

DRAFT

Auraria Campus Framework Plan

Fall 2023

SASAKI

Table of Contents

1.0	Introduction	5
	Purpose	6
	Plan Integration	7
	Process	8
	Engagement Findings	12
2.0	Research, Analysis, and Findings	19
	History	20
	Campus Evolution	20
	Physical Campus Analysis	24
	Environment & Open Space Analysis	40
	Mobility & Infrastructure Analysis	50
3.0	Campus Framework Plan Recommendations	57
	Vision	58
	Guiding Principles	58
	Proposed Plan	62
	Big Ideas	66
	Frameworks	82
	Focus Areas	134
4.0	Implementation	161
	Plan Flexibility	162
	Development Process	164
	Partnerships & Financial Opportunities	166
	Development Zones	172
	Phasing	174
	Climate & Sustainability	176
5.0	Appendix	179
	Open House 1 Summary	180
	Comap Summary	183
	Open House 2 Summary	190



1.0

Introduction

PURPOSE

The Auraria Campus Framework Plan (CFP) establishes an overarching vision that will guide future campus development to support the academic mission of each partner institution while inviting controlled transformational change to serve students, faculty, staff, and the larger Denver community.

As a high-level, guiding document, the CFP offers a flexible framework with specific strategies for improved academic and public realm spaces, increased mixed-use programming, and enhanced connections to the community around Auraria campus.

The CFP seeks to serve the Auraria Campus as a whole, which includes the Auraria Higher Education Center (AHEC) and the three partner institutions: Community College of Denver (CCD), Metropolitan State University of Denver (MSU Denver), and University of Colorado Denver (CU Denver).



PLAN INTEGRATION

While AHEC is charged with providing and managing shared services, facilities, and the property that serves the Auraria Campus, each of the four entities that share the campus, creates its own strategic plan. This Campus Framework Plan provides a high-level guiding document that helps realize, in physical form, each entity's Strategic Vision.

AHEC and all three academic institutions at Auraria have fundamentally shared missions, visions, and values with the priority being a high-quality education for an all-inclusive and diverse population.

With the core academic mission of the institutions at heart, AHEC's Strategic Plan identifies the broader themes of Experience Auraria, Elevate Service, and Expand Impact. The goals of AHEC's Strategic Plan are the following.

- Exemplary service: provide excellent customer service to the students, faculty, and staff on this campus.
- Activated partnerships: a commitment to return to the spirit of a shared campus that benefits a greater portion of campus community members,

strengthens, and increases communication between the partner institutions, and ensures we preserve and honor our campus's rich history.

- Vibrant environments: by modernizing our academic facilities, establishing connections to downtown to activate the campus, and enhancing the vibrancy of our common areas, we hope to achieve an environment that draws our community in.
- Sustainable funding: explore alternative funding strategies, focus on economic development, and maximize existing assets.

This Framework Plan offers recommendations on flexible framework systems that make the Strategic Plan actionable and spatial. The high-level organization and process recommendations in this Framework Plan serve to lay the common groundwork for more detailed Facilities Plans at the institutional level.

In addition to institutional facilities plans, this document is intended to complement and further undergird other planning efforts, such as the Climate Action Plan.



PROCESS

The planning process began in early summer 2023 and was organized in three phases. Phase One focused on engaging leadership across the four institutions, the Master Planning Steering Committee, and external stakeholders to establish the goals of the project and to research and analyze existing conditions. Phase 2 began with early concept alternatives, each radically different to provoke conversations around priorities. These were developed and refined through a series of conversations with stakeholders and the community at large into a preferred alternative. Finally, the Framework Plan documentation during Phase 3 further refined the preferred concept and explored specific areas of campus.

STEERING COMMITTEE

- Kate Barton
Governor Appointment, Chair
- Colleen Walker
CEO, Auraria Higher Education Center
- Carl Meese
Deputy Chief of Planning and Sustainability,
Auraria Higher Education Center
- Jesse Goddard
Director of Facilities and Construction
Management, Community College of Denver
- Mark Broyles
Department Chair of Architectural Technology,
Community College of Denver
- James Mejia
Chief Strategy Officer, Metropolitan State
University of Denver
- Alex Staneski
Campus Planner, Metropolitan State University of
Denver
- Sarah Buller
Director of Organizational Effectiveness and
Engagement, University of Colorado Denver
- Cary Weatherford
Assistant Vice-Chancellor for Facilities and
Campus Development, University of Colorado
Denver
- Zsuzsa Balogh
Representative, Faculty Advisory Committee to the
Auraria Board
- Mitchell Mauro
Representative, Student Advisory Committee to
the Auraria Board



PHASE ONE

Phase One began with extensive stakeholder engagement, data analysis, and visualization. Due to the complex nature of stakeholders on campus, it was critical to understand the individual needs and priorities of each partner institution, and then engage with them together to reveal synergies or conflicts across all on-campus stakeholders. This involved meetings with multiple leadership, student, and faculty representative groups from all partner institutions.

The team reviewed data, largely collected from partner institutions and the City of Denver to understand the context of the campus, the building uses and conditions on campus, the types of open spaces around campus, access and mobility to and through campus, and the utilities and infrastructure serving the campus. Key findings from this analysis guided the development of concept alternatives in Phase Two.

PHASE TWO

Phase Two introduced three radically different and provocative concept alternatives for a high-level framework: Campus as a City, Campus as a Park, and Campus as City+Park.

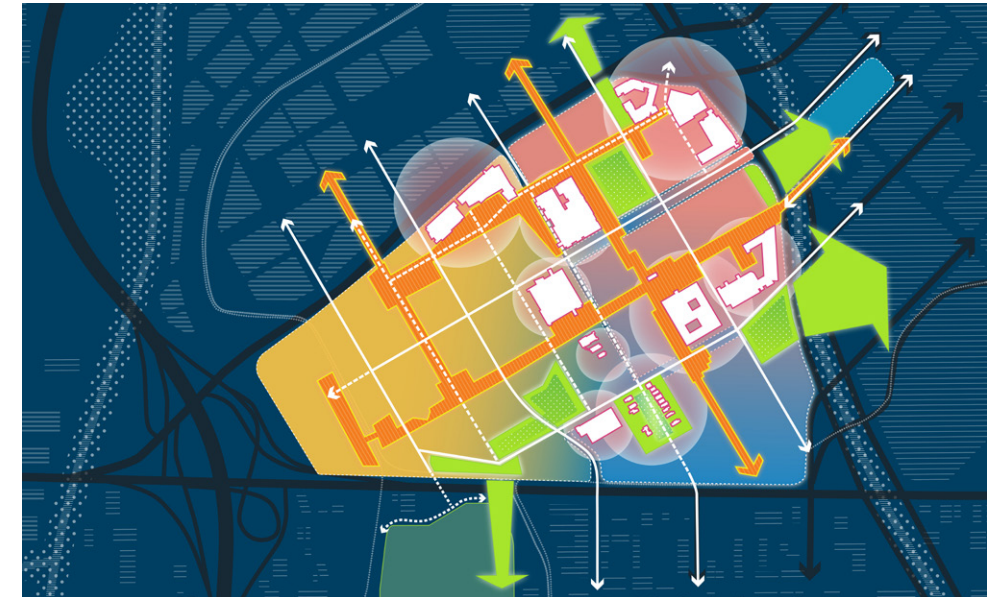
The campus stakeholders were invited to review and provide feedback on the concept alternatives. Phase Two concluded with an emerging preferred framework, which was a combination of design elements from all three proposed concept alternatives.

The leadership at this stage also began to dive into the governance structures and development processes that exist on campus today to identify critical points in a process that could facilitate increased collaboration among the partner institutions and potential private partners.

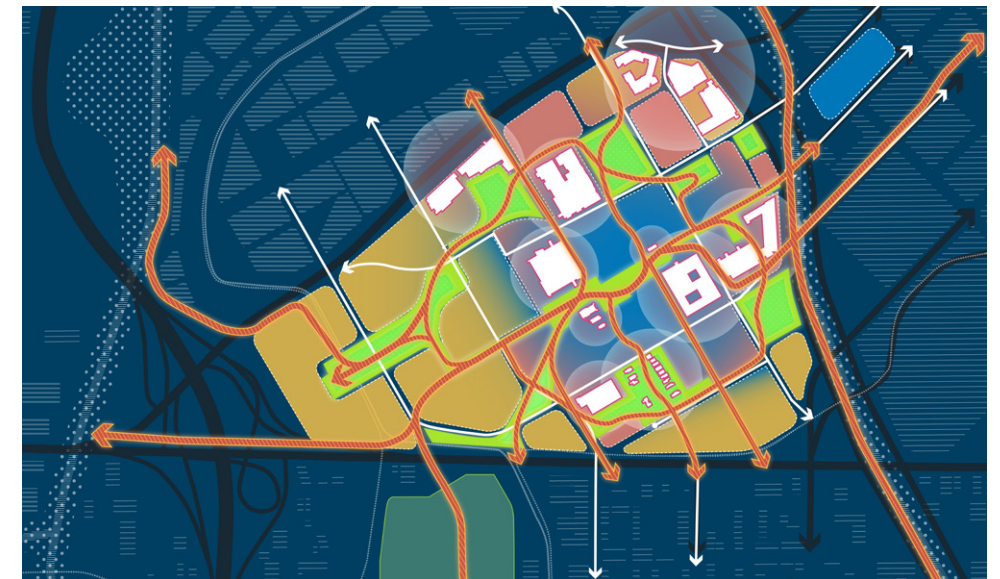
PHASE THREE

Phase Three continued to develop the preferred framework by unpacking layers of information and documenting application guidelines to various focus areas of the campus. This was combined with the final recommendations of new development processes in the final Auraria Campus Framework Plan.

Concept Alternative 1:
Campus as City ▶



Concept Alternative 2:
Campus as Park ▶



Concept Alternative 3:
Campus as City+Park ▶



ENGAGEMENT FINDINGS

Rigorous engagement with key campus stakeholders, external focus groups, and the broader campus community of students, staff, and faculty played a critical role in shaping this Plan.

COMAP

The CoMap online survey was open to the Auraria community between early September and mid-November. During this time 559 responses and 765 comments were received. Students, faculty, staff, alumni, other affiliated members, and wider community members participated with 46% representing MSU Denver, 19% CU Denver, 10% CCD, 5% AHEC, and another 20% other or unknown. Two-thirds of the respondents were undergraduate students with minimal graduate student and faculty representation. Key takeaways from the online survey include:

Very few of the survey respondents live on or adjacent to campus, most travel long distances to get to campus.

The blocks containing Tivoli Student Union, King Center, PE/Event, Plaza, Arts, and the Library are considered the heart of campus for most of the respondents.

Classroom spaces are well-distributed and were

positively reviewed. Study spaces are concentrated in the library, Tivoli, and generally at the core of campus.

Hangout, relaxation, and recreation spaces are primarily concentrated at the core of campus and at the 9th Street Park, food is limited only to Tivoli, and recreation spaces are mainly at the PE/Event Center. There is an overall strong desire for more and varied healthy food options around campus.

Respondents indicated a need for improvement evenly distributed around campus, noting in particular a lack of green spaces and outdoor seating. There was also a strong desire to see better utilization of the surface parking lots on campus.

The western part of campus, specifically the Auraria West Station was noted as a hard to find location. Several buildings were also noted as difficult to navigate or inaccessible or not inclusive, including the historic homes along the 9th Street Park.

Pedestrian travel patterns revealed a strong use of Larimer Street, interrupted by the 7th Street Garage, Lawrence Street, 9th, and 10th Streets.

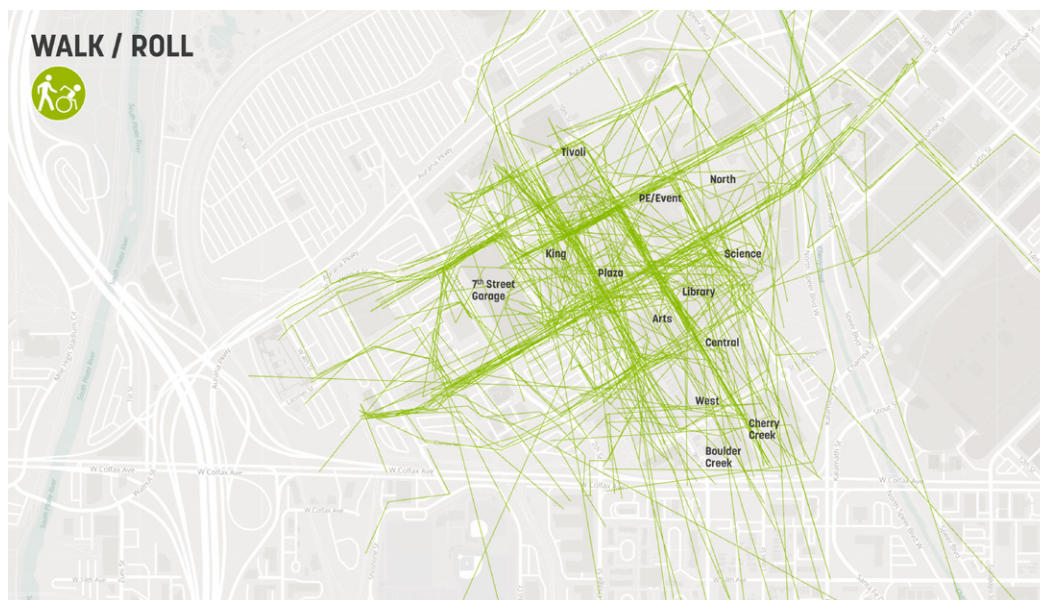
Limited responses for driving patterns showed heavy use of 7th Street, likely to access 7th Street garage, not as a through-way.

A more comprehensive summary of CoMap results can be found in the Appendix.

Key Takeaways

Larimer, Lawrence, 9th, and 10th Street are major thoroughways on campus.

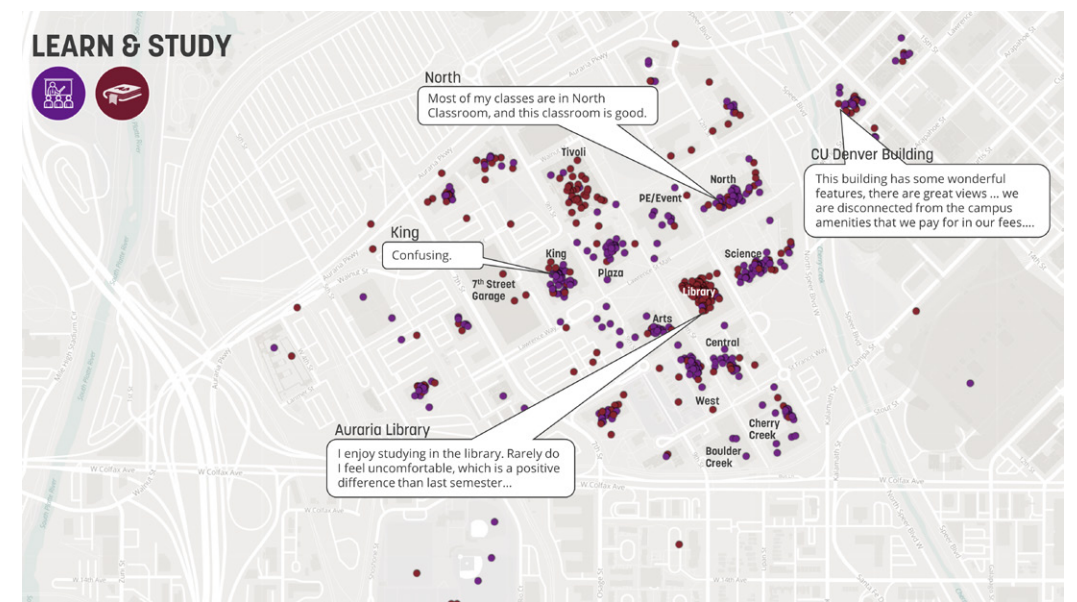
7th Street Garage disrupts the walk along Larimer Street.



Key Takeaways

Classroom spaces are well-distributed and positively reviewed.

Study spaces are concentrated in the library, Tivoli, and more at the core of campus.

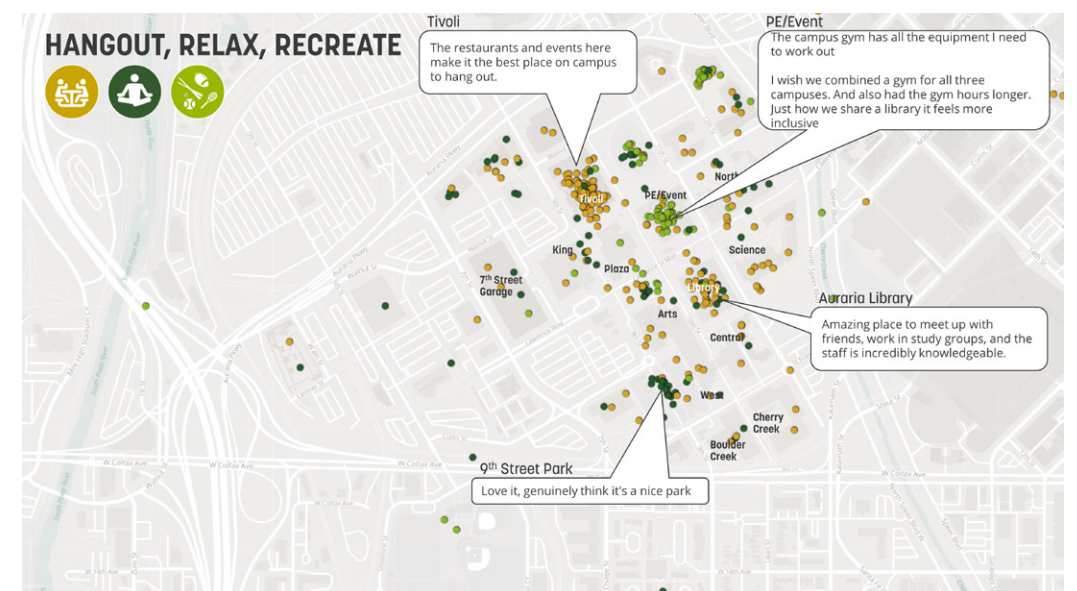


Key Takeaways

Hangout, relaxation, and recreation spaces are primarily concentrated at the core of campus, up to 9th Street Park.

Food is limited to Tivoli.

Not many recreation spaces outside PE/Event Center.

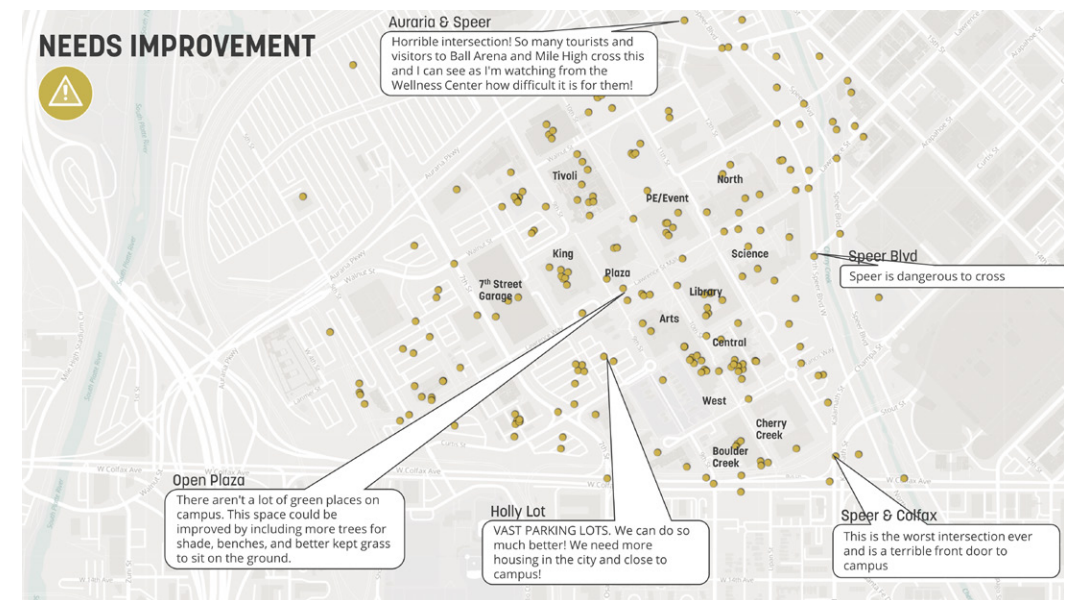


Key Takeaways

Lots of "improvement-needed" comments about access and mobility to and through campus.

Lack of green spaces and outdoor seating.

Desire for better utilization of surface parking lots.



OPEN HOUSE 1

Open House 1 was held in collaboration with the City of Denver, with a specific focus on Speer Boulevard and Cherry Creek. Two different sessions were organized, with an overall attendance of around 250 people. Key takeaways from the feedback are organized into campus context, character, connectivity, and open space.

- There was strong support for campus integration to the city with greater porosity and seamless connections to downtown and neighboring areas.
- There was a desire for significant improvement of navigation on and around campus through a redesign of wayfinding and signage.
- There was strong support for housing and other amenities being provided on-campus rather than solely relying on downtown or surrounding areas.
- While there was not a strong preference from attendees who were not campus-affiliated, the campus community had a greater preference for increased cross-pollination across institutional buildings on campus.
- There was a clear preference for higher density

development on campus to better utilize the land and reflect the growing density of Denver.

- There was comparable support for increasing transit access to campus as well as improved mobility infrastructure on campus for bikes, scooters, and other micromobility.
- For parking, there was a greater preference for affordability and availability than for proximity to destinations or origins.
- In terms of open space types, there was a strong desire for seamless connections to Denver's larger trail network.
- There was stronger support for naturalized open spaces with native species compared to more of the traditional formal campus open spaces.
- There was only a slight preference for programmed and diverse open spaces as compared to flexible, multipurpose ones.

CAMPUS & EXTERNAL STAKEHOLDERS

Over the course of Phase Two, a series of nearly twenty stakeholder meetings were conducted with each institution's leadership groups as well as external stakeholders including the following:

- City of Denver City Planning Department
- City of Denver Parks and Recreation
- Department of Transportation and Infrastructure (DOTI)
- Downtown Denver Partnership (DDP)
- Colorado Department of Transportation (CDOT)
- Regional Transportation District (RTD)
- Displaced Aurarians
- Burnham Yards
- Ball Arena
- River Mile
- Gary Community Ventures

At these meetings participants discussed, reviewed, and shaped the concept alternatives into a preferred direction. These discussions also elucidated the various governance and process issues around development on campus and led to a series of conversations about how to increase collaboration and identify synergies with future projects.



OPEN HOUSE 2

A second open house was held over two days on campus with the primary purpose of reporting back the design and development recommendations to all community members and requesting their feedback on whether the design recommendations aligned with needs, hearing concerns they may have for the plan, and understanding how they might prioritize the plan's recommendations.

When asked about what they found exciting about the plan, respondents indicated approval for the public realm spaces, increased amenities, and enhanced connectivity to campus. Among the top concerns for the respondents were ensuring the connectivity of the campus was safe and comfortable, understanding the funding sources and feasibility of this plan, and maintaining the academic identity of the campus with all the proposed development. Finally, the top priorities that emerged from these Open Houses were creating welcoming outdoor spaces, housing, connectivity, and additional amenities on campus.

While the ideas received during the two sessions of this open house were generally positive, several concerns were also raised about the tangible ways

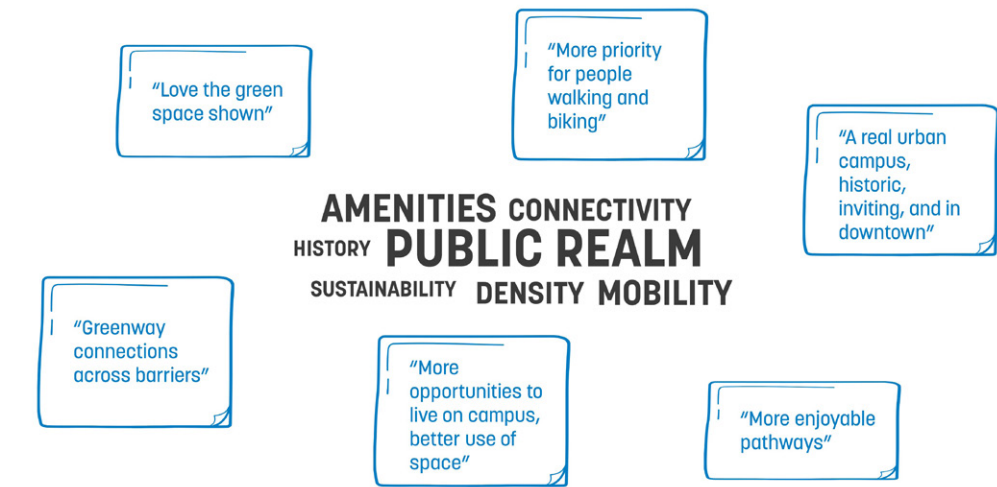
of honoring the history of the Auraria Campus lands. This led to additional engagement sessions between AHEC and groups such as the Displaced Aurarians, Tribal Representatives, and other neighborhood groups to discuss further ideas for recognizing and honoring the history of the people and lands who came before the campus.

Also during these Open Houses, faculty expressed a desire for further engagement on unpacking how this plan should continue to serve the educational mission, students, faculty, and staff.

This plan was only finalized after a series of further engagement meetings to incorporate additional feedback and reach consensus among campus stakeholders.



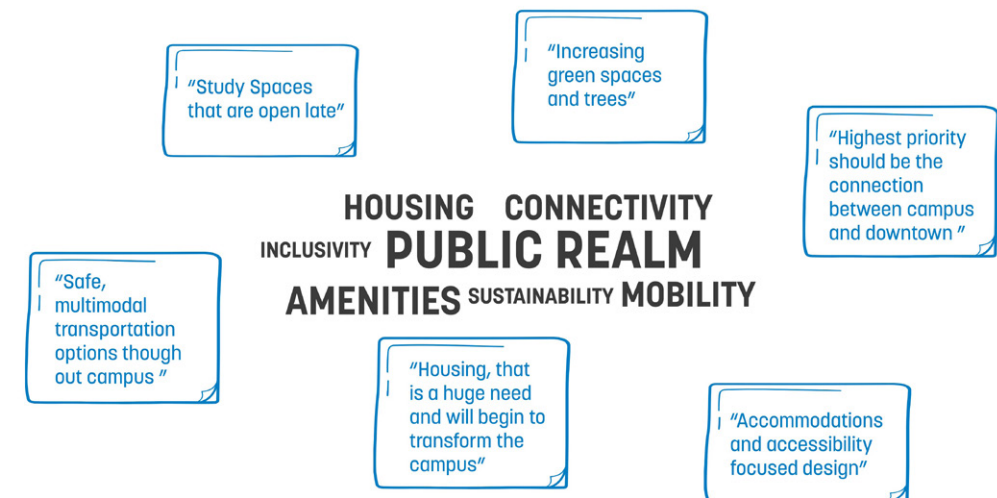
What do you find exciting about the plan?



Any concerns you have about the plan



What would you prioritize in this plan?





2.0

**Research, Analysis,
and Findings**

HISTORY

Well before the Cities of Auraria or Denver were established, this land was the ancestral homeland of the Cheyenne and Arapahoe Nations. It was also a site for trade, hunting, gathering, and healing for Lakota, Ute, Kiowa, Comanche, Apache, Shoshone, and others.

In 1858 Auraria City was settled, and in 1860, Denver City was established, which eventually incorporated Auraria. The early street grid was shifted when Downtown Denver streets were laid parallel to cardinal directions.

After the arrival of railroads between 1870-1890 a diverse, small working class residential community defined the Auraria site for the next hundred years. Local industries at the time included mills, warehouses, and breweries. The only remaining homes from this time are fourteen preserved structures in the current campus' 9th Street Historic Park.

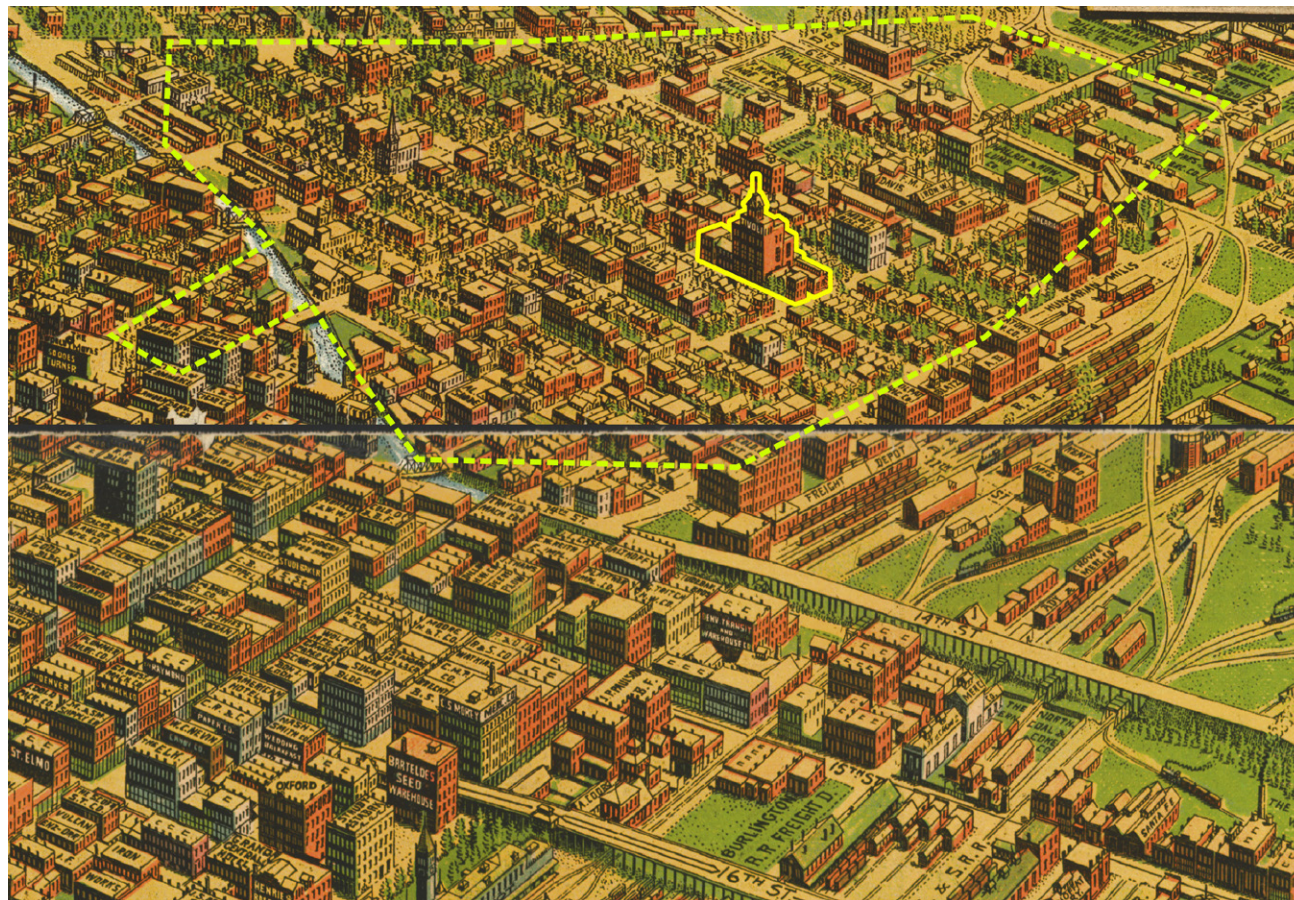
The expansion of the automobile industry beginning in the early 1900s created an opportunity for the then-residents, primarily White, to relocate to new neighborhoods at the edges of the city, leaving a

tight-knit community of multigenerational families of color on these lands.

A devastating flood in 1965 damaged this neighborhood, in several areas beyond repair. This became the impetus for the State of Colorado to establish a campus on Auraria. The post-World War II college attendance boom increased the demand for affordable higher education and enrollment on Auraria Campus began to rise.

CAMPUS EVOLUTION

The Auraria Campus began as a unique model housing three institutions, Community College of Denver (CCD), Metropolitan State University of Denver (MSU Denver), and University of Colorado Denver (CU Denver). The campus is managed by the Auraria Higher Education Center (AHEC). The vision was to share facilities, services, and financial efficiencies to provide a lower cost of education for all.



The initial success of this model was due to the complementary nature of these institutions acting as pipelines for students from one institution to the next. However, as each institution developed, student demographics, and thus the facilities needs, of each institution became more similar. The overlap between program offerings and space needs has resulted in competition amongst the institutions for scarce resources at the expense of tri-institutional collaboration on projects. The result has been fewer multi-institution projects and more low density, single use and single institution buildings and in some cases duplication of facilities that might have been shared. Another unforeseen result has been less than optimal investment in shared amenities for the campus such as parking and retail.

The introduction of campus neighborhoods in the 2007 Master Plan allowed for greater institutional autonomy and identity and led to a wave of new facilities on campus, improving the overall quality of facilities for all three academic institutions. The unintended consequences of the campus neighborhood concept have been a duplication of some uses and some isolation between the institutions.

Historically, the vision for development of the campus has been driven at the institutional level and was derived from the individual needs of the institutions. The current practice of initiating new development on the campus involves the institutions interacting primarily with the Auraria Board of Directors (ABOD) and involves less interaction amongst the Auraria institutions. In addition, the interactions with ABOD often come too late in the development process for substantive feedback and multi-institutional collaboration.

AHEC today suffers from an overreliance on parking revenue to fund its operations. This is exacerbated by limited state appropriations, and a decline in the on-campus student population. This CFP offers a holistic campus vision including a new process for project initiation that will increase opportunities for collaboration across campus as well as with potential private partners that could provide an additional revenue source for the campus.

TIMELINE

Pre 1858

Ancestral homelands for Cheyenne & Arapaho Nations. Trade, hunting, gathering, healing site for Lakota, Ute, Kiowa, Comanche, Apache, Shoshone, and others.

1858-1860

Auraria City was settled and aligned with the south bank of Cherry Creek.

Denver City was established, aligned with the South Platte River.

1864

The street grid shifted when streets outside the original downtown were laid parallel to cardinal directions.

Later 19th Century

100 years of a diverse, small working-class residential community with local industries including mills, warehouses, and breweries.

1872-1906

The 9th Street Historic Park, consisting of 14 homes is built on the current Auraria Campus.

1870-1890

The railroads arrive in Denver.

1918

Union Station opens, which is Denver's first train station that served the Denver Pacific Railway.

1960's

Several landfills had been created along the South Platte river. Over 250 drains poured directly into it.

Early 1900s

Expansion of the automobile industry pushed residents out to new neighborhoods, leaving a tight-knit community of multigenerational Hispanic families.

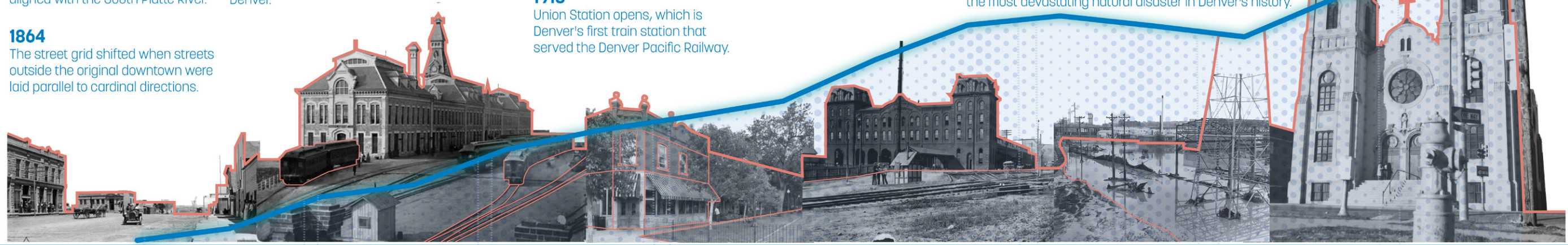
1965

The 1965 Denver Flood occurred when heavy rains caused the South Platte River to flood from Denver to the Nebraska state line. This caused, 21 deaths, over \$543 million in damage, destroying more than 5,000 structures and inundating 250,000 acres of land. It was the most devastating natural disaster in Denver's history.

1972-1976

Auraria Campus is established. Post WWII college attendance boom created demand for affordable higher education so Colorado State laid the foundation for Auraria Campus, erasing the remaining community after a devastating flood.

717,630
City of Denver
Population

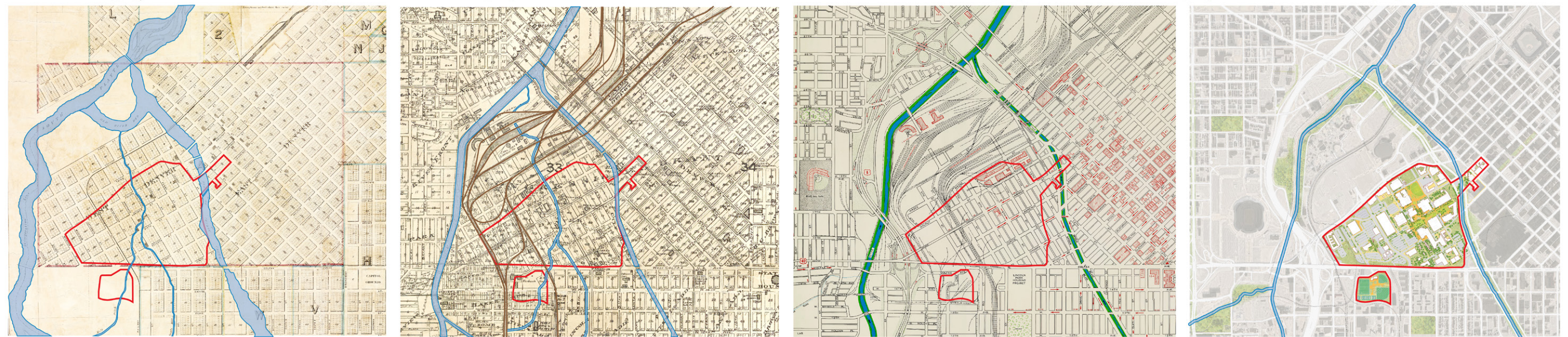


Pre 1858 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030

AURARIA BUILDINGS



URBAN FABRIC



1871

1901

1958

Present Day

PHYSICAL CAMPUS ANALYSIS

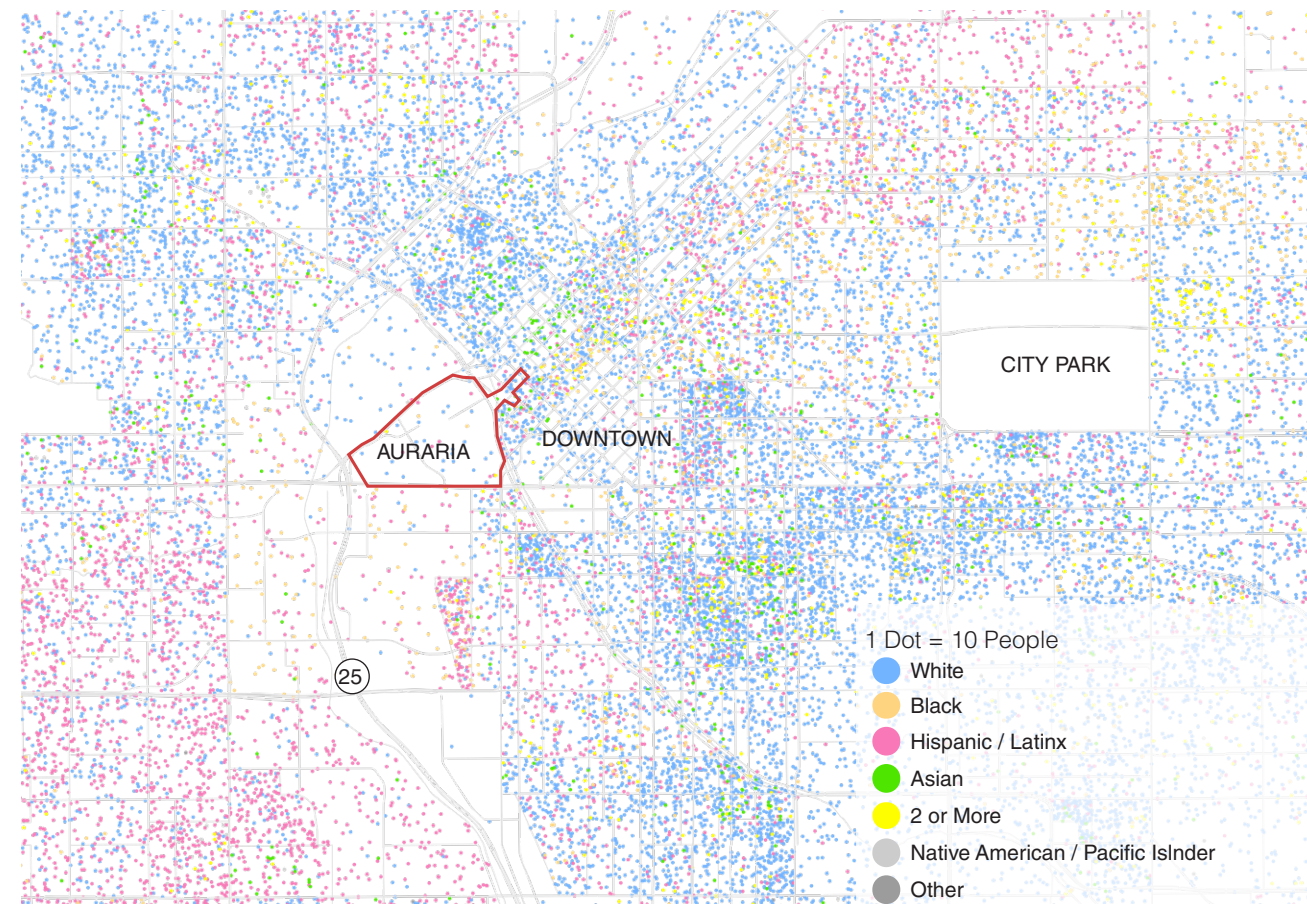
The following analysis was assembled using data from the City of Denver, AHEC, CCD, MSU Denver, and CU Denver. The physical campus analysis looks at the context and campus conditions today to understand the trends, needs, and constraints on and around campus.

REGIONAL CONTEXT

Denver is a fast-growing city, with high densities of population located in and around the downtown core. The Auraria Campus sits within the heart of urban Denver but supports very low population density. The campus lies between a predominantly Hispanic/Latinx population on the south and a predominantly White neighborhood toward the northeast.

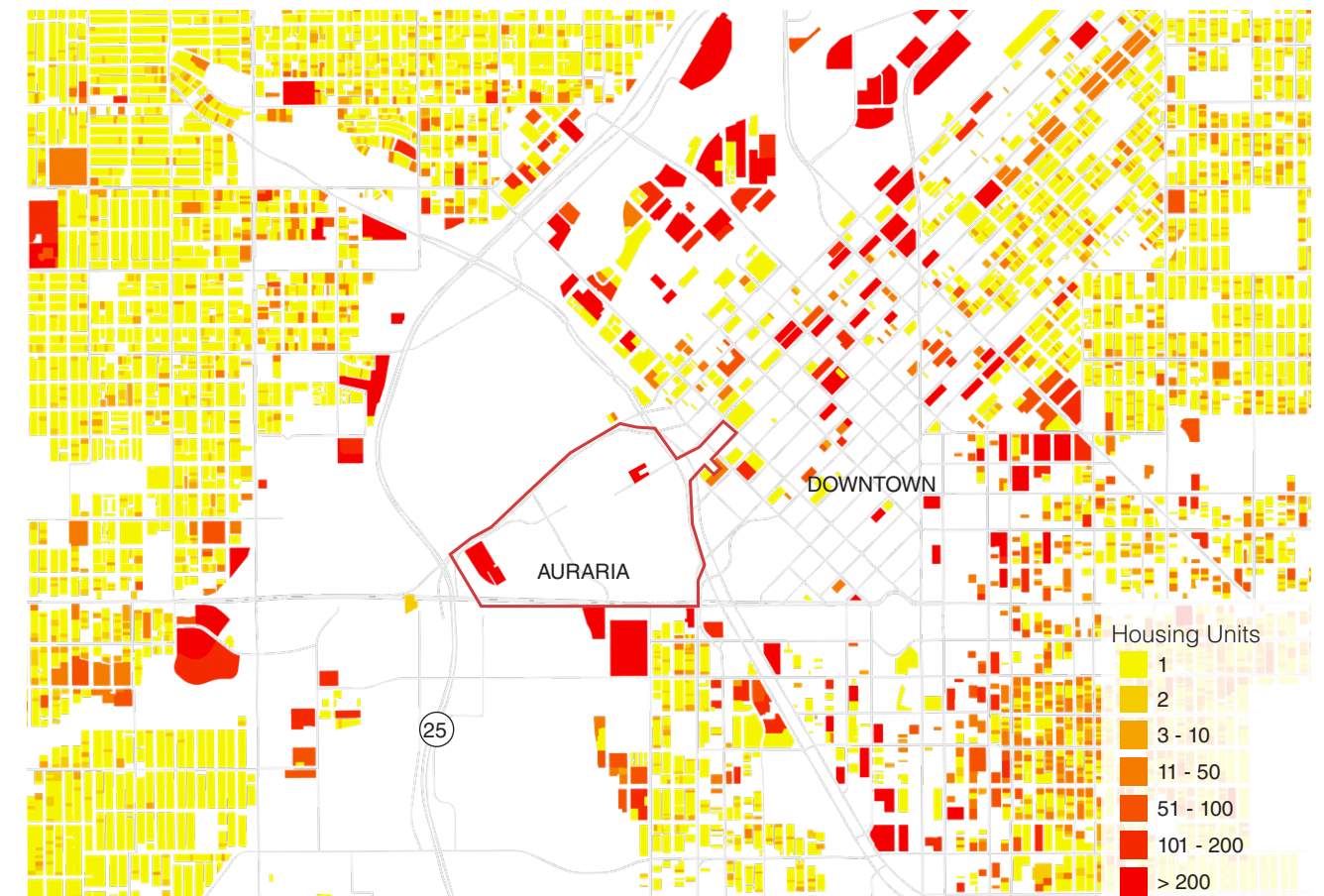


View of downtown from campus ▶
Population Density ▼



HOUSING

While the demand for housing in Denver continues to grow at a rapid pace and prices escalate, there is a notable shortage of housing stock on and immediately around Auraria Campus. Recent history has seen students, faculty, and staff move further away from campus to find affordable housing which is contributing to more virtual attendance and increased single-occupancy vehicle commuters to campus. The lack of housing options in and around campus also contribute to the lack of vibrance and sense of community. The two institutionally owned residential buildings on and near campus include a total of 1277 beds, which represents only 3% of the total enrollment of the Auraria Campus.



URBAN CONTEXT

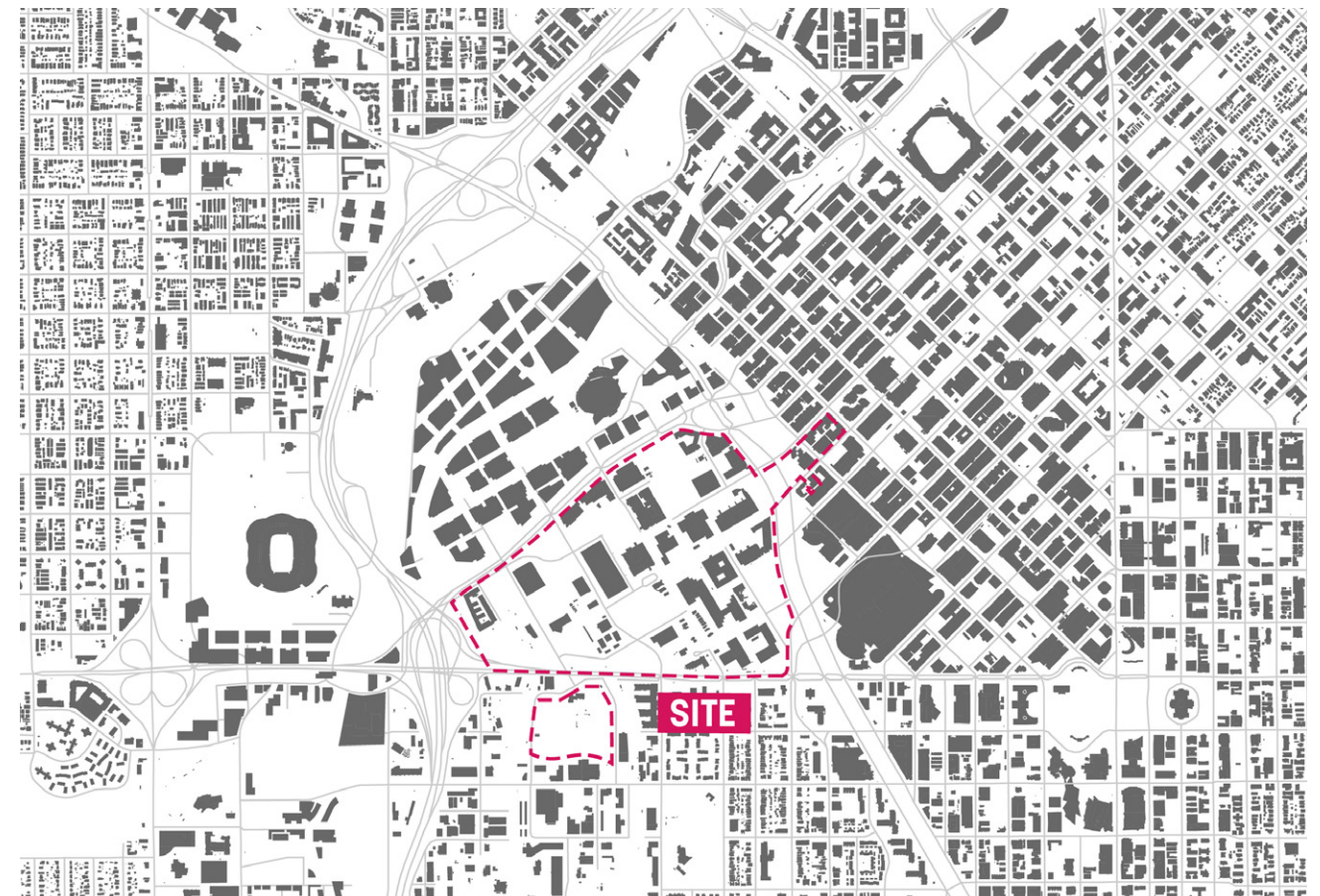
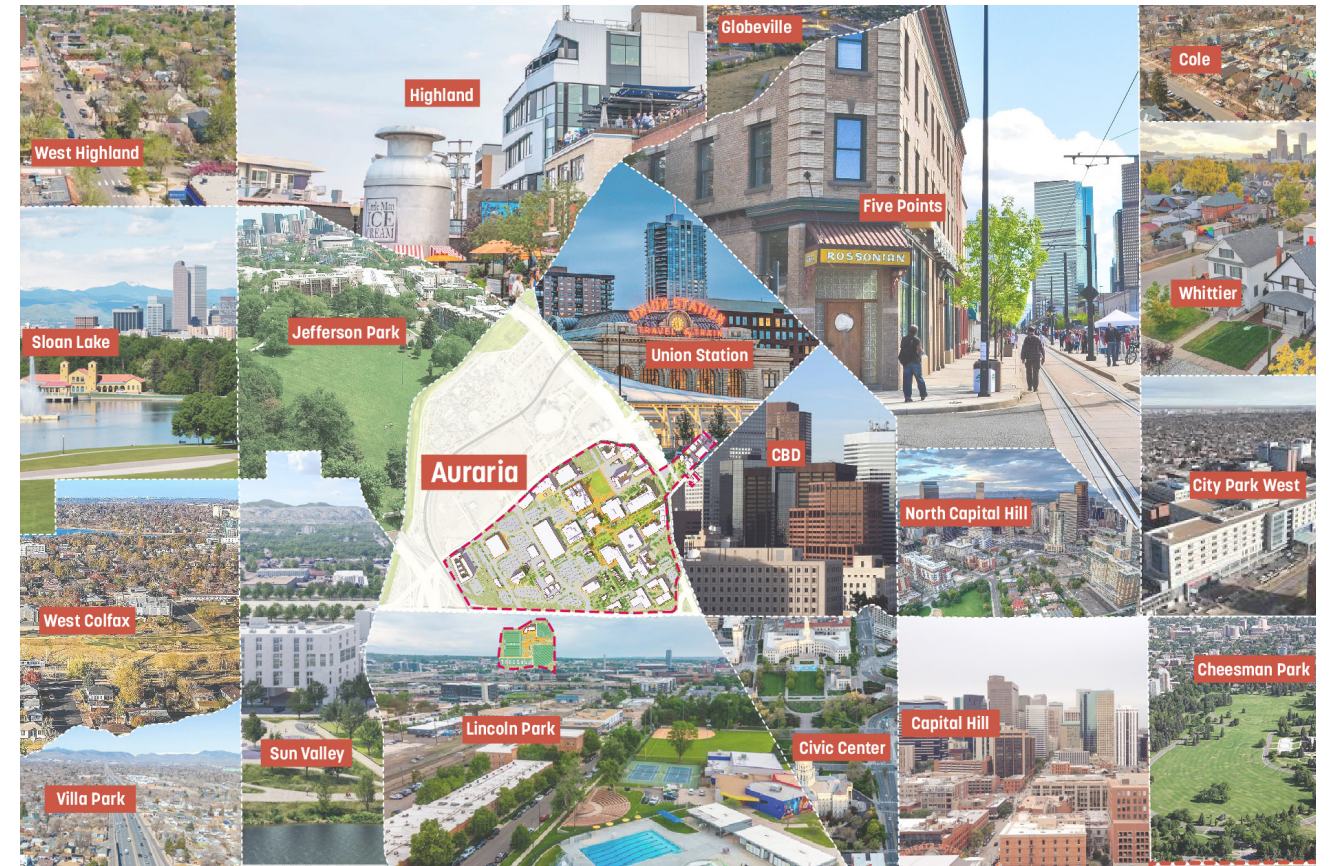
Situated at the heart of downtown Denver, Auraria is isolated from the rich and vibrant areas of activity surrounding much of campus by major, high-speed, vehicle-centric roadways along all campus edges. Downtown and 16th Street Mall offer high levels of retail, entertainment, and job opportunities. La Alma Lincoln Park, the Santa Fe Arts District, and the upcoming development at Burnham Yard all offer a rich cultural and historical area south of campus. Empower Field at Mile High and the proposed adjacent developments lie to the west of campus. Finally, plans are underway for the Ball Arena and River Mile developments to the north that will significantly increase the density and building footprint around Auraria. It is important for Auraria to find ways to bridge its edge barriers to leverage opportunities for amenities that can serve the campus population.

The figure-ground image on the bottom right shows the current plans for upcoming developments around

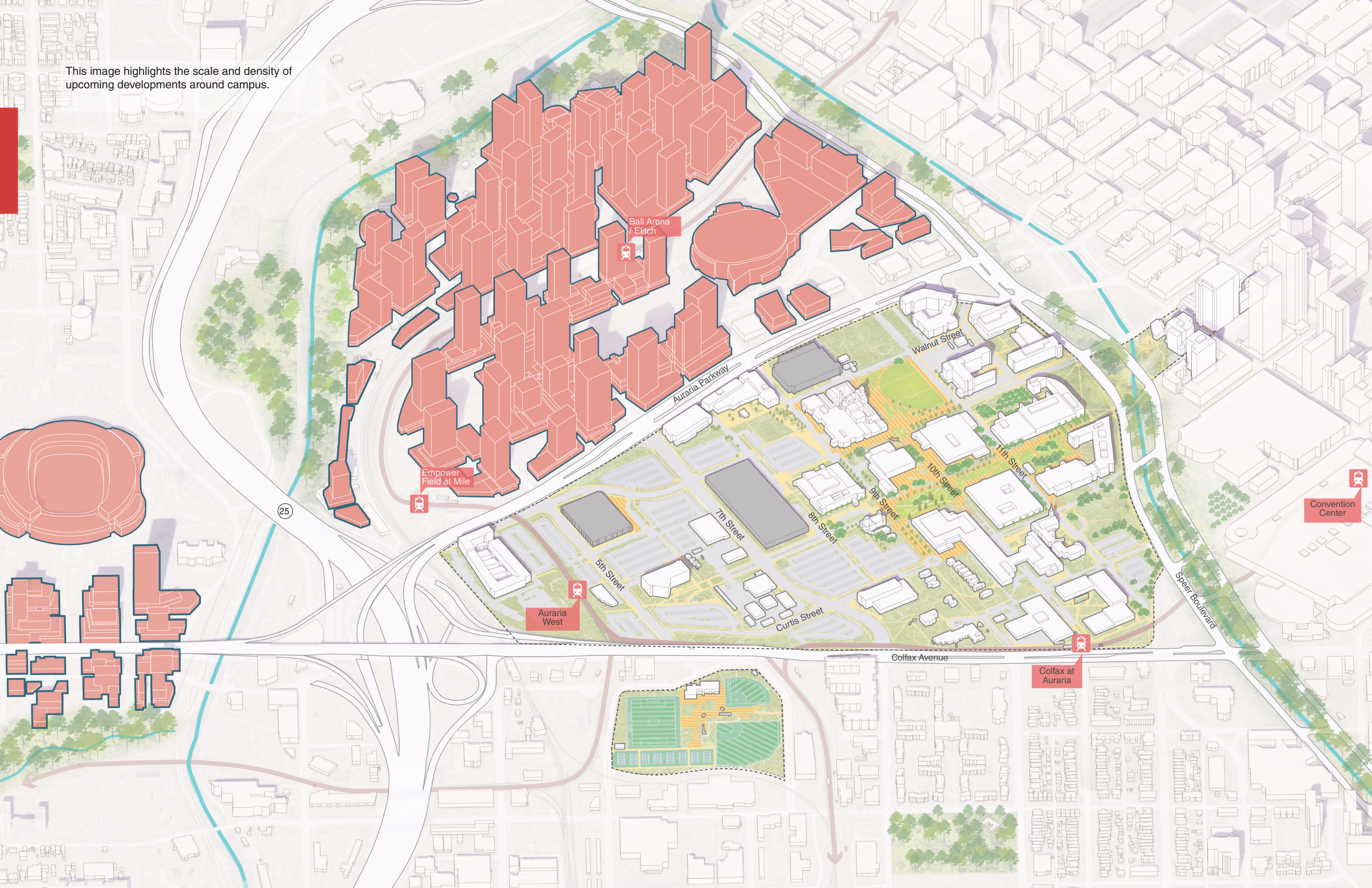
campus and highlights the contrast with the lower density development within campus boundaries.

This image highlights the scale and density of upcoming developments around the Auraria Campus.

- Neighborhood characters around campus ▶
- Footprints of upcoming developments surrounding campus ▲
- Commercial and civic activity around campus ▼

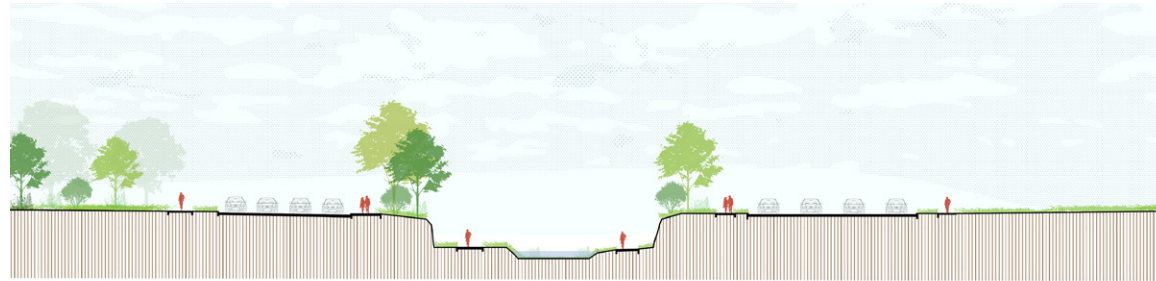
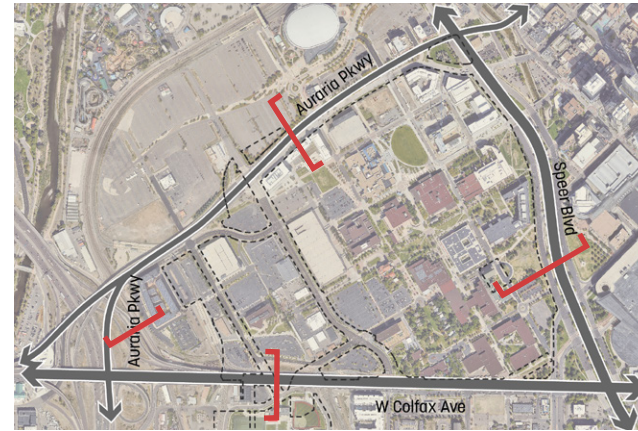


This image highlights the scale and density of upcoming developments around campus.

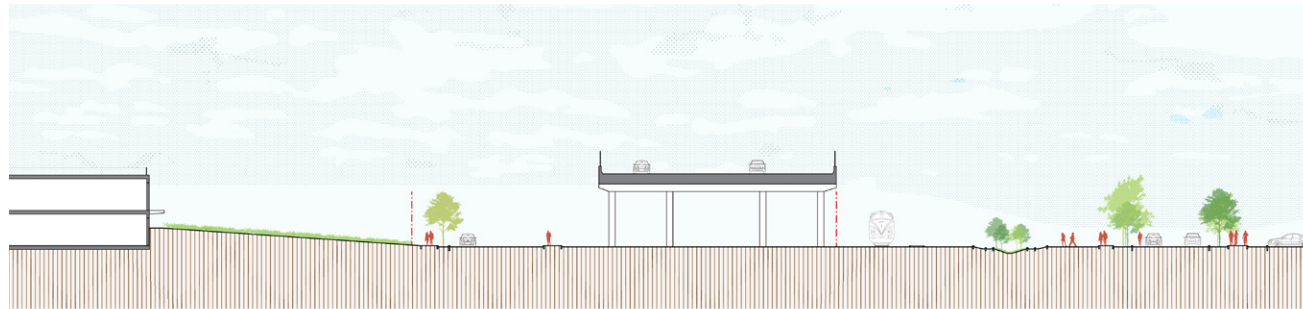


CAMPUS EDGES

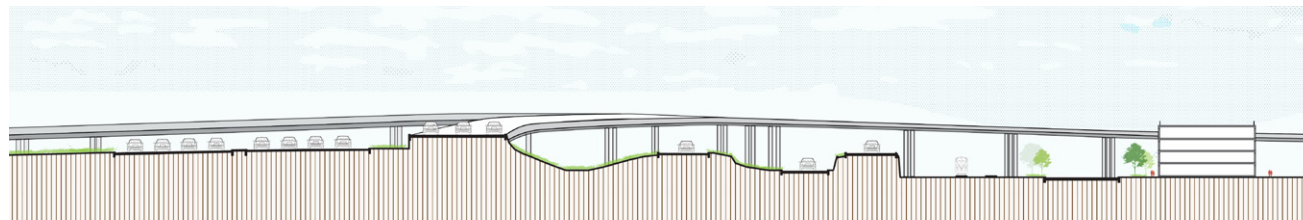
The wide rights-of-way on every edge of Auraria Campus are designed for high-speed vehicle traffic. This adversely impacts all other modes of transportation, and creates a sense that connections to neighborhoods immediately adjacent to campus are distant and unsafe.



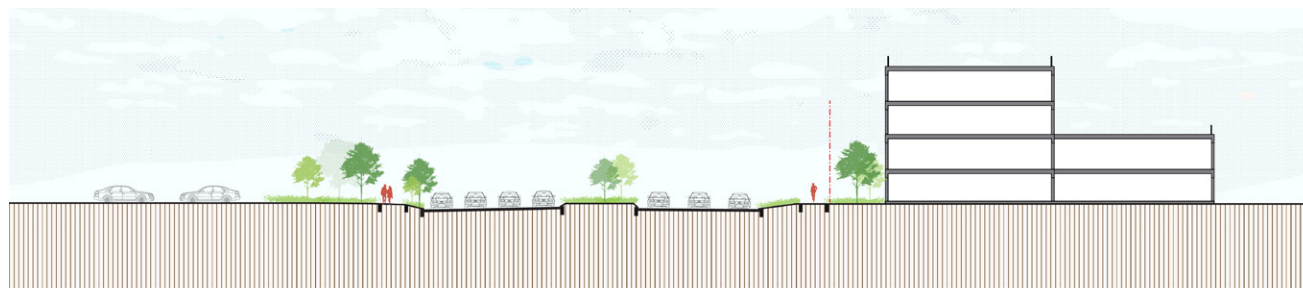
▲ Speer Boulevard Looking North



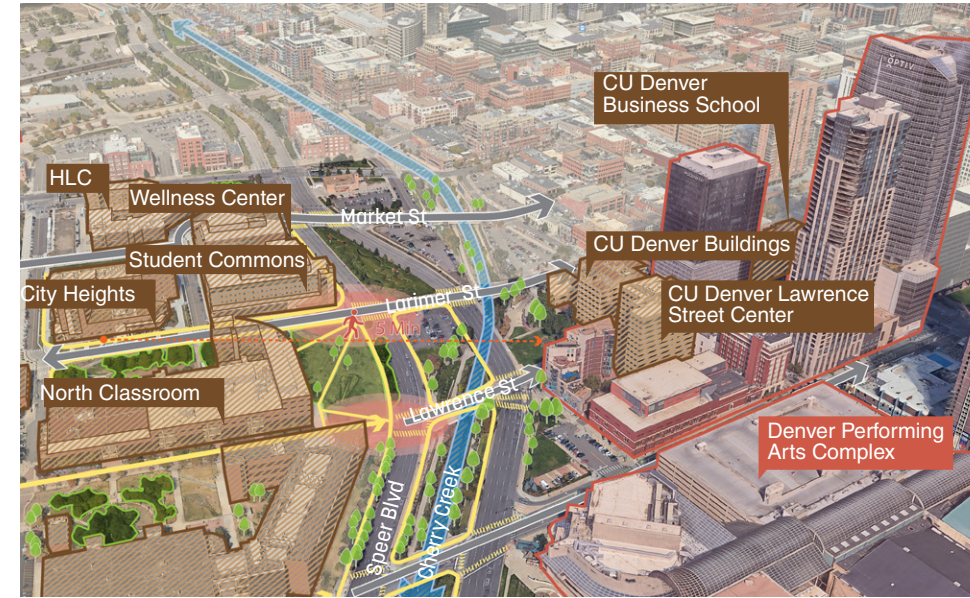
▲ Colfax Avenue Looking West



▲ Auraria Parkway Looking North



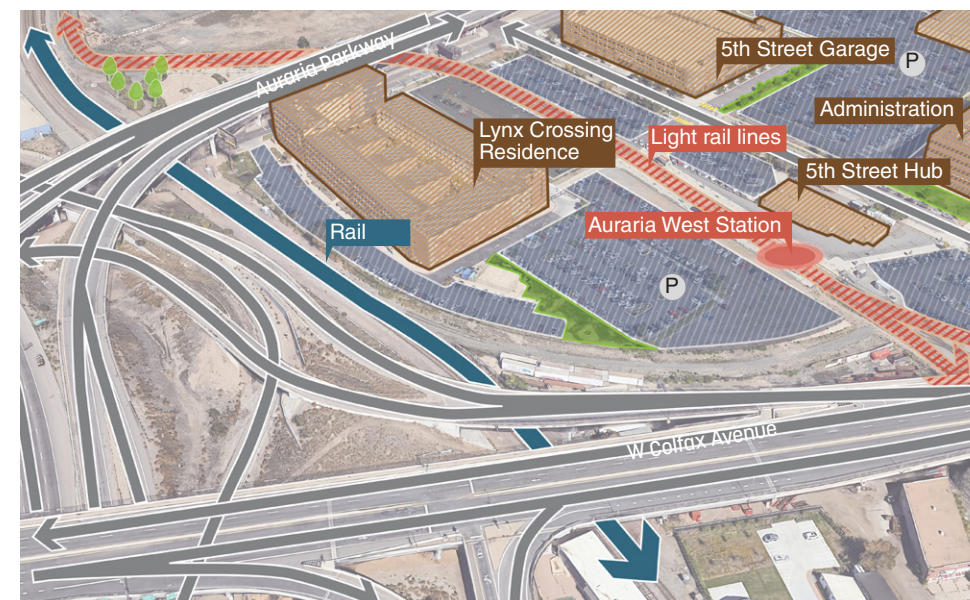
▲ Auraria Parkway Looking East



▲ Speer Boulevard at Lawrence Street



▲ Colfax Avenue at Speer Boulevard Intersection

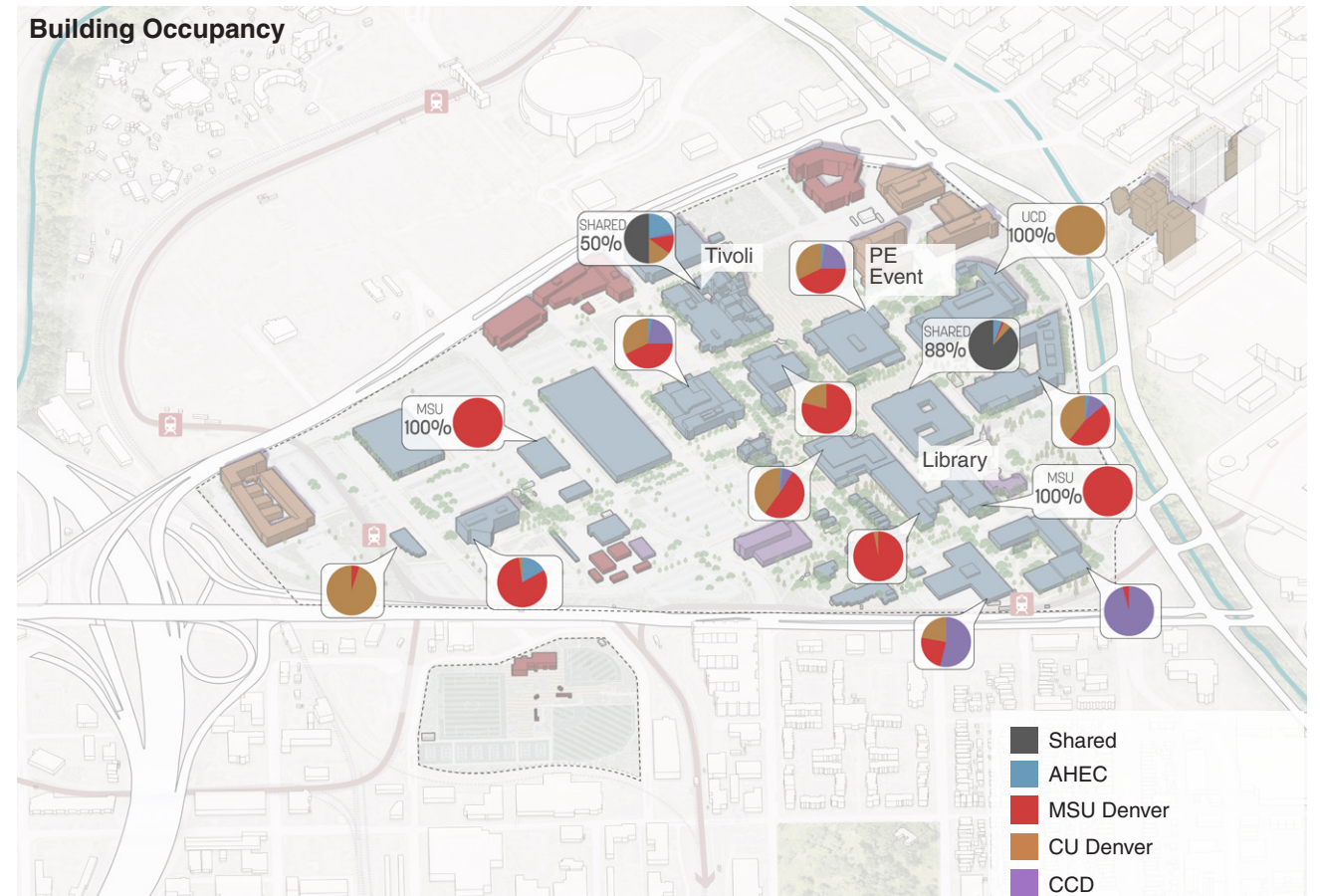
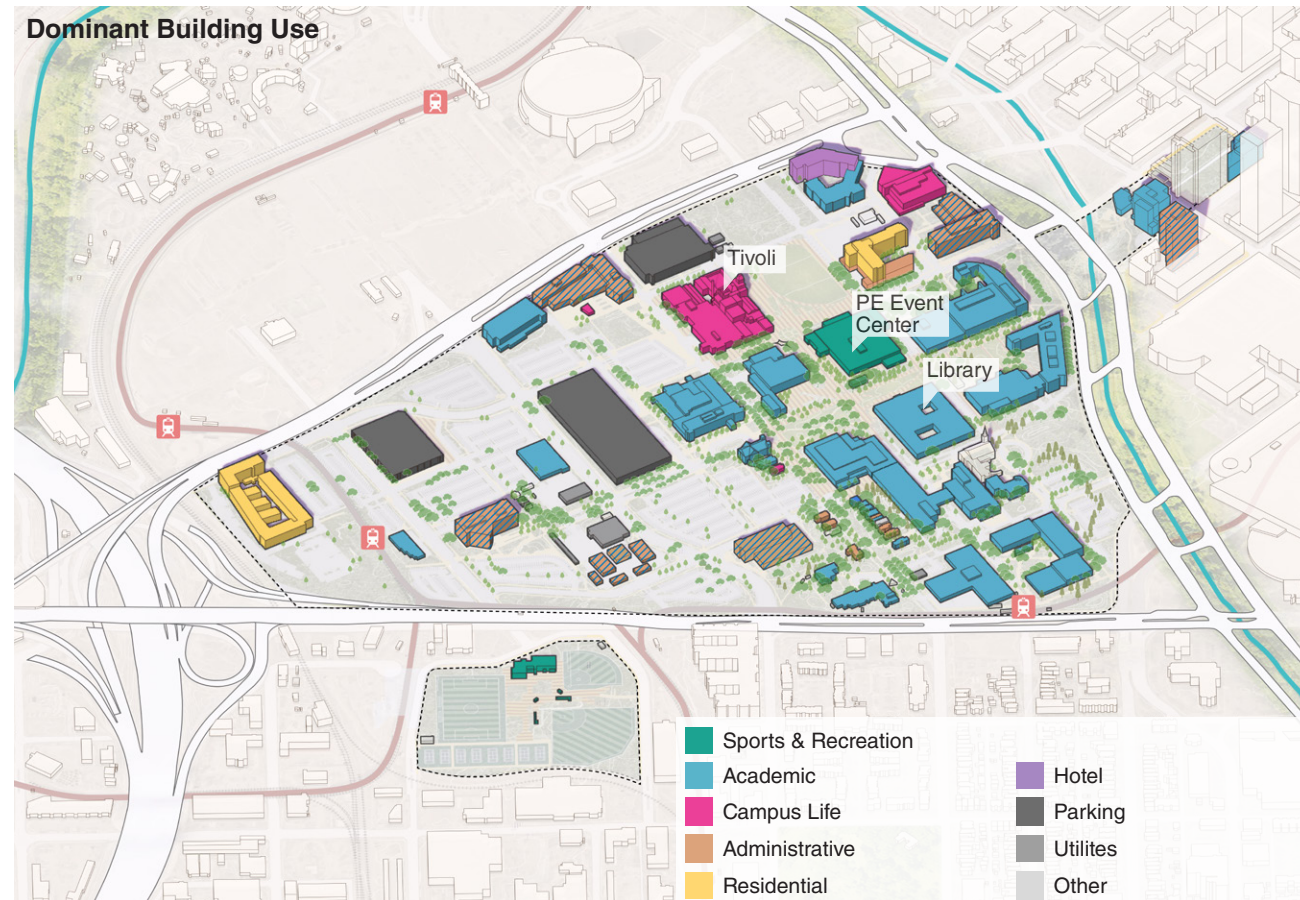
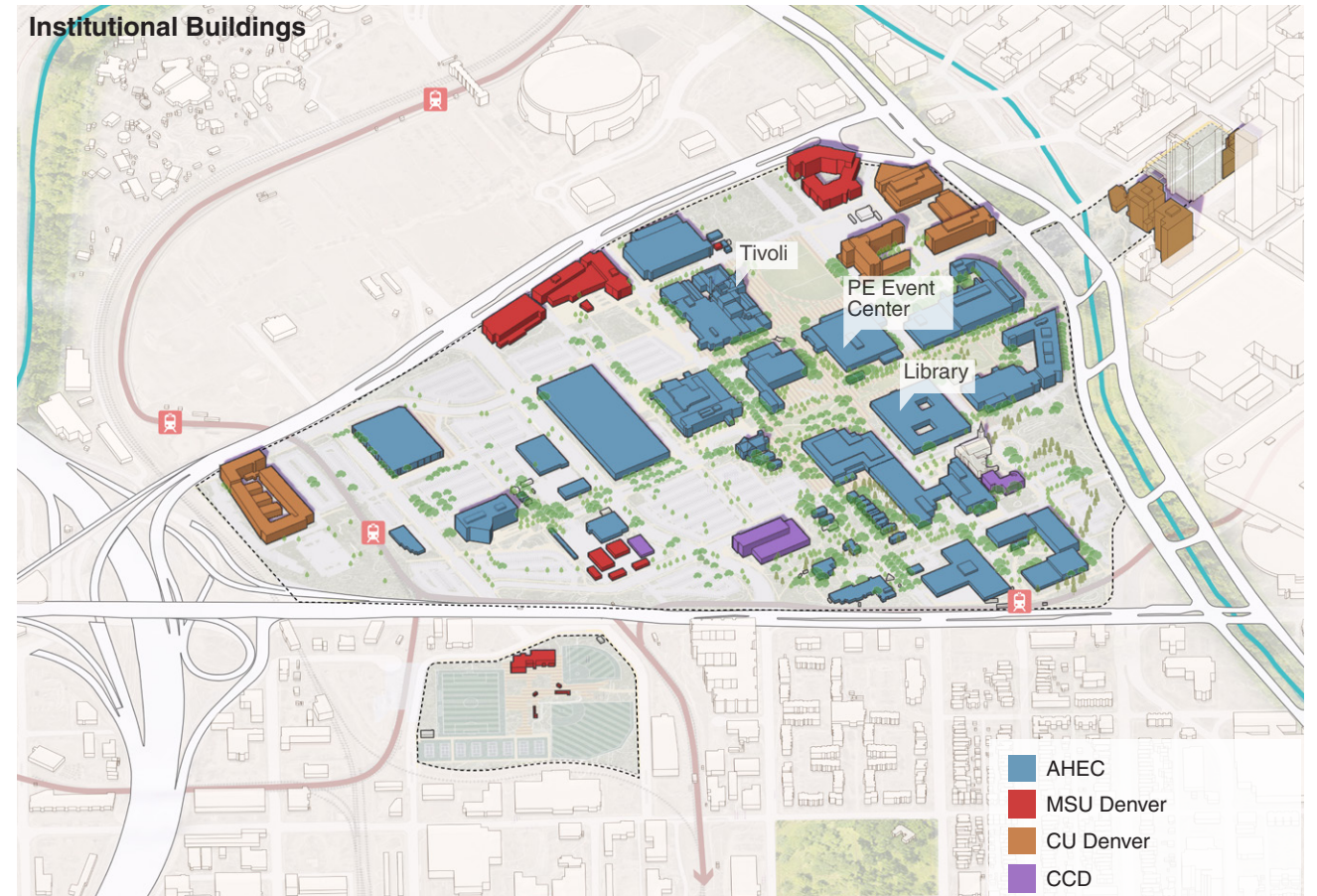


▲ Colfax Avenue at the I-25 Interchange

BUILT ENVIRONMENT

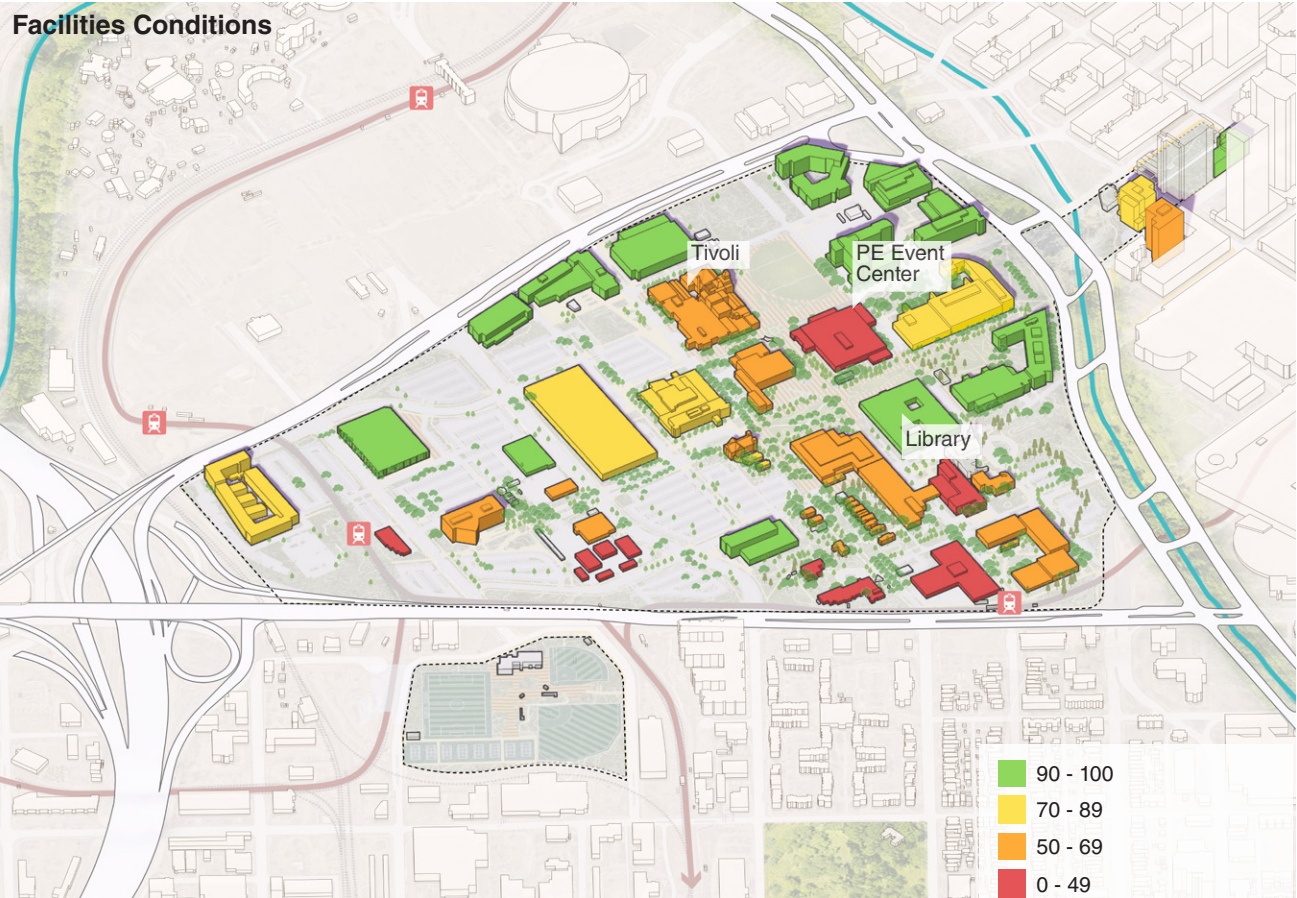
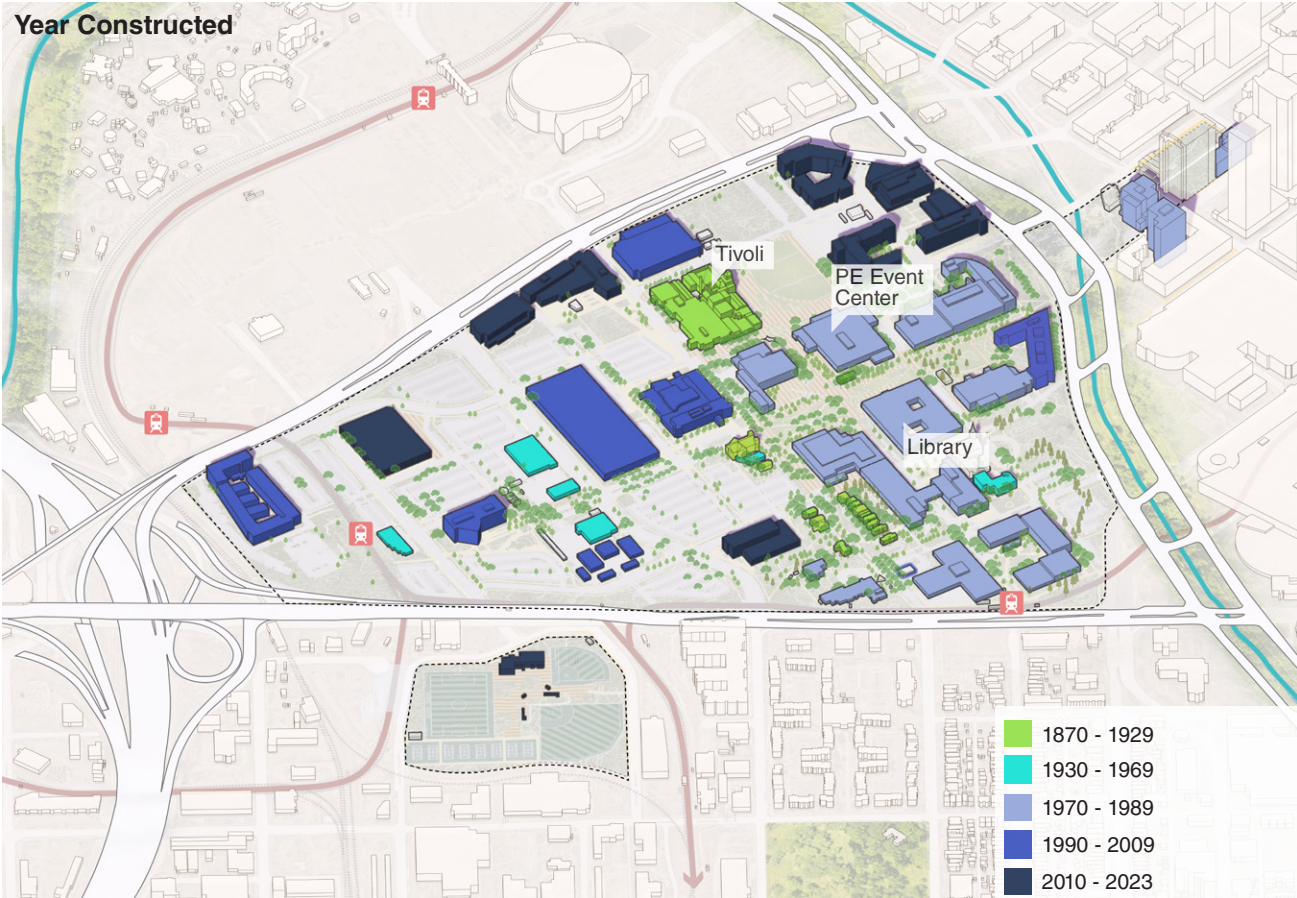
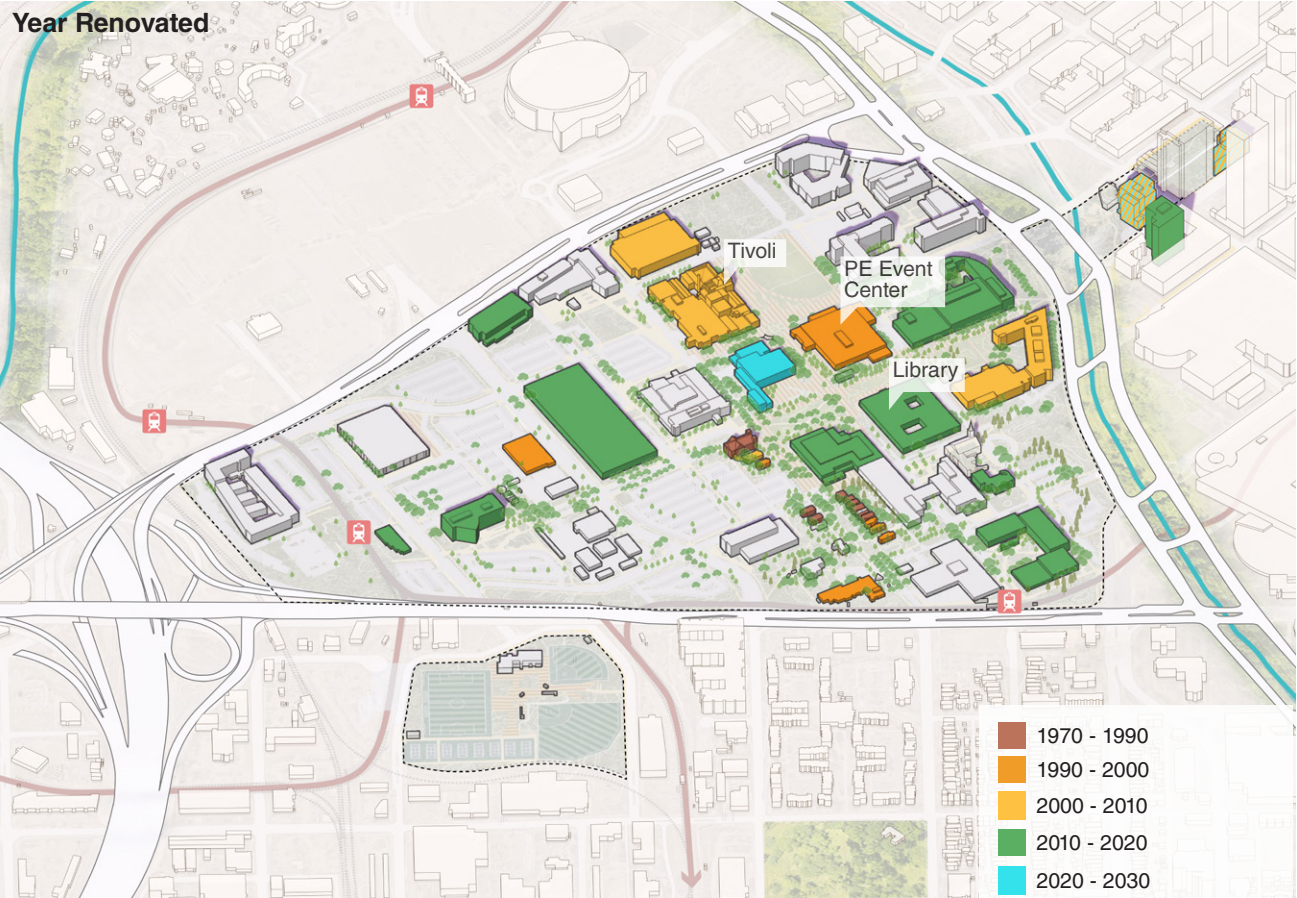
Campus buildings today are often single-use and relatively low height with wide setbacks from their access paths. In general, common and shared facilities are at the center of campus with the institutionally-owned facilities located at the campus edges - CCD to the south, CU Denver to the east, and MSU Denver to the north. There is little to no programmatic overlap between CCD, MSU Denver, and CU Denver in the institutionally owned buildings.

Where buildings are shared among multiple institutions, there is general dissatisfaction with the logistics and practicalities of sharing space.



BUILDING CONDITIONS

In spite of the majority of campus buildings being built after 1970, the Facilities Conditions Index (FCI) for many of the shared core campus buildings is very low due to accumulating deferred maintenance resulting from lack of funding. Generally, institutionally owned buildings are newer and in better condition.

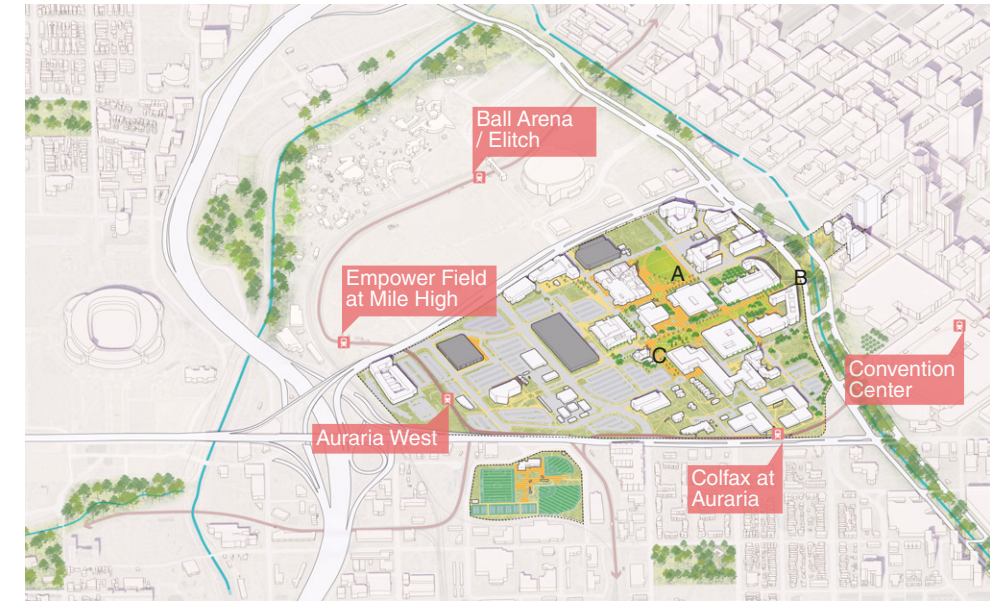


CAMPUS CHARACTER

The eastern portion of the campus is more pedestrian-oriented with landscapes including the Tivoli Quad and Lawrence Open Space, as well as pedestrian corridors including 10th Street, Larimer Street, and Lawrence Street. The western portion of the campus is relatively undeveloped and unwelcoming to pedestrians.

The areas highlighted include some welcoming areas for outdoor activity and encourage walkability, but other parts, especially the edges of campus have opportunities for improvement.

Access to campus from all sides is difficult for all modes of transportation due to the heavily trafficked roads with high speeds that border the campus. Speer Boulevard, in particular, is an extremely wide right-of-way with dangerous intersections.



▲ Campus Experience B



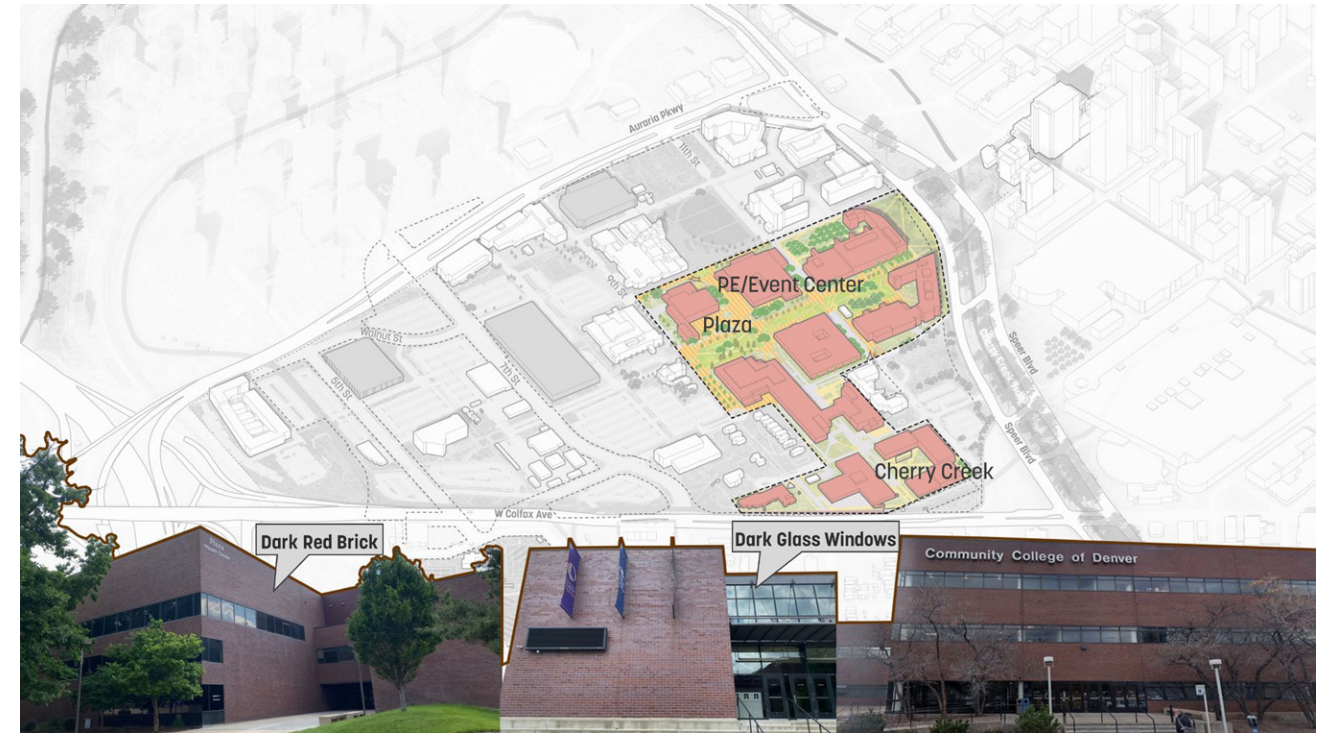
▲ Campus Experience C



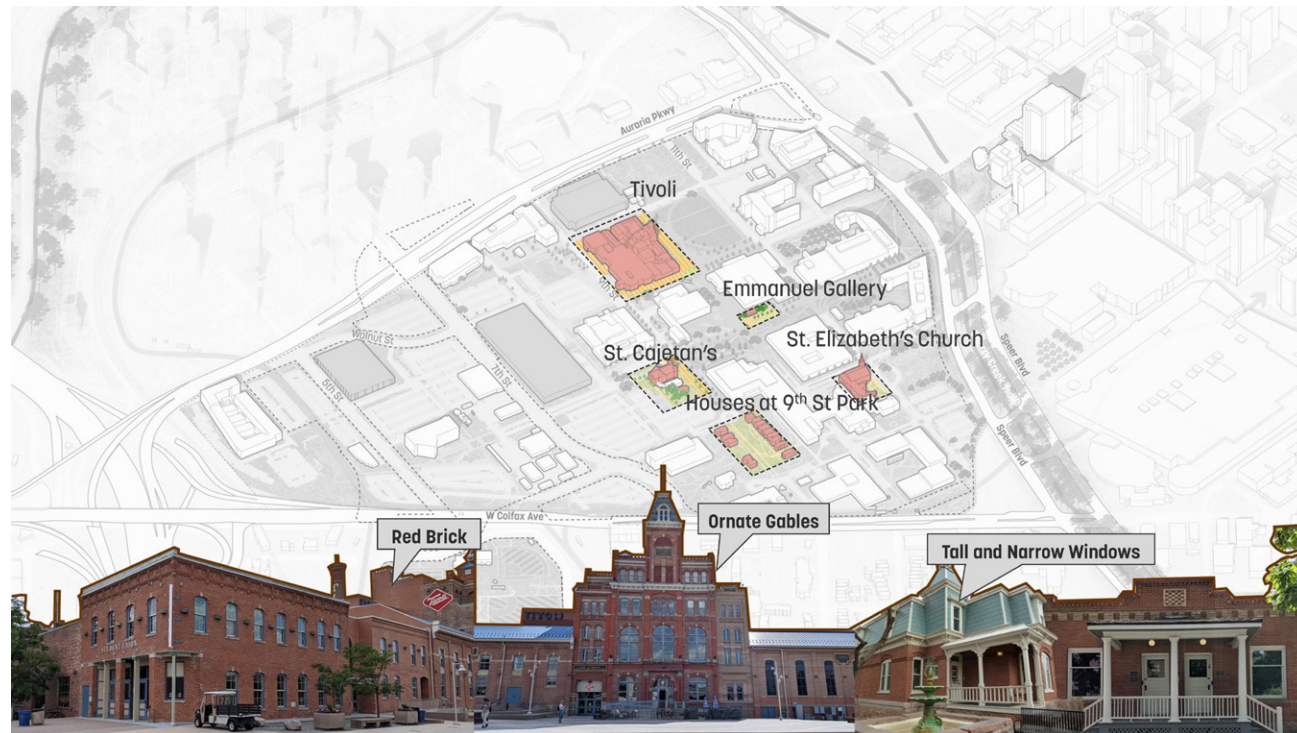
▲ Campus Experience A

CAMPUS ARCHITECTURE

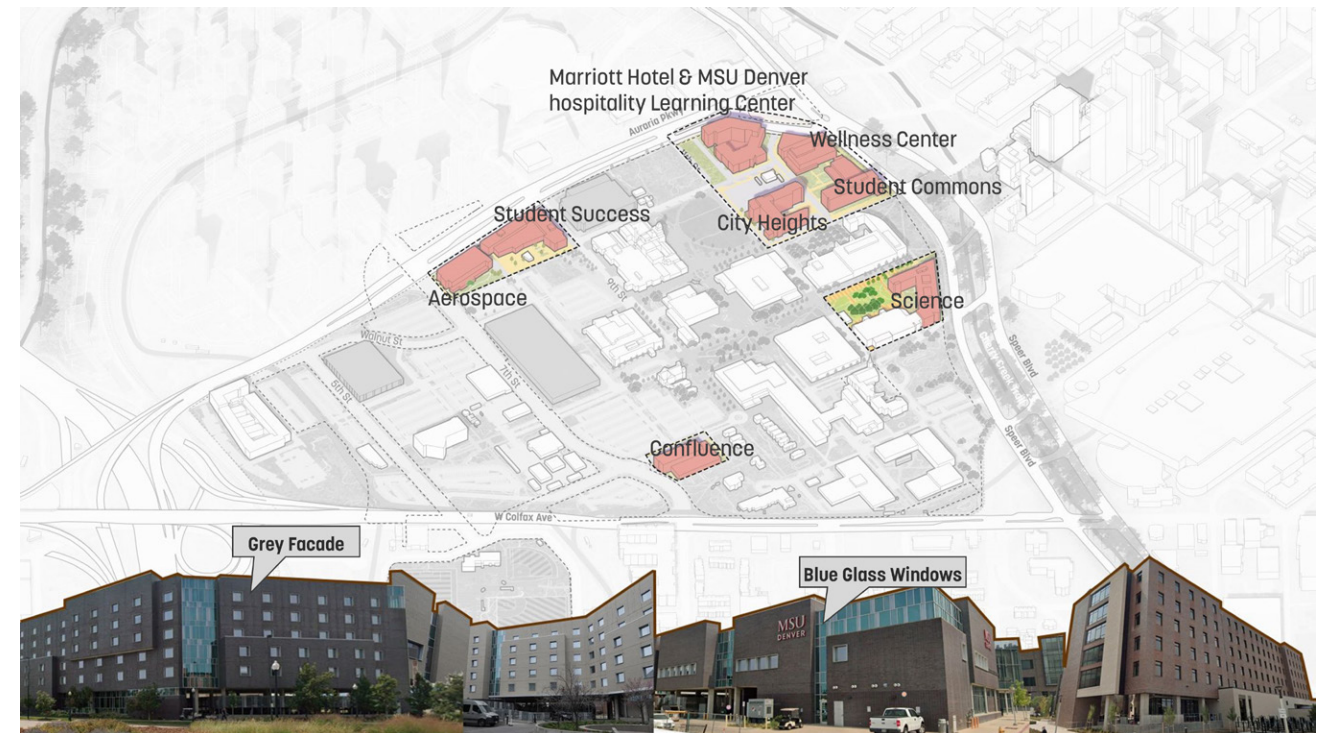
There is a wide mix of architectural styles on campus from the historic Ninth Street Park, Tivoli Student Union, and churches, to the mid-century architecture of the PE/Event Center and Plaza, to more contemporary buildings at the edges of campus. There is a lack of overall cohesion across the various campus architectural styles, and some of the mid-century buildings need envelope upgrades to provide 21st century learning environments with accessibility, daylight, and better energy performance.



▲ 1970-1989 Buildings



▲ 1870-1929 Buildings



▲ 2010-2023 Buildings

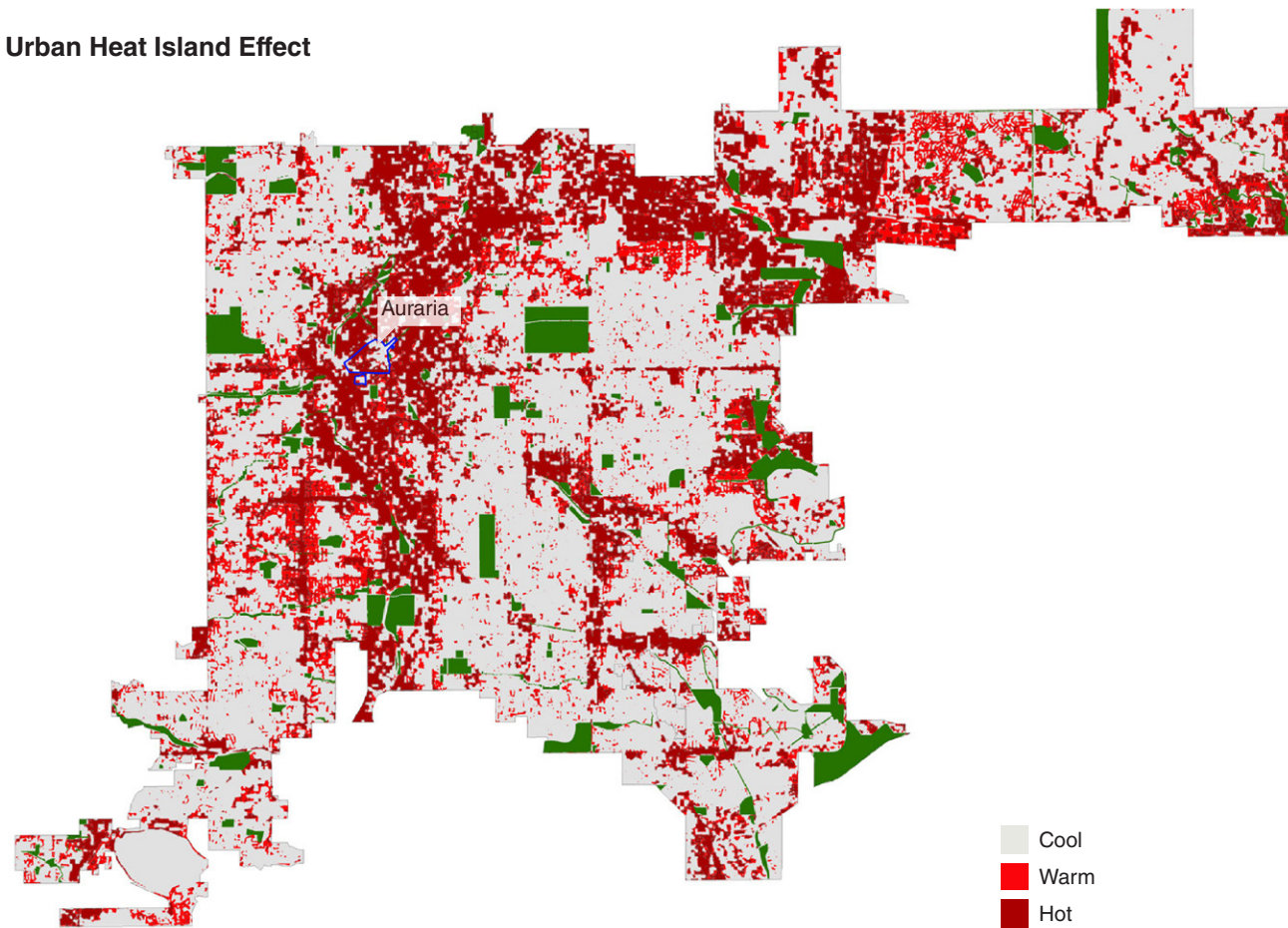
ENVIRONMENT & OPEN SPACE ANALYSIS

This analysis of the public realm is aimed at understanding natural climates, ecology, and open space types on campus to inform recommendations that are sustainable and locally responsive to best serve the campus community, neighbors, and the environment. The biggest climate challenges facing the Auraria Campus and Denver are rising heat, flood, and drought risks.

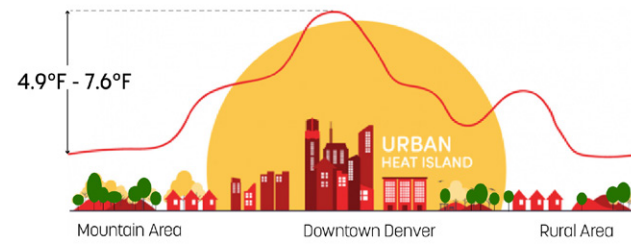
URBAN HEAT RISK

The western half of the campus experiences significantly higher temperatures compared to the rest of campus due to the extensive asphalt surface and lack of green spaces. Broadly, the Auraria Campus is situated in a higher than average Denver heat island due to the major highway and infrastructure surrounding the campus.

Urban Heat Island Effect



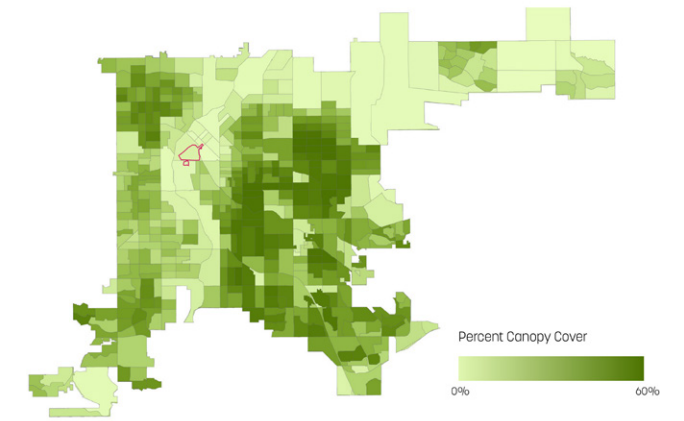
What this means for Denver



Source: Climate Central

TREE CANOPY

There is an inverse relationship between tree canopy coverage and urban heat on and around campus. At 15% tree canopy coverage, Auraria and the surrounding areas have much lower coverage than the city's desired goal. The challenges to planting more trees on campus include unsuitable soils due to prior industrial uses of this site, low staff levels to maintain vegetation, disease and bugs such as Japanese beetles, and climate change causing higher heat and dryness.



Campus Trees

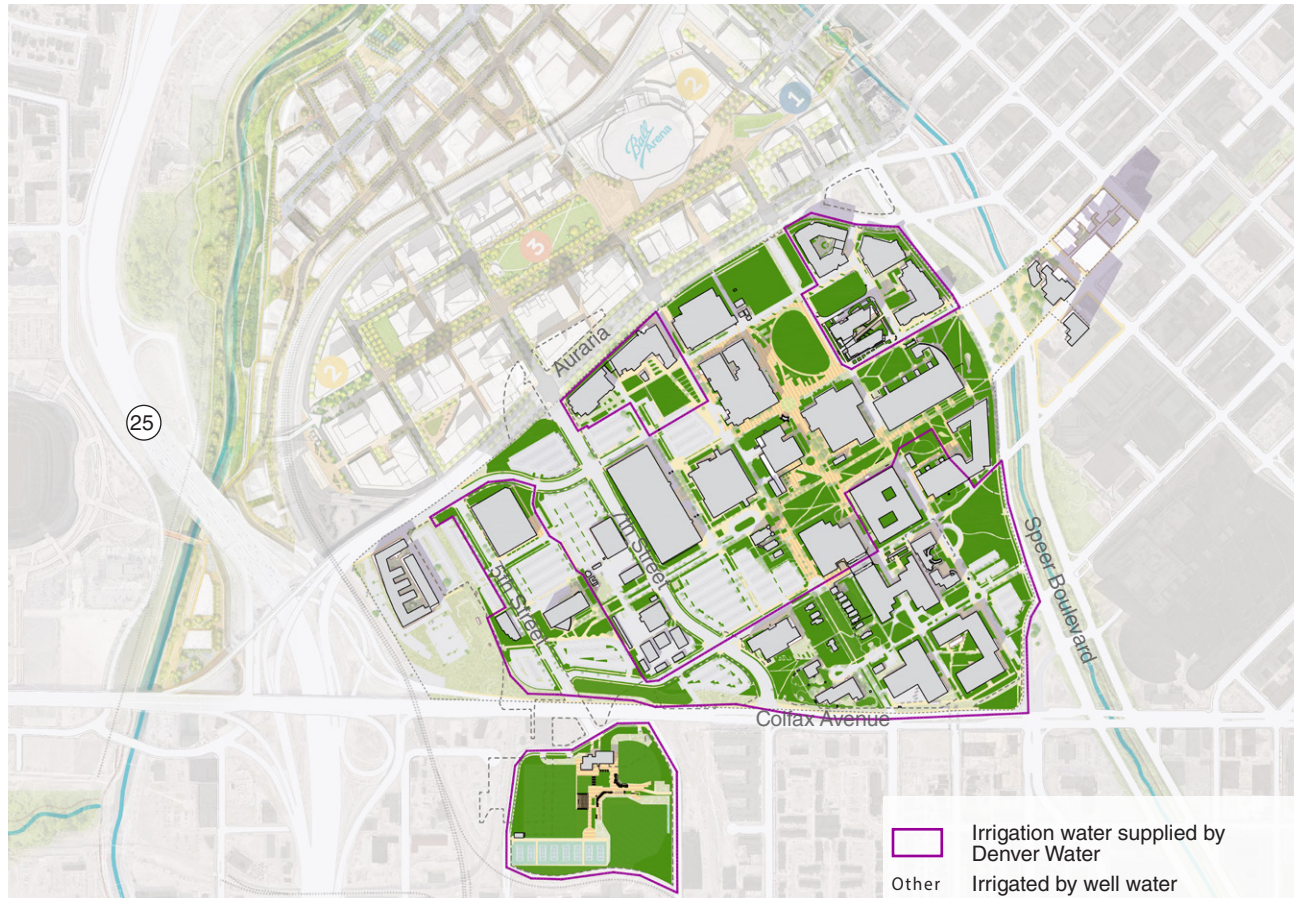


IRRIGATION SYSTEM

The campus has an aging and unreliable irrigation system that is difficult to modify. Well water on site has high levels of sediment and chemicals such as salt.

Auraria Campus would benefit from increasing drought-tolerant plants, grouping plants by water needs, mulching, soil amendments, alternative irrigation source and methods, and more education and community involvement.

Irrigation System



URBAN ECOLOGY

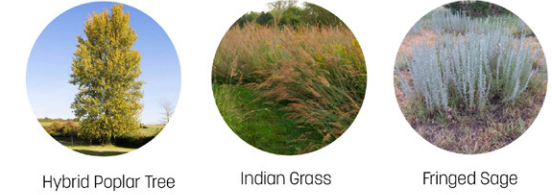
The urban ecology on campus could be enhanced through increasing biodiversity and enriching landscape types, vegetation layers, and planting species. The campus should prioritize drought-tolerant native species, integrate phytoremediation plants, and add low-maintenance pollinator plant species.

This would attract natural predators to prey on existing pests such as the Japanese beetles, while also promoting a diverse habitat for beneficial organisms on campus.

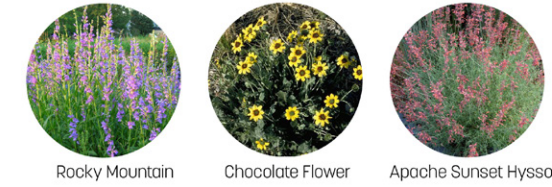
Prioritize drought-tolerant native species



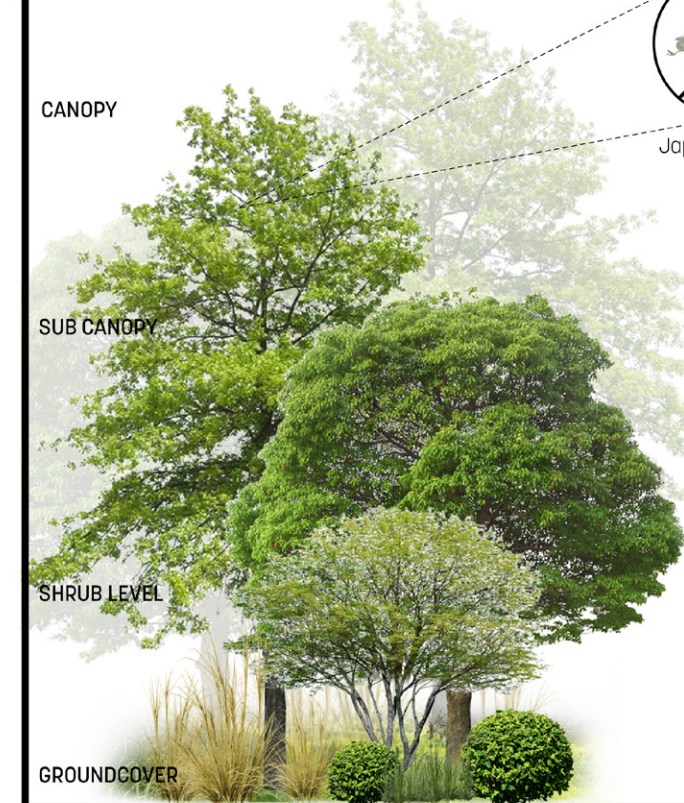
Integrate phytoremediation plants



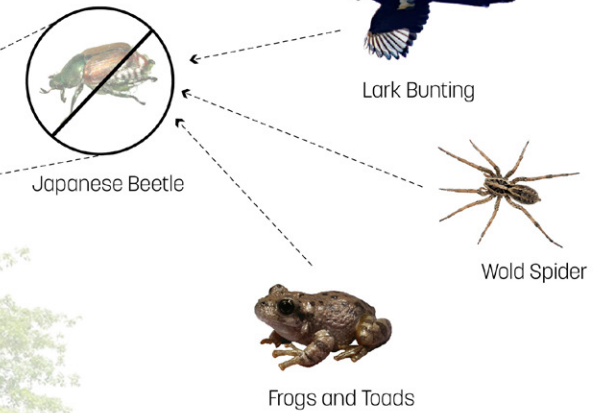
Add low-maintenance pollinator plant species



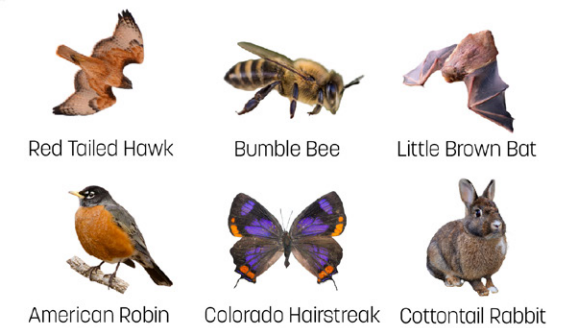
Increase biodiversity by enriching landscape types, vegetation layers, and planting species



Attract natural predators



Promote diverse habitat for beneficial organisms

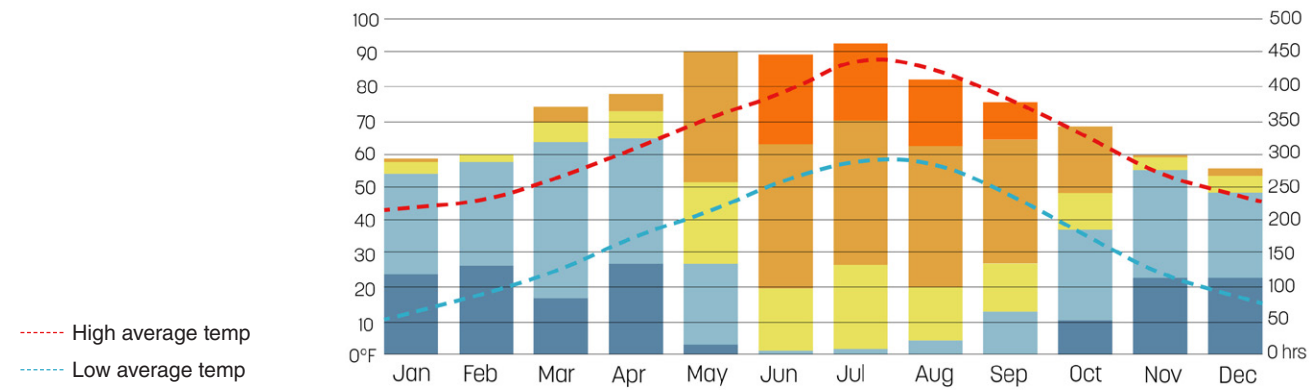


THERMAL COMFORT

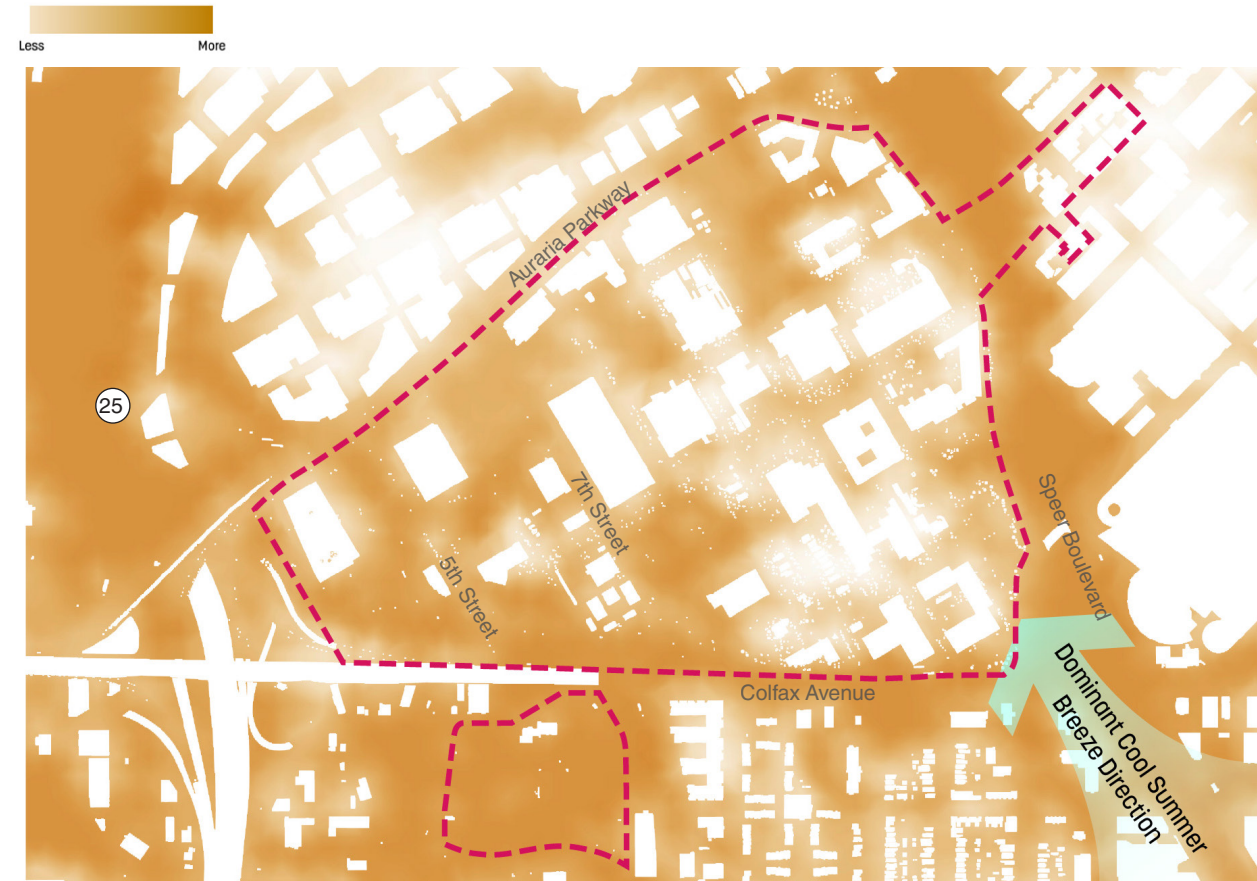
Increasing comfort levels in outdoor environments could promote the use of campus open spaces and enhance the mental and physical wellbeing of the campus community.

In addition to tree canopy expansion, shade could be provided by buildings and other structures. In the winters, building designs could optimize for sun exposure and wind corridors.

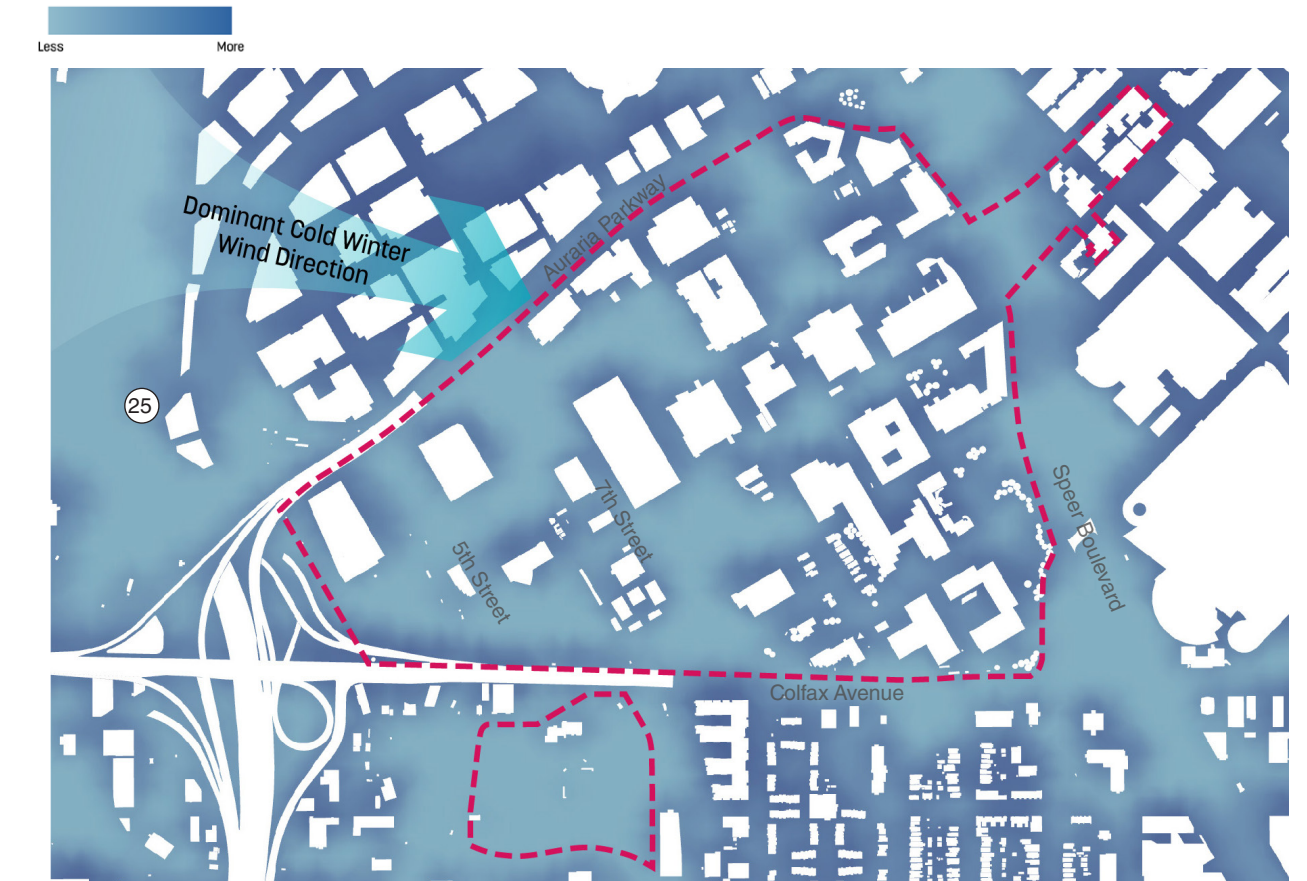
Human Comfort Strategy Summary in



Need Shade In Summer



Need Sun Exposure in Winter

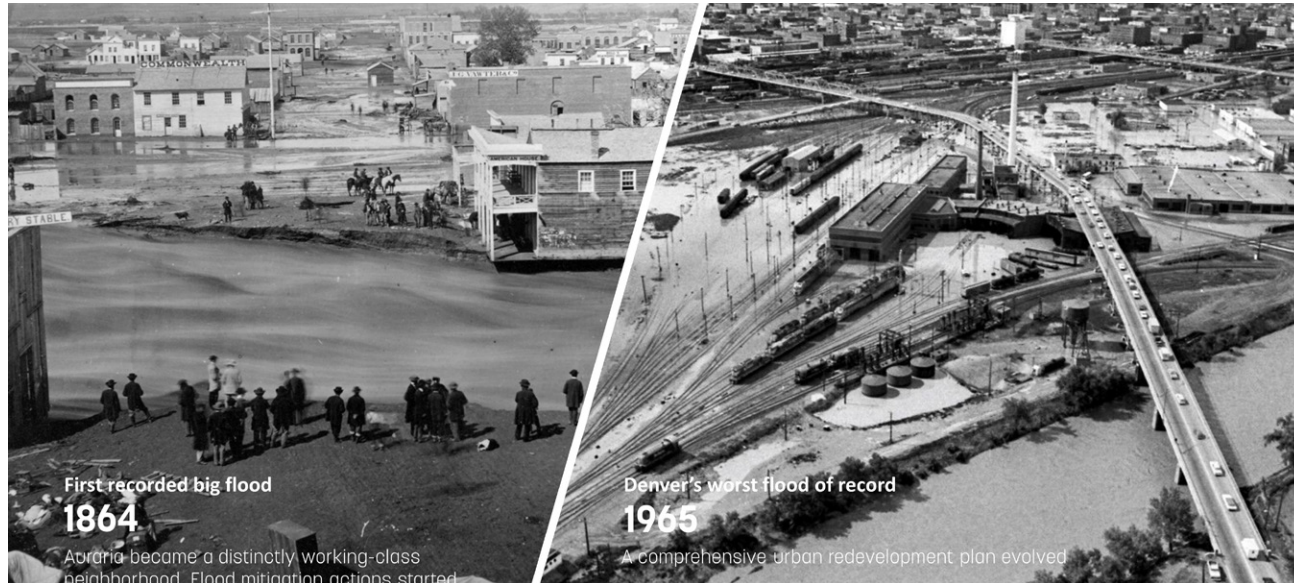


STORMWATER

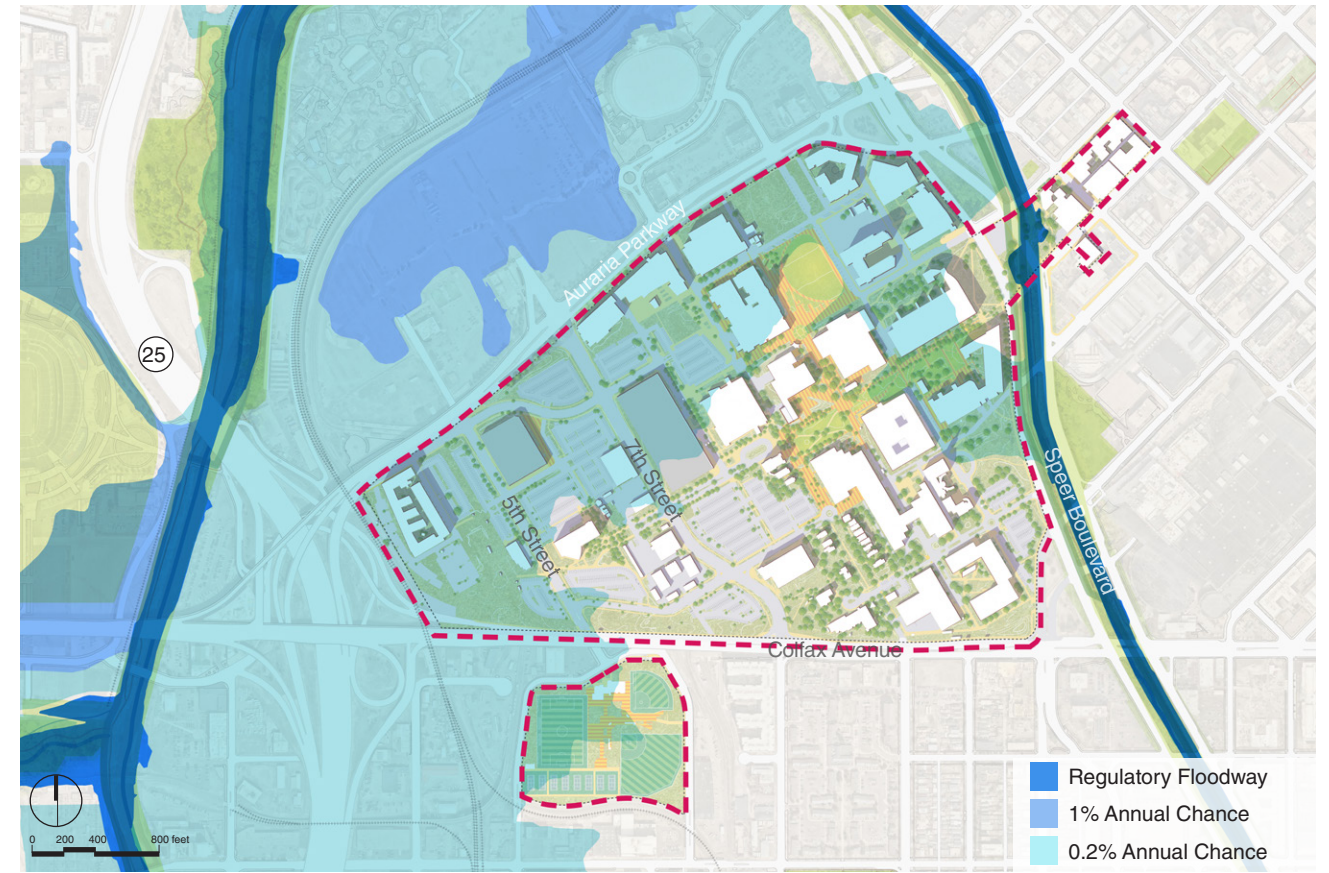
While the Auraria neighborhood was established for and benefited from the waterways surrounding it, historic floods in 1864 and 1965 caused irreparable devastation too. Climate change is increasing the frequency of the 1% chance flood and the majority

of Auraria Campus is situated within the FEMA 0.2% chance floodplain.

Despite the storm basins implemented underground around campus, the extensive impervious land still presents a significant flood risk, especially to the north and west of campus.



Current Flood



Historical



70% Pervious



CAMPUS LANDSCAPE TYPOLOGIES

Auraria campus boasts a diverse range of landscape typologies, but they are disjointed, present no legible hierarchy, and offer little navigability.

- Pedestrian Promenade
- Plaza
- Quad
- Courtyard
- 9th Street Park
- Other Softscape
- Community Garden
- Sports Field
- Service Area
- Road
- Parking
- Campus Signage

Existing Campus Landscape Typologies



STUDENT ACTIVITY & EVENT SPACES

There are currently limited outdoor places for student events and campus life spaces. With better integration with the building programs and the city, more integrated outdoor academic spaces and engaging open spaces, facilitating collaboration among students, generating revenue with public events, and activating the campus during academic vacations.



Event and Student Life Spaces



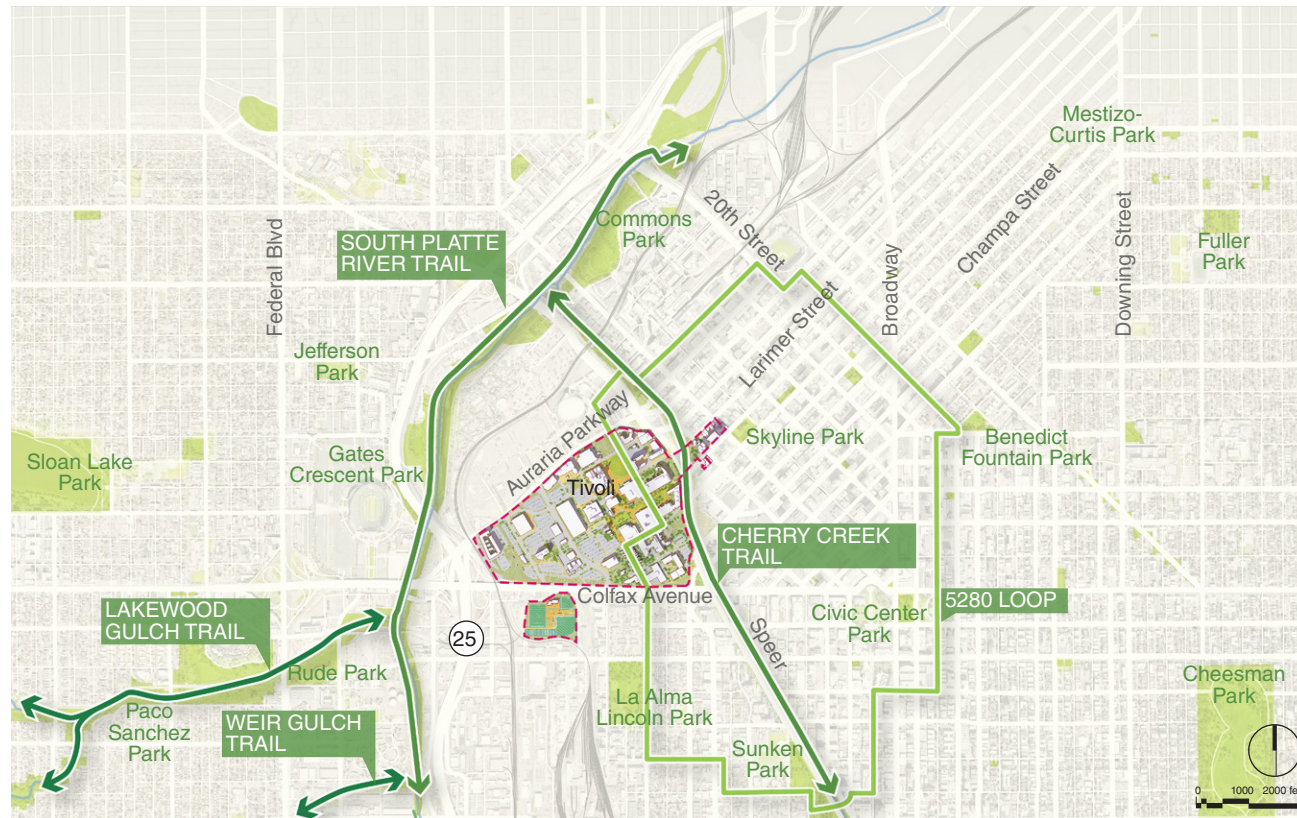
MOBILITY & INFRASTRUCTURE ANALYSIS

The following analysis examines the modes of transportation on and around campus as well as the utilities and infrastructure that serve campus.

TRAILS

Denver's trail system continues to expand along the city's waterways, with a particular focus on Speer Boulevard and Cherry Creek adjacent to campus. The city is also in the process of designing a 5280 Trail that would run through Auraria Campus. Auraria has a huge opportunity to intentionally connect with Denver's broader trail network.

Urban Trail Circulation

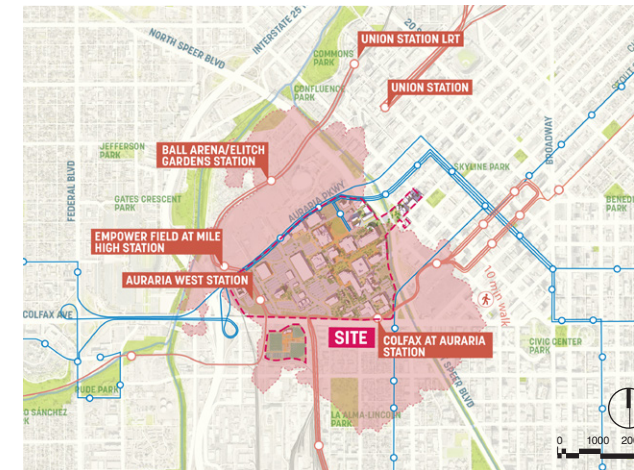


PUBLIC TRANSIT

Auraria Campus is served by two stops on campus and three more within a 10 minute walking distance. There are also bus lines that run along Auraria Parkway that serve the north side of campus. However, the last mile connection from each of these stops to the campus core are unpleasant and sometimes unsafe.

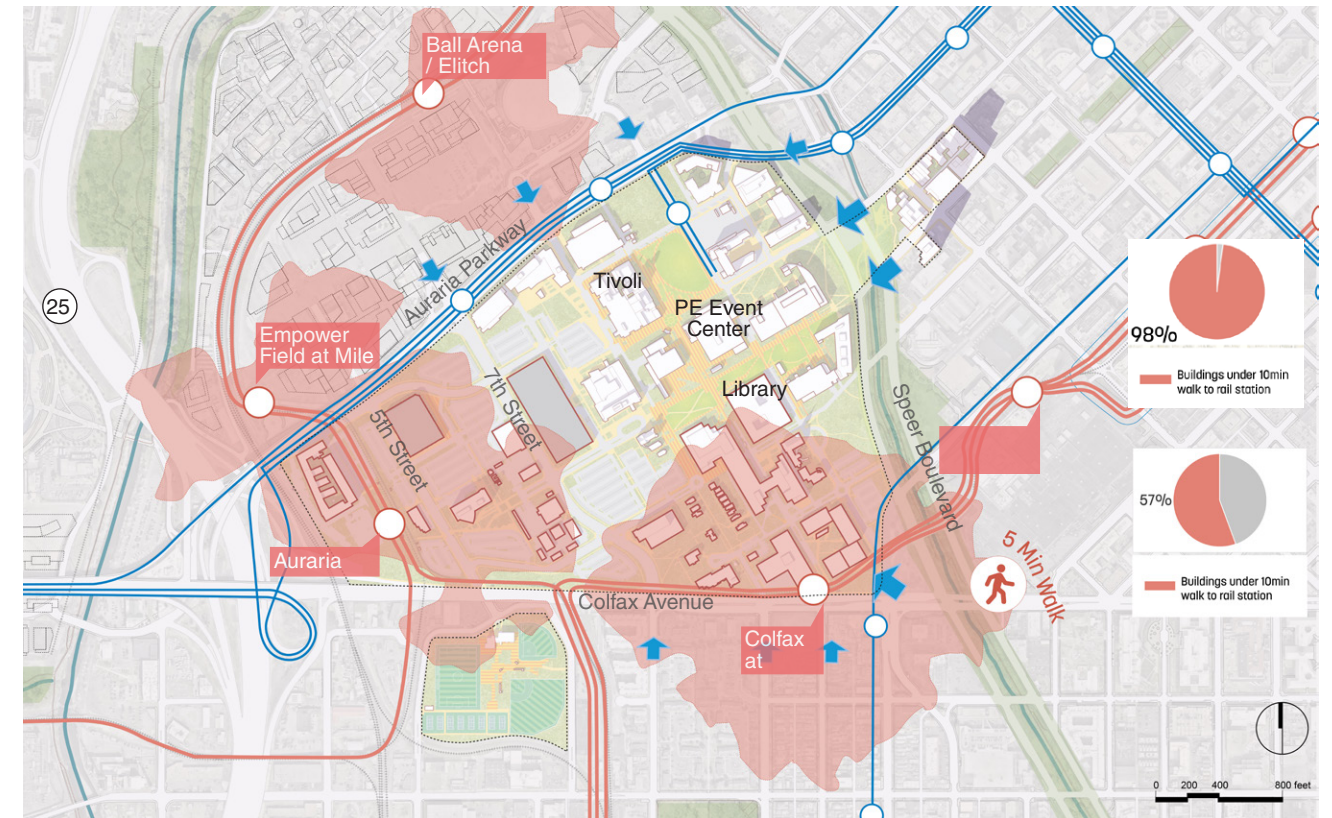


Urban Transit Circulation



- Rail
- Bus
- ➔ Accessible Entry

Campus Transit Circulation



VEHICLE & PARKING

Vehicle access and navigation are a challenge for the campus community and visitors. With dead ends, service-only roads, and one-ways on campus, mobility on campus for vehicles is difficult.

While there is a sea of surface parking on a significant portion of campus, along with garages, the total number of spots is insufficient for the campus population and inefficiently distributed.

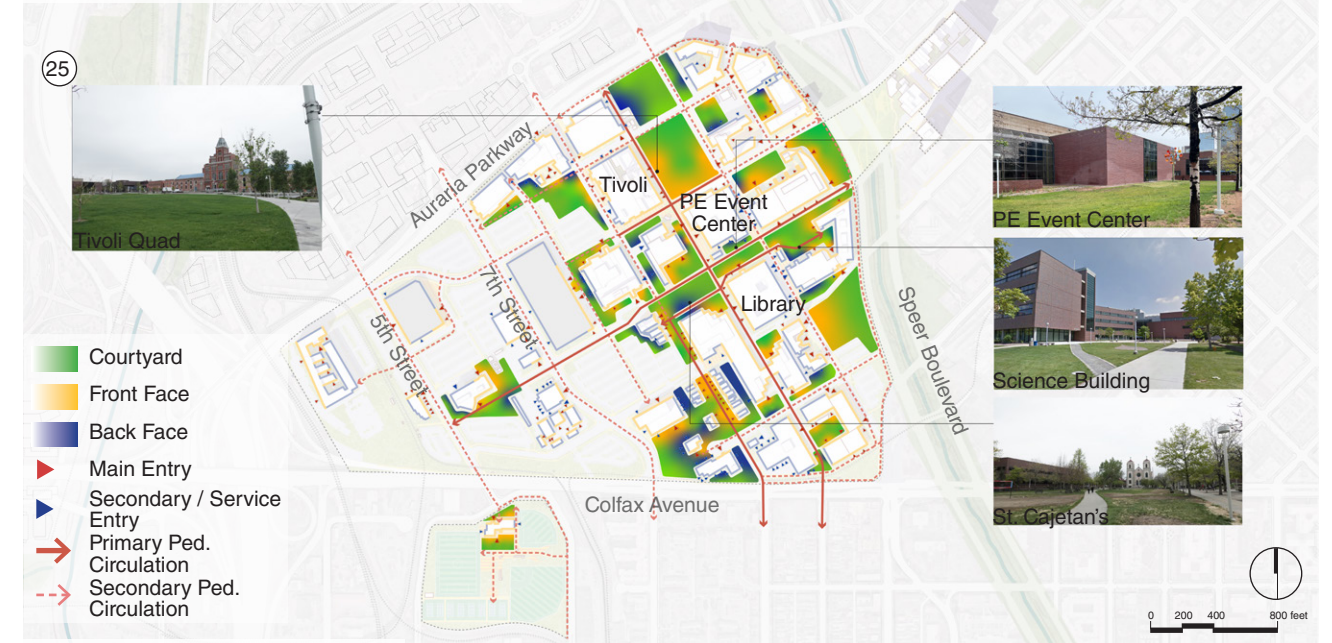


PEDESTRIAN NETWORK

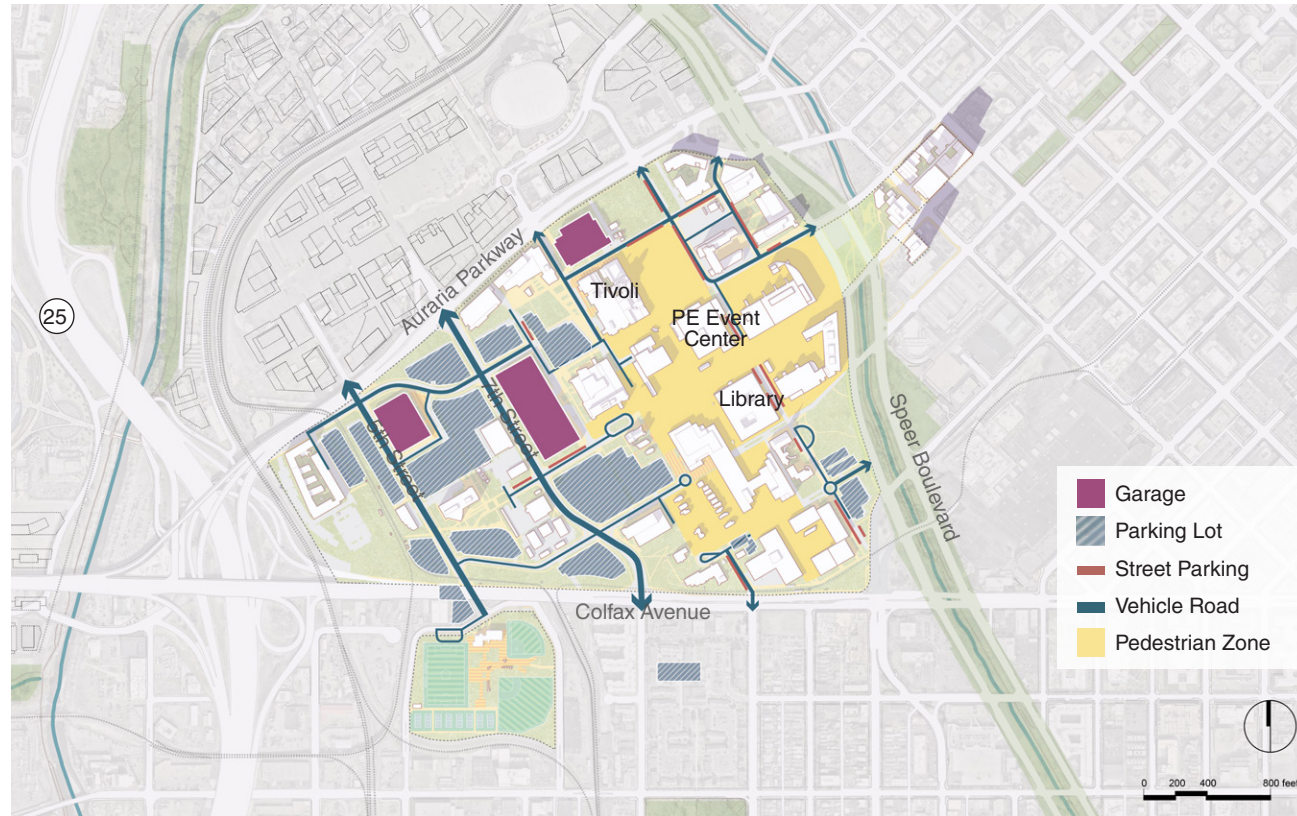
While the core of campus has wide and safe pedestrian-only promenades, access points into campus are unsafe and uninviting for pedestrians. The pedestrian network also dissolves into a hostile environment toward the western half of campus.



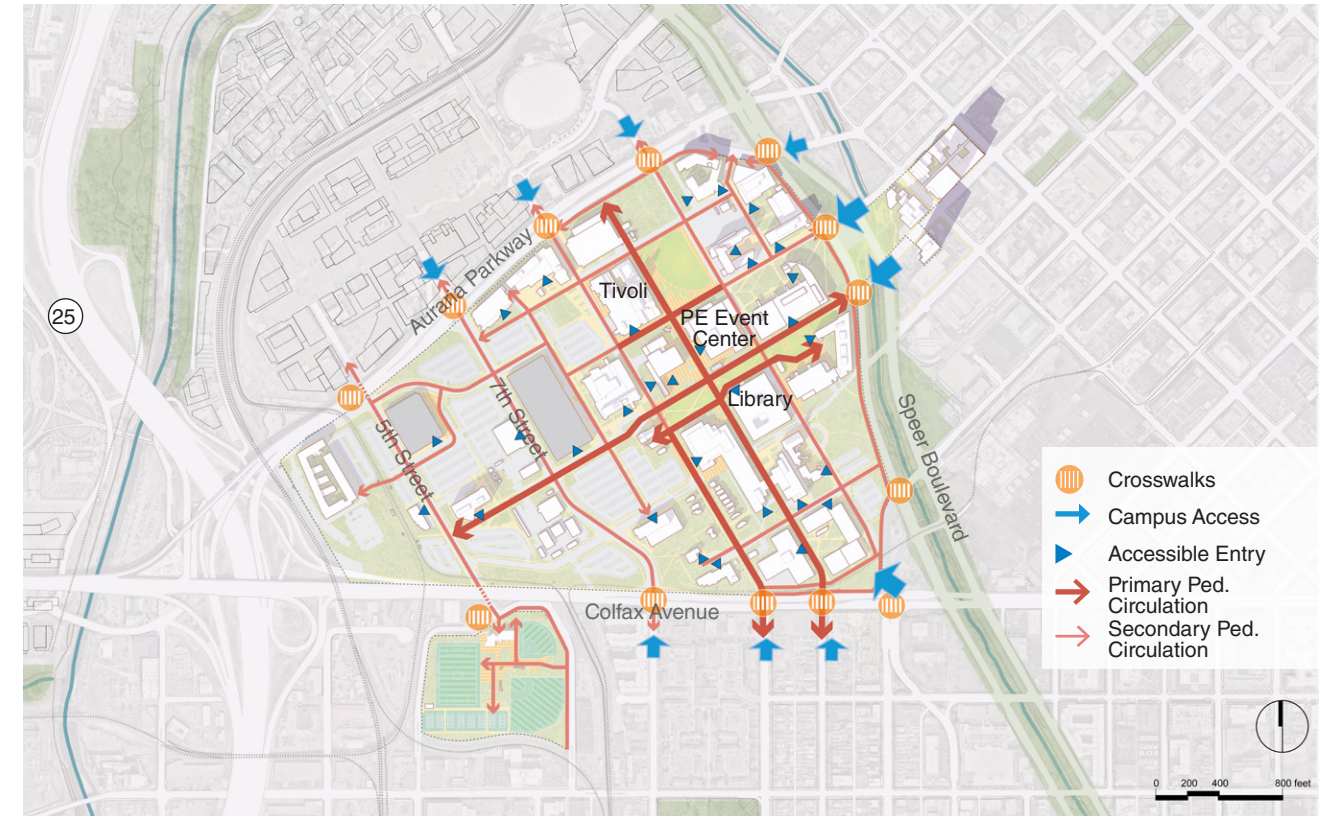
Building Frontages & Public Spaces



Vehicle & Parking Network



Pedestrian Network

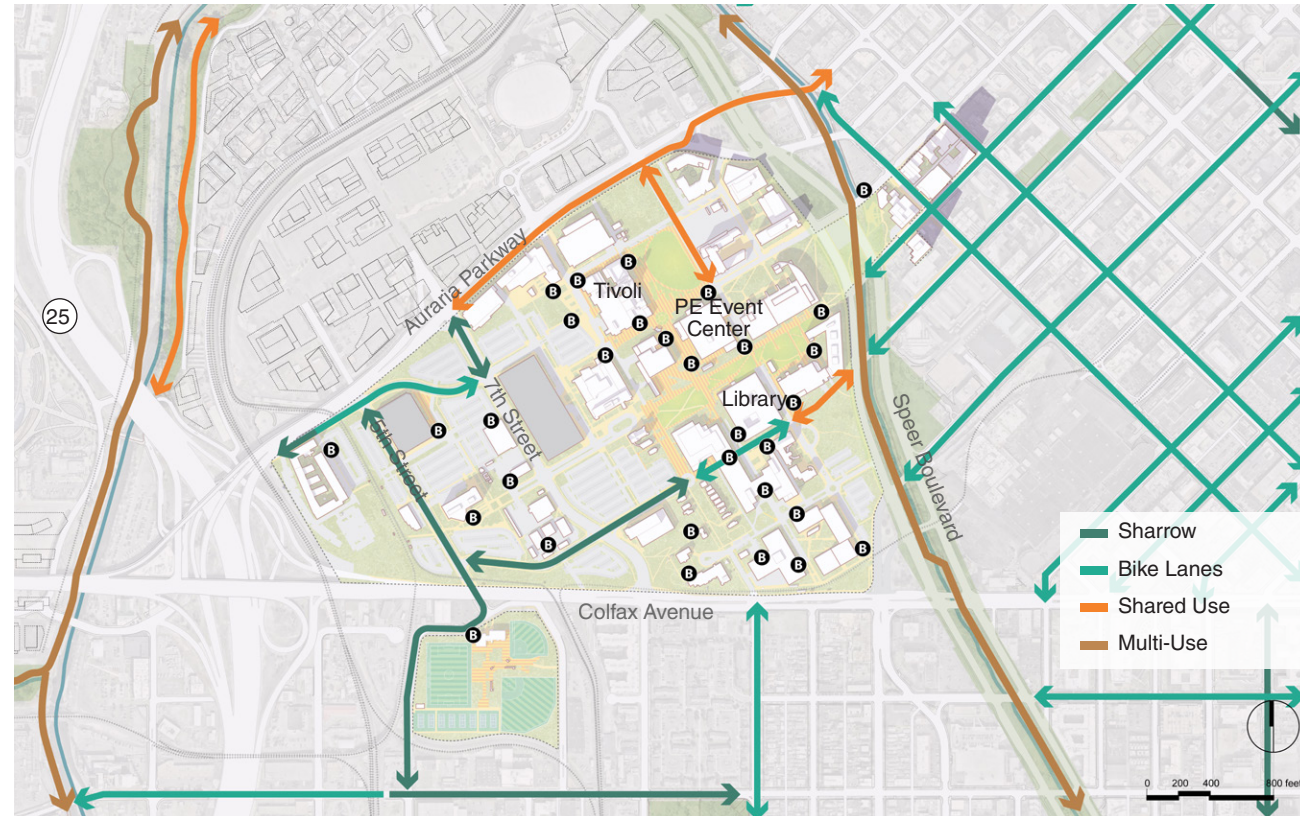


BICYCLE & MICROMOBILITY

Bike and micromobility networks on campus are frequently disrupted. There is an overall lack of bike infrastructure, such as protected lanes and bike parking. Connectivity between internal and external networks is also disrupted, preventing safe and comfortable access to and from campus.



Vehicle & Parking Network

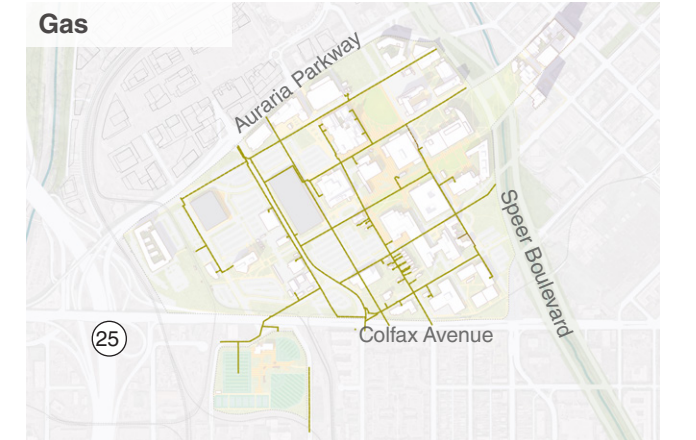
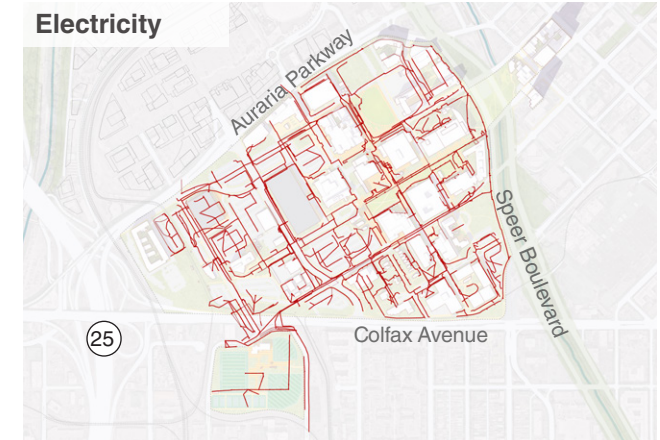


ENERGY

Auraria Campus has phased out steam and is served primarily by natural gas. Left unattended, continued use of fossil fuels will limit AHEC's ability to address its own Climate Action Plan to reduce Scope 1 and 2 emissions.

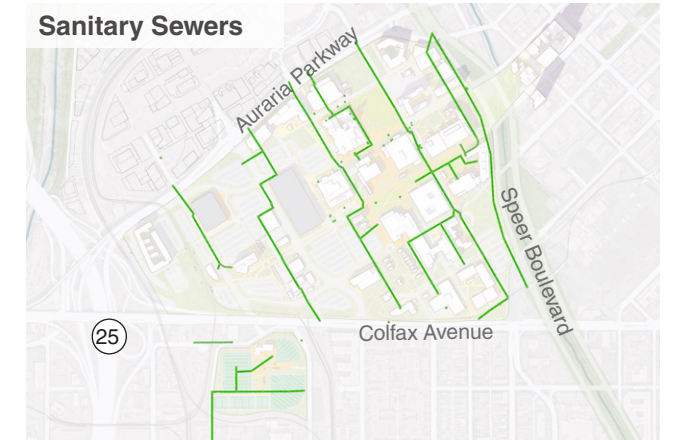
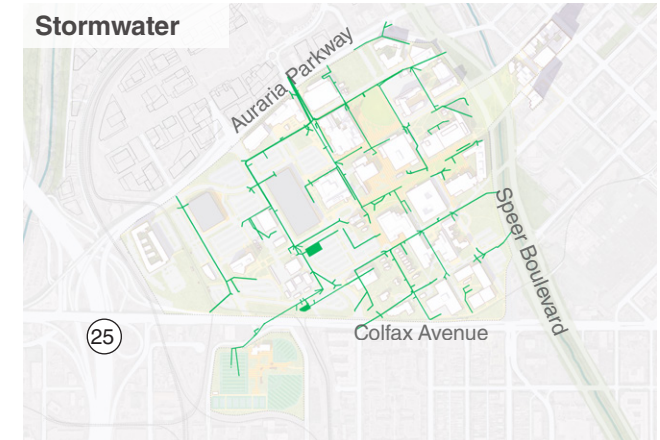
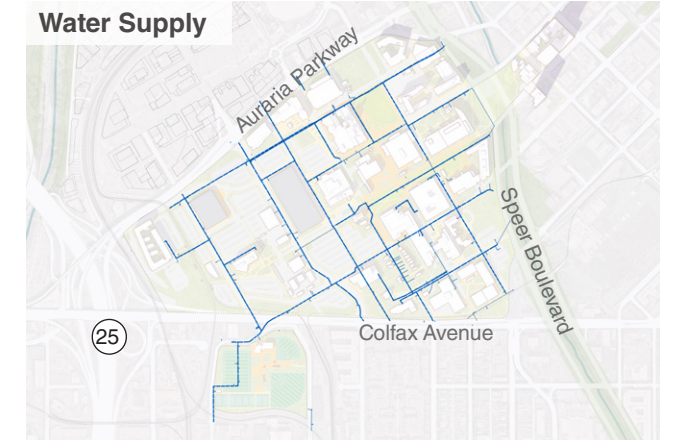
The Campus has completed Infrastructure Master Plans in the past. New infrastructure assessments and plans will be undertaken for each infrastructure system on campus starting with the electrical distribution systems and the stormwater management systems.

Auraria Climate Action Plan calls for a Scope 1 and 2 emissions reduction of 50% by 2030, 90% by 2040, and 100% by 2050. Buildings such as the Science Building, North Classroom, and Tivoli are responsible for some of the greatest emissions on campus.



WATER & SEWER

The 2019 Water Action Plan for Auraria called for a 10% reduction in water use by 2022. The new Climate Action Plan has updated goals and timelines to achieve these goals. (There will be more content added to this section by the sustainable campus program.)



The background features several overlapping, semi-transparent blue geometric shapes, including triangles and curved bands, creating a dynamic, layered effect. The colors range from a deep blue to a lighter, sky-blue hue.

3.0

**Campus Framework
Plan Recommendations**

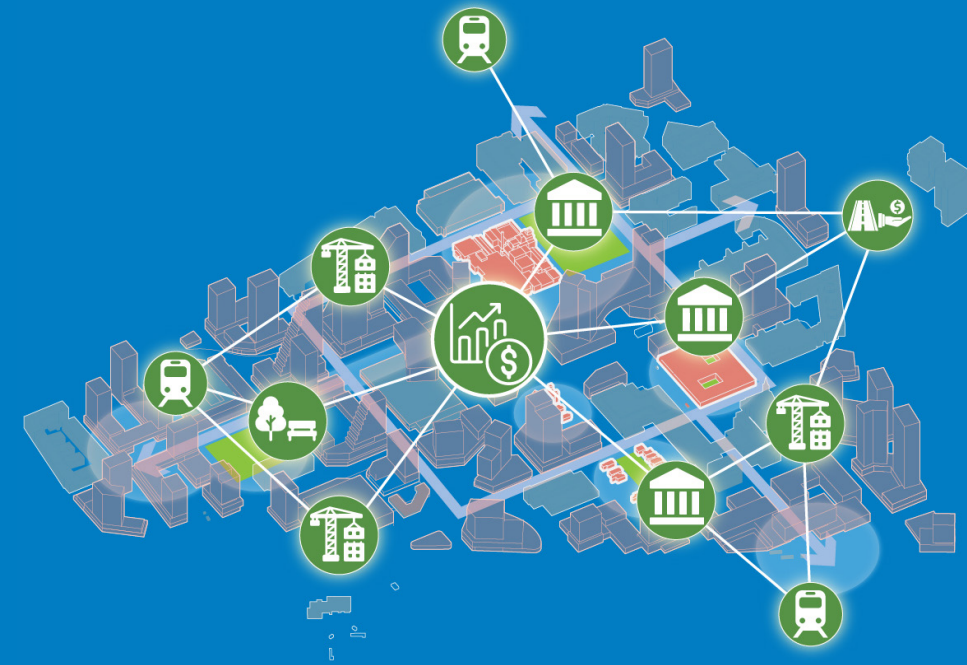
VISION

Create a thriving and active campus to support student success and institutional identities in order to enrich our collective experiences, strengthen campus cohesion, and achieve financial sustainability.

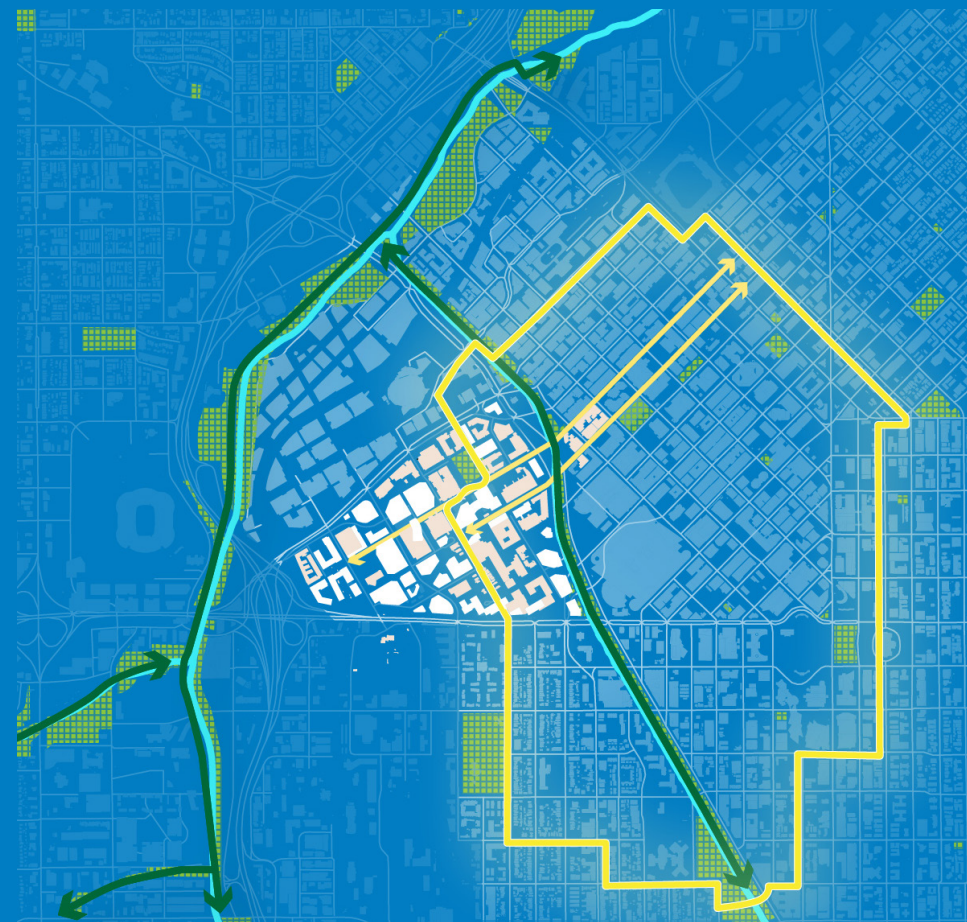
GUIDING PRINCIPLES



1 Integrate the Auraria Campus as a complete community in order to support the educational objectives of the academic institutions.



2 Leverage existing and future campus opportunities to achieve a new sustainable financial model.

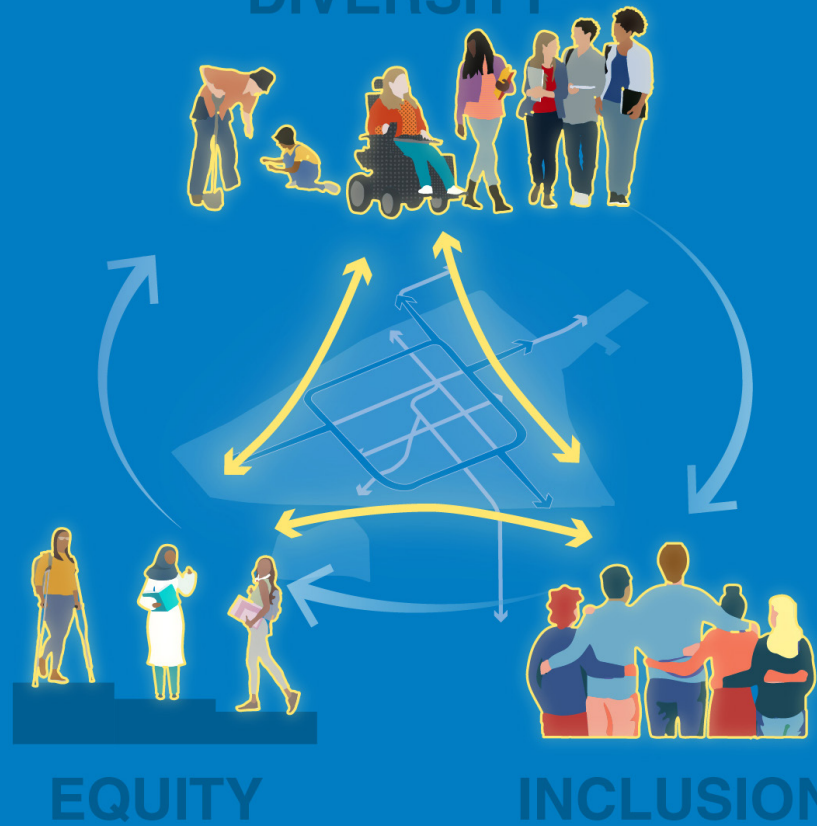


3 Enhance and expand connections to downtown Denver, surrounding communities, and new neighborhood development projects.



4 Design and define a cohesive campus with a distinctive character that complements the individual institutional identities.

DIVERSITY



5 Reflect the community we serve and promote diversity, equity, and inclusion throughout the Framework Plan process, recommendations, and implementation.



6 Honor and celebrate the history of the campus to align with the AHEC Strategic Plan.

PROPOSED PLAN

The concepts proposed in the Framework Plan seek to maintain the distinct identities and sense of community of the existing institutional neighborhoods while coordinating future developments to better optimize the land on the Auraria Campus. This plan creates a long-term, comprehensive framework that designates zones for academic, auxiliary, and mixed-use development on campus with a long-term and comprehensive vision in mind. This framework is intended to be flexible to allow future academic and non-academic project proposals to select sites in a methodical fashion that benefits the whole campus. The proposed development framework is accompanied by a recommendation to create a process that will increase cooperation across all three academic institutions and AHEC and streamline processes to evaluate projects using the principles outlined in this plan along with other criteria that will be developed following the adoption of this plan. This process will strengthen collaboration opportunities early on.

This plan is a framework for the future growth of the campus. The plan highlights the existing buildings, proposed renovations, and proposed mixed use development opportunities on the campus. The plan also represents diverse landscape typologies and connective corridors, which will contribute to a vibrant and multifunctional campus environment. The plan also proposes a new Loop Road that will allow vehicles to circulate around the pedestrian-only core of the campus.



- Existing Buildings
- Proposed Renovations
- Proposed Buildings

HONORING HISTORY

Since the establishment of the City of Auraria in 1858, the history of this land has been erased and rewritten repeatedly. With a renewed commitment to acknowledging past injustices, the campus partner institutions have implemented several policies and programs to strengthen opportunities for the Displaced Aurarian and Indigenous communities that resided on the land where the campus now sits. This Campus Plan seeks to further this effort by creating more opportunities for honoring and recognizing the history of this land, and in doing so, learning from it.

Some key ways to recognize and honor Auraria's history include:

- Reflect the desire among key stakeholder groups for a center that includes history, artifacts, and a guide to the campus that would serve to recognize and honor the original Indigenous Tribes who lived on this land and the tight-knit community that was displaced to make room for today's Auraria Campus. The tribal representatives expressed a need for a place where they could come and meet and gather with others.
- Establish a future building, space, or areas that could serve as a Welcome Center or Museum showcasing people, events, and artifacts from the past. It could also serve as a place for gathering, meeting, and reconciliation, and provide information to community members about the programs being offered by the campus to the Displaced Aurarian and Indigenous communities.
- Identify areas and building facades across the campus for art, murals, plaques, plantings, and spaces that document and honor Auraria's history and local artists.
- Elevate the experience of 9th Street Park to preserve historical houses to honor the history of the campus and its former residents, to ensure the Displaced Aurarian's memory remains and is shared with future generations.
- Ensure the design of future buildings adjacent to the remaining historical gems on campus is sensitive and responsive to the existing structures.
- Leverage the proposed corridors in this plan, such as the Learning Loop and 5280 Trail to highlight historical gems still standing on campus today.
- Add educational signage throughout campus to recognize what stood on these lands before the campus. These should be implemented strategically following a Wayfinding and Signage study for Auraria Campus.

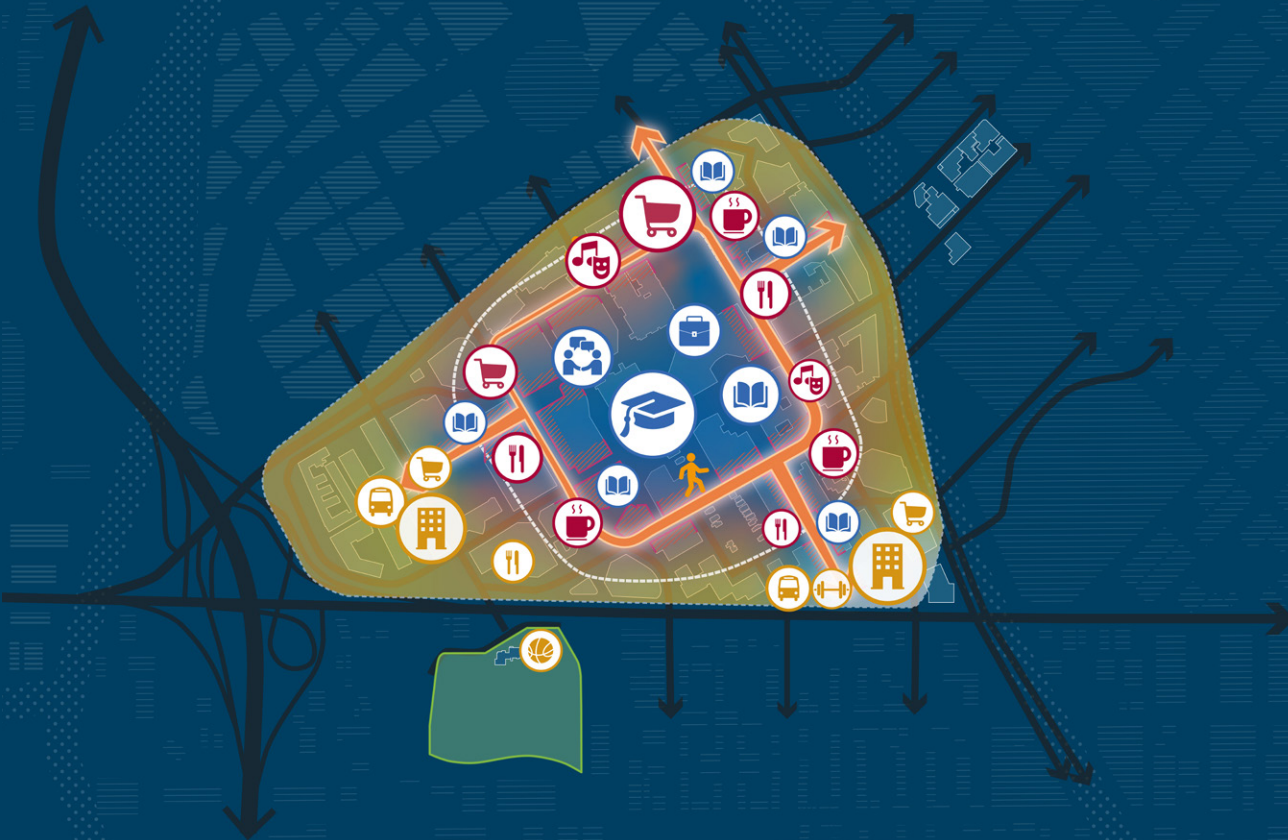
(Additional work is underway in this area and this will be expanded in the next draft.)



BIG IDEAS

At a high level, this plan aims to create a campus that welcomes all to a complete community focused on world-class education and is home to a variety of uses and amenities to support the learning environment. The Auraria Campus can offer more to its students, staff, and faculty both on campus and by improving the connections to the rich and vibrant neighborhoods surrounding campus. This plan also recommends creating a denser pattern of development that reflects Denver’s growth and needs, as well as enhancing the public realm to improve public health, environmental impact, and the attractiveness of campus. The following big ideas shape the recommendations in the plan to set up the campus as an exceptional place for learning, living, working, and play.

The Learning Loop



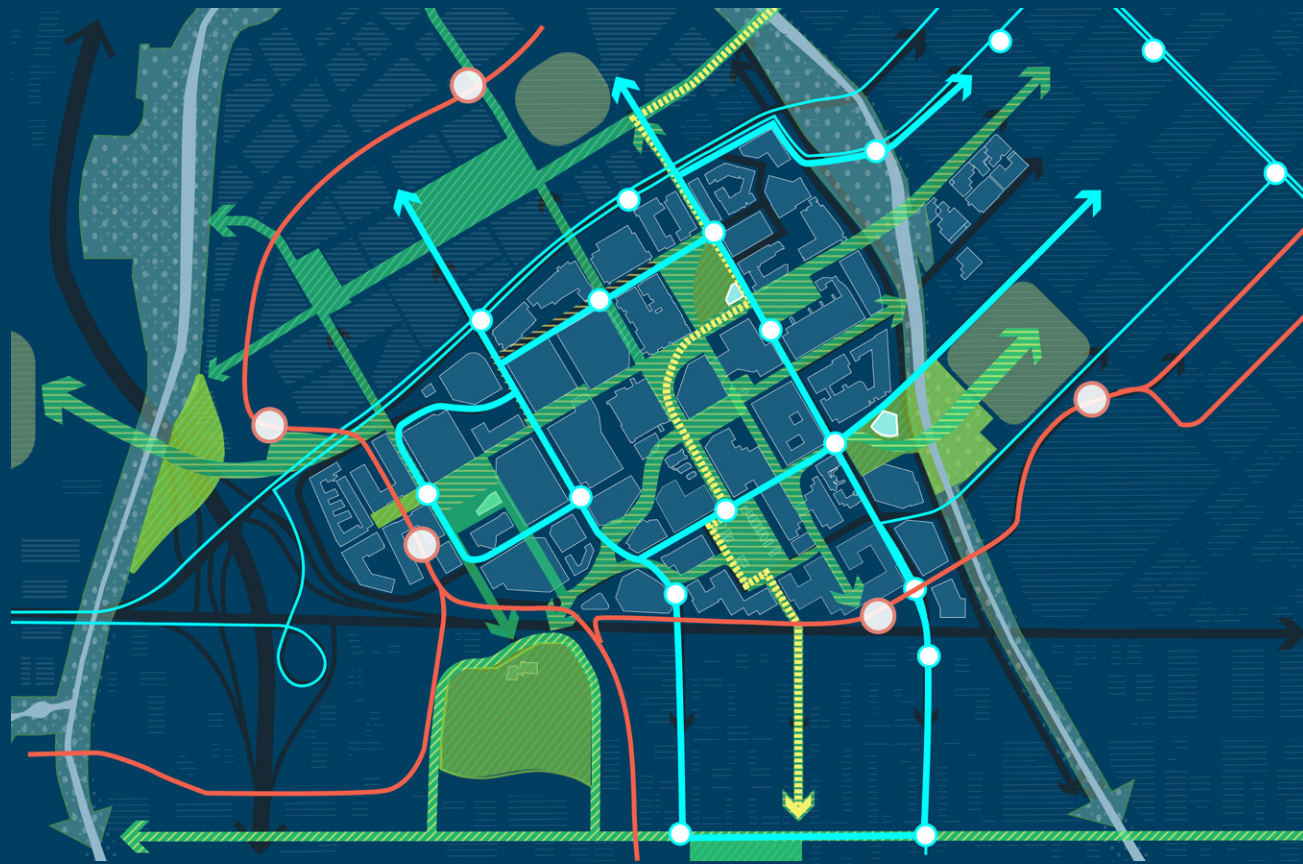
Urban Integration



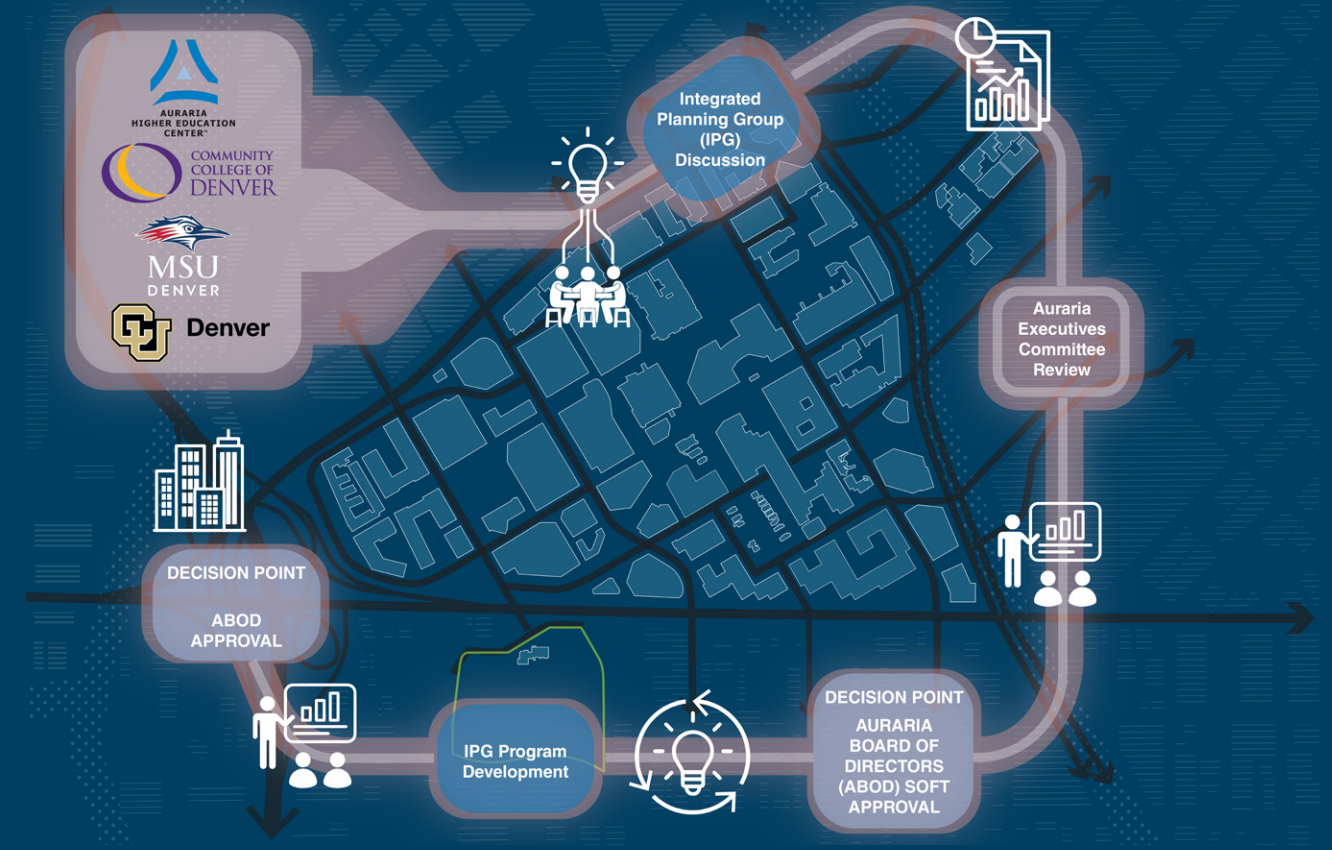
A Vertically Evolving Campus



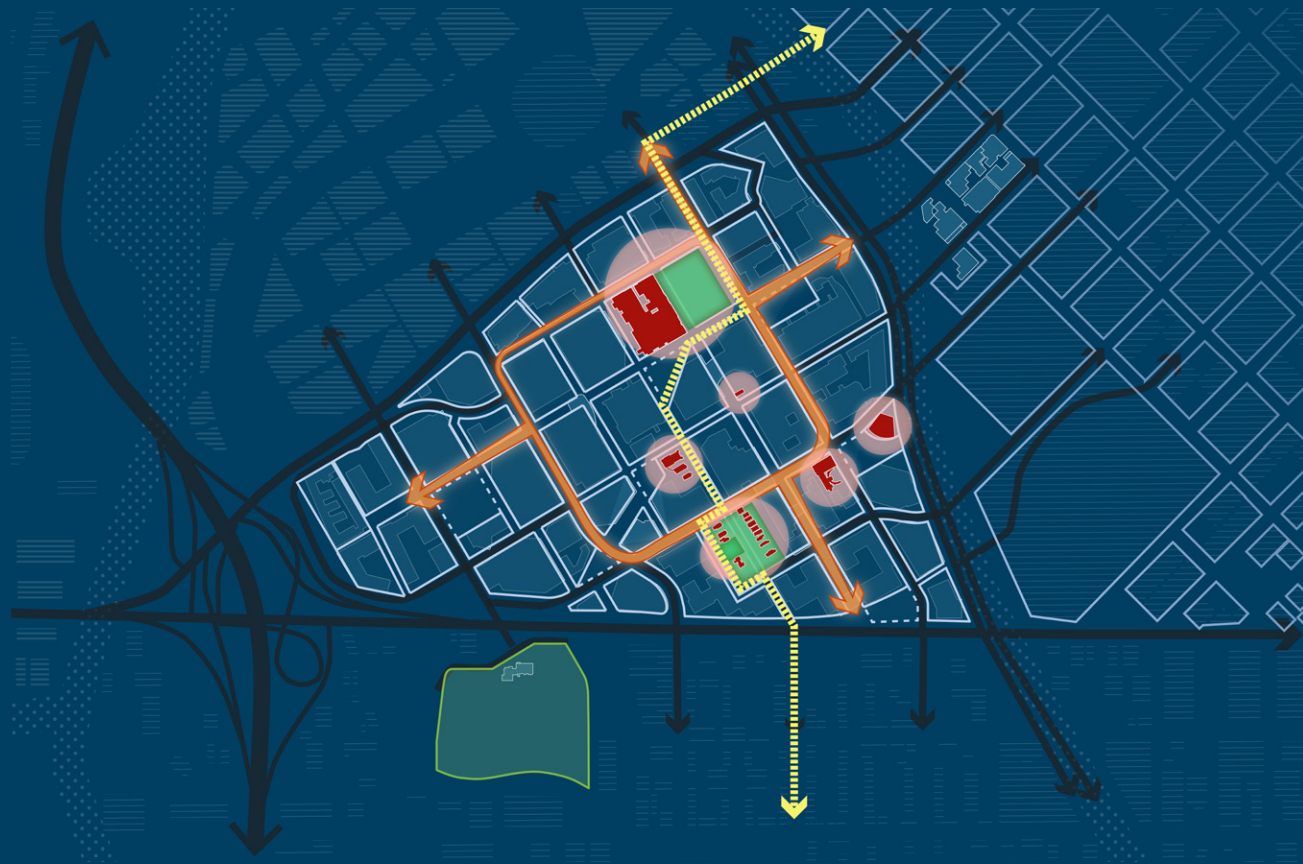
A Living & Active Campus



A Collaborative Process



Honoring History



THE LEARNING LOOP

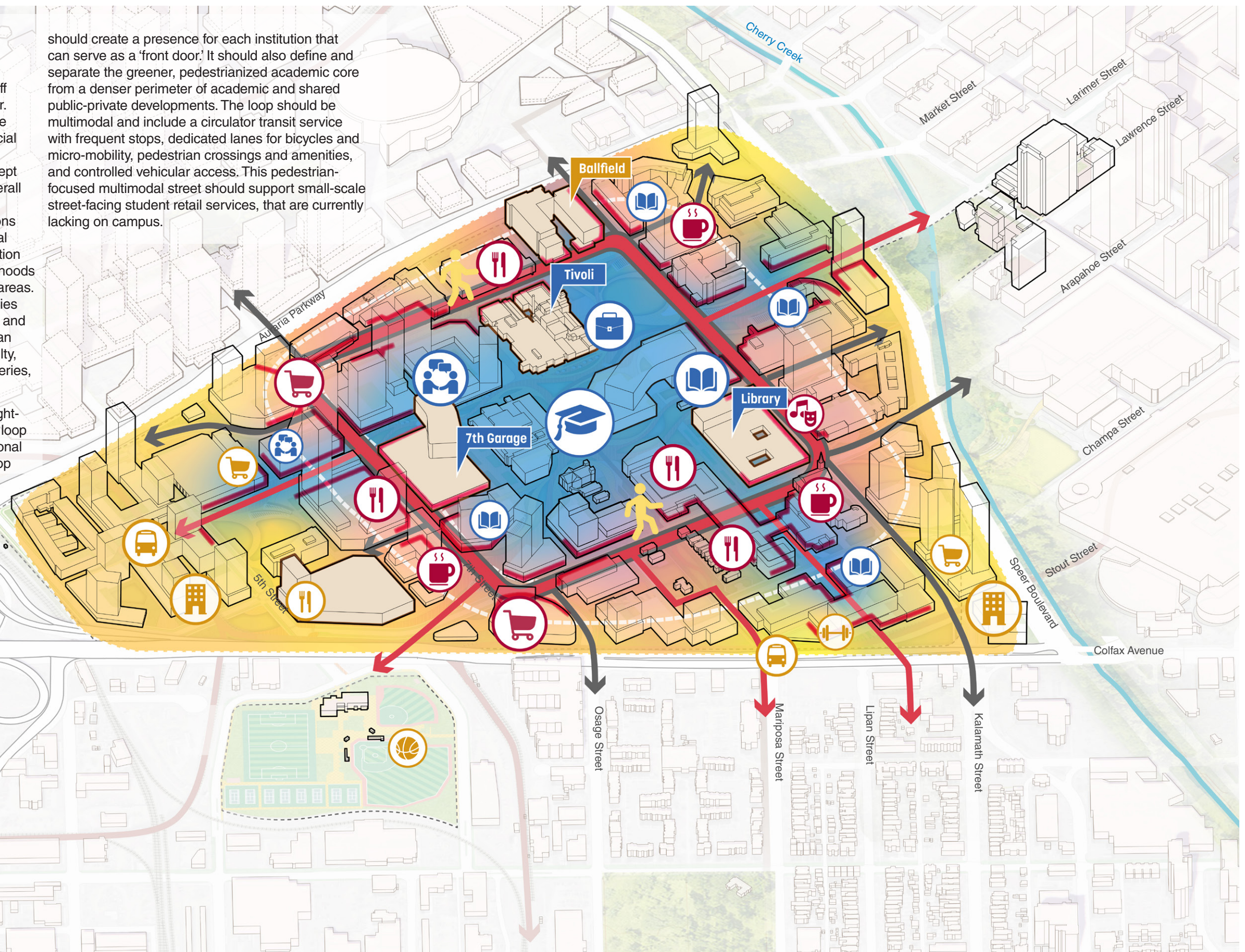
Auraria is at its core a unique higher education campus that is home to students, faculty, and staff who are from CCD, MSU Denver, and CU Denver. This campus plan seeks to enhance and reinforce the primary academic mission to ensure the special character that is cherished today remains while planning for appropriate future growth. The concept for a 'Learning Loop' on campus proposes an overall development structure that will concentrate the traditional higher education programs and functions in the core of the campus, creating an educational oasis. This would provide a much-needed circulation hierarchy that connects the institutional neighborhoods to each other and to future and existing campus areas. The loop highlights notable shared campus facilities such as the Tivoli Student Union, Auraria Library, and St. Cajetan's. Ground floors should be lined with an active mix of uses that complement student, faculty, and staff campus life, such as coffee shops, groceries, art galleries, theaters, or coworking spaces.

This new ring road should consolidate existing right-of-ways into a beautifully landscaped multimodal loop that can integrate circulation, wayfinding, institutional identity, and campus character. The Learning Loop

should create a presence for each institution that can serve as a 'front door.' It should also define and separate the greener, pedestrianized academic core from a denser perimeter of academic and shared public-private developments. The loop should be multimodal and include a circulator transit service with frequent stops, dedicated lanes for bicycles and micro-mobility, pedestrian crossings and amenities, and controlled vehicular access. This pedestrian-focused multimodal street should support small-scale street-facing student retail services, that are currently lacking on campus.

GUIDING PRINCIPLES

- ✓ Transform campus into a **complete community**
- Achieve a new **sustainable financial model**
- Enhance and **expand connections** to surrounding communities
- ✓ Design and define a **cohesive campus** with a distinctive character
- ✓ **Promote diversity, equity and inclusion**
- ✓ **Honor and celebrate the history** of the campus



URBAN INTEGRATION

This plan proposes working with the City of Denver, adjacent communities and private entities to improve the safety and comfort of intersections all around campus. Despite sitting at the heart of Denver, adjacent to Downtown and several proposed developments, Auraria Campus is currently isolated due to high-speed rights-of-way bordering every campus edge. In the future, key gateways should be designed in iconic ways with inviting architecture, accessible entrances, adequate lighting, shaded seating areas, and clear wayfinding and signage. The edges and gateways to the campus should celebrate the activities that take place and create a welcoming entrance to our educational community.

GUIDING PRINCIPLES

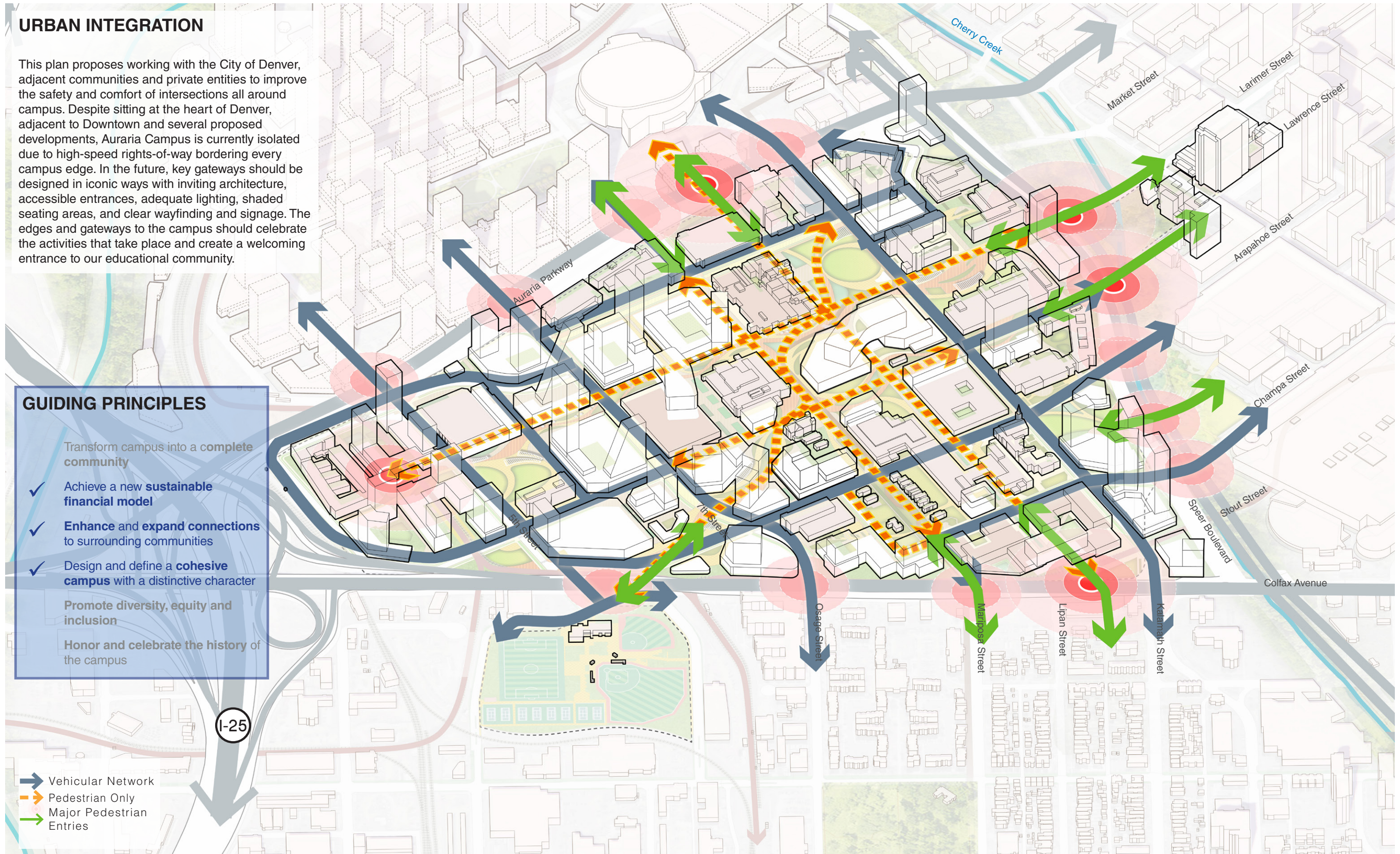
Transform campus into a **complete community**

- ✓ Achieve a new **sustainable financial model**
- ✓ **Enhance and expand connections** to surrounding communities
- ✓ Design and define a **cohesive campus** with a distinctive character

Promote **diversity, equity and inclusion**

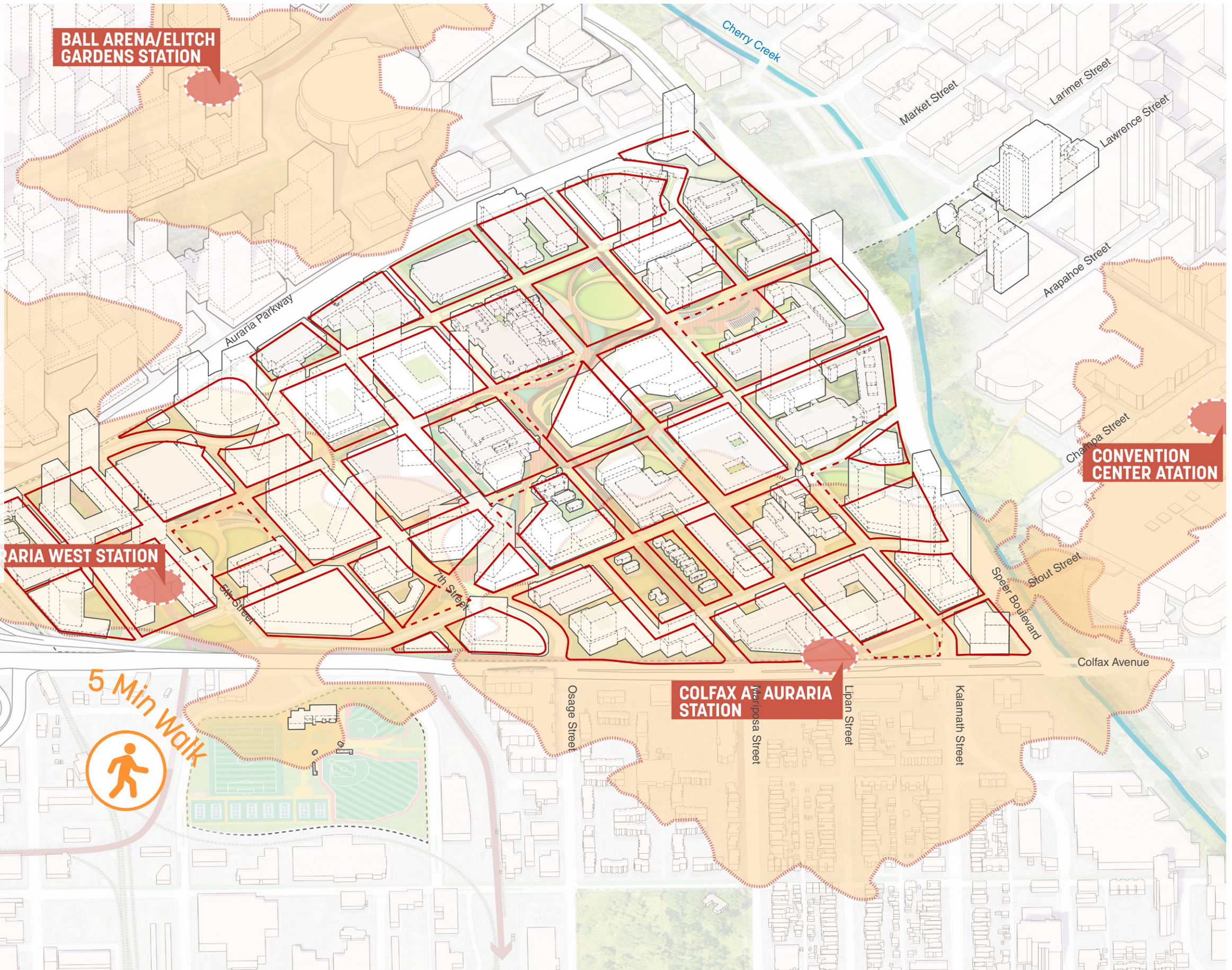
Honor and celebrate the history of the campus

- ➔ Vehicular Network
- ➔ Pedestrian Only
- ➔ Major Pedestrian Entries



A VERTICALLY EVOLVING CAMPUS

This plan proposes to shift the balance towards shared multi-use facilities and away from single-use and single-occupant facilities that populate portions of the campus today. With the benefit of limited parameters and development constraints, the capacity for development on campus is significant. This plan proposes an overall development framework with pockets of vertically dense mixed-use blocks organized by a regular grid of through-ways. The Loop is envisioned as a means to structure this density and create opportunities for each campus to develop an identity within the mixed use development recommended between the loop and the campus periphery. A critical mass of medium-density academic buildings should be introduced at the center and eastern edge of campus. The land west of 7th Street should be considered for higher density developments with integrated parking, a mix of innovation spaces, retail, office, residential, and other uses that complement the campus experience and foster 24-hour activity on campus. A significant portion of the higher density development west of 7th Street, and at the Colfax and 10th Street intersection also lies within the 5 minute walkshed from the Auraria West and Colfax at Auraria light rails stops respectively. This proximity of higher density to transit stops will encourage greater use of transit. The five minute walksheds are based on isochrones, which calculate walk distances based on use of actual pedestrian pathways, such as sidewalks.



GUIDING PRINCIPLES

- ✓ Transform campus into a **complete community**
- ✓ Achieve a new **sustainable financial model**
- Enhance and **expand connections** to surrounding communities
- ✓ Design and define a **cohesive campus** with a distinctive character
- Promote **diversity, equity and inclusion**
- Honor and **celebrate the history** of the campus

HONORING HISTORY

This plan recognizes the historical context of the land Auraria Campus sits on and seeks to honor past inhabitants including Displaced Aurarians and indigenous groups. The various key corridors on campus are envisioned as a network that connects historical structures and open spaces still remaining on campus. Additionally, comprehensive signage should be studied to mark and offer information to everyone who uses and visits the campus on the history of this land. Lastly, a separate study of public art and murals across campus should complement this network of historical spaces and recognize other important moments on campus.

GUIDING PRINCIPLES

Transform campus into a **complete community**

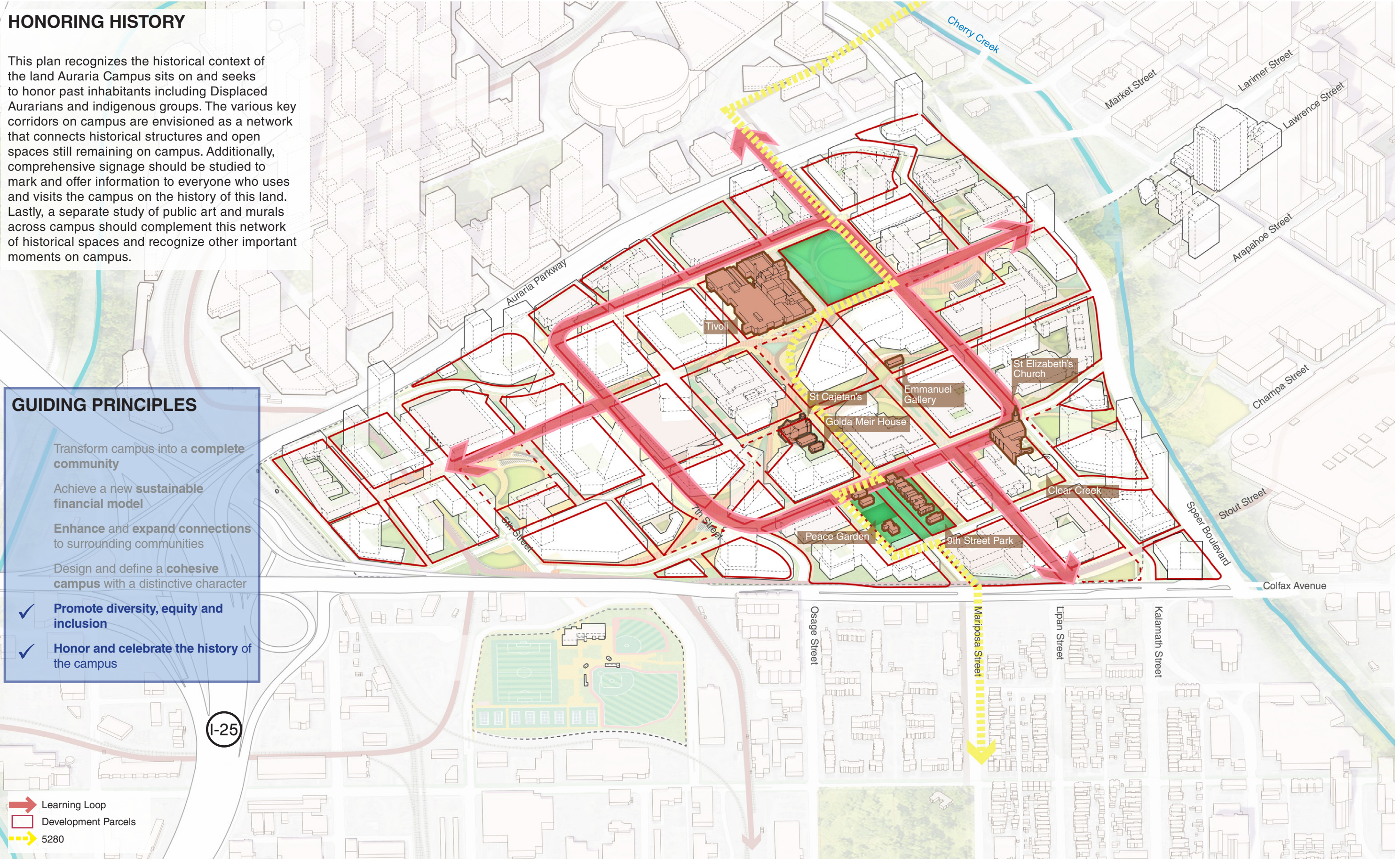
Achieve a new **sustainable financial model**




Enhance and expand connections to surrounding communities

Design and define a **cohesive campus** with a distinctive character

✓ **Promote diversity, equity and inclusion**

✓ **Honor and celebrate the history of the campus**



-  Learning Loop
-  Development Parcels
-  5280

A COLLABORATIVE PROCESS

This plan should be accompanied by a more detailed development process update. The overarching goal is for all institutions on campus to collaborate earlier and more thoroughly throughout a development process. This process should include a new Integrated Planning Group with representation from each institution that can guide each development idea to find synergies or conflicts at various points in the process.

START HERE



Integrated Planning Group (IPG) Discussion



Auraria Executives Committee Review

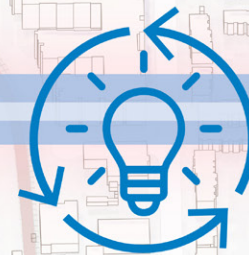


DECISION POINT

ABOD APPROVAL



IPG Program Development



DECISION POINT
AURARIA BOARD OF DIRECTORS (ABOD) SOFT APPROVAL

I-25

FRAMEWORKS

The following frameworks offer recommendations for systems that organize the campus spatially and programmatically.

1 DEVELOPMENT FRAMEWORK



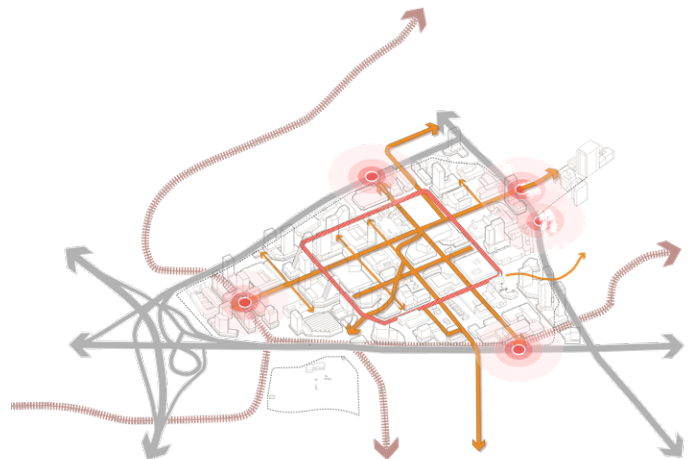
The Development and Uses Framework proposes capacities and potential uses for each block on campus that are in line with the campus vision and should facilitate a campus character that reflects Denver's growing density.

2 LANDSCAPE



The Landscape Framework proposes differentiation of open space types and corridors to create a public realm that is not only active and welcoming, but addresses the local environmental and public health needs.

3 MOBILITY



The Mobility Framework offers guidance on the hierarchy of rights-of-way on campus. It encourages areas for multimodal activity as well as reserves areas for non-vehicular streets to encourage alternative modes of transportation and safer streets for pedestrians, cyclists, and other micromobility.

HONORING HISTORICAL STRUCTURES

Future developments adjacent or close to historical structures such as the 9th Street Park should be designed to step down and blend the heights and architectural scale of the historical structures. Materials for future development should consider a complementary palette to existing buildings and a shadow analysis should be conducted to understand the impact of future development on historically significant areas. Further, future projects, when possible, should incorporate landscape improvements, public art, and signage that tell the story of historical sites.

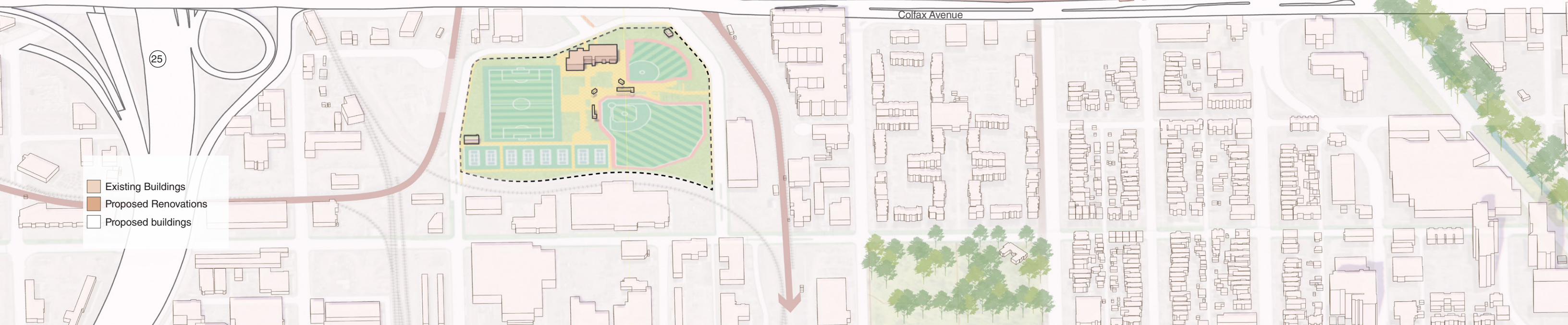
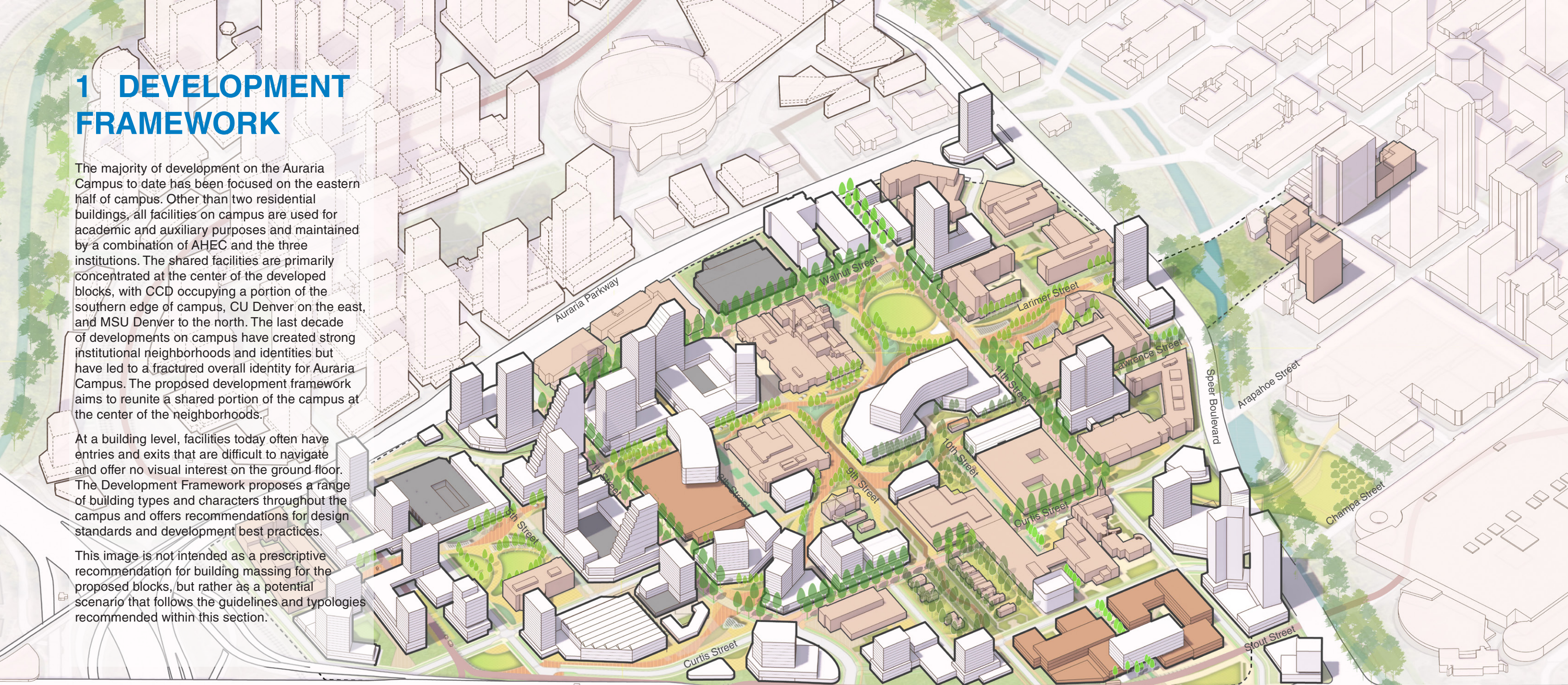


1 DEVELOPMENT FRAMEWORK

The majority of development on the Auraria Campus to date has been focused on the eastern half of campus. Other than two residential buildings, all facilities on campus are used for academic and auxiliary purposes and maintained by a combination of AHEC and the three institutions. The shared facilities are primarily concentrated at the center of the developed blocks, with CCD occupying a portion of the southern edge of campus, CU Denver on the east, and MSU Denver to the north. The last decade of developments on campus have created strong institutional neighborhoods and identities but have led to a fractured overall identity for Auraria Campus. The proposed development framework aims to reunite a shared portion of the campus at the center of the neighborhoods.

At a building level, facilities today often have entries and exits that are difficult to navigate and offer no visual interest on the ground floor. The Development Framework proposes a range of building types and characters throughout the campus and offers recommendations for design standards and development best practices.

This image is not intended as a prescriptive recommendation for building massing for the proposed blocks, but rather as a potential scenario that follows the guidelines and typologies recommended within this section.

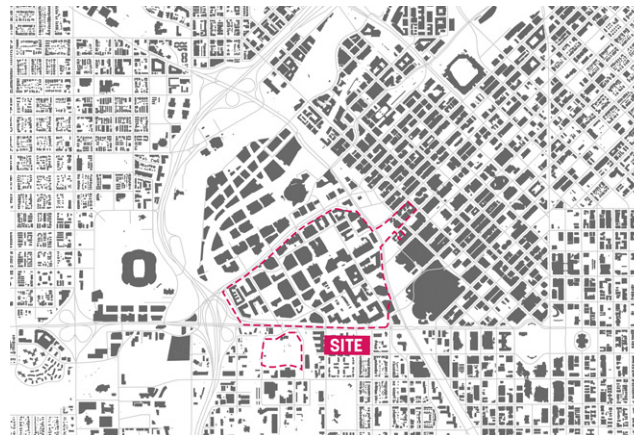
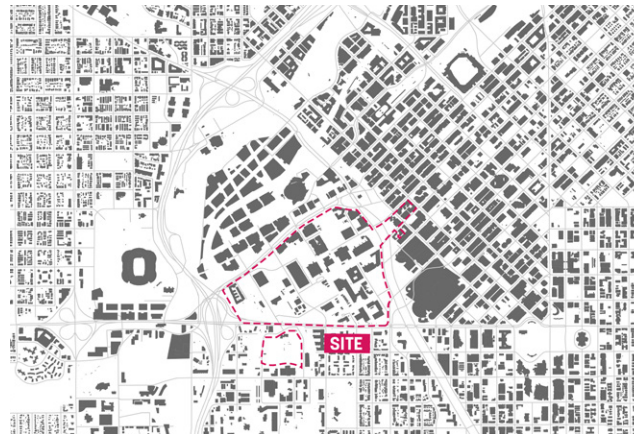


CONTEXT & SYNERGIES

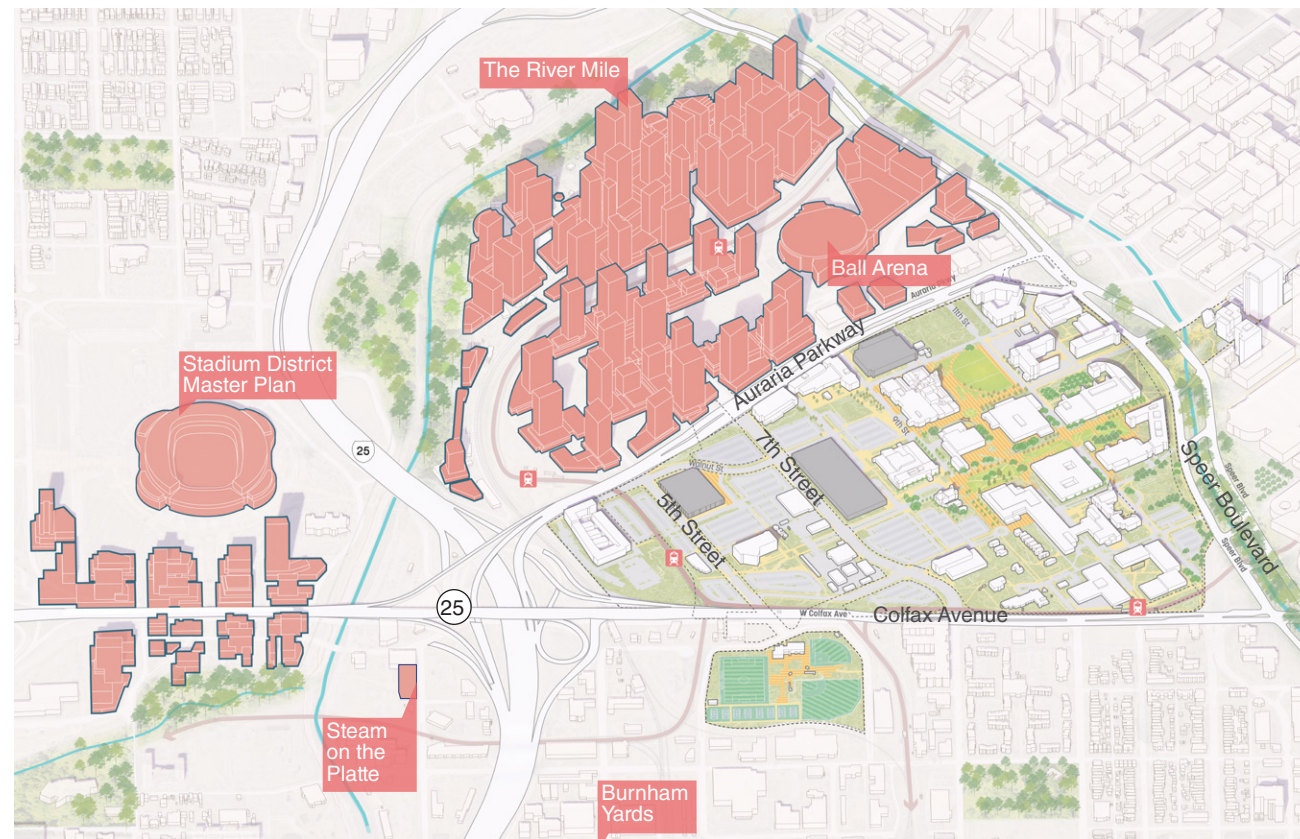
Campus use zones are recommended to define, complement, and reflect the existing land uses on campus. For example, there is an opportunity to enhance the athletics and recreation area near the existing fields south of Colfax Avenue. Transit-oriented development zones with a focus on housing and retail sites would be appropriate near the two light rail stops that serve the campus. Land adjacent to the Denver Performing Arts Center, as well as civic and entertainment uses to the east of campus along Speer, could be leveraged to create gateway moments through complementary development. The northern edge and western half of campus could complement the planned developments at Ball Arena and River Mile with additional housing, innovation zones, and restaurants. Finally, the western edge closest to Meow Wolf and the new stadium development district could house hotels and other supportive arts programming.

Existing and Planned Figure-Ground ▲

Proposed Figure-Ground ►



▼ Upcoming Nearby Developments

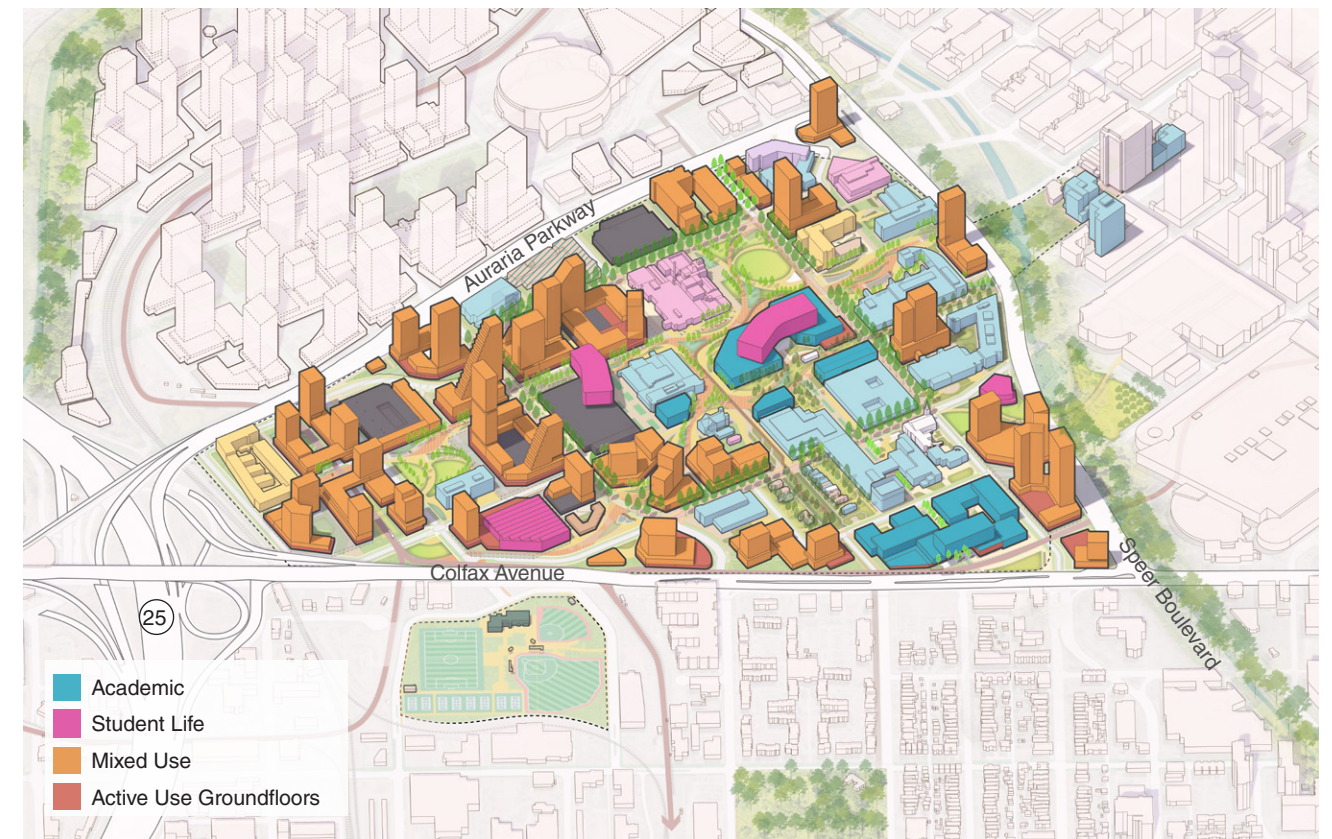


DEVELOPMENT & USES

While Auraria Campus has always and will continue to focus on providing high-quality space and facilities for education and campus life, there is an incredible opportunity to work with partners to create mixed-use developments that include housing, commercial, and retail uses. Maintaining an academically oriented core with institutional facilities, this plan proposes the western portion of the campus be considered for the development of restaurants, retail, student housing, faculty and staff housing, affordable housing, market-rate housing, hotel, or any other demand-driven uses in this area. This strategy would protect the educational environment of the campus core while introducing new programs that serve the needs and wants of the campus community and activates the campus for more times of the day and days of the week.

This image is not intended as a prescriptive recommendation for building uses for the proposed blocks, but rather as a potential scenario that follows the guidelines and typologies recommended within this section.

▼ Potential Building Uses

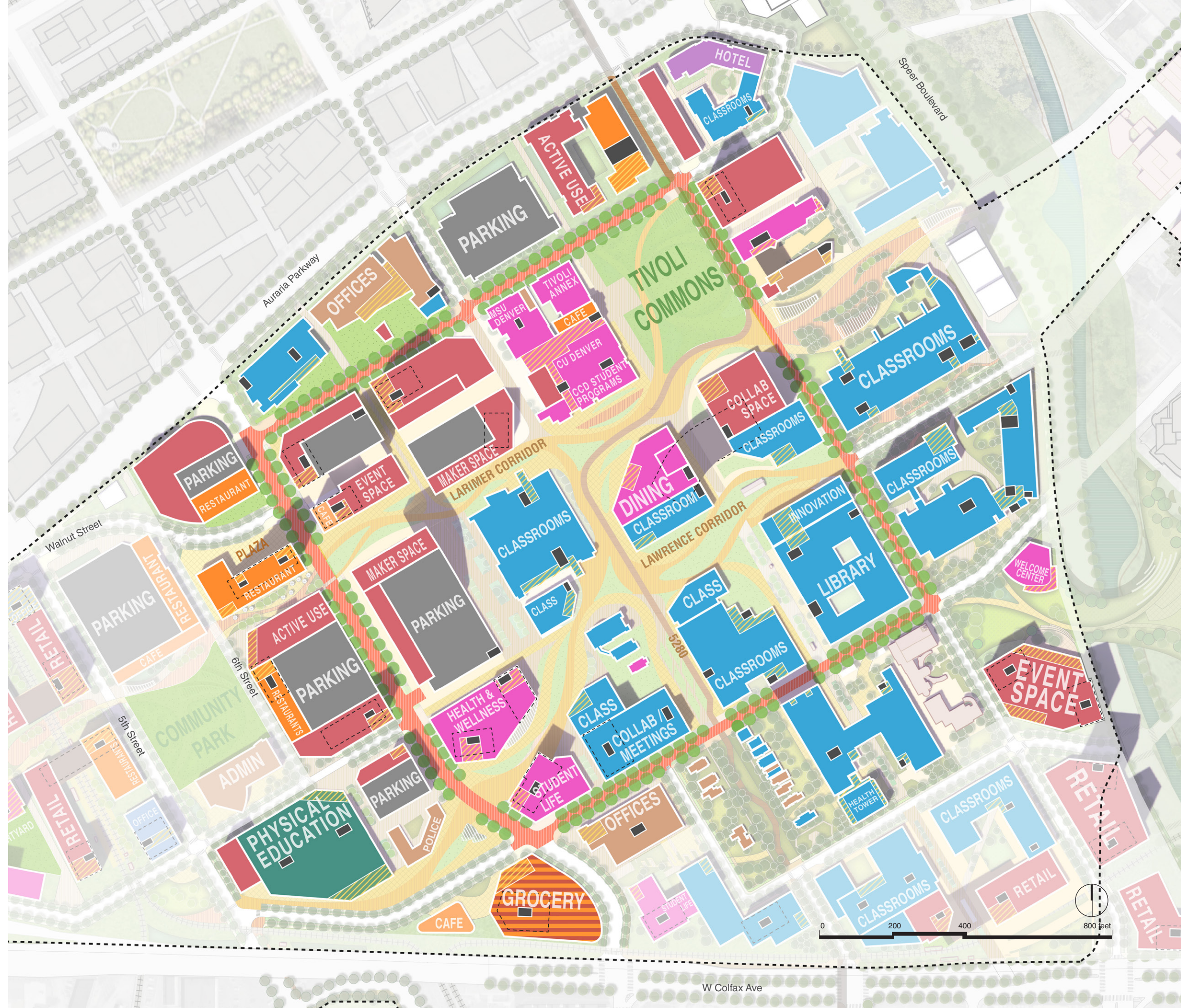


GROUND FLOOR ACTIVATION

The activation of ground floors, particularly along the key corridors identified in this plan, will improve safety, comfort, and interest of the campus experience.

Mixed-use developments should be wrapped as much as possible with active uses along the perimeter on the ground floor, with transparent windows and visible activity to include academic, retail, or food and beverage.

Ground floor activation should be supported by a cohesive and navigable wayfinding and signage system, tree canopies or shade structures, and adequate pedestrian-scale lighting. This plan recommends the campus institutions undertake a future wayfinding and signage study and plan.



- Retail & Active Uses
- Restaurant / Cafe
- Student Life
- Academic Uses
- Circulation Core
- Physical Education
- Lobby

PARKING STRATEGY

A comprehensive shared parking strategy should be undertaken for the entire campus to ensure appropriate parking for a variety of uses. Shared parking allows users who need parking at different times of day to use the same parking spots. Parking should be distributed across campus as much as possible in order to make all parts of campus more desirable while ensuring the core of campus can be as vehicle-free as possible. While the comprehensive parking strategy should establish specific parking goals, targets, and strategies, this plan recommends these general parking practices.

- Distribute parking structures across campus by integrating parking within select development as determined by the campus.
- Hide parking behind an active use wrap or build underground.
- When structured parking is developed above ground, use rooftop areas for photovoltaic arrays.
- Share parking across different uses and times as much as possible and increase use of alternative

transportation in order to minimize parking needs.

- Provide a new campus shuttle to ensure easy access from parking structures and transit stations to various locations throughout campus. Explore partnering with RTD, Ball Arena, and others on a service that serves not just the campus but connects to key transit stations and attractions.

AHEC will be conducting a parking study to follow this Campus Framework Plan, which will offer more detailed guidance on campus transportation demand management across the entire campus.

NEW CONSTRUCTION

The proposed framework builds on the existing pattern of development to reinforce institutional and educational identities on the eastern half of campus while introducing new mixed-use blocks west of 7th Street. The mixed-use blocks should be a combination of retail, office, housing, parking, and other uses identified by the campus. Housing typologies should accommodate undergraduates, graduates, faculty, and staff, as well as affordable and market-rate units. Housing and mixed-use developments should encourage residents to create a 24-hour community on campus, reduce commute times for campus residents, and costs for the Auraria Community. The revenue generated from these partnerships and from ground leases should be reinvested back into the campus in the form of deferred maintenance, buildings and grounds upkeep and staff, and seed funding for future development projects.

The initial phase of new development will likely occur on surface parking lots, and the parking lost should be offset by an integrated parking strategy distributed throughout the campus. This plan recommends that a follow up parking study be conducted to identify need

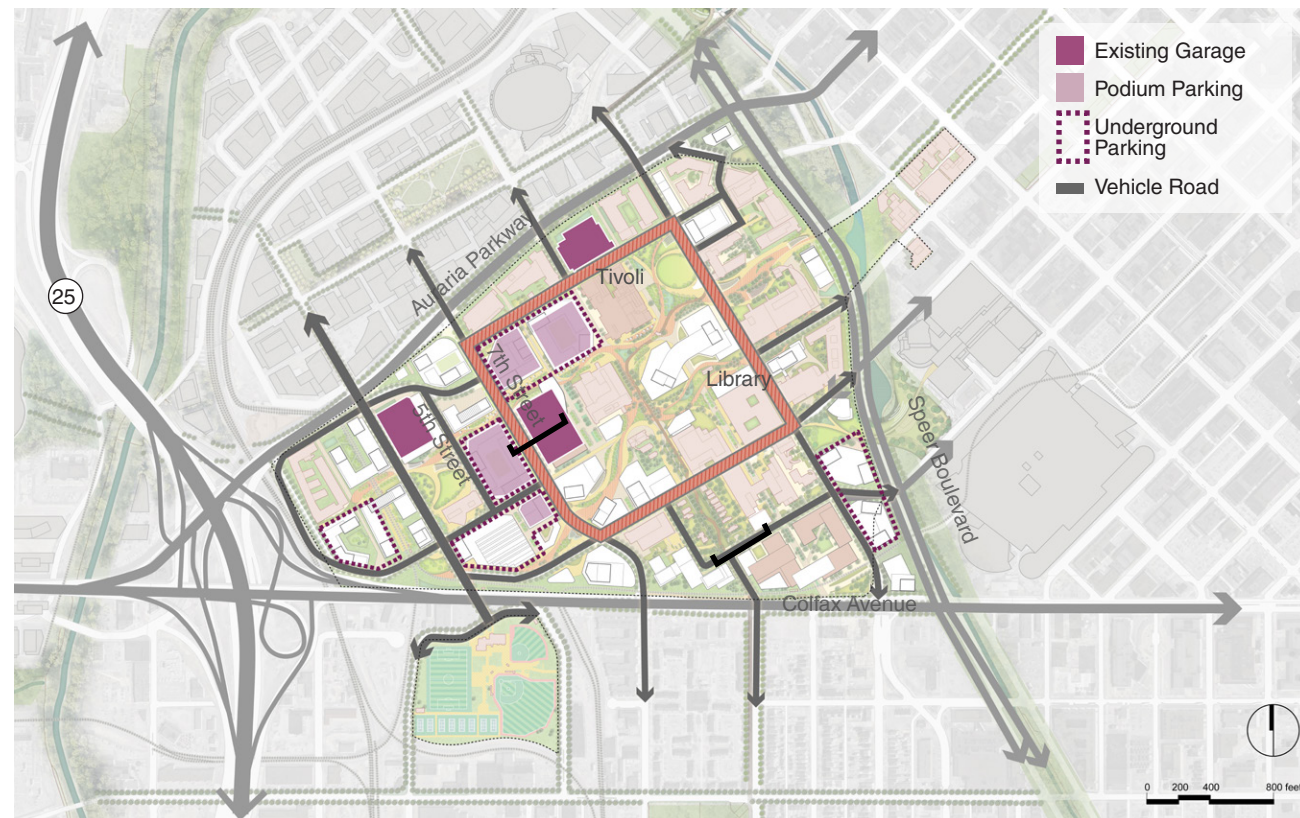
and to create a long-term strategy to ensure there is adequate parking that is affordable and available for students, faculty, and staff as well as for other users as needed.

REDEVELOPMENT & MAJOR RENOVATION

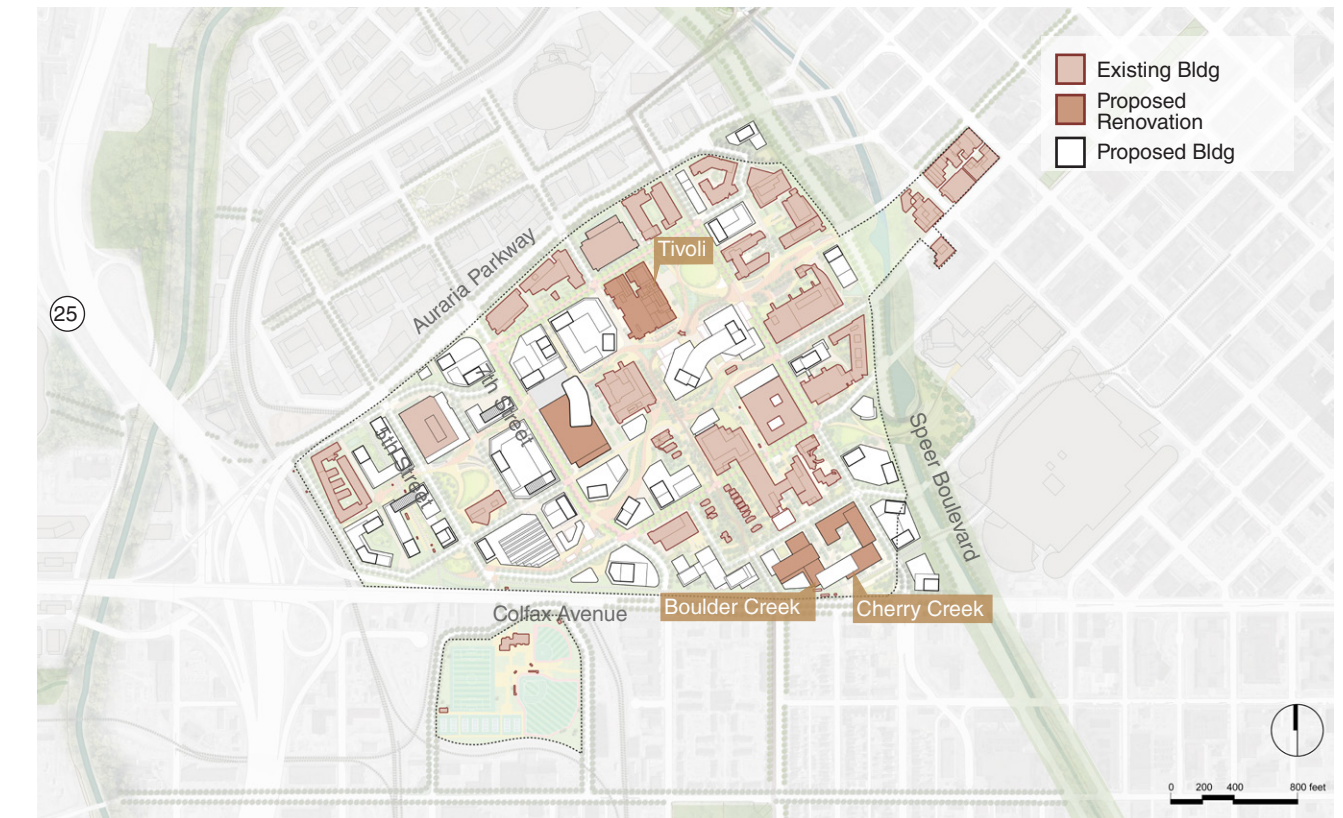
In addition to the new construction, The PE/Event Center and the Plaza Building have been identified as major redevelopment opportunities. These buildings have been recommended due to their age, condition, location, and low building use efficiency. This will create an opportunity to relocate the PE/Event Center closer to a newly emerging Athletics and Recreation zone toward the south of campus and free up this central parcel for a future use that can better serve all institutions.

The sites of the current PE/Event Center and Plaza Building are at the heart of campus and should be used as an opportunity to create new, iconic, and more dense academic or auxiliary buildings on campus that can be shared by all institutions.

▼ Potential Parking Locations



▼ New Development and Renovation

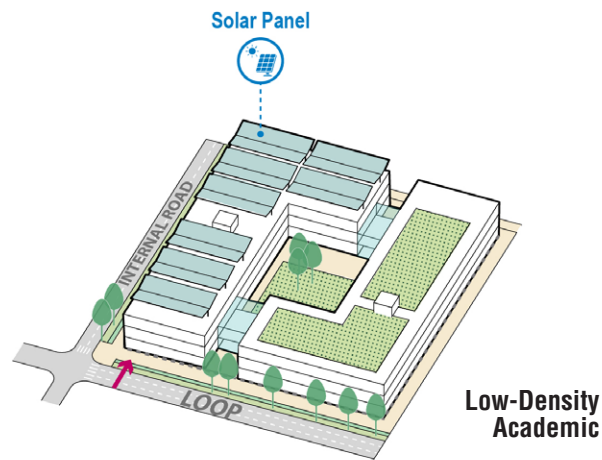


BUILDING TYPOLOGIES: MIXED USE

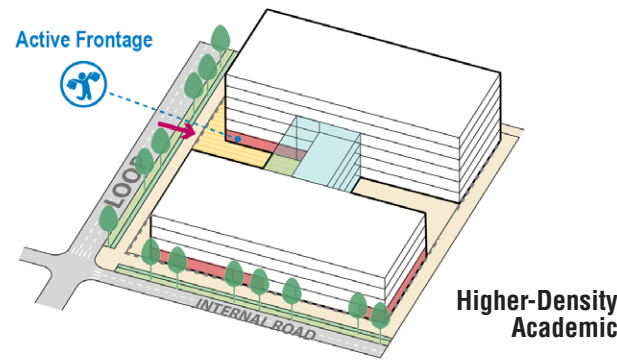
As new buildings are proposed on the Auraria Campus, consideration should be given to including a mix of uses and programs so that buildings remain active at various times of day and days of week. The following recommendations for Auraria Campus Architecture intended to facilitate a flexible, livable, and sustainable campus.

- Use a podium and tower typology to create mixed uses based on different floor plate needs.
 - » Incorporate landscape and trees on podium roofs where possible (Podiums are the shorter portions of the building with the larger floor plates).
 - » Incorporate solar photovoltaics on roofs where possible.
- Optimize new roofscapes to accommodate photovoltaic arrays, particularly on buildings with high footprint-to-envelope area ratios.
- Orient and shape buildings to optimize for east-west solar orientation.

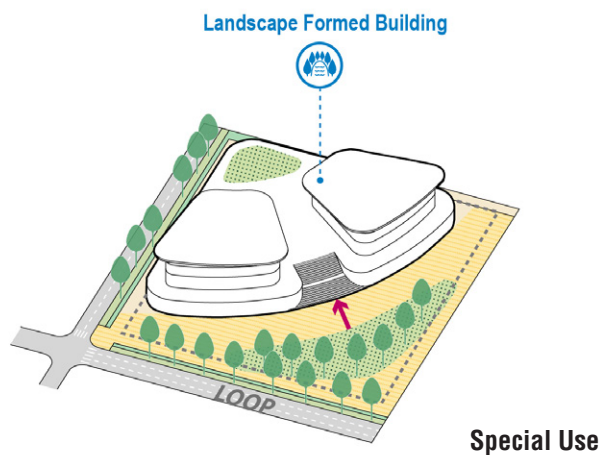
- Place active ground floor uses along primary pathways such as the Learning Loop.
- Maximize building frontages along important pedestrian corridors and create intentional, usable outdoor open spaces at these edge conditions.
- Design taller ground floors to create a welcoming environment and enable a range of diverse uses to be accommodated (academic, coworking, allied industry, retail, etc).
- Create opportunities for indoor-outdoor interaction and integration with the public realm such as plazas and building envelope transparency.
- Consider maximizing views toward the mountains or downtown when designing a building.
- Build shared parking structures for mixed use buildings instead of dedicated individual parking to make efficient use of land and give parking more hours of use in a day.
- Screen off and locate service zones and access points away from primary pedestrian routes and entrances.



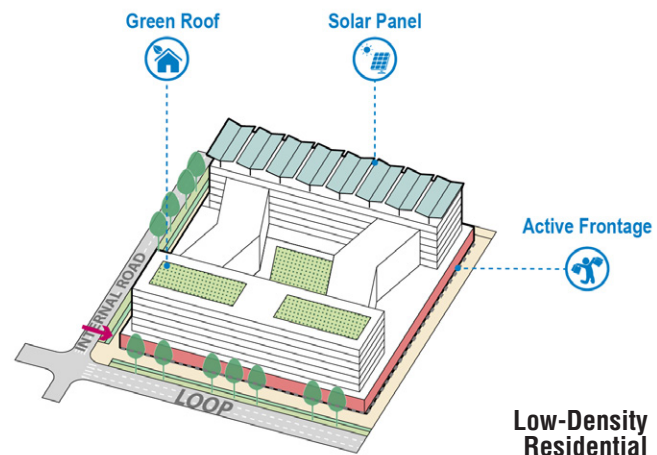
Low-Density Academic



Higher-Density Academic



Special Use



Low-Density Residential

BUILDING TYPOLOGIES: RESIDENTIAL

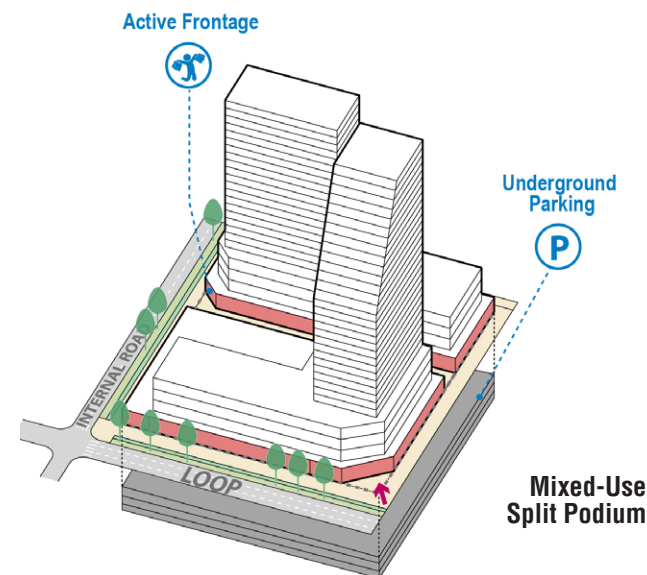
Based on growing housing demand in Denver and feedback from the Auraria community about wanting more housing options on and near campus, this plan proposes the following design considerations for on-campus housing.

- Explore a higher density typology that makes efficient use of the land.
- Maximize building frontages along important pedestrian corridors and create intentional, usable outdoor open spaces at these edge conditions.
- Offer a variety of housing unit types, including dorm style, suites, 1-bedroom, and 2-bedroom options per market needs at the time of project.
- Integrate active communal spaces within student housing at multiple levels.
- Activate ground floors facing primary pathways with communal, retail, or dining uses.
- Design taller ground floors to create a welcoming environment and to enable a range of diverse uses to be accommodated (academic, live-learn zones, recreation, residential life, retail, etc).
- Activate podiums with green roofs, decks, and outdoor recreation amenities.
- Screen off and locate service zones and access points away from primary pedestrian routes and entrances.

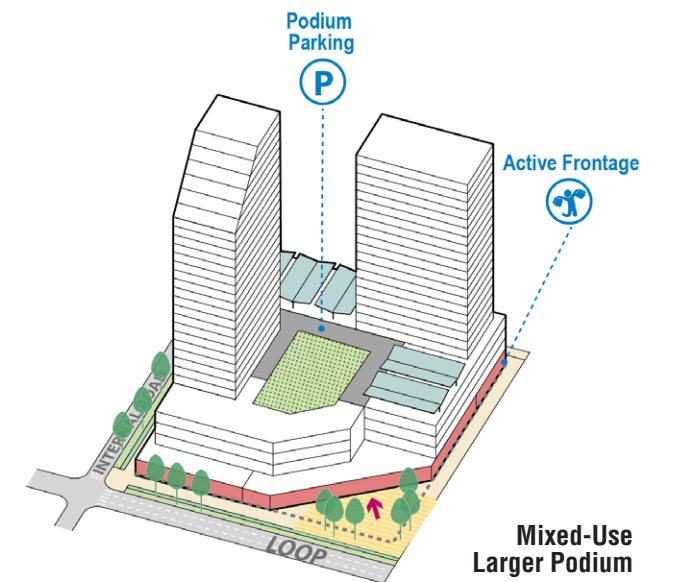
- Integrate parking within each block or development to the extent possible underground or in podiums that are screened.
- Orient and shape buildings to optimize for east-west solar orientation.
- Develop tower blocks carefully with respect to their shadowing effects on nearby spaces and buildings (especially for nearby historic structures or spaces like 9th Street Park and St. Cajetan's Church).
- Consider maximizing views toward the mountains or downtown when designing a building.

HONORING HISTORICAL STRUCTURES

Future developments adjacent or close to historical structures such as the 9th Street Park or St. Cajetan's should be designed to step down to blend with the heights and architectural scale of the historical structures. Materials for future development should consider a palette that compliments that of existing buildings. In addition, a shadow analysis should be conducted to understand the impact of future development on historically significant areas. Future projects, when possible, should incorporate landscape improvements, public art, and signage that tell the story of historical sites.



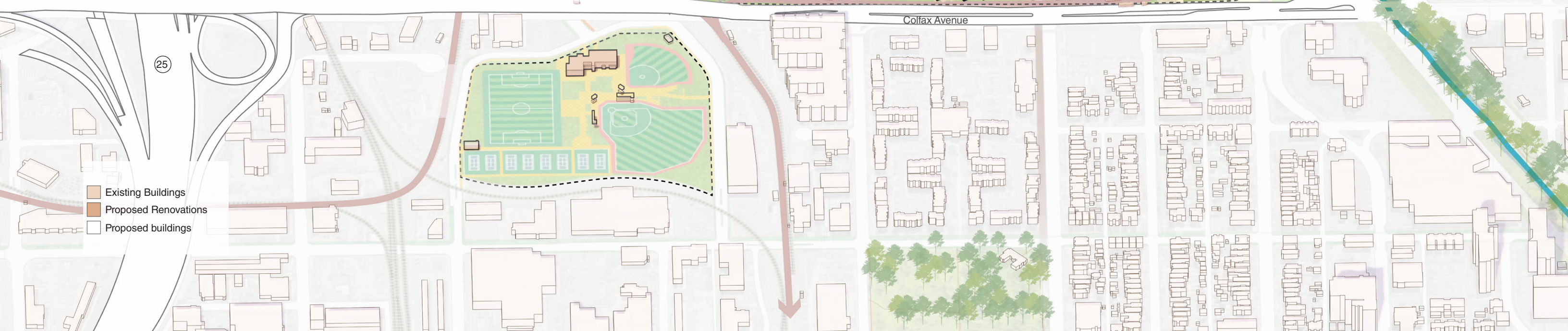
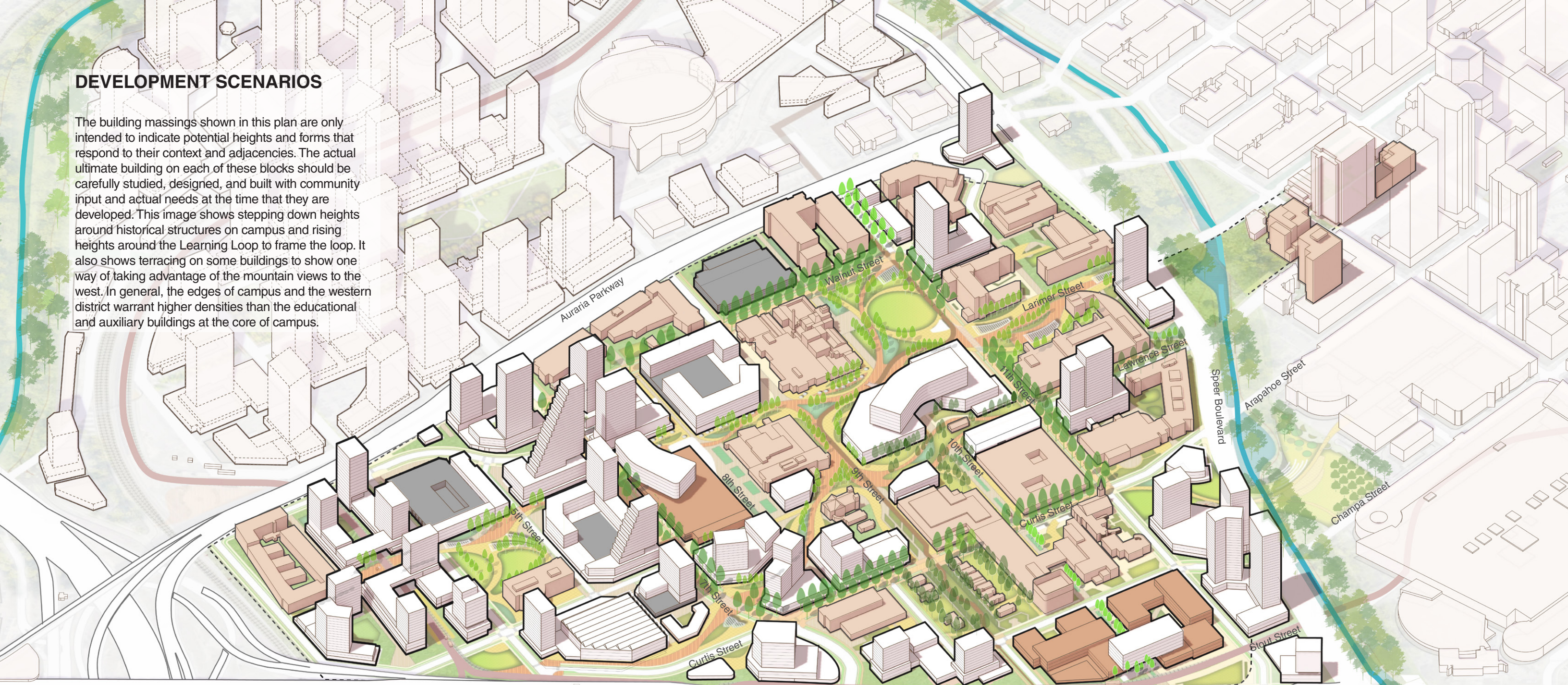
Mixed-Use Split Podium



Mixed-Use Larger Podium

DEVELOPMENT SCENARIOS

The building massings shown in this plan are only intended to indicate potential heights and forms that respond to their context and adjacencies. The actual ultimate building on each of these blocks should be carefully studied, designed, and built with community input and actual needs at the time that they are developed. This image shows stepping down heights around historical structures on campus and rising heights around the Learning Loop to frame the loop. It also shows terracing on some buildings to show one way of taking advantage of the mountain views to the west. In general, the edges of campus and the western district warrant higher densities than the educational and auxiliary buildings at the core of campus.



- Existing Buildings
- Proposed Renovations
- Proposed buildings

SPACE MANAGEMENT BEST PRACTICES

The goals of effective space management are to establish a shared understanding among all campus users about space allocation policies and metrics such that space can serve the unique needs of each institution while, at the same time, be shared equitably and efficiently across the four institutions and their schools and departments. An open and transparent decision-making process about how space is currently utilized on campus, a data-driven approach to space needs of today and the future and developing detailed guidance for the implementation of the space allocation will all be critical to effective space management at Auraria. The following recommendations are best practices for various types of spaces on campus.

Classrooms

- Classrooms should be designed with flexibility to allow for the adaptability of courses relative to future curricular needs and utilization/occupancy targets.
- National standards suggest that ideal targets for coordinated planning should range from 30-40 hours of room utilization (approximately 65% of the overall scheduling window) and 65% seat occupancy. These targets allow for flexibility of room use for extra-curricular activities as well as for passing periods. Specific targets may vary from institution to institution.
- Many classroom spaces are currently assigned to individual institutions, and some are shared through AHEC. These General Assignment Classrooms should be shared with other institutions as needed to room courses and also for large campus events. Institutional classrooms should be considered general in terms of scheduling and management when possible. In particular, high-demand active-learning classrooms should be centrally scheduled and managed to allow more efficient utilization at each institution.
- Prioritize the most efficient use of classrooms over department preferences within institutions.
- Identify courses that can be scheduled earlier in the mornings or in the evening, specifically catering to the large non-traditional student population on the campus. Consider strategies for scheduling more Friday classes to distribute the need for classroom spaces.
- For classes that meet in evenings and on

weekends, attempt to consolidate scheduling to as few buildings as possible to reduce energy use and to consolidate students and faculty into a single location for increased safety.

- When class size considerations are expected to remain consistent, use historic trends in enrollments to adjust enrollment caps to create a better fit between classroom capacity and seat fill. In some cases, an institution may make the strategic decision to modify class sizes in the future (e.g. larger class sizes to provide for greater financial efficiency). In these instances, the policy is not relevant.
- Enable active learning by implementing a flat-floor classroom space standard of 20 ASF/seat for many typical courses.
- Maintain parity in technology, furniture, and environmental features as part of standard room functionality in order to ensure demand for certain classrooms is not too low.

Teaching Labs

- Establish a common utilization target across all institutions of approximately 20 hrs/week (generally 40% room utilization). (The standard week considered is typically Monday through Friday, from 8am to 5pm, during the Fall semester.) Labs can be used much more flexibly for multiple courses, increasing overall efficiency across campus.
- Identify lab typologies with flexible support spaces that can support multiple courses to enable shared use.
- Standardize room functionality, where possible, to maintain parity in room technology, furniture, and environmental features.
- Build set-up time into utilization targets and establish a plan to track set-up time across all departments.
- Consider daylighting when appropriate.

Office Space

- Establish office size and space standards. Set square footage thresholds as opposed to square footage ranges. Consider a modular approach that creates broader categories encompassing multiple position types (i.e. small workstation for GAs, student staff, etc., large workstation for professional staff, research fellows, etc., square footage for two small workstations equals that for one large workstation.)

- For shared office support spaces, allocate amenities at the building or floor level (depending on institutional occupancy), not by department. Allocate amenities centrally and, when possible, adjacent to major corridors.
- Establish a policy of one office per faculty member and provide guidelines based on faculty type and specific needs.

Others

As a campus with multiple institutions, consideration should be given to sharing some general use spaces such as campus life, dining, and recreation. These spaces can and should broadly serve the entire Auraria Campus community where possible. **Efforts should be made to eliminate duplication of these expensive resources. Like services should be coordinated and shared by all three schools.**

SUSTAINABILITY BEST PRACTICES

Auraria Sustainable Campus Program's Climate Action Plan recognizes buildings as one of the major contributors to carbon emissions on campus. Several design strategies can help optimize buildings for reduced carbon footprints.

New Construction

All new construction on campus should employ strategies to reduce energy use and carbon emissions, including passive strategies, all-electric systems, and solar-readiness, in keeping with the Colorado Model Electric Ready and Solar Ready Code of 2023. Additionally, a combination of passive strategies, systems selection, and envelope design recommendations listed below should be used to help achieve the campus's sustainability goals. For all projects, consider the feasibility for green building certifications, including LEED Platinum, Passive House, Zero Energy and Zero Carbon. New construction must meet the State's high performance building standards which require LEED gold or higher.

Passive Strategies:

- Massing: Create buildings with compact massing and long facades facing south and north to optimize solar orientation for daylighting and controlling passive solar heat gain.
- Balance window-wall ratios to minimize heat loss.

Systems Selection:

- Transition to all-electric heat pump systems with the highest possible COP (Coefficient of Performance), including feasibility study for geothermal bore fields.
- Conduct a feasibility study for district energy systems.
- Create solar ready roofs, plan for Photovoltaic Systems.
- Build out an electric vehicle charging network.
- Explore demand control ventilation and energy recovery systems.
- Install Advanced Building Management Systems, occupancy and daylight sensors.
- Utilize LED lighting with max LPD of 0.5 w/sf, upgraded controls.
- Use water conserving plumbing fixtures.
- Conduct advanced commissioning energy systems audits before occupancy.

Envelope Design

- Achieve enhanced building airtightness.
- Feasibility Study for green building certifications, including LEED Platinum, Passive House, Zero Energy and Zero Carbon.

Major Renovation

For major renovations, even when unrelated to sustainability, it may be difficult to incorporate passive strategies or envelope improvements, but the following system upgrades are recommended.

Systems Upgrades:

- Replacement of existing systems with all-electric heat pump systems with the highest possible efficiencies.
- Energy recovery.
- Demand control ventilation.
- Advanced Building Management Systems, occupancy and daylight sensors.
- All LED lighting and upgraded controls.
- Water conserving plumbing fixtures.
- Advanced commissioning.
- Feasibility Study for envelope insulation upgrades.
- Feasibility Study for Photovoltaic readiness.

2 LANDSCAPE FRAMEWORK

The integration of diverse landscape space typologies contributes to a vibrant and multifunctional campus environment. This plan not only caters to the academic, social, and recreational needs of students, faculty, and staff, but also invites the energy of downtown Denver and surrounding attractions to activate and diversify the campus all year round. The campus should aim to match downtown Denver's goal for tree canopy once the plan is released.

Ball Arena/Elitch Gardens Station



Empower Field at Mile High Station



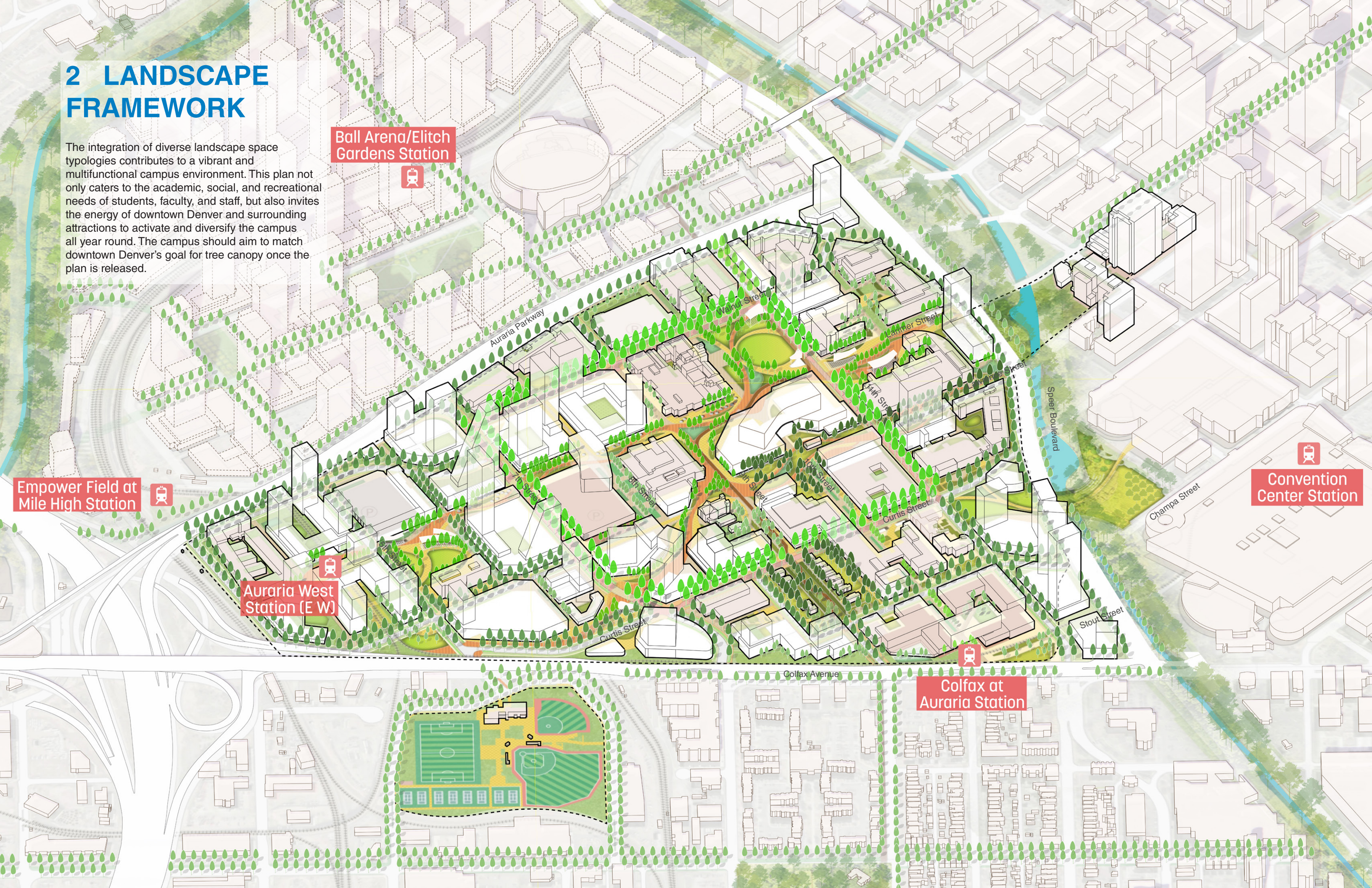
Auraria West Station (E W)



Convention Center Station



Colfax at Auraria Station



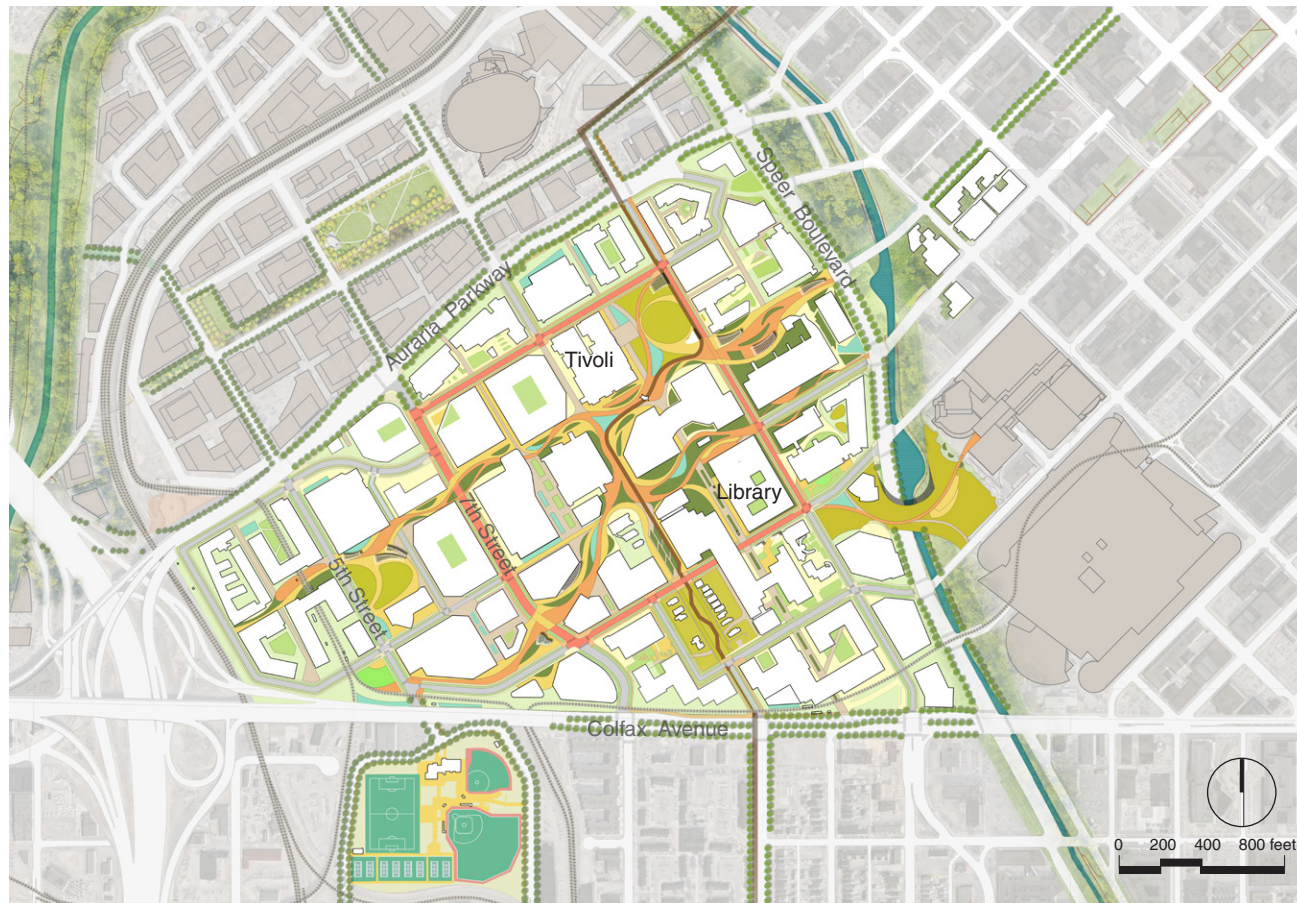
CAMPUS MOMENTS

The campus landscape should serve as an extension of the academic experience, fostering a vibrant learning and living environment for the campus community. Outdoor classrooms and study courtyards adjacent to academic buildings should provide outdoor learning opportunities throughout the spring, summer, and fall seasons. Showcase spaces should enhance the visibility of student research and experimentation, encouraging collaboration across disciplines. Social and arts lawns should facilitate informal gatherings, enriching campus life for students and surrounding communities. Historic parks and iconic buildings should celebrate the campus's unique history and promote multicultural integration. Community gardens near housing clusters should foster a sense of belonging and well-being, potentially partnering with organizations like Denver Urban Gardens. Outdoor recreational fields and landscapes should support physical and mental well-being, contributing to academic success. These open spaces should be interconnected through a well-organized pedestrian-oriented campus circulation network, including the major Learning Loop, that also extends to connect with adjacent city hotspots.



LANDSCAPE TYPOLOGIES

The Auraria Campus is currently composed of various formal landscape typologies such as quads, courtyards, and plazas, that bring the community together. This plan offers guidance on the design and improvement of these formal outdoor spaces and for the transitional and connective spaces between buildings. This plan seeks to connect and integrate existing landscape spaces with new landscape areas to create a cohesive and holistic landscape.



	PRIMARY PEDESTRIAN CONNECTION		CAMPUS ROAD		CORRIDOR GREEN		COMMUNITY GARDEN
	SECONDARY PEDESTRIAN CONNECTION		THE 5280 TRAIL		MULTIFUNCTIONAL LAWN		BIOSWALE / RAIN GARDEN
	PRIMARY PLAZA		PRIMARY SIGNAGE		COURTYARD PLANTING AREA		SOFTSCAPE AROUND BUILD
	SECONDARY PLAZA		SECONDARY SIGNAGE		RECREATIONAL FIELDS, COURTS, TRAILS		
	THE LEARNING LOOP						

Wayfinding and Signage Recommendations

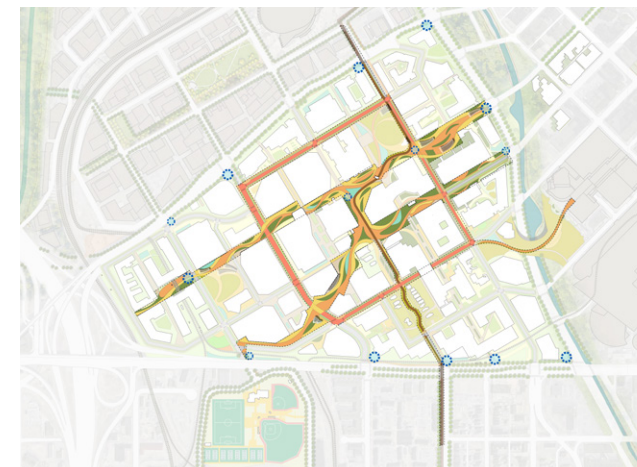
In general, a Wayfinding and Signage Plan should be created for the Auraria Campus. The following are high level design principles to consider:

- Create an identity for the whole Auraria Campus as well as individual institutions. Establish a cohesive visual identity for the campus gateways, and shared core and corridors, while assigning distinct identity to each university zone by incorporating logos, mottos, and colors.
- Build clear hierarchies with signage, paving, site furniture, lighting fixtures, and planting selection. Select and design site elements that complement the traditional signage and aid in identification and navigation.
- Provide route and information clarity by locating signage at key decision points, including intersections, building entrances, and major landmarks.
- Incorporate signage and art installations highlighting historical sites to honor the legacy and heritage of the campus. Provide information about campus history, significant events, and milestones, serving as educational and engaging tools for visitors and students to enrich their understanding of the campus.
- Incorporate technologies like QR codes on signage to provide additional information or access to digital maps for real-time navigation.
- Implement wayfinding strategies for individuals with disabilities, including braille signage, tactile paving, and audible cues at key locations.



Recommended precedent image ▶

▼ Location on Campus

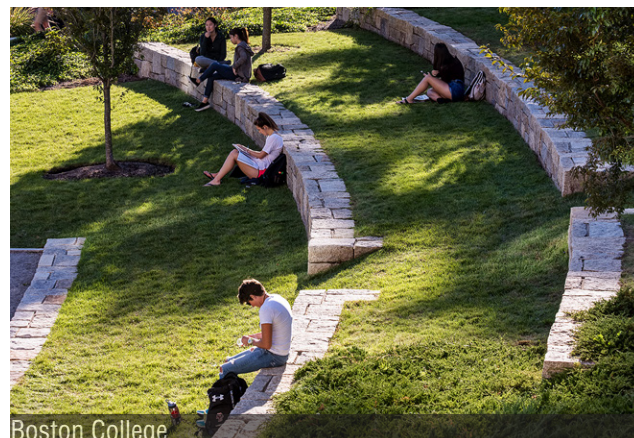
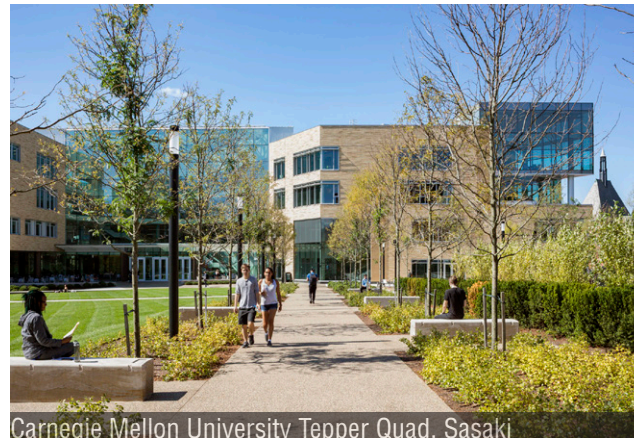
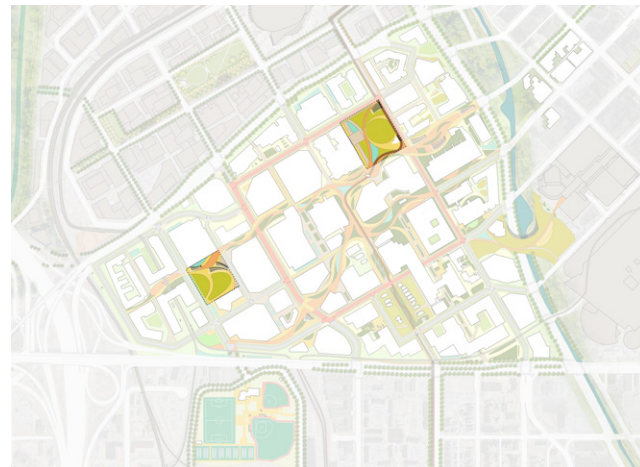


Quads

- Ensure the design of the quad complements and resonates with the active programs on the ground floors of surrounding buildings. Integrate features that encourage interaction and engagement with building activities. Insert functional pavilions strategically when the quad's scale is large and adjacent buildings lack active programs facing the space.
- Plant large canopy trees strategically throughout the quad to provide shade and enhance the aesthetic appeal. Incorporate canopy structures to offer additional shade, creating comfortable outdoor spaces during the summer.
- Integrate comfortable outdoor furniture to encourage students, faculty, and staff to utilize the space for various activities.
- Utilize available outdoor space to create landforms and amphitheaters with varying topography and seating options. Enhance the quad's versatility by providing diverse spaces for informal gatherings, performances, or outdoor classes.
- Connect pathways within the quad to the surrounding circulation network for easy access. Divide large lawns into smaller, manageable pieces to facilitate diverse uses and activities.
- Integrate stormwater management approaches such as rain gardens and permeable pavement.
- Incorporate interactive art installations or educational displays to enhance the cultural and academic atmosphere.
- Implement smart lighting solutions for evening use, ensuring the quad remains a safe and inviting space after dark.

Recommended precedent image ►

▼ Location on Campus



Plazas

- Work closely with the ground floor programs of surrounding buildings to ensure seamless integration and alignment with their functions.
- Design flexible plazas that can accommodate various activities, including food trucks, performances, and club activities. Integrate modular or movable furniture to allow for quick reconfiguration based on event needs.
- Showcase academic work through interactive displays, exhibition spaces, or digital screens. Promote interdisciplinary interactions by creating opportunities for students and faculty to share research and creative projects.
- Provide shade through the strategic placement of canopy trees and shade structures within the plaza. Incorporate solar panels into shade structures to generate electricity and provide power outlets for charging devices or hosting outdoor events.
- Use permeable pavement and pair with rain gardens to manage and filter stormwater runoff.
- Design a central focal point or landmark feature within the plaza to enhance its identity and serve as a gathering point.
- Explore potential for including snow melt systems within plaza structure.

Recommended precedent image ►

▼ Location on Campus



Courtyards

- Connect hidden gems within the campus by integrating courtyards into the larger open space network. Establish clear circulation pathways and way-finding systems to enhance accessibility and connectivity.
- Design buildings surrounding courtyards to include permeable spaces that create a seamless transition between indoor and outdoor environments. Consider glass walls, open atriums, or other architectural features that allow visual and physical connections with the courtyard.
- Customize courtyard spaces based on the academic programs housed in adjacent buildings. Design outdoor classrooms with seating arrangements, interactive boards, and other elements to facilitate learning in an alfresco setting.
- Provide comfortable outdoor spaces and furniture within courtyards to encourage informal social activities. Informal gatherings spaces offer opportunities to foster interactions between students and faculty from different disciplines, promoting a collaborative and interdisciplinary campus culture.
- Implement a greywater harvesting system to collect and reuse water from adjacent buildings for courtyard irrigation. Integrate sustainable landscaping features such as native plants, rain gardens, or green walls to enhance biodiversity and create a visually appealing environment.
- Consider incorporating Wi-Fi connectivity and outdoor power outlets to support technology use during outdoor classes or individual study sessions.

Recommended precedent image ▶

▼ Location on Campus



Sacred Heart University Martire Center, Sasaki



MIT Hayden Library and Lipchitz Courtyard



Harvard Rockefeller Hall



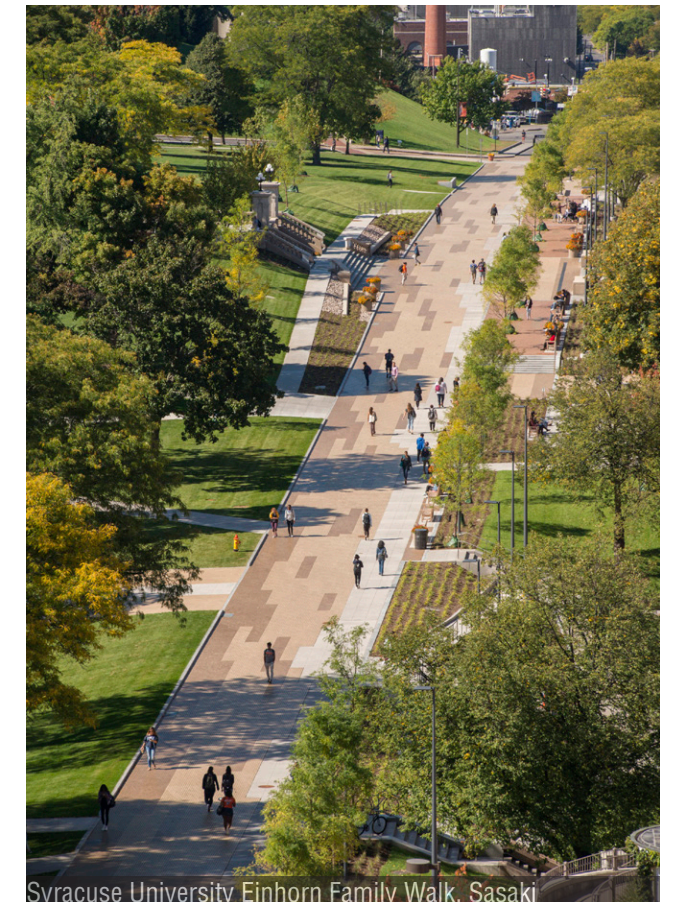
Duke University Crown Commons

Transitional & Connective Corridors

- Create a distinct identity for key promenades and walkways to enhance their character and functionality.
- Designate efficient bike networks to accommodate cyclists and promote sustainable transportation. Create safe pedestrian zones by separating pedestrian and bike pathways.
- Implement a continuous tree canopy along transitional corridors to provide shade and improve the regional ecology. Integrate a comprehensive stormwater management system, such as bioswales or permeable pavement.
- Establish clear wayfinding systems with signage, landmarks, plantings, and color-coded pathways to enhance navigation.
- Explore opportunities to integrate interactive technologies along corridors for both educational and wayfinding purposes. Consider QR codes, augmented reality features, or digital displays that provide information about campus events, history, or academic programs.
- Incorporate seating areas, rest stops, or small plazas along transitional corridors to encourage social interactions and provide places for relaxation.

Recommended precedent image ▶

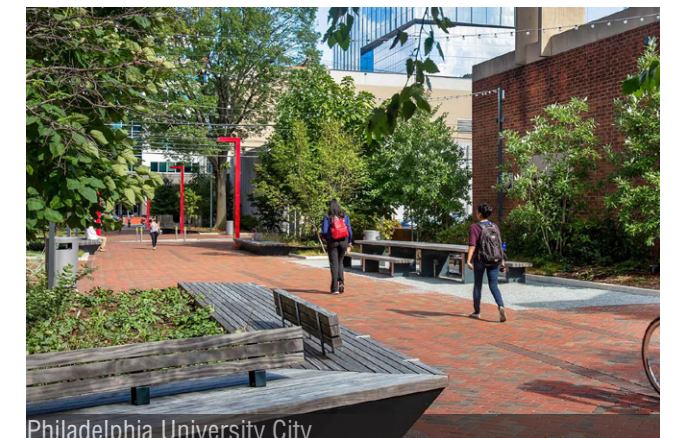
▼ Location on Campus



Syracuse University Einhorn Family Walk, Sasaki



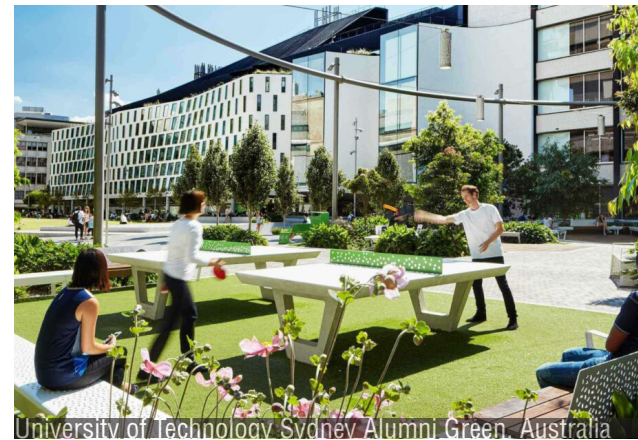
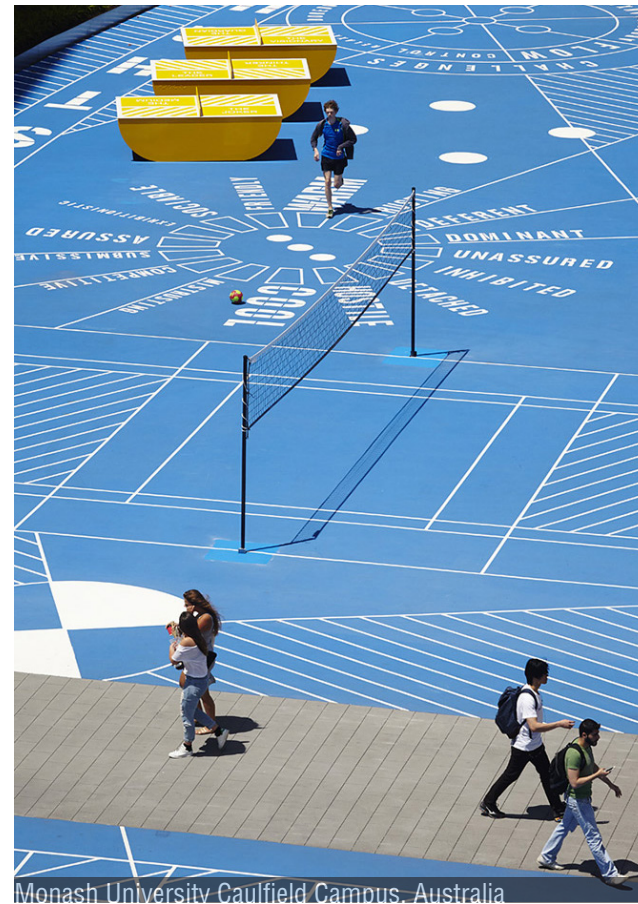
Syracuse University Einhorn Family Walk, Sasaki



Philadelphia University City

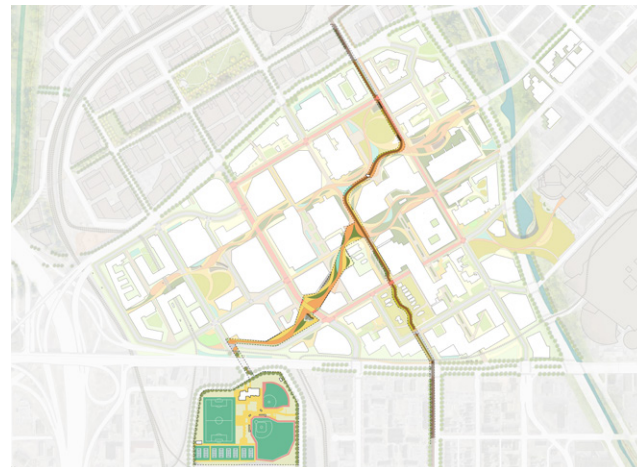
Recreational Fields, courts, and trails

- Introduce informal active spaces, beyond existing fields and courts, to promote the overall wellness and health of the campus community.
- Introduce a recreation center in proximity to the recreational fields complex, forming an MSU Denver recreational cluster.
- Establish trails that connect seamlessly with the recreational amenities on campus and to the city and regional trail systems. Along the health trail incorporate activities and programs that support and enhance physical and mental health.
- Implement lighting solutions along trails for safe evening use, encouraging extended hours for outdoor activities.



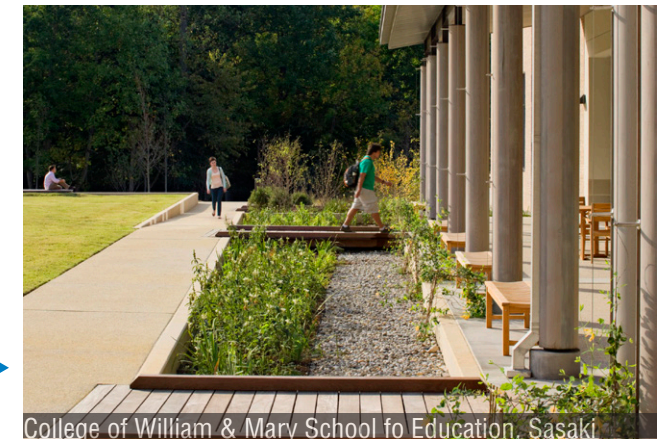
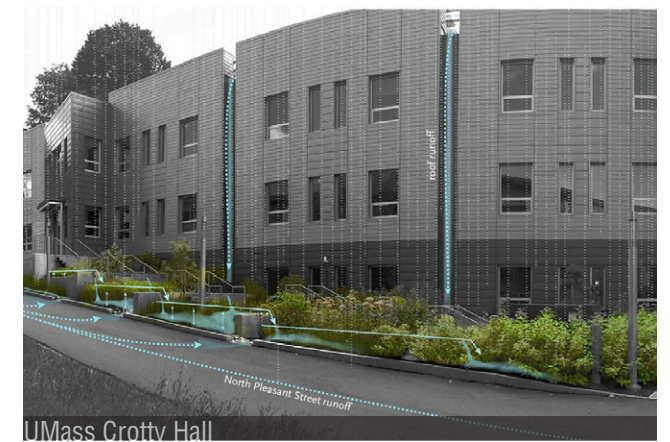
Recommended precedent image ▶

▼ Location on Campus



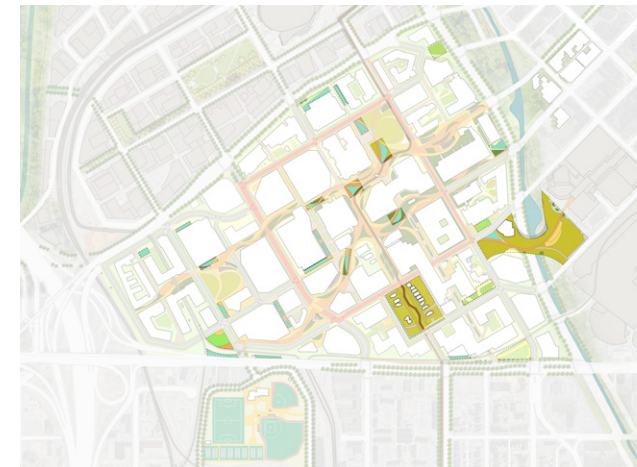
Gardens, Parks, Others

- Create additional community gardens so that students, faculty, and staff can cultivate their own plants, and the campus can promote engagement with nature and campus sustainable stewardship.
- Consider partnerships such as Denver Urban Gardens to build additional community gardens, specially adjacent to future residential buildings.
- Implement rain gardens in conjunction with hardscape zones and large roofs to manage stormwater. Prioritize native plants, pollinators, and ensure proper grading to collect runoff and facilitate water infiltration.
- Create a distinct identity for historic parks and smaller pocket parks and incorporate signage and public art to celebrate their unique features and histories.
- Seize the opportunity presented by the expansive open space at the campus periphery to create an iconic park-like space over Speer Boulevard that connects with adjacent city amenities, for example an iconic land bridge park connecting the St Elizabeth's Church, Cherry Creek, and the Performing Arts Complex.
- Incorporate sustainable features such as composting stations, water catchment systems, or birdhouses to promote environmental consciousness.



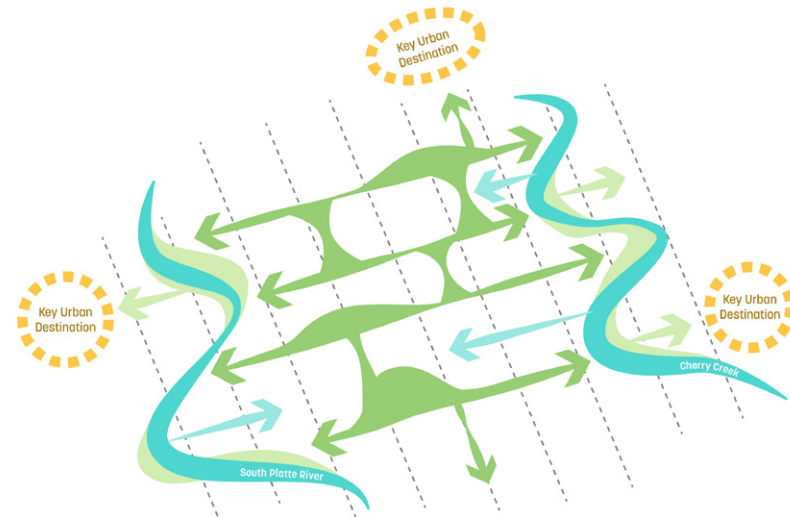
Recommended precedent image ▶

▼ Location on Campus



LINEAR CORRIDORS

Located between two major waterways in the city, Cherry Creek and Platte River, the campus open space network is positioned to serve as a vital connector for these water bodies, creating essential urban ecological and social corridors. This vision draws inspiration from the waterways, crafting iconic open space experiences, ensuring a continuous tree canopy along corridors, and implementing integrated stormwater management systems. The Auraria Campus should be positioned as the “headwater campus,” the campus that aims to set a groundbreaking paradigm for Denver’s open space placemaking. Leveraging the key urban destinations around the campus, the linear corridors should serve as essential connecting tissue in the city. Some of the following corridors exist currently on the campus and others are being proposed in this plan. A description and recommendations for each corridor are provided.



LARIMER STREET

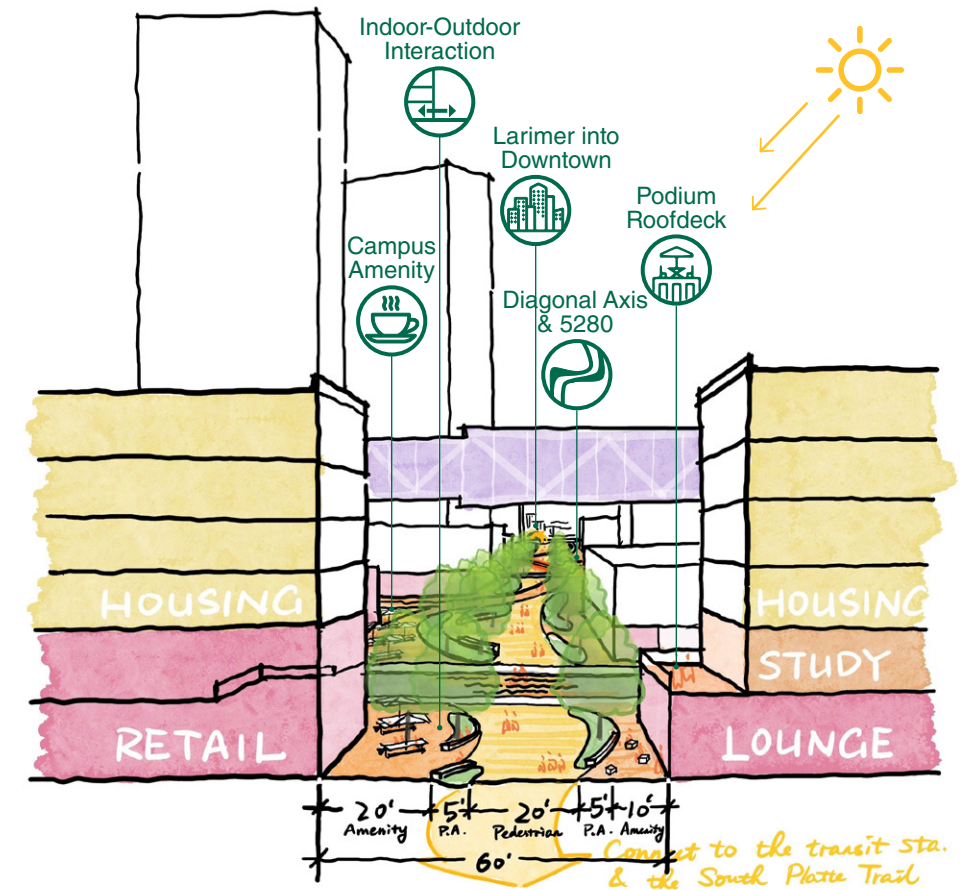
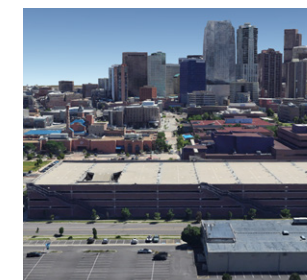
Larimer Street is envisioned as an urban corridor that extends the city’s pedestrian promenade from the west and links to the transit station. The corridor should extend the energy of the city with various engaging social and commercial activities. Drawing inspiration from natural waterways, Larimer should feature a unique urban promenade with curvilinear spaces attached to active ground-floor building programs. The tree grids should maintain an overarching east-west gesture, creating an iconic campus experience. This is an exciting potential connection through campus that requires a major redesign of the 7th Street Garage. A future study of this building should identify the potential options and costs to achieve this goal.



Recommended precedent image ▶

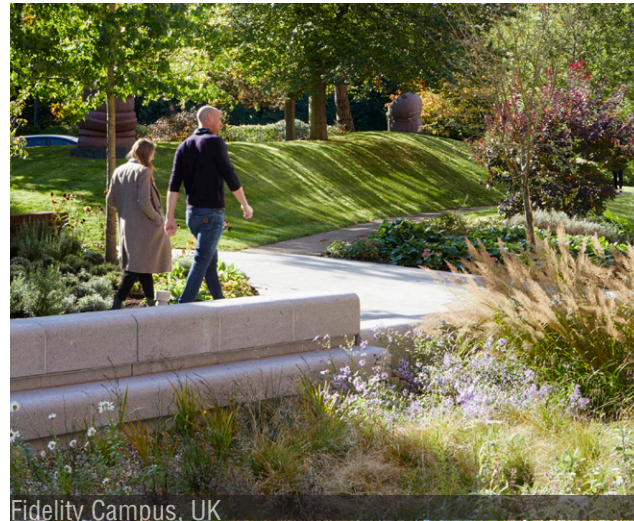


- Location on Campus ▲
- Proposed ▶
- Current Conditions ▼



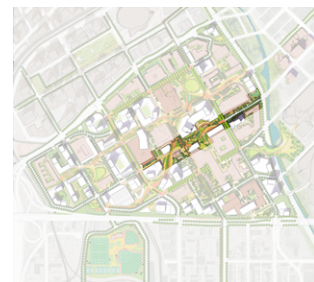
LAWRENCE STREET

Lawrence Street is envisioned as a natural oasis, integrating existing trees with more diverse vegetation layers and species coupled with an emphasis on stormwater management. On the Lawrence corridor, a predominantly green environment should complement the meandering pedestrian path, working with the existing tree grid. Pocket parks under canopies should offer opportunities for outdoor classrooms with a comfortable microclimate next to academic buildings. The rainwater collected from the adjacent buildings should be conveyed to rain gardens for filtration, and greywater from the buildings should be used to irrigate the landscape.

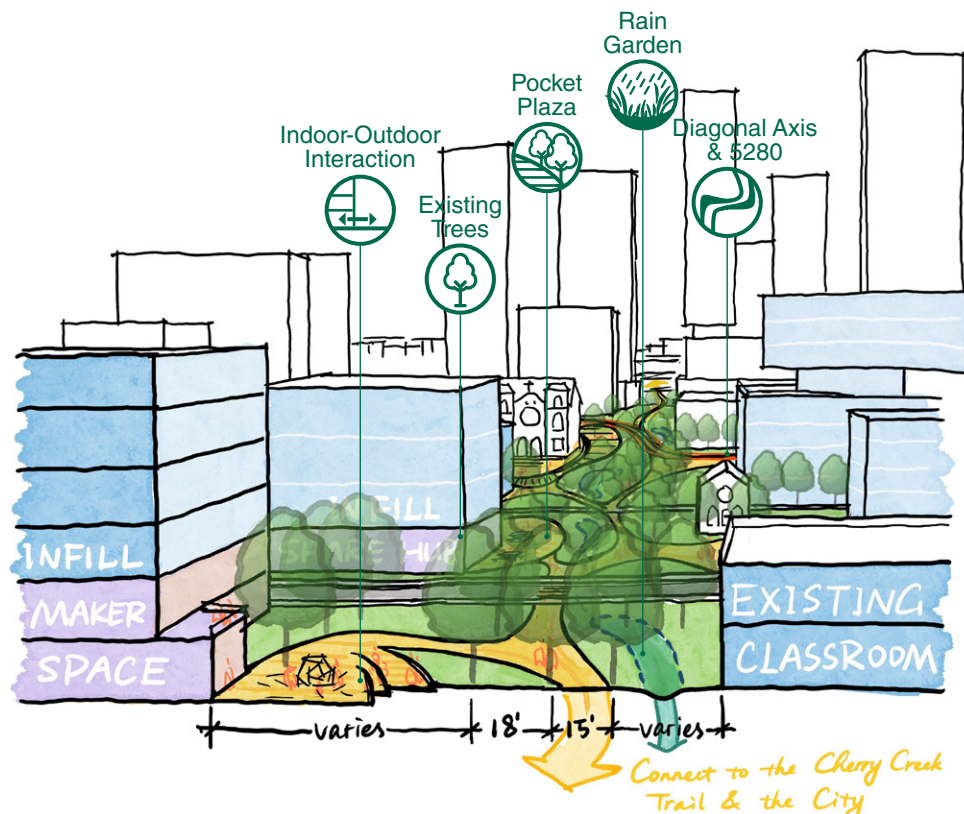
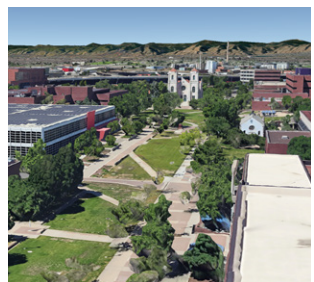


Recommended precedent image ▶

Monash University Clayton Campus, Australia

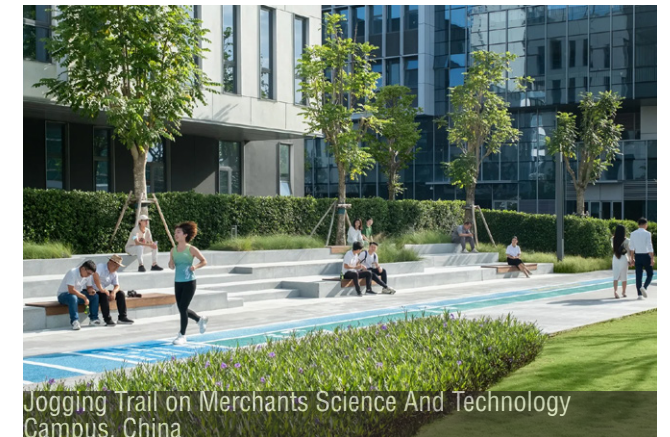


- Location on Campus ▲
- Proposed ▶
- Current Conditions ▼



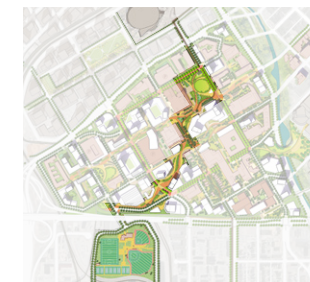
ATHLETICS CORRIDOR

The Athletics Corridor is envisioned as a new diagonal axis, inspired by the old canal that once cut through the site. This axis should connect the existing recreational fields south of the Colfax Viaduct and the Ball Arena development, providing a dynamic link between these spaces. Drawing inspiration from the old waterway, this “New Creek” corridor should integrate a jogging trail for recreational use and provide spaces for informal outdoor activities. These features not only activate the campus but also offer inviting areas for students and communities to stay and enjoy the vibrant campus environment.



Recommended precedent image ▶

Jogging Trail on Merchants Science And Technology Campus, China



- Location on Campus ▲
- Proposed ▶
- Current Conditions ▼



9TH STREET

The landscape corridor for 9th street should showcase and preserve the integrity of the Ninth Street Historic Park, emphasizing the original ambiance. The 5280 Trail, a meandering trail that circles Denver's CBD, should be routed adjacent to the west side of the park, enhancing pedestrian access. To further enrich the visitor experience, interpretive signage and interactive technologies introduced. Augmented reality and QR codes, for example, could be used to design a historical route or tour around the histories of the people that lived here before the campus existed. Special attention should be given to the southern termination of the 9th Street Park. This currently ambiguous entrance should be redesigned as a gateway befitting the park's significance.



South Park, San Francisco



Historik App



Informational Panel, Catalina Flying Boat Memorial, Australia

Recommended precedent image ▶



Location on Campus ▲

Proposed ▶

Current Conditions ▼



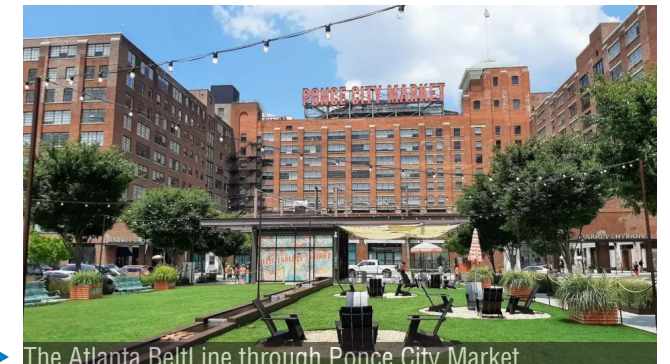
5280 LOOP ON CAMPUS

The route proposed for the 5280 Trail should showcase key campus spaces, creating a cohesive southern edge from 9th Street to Ball Arena on the north. This plan proposes a future long-term vision for the 5280 Trail alignment that varies slightly from the current alignment under consideration by the City. The alternative alignment proposed in this framework would connect north from Mariposa and Colfax, west of the 9th Street Historic Park, turn right onto Larimer Street, and left at 11th Street in front of the Tivoli Quad. This alignment should highlight the historical structures still standing on campus today. Adopting various sectional profiles, the multimodal trail should alternate between street sidewalk segments and meandering parklike trail segments in pedestrian zones. To maintain the Loop's citywide character, the paving, planting, and furniture elements should remain consistent while incorporating unique features from each traversed space. Interactive points or signage could be integrated along the trail to provide information about highlighted campus locations and historical significance.

Note: the City's alignment for the 5280 Trail is still pending.



The Indianapolis Cultural Trail



The Atlanta Belt Line through Ponce City Market

Recommended precedent image ▶



Location on Campus ▲

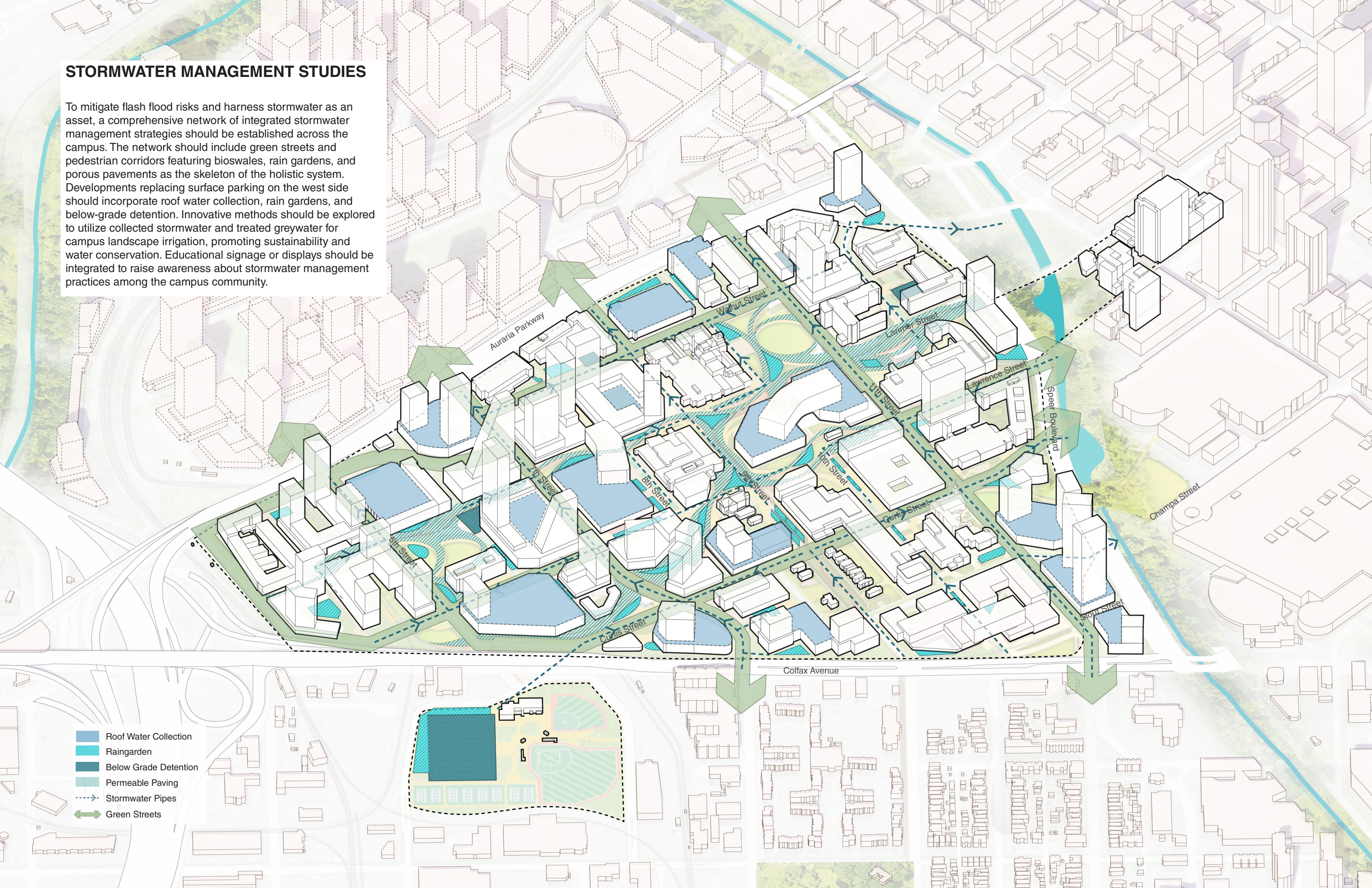
Proposed ▶

Current Conditions ▼



STORMWATER MANAGEMENT STUDIES

To mitigate flash flood risks and harness stormwater as an asset, a comprehensive network of integrated stormwater management strategies should be established across the campus. The network should include green streets and pedestrian corridors featuring bioswales, rain gardens, and porous pavements as the skeleton of the holistic system. Developments replacing surface parking on the west side should incorporate roof water collection, rain gardens, and below-grade detention. Innovative methods should be explored to utilize collected stormwater and treated greywater for campus landscape irrigation, promoting sustainability and water conservation. Educational signage or displays should be integrated to raise awareness about stormwater management practices among the campus community.

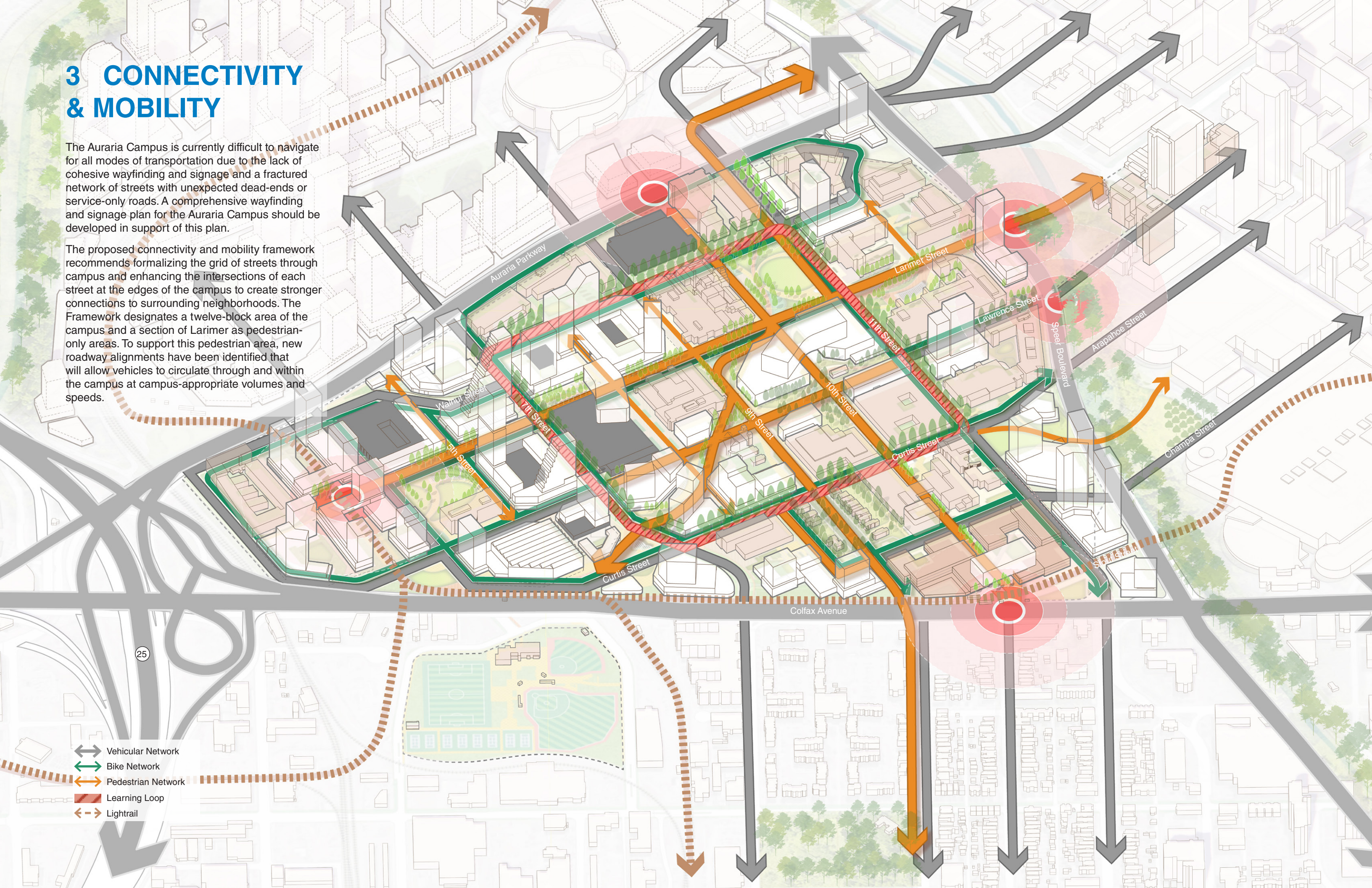


- Roof Water Collection
- Raingarden
- Below Grade Detention
- Permeable Paving
- Stormwater Pipes
- Green Streets

3 CONNECTIVITY & MOBILITY

The Auraria Campus is currently difficult to navigate for all modes of transportation due to the lack of cohesive wayfinding and signage and a fractured network of streets with unexpected dead-ends or service-only roads. A comprehensive wayfinding and signage plan for the Auraria Campus should be developed in support of this plan.

The proposed connectivity and mobility framework recommends formalizing the grid of streets through campus and enhancing the intersections of each street at the edges of the campus to create stronger connections to surrounding neighborhoods. The Framework designates a twelve-block area of the campus and a section of Larimer as pedestrian-only areas. To support this pedestrian area, new roadway alignments have been identified that will allow vehicles to circulate through and within the campus at campus-appropriate volumes and speeds.



- ↔ Vehicular Network
- ↔ Bike Network
- ↔ Pedestrian Network
- ▨ Learning Loop
- ↔ Lightrail

URBAN CONNECTIONS

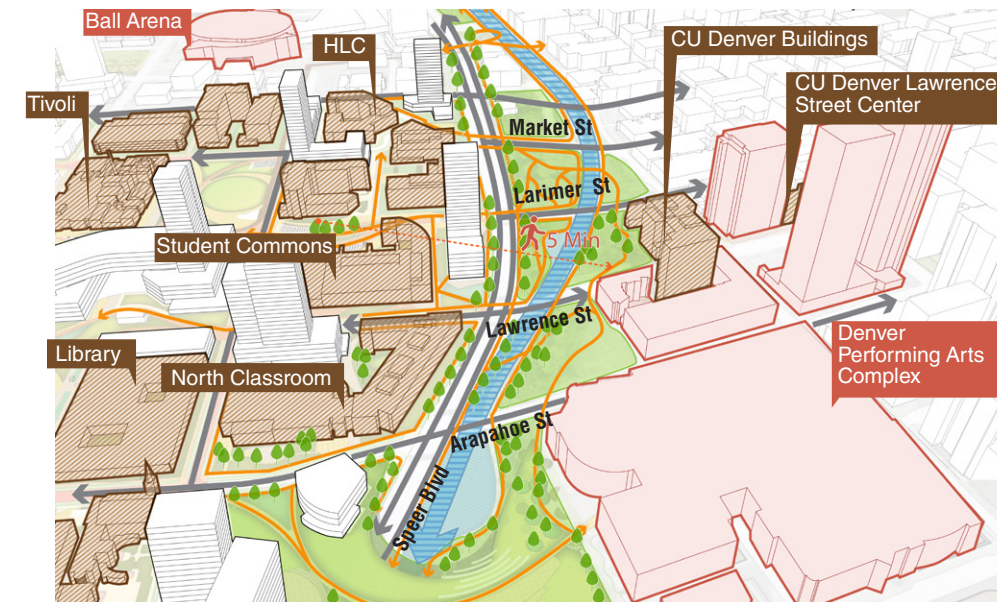
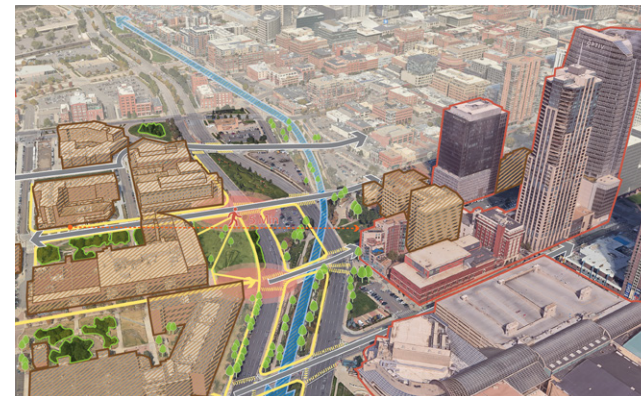
Every point of connection between campus and the surrounding communities should be a friendly and inviting intersection for pedestrians and cyclists in addition to vehicles. The plan proposes several points along the edge as key gateways to campus. These key gateways could include iconic signage introducing the Auraria Campus and intersection design that invites pedestrians through landscape, lighting, amenities, and wide sidewalks.

Along Speer Boulevard, Larimer and Lawrence Streets are critical connections to the CU Denver buildings on the downtown side of Speer Boulevard and to the Central Business District. Additionally, Champa Street connects the campus to the Denver Performing Arts Center and presents another gateway opportunity.

Along Colfax Avenue, 10th Street is a major access point for transit riders, 9th Street is an inviting pedestrian and bicycle entryway, 7th Street is the primary vehicle access point, and 5th Street is the strongest connection to the athletic fields south of Colfax Avenue. Each of these intersections should be appropriately signed and designed to invite crossing into and out of the campus.

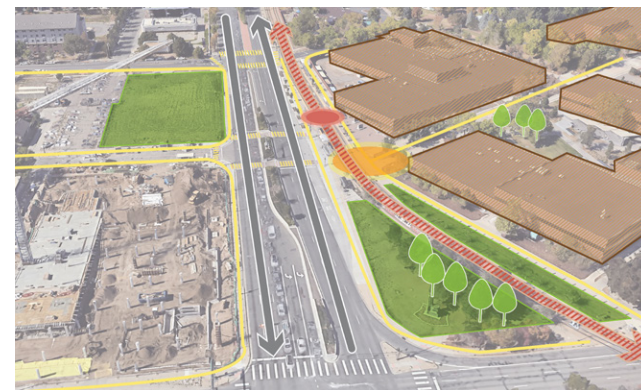
Along Auraria Parkway, 9th and 11th Street should be considered major pedestrian and bicycle connections into the Ball Arena development, while 7th Street should be the primary vehicle access.

Existing Speer Boulevard Looking North



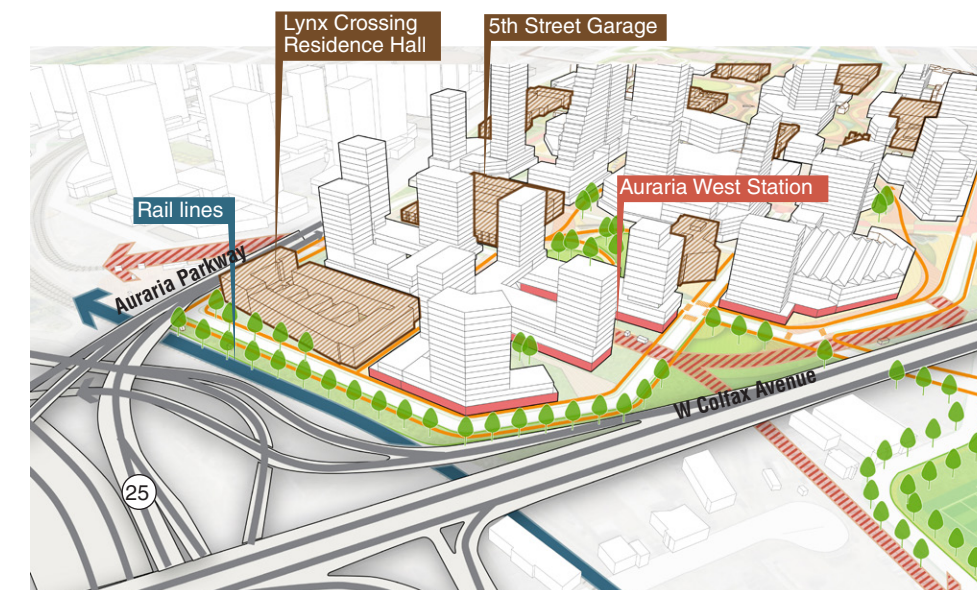
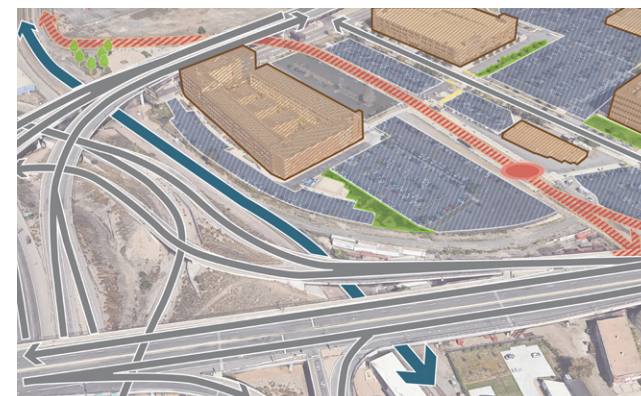
Proposed Speer Boulevard Looking North

Existing Colfax Avenue at Speer Boulevard Intersection

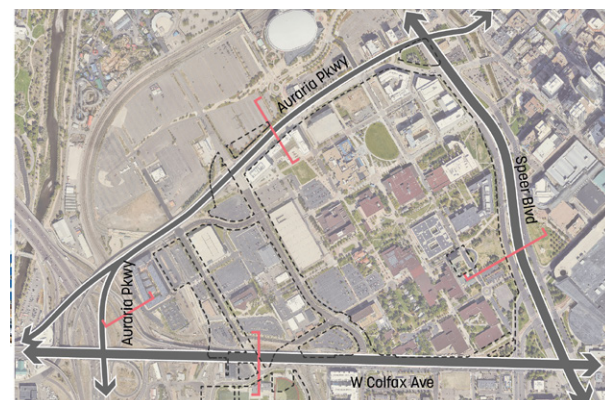


Proposed Colfax Avenue at Speer Boulevard Intersection

Existing Colfax Avenue at I-25



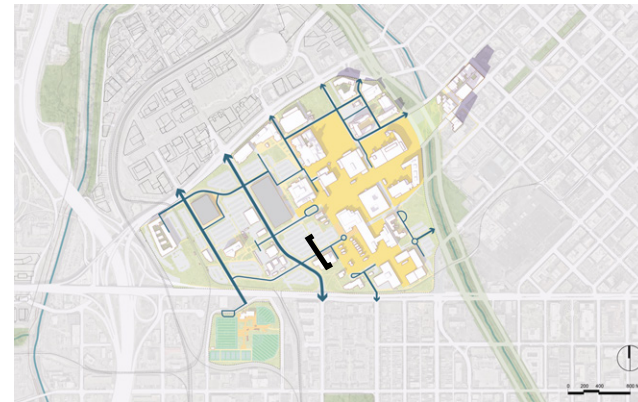
Proposed Colfax Avenue at I-25



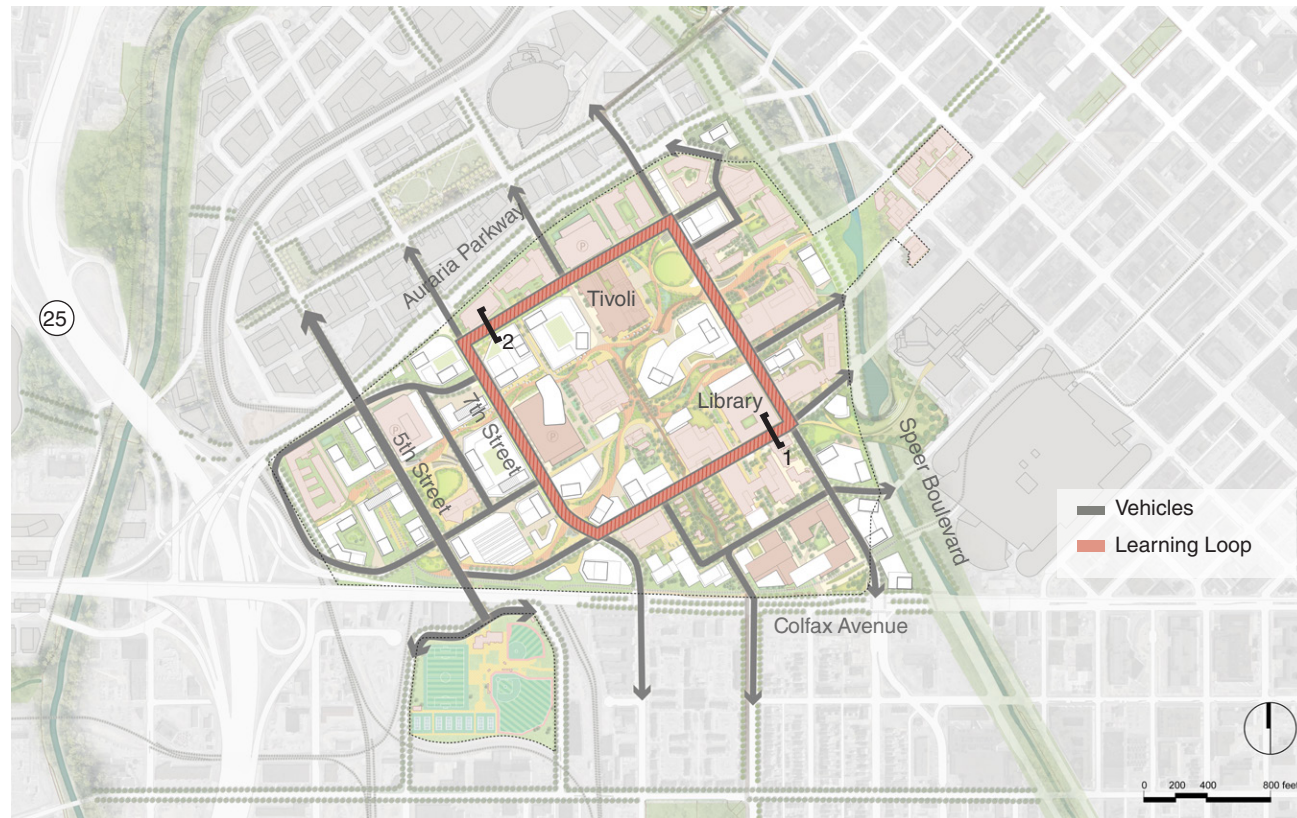
CAMPUS LEARNING LOOP

The plan proposes a new loop road that will allow vehicles to circulate around the twelve-block pedestrian-only core of the campus and is proposed to organize the shared and institutional facilities. The “Learning Loop” should encompass the core shared facilities while offering a front door to each of the academic institutions. The ground floors along this loop should offer active uses including cafes, retail, and other student-centered communal spaces. This loop road should be a low-speed two-way loop with shuttle service, bike lanes, and some parallel parking. The pedestrian space should be wide and comfortable, and lined with landscaping and tree canopy. Shuttle stops should be clearly marked with open and well-lit shelters. Mid-block crossings and intersections with pedestrian corridors should receive special architectural treatment which could include paving changes, signage, perhaps speed tables at the vehicular lanes.

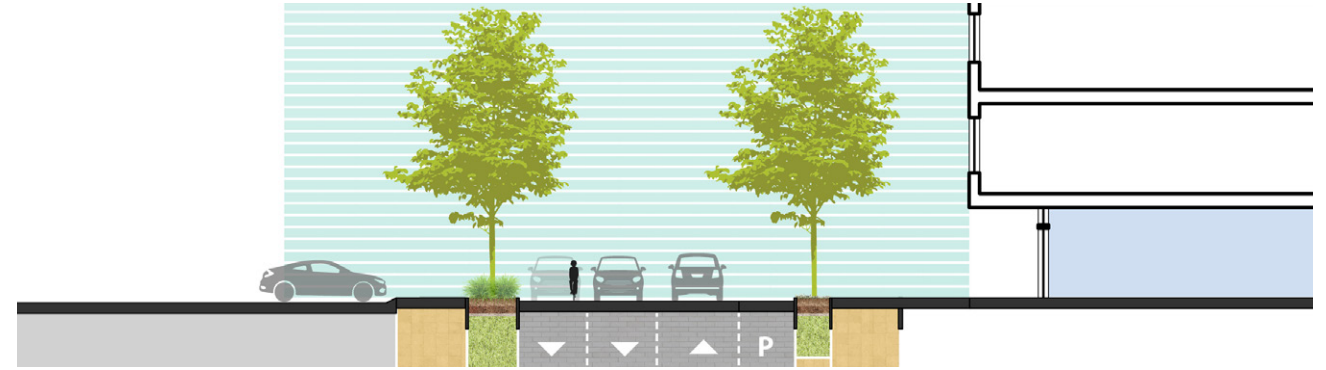
Existing



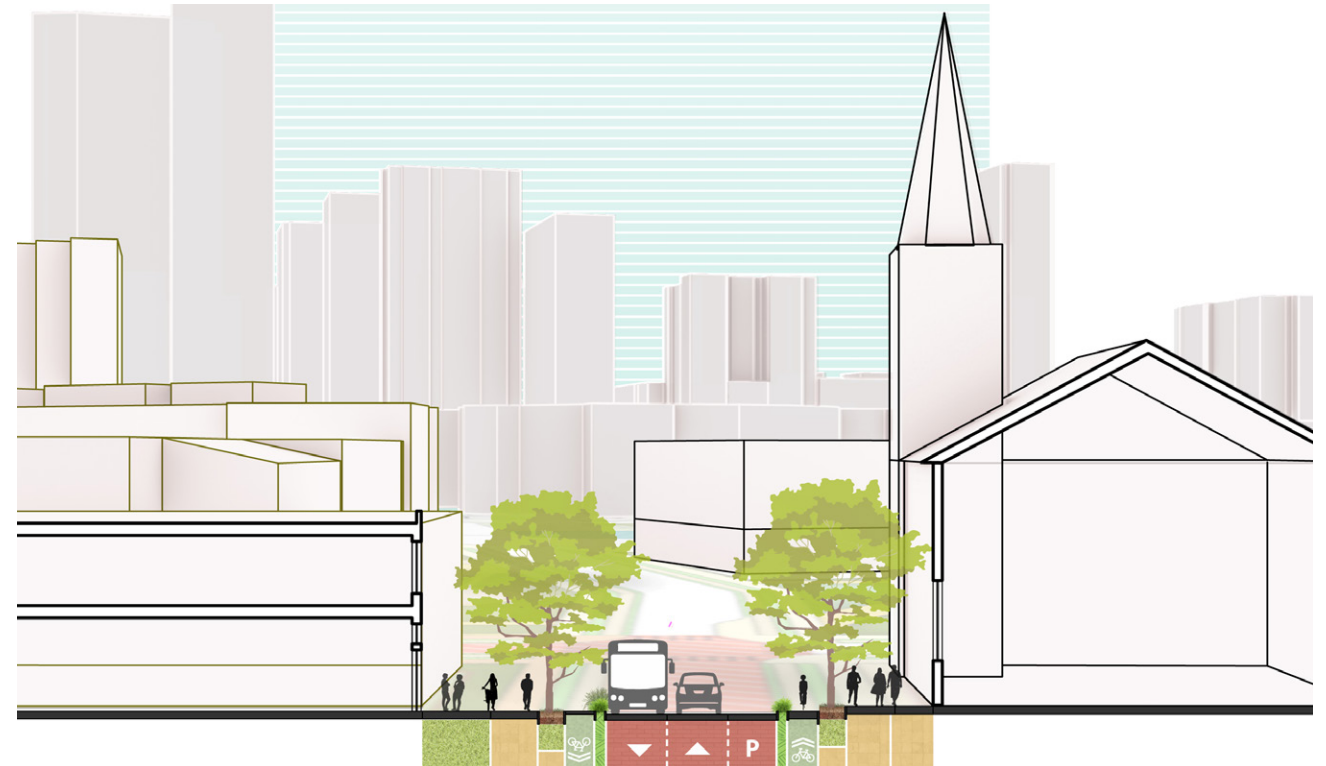
Proposed



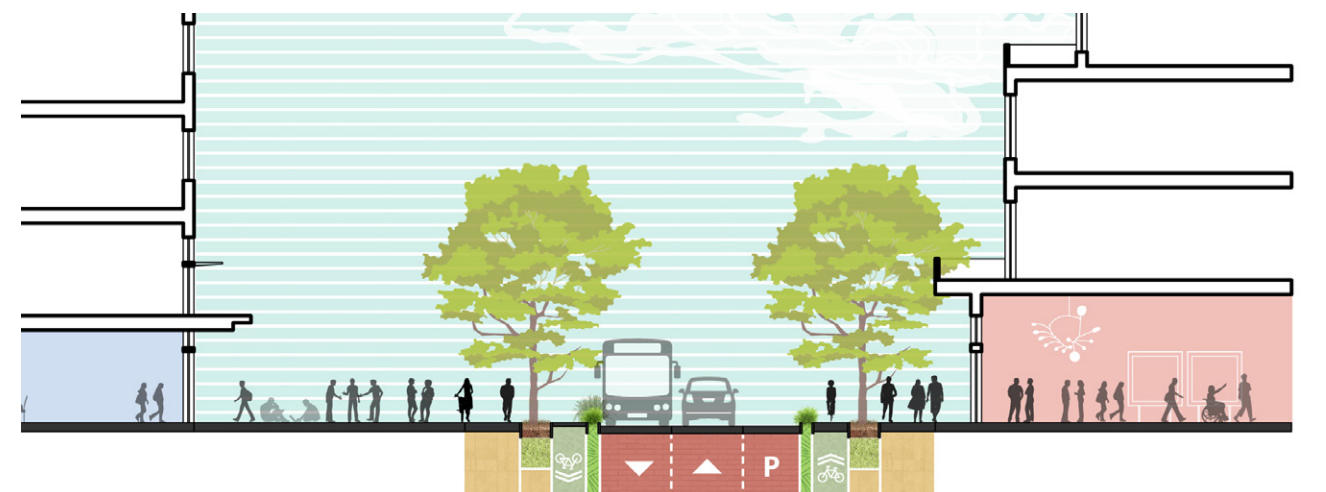
Existing



Proposed: Typical Campus Loop Section 1



Proposed: Typical Campus Loop Section 2



View of the Campus Learning Loop



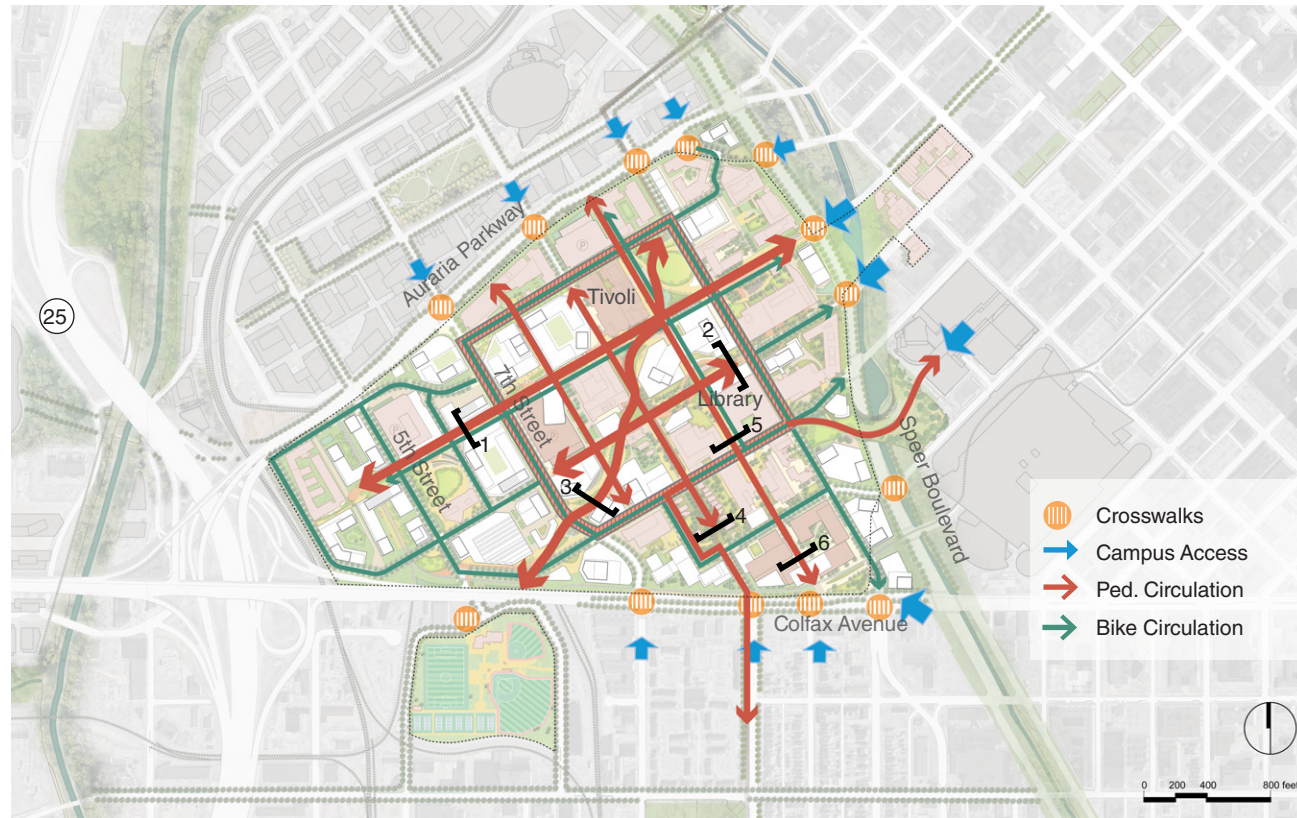
PEDESTRIAN, BICYCLE, & MICROMOBILITY

Pedestrians, bicycles, and other micro mobility options can comfortably share space if rights-of-way are designed to be sufficiently wide and comfortable. Bicycles, scooters, skateboards, and any other micro mobility riders should be able to travel down designated pathways leaving the primary pathway for pedestrians. This plan proposes that the twelve-block grid at the heart of the campus, Larimer Street, 10th Street, and a new athletics diagonal greenway all be non-vehicular streets. The paths in these areas should be designed at a minimum of eight feet but ideally at a comfortable sixteen feet wide with tree canopies or shade structures, outdoor seating, ample lighting, and clear wayfinding and signage.

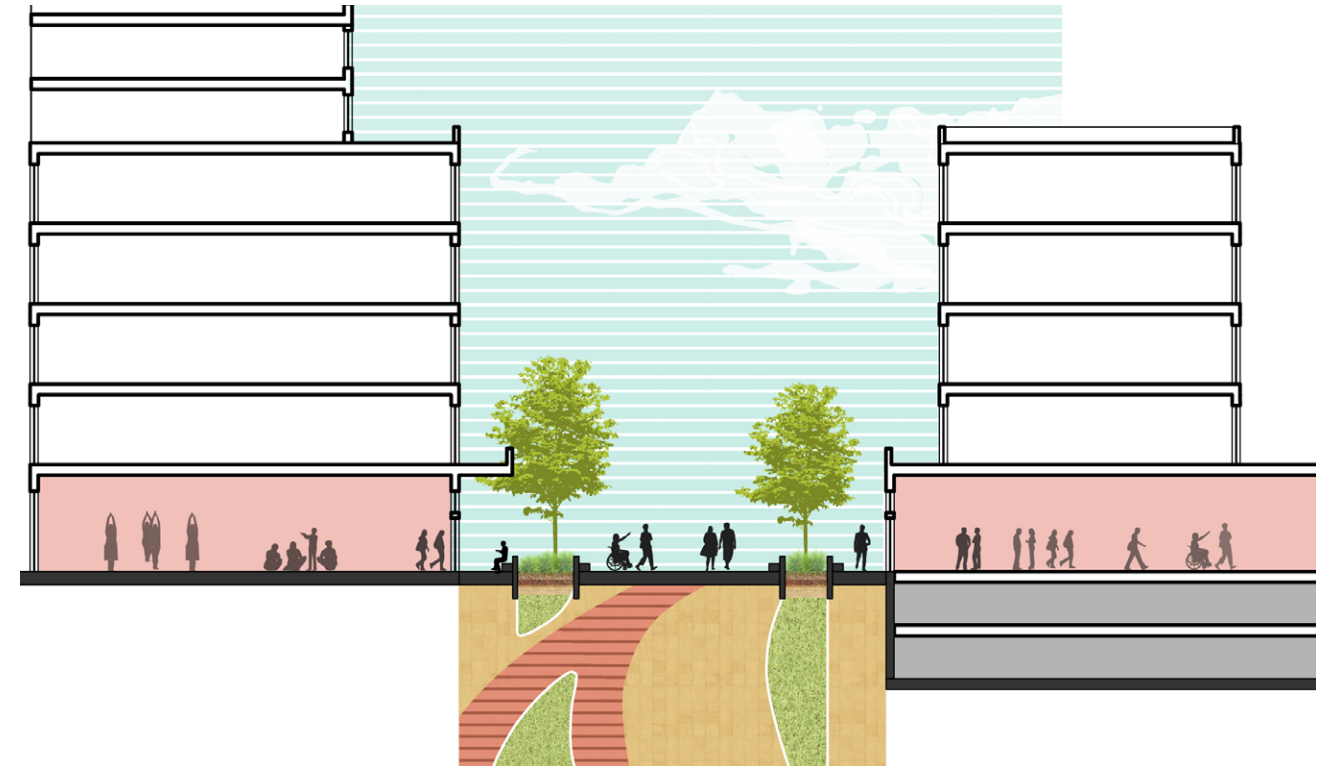
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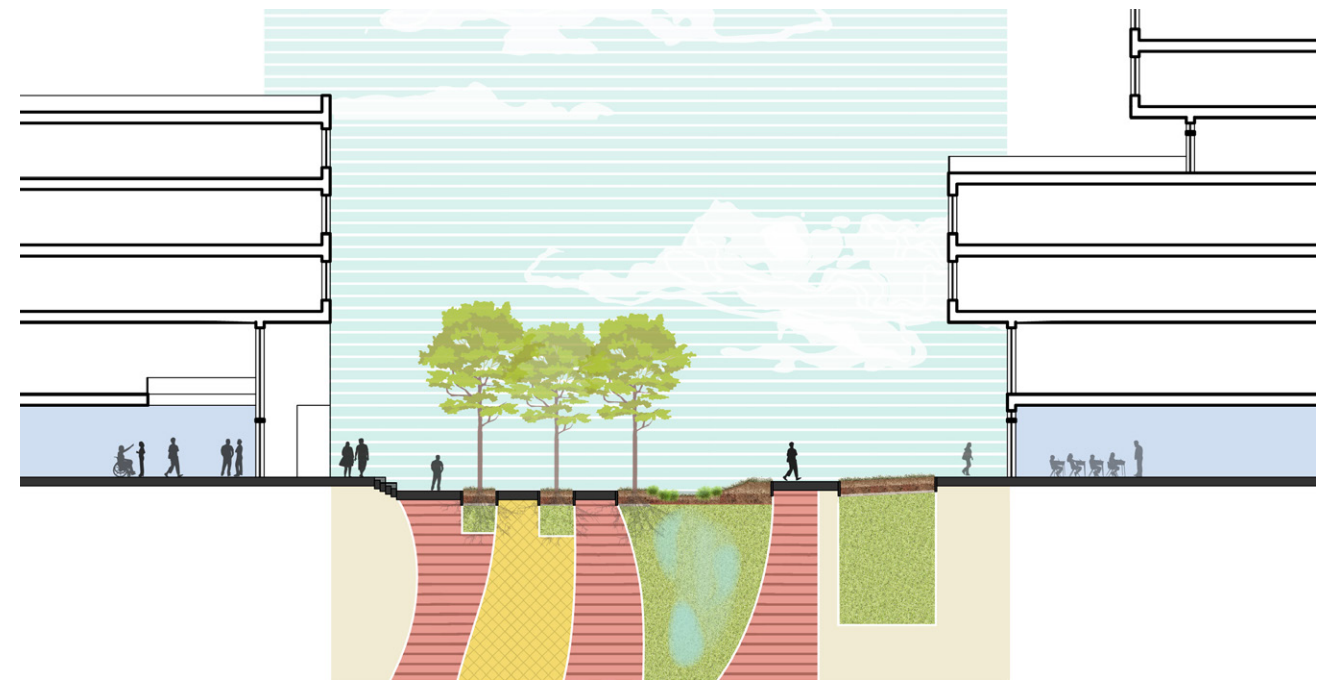
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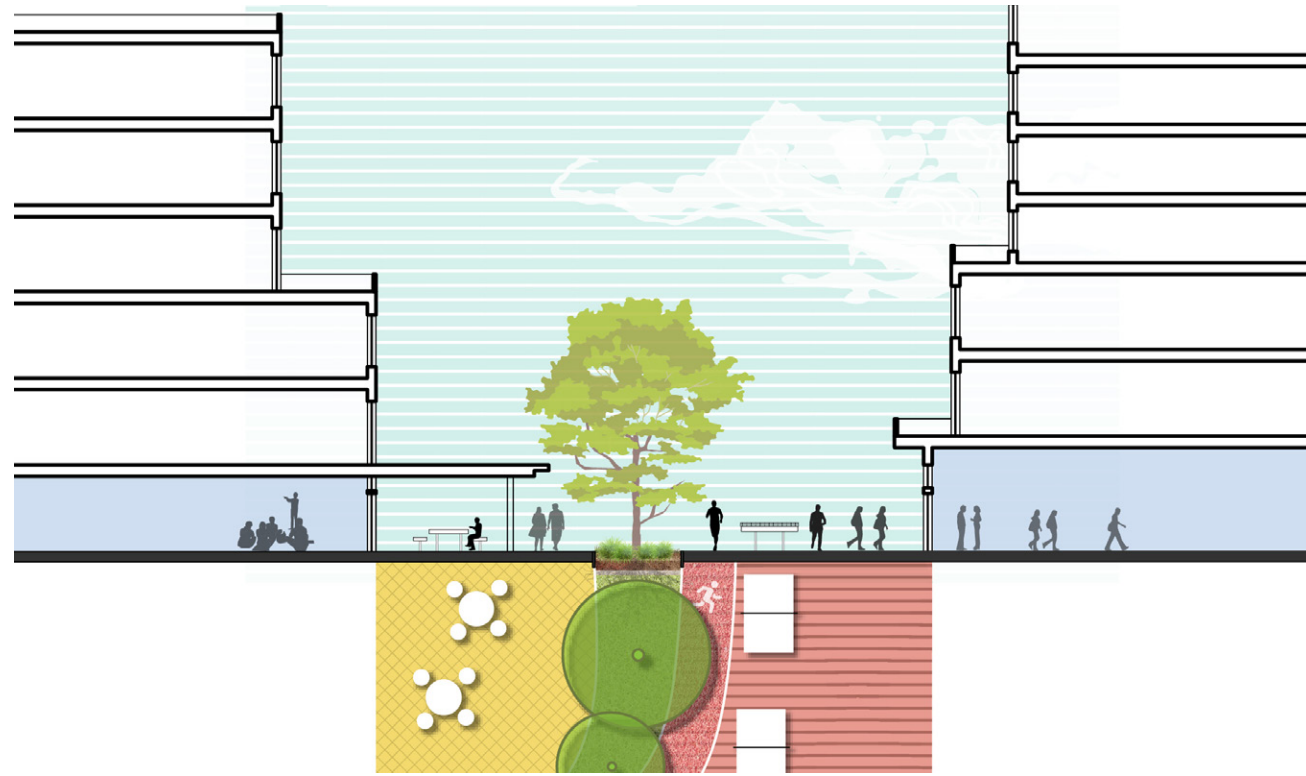
Proposed Section 1: Larimer Street



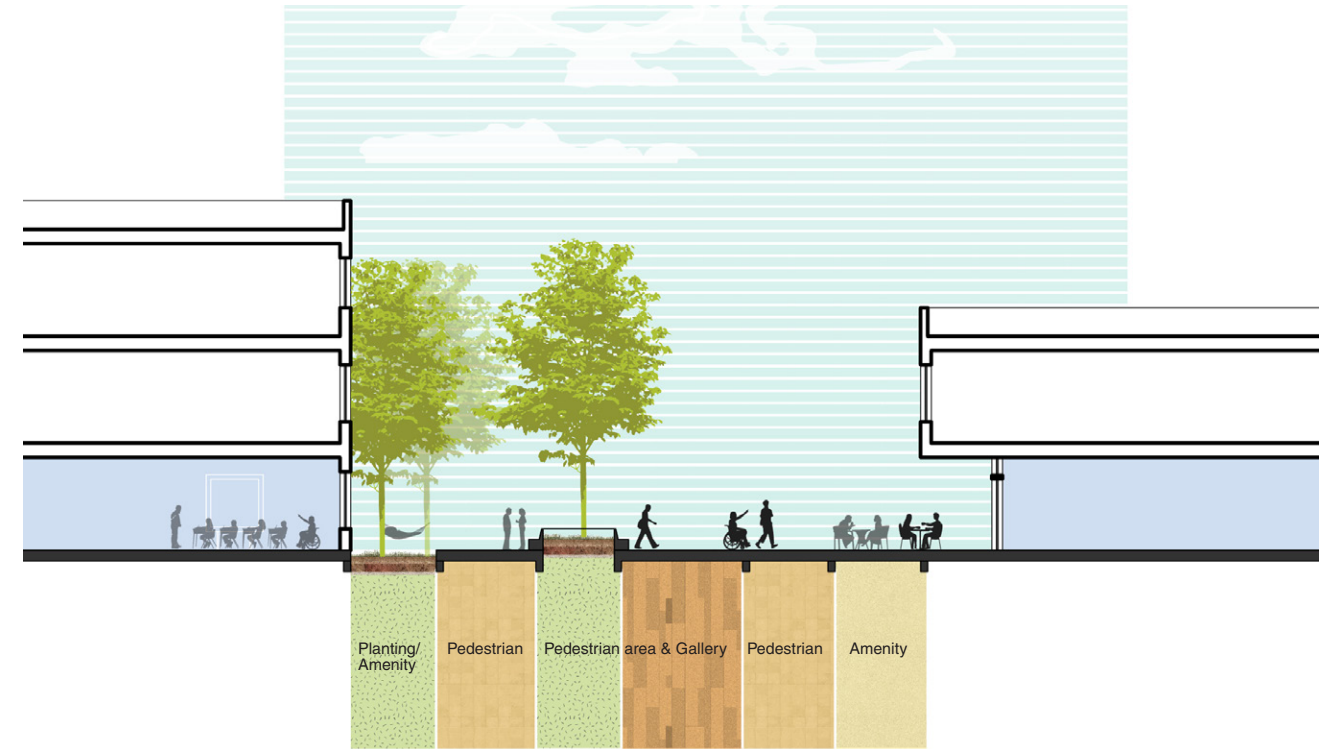
Proposed Section 2: Lawrence Street



Proposed Section 3: Athletics Diagonal

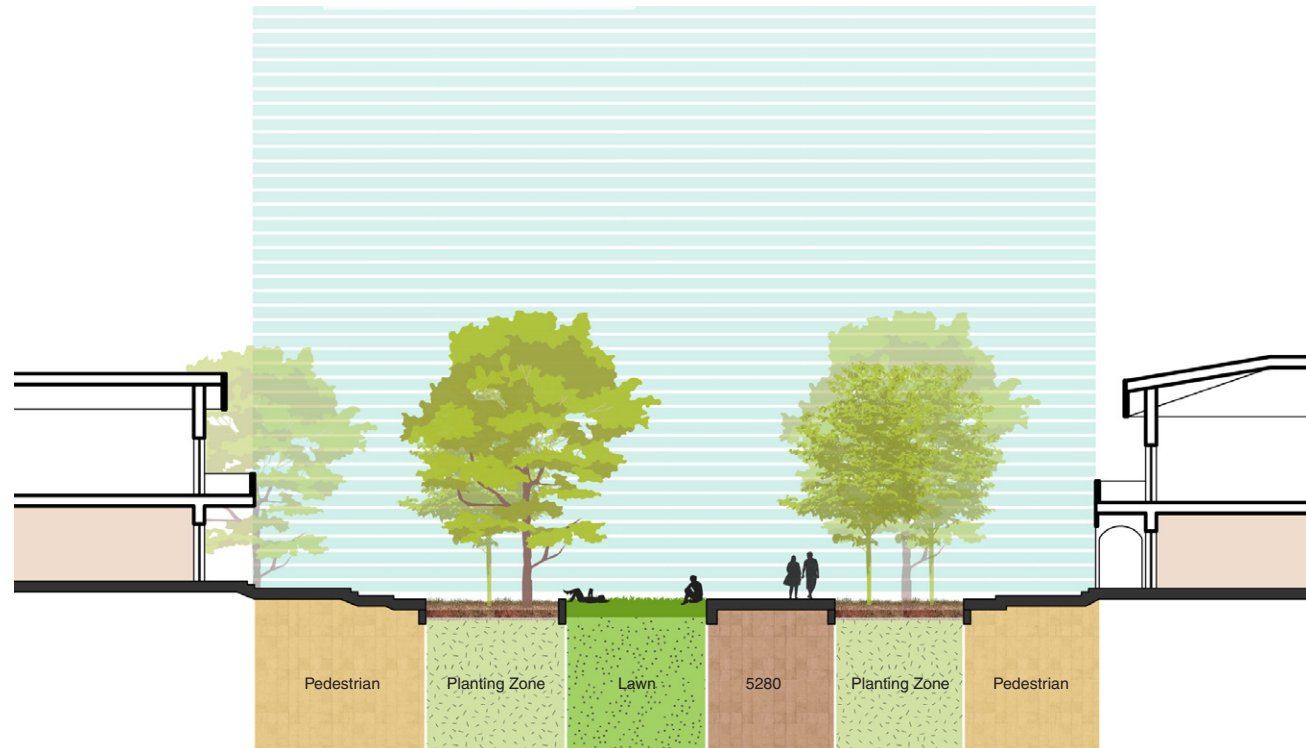


Proposed Section 5: 10th Street Campus Core

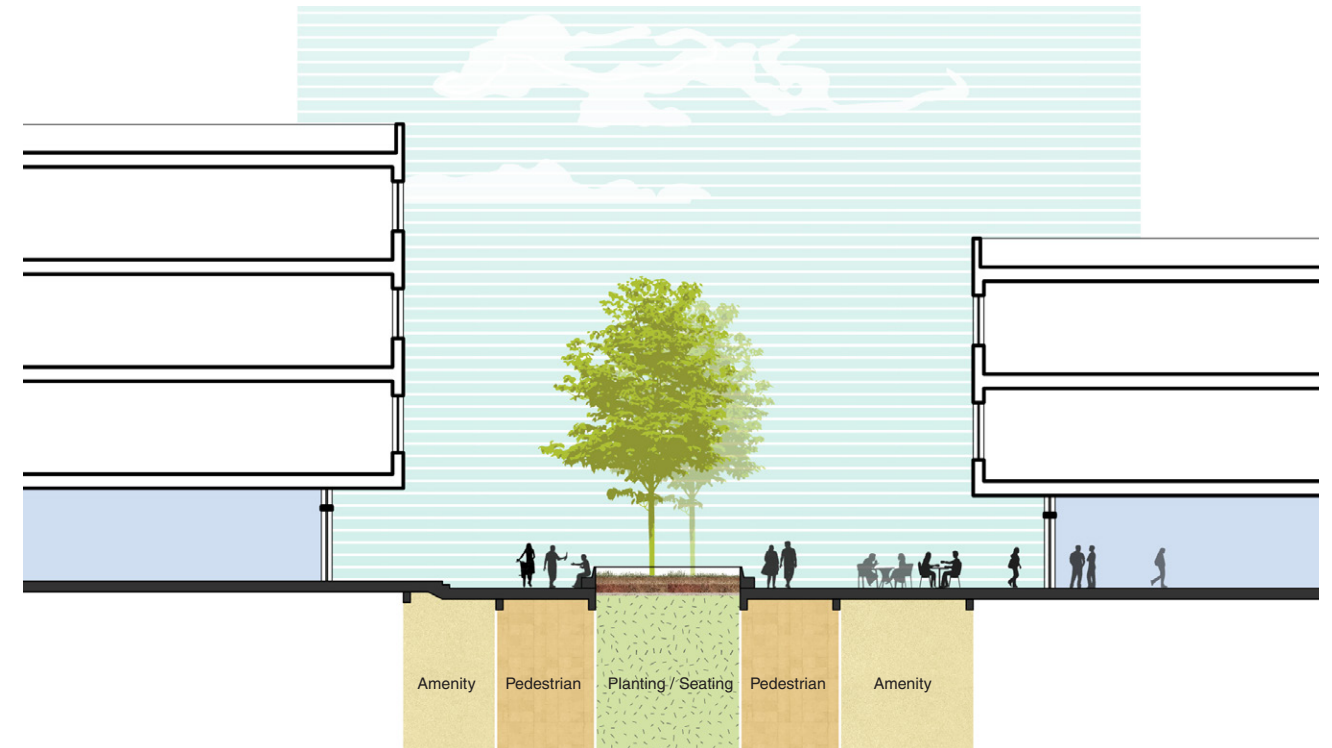


- Large amenity zones with furniture, shade, and lighting.
- Wide continuous pedestrian paths.
- Generous and varying planting zones.

Proposed Section 4: 9th Street Historic Park



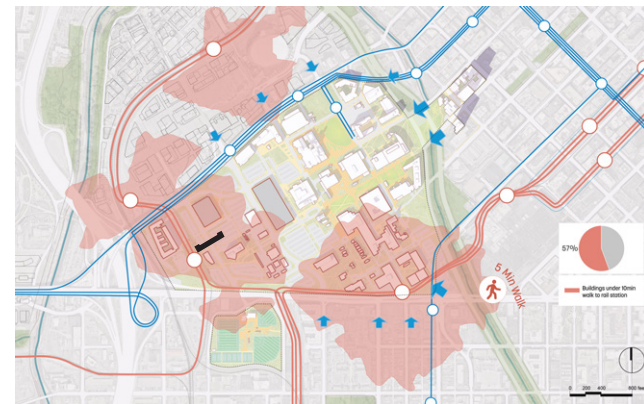
Proposed Section 6: 10th Street Near Transit



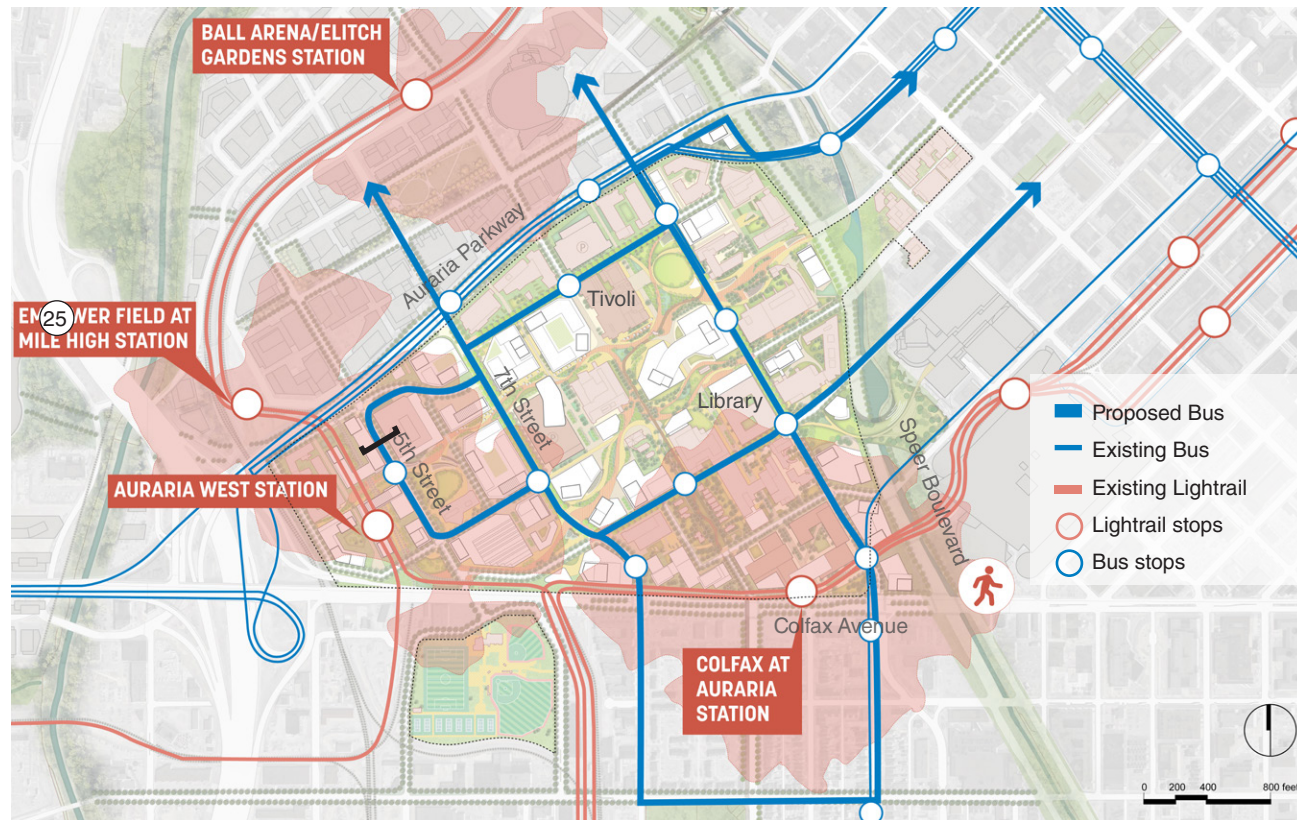
TRANSIT CIRCULATION

The campus is already served by two light rail stations (at Colfax Avenue and 5th Street), two bus lines that come into campus, and a bus line along Auraria Parkway. Additional buses or shuttles should be explored with the City of Denver, RTD, and adjacent developers to connect new developments, downtown, and the Auraria Campus by transit. These new corridors should, to the extent possible, run along the 12-block loop around the campus core and incorporate each of the campus rail stops.

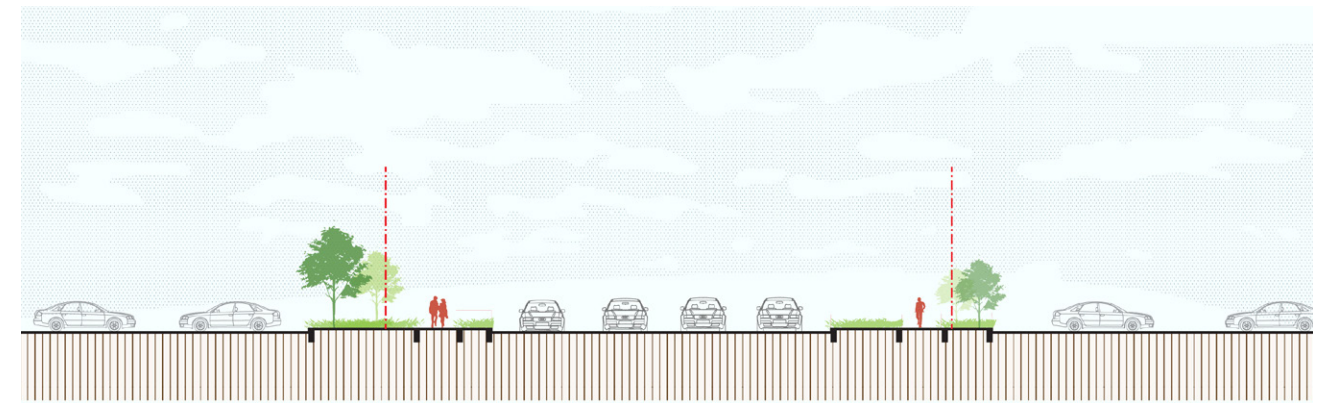
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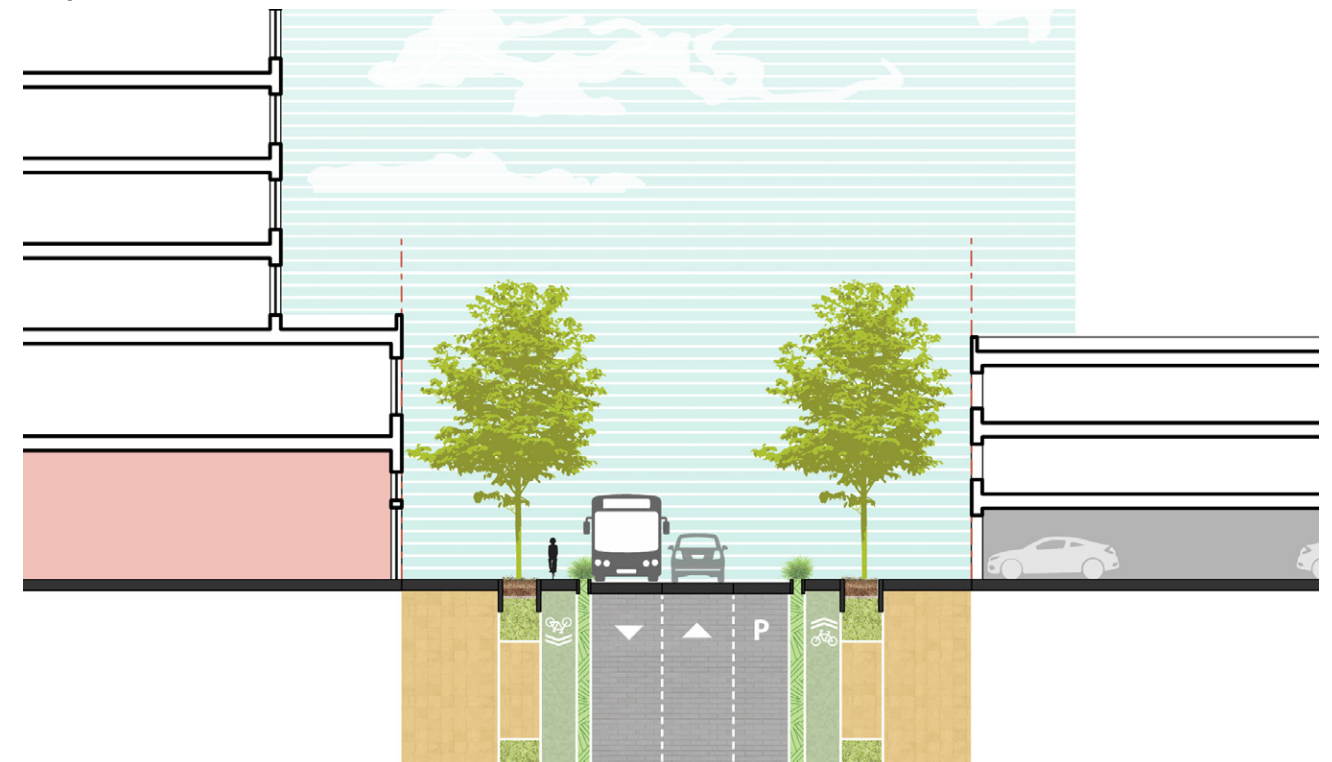
Proposed



Existing



Proposed: 5th Street Section



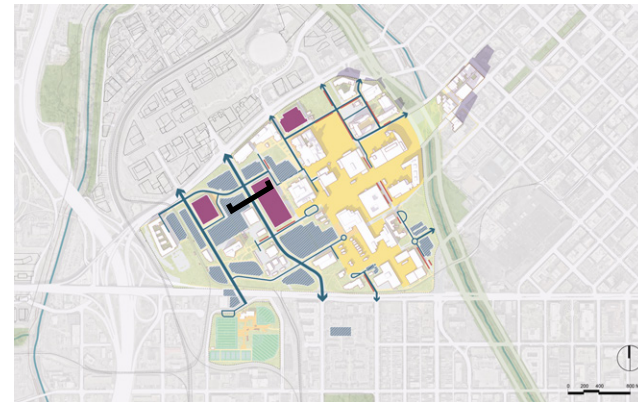
- Two-way narrow travel lanes
- Planting zone on both sides
- Bike lane with 12' buffer on both sides
- 10' minimum pedestrian zones on both sides

VEHICLE & PARKING

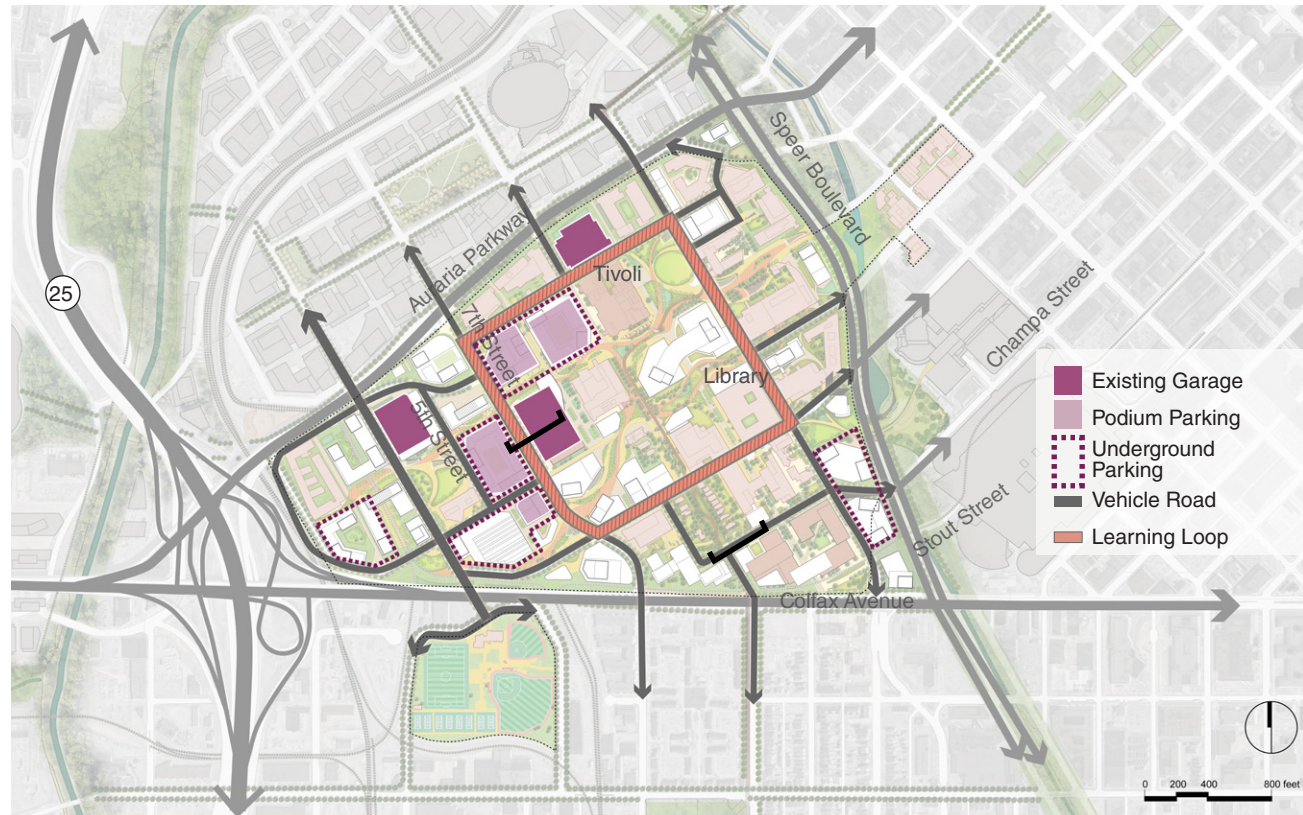
The network for private vehicles should extend through campus and reinforce the grid network where possible. The multimodal Learning Loop should allow vehicles to navigate around the twelve-block core. Additionally, the full length of Larimer Street, 10th Street, and the athletics diagonal are proposed as non-vehicular streets. Service roads for existing buildings should remain where they are. Pedestrian paths may also be used for emergency vehicle access.

A study should be undertaken to explore how the complex intersection of Speer Boulevard and Colfax Avenue could be simplified through the regularization of the campus street grid. Another study should examine how to redesign the Champa and Stout Street intersection to strengthen Champa street as an east-west spine through campus.

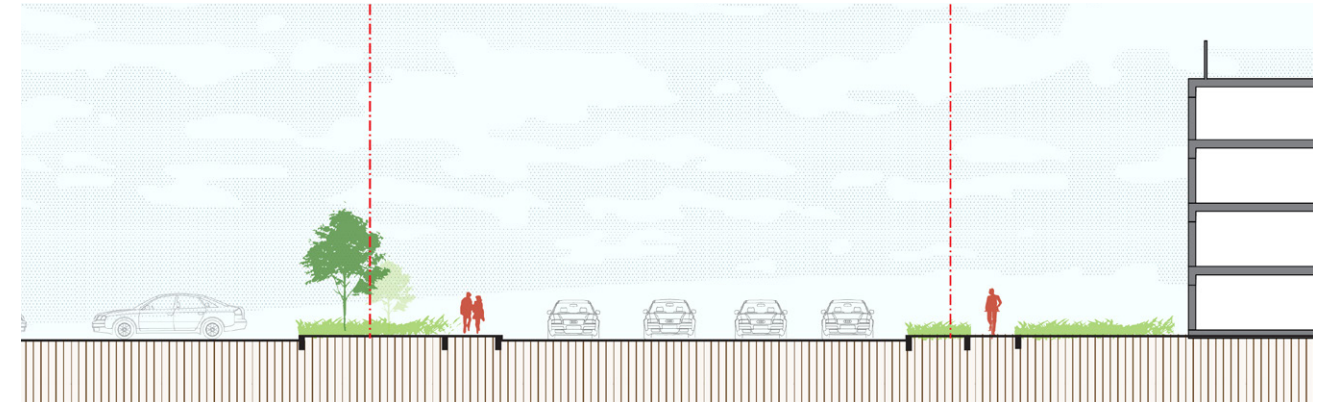
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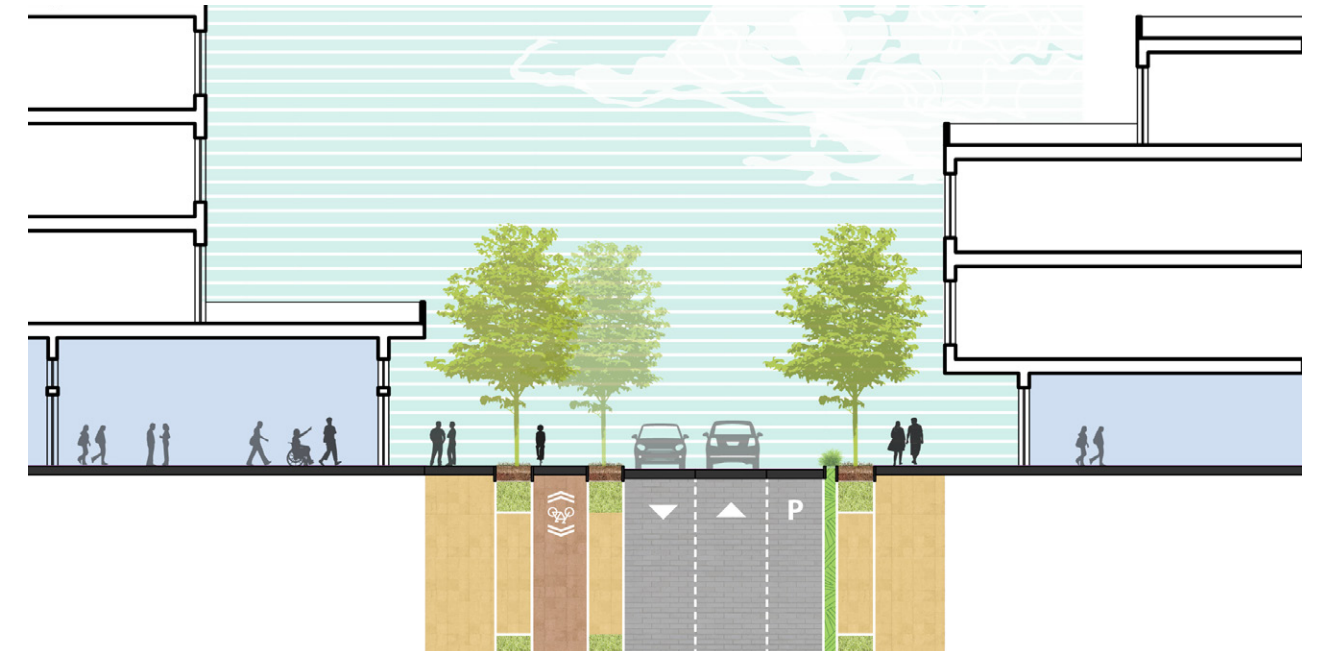
Proposed



Existing



Proposed: 9th Street Vehicular Section



- Two-way narrow travel lanes
- Planting zone on both sides
- 8' bike lane on at least one side
- 10' pedestrian zones on both sides

FOCUS AREAS

This chapter zooms into key areas of intervention on Auraria Campus, outlining the major development uses, character, landscape, and mobility improvements proposed.

SPEER GATEWAY

COLFAX AT AURARIA TOD

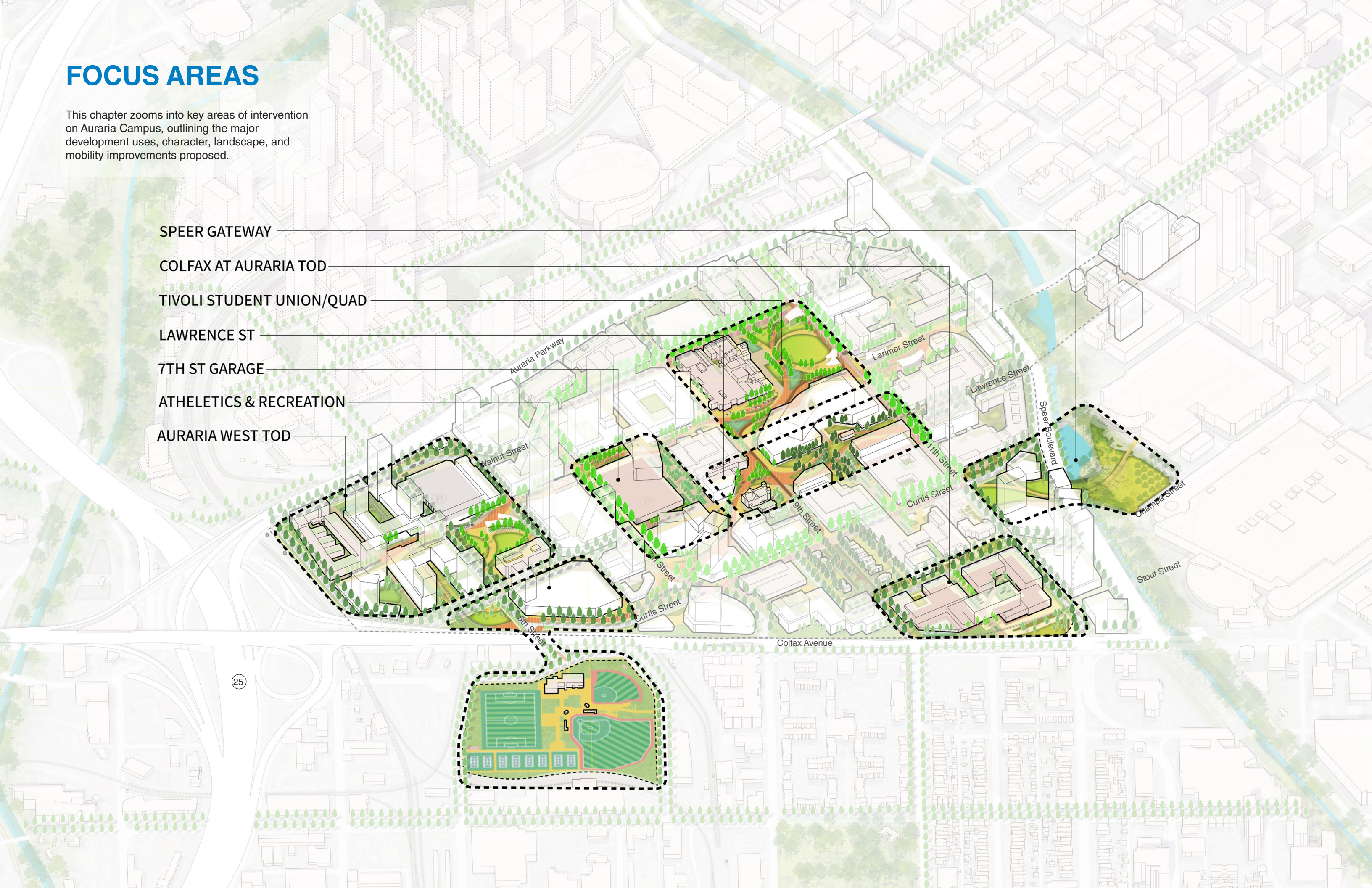
TIVOLI STUDENT UNION/QUAD

LAWRENCE ST

7TH ST GARAGE

ATHELETICS & RECREATION

AURARIA WEST TOD



TIVOLI STUDENT UNION / QUAD

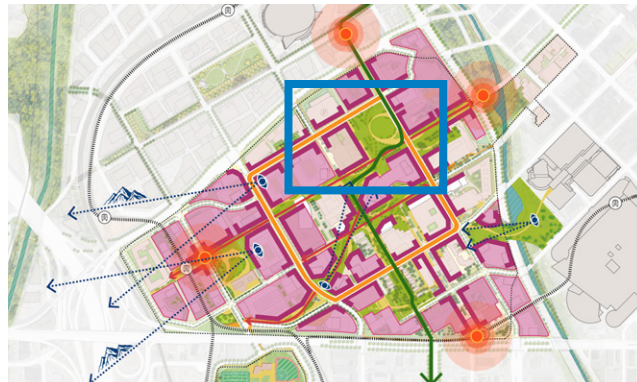
Based on the CoMap online survey responses, much of the campus community considers the blocks bounded by 9th, 11th, Walnut, and Curtis Street as the heart of campus. This plan recommends that any renovation or new construction within the core reflect the guiding principles in this plan: high quality educational and community spaces, a campus character that is cohesive yet distinctive, and buildings and public realm that reflect the campus community's diversity.

Development

The contrast of old and new architecture around the Tivoli Quad should be embraced to provide a sense of identity and pride for the shared facilities and spaces of Auraria Campus. The PE/Event Center and Plaza Building, both original campus buildings that will soon exceed their useful life, should be decommissioned. Because these sites lie within the campus core, shared facilities are recommended. The sites on which these buildings sit should be redeveloped as higher density, high quality academic and auxiliary buildings. The development of this area should reflect the academic nature and building masses and heights should respond to the existing educational development pattern.

Built Environment

Major renovation within the core should address deferred maintenance, accessibility, and inclusivity on campus, while new construction to replace the PE/Event Center and the Plaza Building should be designed using the recommendations in this plan for sustainable development and efficient space planning.



Landscape

The campus core's design should prioritize an integrated academic atmosphere within its open spaces. Introduce diverse landscape typologies to encourage outdoor activities, fostering interdisciplinary and intergenerational interaction. Shade structures should incorporate solar panels where possible, with strategically placed electricity outlets for outdoor study and events. Key locations like the Tivoli Quad should be enhanced by integrating public art or interactive installations that reflect the campus's unique identity, contributing to its cultural richness. All open space improvements should align with the best practices recommended in this plan's Landscape Framework chapter.

Mobility

Vehicle circulation should be restricted and managed within the campus core so that pedestrians, bicycles, and micro mobility can experience and participate in free, safe, and comfortable movement. To facilitate this, parking should be provided outside or on the perimeter of the 12-block core and buildings should be designed to face the main paths with service entrances facing block interiors. All paths should be lined with trees, landscaping, lighting, seating, clear wayfinding and signage, and cohesive pavement materiality. Paths should be shared between pedestrians, bicycles, and micro mobility with special distinction for the 5280 Trail alignment.

Although the exact alignment of this trail is subject to change, this plan recommends an alignment that runs adjacent to 9th Street north from Colfax Avenue, turn east onto Larimer Street for two blocks, and then north on 11th Street to Auraria Parkway. This alignment of the 5280 Trail through Auraria Campus would connect major points of interest such as La Alma Lincoln Park to the south of campus, Ninth Street Historic Park, an improved Larimer Street, the

front door of the Tivoli Student Union across the Tivoli Quad, and over to the Ball Arena north of campus. The cross section of this trail should demarcate a two-way bike lane to provide consistency and branding of the city trail.



Image to be annotated



View of Tivoli Student Union, and the Tivoli Quad in the campus core, with the addition of additional academic spaces, and active ground floor uses.

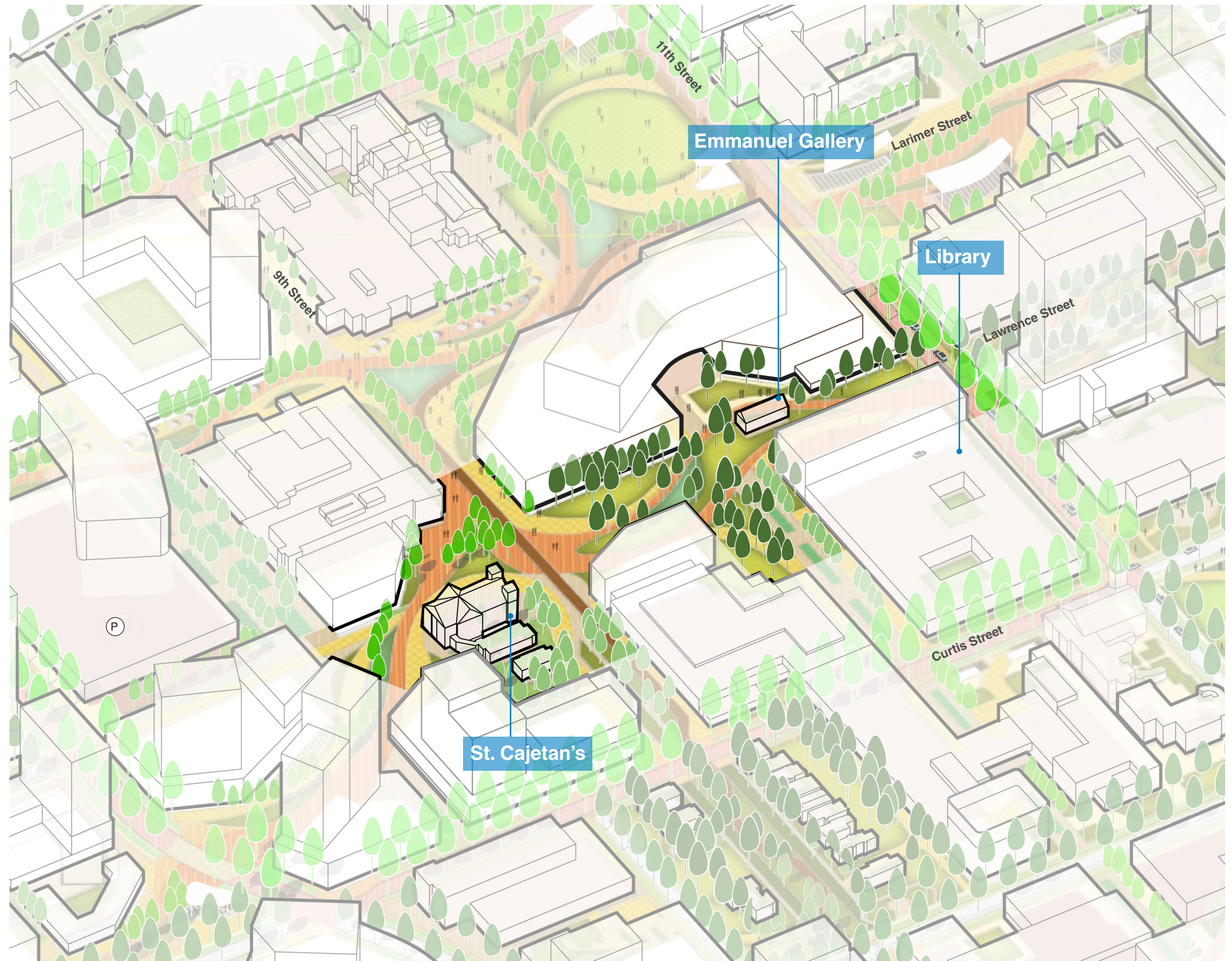
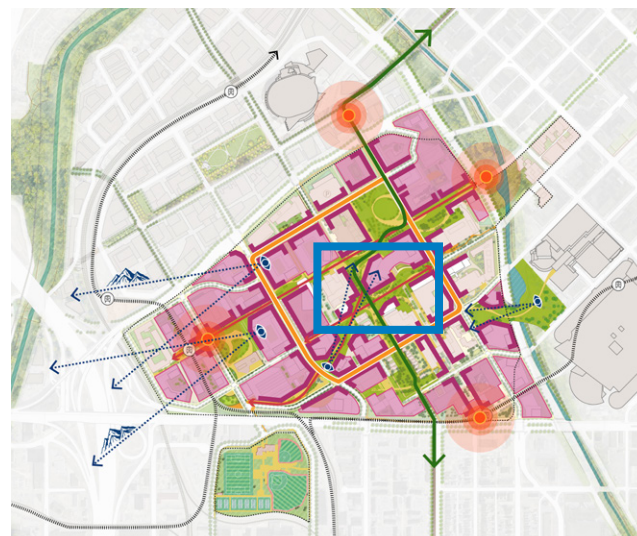
LAWRENCE STREET

Development

Lawrence Street is one of the major connections between the main campus, CU Denver facilities, and downtown Denver. As such, it should be a well-marked gateway into campus but with a unique and distinct character along its entire length through campus. Several of the buildings along Lawrence Street have been designated for short- or mid-term renovation, expansion, or replacement. These projects present major opportunities to improve this corridor.

Built Environment

In contrast to the more urban and paved character proposed for Larimer Street, Lawrence Street should be developed as a predominantly ecological corridor. As blocks along Lawrence Street are renovated or redeveloped, this plan recommends closer setbacks to help define the corridor, as well as transparent ground floor uses to promote a sense of safety.



LANDSCAPE

The Lawrence landscape should feature diverse vegetation layers and species, building upon existing tree groves to create a unique ecological oasis on campus distinct from other open spaces in Downtown. The landscape should feature curvilinear paths that connect building entrance plazas and pocket parks surrounded by vegetation, serving as flexible outdoor classrooms and study spaces. Rain gardens should be provided throughout the corridor to filter runoff collected from adjacent large building roofs. To promote sustainability, integrated graywater irrigation should be considered for the extended softscape.

MOBILITY

While the eastern and western blocks along Lawrence Street will be open to vehicles, the blocks within the Learning Loop should remain open for pedestrians or active transportation only with shared paths. This will not only protect a sense of safety and comfort for alternative transportation modes, it will also help the landscape along this corridor to thrive.

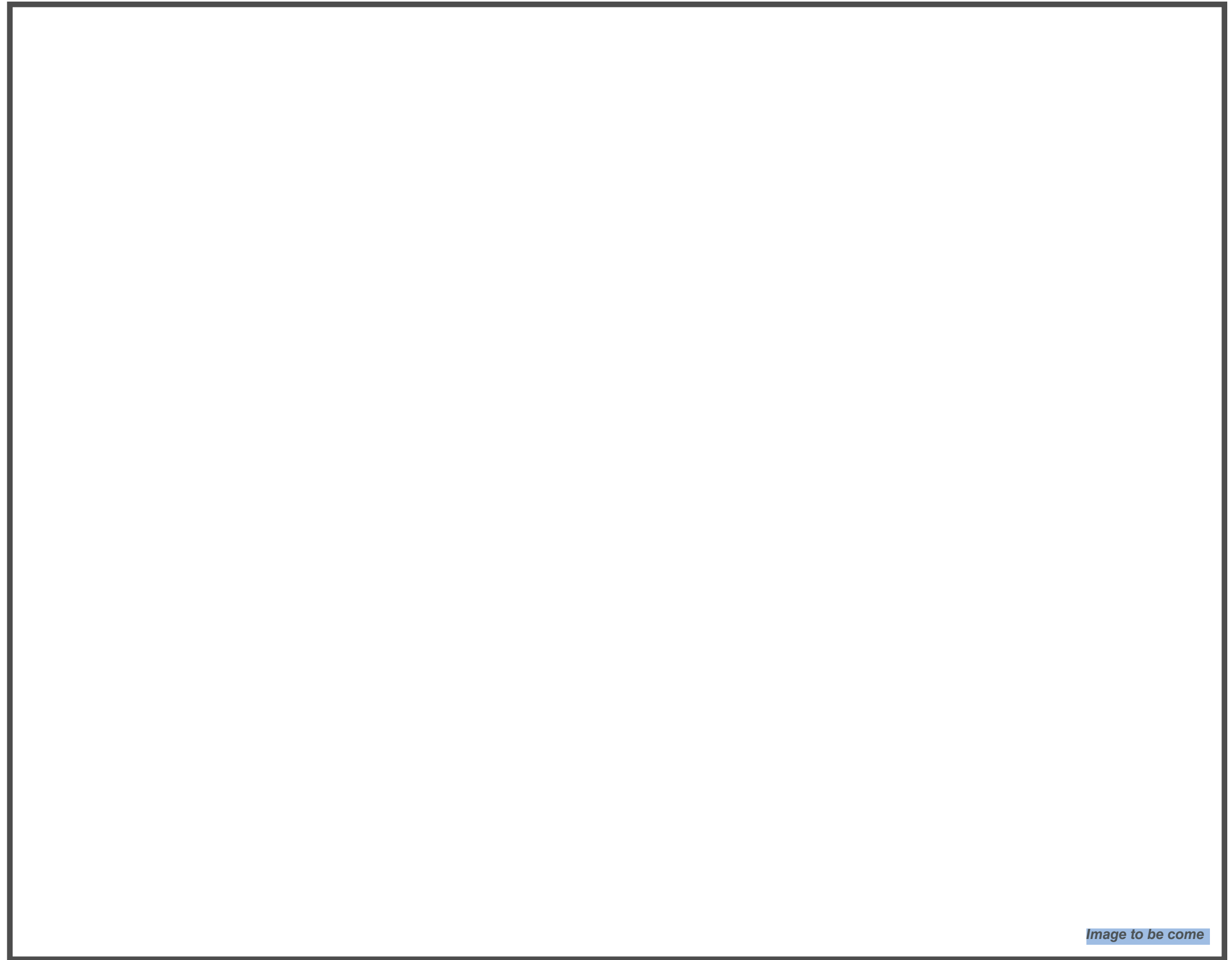


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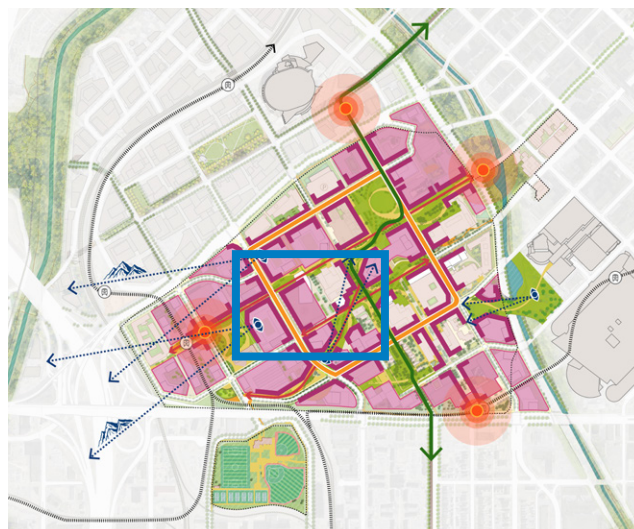
7TH STREET GARAGE

Development

The plan recommends that the 7th Street Garage be renovated to allow the Larimer corridor to extend uninterrupted from Speer Boulevard to the Auraria West light rail station. The current footprint of the 7th Street Garage presents a major barrier for connectivity from Denver downtown, through Tivoli Quad, to the proposed development west of 7th Street, and West Auraria light rail station. This corridor is proposed as one of the main east-west promenades for pedestrians and active modes of transportation through the campus. Keeping 7th Street Garage as it sits today at the heart of campus would be a significant impediment to creating a cohesive and connected future campus. Opening Larimer Street through the campus would help unite the core of campus with the property and future uses to the west of 7th Street with new connectivity.

Built Environment

A major renovation of the garage should include a relocation of the ramp in order to open up the southern edge of the building and allow Larimer Street to connect through the site. As a single-use and low-density garage building, future development above the garage or solar panels on the roof may be considered to better optimize the use of this key site. The ground floor should be wrapped in active uses such as retail, student life, dining, or other mixed uses in order to help activate the garage building and the surrounding streets.

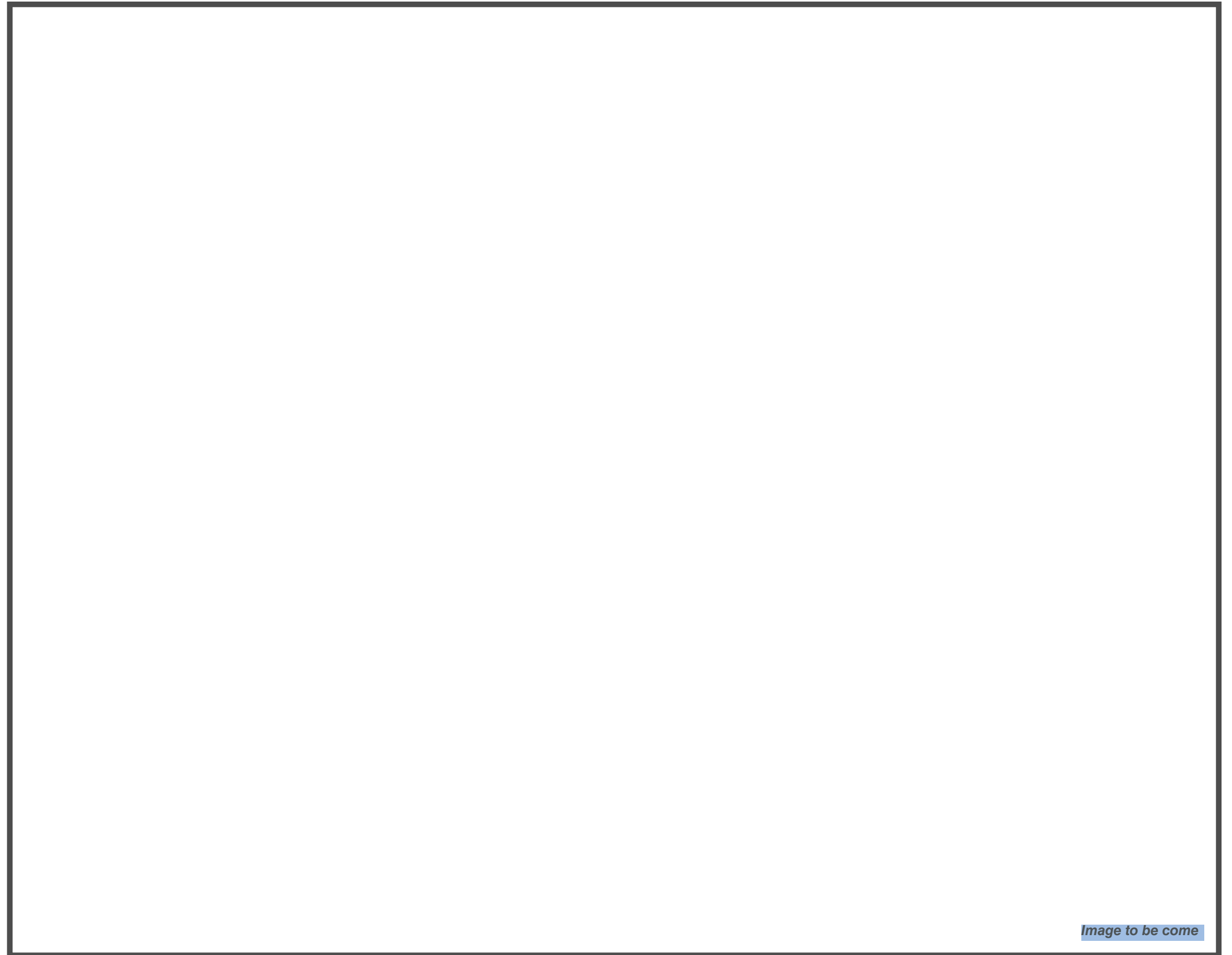


Landscape

Vehicular access should be limited on 7th Street in order to create a pedestrian-friendly environment around the building. The freed-up space should be used to incorporate outdoor seating areas and activity zones to complement ground floor programs and to provide rain gardens that collect and filter runoff from the garage.

Mobility

Vehicular entry to and exit from the garage should remain on 7th Street. This will allow the core of campus to remain automobile free, while providing parking options near the academic core.



View of 7th St Garage and Larimer St Corridor

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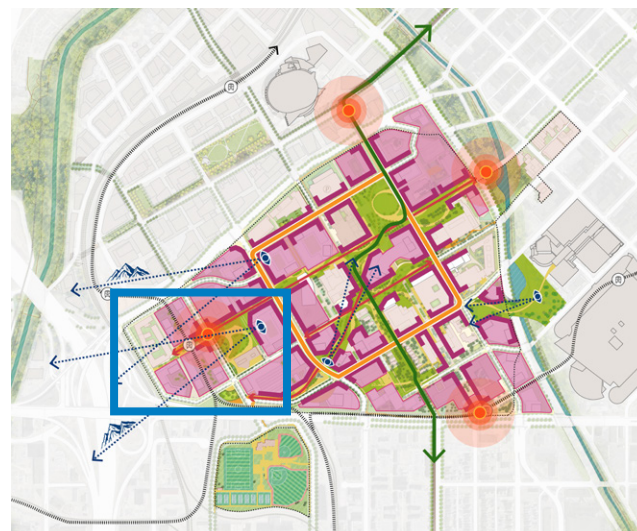
AURARIA WEST TRANSIT-ORIENTED DEVELOPMENT

Development

Auraria West Station is located on the western end of campus with direct access down Larimer and Lawrence Streets into downtown Denver. To optimize the development around this station, transit-oriented uses, high-density, and walkability will be critical. While the distance from the Auraria Campus core is less than half a mile, currently it requires walking through many surface parking lots and around 7th Street Garage, making it feel much greater. Housing, retail, dining commercial, and other mixed-uses should be strategically located around the station in order to increase the number of riders using this stop, enhance overall activity, and make it feel much safer and more comfortable.

Built Environment

Building design in this area should prioritize active and transparent ground floors and vertically mixed-use towers that will activate and optimize the use of Auraria West station. The station itself should offer weather protection with sheltered areas, lighting, heat, wayfinding and signage.



Landscape

The Larimer Corridor should maintain its unique character across the campus. Please refer to the Landscape Framework chapter for additional recommendations. As Larimer Street approaches the Auraria West Station, the corridor should expand into a quad-like area with canal-like pathways surrounded by active ground floor programs. Outdoor spaces should complement these activities, offering comfortable seating for social interactions and relaxation. Iconic lighting fixtures should be incorporated into the station, enhancing the corridor's identity and promoting nighttime safety.

Mobility

One key to successful public transportation usage is multimodal connectivity. Ample parking should be provided to support park and ride transit, enliven this transit-oriented development and increase ridership.



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COLFAX AT AURARIA TRANSIT-ORIENTED DEVELOPMENT

Development

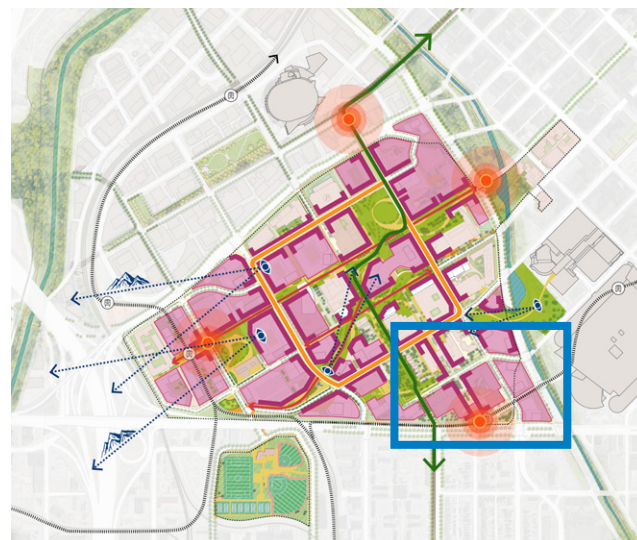
The Colfax at Auraria light rail station is a key access point to campus where several modes of transportation come together. Renovation and expansion projects in the adjacent campus buildings should incorporate public realm improvements that enhance the experience for users of all modes of transportation. Housing and additional structured parking should be considered among the mix of uses within a 5-minute walk of the train station.

Built Environment

This station should incorporate iconic and welcoming public art, a broad and inviting pedestrian realm, outdoor seating, transparent ground floor facades, bike and scooter parking areas, and a sheltered area to wait for the train. Additional density and parking within a short walk from the train station should be encouraged to activate this corner of campus and increase ridership.

Landscape

The landscape surrounding the transit station should prioritize rider-friendly design for seamless mode transfers and present a welcoming image at the campus's 10th Street gateway.



The landscape should also serve to enhance the pedestrian and cyclist flow through a distinct new paving design and clear parking areas for bikes and scooters. Vibrant vegetation and active ground floor uses should be introduced along 10th Street to establish a unique corridor identity and invite people into the campus. Campus-themed public art could also be introduced to associate the transit plaza with the Auraria campus and create a memorable gateway experience.

Mobility

There is already a major train station and a bus station along Colfax Avenue. An effort should be made to introduce secured bicycle parking, organized areas for micro mobility, and traffic calming measures along Colfax Avenue (in collaboration and as permitted by the City and the Colorado Department of Transportation) to make this a more effective multi-modal transit-oriented development.

In addition to the proposal to re-align Speer Boulevard, there is a major opportunity to study a future reconfiguration of Kalamath Street and Stout Street between Speer Boulevard and Colfax Avenue. The study should identify strategies to decrease high-speed vehicular traffic through this corner of campus and improve pedestrian safety by creating a more predictable street grid. This could also help create more usable parcels for future development. The study and recommendations would require close coordination with the City of Denver.



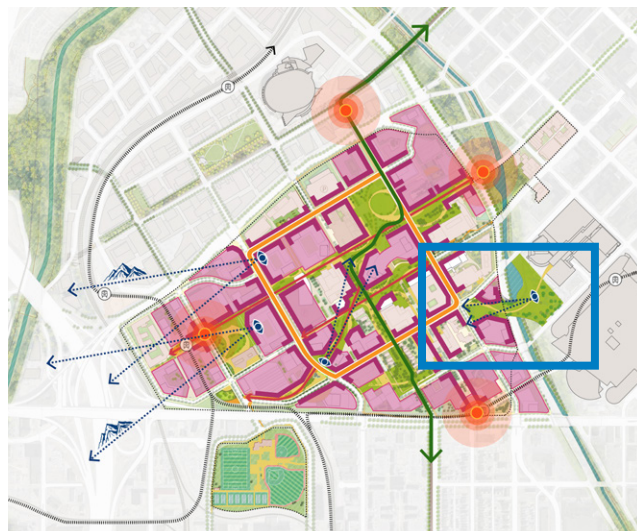
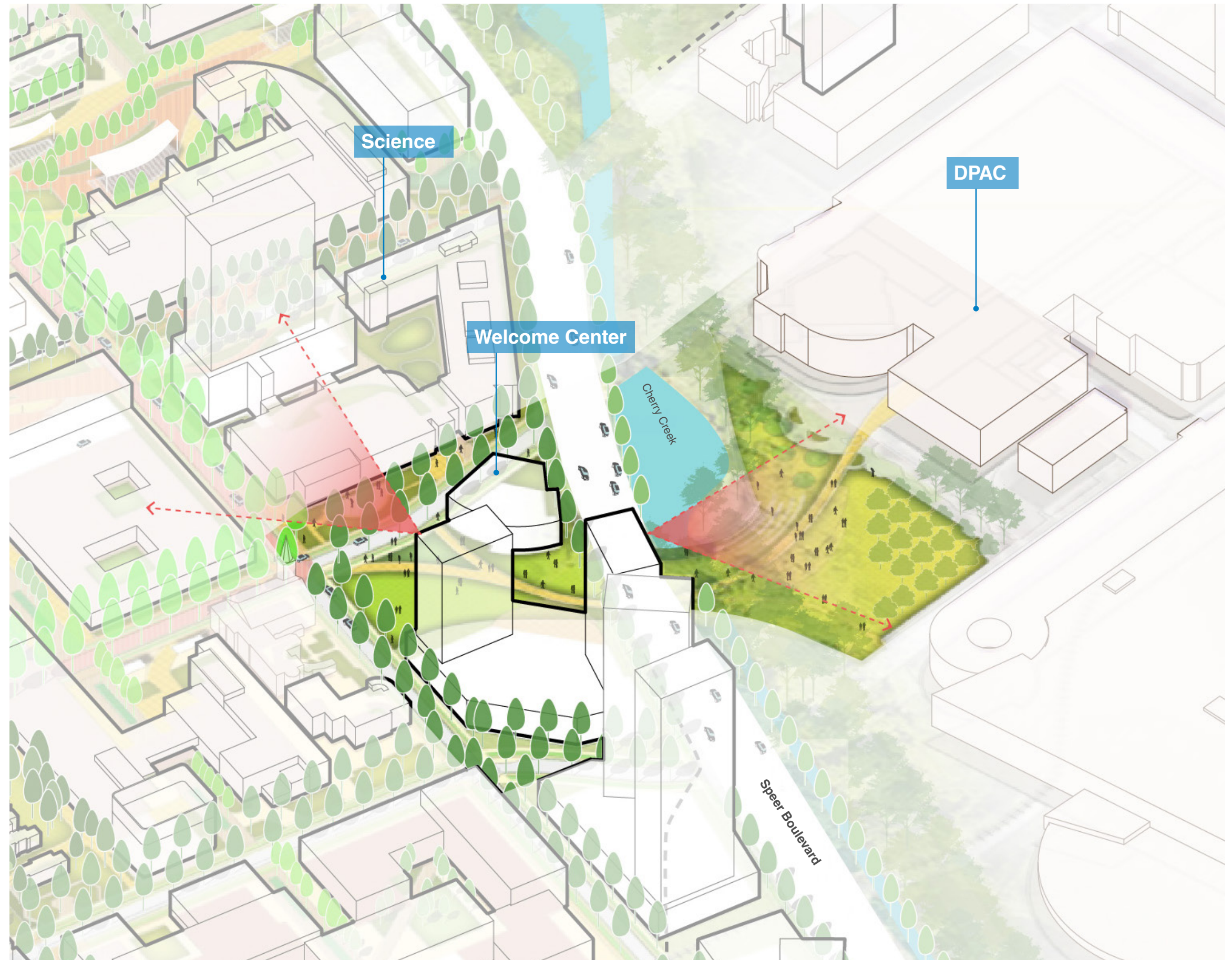
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SPEER GATEWAY

One of the key gateway opportunities along Speer Boulevard is between Arapahoe and Champa Streets, where the campus could connect to the Denver Performing Arts Center (DPAC). Currently, Speer Boulevard has four lanes in either direction separated by Cherry Creek. The City of Denver is in the process of proposing a reconfiguration of the Speer right-of-way that would consolidate all lanes of traffic on the west side of Cherry Creek. As a key stakeholder, the Auraria Campus would benefit from this realignment which could result in a reduction in travel lanes. Along with the realignment of Speer, a new iconic land bridge between the Denver Performing Arts Center (DPAC) and the campus should be explored to create a welcoming gateway to campus and would meaningfully improve the experience of moving between campus and downtown Denver.

Development

The vacant site at the intersection of Speer Boulevard and Arapahoe Road presents an opportunity for a signature building along the edge of the land bridge. This parcel should be set aside for active, community-focused, or destination uses that will attract visitors onto the campus from downtown. A gateway building with cultural and active uses that invites the community beyond just students, faculty, and staff could be well suited to bridge to downtown Denver here. A welcome center or museum for the Auraria Campus would complement the existing civic and cultural uses on the downtown side.



Built Environment

As a Welcome Center and museum, this building should reflect the art, culture, and values of people who historically called this land home. Similar to the American Indian Hall at Montana State University, this building should be iconic, transparent, built of local materials, and in vernacular architecture.

Landscape

The land bridge spanning Speer Boulevard, should frame the iconic visual corridor toward St. Elizabeth of Hungary Church from DPAC. It should be designed to seamlessly integrate with ground floor programs on campus, and connect to outdoor spaces, including lawns, plazas, and various sitting areas. Offering an overlook of Speer Boulevard and Cherry Creek, the DPAC side should feature plazas, amphitheaters, shaded lawns, and a more diverse sculpture garden. The east embankment of the once sunken creek should be gently sloped, creating a more inviting environment. To extend the character of Cherry Creek, native vegetation such as chokecherry trees and wet meadow should be used.

Mobility

Mobility and access at this key gateway to the campus will depend heavily on the City of Denver's final plans for Speer Boulevard. However, the Auraria Campus should advocate for a narrower Speer Boulevard that is more hospitable to use or cross for non-motorized vehicles. The land bridge should also integrate comfortably and safely with the trail running along Cherry Creek to better connect Denver's trail network for pedestrians, bicycles, and other micro mobility to campus and downtown.



View of the Speer Landbridge, looking West towards St. Elizabeth's Church

The background is a solid purple color with several overlapping, curved, light-purple shapes that create a sense of depth and movement. These shapes are primarily on the left side of the image, with some extending towards the center.

4.0

Implementation

PLAN FLEXIBILITY

This plan is intended to be a flexible and living document that helps guide each future project toward the vision and guiding principles identified in this plan.

Due to the ever-changing nature of campus needs, funding sources, and priorities, it is important for this Campus Plan to offer flexibility in achieving a comprehensive long-term vision. Instead of offering a detailed timeline of projects, this plan acknowledges the autonomy of institutions to propose projects per their Strategic Plans, priorities, and available resources. However, this section offers specific considerations and processes that will lead to more cohesive planning aimed toward the overall vision for the collective campus.

1. Each project should be mindful of its contribution to the campus' educational mission. At the heart of each project should be an articulation of how it will serve the students, faculty, and staff at Auraria Campus, whether it is an educational facility with classrooms or research space; an auxiliary building with campus life, dining, or recreational program; or a complementary mixed-use building that helps Auraria transform into a complete community by serving daily needs of students, faculty, and staff on campus.

2. Proposed projects should carefully research and quantify their financial impact and contribution to Auraria and AHEC. As a campus in need of sustainable and reliable funding sources, when a new academic or auxiliary building is proposed, ways to share or offset costs and combine grant funding applications should be explored to ensure cost effective development. When a new mixed-use building is proposed, consider cost-sharing with public-private partnerships and quantify estimated revenues for various models of project delivery. Projects that could result in cost increases for students, faculty, and staff should not be advanced during project review.

3. Future building sites should closely refer to the long term vision and campus use zones identified in this plan. This plan identifies an academic core consisting of 12 blocks bounded by a new Learning Loop, which should house the majority of shared academic and auxiliary facilities, predominantly managed by AHEC. The area to the north of this loop in the eastern half of campus should continue to be home to a critical mass of MSU Denver facilities. The area to the east should continue to house predominantly CU Denver, and the area to the south should remain substantially for CCD facilities. The area west of 7th Street, the location of many surface parking lots and the Auraria West Light Rail Station, should largely be where private developers and

partnerships should consider developing mixed-use buildings that complement the educational mission of Auraria Campus. With these high level zones as the guiding framework, there should be flexibility through case-by-case consideration, especially for proposed projects with shared spaces or innovative partnership models. Priority should be given to projects that impact multiple departments across multiple universities.

4. Designing and orienting buildings as well as selecting building systems should reflect the sustainability and decarbonization goals identified in this plan. Each new building or major renovation has the opportunity to ensure achieving sustainability goals as identified by the Auraria Climate Action Plan. Specific guidance for buildings is included in this plan under the Built Environment Framework section.

5. Each new project should be designed with adjacent open space and wayfinding and signage simultaneously. Landscape and navigation improvements should be an integral part of the design for each new project. The long term vision presented in this plan should be referred to for the type of landscape and street right-of-way should be designed for various areas of the campus. Public art and murals in public spaces should be considered from the lens of who they are representing, how they honor the campus' history and legacy, and draw on local communities

and artists to participate. Separately, a wayfinding and signage plan should be created to guide navigation and branding for Auraria and each institution throughout campus.

6. Infrastructural dependencies, including parking strategy and impact on utilities infrastructure, should be considered comprehensively for the campus. Instead of ad hoc infrastructure solutions, parking and utilities should be shared in geographical districts of the campus to optimize efficiency and create predictable development opportunities. For example, this plan shows parking hubs distributed across campus that will enable future buildings to share parking with compatible uses and proximity to garages. Additionally, as the electrical capacity on campus approaches its limit, a comprehensive utilities infrastructure study should be undertaken to inform growth.



DEVELOPMENT PROCESS

To encourage a more collaborative and synergistic process of development, both among the four Auraria institutions as well as external partners, a new development process should be developed in detail to be adopted after this Plan. The process should be coordinated by a new Integrated Planning Group (IPG) and a future Memorandum of Understanding should include membership makeup of this group, membership expectations, community engagement and participation opportunities, project review criteria, and other details.

OVERVIEW OF PROCESS

When one of the institutions that share the Auraria Campus would like to propose a new development they should follow these steps as they initiate a project on campus. In conjunction with the development of the 2023 Auraria Campus Framework Plan a new committee will be established to oversee the project initiation process. This committee is tentatively being referred to as the Integrated Planning Group (IPG). The IPG process is currently proposed to include initial information gathering by the IPG Working Group, a small group of subject matter experts from each institution who will work confidentially and directly with Chancellors/Presidents until feasibility is reached and can then be shared with a larger group, called the IPG Advisory Committee. The Advisory Committee should include student, faculty, and staff from all three academic institutions, AHEC representatives, DEI experts, BIPOC organization representatives, sustainability experts, Displaced Aurarians, and Tribal Nation representatives. Together the IPG Working Group and the IPG Advisory Group will analyze projects based on a set of agreed upon criteria and will usher projects through this development process. The IPG process will continue to be developed and refined as the group works through projects. It is suggested that an MOU be created between institutions to document the process, membership, and expectations of this committee.

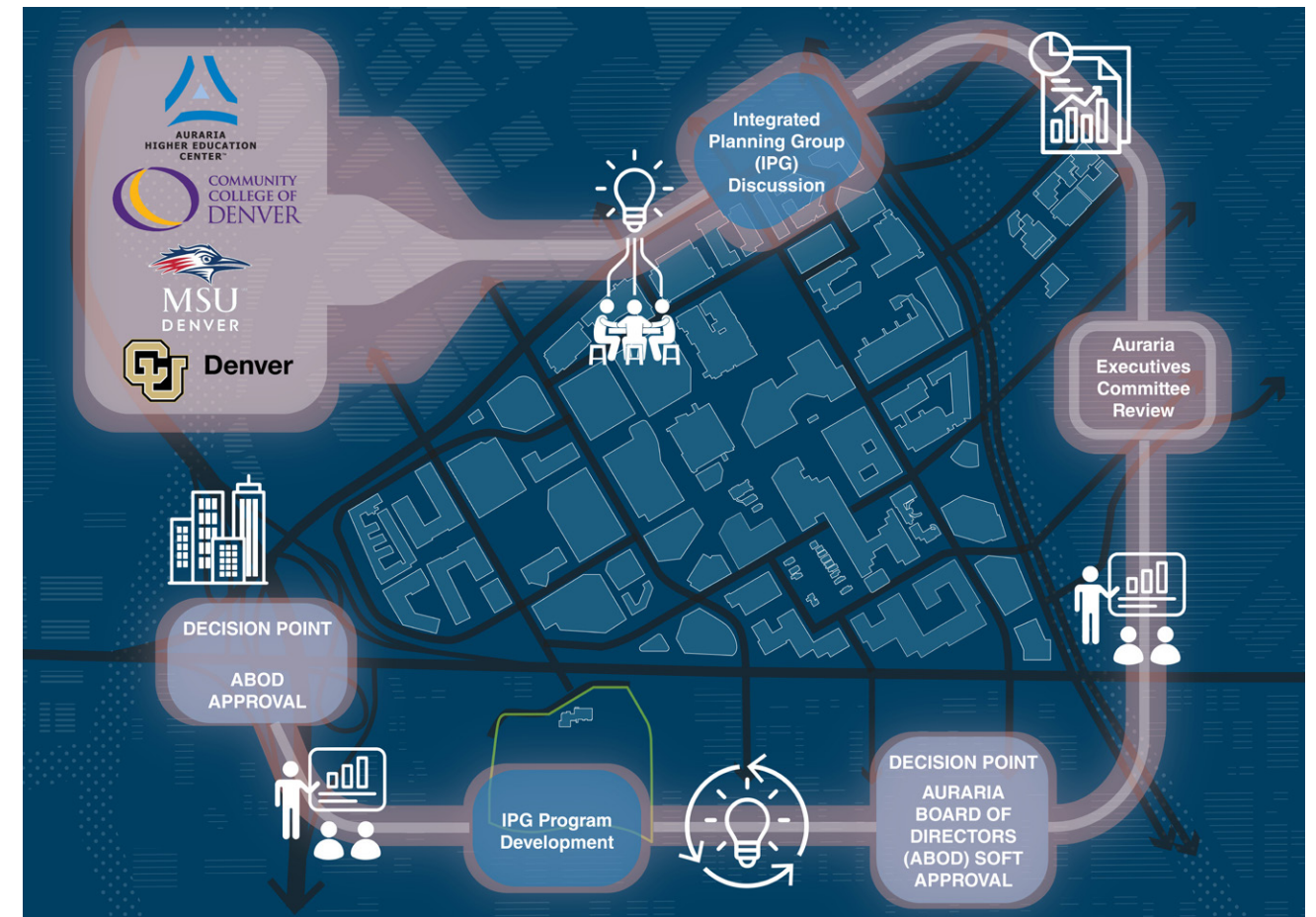
1. The IPG should discuss institutional plans for development and synthesize complementary development plans for collaborative campus projects. During the second step, the IPG should analyze the project based on a checklist of criteria, which should be developed later along with the additional details of this group and their operations. During this checkpoint, the IPG should also determine the project sponsors. If the project has a primary

institutional developer, then that institution should see the project through the remaining process, engaging any partner institutions as needed. If the project has multiple institutional developers, then the IPG should determine which institution will act as the primary entity that will see the project through the process. Steps 1 is meant to be iterative processes until all parties are satisfied that the project meets the vision and goals of this plan and the institutional strategic plans.

Steps 1 is meant to be iterative processes until all parties are satisfied that the project meets the vision and goals of this plan and the institutional strategic plans.

2. After the IPG has addressed all criteria, they should prepare a report summarizing the analysis and recommendation to be presented to the Auraria Executives Committee (AEC) for review and feedback.
3. The next step should be to bring the proposal to the Auraria Board of Directors (ABOD) for a soft approval of the plan allowing the partnering institutions to create program plans and funding requests.
4. After the Program Plan is developed, the project team should bring the final Program Plan document to the Auraria Board for final approval.
5. This ABOD approval should allow the project to proceed within the existing formalized development process. The partnering institutions should then engage in the design development process which includes the Auraria Design Review Process.
6. The project should be asked to present to ABOD at key stages along the way to keep them informed of the project and to identify any changes or updates to the project as it progresses.

Proposed Steps



PARTNERSHIPS & FINANCIAL OPPORTUNITIES

The Auraria Campus has the opportunity to leverage developer partnerships in implementing certain components of the Framework Plan. Often referred to as Public Private Partnerships (P3's), such initiatives can utilize a development entity's balance sheet and expertise, while an institution may contribute land assets, capital, and / or the demand it generates associated with new development.

Structure

The Auraria Campus' governance structure and land holdings uniquely position it to partner with the private sector. AHEC has broad authority under the State of CO to transact with the private sector, develop land, and own or manage any uses on campus at its discretion. Furthermore, while the Auraria Campus is a committed civic partner, the campus is not directly beholden to City zoning and entitlements.

Sustainable Land Use

The Auraria Campus is 150 acres of which 52 acres have been identified for potential development. The high valuation of this land assumes parcels are development ready, i.e. fully finished with all horizontal infrastructure, have no atypical site development costs, and are vacant of any vertical improvements. As the districts surrounding the Auraria Campus continue to be built out (Downtown, Ball Arena), the value of underutilized land will continue to increase.

P3's are typically utilized when there is long term value in the resulting real estate development, and are therefore associated with revenue generating uses, even when they are institutionally or academically focused. This includes areas like housing for students, faculty, staff, or even unaffiliated residents, hospitality and conferencing, commercial uses that are aligned with institutional academic and research foci, and retail that serves campus constituents and visitors alike.

The Auraria Campus is facing financial challenges as a result of declining enrollment and relying more heavily on State funding, both of which could present risks going forward. Utilizing P3 development to unlock the value of the land and create new streams of revenue could help offset these risks and benefit

the Auraria Campus operations.

Benefits of P3 Partnerships

Working in partnership with the private sector can have several benefits, including access to alternative sources of funding, construction and lease-up risk transfer, development expertise, and, in some cases, speed to market.

Benefits to the Auraria Campus

- Ensures a cohesive approach to campus development and alignment with the Framework Plan.
- Comingles and leverages assets across institutions and outside parties to facilitate development while minimizing the financial burden on individual institutions. Insulates the institutions from certain development risks.
- Leverages the expertise of private partners to reduce development timeline and cost.
- Insulates the institutions from certain development risks.
- Captures land value through developer partnerships, generating revenue that will benefit all parties.

Developer expertise can also be valuable in managing the design and programming of public spaces to bring energy and economic activity to a development area, enlivening campus edges and connecting to the community.

PUBLIC PRIVATE PARTNERSHIP (P3) APPROACHES

A range of development models are available to the Auraria Campus to help realize the campus vision and the academic goals of the three institutions. The various approaches could apply to any use or mix of uses, including institutional, commercial, and residential. P3 developed space could be leased back to the institutions and to serve students in any one of these models. Each approach could be structured to incorporate institutional input and approval following the plan outlined in the Development Process section.

Master Development

The Auraria Campus could partner with a master developer to develop several campus parcels at one time. The Auraria Campus would identify an area of campus with multiple parcels for master development, such as the western side of campus near the Auraria West Light Rail Station. A master developer would be engaged to develop a mix of uses over a series of phases.

Case Study: Drexel University at Schuylkill Yards

Drexel University partnered with master developer, Brandywine Realty Trust, to develop 14 acres adjacent to campus and Philadelphia's main transit hub. Brandywine is creating a mix of academic, commercial, and residential spaces with vibrant parks, lifestyle experiences, life sciences space, and workspaces.



▲ Drexel University at Schuylkill Yards

Partnership: Drexel University partnered with master developer, Brandywine Realty Trust

Development: 14 acres adjacent to campus and Philadelphia's main transit hub

Uses: mix of academic, commercial, and residential spaces with vibrant parks, lifestyle experiences, life sciences space, and workspaces

Case Study: Cortex Innovation Community

Cortex is the nonprofit master developer of Cortex Innovation Community, a 200-acre urban innovation hub formed by Washington University in St. Louis, BJC HealthCare, University of Missouri-St. Louis, St. Louis University, and the Missouri Botanical Garden. Cortex engages individual developers, such as Wexford Science & Technology, for site specific projects that include academic, office, lab, retail and residential uses.



▲ Cortex Innovation Community

Partnership: Cortex as nonprofit master developer engages individual developers, such as Wexford Science & Technology, for site specific projects

Development: 200-acre urban innovation hub formed by Washington University in St. Louis, BJC HealthCare, University of Missouri-St. Louis, St. Louis University, and the Missouri Botanical Garden.

Uses: academic, office, lab, retail and residential uses.

Parcel by Parcel/Infill Development

In a similar approach to the Ballfield project, the Auraria Campus institutions could partner with developers on a project-by-project basis. Infill projects would occur on parcels identified by the IPG. AHEC would convey each parcel via ground lease or joint venture to individual developers to deliver a mix of uses.

Case Study: Auraria Ballfield

The Auraria Campus ground leases a parcel to a developer and receives ground rent in return. The developer will deliver two buildings on the parcel with a mix of academic and non-academic uses. The academic space will be leased back to the institutions.



▲ Auraria Ballfield

Partnership: The Auraria Campus ground leases a parcel to a developer and receives ground rent in return.

Development: The developer will deliver two buildings.

Uses: Mix of academic and non-academic uses. The academic space will be leased back to the institutions.

Case Study: Aster in College Park, MD

The Aster is a mixed-use project recently completed by the University of Maryland's Terrapin Development Company (TDC). The project is a joint venture between Bozzuto, JPMorgan, TDC, and another landowner. As a joint venture partner, TDC contributed its land in exchange for equity in the project.



▲ Aster in College Park, MD

Partnership: Joint venture between Bozzuto, JPMorgan, Terrapin Development Company (TDC), and another landowner. As joint venture partner, TDC contributed land in exchange for equity. TDC is a real estate company associated with the University of Maryland.

Development: \$160M project completed in 2022

Uses: 393 residential units above community-focused retail, including a Trader Joe's

Tax exempt debt financing/Fee Developer

To deliver a project at lowest cost of financing, the Auraria Campus could secure tax-exempt bonds and engage a fee developer for the design, construction, and/or operations of the project. Developer financing – often comprised of commercial debt and institutional equity – typically results in a higher cost of capital than what an institution can secure through the issuance of tax-exempt debt. This differential in capital cost is owed in part to 1) the spread between taxable and tax-exempt interest rates, and 2) the equity return developers are required to earn on their capital. The Auraria Campus institution could avoid the higher cost of developer financed capital, which is typically passed on to users in the form of higher rents, by utilizing tax exempt bonds. The institution would pay a fee for development services that is a percentage of the total development cost.

Case Study: University of North Dakota's Student Housing

UND entered into a P3 to address all of the University's existing housing through significant renovations in addition to new replacement housing to accommodate student demand for newer units. UND had initially sought a traditional P3 project with



▲ University of North Dakota's Student Housing

Partnership: UND entered into a P3 to renovate existing housing and add new housing. UND has full control over rental rates and the student experience, while the developer was responsible for construction and long-term facilities management.

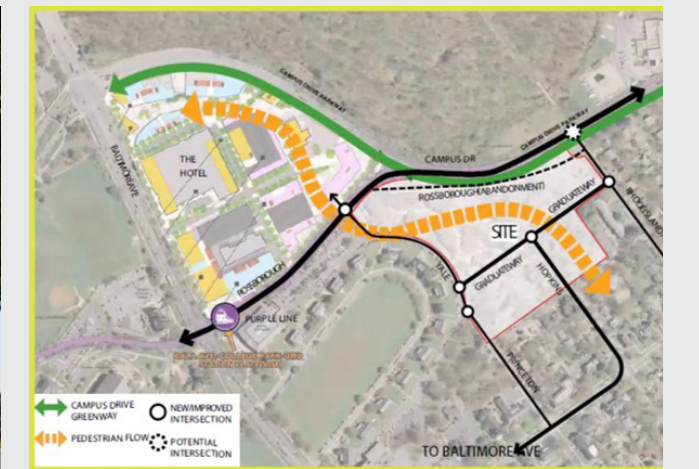
Development: The constraints posed by existing revenue bonds as well as extremely low interest rate conditions during 2020-2021 resulted in UND funding the improvements using tax-exempt financing.

Uses: existing and new student housing

developer financing, but constraints posed by existing revenue bonds as well as extremely low interest rate conditions during 2020-2021 resulted in UND funding the improvements using tax-exempt financing. UND now has full control over rental rates and the student experience, while the developer became responsible for construction and long-term facilities management.

Case Study: University of Maryland's Leonardtown Graduate Student Housing

The University of Maryland has engaged a fee developer to design and build a new graduate student housing project. The project will be financed using state bonds. This tax-exempt financing comes at a lower cost of capital than developer equity, resulting in more affordable rents for graduate students.



▲ University of Maryland, College Park Graduate Student Housing

Partnership: The university has engaged a fee developer to design and build a new graduate student housing project.

Development: The project will be financed using state bonds which comes at a lower cost of capital than developer equity, resulting in more affordable rents for graduate students.

Uses: graduate student housing

Real Estate Development Company

The Auraria Campus could use its authority to establish a real estate arm that self-develops the campus. That entity would serve as the developer and owner or joint venture partner. Upon project completion, the entity will also be the landlord. The real estate company would be staffed by development experts who manage opportunities and projects, or engage with developer partners.

Case Study: MIT Investment Management Company (MITIMCo)

MITIMCo oversees MIT's investments. The Cambridge Real Estate Team within MITIMCo manages MIT's investment real estate holdings in Cambridge. This consists of:

- Maintaining and improving the quality of the innovation environment in Cambridge and surrounding the campus
- Creating direct economic support for the Institute
- Ensuring that the Institute has appropriate amounts of flexible space to accommodate its evolving long-term needs

Case Study: Terrapin Development Company (TDC)

Co-owned by the University of Maryland and its affiliated foundation, TDC delivers on a shared vision for the campus and the community by facilitating real estate development in College Park, Maryland. TDC manages the planning, procurement, negotiation, and development processes for campus-adjacent projects. Through ground leases and joint ventures, TDC partners with developers to create new housing, office, retail, civic, and institutional space.

Case Study: University of British Columbia Property Trust (UBCPT)

UBCPT was established to develop university-owned land on a neighborhood-by-neighborhood basis. UBCPT has completed five neighborhoods and two more are planned. UBC leases land to developers for 99 years. Development includes apartments, faculty and staff housing, retail, and office. All net revenue from land lease activity is endowed to UBC.



▲ MITIMCo Kendall Square

Entity: MITIMCo oversees MIT's investments. The Cambridge Real Estate Team within MITIMCo manages MIT's investment real estate holdings in Cambridge.



▲ College Park, Maryland

Partnership: Co-owned by the University of Maryland and its affiliated foundation, TDC delivers on a shared vision for the campus and the community.



▲ University of British Columbia Property Trust Housing

Partnership: UBCPT was established to develop university-owned land on a neighborhood-by-neighborhood basis.

As the IPG considers the implementation of projects in partnership with developers, a consideration of benefits and risks should inform the appropriate approach.

These approaches could serve any range of programmatic uses. The initial projects would benefit from uses with the strongest demand. A need for housing has been identified to accommodate more students near campus, as well as faculty and staff, and to increase the supply of residential units in the broader market. Housing would lend itself well to a mixed-use environment with retail and amenities on the ground floor to serve the larger community.

Approach	Benefits	Risks	Risk Mitigation Strategies
Master Developer	Efficiency of lead developer for multiple parcels Comprehensive approach to design and development	Reliance on lead developer to deliver multiple projects Locking up multiple parcels	Robust developer procurement and selection process Appropriate termination clauses and other off ramps in development agreement
Parcel by Parcel / Infill Development	Individual approach to each parcel, tailoring developer expertise to desired use Maximizing control through developer partnership process	Time intensive to lead multiple P3 efforts where each requires a developer procurement Additional resources to oversee and coordinate amongst multiple partners	Consistent development requirements and processes
Tax-Exempt Debt Financing / Fee Developer	Owner / sponsor maintains control Project returns flow to owner / sponsor Lower cost of financing	Sourcing funds Impact to balance sheet Financial return to owner / sponsor depends on project success	Available funds Owner / sponsor development management expertise
AHEC-led Real Estate Arm or Development Company	Dedicated resources and expertise to oversee development Separation of financials and liabilities from other entities	Company funding, management, and staffing	Operational plan and funding strategy

DEVELOPMENT ZONES

While the exact sequencing of future development will depend on several variables including changing priorities and available funding, certain zones of Auraria Campus are better suited for different types of development.

CAMPUS CORE

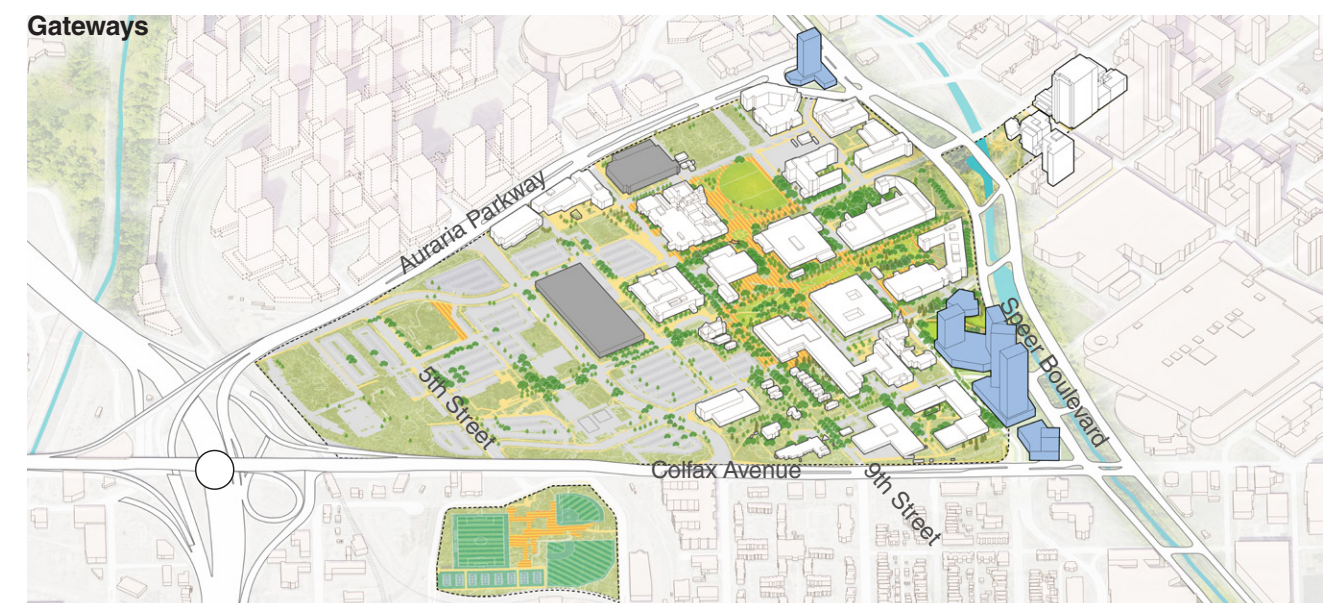
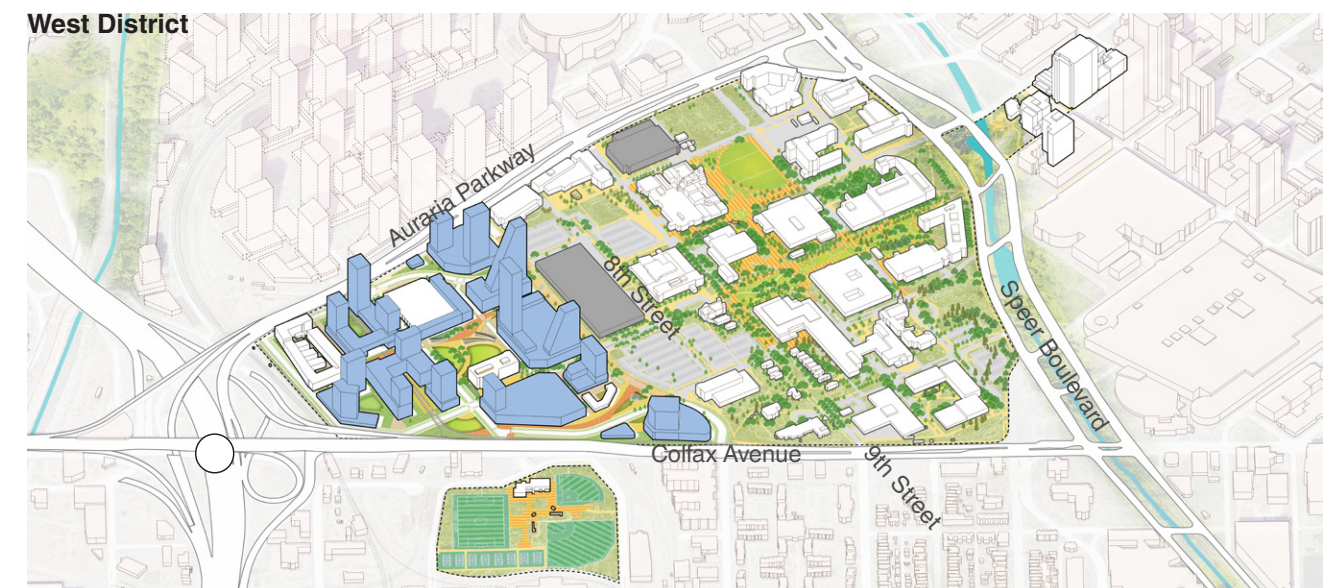
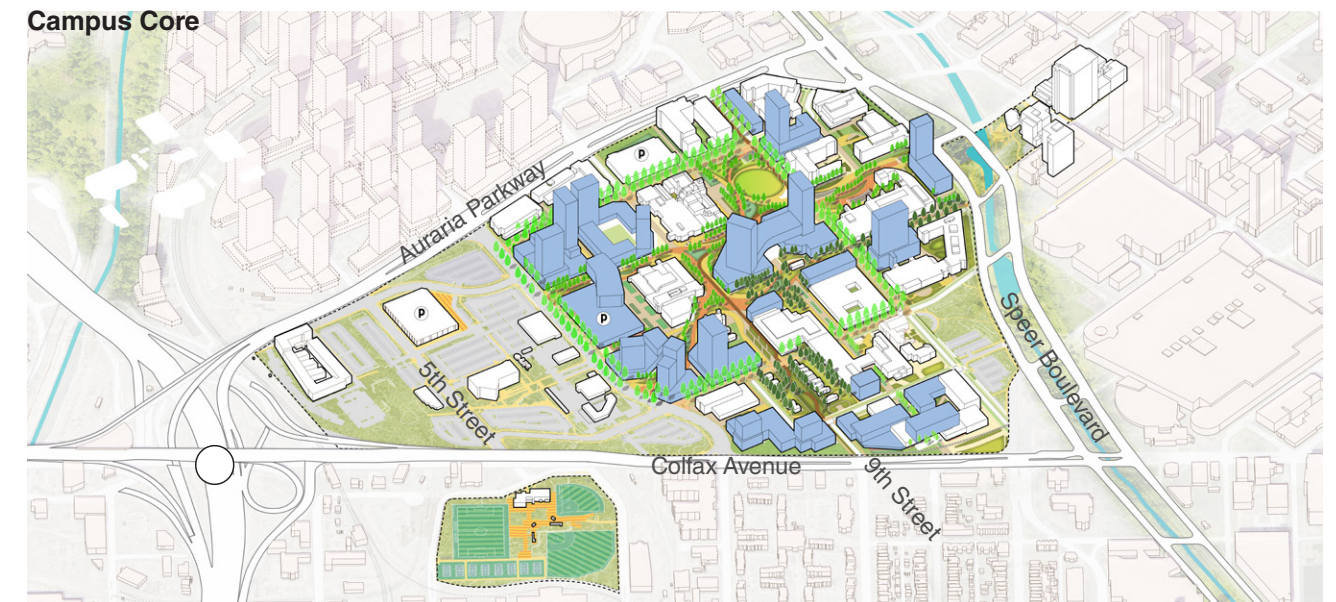
For future development with a large component of educational programs or housing aimed at serving students, the 12-block core or institutional neighborhoods would be best suited, taking advantage of proximity to current academic buildings and student life. Development in the campus core should prioritize infill development to increase density and walkability.

WEST DISTRICT

Projects west of 7th Street, a largely undeveloped area of campus, should be considered within a holistic framework. Public private partnership projects should be prioritized in this zone, ensuring a central public space, a mix of housing, commercial, retail, dining, or other uses.

GATEWAYS

The City of Denver's current plans to realign Speer Boulevard present a key opportunity for Auraria Campus to acquire the parcels on the northeast and southwest corners of the current campus. These parcels could be critical gateway opportunities for the campus with iconic architecture and new inviting gateways into campus.



PHASING

In addition to the projects already underway, AHEC, CCD, CU Denver, and MSU Denver each have wishlists of projects for the short, mid, and long term, including further studies, renovation, expansion, and new construction projects. The majority of these would benefit from a collaborative approach that utilizes the new development process outlined above to consider cost sharing and space efficiency.

Due to the highly variable future conditions at Auraria, short, mid, and long term are not strictly defined in this plan, but rather intended as a sequencing of projects so that enabling projects and studies happen prior to planning and design of a major new building. For example, a new Sports Arena would be an enabling project for the PE/Event Center building to be redeveloped or renovated and downcycled.

UNDERWAY

- 1 Ballfield Project (consider CCD Architectural Technology Center with this)
- 2 Public Safety Center
- 3 Boulder Creek Renovation & Expansion for Health Sciences
- 4 Clear Creek Renovation
- 5 CU Denver Buildings and Parcels Development Study
- 6 West Classroom Expansion (SIM Labs and Health Tower)

SHORT-TERM STUDIES

The following studies and analyses are recommended to build on this Framework Plan and ensure that future projects are built in a thoughtful and efficient manner. These should be conducted in advance of any future construction or renovation projects if possible.

- Housing Study
- Utility Master Plan (Trigger analysis plan)
- Wayfinding and Signage Plan/Study
- Learning Loop Traffic Analysis
- Parking Study
- Transportation Demand Management Study

- CU Denver Building Capital Renewal or Redevelopment (based on Building & Parcels Study)
- Student Housing
- PE Building Pool Renovation

MID-TERM

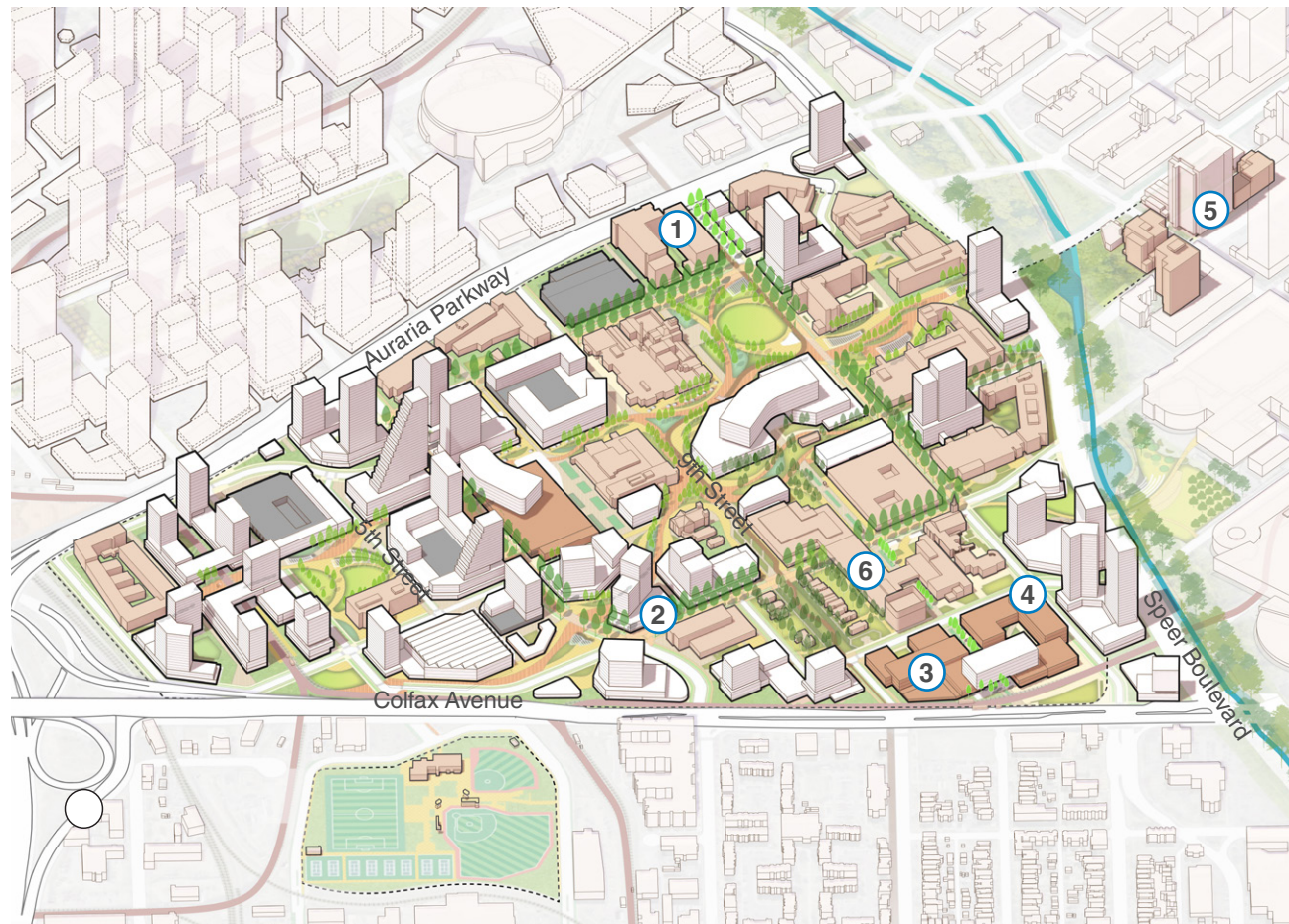
- Plaza Building Redevelopment
- 7th Street Garage Renovation
- King Center Renovation
- Arts Renovation
- Sports Arena
- Lynx Crossing Adjacent Property Development

SHORT-TERM DEVELOPMENT

- Exterior Corridor and Building Approach Improvements
- Tivoli Renovation and Innovation Hub
- Displaced Aurarians Welcome Center
- CCD Advanced Manufacturing Center to move to Auraria (potentially in a future Facilities Building)
- CU Denver Engineering Building

LONG-TERM

- PE / Event Center Replacement
- College of Arts & Media (CAM)
- CU Denver Instructional Lab Wing
- Science Building Expansion



CLIMATE & SUSTAINABILITY

As Auraria Campus continues to grow and develop, it will become ever more critical to ensure sustainability regarding climate, energy, and water conservation on campus. This plan seeks to complement and advance the vision and goals laid out by the Auraria Sustainable Campus Program (ASCP) in the Climate Action Plan and Water Action Plan.

The Auraria Climate Action Plan, updated in 2022, calls for a Scope 1 and 2 emissions reduction of 50% by 2030, 90% by 2040, and 100% by 2050. 50% of Auraria's greenhouse gas emissions (GHG) come from buildings, 32% from commuting, 12% from air travel, and 5% from landfill waste.

Relying on Xcel Energy's commitment to achieving an 85% carbon neutral electricity grid by 2030, the Auraria Climate Action Plan aims to reduce emissions through a combination of building standards and improvements, increasing renewable energy sources, reducing single-occupancy vehicles and increasing public transportation ridership, and diverting waste from landfills.

The Water Action Plan, released in 2019, lays out a vision to become a role model in sustainable water management for higher education institutions.

UTILITY INFRASTRUCTURE CONSIDERATIONS

Several systems on campus are reaching their capacity and new development on campus will need to carefully consider how utilities can best serve future needs. To this end, AHEC plans to conduct an in-depth utility study in the short term.

SUSTAINABILITY GOALS

In line with the Climate Action Plan, the following strategies should be considered to offset the negative impacts of growth and development on campus.

- Improve existing building envelopes and systems, refer to the Built Environment Framework in this plan for more information.
- Create sustainability guidelines to achieve zero-carbon standards for all new construction and major renovation
- Pursue electrification of heating and cooling across campus
- Consider district energy, geothermal, and solar photovoltaics for new buildings
- Incorporate submeters and monitor energy consumption
- Design landscape and public realm to serve as urban heat mitigation, stormwater capture, air quality improvement, and the storage and sequestration of carbon in soils and planting.
- Increase housing and overall density on campus to reduce single-occupancy vehicle commuting and encourage alternative transportation modes to reduce Scope III emissions on campus
- Increase Electric Vehicle charging infrastructure
- Transition Commercial kitchens from natural gas to electric induction cooking

WATER CONSERVATION GOALS

In line with the Water Action Plan, the following strategies are a high priority for the growth, development, and beautification of the campus in terms of the built environment and the public realm.

Outdoor water

- Replace lawn with native drought-tolerant trees and shrubs to increase biodiversity, reduce irrigation, and absorb stormwater using natural and passive features. This will also increase carbon storage and sequestration in the landscape.
- Prioritize salt-tolerant species in landscape, for example *Acer campestre*, *Celtis laevigata*, *Crataegus crus-galli*, *Gleditsia triacanthos inermis*, *Gymnocladus dioicus*, *Shepherdia argentea*, *Salix* spp., *Malus* hybrids, *Populus deltoides*, *Juniperus scopulorum*, *Pinus edulis*, etc. Prioritize drought resistant local plant species to reduce outdoor water consumption.
- Apply mulch around plants to retain moisture and reduce evaporation.
- Increase use of green infrastructure to manage stormwater and improve the runoff water quality that will drain into the Cherry Creek and South Platte watersheds.
- Use permeable paving materials for walkways and outdoor spaces to allow rainwater to infiltrate the soil.
- Design new buildings with infrastructure to capture and reuse greywater for irrigation.

- Capture stormwater from all roofs on the buildings and drain to biofiltration areas.
- Specify water-saving equipment in commercial kitchens and laundry facilities.

Potable water

- Systematically replace low efficiency fixtures in all buildings.
- Increase vertical development to increase efficiency of water use in new developments.
- Incorporate submeters and monitor for leaks closely in all new and renovated buildings.

Process Water

- Reduce water used in cooling systems. These include replacement of cooling towers with heat pumps, and reuse of condensate as local regulations allow.
- Transition from steam to low-temperature hot water as applicable.

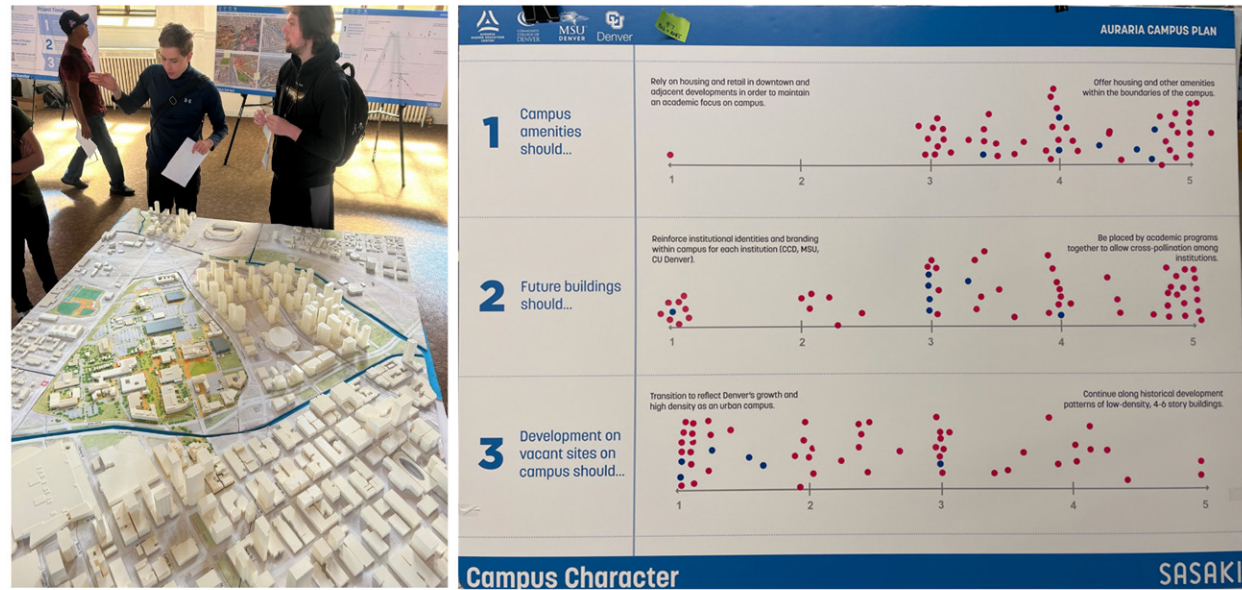


5.0

Appendix

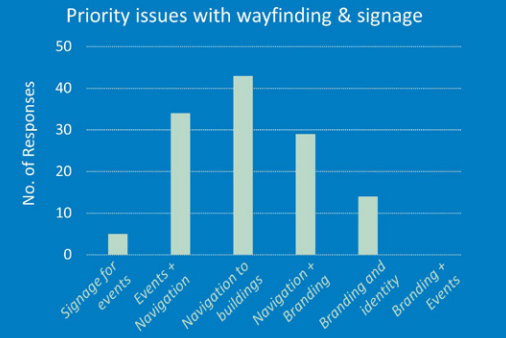
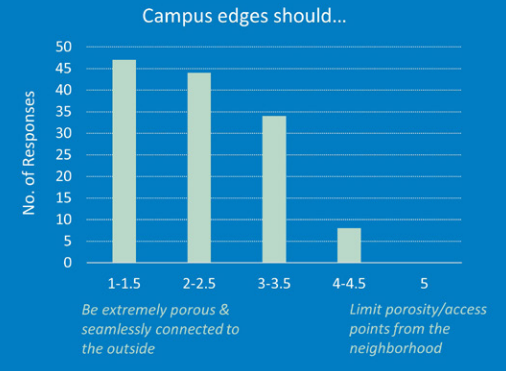
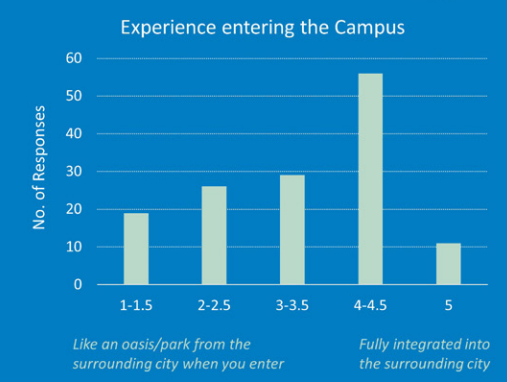
OPEN HOUSE 1 SUMMARY

Open House 1



Open House Results Campus Context

403 stickers

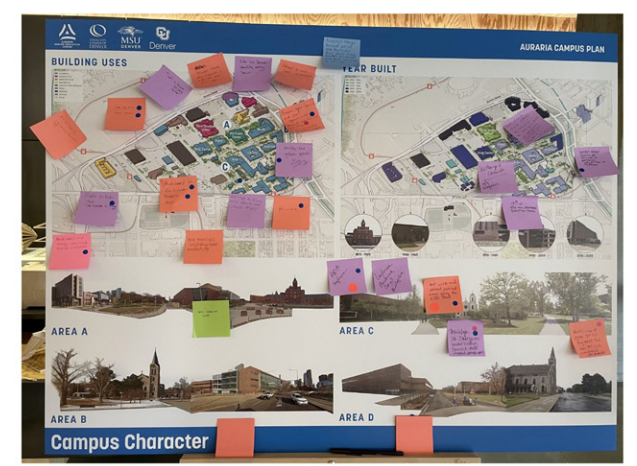


- KEY Takeaways**
- Strong support for **campus integration to the city** with porous/seamless connections.
 - Navigation to buildings** needs a lot of improvement in campus wayfinding and signage.

Campus Character

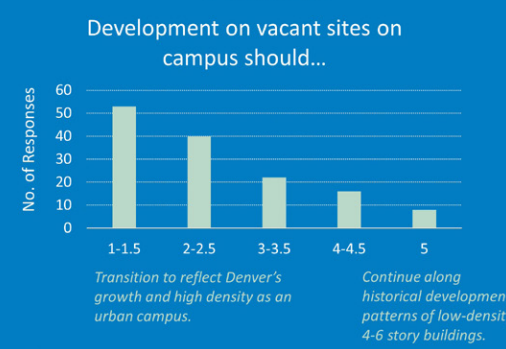
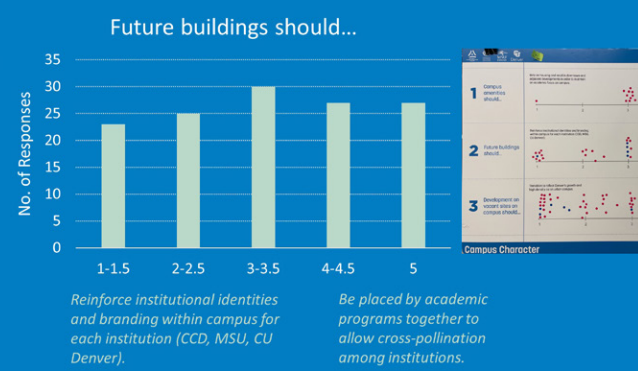
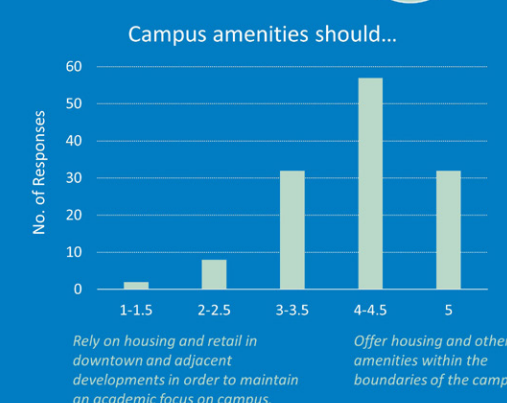
26 sticky note comments

- "Missing the green space, too many parking lots."
- "Revitalize St. Cajetan's to make use of shared space."
- "Ensure open spaces and event spaces meet institutional needs first."
- "More branding and wayfinding needed in city."
- "ADA compliance."
- "Art walk and student exhibit areas along the 5280 trail."
- "Skateboard between classes."



Open House Results Campus Character

396 stickers



- KEY Takeaways**
- Strong support for **housing and amenities ON campus**.
 - No clear preference for organization of buildings on campus as a whole, but campus community has a greater preference for **increased cross pollination across institutions**.
 - Clear preference for **higher density development on campus**.

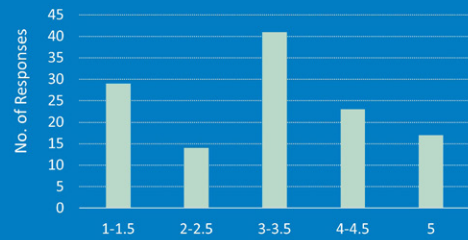
COMAP SUMMARY

Open House Results

Campus Connectivity

350 stickers

If I were transitioning away from a car, I would want to see...



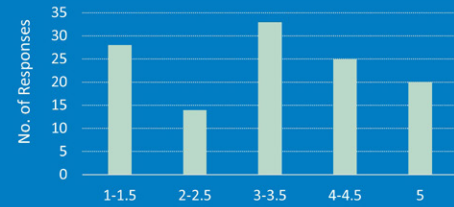
Greater public transit access to buildings on campus.

Improved infrastructure for active modes of transportation such as walking, scooter, and bicycle.

KEY Takeaways

- Mixed preferences with comparable support for **increasing transit access to campus** as well as **improved campus micromobility infrastructure**.
- Affordability and availability** rank much higher than proximity with parking needs.

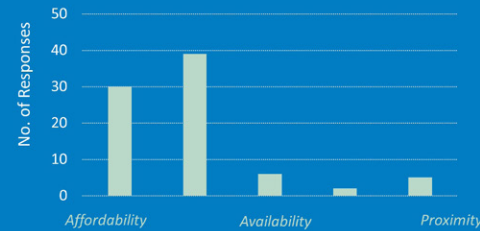
Campus transit would work better if the first and last mile were served by...



A frequent campus shuttle between transit stops and campus buildings.

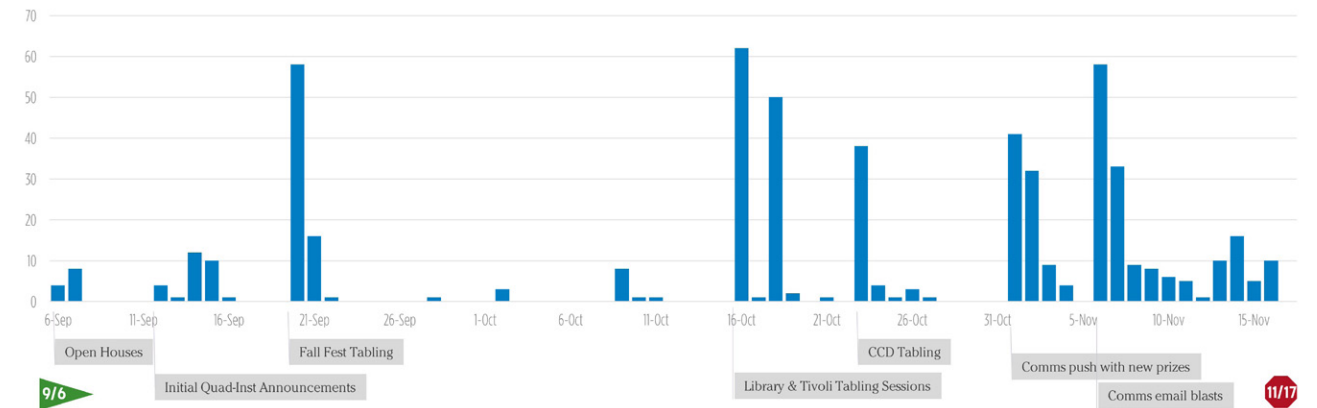
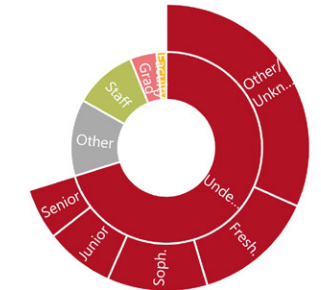
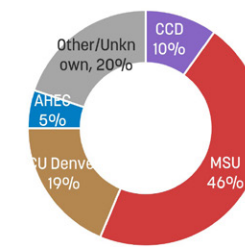
Better first- and last-mile infrastructure for bikes and scooters from transit stops to campus buildings.

Parking cannot satisfy all 3, which would you prioritize?



CoMap Survey

559 respondents
3,501 icons
765 comments

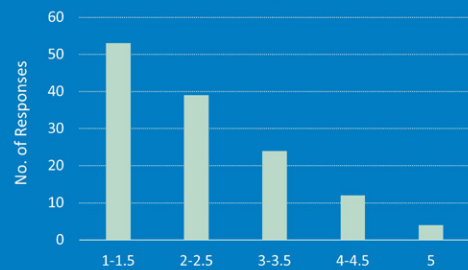


Open House Results

Campus Open Space

397 stickers

Campus landscape should...



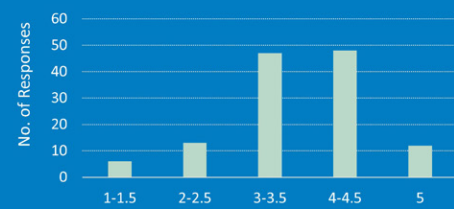
Offer more forested and vegetated areas that emphasize regionally appropriate and native plants.

Provide more traditional, formal campus design (quads, plazas, courtyards).

KEY Takeaways

- Much stronger support for **naturalized open spaces with native species** as compared to traditional formal campus open spaces.
- Slight preference for **programed and diverse open spaces** rather than flexible, multipurpose ones.
- Strong desire for **seamless links to Denver's trail networks**.

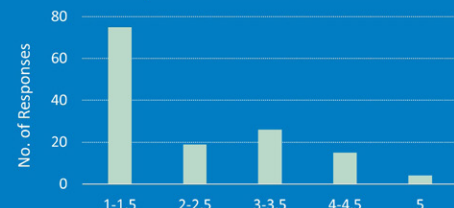
Design of campus open spaces should...



Remain open and flexible to cater to various needs.

Explore diverse functional and programmed spaces like outdoor classrooms, recreational fields, community gardens etc.

Campus circulation should...



Link seamlessly with the broader trail network in Denver.

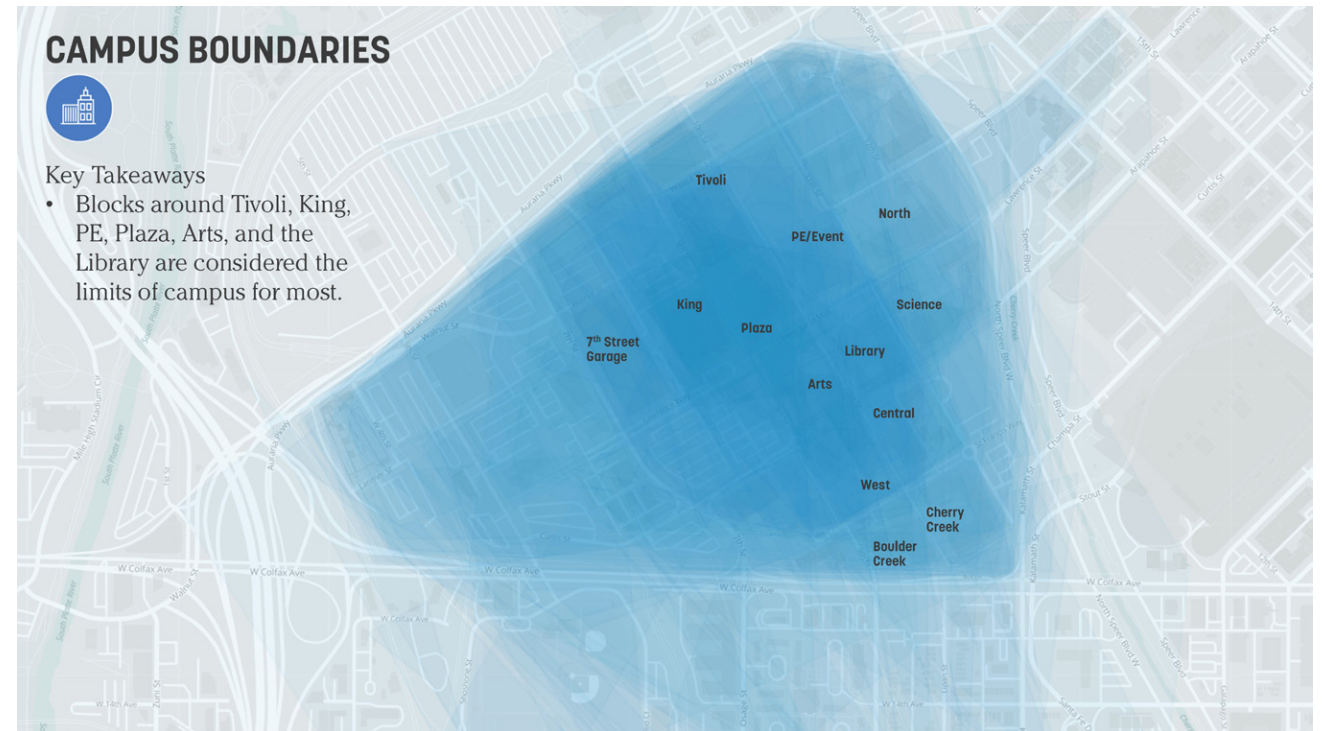
Focus on an internal circulation system connecting open spaces within campus.

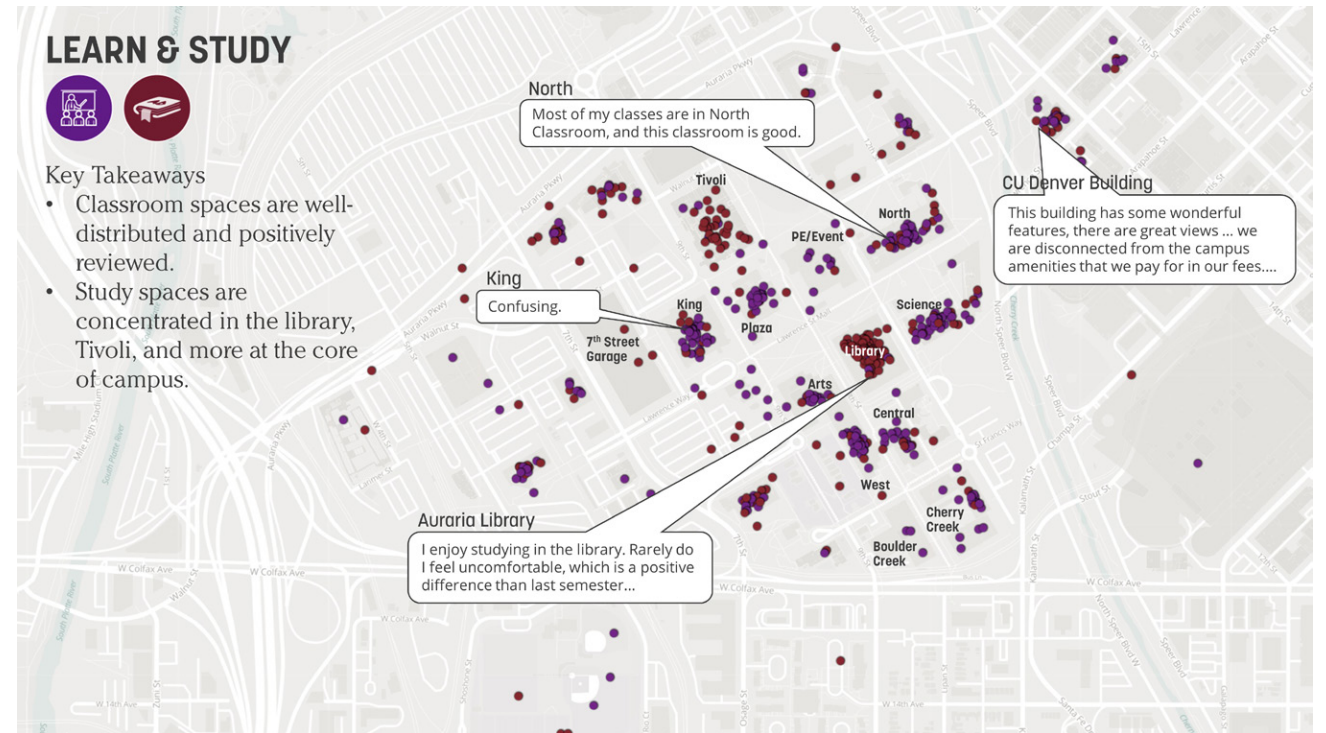
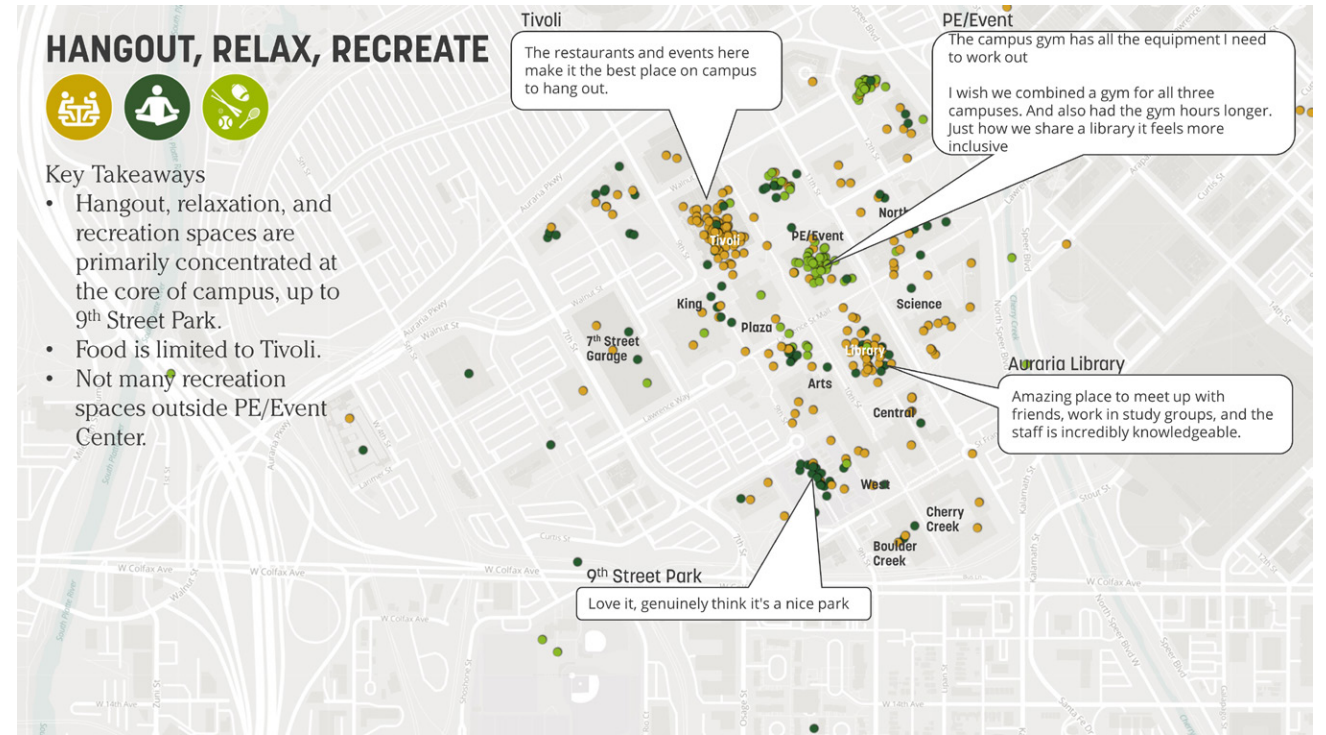
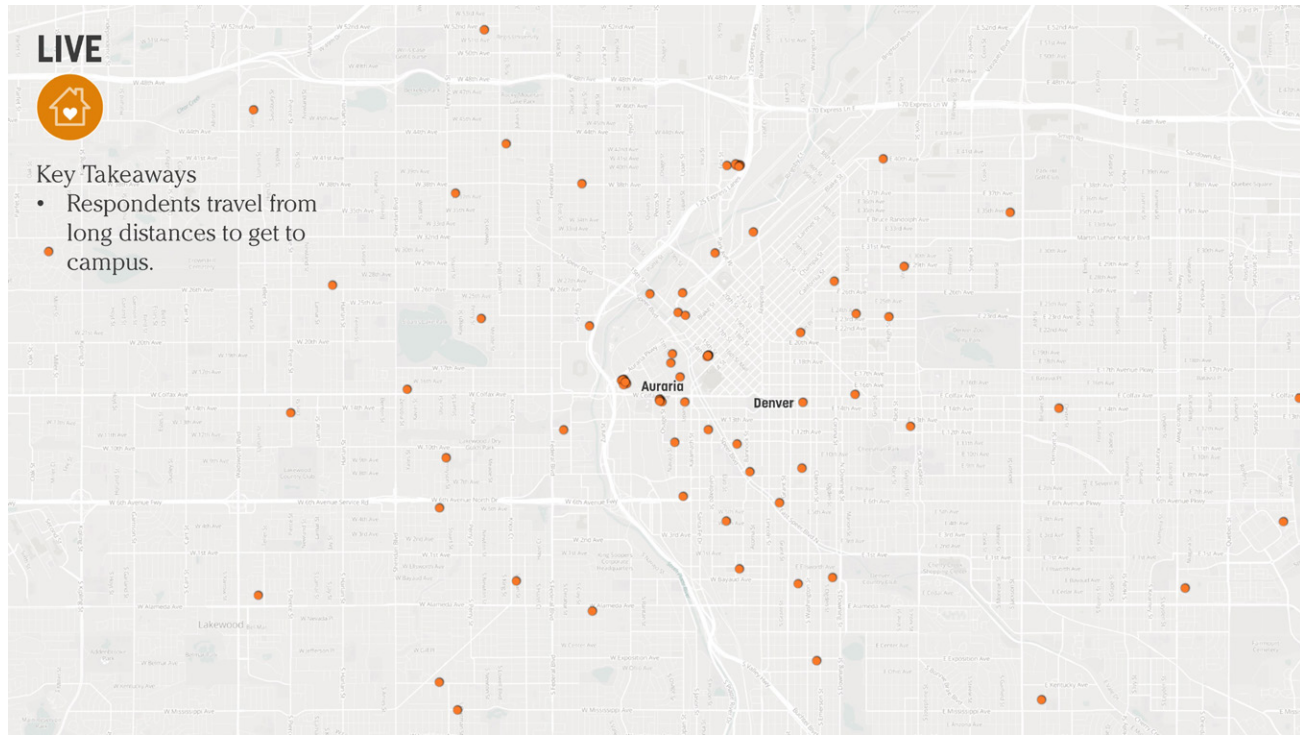
CAMPUS BOUNDARIES

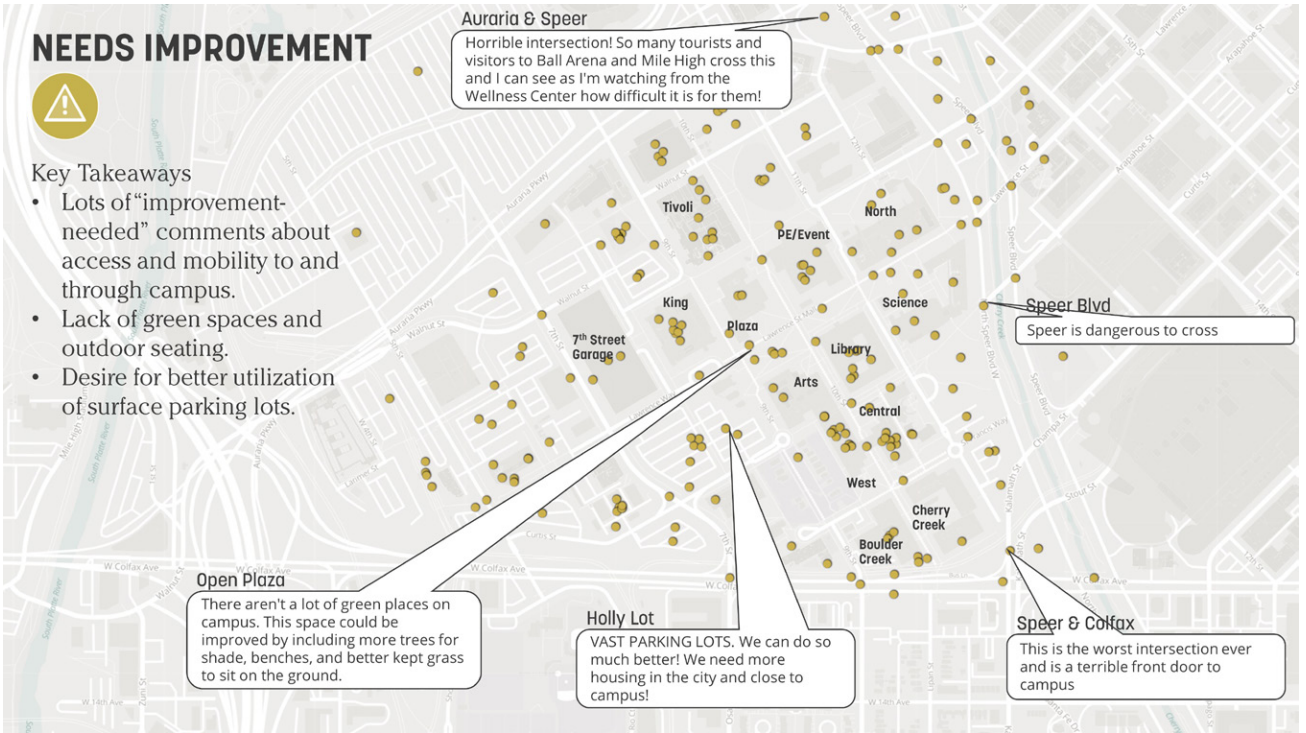
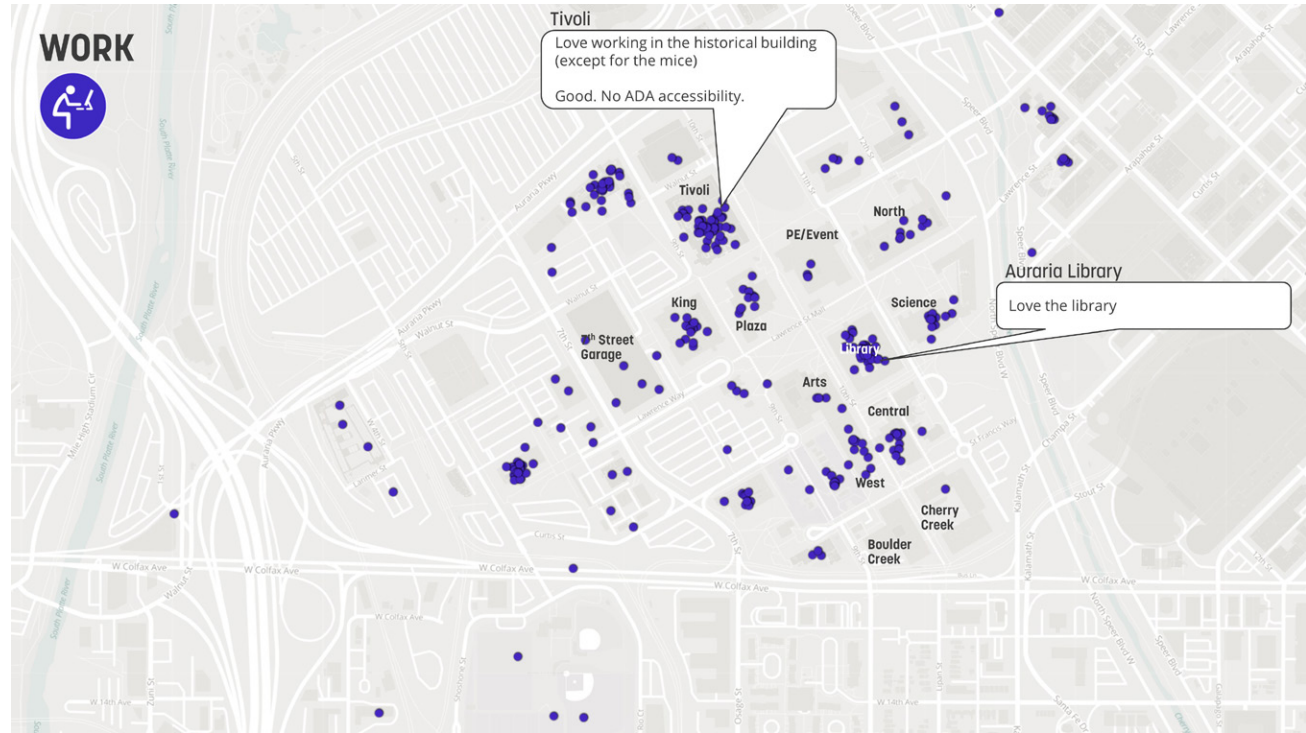
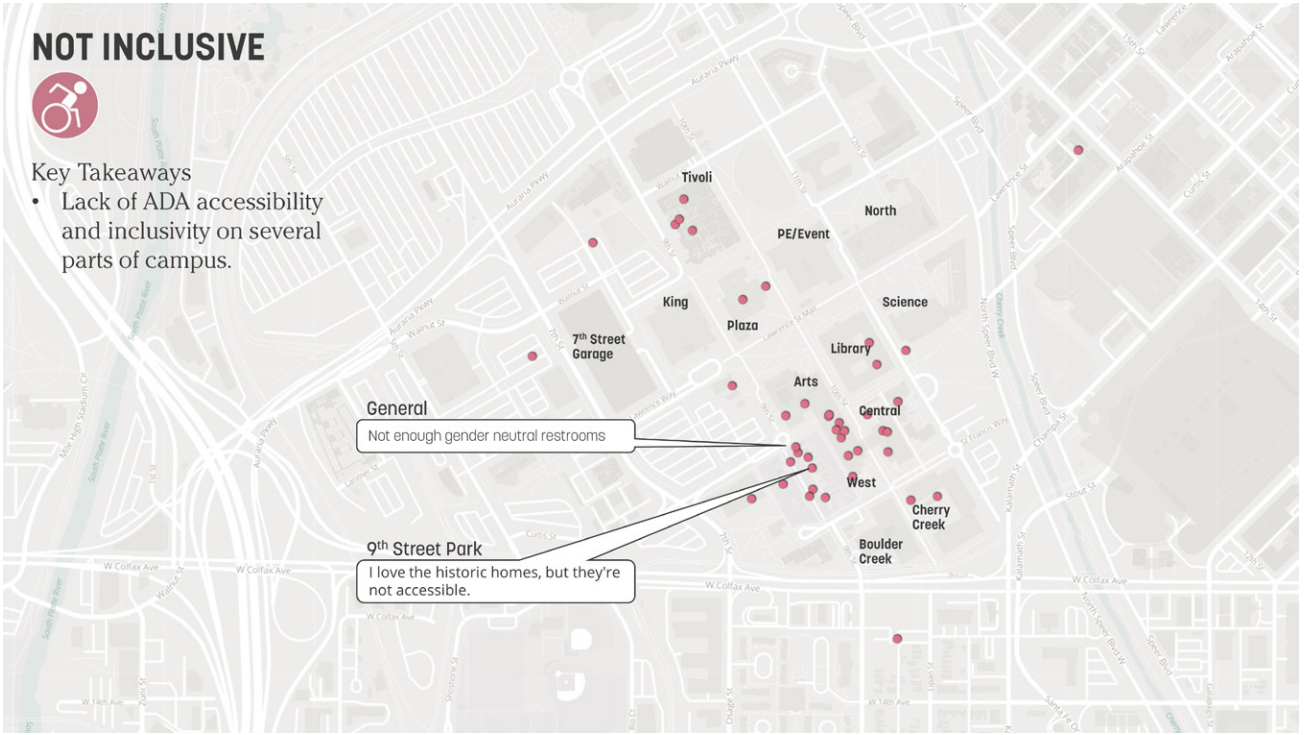
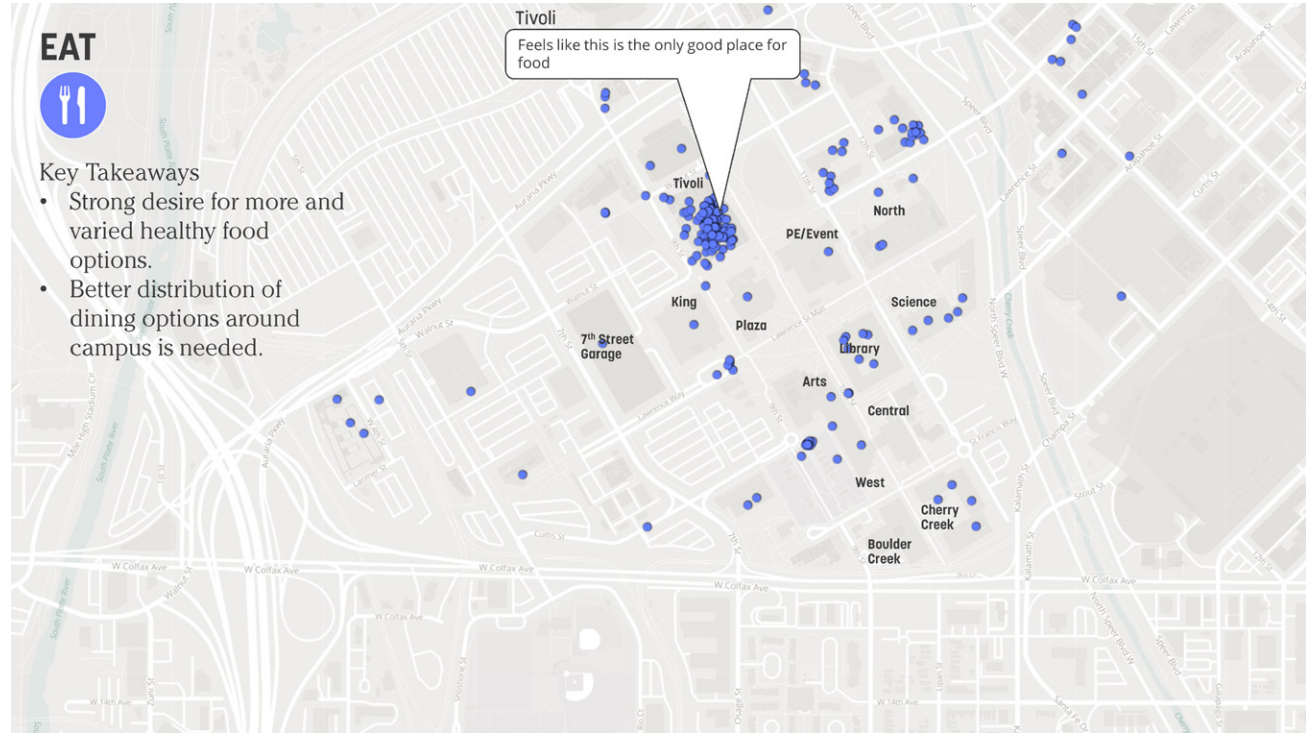


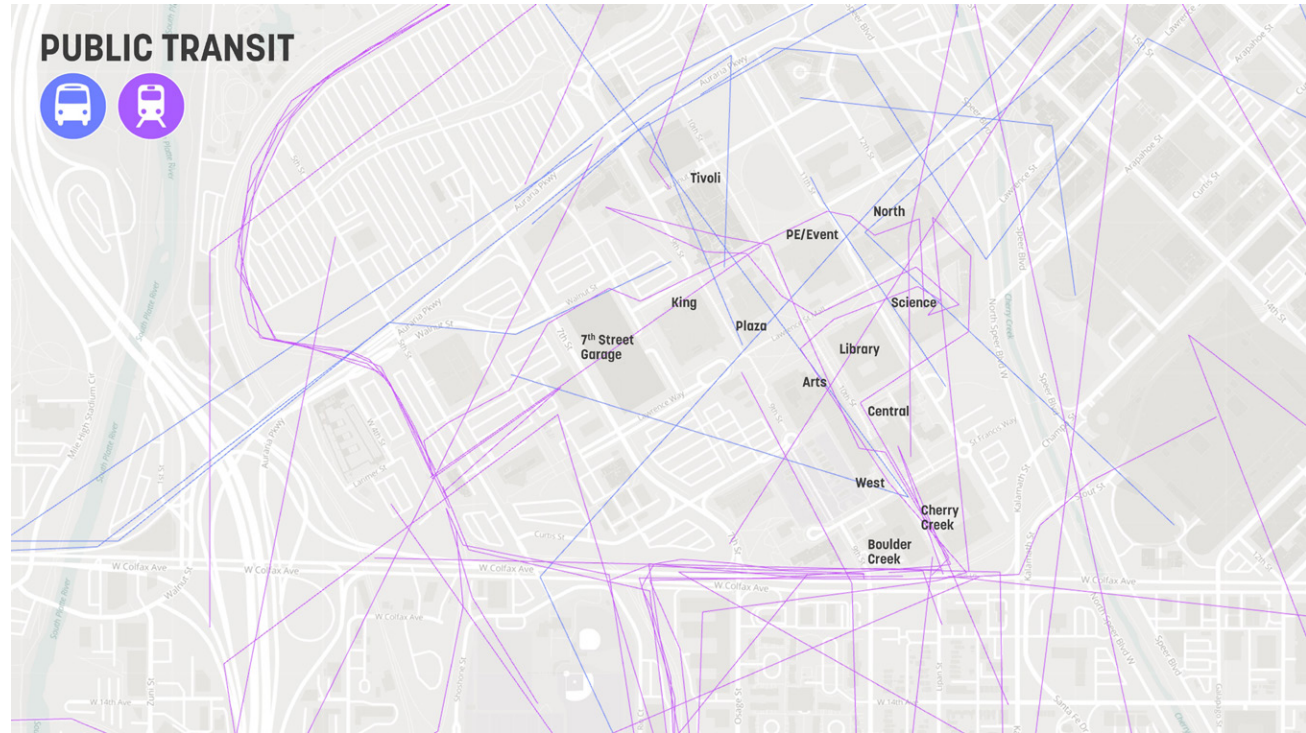
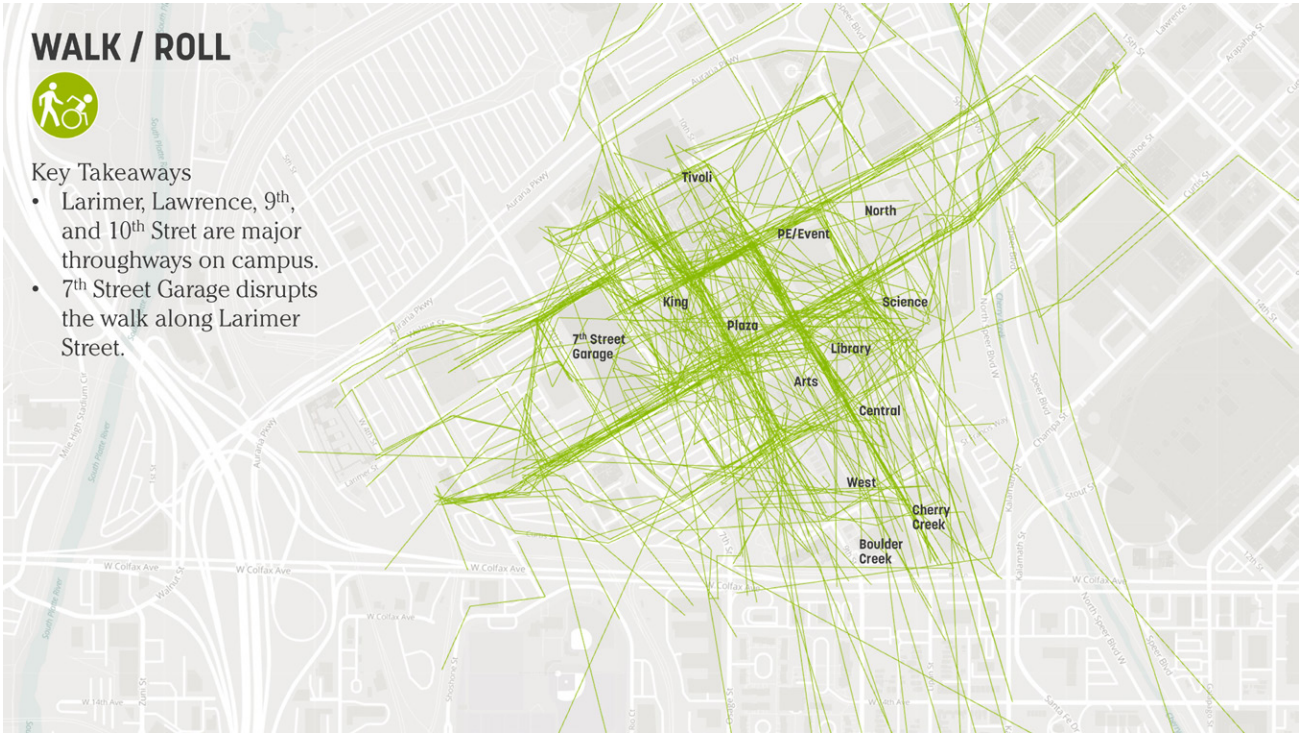
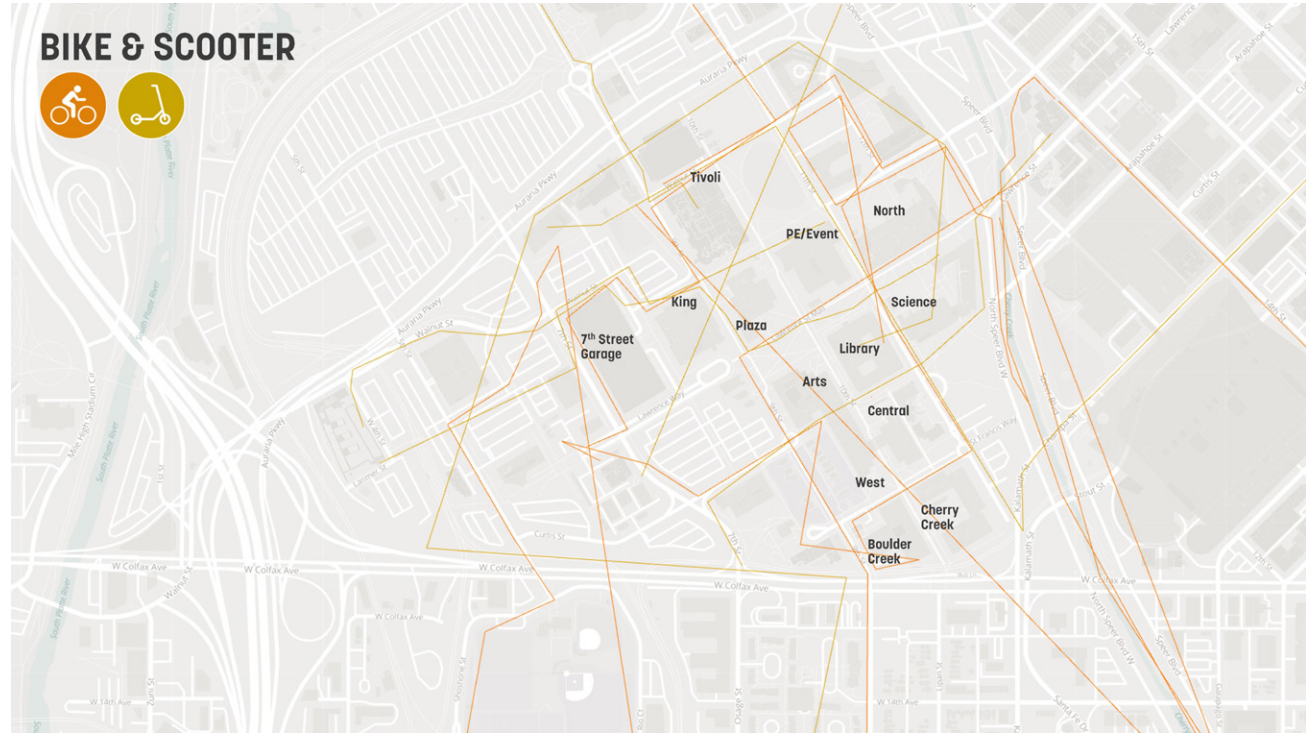
Key Takeaways

- Blocks around Tivoli, King, PE, Plaza, Arts, and the Library are considered the limits of campus for most.









OPEN HOUSE 2 SUMMARY

Open House #2

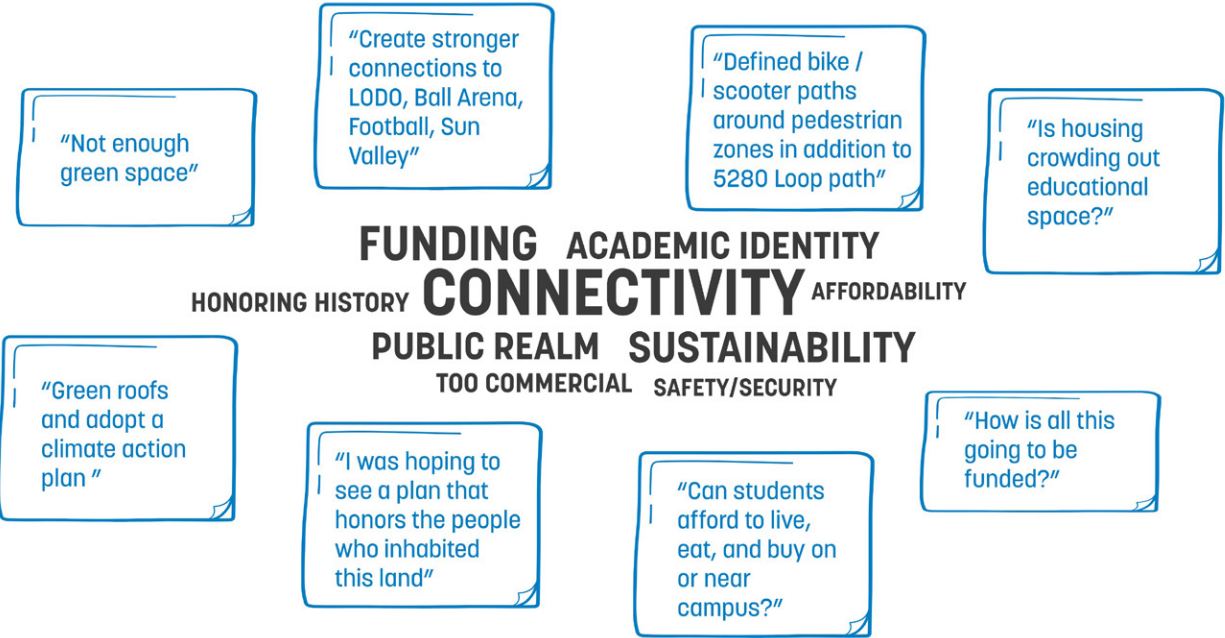
2 Open House days

Estimated over
200 attendees

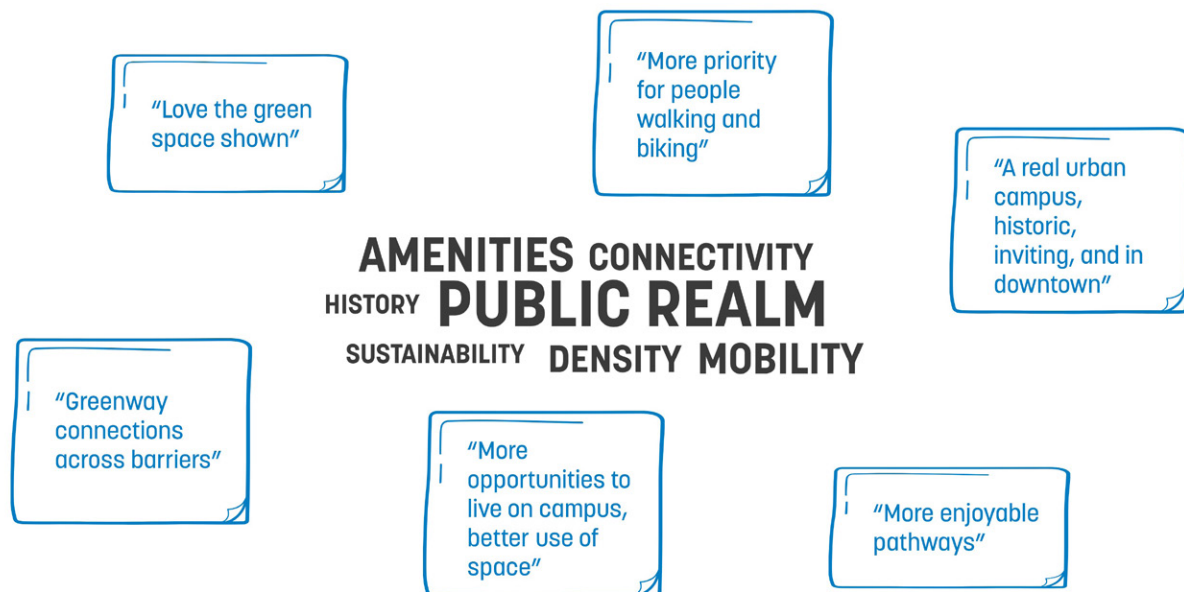
130+ sticky note
comments



Any concerns you have about the plan



What do you find exciting about the plan?



What would you prioritize in this plan?

