3	217	317
20	-32	0	0	0	-32	-32	-32
21	-56	0	0	0	-56	-56	-56
24	0	70	70	110	70	70	110
27/31/33	-113	0	0	0	-113	-113	-113
Net change	**-946**	**640**	**890**	**1,490**	**-306**	**-56**	**544**
Total Existing Spaces					**Total Spaces Following Implementation**		
					1,061	1,311	1,911
1,367					**Percent change**		
					-22%	-4%	40%

PARKING IMPACTS



Project 4: **ARMSTRONG HALL RENOVATION**
The streetscape renovations along Cache la Poudre to the south of Armstrong Hall will result in the elimination of three parking spaces.

Project 5: **COLORADO PLAZA**
Construction of this project requires removal of the existing parking lot C2, with 95 spaces.

Project 6: **INNOVATION INSTITUTE**
The building will reduce the capacity of parking lot C1 by approximately 12 spaces. The east end of the building should be planned to allow continued operation of the un-impacted portions of the lot. New subgrade parking will provide spaces for approximately 80 cars if one level or 160 cars if two levels.

Project 8: **NEW SCIENCE BUILDING**
Construction of this building will require the demolition of Gill House and the Gill House Garage, as well as closure of most of parking lot C1, approximately 196 cars. New subgrade parking will provide spaces for approximately 160 cars if one level or 300 cars if two levels.

Project 12: **ACADEMIC WALKWAY**
This project will involve elimination of the southern-most section of parking lot C1, totaling 44 cars. Some accessible parking spaces may be required to be retained.

Project 13: **EAST CAMPUS HOUSING, PARKING, AND FIELD**
This project will eliminate parking lot E1, totaling 234 spaces. A new parking facility will provide approximately 250 spaces if partially buried. If the garage is completely sub-grade, extending under the new housing, the garage capacity could increase to approximately 280 if one level, or 520 if two levels.

Project 15: **ACADEMIC WALKWAY**
This project will result in the elimination of some street parking along San Rafael Street that is considered part of lot E1, totaling 45 spaces.

Project 16: **ECO-VILLAGE GARDENS**
This project will result in the elimination of parking lot E2, totaling 33 spaces.

Project 18: **PARKING**
This project will result in either a surface lot or a multi-story parking garage.

Project 19: **NORTH TEJON MIXED-USE DEVELOPMENT**
Taken together, projects 18 and 19 would result in the elimination of parking lot S1, totaling 83 spaces. A new surface lot at project 18 would provide approximately 80 spaces. If the one property on the block not owned by Colorado College can be acquired, a four-story garage could be constructed, providing approximately 400 spaces.

Project 20 – **NEW ICE RINK**
This project would require the elimination of lot S2, totaling 32 spaces.

Project 21 – **NEW NATATORIUM**
This project would require the elimination of lot S5 as well as the lot to the west of 3D Arts, totaling 56 spaces.

Project 24 – **NEW TENNIS COURTS / STRUCTURED PARKING**
Construction of this project would result in the loss of 4 existing spaces and the gain of approximately 70 cars if on one level, or 110 cars if on two.

Project 27: **PARKING IMPROVEMENTS**
This project to improve the aesthetics of these parking lots will reduce parking capacity of these lots.

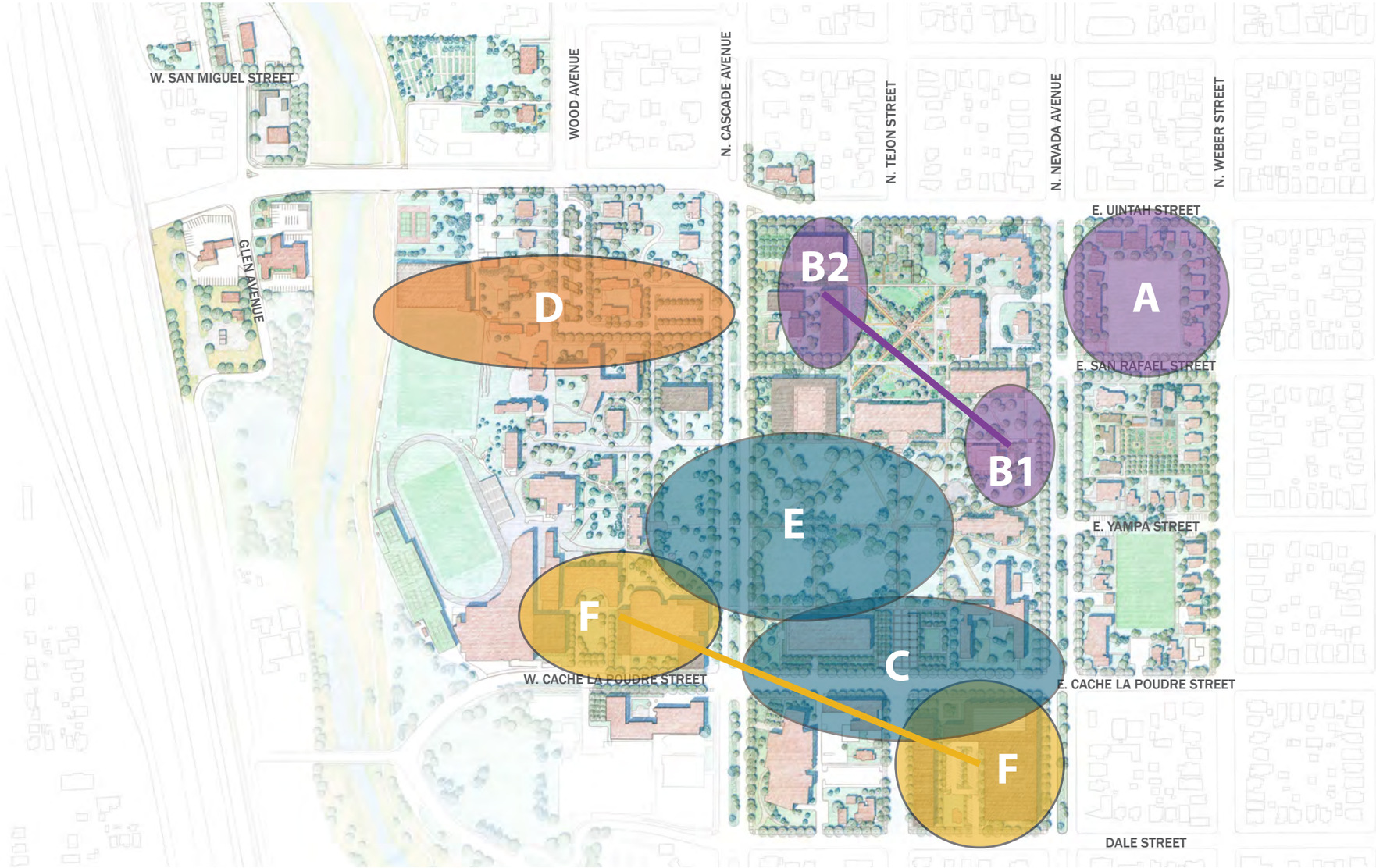
Project 31: **ACADEMIC WALK**
This project eliminates parking in front of signature buildings facing Cascade Avenue.

Project 33: **ADMISSIONS WALK**
These projects, as drawn, would result in the elimination of approximately 113 spaces. This is a maximum reduction which could be lowered with further study and planning.

NEXT STEPS

FEASIBILITY STUDIES REQUIRED

Many of the projects discussed in this master plan would benefit from further study prior to implementation. The following recommended studies are needed to understand the programming, coordination, and technical challenges within these project clusters.



Study A: Projects 13/14/15 – East Campus Housing, Subgrade Parking, Intramural Field / Cottage Renovation / Academic Walk
A study is needed to understand the technical and planning challenges for the new development, subgrade parking with intramural field above, the cottage renovations, and the reconfiguration of San Rafael Street. The study should explore the feasibility of the subgrade parking facility, in several configurations. The quantity and typology of housing should be confirmed, as well as the feasibility of integrating a relocated student health center into the project. A technical challenge is the utility easement under the former north-south alley. If the utilities cannot be re-routed, the garage might be at grade and the playing field on the roof, aligned with the 2nd floor of the new development. Preservation and rehabilitation of the cottages along North Weber Street that are within the North Weber/ Wasatch National Register Historic District require study as well. The Academic Walk should be explored concurrently, investigating both the reduction in on-street parking as well as how the walk crosses Nevada, and the reconfiguration of the Barnes loading dock.

Study B: Projects 2/6/8 – Olin/Innovation Institute/New Science
Studies are required to confirm the necessity of a new science building and its relationship to the Innovation Institute. As discussed in Project 2, the planning team believes that Olin Hall will be difficult to transform to meet the needs of modern science. We have recommended a new science building, described in Project 8. A study should be conducted to confirm this, as well as the possibilities for renovating Olin Hall for non-science purposes. This study is underway as of 2/27/15. Although these projects will not likely be constructed concurrently, we are recommending that a subgrade parking facility be constructed underneath them. This garage should be built in phases along with the buildings above. The continued usage of most of parking lot C1 following the completion of the Innovation Institute also requires further study.

Study C: Projects 4/5 – Armstrong Hall/Colorado Plaza
In conjunction with the recent renovation of Spencer Center, preliminary plans have been developed for widening of the southern sidewalks of Cache la Poudre. This initiative follows desires for improvements in stormwater management and pedestrian safety. The planning team recommends a study of this whole streetscape, from Cascade to Nevada, including the creation of the proposed Colorado Plaza (Project 5). This plaza is an important project in the master plan as it will reshape the way the campus meets the city and will provide a plaza for student events. Proposed improvements to Armstrong should be studied concurrently, as the expanded lobbies and accessibility improvements will impact the surrounding landscape. These issues should be studied prior to any landscape changes on Cache.

Study D: Projects 25/27/28/31/32 – Multi-Purpose Building and West Campus Circulation
The proposed multi-purpose building (Project 32) is listed as a medium priority project, but it this independent project could attract new funding sources and be a dynamic project for the campus. Among challenges to be explored are possible floodplain issues and preservation of vehicular access to the fields with pedestrian access via a new bridge from the east. Pedestrian circulation issues extend along the proposed Academic Walk into reorganized parking lots and the new Admissions Walk to Cutler Hall.

Study E: Project 3 – Main Quad
Technical studies are needed regarding the arboricultural health and soil conditions of the trees on the main quad (as well as other areas of campus) and a replacement plan for trees should be generated in response. Planning for a campus arboretum should be coordinated with these studies.

Study F: Projects 19/20/21/22/23 – Southeast Campus and Cossitt Quad
The complete redevelopment at the southeast corner of Cache and Tejon requires study and coordination. This sequence of projects, along with the projects at the Cossitt Quad, made possible by the relocation of the ice rink and natatorium, should be studied together. Coordinated programming and planning studies are each of these projects and the buildings they are displacing. Studies of the parking proposed (project 18) are also required. Technical studies are needed related to utility easements running north-south through the middle of the block.

Preservation Planning
The 1993 Preservation Plan should be updated, as discussed in the Design Principles section of the Master Plan to account for changes that have occurred to campus as well as proposed changes in this plan. The College should take a fresh look at how the importance of buildings is evaluated and how the design review process can be improved. The Facilities Condition Index (FCI) reporting should also be evaluated with respect to the Master Plan. In some cases, there are FCI improvements recommended for buildings proposed for renovation or demolition. Maintenance and repair projects in these cases should be carefully coordinated to ensure that the College's fiscal resources are spent wisely.

IX. DESIGN PRINCIPLES

LANDSCAPE PRINCIPLES

LANDSCAPE, STREETSCAPE AND SIGNAGE AS CAMPUS FABRIC

The physical character of a campus derives from the quality of the assemblage of buildings, roads, walkways open spaces and plantings. The highest quality areas of the campus will project a memorable image in which buildings and landscape form a cohesive and connected series of varied open spaces such as academic walks, quads, plazas and gardens.

Buildings and their associated landscapes should be sited and designed to form lively and secure public ways that have surveillance from occupants throughout the day and night.

Each project should take responsibility for improving adjacent streets and pedestrian ways, by including funds in its budget to bring these up to campus standards.

The campus palette of landscape materials, walkways, lighting, signage and street furniture should be used on all public spaces that are part of building projects. These elements should be used to create both active gathering and contemplative spaces, and to reinforce linkages and gateways within the campus and at its edge. The character of the planting should reinforce the use of the place. Spaces that are gardens or courtyards of individual buildings can depart from these guidelines in order to convey special identity.

Every project should provide secure bicycle parking areas. Residential projects should provide these areas internally.

NEIGHBORHOOD / CITY CONNECTIONS

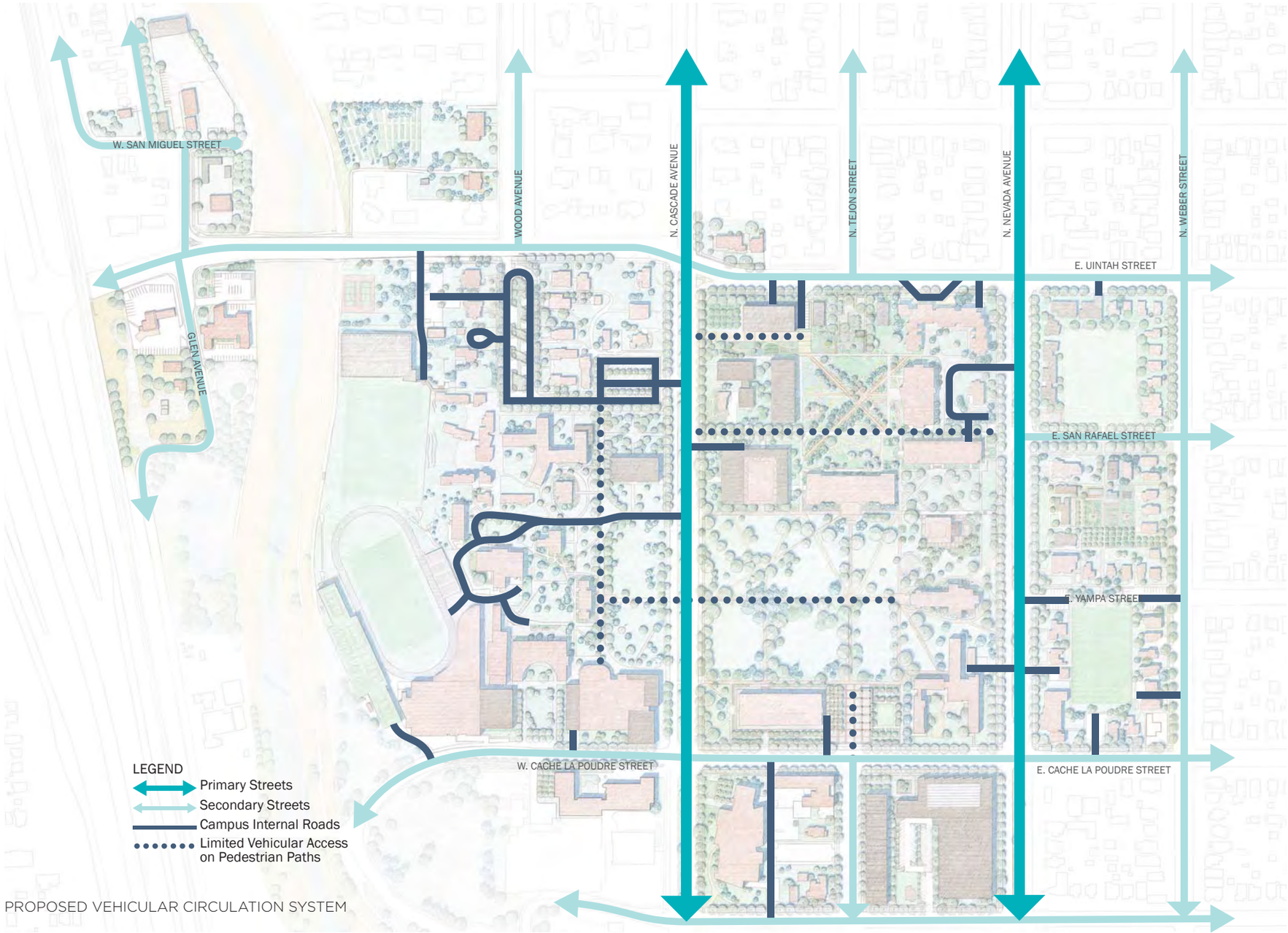
The College is a neighborhood of the city, the edges of which require a balance between security and inclusion. The quality of the neighborhoods at college edges are reflections of that balance. Colleges that actively engage the neighborhood edge are ones that intentionally support public open space and streetscape quality that is critical to community health and social well being. A successful edge strikes the balance between relating to the neighborhood and supporting student life.

An urban campus has a major component of its design framework that creates the character of the institution. The transitional edge between the city and the institution is critical for an urban college to address and interact with its context, because of the proximity of different groups of people. Positive edges and relationships are essential to its function as an active participant in the city. In order for Colorado College to truly be considered a part of the city, it must continue the efforts to encourage vibrant civic life in the surrounding community.

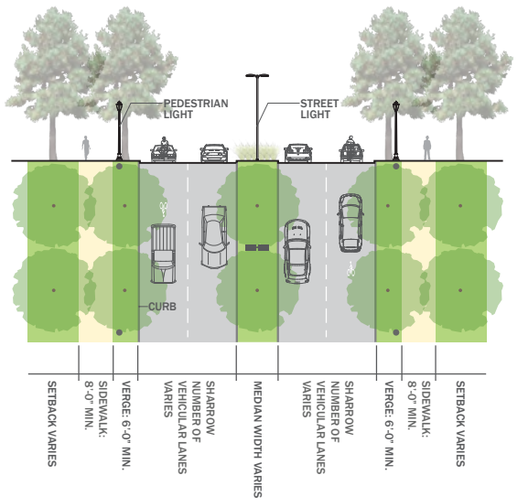
Edges visually and physically establish the identity and character of the college. A common campus vocabulary (both building and landscape) should be evident at the edge. A unifying fabric of landscape, programming, scale, and materials can accommodate a great range of architectural expression. It is important to create a clear Colorado College identity without creating a fortress, or a barrier between neighborhood and college.

The urbanity and sense of well-being should be a seamless movement through campus and into the neighborhoods. The best edges are places for people to meet and interact in a positive and humane way.

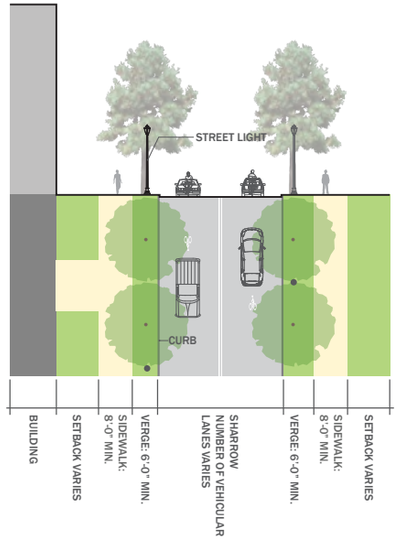
Colorado College is an integral part of the urban fabric. Its streets and sidewalks are those of the city. Its footpaths provide connection for local residents and members of the campus community alike. The intent of the Design Principles is to give campus edges an identity distinct from, but strongly respectful of the surrounding neighborhood, reinforcing the concept that the campus is a unique place that is part of the shared urban fabric.



PROPOSED VEHICULAR CIRCULATION SYSTEM



PRIMARY STREETS - BOULEVARDS

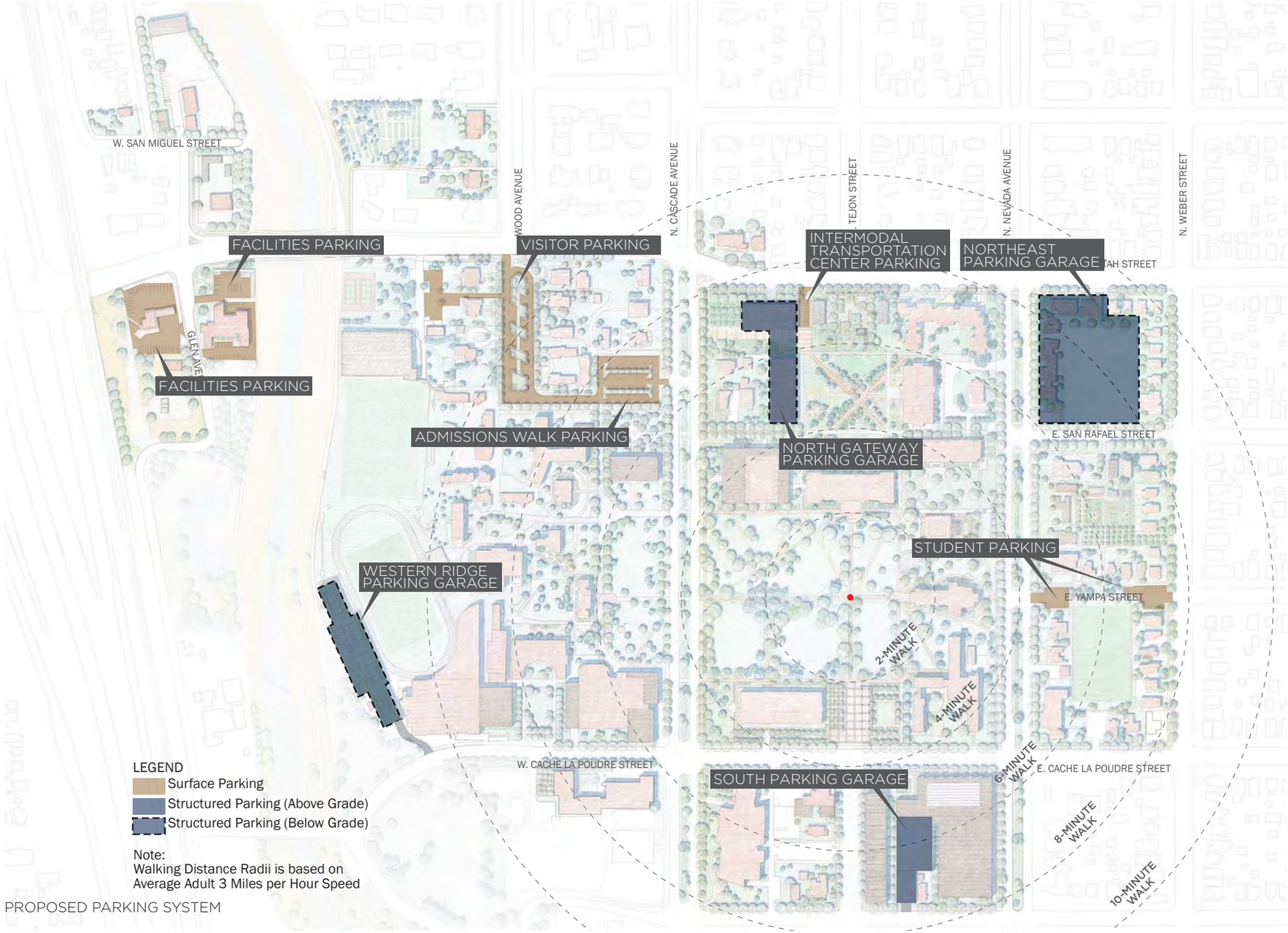


SECONDARY STREETS

CLARIFY PEDESTRIAN AND VEHICULAR CIRCULATION

By limiting vehicular circulation to certain access points and reducing small areas of interstitial parking on campus, pedestrian circulation will become dominant, and pedestrian-vehicular conflicts will be minimized.

- Remove all non-essential vehicular traffic from within the campus. Designate limited-access service and fire roads and minimize on-campus parking.
- Limit service vehicles to certain entry points and destinations on campus. Use removable traffic controls where necessary. Continue to provide accessible parking spaces in key areas throughout campus.
- Build structured underground or above-grade parking and service where possible, construct new structured parking as identified in the Master Plan Initiatives.
- Ensure consistent site furnishings and lighting are installed throughout campus.
- Enhance signage and wayfinding on campus to clearly route vehicular and pedestrian traffic to appropriate locations.



PROPOSED PARKING SYSTEM

FIELD OVER UNDERGROUND PARKING GARAGE, PROVIDENCE COLLEGE

PARKING

Parking structures and surface lots provide parking for students and employees and short-term parking for visitors. Surface parking is discouraged if a parking structure can effectively minimize the development footprint.

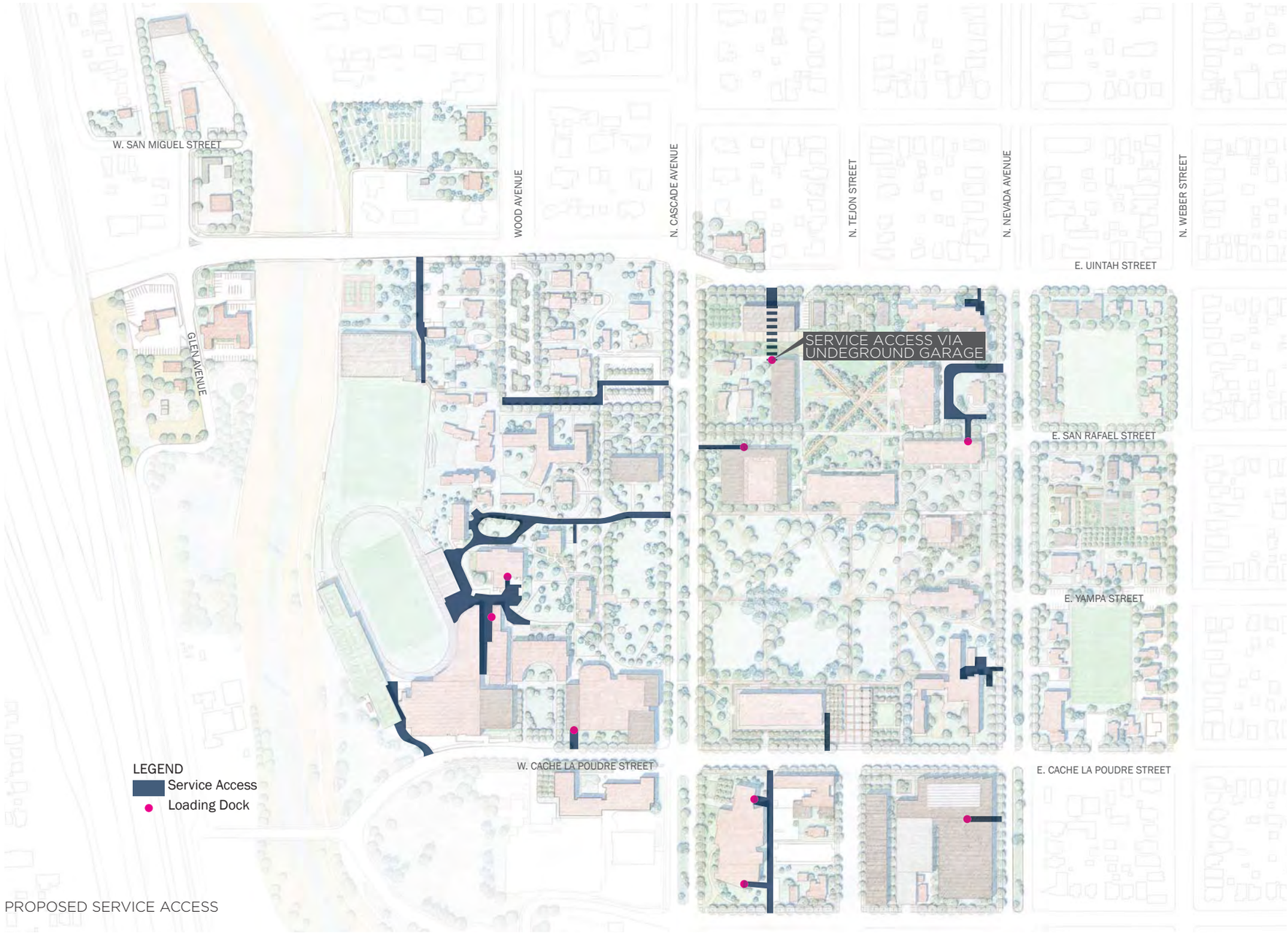
Surface lots should utilize the most efficient layout and orientation. Each parking lot, access aisle and drive should be as small as practically possible. They should be constructed with durable materials and provide tree canopy for shade. Continuous planting islands should be provided to break down the large scale of surface parking lots. Stormwater runoff should be captured and infiltrated on site where possible.

Addition of Parking Structures

- North Quad Parking Garage (projects 6 & 8) 240-480 spaces
- South Parking Garage (project 18) 80-400 spaces
- Intramural Field Parking Garage (project 13b) 250-520 spaces
- Tennis Parking Garage (project 24) 70-110 spaces

SURFACE PARKING, MORRIS ARBORETUM, UNIVERSITY OF PENNSYLVANIA

BIOFILTRATION STRIP, CORNELL PLANTATION



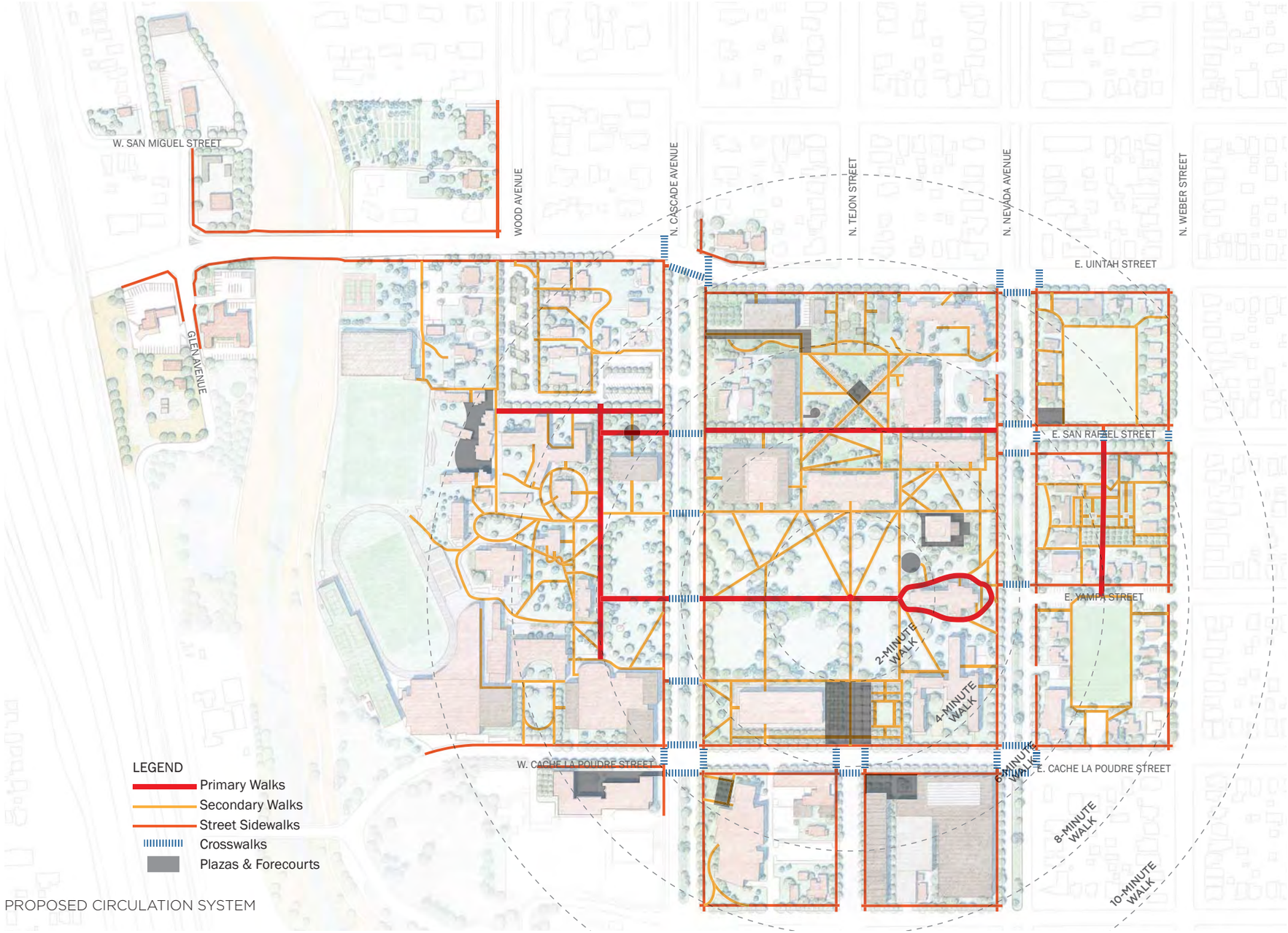
PROPOSED SERVICE ACCESS

HORTICULTURE CENTER, MORRIS ARBORETUM, UNIVERSITY OF PENNSYLVANIA

WASHINGTON UNIVERSITY IN ST LOUIS

SERVICE ACCESS

Service areas are those areas on campus that provide dedicated access to loading docks, waste and material handlings, preferably located close to public streets. Service areas should be seamless with the building facades and landscape. The Colorado College's service drives are often shared with pedestrian circulation. Those areas should not be discounted only for service functions. Highly visible service areas should be well screened from public views. Dumpsters should be stored internally behind easily closeable doors, similar to way that the Western Ridge residential halls handle them. Dumpster storages should be sized to hold all solid waste and recyclable products that accumulate between scheduled pick-up times. The access to service areas should be limited to off-peak hours of student academic activities to avoid vehicular-pedestrian conflicts.



PROPOSED CIRCULATION SYSTEM

PEDESTRIAN CIRCULATION

In addition to the Primary Walkways that are defined in the Master Plan Concept, secondary pedestrian paths lead from the edges of campus to the walkways. These paths serve to draw students, faculty, professional staff, alumni, visitors and neighborhood residents into an activated campus core. They diversify the experience of moving through campus by creating a range of paths that link programmatic nodes within campus. These paths do not support vehicular circulation. However, their width is sufficient to support small utility carts used by the Facilities and Operations Department. The diagrams on the following pages define the paving materials of each path.

Crosswalk Treatments

Crosswalks at boulevards present the greatest concern for pedestrian safety due to the vehicular speed, volume and its width of roadways. The signaled pedestrian crossings implemented on North Cascade Avenue should be replicated on North Nevada Avenue.

CAMPUS GATEWAYS, EDGES AND STREETSCAPES

The streets lining the campus serve as the neighborhood interface, providing access to the campus from surrounding communities as well as views into and away from the campus landscape. Porous edges allow Colorado College to be a resource for the community and welcoming gateways assist in establishing a campus identity and sense of place. The following improvements to the campus edges are recommended to create graceful transitions from the campus to the community.

Gateways

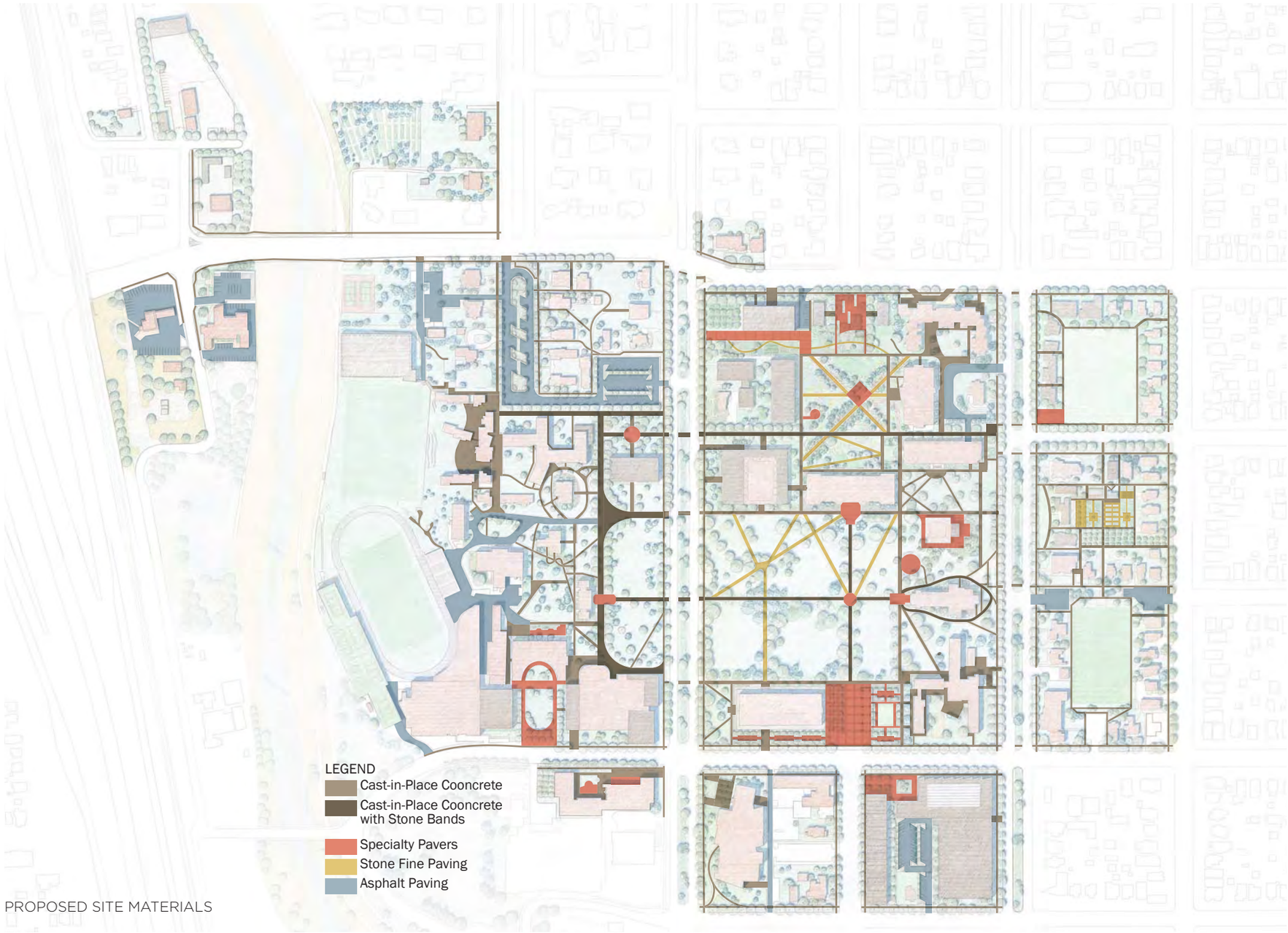
- Place key markers, columns, gates or signage at the intersections of primary paths and the perimeter public streets. Additionally, demarcate the places where the north-south boulevards (e.g. North Cascade Avenue, North Nevada Avenue) intersect Cache La Poudre Street and East Uintah Street.
- Install visible signage as well as appropriately scaled gateways and entry plazas along East Cache La Poudre Street and East Uintah Street. These elements should be both visible to those driving by and welcoming to pedestrians.
- New signage and gateways should be coordinated with College branding initiatives and the Communications Plan, currently underway.

Edges

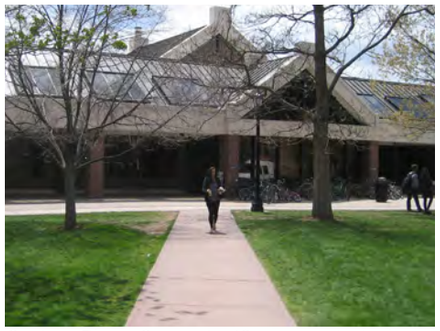
- Revitalize the edge landscape of the campus where the campus meets the city streets. This includes sidewalks, entryways and formal planting areas. Restore views into campus.
- Enhance the campus face that borders the Main Quadrangle to more seamlessly blend the campus across boulevards.
- Make necessary renovations to the historic buildings to provide them with accessible access. This renovation affords the campus the opportunity to implement landscape improvements to the back of these buildings. Limiting parking between and behind these buildings to that required by the Americans with Disabilities Act will greatly enhance views and access to the interior of the campus.

Streetscapes

- Coordinate with the City of Colorado Springs to reduce street parking at the campus perimeter streets.
- Continue pedestrian crossing improvements at Nevada Avenue.
- Ease grade changes at key entrances .
- Infill street trees on both sides of all perimeter streets. Create a parkway strip between street and sidewalk.
- Enhance vehicular and pedestrian wayfinding signage.



PROPOSED SITE MATERIALS


Cast-in-Place Concrete (Some are tinted to match adjacent building)


Cast-in-Place Concrete with Sandstone Bands


Specialty Pavers: Sandstone Pavers


Specialty Pavers: Granite Pavers

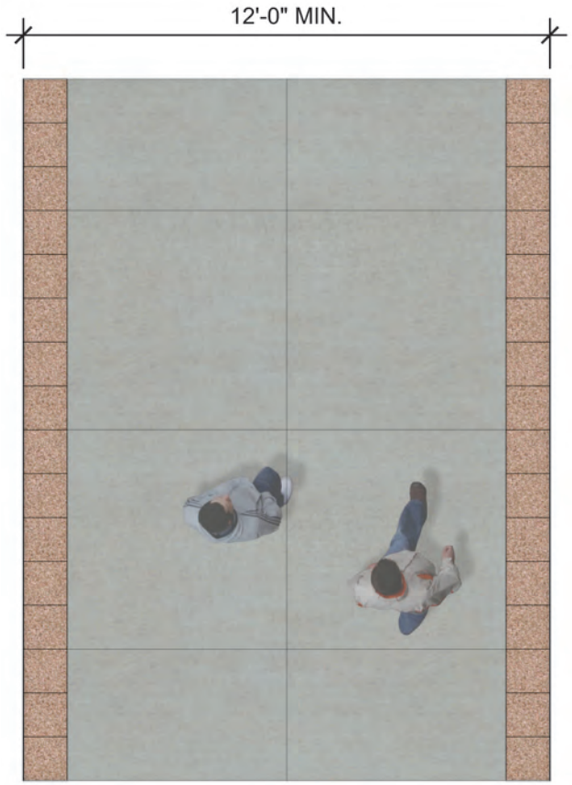

Stone Fines


Asphalt Paving

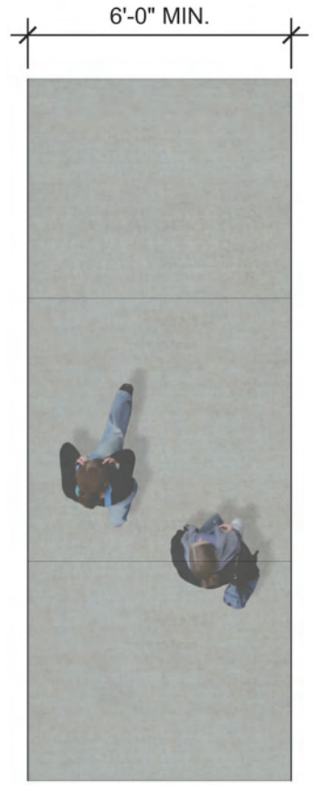
PAVING MATERIALS

One of the most important objectives of the Master Plan is to ensure that the landscape infrastructure, namely the walks, open spaces, site materials and furnishings, provides a functionality that reflects the campus life as well as creates a coherent expression of the Colorado College's identity. A consistent palette of paving materials will reflect and enhance the historic character of the Colorado College. Attractive, durable materials will not only provide tranquil quality and consistency throughout campus, but also endure the high levels of use that a college campus receives.

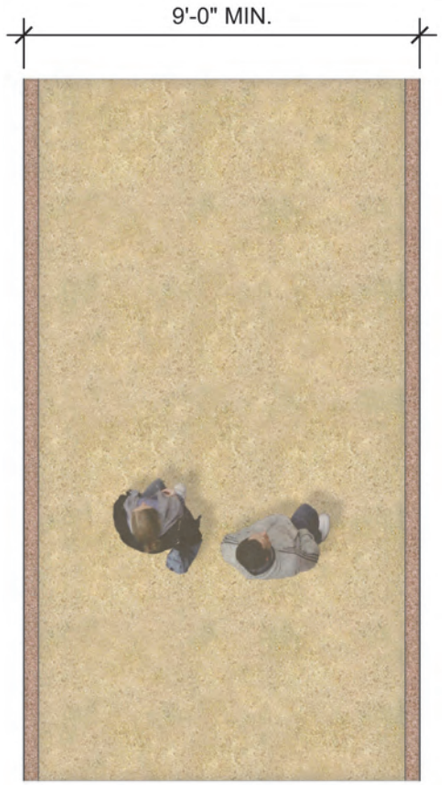
Four types of materials have been selected for use within the campus: cast-in-place concrete, stone fines, asphalt and, in discrete areas of high visibility such as gardens and plazas, natural stone pavers. These materials work in a variety of combinations to create flexibility in application. They are readily available, easily maintained and cost effective in terms of life-cycle costs. Primary Paths should be cast-in-place concrete with sandstone bands to signify the cross-campus function. Secondary Paths should be cast-in-place concrete paving. The paths with light pedestrian foot traffic could use stone fine paving edged with sandstone curbs. Asphalt is recommended for vehicular/service areas. Consistently adopting these minimum standards will improve hierarchy of surface materials on the pedestrian and vehicular circulation and preserve a walkable campus amid modern service and safety needs. The adherence to the proposed system enhances the identity of the Colorado College and works to create comfortable, attractive and safe walking surfaces throughout the campus.



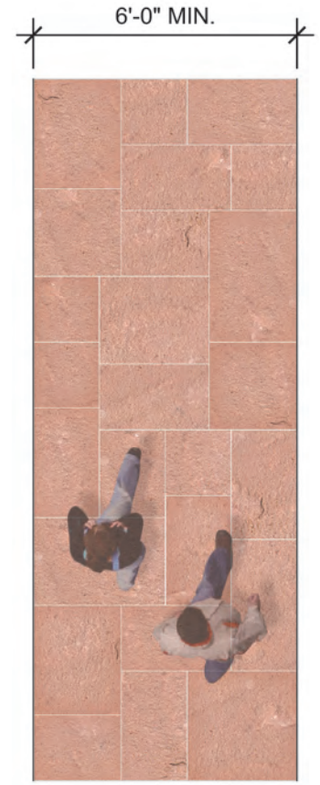
Primary Walks
- 12-0” wide minimum
- 12” x 12” sandstone band each side with Metal Edging
- Gray cast-in-place concrete paving with broom finish. Saw-cut joints to be 6’-0” O.C. maximum.



Secondary Walks
- 6-0” wide minimum
- Gray cast-in-place concrete paving with broom finish. Saw-cut joints to be 6’-0” O.C. maximum.



Specialty Paving: Stone Fine Walks
- 9-0” wide minimum
- 4” Wide Sandstone Curbs
- Existing Stone Fines



Specialty Paving: Sandstone Walks
- 6-0” wide minimum
- Random Sandstone Pattern
- Metal Edging

PROPOSED PAVING MATERIALS

EXISTING STONE FINE PATH

PROPOSED PATH VIGNETTE:
STONE FINE PATH ENHANCEMENT WITH STONE CURBS

SITE FURNISHINGS

Picnic Tables
(Existing Furnishing to Remain)

Bike Racks
(Existing Furnishing to Remain)

Pole Lights
(Existing Fixture to Remain)

Benches - Wood without Backing
(Landscape Forms: Parallel 42)

Benches - Wood with Backing
(Kenneth Lynch: Hermann Park Bench)

Picnic Tables
(Victor Stanley: PT-2)

Sandstone Table

Movable Tables & Chairs
(Landscape Forms: Parc Centre)

Trash / Recycling Receptacles
(Victor Stanley: ES-242)

BigBelly Trash Compactor
(Food Service Areas)

Bike Racks
(Forms and Surfaces: Olympia)

Fixed/Removable Bollards
(Powder-coated Round Steel Posts)

PROPOSED SITE FURNISHINGS

SITE FURNISHINGS

Site furnishings should form an aesthetically coherent family to strengthen the college identity across the campus. The furnishings should be timeless, made of high quality materials, well detailed and properly manufactured. They should be practical and comfortable, and the color should be muted. Consistent use of furnishings throughout the campus will further reinforce the coherent character of the Colorado College. When possible, use of recycled lumber is encouraged.

Benches
There should be both backed and un-backed benches to accommodate the various and temporal user needs on campus. Seat walls are also pleasant places to rest and give groups and individuals more flexibility and choice. Seatwalls should be 30-36" deep for optimum comfort.

Picnic Tables
The standard picnic table should be tables with wood top and seating.

Movable Tables and Chairs
Consideration should be given to the use of movable furniture at outdoor dining locations on campus. Movable chairs and tables allow people the possibility of choice and the ability to exercise that choice. People can shift their chairs into the sun, or gather closer with friends, or pull chairs away to be alone. The power of movable furniture is that it gives people the opportunity to affect and create their own spaces; it greatly contributes to the success of open spaces.

Trash / Recycling Receptacles
Trash/Recycling receptacles should be painted with earth tone color. Where high volume of waste is expected adjacent to food service areas, BigBelly style trash compactor should be considered.

Bike Racks
Bike racks should be located on hard surfaces where pedestrian circulation is not obstructed. Individual bike racks are preferred for less visual clutter. If the existing bike racks continue to be used, they should be painted black.

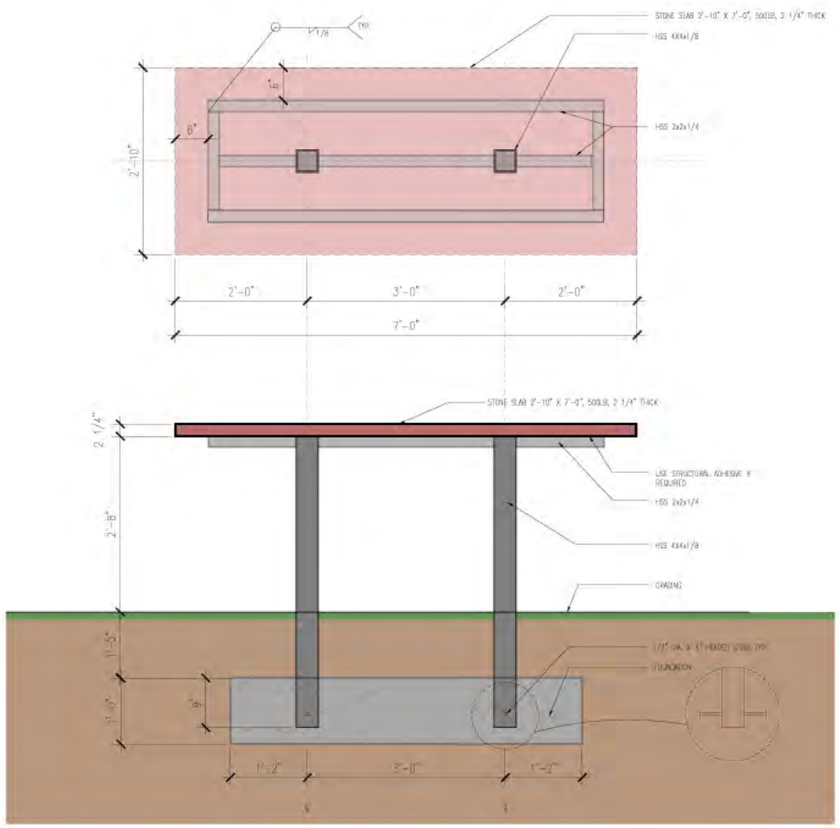
Removable / Fixed Bollards
Bollards should be painted with earth tone color.

Pole Light
Existing pole lights provide long-standing institutional ambiance and should be kept across campus More energy-efficient LED fixtures, as seen in Autry Field, should be gradually replace the existing metal-halide fixtures.

In addition to the campus standard furnishings, the campus should accommodate sacred spaces that allow a variation in furnishing types such as unique tables, seating and shade structures. The potential locations are depicted in the diagram on the next page.

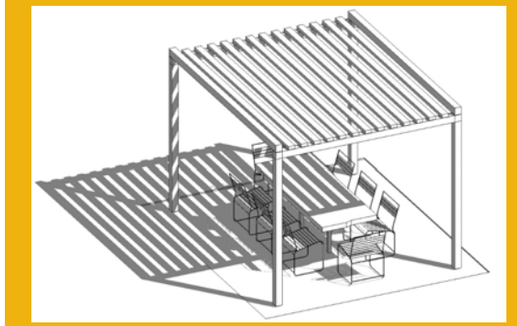
OUTDOOR CLASSROOMS/GATHERING SPACES

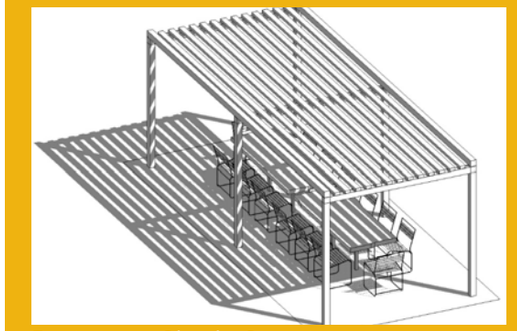
POTENTIAL PROTOTYPE LOCATIONS



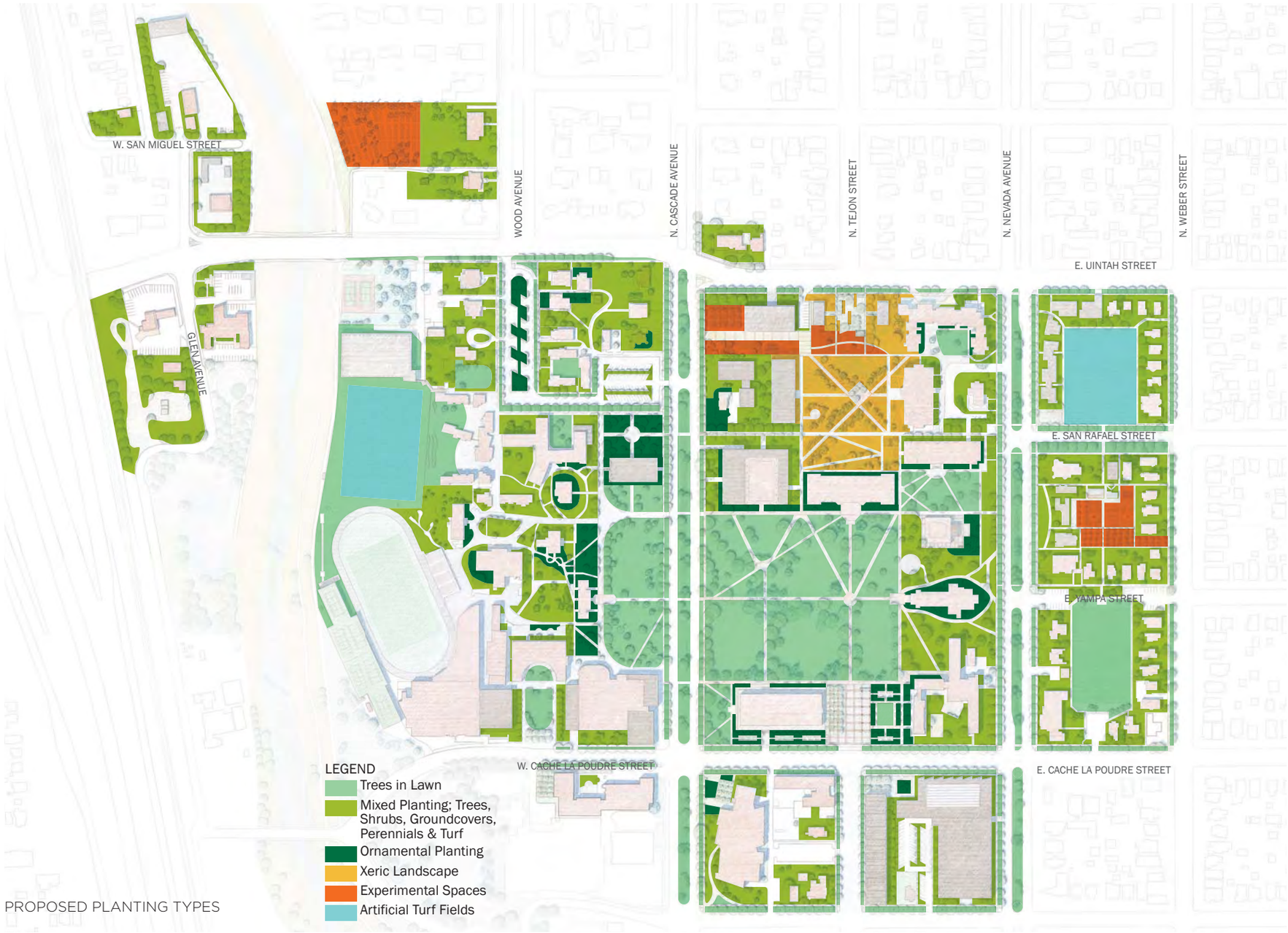
CONCEPTUAL VIGNETTE OF OUTDOOR TABLE

Shade Structure Precedent





Prototype Shade Structure



PROPOSED PLANTING TYPES

PLANTING

Campus Planting

Existing trees on Colorado College provide a strong physical landscape framework for the campus. With selective removals and additions, the campus tree framework would be greatly reinforced. The clusters of trees are desirable in the Main Quadrangle to create distinct areas of sun and shade for various activities. Outside of specialty gardens, few components of the landscape understory or ground plane are currently contributing to the compelling campus character exuded by the canopy trees.

Declining health of coniferous trees is a major concern for the campus landscape. This problem may be caused by the deficiency of available water to trees created by hydrophilic turf grasses; the chemical makeup of irrigation water; soil or plant pathology. In order to maintain the legacy of the campus, further investigation should be conducted by a professional consultant and recommendations implemented. Alternative tree replacement program should also be developed if it is not feasible to maintain those affected trees.

The conservation of portable and recycled water should be considered during the selection of plant species without compromising the diverse range of species. Xeric Gardens in the North Quadrangle would present the opportunity to display the Colorado's unique ecological character that could be replicated throughout the campus. The College's academic calendar also plays an important role to best showcase seasonal interests.

The proposed planting type diagram clearly defines the areas of lawn, xeric landscapes, ornamental gardens and experimental spaces that forms the fundamental structure of the campus planting. In mixed planting areas, the above planting types work in a variety of combinations to create landscapes that are unique to each location and micro-climatic conditions.

General Recommendations:

Tree Planting

- Undertake soil, irrigation and plant pathology study.
- Undertake a comprehensive campus tree planting strategy.
- Work with the city to create a more cohesive planting strategy for the medians that promotes campus/city identity, and reinforces visibility near crosswalks.
- Avoid soil compaction under pavement systems.
- Select native and adapted species that have a proven reliable in urban street conditions and lesser irrigation needs.
- Select tree species and size proportional to the street width.
- Avoid tree species with low branches, significant fruit or seed, and shallow root systems to prevent maintenance issues.
- Space street trees as consistently as possible.
- Plant street trees in continuous trenches to maximize soil volume.

Trees in Lawn

- Preserve and nurture existing, healthy mature trees through an arboricultural maintenance and replacement regime.
- Protect from physical disturbance and site development when possible.
- Select from a wide range of hardy, native and indigenous trees to provide horticultural diversity and to promote the campus as an educational landscape .
- Prevent competition between trees and lawn for air and irrigation water by selective removal of turf and use of organic, composted mulches.
- Locate trees carefully to frame and reinforce open spaces, compliment and accentuate walkways, and enhance desirable views and axis.

Trees in Paving

- Promote tree health by providing continuous planting pits when possible.
- Avoid soil compaction under pavement systems.
- Select native and adapted species that have a proven reliability in urban and paved conditions.
- Avoid tree species with shallow root systems to prevent maintenance issues.
- When transitioning from trees in beds to trees in pavement, change species to avoid differential growth.

Street Trees

- Promote tree health by providing continuous planting pits when possible.
- Avoid soil compaction under pavement systems.
- Select native and adapted species that have a proven reliable in urban street conditions and lesser irrigation needs.
- Select tree species and size proportional to the street width.
- Avoid tree species with low branches, significant fruit or seed, and shallow root systems to prevent maintenance issues.
- Space street trees as consistently as possible.
- Plant street trees in continuous trenches to maximize soil volume and root run area.

Bear Creek Regional Park

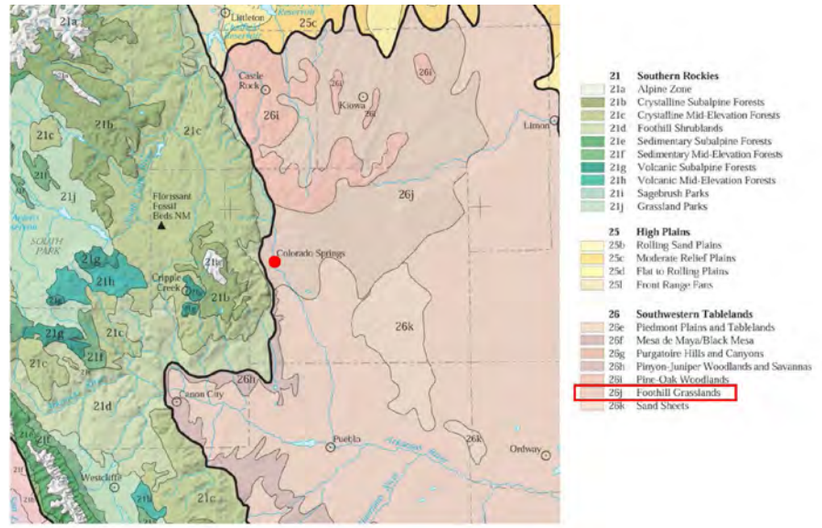
Garden of the Gods

Ecoregion

The Colorado College is located within the EPA Class IV ecoregion of Foothill Grasslands. EPA defines this ecoregion as:

> "Foothill Grasslands Ecoregion contains a mix of grassland types, with some small areas of isolated tallgrass prairie species that are more common much further east. The proximity to runoff and moisture from the Front Range and the more loamy, gravelly, and deeper soils are able to support more tallgrass and midgrass species than neighboring ecoregions. Big and little bluestem, yellow Indiangrass, and switchgrass occur, along with foothill grassland communities similar to those of Ecoregion 21d: Foothill Shrublands. Although grasslands dominate, scattered pine woodlands similar to those found in 26i: Pine-Oak Woodlands also occur. The annual precipitation of 14 to 20 inches tends to be greater than in regions farther east. Soils are loamy, gravelly, moderately deep, and mesic. They are formed from weathered arkosic sedimentary rock, gravelly alluvium, and materials weathered from sandstone and shales. Rangeland and pasture are common, with small areas of cropland. Urban and suburban development has increased in recent years, expanding out from Colorado Springs and the greater Denver area."

The local ecoregion is an excellent reference point to enhance the ecological sustainability of the campus landscape.



ECOREGION OF COLORADO SPRINGS

	Scientific Name	Common Name	Elevation	Life Zone	Moisture Requirement	Deciduous/ Evergreen
Large Trees	Pinus ponderosa	Ponderosa Pine	4,000 - 9,000	Foothills - Montaine	Low - Medium	Evergreen
	Pinus strobiformis	Southwestern White Pine	4,000 - 8,500	Foothills - Montaine	Low - Medium	Evergreen
Small - Medium Trees	Acer grandidentatum	Bigtooth Maple	4,500 -7,000	Foothills - Montaine	Low - Medium	Deciduous
	Quercus gambelii	Gambel Oak	4,000 - 8,500	Foothills - Montaine	Low - Medium	Deciduous
	Juniperus monosperma	Oneseed Juniper	4,000 - 7,500	Plains - Foothills	Low	Evergreen
	Juniperus osteosperma	Utah juniper	5,000 - 9,000	Upper Sonoran - Foothills	Low	Evergreen
	Juniperus scopulorum	Rocky Mountain Juniper	4,000 - 8,000	Foothills - Montaine	Low	Evergreen
	Pinus edulis	Piñon, Pinyon	4,000 - 7,500	Foothills - Montaine, Upper Sonoran	Low	Evergreen
Shrubs	Acer glabrum	Rocky Mountain Maple	5,000 - 10,500	Foothills - Montaine	Low - Medium	Deciduous
	Amelanchier alnifolia	Serviceberry	5,000 - 10,000	Foothills - Subalpine	Low - Medium	Deciduous
	Amorpha canescens	Silvery Leadplant	3,500 - 7,500	Plains - Foothills	Low	Deciduous
	Ceanothus fendleri	Mountain Lilac	5,000 - 9,000	Foothills - Montaine	Low	Deciduous
	Cercocarpus montanus	Mountain Mahogany	4,000 - 8,500	Foothills - Montaine	Low - Medium	Deciduous
	Chrysothamnus nauseosus	Rabbitbrush	5,000 - 10,000	Plains - Foothills, Upper Sonoran	Low	Deciduous
	Holodiscus dumosus	Rock Spirea	5,000 - 10,000	Foothills - Montaine	Low - Medium	Deciduous
	Philadelphus microphyllus	Littleleaf Mock Orange	5,000 - 8,000	Foothills - Upper Sonoran	Low - Medium	Deciduous
	Prunus americana	American Plum	4,500 - 8,500	Plains - Foothills	Low - Medium	Deciduous
	Prunus besseyi	Western Sand Cherry	3,500 - 8,500	Plains - Foothills	Low - Medium	Deciduous
	Purshia tridentata	Antelope Bitterbrush	5,000 - 9,000	Foothills - Montaine	Low	Deciduous
	Rhamnus smithii	Smith Buckthorn	5,000 - 7,500	Foothills	Low - Medium	Deciduous
	Rhus glabra	Smooth Sumac	4,000 - 8,000	Plains - Foothills, Upper Sonoran	Low - Medium	Deciduous
	Rhus trilobata	Three-Leaf Sumac	3,500 - 9,000	Plains - Foothills, Upper Sonoran	Low	Deciduous
	Ribes aureum	Golden Currant	4,000 - 10,000	Plains - Foothills, Upper Sonoran	Low - Medium	Deciduous
	Ribes cereum	Wax Currant	4,000 - 10,000	Foothills	Low	Deciduous
	Rosa woodsii	Wild Rose	3,500 -10,500	Foothills - Subalpine	Low - Medium	Deciduous
	Rubus deliciosus	Boulder Raspberry	4,500 - 9,000	Foothills	Low - Medium	Deciduous
	Shepherdia argentea	Silver Buffaloberry	4,500 - 7,500	Plains - Foothills, Upper Sonoran	Low - Medium	Deciduous
	Symphoricarpos albus	Snowberry	5,000 - 8,500	Foothills	Low - Medium	Deciduous
	Arctostaphylos patula	Bearberry	6,000 - 9,000	Foothills - Montaine	Low	Evergreen
	Arctostaphylos uva-urs	Kinnikinnick	5,000 - 10,000	Foothills - Subalpine	Low - Medium	Evergreen
	Juniperus communis var. montana	Common Juniper	5,000 -10,000	Foothills - Subalpine	Low - Medium	Evergreen
	Mahonia repens	Creeping Oregon Grape Holly	5,000 - 9,500	Foothills - Montaine	Low - Medium	Evergreen

GRASSLAND

Andropogon gerardi
(Big Bluestem)

Schizachyrium scoparium
(Little Bluestem)

Sorghastrum nutans
(Yellow Indiangrass)

Panicum virgatum
(Switchgrass)

GRASSLAND

Festuca Spp.
(Fescues)

Muhlenbergia montana
(Mountain Muhly)

Koeleria macrantha
(Junegrass)

Pseudoroegneria spicata
(Bluebunch Wheatgrass)

GRASSLAND

Hesperostipa comata
(Needle-and-Thread)

Elymus trachycaulus
(Slender Wheatgrass)

Pascopyrum smithii
(Western Wheatgrass)

Bouteloua curtipendula
(Sideoats Grama)

SAMPLE PLANT PALETTE

GRASSLAND

Hilaria rigida
(Galleta Grass)

Pinus ponderosa
(Ponderosa Pine)

Amelanchier alnifolia
(Western Serviceberry)

Prunus virginiana
(Chokecherry)

SHRUBLAND

Quercus gambelii
(Gamble Oak)

Cercocarpus
(Mountain Mahogany)

Artemisia tridentata
(Sagebrush)

PIÑON - JUNIPER WOODLAND

Pinus edulis
(Piñon Pine)

Juniperus monosperma
(Oneseed Juniper)

Juniperus osteosperma
(Utah Juniper)

Juniperus scopulorum
(Rocky Mountain Juniper)

CAMPUS AS ARBORETUM

The planting and nurturing of trees and other plants has long been part of an overarching ethos of the Colorado College campus landscape. Establishing, developing, and maintaining the entire campus as an arboretum is a fitting way to preserve and enhance the college's natural landscape for the benefit of current and future generations. The strategic initiatives outlined in this master plan all contribute to the development of the campus as an arboretum.

The deep landscape history of the Colorado College has been influenced by trustees, administrators, faculty, professional staff, students and friends over the years. The campus landscape has evolved from a treeless field into a campus with approximately 1,500 tree specimens representing about 70 species. This strikingly beautiful campus stems from an unceasing commitment to the centrality of landscape within campus life.

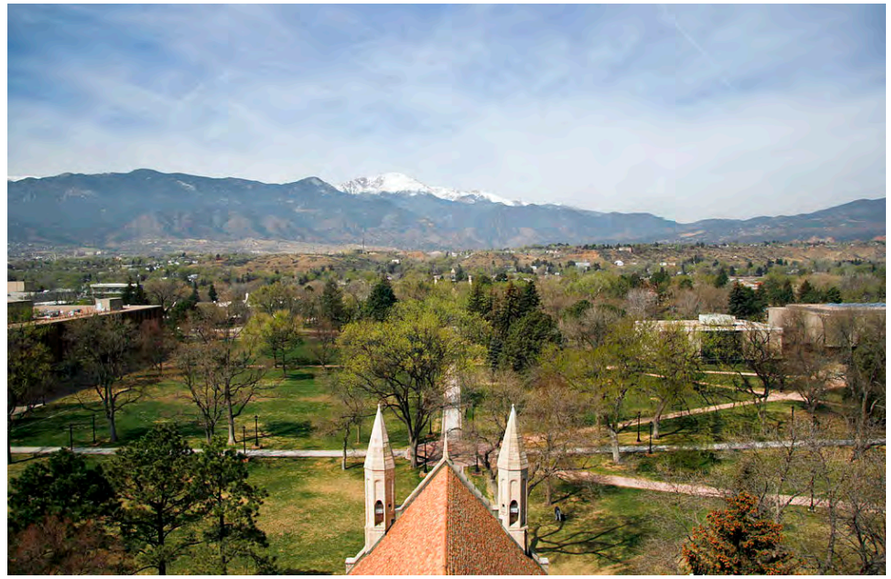
Unlike many college campuses that have arboreta located offsite, the Colorado College is fortunate to have a campus which can itself become an arboretum. The gardens, collections and programs that will grow out of the arboretum will not only serve as a teaching tool, a civic resource and a functional and nourishing environment for intellectual growth, but more importantly will preserve the legacy of stewardship that the Colorado College hall has cultivated over its long history.

A detailed series of recommendations guiding development of the campus arboretum are outlined in the following pages.

Programming the Arboretum

As the natural landscapes of our urbanizing world continue to diminish and degrade in quality, arboreta and botanical gardens take on increased importance as tools to collect, understand and impart the knowledge of the natural landscapes of the world. By extending the strikingly beautiful campus landscape of the Colorado College to the public in the form of an arboretum, the College becomes an even greater civic resource to the greater Colorado Springs community.

The arboretum not only has a physical component, but must have a strong programmatic component as well to bring it to life. Outreach programs such as an annual lecture, community tree plantings and guided tours will engage and enrich the community. Refer to the following pages for more detail regarding advocacy, administration, stewardship, interpretation and programming of the arboretum.



COLORADO COLLEGE CAMPUS

GUIDELINES FOR DEVELOPING AN ARBORETUM

This series of recommendations is intended to provide guidelines for setting up the structure that will give life to the Colorado College Arboretum. These recommendations, when implemented, will ensure that the recommendations of the Landscape Master Plan remain closely aligned with the goals of the Arboretum.

- Advocacy
- Administration
- Stewardship
- Interpretation
- Programming

ADVOCACY

The planting and nurturing of trees and other plants has long been part of an overarching ethos of the Colorado College campus as landscape. Establishing, developing and maintaining the entire campus as an arboretum is a fitting way to preserve and enhance the college's natural landscape for the benefit of current and future generations. In order for the Colorado College Arboretum to achieve this overarching goal, it must designate an advocate to give it a voice.

Appoint an Arboretum Curator

- This person may be an interested faculty or staff member, a Colorado College graduate, or hired from the outside.
- This person will act as an advocate for the Arboretum, encouraging professors/public/students to participate in events such as plant sales, annual or bi-annual lectures, tree plantings, etc.

Appoint an Advisory Board

- This board could be comprised of a combination of current and retired professors, interested trustees of the College, volunteers from the neighborhood, students and professional staff. An advisory board is a useful mechanism for engaging the campus and public community.

Develop the Goals of the Arboretum

- Together, the advisory board and the curator will finalize the goals for the Colorado College Arboretum.

Preliminary Goals of the Arboretum

Preliminary goals should be developed by the College's Arboretum Committee consisting of senior administrators, interested faculty or staff members, Colorado College graduates, or hired consultants from the outside. These may be used as stepping stones for generating the final goals.

- To preserve and enhance the diverse and historic collection of trees and shrubs
- To inform and educate about the ecological and evolutionary processes which these species exemplify
- To encourage an understanding of the College's natural and historic landscapes
- To provide appropriate landscape settings for historic as well as new buildings
- To serve as a green resource for the neighboring community
- To be a marvelous educational space for members of the College and the Colorado Springs Community

ADMINISTRATION

Some staffing of the Arboretum will be required to prepare development and management plans, as well as maintain the collection and coordinate programming. The appointed curator could perform this work, or a volunteer could assist the curator. Arboretum staffing should start at a manageable level, perhaps one part-time position, and grow slowly as available resources and needs increase. (As a model, the Scott Arboretum at Swarthmore College has been many years in the making.)

A Development Plan
Find and dedicate resources for arboretum development, implementation, maintenance, and programming. This will involve working with the College's Development office as well as with faculty, professional staff and alumni.

- Research funding methods for other college arboreta.
- Coordinate with the City of Colorado Springs to begin a street tree program and tree planting within Colorado College and its neighbors.
- Work with the College to implement initiatives in the Campus Master Plan to broaden the scope of the Arboretum.
- Designate an official "Heart of the Arboretum" or first arboretum project (North Quadrangle/South Quad Gateway Plaza/Olin Plaza etc).

A Collection Policy
There are a variety of directions in which the College can focus collections for the Arboretum. This is a subject for discussion by the Arboretum curator and board of directors. However, all specimens should be suited to grow in the conditions of Colorado Springs. Some examples of possible directions the collection policy could take include:

- Trees native to Colorado
- Trees from similar ecological regions around the globe
- Collections of specific taxonomy such as , oaks, pines, junipers or other conifers

Individual gardens within the Arboretum can focus specifically on various groups of species such as medicinal plants, threatened or rare plants, water-loving and drought tolerant plants, among others.

Tree Inventory Database
- Update the existing tree identification map.
- Develop and maintain a GIS Database that allows for easily updatable records and maps. This is a suitable project for student and faculty involvement.
- Incorporate historic planting records.

GUIDELINES FOR DEVELOPING AN ARBORETUM

STEWARDSHIP

The primary collection at the Colorado College Arboretum consists of living plants. However, many of the large canopy trees are nearing the end of their lifespans. As they continue to decline, there will need to be a strategy for replacement planting that preserves the natural and historical integrity of the campus. Care must be taken to prevent loss and damage to the living collections.

A tree survey by a certified arborist will aid in determining the necessary maintenance strategies for the current collection. The Arboretum staff should work closely with the Facilities and Operations Department on campus to develop an appropriate maintenance plan that will keep the collection in good health and appearance.

Labeling
Determine a labeling strategy and begin to label all trees based on the level of interpretation deemed appropriate. Work with an environmental graphics firm to design signage compatible with other signs.

INTERPRETATION: TELLING THE STORIES

Determine which areas to interpret in more detail via interpretive panels that reveal the ecological and or cultural significance of various trees. Below is a list of potential stories.

- Witness Trees: Story of land acquisition and development in Colorado Springs as told by the landscape
- Local geology, topography, resultant soils and vegetation
- Stewardship: Stewards of the college landscape
- Trees in literature, poetry, art, science, history, sports
- The Winter Garden at “the Pines”
- Water and Plants (rain garden, xeric garden)
- Relationship of trees to animals and other organisms
- Noteworthy ecological or other features of certain trees

EDUCATIONAL SIGNAGE

PLANT LABEL

PROGRAMMING

The Arboretum not only has a physical component, but must have a strong programmatic component as well. It is the programmatic component that brings the Arboretum to life.

Relate to Colorado College's Block Plan

- Have the faculty determine ways in which it could utilize the campus as an arboretum. Incorporate the Arboretum into the cross-disciplinary nature of knowledge and learning of the 21st Century.

Relate to the Broader Community of Colorado Springs and Beyond

- Have the first annual lecture
- Coordinate arboretum interpretation with the campus history
- Use the campus landscape to reach out to the broader communities of Colorado Springs
- Develop programs, such as tree plantings, for students, faculty, professional staff, alumni and the local community to be engaged with (in support of) the Arboretum.

"Creating a campus where learning occurs in and out of class is the pinnacle of sustainability education – one where the lines between curricular and co-curricular become so blurred that sustainability and learning simply become a way of life. Working towards this goal automatically and simultaneously helps us achieve our mission to provide the finest liberal arts education in the country."

- 2014 Colorado College State of Sustainability Report

SUSTAINABILITY

Colorado College is dedicated to addressing sustainability on campus. Through initiatives championed by the President, Office of Sustainability, Sustainability Council and a dedicated development team, the College has made significant progress in tackling many ecological, economic, and social justice concerns. Advancing this progress and staying on the cutting edge of sustainable campus design and implementation is a key issue for the College and a core concern of its student body. Below is a summary of some of the outstanding work the College has done in the past few years to advance the meaning of and attention to sustainability on campus. Initiatives such as these, which keep the College at the forefront of this ever growing movement are highly recommended by the Master Planning Team and serve to ensure the resiliency of Colorado College and its surroundings.

SUSTAINABILITY KNOWLEDGE DEVELOPMENT TEAM

In 2013, President Jill Tiefenthaler, charged the Sustainability Knowledge Development Team with four objectives for the coming year:

> *1. In the fall, engage the college community on the question: "What does sustainability mean for Colorado College?"*
> *2. In the winter, propose goals for the college to work toward in reducing its environmental footprint and achieving other marks of being a campus known for "environmental stewardship and innovation."*
> *3. In the spring, discuss ideas for how to integrate sustainability across the curriculum more deeply and broadly.*
> *4. At the end of 2013-14 academic year, prepare a final report of recommendations.*

The Development Team worked throughout the 2013-2014 school year to inventory the recent advances in sustainability on campus and engage with the Colorado College community in order to establish comprehensive recommendations for integrating sustainability into the College curriculum. As a starting point, the Team proposed building upon the College mission statement to include direct and actionable language regarding sustainability:

> *"The Colorado College mission commits us to providing the finest Liberal Arts education in the country by embodying our core values. Among our core values are to live with integrity; serve as stewards of the traditions and resources of Colorado College; nurture a sense of place and an ethic of environmental sustainability; encourage engagement and social responsibility at local, national and global levels; and seek excellence, constantly assessing our policies and programs. Sustainability isn't optional for the Colorado College community; it's who we are and how we have defined ourselves. We aspire to make Colorado College a model for campus and community sustainability; an academic village that puts into practice at all levels a commitment to a sustainable and desirable future, not only for the human economy but for the larger ecosystem in which the College is embedded.*
>
> *Colorado College students are passionate about social justice, ecological resilience, and economic responsibility. These commitments provide a foundation for, and strengthen our desire to promote the values that allow our students to assume leadership roles that are fostered by a Colorado College education."*

To further explore and articulate their recommendations, the Development Team established several subcommittees to delve more deeply into the Team goals and how they might be achieved. Findings from these subcommittees were summarized as recommendations in the Team's Final Report:

- Enhance the teaching of sustainability across the curriculum using workshops, visiting speakers, and team-teaching (when necessary with visitors). Develop a broad-based sustainability minor.
- Develop the campus as an "Eco Village" and as a "place that teaches."
- Significantly strengthen our connections to "our communities" and our environment. Design a comprehensive online "Sustainability at CC" resource. Bring Monument Creek into the campus and into the curriculum. Empower students, staff, and faculty to conjure and maintain sustainability initiatives that engage and impact all the communities (local to global) we belong to.
- Build and endow sustainability analogs to the highly successful venture grant, curriculum development grant and student-faculty collaborative grant programs.
- Wellness, flourishing and adventure are keys to personal and institutional sustainability. With these principles in the fore, institute a "Fall Break" that coincides with Thanksgiving.
- Expand "Community Based Learning" activities to encourage a stronger sense of place and to promote the wellness of all in our community.
- Offer an overarching working definition of "Sustainability at Colorado College"

STARS

Developed by the Association for the Advancement of Sustainability in Higher Education (AASHE), the Sustainability Tracking, Assessment & Rating System (STARS®) is a self-reporting framework available to colleges and universities that would like to gauge their relative progress toward sustainability. Colorado College is using this reporting system to benchmark their performance and develop methods for improvement. The used this information to generate Priority Actions help focus the College's actions towards improving Sustainability on campus. This system of self-assessment not only gives Colorado College the chance to improve their relevance and resiliency, but allows the opportunity to advance their standing as a premier institution for higher education. There are several ranking systems that take STARS scoring into consideration; Colorado College strives to be at the top of these rankings and the Master Planning Team believes that it is in the interest of the College, as stewards of their environment and leaders in education, to be at the top of these lists.

2014 STATE OF SUSTAINABILITY REPORT

Produced by the Office of Sustainability and in collaboration with the President, Campus Sustainability Council and Dean's Office, the report assesses the College's performance across a wide range of sustainability benchmarks. This report and the STARS data used within it provides a guide for implementing changes and improvements to the College's sustainability goals in the coming years. The report outlines current best practices and priority actions for the sustainability indicators identified by STARS: Academics, Research, Engagement, Operations, Planning and Administration. The priority actions outline specific steps that could be taken to advance sustainable practices in each of these key areas. The Master Planning Team supports these recommendations as they pertain to the strategic goals and vision of the College and has incorporated many into the Campus Initiatives section of the Master Plan.

CORE PERFORMANCE GUIDE

The Office of Sustainability is not only interested in improving on their existing infrastructure and environment, but wishes to have a set of standards in place that help guide the College through best practices in new building construction and operation. The Office has adopted the Advanced Buildings Core Performance Guide, a prescriptive program that aids in achieving significant and predictable energy savings in new commercial and institutional building construction. Popular with Colleges and Universities, this guide can be integrated into the LEED NC program or can be used as a road map on its own, either way, the guide provides rigorous strategies and requirements for energy efficiency that act as a valuable resource for the Office of Sustainability, Facilities Department and Design Review Board in making decisions and communicating the College goals with outside design professionals.

SUSTAINABLE PURCHASING GUIDELINES

One of Colorado College's top priorities in fostering a sustainable environment is reducing the College's dependence on non-renewable energy. In 2008, the Board of Trustees approved Colorado College as a signatory to the President's Climate Commitment (PCC) of establishing a goal of carbon neutrality by the year 2020. This goal is to be achieved through a combination of renewable energy, energy conservation, and offsets. In support of this pledge, the Facilities Services department has adopted a set of guidelines for sustainable purchasing. Following these guidelines aids the College in reducing the adverse environmental impact of purchasing decisions by buying goods and services from manufacturers and vendors who are equally committed to minimizing their footprint. The following are the main goals of the sustainable purchasing guidelines.

- *Conserve natural resources by minimizing the consumption of non-replaceable natural resources through the review of current and proposed future usage; and evaluation of the pros and cons of alternatives*
- *Minimize pollution and waste, including: any packaging, waste produced by the product (or service), and waste generated by the eventual disposal of the product*
- *Reduce the use of water and energy*
- *Reduce materials that are land filled*
- *Maximize the reuse and recycling of materials*
- *Increase the use and availability of environmentally preferable products*
- *Reward vendors who reduce environmental impacts in their production and distribution systems or services*
- *Create a model for successfully purchasing environmentally preferable products that encourages other purchasers in our community to adopt similar goals*
- *Stimulate demand for "environmentally friendly" products by educating manufacturers and suppliers about the college's expectations of environmental performance in products.*
- *Support "locally produced" goods and services*
- *Educate ourselves, our vendors, and our end users*

For more on Facility Life Cycle Design Guidelines:

https://www.coloradocollege.edu/offices/facilities/energy-management/guidelines-for-sustainability.dot

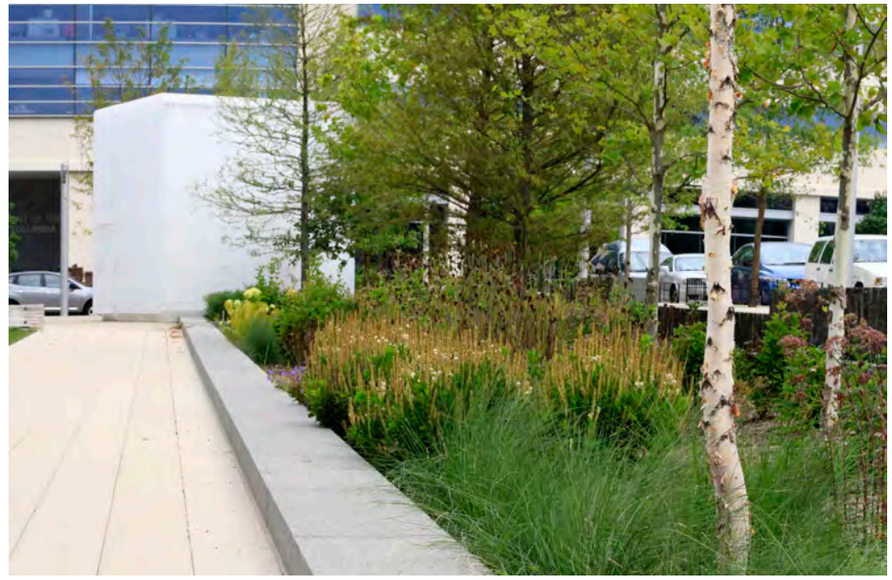
For more on State of Sustainability Priority Actions:

http://sites.coloradocollege.edu/bulletin/2014/12/cc-wins-silver-stars/

For more on Sustainable Purchasing Guidelines:

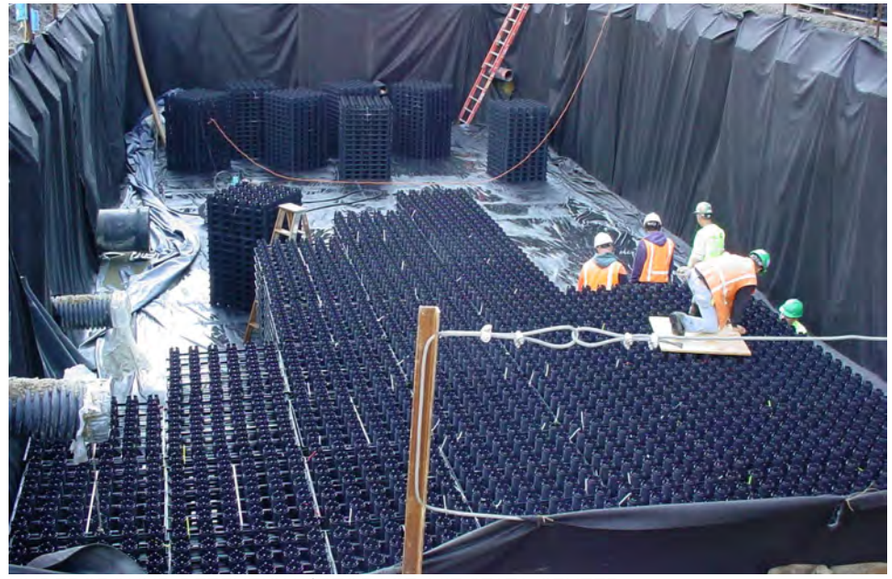
https://www.coloradocollege.edu/offices/facilities/energy-management/sustainable-purchasing-guidelines.dot

WATER FILTRATION, YALE SCHOOL OF FORESTRY & ENVIRONMENTAL STUDIES



BIOFILTRATION GARDEN, WASHINGTON CANAL PARK

BIOFILTRATION, MIT STATA CENTER

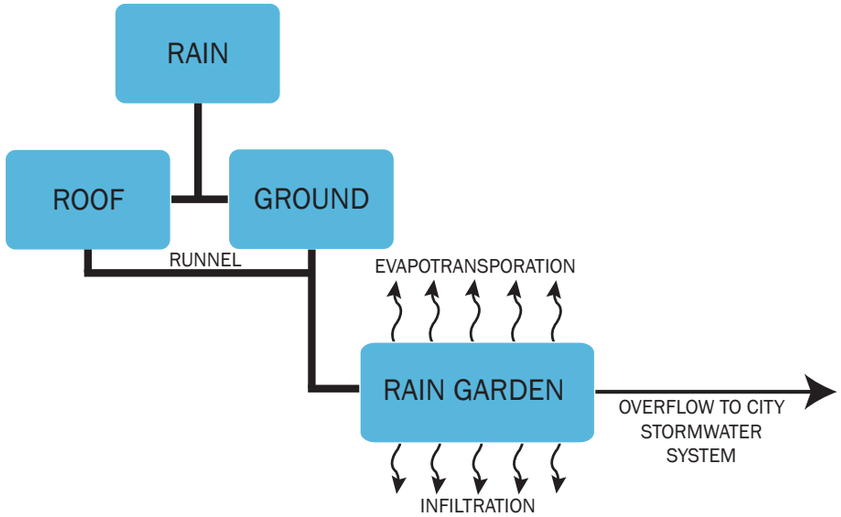


UNDERGROUND DETENTION / STORAGE, MIT STATA CENTER

The Master Planning Team supports the goals and the guidelines set forth by the Facilities Services Department and believes that by ensuring that purchasing decisions continue to be made not just by price or availability but by weighing environmental and social considerations as well will position Colorado College at the forefront of sustainability.

STORMWATER MANAGEMENT

The master plan seeks to promote a campus and college community that fosters social, environmental and intellectual sustainability. The college has the responsibility to offset impacts and improve campus sustainability. The master plan works in conjunction with the college's sustainability goals to reduce the environmental footprint of the campus. Stormwater management strategies that encourage groundwater infiltration, improve water quality, reduce soil erosion and contribute to the health of local and regional ecosystem function will be implemented. As new buildings are erected, the surrounding landscape should be designed and constructed at the same time in order to manage stormwater on site.
The first series of projects to be implemented following the master plan guidelines, including the Tutt Library renovation and expansion, Innovation Institute and New Science Building are all projects that encourage sustainable development on campus.



RESPONSIBLE USE OF ENERGY AND NATURAL RESOURCES

Each project should undertake a comprehensive analysis to diminish the use of energy and reduce the use of non-renewable resources. The College intends to be a leader and champion of environmentally sensitive design, demanding innovation and creativity from our design consultants and helping to educate our community.

The College is committed to creating a campus environment that moves beyond merely sustainable, to one that actively improves the quality of life and the environment for its users.

Our goals include:

- Reducing dependence on non-renewable resources by using appropriate recycled materials and by promoting adaptive reuse of existing structures;
- Reducing marginal energy costs by promoting selection of locally manufactured or fabricated products and materials;
- Siting new structures mindful of orientation, shading and the effect on adjacent buildings and spaces;
- Using landscape design to create healthy and ecologically appropriate spaces, provide pleasant outdoor environments, reduce exterior lighting demand and minimize stormwater runoff;
- Minimizing maintenance and operating costs by employing whole-systems lifecycle evaluation to determine the true project costs, and by integrating innovative daylighting and building engineering solutions at project inception;
- Improving indoor environmental quality;
- Adopting monitoring, measuring and feedback systems to establish baselines of energy usage and building performance, against which the College can evaluate improvements and set goals for future projects;
- Maximizing building flexibility to satisfy the varied demands of current and future users and residents.
- Reducing energy consumption of building and site systems (HVAC, hot water, lighting) through the use of appropriate mechanical and construction technology (natural cooling, light recovery, passive solar design, etc.)

The construction process should also respect these goals.

ARCHITECTURE

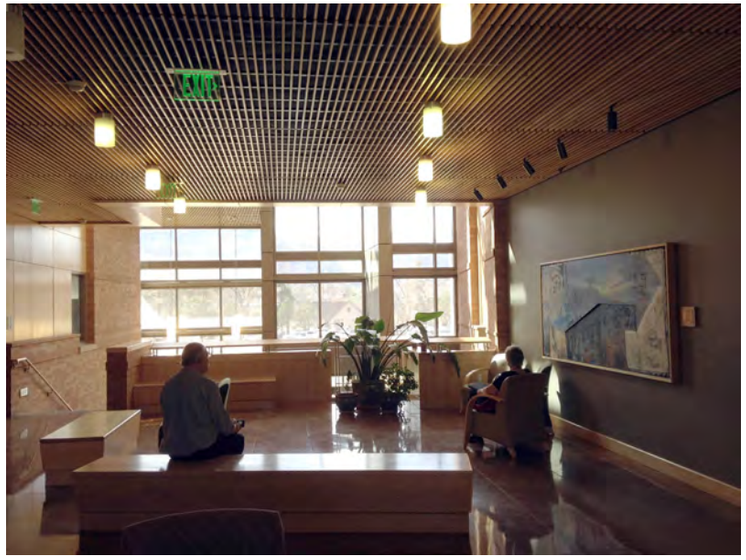
BUILDINGS AND SPACES THAT PROMOTE INTELLECTUAL AND SOCIAL EXCHANGE

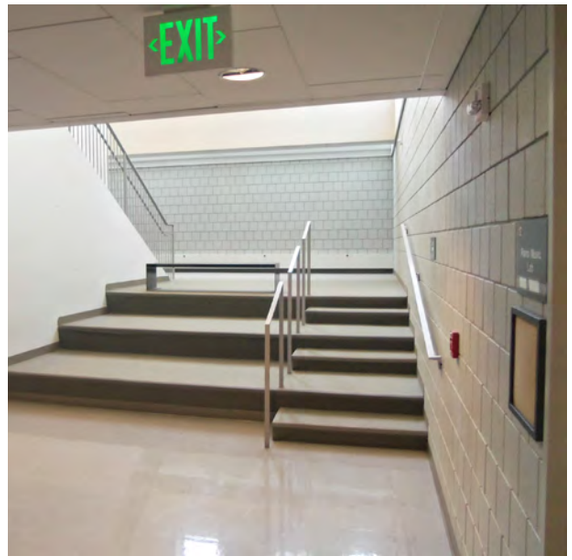
The purpose of a campus is to bring together diverse people and their ideas in an environment that creates potential for intellectual and social exchange. While the physical character and quality of a campus is defined by both its buildings and its open space, it is the shared space which has the greatest potential for unifying the campus. It can promote the sense of community, and provide for the enriching experiences of both planned and chance encounters. Comprised of streets, walkways, greens courtyards, plazas, gardens, and playfields, open space knits together the diverse elements of the campus in a coherent way.

Individual buildings should also be designed to maximize the opportunities for social and intellectual exchange. Public spaces should be generous, provide places for seating and conversations, and be visible to those using the buildings and passing by them. Each area of campus should have both indoor and outdoor spaces suitable for gatherings and social occasions. While there will always be pressure to maximize the proportion of dedicated spaces in buildings, their success will ultimately depend upon an open and generous spirit where public and private spaces are balanced.

HEIGHTS OF STRUCTURES

Buildings should be in scale with the surrounding structures, and the streets and public ways that are adjacent to them. Typically, structures should not be taller than three to four stories. Care should be taken not to cast shadows on open spaces or important walkways, particularly during the daylight hours of 11 am to 3 pm.





PREDOMINANT MATERIALS

Many materials have been used on campus over the years, and to good effect. New buildings should not duplicate historical features or details, however consideration should be made towards achieving a similar richness through the fenestration of individual facades. Continued use of Colorado red sandstone should be encouraged, even if only as an accent material. Tutt Science is an excellent example of this. Use of this stone helps to demonstrate an awareness and respect for the local geology.

Future residential structures should use materials that are warm (such as brick and wood) and should be of a scale and proportion appropriate to living spaces. They should reinforce the social patterns being promoted through the varying housing styles promoted by the College.

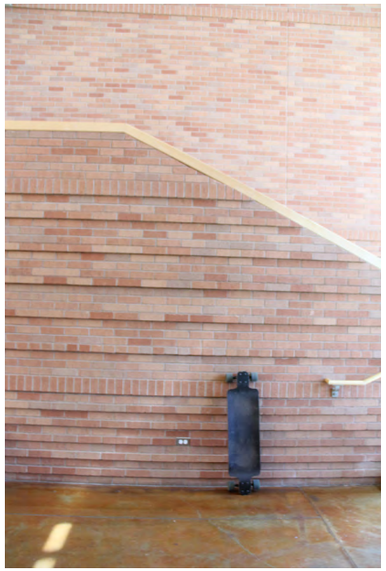
Commercial structures adjacent to the campus may depart from the predominant campus materials, but should be respectful in other ways (program, scale, contribution of life onto streets, etc.) to the campus.

BUILDING ORIENTATION

Most campus buildings are seen from perimeter streets as well as the campus interior. Roofs of shorter buildings are visible from taller nearby buildings. All should be designed to contribute to the buildings, streets, and pedestrian ways on each side.

Building entrances should be visible to those arriving on the campus, and should contribute to the life and activity of streets and walks. Buildings that front on public streets should have a public entrance there. Building entrances are frequently gathering places for those using buildings, and should be designed to encourage interaction.

The academic activities of the College, in so far as they are compatible, should be visible to passers-by. Windows should be placed to light and provide views to internal spaces, but also to give walks and streets the security and richness that derives from the visibility of adjacent activity. Views to Pikes Peak, other mountains, and iconic buildings on campus should be analyzed with every building design and interior spaces should be designed to take advantage of these iconic views. Highly reflective or deeply tinted glass should not be used on the campus.

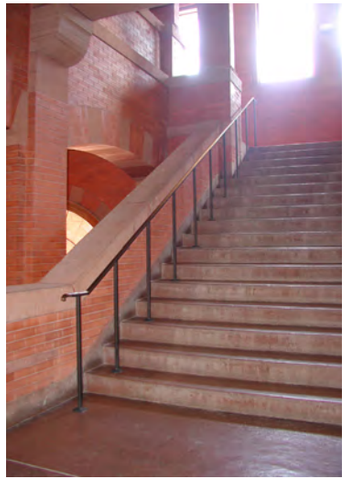


COMMITMENT TO ACCESSIBILITY

The College is committed to providing equal, and dignified, access to all buildings. All new construction must comply with the Americans with Disabilities Act (ADA) guidelines. Renovations of historic buildings should seek to improve access for all in a manner compatible with their historic integrity.

FUNCTIONAL AND MECHANICAL FACILITIES

Areas devoted exclusively to building loading and services, the removal of trash, or to mechanical equipment should be designed so that their operation and visibility from public areas, including walkways, is minimized. Rooftop mechanical equipment should be enclosed in structures that are integrated into the building design. Acoustic mitigation should be required to ensure the quality of the pedestrian environment.

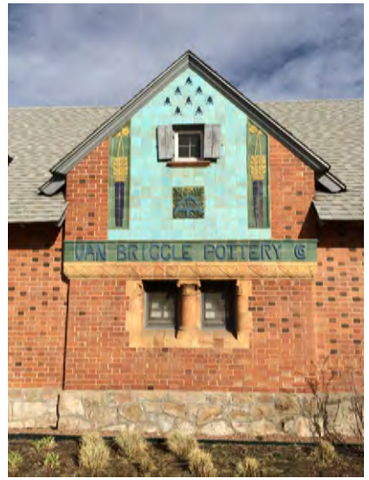


ARCHITECTURAL STYLE

Buildings on the campus reflect many styles. The essential quality of the campus is one of buildings that speak in their own voice about their purposes and the era in which they were built. New buildings should express the aesthetic ideas of our times, so that as we look back on them they also become a cultural record of ideas about architecture and campus life. Colorado College's finest older buildings are admired for their contributions to architecture and campus design. The College should engage architects who are recognized leaders, and aspire to design each structure so it not only suits its occupants and addresses its physical and historical context, but also contributes to ways of thinking about buildings. The faculty and students of Colorado College are deeply aware of the power of buildings to be teaching tools and the didactic power of places should be explored in all major design efforts.

RESPECT FOR CULTURAL RESOURCES

Many of the existing structures on campus have local, regional or national historic significance, and are included on the corresponding registers of historic structures. An inventory of all campus buildings has been prepared by the College, outlining each structure's level of importance as a cultural resource, and the specific aspects of the buildings that deserve special protection. New buildings or adaptations to existing structures must take this into account. The College's 1993 preservation plan should be updated to reflect the current state of campus, as a number of buildings shown as significant have already been demolished, and other buildings are proposed for demolition in this campus master plan. The 1993 plan appears to have taken an approach that buildings older than fifty years are significant. There is a logic to this, as these buildings could be considered eligible for the National Register, thus triggering review by the State Historic Preservation Office if federal or state funds are used in construction, but this approach severely limits the ability of Colorado College to continue to evolve to meets its mission. The updated plan should also identify which buildings are to receive what levels of review by the Design Review Board. The criteria for identification should be discussed and reconsidered to represent the current understanding and practice of preservation on the Colorado College campus.



Colorado College Master Plan

February 28, 2015