



University of Colorado
Colorado Springs

2025 FACILITIES STRATEGIC PLAN

TECHNICAL REPORT

JANUARY 2025

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CHAPTER 1

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A Message From

CHANCELLOR SOBANET

I am pleased to introduce the UCCS Facilities Strategic Plan Update, a dynamic blueprint that will help guide the development of the campus. As chancellor of this exceptional institution, I am deeply committed to fostering an environment that nurtures student success, promotes innovative research and enriches the lives of all those who call this university home. Our Facilities Strategic Plan sets forth a transformative journey that will help shape the future of UCCS.

We aim to build on our strengths and address the evolving needs of our community and the world around us. Through a collaborative effort involving faculty, staff, students and community partners, UCCS has designed a roadmap that reflects our shared vision of a sustainable, culture of caring, and cutting-edge campus.

The key pillars of the Facilities Strategic Plan encompass learning and research, student life, community and campus services, mobility, experience and sustainability. A university is its people and its place. The Facilities Strategic Plan is designed for both — each shaping the other. Every decision is informed by the people it affects and guided by data and analysis.

As we embark on this transformational journey, I extend my heartfelt gratitude to all those who have contributed to the development of this master plan. Your dedication, passion and unwavering support have been instrumental in shaping the future of UCCS. I also want to thank the campus and community leaders who have come before us, who courageously created, funded and implemented the vision that led us to where we are today. It is because of them that our campus can be taken to new heights.

In the coming months and years, we will work diligently to bring this ambitious vision to life. A plan is nothing without the people who will put it into action. This endeavor will require the dedication and support of our entire university community as well as the CU Board of Regents, state government officials, our generous donors, and importantly our community, public, and private sector partners. Your valuable input and active participation will be crucial to ensuring the success of this transformative vision.

I am confident that together we will build a campus that not only embodies excellence in academics, research and creative works but also serves as an inspiration for the state, our nation and for the world. Let us stand united in our commitment to student success and the pursuit of knowledge. I invite you all to join in making this transformative vision a reality.

Sincerely,

Jennifer Sobanet
Chancellor

ACKNOWLEDGMENTS

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OUR JOURNEY

For more than 58 years, the University of Colorado Colorado Springs has provided an unparalleled educational experience deeply tied to its surroundings. Nestled into a hillside with bluffs at its back and a view to Pikes Peak at its front, the campus is known for its connection to the beautiful natural landscape of its region, as well as its academic excellence and connection to the local community. The university has the pedigree to attract students from across the country and world, while simultaneously maintaining its strong connections to the Colorado Springs community.

The 2030 Strategic Plan and the 2025 UCCS Facilities Strategic Plan build upon the historic success of the university. Together, they guide the future of UCCS and empower the university to evolve to meet the ever-changing ways people learn, teach, work, research, and connect to one another.

The 2030 Strategic Plan establishes a bold vision for the future of campus rooted in the values and aspirations of the campus community. The Facilities Strategic Plan augments and supports the Strategic Plan by guiding the physical changes necessary to achieve its vision.

The Facilities Strategic Plan is:

Focused on Place

This plan guides changes to physical aspects of campus, including land use, infrastructure, facilities, transportation, and open spaces. It is comprehensive, strategic, visionary, and implementable.

Informed by People

The university community shaped this plan. Input from students, faculty, staff, and community members provided the basis for the recommendations.

Backed by Data & Analysis

The planning process included a thorough assessment of the state of the campus. This assessment, in addition to input from the university community, informed the recommendations for investments in new facilities, renovations, and strategic relocations.



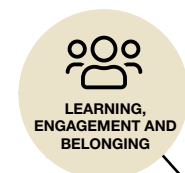
FUTURE OF CAMPUS

The 2030 Strategic Plan is comprised of seven elements to form a compelling 10-year **vision for UCCS**. The Facilities Strategic Plan is a roadmap to the future, describing the university's values, goals, and aspirations.

To complement the 2030 Strategic Plan, the Facilities Strategic Plan utilizes five Guiding Frameworks to align institutional strategy with physical change. Each framework is linked to multiple Strategic Plan components and serves as the foundation of the Facilities Strategic Plan. These elements are intended to guide **decision-making and prioritization** during project planning and implementation.

[2030 Strategic Plan \(link\)](#) >

2030 STRATEGIC PLAN

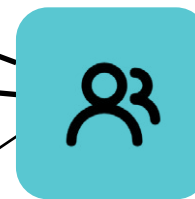


2025 GUIDING FRAMEWORKS



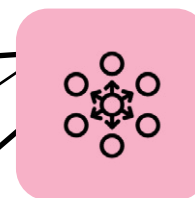
Learning & Research

Enrich the academic and research environment through strategic investments in building renovations and new facilities.



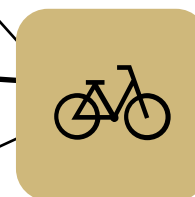
Student life

Elevate the student experience and create a culture of care by enhancing student life amenities, student service spaces, and academic support spaces.



Community & Campus Services

Strengthen the connection to Colorado Springs by expanding UCCS's presence in the community, with area military and by enhancing the community driven assets on campus.



Mobility

Link the entire campus footprint by creating safe, accessible connections for both motorized and non-motorized modalities.



Experience & Sustainability

Invest in functional and programmable open spaces, native landscapes, and net-zero sustainability initiatives. Support maintenance of a beautiful, sustainable campus.

2025 UCCS Facilities Strategic Plan Guiding Frameworks



LEARNING & RESEARCH

Goals

Invest in UCCS's programmatic strengths to differentiate it from its peer institutions.

Co-locate and consolidate academic programs to foster interdisciplinary learning.

Showcase UCCS's premier programs to the community and visitors.



STUDENT LIFE

Goals

Strengthen the Central Campus by expanding and renovating the student center, library, and event spaces.

Improve housing offerings by renovating existing facilities.

Consolidate athletics to the West Campus.



COMMUNITY & CAMPUS SERVICES

Goals

Expand programmatic offerings at UCCS Downtown and the Cybersecurity Building.

Identify opportunities for public-private partnerships to link academic programs to business and industry.

Provide Facilities Services with the amount of space necessary in an appropriate location to maintain campus.



MOBILITY

Goals

Connect the entire campus with a consistent and efficient non-motorized (pedestrian and bicycle) mobility network.

Improve the existing street network to safely accommodate vehicular, campus shuttle, pedestrian, and bicycle modalities.

Prioritize pedestrian movement in the campus core.



EXPERIENCE & SUSTAINABILITY

Goals

Transform exterior spaces to foster outdoor learning, capture the campus unique atmosphere, and enhance the student experience.

Integrate native landscape and sub-alpine ecosystems into the campus fabric.

Invest in campus-wide resiliency and sustainability initiatives. Plan for carbon neutrality and net-zero.

PLANNING PROCESS

The UCCS Facilities Strategic Plan began in October of 2021 and was divided into five planning phases: Launch, Discover, Iterate, Refine, and Document.

Phase 1: Launch

During this phase, the planning team worked closely with UCCS constituents to identify goals, establish planning objectives, and collect and review information relating to existing campus conditions. This was achieved during one-on-one discussions, focus group meetings, committee sessions, open forums, and site visits.

Phase 2: Discover

Next, the planning team developed a series of campus system analyses which identified critical issues and development opportunities. The team also developed a future space needs model to help to align enrollment, program growth, and spatial requirements.

Phase 3: Iterate

Several alternative scenarios were generated during this third phase to test and explore realistic options for campus development. These iterative options explored building and land use, program (re)alignment, and campus connectivity.

Phase 4: Refine

Based on input from campus and community stakeholders, the planning team prepared a final Facilities Strategic Plan, combining the best components of the iterative plans. This plan codifies the overall campus organizing strategy, and links the 2030 Strategic Plan with the Facilities Strategic Plan.

Phase 5: Document

In this final phase, the planning team summarized the findings and recommendations into two documents: the 2025 UCCS Facilities Strategic Plan Executive Summary and Technical Report.



EXECUTIVE SUMMARY
CENTRAL CAMPUS

Today & Tomorrow



2025



Future

EXECUTIVE SUMMARY

CENTRAL CAMPUS

The Hub/Arrival Experience

1 Renovate the Kraemer Family Library

Transform the library into a digital learning commons with innovation laboratory.

2 Create Welcome & Student Success Center in El Pomar Center

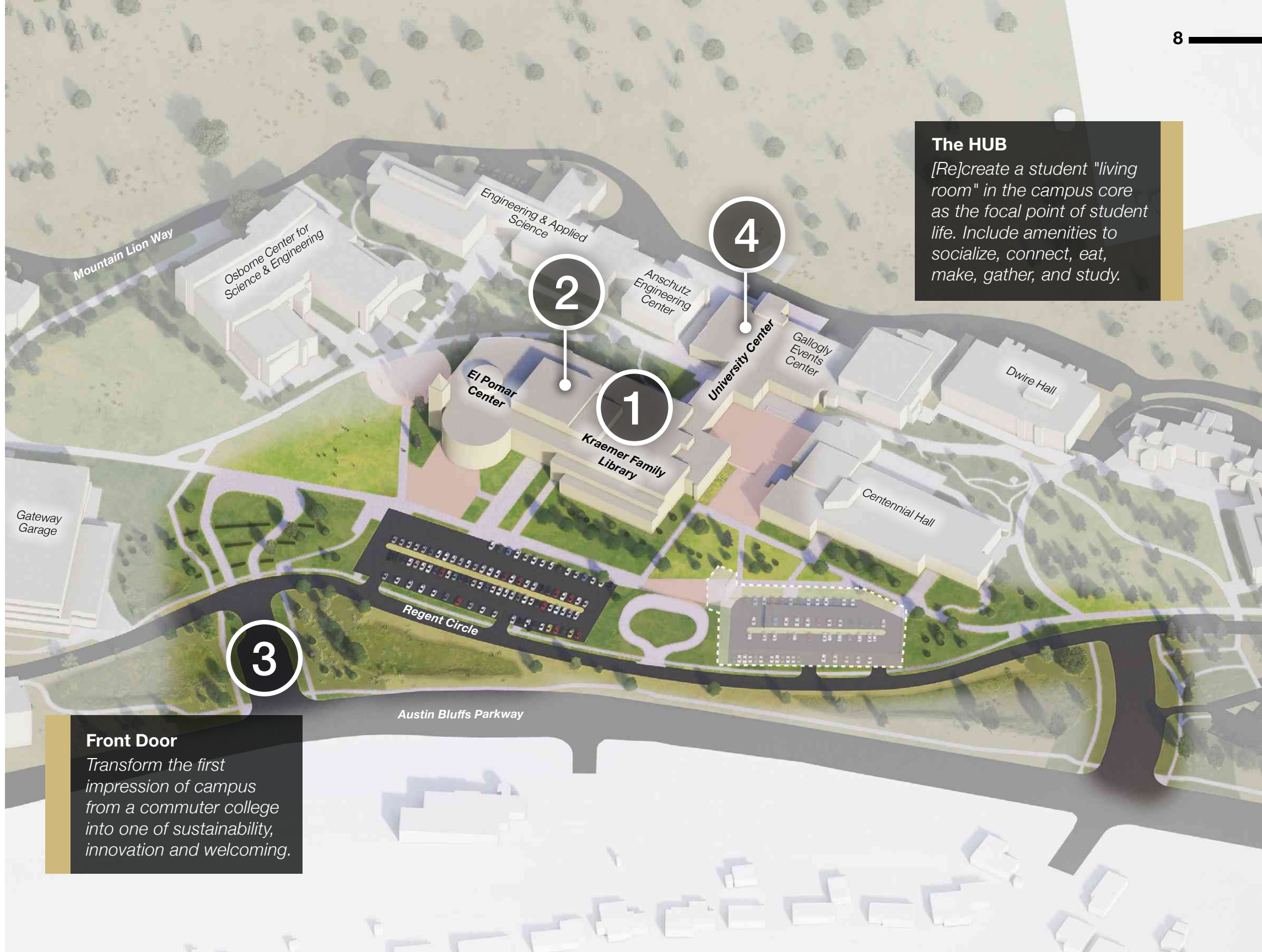
Create a place that welcomes prospective students to campus where they can see the support they will receive to succeed. Include centralize campus testing center.

3 Redevelop the Main Entrance & Extend Regent Circle

Transform the arrival experience to be safe, welcoming, and a culture of caring while showcasing sustainability.

4 Renovate the University Center

Renovate the University Center into a hub of campus life, including improvements to Upper and Lower Plazas. Incorporate spaces for socialization, student activities, organizations, and food service.



The HUB
[Re]create a student "living room" in the campus core as the focal point of student life. Include amenities to socialize, connect, eat, make, gather, and study.

Front Door
Transform the first impression of campus from a commuter college into one of sustainability, innovation and welcoming.

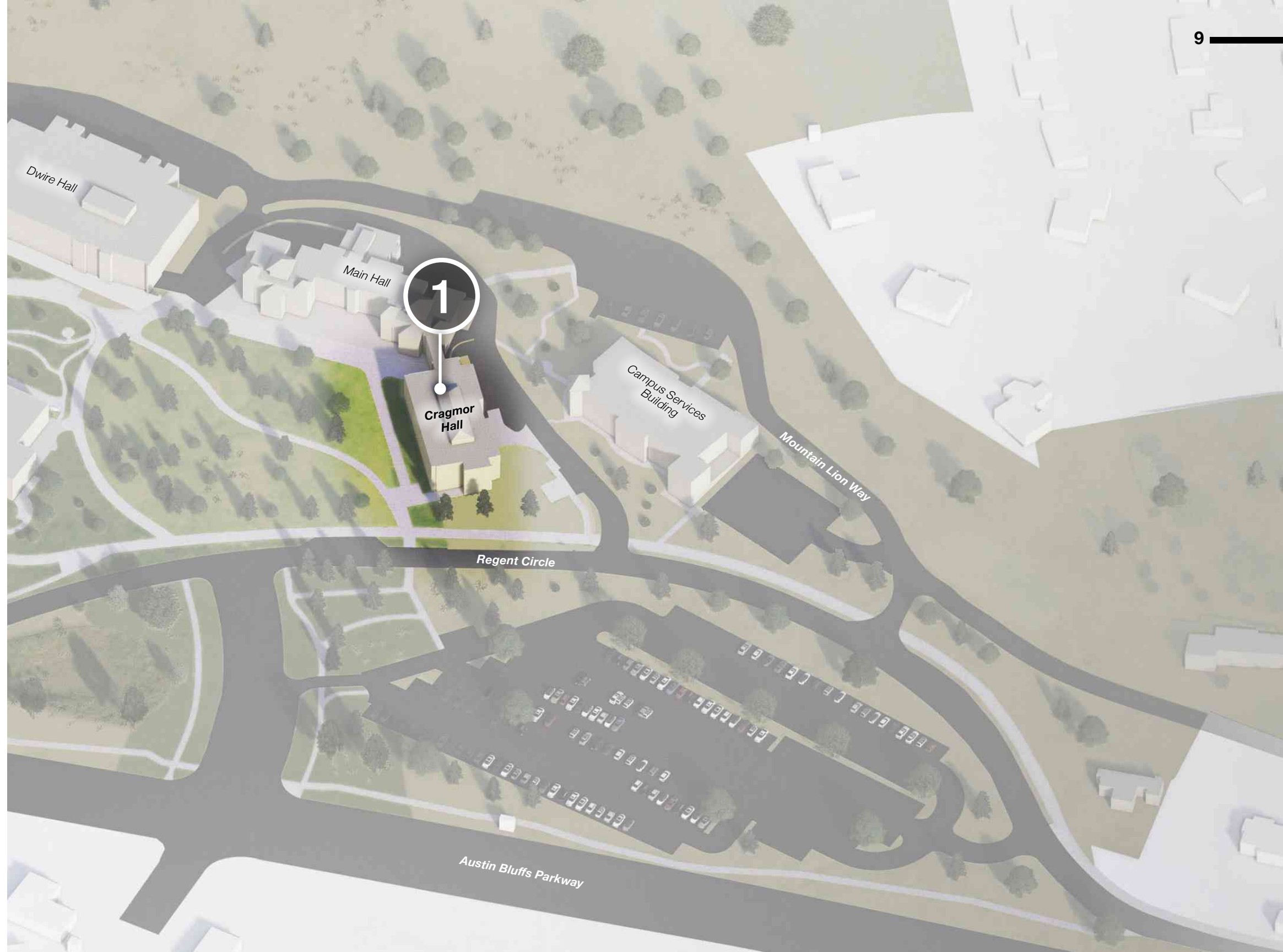
EXECUTIVE SUMMARY

CENTRAL CAMPUS

Administration & Support Services

1 Consolidate Non-Student Facing Administration to Cragmor Hall

Co-locate administrative support services from leased buildings across Austin Bluffs Parkway to Cragmor Hall to create efficient, hybrid-work friendly office space.



EXECUTIVE SUMMARY

CENTRAL CAMPUS

Core Academics

1 Renovate Engineering & Applied Science

Bring the outdated facility up to the latest and greatest teaching space to support the academic mission of the college.

2 Renovate Columbine Hall

Update a workhorse classroom building to a first-class interdisciplinary teaching and office facility.

3 Build a Future Academic Building

Opportunity for expansion of academics when the demand arises.

Academic Excellence

Match the quality of educational spaces to the quality of the education.



EXECUTIVE SUMMARY CENTRAL CAMPUS

Summit Village

1 Renovate All Existing Residence Halls

Transform outdated halls into contemporary living spaces and provide missing social and gathering spaces.

2 Renovate The Lodge

Update the dining hall, potentially including a multipurpose meeting and events space.

3 Provide Recreation Amenities

Provide outdoor recreation courts in close proximity to halls.

4 Build a Residence Hall

Expand housing when demand arises and/or to offset reduction in beds due to renovations.



Contemporary Living
Improve outdated facilities to meet expectations of prospective students.



EXECUTIVE SUMMARY

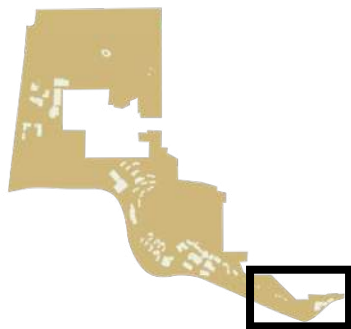
EAST CAMPUS

1 Build Shop & Fleet Storage

Build much-needed additional space for facilities to adequately maintain the campus as it grows.

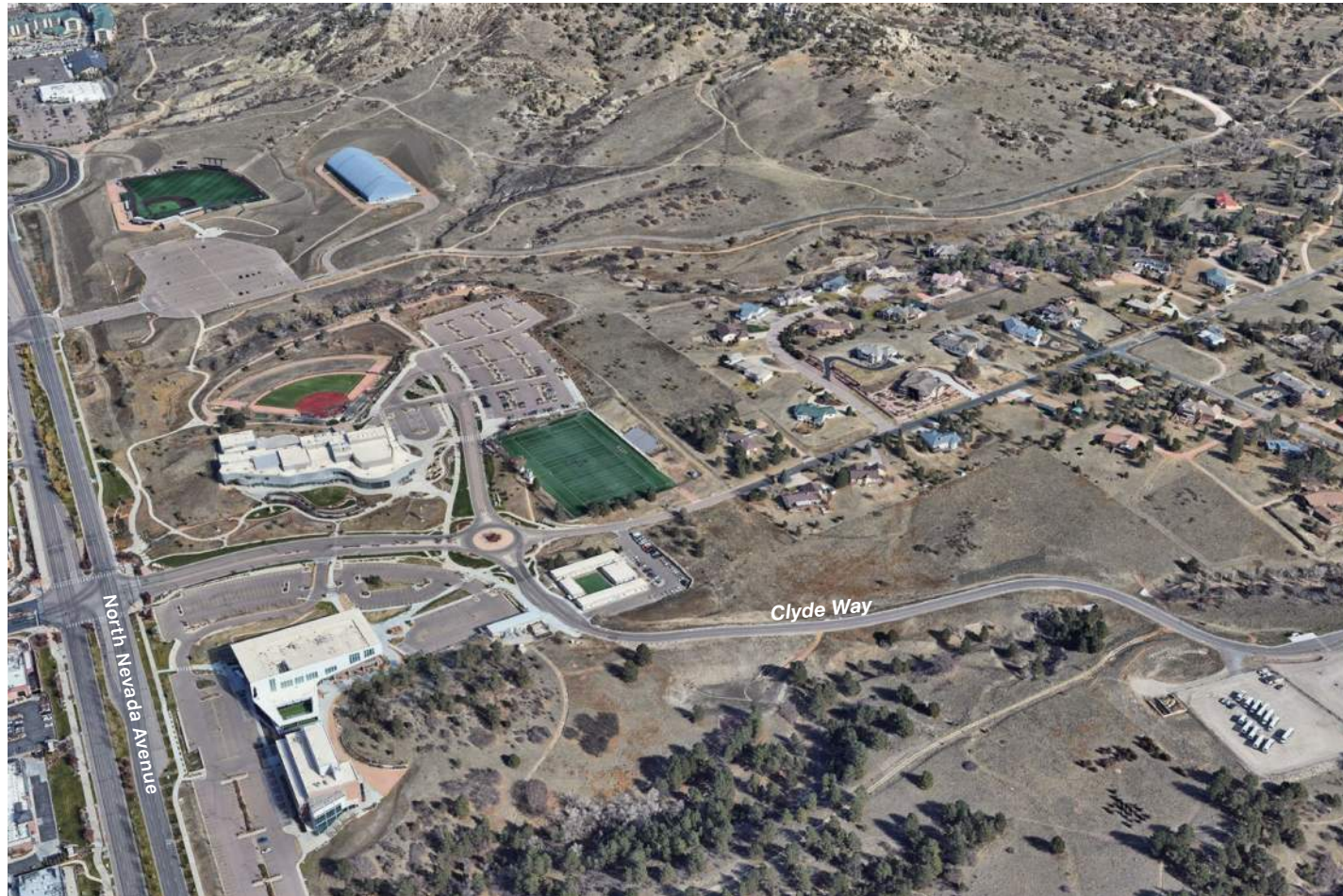
2 Build a Facilities Materials Storage & Composting Yard

Dedicate outdoor storage space for facilities and provide the opportunity for on-campus composting.



EXECUTIVE SUMMARY
WEST CAMPUS

Today & Tomorrow



2025



Future

EXECUTIVE SUMMARY

WEST CAMPUS

Academics

1 Build the Visual Arts Performing Arts Phase II

Unite the entire Arts program by bringing the scattered visual arts next to the Ent Center.

2 Build Health & Wellness III

Create a premiere building for a premiere program that completes the Health and Sciences Village. Explore third party partnerships to augment the learning with real-world experiences.

3 Build the Lyda Hill Institute for Human Resilience

Build a nation-leading psychology clinic that enables healing through connection to nature.

4 Improve Heller Center

Improve existing creative and intellectual engagement spaces, as well as staff support spaces. Reconstruct barn and other outbuildings to provide additional event and outdoor spaces.



EXECUTIVE SUMMARY

WEST CAMPUS

Athletics

1 Campus Connection Road

Extend Clyde Way to North Campus Heights to provide an interior campus connection to the far west end of campus.

2 Relocate the Mountain Lion Field

Relocate to consolidate with Mountain Lion Park.

3 Additional Athletics Development

Consolidate all of athletics. Create spaces which support student athlete recruitment and enhance the fan experience.

Possible Projects:

- Mountain Lion Stadium and Track
- Mountain Lion Fieldhouse
- Mountain Lion Arena



EXECUTIVE SUMMARY

WEST CAMPUS

Other Opportunities

1 Build a Hotel & Conference Center Development

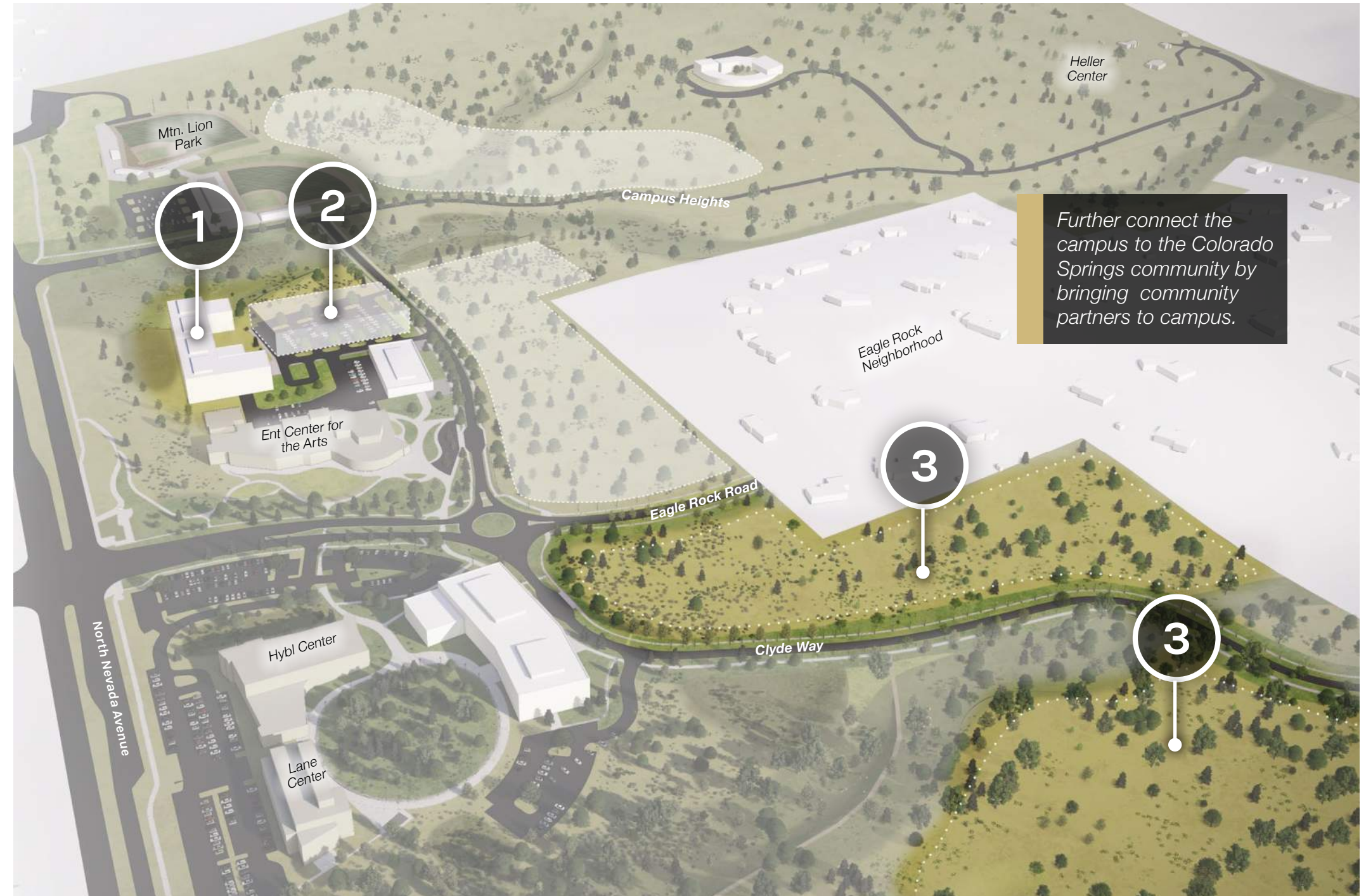
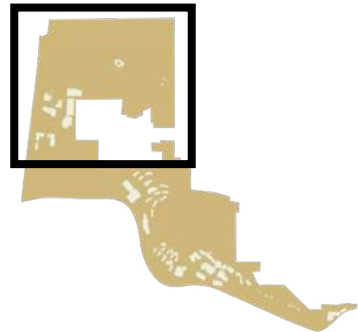
Provide applied learning opportunities for students and bring events to campus by partnering with a private entity to build a 100-400 room hotel and a large conference center.

2 Build Parking Structure

When demand arises, build a structure to provide parking for the following potential uses: Hotel and Conference Center, Ent Center for the Arts, and Athletics Development.

3 Develop Opportunity Zones

Provide space for public-private partnerships and/or future expansion of academics.



EXECUTIVE SUMMARY
VILLAGE AT ALPINE VALLEY

Today & Tomorrow



2025



Future

EXECUTIVE SUMMARY

VILLAGE AT ALPINE VALLEY

Student Life Expansion

1 Renovate Existing Apartments

Make Antero House, Shavano House, and Crestone House more attractive to students to increase the number of students living on campus past freshman year by updating finishes and modifying layouts to provide social spaces. Create a central commons gathering and hangout space for all houses to use.

2 Build a Gathering Space

Create a student hangout space with views to Pikes Peak and amenities, such as firepits, seating variety, and art.

3 Build Sport Courts & Skateboard Park**4 Replace the Alpine Recreation Field**

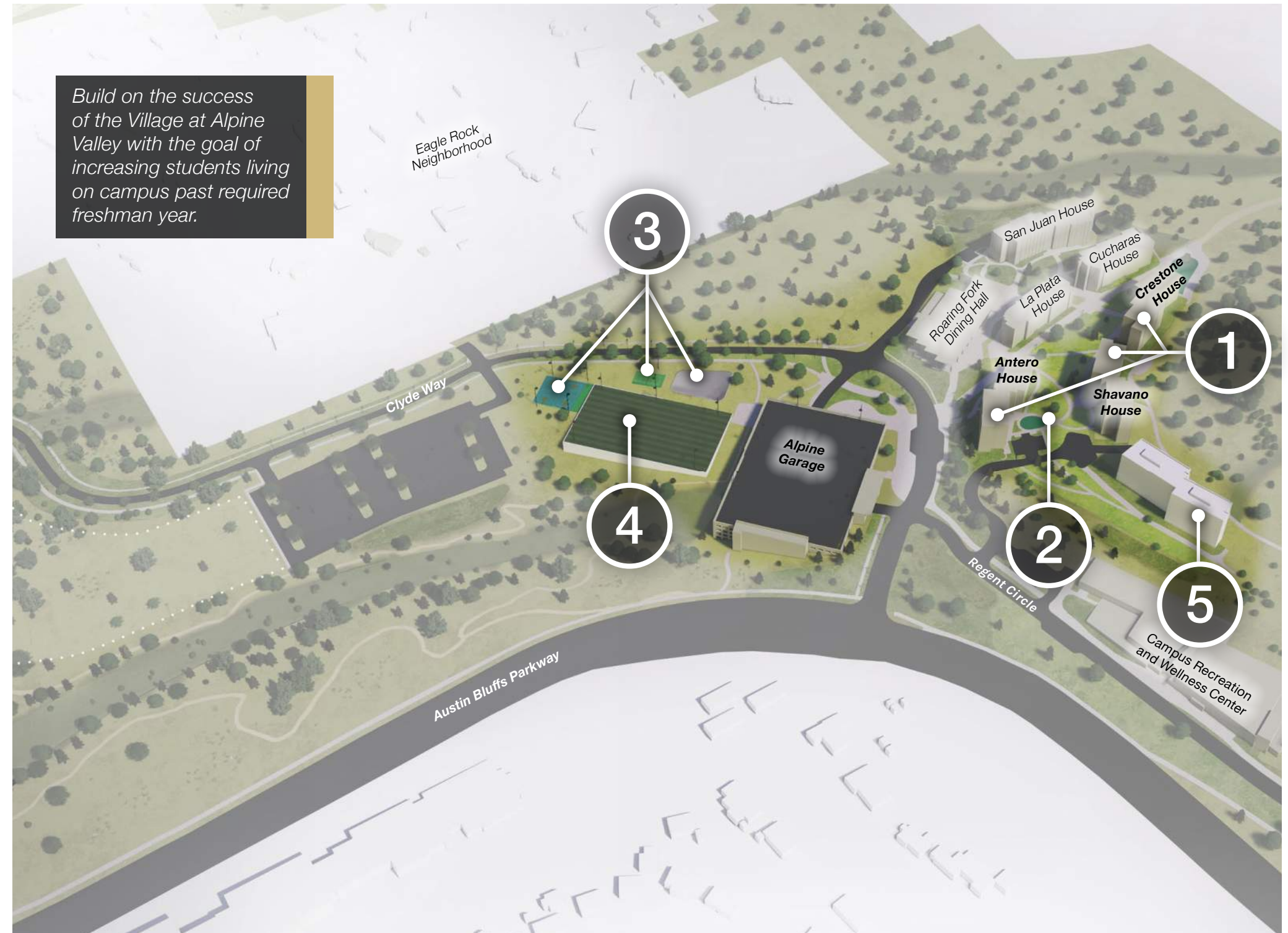
Replace existing Alpine Recreation Field with a new field built at grade. Existing field to be transitioned to additional garage parking.

5 Build a Residence Hall

Expand housing for enrollment increases and potential second-year on campus requirement.



Build on the success of the Village at Alpine Valley with the goal of increasing students living on campus past required freshman year.



EXECUTIVE SUMMARY

CYBERSECURITY BUILDING

UCCS DOWNTOWN

Community Presence

1 Expand Academics/Private Partners & Relocate Central Receiving

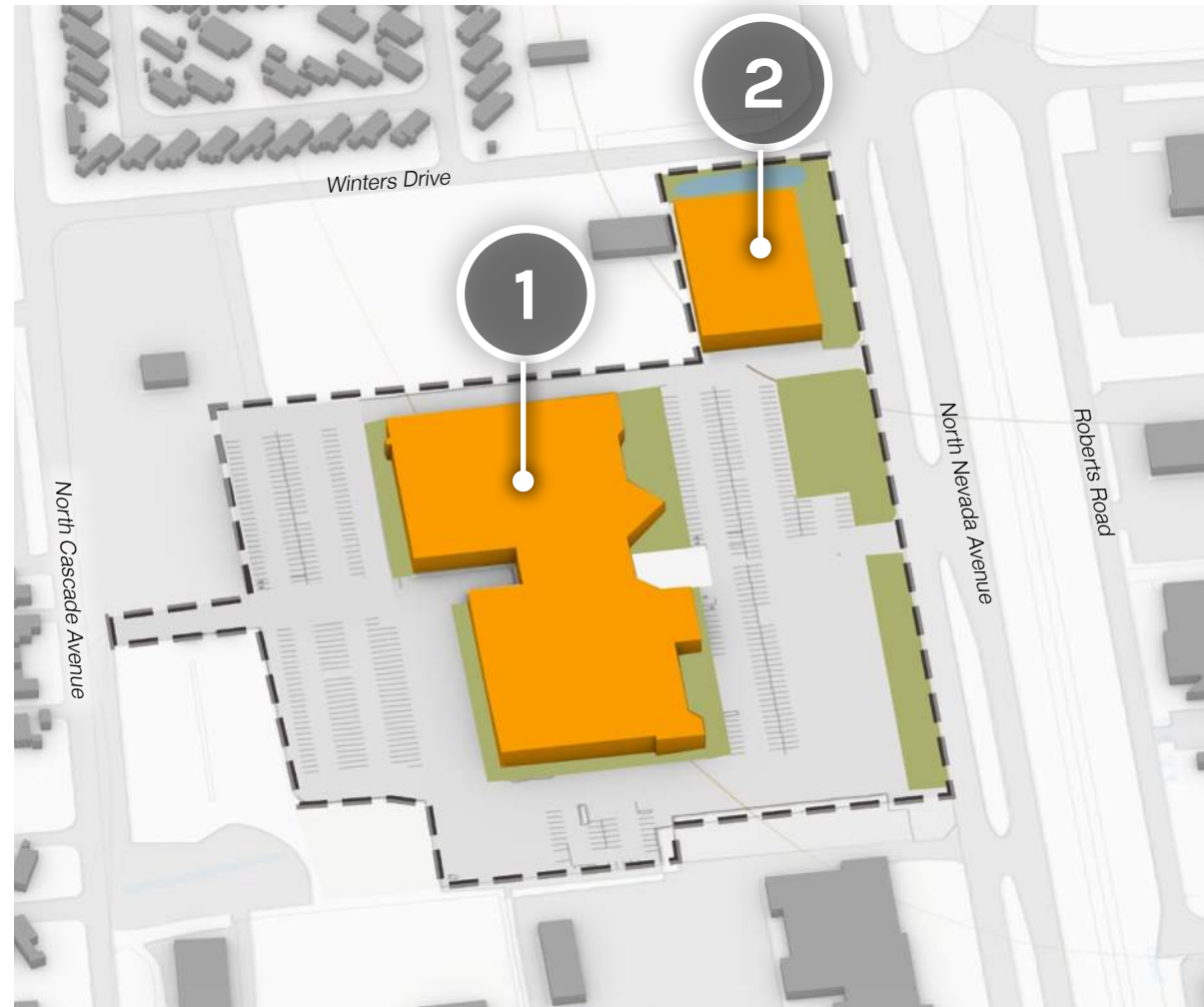
Relocate Central Receiving from Central Campus. Expand space for academics and private partners.

2 Future New Building for Partner

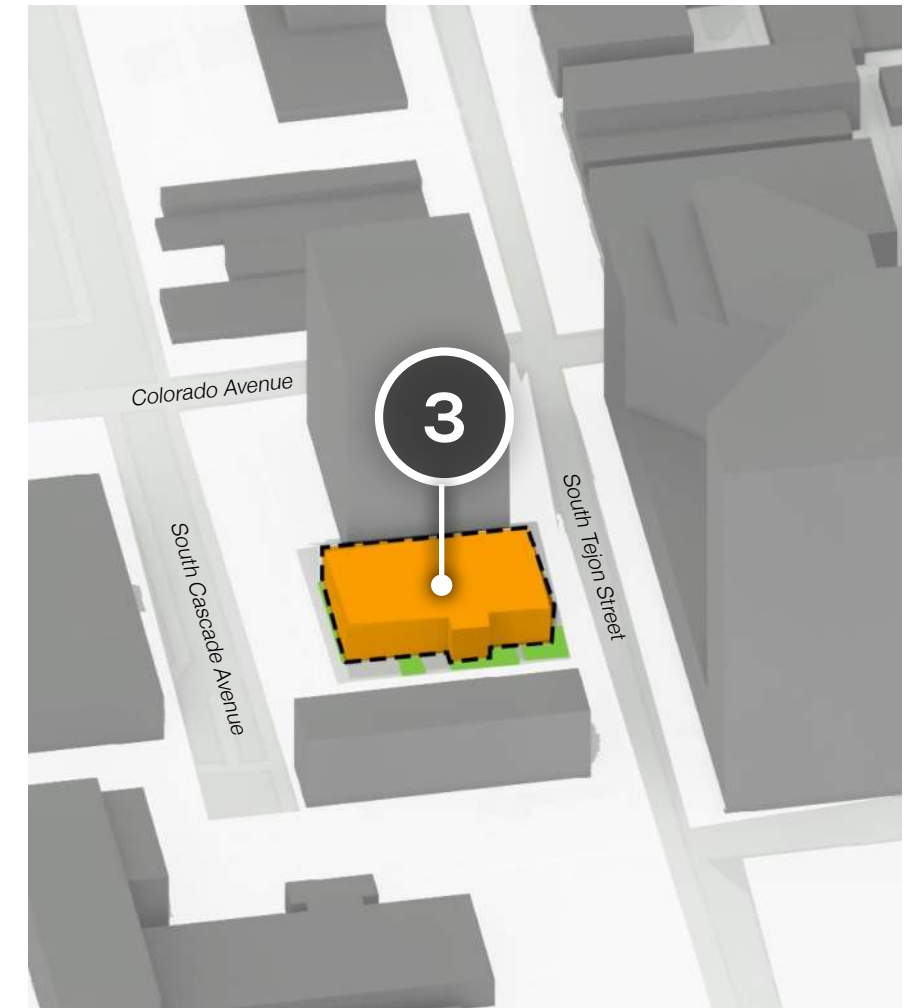
Potential site for new building for future partnership.

3 Expand for New Programs

Likely candidates include Real Estate and Property Management and others.



Cybersecurity Building



UCCS Downtown



SUMMARY

Central Campus

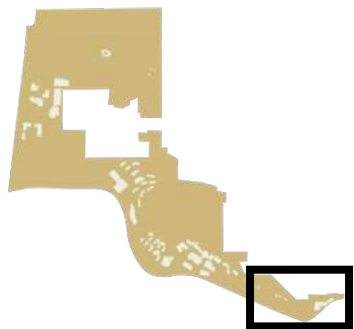
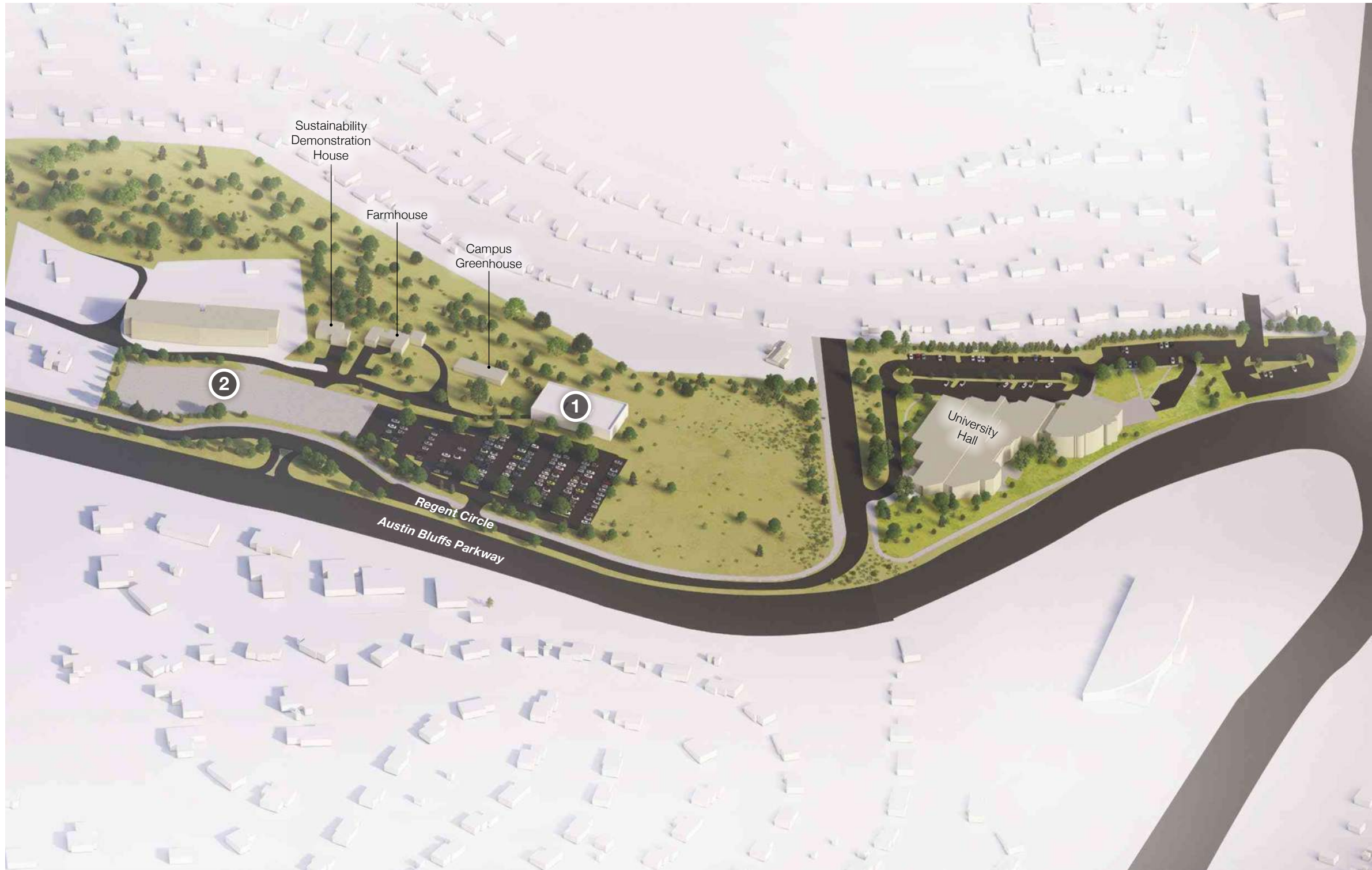
- 1 Renovate Engineering & Applied Science
- 2 Renovate Existing Residence Halls
- 3 Renovate the Kraemer Family Library
- 4 Create a Welcome & Student Success Center in El Pomar Center
- 5 Consolidate Non-Student Facing Administration to Cragmor Hall
- 6 Renovate The Lodge
- 7 Provide Recreation Amenities
- 8 Redevelop the Main Entrance & Extend Regent Circle
- 9 Renovate Columbine Hall
- 10 Renovate the University Center
- 11 Build a Residence Hall
- 12 Build a Future Academic Building



SUMMARY

East Campus

- 1 Build Shop & Fleet Storage
- 2 Build a Facilities Materials Storage & Composting Yard



SUMMARY

West Campus

- 1 Build a Hotel & Conference Center Development
- 2 Build the Campus Connection Road
- 3 Relocate Mountain Lion Field
- 4 Build a Parking Structure
- 5 Build Visual Arts Performing Arts Phase II
- 6 Build Health & Wellness III
- 7 Build the Lyda Hill Institute for Human Resilience
- 8 Additional Athletic Development
- 9 Improve Heller Center
- 10 Develop Opportunity Zones



SUMMARY

Village at Alpine Valley

- 1 Renovate Existing Apartments
- 2 Build a Gathering Space
- 3 Build Sport Courts & a Skateboard Park
- 4 Replace the Alpine Recreation Field & Renovate Alpine Garage to Add Parking
- 5 Build a Residence Hall
- 6 Develop Opportunity Zone



CHAPTER 2

UCCS TODAY

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IDENTITY

The success of UCCS today is built on its reputation for academic excellence, first-class facilities, beautiful environment, and connection to the community.

The university has a strong reputation for providing an outstanding education for its students. Programs such as nursing, computer engineering, and the bachelors in innovation set UCCS apart from its peer institutions.

UCCS is proud to have numerous first-class facilities, such as the Ent Center for the Arts and the William J. Hybl Sports Medicine and Performance Center, which support the learning and research mission of the campus.

The natural environment, both on campus and surrounding it, is beautiful, stunning, and inspiring. It draws students from around the country and world.

Connections to the Colorado Springs community creates outstanding opportunities for UCCS. They enable students to apply their skills in a workplace and connect with potential employers.



CAMPUS & CONTEXT

Regional Resources

The campus is located in a place unlike any other. It is surrounded by iconic natural features including views to Pikes Peak, the Front Range, and Pulpit Rock, as well as being located less than a mile from the Garden of the Gods. In addition to the natural wonders, the campus is close to numerous regional assets such as Downtown Colorado Springs and the Colorado Springs Airport.

The campus is located along North Nevada Avenue and Austin Bluffs Parkway. In addition to the main campus, UCCS has a presence in two satellite locations within the community. The Cybersecurity Building is located less than 1 mile south of the campus along North Nevada Avenue and UCCS Downtown is located 4.5 miles from the campus on Tejon Street in downtown Colorado Springs in leased space. Both facilities provide places for connections between the campus to the community.

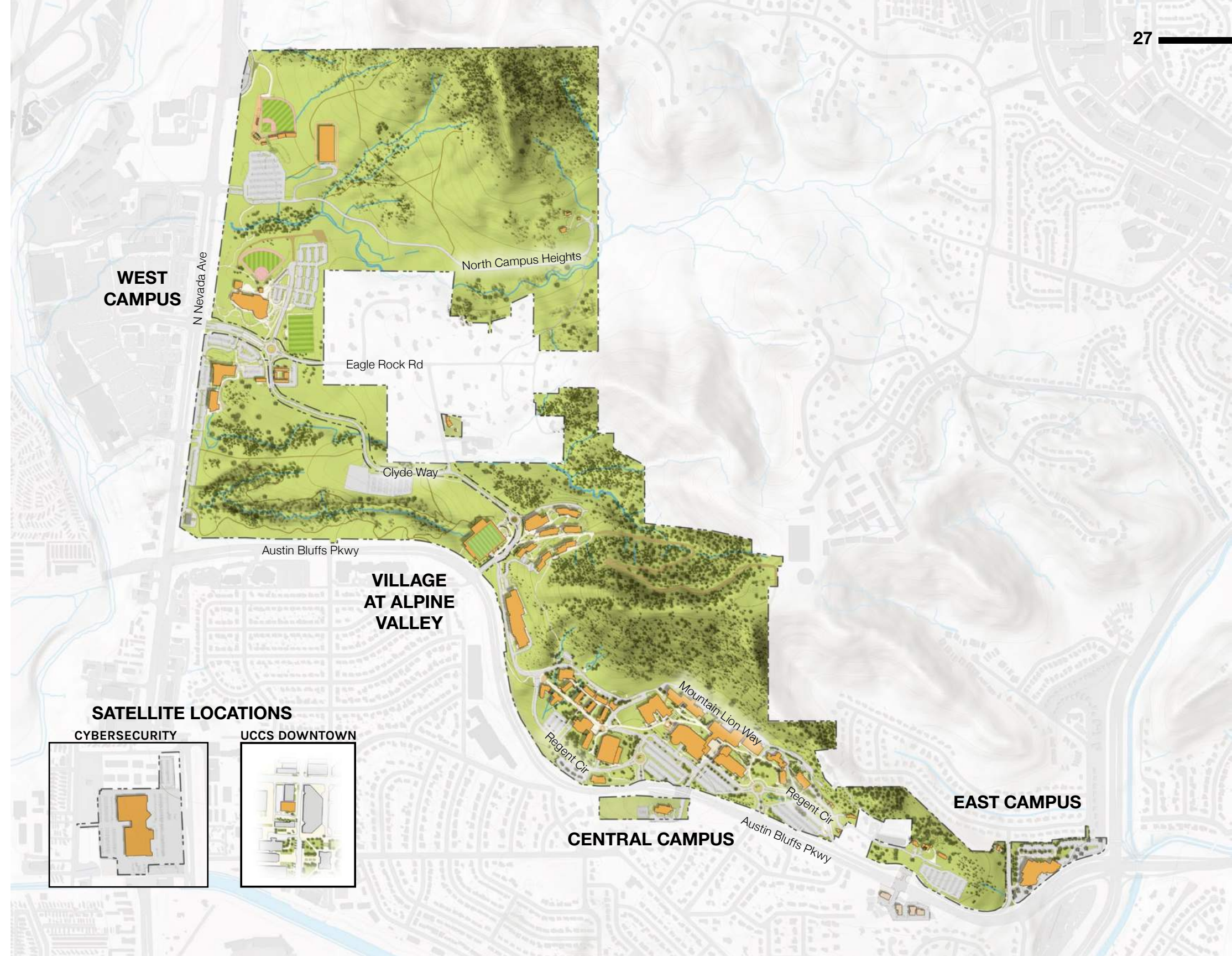
The university also owns 186.81 acres of mountain property in Park County at Pennsylvania Mountain which it currently uses for student recreation opportunities.



Main Campus Areas

The Main Campus is divided into four areas: Central Campus, Village at Alpine Valley, West Campus, and East Campus.

UCCS was founded in 1965 on Central Campus after the University of Colorado purchased and repurposed the Cragmor Sanitarium for higher education programs. Over the decades since, the university experienced steady growth which enabled construction of the many facilities that make up the campus today. As a result of this growth, developable land became scarce in Central Campus, which led the university to expand to the east and west, forming West Campus, Village at Alpine Valley, and East Campus.



Building & Land Use

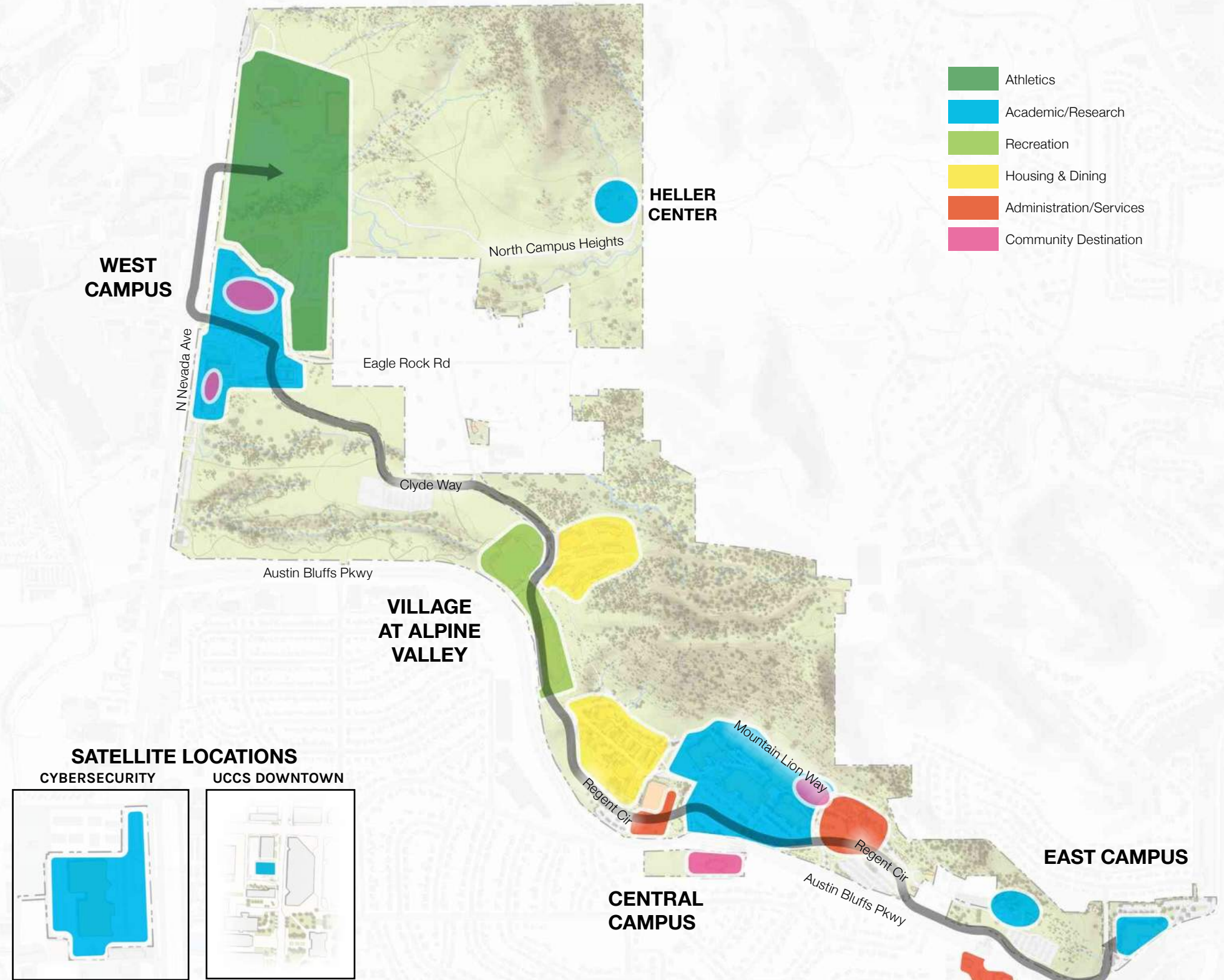
The campus is organized into two primary academic nodes – the main node on Central Campus and a secondary node on West Campus. In addition to the nodes, there are academic functions on East Campus and at the Heller Center to the far north. Off campus, there are academic uses at two satellite locations, the Cybersecurity Building and UCCS Downtown.

Student life facilities, including housing, dining, and recreation, are concentrated between the two academic nodes and includes two housing villages, Village at Alpine Valley and Summit Village. Self-serving dining facilities are also available on East Campus, West Campus, and the Cybersecurity Building.

Administration and Services functions are located on Central Campus, with additional leased office space across Austin Bluffs Parkway.

Community Destinations are locations community members commonly go to for services and/or non-athletic events. These destinations are concentrated on West Campus and Central Campus.

Athletics is located primarily on West Campus, except for coaches offices in Central Campus and the Gallogly Event Center, which is home to the basketball and volleyball teams.



Development Considerations

There are challenges to developing some areas of campus that vary in impact from increased construction costs to a complete prohibition on development.

Preserve the Bluffs

The bluffs are a beautiful and great natural resource for the campus. Additionally, their steep slopes and sandy soils create a risk for landslides. No large scale development or significant disturbance is recommended in these areas. Suitable improvements are those that require minimal grading and disturbance (i.e., trails and art).

Minimize Disturbance to Arroyos and Native Landscape

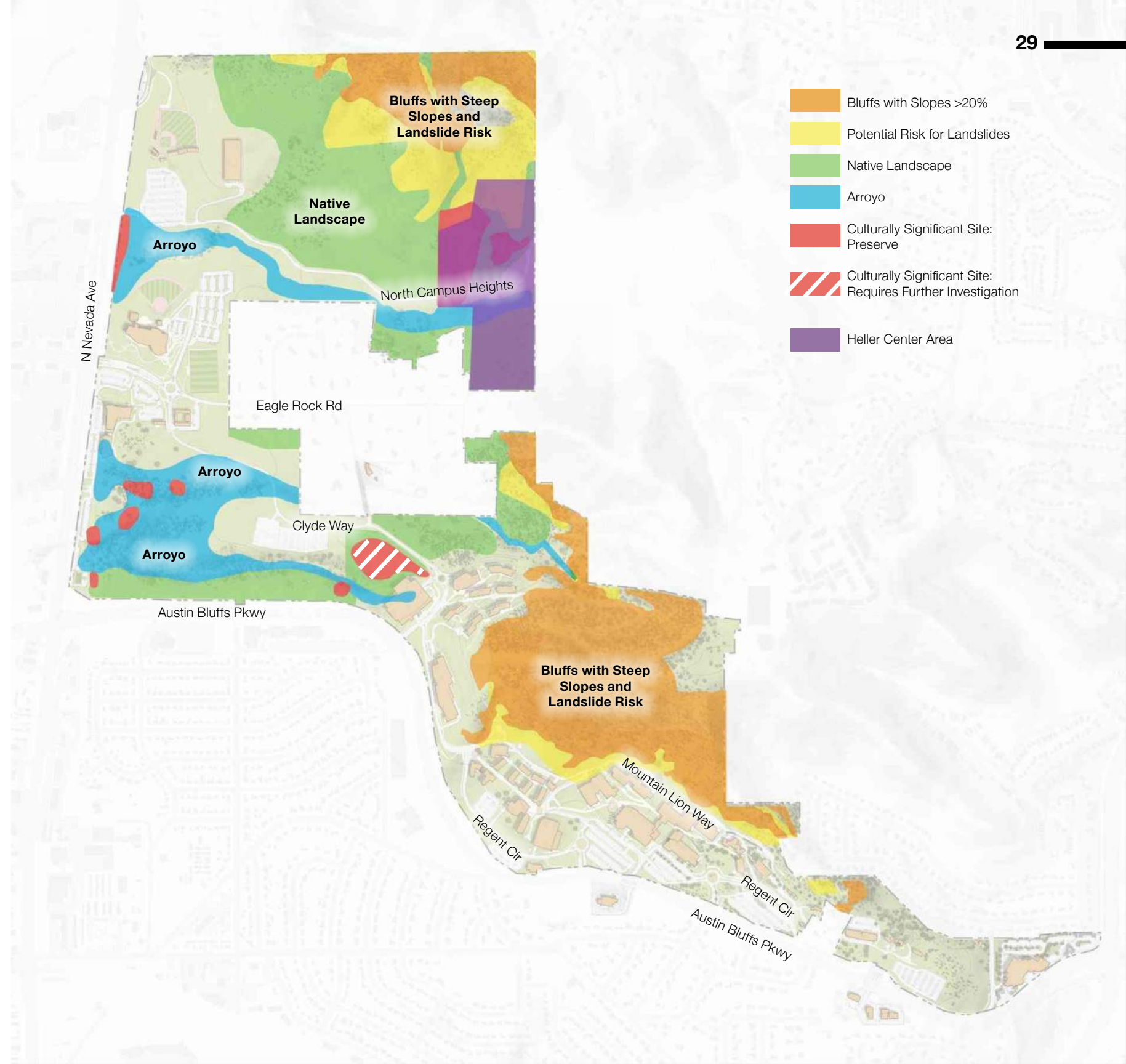
The arroyos and native landscape areas provide valuable ecosystem services for the campus, including habitat, as well as regional stormwater conveyance. Additionally, the existing drainage patterns must be maintained.

Culturally Significant Sites: Preserve or Require Further Investigation

These sites are either considered significant to indigenous peoples or have the potential to be significant. Sites that are significant cannot be developed. Sites with the potential to be significant require an archaeological investigation, including a consultation with a member of a tribe, to determine their significance prior to development. The investigation could find they are significant and must be preserved. For more information reach out to the Archeology Department.

Heller Center Property Deed Restrictions

Restrictions in the deed require UCCS to continue to maintain the property's Pueblo Revival style architecture and limit development to ~5,000 sf of new construction.



- Bluffs with Slopes >20%
- Potential Risk for Landslides
- Native Landscape
- Arroyo
- Culturally Significant Site: Preserve
- Culturally Significant Site: Requires Further Investigation
- Heller Center Area

- ✓ Major Renovation
- ✗ Relocate Uses & Remove Facility
- ➔ Relocate Uses & Repurpose Facility

Educational Adequacy

The Educational Adequacy Assessment includes an evaluation of all classrooms and teaching laboratories on campus. The evaluation criteria was chosen by UCCS prior to the assessment. Criteria include:

General Adequacy

Physical Condition, Informal Learning Areas

Layout and Furnishings

Proportions of the Space, Movement Through Space, Flexible Furnishings, Space Flexibility, Safety (Teaching Laboratories only)

Technology and Tools

Multiple Displays, Electrical Power

Environmental Quality

Daylight, Acoustic Quality, Sound Amplification System, Sound Test

Findings from the assessment were paired with input from UCCS faculty and staff on issues related to facility construction type/quality, as well as the building and land use distribution analysis to develop opportunities for the campus. Opportunities include renovations, relocation of uses and removal of the facility, and relocation of uses and re-purposing of the facility.

Building (educational spaces only**)	Total	General Adequacy	Layout*	Technology	Environmental
Hybl Sports Med Performance Center	78%	100%	74%	73%	69%
Lane Center	75%	100%	72%	56%	75%
Academic Offices Building	71%	100%	50%	67%	75%
Cucharas House	71%	100%	70%	40%	75%
Osborne Center	71%	98%	59%	63%	71%
Ent Center for the Arts	69%	95%	57%	43%	89%
Dwire Hall	69%	88%	59%	52%	80%
Fine Art Modular ✗	69%	33%	83%	67%	75%
Centennial Hall	69%	87%	66%	49%	71%
Breckenridge House	68%	67%	69%	42%	88%
University Hall ✓	62%	75%	54%	51%	70%
El Pomar Center ✓	62%	75%	52%	58%	63%
Eagle Rock Modulares ✗	60%	33%	75%	56%	67%
Engineering & Applied Science ✓	58%	58%	51%	56%	70%
Columbine Hall ✓	55%	64%	53%	45%	58%
Grand Total	66%	81%	60%	54%	70%

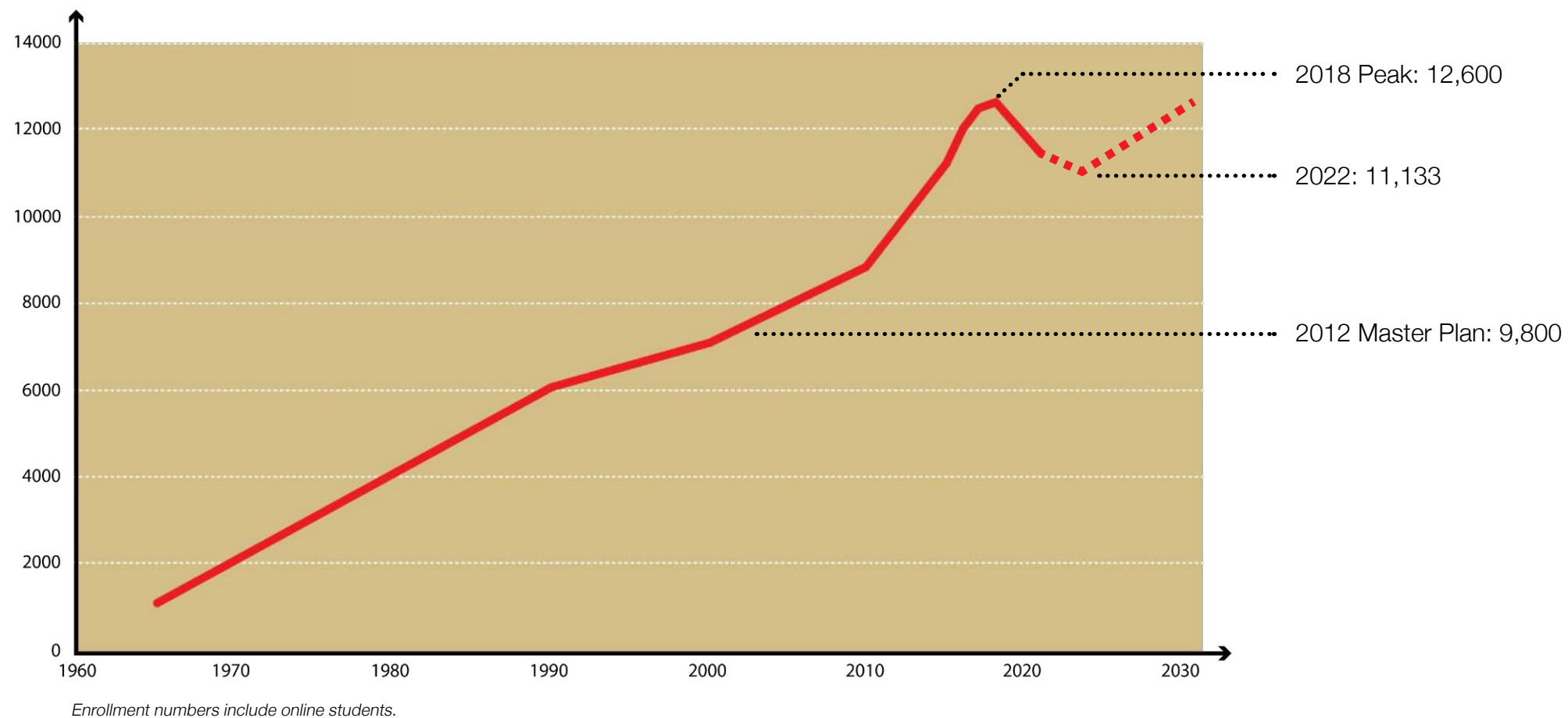
*Layout includes Lab specific scores only asked for teaching laboratories

**Scoring reflects the condition of the classrooms and teaching laboratories within the buildings. All other non-educational spaces within the buildings are excluded.

Enrollment

After the founding of the campus in 1965, UCCS experienced remarkably steady growth. By the time of the prior Campus Master Plan in 2012, the campus had 9,800 students. Since that time, the campus grew to a peak of 12,600 students in 2018. However, in 2019 UCCS's enrollment declined to 12,000 as demographics changed and the number of students graduating from high school across the country declined. In 2020, the COVID-19 pandemic began, which further impacted the campus as enrollment dropped to 11,750. Declining enrollment continued the next years, but it appears to have begun to level in 2023 at 10,600.

Looking towards the future, UCCS plans to grow its enrollment back to its peak of 12,600 by 2030, which includes 1,100 online-only students. The Facilities Strategic Plan excluded the online-only students from its analysis and used 11,500 students as the basis for its recommendations.



Space Needs

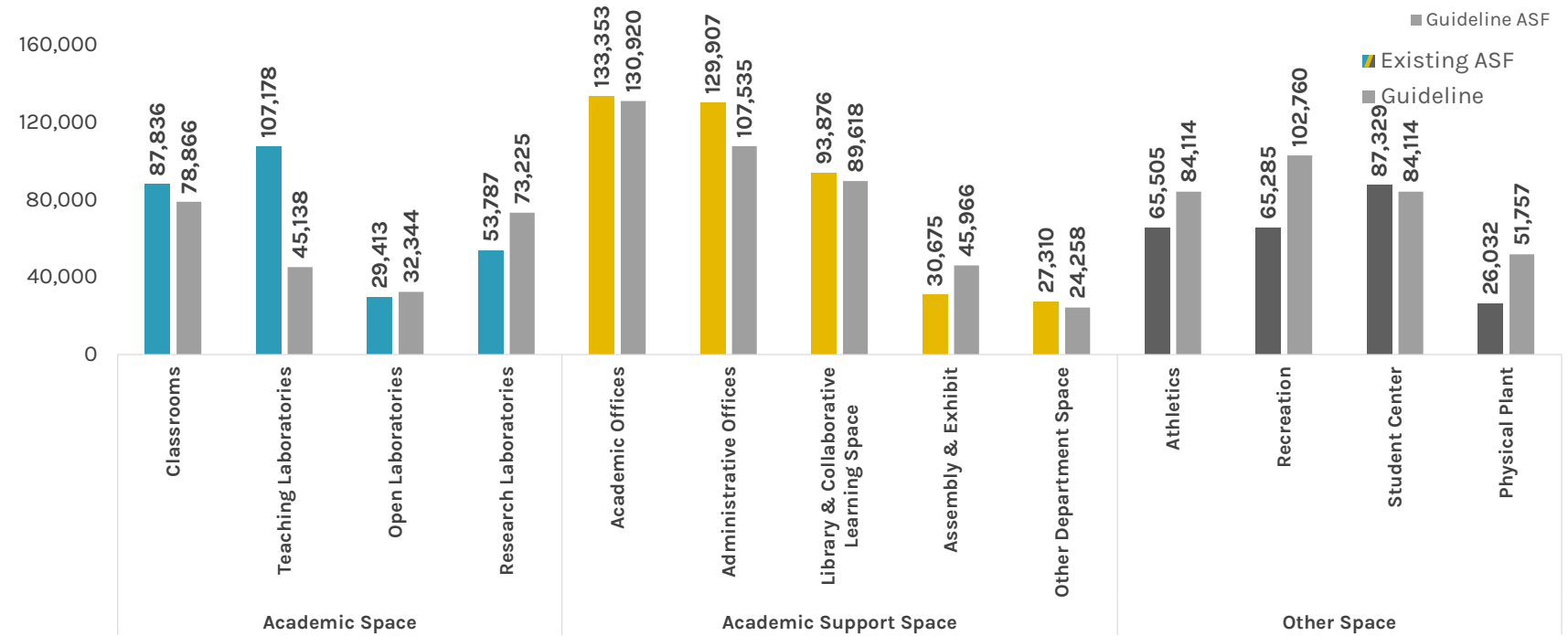
Academic and Support Space at UCCS was analyzed in 13 space categories for two planning scenarios:

- Fall 2022
- A target enrollment of 11,500 students: 10,000 undergraduates and 1,500 graduate students

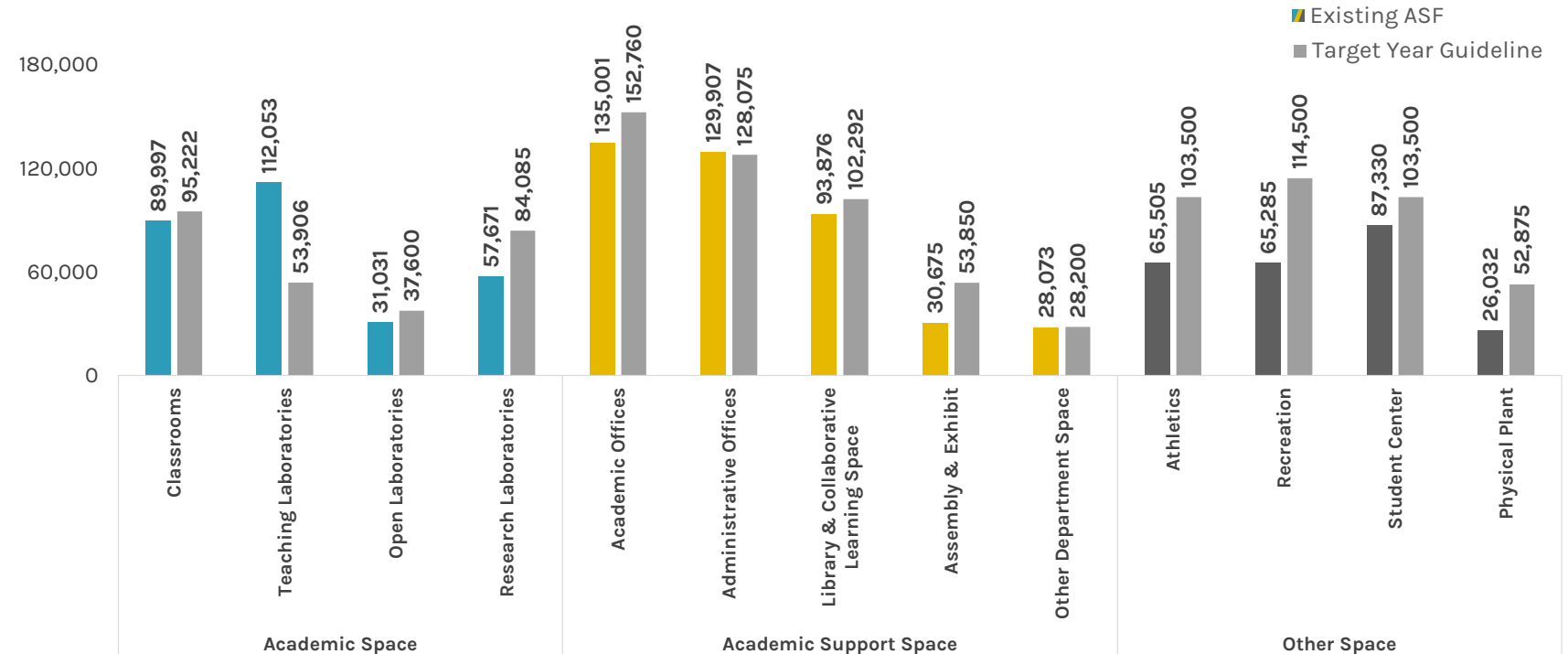
Space guidelines were developed based on appropriate current planning norms and in response to discussions with university representatives.

In Fall 2022, the campus had a total of 937,487 assignable square feet (ASF) and 1% less space than space guidelines suggest UCCS should have to serve its current enrollment, which equates to a deficit of 13,127 ASF. As with most campuses, there were surpluses (UCCS has more space than space guidelines suggest) and deficits in individual space categories. There was a surplus in teaching space: classrooms and teaching laboratories. Library and Collaborative Learning space and Student Center space was balanced with need. The largest deficit was in Physical Plant space.

With target enrollment, the space deficit increases to 157,828 ASF, from 1% to 17%.



Fall 2022 Space Needs



Target Enrollment Space Needs

Target Enrollment
Student Headcount = 11,500

Space Needs: 2030

UCCS's facilities today do not have enough space to meet space guidelines when it reaches its target enrollment. It also does not have the right balance of space types. In order to align the space types and quantities on campus with the needs of the university, the Facilities Strategic Plan recommends:

Re-balance Academic Space
UCCS has an adequate amount of academic space, indicating expansion is not required. The campus can meet its academic space needs by re-purposing Teaching Laboratories into Open Laboratories, Research Laboratories, and Classrooms.

Reduce Office Space Needs by Implementing Hybrid and Remote Working Policies
While the analysis found there will be a deficit of office space, expansion is not recommended. The university had started working on a policy on remote or hybrid work at the time of the Facilities Strategic Plan. Enacting a policy to allow remote/hybrid work and converting traditional offices into hoteling spaces would reduce the need for office space.

Expand Student Life, Support, and Facilities
Deficits in numerous categories indicate expansion is required to meet the needs of the campus community.

Space Category	Existing ASF	Guideline ASF	Surplus/(Deficit)	Percent Surplus/ (Deficit)	
Academic Space					
Classrooms	89,997	95,222	(5,225)	(6%)	
Teaching Laboratories	112,053	53,906	58,148	52%	
Open Laboratories	31,031	37,600	(6,569)	(21%)	
Research Laboratories	57,671	84,085	(26,414)	(46%)	
Academic Space Subtotal	290,752	270,813	19,939	7%	
Academic Support Space					
Academic Offices	135,001	154,500	(19,499)*	(14%)*	
Administrative Offices	129,907	128,255	1,652*	1%*	
Library & Collaborative Learning Space	93,876	102,292	(8,416)	(9%)	
Assembly & Exhibit	30,675	53,850	(23,175)	(76%)	
Other Department Space	28,073	28,200	(127)	0%	
Academic Support Space Subtotal	417,532	467,087	(49,565)	(12%)	
Other Space					
Athletics	65,505	103,500	(37,995)	(58%)	
Recreation	65,285	114,500	(49,215)	(75%)	
Student Center	87,330	103,500	(16,170)	(19%)	
Physical Plant	26,032	52,971	(26,938)	(103%)	
Other Space Subtotal	244,152	374,471	(130,318)	(53%)	
CAMPUS TOTAL		952,437	1,112,381	(130,944)	(17%)
Residence Life	296,939	* Office space calculated using traditional guidelines (everyone is in the office every day)			
Inactive/Conversion Space	72,295				
Outside Organizations	51,396				

2012 MASTER PLAN

Changes in the Past Decade

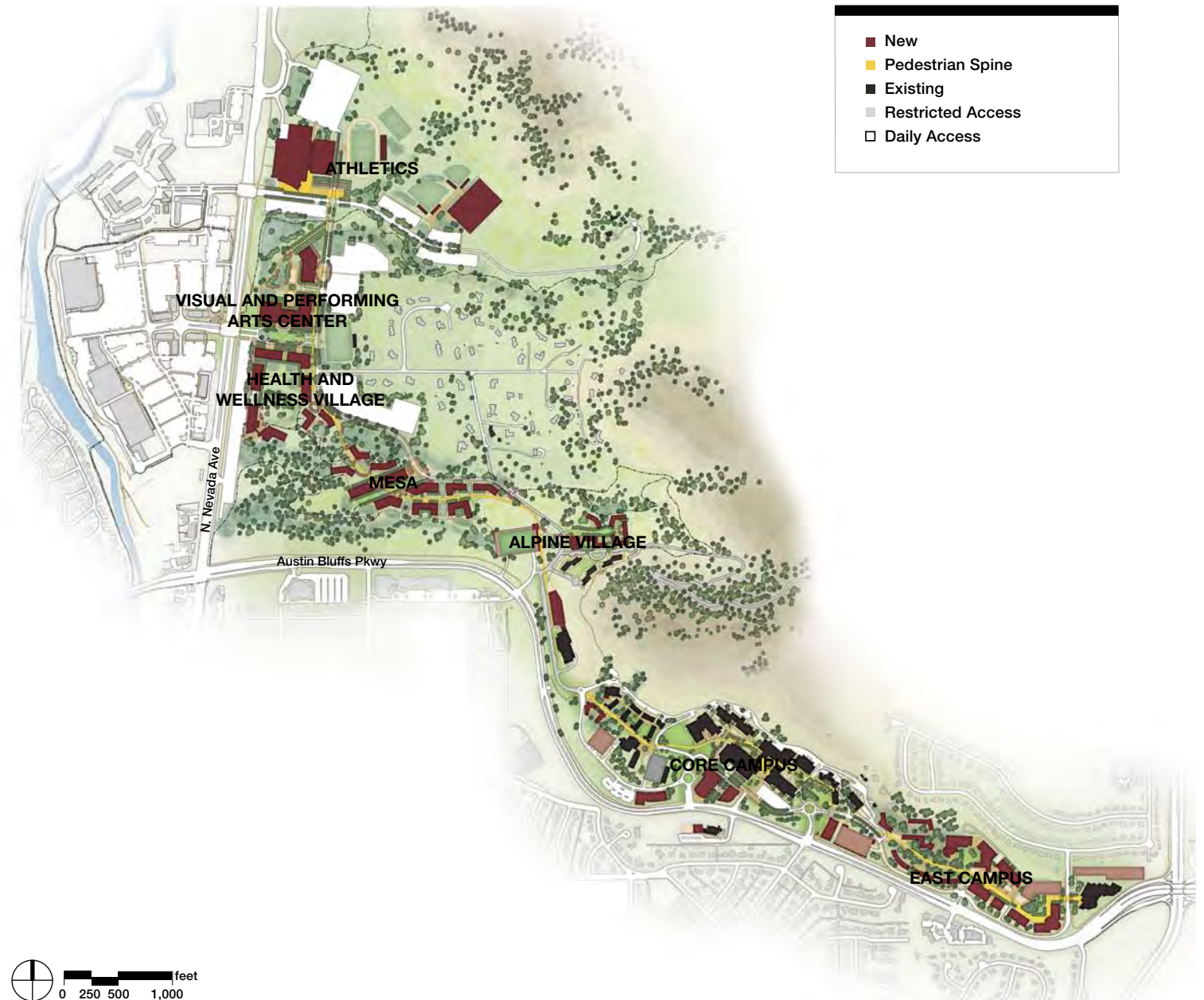
The 2025 UCCS Facilities Strategic Plan's vision for the future of UCCS is based on the prior Master Plan from 2012. It upholds the principles and goals of the 2012 plan while adapting to major shifts that impacted the campus.

The COVID-19 pandemic significantly impacted higher education. It accelerated changes to the way students, faculty, and staff learn and work. The increase in hybrid learning and working created a demand for different types and amounts of office and teaching spaces.

Another shift since the 2012 plan was a change in enrollment trend. UCCS experienced steady and rapid growth from its founding in 1965 until 2018, when its enrollment peaked. The 2012 plan included significant expansion of land, facilities, and amenities, under the assumption the historic enrollment growth would continue into the future.

The 2025 UCCS Facilities Strategic Plan is aligned with the change to the enrollment trend and impact from the pandemic, while maintaining a bold vision for the future of campus.

2012 Campus Master Plan



PROGRAMMATIC OPPORTUNITIES

New Facilities & Re-purpose Existing Facilities

Findings from the Space Needs Analysis, Educational Adequacy Assessment, Building and Land Use Analysis, Focus Group Interviews, and Community Engagement formed the basis for identifying programmatic opportunities for the campus. There are two types of projects: Transformational and Supporting.

Transformational Projects have the potential to have a significant impact on the experience of campus users by addressing major needs related to learning, research, and/or student life. Supporting Projects are opportunities to address space quality and quantity needs, as well as expand community partnerships.

TRANSFORMATIONAL PROJECTS

Academic

- Renovation to Engineering & Applied Science
- Visual Arts Performing Arts Phase II
- Health & Wellness III (College of Nursing)
- Renovation to Columbine Hall

Student Life/Support/Success

- Renovation to Summit Village
- Renovation to Kraemer Family Library
- Welcome & Student Success Center in El Pomar Center
- Mountain Lion Field
- Renovation to Village at Alpine Valley Apartments
- New passive recreation open space
- Renovation to University Center
- Consolidate Athletics to West Campus

SUPPORTING PROJECTS

Academic

- Lyda Hill Institute for Human Resilience
- Cybersecurity Building Expansion
- UCCS Downtown Expansion
- Improve Heller Center

Administration/Services

- Consolidation of Non-Student Facing Administration
- Facilities Shop & Fleet Storage
- Facilities Materials Storage & Composting Yard

Community Partners

- Hotel & Conference Center Development
- Private Partner Opportunity Zones

Student Life

- Recreation Field
- Recreation Courts & Skateboard Park
- Relocate Reserve Officers' Training Corps & Athletics in modulars

CHAPTER 3

LEARNING & RESEARCH

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VISION

Academic and research excellence is at the very core of UCCS's mission. Several key factors were assessed to develop recommendations for the university's needs that align with strategic priorities and areas of growth, including enrollment trajectory, current and future space need, the adequacy of existing educational spaces, and updated space guidelines that more accurately reflect today's active learning style.

As UCCS facilities age deferred maintenance needs in existing buildings are critical to address. Deferred maintenance is estimated at \$394M in total and approximately \$20M annually. Taking care of existing UCCS is key as we plan for the facilities of the future.

The Facilities Strategic Plan recommendations include:

- New space and renovations of outdated and underperforming facilities
- Locations for new facilities to maximize collaboration opportunities
- How to address impacts of increased enrollment in the future

The Facilities Strategic Plan also provides a physical framework for new discovery, innovation, and collaboration.

Note: deferred maintenance costs are based on current replacement value in lieu of facility first cost. Refer to the Appendix for more information.



CENTRAL CAMPUS

Academic Opportunities

- 1 Renovate Engineering & Applied Science
- 2 Renovate Columbine Hall
- 3 Build Future Academic Buildings

Invest in UCCS's strengths by bolstering its academic programs through strategic renovations, relocations, and new facilities.



Renovate Engineering & Applied Science

A much needed renovation to the Engineering and Applied Science Building was in-design during the planning process, as it is the second-lowest rated building for the quality of the educational space. The layout, technology, and general condition of the educational spaces all scored poorly in the evaluation. The renovation is an opportunity to provide spaces to facilitate informal learning and collaboration, upgrade the educational spaces to make them hybrid-ready and flexible for various pedagogies, and improve their general adequacy.



Hybrid-Ready Technology



Flexible Furnishings

Renovate Columbine Hall

As one of the workhorse first and second-year classroom buildings, Columbine Hall is critical to the foundational educational courses of all UCCS students. It plays an important role in the early education of students and is in need of a renovation, as it had the lowest score for quality of educational space of any building on campus. A renovation could transform this building by adding spaces for informal learning, socialization and collaboration, as well as improving classrooms. Recommended improvements to classrooms include integrating technology to be hybrid-ready, adding flexible furnishings to support multiple pedagogies, and increasing natural light.



Informal Learning



Collaboration & Social Spaces

Build Future Academic Building

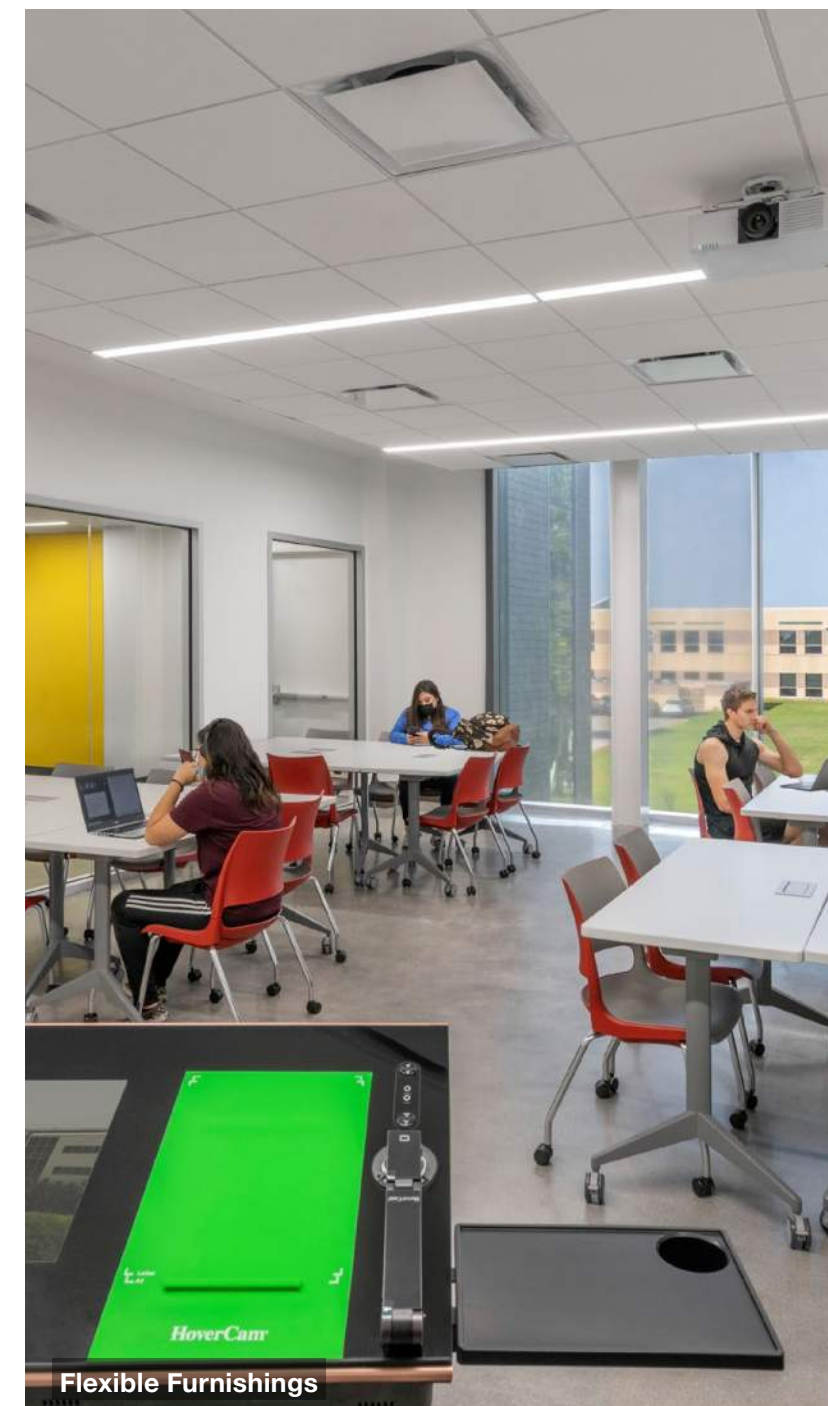
This facility is an opportunity for the campus to expand academic space in the Central Campus. The Facilities Strategic Plan did not find a programmatic need for expansion and shows this facility for future flexibility.



Collaboration & Social Spaces



Hybrid-Ready Technology

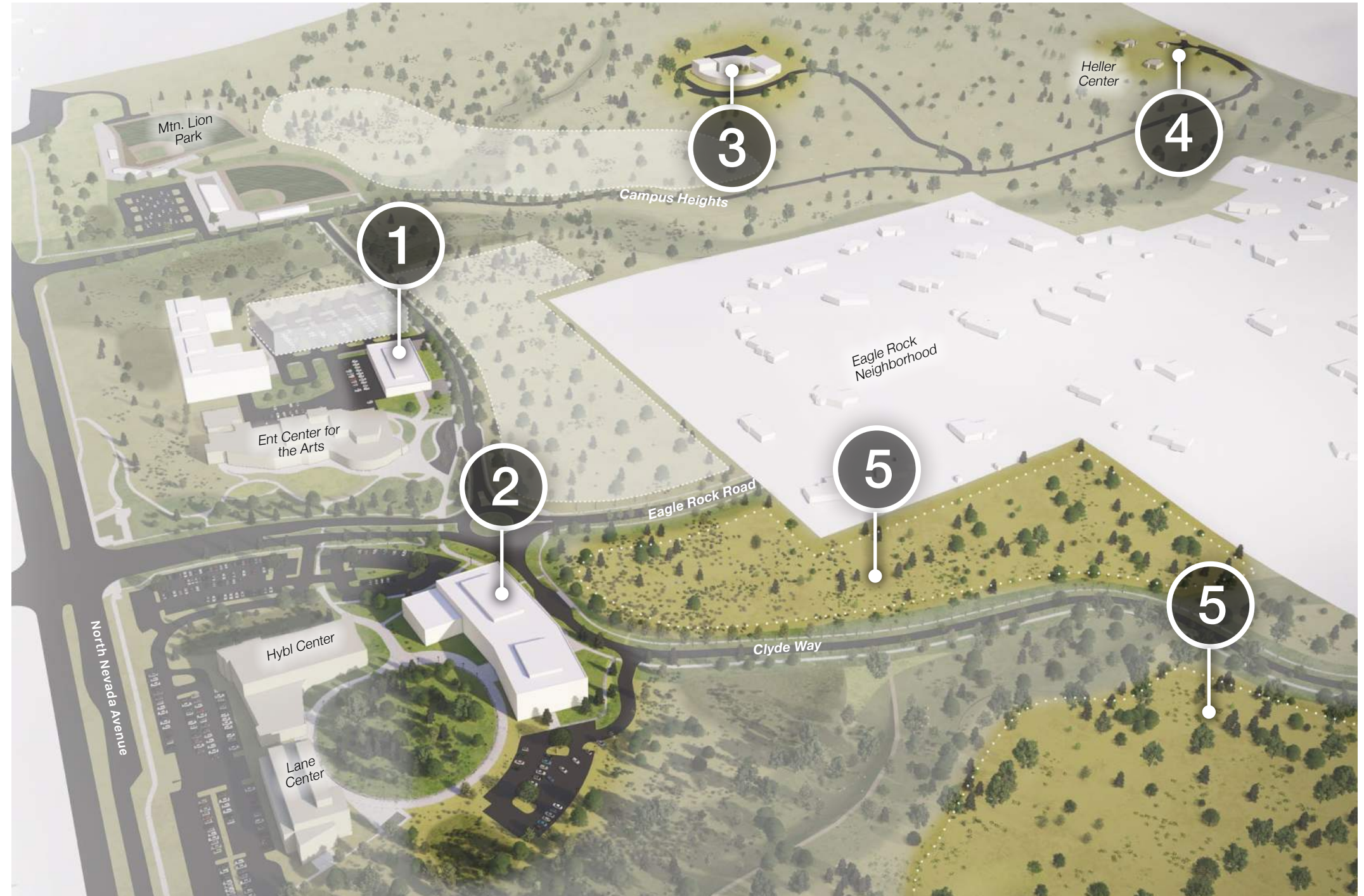
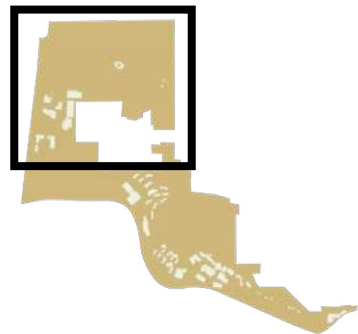


Flexible Furnishings

WEST CAMPUS

Academic Opportunities

- 1 Build the Visual Arts Performing Arts Phase II
- 2 Build Health & Wellness III
- 3 Build the Lyda Hill Institute for Human Resilience
- 4 Improve Heller Center
- 5 Develop Future Opportunity Zones



Build the Visual Arts Performing Arts Phase II (VAPA II)

Today, the Visual Arts programs are scattered across campus in various facilities. The Facilities Strategic Plan proposes to consolidate these programs into a new building that is located next to the Ent Center for the Arts in order to unite the arts program in one location on campus. The new VAPA II should respect the iconic nature of the Ent Center and be carefully designed to be visually complementary yet distinct.

Relocation of the Mountain Lion Field is required prior to construction of VAPA II. See Chapter 08 Phasing for more information.



Precedent: Boise State University Center for the Visual Arts



All Photos by Paul Crosby

Build Health & Wellness III

The College of Nursing is a premiere program at UCCS and in need of the quality of space to match its academic pedigree. Currently, students travel from University Hall on East Campus to the Lane Center and Hybl Center on West Campus, which is a 50-minute walk, 20-minute bike ride, or 10- to 15-minute drive/shuttle. A new facility located on West Campus next to the Lane Center and Hybl Center would complete the Health and Wellness Village, improve the student experience, and improve the image of campus by occupying a highly-visible location. Additionally, this facility is an opportunity for the campus to strengthen its connections to the local community and the quality of its education through a private partnership to bring additional clinic space to campus.

Temporary relocation of the Fine Arts Modular is required for construction of Health and Wellness III. The programs here will then be relocated to VAPA II when it is constructed. See Chapter 08 Phasing for more information.



Precedent: University of North Carolina School of Nursing



Build the Lyda Hill Institute for Human Resilience

The Lyda Hill Institute for Human Resilience is dedicated to building the human capacity to be resilient. It researches trauma treatments, provides psychological services to victims of trauma, and trains students, as well as the community, on trauma-informed practices. Currently, the institute is located at the Lane Center; however, it has plans to relocate to a new purpose-built space that is designed to reinforce the healing practices of the institute. This new facility will be retreat-like in character, focusing on integrating the architecture with the beautiful natural landscape in order to facilitate healing through connection to nature. The Facilities Strategic Plan proposes locating the institute in the north-east portion of campus. This location enables the facility to blend into the bluffs that extend into Pulpit Rock Park and capitalize on views to the Front Range. It is at the edge of the areas that are unsuitable for development, which ensures the new institute will have connections to nature in perpetuity.



Improve Heller Center

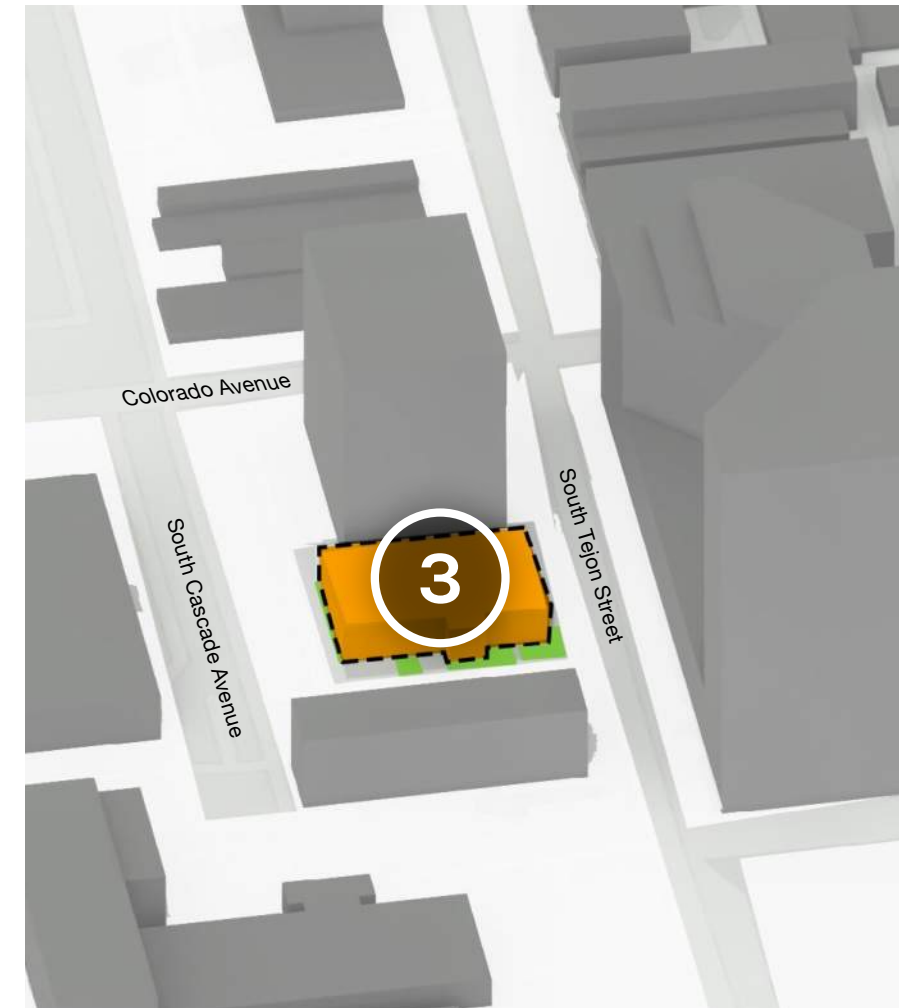
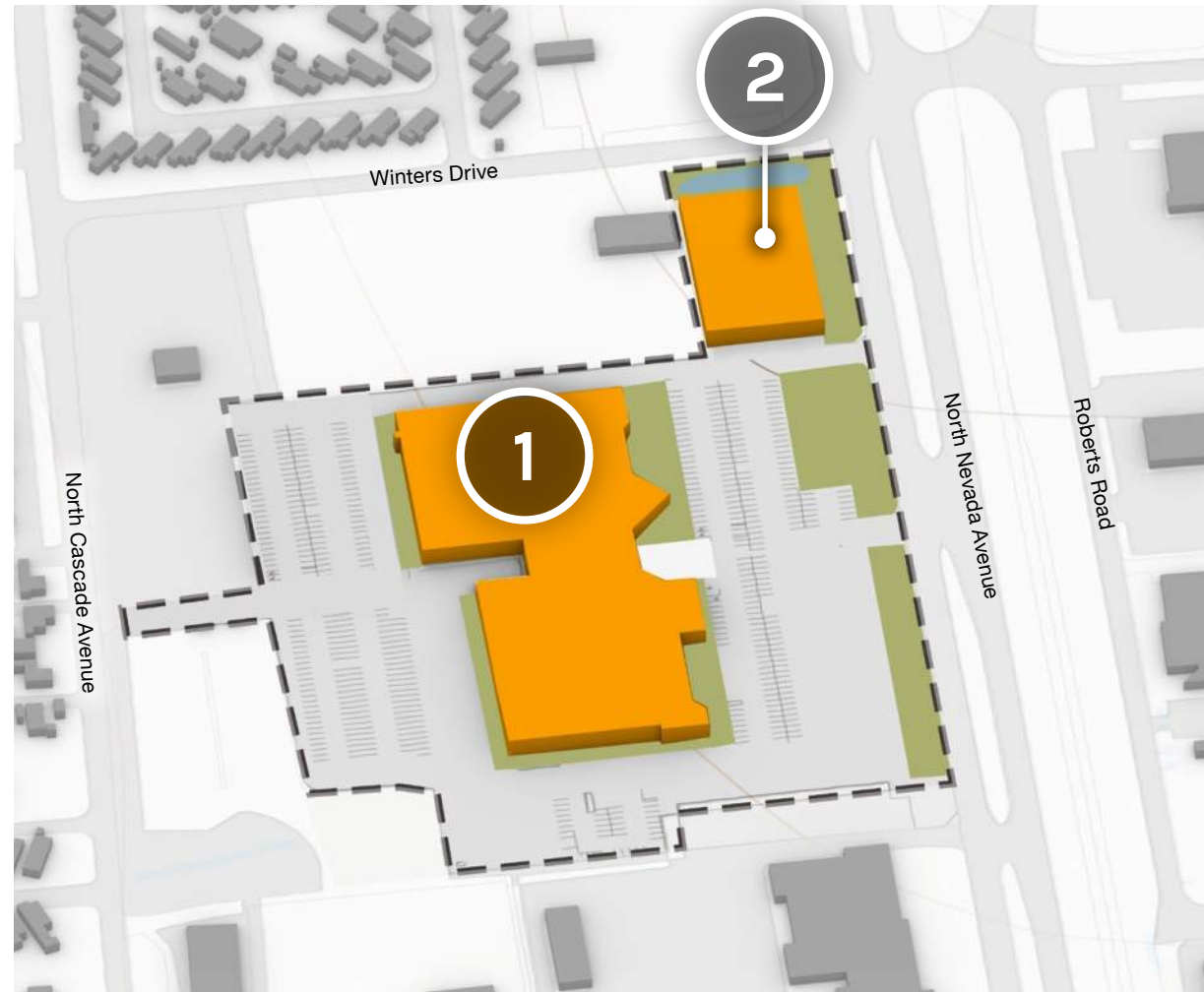
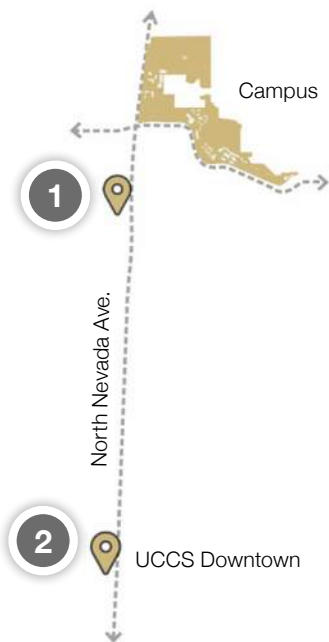
The Heller Center for Arts and Humanities promotes creative and intellectual engagement for the arts, humanities, and social sciences through fellowships, salon talks, exhibits, workshops, theatrical performances, and several other programs. The property was the home of the Hellers, which was donated to UCCS, and includes two Pueblo Revival historic structures, a small art gallery/studio, and a 34-acre nature preserve. The deed for the Heller property includes restrictions to ensure it will preserve its Pueblo Revival style architecture and limits expansion to ~5,000 sf. At the time of the Facilities Strategic Plan, the Heller Center was exploring improvements, including a 50-person multi-use lecture space, an exhibition space, office space for Heller staff, conference room, storage space for curation and teaching materials, reconstruction of the Heller Barn into a multi-use facility, and an outdoor event space.



CYBERSECURITY BUILDING UCCS DOWNTOWN

Academic Opportunities

- 1 Expand Academic/Private Partners
- 2 Future New Building for Partner and/or Academics
- 3 Expand for New Programs



Expand Academics/Private Partnerships in the Cybersecurity Building and in a New Future Building

The Cybersecurity Building is a highly successful project, providing students with first-class education space paired with private partners to practice their skills in a professional setting. The campus has an opportunity to expand the academic and private partner space within the existing building and in a new building, potentially including a new Engineering Cleanroom and District 11 high school partnership.



Expand UCCS Downtown for New Programs

UCCS Downtown provides a valuable connection to the Colorado Springs community by giving the university a physical presence in downtown. During the time of the Facilities Strategic Plan, the university administration had approved a physical expansion within the existing building to accommodate new programs such as certificates programs and workforce training. The community, including Norwood Development Group (UCCS's partner that provided the space), is supportive of UCCS expanding their presence in downtown.



CHAPTER 4

STUDENT LIFE

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VISION

UCCS continually strives to create a culture of care in high-quality learning community that recruits, enrolls, engages, supports, and graduates a diverse and successful student population. To achieve this goal, UCCS tailors its support services to meet the needs of the diverse student body. For example, the high number of commuter students have different needs than students that live on campus, and the first generation students have different needs than second generation students. UCCS adapts to support these different needs, helping all students succeed.

The Facilities Strategic Plan proposes a set of recommendations to meet the needs of students today while preparing for the students of tomorrow. Recommendations for physical spaces, new housing, and outdoor recreation will provide an enhanced platform for UCCS to create the high-quality learning community of care needed to support the student body.

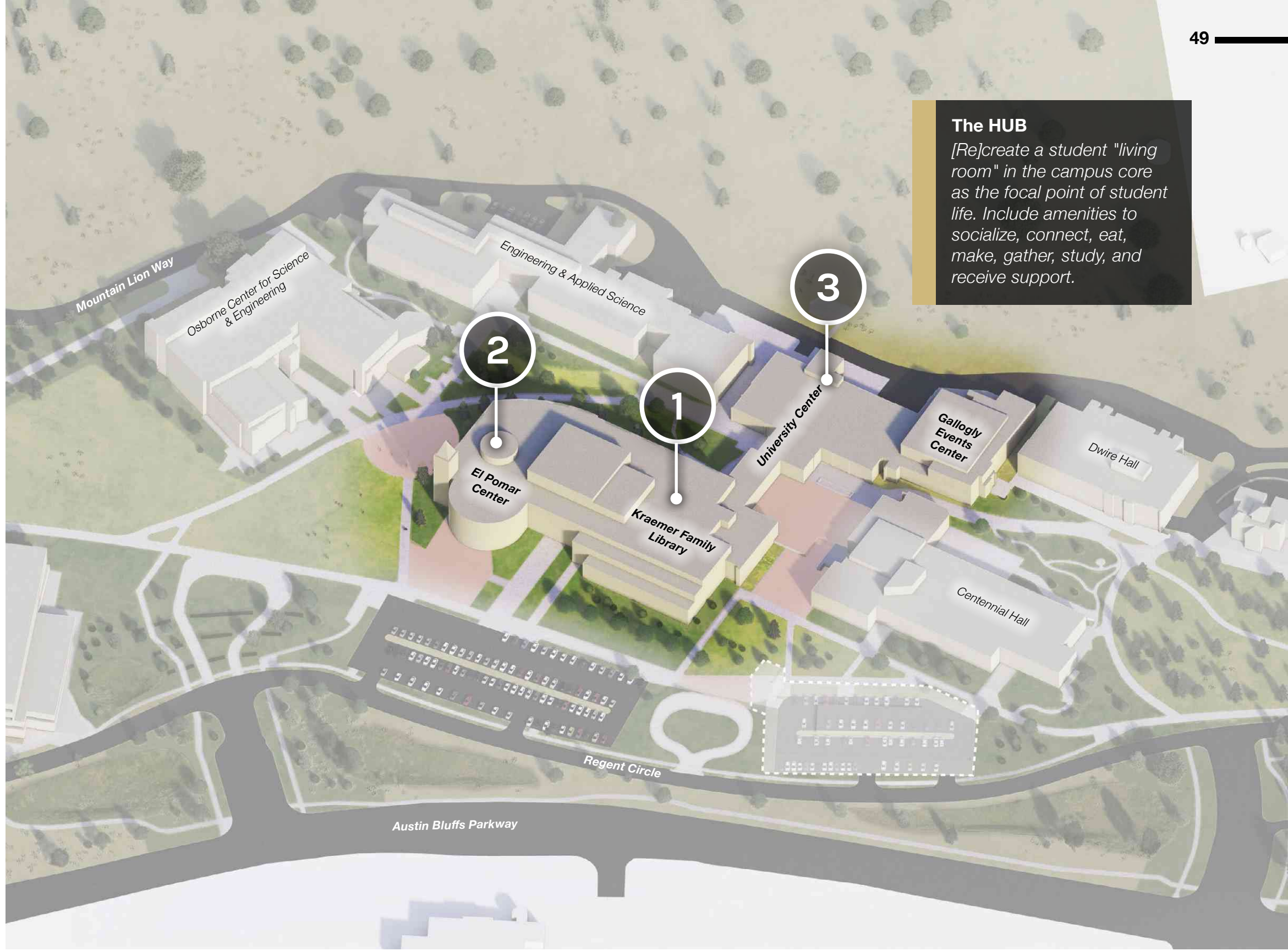


CENTRAL CAMPUS

The Hub

- 1 Renovate the Kraemer Family Library
- 2 Create a Welcome & Student Success Center in El Pomar Center
- 3 Renovate the University Center

The HUB
 [Re]create a student "living room" in the campus core as the focal point of student life. Include amenities to socialize, connect, eat, make, gather, study, and receive support.

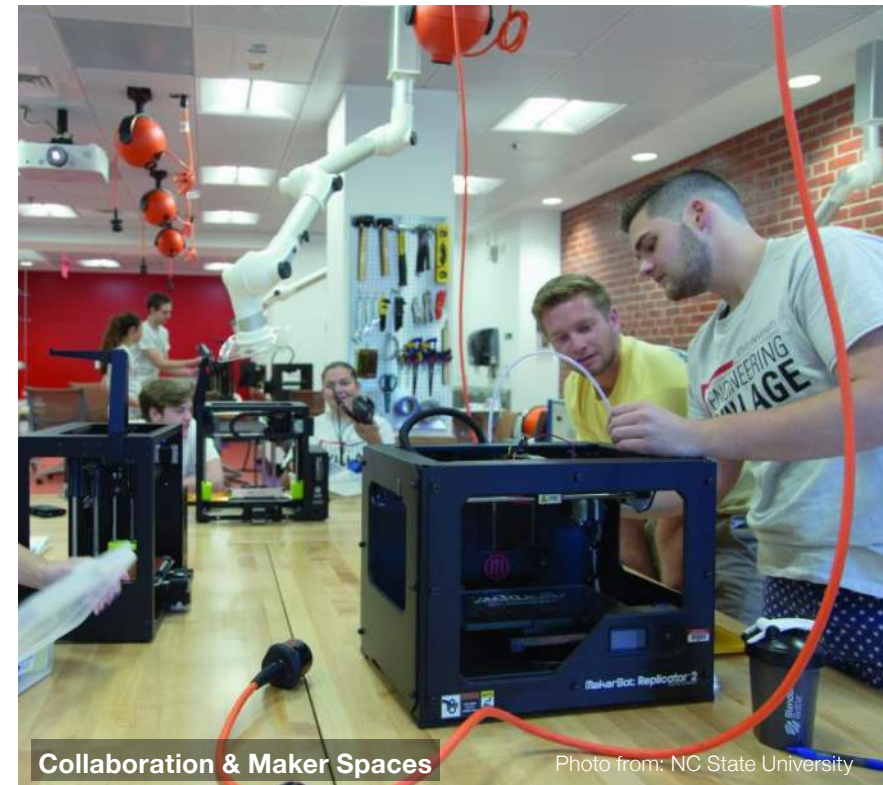


Renovate Kraemer Family Library

A renovation to the Kraemer Family Library is a great opportunity to provide the space students need to learn today and in the future. Instead of microfiche storage, there could be maker spaces to spark innovation. Reducing the stacks of books to only the essentials can provide spaces for group study, attending online courses, and collaboration. The university has an opportunity to make the library more visible and welcoming by creating a transparent first floor that is activated by the new maker spaces and group study spaces. The library is a key part of The Hub's success and a renovation would enable it to better support students.

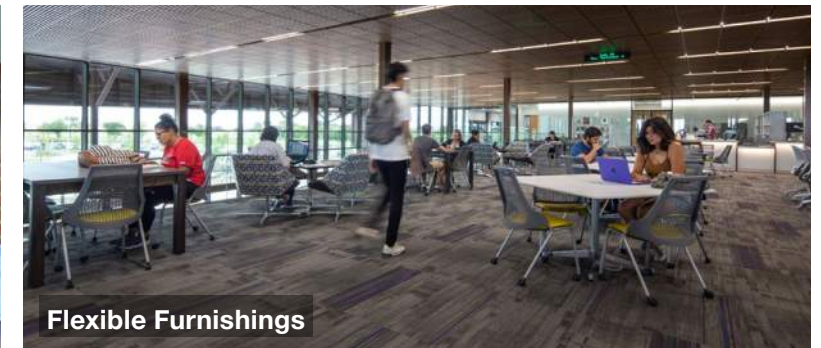


Digital Commons



Collaboration & Maker Spaces

Photo from: NC State University



Flexible Furnishings

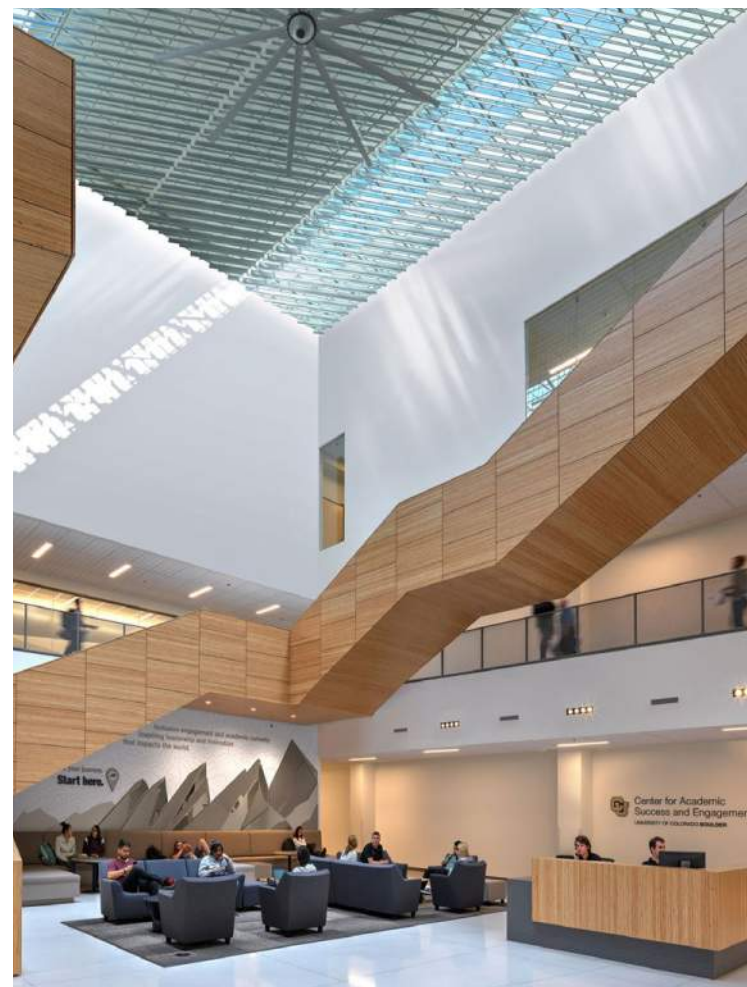


Group Study

Create a Welcome & Student Success Center in El Pomar Center

A Welcome and Student Success Center is an opportunity to boost recruitment and retention by making a great first impression of campus and providing a one-stop location for support to help students succeed. By relocating the Welcome Center, Career Center, Student Support, and Student and Family Connections to a portion of El Pomar Center, students can receive numerous services all in one location.

The Facilities Strategic Plan recommends including construction of a welcome plaza with the renovation. For more information refer to the Experience & Sustainability chapter.



Precedent: Center for Academic Success and Engagement, CU Boulder

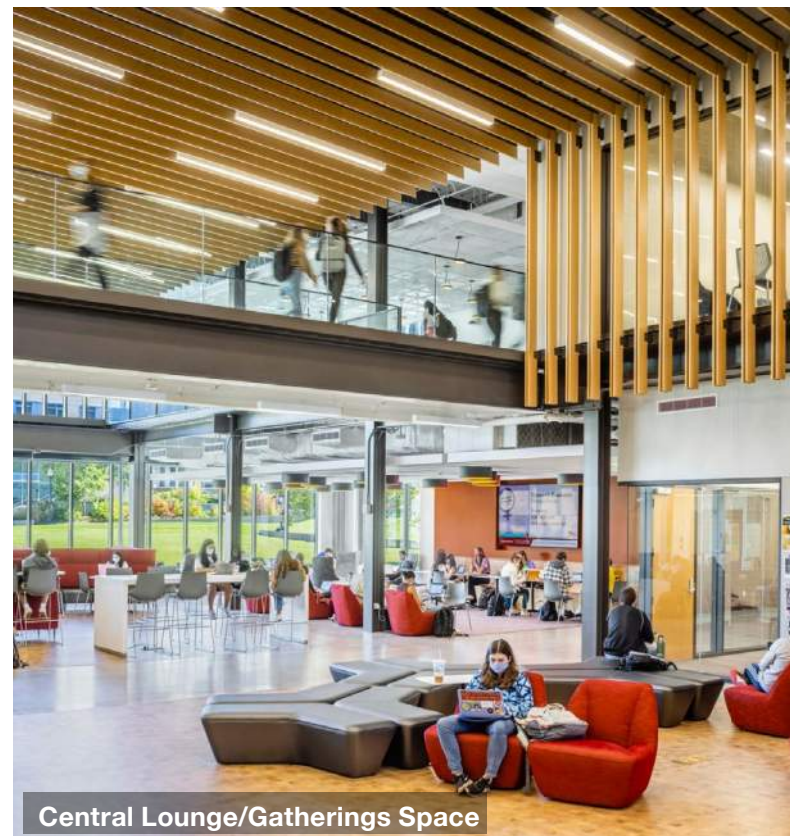


University Center Precedents

Renovate the University Center

Today, the University Center is undersized relative to the size of the student body. A renovation and expansion would provide the amount and types of spaces students need to socialize, play, connect, eat, and organize. A renovated University Center could welcome students, facilitate connections, and celebrate a culture of care by making the student organizations spaces highly visible. Locating the student organizations off the central lounge and gathering space would encourage students to stop in and get involved in campus life, connecting them to campus and encouraging them to come back year after year.

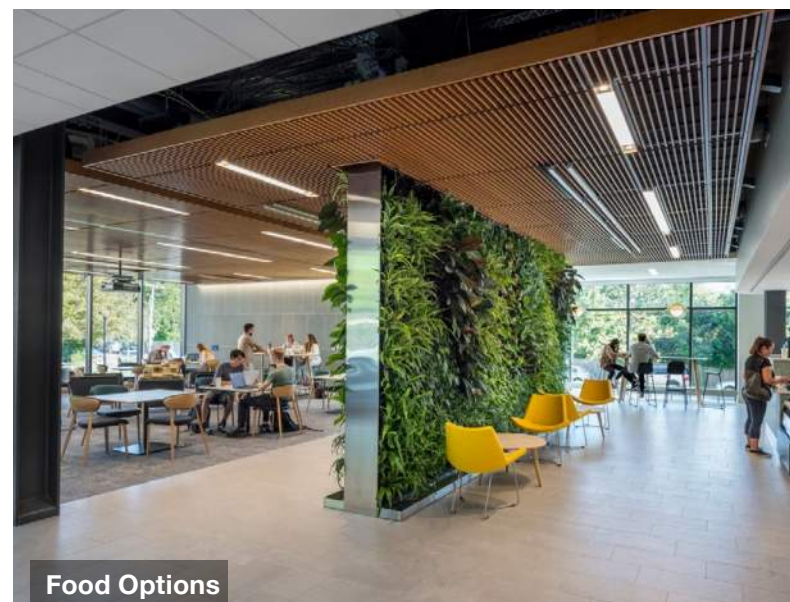
The Facilities Strategic Plan recommends pairing a renovation to the Upper and Lower Plazas with the University Center improvements. The Upper and Lower Plazas should be located adjacent to the central lounge and gathering space and act as an extension of the interior space, including ample doors and access between the two spaces. For more information refer to the Experience & Sustainability chapter.



Central Lounge/Gatherings Space



Game Room



Food Options



Student Organization Spaces

Summit Village Opportunities

- 1 Renovate the Existing Residence Halls & Create an Outdoor Gathering Space
- 2 Renovate The Lodge
- 3 Provide Recreation Amenities
- 4 Build a Residence Hall

Create social spaces currently missing from the residence halls to foster friendships and a connection to campus.



Renovate Existing Halls & The Lodge

The Summit Village residence halls were constructed over 25 years ago and are in need of a renovation. The building interiors are showing wear from their years of use and, notably, are lacking social spaces on each of the floors. A renovation is an opportunity to improve the quality of housing and provide social space on each floor by removing one of the suites. Additionally, the campus has the opportunity to provide an indoor-outdoor central commons space with the ability to host events. Potential amenities in this space include a counter space with a sink, area for a band/performer to set up, firepits, grills, and hammocks.

Provide Recreation Amenities

Paired with the interior renovations, the university has an opportunity to make exterior improvements and add recreation courts proximate to the housing. Realignment of Regent Circle and shifting the location of the intersection of Regent Circle and Mountain Lion Way would create space for courts, such as tennis, basketball, pickleball, and volleyball.

Build a Residence Hall

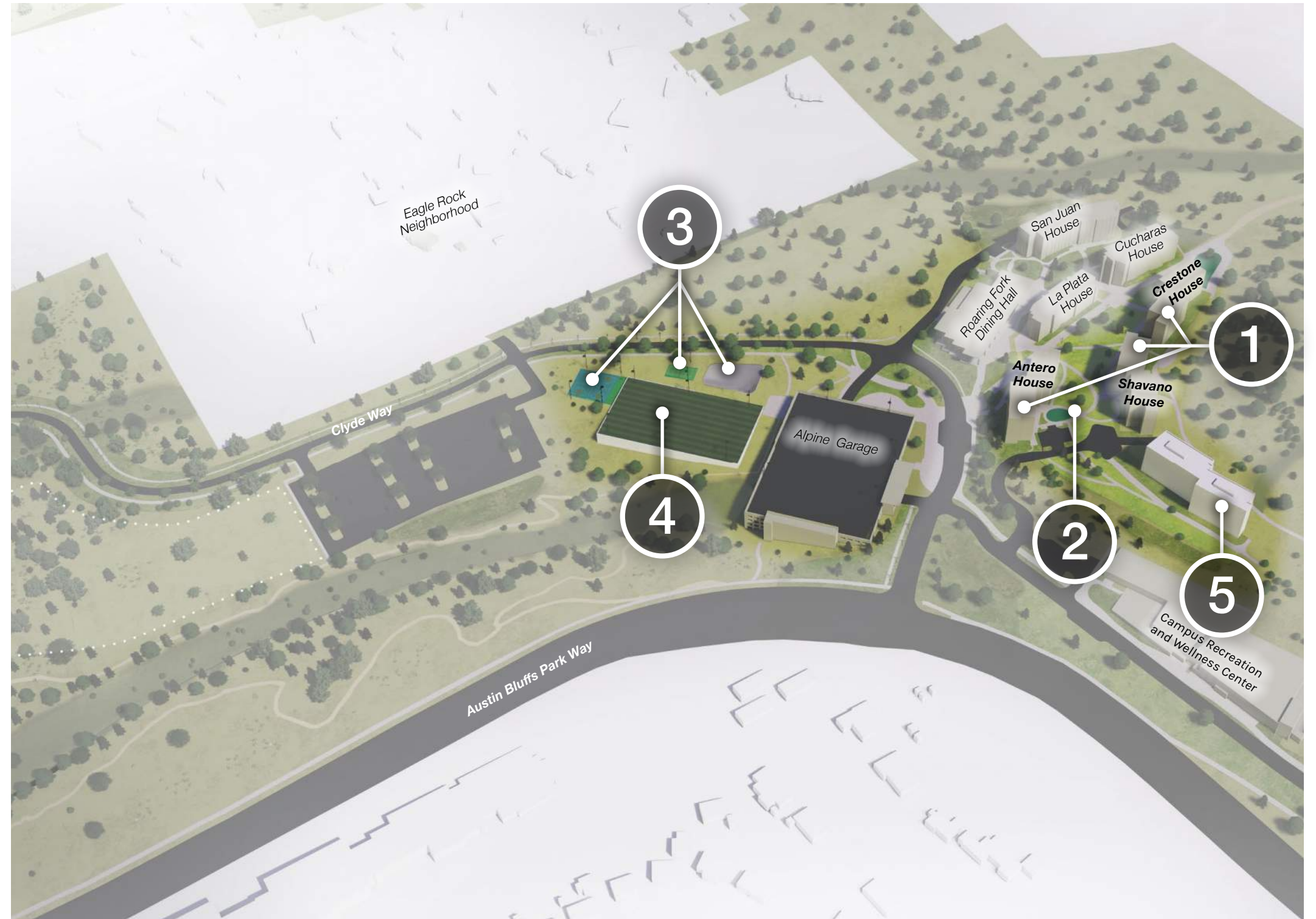
The Facilities Strategic Plan includes a location for a future residence hall for when there is a need to expand the number of beds on campus.



VILLAGE AT ALPINE VALLEY

Recreation Amenities & Expansion

- 1 Renovate Existing Apartments
- 2 Build a Gathering Space
- 3 Build Sport Courts & a Skateboard Park
- 4 Replace the Alpine Recreation Field
- 5 Build a Residence Hall

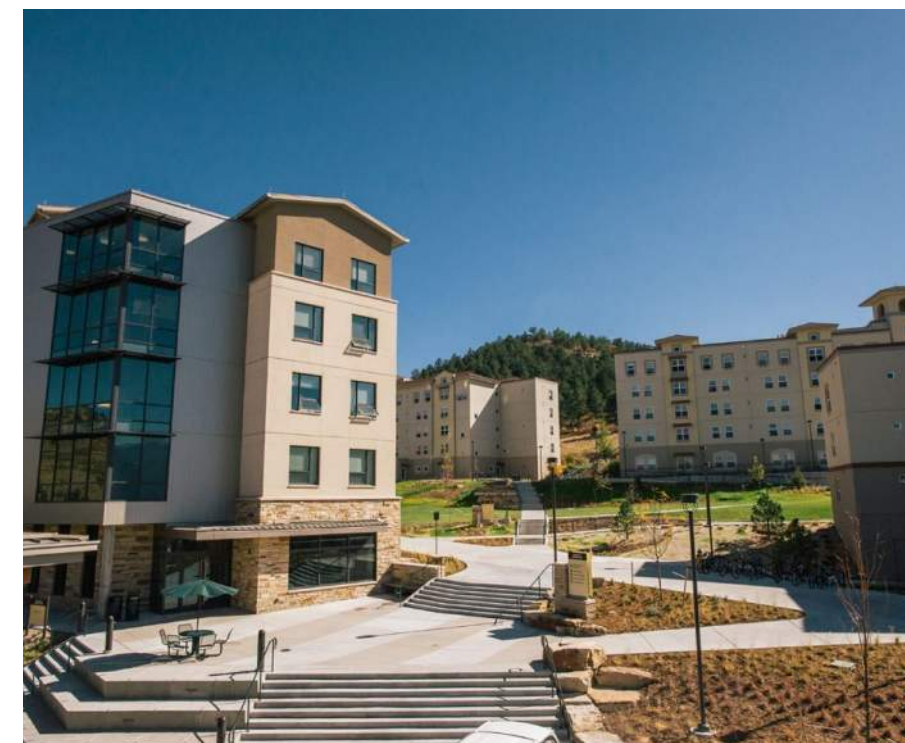


Renovate Existing Apartments

Renovate Antero, Shavano, and Crestone Houses to make them more desirable to increase the number of students living on campus past the required freshman year. Potential improvements include upgrading the finishes and modifying the layout of the buildings to incorporate gathering spaces.

Build an Outdoor Gathering Space

The campus has an opportunity to create a place to strengthen the strong sense of community for students living in the Village at Alpine Valley by building an outdoor gathering space with outstanding views to the mountains. The space could include numerous amenities, such as a variety of seating, firepits, and a shade structure.

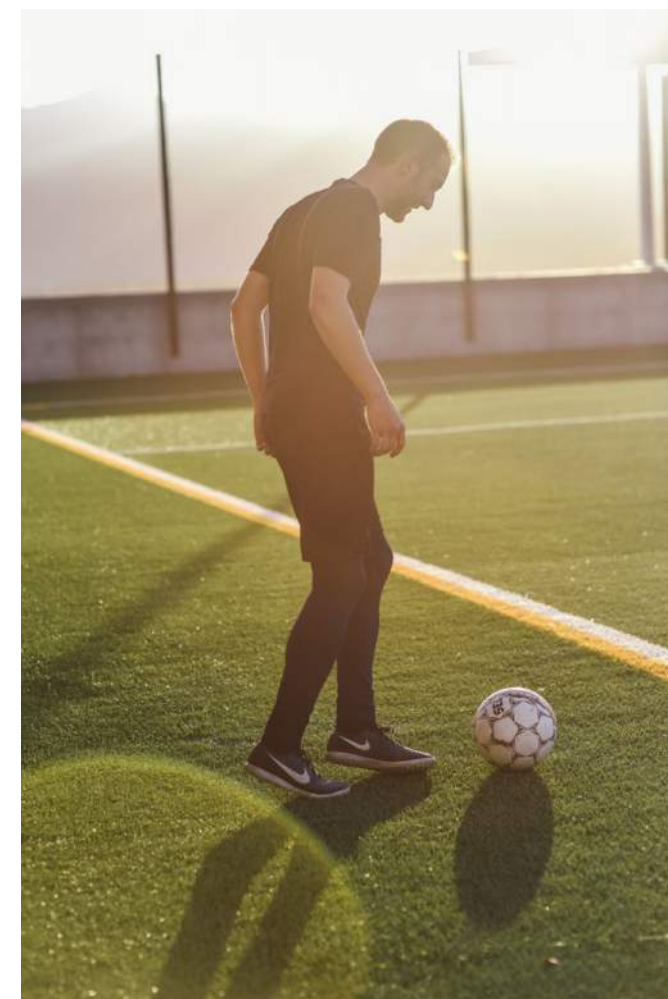
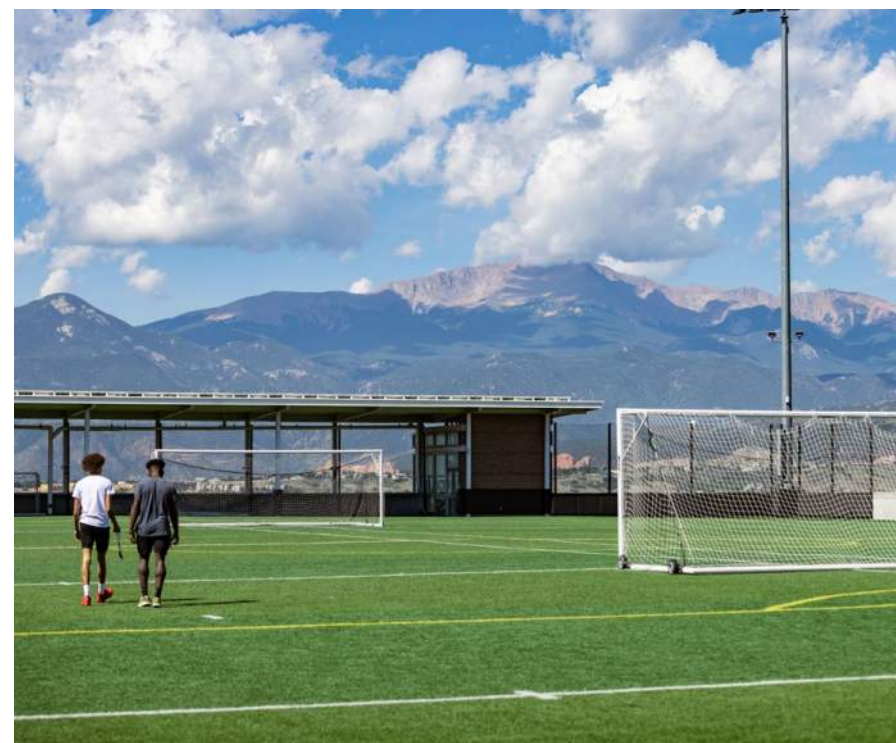


Build Sport Courts & a Skateboard Park, Replace the Alpine Recreation Field

The Facilities Strategic Plan recommends converting the Alpine Recreation Field to additional parking and replacing it with a recreation field adjacent to the garage. Wind and weather can impact its use and have increased maintenance. Other proposed recreation amenities include a skateboard park and sport courts. The courts could include basketball, tennis, pickleball, or volleyball.

An archaeological investigation of the site for the proposed Alpine Recreation Field is required prior to construction. During the planning process, representatives from UCCS's archeology department indicated the site is unlikely to be deemed highly significant; however, an investigation is required due to prior studies founding evidence of use by indigenous people. For more information on culturally significant sites, refer to Chapter 02 UCCS Today. Additional detail beyond the information contained within this report can be provided by the archeology department.

The Facilities Strategic Plan recommends pairing the new recreation amenities with an extension of the Pedestrian Spine along Clyde Way. For more information on the Pedestrian Spine, refer to Chapter 06 Mobility. For more information on Open Spaces between Residence Halls, refer to Chapter 07 Experience & Sustainability.



Build Residence Hall

UCCS has an opportunity to replicate the success of the Village at Alpine Valley and expand housing. The new residence hall and open space would be similar in size and character to the existing buildings.



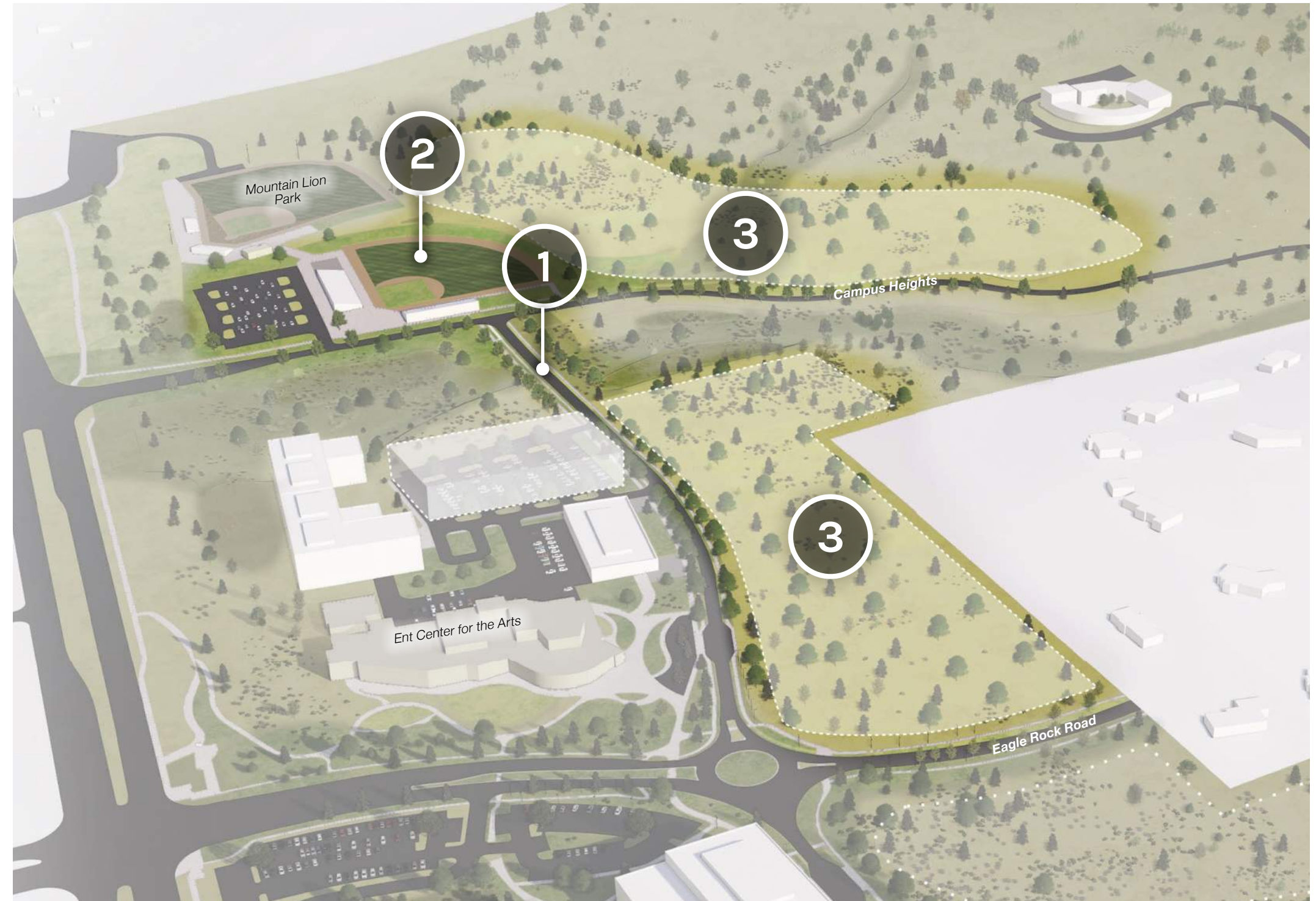
WEST CAMPUS

Athletics Opportunities

- 1 Campus Connection Road
- 2 Relocate Mountain Lion Field
- 3 Additional Athletics Development

Possible Projects:

- Mountain Lion Stadium and Track
- Mountain Lion Fieldhouse
- Mountain Lion Arena



Possible Additional Athletics Development

Campus Connection Road

Today, Mountain Lion Park, Mountain Lion Fieldhouse, and the Heller Center are disconnected from the rest of campus because there is no internal road connection. Extending Clyde Way to North Campus Heights will improve circulation and help facilitate consolidation of athletics on West Campus. For more information on the proposed extension of Clyde Way, see the 06 Mobility chapter.

Relocate Mountain Lion Field

The Facilities Strategic Plan proposes relocating the field to the north in order to co-locate the softball field with the baseball stadium. The new location for the field is in existing parking lot 580. Relocation of parking spaces and realignment of North Campus Heights is required.

Mountain Lion Stadium & Track

The Track and Field program is a major draw, attracting students from across the country. A track and field program at a university the size of UCCS typically has an outdoor track; however, UCCS relies on an outdoor track in the community. The Facilities Strategic Plan proposes building a track stadium with a soccer and lacrosse field in the middle of the track to be efficient with capital dollars and land.

Mountain Lion Fieldhouse

The Mountain Lion Fieldhouse, which opened in September of 2018, is an outstanding indoor track training facility and a draw for athletes. In contrast to the high quality interior, the exterior of the building is in poor quality and a maintenance issue. The fabric is vulnerable to the high winds of the region and has required frequent repairs. The frame and fabric construction type is not very durable, so the Facilities Strategic Plan recommends replacing the facility with a durable construction type. The new Mountain Lion Fieldhouse could also contain space for the ROTC and potential Air Force programs.

Mountain Lion Arena

Today, the basketball and volleyball teams play in Central Campus at the Gallogly Events Center. To fully consolidate athletics, UCCS could create a Mountain Lion Arena with a potential seating capacity of 2,000 to 5,000 spectators. In addition to a court and support spaces (concessions, locker rooms, bathrooms), the arena could be the new home for all of athletics by including training rooms and coaches offices.

CHAPTER 5

COMMUNITY & CAMPUS SERVICES

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VISION

To improve engagement, collaboration, and career opportunities for students, UCCS continues to build connections with the community across multiple levels within the university and with local and regional partners. UCCS's regional assets, specifically the Cybersecurity Building and UCCS Downtown, provide critical services and support the local and regional businesses, while connecting students with professional development opportunities.

The Facilities Strategic Plan provides recommendations on collaboration opportunities with the Colorado Springs community including potential development partnerships, outreach and cultural events and centers, and recreation/learning.

UCCS has a strong team that services the university to keep the campus well maintained and its operations functioning smoothly. The Facilities Strategic Plan provides recommendations for adequate spaces and appropriate locations for Facilities Services, Planning Design and Construction, and non-student facing administration/offices.



CENTRAL CAMPUS

Administration Opportunities

- 1 Consolidate Non-Student Facing Administration to Cragmor Hall



Consolidate Non-Student Facing Administration to Cragmor Hall

The Facilities Strategic Plan recommends consolidating non-student facing administration to Cragmor Hall, including business services that is currently located off-campus. UCCS has the opportunity to create a few hotel-style shared office spaces (i.e., hotel-style work spaces are not assigned). Shared offices have an open layout with a variety of workstations designed for a range of tasks, including individual work and group collaboration. When privacy is required, employees utilize shared conference rooms. For an example of this kind of space, refer to recent renovations on the University of Colorado Denver Anschutz Medical Campus.



WEST CAMPUS

Community Opportunities

- 1 Partner to Create a Hotel & Conference Center
- 2 Build a Parking Structure
- 3 Develop Opportunity Zones



Partner to Create a Hotel & Conference Center & New Parking Structure

The university has an opportunity to engage a private partner to bring a hotel and conference center to campus. This hotel would provide a place for guest lecturers, parents, alumni, and attendees of events/athletic games to stay. Additionally, UCCS is exploring adding a hospitality program, and this hotel would provide applied learning experience for students.

The hotel could accommodate 100-400 rooms with large conference spaces. Its proposed location is along North Nevada Avenue with great visibility from an arterial road. Two nearby entrances to campus provide entry/exit options. A new parking structure is anticipated to provide the needed parking adjacent to the building.

Relocation of Mountain Lion Field is required prior to construction of the Hotel & Conference Center.



Develop Opportunity Zones

When the campus built Clyde Way, it united Central Campus and West Campus through its circulation network. Looking ahead, there is an opportunity to continue to connect the campus by developing along the street. The Facilities Strategic Plan shows Opportunity Zones for UCCS to expand academics and/or welcome the community to campus via private partnerships. The private partners should be strategic, relate to and enhance the academic mission of the university, and provide professional experiences for students to further their education and/or research efforts.



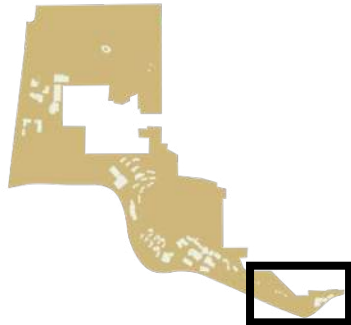
Precedent: Hybl Center's Partnership with Centura Health



EAST CAMPUS

Campus Services

- 1 Build a New Shop & Fleet Storage Building
- 2 Build a Facilities Materials Storage & Composting Yard
- 3 Future Relocation of Non-Student Facing Administration & Facilities Services to University Hall



Build a New Shop & Fleet Storage Building

Facilities Services requires additional space, potentially more than doubling in size. A new Shop and Fleet Storage Building on East Campus would provide the much-needed space for facilities to adequately maintain campus.

Build a Facilities Materials Storage & Composting Yard

Facilities Services requires outdoor storage space for materials near their interior space. The Facilities Strategic Plan proposes creating a storage yard along Regent Circle in an area that has low potential for future development. Additionally, the university has the opportunity to create an on-campus composting facility at this site. The Facilities Strategic Plan recommends installing fencing around the storage yard to screen it from Austin Bluffs Parkway and Regent Circle.

Future Relocation of Non-Student Facing Administration & Facilities Services to University Hall

If UCCS is in need of additional academic space in the Central Campus in the future, one option is to relocate non-student facing administration and offices, as well as Facilities Services, to University Hall. This would allow the university to renovate Cragmor Hall and the Campus Services Building or redevelop those sites.

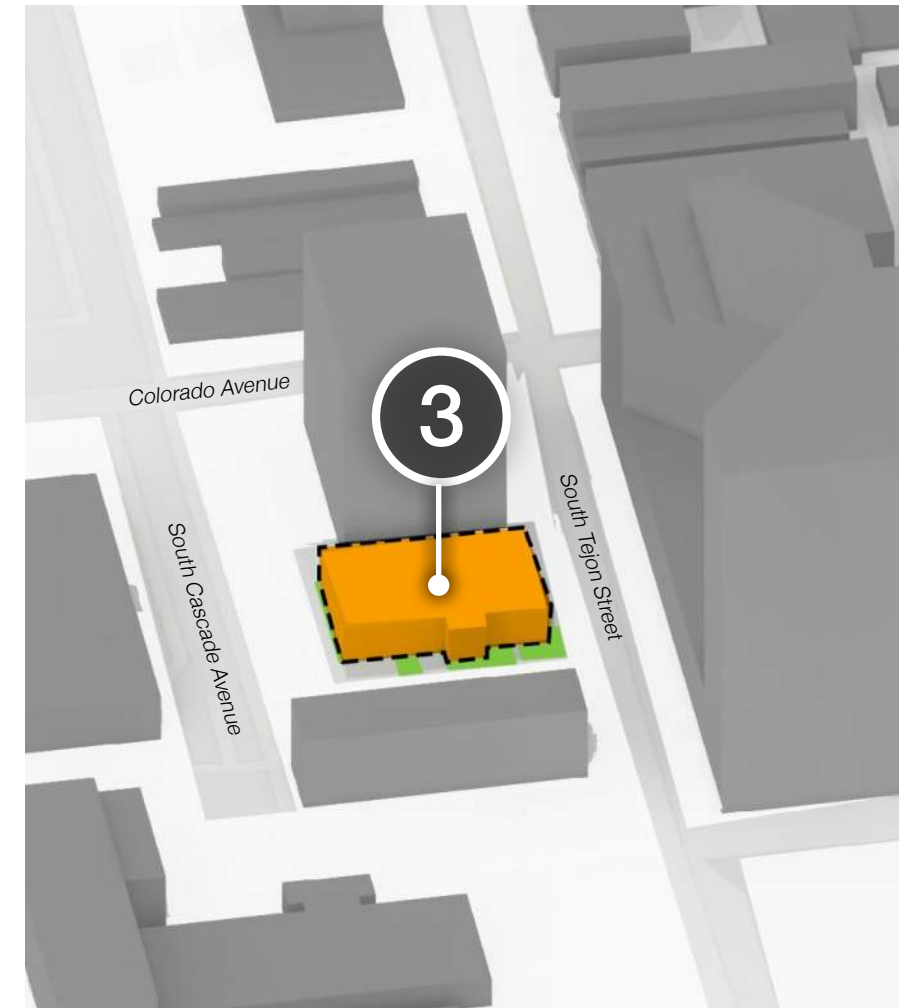
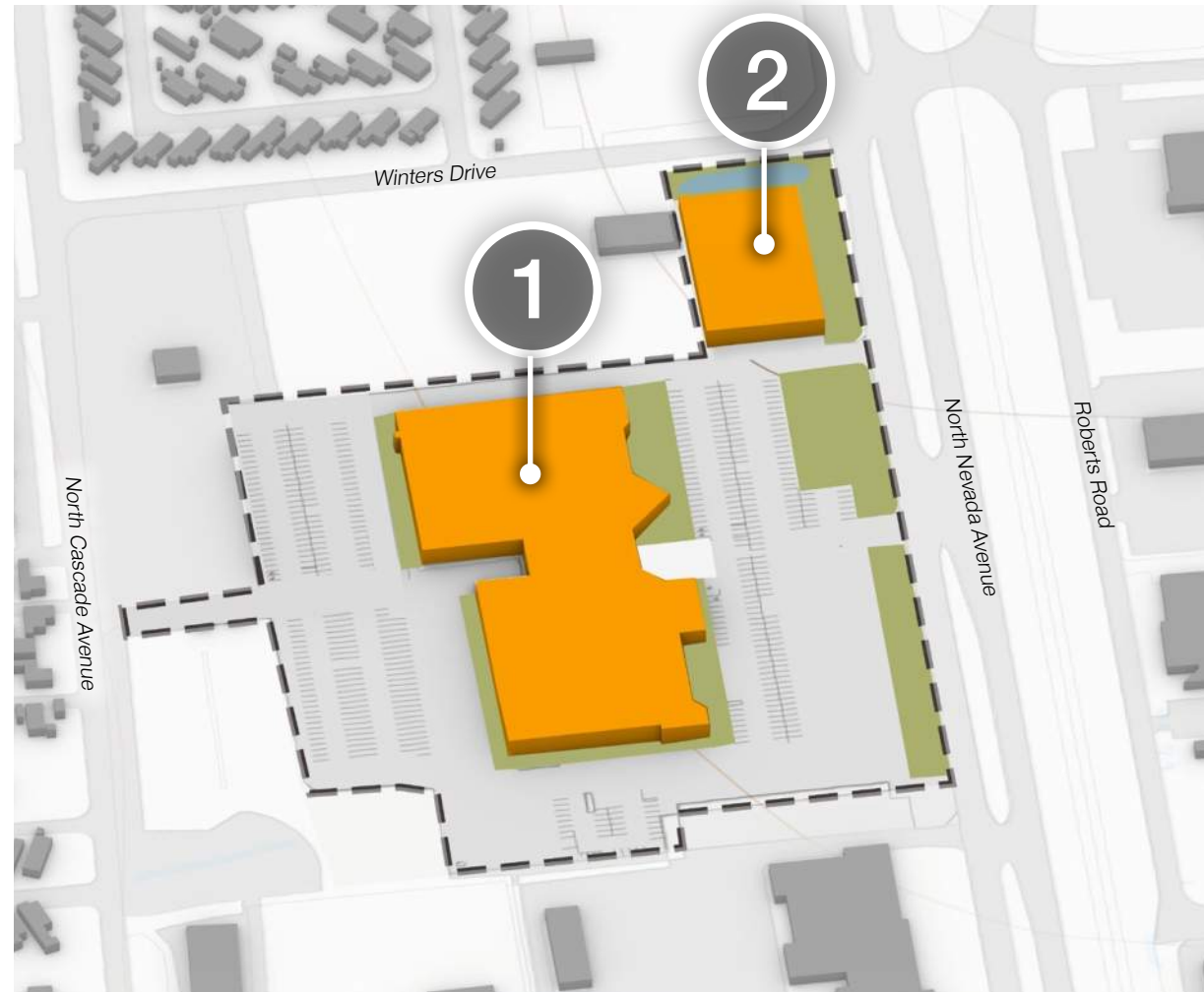
Relocation of the College of Nursing and College of Education is required.

CYBERSECURITY BUILDING UCCS DOWNTOWN

Community Presence

- 1 Expand Private Partnerships
- 2 New Building for Academics and/or Private Partners
- 3 Expand for New Programs

For more information on these opportunities, refer to the 03 Learning & Research chapter.



CHAPTER 6

MOBILITY

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VISION

Overall Summary

The Spines

UCCS has the opportunity to unite the entire campus—from University Hall on East Campus to the athletics venues at the far north of campus—with the pedestrian spine and a multi-modal street spine. Filling the gaps in these two spines is critical to creating a safe, connected, and sustainable campus.

Entries & Signage

Today, the various entries create a lot of confusion for people traveling to campus because they are not differentiated and there is no hierarchy. Clarifying the entries by creating one main entrance at a new welcome center on Central Campus and giving unique names to the others will make the campus both more welcoming and easier to navigate.

Additionally, navigation would be greatly improved by revising the directional signage by establishing a typology and adding signs in highly visible locations and at key intersections.

Parking

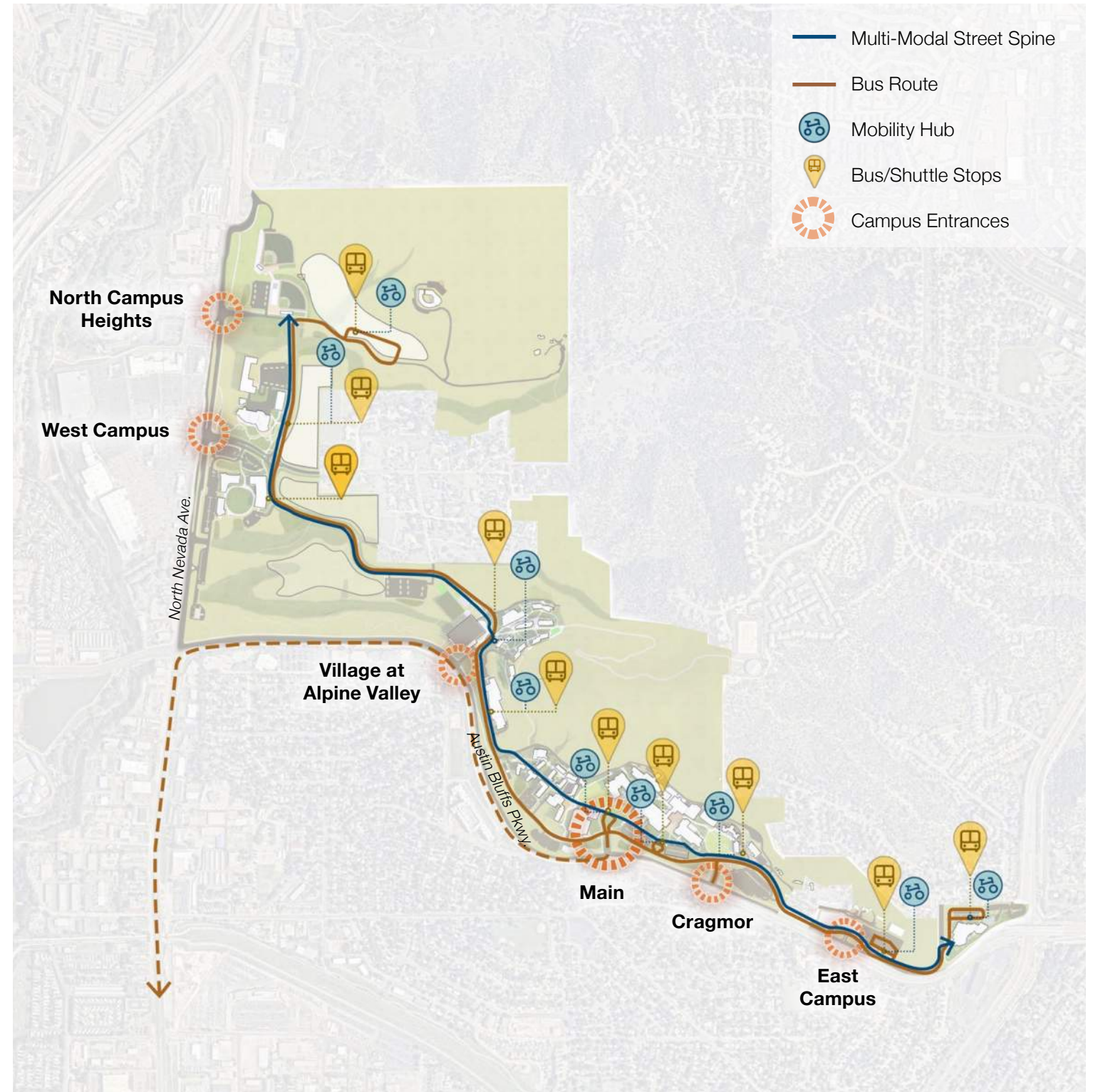
The Facilities Strategic Plan proposes a system-wide parking strategy that emphasizes the shuttle and non-motorized modes. Each new building does not need an adjacent parking lot. When designing a new

development, the university should evaluate the impact on the entire parking system and, if additional parking is needed, add spaces where appropriate, which may or may not be near the new development. Future parking demand will be highly dependent on hybrid and remote working policies. The university should consider the impact on parking demand when evaluating potential changes to workplace and office policies.

Shuttle & Mobility Hubs

Improvements to the multi-modal street spine to make the shuttle route safe and faster is critical to the success of the campus shuttle. Additional efficiency gains could be realized by relocating academic programs out of University Hall and running the shuttle to University Hall on a limited basis.

The Facilities Strategic Plan proposes creating mobility hubs at shuttle stops. These hubs could be places to switch between modes—from shuttle to bicycle/walking—with amenities such as a bus shelter, bicycle racks, and electric bicycle rental/charging.



Pedestrian Spine

The pedestrian spine is a critical non-motorized connector and a key part of the experience of campus. It is a wide, mixed-use sloped path. Its width and concrete scoring pattern differentiate it from other pathways on campus. Today, it is incomplete with gaps, including along Clyde Way from the Village at Alpine Valley to West Campus. The Facilities Strategic Plan proposes extending the spine to fill the gaps. In 2024, UCCS received a grant to build one of the missing gaps along Clyde Way and is planning to apply for additional grants to complete the extension. Additionally, the plan proposes improvements to the landscape along the path, including ornamental plant beds and art. For more information on landscape recommendations see Chapter 07 Experience & Sustainability.

Refer to the maps on the following pages for specific recommendations on Pedestrian Spine improvements to Central Campus, West Campus, and the Village at Alpine Valley.



University Center Interrupts the Pedestrian Spine for Those on Bikes or After Hours



No Accessible Path Through Cragmor Green



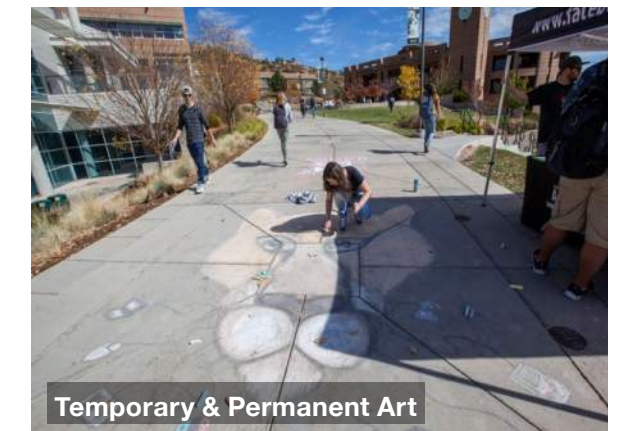
Gap in Pedestrian Spine along Clyde Way



Typical Pedestrian Spine Pavement Pattern



Width Accommodates Multiple Modes



Temporary & Permanent Art

Multi-Modal Street Spine

Improvements to the multi-modal street spine include extending it to fill missing gaps, widening, and select intersection improvements. These improvements would greatly benefit the efficiency of the campus shuttle and make the street safer and welcoming for all modes.

The university has two opportunities to extend the street spine to unite the campus. At the far north of campus, extending Clyde Way from the Ent Center to the north athletics facilities would allow campus traffic to travel the entire length of campus without exiting to adjacent roads. The second extension opportunity is in Central Campus. Today, parking lots 224 and 222 interrupt Regent Circle and force cars, shuttles, and bicycles to weave through the parking aisles. The Facilities Strategic Plan proposes extending Regent Circle to fill this gap and re-envisioning the land currently occupied by those parking lots. To see these two opportunities on a map, refer to the Central Campus and West Campus diagrams on the following pages.

The Facilities Strategic Plan proposes expanding Clyde Way and Regent Circle to include separated bicycle lanes, shuttle stops, landscape, and sidewalks. Today, an expansion to build separated bicycle lanes is not required because the pedestrian spine accommodates non-motorized modes. However, there will be a need to provide a dedicated space for bicycles and non-vehicular modes in the future as the campus grows and student housing expands. Additionally, as electric bicycles become more popular, they have the potential to create pedestrian safety hazards since they are capable of high speeds, which would further increase the need for separated bicycle lanes.

Refer to the maps on the following pages for specific recommendations on Multi-Modal Street Spine improvements to Central Campus, West Campus, and Village at Alpine Valley.



Clyde Way today is auto-dominant with narrow bicycle lanes and no sidewalks.



Clyde Way ends by the Ent Center and does not connect to north athletics facilities or Heller Center.



Separated bicycle lanes with clear pavement markings increase safety and encourage non-motorized modes.



Separated bicycle lanes can accommodate a variety of types of electric non-vehicular modes.

Signage

The Facilities Strategic Plan recommends the university conduct a signage plan to assess its current inventory and revise its standards to improve identity and wayfinding. The Facilities Strategic Plan identified problems related to the campus signage that cause confusion when navigating campus.

Boundary Signs are large monument signs that signal the edges of campus and should be visible from adjacent roadways. Currently, there are boundary signs properly located along Austin Bluffs Parkway and North Nevada Avenue at the start of the campus property. There are also signs inappropriately located on both sides of all entry drives into campus. These should be removed and replaced with entrance signs.

Entrance Signs are large signs located at the entries to campus and should be as close to the corner as possible to maximize visibility to traffic turning into campus. These signs are missing from campus, which causes confusion as to when to turn into campus. Text on the signs should be kept to a minimum and be large enough to be easily read from vehicles on the opposite side of the roadway. Text should include the name of the entry (i.e., "Main Entrance") and the major destinations for that entrance. The list of major destinations should be kept to a minimum.

Vehicular Directional Signs are on-campus signs to direct people to their destinations. They should be located at decision points, such as intersections. There should be two types of directional signs: larger, primary ones at intersections and smaller ones for turns into parking lots or garages. After completion of the Welcome Center, all intersection directional signage should emphasize the route to the Welcome Center.

Pedestrian Signs should be located throughout the pedestrian network of campus and at shuttle stops. These signs contain the most amount of information, optionally include a map, and have the smallest text. Locations for pedestrian signs include parking lots, shuttle stops, pedestrian entries to campus, at intersections of major pedestrian paths, and at major destinations (i.e., University Center, Gallogly Events Center).

Building Signs are either pedestrian or vehicular oriented, depending on the location.

Refer to the maps on the following pages for specific recommendations on signage improvements to Central Campus, West Campus, and the Village at Alpine Valley.



Vehicular Directional Sign



Building Sign



Pedestrian Sign



Boundary Signs at Entries Create Confusion. Replace with Entrance Signs.

CENTRAL CAMPUS

Pedestrian Network

1 Extend Pedestrian Spine

Create two dual spines through Central Campus. The second spine accommodates cyclists and pedestrians when the University Center is closed.

2 Provide Accessible Connection

Add a path through Cragmor Green from parking lot 220 to the upper pedestrian spine.

3 Replace Streets with Pedestrian Paths

Streets bordering West Lawn and Cragmor Green interrupt the pedestrian-focused campus. Replace the streets with pedestrian paths designed to accommodate service vehicles.



Pedestrian Spine

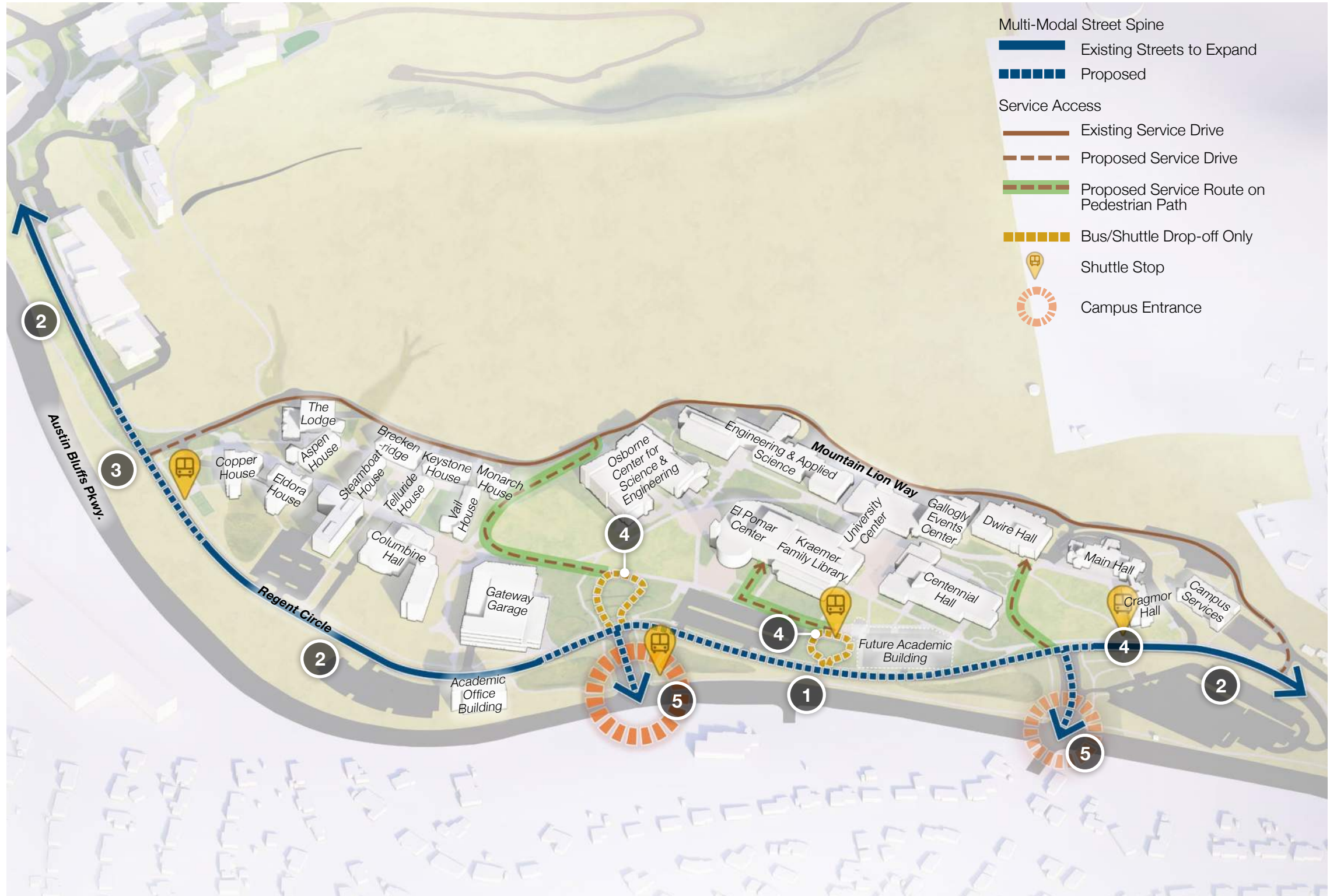
- Existing
- Proposed

Secondary Pedestrian Paths

- Existing
- Proposed
- Service Route on Pedestrian Path
- Trail

Multi-Modal Street Spine

- 1 Extend Regent Circle**
Extend Regent Circle between the two entries and create a multi-modal street. Replace roundabouts with stopped intersections to improve non-motorized safety.
- 2 Expand Existing Regent Circle**
Expand Regent Circle into a multi-modal street that matches the cross section of the extension.
- 3 Reconfigure Intersection**
Realign Regent Circle and Mountain Lion Way intersection to improve circulation and create space for recreational amenities.
- 4 Relocate Bus/Shuttle Stops**
Relocate stops to provide better coverage of Central Campus and improve efficiency of the route. Create a bus/shuttle and drop-off traffic only loop.
- 5 Clarify Entries**
Establish entry hierarchy by creating a Main Entrance and a Cragmor Entrance.



Signage

The following are the main types of signage critical for navigating campus. Note this is not a comprehensive list. The Facilities Strategic Plan recommends the university complete a signage plan to assess the signage system and create recommendations for standard types and locations.

Boundary Signs

Demarcate the edges of campus and alert drivers they are approaching entries to campus.

Entrance Signs

Name and differentiate campus entries, as well as list main destinations.

Vehicular Directional Signs

Provide directions at decision points, such as intersections.

Pedestrian Signs

Direct people to their destination and include a map of campus. This is the most detailed sign.



Parking

Provide Surface Parking in the Mid-Term

Build a surface parking lot in front of El Pomar Center and at the Future Academic Building site, which would be replaced with two stories of parking in the future. For more information refer to Chapter 08 Phasing.

Include Two Levels of Structure Parking in the Future Academic Building

Provide two levels of parking below the Future Academic Building (~150 spaces). Expand parking on West Campus to offset net loss in spaces, if needed.

Removed Spaces: (Lots 222, 224, 230): -675

New Spaces: 150

Net Change: -525

Total Spaces: 1,655



Central Campus Transformation

1 Extend Regent Circle

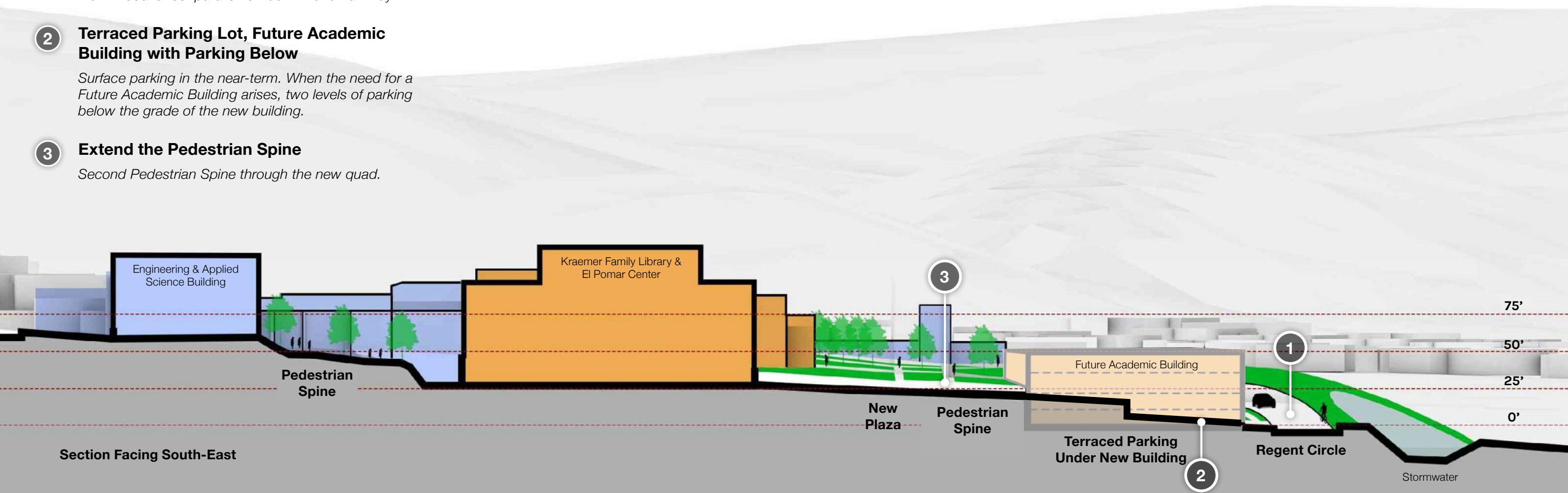
Multi-modal street parallel to Austin Bluffs Parkway.

2 Terraced Parking Lot, Future Academic Building with Parking Below

Surface parking in the near-term. When the need for a Future Academic Building arises, two levels of parking below the grade of the new building.

3 Extend the Pedestrian Spine

Second Pedestrian Spine through the new quad.



WEST CAMPUS & VILLAGE AT ALPINE VALLEY

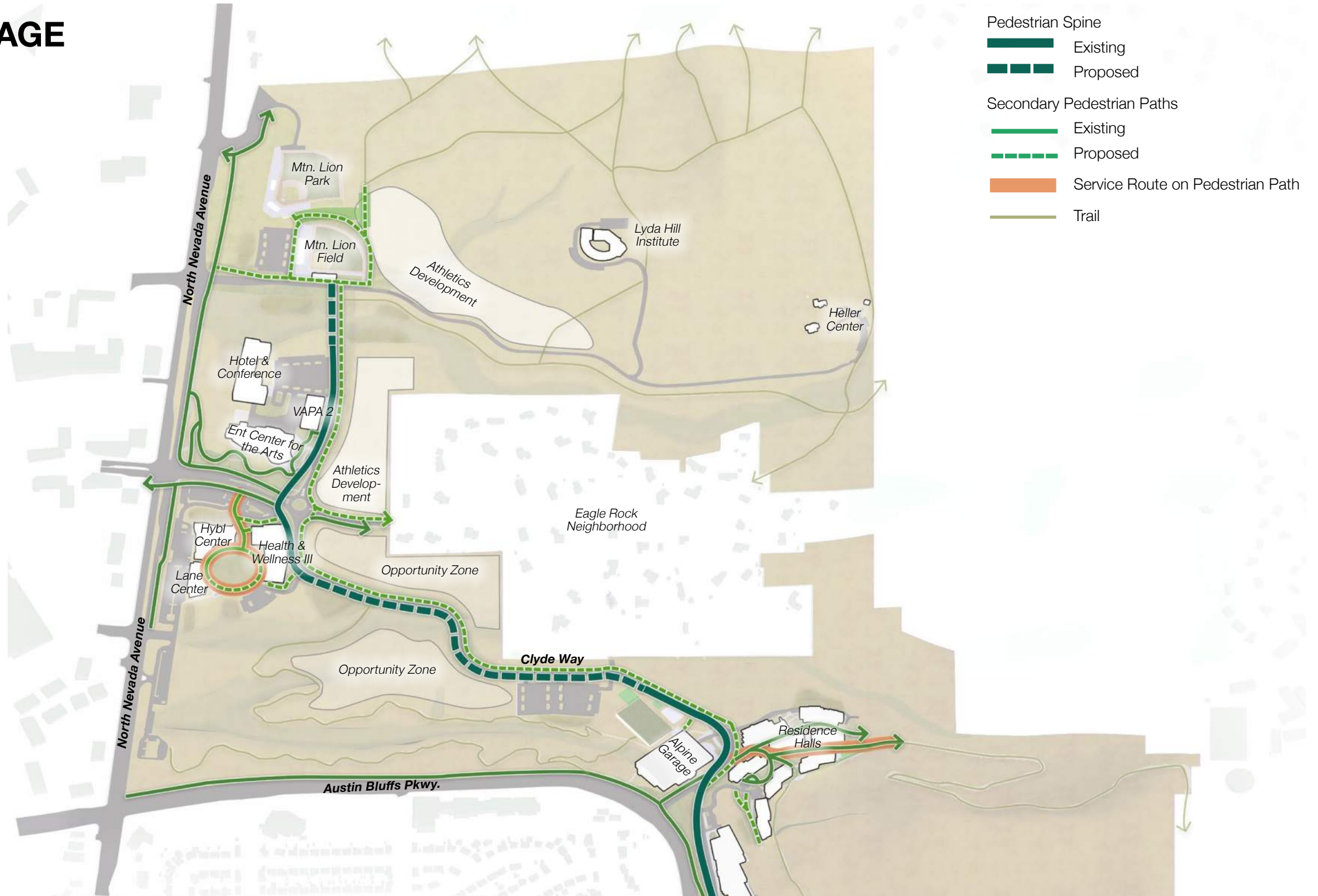
Pedestrian Network

Extend Pedestrian Spine

Connect the gap from the Village at Alpine Valley to the Hybl Center and from the Ent Center to the north athletics facilities.

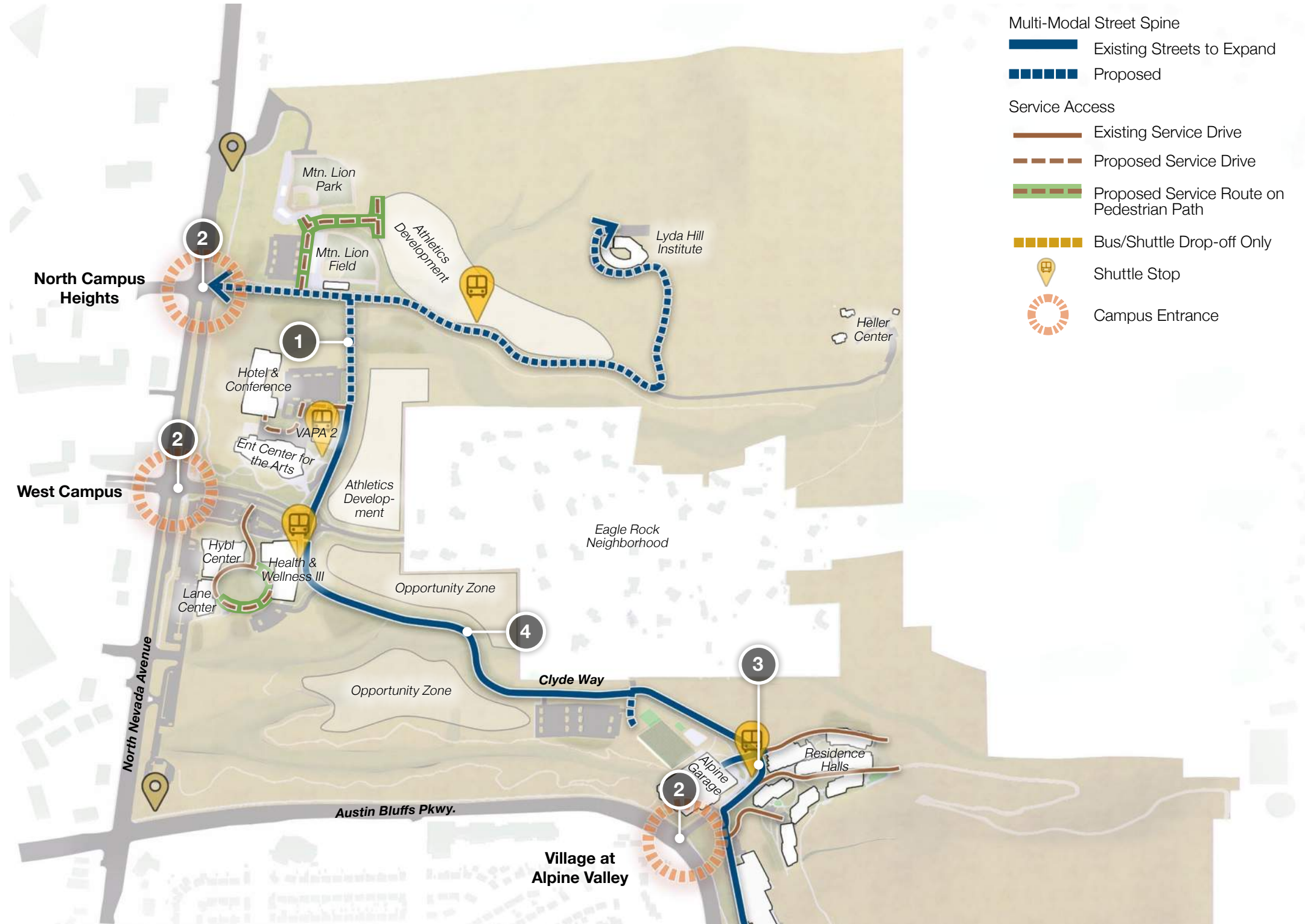
Preserve & Enhance Trails

Realign any trails impacted by development. Add trails to increase connectivity within campus and from campus to Pulpit Rock Park.



Multi-Modal Street Spine

- 1 Extend Clyde Way**
Extend the street from the Ent Center to the north athletics facilities. This requires construction of a bridge to cross an arroyo.
- 2 Brand Entries**
Name the entries to improve wayfinding. Suggested names from north to south: North Campus Heights, West Campus, Village at Alpine Valley.
- 3 Replace Village at Alpine Valley Roundabout with Stop-Controlled Intersection**
Housing expansion increases traffic and a stopped intersection improves pedestrian and bicycle safety.
- 4 Expand Clyde Way**
Expand Clyde Way with separated bicycle lanes and sidewalks on both sides of the street to make it friendlier and safer for non-vehicular travel.



Multi-Modal Street Spine

- Existing Streets to Expand
- Proposed

Service Access

- Existing Service Drive
- Proposed Service Drive
- Proposed Service Route on Pedestrian Path
- Bus/Shuttle Drop-off Only
- Shuttle Stop
- Campus Entrance

Signage

The following are the main types of signage critical for navigating campus. Note this is not a comprehensive list. The Facilities Strategic Plan recommends the university complete a signage plan to assess the signage system and create recommendations for standard types and locations.

Boundary Signs

Demarcate the edges of campus and alert drivers they are approaching entries to campus.

Entrance Signs

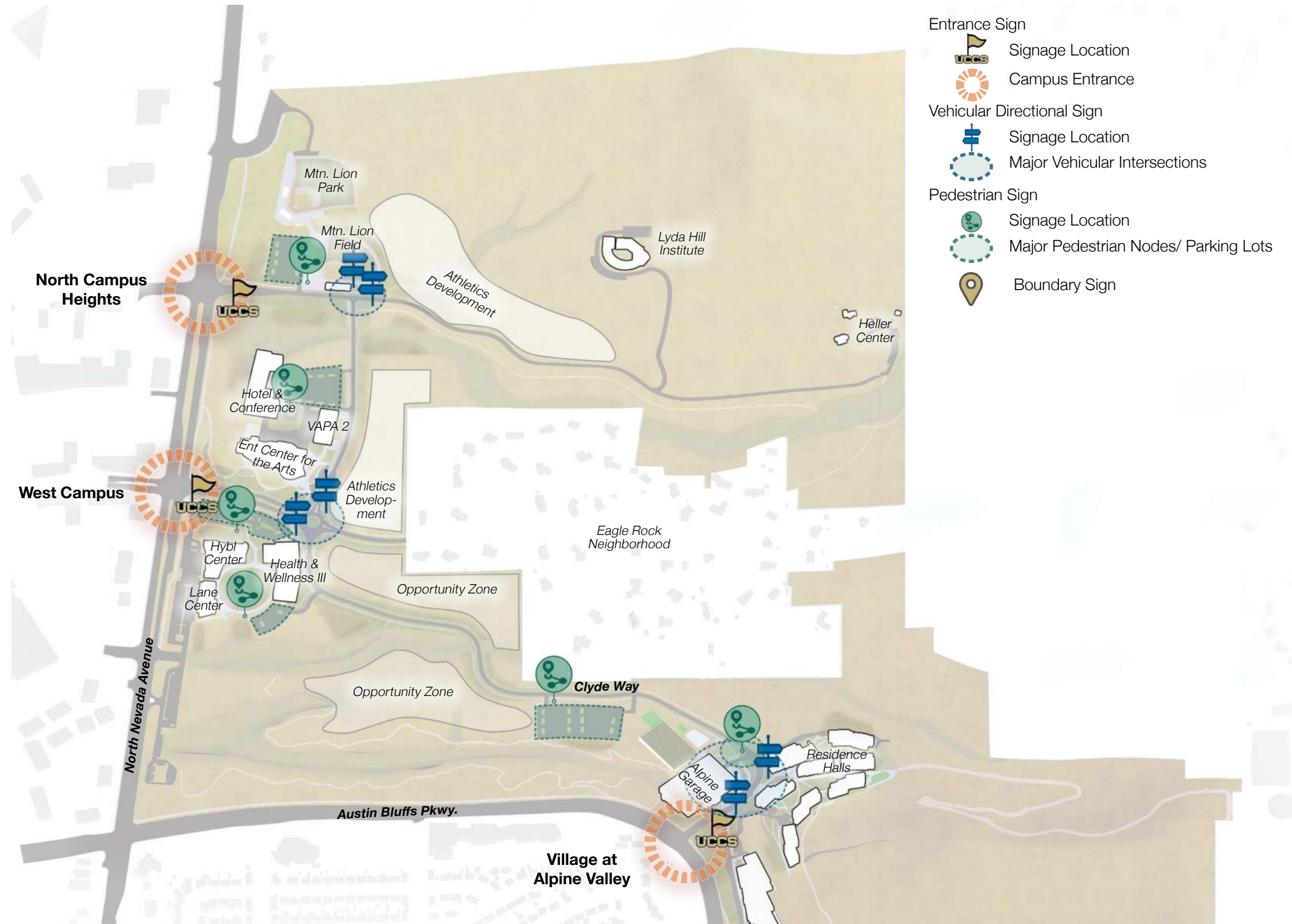
Name and differentiate campus entries, as well as list main destinations.

Vehicular Directional Signs

Provide directions at decision points, such as intersections.

Pedestrian Signs

Direct people to their destination and include a map of campus. This is the most detailed sign.



Parking

1 Relocate & Expand North Parking

Replace spaces lost due to the relocation of Mountain Lion Field to the existing parking lot 580.

2 Build Hotel Parking

Surface parking to serve the hotel and conference center.

3 Build a Future Parking Structure

Build a new structure on the site of the hotel surface parking lot when demand arises.

4 Build Surface Parking for the Mid-Term

Surface parking opportunity in the mid-term to avoid construction of a structure. Will be displaced by future development.

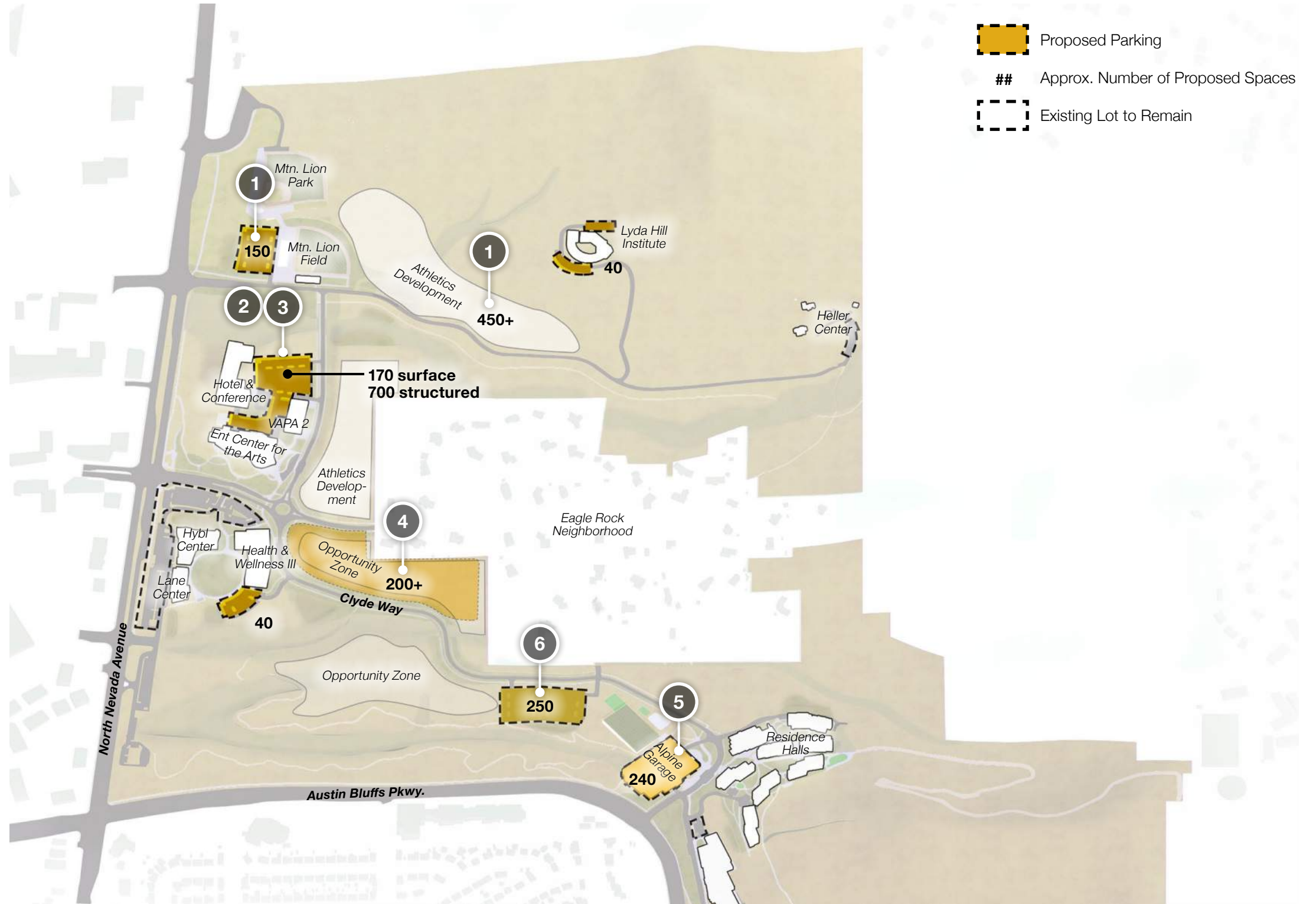
5 Expand Alpine Garage

Expand the garage by replacing the field with additional parking.

6 Improve Lot 540

Pave parking lot 540 to make it a permanent lot and provide 250 spaces.

Net Change: +1,620



CYBERSECURITY BUILDING

Shuttle & Parking

Limited Service Shuttle Stop

Provide shuttle service on a limited basis for students to travel to and from campus.





CHAPTER 7

EXPERIENCE & SUSTAINABILITY

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VISION

UCCS has the opportunity to strengthen its image as an institution that is sustainable, resilient, beautiful, and integrated with the natural environment that surrounds campus. Simultaneously, UCCS can complete its physical transformation from its commuter college origin to a four year live-on campus by transforming Central Campus into a collegiate environment that is rooted in its place.

This transformation is achieved by replacing parking lots with pedestrian-focused open space, improving the landscape character to be sustainable and reflect the beauty of the natural areas on campus, responsibly managing stormwater, expanding solar energy production, and improving the unseen—the building and campus systems.

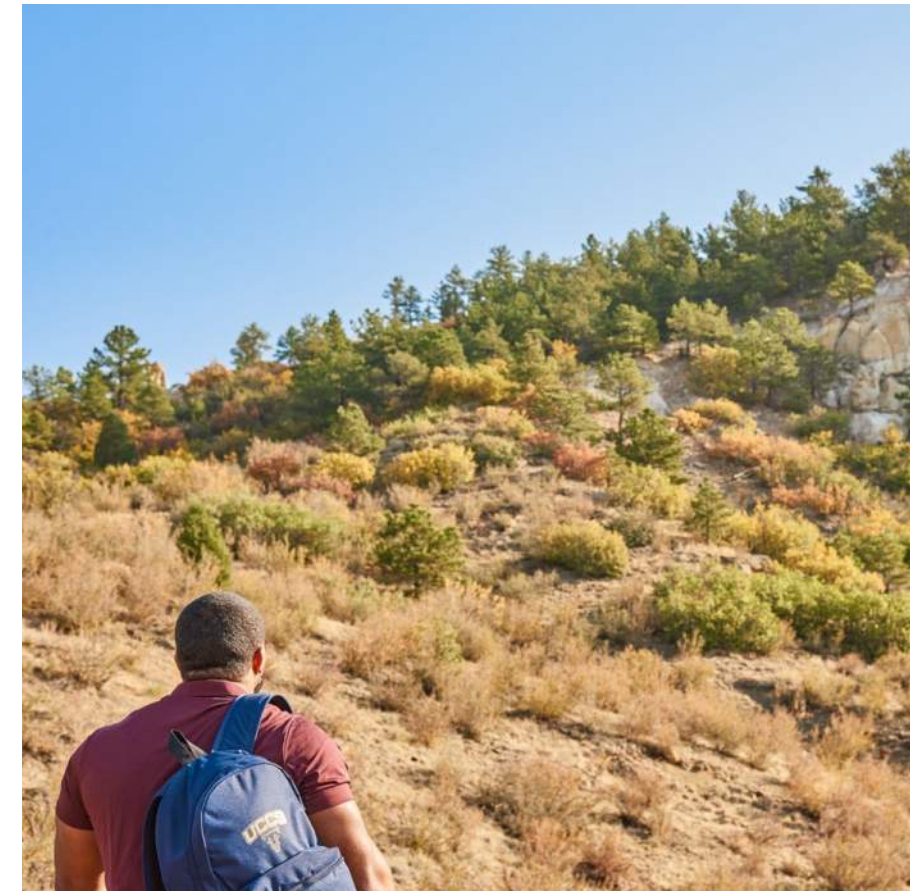
On West Campus, UCCS can exemplify mindful and sustainable growth by minimizing development impacts on undisturbed natural areas. As the more recently developed part of campus, the West Campus reflects the latest sustainable development practices through integration with the native plant communities, minimizing irrigated landscape, and careful management of stormwater. In addition to the sustainability measures of recent projects, UCCS has the opportunity to continue to be a leader in sustainability and resilience by increasing its minimum requirements to meet the vision of the 2030 Sustainability Strategic plan.

The 2030 Sustainability Strategic Plan has four core strategies:

- Fostering a culture of sustainability at UCCS and beyond.
- Cultivating excellence in research and teaching related to sustainability, climate change, energy, environmental justice and a culture of care.
- Engaging UCCS students, faculty, staff and members of the Colorado Springs community with events and programming related to sustainability.
- Modeling sustainability, efficiency and innovation in UCCS' operations, infrastructure and facilities management.

The first three strategies focus on programs, events, behavior change, and activities at UCCS, which the Facilities Strategic Plan supports by recommending creation or renovations of spaces to host these efforts. Achieving the last strategy requires improvements to the physical aspects of campus. The Facilities Strategic Plan supports this strategy through its recommendations for improvements related to open space, landscape, stormwater, solar, buildings, and transportation included in Chapter 06 Mobility and described on the pages that follow.

For information on design standards for the campus landscape, refer to the Landscape Design Standards and Plant Palettes on Planning, Design & Construction's website.



OPEN SPACE

Central Campus

1 Create a Summit Village Gathering Space

Provide an outdoor gathering space for students to hangout, socialize, and host events.

2 Improve West Lawn

Transform from a leftover space to a place with identity that's welcoming.

3 Build a New Plaza

Add flexible, programmable open space with a collegiate character.

4 Renovate Upper & Lower Plazas

Re-envision as the "backyard patio" of campus. Renovation paired with the University Center interior renovation.

5 Improve Cragmor Green

Create a route to the existing Pedestrian Spine and replace the street interrupting the pedestrian environment with a path.



Quads & Greens

Improve West Lawn

Today, the West Lawn lacks a sense of place and feels like land leftover after development of the Osborne Center. Simultaneously, it is the largest area of flat open space in Central Campus, which makes it a highly valuable space for passive recreation and events. Engagement sessions revealed the campus community feels strongly that the West Lawn should be preserved and improved. To achieve this vision, the Facilities Strategic Plan recommends:

- Improve grading, including retaining walls, to maximize flat, flexible open space
- Replace the street with a pedestrian path that can accommodate service vehicles
- Install landscaping and trees along the new pedestrian path to enclose the space
- Add foundation planting along Osborne Center's facade to make the space feel human-scaled
- Plant evergreens along the north edge to block cold winds from the north coming down the bluffs

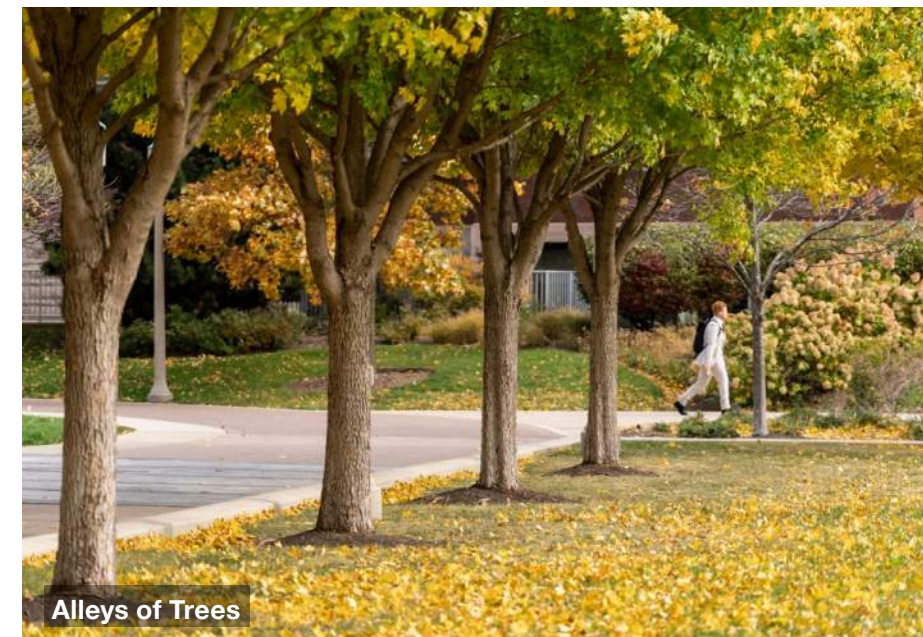
Build a New Plaza

A key part of the transformation of the Central Campus is creation of open space with a collegiate character for passive recreation. The space in front of El Pomar Center, Kraemer Family Library, and potentially University Center could be a new plaza that unites the Central Campus from the West Lawn to Cragmor Green. The new plaza would provide flexible, programmable open space and transform the first impression of the UCCS campus. As high school visitors and their parents step out of their cars or off the bus, they would be greeted by a space that reflects the academic pedigree of the university.

Quads & Green Elements



Open, Flexible Lawn



Alleys of Trees



Seating, Walls & Plant Beds Shape Spaces



Art

Renovate Existing Upper & Lower Plazas

The university has an opportunity to re-envision the Upper and Lower Plazas into the "backyard patio" of campus by creating a welcoming and inviting space for the campus community to hangout, meet, and host small events. The Facilities Strategic Plan recommends:

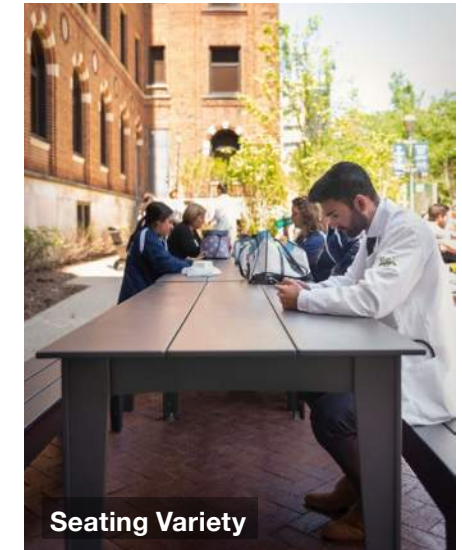
- Reorient the space to focus on the views
- Provide various comfortable seating options
- Add a permanent stage for small events
- Build a shade structure/wind buffer to make the space more comfortable in various weather conditions
- Revise the grading of the Lower Plaza to remove stairs down into the space
- Replace stairs from Lower Plaza to Upper Plaza with a monumental stair facing the new plaza/views to Pikes Peak
- Create a strong indoor-outdoor relationship between the renovated University Center and the plazas. Locate an indoor lounge/hangout space adjacent to the plaza(s) and provide ample access so they function as one space



Monumental Stair



Seating Variety



Seating Variety



Small Stage, Seating Oriented Towards the View

Photo from: University of Wisconsin-Madison

- Existing Open Space
- Proposed Open Space

West Campus & Village at Alpine Valley

New proposed open spaces on West Campus and the Village at Alpine Valley include:

- 1 Create a Gathering Space at the Village at Alpine Valley**
Provide an outdoor space for students to hangout, gather, and host events.
- 2 Complete Loop around Health & Wellness Knoll**
Extend arc into a loop and connect to the proposed Health and Wellness III.
- 3 Create a Walk of Champions**
Connect athletics venues with a path that includes the history of UCCS athletics and athletes.
- 4 Include a Courtyard in the New Lyda Hill Institute Building**
A healing space focused on the wellness of the institute's clients.



LANDSCAPE TYPES & CHARACTER

Entire Campus

By designing and managing the landscape of the campus into one that is sustainable and merges the campus into its beautiful natural surroundings, UCCS has the opportunity to continue to differentiate itself from its peers.

Signature Landscape

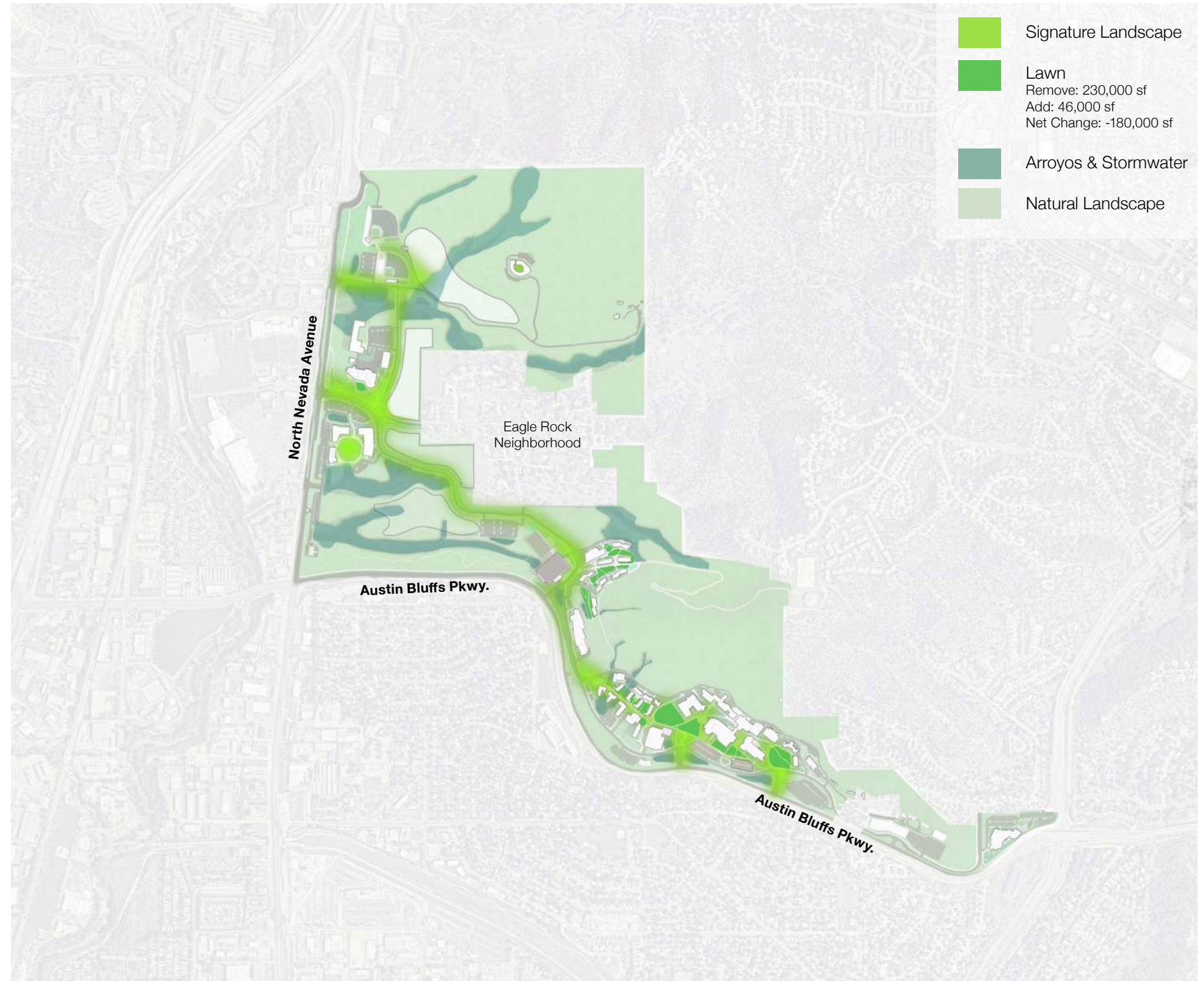
The Signature Landscape unites the campus with the highest aesthetic quality landscape. It extends from the gateways into the main open spaces of campus and along the Pedestrian Spine, and includes lawn and plant bed areas.

Natural Landscape

The Natural Landscape brings the character of the bluffs and other native habitats into the campus. It includes undeveloped and/or restored natural areas of non-irrigated native landscape.

Arroyos & Stormwater Landscape

Arroyos and Stormwater Areas are natural and man-made drainage ways and detention ponds. They bring the natural landscape through campus via the vegetation and hydrology.



Signature Landscape

Signature Landscapes are areas with the highest pedestrian use on campus, including campus entries, open spaces, and primary circulation corridors. These landscapes have the highest aesthetic quality on campus. They include lawn and plant beds, which should be inspired by the native landscape and be more lush, rich, and layered than the Natural Landscape. For an example of a Signature Landscape, look to the Village at Alpine Valley (see photos to the right). The design of the landscape between the residence halls and around Roaring Fork should be replicated across campus.

A continuous strip of a high-quality plant bed is not required along the Pedestrian Spine, as that would be cost-prohibitive to maintain. The Facilities Strategic Plan proposes creation of nodes of high-quality planting material along the path at major intersections, building entries, and gateways. The landscape along the Pedestrian Spine in-between the nodes should be Native Landscape.

Elements of this landscape include:

- **Lawn:** limited to areas where people will actively use the space, such as quads and greens. Lawn is not recommended along street frontage or sidewalks as it is for aesthetic purposes only (i.e., an area people only look at, not actively use).
- **Plant Beds:** designed landscape areas inspired by the native landscape with rich layering, variation, and seasonal interest. Highest quality and maintenance intensive beds on campus.
- **Rain Gardens:** include planting material and stone. Vegetation should be designed following the guidance of Plant Beds while accounting for periodic flooding.
- **Stone Walls:** use of natural stacked stone to retain grade and provide informal seating.
- **Art:** incorporate moments of art where appropriate.



Village at Alpine Valley



Ent Center for the Arts



Village at Alpine Valley - Roaring Fork



Ent Center for the Arts



Village at Alpine Valley



Knowll at Lane Center & Hybl Center

Natural Landscape

Natural Landscapes are areas of native habitat that were either never developed or restored after disturbance. Examples of areas of undisturbed native habitat include the bluffs and the northern part of West Campus between the existing Mountain Lion Fieldhouse and the Heller Center. These areas vary in habitat type due to topography, slope, geology, soils, hydrology, and human impact. Habitat types include Pinyon Juniper, Pine Shrub, Mountain Shrub, Native Prairie, Oak/Elm, and Cottonwood Willow. Natural areas are not irrigated and should require the least amount of maintenance per square foot. The photos to the right show different types of habitats on UCCS's campus.

When restoring disturbed areas, the design of the topography and plant material should mimic the undisturbed habitat types on campus, while being mindful of maintenance requirements.

Elements of this landscape include:

- Plants: grasses are the dominant ground-cover species and shrubs/trees are dispersed depending on site conditions. Generally, shrubs and trees have the highest density in arroyos and on the slopes of the bluffs and have the lowest density in flatter areas of prairie.
- Rock Outcroppings/Retaining Walls: use of natural stacked stone to retain grade.



Native Prairie



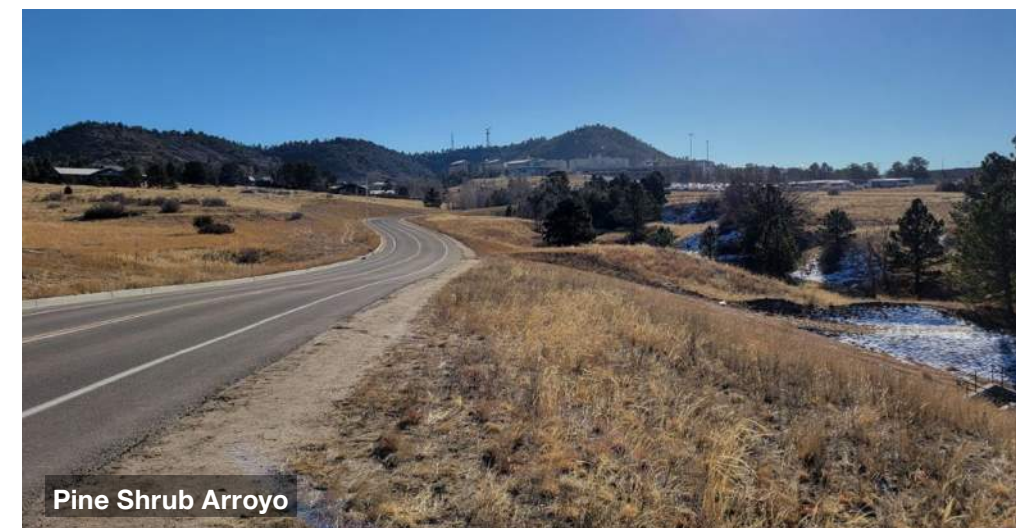
Mountain Shrub Arroyo



Native Prairie



Pine Shrub Bluff



Pine Shrub Arroyo

Arroyos & Stormwater Landscape

Arroyos and Stormwater Landscapes include man-made and natural drainage ways. The man-made infrastructure should prioritize use of best management practices (BMPs) and mimic the aesthetic of the natural arroyos. Hard infrastructure, such as concrete sediment traps should be screened from view.

The aesthetic of the natural arroyos depends upon its plant community, which varies depending on topography, slope, geology, soils, hydrology, and human impact. Today, the plant communities in the natural arroyos include Native Prairie, Oak/Elm, Pine Shrub, and Cottonwood Willow. New development should mimic one of these plant communities while being mindful of maintenance requirements.

Elements of this landscape include:

- Plantings: for new development, grasses should be the dominant species with select shrubs and dispersed trees.
- Grading: slopes should vary and be naturalized to blend these areas into the surrounding landscape. It should be graded to look as if the campus developed around this natural feature.
- Stone Weirs/Walls: use of natural stacked stone to stabilize soil and control the flow of water.



Stone arroyo transitions from Signature Landscape (right) to Natural Landscape (left) at the Village at Alpine Valley



Stone Weirs in Arroyo at Summit Village



Detention Basin at Summit Village



Stone Arroyo at Summit Village

STORMWATER

Overview

Water is a scarce resource in eastern Colorado and the proper management of stormwater is critical to the sustainability of the region. The university has an opportunity to use stormwater to improve its sustainability performance and image. Redevelopment, such as the Regent Circle extension on existing parking lots 222 and 224, is an opportunity to upgrade the stormwater system to current best practices and create a water-wise campus.

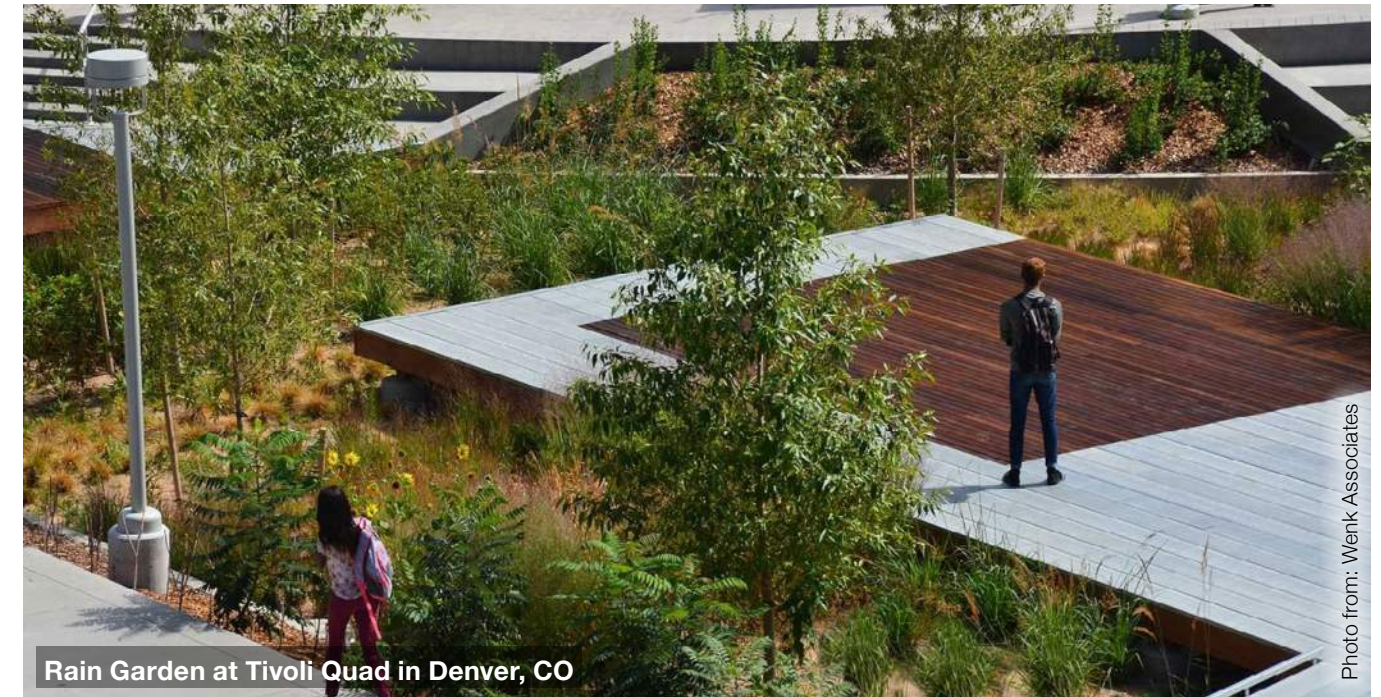
Managing stormwater is an asset to the university, however can also pose challenges for new development. The steep slopes of campus limit areas suitable for detaining a large volume of water and require significant earthwork to create basins. Additionally, stormwater basins are costly to relocate once built, which means proper location of them (i.e., not being in the way of future development) is critical to cost-effective development.

The Facilities Strategic Plan recommends either a localized or regional approach to detention basins, depending on the size of the project. For larger projects or projects that are a part of a larger redevelopment, creation of regional basins is recommended in order to efficiently use land and reduce overall development costs. One hurdle to creation of a regional basin is the first project bears a larger cost for stormwater, which is repaid in subsequent projects.

For smaller and/or isolated projects, for example Lyda Hill Institute for Human Resilience, the Facilities Strategic Plan recommends a single-project detention basin. Smaller projects require less land area for stormwater which reduces its impact on available land for future development. Additionally, large regional basins would be cost-prohibitive for smaller projects.

In addition to the detention basins, implementation of a variety of BMPs is recommended for all projects. Integrating smaller-scale and localized BMPs can reduce the size of the detention basins while simultaneously contributing to the beauty and sustainable image of campus. BMPs include:

- Bioretention
- Bioswale
- Rain Garden
- Natural Areas
- Green Roof
- Infiltration Planter
- Stormceptors
- Regional Extended Detention Basin



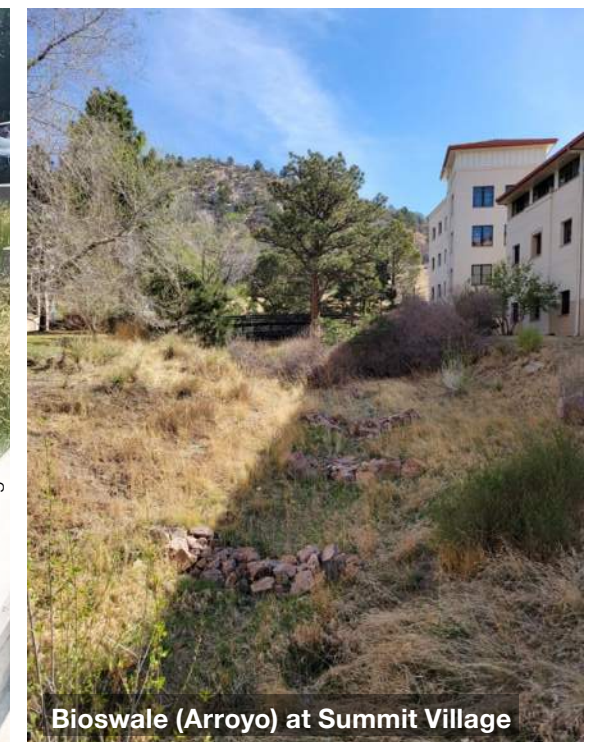
Rain Garden at Tivoli Quad in Denver, CO

Photo from: Wenk Associates



Parking Lot Bioretention at Carla Madison Recreation Center in Denver, CO

Photo from: Brian Westington



Bioswale (Arroyo) at Summit Village

Central Campus

Stormwater recommendations include:

1 Build Regent Circle Extension & New Parking Lots Basin

Treat and detain runoff from the parking lots, and Regent Circle extension along Austin Bluffs Parkway.

2 Create a Sustainable Frontage & Entry Experience

Celebrate sustainability by transforming the Austin Bluffs entries/frontage from irrigated turf to naturalized basins.

3 Expand the Basin by the New Residence Hall

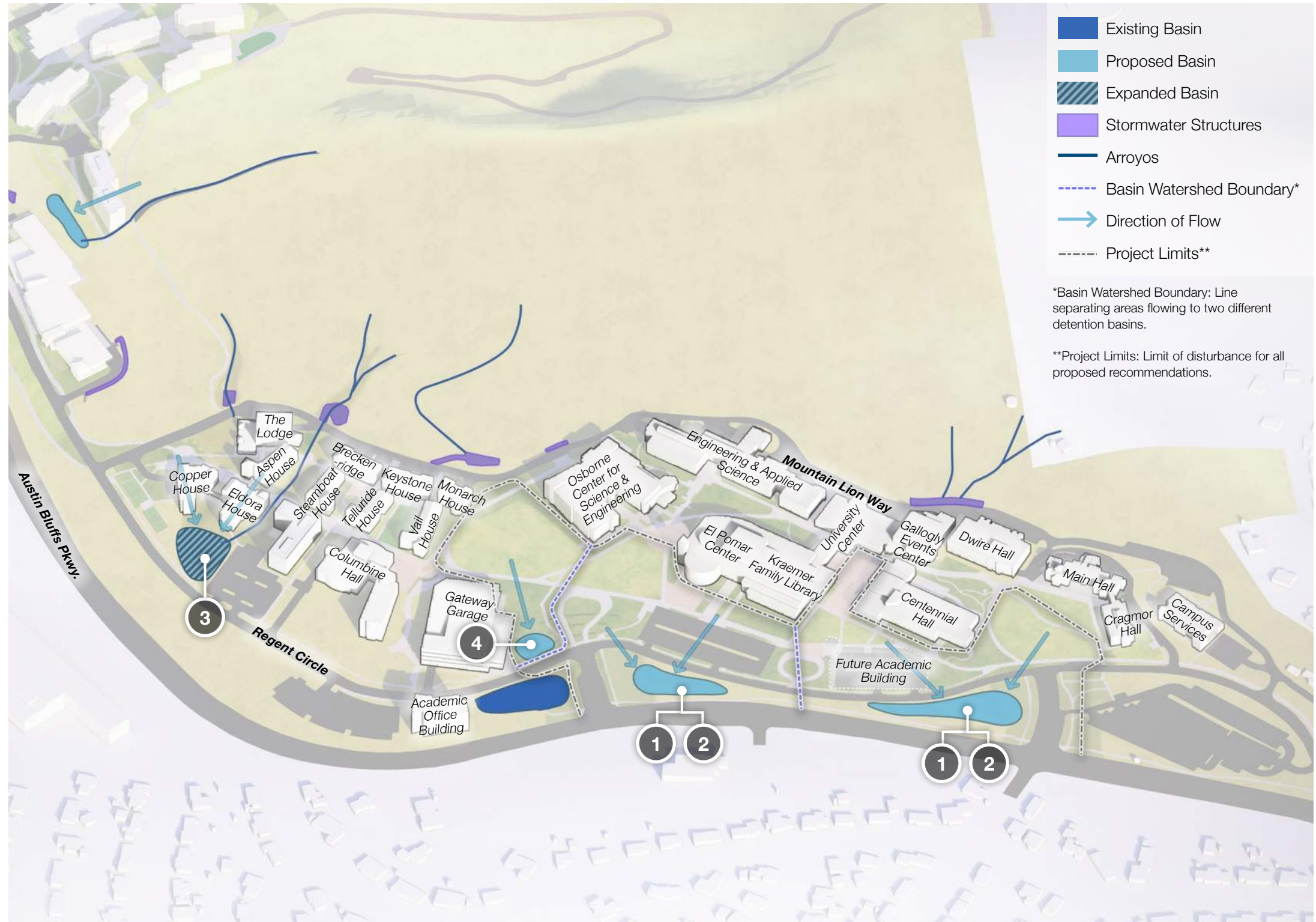
Expand the stormwater basin by Summit Village.

4 Optional Basin Location

Another basin can be located next to the Gateway Garage, if needed.

Install Localized BMPs

Small-scale localized BMPs such as rain gardens, bioswales, infiltration planters, and green roofs are recommended throughout the entire campus.



*Basin Watershed Boundary: Line separating areas flowing to two different detention basins.

**Project Limits: Limit of disturbance for all proposed recommendations.

West Campus

Build stormwater basins for the proposed:

1 Athletics Development

Add basins on either side of the arroyo to store the water from future athletic developments.

2 Health & Wellness III

3 Parking Lot

4 Lyda Hill Institute

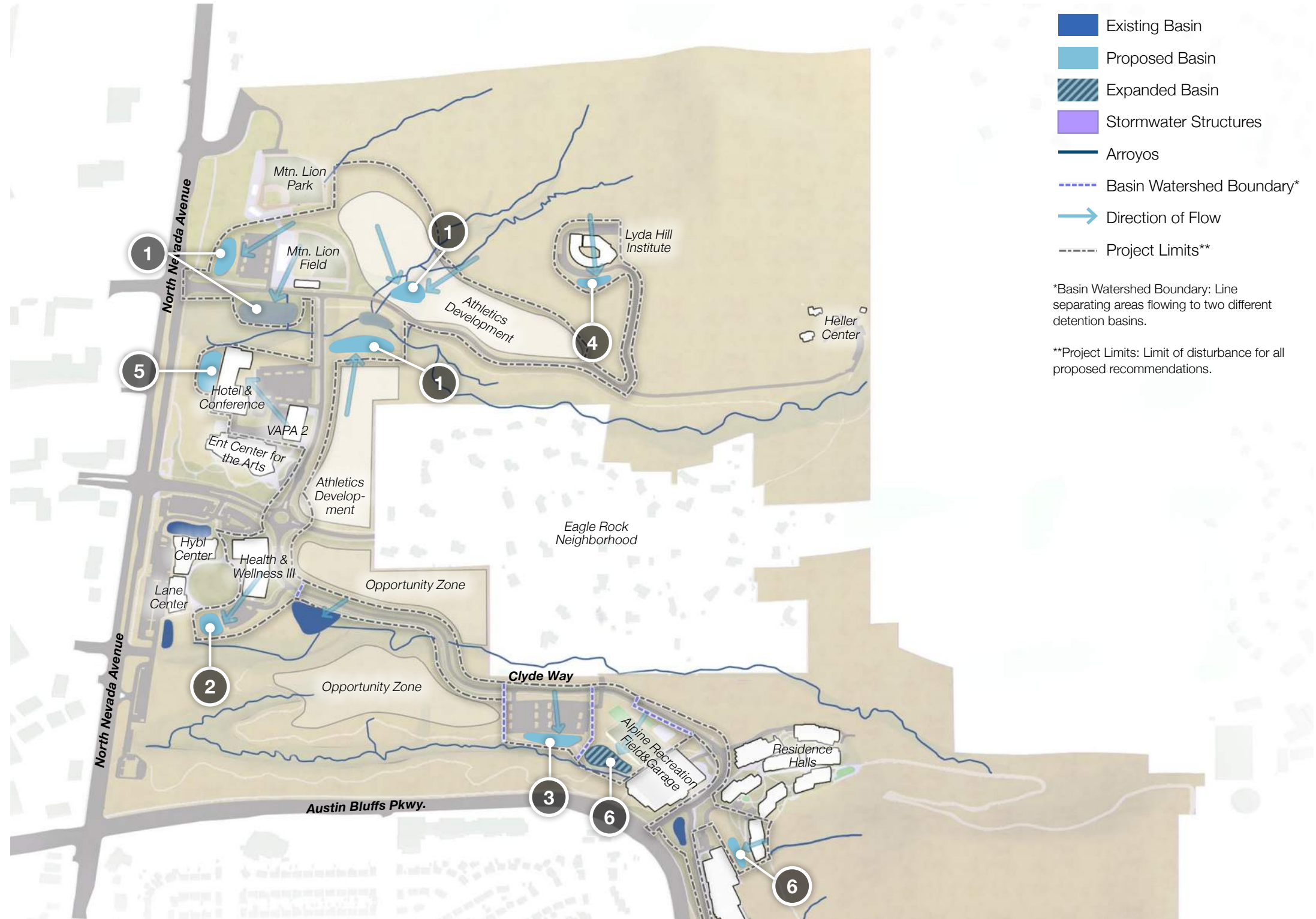
Expand existing basins for the proposed:

5 Hotel & Conference Center, Parking Structure

6 Village at Alpine Valley New Residence Hall, Recreation Field

Install Localized BMPs

Small-scale localized BMPs such as rain gardens, bioswales, infiltration planters, and green roofs are recommended throughout the entire campus.



Cybersecurity Building

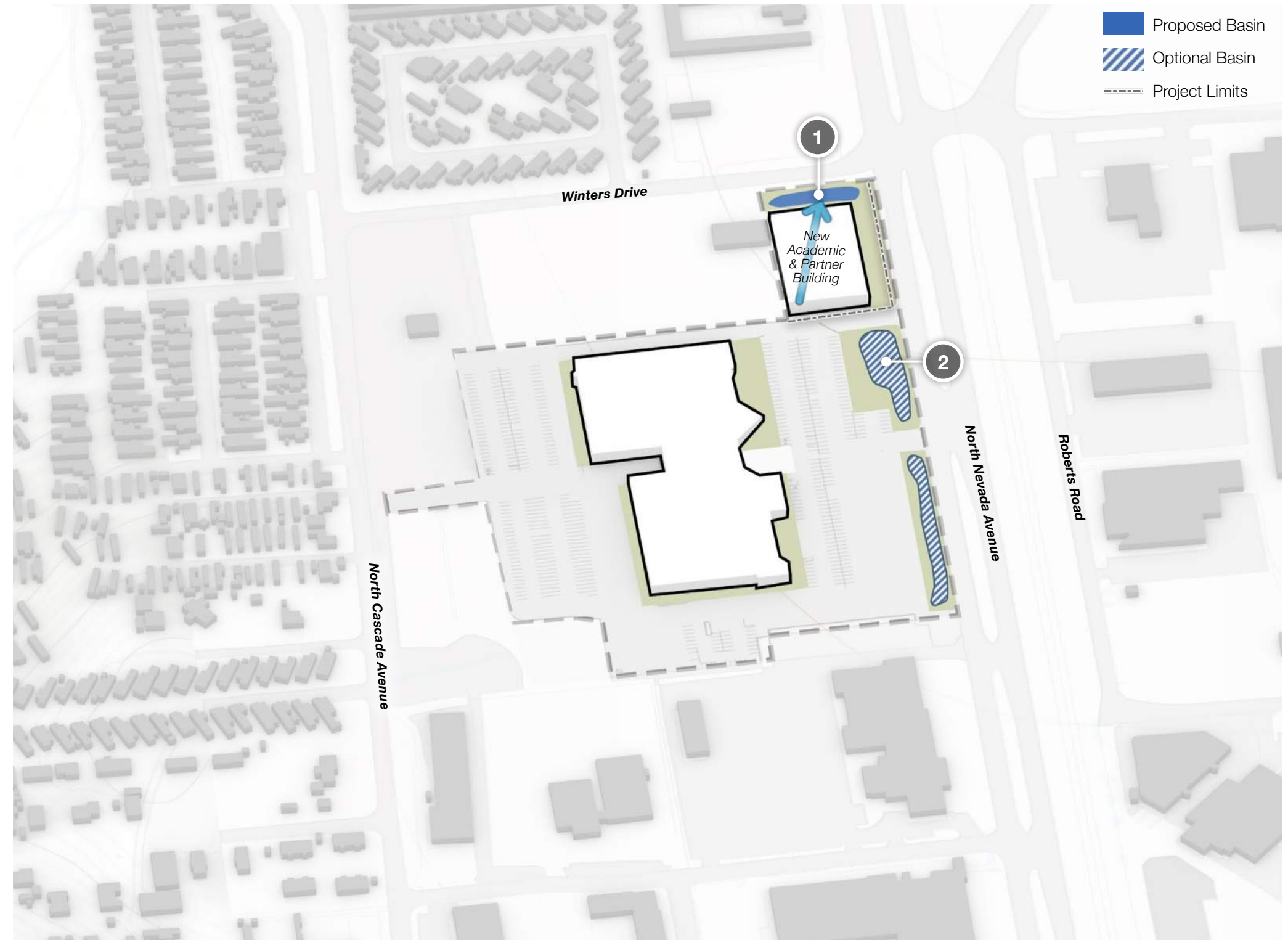
Stormwater recommendations include:

1 Build a Basin for the Future Building

Add a stormwater basin adjacent to the development, potentially along Winters Drive. Location to be determined based on the size of the facility and the circulation and access needs.

2 Allocate Land for Future Stormwater

Opportunity for additional stormwater features along the North Nevada Avenue frontage, if needed.



SOLAR

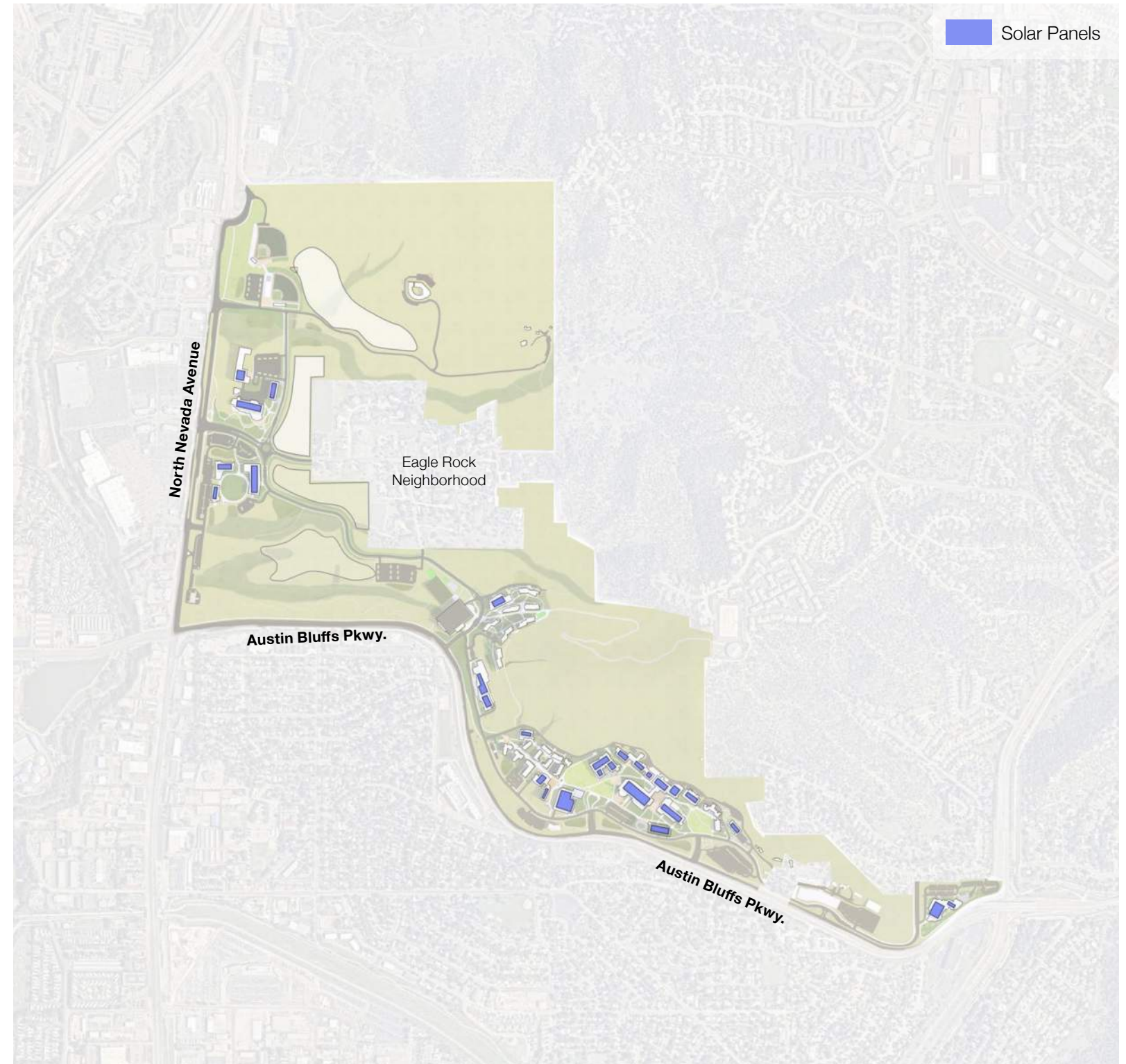
Entire Campus

Green energy and solar power generation is essential to UCCS achieving the goal of becoming a net-zero campus. UCCS has the opportunity to incorporate solar panels on rooftops of existing and new facilities, if space and structural capacities allow. Additionally, the campus has the option to purchase green energy from Colorado Springs Utilities (CSU). Installation of solar arrays over parking lots and on undeveloped land are alternative options; however, they are not cost-comparable to purchasing green energy from CSU.

When locating solar arrays, it is important to consider the future development potential of that land. The Facilities Strategic Plan recommends avoiding installation on areas highly suitable for development or redevelopment, such as on aging and non-historic facilities, over parking lots adjacent to existing facilities, or on land within the development zones.

The Facilities Strategic Plan recommends:

- Installation of rooftop solar on existing and new buildings that can feasibly accommodate solar panels.



SUSTAINABILITY GUIDELINES

Entire Campus

The 2030 Sustainability Strategic Plan outlines goals and actions the university should take to create a better future that is more sustainable, resilient, and equitable.

The Facilities Strategic Plan builds upon the Sustainability Strategic Plan with recommendations that expand the guidance on creating a sustainable future. What follows is a summary of the Facilities Strategic Plan recommendations and the Sustainability Strategic Plan goals related to the physical aspects of campus. Goals from the Sustainability Strategic Plan are noted by "(2030 Plan)."

Buildings

- New construction to meet LEED Gold at a minimum (2030 Plan)
- Renovations shall meet LEED Gold standards at a minimum (2030 Plan)
- Maintenance shall meet LEED Gold standards at a minimum (2030 Plan)
- Provide clear accessible routes and signage
- Provide gender neutral bathrooms
- Provide multi-cultural spaces, as appropriate

Energy Generation

- Expand solar generation

Grounds/Landscape

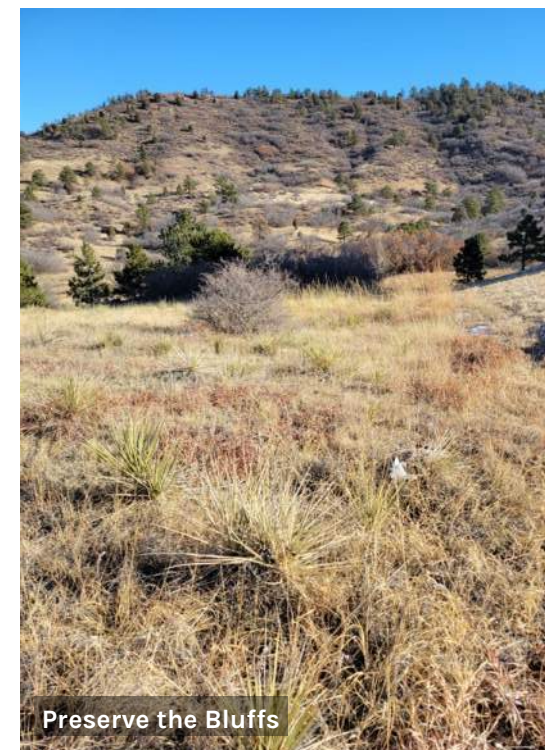
- Minimize development on undisturbed land
- Preserve and protect the arroyos and bluffs
- Decrease irrigated lawn and convert lawn areas to habitat
- Explore an on-campus composting facility. Opportunity area located on East Campus

Transportation

- Create a Transportation Master Plan (2030 Plan)
- Improve shuttle efficiency via street improvements
- Create mobility hubs with an electric bicycle-share program
- Improve the accessibility, efficiency, and safety of the non-motorized circulation network
- Make the campus welcoming by clarifying entries and improving signage
- Provide EV charging stations



Expand Solar Generation



Preserve the Bluffs



Support Non-Motorized Modes



CHAPTER 8 PHASING

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IMPLEMENTATION

The long-term value of the Facilities Strategic Plan is in its power to establish capital priorities and optimize valuable resources. Through the planning process, several projects were identified including new construction, renovations, street improvements, and open space opportunities. The Facilities Strategic Plan considered not only the size, scope and scale of potential projects, but also the sequencing in which projects may occur. It is not meant to be prescriptive. Instead it is to document characteristics which will allow the university to assess options as priorities shift and change, thus allowing for continuous planning, including initial project design and pricing.

In addition to new construction, it is critical the Facilities Strategic Plan address the current backlog of deferred maintenance on existing buildings. By first caring for existing assets, UCCS can best prepare it's facilities for the future.

When a project is considered for implementation, the phasing diagrams on the following pages will help UCCS determine if there are enabling projects that must first be completed to allow the proposed project to move forward. This allows UCCS leadership to make informed decisions regarding the feasibility and timeline of potential future projects.



CENTRAL CAMPUS

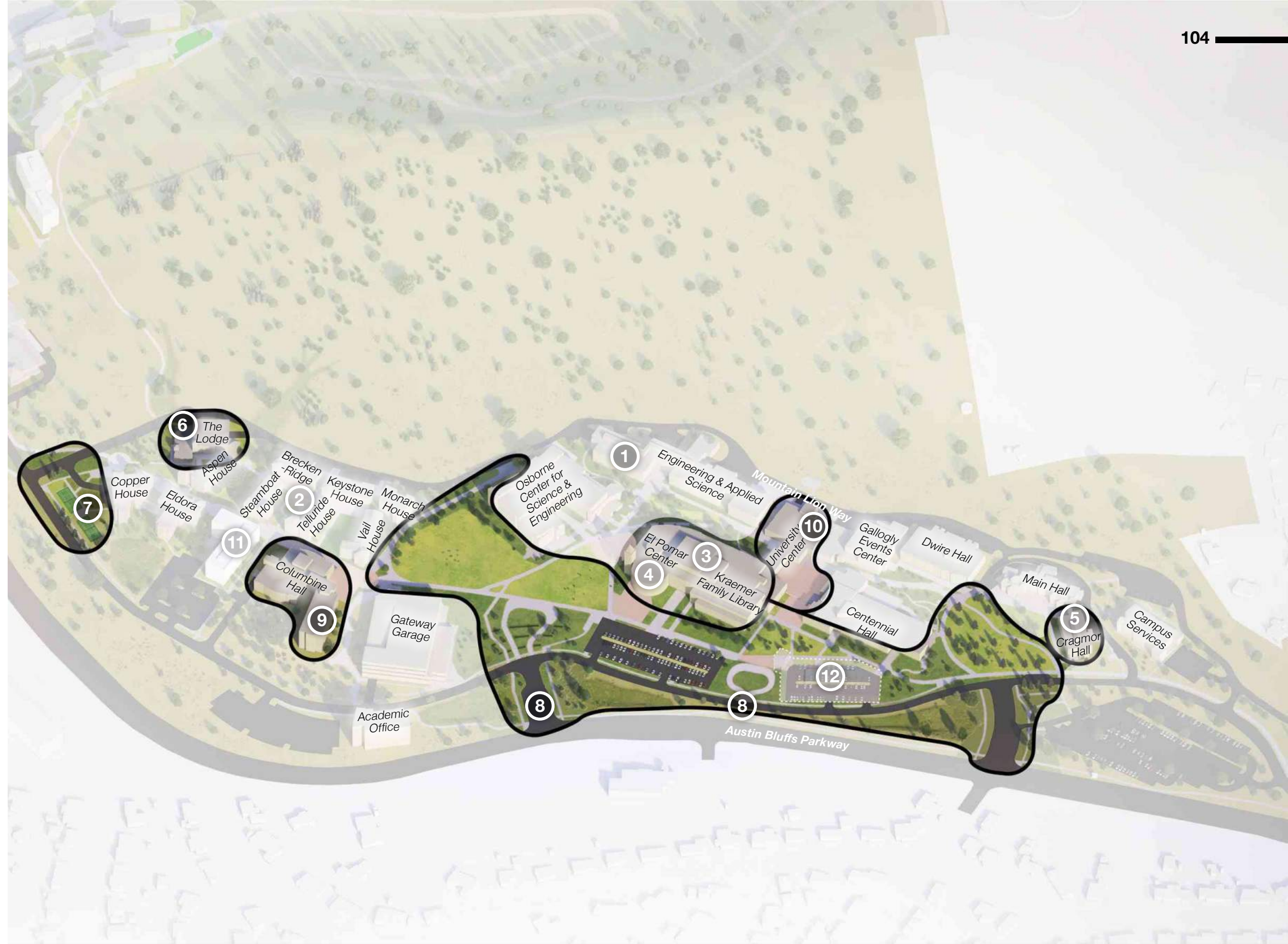
Phasing: Short-Term

- 1 Renovate Engineering & Applied Science
- 2 Renovate Existing Residence Halls
- 3 Renovate the Kraemer Family Library
- 4 Create a Welcome & Student Success Center in El Pomar Center
- 5 Consolidate Non-Student Facing Administration to Cragmor Hall
- 6 Renovate The Lodge
- 7 Provide Recreation Amenities
- 8 Redevelop the Main Entrance & Extend Regent Circle, Improve West Lawn & Cragmor Green
- 9 Renovate Columbine Hall
- 10 Renovate the University Center
- 11 Build a Residence Hall
- 12 Build a Future Academic Building



Phasing: Mid-Term

- 1 Renovate Engineering & Applied Science
- 2 Renovate Existing Residence Halls
- 3 Renovate the Kraemer Family Library
- 4 Create a Welcome & Student Success Center in El Pomar Center
- 5 Consolidate Non-Student Facing Administration to Cragmor Hall
- 6 Renovate The Lodge
- 7 Provide Recreation Amenities
- 8 Redevelop the Main Entrance & Extend Regent Circle, Improve West Lawn & Cragmor Green
- 9 Renovate Columbine Hall
- 10 Renovate the University Center
- 11 Build a Residence Hall
- 12 Build a Future Academic Building



Phasing: Long-Term

- 1 Renovate Engineering & Applied Science
- 2 Renovate Existing Residence Halls
- 3 Renovate the Kraemer Family Library
- 4 Create a Welcome & Student Success Center in El Pomar Center
- 5 Consolidate Non-Student Facing Administration to Cragmor Hall
- 6 Renovate The Lodge
- 7 Provide Recreation Amenities
- 8 Redevelop the Main Entrance & Extend Regent Circle, Improve West Lawn & Cragmor Green
- 9 Renovate Columbine Hall
- 10 Renovate the University Center
- 11 Build a Residence Hall
- 12 Build a Future Academic Building

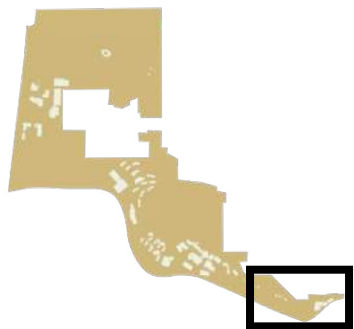
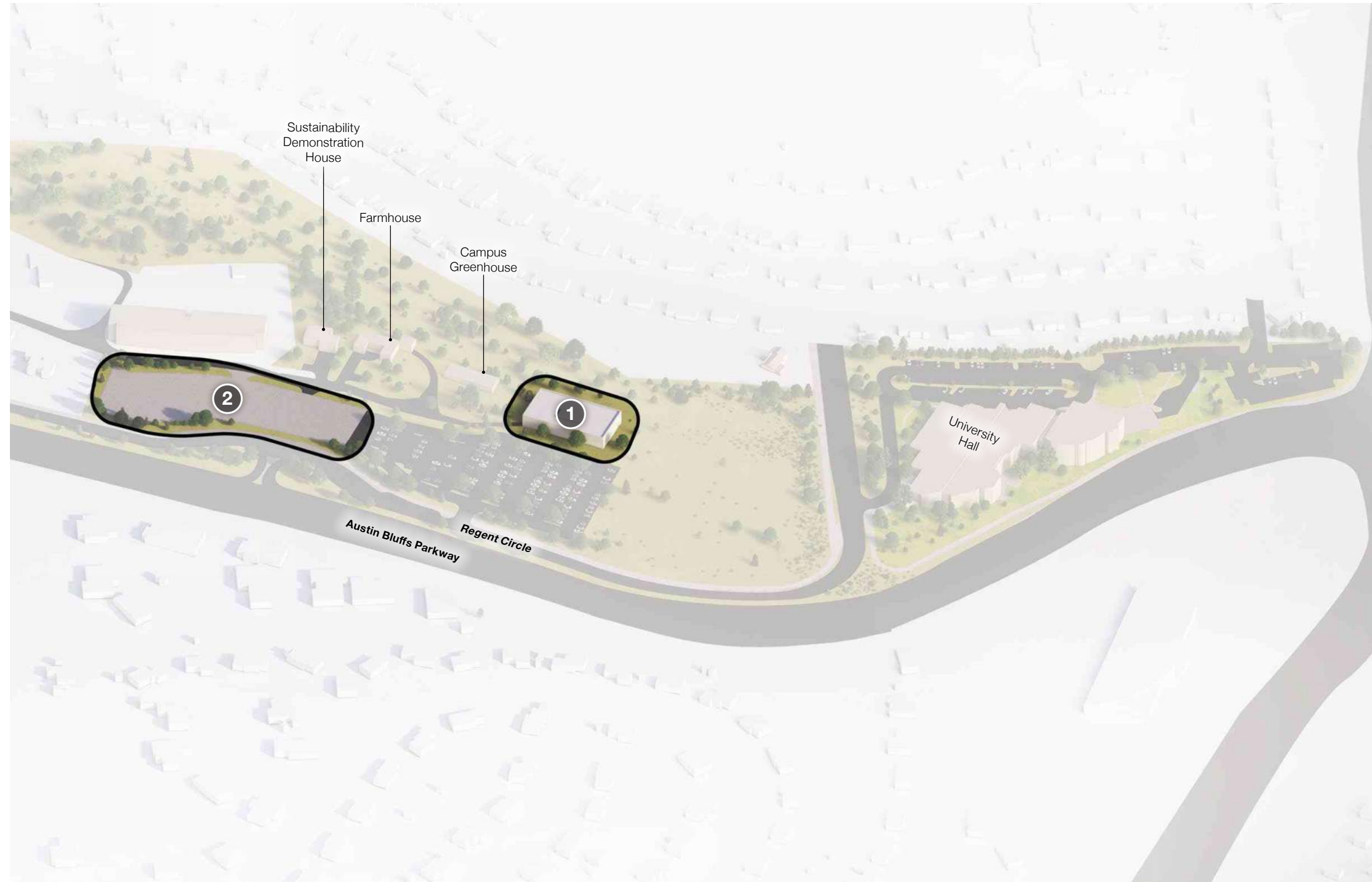


EAST CAMPUS

Phasing

Long-Term

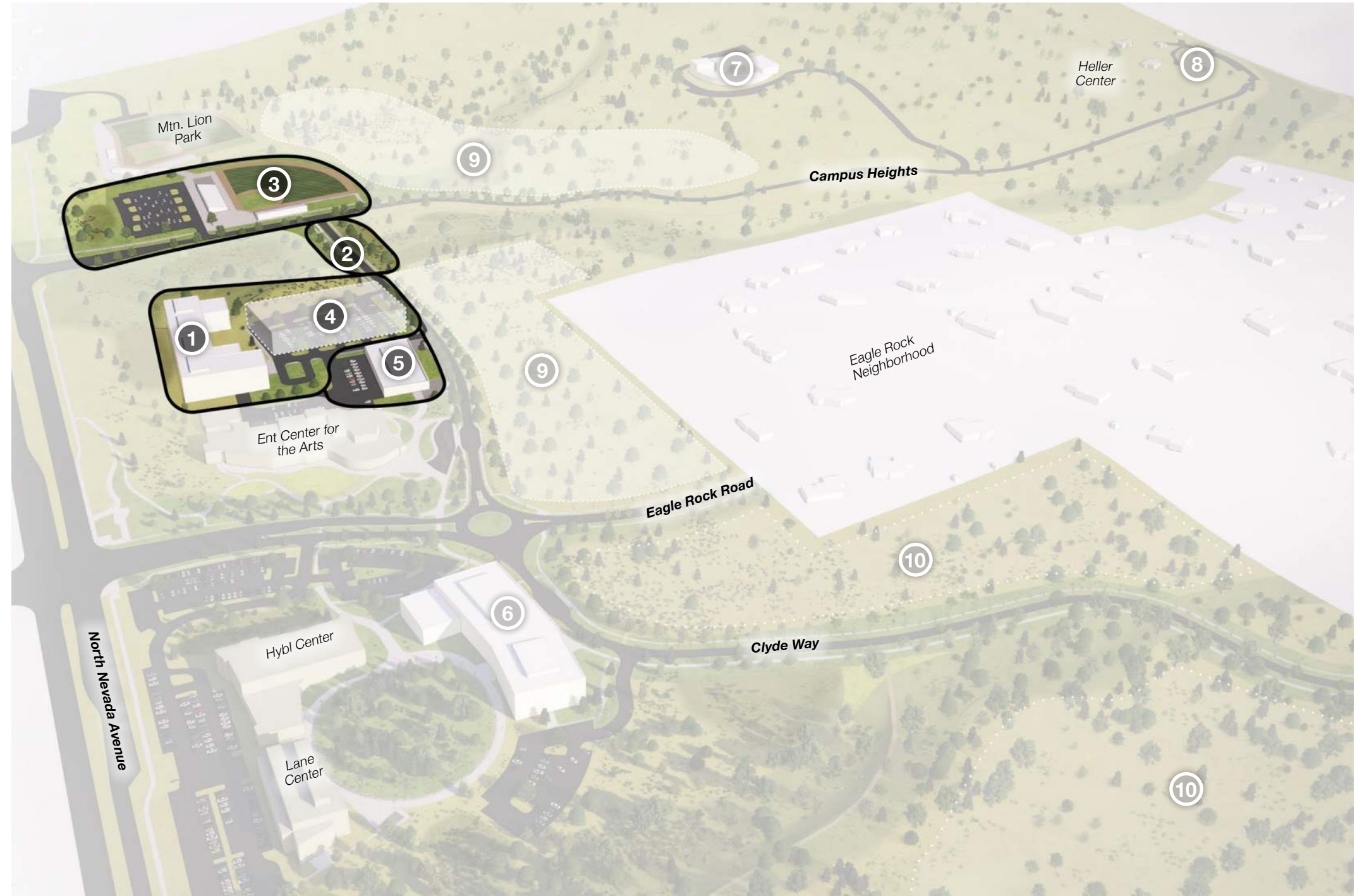
- 1 Build Shop & Fleet Storage
- 2 Build a Facilities Materials Storage & Composting Yard



WEST CAMPUS

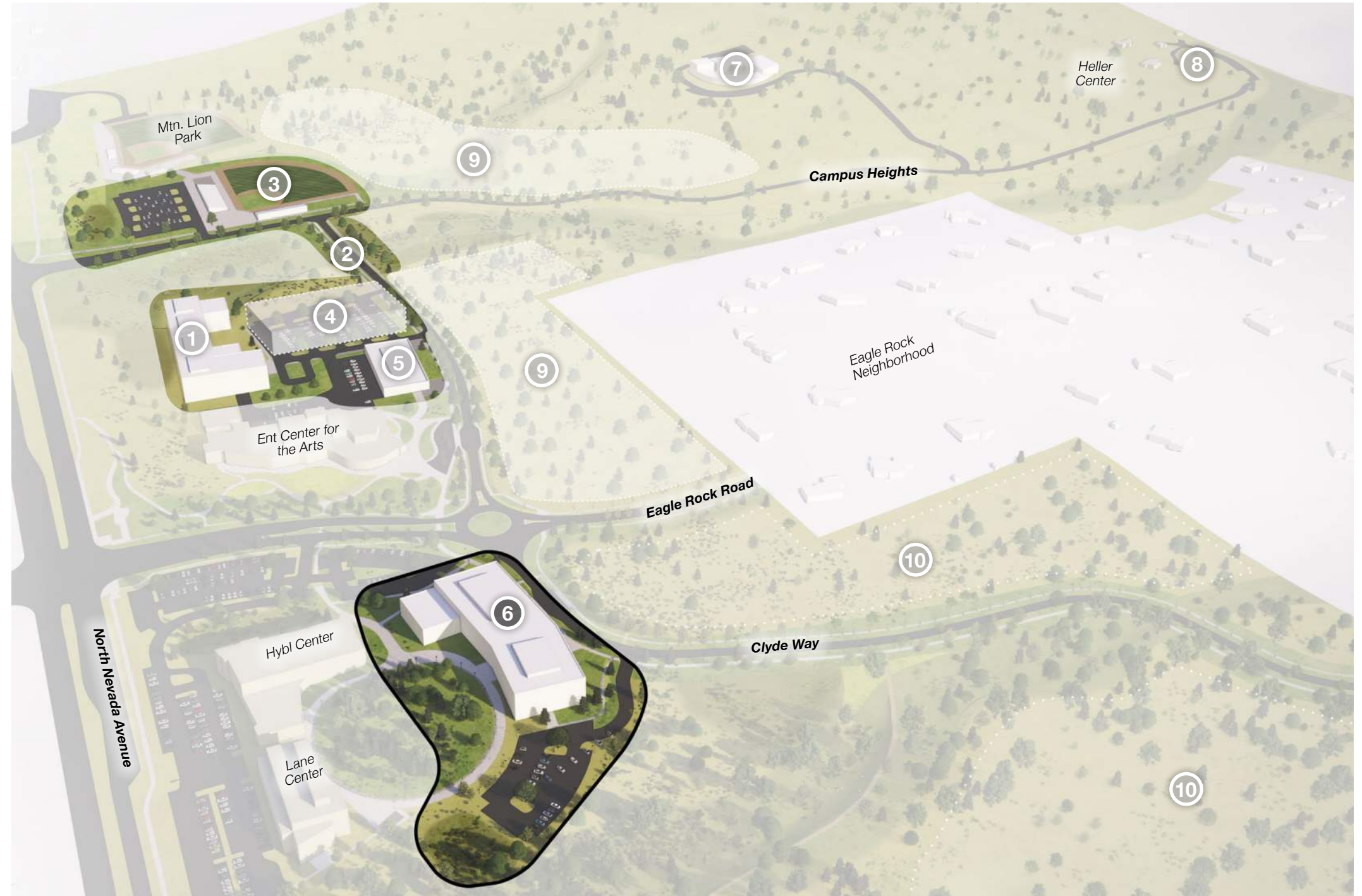
Phasing: Short-Term

- 1 Build a Hotel & Conference Center
- 2 Extend Clyde Way to North Campus
- 3 Relocate Mountain Lion Field
- 4 Build a Parking Structure
- 5 Build Visual Arts Performing Arts Phase II
- 6 Build Health & Wellness III
- 7 Build the Lyda Hill Institute for Human Resilience
- 8 Improve Heller Center
- 9 Additional Athletic Development
- 10 Develop Opportunity Zones



Phasing: Mid-Term

- 1 Build a Hotel & Conference Center
- 2 Extend Clyde Way to North Campus
- 3 Relocate Mountain Lion Field
- 4 Build a Parking Structure
- 5 Build Visual Arts Performing Arts Phase II
- 6 Build Health & Wellness III
- 7 Build the Lyda Hill Institute for Human Resilience
- 8 Improve Heller Center
- 9 Additional Athletic Development
- 10 Develop Opportunity Zones



Phasing: Long-Term & Independent

- 1 Build a Hotel & Conference Center
- 2 Extend Clyde Way to North Campus
- 3 Relocate Mountain Lion Field
- 4 Build a Parking Structure
- 5 Build Visual Arts Performing Arts Phase II
- 6 Build Health & Wellness III

Long-Term

- 7 Build the Lyda Hill Institute for Human Resilience
- 8 Improve Heller Center

Independent

- 9 Additional Athletic Development
- 10 Develop Opportunity Zones



VILLAGE AT ALPINE VALLEY

Short-Term

- 1 Renovate Existing Apartments
- 2 Build a Gathering Space
- 3 Build Sport Courts & Skateboard Park
- 4 Replace the Alpine Recreation Field & Renovate Alpine Garage to Add Parking
- 5 Build a Residence Hall
- 6 Develop Opportunity Zone



Mid- and Long-Term

- 1 Renovate Existing Apartments
- 2 Build a Gathering Space

Mid-Term

- 3 Build Sport Courts & Skateboard Park
- 4 Replace the Alpine Recreation Field & Renovate Alpine Garage to Add Parking

Long-Term

- 5 Build a Residence Hall
- 6 Develop Opportunity Zone



CYBERSECURITY BUILDING UCCS DOWNTOWN

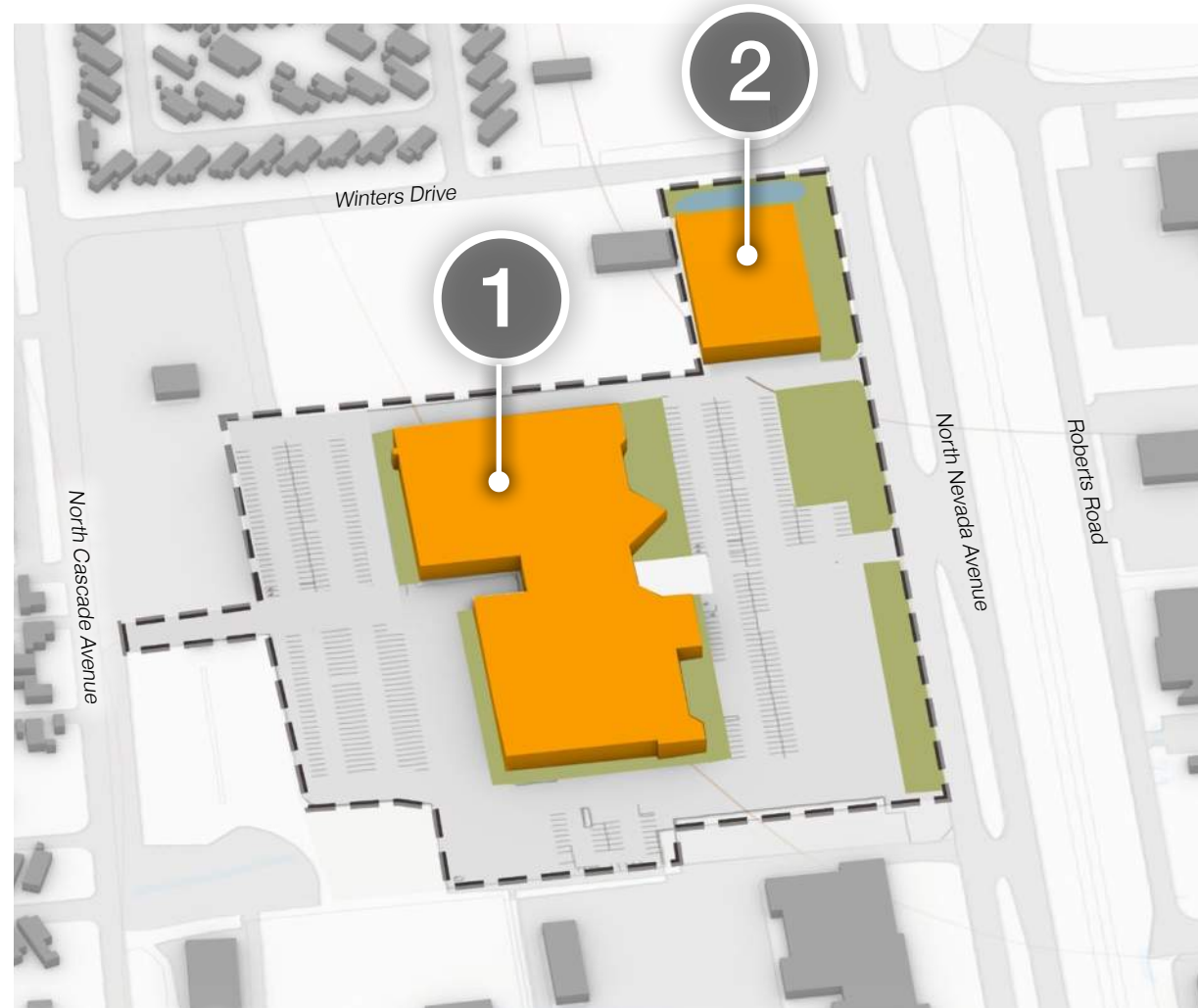
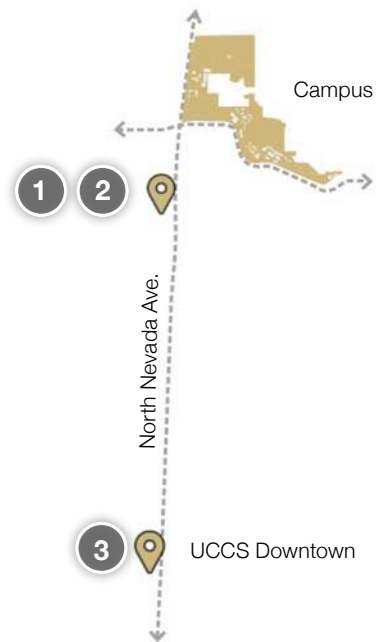
Phasing

Short-Term

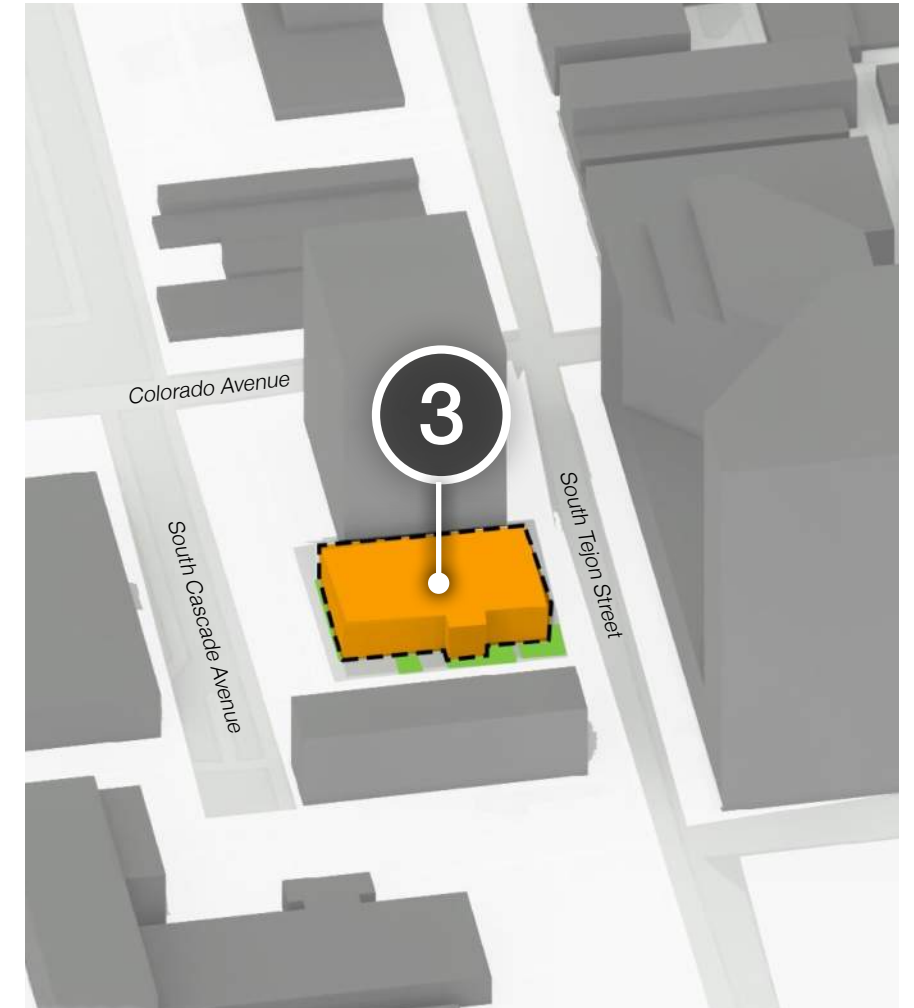
- 1 Expand Academics/Private Partners

Phase Independent

- 2 Future New Building for Partner
- 3 Expand for New Programs



Cybersecurity Building



UCCS Downtown

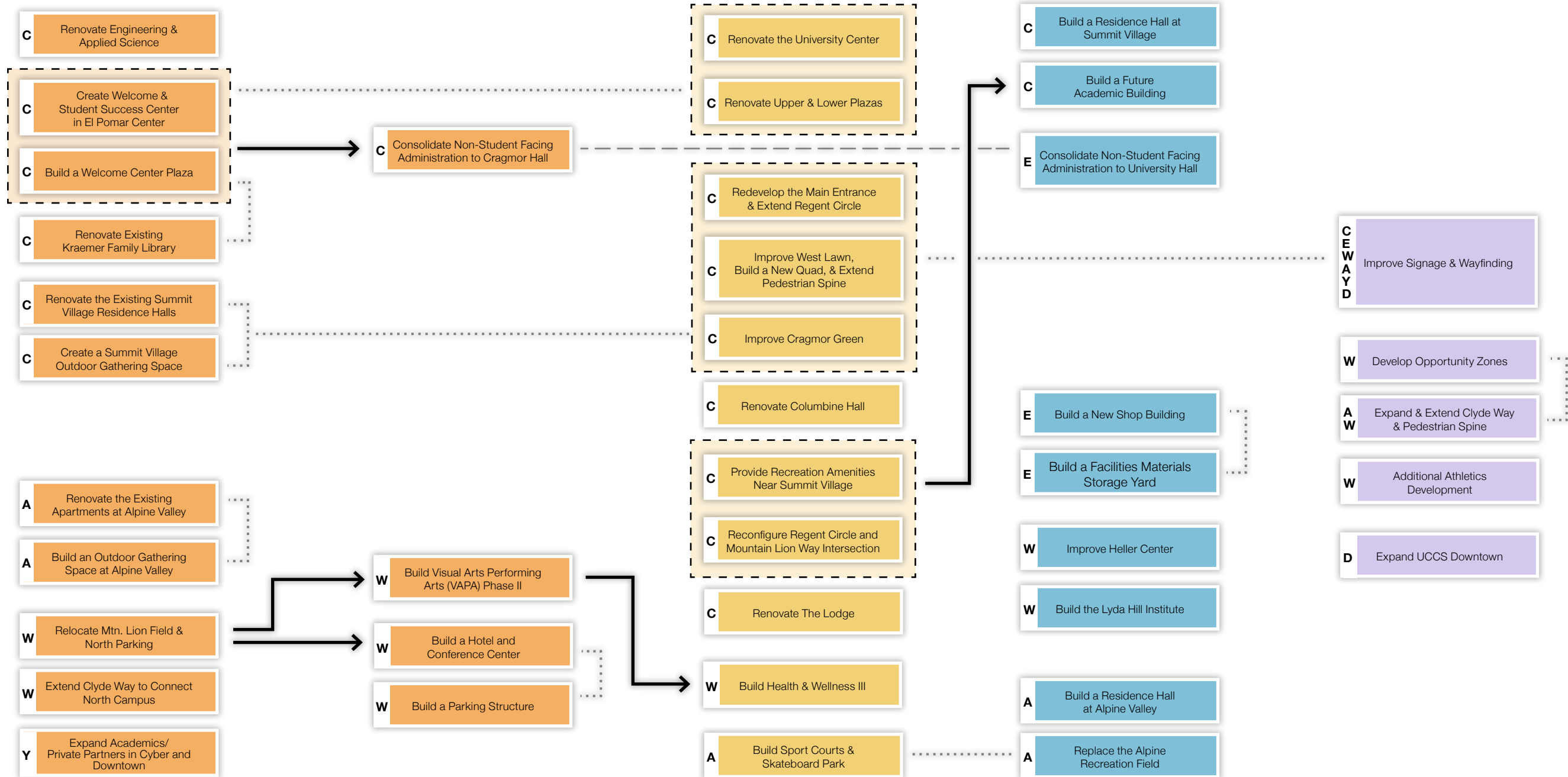
SEQUENCING

Project Location:
C = Central Campus
E = East Campus
W = West Campus
A = Village at Alpine Valley
Y = Cybersecurity Building
D = UCCS Downtown

Near-Term
 Mid-Term
 Long-Term

Independent
 One Project with Sub-Projects (must be completed together)

→ Project Sequencing
- - - Temporary Project to Permanent Project
⋯⋯⋯ Related Projects



SUMMARY

Phasing

Short-Term

- 1 Renovate Engineering & Applied Science
- 2 Renovate Existing Residence Halls
- 3 Renovate the Kraemer Family Library
- 4 Create a Welcome & Student Success Center in El Pomar Center
- 5 Consolidate Non-Student Facing Administration to Cragmor Hall
- 6 Build a Hotel & Conference Center
- 7 Build the Campus Connection Road
- 8 Relocate Mountain Lion Field
- 9 Build a Parking Structure
- 10 Build Visual Arts Performing Arts Phase II
- 11 Renovate Existing Apartments
- 12 Build a Gathering Space at Alpine Valley

Mid-Term

- 13 Provide Recreation Amenities
- 14 Renovate The Lodge
- 15 Redevelop the Main Entrance & Extend Regent Circle
- 16 Renovate Columbine Hall
- 17 Renovate the University Center
- 18 Build Health & Wellness III
- 19 Build Sport Courts & a Skateboard Park
- 20 Replace the Alpine Recreation Field & Renovate Alpine Garage to Add Parking

Long-Term

- 21 Build a Residence Hall at Summit Village
- 22 Build a Future Academic Building
- 23 Build Shop & Fleet Storage
- 24 Build a Facilities Materials Storage & Composting Yard
- 25 Build the Lyda Hill Institute for Human Resilience
- 26 Improve Heller Center
- 27 Build a Residence Hall at Alpine Valley

Independent

- 28 Additional Athletic Development
- 29 Develop Opportunity Zones



See page 114 for phasing of the Cybersecurity Building and UCCS Downtown.



University of Colorado
Colorado Springs



2025 FACILITIES STRATEGIC PLAN
TECHNICAL REPORT JANUARY 2025

SMITHGROUP

APPENDIX: SPACE ANALYSIS

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SPACE NEEDS

Process

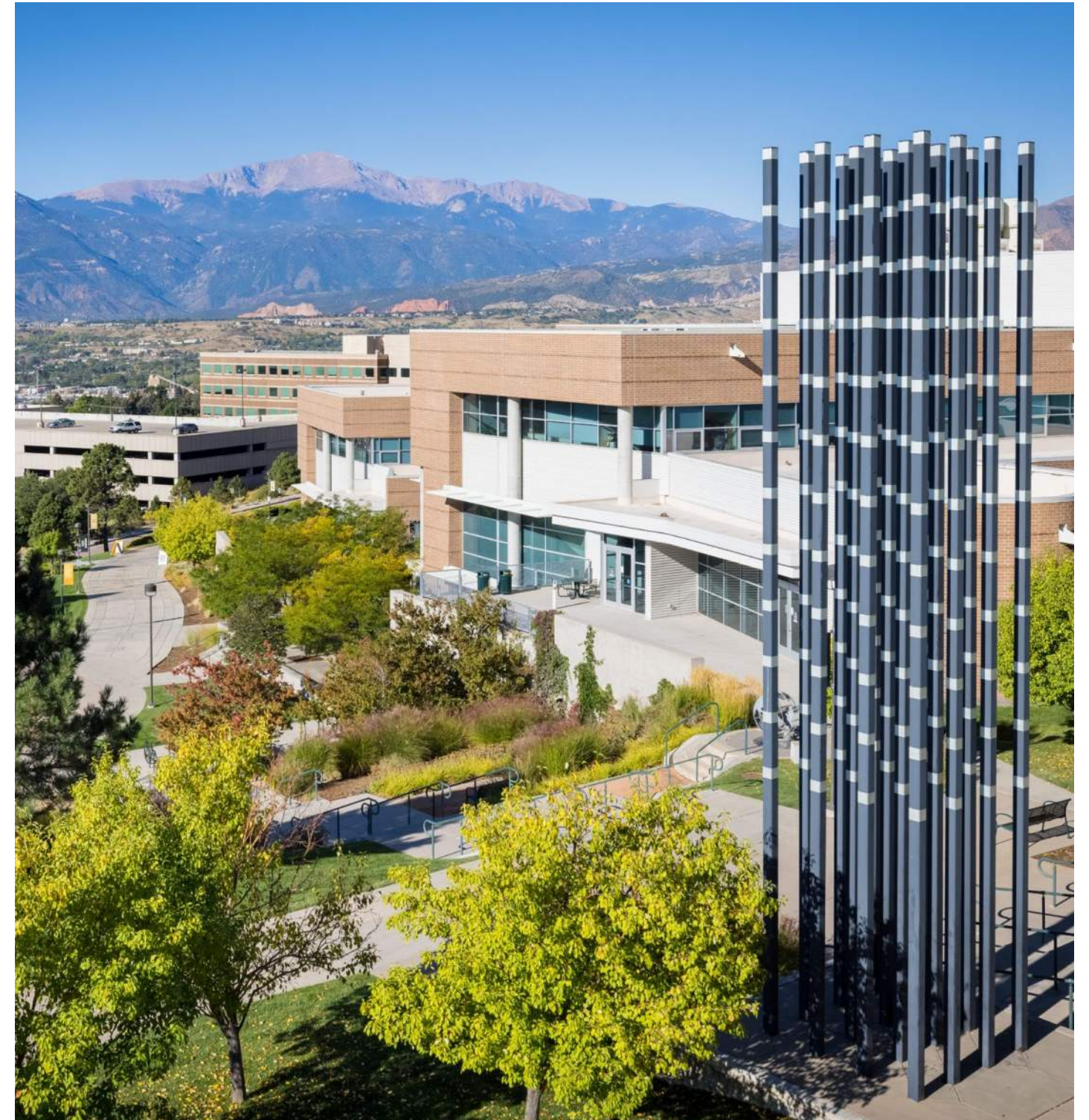
The Space Analysis for UCCS in support of the Facilities Strategic Plan, was established through a process that included:

- Gathering facilities, enrollment, course, and staffing data for the Fall 2022 term. This data was used to establish a snapshot of campus activities in 2022.
- Preparing preliminary space utilization analyses for regularly scheduled classrooms and teaching laboratories. This uncovered anomalies in the data that were verified with the university.
- Attending virtual meetings with university representatives to gain an understanding of how current space is serving the campus.
- Establishing space guidelines for the various space categories on campus based on typical metrics for campuses of similar size as UCCS with similar academic missions and through discussion with campus representatives.
- Preparing two space needs analyses: 1) using Fall 2022 actual data; and, 2) incorporating a target enrollment of 11,500 students.
- Reviewing the Space Analysis assumptions and conclusions with the university and making appropriate adjustments.

Planning Assumptions

The Space Analysis assumes that student enrollment will increase from 10,812 students to 11,500 students, an increase of slightly more than 23%. Undergraduate enrollment will increase from 9,020 to 10,000, or 22% and graduate enrollment will increase from 1,792 to 1,500, or 32%.

	Fall 2022	Target
Enrollment	10,812	11,500
Undergraduate Students	9,020	10,000
Graduate Students	1,792	1,500

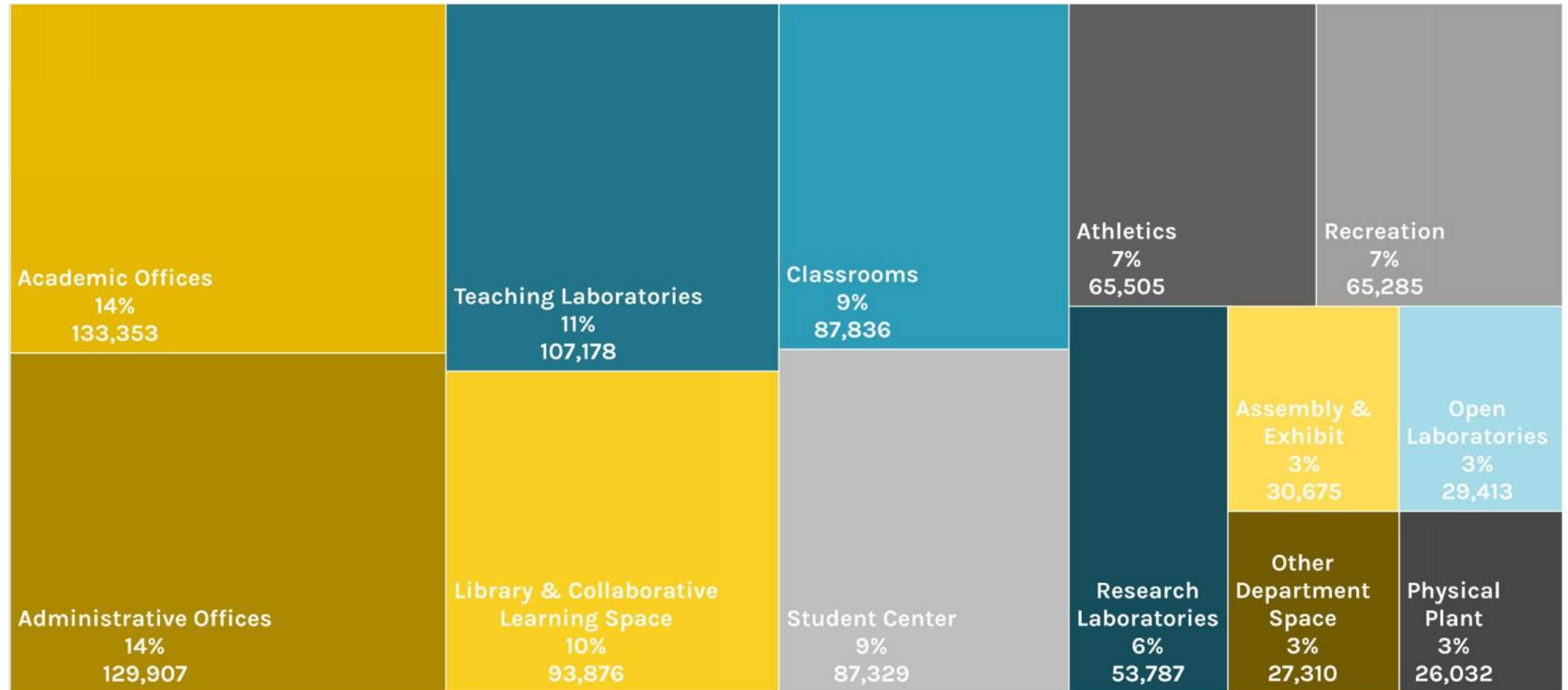


Existing Space

In Fall 2022 the campus had a total of **937,487 Assignable Square Feet (ASF)** in the 13 space categories included in the study. Three space classifications are not included in the study, as follows.

- Inactive/Conversion Space is space that has been taken off-line by the university due to renovations in progress, non-applicability for academic or support functions, etc. At UCCS, most of this space is in the Cybersecurity Building.
- Outside Organizations Space is space that is used by non-university organizations or for university support functions that operate independently. This space is not available for repurposing by the university and therefore not included in the study. At UCCS, space occupied by Peak Vista, Centura Health, and the Family Development Center is in the category.
- Residence Life Space is typically analyzed per bed, not by ASF.

The chart to the right highlights the quantity of space in each category. Residence Life, Inactive/Conversion, and Outside Organization space is not included to facilitate comparison with campuses similar to UCCS.



Space Needs: 2022

There was an 13,127 ASF deficit of space in 2022. There was a surplus in teaching space: classrooms and teaching laboratories. Library & Collaborative Learning Space and Student Center Space was balanced with need. The largest deficit was in Physical Plant Space.

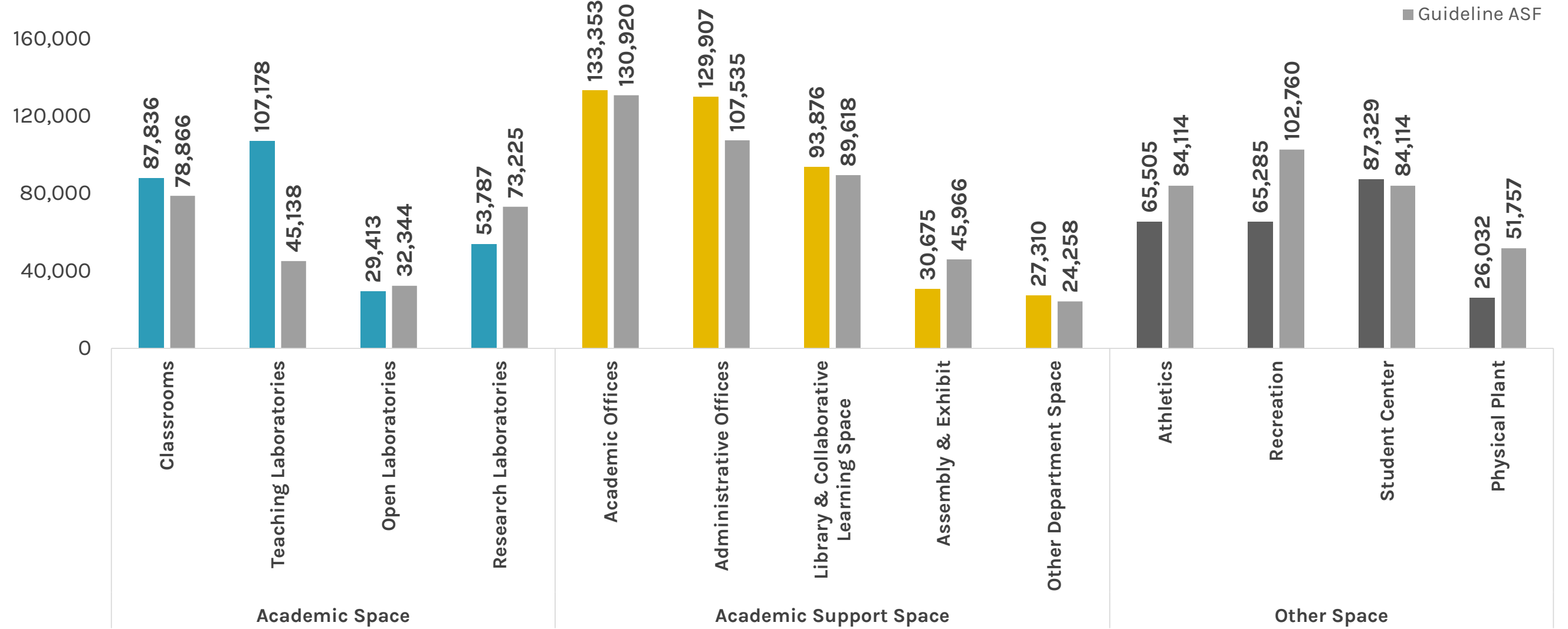
The chart to the right and the chart on the following page indicate the 2022 existing space and surplus or deficit per space category in tabular and bar chart form.

Fall 2022

Student Headcount = 10,812

Space Category	Existing ASF	Guideline ASF	Surplus/(Deficit)	Percent Surplus/ (Deficit)
Academic Space				
Classrooms	87,836	78,866	8,970	10%
Teaching Laboratories	107,178	45,138	62,041	58%
Open Laboratories	29,413	32,344	(2,931)	(10%)
Research Laboratories	53,787	73,225	(19,438)	(36%)
Academic Space Subtotal	278,214	229,573	48,642	17%
Academic Support Space				
Academic Offices	133,353	130,920	2,433	2%
Administrative Offices	129,907	107,535	22,372	17%
Library & Collaborative Learning Space	93,876	89,618	4,258	5%
Assembly & Exhibit	30,675	45,966	(15,291)	(50%)
Other Department Space	27,310	24,258	3,052	11%
Academic Support Space Subtotal	415,121	398,297	16,825	4%
Other Space				
Athletics	65,505	84,114	(18,609)	(28%)
Recreation	65,285	102,760	(37,475)	(57%)
Student Center	87,329	84,114	3,215	4%
Physical Plant	26,032	51,757	(25,725)	(99%)
Other Space Subtotal	244,151	322,745	(78,594)	(32%)
CAMPUS TOTAL	937,487	950,614	(13,127)	(1%)
Residence Life	296,939			
Inactive/Conversion Space	72,295			
Outside Organizations	51,396			

Space Needs: 2022



Space Needs: 2030

In the Target Year, existing space is projected to increase to 952,437 ASF with the completion of the engineering addition. Incorporating this space increase and the target enrollment and personnel increases, the overall space deficit increases from 13,127 ASF to 157,928 ASF, from 1% to 17%. Most space categories are in deficit.

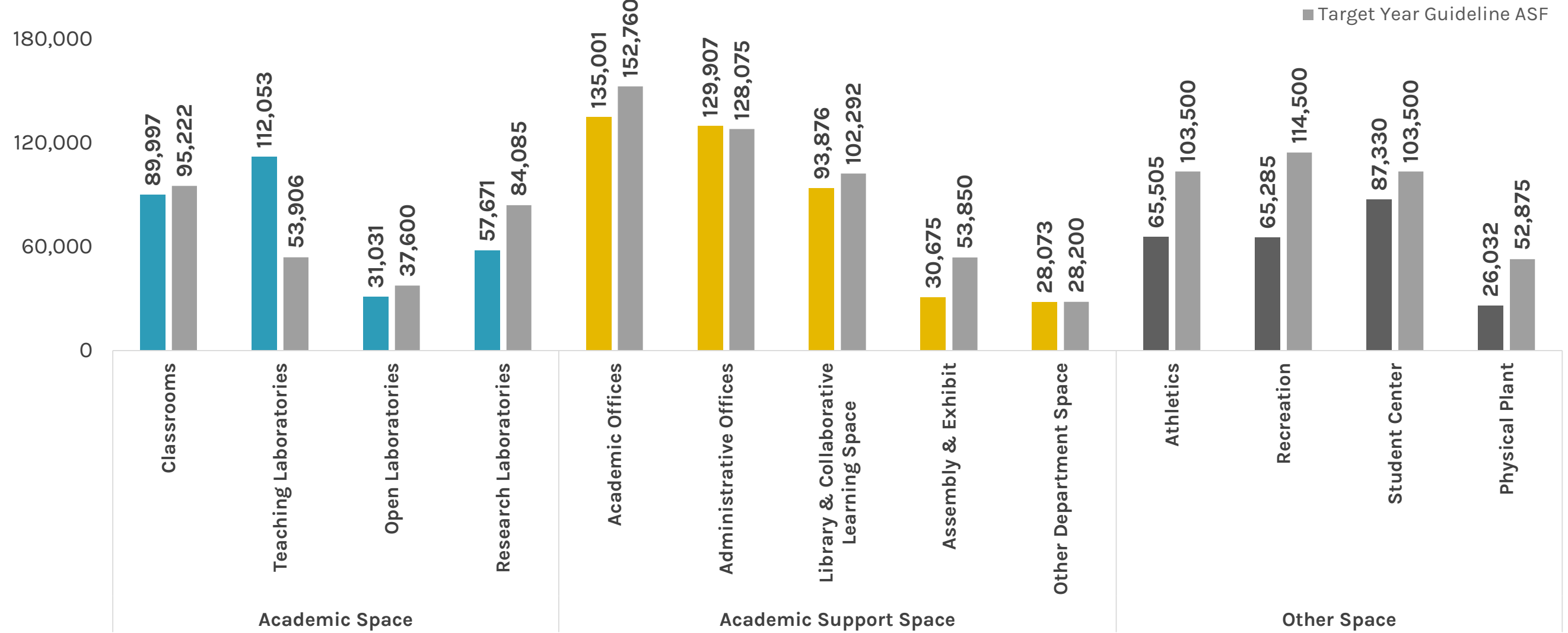
The chart to the right and the chart on the following page indicate the 2030 existing space and surplus or deficit per space category in tabular and bar chart form.

Target Enrollment

Student Headcount = 11,500

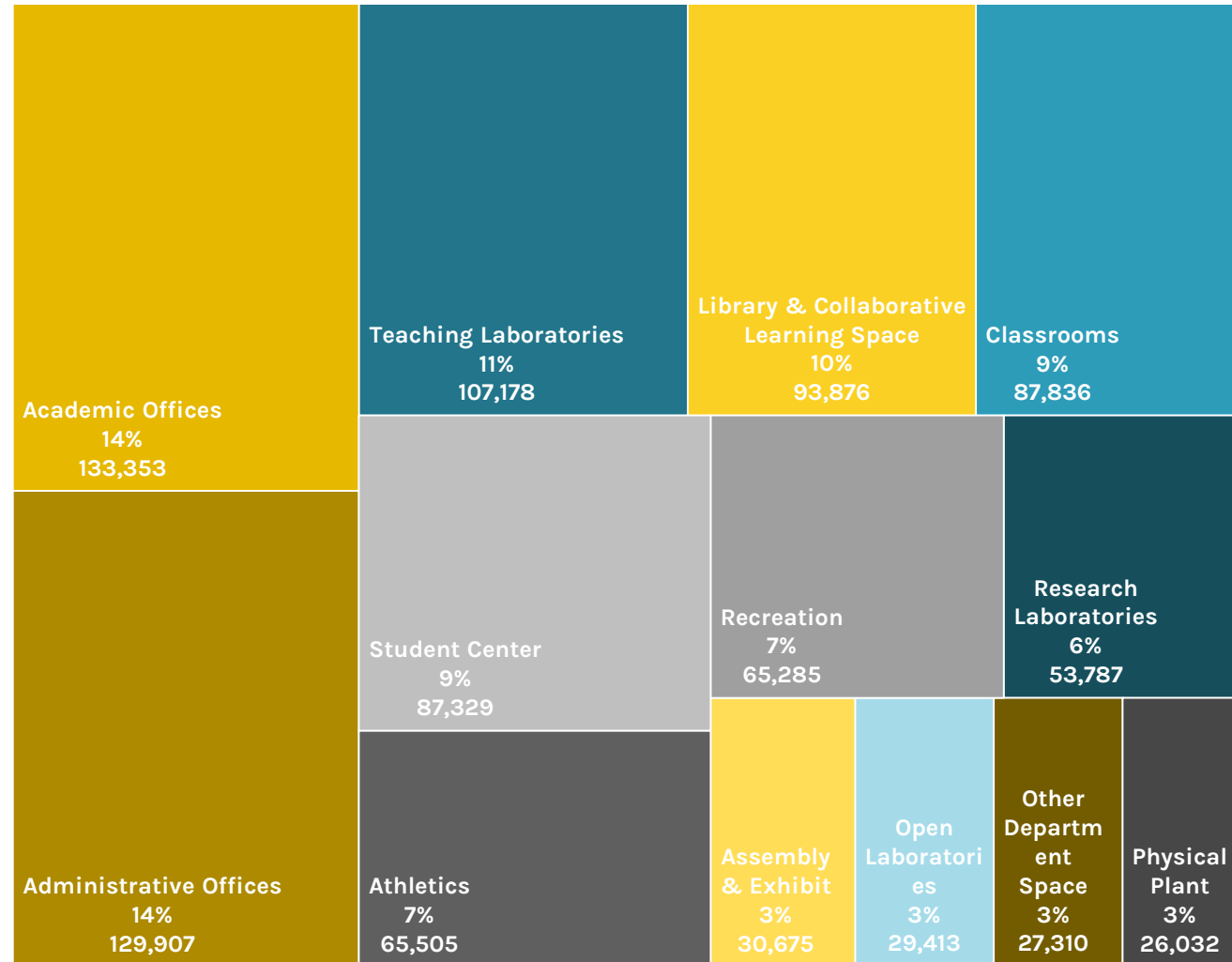
Space Category	Existing ASF	Guideline ASF	Surplus/(Deficit)	Percent Surplus/ (Deficit)
Academic Space				
Classrooms	89,997	95,222	(5,225)	(6%)
Teaching Laboratories	112,053	53,906	58,148	52%
Open Laboratories	31,031	37,600	(6,569)	(21%)
Research Laboratories	57,671	84,085	(26,414)	(46%)
Academic Space Subtotal	290,752	270,813	19,939	7%
Academic Support Space				
Academic Offices	135,001	152,760	(17,759)	(13%)
Administrative Offices	129,907	128,075	1,832	1%
Library & Collaborative Learning Space	93,876	102,292	(8,416)	(9%)
Assembly & Exhibit	30,675	53,850	(23,175)	(76%)
Other Department Space	28,073	28,200	(127)	0%
Academic Support Space Subtotal	417,532	465,177	(47,645)	(11%)
Other Space				
Athletics	65,505	103,500	(37,995)	(58%)
Recreation	65,285	114,500	(49,215)	(75%)
Student Center	87,330	103,500	(16,170)	(19%)
Physical Plant	26,032	52,875	(26,842)	(118%)
Other Space Subtotal	244,152	374,375	(130,222)	(55%)
CAMPUS TOTAL	952,437	1,110,365	(157,928)	(17%)
Residence Life	296,939			
Inactive/Conversion Space	72,295			
Outside Organizations	51,396			

Space Needs: 2030

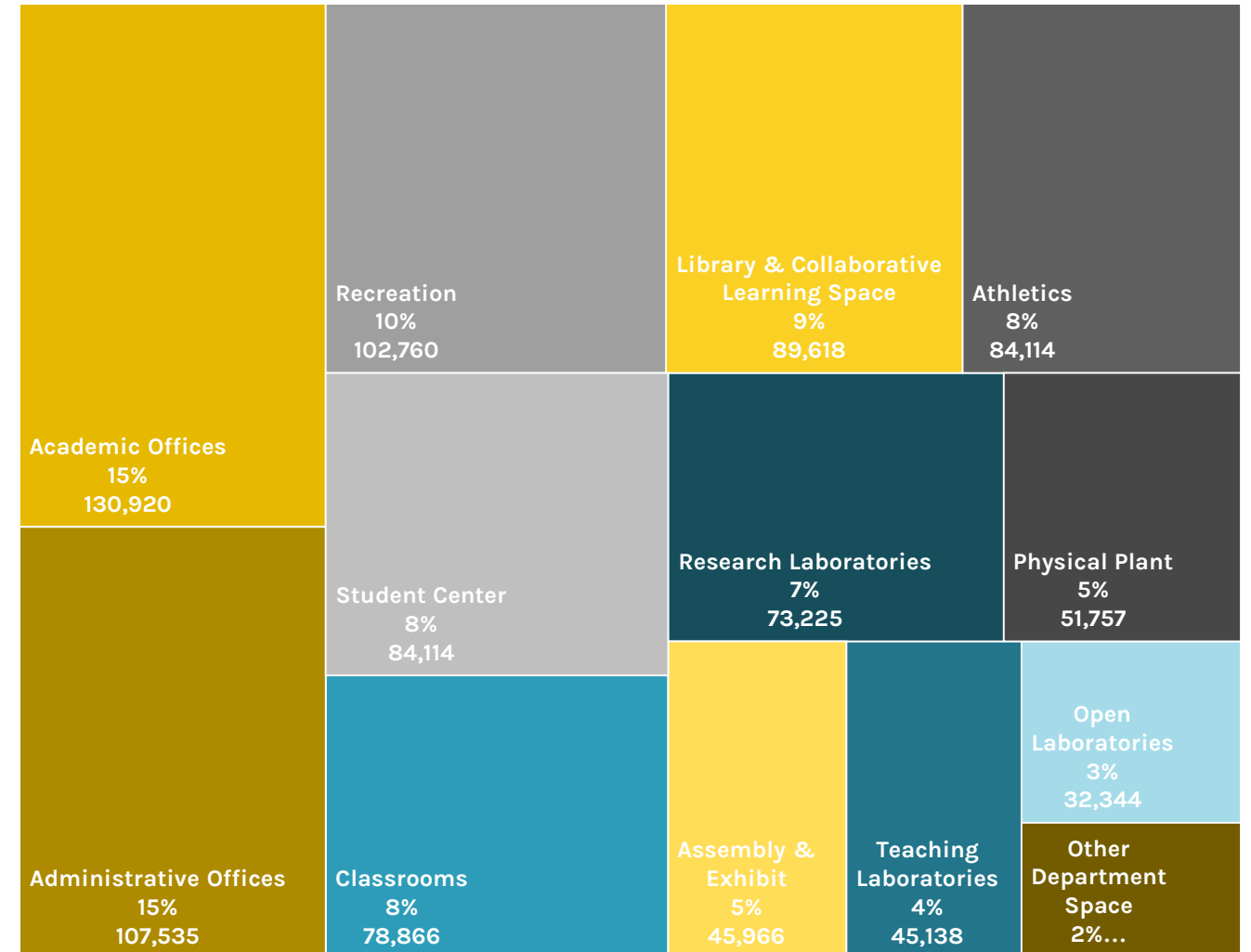


Existing Space

Comparing existing space to the space need generated by the projected enrollment yields the following campus space percentages.



Guideline Space



UTILIZATION ANALYSIS

In order to establish space need guidelines for classrooms and teaching laboratories, the utilization of these scheduled teaching spaces in Fall 2022 was evaluated.

Classroom Utilization

There were 80 classrooms on the UCCS campus in the Fall 2022 term. Classroom utilization is a function of the number of scheduled courses, class time duration, and course enrollment compared to the number of student stations in the room.

Classroom Use by Day & Time

Classrooms were most heavily scheduled Monday through Thursday from 9:00AM to 5:00PM. Of the 80 general purpose classrooms, the greatest number in use at one time was 69, or 86%, at 1:00PM on Wednesday.

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Average	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	35	44%	34	43%	38	48%	29	36%	25	31%	32	40%
9:00 AM	58	73%	57	71%	57	71%	51	64%	43	54%	53	67%
10:00 AM	61	76%	63	79%	63	79%	63	79%	50	63%	60	75%
11:00 AM	59	74%	60	75%	61	76%	59	74%	44	55%	57	71%
12:00 PM	60	75%	62	78%	62	78%	60	75%	48	60%	58	73%
1:00 PM	63	79%	60	75%	69	86%	64	80%	47	59%	61	76%
2:00 PM	55	69%	55	69%	58	73%	55	69%	34	43%	51	64%
3:00 PM	49	61%	55	69%	53	66%	59	74%	30	38%	49	62%
4:00 PM	54	68%	59	74%	58	73%	61	76%	28	35%	52	65%
5:00 PM	38	48%	45	56%	43	54%	45	56%	3	4%	35	44%
6:00 PM	34	43%	41	51%	36	45%	40	50%	3	4%	31	39%
7:00 PM	32	40%	38	48%	34	43%	36	45%	3	4%	29	36%

Total classrooms = 80

(Darker colors indicate a large percentage of rooms are scheduled.)

Classroom Utilization by Building

The average weekly hours a classroom was scheduled is 31.1, with 53% of the seats filled. The average student station size of 20 ASF is below the 22 to 25 ASF typical recommendation for good educational environments.

Building Name and ID	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Anschutz Engineering Center	14A	2	0	0.0	0	0.0	0%
Breckenridge House	25	1	1,320	27.5	26	20.4	55%
Centennial Hall	10	8	1,646	18.9	35	18.6	48%
Columbine Hall	15	20	748	18.1	21	21.7	57%
Cucharas House	145	1	1,679	20.0	32	12.0	38%
Cybersecurity Building	3650	1	1,029	25.7	0	0.0	0%
Dwire Hall	09	11	792	17.2	22	18.5	53%
Eagle Rock Modular 204	204	2	861	29.7	12	4.0	41%
El Pomar Center	12B	1	744	26.6	16	10.9	58%
Engineering & Applied Science	14	6	810	16.2	27	24.5	53%
ENT Center for the Arts	300	1	832	26.0	17	7.1	53%
ENT Center Set Shop	300A	1	727	0.0	12	---	0%
HYBL Sports Med Performance Center	255	5	1,456	24.1	30	10.3	55%
Lane Center	250	1	987	24.7	21	15.3	51%
Osborne Center	32	7	917	22.0	20	21.2	53%
UCCS Downtown	102	1	777	0.0	9	---	0%
University Hall	70	11	1,309	22.1	26	6.7	57%
Total No. of Rooms = 80		AVERAGE	995	20.0	23	16.2	53%
Total No. of Stations = 3,986		Total ASF	79,619				

Teaching Laboratory Utilization

There were 86 teaching laboratories on the UCCS campus in the Fall 2022 term. Teaching laboratory utilization is a function of the number of scheduled courses, class time duration, and course enrollment compared to the number of student stations in the room.

Teaching Laboratory Use by Day & Time

Of the 86 teaching laboratories on campus, the greatest number in use at one time was 49, or 57%, at 10:00AM and 1:00PM on Wednesday.

Time of Day	Monday		Tuesday		Wednesday		Thursday		Friday		Average	
	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use	Rooms in Use	% In Use
8:00 AM	19	22%	17	20%	26	30%	17	20%	13	15%	18	21%
9:00 AM	37	43%	37	43%	45	52%	35	41%	20	23%	35	40%
10:00 AM	45	52%	46	53%	49	57%	44	51%	23	27%	41	48%
11:00 AM	34	40%	40	47%	39	45%	38	44%	17	20%	34	39%
12:00 PM	39	45%	44	51%	45	52%	40	47%	16	19%	37	43%
1:00 PM	45	52%	46	53%	49	57%	43	50%	17	20%	40	47%
2:00 PM	41	48%	37	43%	43	50%	34	40%	11	13%	33	39%
3:00 PM	36	42%	37	43%	39	45%	35	41%	10	12%	31	37%
4:00 PM	37	43%	39	45%	41	48%	37	43%	10	12%	33	38%
5:00 PM	13	15%	21	24%	19	22%	16	19%	2	2%	14	17%
6:00 PM	9	10%	13	15%	16	19%	7	8%	2	2%	9	11%
7:00 PM	10	12%	13	15%	15	17%	7	8%	2	2%	9	11%

Total laboratories = 86

(Darker colors indicate a large percentage of rooms are scheduled.)

Teaching Laboratory Utilization by Building

The campus-wide laboratory utilization was 11 hours per week, with 67% of the student stations occupied.

Building Name and ID	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Seat Fill Rate
Anschutz Engineering Center	14A	6	0	0.0	0	0.0	0%
Centennial Hall	10	12	1,074	46.7	15	12.6	67%
Columbine Hall	15	10	839	37.6	14	19.7	66%
Cybersecurity Building	3650	1	976	0.0	0	0.0	0%
Dwire Hall	09	2	1,001	30.8	24	28.4	77%
El Pomar Center	12B	2	1,659	62.6	18	16.3	71%
Engineering & Applied Science	14	8	864	29.8	13	9.0	62%
ENT Center for the Arts	300	6	1,233	30.2	11	6.4	43%
Fine Art Building	205	1	1,531	63.8	14	15.9	60%
HYBL Sports Med Performance Center	255	10	1,234	64.3	11	8.1	61%
Lane Center	250	1	1,063	38.0	28	2.7	100%
Osborne Center	32	22	1,024	48.9	14	11.6	75%
University Hall	70	5	944	51.9	11	6.8	93%
Total No. of Rooms = 86		AVERAGE	977	41.7	13	11.0	67%
Total No. of Stations = 2,014		Total ASF	84,063				

SPACE NEED GUIDELINES BY SPACE CATEGORY

Classrooms

Classrooms are defined as any room primarily used for scheduled instruction requiring no special equipment. The rooms are generally referred to as general purpose classrooms, seminar rooms, or lecture halls. Classroom space need was determined by a formula that combines expected utilization of 35 hours per week with 70% of the seats filled and 25 ASF per student station. Many higher education institutions have increased their classroom utilization expectation to 40 to 45 hours per week, which was determined to not be appropriate for UCCS.

Teaching Laboratories

Teaching laboratories are defined as rooms used primarily for regularly scheduled classes that require special purpose equipment to serve the needs of a particular discipline for group instruction, participation, observation, experimentation, or practice. Space requirements are calculated using a formula that is similar to that used to determine classroom space with the exception that the ASF per student station varies by discipline.

A utilization expectation of 24 weekly rooms hours and 80% student station occupancy was combined with the following factors for teaching laboratory and support space per student station.

Anthropology	60 ASF
Art	80 ASF
Biological Sciences	65 ASF
Chemistry	75 ASF
Communications	50 ASF
Computer-Based Lab	40 ASF
Computer and Information Science	60 ASF
Dance	150 ASF
Education	40 ASF
Electrical Engineering	100 ASF
Exercise Science/Kinesiology	80 ASF
Geography	60 ASF
Geology	60 ASF
Mathematics	30 ASF
Mechanical Engineering	140 ASF
Music	60 ASF
Nursing	65 ASF
Physics	75 ASF
Psychology	50 ASF



Open Laboratories

Open laboratories are rooms that are available for unscheduled or informally scheduled instruction and student use in a particular discipline. Types of rooms in this category typically include computer laboratories with specialized software, language laboratories, nursing and other health care education laboratories, music practice rooms, maker space, and tutorial and testing facilities.

The guideline for open laboratories varies by campus. Based upon SmithGroup experience, the guideline for UCCS was established at 4 ASF per student.

Research Laboratories

Research laboratory space need at research intensive institutions is typically established by applying a factor per square foot to research expenditures. At regional institutions where all faculty are expected to participate in funded or unfunded research and scholarly activity an appropriate amount of space in this category can be established by applying a factor per faculty member. This establishes an overall quantity of space to be allocated by the institution as appropriate for individual faculty research endeavors. The following factors were applied at UCCS.

		Guideline ASF/HC
Academic Affairs	BIOFRONTIERS-UCCS CEN	350
	Sponsored Research	85
	THHC	85
College of Business	ADMINISTRATIVE OPERA	80
College of Education	COUNSELING&HUMAN SE	225
	LEAD. RSCH. & FOUND	90
	TEACHING & LEARNING	90
College of Engineering	COMPUTER SCIENCE	80
	ELECTRICAL ENGINEERI	350
	MECHANICAL ENGINEERIN	375
College of Letters, Arts & Sciences	ADMINISTRATIVE OPERA	85
	ANTHROPOLOGY	200
	BIOLOGY	350
	CHEMISTRY	375
	COMMUNICATION	100
	ECONOMICS	100
	ENGLISH	90
	GEOGRAPHY	100
	HISTORY	100
	LANGUAGE & CULTURES	90
	MATHEMATICS	85
	MUSIC	50
	PHILOSOPHY	100
	PHYSICS	375
	POLITICAL SCIENCE	100
	PSYCHOLOGY	225
	PTW	85
	SOCIOLOGY	100
	Theatre	125
	Visual Arts	200
College of Nursing	WOMENS & ETHNIC STU	100
	EL GRAD NURSING	50
	EL HEALTH SCIENCES	300
School of Public Affairs	HUMAN PHYSIO/NUTRITION	350
	ADMINISTRATIVE OPERA	100
	Social Work	100

Space Guidelines for Research Laboratories

Administrative Offices & Academic Offices

The guideline for office space is based on an allocation per employee type for private offices and workstations plus additional space amounts for conference space, workrooms, and office storage. The individual allocation varies from 30 ASF to 300 ASF. The conference, workroom, and storage allocation varies from 15 ASF to 150 ASF.

Library & Collaborative Learning Space

This category recognizes that the tradition of all campus study space being located in the library has been superseded by distributed informal learning and collaborative study space across campus.

The contemporary academic library is best defined as a blend of the traditions of the past integrated with digital media. Space such as stack areas, individual study space, group study rooms, staff offices, and processing or technical areas comprise the library.

Collaborative learning space is informal study space located outside of the library. It is typically adjacent to scheduled teaching space to facilitate group and individual study prior to class and as a place to continue class discussions outside of the classroom. As a relatively new space type, analysis is ongoing with respect to the ideal quantity.

The guideline for this category includes a factor for the library collection, study space, and service space. The space factors for UCCS include 0.09 ASF for the 333,391 volume equivalent items in the collection and a study space allocation for 25% of the undergraduate population and 10% of the graduate student population.

Assembly & Exhibit

A Council of Educational Facilities Planners International (CEFPI) guideline was used for the UCCS analysis. This guideline establishes a core of 27,450 ASF for institutions with active fine arts programs and an additional 6 ASF per student over 5,000 students.

Employee Type	WORKSPACE ASF	SUPPORT ASF	TOTAL ASF
Chancellor	300	150	450
Dean	160	80	240
Vice Chancellor	160	80	240
Assoc Dean	120	60	180
Asst Dean	120	60	180
Asst Vice Chancellor	160	80	240
Assoc Vice Chancellor	160	80	240
Executive/Administrative	160	80	240
Director	120	60	180
Program Director	120	60	180
Chair	160	80	240
Assoc Director	120	60	180
Asst Director	120	60	180
Coach	120	60	180
Faculty	120	60	180
Professor Emeritus	120	60	180
Research Faculty	120	60	180
Faculty Adjunct	20	10	30
Instructor	20	10	30
Postdoctoral	120	60	180
Professional	120	60	180
Research Professional	120	60	180
Technical	120	60	180
Administrative Support	80	40	120
Teaching Assoc/Asst	30	15	45
Graduate Assistant	30	15	45
Student Worker	10	0	10
Police Officer	30	15	45

Space Guidelines for Administrative Offices and Academic Offices

Other Department Space

Other department space consists of spaces that are not included in the space categories above, such as media production, instructional clinics, demonstration space, field buildings, non-assigned meeting rooms, and animal facilities. The guideline of 3 ASF per student is based on SmithGroup experience with similar institutions to UCCS's type and enrollment.

Athletics

Based on SmithGroup benchmarking of institutions with similar athletic programs to UCCS, a factor of 9 ASF per student was applied.

Recreation

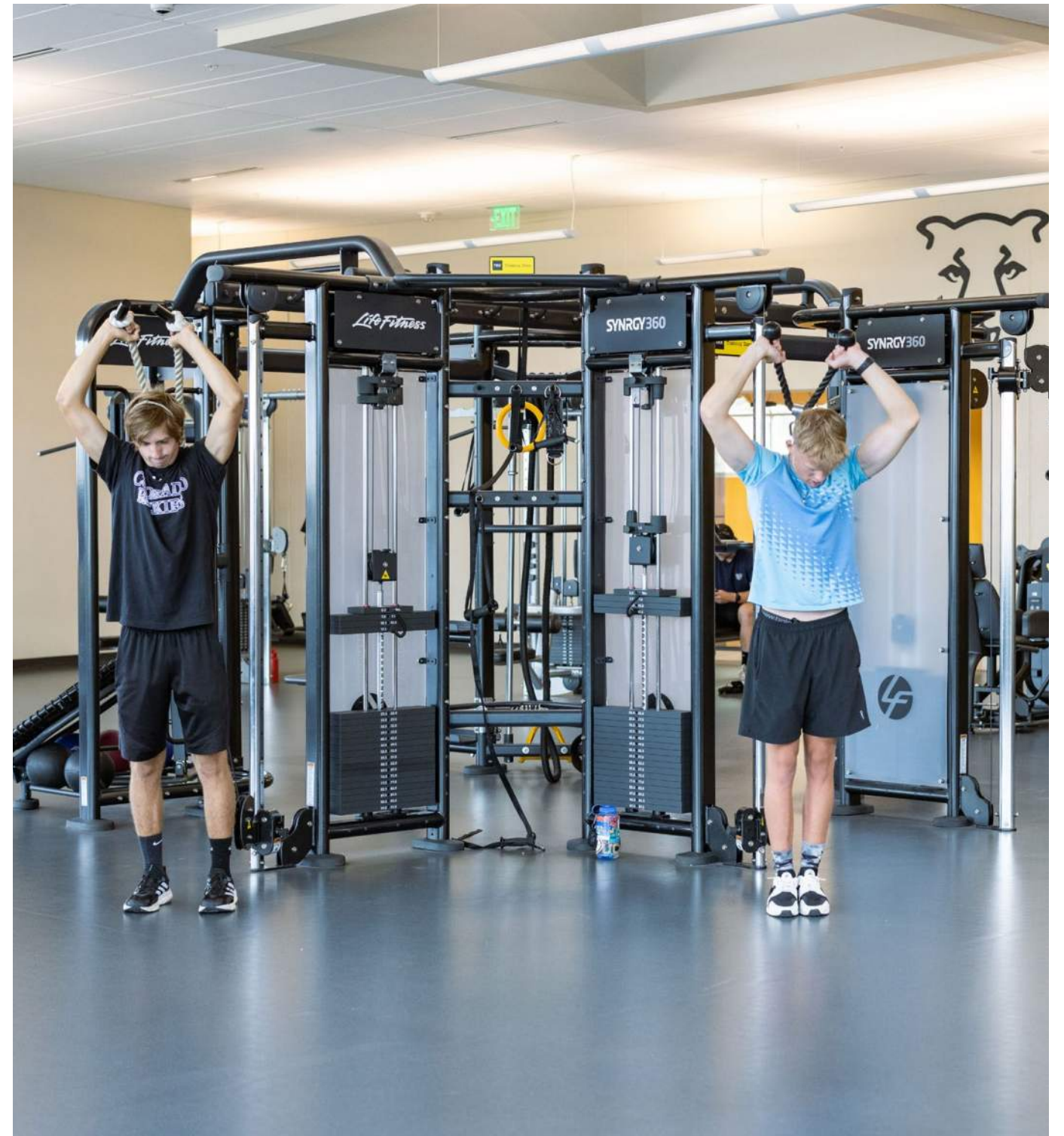
A Council of Educational Facilities Planners International (CEFPI) guideline was applied, with a core allowance of 50,000 ASF plus an additional 10 ASF per student above 3,000 and an additional 9,500 ASF for a pool.

Student Center

Examples of the various functions that are typically found in the student center space category include food service, bookstore, lounge, meeting space, student government, and student organization space. An allocation of 9 ASF per student is recommended by the Association of College Unions International (ACUI) for campuses with on campus housing.

Physical Plant

Plant operations space typically includes shops, central storage, and central services, but can also include other space types assigned to the physical plant. The factors considered when determining the appropriate guideline include purchasing practices that affect warehousing needs, storage space adjustments due to climate, extent of grounds maintenance, and the types of facilities being maintained. A typical range is 4% to 5% of the campus ASF being maintained. A factor of 5% was used for UCCS.



FACILITY CONDITION

The **Facility Condition Assessment (FCA)** provides a comprehensive snapshot of a building's health and performance, helping UCCS Facilities Management prioritize repairs, replacements, and maintenance efforts based on the condition and expected remaining life of key assets. By leveraging this data, the university can make informed decisions regarding budgeting, capital planning, and resource allocation, ensuring the long-term viability and functionality of campus facilities. During an FCA, UCCS Facilities Management looks at the following:

- **Building Systems:** This includes the condition and lifespan of essential building systems such as HVAC, plumbing, electrical, roofing, and structural components. These systems directly impact the comfort, safety, and functionality of the facility.
- **Interior and Exterior Elements:** The condition of interior finishes (e.g., flooring, walls, ceilings) and exterior elements (e.g., windows, doors, facades) which affect both the aesthetic quality and usability of the facility.
- **Mechanical, Electrical, and Plumbing (MEP) Systems:** These systems are critical for the operation of the building, ensuring that all mechanical, electrical, and plumbing elements are functioning properly and have adequate life expectancy.
- **Safety and Code Compliance:** The evaluation includes identifying potential hazards and ensuring the facility meets all local and national building codes and safety standards. This also helps address any needed upgrades or repairs to stay compliant.
- **Energy Efficiency and Sustainability:** Evaluating systems and equipment in terms of energy consumption and sustainability initiatives, with the goal of improving overall energy efficiency, reducing operational costs, and supporting sustainability efforts.
- **Equipment and Furniture:** Assessment of movable equipment and furniture that support the operation of the building, ensuring that items like elevators, kitchen equipment, and office furniture are in good condition and provide value for the institution.
- **Landscape and Site Conditions:** The assessment of outdoor spaces, including parking lots, sidewalks, lighting, and landscaping, ensuring that the exterior environment is safe, functional, and properly maintained.

The **Facility Condition Index (FCI)** is a metric used to assess the condition of a building or facility in relation to the cost of its repairs and maintenance. It is often used in facilities management, construction, and real estate to determine what of the items previously noted are in need of maintenance and whether it requires significant investment.

There are two methods for calculating the FCI, one based on the State of Colorado's reporting requirements and one based on industry standards. The formulas are:

State of Colorado Reporting FCI = Deferred Maintenance Cost divided by Facility First Cost

Industry Standard FCI = Deferred Maintenance Cost divided by Current Replacement Value (CRV)

Where:

- Deferred Maintenance Cost is the estimated cost to repair or replace all components that are in poor condition or need to be fixed.
- Facility First Cost is the construction cost of the facility when it was built.
- Current Replacement Value (CRV) is the cost to replace the entire facility with a new one.

Websites

<https://www.appa.org/bok/abstract-facilities-condition-assessment/>

<https://www1.appa.org/FacilitiesManager/article.cfm?ItemNumber=4240&parentid=2729>

<https://aeiconsultants.com/facility-condition-assessments-101/>

The charts below indicate the condition of the general fund and auxiliary facilities on campus. The FCI values were calculated using the State of Colorado Reporting FCI method, as described on page 132.

General Fund Facility Condition: State Reporting

Building Name	GSF	Date Built	State Calculated CRV	State Reported FCI	Target FCI	Calculated Deficiency
Academic Office Building	40,712	2013	\$ 15,991,971	80%	85%	\$ 3,182,402
Anschutz Engineering Center	20,580	2024	\$ 15,925,222			
Campus Services Building	24,578	1996	\$ 6,477,775	69%	85%	\$ 2,008,110
Centennial Hall	75,880	1980/2009	\$ 24,635,956	76%	85%	\$ 5,937,265
Columbine Hall	107,532	1997	\$ 25,404,666	69%	85%	\$ 7,951,660
Cragmor Hall	25,073	1959/2004	\$ 6,558,288	73%	85%	\$ 1,764,179
Design Prototyping Center	3,438	2024	\$ 3,574,778		85%	
Dwire Hall	64,784	1972/2007	\$ 14,608,705	80%	85%	\$ 2,980,176
Eagle Rock Modular 201	3,920	1999	\$ 154,684	78%	85%	\$ 33,876
Eagle Rock Modular 202	1,440	1999	\$ 419,998	87%	85%	\$ -
Eagle Rock Modular 203	3,920	1999	\$ 419,998	78%	85%	\$ 91,980
Eagle Rock Modular 204	2,880	1999	\$ 308,700	78%	85%	\$ 67,605
El Pomar Center	118,491	2001	\$ 62,065,462	68%	85%	\$ 19,860,948
Engineering Building	74,019	1985	\$ 23,635,598	43%	85%	\$ 13,425,020
Ent Center for the Arts	92,038	2017	\$ 78,972,212	89%	85%	\$ -
Ent Center Set Shop	5,378	2020	\$ 1,883,145	90%	85%	\$ -
Facilities Garage	2,274	1991/1996	\$ 88,271	77%	85%	\$ 20,302
Farmhouse	3,756	1924/2014	\$ 832,584	87%	85%	\$ -
Fine Art Building	3,117	1972	\$ 268,703	83%	85%	\$ 44,873
Forster House	1,749	1920/2012	\$ 357,090	73%	85%	\$ 95,700
Heller Art Studio	690	1982	\$ 106,428	67%	85%	\$ 35,121
Heller Guest House	1,821	2011	\$ 457,443	80%	85%	\$ 93,318
Heller Main House	3,050	2010	\$ 681,927	91%	85%	\$ -
Heller Pump House	119	1935	\$ 13,817	24%	85%	\$ 10,501
Heller Stable	401	1935	\$ 9,661	46%	85%	\$ 5,217
Hybl Sports Medicine & Performance Cen	104,411	2020	\$ 67,042,134	93%	85%	\$ -
Innovation House	2,979	1924	\$ 596,541	56%	85%	\$ 261,285
Kraemer Family Library	55,169	1976/2001		68%	85%	\$ -
Lane Center	54,419	2013	\$ 22,888,661	76%	85%	\$ 5,539,056
Main Hall	48,780	1914/2002	\$ 15,257,182	71%	85%	\$ 4,485,612
Osborne Center	155,472	2009	\$ 64,888,381	84%	85%	\$ 10,187,476
Satellite Building	324	2000	\$ 72,098	22%	85%	\$ 56,236
Sustainability Demonstration House	4,328	2000/2015	\$ 472,702	91%	85%	\$ -
Cybersecurity Building	134,592	1979	\$ 13,516,049	80%	85%	\$ 2,649,146
University Hall	87,263	1981	\$ 16,261,893	82%	85%	\$ 2,959,665
4010 Regent Circle	2,953	1994	\$ 384,199	79%	85%	\$ 80,682
TOTAL	1,329,377		\$ 484,848,723			\$ 83,827,412

Auxiliary Facility Condition: State Reporting

Building Name	GSF	Date Built	State Reported CRV	State Reported FCI	Target FCI	Calculated Deficiency
Mtn. Lion Field Pressbox	681	1980	\$ 21,629	88%	85%	\$ -
Mtn. Lion Stadium Pressbox	384	2008	\$ 43,259	92%	85%	\$ -
Mtn. Lion Field Annex(Concession Building)	1,571	1980	\$ 193,223	85%	85%	\$ -
Mtn. Lion Field	156,981	2006	\$ 25,596	88%	85%	\$ -
Mtn. Lion Park	159,424	2018	\$ 6,334,895	98%	85%	\$ -
Mtn. Lion Stadium	191,541	2007	\$ 349,244	95%	85%	\$ -
Alpine Garage and Field	472,484	2014	\$ 31,918,908	97%	85%	\$ -
Alpine Valley House (old Francis House)	3,629	1984	\$ 540,737	84%	85%	\$ 86,518
Antero House	39,963	2004	\$ 9,495,131	74%	85%	\$ 2,468,734
Aspen House	22,234	1996	\$ 5,328,277	78%	85%	\$ 1,172,221
Breckenridge House	23,763	1996	\$ 5,628,617	84%	85%	\$ 900,579
Campus Greenhouse	3,000	2013	\$ 69,298	95%	85%	\$ -
Copper House	33,294	2012	\$ 10,300,046	92%	85%	\$ -
Crestone House	50,149	2004	\$ 9,281,100	73%	85%	\$ 2,505,897
Cucharas House	56,300	2015	\$ 15,853,169	95%	85%	\$ -
Eldora House	34,304	2012	\$ 10,490,048	92%	85%	\$ -
Family Development Center	11,871	1998	\$ 2,875,131	68%	85%	\$ 920,042
Gallogly Events Center	25,165	2009	\$ 12,977,677	90%	85%	\$ -
Gateway Garage	225,765	2004	\$ 10,345,617	80%	85%	\$ 2,069,123
Gateway Hall (old DPS)	14,768	2004		83%	85%	\$ -
Mountain Lion Field House	53,083	2018	\$ 13,675,958	94%	85%	\$ -
Keystone House	26,251	1996	\$ 6,140,491	78%	85%	\$ 1,350,908
La Plata House	47,980	2015	\$ 14,918,611	95%	85%	\$ -
Monarch House	20,441	1996	\$ 5,121,098	80%	85%	\$ 1,024,220
Recreation and Wellness Center	97,085	2006/2015	\$ 36,793,257	90%	85%	\$ -
Roaring Fork Dining Hall	35,612	2015	\$ 19,361,946	95%	85%	\$ -
San Juan House	69,447	2016	\$ 19,075,567	95%	85%	\$ -
Shavano House	49,896	2004	\$ 7,413,893	80%	85%	\$ 1,482,779
Steamboat House	22,112	1997	\$ 5,304,132	78%	85%	\$ 1,166,909
Telluride House	22,116	1997	\$ 5,304,132	80%	85%	\$ 1,060,826
The Lodge with expansion	22,937	1996/2013	\$ 6,638,032	90%	85%	\$ -
University Center	939	2009		71%	85%	\$ -
University Center	28,140	1976	\$ 26,802,941	71%	85%	\$ 7,772,853
University Ctr Expansion	40,462	1988		71%	85%	\$ -
University Ctr Pavillion	9,618	2000		71%	85%	\$ -
University Ctr. Offices	16,562	1976		71%	85%	\$ -
Vail House	27,081	1997	\$ 6,322,540	78%	85%	\$ 1,390,959
TOTAL	2,117,033		\$ 304,944,200			\$ 25,372,567

The FCI values on the charts below were calculated using the Industry Standard FCI method, as described on page 132.

General Fund Facility Condition: Industry Standard

Building	GSF	Date Built/ Remodeled	CRV	FCI	Target FCI	Deferred Maintenance w/FFE
Academic Office Building	40,712	2013	\$ 38,167,500	80%	85%	\$ 6,106,800
Anschutz Engineering Center	20,580	2024	\$ 27,011,250		85%	
Campus Services Building	24,578	1996	\$ 23,041,875	65%	85%	\$ 6,451,725
Centennial Hall	75,880	1980/2009	\$ 113,820,000	76%	85%	\$ 16,390,080
Columbine Hall	107,532	1997	\$ 116,941,050	64%	85%	\$ 33,679,022
Cragmor Hall	25,073	1959/2004	\$ 23,505,938	70%	85%	\$ 5,641,425
Design Prototyping Center	3,438	2024	\$ 5,157,000		85%	
Dwire Hall	64,784	1972/2007	\$ 70,452,600	80%	85%	\$ 11,272,416
Eagle Rock Modular 201	3,920	1999	\$ 2,205,000	78%	85%	\$ 388,080
Eagle Rock Modular 202	1,440	1999	\$ 810,000	82%	85%	\$ 116,640
Eagle Rock Modular 203	3,920	1999	\$ 2,205,000	78%	85%	\$ 388,080
Eagle Rock Modular 204	2,880	1999	\$ 1,620,000	78%	85%	\$ 285,120
El Pomar/KFL	118,491	1976/2001	\$ 155,519,438	65%	85%	\$ 43,545,443
Engineering	74,019	1985	\$ 97,149,938	41%	85%	\$ 45,854,771
Ent Center for the Arts	92,038	2017	\$ 138,057,000	89%	85%	\$ 6,902,850
Ent Center Set Shop	5,378	2020	\$ 5,041,875	90%	85%	\$ 252,094
Facilities Garage	2,274	1991	\$ 1,279,125	77%	85%	\$ 235,359
Farmhouse	3,756	1924/2014	\$ 1,267,650	87%	85%	\$ 63,383
Fine Art Building	3,117	1972	\$ 1,753,313	77%	85%	\$ 322,610
Forster House	1,749	1920/2012	\$ 590,288	74%	85%	\$ 122,780
Heller Art Studio	690	1982	\$ 232,875	67%	85%	\$ 61,479
Heller Guest House	1,821	2011	\$ 614,588	85%	85%	\$ 30,729
Heller Main House	3,050	2010	\$ 1,029,375	88%	85%	\$ 51,469
Hybl Sports Medicine & Performance Center	104,411	2020	\$ 156,616,500	94%	85%	\$ 7,830,825
Innovation House	2,979	1924	\$ 1,005,413	65%	85%	\$ 281,516
Lane Center	54,419	2013	\$ 59,180,663	76%	85%	\$ 11,362,687
Main Hall	48,780	1914/2002	\$ 45,731,250	71%	85%	\$ 10,609,650
Osborne Center	155,472	2009	\$ 233,208,000	84%	85%	\$ 29,850,624
Sustainability Demonstration House	4,328	2000/2015	\$ 1,460,700	78%	85%	\$ 257,083
Cybersecurity Building	134,592	1979	\$ 176,652,000	80%	85%	\$ 28,264,320
University Hall	87,263	1981	\$ 94,898,513	82%	85%	\$ 13,665,386
4010 Regent Circle	2,953	1994	\$ 996,638	82%	85%	\$ 143,516

Deferred Maintenance Total \$ 280,427,960

Auxiliary Facility Condition: Industry Standard

Building	GSF	Date Built/ Remodeled	CRV	FCI	Target FCI	Deferred Maintenance w/FFE
Mtn. Lion Field Pressbox	681	1980	\$ 153,225	88%	85%	\$ 7,661
Mtn. Lion Stadium Pressbox	384	2008	\$ 86,400	92%	85%	\$ 4,320
Alpine Garage and Field	472,484	2014	\$ 88,590,750	97%	85%	\$ 4,429,538
Alpine Valley House	3,629	1984	\$ 1,224,788	84%	85%	\$ 156,773
Antero House	39,963	2004	\$ 37,465,313	74%	85%	\$ 7,792,785
Aspen House	22,234	1996	\$ 20,844,375	78%	85%	\$ 3,668,610
Breckenridge House	23,763	1996	\$ 22,277,813	84%	85%	\$ 2,851,560
Campus Greenhouse	3,000	2013	\$ 1,012,500	95%	85%	\$ 50,625
Copper House	33,294	2012	\$ 31,213,125	92%	85%	\$ 1,560,656
Crestone House	50,149	2004	\$ 47,014,688	73%	85%	\$ 10,155,173
Cucharas House	56,300	2015	\$ 52,781,250	95%	85%	\$ 2,639,063
Eldora House	34,304	2012	\$ 32,160,000	92%	85%	\$ 1,608,000
Family Development Center	11,871	1998	\$ 11,129,063	68%	85%	\$ 2,849,040
Gallogly Events Center	25,165	2009	\$ 23,592,188	90%	85%	\$ 1,179,609
Gateway Garage	225,765	2004	\$ 42,330,938	80%	85%	\$ 6,772,950
Gateway Hall (old DPS)	14,768	2004	\$ 2,769,000	83%	85%	\$ 376,584
Mountain Lion Field House	53,083	2018	\$ 49,765,313	90%	85%	\$ 2,488,266
Keystone House	26,251	1996	\$ 24,610,313	78%	85%	\$ 4,331,415
La Plata House	47,980	2015	\$ 44,981,250	95%	85%	\$ 2,249,063
Monarch House	20,441	1996	\$ 19,163,438	80%	85%	\$ 3,066,150
Recreation and Wellness Center	97,085	2006/2015	\$ 91,017,188	90%	85%	\$ 4,550,859
Roaring Fork Dining Hall	35,612	2015	\$ 33,386,250	95%	85%	\$ 1,669,313
San Juan House	69,447	2016	\$ 65,106,563	95%	85%	\$ 3,255,328
Shavano House	49,896	2004	\$ 46,777,500	80%	85%	\$ 7,484,400
Steamboat House	22,112	1997	\$ 20,730,000	78%	85%	\$ 3,648,480
Telluride House	22,116	1997	\$ 20,733,750	80%	85%	\$ 3,317,400
The Lodge with expansion	22,937	1996/2013	\$ 21,503,438	90%	85%	\$ 1,075,172
University Center	95,721	1976/1988/2000	\$ 111,275,663	71%	85%	\$ 25,815,954
Vail House	27,081	1981	\$ 25,388,438	78%	85%	\$ 4,468,365

Deferred Maintenance Total \$ 113,523,110