

## 2. Design Guidelines – Campuswide



*The slope of the land is everywhere at UCCS (picture is SE corner of Columbine Hall)*

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

### **THE CAMPUS DESIGN CONCEPT**

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

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

**attending a school within their first 15 minutes on campus. Numerous studies confirm that a well developed and maintained campus produces higher student retention rates and, later on, increased alumni donations.**

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

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

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

## **THE LANDSCAPE**

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

### **Concept**

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

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

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

## The Native Landscape

There are over one hundred plant species in the natural landscape at UCCS. Six represent the different ecozones on the campus. They are: pine/juniper/and forest; locust shrub, undisturbed/native prairie; disturbed/native prairie; disturbed/non-native prairie; and, irrigated vegetation. The entire campus falls within the Hillside



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### **The Native Landscape**

*(1) An arroyo cuts through the land on the West Campus. (2) The native range land meets the bluff. (3) A path winds its way through the trees. (4) A pedestrian bridge crosses a storm drainage arroyo at Summit Housing Village. (5) Alpine Housing Village rests between a native grass hillside and the bluff.*



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**The Man-Made Landscape**

*(1) A grass bank rises toward the buildings. (2) The historic Cragmor Green. (3) A stone wall changes grades. Shrubs add color. (4) Colorful flowers in native stones. (5) landscaping enhances entrance signs. (6) A landscaped parking lot. (7) El Pomar Center through the trees.*

Overlay Zone of the City of Colorado Springs. The campus, a State entity, is not required to abide by the regulations of this zone; but they represent locally acceptable development practices that recognize and preserve natural features of the land.

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

**The storm drainageways must accommodate 100-year storms. The wooded arroyos should be nature's place for man to admire but for the deer and other animals and reptiles to roam. They must be protected from the ravages of man and fire. Please refer to our construction standards regarding stormwater.**

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

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

**For summer color, seed wildflowers in the native grasses.**

### **The Urban Landscape**

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

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

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

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

**The urban landscape must consider how the land is used. There must be tranquil areas for reflection and quiet activities, large open flat lawns for recreation and social uses, sidewalks, entry landscape features and more.**

**Select planting materials to provide year-around color on the campus. Use native drought-tolerant plantings where appropriate. Arrange trees and other plantings to frame and enhance distant and nearby views, courtyards, building entrances, and other campus features.**

**Enliven campus spaces with flowers, specialty gardens, and, where environmentally feasible, water features.**

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

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

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

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

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

## **CAMPUS EDGES**

First impressions are among the most lasting of all emotions. Thus, the way the edges of the UCCS Campus represent the University is of great importance.

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

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

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

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

## **CAMPUS ENTRANCES**

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

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

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

## **SIGNAGE MASTER PLAN**

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

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

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

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## **CAMPUS CIRCULATION WAYS**

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

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

### **Roadways**

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

**A variety of vehicular roadways are integrated within the campus property. Where possible, these roads should follow the natural contours to minimize cut and fill requirements. Curvilinear alignments are also a good way to keep speed limits low which improves safety for all users.**

**When crossing arroyos, it is important to minimize piped storm water passes. Eroded sandstone and debris from the bluffs easily clog piped systems. Instead, bridges and box culverts should be utilized with special attention paid to the railings, and inlet/outlet structures.**

**Accommodations for bicycles should be provided, either with separate bike lanes, or with ‘sharrows’ within the drive lanes.**

**Where there are roadway crossings, pedestrians must be given the right of way over all traffic other than emergency vehicles.**

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

**On city or campus bus routes, provide a bus pull-out and attractive shelters to protect waiting passengers from the weather.**

### **Pedestrian Ways**

#### *Primary Walks*

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

**Consider the viability of sidewalk cafes and even shops. Remember this will be an urban campus soon and the customer base may be 20,000 students. Distances from the main bookstore and eating places can be long.**

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

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

**Walkway widths should be appropriate for the anticipated volume of the traffic. The surface should be concrete. No colored concrete is permitted.**

**Provide attractive way-finding signs along the route.**

#### *Pedestrian Spine*

**The pedestrian spine is the main organizing feature of the UCCS campus. The orthogonal quad arrangement on most college campus is impractical on the sinuous and steeply sloped land of UCCS campus. Instead, circulation pathways are designed to integrate with the landscape. This approach creates challenges for navigation and wayfinding. The patterned Pedestrian Spine has been developed to address this issue.**

**The concrete Pedestrian Spine with its unique 'window pattern' design provides an easily identifiable walkway for non-vehicular circulation. Sections of the Spine have been completed in the areas of the West Lawn, Recreation Center, Alpine Village and the West Campus. As the campus grows, the Spine should be completed and extended to span the nearly 2 ½ mile long property.**

**In areas where the Pedestrian Spine doubles as a fire lane, the full 20-foot wide design is used. In other areas, the narrower 12-foot wide design may be utilized.**

**Refer to Appendix 01 for Pedestrian Spine detailing.**

#### *Secondary Walks*

**These walks connect primary walks to such destinations as parking lots.**

**The minimum width should be five feet to accommodate snow removal equipment.**

#### *Trails*

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

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

#### **Bicycle Ways**

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

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

#### **SURFACE PARKING**

##### **Vehicles**

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



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

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

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

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

### **Bicycles**

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

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

Provide bicycle racks having large capacity in the smallest possible area.  
In residential villages, covered bicycle parking areas are to be provided.

Refer to Appendix B.

### **SIGNAGE, SITE FURNISHINGS, LIGHTING**

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

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

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

### **THE VILLAGE CONCEPT**

The Village Concept should be extended from the Central Campus to the West Campus. The sheer magnitude of building density on the West Campus supports the use of identifiable villages, which will help control its scale, even to retain the charm of today’s smaller UCCS Central Campus.

### **BUILDINGS / SUSTAINABLE DESIGN**

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

The Committee on the Environment of the American Institute of Architects (AIA-COTE) uses ten criteria with which to measure the sustainability of buildings: land use, site ecology, community design and

connections, water use, energy performance, energy security, materials and construction, light and air, bioclimatic design and long-life/loose-fit.

**Each building must comply with the University's goal of sustainability. All new building projects are to meet LEED Gold rating.**

## **BUILDINGS / ARCHITECTURE**

The following general guidelines apply to buildings campus-wide:

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

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

**Each building must relate to the philosophic hierarchy of buildings on the UCCS campus so as to visually present the goals of the University. This would indicate that, in an educational enterprise, the Library is the most important campus building. As a place that addresses the broader needs of the campus family, the University Center occupies an important position. There may be a conflict between the buildings importance on a philosophical basis and those most visible because of their sheer bulk. The "big box" structures on a campus are often those serving spectators or audiences—the stadium, the sports arena or the performing arts theatre. These buildings should be visually secondary to the Library, or University Center.**

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

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

**Each building and its related site development must connect effectively with the fabric of the campus within which it is located. Often, this involves the preparation of a Micro Master Plan for that portion of the campus, including study of circulation ways, parking needs, storm drainage, utility locations, locations of other buildings, and much more.**

**Growing enrollments will require a more urban campus. Individual buildings must use less land and increased heights are likely. Building density should be increased within an environmentally sustainable framework.**

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

**The design of each building must incorporate the standards of architectural continuity, materials and colors presented in Appendix A and Appendix D of this book. Design vitality, so necessary to**

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**an attractive campus, must come from the way materials and colors are used on each building and from its massing, form and detailing.**

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

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

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

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

**Select the most appropriate glass type for windows based upon interior space use. Use low-E, high-performance, coated glass or other state-of-the-art glazing materials. Glass should seem clear from the exterior of the building. Place glass to provide for day-lighting to minimize energy use and cost of artificial illumination.**



*Summit Village Copper and Eldora*



*Village at Alpine Valley*

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**Buildings/Exterior**

(1) Summit Village in the native landscape. 2) El Pomar Center in the man-made landscape.

**Buildings/Interior**

(3) Kraemer Family Library Circulation Desk. (4) A classroom. (5) Interior artwork. (6) Glass provides views from interior spaces.

**Sidewalks**

Interesting sidewalks provide pleasant trips from class to class. (cross-page)



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Window placement must consider relationships to interior space use and the possibility that present space use and partition location may change in the future.

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

## **Roofs**

**Flat roofs:** Thermoplastic olefin (TPO) in tan preferred. Provide fully adhered, reinforced membrane. Refer to UCCS Construction Standards for product and warranty requirements.

Provide walkways/pavers from roof access to all rooftop mechanical equipment. Walkway system to be compatible with roofing system.

### **Sloped Roofs:**

- a. **General Fund - Provide standing seam metal roofs**
- b. **Auxiliary - Provide concrete tile, standing seam, or asphalt shingle**
- c. **Provide gutters to avoid water dripping onto walking surfaces. At exterior downspout locations, discharge water into landscaped areas, or into storm water system. Do not discharge water onto paved walking surfaces.**

Attention should be paid to the high winds frequently experienced on the campus. Design roofs for adopted state codes, including gust factors.

### **Accessories:**

- a. **Snow Guards-Provide flat mounted, metal snow guard pads at sloped roofs over entries and walkways.**
- b. **Coping and Flashings - Provide pre-finished Kynar coatings.**
- c. **Hail guards on rooftop equipment.**

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

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

Service entrances shall be located to minimize visual impact.

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

## **BUILDINGS BY USE CATEGORY**

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

### **Academic Buildings**

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

## **Concept**

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

### **Massing, Form, and Details**

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

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

### **Materials and Colors**

Exterior walls of Academic Buildings shall be predominately face brick of a reddish-brown color similar to existing buildings on the Central Campus. Secondary materials may include architectural pre-cast concrete with an integral color in the warm range, architectural metals and glass. Use of accent colors shall be limited. Where sloping roofs occur, specify metal roofs in neutral colors.

### **Residence Halls**

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

### **Concept**

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

### **Massing, Form, and Details**

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

The design of dining, social and other separate buildings located in residential villages shall express their somewhat “carefree” function. Outside patios shall be provided and recreational opportunities integrated with nearby areas.

### **Materials and Colors**

The “stucco style” originated on the Central Campus shall be utilized campus-wide. Sloped roofs shall be of identical tile and colors to those on academic buildings to develop a sense of continuity. Specify tile fired in natural and glazed weathered or non-weathered colors. Asphalt shingles may be utilized in appropriate areas. Colors shall afford a degree of variety and delight but shall be limited to earth-tone colors appropriate to the site. Windows shall be clear glass. Stone veneer may be used on exterior walls.

Refer to Appendix A for materials and color selections.

### **Sports Buildings**

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

#### **Concept**

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

#### **Massing, Form, and Details**

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

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

#### **Materials and Colors**

Brick similar to academic buildings shall be the primary exterior material. Use of architectural pre-cast concrete and glass could be extensive, however.

#### **Outdoor Spectator Facilities**

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

#### **Concept**

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

#### **Massing, Form, and Details**

**Major grandstands shall not visually overpower surrounding campus buildings.**

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

#### **Materials and Colors**

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

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

### **Physical Plant Buildings**

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

#### **Concept**

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

#### **Massing, Form and Details**

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

#### **Materials and Colors**

**Stucco shall be the primary exterior material. Wall colors shall be in the warm, tan range to blend with the site.**

### **Parking Structures**

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

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

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

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

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

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

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

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

### **Ent Center for the Arts**

The design of this signature building on the West Campus was intended as a deliberate departure from the UCCS Design Guidelines. Due to its use for both public and private events, the design and materials deviate from the other campus buildings. Curved metallic panels and unique exterior site furnishings set this building apart from the rest of the campus.

**In order to maintain the iconic nature of this building, efforts need to be made not to replicate these materials and forms.**

## **BUILDING INTERIORS**

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

**The interiors at Academic Office Building, Gallogly Recreation and Wellness Center, Ent Center for the Arts and Village at Alpine Valley set a high standard that should be met by buildings constructed or remodeled on the campus. They are attractive, and materials have been carefully selected so they will enjoy a reasonably long life.**

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

**Interior colors and artworks enrich the learning environment and their use is encouraged.**