“A campus is the mirror of a college or university’s soul, reflecting its history, its culture and image, its management style, and even its future. It tells all who visit it how it thinks about itself and the way it expects others to judge it.”
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Photographs:
Outer Cover
The UCCS Mountain Lion
in the lower plaza of the
University Center
Inner Cover
A quiet place for study or
conversation between the
Library and the University Center
0. Introduction

The front range of the Rocky Mountains is
The background for a quiet courtyard at
Summit Village Housing
These Campus Design Guidelines are written for all of those who make decisions about the appearance of facilities on the campus of the University of Colorado at Colorado Springs including administrative and facilities personnel, design professionals commissioned by the University and others. It is one of two studies that examine the future development of facilities on the campus. The other is the Facilities Strategic Plan published in 2006.

Any professional providing design services at UCCS must be familiar with the contents of both of these studies in order that the designs prepared will respond to all of the forces that act upon them.

The Design Guidelines have one goal: to help produce one of the most beautiful places of higher education in the United States!

THE SPIRIT OF CAMPUS DESIGN

In 1991, Werner Sensbach, who served for over 25 years as Director of Facilities Planning and Administration at the University of Virginia, wrote a paper titled “Restoring the Values of Campus Architecture”. The paragraphs that follow were excerpted from that article. They seem particularly appropriate to the University of Colorado at Colorado Springs as it looks at its present campus facilities and forward to the planning of future facilities on a piece of land of spectacular beauty.

Nearly two thousand years ago, the Roman architect Vitruvius wrote that architecture should provide firmness, commodity, and delight. It is the definition of “delight” that still troubles us today. This is especially so on college campuses. Many who try to give voice to what it is that brings delight in a building or an arrangement of buildings may mention the design, the placement on the site, the choice of building materials, the ornamentation, or the landscaping. But mostly it’s just a feeling, or a sense that things are arranged just right, or a sensation of pleasure that comes over us. So academics, like nearly everyone else, often are unsure when planning for new campus construction about what is likely to be delightful. Even though the United States has 3,400 colleges, while most other advanced nations only have a few dozen, we simply have not developed in the United States a sensibility, a vocabulary, a body of principles, an aesthetic for campus architecture.

That each campus should be an “academical village” was one of Thomas Jefferson’s finest architectural insights. Higher learning is an intensely personal enterprise, with young scholars working closely with other scholars, and students sharing and arguing about ideas, religious beliefs, unusual facts, and feelings. A human scale is imperative, a scale that enhances collegiality, friendships, collaborations on research.

I believe the style of the campus buildings is important, but style is not as important as the village-like atmosphere of all the buildings and their contained spaces. University leaders must insist that architects they hire design on a warm, human scale. Scale, not style, is the essential element in good campus design. Of course, if an inviting, charming campus enclosure can be combined with excellent, stylish buildings so much the better.
The third imperative for campus planners, the special aesthetic of campus architecture, or the element of **delight**, is the hardest to define. It is the residue that is left after you have walked through a college campus, a sense that you have been in a special place and some of its enchantment has rubbed off on you. It is what visitors feel as they enjoy the treasures along the Washington Mall, or others feel after leaving Carnegie Hall, Longwood Gardens in southeastern Pennsylvania, Chartres Cathedral, the Piazza San Marco in Venice, or the Grand Canyon.

On a college campus the delight is generated by private garden spaces in which to converse, by chapel bells at noon or on each hour, by gleaming white columns and grand stairways, by hushed library interiors, by shiny gymnasiums and emerald playing fields, by poster-filled dormitory suites, by a harmony of windows and roofs, and by flowering trees and diagonal paths across a huge lawn. The poet Schiller once said that a really good poem is like a soft click of a well-made box when it is being closed. A great campus infuses with that kind of satisfaction.

In my view, American's colleges and universities—and especially their physical planners—need **three things** to become better architectural patrons. One is a renewed sense of the special purpose of campus architecture. A second is an unswerving devotion to human scale. The third is a sense of the uncommon and particular aesthetic—the delight—that a college or university campus demands.

A surprisingly large sector of the American public has conceded a special purpose to higher education. College campuses have provided a special place for those engaged in the earnest pursuit of basic or useful knowledge, for young people devoted to self-improvement, and for making the country smarter, wiser, more artful, and more able to deal with competitor nations.

Therefore, college and university campuses have a distinct and separate purpose, as distinct as the town hall and as separate as a dairy farm. For most students the four to seven years spent in academic pursuits on a university campus are not only an important period of maturing from adolescence to adulthood but also years of heightened sensory and creative ability, years when the powers of reasoning, feeling, ethical delineations, and aesthetic appreciation reach a degree of sharpness as never before. During college years, young minds absorb impressions that often last for a lifetime: unforgettable lectures, noisy athletic contests, quiet hours in a laboratory or library, jovial dormitory banter, black-robed commencements, encounters with persons of radically different views, the rustle of leaves, transfigured nights. The American college campus serves superbly as an example of Aristotle's idea of a good urban community as a place "where people live a common life for a noble end."

No architect should be permitted to build for academe unless he or she fully appreciates that his or her building is an educational tool of sorts. New buildings should add to the academic ambiance and enrich the intellectual exchanges and solitary inquiries. They should never be a mere personal
statement by the architect or a clever display of technical ingenuity or artistic fashion.

Campus facilities planners need to be sure that the architects they choose are able to incorporate surprise, touches of whimsy, elegance, rapture, and wonder into their constructions. This special campus aesthetic is definitely not a frill. It is what graduates remember decades after they have left the college, and what often prompts them to contribute money to perpetuate the delight. It is what captures high school juniors and their parents in their summer pilgrimages to numerous college campuses to select those two or three institutions to which they will apply.

I think the best way to preserve the particular values of the American college campus is through a three-pronged effort.

The first is to recognize that the village-like university campus is a unique American architectural creation. No other nation has adopted the “academic village” as an architectural and landscaping form, though the ancient Oxbridge colleges came close. Academic leaders should become more knowledgeable about the distinctiveness of their campus communities and more proud of and assertive about maintaining the values of this inventive form.

Second, universities should have a broadly representative and expert blue-ribbon committee to watch over all new construction, not leave it to the vice president for administration, a facilities planner, or a trustee committee. The campus environment should be guarded and enhanced as carefully as the quality of the faculty.

Third, each college and university should draw up a set of design guidelines to help it become a patron who can list what is essential in its campus architecture. These guidelines will differ from campus to campus, but nearly all institutions should include concern for the three fundamentals: academic purpose, human scale, and a special campus aesthetic. Architects can design more effectively and sympathetically if they understand the expectations of the college.

Although these words were written in 1991, they remain true today as the University of Colorado at Colorado Springs continues to grow its enrollment, academic programs, research programs…and the facilities that serve them.

UNIVERSITY OF COLORADO AT COLORADO SPRINGS (UCCS)

UCCS was created by an act of the Colorado Legislature in 1965. It is one of three academic campuses of the University of Colorado, joining UC-Boulder and UC-Denver/Health Sciences Center/University Hospital.

Its campus is located in Colorado Springs, nestled in the foothills of the front range of the Rocky Mountains. The population of the Colorado Springs metropolitan area is over a half million people. A healthy economy, heavily influenced by the military
and by the space-age technology industry, drives a steady population growth. The University and its City enrich each other by entering into partnerships where they share people, programs, technology and facilities.

The diverse, hard-working student body of UCCS is now just less than 8,000 head count; well over half of whom are full-time students. Today students represent 50 states and 67 countries. UCCS offers 25 bachelor’s degrees, 18 master’s degrees, and 4 Ph.D.’s. It has been called a “Best in the West” by *U.S. News and World Report* magazine.

The University began its life occupying space in several buildings in downtown Colorado Springs. It soon obtained its permanent site on the Cragmor Campus and, in 1971, occupied its first new building. Today, it has expanded its campus land to over 533 acres and 24 major buildings. This growth has been carefully managed since the beginning. UCCS prepared its first “Long-Range Campus Plan” in 1969 and has continued this process until today. In 2007, it completed a five-year update of “The Long Range Development Plan and Master Plan” made in 2000. In addition, UCCS has followed “Design Guidelines” for its facilities developed by Acurix Design Groupe in 1996 and expanded by Lamar Kelsey, FAIA, in 1999.

UCCS has always had a head start not common to many Universities. Few other places of higher education enjoy such a wonderful setting in the foothills of the Front Range of the Colorado Rocky Mountains, and on land with its own beautiful bluffs and wooded arroyos. The UCCS site is nothing short of spectacular. If this land is built upon with skill, UCCS could well become one of the most wonderful university campuses in the nation. And, it has been proven that a functional and beautiful campus has the power to enrich the process of learning.

Today’s enrollment is only the tip of the iceberg. UCCS has become the “growth campus” of the University of Colorado System. Campus planning is now underway that will test the ability of the land to accommodate as many as 30,000 students (head count) at build-out.

**CAMPUS DESIGN GUIDELINES**

A truly successful university campus satisfies two distinct criteria—it provides an effective FUNCTIONAL environment and a beautiful VISUAL environment.

The functional environment—how the campus works—falls within the domain of a well-conceived Facilities Strategic Plan that must properly resolve such issues as the amount and type of spaces needed by academic, research and other programs; how that space is assembled into buildings; building placement upon campus land; transportation networks; site development, and much more. The functional environment is not static. It must be dynamic so the University can meet the changing needs of its constituents. Thus, there is the need for the Facilities Strategic Plan to be made current on a regularly scheduled basis.

The visual environment—how the campus looks—is the role of the Campus Design Guidelines ... the words and photographs in this book. Effective Design Guidelines
do not change. They outlive their authors and the generations of university admin-
istrators and staff who are called upon to implement them. A nearby example of the
durability of design is the University of Colorado campus in Boulder. Its style of
architecture was established over 80 years ago. Now, CU Boulder is nationally
recognized for the beauty of its campus.

These Guidelines are designed to assure a sense of visual beauty and harmony
among the facilities on the UCCS campus, and, at the same time, to establish a
level of quality that will lead to facilities having expectancy for a long, useful lifetime.
In the text of this book the **bold type describes a specific guideline.** When it
comes to design, a picture is truly “worth a thousand words.” So, this book has
nearly as many pages of color photographs as it does text. Because the readers of
this book may not be familiar with UCCS, it contains some of the history of the
University and the development of its built campus.

For the purposes of the Design Guidelines, the campus has been divided into three
areas: the Central Campus, the East Campus, and the North Campus. Their
boundaries are shown on the Campus Map on the following page.

The Guidelines themselves are written in four sections. The CAMPUS LAND section
describes the beautiful and very complex site upon which the UCCS campus is
being constructed. An understanding of this land is essential to the proper design of
the facilities—buildings, roadways, pedestrian and bicycle ways, landscape and
more—that will be placed on it and, at the same time, to preserve the native charac-
ter of the land.

In the GUIDELINES/CAMPUSWIDE section, the reader will find specific design
guidelines that respond to natural site characteristics such as hillsides, drainage
routes, and wooded arroyos. They also address built campus elements that, in order
to develop a sense of visual continuity, should be constructed campus wide.

The GUIDELINES/CENTRAL-EAST CAMPUS deal with the portion of the campus
land that is already well along in its development. There is, however, the prospect of
considerable additional construction on this land.

The GUIDELINES/NORTH CAMPUS set design standards for facilities to be built on
land that now has only light development. Currently, sports fields and related small
buildings, as well as the historic Heller Center, are in that area. However, it will soon
see major planning, design and construction.

The remainder of the book is devoted to implementation of the guidelines and
Appendices.

In all elements of campus design, these Guidelines address the sustainability of the
man-made development. Sustainability at UCCS is defined as “supporting develop-
ment and lifestyles within campuses and communities that meet the needs of the
present without compromising the ability of future generations to meet their own
needs.”
These guidelines establish a framework in which design occurs, but they do not design. That is left to the design professionals selected by UCCS. The guidelines seek ways to inspire those who plan buildings, walkways, roads and other facilities to create designs that fit this wonderful land. Given inspiration, skill and perseverance, all of this will happen as UCCS moves toward build-out of its land. Then, UCCS will have a campus that proudly and articulately expresses its history and vision for its future.

Clearly, the designers of projects to be constructed on this land must rise to the challenge. This calls out for UCCS to seek and commission the most talented design professionals available and to team with them toward the goal of excellence, which is within reach of the University.

It is with this background that the Design Guidelines in this book are offered.
1. The Campus Land

A storm drainage arroyo cuts through the land on the North Campus
Of all of the forces that shape the design of campus facilities at UCCS, the land upon which it is being built is by far the most dominant. While beautiful, this site has complexities that will challenge the designer of facilities. An understanding, respect and love for it are essential if appropriate facilities are to be constructed. Thus, it is fitting that the Design Guidelines begin with studies of the site.

The UCCS campus is located on Austin Bluffs Parkway, one of the City’s major arterial roads. It is several miles north of the central business district of Colorado Springs in an area dominated visually by the steep slopes of Austin Bluffs. There are residential neighborhoods south and east of the campus. To the west, Austin Bluffs Parkway becomes Garden of the Gods Road where many important high tech industries have built attractive facilities. Nevada Avenue, along the western edge of the campus, is the northern gateway to the City. UCCS and the City have teamed in a program designed to convert the shabby row of motels, auto repair shops and the like on Nevada Avenue into an attractive shopping area and, perhaps, privately developed housing for students. The City has already created an Urban Revenue Plan within which this redevelopment will take place. In the Austin Bluffs area, there are parks and trails for hikers and horseback riders.

THE LAND

The text and photographs in this section of the Design Guidelines can only begin to tell the story of the campus land. More detailed information is available from the University. Clearly, there is much variety in the land within the campus. The information here is general. Site specific data must be obtained for every design and construction project.

Views

The front range of the Colorado Rocky Mountains extending from the southwest to the northwest and 14,110 foot Pikes Peak dominate the views from the campus. In the valley below the mountains, the lights of the City sparkle at night. The northern view from the North Campus is of a towering formation named Pulpit Rock.

Outward views are not alone. Within the campus, the bluffs and terrain provide natural vistas of uncommon delight. There are man-made views as well … artworks, landscaped courtyards, plazas and more.

Climate

Located in the foothills where the western plains meet the mountains, Colorado Springs is considered by many to have a fine year-around climate. There is plentiful sunshine all year with four distinct seasons but none can be considered to be severe. Yet, there is much for the designer to consider.

Wind must be a powerful force shaping design of all campus facilities. It is a factor the entire year. On many days when the wind blows across the foothills, its velocity reaches 30 miles per hour. Infrequently, it reaches into the 40 to 60 MPH range and even higher. “Chinook winds” moving from the mountains toward the plains to the east cause rapid rises in the winter temperature and remind us that the Native American meaning of Chinook is “snow eater.” Otherwise, wind directions vary but storms are generally blown in from the north.
Land/Central Campus
(1) The grass hillside rises toward the Academic Village. (2) Summit Housing Village rests between a native grass hillside and the bluff. (3) The bluff looms above Mountain Lion Way. (4) A quiet nook overlooks a landscaped "canyon" at El Pomar Center.

Land/North Campus
Temperatures range from below zero on a very few winter days to an occasional high of over 90 degrees in the summer. Since the humidity is consistently low, even the most extreme temperature variations seem less uncomfortable. In the winter, snow and ice melt soon after storms, which are frequently followed by warm, sunny days. Summer heat is moderated by afternoon clouds that often form over the mountains. Cooling showers sometimes follow the cloudiness. Uncomfortable temperature extremes in any season are comparatively rare and of short duration.

This is semi-arid country. The annual precipitation averages only 17.40 inches—far below that of most of the nation. Over 80 percent of the year’s moisture falls between April 1 and September 30, mostly as heavy downpours accompanying summer thunderstorms. Still, there is winter ice and snow, particularly in the steep slopes of this campus.

Colorado Springs enjoys abundant sunshine all year. The air in this altitude is clear and the sun, particularly from the west, can impact facility design.

Topography

The topography of the UCCS land is demanding to say the very least. Ranging from a high of some 6,450 feet to a low point of about 6,200 feet, there is a change in elevation of 250 feet. While much of this is caused by the steep bluffs and hills, no truly flat area can be found on the campus. Of the total UCCS land holdings of 533 acres, it has been estimated that a little less than one-third are considered appropriate for reasonably economical development.

Even the 240 buildable acres present challenges to the designer with slopes ranging up to nine percent. The Alpine residential village complex is at the base of the bluffs where the slope reaches 30%. While this sort of site is often beautiful, design of storm drainage, pedestrian and vehicular ways and landscape is difficult and costs could be higher than on more level land. The CAMPUS MAP / 2006 cross-page includes contour lines that generally illustrate the range of slopes on the North Campus land.

These slope constraints will influence selection of land areas for specific uses. They will have a great deal to say about the density of development of the campus. As the text of this report continues to move along, it becomes increasingly evident that UCCS is not “land rich.”

Storm Drainage

It is natural that storm drainage routes should be significant influences on sloping land such as that of UCCS. Several major drainage basins flow through the campus land (see the map cross page) creating “ditches” and, in some places, beautiful wooded arroyos. When it comes to the forces of nature, the flow of storm water will demand response from all elements of the UCCS campus.
Geologic and Geotechnical Conditions

Like much of the land along the front range of the Rockies, subsoil conditions complicate earthwork, paving and design of building foundations on the Campus. Geologic and geotechnical conditions will influence both the placement of built elements and the actual design of each individual project on the Campus.

Easements and Use Restrictions

There are easements on this land that must be considered and its donors have imposed a variety of use restrictions upon almost all of the North Campus property.

Vegetation

Natural vegetation of the campus varies from undisturbed native growth to grassy, nearly treeless prairie. There is beauty to be found in both. The deep arroyos, created by centuries of storm water from the bluffs above, are of great beauty and provide a habitat for wildlife on the campus land. It is not unusual to find deer wandering the edges of the arroyos. The UCCS mascot—the mountain lion—was not named casually … they have been spotted on or near the campus.

Cultural Resources

There are a number of archaeological sites on the campus. Most are near or on sloping land or arroyos but others could be in the way of campus development. It is not in the domain of this study to consider the role cultural sites might play in plans for campus land-use. Suffice it to say that each archeological site is unique and must be considered on its own characteristics. It would be wise to obtain a copy of a report entitled "Intensive Cultural Resources Survey" from UCCS.

Sources of Information

Previous paragraphs simply touch upon the characteristics of the land on the UCCS Campus. In 1998, UCCS commissioned a group of specialized engineering firms to prepare useful overviews of site conditions on the North Campus. For preliminary guidance, these reports should be useful, but for design purposes detailed site studies must be obtained.

SUMMARY

These brief paragraphs should make it abundantly clear that the land on the campus of UCCS will be a powerful influence upon the design of the facilities to be placed on it.
2. Design Guidelines / Campuswide

The slope of the land is everywhere at UCCS
This section of the Design Guidelines deals with the entire campus. It will tell of the landscape; the vehicular, pedestrian and bicycle ways that connect the campus parts, the buildings, and more. Then, in the following sections, the Guidelines move on to address specific conditions on the Central/East Campuses and the undeveloped North Campus.

THE CAMPUS DESIGN CONCEPT

The design goal for the UCCS campus is for its visitors and campus family to feel they have entered a hillside town where people have come to learn about wondrous things. This town is made up of several neighborhoods called “villages.” Each village—be it academic, residential, sports or other—has an image of its own but fits comfortably within the total visual fabric of the UCCS campus.

UCCS is a special place. The land makes it so. This wonderful site offers UCCS an opportunity available to only a few places of higher education. What better way can a university find to visually express its goals and convictions than to make its campus a place of real beauty? A beautiful campus can teach. It can inspire those who have learned in it to seek the same goals of beauty, grace, preservation of the environment and much more in the settings within which they work, play, worship, and live after their college years. This is a matter of practicality as well as of principle. According to national surveys, prospective students make up their minds about attending a school within their first 15 minutes on campus. Numerous studies confirm that a well developed and maintained campus produces higher student retention rates and, later on, increased alumni donations.

As UCCS grows from its mostly developed Central/East Campus into the undeveloped North Campus, there must be a strong sense of visual continuity and quality identifying the linear UCCS Campus as “one university” that stands ready to serve for many generations of future students.

UCCS is committed to a landscape and construction that recognize the need to support the changing conditions on our planet and in our culture for the long-term future. Thus, campus development must be sustainable; UCCS will be a steward for the future.

The good things of the interior of today’s Central Campus must be retained as campus development continues to build out. Its character as a cluster of hillside villages, its views both outward and inward, its open grass areas and wooded arroyos, its relationship to the nearby mountain range ... all of this that the campus has now must not be destroyed as there is more and more construction.
THE LANDSCAPE

On a mature campus, the landscape acts to unify the variety of buildings and other campus elements into a beautiful and seamless environment. Thus, it is important that the landscape at UCCS be given strong emphasis and adequate funding.

Concept

There are two very identifiable landscapes on the UCCS campus. The NATIVE LANDSCAPE is made by the micro-climate and ecology of the site. It has views of the nearby forms of the front range of the Colorado Rocky Mountains. Austin Bluffs create a powerful visual impact as they wind through the campus land. The URBAN LANDSCAPE is mostly among the buildings, busy ways and sports fields in the several “villages” gathered within the campus. The two landscape forms are compatible … however, the line between them must be a soft one, an easy visual transition. As the enrollments and programs of UCCS grow, the native landscape will continue to surrender land to the man-made campus. With the help of talented designers, this can be done well, producing a campus of great beauty.

The campus landscape must be sustainable. While there are many definitions of a sustainable landscape, one thing is clear. It is not just a regional event but, rather, it is site-specific. On the land at UCCS, the existing vegetation is that which nature long ago decided was best suited to its elevation and micro-climate. It requires little maintenance and its continued use is evidence of good stewardship of the unique land of the UCCS campus. But, the native vegetation has an Achilles heel. Many parts of the campus have heavy use; so much so that the native vegetation there cannot survive. Thus, a more urban landscape must be created and installed.

A member of the UCCS Landscape Committee spoke with wisdom when he wrote: “We should very consciously build and landscape our campus to reflect the natural environment. This means leaving as much native vegetation as possible intact, and even deliberately adding more native species. While we clearly need some formal gathering quads like on a traditional campus, we also need some resting and gathering places that intermingle with the scrub oak, the mountain mahogany, and the grasses. We can design great pathways that traverse this terrain without destroying it.”

To achieve an attractive, sustainable and cost effective landscape at UCCS, a more detailed LANDSCAPE MASTER PLAN must be prepared.

The Native Landscape

There are over one hundred plant species in the natural landscape at UCCS. Six represent the different ecozones on the campus. They are: pine/juniper/and forest; locust shrub; undisturbed/native prairie; disturbed/native prairie; disturbed/non-native prairie; and, irrigated vegetation. The entire campus falls within the Hillside
The Native Landscape
(1) An arroyo cuts through the land on the North Campus. (2) The native range land meets the bluff. (3) A path winds its way through the trees. (4) A pedestrian bridge crosses a storm drainage arroyo at Summit Housing Village. (5) Alpine Housing Village rests between a native grass hillside and the bluff.
The Man-Made Landscape

(1) A grass bank rises toward the buildings. (2) The historic Cragmor Green. (3) A stone wall changes grades. Shrubs add color. (4) Colorful flowers in native stones. (5) Future landscaping will enhance entrance signs. (6) A landscaped parking lot. (7) El Pomar Center through the trees.
Overlay Zone of the City of Colorado Springs. The campus, a State entity, is not re-
quired to abide by the regulations of this zone; but they represent locally acceptable
development practices that recognize and preserve natural features of the land.

In this foothill land at the base of the front range of the Rocky Mountains, the
native vegetation is both beautiful and sustainable. Where appropriate, use of
the native landscape must be continued.

The storm drainage ways must accommodate 100 year storms. The wooded
arroyos should be nature’s place for man to admire but for the deer and other
animals and reptiles to roam. They must be protected from the ravages of man
and fire.

The very purpose of the drainage-ways must be honored. Where they must be
reinforced to better serve surface flow from Colorado’s sudden rain storms,
the landscape should consist of carefully placed boulders and grasses. Their
natural character must be preserved.

Where vehicular or pedestrian ways must cross ravines, bridges must be
utilized; their design will harmonize with the setting and they will permit
uninterrupted passage of water and wildlife below them as well as
continuation of the natural landscape.

For summer color, seed wild flowers in the native grasses.

The Urban Landscape

Over the years on this growing campus, parts of the natural landscape will give way
to the urban landscape, which is man-made.

The landscape will be treated with as much respect as the buildings. It is the
landscape that, on the mature campus, creates visual impact and continuity;
not the buildings.

In heavy use areas of the campus and/or where a formal landscape is desired,
it must be man-made or urban.

The urban landscape must take every possible advantage of the tree and
shrub species that nature has already determined will survive on the UCCS
land. Ground covers must be hardy but they must also be site related and
suitable for their purpose.

The urban landscape must consider how the land is used. There must be tran-
quility areas for reflection and quiet activities, large open flat lawns for recrea-
tion and social uses, sidewalks, entry landscape features and more.

Select planting materials to provide year-around color on the campus. Use
native drought-tolerant plantings where appropriate. Arrange trees and other
plantings to frame and enhance distant and nearby views, courtyards, building
entrances, and other campus features.
Enliven campus spaces with flowers, specialty gardens, and, where environmentally feasible, water features.

Use grass, boulders and other landscape elements to control erosion. Slope the grades of landscaped areas away from buildings to reduce moisture at building foundations.

Use sedimentary rocks for walls and other features to reflect the strata found on the bluffs. Timber retaining walls are not allowed.

Label or otherwise identify trees, shrubs, flowers, and other planted materials as a means to educate and gain appreciation for the campus landscape.

Use earth forms and landscaping to mitigate views of surface parking lots, service entrances and the like.

Man-made water detention ponds will be an important element of the storm drainage system—particularly given the increased flow created by more and more man-made hard surfaces on the land—and, should be carefully designed to work well and look good.

CAMPUS EDGES

First impressions are among the most lasting of all emotions. Thus, the way the edges of the UCCS Campus represent the University is of great importance. Viewed today, it is clear that the University is not well served by the appearance of its campus from Austin Bluffs Parkway and Nevada Avenue. Adequate funding and skilled design are urgent in order to create attractive views of the campus from the streets.

Development of the campus edges must effectively represent the University to the community. One of the greatest gifts the University can make to its broad community and its immediate neighbors is that of proper design and care of the land areas along its boundaries.

Campus edge landscape design must maintain a sense of continuity, soften views of perimeter parking lots, frame long views into the campus and of the bluffs, and improve safety for all modes of movement along the interconnections with the community.

As with the rest of the campus, edge landscaping must mix the native and urban landscapes, as appropriate, to the adjoining land uses within the campus.

The campus edge must clearly identify to those who pass it on Austin Bluffs Parkway and Nevada Avenue that “this is UCCS”.

2.7
CAMPUS ENTRANCES

Entrances to the campus, like the campus edges, play a major role in the creation of a favorable early impression to visitors.

Entrances to the campus must be planned to work well and to look inviting. The vehicular/pedestrian entrances to the campus are the “front door” of the University. Exceptional landscape, understandable and tasteful signing, and attractive pavings will create positive responses.

Designs for campus entrances must be coordinated with the City, which must support the image of UCCS by providing attractive signalization and median openings.

Signage at campus entrances must follow guidelines to be set in a professionally designed SIGNAGE MASTER PLAN.

Develop boulevard style primary entrance streets with landscaped entry features and signage to clearly establish gateways and reinforce the sense of arrival. Street design should include center islands and protected turning lanes. Do not allow parking along these streets.

Provide sidewalks on each side of the primary entrances and a landscaped buffer between the sidewalk and street edge.

Develop secondary entrances as undivided, two-lane streets to reflect their secondary importance. The entry feature and signage should be smaller in scale than the primary entrances. Provide sidewalks, if appropriate, parallel to the entrance streets.

CAMPUS CIRCULATION WAYS

Roadways, pedestrian ways and bicycle trails are the “circulation systems” that permit people to move about on a campus. As UCCS grows its campus, they will become more important than ever. The linear nature of the campus tends to increase travel distances and times beyond those on more compact campuses.

Order and safety on campus will be achieved by establishing clearly separated intracampus circulation systems for vehicles and pedestrians. Pedestrian crossings of vehicular ways will be minimized and, where they are necessary, they will be carefully designed. Building zones will become the domain of the pedestrian and vehicular ways will be excluded as far as possible.

Roadways

Campus roadways provide circulation routes for automobiles, service and emergency vehicles, snow removal vehicles, and bicycles.

Where there are roadway crossings, pedestrians must be given the right of way over all traffic other than emergency vehicles.
The FACILITIES STRATEGIC PLAN establishes and describes roadway categories as a perimeter loop boulevard, avenues, and streets for the North Campus. Basic guidelines for roadways in the Central/East Campus are presented in Section 3 of these guidelines.

Meet all Colorado Springs Fire Department regulations in the design of roadways to provide emergency access to buildings.

On city or campus bus routes, provide a bus stop lane and attractive shelters to protect waiting passengers from the weather. Provide pick-up lanes as required by heavy building use.

Design of roads, bicycle ways and pedestrian walks on this sloping land will be a real challenge. It will often be difficult to meet ADAAG standards. There will be areas of significant cut and fill and places where bridges may be necessary.

Earthwork must be planned to assure appropriate drainage and appearance.

Pedestrian Ways

*Primary Walks*

Sidewalks must be exciting places for the pedestrian. Consider views, quiet nooks for study or contemplation, specially landscaped building entrances, colorful banners or awnings at walk level of buildings, recessed places for tables set up by student groups, artworks and more.

Consider the viability of sidewalk cafes and even shops. Remember this will be an urban campus soon and the customer base may be 30,000 students. Distances from the main bookstore and eating places can be long.

Sidewalks should be designed for use by a variety of vehicles including wheelchairs, bicycles, service and delivery trucks (which can be scheduled for times when pedestrian traffic is light), shuttle buses, emergency vehicles, snow removal equipment and other maintenance vehicles.

Safety, day and night, must be planned. Attractive lighting of walks is essential; building entrances and other destinations should be highlighted.

Walkway widths should be appropriate for the anticipated volume of the traffic. The surface should be concrete. Areas of colored or patterned concrete will be considered.

Provide attractive way-finding signs along the route.

*Secondary Walks*

These walks connect primary walks to such destinations as parking lots.
The minimum width should be seven feet to accommodate snow removal equipment.

Trails

Maintained gravel trails should be provided on this scenic land for shortcuts, recreational walking and fitness.

Provide small plazas at scenic locations with appropriate seating and lighting.

Bicycle Ways

An increasing population of students living on campus and longer on-campus travel distances at UCCS, call for design of bike lanes on selected roads, bicycle paths, and bike rack locations throughout the campus.

Routes for convenient and safe use of bicycles should be provided.

SURFACE PARKING

Vehicles

While surface parking will, in part, give way to multi-level structured parking as building density increases on the campus, economic necessity will dictate that much surface parking remains.

Views of surface parking lots should be minimized by landscaping and earth berms at their perimeter.

Parking lots should be stepped down to fit the contours of their sites. Step areas should be planted in grass to minimize erosion and trees should soften the visual impact of acres of asphalt.

Landscaped islands should be provided at ends of parking rows and small planters for trees should occur within rows.

In designing surface parking lots, consideration should be given to the possibility they will be built over by multi-level parking structures in the future.

Bicycles

As the use of bicycles on the campus increases, there will be a growing need to provide convenient bicycle parking areas.

Provide properly sized bicycle “parking lots” at destination points such as academic, social, residential and sports buildings.

Provide bicycle racks having large capacity in the smallest possible area. Refer to Appendix B.
SIGNAGE, SITE FURNISHINGS, LIGHTING

Regulatory and way-finding signs contribute to the image the campus creates and to safety.

UCCS must commission design professionals to prepare a detailed SIGNAGE MASTER PLAN.

Furnishings used along pedestrian walks, in building courtyards and plazas and elsewhere on the campus include benches, tables, umbrellas, bollards, trash receptacles, cigarette urns, planters, etc. Lighting fixture types include those used to illuminate entrances, streets, parking facilities, pedestrian ways and other areas. The vocabulary of site furnishings and campus lighting fixtures is already approved by UCCS and the Design Review Board. It is in place on the Central Campus. Replacement parts are kept in stock by the Facilities Services Department.

Design guidelines for these items are in Appendix B. They shall be used campus wide.

THE VILLAGE CONCEPT

The Village Concept should be extended from the Central Campus to the North Campus as construction begins there. It is particularly valid because of the terrain where a Housing Village is proposed between two beautiful arroyos. The sheer magnitude of building density on the North Campus supports the use of identifiable villages, which will help control its scale, even to retain the charm of today's smaller UCCS Central Campus.

BUILDINGS / SUSTAINABLE DESIGN

There are many definitions of the characteristics a building must have to become “sustainable.” One area of agreement is that sustainability differs from one region to another. A building that is green in North Dakota will certainly be different from another in Arizona. In a place like Colorado, sustainable design becomes almost site-specific.

The Committee on the Environment of the American Institute of Architects (AIA-COTE) uses ten criteria with which to measure the sustainability of buildings: land use, site ecology, community design and connections, water use, energy performance, energy security, materials and construction, light and air, bioclimatic design and long-life/loose-fit.

Each building must comply with the University’s goal of sustainability. LEED Certification is considered to be minimal; the goal is a Gold rating.
The following general guidelines apply to buildings campus-wide:

Each building shall be designed to contribute to the UCCS goal of a campus that is visually cohesive and of high quality, order and permanence.

Each building must contribute to the idea that UCCS is a special place.

Each building must relate to the philosophic hierarchy of buildings on the UCCS campus so as to visually present the goals of the University. This would indicate that, in an educational enterprise, the Library is the most important campus building. As a place that addresses the broader needs of the campus family, the University Center occupies an important position. Should there be a Chapel, it too might be a building that strongly addresses the expectations of the University. Architectural features must provide the needed emphasis. There may be a conflict between the buildings importance on a philosophical basis and those most visible because of their sheer bulk. The “big box” structures on a campus are often those serving spectators or audiences—the stadium, the sports arena or the performing arts theatre with its towering stage house. These buildings should be visually secondary to the Library, University Center or Chapel.

Each building must relate to the educational needs of a dynamic society. These needs will change as the years go by and the buildings that serve them must be capable of changing as they do. This means designs must allow for possible horizontal or vertical building expansion.

Each building must relate to the requirements of the Facilities Strategic Plan, which deals with the Campus in general terms, and the Micro Master Plan, which describes the area of the Campus within which the building is to be located in more specific terms. Combined, these plans establish important characteristics of the buildings’ site and how much land is allocated for the building and the site development that is to be a part of the construction package. Much is involved here including the height of buildings, whether they should connect to other buildings and even their design character. This requirement imposes itself upon every building designed for the Campus from the very outset. Even though this may call for increased construction costs (designed for vertical rather than horizontal additions, parking under buildings, and the like), this is a promise that must be kept if UCCS is to reach its final enrollment goal.

Each building and its related site development must connect effectively with the fabric of the campus within which it is located. Often, this involves the preparation of a Micro Master Plan for that portion of the campus, including study of circulation ways, parking needs, storm drainage, utility locations, locations of other buildings, and much more.
Growing enrollments will require a more urban campus. Individual buildings must use less land and increased heights are likely. Building density should be increased within an environmentally sustainable framework.

Each building must relate to the heritage of the site. This is range land, set in the foothills of the Colorado Rocky Mountains. The design style should grow from that setting; no style imported from another culture is appropriate. Reflecting the bluffs and the more distant mountains, there should be a variety of building heights. Design trends that become outdated as the years go by must be avoided.

The design of each building must incorporate the standards of architectural continuity, materials and colors presented in Appendix A and Appendix D of this book. Design vitality, so necessary to an attractive campus, must come from the way materials and colors are used on each building and from its massing, form and detailing.

Each building must relate to the human scale. This is especially important at the sidewalk or ground floor level of the building. Building entrances should be inviting and clearly identifiable. There might be colonnades, arcades, cloisters, and galleries along portions of buildings at or near sidewalks. Signage and landscaping add interest. Courtyards and “out of the way” seating areas can be integrated into the building design. Spaces between building wings should often become “people places”. And there should be a sense of delight.

Each building must relate to the topography of the site. Much of the land on the Campus slopes, sometimes fairly sharply. Buildings should rest gracefully upon the terrain without demanding extensive grading to “make the land fit the building.” Place buildings on site so they will tread lightly on the complex drainage patterns of this sloping land.

Each building must relate to the climate of the site. Its design should be based upon the special microclimate of this land described in Section 1 of this book. North entrances to buildings will be in the snow shadow of the building and should be avoided when possible. Orientation can enhance passive (free) heating and cooling with use of earth berms, trees, shrubs and ground covers.

Orientation of buildings must control solar gain though this is somewhat mitigated by recent technology of high performance glazing such as neutral color solar control glass. The preferred building orientation places the long dimension on an east/west axis.

Select the most appropriate glass type for windows based upon interior space use. Use low-E, high-performance, low-emissity, coated glass or other state-of-the-art glazing materials. Glass should seem clear from the exterior of the building. Place glass to provide for day-lighting to minimize energy use and cost of artificial illumination.
Sidewalks can be special places
Buildings/Exterior
(1) Summit Village in the native landscape. 2) El Pomar Center in the man-made landscape.

Buildings/Interior

Sidewalks
Interesting sidewalks provide pleasant trips from class to class. (cross-page)
Window placement must consider relationships to interior space use and the possibility that present space use and partition location may change in the future.

Selection of exterior building materials should consider insulation value, high recycle content, low emissions, reduced job-site scrap, regional manufacturing source, sustainability, durability, reduction of energy costs, occupant comfort and aesthetic contribution.

When flat roofs will be in view on this hillside campus, the material shall be gravel of consistent tan color. The interior of parapet walls shall match exterior walls and flashing shall be copper.

Mechanical, electrical and other rooftop equipment shall be located within screening walls, attics, or in penthouses. Equipment penthouses and/or screen walls shall be faced with the same material as exterior walls of the building.

To control maintenance costs and long-term appearance, no painted materials shall be used on building exteriors except for paint on stucco.

Service entrances shall be located to minimize visual impact.

So called “temporary” buildings must be avoided. They bring down the overall quality of the campus. Instead, permanent buildings must be designed to accommodate future use change.

BUILDINGS BY USE CATEGORY

Preceding paragraphs examine all buildings. The following text provides guidelines for them based upon their initial use.

Academic Buildings

This category includes libraries, classrooms, research, laboratories, faculty offices, performing and fine arts, museums, galleries, and other buildings.

Concept

There must be a sense of architectural continuity between new academic buildings and those already in place on the UCCS campus. This is not meant to suggest that the designs for new academic buildings must slavishly copy those of existing buildings, however.

Massing, Form, and Details

Building massing and exterior form should reflect basic building functions. Well-defined entrances, access drives, public plazas, focal activity areas and pedestrian linkages are important elements that should be incorporated in the design. Architectural detailing of the building exterior should be clean, simple
and functional. Roofs should be frequently sloped, but flat roofs may be used when more appropriate.

Academic buildings shall range in height from two to four stories above grade but portions of some buildings should reach six stories to provide visual interest on the Campus. Where buildings are clustered together, they may be connected with bridges. While Academic Buildings should generally have a rectangular character, curved or angled walls are permitted. Buildings must be of modest scale, not overly large.

Materials and Colors

Exterior walls of Academic Buildings shall be predominately face brick of a reddish-brown color similar to existing buildings on the Central Campus. Secondary materials may include architectural pre-cast concrete with an integral color in the warm range, architectural metals and glass. Use of accent colors shall be limited. Where sloping roofs occur, specify tile fired in natural and glazed weathered or non-weathered colors. Flat roofs shall be built-up with a gravel surface in a regional tan color designed to provide a uniform color when viewed from higher vistas on the campus. Refer to Appendix A for material and color selections.

Residence Halls

This category includes suite style and apartment residences as well as related dining, social or study facilities.

Concept

These buildings are the on-campus homes of student residents. It is important that they are “residential” in character rather than institutional.

Massing, Form, and Details

Residential character requires more humane massing to reduce the scale of these buildings. Facades should be more active and roofs should be mostly sloped. Entrances should be clearly identifiable. Windows should relate to the plentiful views on this site.

The design of dining, social and other separate buildings located in residential villages shall express their somewhat “carefree” function. Outside patios shall be provided and paved sports courts might be nearby.

Materials and Colors

The “stucco style” originated on the Central Campus shall be utilized campus-wide. Sloped roofs shall be of identical tile and colors to those on academic buildings to develop a sense of continuity. Paint colors on stucco shall afford a degree of variety and delight but shall be limited to earth-tone colors appropriate to the site. Windows shall be clear glass. Brick wall areas or trim
should be used for contrast. Brick should match that used on academic buildings. Refer to Appendix A for materials and color selections.

Sports Buildings

This category includes the multi-purpose arena, athletic field house, natatorium, recreational and U.S. Olympic Committee buildings proposed for the North Campus. This text is in addition to preceding sustainable and general building guidelines.

Concept

These are buildings that house often exciting/fun activities. They often serve spectator functions, thus should be clearly visible from Nevada Avenue.

Massing, Form, and Details

Sports buildings, by their very nature, are large and often overpower neighboring academic and residential buildings. In order to take an appropriate place in the Campus hierarchy of buildings, their massing shall be controlled so far as reasonably possible. Consider utilizing the opportunities provided by their sloping site to reduce mass by placing portions of these buildings below grade. Apparent mass may also be mitigated by dividing portions of these buildings into what would seem to be several rather than one building. Building forms must follow interior function. Curved and angled walls would create interest.

Entrances should be featured architecturally. Often, a sort of festive environment might be appropriate for sports buildings. For spaces like the natatorium or entrance lobbies, glass walls could create an inviting indoor/outdoor environment.

Materials and Colors

Brick similar to academic buildings shall be the primary exterior material. Use of architectural pre-cast concrete and glass could be extensive, however. Lower roofs, which could be sloped, should be tile, and flat roofs should have a gravel surface matching academic buildings.

Outdoor Spectator Facilities

Grandstand structures are proposed for some outdoor sports. These facilities are located on sloping land on the North Campus.

Concept

The group of outdoor sports fields is located on exceedingly scenic land at the foot of the Pulpit Rock. Views from and toward them could be nearly as exciting as the sports they serve.
Massing, Form, and Details

Major grandstands shall not visually overpower surrounding campus buildings.

The hillside land of this site offers a rare opportunity to design grandstands that rest on graded slopes. This makes a good sense economically and visually. With careful design, this could be an extremely attractive sports complex.

Materials and Colors

There should be a feeling of excitement here. Bright directional signing would support that idea. Grandstands could be either metal or pre-cast concrete. Seating would likely be plastic or metal. Lighting of fields shall be designed to avoid excessive glare viewed from surrounding areas.

Other than accent colors, these facilities shall be warm tans that blend with the site.

Physical Plant Buildings

It is proposed that the cluster of physical plant buildings be located between the Central and North Campuses. This cluster is likely to include office space, shops, vehicle maintenance garages and related spaces. There will also be outside yards for the parking of maintenance and transportation vehicles.

Concept

These buildings and yard walls should be designed to blend with the site and other campus buildings so far as reasonably possible. Economic realities are likely to require that their design be simple and economical.

Massing, Form and Details

Rectangular forms, sloping roofs and simple detailing are appropriate for these structures. They will tend to be low in scale. Conceal parked vehicles from view.

Materials and Colors

Stucco shall be the primary exterior material. Wall colors shall be in the warm, tan range to blend with the site. Roofs shall be standing seam bronze color metal.

Parking Structures

As demand for campus land for academic and other buildings increases, the construction of multi-level parking structures will become essential. Many of the
Guidelines for buildings also apply to parking structures. Additional Guidelines follow:

Parking structures should be architecturally compatible with other buildings on the campus. They must not be visually “second-class citizens.”

The exterior materials on parking structures should either match nearby buildings or, if concrete, shall be of an integral color that blends with them.

The view of vehicles within the structures should be minimized so far as reasonably possible.

Parking structures located near pedestrian ways should be designed to conceal vehicles within them by providing other uses such as cafes, shops, offices, etc.

Design of structures on hillside sites should consider the possibility that outside entrances at various levels can eliminate the need for interior ramps.

Consider mixed use opportunities for parking structures. Sloped ramps at external elevations of parking structures will not be approved.

The source of internal lighting should not be visible from outside of the parking garages.

BUILDING INTERIORS

While preceding guidelines deal with the exterior of academic buildings, their interiors have great impact as well.

The interiors at El Pomar Center set high goals that should be met by buildings constructed or remodeled on the campus. They are attractive, and materials have been carefully selected so they will enjoy a reasonably long life.

Academic building interiors must meet the needs of changing educational programs. Thus, to an extent considered economically viable, interiors must be designed to anticipate reconfiguration to accommodate different uses than those for which they were originally designed. This impacts all interior elements including partitions; mechanical, plumbing, electrical and other such systems; lighting and day-lighting.

Interior colors and artworks enrich the learning environment and their use is encouraged.
El Pomar Center dominates the Central Campus. Its chimes enrich the Campus environment.
In 1969, when UCCS first moved to its small acreage and the scattering of old, poorly maintained buildings it acquired from the Cragmor Tuberculosis Sanatorium, it was the “Colorado Springs Center of the University of Colorado.” Under the direction of officials of the University in Boulder, a “Long Range Plan” was prepared to guide the Center to a possible enrollment of 12,000 students. Although that plan was never published due to uncertainty about the future of the Colorado Springs Center, many of its concepts were later followed and remain valid today. The only remaining records of that plan now reside in the UCCS Archives.

After the ill-fated plan of 1969, there were no formal design guidelines for the Central Campus until 1996 when the Acurix Design Groupe, Inc. of Colorado Springs prepared a book titled “Campus Design Guidelines.” This was followed in 1999 by a volume prepared by F. Lamar Kelsey, FAIA, named “Conceptual Campus Development Plan” which, in several of its sections, presented further design guidelines.

During the early years, facility designs were coordinated by various design professionals selected by UCCS, the University of Colorado Design Review Board and the UCCS staff. Without already stated guidelines and on limited budgets, the results were mixed. The 1996 and 1999 plans attempted to correct that but, largely due to budget restrictions, it has been difficult to do so and, while there is much to be proud of on the Central Campus, it remains a work in progress.

While the Central Campus might seem to be nearly built out today, that is not likely to be the case. As UCCS continues to grow its enrollment and programs, there will be demand for additional construction as visualized in the Strategic Plan. This will transform the fairly spread out campus of today into a more urban place. Areas of surface parking will give way to new academic buildings and multi-level parking structures. The higher density campus will help control long walking times from one class to another on this linear campus. Talented design professionals, given adequate budgets, will preserve mountain views, create delight and variety along pedestrian ways, landscaped plazas and much more. The future of the Central Campus is exciting indeed!

The Campus-wide Design Guidelines in Section 2 provide a necessary umbrella of continuity to the entire campus. The guidelines which follow are directed to the already established Central Campus.

The Central/East Campus Map 2008 cross-page illustrates the development of these campuses as it will be after completion of several buildings now under construction and the City’s divided intersection at Austin Bluffs Parkway and Union Boulevard.

THE VILLAGE CONCEPT

The Village Concept is already in place on the Central Campus. The Academic Village, using the “Brick Style” extends from Columbine Hall at the west eastward to Dwire Hall. The “Stucco Style” Student Housing/Recreation Village begins at the North Campus boundary and continues southward through Summit Village. A third Village is the Administration/Student Services Village grouped around the historic Cragmor Green.
Roadways
(1) Austin Bluffs Parkway passes campus parking lots. (2-3) The new Main Entrance sign and traffic circle. (4) A bus stop on Regents Circle. (5) Scenic Regents Circle passes between the bluff at Columbine Hall and a landscaped parking lot. (6) Regents Circle becomes a parking lot. (7) Mountain Lion Way.
The Village Concept must be continued as the Central Campus grows and its density is increased.

ROADWAYS

The road network in the developed Central Campus grew like topsy. Many of the original roads near the Cragmor buildings remain. When parking lots were built, they were connected by short roads and literally became roads themselves. There are three roadways on the Central Campus: Regents Circle, Mountain Lion Way, and Alpine Village Drive, which is called Stanton Road by the City.

Primary Campus Road

With the completion of construction underway in 2007 on the Central-East Campus, there will, for the first time, be an effective primary road extending from University Hall to Stanton Road. It is interrupted only where it passes through several large parking lots in the central part of the campus. As the North Campus is developed, this road will be extended to pass through that campus and connect to Nevada Avenue. Presently, this road has several names, including Frontage Road, Regents Circle and Mountain Lion Way. Perhaps that will be reconsidered in the future.

This road will be a busy place. It must be designed to carry auto, shuttle bus, metropolitan region bus, emergency vehicle, maintenance equipment and service related traffic.

The need to separate this road from parking lots 3 and 4 is urgent. Since this project is in the very heart of the Academic Village, effective roadway design and landscaping are particularly important.

With skillful design, this road will become a very scenic and effective road. There will be campus and mountain views which can be discovered and enhanced.

Landscaping should define the roadway and frame views. Rather than being formal, landscaping should be groups of native trees for the most part. Special landscape should be featured at intersections.

Establish drop-off lanes near major activity centers including sections for waiting, special landscaping, shelters from the weather and appropriate lighting for safety after dark. Bicycle routes should be a part of the design of this road.

Refer to Section 2 for additional guidelines.

Mountain Lion Way

The role and pathway of Mountain Lion Way on the Central-East Campus are unclear. Its route, at the base of the bluffs, was wisely selected at the very beginnings of the "Cragmor Campus" based on the 1969 Master Plan. The original
Plan was to limit traffic to service vehicles. Perhaps of even more importance, Mountain Lion Way was to play a role in controlling storm drainage from the bluffs immediately above it. It has continued to serve these roles as it has been lengthened over the years. Construction of the Summit Village student housing complex has added a new type of traffic. It now reaches small parking lots used by students and faculty as well as carrying more through traffic than it should.

The segment of Mountain Lion Way from the Lodge to the new Science/Engineering Building can accommodate two-way traffic with a turn-around at its east end.

The functions of Mountain Lion Way as an important part of controlling storm drainage from the adjacent Austin Bluffs hillside should be enhanced.

Alpine Village Drive

This is a City street at the far west end of the Central Campus used by residents of the Eagle Rock neighborhood and students accessing the large parking lot serving the Alpine Village student apartment complex. It is likely additional housing will be built along its route as well as buildings in the North Campus.

Alpine can be a very scenic road. Proper landscaping for both the road and the barren parking lot should be provided … this is very pretty country here.

PEDESTRIAN WAYS

There are two major walks on the Central Campus. The Lower Walk will soon extend from Alpine Village to University Hall at the east end of the campus. The Upper Walk makes its way from the Lodge at the West to the Campus Services Building where it ends. Both of these walks have stretches where they function and look well. Then they deteriorate rapidly, sometimes creating safety issues where the pedestrian and auto conflict.

Guidelines for primary walks in Section 2 should be followed for these important pedestrian ways.

BUILDING STYLES

From the very earliest days of UCCS’s existence on the Central Campus, the designs for its buildings have followed the traditions set by two buildings. The brick of Dwire Hall, the first UCCS building to be built on the campus, began the use of reddish brick on all of its academic buildings and became the “brick style.” The stucco and more romantic forms of the old Cragmor Sanatorium, now beautifully restored and renamed Main Hall, have been the inspirations for the Summit and Alpine Student Housing Villages and the Recreation Center. This is the “stucco style.” Recently, a third style has emerged in the glass enclosed pavilion which connects the brick of the University Center and the Kraemer Family Library. This style—“the glass style”—was created in response to the request from students that a special image emerge for this building. This was followed by Cragmor Hall, which carries on that style. Now, the addition to Dwire Hall is a mix of the “glass style” and the “brick style.”
The Upper Walk
(1) The walk passes under Cragmor Hall and (2) in front of Main Hall. (3) The view into the historic Cragmor Green. (4) Summit Village in the background. (5) The walk passes the El Pomar Center Plaza. (6) Pedestrians cross a bridge at the Summit Village arroyo. (7) The mountains loom beyond a courtyard at Summit Village.
The Lower Walk
The Lower Walk passes the plaza (1) and entrance at the University Center (2) then goes westward beyond El Pinar Center (3). Art enhances the hub near Columbine Hall (4) and the prototype walk continues (5) to the west ending of the Lower Walk (6).
Art
(1) Reflective metal columns shine in the sun at the Engineering Building.
(2) Glass and metal sculpture at the Columbine Lower Walk. (3) Three stone reliefs with plant species at the Upper Walk. (4) The Mountain Lion growls in the Lower Plaza of the University Center. (5) Interior art in the El Pomar Center.
The design quality of buildings now on the Central Campus, or in construction and planning stages, varies but is generally quite good. In fact, a number of these projects have received design awards from various Chapters of the American Institute of Architects. They have also been honored by the community by way of design recognition.

The photographs in this section of the Guidelines speak far more articulately than words about campus buildings.

As additional buildings are designed for the Central Campus, the brick style should be continued for all academic buildings. Pre-cast concrete with integral color may be used as a second material on brick buildings. Window frames should be bronze or black anodized aluminum. The use of flat roofs should be continued. They should be built up roofs with a tan/gray aggregate similar to that on the Kraemer Family Library Building to present a uniform appearance from above. The stucco style already established for residence halls should be continued in this portion of the Central/East Campus. Refer to Appendix A for detailed materials and color selections.

All residence halls and the student recreation building should be a color that matches Summit Village. Ultimately, Alpine Village should be also painted that color. This provides continuity in that zone of the campus and creates an effective transition from the Central/East Campus to the North Campus. Refer to Appendix A.

The glass style may be used as occasional “exclamation points” to provide visual interest as future buildings are designed but should not be the predominant style of any building.

As campus growth approaches University Hall, on buildings with uses related to that building, the design, materials and colors may be similar to those on University Hall.

HISTORIC BUILDINGS

It is important for a young campus like UCCS to remember its heritage. It has done that admirably in the restoration of the four-story tuberculosis sanatorium and conservation of the landscape of the Cragmor Green. A two-story nurse’s dormitory no longer remains. That leaves two small wood framed cottages located across Mountain Lion Way from the Campus Services Building. When the Colorado Springs Center moved onto the Cragmor Campus, these cottages were quickly converted to University purposes. These buildings remain but are not in good condition and do not contribute to the attractiveness of the campus.
The Brick Style
The brick style began in 1970 with Dwire Hall (1) and was continued by the Kraemer Family Library (2) and the Engineering Building (3). El Pomar Center (4) is the latest building in this style and the Campus Security Facility (5) is also brick.

The Glass Style
This style is presented at the University Center Pavilion (6) and Cragmor Hall (7).
The Stucco Style
Main Hall (1) is the keystone of the stucco style followed by the Campus Services Building (2). The Summit (3) and Alpine (4) Housing Villages interpret the style. University Hall (5) and Heller Center (6) are versions of the style.
UCCS administration should decide upon the future of the cottages. If they are retained, they should be restored to their historic appearance. If they are demolished, their hillside sites should be revegetated and stabilized.

TEMPORARY BUILDINGS

Two temporary modular buildings, several maintenance sheds and two aging residences remain at the east end of the Central Campus.

These buildings occupy land which is more useful for permanent facilities and should be removed.

THE CITTI BUILDING

The CITTI Building (Colorado Institute for Technology Transfer and Implementation) is a 3,901 GSF wood frame building originally used as a Church. It was purchased in 1990 and houses the CITTI program. It is a visually inappropriate facility which does not represent the University well on Austin Bluffs Parkway.

The CITTI Building should be demolished when space is available for this program elsewhere, and the site should be landscaped to be consistent with the improved campus edge.

THE EAST CAMPUS

This property was purchased for UCCS in 2001. It consisted of 7.1 acres of land upon which an attractive headquarters facility of a religious organization had been constructed in several phases beginning in 1984. It is located about 2000 feet from the Central Campus, separated by the Cragmor Village residential neighborhood (See map on Page 3.2).

In addition to the building, the East Campus site contains a paved entrance drive and several paved parking lots. The landscape on this sloping land is quite attractive.

UCCS renamed the building “University Hall” and, in 2003, remodeled it to house the Beth-El College of Nursing and Health Sciences, MAE (Mechanical and Aerospace Engineering), NISSC (Network Information & Space Security Center) and Theatreworks.

The distance between the Central and East Campuses will soon be mitigated when a new frontage road connecting the campuses is constructed by the City as a part of the Austin Bluffs Parkway and Union Boulevard intersection project. This project also slightly invades the University Hall site for an off-ramp roadway.

UCCS and the City shall cooperate to assure the landscape on this campus remains a visual asset to the University upon completion of the revised intersection and frontage road.
CURRENT CONSTRUCTION

In 2007, the Central/East Campus seems to be a construction zone from end to end. Three major buildings projects are underway. The addition and major alterations at Dwire Hall in the Academic Village will be occupied in Fall 2007. This design follows the brick and glass styles. Also underway in the Academic Village is a new Science/Engineering Building in the brick style. Completion of this structure is expected in 2009. In the Student Housing and Recreation Village, a new building in the stucco style will be opened for student recreation by Fall 2007. Each of these projects will include sidewalks, roadways, and landscaping, which will create major improvements to the Central Campus. The “frontage road” extending to University Hall will be completed in 2007.

CONSTRUCTION TO BUILDOUT

This is an important time for UCCS. During the next five years it could see the Central Campus approach maturity. Completion of the widening of Austin Bluffs Parkway by the City will permit UCCS to improve the image of the campus edge it presents to its community. New campus entrances from the Parkway will be convenient and attractive. Within the campus, vehicular and pedestrian routes will become clearly defined for the first time. Continued enrollment growth, paired with expanding academic and research programs, will demand construction of additional buildings. Increased building density will consume some surface auto parking requiring construction of a major parking structure. Growing enrollment, along with possible policy changes, will call for more student housing. All of this is visualized in the Facilities Strategic Plan. The Central Campus map on page 3.2 shows the locations of some of these projects.

In addition to the projects already under construction, the Facilities Strategic Plan calls for completion of several additional facilities during the next five years.

Depending upon growth in the academic programs, a third wing could be added to the new Science/Engineering Building consuming the last of the surface parking on that site.

The design for this project should relate to the recently completed building in style and materials. This project should include the remainder of the site work shown on the micro-master plan (illustration crosspage), which continues the lower walk eliminating the unneeded and unsafe road between Science/Engineering and the parking structure.

A parking structure is projected by the Strategic Plan in the Academic Village to meet ever present pressure for on-campus automobile parking.

Designs for this facility, likely to be located on what is now Parking Lot 1, should include a micro-master plan of its general area. Since this facility is located on what will become pedestrian and bicycle routes connecting the Central and East Campuses, this becomes a particularly important planning project. There are real opportunities to make this major pedestrian way func-
Under Construction

(1-2) Dwire Hall - addition and alterations to be completed in 2007,
tional and visually pleasant (refer to “Pedestrian Ways” in Section 2). The parking structure should blend with its hillside site. Since it will be quite visible from the Parkway, it must be carefully designed to minimize its mass and visibility. It seems wise to provide for either vertical or horizontal expansion of the structure in the future. There will be considerable demand for parking as this part of the Central Campus is built upon to its ultimate buildout.

In the Housing/Recreation Village, growing enrollment may call for several new housing projects. The Strategic Plan shows a 150-bed dormitory building across the lower walk from the present Summit complex. This project may include structured parking.

The design and colors for this building should be consistent with the existing Summit buildings.

In the Alpine cluster, several additional buildings are called for to provide 300 new beds.

These buildings should generally be consistent in materials and colors with the existing buildings at Alpine, but their design should be far more residential in character. Again, a micro-master plan for the Alpine complex must be completed. It is possible a parking structure will be required there. This beautiful and complex site offers opportunities for small recreation fields and walking trails.

As the Austin Bluffs Parkway widening project is designed, UCCS, with its selected professional consultants, should team with City officials to achieve a micro-master plan. This team must refer to the Landscape Master Plan to be prepared by UCCS. The micro-master plan must consider vehicular, bicycle and pedestrian entrances to the campus, including selection of attractive traffic signalization and median treatments at the entrances. The City is urged to recognize the importance of UCCS to the community as it studies these matters. Also to be considered is landscape treatment of medians and the campus frontage. Views of vehicle parking lots and parking structures should be minimized. In turn, vistas deep into the campus should be taken advantage of.

As the years go by, UCCS may acquire land in Cragmor Village as it becomes available and construct additional facilities connecting the Central and East Campuses. Additional buildings will also be constructed on land now used as surface parking. The linear character of the combined Central and East Campuses will extend from Stanton Road eastward to University Hall, a distance of some 8,000 feet or about a mile and a half, producing a straight line walking time of 35 minutes. Actual walking time will be longer.

The implications of this sort of growth are significant: a shuttle bus system within the campus will be kept busy, bicycles will become an important mode of transportation, and the practice of automobiles hopping from one parking facility to another will have to be controlled. Walking times from class to class will vary. The greatest
distance will be over a mile between Columbine and University Halls. The design of circulation routes on this campus must be carefully considered, indeed.

The design guidelines for the Central/East Campus have been written on previous pages. They should be followed to build-out.

The new Central/East Campus should become a vibrant, human scale place: a linear series of well-developed interesting Villages, connected with sidewalks, bike paths, and roadways having great charm and variety.
4. Design Guidelines / North Campus

Pulpit Rock forms the backdrop for sports fields and range land on the North Campus
Previous sections of this book provide a tangible base for the design of the North Campus as it grows from almost empty land to build-out. The Introduction speaks of the ingredients of scale, style and delight which can make a university campus a special place. Section 1 names the land upon which UCCS is building as the most powerful influence on design for campus facilities. Elements of the built campus, which create a sense of visual continuity from one end of the campus to the other, are discussed in Section 2. Section 3 deals with campus design elements which are specific to the mostly built-out Central-East Campus.

THE FACILITIES STRATEGIC PLAN

The Facilities Strategic Plan adds to this knowledge base. It provides two “snapshots-in-time” for the North Campus of the future. The five-year plan (2006 – 2011) illustrates the facilities UCCS must have to serve an enrollment of 9,100 head count. A head count enrollment of 15,000 is projected by 2021, requiring considerable construction on the North Campus. There are maps of these plans on pages 4.4, 4.5, 4.8 and 4.9.

It is important that the nature of the Facilities Strategic Plan be clarified in order to understand its relationship to these Design Guidelines. Long-range plans, whether the Strategic Plan for UCCS or a plan for any other campus, are a glimpse into the future…a future that proves more and more uncertain with the passage of time in our fast-changing world. Thus, for example, while the five and fifteen-year plan drawings, which show actual buildings, roadways, and many more details may seem to be pretty specific, they really aren’t. The intent is to illustrate the zones in which certain buildings and other elements are expected to be located, not the specific location and shape of each building or road. Working within the general parameters established by the Strategic Facilities Plan, it will be left to “micro-master plans” based on far more extensive and current knowledge about such matters as institutional needs, complexities of the site including topography and sub-surface soil conditions and much more in order to provide more details for use by designers of individual facilities.

THE NORTH CAMPUS / FIFTEEN-YEAR PLAN

The North Campus presents UCCS a wonderful opportunity … and the need to make many design decisions. This section of the Campus Design Guidelines considers those critical decisions.

There is a strong desire among the people of UCCS that the Campus must create a “sense of place” … that it should be a very special environment that speaks articulately of the University’s mission, and the role it plays in the culture of the community. This begins with the distant view of the campus where the very slope of its land resting above much of the City makes it extraordinarily visible. The North Campus design can build upon that very theme, creating a sort of “hillside town” resting at the base of Austin Bluffs and Pulpit Rock.
A VISUAL ORDER – THE VILLAGE CONCEPT

The “Fifteen-Year View” of the Facilities Strategic Plan on page 4.4 establishes two academic villages, a mixed-use village, a residential village, a sports village and a research park.

While there must be strong visual continuity among the North Campus and the Central/East Campuses, there must also be enough flexibility that each of these villages will have a character of its own.

University Village

“University Village” has all of the ingredients needed to create a vibrant exclamation point to the North Campus. It is a mix of facilities for learning, technology, performing arts, social, dining, retail boutique shops and residential living. It is the kind of high building density capable of generating the population mass and mix that makes for an exhilarating sidewalk experience …a true “people place.” The Nevada Avenue entrance and the circle roadway at the perimeter of the village bring mass transit to the doorstep. Street and underground parking are convenient if adequate capacity is provided. Here, the designer can create a truly wonderful experience.

University Village

H. Technology Library
J. Performing Arts Center
L. Faculty Club
M. Satellite Student Center
N. Shops (ground floor of Apartments)
O. Student Apartments
At the pedestrian level, sidewalks can achieve all of the things written about and illustrated on pages 2.10 and 2.14. This is a place on the UCCS campus where the landscape must be “man-made” and durable, but still conscious of the Front-Range setting of the campus.

As elsewhere at UCCS, the buildings should be of the brick, stucco, and glass style. The Library, Performing Arts Center, Faculty Club, and Student Center should be the brick style. There should be liberal use of glass to provide campus and mountain views from the Faculty Club and University Center. The Library and Performing Arts Center, because of their building type, will likely use glass less liberally, placing it at entrances and featured interior spaces.

The Student Apartments should continue the stucco style. Paint colors should blend with the setting and enhance the general vibrancy of University Village.

Living in University Village will give students a more urban experience. Sidewalks should be close to the streets and buildings close to sidewalks. Interior courtyards should provide an outdoor living environment.

Architectural features should provide visual emphasis in this Village...perhaps a tower for the library, a “loft” appearance for the apartments, colorful awnings, and signs at the street level of the shops.

It is likely that at least some of the buildings in University Village must be designed to grow as enrollments and programs on the North Campus grow. This means they must be planned for future additions or, if built full-size initially, interior space-use changes ... for example space changes in the Library from initial use as classrooms to ultimate use as open reading or computer rooms.

While the Facilities Strategic Plan suggests that shops be located only at the ground level of the apartment buildings, others should be considered, perhaps a shop run by student organizations such as an “art shop” at the Performing Arts Center or a “business” shop at the Library.

University Village perimeter buildings must have two “front doors,” one to the Village Center side and the other toward the campus it serves.

The landscape at University Village will be more formal than at other campus locations. There will be grass, flowers and deciduous and coniferous trees.

A micro-master plan should be prepared for University Village before designs for any individual building are prepared.

University Village is a high-density urban place which offers wonderful design opportunities.
Sports Village

This is the land of the “big box” buildings and green grass sports fields. Its location along North Nevada Avenue makes it convenient for off-campus visitors and is highly visible to the passerby. (See the map on page 4.8)

The multi-purpose arena, field house, and natatorium will be by far the largest building on the campus. While there is no doubt of its importance, this is, after all, an academic institution. Thus, in the hierarchy of buildings, it should not seem to be more important than such nearby buildings as those in the University Village and Research Park.

The architecture of this huge structure must play down its size. This can be accomplished by making it seem to be a cluster of smaller buildings that have been joined together, by building it into the slope of its site and by using roofs which slope down to the building perimeter.

As UCCS grows, it may be necessary to increase the seating capacity of the arena and other sports buildings. This possibility must be considered in their original design.

While the terrain of the site selected for this building is not as steep as that on the sports fields nearby, the change in elevation within the building’s footprint appears to be 20 feet to 25 feet. This, along with the Strategic Plan’s call for automobile parking under the building, complicates its design and ultimately increases its cost considerably.

The sports building houses exciting events. The architecture should reflect that with forms that are creative and, while in the brick style, adds areas of metal and glass to express its variety of functions, its entrances and views of activities within.

The Strategic Plan shows large sports fields on land where the slope reaches nine percent or so, requiring significant earthwork. This is made an even greater problem since the plan places these fields and courts perpendicular to the contours.

Site designs for this area should consider placing these large, basically flat fields and courts parallel to the contours, thereby reducing the steep grades required.

If the grades of this area permit, native grasses should be seeded between the turf fields. Native tree species should also be used. Special consideration must be given to surface drainage.

Like all other villages on the complex land, a micro-master plan is needed prior to design of individual facilities at the Sports Village.
Research Park/ Athletic Facility
District

D. Multipurpose Arena
E. Fieldhouse with a 200M indoor track
I. Natatorium Complex
Tr. 400M Track
SP. Soccer Pitch
Te. Tennis
F. Research Park

Research Park

Strategic Plan maps on pages 4.4 and above call for a Research Park to be developed at the northwest corner of the North Campus. These conceptual maps indicate that the land for the Research Park will be heavily developed. Thus, its “park-like” character must come from open land near it on the North Campus and from the beautiful Pulpit Rock formation and Park to the north. The Strategic Plan maps are not clear about the provisions for parking except that some will be accommodated
on the streets. It is assumed there will be surface parking in the courtyards within the buildings and/or in on-site structured parking.

Design guidelines written for the Academic Villages should be followed on the Research Park. A distinctive entrance feature should be provided.

Student Village

G. Suite Style Residences
K. Dining Center

Student Housing Village

Located between two native arroyos of uncommon beauty, this cluster of student housing buildings offers a unique living opportunity for students.

Views of the distant mountains and the on-campus bluffs are everywhere and must be exploited by the designer in both siting and design of buildings.

In contrast to student residences in University Village, this housing village is seen as being almost rural ... a village on a Colorado mountain bluff. Thus, we have created two distinct life styles in the Fifteen-Year Plan.

Academic Villages

Clusters of academic buildings are shown by the Facilities Strategic Plan north and south of University Village (see Plan on page 4.4). Parking is shown on the streets, as well as in courtyards within building blocks. Again, the configuration is fairly high density.

The buildings should follow the brick style with a mix of flat tan gravel aggregate and sloping tile roofs. There should be a variety of building heights.
An interesting design vitality could be created by connecting some buildings at upper levels, bridging vehicular and/or pedestrian access ways to the court-yards.

THE NORTH CAMPUS / GROWTH TO BUILD-OUT

Enrollment and program growth at UCCS is not expected to stop at 2021. If properly planned now, there may be space for limited construction within the present boundaries of the North and Central/East campuses. Significant growth may require land acquisition. These are matters that must be resolved sometime in the future.

For the present, campus planners must prepare designs that anticipate a fairly high density of development of the present campus land.

THE CAMPUS EDGE ON NEVADA AVENUE

While the campus edge along Austin Bluffs Parkway will present the academic face of UCCS for the most part, UCCS will present itself in a variety of ways along Nevada Avenue. The first view of the campus as one drives northward is at the intersection of Nevada and Austin Bluffs Parkway. Here, the native landscape of the hillside creates an attractive regional view which is at ease with the bluffs in the background. The first entrance to the Campus from Nevada is at a traffic circle leading to an academic village (refer to the Campus Map on page 4.4) Then, the driver reaches a major intersection where the mixed-use University Village shakes hands with a large retail center planned west of Nevada Avenue. This is an important, very public entrance where UCCS offers performing arts, small retail shops and more. The next entrance invites the public to join audiences at indoor and outdoor sports events. The northern entrance offers yet another face of UCCS. This time it is the Research Park.

Adding to the complexity of the Nevada Avenue edge of the Campus is storm drainage which will play an important role in its design. The Campus map on page 1.5 illustrates the problem. The land on the entire North Campus slopes westward from the bluffs to Nevada Avenue. There are three large drainage basins flowing into three major outflows which cross under Nevada Avenue. An engineering study commissioned in 1998 by UCCS states:

“Basic civil drainage law places a natural easement upon lower lands for the drainage of surface water in its natural course and at natural flow levels. Liability issues arise when the downstream historic flows are increased due to development upstream. Acceptable solutions require either adequate downstream drainage facilities and easements for direct release of developed flows or utilizing detention facilities to regulate released flows at historic levels. This issue must be considered at all campus outfall point locations.”

The City of Colorado Springs requires suitable downstream facilities and easements for direct release of these developed flows or utilization of detention facilities to reduce flows to historic levels. Downstream drainage improvements would have to extend some 2,300 feet to reach Monument Creek to the west. On-campus
detention facilities could require large low-land areas, which would serve as storm water collection ponds, but would otherwise remain dry.

As the North Campus is developed, hard surface (paving and rooftops) will replace soil which absorbs storm water making today’s drainage problems even more demanding.

Storm drainage solutions could exert considerable impact upon the appearance of the west edge of the Campus. If detention ponds are required they must be incorporated into its design. The Strategic Plan page 4.4 fails to provide land reservations for them. Prior to venturing design recommendations for the Nevada edge of the Campus, further studies by UCCS, the City and the developers of the retail center west of Nevada are needed.

While it is possible that landscaped, low lying detention ponds must be located between Nevada and the on-campus frontage road, one thing is clear. The four entrances from Nevada to the Campus must be beautifully landscaped and contain appropriate campus signage.

The Nevada frontage must not disappoint. It will require much study.

THE HELLER CENTER

The Heller Center is a residential-artists studio enclave gifted to the University in 1997. Reached by a rutted road extending northward from the Eagle Rock neighborhood, the complex contains five small buildings: a house, guest house, studio, art gallery, and a garage. There is only minimum site development. A photograph of the buildings as they were in perhaps the late 1940s is on page 3.12.

The sparsely developed Heller Center is a village of its own—a rustic place not seen elsewhere on the UCCS campus. The land-use restrictions placed on the Heller Center Parcel are considerable. Designs are currently underway for development of this project.

In compliance with the donor’s wishes, the Heller Center will become a quiet place where artists and others will gather to learn from each other. It will host events ranging from retreats, conferences and seminars to plein-air painting sessions.
5. Summary

5.1 Alpine Housing Village

nestles into its

hillside site
SUMMARY

These words from the campus design concept (see page 2.2) are an appropriate way to close this book:

UCCS is a special place. The land makes it so. This wonderful site offers UCCS an opportunity available to only a few places of higher education. What better way can a university find to visually express its goals and convictions than to make its campus a place of real beauty? A beautiful campus can teach. It can inspire those who have learned in it to seek the same goals of beauty, grace, preservation of the environment and much more in the settings within which they work, play, worship, and live after their college years. This is a matter of practicality as well as of principle. According to national surveys, prospective students make up their minds about attending a school within their first 15 minutes on campus. Numerous studies confirm that a well developed and maintained campus produces higher student retention rates and, later on, increased alumni donations.

As UCCS grows from its mostly developed Central/East Campus into the undeveloped North Campus, there must be a strong sense of visual continuity and quality identifying the linear UCCS Campus as “one university” that stands ready to serve for many generations of future students.

There is much talk of “sustainability” on these pages. There is no denying its importance.

Bill Deno, FAIA Emeritus, the recently retired Campus Architect for the University of Colorado/Boulder, likes to put “sustainability” this way:

The words sustainability and timeless are closely related. The elusive goal of constructing campus facilities which will successfully endure for generations must be reached by incorporating the characteristics of permanence, acceptance and flexibility.

Permanence calls for selection of construction materials which are so durable that they will last with a minimum of maintenance and color change.

Acceptance has to do with creating designs that will appeal to alumni, students and the general community long into the future. No trendy architecture will do.

Flexibility recognizes that campus constructions must be able to meet the needs of a dynamic society long into the future.”

As UCCS moves into the twenty-first century, there will be many buildings and site elements to design and construct. Every design project is an adventure! Imagine
helping to create a new building within which the lives of generations of students will be shaped. Imagine being a part of designing a landscape which will enrich not just the campus but the community. Only a few very fortunate people share this adventure … clients and design professionals working together as a team to create the facilities of a college or university campus.

These design guidelines will help UCCS and its design consultants along the way. There must be a very real commitment that they be followed on every project having to do with the appearance of the campus no matter how small. An architect of world-wide fame once said that “God is in the details”. Even a minor variation of the spirit of campus design on these pages could become a major visual issue.

Perry Chapman, a principal of Sasaki Associates, the firm that prepared the 2000 Long Range Development Plan for UCCS, recently wrote:

While technology will deliver the learning tools of the 21st century, it cannot provide the setting for students to develop skills of interaction and empathy. Students, faculty, and administrators are well aware of how much academic life is diminished when it lacks the environment for such exchange.

Ultimately, the mission of colleges and universities is to educate. Higher education plays a powerful role in molding the world view of those it serves, whether in the classroom, the lab, or the social experience of campus life. Institutions must demonstrate to their constituents and communities how the built environment can elevate our lives. In the American world of hardened cities, strip developments and sprawling suburbs, there are few prototypes of manmade environment to teach quality of place. The campus is one of them.

Be sure the project your team designs brings the commodities of human scale, style and delight to the UCCS campus, and … cherish your adventure. You will always remember it.
A glazed bridge connects historic Main Hall to Cragmor Hall along the Upper Walk.
APPENDIX A

EXTERIOR MATERIALS AND COLORS

Much has been said in these guidelines about the concept of "one campus" for UCCS and of "sustainability". These two issues bear heavily on the selection of exterior materials and colors for future buildings and site elements.

The "one campus" theory calls for a strong sense of visual continuity as the campus grows from the present cluster of buildings into a large university. Thus, the selection of materials and colors for future facilities borrows heavily from the palette of the present campus.

This Appendix presents exterior materials and colors that have been carefully selected for future construction of the UCCS Campus. They are illustrated in a series of photographs with supporting text for the guidance of those who will design future facilities. Actual selections must be made by the professionals who, in the future, design specific facilities. These designers must follow the "spirit" of the guidelines but will necessarily work with actual materials available at the time their projects are underway.

Material and color selection on following pages are divided into two categories:

"Academic Buildings" includes buildings that serve educational and research programs, faculty offices, performing arts, university center, library, faculty club, sports and the like. This follows the concept set on the present campus. Parking structures should also fit comfortably in this group.

"Residential Buildings" include residence halls and student dining and recreation buildings, again fitting into the pattern already set on the built campus.

These reproductions attempt to match actual color selections but photographic technology prevents them from being fully accurate. The Physical Plant Department at UCCS maintains a collection of actual samples to which reference should be made.

Materials and colors shown on following pages are to be used on all academic and residential buildings on the campus. Visual interest among the buildings will be created by the way they relate to each other and by a variety of massing and footprints.

Refer also to Appendix D, which provides the basis for the exterior materials and color selections in this Appendix.
ACADEMIC BUILDINGS

TILE ROOFS
On the North Campus, where roofs on this "hillside town" are seen from a distance against the bluffs, as well as from above on the sloping land, many of the academic buildings will use this Terra Cotta colored blend of clay tile.

BUILT UP ROOFS
Even "flat" roofs are easily seen on the sloping UCCS campus. Thus, there should be a very clear visual continuity among them. This tan gravel relates to other materials as well as to the native land in the background.

BRICK WALLS
Use of face brick as the primary material on all academic buildings continues the visual tradition of "one University" at UCCS. The brick should match that on the El Pomar Center on the Central-East Campus as closely as possible. Brick size and pattern will be selected by the building's architect. Contrasting color "stripes" are not appropriate.

PRECAST CONCRETE WALLS AND TRIM
Architectural precast concrete provides a pleasing contrast to brick walls. This soft light brown color can emphasize window lintels and sills, entrances and building signs. It can be a primary material on such buildings as the arena and parking structures. A close range of color shades is available to the building designer.

GLASS WALLS
Glazed walls, which are welcoming both day and night, can emphasize building entrances and important interior spaces. They can enhance wonderful mountain views. Their design should relate to the existing University Center Pavilion on the Central-East Campus.
ALL BUILDINGS

WINDOWS
Windows in brick or stucco walls should be Low-E, high performance glass to provide both a "clear appearance" as well as energy conservation. Window frames should be either black or dark bronze anodized aluminum. Painted window frames are not permitted.

RESIDENCE HALLS

TILE ROOFS
Use of tile roofs creates an appropriate feel of continuity among academic and residential buildings, while the lighter colored stucco walls have a residential identity.

STUCCO WALLS
Primary walls on residential buildings will be either integral color or painted stucco. Two colors have been selected for use on individual clusters of residence halls to offer a subtle feeling of identity. Additional feeling of "this is my campus home" can be created through use of the letdown and accent colors.

The two darker shades of the primary wall colors are appropriate for window surrounds and building bases. For contrast, brick similar to the academic buildings or the two contrast colors work well for features such as patio walls. The whole idea is to create residences that are special places for students who live on the campus.
SITE ELEMENTS

RETAINING WALLS – BRICK OR STONE
Because the land at UCCS almost always slopes, retaining walls are an architectural fact of life. Attractive options are brick to match an adjoining building or stone gathered from the campus site as illustrated.

RETAINING WALLS – CONCRETE
Lightly sandblasted concrete has been approved for retaining walls by the Design Review Board and has been found to be an economical and appropriate material.

PEDESTRIAN WALKS
Sidewalks are a major visual presence on the campus. For the most part, they should be natural gray concrete but colored concrete works well where emphasis or variety is desired. This light brown can relate well to campus buildings.

METAL RAILINGS
Metal railings are painted a version of Philadelphia Green throughout the campus. Railing designs may vary at the choice of the architect.

TREES
Of all the elements that provide a feeling of continuity, trees are the most important. If properly selected, they bring year-round color and beauty to the campus. Other, smaller landscape materials offer the same opportunities.
APPENDIX B

SITE FURNITURE AND LIGHTING

Photographs and specifications are included here for site furnishings and lighting fixtures now used on the campus. Replacement parts for these items are stocked by UCCS. Their continued use is recommended in these Campus Design Guidelines.
Furniture

B.2

Benches
There are several types of benches on campus. Some are historical in nature, while others are selected to enhance their environment.

Primary Campus Benches
- Scarborough backed bench
  - Horizontal strapped seat, ivy powder coat
  - Landscape Forms, INC

- Plexus backless seat
  - Semi circular
  - Surface mounted, ivy powdercoat
  - Landscape Forms, INC

Primary Trail Benches
- Wood Bench
  - All wood bench, thick planks

Opportunity for character Benches – should be ranch or Colorado southwest in character
- Wood and Concrete bench
  - Wood benches, concrete posts
  - Custom made during construction

- Concrete bench
  - Formed concrete with concave surface, pedestal mount
  - Custom made during construction
Tables
There are two types of tables on campus

Cartoon Picnic Table
All metal table with seats attached
Ivy powder coat finish, 3-6 seat configuration

Furniture-continued
Page 2

Wood Picnic Table
All wood picnic table, metal supports
Unknown manufacturer

Litter receptacle
There are a few types of Trash receptacle on campus.

Metal Litter Receptacle
Scarborough, sand pan and side opening options
Ivy powder coat finish
Landscape Forms, INC

Metal Cigarette Receptacle
Scarborough, sand pan option
Small, Ivy powder coat
Landscape Forms, INC

Bike Rack
Inverted "U" metal tube, powder coat finish
RAL #6009, dark green
Umbrellas
All campus umbrellas are the same style, in either fabric or metal.

Solstice Umbrella
Aluminum-stainless steel construction, fixed shade panels, powder coat finish
White, turquoise, and cranberry

Railings
Railings can be simple or complex to fit the site. All railings are dark green RAL 6009

Double railing
Rounded ends
Metal tube, Ivy finish

Double railing with Panel
Metal tube, Ivy powder coat finish

Double railing with Mesh
With or with out panel
Metal tube, Ivy finish
Lighting

Street and Parking lighting - overhead
Lighting is from KLM Lighting, INC., metal, colored "Anodized Bronze" or DB-P Dark Bronze with either round or square heads in multiple configurations, poles PRA round aluminum, tapered.

Luminaire: "Vertical Lamp" VL series
Full cut-off light distribution
Side arm configuration, 17", 25", or 29" diameter per illumination
Curvilinear or 1, 2, 3 or 4 head

Pedestrian lighting - overhead
Lighting is from KLM Lighting, INC., metal, colored "Anodized Bronze" or DB-P Dark Bronze with either round or square heads in single head configurations, poles PRA round aluminum, non-tapered.

Luminaire: "Vertical Lamp" VL series
Full cut-off light distribution
"Post Top" configuration, flush mount
17" diameter per illumination
Poles 5' diameter, 10' high
Curvilinear or 1, 2, 3 or 4 head configuration

In Step Lighting
Cost in concrete
Stainless steel or cast aluminum, brushed finish

Lighted Railing
Metal, powder coat
Blocks no step skateboarding
Traditional Bollard 8-30 KW Lighting, INC.
- Metal Round post with closed glass for bulb
- Three aluminum louver reflector, round top
- Dark Bronze, Aluminum color, approximately 3 feet tall

Building lighting
- Building perimeter lighting
  - Luminaire curvilinear, side mount
  - White, Dark Bronze
- KLM Lighting, INC.

Building recessed lighting
- White edge, Black can
- Recessed mount
APPENDIX C

IMPLEMENTATION

There is, of course, a point of beginning. This book must be reviewed and accepted by those who now are the decision makers for UCCS, be they the President of the University System, the Chancellor, the Vice Chancellors, the Director of Facilities Services, the Campus Architect or others.

The Design Process

An efficient and effective design process is not simple. There is an order that must be followed.

First, UCCS must do its homework. It must commission qualified individuals or firms to prepare several documents to accompany its Facilities Strategic Plan and these Campus Design Guidelines, including:

- LANDSCAPE MASTER PLAN
- SUSTAINABILITY AND ENERGY PLAN
- SIGNAGE MASTER PLAN
- STORM DRAINAGE MASTER PLAN (North Campus)
- PARKING AND TRAFFIC STUDY

Having these documents in hand can help avoid costly and sometimes dangerous errors as further campus development occurs.

Next, there is the matter of MICRO-MASTER PLANS. Generally, the Micro Master Plan is undertaken as the campus is developed. For the Central/ East Campus, that time is at hand with the frontage road already underway and other projects planned for in the near future. For the Central-East campus, the appropriate Micro Master Plan is hardly "micro." This campus is so developed and so complex that a detailed study of it is needed before any further construction is undertaken in order for it to function well. Much needs to be resolved on this campus, including, but not limited to, convoluted pedestrian and vehicular routes and inadequate parking solutions. This study should consider UCCS building space needs for this campus, parking demand, pedestrian and vehicular circulation patterns, provisions for the handicapped, projected configuration of Austin Bluffs Parkway and much more—all placed upon the topography, storm drainage routes and underground utilities of this land. Several phases of development should be illustrated up to and including build-out. This plan should be commissioned as a specific project. On the North Campus, Micro Master plans are likely to be completed for individual Villages. For example the Six-year Strategic Plan calls for the first major construction on that campus to be in the sports village and the research park. Thus, these Micro Master Plans will be needed soon. It would seem logical that the architect selected for the first building in each Village on the North Campus also be commissioned to prepare the Micro Master Plan for that Village.
For each individual project, UCCS must set a realistic description, budget and time schedule. This will be in the form of the PROGRAM PLAN. One of the most critical moments in determining the quality of design and, in fact, the life expectancy of the facilities themselves is that distressing time when there is a collision between the availability of funding or time for a project and the quality of the project itself. If this unhappy moment arrives, the decision maker must pause and answer difficult questions. What effect will today’s limitations have upon tomorrow’s appearance, function and useful life expectancy of the project in question? Will those who learn, teach and otherwise use the campus for years to come find the facilities a cause for enjoyment and pride? Will the community be enriched by the design of the project?

So the designer will have a solid data about specific site, a detailed SITE SURVEY and SOIL TESTS must be delivered to him/her.

The Project Team

A successful design project is the result of team effort of a good client and a creative capable design professional. Thus, it begins with the selection of the best landscape architect, architect or multi-profession team available. All of the good intentions of UCCS will be of little use if the selection process fails. An incapable designer cannot be “urged” to do inspired design!

Of particular importance is the selection of the architect for the first building or buildings in a Village. That architect may set the design theme for buildings which will follow in that Village.

Once the team has been assembled, each of its members has a role to play in making the dream of a successful project unfold from the moment there is a spark of an idea until that wondrous day when a building or a landscape is occupied and becomes a living place on the UCCS campus. This means that it be understood that the client and design professionals must play the role for which each is trained and best suited.

When the architect is on board, the client must fulfill its responsibilities. There are three imperatives for the client as the design process moves along:

1. The person responsible for making the final decisions, be it the Chancellor, a Vice Chancellor, the Director of Facilities Services, the Campus Architect or someone else who is granted authority, must take an active role in the design process. Otherwise the project will suffer and time will be lost.

2. The Facilities Strategic Plan, Campus Design Guidelines, Micro Master Plan, Program Plan, site survey, soil tests, materials and color panels, storm drainage study, and other documents must be handed to the project designer and carefully discussed.
3. The team attitude must continue until the project is completed and begins its life serving the University and its community.

Compliance with the guidelines established in this book is mandatory. There is room however, for “interpretation” of them. In this case, the professional designers involved must discuss their ideas with UCCS staff and the Design Review Board to ensure the visual integrity of the campus is maintained.

Typically, each major design project is discussed with the Design Review Board on three occasions: first, prior to beginning design, when general parameters and early design concepts are discussed; second, when Schematic Designs are presented; and third, when Design Development documents, including final materials and colors, are presented. The best time to discuss variances and interpretations of the Campus Design Guidelines is during the first session—one of the occasions when the course the design is to follow is set.
CONCLUSIONS

On the previous page, we examine the UCCS academic campus as it exists today. Clearly there is some consistency of its architecture. All buildings use a similar reddish-brown brick. All have flat roofs. There is wonderful consistency among the five buildings in the heart of the campus (1). Then, it all begins to fall apart. First, Columbine Hall (2) introduced architectural concrete walls and horizontal stripes and white window frames. The Parking structure (3) fails to blend well with the site and other buildings. Of greatest concern to me are Dwire Hall (4) and perhaps the Science-Engineering Building (5) which is under construction. Dwire is an excellent but very strong design. Visually it is one of the most dominant buildings on the campus, violating the recommended hierarchy which urges that the Library and the University Center should be the most visually prominent. While Dwire is a nice building, if every classroom building on the campus were to make such a strong visual statement we would soon find the campus had become an “architectural museum”. My concern about the Science-Engineering building is the use of white panels. Will they make such a strong statement that this building will fail to blend well with others surrounding the Library Green?

Certainly, all is not lost. There are many beautiful outdoor spaces on the campus with views toward the mountains or the bluffs. Some trees are used to enhance the campus. Trees which are mature or maturing will someday sew the variety of buildings together into a far more cohesive campus.

All of this leads up to the selection of materials and colors for future academic buildings at UCCS. Their selections seek to assure visual consistency among future buildings on the campus and to blend them well with the beautiful campus land.

Sloping roofs are recommended for academic buildings to be built on the North Campus. They should be the terra-cotta color tile which is a beautiful fit with the bluff and the brick walls on the buildings.

Primary walls on all academic buildings will continue the reddish-brown brick on the present buildings. Architectural variety will come from building massing and form.

Architectural precast concrete in soft warm colors can be carefully used on such building elements as window lintels and sills.

Flat roofs will consistently use the warm tan aggregate which blends with the site and brick.

Windows should be high-performance low-E glass framed with dark bronze anodized aluminum.

Bridges with glass walls make wonderful connections between buildings clustered around grass courtyards.
The Cragmor Sanitarium, built in 1914 and nicely restored in 2004, is the "mother" of the Summit and Alpine residence clusters and the related Student Recreation Center. Towers with sloped deep red roofs attempt to establish design continuity with some success. While the primary wall colors are somewhat similar, there is enough difference to be disturbing. The landscape at Summit is well done. Time will tell about Alpine and the rec. center. The architecture, materials and colors of these buildings have no relationship with those on the academic buildings.
CONCLUSIONS

There is a basic question here. Should student residences and related recreation buildings have their own image or should they match academic buildings? The answer is yes and no. I believe there should be both differences and continuity. On a large campus, total sameness can become dull and boring. Students' campus homes should appear more "residential" than "academic". Still, there must be a feel of continuity among all campus buildings. This philosophy leads to the material and color selections on this panel.

Flat roofs must be the same tan aggregate as that used for academic buildings but most roofs should be sloped.

Sloped roofs for residences on the North Campus should use the same terra cotta color clay tiles as those called for on the academic buildings. This provides significant continuity campus wide.

Primary wall colors should be derived from those on Summit Village but be more tan than yellow so they will relate better to the site and the brick on the academic buildings. This creates "identity". There are two slightly different tones shown. They could further identify by making one housing cluster slightly different that the other.

Accents might be used on limited basis. The brick relates to the academic buildings and the colors create identity.

What about towers? It is the towers, more than anything else, that create continuity among the Summit, Alpine and the rec. center. This could be continued in a more contemporary expression.
ROOFS

Sloping roofs on the existing campus have been limited to peaked towers following the historic style of the original Crammor Sanatorium. They have been used on the Summit and Alpine Villages, the Student Recreation Building and the Campus Services Building. Even though the deep red color and the roofing materials vary somewhat, the style is consistent.

Flat roofs at UCCS are another story. Viewed from higher places on this hillside campus, present roofs are a visual disaster. Different materials, old age and a proliferation of rooftop mechanical equipment create a visual junkyard. This is a problem that will take years to correct. New and replacement roofs should all use the same warm tan colored aggregate shown in the bottom photograph. This surface blends well with other materials and the site. Mechanical equipment must be confined to well designed penthouses or, at a minimum, designed to present an orderly appearance.
SITE ELEMENTS

One of the easiest roads to consistency is the treatment of site elements such as those shown on this panel. There are two that stand out...trees and retaining walls. Mature trees have the power to "sew the fabric" of the campus together. On this sloping land, retaining walls will be nearly everywhere. Wouldn't it be wonderful if they all could be made of the rugged, almost timeless rock as that in the "old Cragmor" part of the UCCS campus? Block and timber retaining walls should be avoided. Stone should also be used for drainage control on the campus. The "almost" Philadelphia Green color on furniture and railings relates well to the site. It should be continued. School colors on signs, which are everywhere, are an appropriate way to say "go gold".
A FEW FINAL THOUGHTS

There hasn’t been enough attention paid to the site in this study. Views on the bluffs are everywhere. They are a powerful part of visual continuity at UCCS. They must be honored in the design of every element placed on the campus. The materials and color selections on these pages attempt to do this.

Architects selected to work at UCCS must accept the idea that design consistency must overcome the urge to create a “signature” building. Materials and colors must follow these selections; variety can be had by working with building massing, forms and placement on the site. Landscape architects must be sensitive to the forms of the land and the plant species that are appropriate on it. The consultants who update the Facilities Strategic Plan from time to time must pay more attention to the land than they have in the past.

The “one campus that articulately says this is UCCS” and “visual continuity” can be had but only if it is built with concern and skill.
APPENDIX E

ACKNOWLEDGEMENTS

The Author: A native of Colorado Springs, Lamar Kelsey graduated from the University of Illinois with Honors in 1947. He went on to practice architecture in Colorado and the neighboring states for over 50 years. Because of his belief in the importance of education to the fabric of our country, his firm, which was one of the larger practices in the State, directed its primary attention to the design of educational facilities ranging from preschool through higher education. In 1966, Lamar was elected to the College of Fellows of the American Institute of Architects for his “contributions to the quality of design.” Over the years, Lamar received 25 national or regional design awards from the AIA and others and his work was exhibited in the United States, Europe and South America by the Smithsonian Institute and others. He was the author of frequent articles about educational facilities published in the national press and co-author of two books published by the American Association of School Administrators. Sponsored by the Ford Foundation or the U.S. Department of Education, Lamar spoke on the design of educational facilities across the United States and Canada. Lamar served on the Education Committee of the AIA and was appointed by the Governor to the Colorado Legislature’s Education Study Committee. Some years ago, he assisted the Colorado Commission on Higher Education in the writing of its Campus Master Planning and Program Planning Guidelines and he has written or reviewed a number of Campus Master Plans and Design Guidelines. Lamar served on the Design Review Board for the University of Colorado for seventeen years. Since his retirement, he has volunteered over 1,000 hours of service to UCCS for which he was awarded the University Medal several years ago.

This book could not have been written without the support of many creative and talented people including:

From UCCS:
Pam Shockley-Zalabak, Chancellor; Brian D. Burnett, Vice Chancellor for Administration and Finance; Glenn Carlsrud, Campus Architect/Planner; Linda C. Kogan, Sustainability Officer; Mary Kunkel who helped with computer graphics; Bill Arbogast, Department of Anthropology; and, Members of the Landscape and Sustainability Committees.

From the University of Colorado System:
Members of the Design Review Board: Greg Franta, FAIA, Chair and Members Candy Fudge Roberts, Jerome M. Seracuse, FAIA, and John Prosser.

Others:
Eldon Beck, ASLA, Eldon Beck Associates; Kiowa Engineering Corporation, Consulting Engineers; CTL/Thompson, Inc., Consulting Engineers; Thomas F. Ostenberg, P.E., Retired Special Projects Assistant to the Vice Chancellor at UCCS.
REFERENCE DOCUMENTS

Information for the Campus Design Guidelines book has been drawn from:

University of Colorado/Colorado Springs Center
Preliminary Long Range Campus Development Study
Lamar Kelsey Associates – 1969

University of Colorado at Colorado Springs
Campus Design Guidelines
Acurix Design Groupe – 1996

University of Colorado at Colorado Springs
Signage Master Plan
F. Lamar Kelsey, FAIA – 1998

University of Colorado at Colorado Springs
Conceptual Campus Development Plan
F. Lamar Kelsey, FAIA – 1999

Campus characteristics by various consultants

University of Colorado at Colorado Springs View Book – 2006

University of Colorado at Colorado Springs
The Long Range Development Plan and Master Plan
Sasaki Associates – 2000

Cragmor Campus Library Green Micro-Master Plan
Design Workshop and AR7 Architects – 2002

University of Colorado at Boulder
Design Guidelines – 2007

Facilities Strategic Plan Update—Slater Paul Architects with Loebl Schlossman & Hoch and
EDAW – 2006

Design Criteria, Denver Technology Center – 2007

PHOTOGRAPHY

The photographs in this book were taken by the author.
APPENDIX F

APPROVALS / COMMENTS

UNIVERSITY OF COLORADO AT COLORADO SPRINGS

Based upon review of the Guidelines book over the past several weeks and attendance at a presentation of the Architectural Continuity Study panels on September 28, 2007, Chancellor Pam Shockley-Zalabak, Vice Chancellor Brian Burnett and Campus Architect Glenn Carlsrud, approved these documents contingent upon their approval by the University of Colorado Design Review Board.

DESIGN REVIEW BOARD (DRB)

The Design Review Board met on October 12, 2007, to consider the guidelines, continuity study, and the materials and color selections. Vice Chancellor Brian Burnett escorted the Board on a bus tour of the campus so they could view the considerable amount of construction recently completed or underway. This was followed by a presentation of the Guidelines and the Continuity Study panels made by their author, Lamar Kelsey, FAIA, at a meeting of the DRB, Vice Chancellor Burnett, Campus Architect Carlsrud and Teresa Osborne from UC Systems.

After discussion, based upon integration of the following comments into the Guidelines book, the DRB approved the documents presented to it.

DRB COMMENTS

The following paragraphs contain a summary of the DRB comments, which I wrote based upon minutes of the meeting prepared by Campus Architect Carlsrud, combined with my detailed notes taken during the meeting. My comments on several issues discussed during the meeting are in italics.

GREG FRANTA, FAIA (Principal Architect at Rocky Mountain Institute/ENSAR Built Environment, Boulder, Colorado, Mr. Franta is a consultant and speaks in many nations about “sustainable design” and “green architecture”.)

Mr. Franta spoke very articulately about the idea that each building must give back more than it takes from the environment.

An important measure of a successful building is its level of sustainability. UCCS should assure every new building on its campus carries a LEED Gold rating.

- Proper building design (placement in the site, solar orientation and shading of glass, etc.) will make significant cost savings in mechanical and electrical systems possible. In fact, it is often true that the total initial cost of LEED Gold certified buildings can be less than those that are less efficient. The long-term cost of such buildings will certainly be lower.
As design teams are considered during the selection process, their qualifications related to sustainable design must take a key role.

The goal of sustainability must be in place at the programming and design phases and must be followed until final completion of the project.

JOHN PROSSER (Past Dean of what is now the College of Architecture and Planning at the University of Colorado Denver. He is presently teaching these subjects in the United States and Ireland.)

Professor Prosser's comments were far-ranging and to the point.

The limited site of UCCS must be considered to be a “land bank” from which each project will carefully withdraw its share of land, being careful not to overdraw the account. This makes it particularly urgent that Micro Master Plans be prepared for every portion of the campus. The plans should set forth, among many other things, the amount of land in each building’s “Land Account”.

Since the Central/East Campus is already highly developed, and with more to come, a Micro Master Plan for it is particularly urgent.

On a campus like this one, which is the most diverse and dramatic of any in the Colorado Higher Education System, the existing ecosystems must be carefully preserved. The entire campus ecology must be that of an arboretum landscape teaching mechanism.

When one considers the near and long-range future of the UCCS campus, it is the landscape that becomes the most important. This campus must become a model for conservation, sustainability and beauty.

Visually compatible nature, jogging, cross-country, and walking trails should be made a part of the site design.

“Identity icons” such as energy-generating windmills could be located at campus corners and entrances.

The first 30 to 35 years of buildings at UCCS are built on the Central/East Campus. The academic buildings there follow the “Harvard Style” of red brick. There is considerable design continuity among these buildings and this style should be generally continued to buildout of this area of the campus.

There should be a smooth transition from the building design on the Central/East Campus to the North Campus where the architecture should clearly say “Colorado”, using brick, aluminum, stone, lighter colors and metal roofs.

While “weathered green” standing seam metal roofs could be an acceptable cost saving substitute for “terra cotta” colored clay tile, visually, careful research by the author finds metal roofs fail to meet the criteria set by UCCS and the DRB for
buildings that can withstand the rigors of time. In the long-term, colored metal roofs will fade and sometimes peel, leaving UCCS with a North Campus full of unsightly roofs that will have to be replaced. Architects are moving away from metal roofs located above sound-sensitive spaces because they tend to crack and pop due to outside temperature changes, interfering with the function below them. For these reasons, which I've reviewed with UCCS staff several times, metal roofs are not recommended in these guidelines.

- Flat roofs should use large-scale ballast, not pebbles. The color selected is good.

- The roadway system seems complex. There should be a map with road names. Don't forget motorcycles when roads and parking spaces are planned.

- Signage, ranging from identification to traffic control, plays an important role on a campus. Signs have much to do with the functional and visual character of the campus.

- The location of maintenance yards and buildings should be reconsidered. A better location might well be at the edge of the campus.

  This is a strategic planning issue and is not addressed in the Design Guidelines.

- There is a hierarchy of outdoor spaces. An excellent resource on this issue can be found using the “Project for Public Spaces” organization as a contact.

**JERRY SERACUSE, FAIA** (Founder of a large, well-regarded Denver architectural firm. He now has a small practice near Houston, working in Colorado and Texas.)

Mr. Seracuse limited his comments due to the lack of time.

- Every design project should begin with a thorough site analysis, especially on land as complex as that at UCCS. The planning approach in Appendix C of the Guidelines describes it well.

- Emphasis should be placed on the “outside places” between buildings, streetscapes, pedestrian walks, and landscape. These create a “sense of place” on a campus.

- Brick is a long-lasting Colorado material, as is concrete. Sustainability demands the use of “local materials” so far as reasonably possible.

- Mr. Seracuse, who serves on several major Design Review Boards other than the University of Colorado, stressed the importance of a well conceived process for submittals and presentations to a Design Review Board so communications between reviewers and the applicants will be as successful as possible.

These DRB comments are made a part of the Campus Design Guidelines.