

### 3. Design Guidelines – Central and East Campus



*El Pomar Center dominates the Central Campus. Its chimes enrich the Campus environment*



*Gallogly Recreation and Wellness Center*



*Osborne Center for Science and Engineering*



*Dwire Hall*

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

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

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

While the Central Campus might seem to be nearly built out today, that is not likely to be the case. As UCCS continues to grow its enrollment and programs, there will be demand for additional construction as visualized in the 2012 Master Plan. This will transform the fairly spread out campus of today into a more urban environment. Areas of surface parking will give way to new academic buildings and multi-level parking structures. The higher density campus will help control long walking times from one class to another on this linear campus. Talented design professionals, given adequate budgets, will preserve mountain views, create delight and variety along pedestrian ways, landscaped plazas and much more. The future of the Central Campus is exciting indeed!

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

The Central/East Campus Map illustrates the development of these campuses and the City’s overpass intersection at Austin Bluffs Parkway and Union Boulevard.

## **THE VILLAGE CONCEPT**

The Village Concept is already in place on the Central Campus. The Academic Village, using the “Brick Style” extends from Columbine Hall at the west eastward to Dwire Hall. The “Stucco Style” Student Housing/Recreation Village begins at the West Campus boundary and continues southward through Summit Village. A third Village is the Administration/Student Services Village grouped around the historic Cragmor Green.





The Village Concept must be continued as the Central Campus grows and its density is increased.

### 3.4

## **ROADWAYS**

Many of the original roads near the Cragmor buildings remain. When parking lots were built, they were connected by short roads and literally became roads themselves. There are three roadways on the Central Campus: Regents Circle, Mountain Lion Way and Stanton Road.

### **Primary Campus Road**

There is a primary road extending from University Hall to Stanton Road. It is interrupted only where it passes through several large parking lots in the central part of the campus. As the West Campus is developed, this road will be extended to pass through that campus and connect to Nevada Avenue. Presently, this road has several names, including Frontage Road, Regents Circle and Mountain Lion Way. The road's name will be changed in the future once we connect West Campus to Central Campus with the pioneer road project currently in design.

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

**The need to separate this road from parking lots 222 and 224 is urgent. Since this project is in the very heart of the Academic Village, effective roadway design and landscaping are particularly important.**

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

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

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

**Refer to Section 2 for additional guidelines.**

### **Mountain Lion Way**

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

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

Connecting of a road between Central and West Campus is critical to connecting these two areas. The road is currently design and under construction as a two-lane roadway with bicycle lanes on either side. At full build-out, a center turning lane will be needed.

## PEDESTRIAN WAYS

The Campus Master Plan identifies a pedestrian spine extending from University Hall through the campus to the northern-most area of the West Campus. This distinctly patterned concrete path is used as an organizing feature on our linear, serpentine campus. While some sections are currently in place, many sections have yet to be developed. The 'window-pane' design reflects the railing motif on the Summit Village railings, the cross-bracing on the University Center entry tower, and the metal detailing at the Campus Services Building. See Appendix 1 for construction details). In some areas, the Pedestrian Spine also accommodates bicycles, skateboards, emergency vehicles and service vehicles. Where the spine is directly adjacent to roads which accommodate emergency vehicles, the width can be reduced to 12 feet. In other areas, the full 20-foot width is required.

The Pedestrian Spine should be designed not just as a means of getting from point A to point B, but as a means to experience the beautiful outdoor environment. Care should be taken to develop areas adjacent to the Spine for casual relaxation, recreation, contemplation and socialization. Examples of these areas including the amphitheater/xeriscape garden behind Centennial Hall, and the West Lawn adjacent to the Osborne Center for Science and Engineering. These areas break up the perceived length of the Pedestrian Spine and create additional campus amenities.



*Pedestrian Spine looking west toward Columbine Hall*





*West Lawn adjacent to the Osborne Center for Science and Engineering*



*Centennial Hall xeriscaping and amphitheater seating*

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

## **BUILDING STYLES**

From the very earliest days of UCCS's existence on the Central Campus, the designs for its buildings have followed the traditions set by two buildings. The brick of Dwire Hall, the first UCCS building to be built on the campus, began the use of reddish-brown brick on all of its academic buildings and became the "brick style." The stucco and more romantic forms of the old Cragmor Sanatorium, now beautifully restored and renamed Main Hall, have been the inspirations for the Summit and Alpine Student Housing Villages and the Recreation Center. This is the "stucco style." Recently, a third style has emerged in the glass enclosed pavilion which connects the brick of the University Center and the Kraemer Family Library. This style—"the glass style"—was created in response to the request from students that a special image emerge for this building. This was followed by Cragmor Hall, which carries on that style. Now, the addition to Dwire Hall is a mix of the "glass style" and the "brick style."

The design quality of buildings now on the Central Campus, or in construction and planning stages, varies but is generally quite good. In fact, a number of these projects have received design awards from various Chapters of the American Institute of Architects. They have also been honored by the community by way of design recognition.

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

**As additional buildings are designed for the Central Campus, the brick style should be continued for all academic buildings. Pre-cast concrete with integral color or metal panels may be used as a second material on brick buildings. Window frames should be clear anodized aluminum, dark bronze or black.**

**The glass style may be used as occasional "exclamation points" to provide visual interest as future buildings are designed but should not be the pre-dominant style of any building.**

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

## **STUCCO**

**The stucco style already established for residence halls should be continued in this portion of the Central/East Campus.**

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

## **HISTORIC BUILDINGS**

It is important for a young campus like UCCS to remember its heritage. It has done that admirably in the restoration of the four-story tuberculosis sanatorium and conservation of the landscape of the Cragmor Green. A two-story nurse's dormitory and wood framed cottages no longer remain.





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#### **The Brick Style**

*The brick style began in 1970 with Dwire Hall (1) and was continued by the Kraemer Family Library (2) and the Engineering Building (3). El Pomar Center (4) is the latest building in this style and the Campus Security Facility (5) is also brick.*

#### **The Glass Style**

*This style is presented at the University Center Pavilion (6) and Cragmor Hall (7).*



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### **The Stucco Style**

*Main Hall (1) is the keystone of the stucco style followed by the Campus Services Building (2). The Summit (3) and Alpine (4) Housing Villages interpret the style. University Hall (5) and Heller Center (6) are versions of the style.*

## **TEMPORARY BUILDINGS**

Five temporary modular buildings (ROTC and Fine Arts), and several maintenance sheds exist across campus.

**These buildings occupy land which is more useful for permanent facilities and should be removed once funding is secured for replacement of these structures.**

## **THE EAST CAMPUS**

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

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

UCCS renamed the building “University Hall” and remodeled it to house the Beth-El College of Nursing and Health Sciences and College of Education.

## **CURRENT CONSTRUCTION**

During the 10 years from 2008 to 2018, much of the Central Campus was built out. Osborne Center, Gallogly Events Center, Academic Office Building, Alpine Garage and Field, Copper, Eldora, La Plata, Cucharus, San Juan and Roaring Fork Dining Hall were all added to the campus during this period. Centennial Hall was fully renovated, and a major addition was made to the Gallogly Recreation and Wellness Center. While there are still some opportunities for growth here, there are no current major projects underway. East Campus, which saw only the construction of the Greenhouse, also has no major construction at this time.

As the years go by, UCCS may acquire land in Cragmor Village as it becomes available and construct additional facilities connecting the Central and East Campuses. Additional buildings will also be constructed on land now used as surface parking. The linear character of the combined Central and East Campuses will extend from Stanton Road eastward to University Hall, a distance of some 8,000 feet or about a mile and a half, producing a straight-line walking time of 35 minutes. Actual walking time will be longer. The recent West Campus development has highlighted this issue. End to end, our campus facilities stretch a distance of 2.5 miles making walking impractical between remote buildings.

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

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

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