

EXECUTIVE SUMMARY

The intent of the Colorado College Long Range Development Plan, an update to the 1995 Thompson and Rose campus master plan, is to provide the College with a framework for future planning, design and development decisions that strengthens the College's unique culture, academic program and strategic vision. The ultimate success of the Long Range Development Plan lies in the flexibility of the Plan document itself and in the College's dedication to the Plan as a guide for decisions related to the physical form of the campus.

The Long Range Development Plan is the product of a two-year planning process involving a broad cross-section of the Colorado College community as well as numerous representatives from surrounding neighborhoods and City departments. With a strategic background provided by the College's 2003 Campus Mapping Process, the process began with the creation of a Vision, Core Values and Planning Principles based on dozens of individual interviews, broad campus forums, and committee work sessions. The importance of the Vision, Core Values and Planning Principles to the success of the Plan cannot be understated, as these statements define a strategic baseline against which all planning decisions have been and continue to be based, insuring that design and development decisions always reflect the basic values at the heart of the Plan.

The physical representation of the Vision, Core Values and Planning Principles to the campus grounds is illustrated through the creation of a series of planning diagrams that combined serve as the blueprint for future campus development decisions. These diagrams describe recommendations that strive to serve the College by strengthening the culture of community that is inherent in the academic, residential, and social aspects of campus life. Critical to the Plan are the following elements:

- An understanding and physical reflection of the Block Plan and its profound affect on the use of campus facilities;
- The protection and enhancement of outdoor pedestrian and recreational spaces;
- The enrichment of the campus's unique residential environment;
- A reflection of and respect for surrounding communities and historic campus and City plans; and,
- The awareness and importance of the location of the campus in the climate of the Rocky Mountain West.

Supporting the physical framework of the Long Range Development Plan, Development Guidelines and Design Standards have been written to further define expectations for the physical development of the campus. These Guidelines - describing views and axes, campus materials, opportunity for outdoor activities, respect for campus history, and the relationship to surrounding neighborhoods - offer a guide for future design and development decisions that will be shared with the College's Design Review Board as well as consulting architects, landscape architects, and planners working on campus.

It is anticipated that the Long Range Development Plan will be a work in progress – a “living” and flexible document that may change in its physical representation as the needs of the College shift. However, the Plan is based on a strategic Vision that is expected to apply far into the future, providing a consistent framework for development decisions that constantly reminds the College of its responsibility to its constituency.

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VISION, CORE VALUES AND PLANNING PRINCIPLES

The Colorado College Long Range Development Plan (LRDP or Plan) is the product of a process designed to clarify and strengthen planning and design gestures through a continuous vetting of planning scenarios against the College's strategic and cultural intentions. The foundation of the Plan and the process is the creation of a Vision for the Long Range Development Plan, based on the College's Mission statement, which sets a broad framework for planning decisions. In support of the Vision, Core Values and Planning Principles further define the College's strategy for future campus development, and their combination serves to constantly test planning and development scenarios to insure a consistent relationship of the Plan to its strategic Vision and the fundamental Mission of the College.

The Colorado College Mission

At Colorado College our goal is to provide the finest liberal arts education in the country. Drawing upon the adventurous spirit of the Rocky Mountain West, we challenge students, one course at a time, to develop those habits of intellect and imagination that will prepare them for learning and leadership throughout their lives.

The Vision Statement is the guiding force of the planning process, describing a vision to which the ultimate Plan will strive to reach. The Vision Statement is the basis for all Core Values and Principles and serves as a constant reminder to the College that the Long Range Development Plan and all future planning and development decisions are to be rooted in a basic campus Vision:

Long Range Development Plan Vision Statement

In support the Mission of the College, the Long Range Development Plan is to reflect in physical form the innovation of the Block Plan, respecting its impact on facilities and organizing the built environment to support the College's unique approach to teaching, learning and discovery.

Core Values and Planning Principles

The Core Values and Planning Principles further describe the College’s expectations of the Long Range Development Plan through the definition of Value statements and supporting Principles related to four (4) core elements of the College – the Physical, Strategic, Campus Life, and Intellectual and Social Programs. These four programs and their associated Values and Principles describe the basic expectations for the ultimate Long Range Development Plan from distinct and equally important aspects of the campus culture.

PROGRAM

CORE VALUES

PLANNING PRINCIPLES

Physical

The Plan strives to instill a recognizable sense of place across campus that reflects a high level of beauty and quality, creating a unified image of Colorado College that is identifiable both locally and abroad.

- A sense of prestige and identity will be apparent in the Plan through the physical development of the campus.
- An inviting and apparent arrival sequence for campus visitors will be defined in the Plan.
- The Plan will identify campus boundaries, clarifying the transition from neighborhood to campus.
- Standards and guidelines will be defined to insure excellence in design, materials, construction and maintenance.
- The Plan will accentuate regional and historic vistas.
- Given the eclectic nature of existing building architecture, the Plan will unify the campus through the visual integration of the ground plane.

Strategic

The Plan strives to reflect innovation in the application and evolution of sustainable practices related both to the built environment and the management of College resources.

- The Plan will outline a strategy for the College to be recognized as a national leader in the application of environmental sustainability.
- The physical development of the campus will anticipate the utility needs, including the evolution of information architecture and organization in higher education and the associated space and infrastructure needs.
- The Plan will encourage fiscal responsibility and creativity, ensuring that plans for physical development are founded on realistic financial models both today and in the future.
- The use of regional materials in campus development will be encouraged to promote the sustainability of the local and global environment and College resources.
- The Plan will encourage respect for and continued maintenance of existing facilities that continue to adequately serve the College and its Mission.
- The Plan will investigate and advise the College on potential property acquisitions that support future space needs of the College while respecting the wishes of neighboring communities.
- The Plan will anticipate programmatic shifts, consolidation and expansion that may impact the use and organization of campus facilities.
- Realistic phasing strategies will be developed that are tied to programmatic needs and financial expectations.
- The Plan will outline policies for continued review and self-assessment to ensure planning assumptions reflect current circumstances and the Vision of the College.

Campus Life

The Plan strives to reflect the 24-hour lifecycle of the campus, accommodating the academic, residential, social and wellness needs of students, faculty and staff while respecting the lifestyle, character and history of the neighboring communities.

- A primary focus of the Plan will be the improvement of the pedestrian environment of the campus, including the pursuit of safety, opportunities for interaction and rest, and an inherent walkability of the campus.
- The Plan will strengthen the safety and security of campus users and visitors throughout the day and night.
- A strategy for the provision of adequate and well-placed parking will be outlined in the Plan.
- The Plan will address the expectations and concerns of adjacent communities with the intent of developing synergistic relationships with our neighbors and the City of Colorado Springs.
- The Plan will foster a sense of livability and comfort across the campus in support of the residential nature of the College.

Intellectual and Social

The Plan strives to pursue intellectual and social integration across campus, encouraging the interaction of people and programs across all indoor and outdoor campus environments.

- The Plan will identify a campus “heart” or “hearts,” encouraging social and intellectual interaction within a lively, comfortable pedestrian-oriented environment.
- The Plan will provide a mix of both indoor and outdoor spaces across campus for large gatherings and intimate conversation.
- Academic, social and wellness facilities will be both integrated and dispersed across campus, creating opportunities for each at multiple locations.
- The thresholds between interior and exterior spaces will be developed to create a comfortable, social and interactive transition between common indoor space and the outdoor campus environment.
- The Plan will incorporate flexible indoor and outdoor facilities to support the variety of academic programs, including athletic and social activities that occur on campus.

OVERVIEW OF THE LONG RANGE DEVELOPMENT PLAN

Based on the Vision, Core Values and Planning Principles established through the initial stages of the Long Range Development Planning process, a preferred long range development scenario has been established for the campus that provides both strategic flexibility and foundational expectations for the maintenance, expansion, reuse and redevelopment of the College's physical resources. The ultimate Long Range Development Plan is the result of a hands-on, iterative process involving a broad range of College and off-campus constituents during which alternative campus forms and expressions have been developed and tested against the Vision, Core Values and Planning Principles.

During the course of the process, a series of planning assumptions associated with the Vision, Core Values and Planning Principles were developed that describe basic goals for the Plan. These assumptions serve as the basic foundation for all planning and development scenarios, the iterations of which led to the preferred Long Range Development Plan. The planning assumptions include:

- Orient the campus to the west
- Reinforce Palmer Quad and define its character
- Provide a transition from neighboring residential character to institutional form
- Capture and preserve open space
- Unify the campus image by consistent treatment of the ground plane, including lighting, signage, landscape and furnishings
- Move parking to the perimeter of campus and consider remote parking
- Clarify pedestrian routes and enhance the pedestrian environment
- Improve vehicular circulation through the campus
- Maintain flexibility in the Plan

The ultimate Long Range Development Plan is a combination of a number of campus "systems" that combined describe a flexible framework for future campus development. These systems include the following:

- Campus Maintenance, Reuse, Expansion and Redevelopment Potential
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Campus Precincts
- Land Use
- Open Space
- Urban Design and Campus Identity
- Utilities and Infrastructure

Campus Maintenance, Reuse, Expansion and Redevelopment Potential

The Colorado College, with little opportunity to physically expand the campus and no immediate intention of growing significantly in population, has a responsibility to be pragmatic in the use, re-use and redevelopment of its physical resources. At the same time, the College strives to insure that its facilities meet or exceed the demands of students, faculty and staff whom it seeks to recruit and retain. In determining the *maintenance, reuse, expansion and redevelopment potential* of existing physical resources, the Long Range Development Plan considers the following:

Historic Integrity

The preservation of historically relevant buildings and open spaces is important to the College, and the Plan strives to strengthen those campus facilities that are historic either by registry or general opinion. Historically important buildings and open spaces on campus include Palmer Quadrangle, Cutler Hall, Palmer Hall, Shove Chapel, Cossitt Hall, Bemis Hall, MacGregor Hall, Hamlin House, Mullett House, Max Cade House, Ticknor Hall, Morreale House, Haskell House, Tutt Alumni House, Dern House, Arthur House, Spencer Center, Van Briggle, and Washburn Field. It is important that these buildings and open spaces receive on-going and attentive maintenance to ensure their continued useful place on campus.

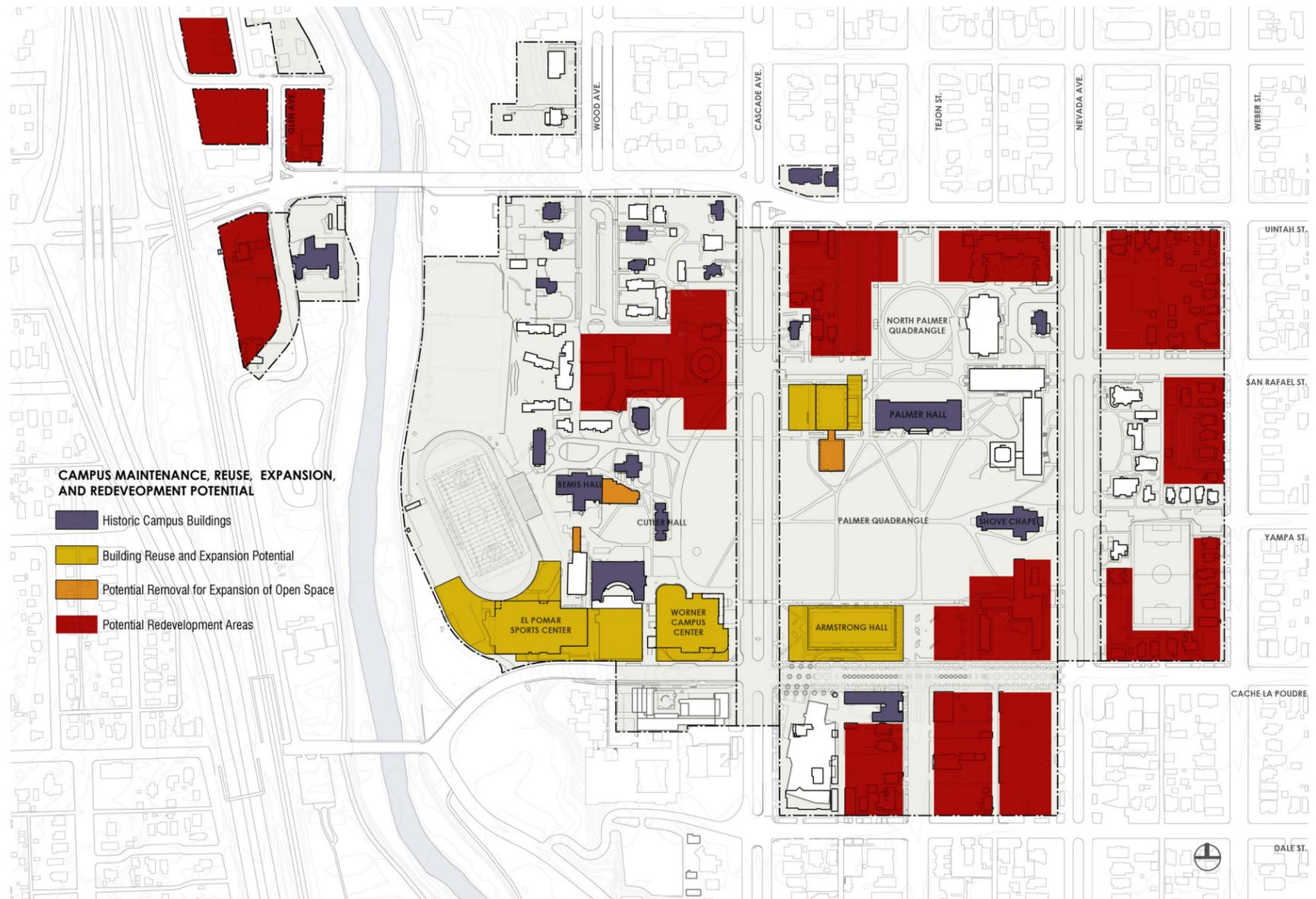
Building Reuse and Expansion Potential

While built in a vernacular consistent with their era, facilities such as Armstrong Hall, Tutt Library, El Pomar Sports Center and Worner Campus Center are designed in a manner that is inconsistent with today’s popular College aesthetic and/or are no longer adequately serving the needs of their specific uses. However, the location of these facilities is important to the overall campus fabric and each may hold opportunities for both expansion and reuse. The adaptability of these large-footprint buildings, potential financial benefits of structural re-use, opportunities for expansion, and preservation of an architectural vernacular that has been integral to the College’s growth are all reasons to consider these facilities for reuse or expansion potential as the needs of the College dictate.

Effectiveness in Serving the College Mission

The Block Plan has an inherent effect on the culture of the campus and the way in which students live and learn. While the physical form of the campus has historically responded to more traditional academic models, with niches of defined academic, student support, and residential development, the Block Plan emphasizes learning and discovery as integral to its holistic approach to learning, thus creating a desire for mixed uses across the campus as opposed to zoned areas of land use. The Long Range Development Plan strives to create a physical setting that is a reflection of the influence of the Block Plan.

The residential, academic and social life of the typical Colorado College student is based largely on community - whether it’s the community of one-class-at-a-time academics, themed residence life, or intramural athletics and recreation. This community-based campus lifestyle has a unique effect on the types of spaces and facilities needed by the students, faculty and staff. Consistent with national trends but more acute at Colorado College, residential preferences favor themed houses and apartment-style living - hedging from large dormitory-style facilities.



The combination of student support, academic space, and campus life uses in mixed-use buildings simplifies the campus living and learning environment and encourages a broad range of interactions in off-classroom hours. A consolidation and relocation of parking areas and the location of development parcels to the perimeter of campus allows for the provision of additional open space at the campus core, enhancing the pedestrian environment of the campus and increasing opportunities for both organized and impromptu outdoor activities. In addition, the Plan's recommendation of buildings of smaller scale allows for greater flexibility in the placement and orientation of entries and access to outdoor spaces, which supports and promotes the culture of the College inherent in the Block Plan.

For these reasons, parcels are indicated in the Plan that suggest the potential for redevelopment of existing campus facilities based on their existing or future effectiveness in serving the campus community. As facilities needs arise for the College, the selection of redevelopment sites should be considered flexible based on the particular use and ability to fulfill the needs of students, faculty and staff.

Increasing Campus Open Space

The expansion or recapturing of campus open space is integral to the framework of the Long Range Development Plan. In order to do so in appropriate areas, the Plan recommends the removal of a number of buildings or building expansions (including the addition to the south of the Tutt Library, Taylor Hall, and the north end of the campus plant building). The removal of College buildings should always be carefully considered, with plans for the relocation of programs in those facilities in place prior to the removal of interior space.

Pedestrian Circulation

A coherent and safe pedestrian circulation network is important to the identity and navigability of the campus. The Plan indicates a pedestrian network that is reliant on the urban street grid of the City of Colorado Springs and the location of historic buildings and open space, while understanding certain critical pathways for pedestrian movement flow organically through campus along distinct desire lines. In order to improve safety and the overall outdoor campus environment, it is the intention of the College to pursue a pedestrian framework that reduces contact with vehicular traffic to the extent possible. The following aspects combine to describe a campus-wide pedestrian circulation system that serves the needs of campus users while contributing to the surrounding neighborhoods and the larger citywide pedestrian pathway and trail networks.

Historic Axes

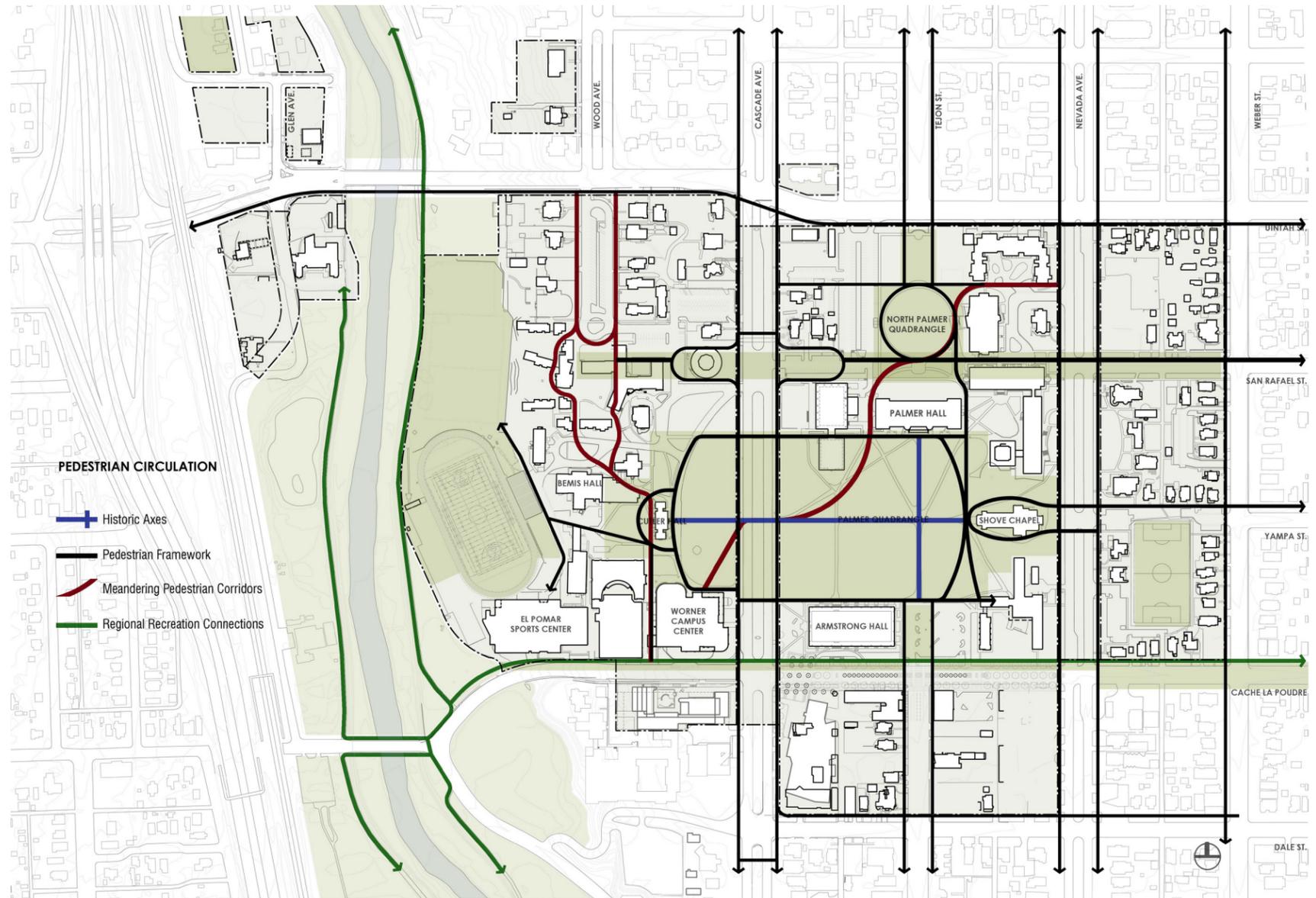
The cross-axes at the core of the Palmer Quadrangle align with historic campus buildings and recall the pedestrian and development framework upon which the campus was developed. These axes, including the pathway between Cutler Hall and Shove Chapel and the walkway aligned with Tejon Street leading to the front door of Palmer Hall, are important to the original design of the campus and their treatment should reflect the axial formality on which original campus plans located historic College buildings.

Pedestrian Framework

The framework for the pedestrian network is based on the urban street grid of the City of Colorado Springs and connections both within campus and to adjacent neighborhoods. Based on this grid, pedestrian walkways are aligned with the sidewalks of adjacent streets.

Internal to the campus, two (2) grid-based elements are critical to the basic pedestrian framework: the continuity of walkways surrounding the Palmer Quadrangle and the connection of the campus along determined east-west axes. The continuity of walkways surrounding the Palmer Quadrangle is important in serving those facilities that front on the quad, and efforts should be made to insure this loop is complete. The Plan also organizes development, land uses and parking along east-west pedestrian corridors located along the extension of San Rafael Street and Cache la Poudre through the campus. These pedestrian axes orient views to the west and efficiently connect residential, academic, campus life, campus service, and parking uses.

Contrasting the formality of the grid-based pedestrian framework of the campus are meandering pedestrian routes that link key campus life facilities, academic and classroom buildings, residential development and parking areas. These walkways originate at the Worner Campus Center and follow the desire lines of campus users along two routes: northeast across the Palmer Quadrangle, between the Tutt Library and Palmer Hall, and across the North Palmer Quadrangle toward Mathias Hall; and northwest past Cutler and Bemis Halls and through the Western Ridge development. The importance to the campus pedestrian network of these pathways cannot be understated, as they not only link many of the campus' most notable buildings but their meandering flow also embodies the spirit of the College and the Block Plan. Wayfinding efforts including the location of campus signage,



informational kiosks, and activity nodes should be located along these corridors as they provide the highest levels of pedestrian contact.

Regional Recreation Connections

With the support of the City, the College has an opportunity to connect existing or planned regional recreation routes through the campus via a multi-use pathway along Cache la Poudre. The Plan indicates the College's preference to pursue the reconfiguration of Cache la Poudre between Nevada and the existing Honnen Ice Arena, allowing for a more prominent pedestrian connection from neighborhoods east of campus to Monument Valley Park on the west along with a reduction in the width of the street infrastructure. This multi-use corridor includes provisions for pedestrian and bicycle traffic as well as the Downtown circulator shuttle. The alignment of this corridor also serves to orient views to the west and the reconfiguration of the street is anticipated to enhance campus safety through the reduction of pedestrian-vehicular conflict in an area that expects to realize significant expansion of College and campus-related facilities.

Vehicular Circulation and Parking

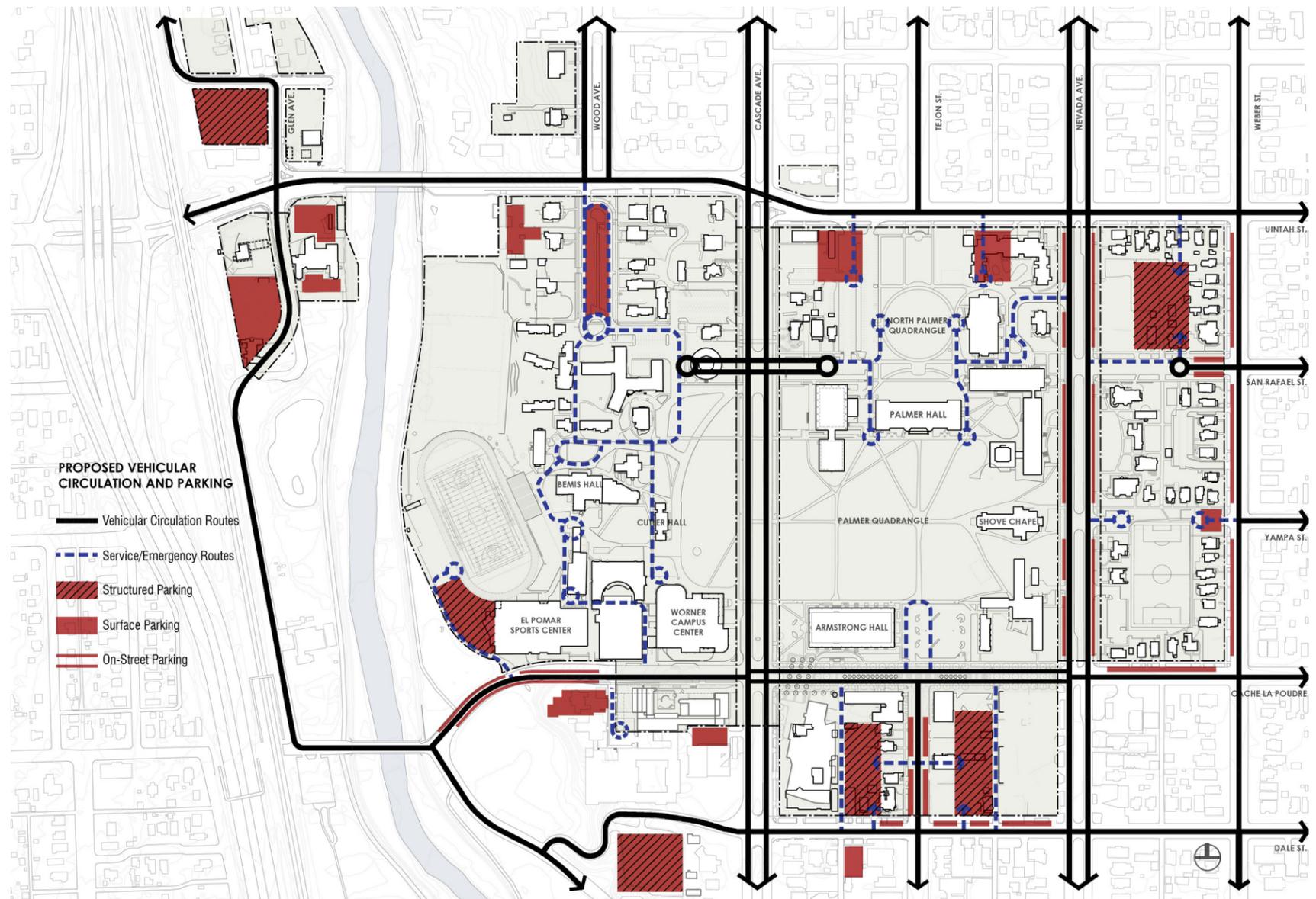
The way in which vehicles approach, navigate around and through, and ultimately park at the campus is a delicate balance for the College. On one hand, the College has a responsibility to provide safe passage in a pedestrian-oriented environment and has a desire to limit (to the extent possible) the reliance on automobiles by its students, faculty and staff. On the other hand, the campus is situated within the City of Colorado Springs such that its environs span a state highway and an historic boulevard, each of which provides vehicular traffic connections between northern Colorado Springs neighborhoods and the Downtown core to the south of the campus. The Plan describes a preferred vehicular circulation scenario that strives to reduce vehicular speeds and (in some instances) access across and through the campus by using various traffic abatement efforts and consolidating and relocating parking to the campus perimeter. The following elements comprise the College’s vision for vehicular circulation:

Cascade Avenue

The Cascade Avenue corridor, with its historic boulevard treatment and connection of north Colorado Springs neighborhoods to Downtown, has a civic quality that is embraced by both the Colorado College and the larger Colorado Springs community. This street, however, is also a safety concern to the College and its students, faculty, staff and visitors as it divides the primarily academic areas to the east of the street from the primarily campus life uses to the west - on a daily basis, nearly all campus users will cross Cascade at least once. To improve the safety of both pedestrians and vehicles along Cascade, the Plan advocates a collaborative effort among City Traffic Engineering, City Planning, the Old North End Neighborhood Association, the Downtown Partnership, the College and the broader community to explore and evaluate alternative means of calming the Cascade Avenue traffic.

Cache La Poudre

The planned and anticipated future growth of College and campus-related facilities south of Cache la Poudre raises concerns related to the safe movement of pedestrians across the street as well as the ability of the expanded areas to be viewed as an integral part of the larger campus. In order to alleviate these concerns and to pursue continuity of the campus north-to-south, the Plan recommends the reconfiguration of Cache la Poudre from Nevada Avenue to the existing Honnen Ice Arena. The goal of the street reconfiguration is to enhance the pedestrian nature of the street through the introduction of a broad recreational pathway, the reduction in width of the street infrastructure, and the enhancement of the streetscape through increased plantings, seating opportunities, and gathering areas. Beyond the benefits stated above, the reconfiguration of Cache la Poudre further enhances the regional recreation system through the provision of a dedicated multi-use recreation corridor connecting neighborhoods to the east of campus to Monument Valley Park and beyond.



Nevada Avenue

While the Nevada Avenue connection through the campus represents the same safety concerns as those along Cascade Avenue, the importance of the street to the City and regional traffic network is much greater. Still, the importance of pedestrian safety crossing the street is a College priority. In order to provide clarity to drivers and pedestrians alike, the Plan limits the number of pedestrian crossings of Nevada to those associated with the anticipated City street grid. Signals at Uintah and Cache la Poudre provide timed and expected crossing opportunities. The Plan further recommends the introduction of pedestrian enhancements (such as illuminated signage or in-grade lighting) at San Rafael and Yampa Streets to improve the safety of these crossings.

Glen Avenue

Glen Avenue presents an opportunity for the College both as an alternative vehicular approach and as a contributor to the image and identity of the College as the visitor's first impression of the campus. Vistas to the Western Ridge from Glen Avenue are postcard-quality and the serenity of Monument Valley Park contributes to the identity of the campus, yet the tight bends in the road and the lack of campus identity and signage elements in the corridor limit the effectiveness of the street as a campus approach. In order to encourage the use of Glen Avenue as an alternative route to campus and Downtown Colorado Springs, the Plan recommends a realignment of the street to soften the bends in the road and the introduction of College signage and wayfinding elements to the corridor.

Service and Emergency Vehicle Access

While an emphasis of the Plan is to reduce vehicular traffic at the core of campus, it is critical to provide access routes for emergency vehicles, service vehicles, and special-occasion vehicular traffic (move-in days, for example). Where possible, adjacent buildings should be designed to accommodate shared service areas along designated service corridors. The Plan indicates these routes based on fire department requirements and special-occasion needs.

Parking

The provision and location of adequate parking for students, faculty, staff and campus visitors is a challenge for the College. Because the campus is generally land-locked and the pedestrian environment is of primary concern, the supply of convenient on-campus parking for all is a luxury that the campus may not reasonably expect to achieve. Surface parking requires large land areas that encroach upon campus open spaces and potential building locations. Structured parking is expensive and the visual impact of parking structures on adjacent neighborhoods is undesirable – although the impact may be mitigated through thoughtful design. During the course of the Long Range Development Planning process, a parking study (*see Appendix*) was performed to clarify the existing and future parking needs on campus and to provide recommendations to accommodate those needs. The study suggests that, in order to achieve an adequate level of parking for campus users, the College take an approach to parking supply that offers options for both structured and surface parking on campus, while also considering off-campus parking facilities.

Location of Parking

One of the core aspects of the Plan is to consolidate and relocate parking from the center of campus to the campus periphery. This strategy has a number of benefits to the campus community. It relieves the core pedestrian areas of the campus from vehicular traffic while locating parking in easy-to-find facilities near campus boundary streets – further alleviating traffic on campus through-streets. Additionally, the Plan promotes the idea of remote parking beyond the boundaries of the campus, including the potential negotiation of shared use of City-owned or privately-held structured or surface lots between the campus and Downtown Colorado Springs.

Structured Parking

New facilities planned for the College, including the expansion or relocation of the library and the expansion or relocation of health, sports and wellness facilities, require large building footprints that will have a great impact on current surface parking on the campus. In addition to these facilities needs, the Plan recommends the recapturing of open space and development areas at existing parking locations (including lots adjacent to Armstrong Hall, Loomis Hall and Tenney House) which will further reduce the existing supply of parking on campus. In order to provide adequate parking for campus users, the Plan recommends alternative locations for structured parking across the campus based on available parking footprints, appropriateness of structured parking to surrounding uses, financial considerations, and serviceability to campus populations. Alternative structured parking locations include:

- Integrated with new development along Tejon Street (financed and reserved in part by tenants of the development);
- At the northeast corner of campus, located along the San Rafael pedestrian corridor, with residential development to the west, north and east to buffer adjacent neighborhoods from the structure;
- Adjacent to the El Pomar Sports Center (to the west) as part of the possible expansion of the facility; and,
- North of Uintah Street and west of Glen Avenue for remote, long-term student parking.

The Plan does not advocate the immediate need for any specific structure. Rather, as the College determines strategically adequate needs for parking on the campus and new development occurs reducing the existing parking supply, these locations serve as recommendations for appropriate structured parking locations.

Campus Precincts

The community-based culture of the College, driven by the Block Plan and its relationship to the physical resources of the campus, encourages a mix of uses to provide living, learning, recreation and social activities at multiple points across the campus. While this approach to campus land use reduces the effectiveness of the zoning of campus land, there remains an opportunity to develop and reinforce a series of Precincts in support of the function, scale and activity of different campus areas. The Plan recommends the definition of the following campus Precincts in order to provide the College appropriate building and development locations based on activity, function, building scale and mass, character, and synergies of similar uses.

Palmer Quadrangle Precinct

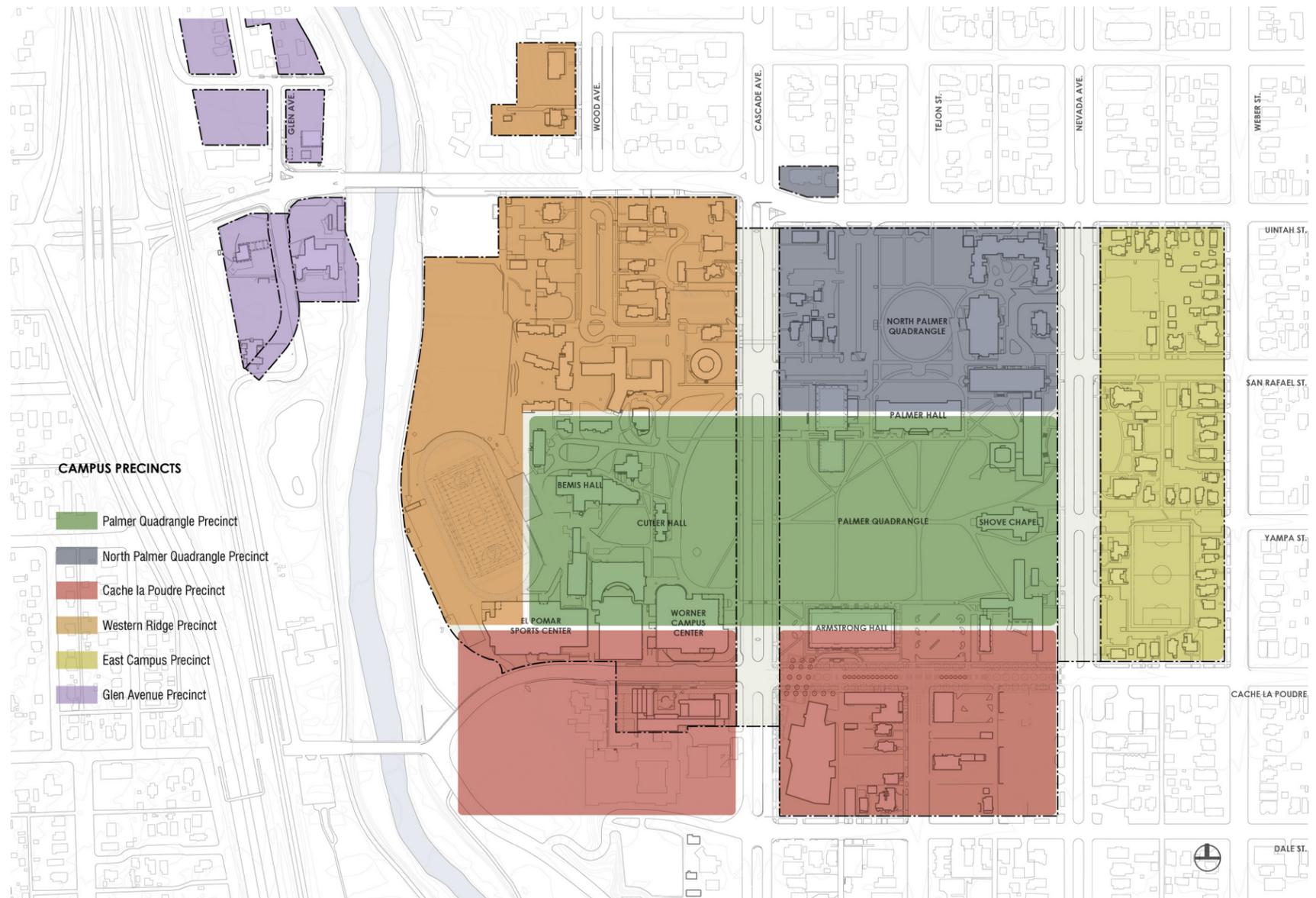
As an important icon and symbolic heart of College activity, the Palmer Quadrangle is the key physical feature of the campus and defines the framework of surrounding campus development. The Plan seeks to recapture and strengthen the original boundaries of the large quadrangle through the elimination of the Tutt Library expansion and the encouragement of development at its edges in order to strengthen the importance and integrity of the space. Buildings surrounding the Palmer Quadrangle tend to be institutional in scale, and the Plan encourages a mix of uses at its perimeter to include academic, campus life, administration and residential. In addition, the treatment of the Palmer Quadrangle and adjacent redevelopment parcels should enhance the character and visibility of historic buildings (including Palmer Hall, Cutler Hall and Shove Chapel) while orienting views from within the space to Pikes Peak and the Front Range.

North Palmer Quadrangle Precinct

Like the Palmer Quadrangle precinct, the North Palmer Quadrangle precinct should be developed to include a mix of uses – although a focus on academic and associated uses should prevail in this area given the civic character of the North Palmer Quadrangle and its proximity to the Old North End neighborhood. The scale of development in the precinct should provide a transition from the residential uses north of Uintah to the institutional scale of buildings surrounding the Palmer Quadrangle while strengthening the western edge of the North Palmer Quad.

Cache la Poudre Precinct

The Cache la Poudre precinct is envisioned as a campus “Bright Lights District” due to its College and City-operated visual and performing arts facilities, meeting and conferencing capabilities, potential for mixed-used retail, commercial, and residential development, and the presence of Health, Sports and Fitness facilities. The Long Range Development Plan recommends the reconfiguration of Cache la Poudre to provide a safe and seamless transition from the Palmer Quadrangle Precinct while serving as an important link in the regional recreation system and strengthening the impression of the campus as the north anchor to Downtown Colorado Springs. Development in this precinct should range from an institutional scale north of Cache la Poudre to a Downtown-related scale and character along Tejon Street.



Western Ridge Precinct

Prior to College ownership, the Western Ridge precinct was developed as a residential neighborhood in the manner of the Old North End. As the College grew in size and population and acquired properties in this area, the use of the land - and, in fact, of many of the original buildings - continued as primarily residential. The Plan recognizes the Western Ridge as one of the most successful models for residential development on campus and recommends that the precinct continue to be maintained and/or redeveloped with a focus on residential scale buildings and activities designed to meet the expectations and lifestyle of both current and future students. The Plan also recommends the continued orientation of the Precinct to the west, taking advantage of the open vistas toward Monument Valley Park and the Front Range.

East Campus Precinct

The East Campus precinct holds opportunities to extend campus residential, parking and open space uses in a scale that serves to buffer neighborhoods to the east from the institutional scale of the campus west of Nevada. The Plan recommends the continued use of this precinct to include housing opportunities for both students and below- or at-market rate housing for faculty, staff and alumni. The architectural scale and character of any future infill or redevelopment of the Precinct should be consistent with the North Weber/Wahsatch Historic District to the east.

Glen Avenue Precinct

The Glen Avenue precinct serves as the western gateway to the campus and offers opportunities for the location of a campus support facility (such as a visitor center), remote parking, facilities services, and recreation uses for the campus. The Plan recommends the combination of campus gateway and identity elements in the precinct as well as the strategic use of campus-owned parcels to serve College functions that do not require close proximity to the campus core.

Land Use

Many campus plans attempt to zone land uses in order to provide distinct and legible areas for expansion of academic, residential, recreation, and ancillary campus facilities. At the Colorado College, however, this kind of land use zoning works against the College’s reliance on a community lifestyle. Due in part to the Block Plan and its requirements for flexibility in the allocation of space, the Land Use Plan for Colorado College imparts a mix of uses that strives to provide residential, academic, and campus life facilities across the campus reinforcing and supporting the Block Plan in physical form. Further, an important aspect of the Colorado College experience is the College’s success not only in a mixed-use campus land use, but also in the flexibility of its buildings. As the campus continues to develop and facilities expand or relocate, efforts should be made to continue to pursue this flexibility - including the provision of classrooms in residential buildings and shared campus life and campus support facilities where appropriate.

The Plan recommends land uses across campus reuse and redevelopment parcels in order to provide a framework for describing the appropriateness of certain building and land use types. While there is flexibility in the location of specific campus land uses, the Plan provides a framework for development that is consistent with the cultural and strategic direction of the College.

Campus Life

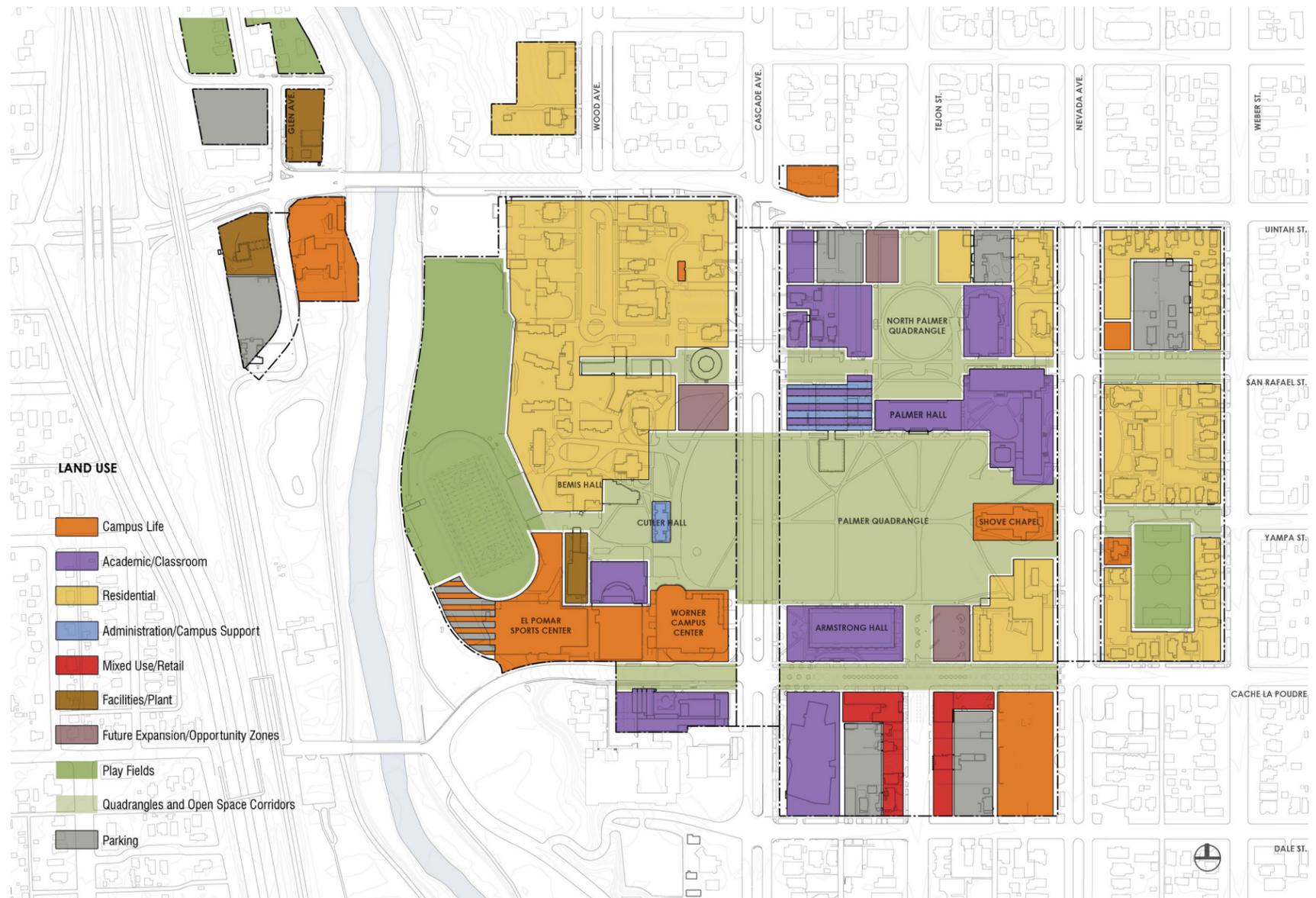
Campus life facilities serve as the social heart of the College experience. While academic and residential facilities serve the essential needs of students and faculty, the quality and location of facilities such as the campus center and recreation center is one of the largest draws in the recruitment and retention of students, faculty and staff. Campus life facilities typically require large footprints and should be located in relationship to core campus areas and iconic open spaces.

Health, Sports and Fitness

With its proximity to the regional Monument Valley Park system and the historic Washburn Field, the El Pomar Sports Center occupies the ideal site for campus-specific Health, Sports and Fitness facilities. Although the existing facility is too small to serve existing campus needs, expansion opportunities exist to the north and west (embracing the south end of Washburn Field), and to the east of the current facility at the existing location of the Honnen Ice Arena.

The Honnen Ice Arena is one of the College’s important community-outreach facilities, and given the regional draw of the facility and its need for proximate parking, the Plan recommends its relocation to the southeast portion of campus. This location at Nevada Avenue and Cache la Poudre provides the rare on-campus combination of an adequately sized building area with immediate connectivity to both major City streets and regional recreation trails.

Campus health and wellness services that today are combined in Boettcher Hall are recommended to be relocated to separate locations. The Plan suggests that the wellness functions be included in the programming of the expanded El Pomar Sports Center, while discretionary health and medical services be relocated to potential medical offices as part of the Tejon Street development on the south part of campus.



Student Center

The location of the Worner Campus Center and its relationship to adjacent visual and performing arts facilities, meeting and conferencing facilities, and the Palmer Quadrangle is appropriate for such an important campus function. The Campus Center is the focus of campus life, especially in the culture instilled by the Block Plan. The College should always strive to maintain an appropriate level of flexibility of this facility. As the campus develops, there may be a need to expand the facility or to relocate functions in order to allocate more space for student-oriented services within the building.

Additional Campus Life Facilities

Additional existing campus life facilities include Shove Chapel, the Childcare Center, and the Alumni House. The Plan further recommends the reuse of the Van Briggle building as a visitor center (or similar use) as well as the potential location of a faculty club (or similar use) at the north block of the East Campus precinct.

Academic/Classroom

The excellence in the learning and teaching environment is the College's primary priority, and the quality and supply of its academic and classroom facilities is critical to the College's success. The Plan recognizes the symbolic and operational importance of the Library, the Block Plan's inherently high demand on classroom and laboratory space, and the need to provide adequate office space for faculty and staff in support of academics.

The Plan recommends the expansion of the existing Tutt Library either to the west or north across San Rafael Street or relocation to a prominent location on the west side of the North Palmer Quadrangle opposite the Tutt Science building. These locations enhance the prominence of both the Palmer Quadrangle and North Palmer Quadrangle and relate to the academic nature of each precinct. As is the desire across campus, the Plan recommends a mix of uses within the library facility to provide a comfortable and energetic campus life environment coupled with the library's necessary academic mission and serenity.

From a land use standpoint, the consolidation of academic- and classroom-specific facilities to particular campus Precincts serves to define teaching and learning environments while reducing the need to move audio-visual equipment and other teaching needs throughout the campus. The Plan recommends the further development and reuse of two (2) primary campus Precincts - the North Palmer Quadrangle precinct and the Cache la Poudre precinct - for academic and classroom uses.

Existing or planned dedicated academic and classroom facilities include Palmer Hall, Tutt Science, Barnes Hall, Olin Hall, and Dern House in the North Palmer Quadrangle precinct and Cossitt Hall, Packard Hall and Cornerstone Arts in the Cache la Poudre precinct. The Plan further recommends the reuse, renovation and potential expansion of Armstrong Hall to dedicated academic and classroom uses, as well as the development of new small-footprint academic and classroom facilities (in the model of Dern House) at the southeast corner of Cascade Avenue and Uintah Street.

Residential

The importance of community to the culture of the Colorado College is evident in the large percentage of students living on campus and in the exceptional housing opportunities that the College offers. The success of themed houses on the campus illustrates the adventurous spirit of the Colorado College Mission, and options for apartment-style housing encourage upperclassmen to remain on campus.

While campus theme houses and apartment-style housing are overwhelmingly successful, the success of large dormitory-style residential options on campus is waning. Facilities such as Loomis Hall and Mathias Hall struggle to match the community environment of the themed houses due to antiquated design or sheer building scale, and learning environments in these facilities are difficult to support.

The Plan recommends the College pursue a range of on-campus residential options that cater to the different needs of students and encourage the culture of living paired with learning, while considering additional non-traditional housing options for faculty, staff and alumni on or near the campus. These options include:

Themed Houses

The College's themed houses are one of the unique aspects of the campus culture that attract both students and faculty. While themed housing can be expensive to build and maintain, as it relies on higher-than-average floor area per resident, the College should strategically pursue new themed housing opportunities where needs are apparent. Themed houses are encouraged both in the Western Ridge and East Campus precincts and support the development scale and densities recommended for each of these locations.

Apartment-Style Housing

Apartment-style housing is typically appealing to upperclassmen that desire personal kitchen facilities, private bathrooms, and quiet areas for studying. In the past, students have had to look off-campus for this type of housing, but with the development of the Western Ridge this product is available on campus and has been successful. The Plan recommends the further development of this type of housing in the Western Ridge precinct (as a potential redevelopment of the Loomis Hall site).

Residence Halls

Residence Hall living, in which many students live in close proximity to one-another, remains important to the social culture of the campus. Residence Halls for underclassmen encourage socialization and interaction with a range of people, which may not be as prevalent in themed houses or apartments. The Plan encourages the continued use of the Mathias Hall and Slocum Hall locations for residence hall housing options, with the potential redevelopment of these sites in the future should the facilities require significant upgrades to improve the community environment in campus Residence Halls.

Condominium/Townhouse-Style Housing

The East Campus provides an opportunity for the College to provide condominium and/or townhouse style housing through the rehabilitation of existing campus buildings or the infill and/or redevelopment of College properties along Nevada Avenue, Uintah Street, Weber Street, and Cache la Poudre. This type of housing is intended to reuse existing structures as is reasonable. However, if it is determined that the reuse or rehabilitation of certain buildings is not feasible (for reasons related to public safety, access for the disabled, etc.), the character and density of any future redevelopment will relate to that of surrounding neighborhoods and provide a transition in scale to the core of the campus. The College should consider both student housing and for-sale below- or at-market rate housing aimed at retired faculty, faculty, staff, and alumni on the East Campus. Additionally, the College should pursue residential uses as part of the recommended mixed-use redevelopment of the Tejon Street corridor. These units would again likely be for-sale market-rate units aimed at faculty, staff, and alumni.

Greek Life

The culture of the Greek experience is important to the College, and the Plan recommends the continued support of the Greek community on the East Campus.

Administration/Campus Support

The Plan recommends the relocation of the majority of administrative and campus support functions to improve the teaching and learning environment of the College as well as to consolidate these functions in recognizable locations. The Plan proposes that the majority of administrative and campus support functions currently housed in Armstrong Hall and the Spencer Center be relocated to either a reuse or expansion of the Tutt Library building or another prominent location on the Palmer Quadrangle. Moving administrative functions out of Armstrong Hall allows academic and classroom functions to expand within the building. Additional existing administration and campus support facilities expected to remain in use include Cutler Hall.

Mixed Use/Retail

The Tejon Street corridor in the Cache la Poudre precinct presents an opportunity for the campus to pursue mixed-use development that anchors the north end of Downtown Colorado Springs and provides retail and office services to the campus community. A market study performed for the College in 2005 indicates a demand for restaurant and retail services in the area, as well as an absorption of approximately 50 for-sale residential units per year. The Plan recommends the redevelopment of Tejon Street, as a campus enterprise or in partnership with a private developer, to encourage mixed-use activity both day and night in the Cache la Poudre precinct in support of College users and supporters of adjacent cultural and performance facilities.

Facilities/Plant

The Plan recommends the relocation of Facilities Services from the Van Briggle building to a new facility due west of Glen Avenue as well as the relocation of Transportation services to land north of Uintah Street at Glen Avenue. It is expected that the central plant west of Cossitt Hall - with minimal expansion - will be adequate to serve the College in the foreseeable future.

Future Expansion/Opportunity Zones

While the College does not currently intend to significantly increase the campus population in the near future, several campus parcels should be held as future expansion and opportunity zones should needs arise. These Opportunity Zones, including the northwest quadrant of the North Palmer Quadrangle, the northeast corner of Tejon Street and Cache la Poudre and the southwest corner of Cascade Avenue and San Rafael Street, occupy important sites within the physical boundaries of the campus and their development potential should be carefully considered as campus needs arise.

Parking

As discussed in the Vehicular Circulation and Parking section, the Plan recommends the consolidation and relocation of parking areas to the perimeter of the campus. The parking locations illustrated in the Plan serve population centers, are located conveniently adjacent to perimeter streets, enhance the pedestrian environment of the core of the campus, and are located along defined east-west pedestrian corridors serving the entire campus.

Open Space

The Colorado College community is an active population that is highly engaged in outdoor activities, and the Colorado climate (with its prevalence of sunshine and comfortable temperatures nearly year-round) encourages outdoor activities through all seasons. As such, the availability of open space on the campus is important to the College and its community. The Plan seeks to provide a range of open spaces across campus that support both active and passive uses in a setting that is cognizant of the Colorado climate and the College’s western heritage.

Campus Quadrangles

The Palmer Quadrangle is the symbolic heart of campus activity and recalls the vastness and informality of the native Colorado landscape, while the North Palmer Quadrangle responds to the civic gesture of Tejon Street and Palmer Hall in the context of urban development. The Palmer Quadrangle is a campus icon upon which historic development patterns have been determined, while the North Palmer Quadrangle is a new campus space defined in large part by the surrounding buildings. Each space, however, fulfills specific needs of campus users and each is integral to the campus open space system.

Palmer Quadrangle

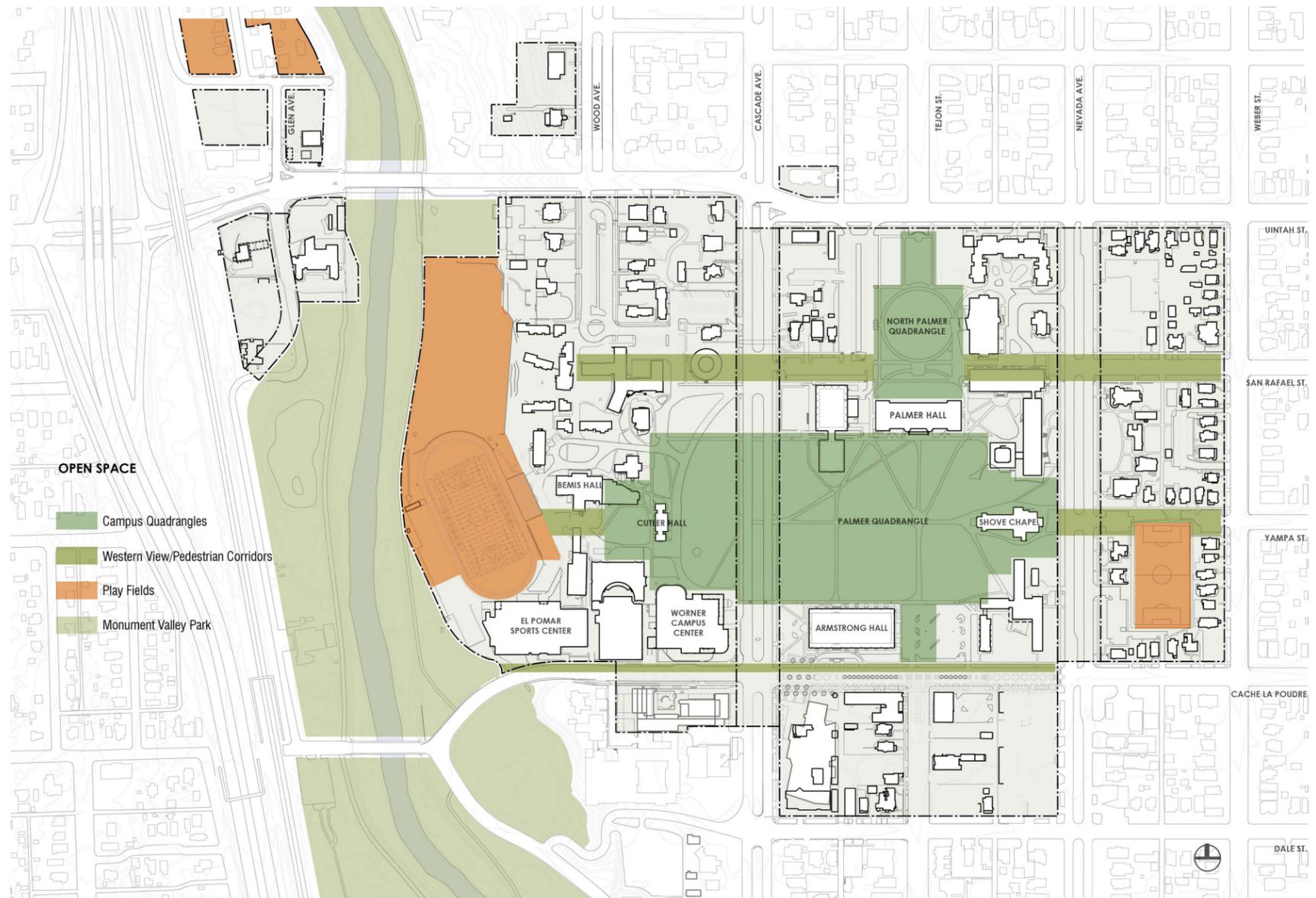
Centered on the axis between Cutler Hall and Shove Chapel, the Palmer Quadrangle is an iconic open space that in many ways embodies the culture of Colorado College. The openness and informality of the core space reflect the adventurous spirit of the Rocky Mountain West that the College strives to embody. While based on the traditional collegiate ideal of developing buildings around a common open space, the size of the Palmer Quadrangle is such that the space defines the buildings rather than vice versa. It is a unique quadrangle among American college and university campuses, a sacred space that must not be compromised in the future with buildings. The Plan recommends that the College recapture the original boundaries of the Palmer Quadrangle in order to further reinforce the importance of the space to the campus.

North Palmer Quadrangle

Contrary to the Palmer Quadrangle’s vastness and informality, the North Palmer Quadrangle provides a transition from the Old North End neighborhood to the campus through a structured sense of space in the outdoor environment. Framed by Tutt Science to the east, Palmer Hall to the south, and a recommended future academic facility to the west, the size, scale, and building uses surrounding the North Palmer Quadrangle encourage relatively passive activities within the space and offer campus users a spatial quality consistent with notions of collegiate and urban formality. The landscape is a display of xeric plants that thrive in Colorado’s climate.

Smaller Open Spaces

While the quads are the most notable and recognizable campus open spaces, smaller spaces defined by buildings and natural elements are a key feature of the outdoor environment. Spaces such as the forecourt to Barnes, the garden area associated with Hamlin House, the plaza outside McHugh Commons, the amphitheater to the south of Cossitt Hall, the open space to the west of Cutler Hall, and the open “back yard” area shared by themed houses west of Cascade and east of Wood



Avenue provide places for a range of informal activities associated with residential, academic, and campus life facilities. The Plan encourages the College to include these types of spaces in future redevelopment projects to insure that there are numerous and varied open spaces across the campus.

Playfields

Intramural and intercollegiate athletics, club sports and recreation are an important part of the Colorado College experience and the Plan strives to maintain and enhance the allocation of playfields across the campus. The Plan shows the expected continued use of dedicated playfields, including Washburn Field and soccer fields to the north and the existing playfield at the south block of the East Campus, as well as the use of portions of the Palmer and North Palmer Quads for both organized and unprogrammed recreational activities.

Monument Valley Park

The presence of Monument Valley Park adjacent to the campus offers excellent opportunities for the connection of campus open space to a regional recreation system. The Plan encourages a commitment by the College and the City to enhance the connection (at least visually, if not physically) between Monument Valley Park and the campus and to improve the perception of safety along this campus edge – including the potential addition of campus open space north of Uintah to broaden the Monument Valley network of parks and trails.

Urban Design and Campus Identity

The urban design and unifying elements of the campus are important to the legibility of the campus and help to create memories of life on campus that last in the minds of all who visit, study, work, and live there. The Plan strives to strengthen the College’s identity while maintaining the importance of the urban framework of the City of Colorado Springs and the campus’ relationship to the surrounding neighborhoods.

Campus Quadrangles

The Plan stresses the importance of the campus quadrangles as iconic spaces through the respect of quad boundaries, the quality of the landscape, and the scale of surrounding development. As stated previously, the recapturing of the original Palmer Quadrangle boundaries is a primary recommendation of the Plan, signifying the historic importance of the space and its unique place among American collegiate quadrangles. The Plan also strives to further define the North Palmer Quadrangle through the development of academic facilities at its western border, stressing the importance of Palmer Hall and the Tejon Street corridor to historic campus and City development.

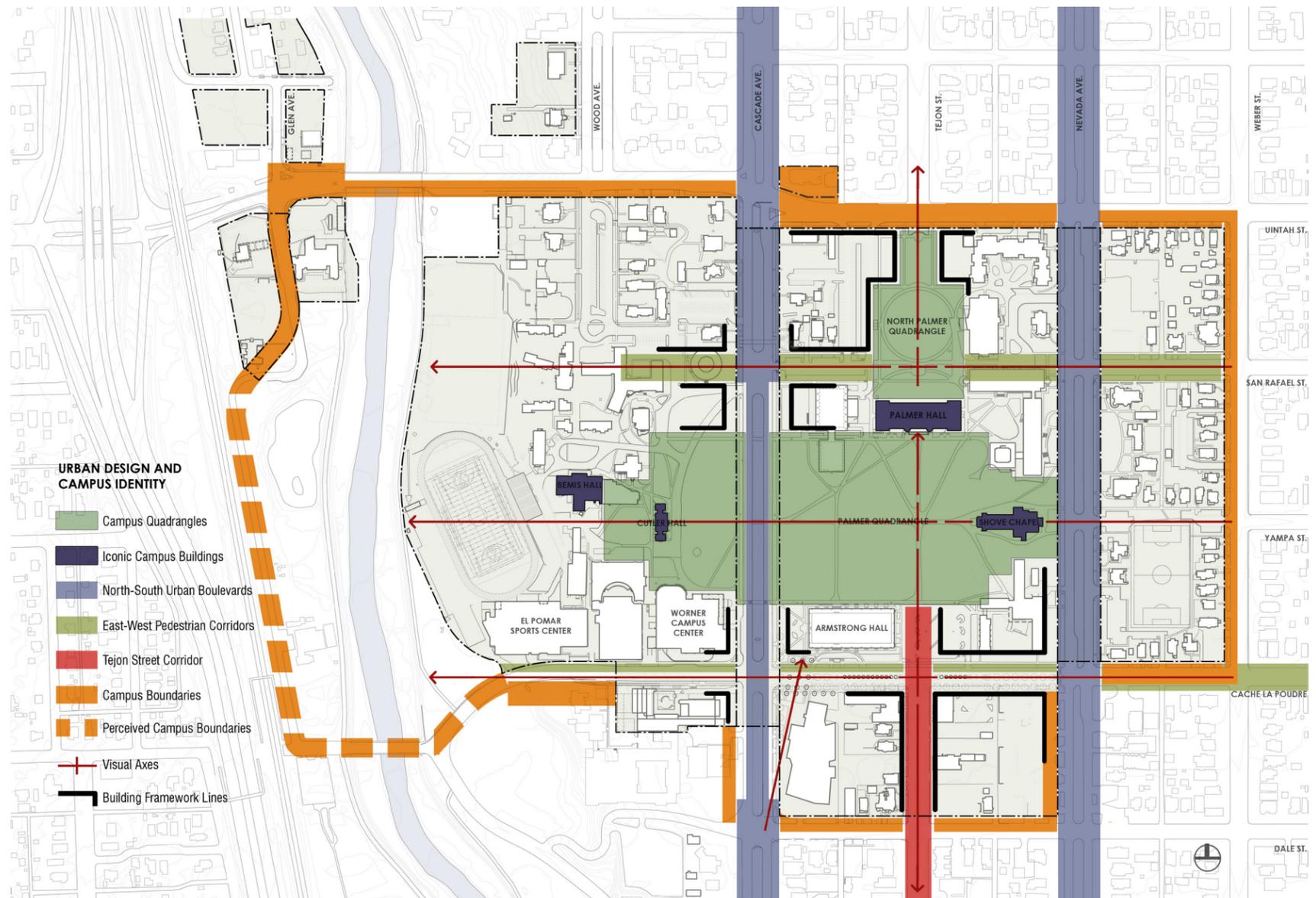
Historic Campus Buildings

The campus’ historic buildings are critical to the identity and culture of the College and the Plan highlights these important buildings and protects them from the encroachment of inappropriate development. Palmer Hall, Cutler Hall and Shove Chapel each occupy important locations within the Palmer Quadrangle or at its perimeter, and the Plan recommends the continued visual identification of these buildings through the consistent use of quality paving materials, landscaping, and campus lighting to reinforce the approach to these buildings as well as a dedication to the continued maintenance of these facilities to insure a long life. The Plan also recommends the future removal of Taylor Hall to reinforce the importance of Bemis Hall by drawing it visually closer to Cutler Hall and the Palmer Quadrangle.

North-South Urban Boulevards

The historic urban planning of Colorado Springs is notable in its formal street grid and the quality of the campus has been defined in large part by the early City plans. The existing relationship in scale of the campus to surrounding neighborhoods at its borders reflects the College’s respect for the history of the area and its responsibility to maintain and enhance the civic identity of Colorado Springs. Perhaps most significant to the development of the campus and its relationship to the larger civic context are the north-south boulevards that run through the campus.

The Cascade Avenue and Nevada Avenue boulevards are an important component of the civic street identity of the City, and the Plan recommends that future development along each of these streets through the campus respects and maintains the wide median treatment, historic building setbacks, and scale of development relative to surrounding uses. However, campus elements such as lighting, landscaping and paving are encouraged along these corridors and at pedestrian crossings in order to reinforce the identity of Colorado College.



East-West Pedestrian Corridors

The College considers the visual relationship of the campus to Pikes Peak and the Rocky Mountains to the west as integral to the unique identity of the campus. To support the orientation of the campus to the west, the Plan recommends the reinforcement of two east-west pedestrian corridors to provide a framework for future development based on uninterrupted western view corridors. The development of buildings and landscape along these pedestrian corridors (at both San Rafael Street and Cache la Poudre) is intended to frame views to Pikes Peak, and the suggested uses located along these axes are designed to encourage high levels of pedestrian use, both internally and from adjacent neighborhoods.

Extension of Downtown Colorado Springs

The campus effectively serves as the north end of Downtown Colorado Springs, and the Plan recommends the pursuit of urban retail, commercial, and residential scale development along Tejon Street to reinforce the connection to Downtown. The desirable character of development in the corridor should reinforce the Tejon Street axis and views to Palmer Hall - while providing an urban quality to the street that supports active retail, office, and restaurant uses.

Boundary Conditions

The development of a consistent campus boundary condition is important to the legibility of the campus environs and the identity of the College within the larger City context. The Plan recommends a consistent signage, lighting and landscape treatment to campus perimeter streets, including Uintah Street, Weber Street, Dale Street and Glen Avenue that visually defines these campus edges without building a wall around the campus. While the use of fencing, ornamental pilasters, low masonry walls and other features may be appropriate at certain locations, the campus perimeter should exhibit a welcoming yet distinctively Colorado College image to both campus visitors and passers-by. The Plan further recommends that the College pursue opportunities to incorporate campus standard signage, lighting and other identifiable features along portions of Glen Avenue not adjacent to College property in order to extend the perceived boundaries of the campus, blurring the distinction between the campus and Monument Valley Park.

Visual Axes

Much of the Plan and its attention to the identity of the campus relies on a series of visual axes that align views to important campus landmark buildings and toward the west. These axes – including western orientations along San Rafael Street and Cache la Poudre and from the west of Cutler Hall; building-related axes to Cutler Hall, Shove Chapel and Palmer Hall; and a diagonal axis from Cascade Avenue toward Armstrong Hall defined by the façade of Cornerstone Arts – should be designed and maintained to frame uninterrupted views free from vertical development.

Building Framework

Attention to urban design at the edges of key campus intersections and open spaces is important to the collegiate quality of the campus. Future campus development (including both buildings and vertical landscape) should strive to strengthen the urban character of major intersections (including those of Cascade Avenue with San Rafael Street and Cache la Poudre; and of Cache la Poudre with Tejon Street

and Nevada Avenue), of campus quadrangles, and of Uintah Street (through the North Palmer Quadrangle Precinct) by designing to building framework lines. These framework lines are intended to “squeeze” development to defined edges, creating an urban quality to campus edges or corners that further enhance the identity of the College.

DEVELOPMENT PHASING

Understanding the expected phasing of campus development is important to the strategic and financial planning of the College. It is not enough for the Long Range Development Plan to simply outline a plan for the campus without considering the complicated phasing of development that must occur in order to realize a vision. While the Plan does not presume to understand all financial, programmatic, or strategic decisions that will impact campus development, a general phasing plan has been identified outlining current College plans and expectations.

Several factors affect the assumptions of the phasing plan, including:

- Existing needs (notably parking, Library, and Health, Sports and Fitness)
- Quality of existing programmatic space
- Availability of land and financial resources
- Effectiveness of facilities to the culture and needs of the College in support of the Block Plan
- Outside approvals (City, historic review, etc.)

Phase 1 – Near Term

The first phase of campus development considers the accommodation of existing campus needs as well as the ability of the College to partner with a private development partner in the creation of new mixed-use space in the Tejon Street corridor. This phase includes the expansion of both the Library and Health, Sports and Fitness facilities (including both the expansion of the El Pomar Sports Center and the associated relocation of the Honnen Ice Rink), the initial phases of mixed-use development and structured parking in the Tejon Street corridor, and the first phase of the reconfiguration of Cache la Poudre (north of Cornerstone Arts).

New campus development in Phase 1 includes:

- Expanded Tutt Library
- Expanded El Pomar Sports Center
- Relocation of the Honnen Ice Rink (1 ice sheet only)
- Tejon Street Mixed-Use Buildings (2 phases – east side of the street)
- Structured Parking at east Tejon Street
- Parking north of the Library expansion

Additional campus improvement projects in Phase 1 include:

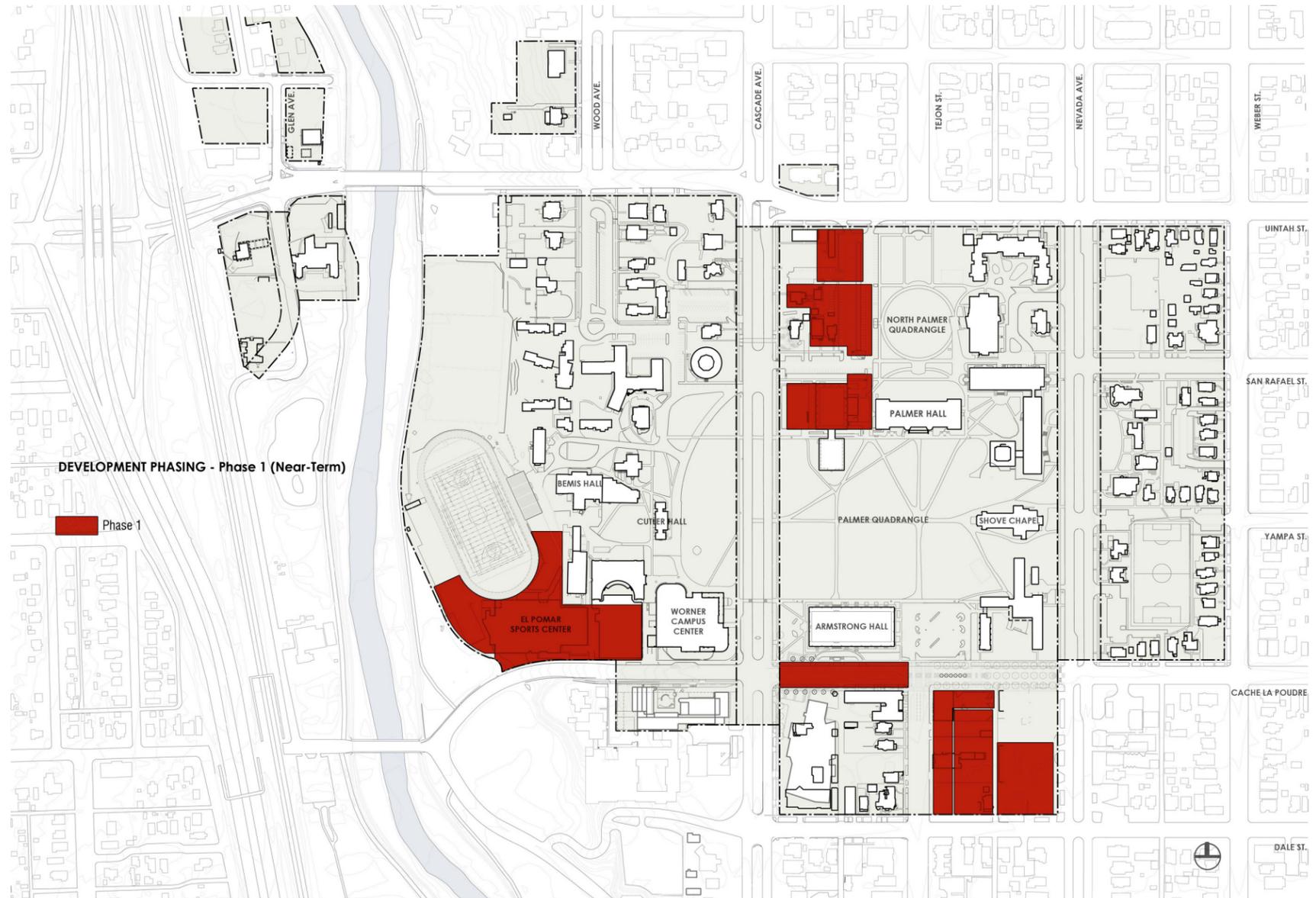
- Reconfiguration and streetscape enhancement of Cache la Poudre, between Cascade Avenue and Tejon Street
- Addition of open space in Palmer Quad (regained by the removal of the south addition of the Tutt Library)
- Improved exterior approach to Cutler Hall
- Open space improvements west of Cutler Hall

Existing College facilities to be removed in Phase 1 include:

- Honnen Ice Rink
- Retail and service buildings on the east side of Tejon Street (not including the southwest corner of Cache la Poudre and Nevada Avenue)
- Mierow House, Gill House, and Interdisciplinary House
- South addition to the Tutt Library
- Boettcher Hall

Programs to be relocated in Phase 1 include:

- Education from Mierow House
- International Studies from Gill House
- American Culture Studies, Asian Studies and Women’s Studies from Interdisciplinary House
- Wellness services from Boettcher Hall (to the El Pomar Sports Center)
- Health services from Boettcher Hall (to the Tejon Street mixed-use development)



Phase 2 – Mid-Term

The second phase of campus expansion assumes the relocation of Administration and Student Service functions into one central facility, expansion and renovation of Armstrong Hall for classroom uses, deterioration of residence hall facilities and the need to expand housing options on the east campus, the reuse of the Van Briggie building as a visitors' center or other campus service function (and associated relocation of Facilities Services), the continued development of Tejon Street and the second phase of the reconfiguration of Cache la Poudre, and further parking expansion and relocation.

New campus development in Phase 2 includes:

- Renovation of existing Tutt Library building (or the construction of a new facility if the Library expands in Tutt) for Administration and Student Services
- Renovation and expansion of Armstrong Hall for academic classrooms and faculty offices
- Residential rehabilitation or redevelopment of portions of the southern and northern blocks of the east campus and flanking San Rafael Street in the Western Ridge Precinct (to replace beds in Loomis Hall)
- Renovation and reuse of the Van Briggie building
- Facilities Service building at the southwest corner of Uintah Street and Glen Avenue
- Transportation Facility at the northeast corner of Uintah Street and Glen Avenue
- West Tejon Street Mixed-Use Buildings
- Renovation of the Spencer Center
- Structured Parking at West Tejon Street
- Surface parking adjacent to a new Facilities Services building

Additional campus improvement projects in Phase 2 include:

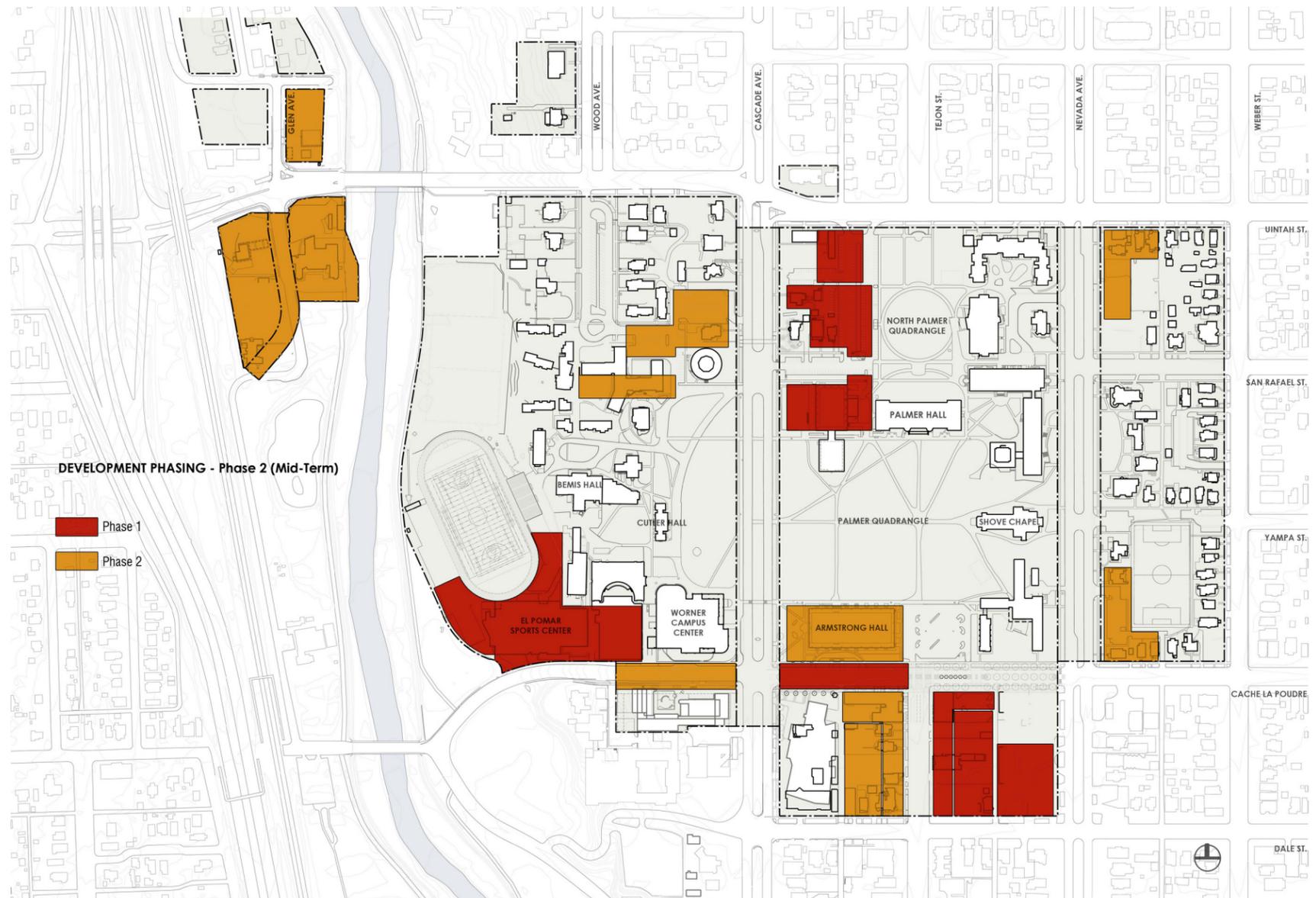
- Reconfiguration and streetscape enhancement of Cache la Poudre, between Cascade Avenue and the existing Honnen Ice Rink
- Campus identity and street routing improvements at Glen Avenue
- Open space expansion west of Cutler Hall (possible through the removal of Taylor Hall and the north portion of the physical plant building)
- Access to Wood Avenue from Uintah Street

Existing College facilities to be removed in Phase 2 include:

- Loomis Hall
- Tenney House parking lot
- Existing houses on the western half of the southern and northern blocks of the east campus
- Taylor Hall
- The north portion of the physical plant building

Programs to be relocated in Phase 2 include:

- Facilities Services and Transportation to new facilities
- Administration functions from Armstrong Hall and Spencer Center
- Sigma Chi and Phi Gamma Delta greek houses



Phase 3 – Long-Term

The third phase of campus expansion assumes the completion of housing development and a new playfield on the east campus, the addition of a second sheet of ice and associated development at the new Honnen Ice Rink, the replacement or renovation of Mathias and Slocum Halls, final phase of the reconfiguration of Cache la Poudre, and structure parking on the northern block of the east campus.

New campus development in Phase 3 includes:

- Continued residential rehabilitation or redevelopment on the east campus
- An additional sheet of ice and associated mixed-use and residential development adjacent to the new Ice Rink
- Replacement or renovation of Slocum and Mathias Halls
- Structured parking at the northern block of the east campus
- Parking at north of Tutt Science

Additional campus improvement projects in Phase 3 include:

- Reconfiguration and streetscape enhancement of Cache la Poudre, between Tejon Street and Nevada Avenue
- Gateway plaza at the intersection of Tejon Street and Cache la Poudre and the recapture of open space to the north (through the removal of the Armstrong parking lot)

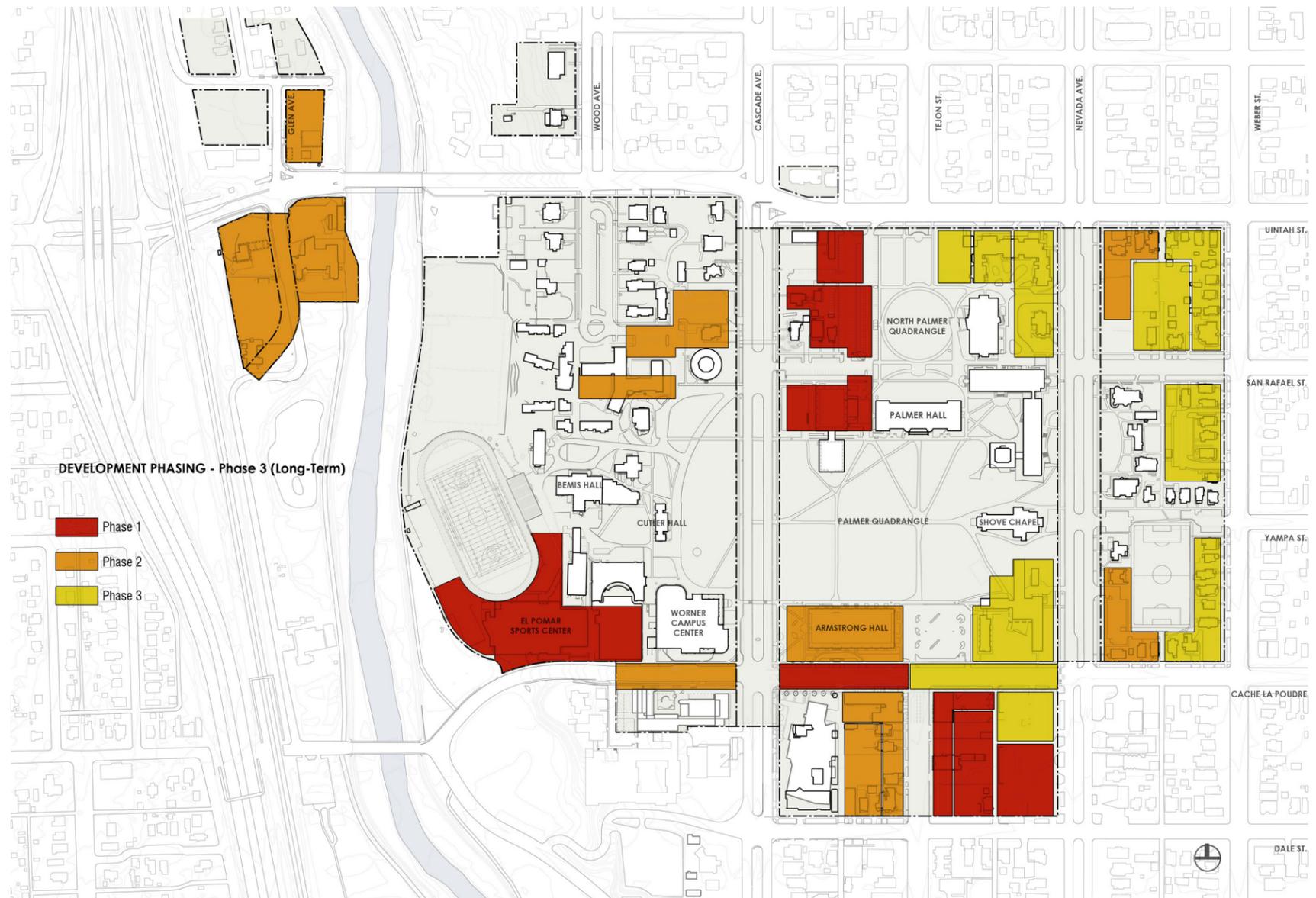
Existing College facilities to be removed in Phase 3 include:

- Slocum and Mathias Halls (potentially)
- Armstrong parking lot

Programs to be relocated in Phase 3 include:

- Surge housing space needed during residence hall replacement or renovation

Additional Elements of the Plan

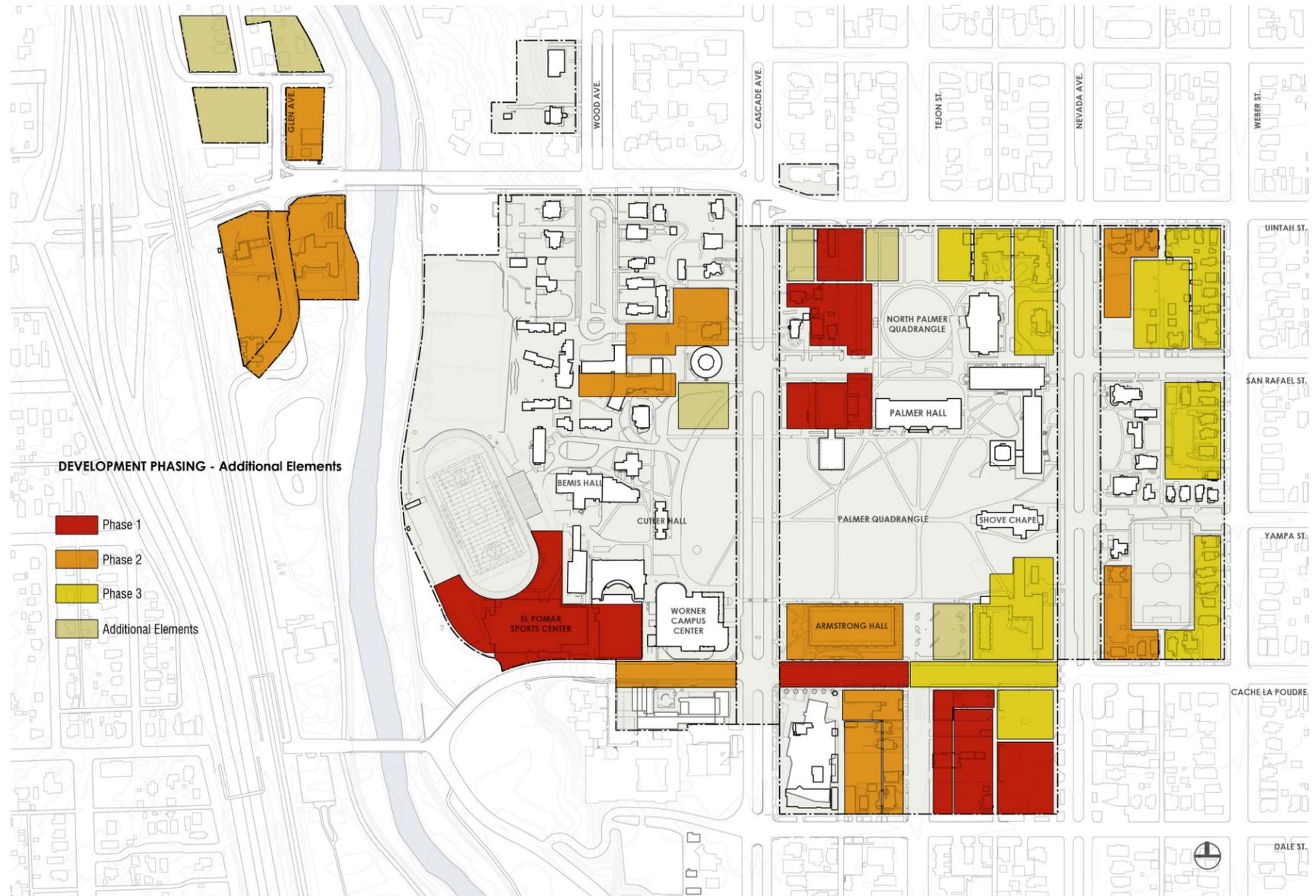


While the suggested phasing outlines a strategy for campus development based on the domino effects of spatial allocation and reallocation, certain elements of the Plan may occur as needs require and financial resources become available. These include:

Remote parking: The supply of parking over the course of campus development will depend on the number of levels (and, hence, cars) that are designed into future parking facilities. Remote parking can be built or negotiated at any time in the development of the campus based on need, automotive culture of campus users, and success or transformation of parking allocation and demand strategies.

Monument Creek playfields: The campus may strategically pursue the development at any time of expanded playfields and related recreation, athletics, intramural and club sports facilities north of Uintah adjacent to Monument Creek.

Opportunity Zones: Sites noted as Opportunity Zones in the Land Use Plan may be developed at any time that unknown needs or opportunities for significant new campus facilities arise. Given the importance of these locations to the urban development framework of the campus (each is located on either the Palmer or North Palmer Quadrangles), these sites should be reserved for activities that support the character of the Palmer and North Palmer Quadrangle Precincts.



DEVELOPMENT GUIDELINES AND DESIGN STANDARDS

Intent of the Development Guidelines and Design Standards

The intent of the Development Guidelines and Design Standards is to provide a working framework for future planning, design and development that protects and enhances qualities of the campus that are critical to the culture of the College. During the Long Range Development Planning process – through the development of the Vision, Core Values and Planning Principles and planning scenarios – a series of important planning statements and considerations emerged that describes those elements of the campus that together define the culture of the College in its physical environment. These Planning Statements, and their associated Considerations, serve as the framework for the Development Guidelines and Design Standards.

Colorado College Long Range Development Plan – Planning Statements and Considerations

Colorado College is a Colorado campus

- Mountains and Plains
- Open Space
- Regional materials
- Climate and Environment
- Active population

Colorado College is a residential campus

- Walkable
- Integrated Community
- 24-hour
- Safety
- Parking

Colorado College seeks a cohesive physical identity

- Respect for historic buildings, plans
- Axes and Views
- Palmer Quadrangle
- Relationship to surrounding neighborhoods
- Materials and Standards

Colorado College seeks to protect and define its open spaces

- Palmer Quad
- Varied scale of outdoor spaces
- History and Context
- Sustainability
- Alignment

Colorado College is dedicated to sustainable design and development

- Regional materials
- Durability
- Maintenance
- Respect for college resources
- Design Review Board

Campus Development Guidelines and Design Standards

Based on the Considerations outlined as integral components of the Planning Statements for campus development, the following Development Guidelines and Design Standards serve to guide future campus planning, design and development decisions. These Guidelines are written to describe appropriate development scenarios across campus, including the design of campus buildings, outdoor spaces, and parking areas. There is an inherent combination of both “prescriptive” and “descriptive” elements to the Guidelines that serves to protect and enhance aspects of the campus that are considered critical to the success of the College’s Mission and the campus culture (prescriptive) while hedging from formulaic design standards, which may be inappropriate, in favor of flexibility in planning and design (descriptive).

The Colorado College Development Guidelines follow a format based on the five critical Considerations outlined above. As necessary, Design Standards further describe the intent of the Guidelines specific to Campus Precincts.

Colorado College is a Colorado campus

The Colorado College campus sits at the convergence of the Great Plains and the Rocky Mountains – a place with a unique climate, beautiful natural surroundings, and a population attracted to the opportunities that come with each. The College strives to draw upon the adventurous spirit of the Rocky Mountain West, and the campus environs should reflect that commitment. Through a respect of and response to climatic conditions, an orientation of the campus to the Rocky Mountains, a reflection of the vast quality of Colorado open spaces and landscapes, and the encouragement of interaction with the outdoor environment, the campus may truly reflect the adventurous spirit that the College strives to embody.

DEVELOPMENT GUIDELINES

- The design of campus buildings and open spaces is to respond to and engage the pleasant year-round Colorado climate. Access to and capturing of sun and shade, respect for and response to the conditions of the high arid desert climate, the use of natural heating and cooling of interior and exterior spaces, and other practices are to be considered when designing new facilities.
- As appropriate, future development should strive to orient the campus (including building entrances, open spaces, and pedestrian walkways as possible) toward the west (expressing the physical and visual connection between the campus and the Rocky Mountains) or to iconic campus open spaces, including both the Palmer and North Palmer Quadrangles.
- A balance between the vastness and organic (informal) nature of the native Colorado landscape and the formality of the historic Colorado Springs urban framework (City grid) should be reflected as appropriate in campus outdoor spaces. Outdoor spaces oriented to the west should reflect the natural qualities of the Colorado landscape, while spaces oriented north and south should reflect the civic qualities of the City.
- Both uninterrupted views and unexpected glimpses of Pikes Peak should be captured from campus open spaces, building entries, and interior spaces through a sense of discovery of the outdoor environment.
- The maintenance and allocation of open space is to accommodate the active nature of the College population through year-round opportunities for organized and informal recreational activities – both indoor and outdoor - across campus.
- The design and maintenance of open spaces should provide flexibility to accommodate the unique, varied, and shifting recreational needs of the campus.
- Campus open spaces, recreational trails and walkways are to connect to local and regional trail and park systems, inviting use of the campus grounds by the larger Colorado Springs community.

Colorado College is a residential campus

Colorado College is unique among Colorado colleges and universities in that the vast majority of its students live on campus – as such, the quality of the campus environment is more like a traditional residential neighborhood than most campuses are able to duplicate. The nature of the Block Plan depends on the integration of academic and social needs, striving to enhance the academic experience through all aspects of the students’ life – resulting in a village-like campus community. The residential nature of the campus places an inherent importance on a high-quality pedestrian environment and safety at all times of the day, while reducing the presence of the automobile in the everyday lives of the campus population. The campus strives to enhance the residential nature of the campus by improving the character and supply of housing stock, developing new buildings to reflect aspects of residential life, protecting and enhancing the pedestrian environment, and ensuring the safety of campus users.

DEVELOPMENT GUIDELINES

- Residential buildings should be located across the campus in order to enhance the 24-hour lifestyle of the campus and create a sense of residential community throughout the campus.
- The development and/or redevelopment of College property adjacent to residential areas to the north and east of campus is to reflect the scale and architectural styling of these historic neighborhoods.
- The design of new residential buildings on the north and east portions of campus is to reflect the architectural vernacular of the various building styles in the Old North End and North Weber/Wahsatch historic districts. In addition, any rehabilitation of existing buildings or new campus development on the half-block west of Weber Street is to follow the City-approved Design Guidelines for the North Weber/Wahsatch Historic District.
- Where appropriate, the design of campus buildings is to include “front porches” as places for gathering, rest, conversation and study.
- Pedestrian crossings of campus streets - especially along Cascade and Nevada Avenues and Cache la Poudre - are to be enhanced as appropriate through lighting, signage, and changes in materials (both in the street and in adjacent landscape areas) to improve the visibility and safety of pedestrians during both daytime and nighttime hours.
- Where feasible, the physical footprint of campus parking areas should be reduced to diminish the impact of parking on the pedestrian environment. Structured parking, remote parking, and the co-location of parking with new development are all solutions to large-footprint surface parking.
- Buildings, movement corridors, and outdoor activity areas across campus are to be accessible to all people regardless of physical ability.

Colorado College seeks a cohesive physical identity

Given the eclectic nature of campus architecture, the division of the campus by Cascade and Nevada Avenues, and the residential scale of buildings at the campus perimeter, the campus at times lacks cohesion and identity within the larger context of the City. While homogenous architectural styling is not realistic or desirable, a focus on historic architectural and open space icons, the preservation and enhancement of views to and from campus, the respect for and relationship to surrounding neighborhoods, and the consistent use of standard campus materials, signage and furnishings makes it possible to infuse a physical image of a campus that is recognizable both locally and across the globe.

DEVELOPMENT GUIDELINES

Respect of Campus History

- Future development and redevelopment projects adjacent to the Palmer Quadrangle are to preserve and respect the original boundaries of the space, enhancing the iconic quality of the Quad.
- The landscape associated with the Palmer Quadrangle should remain informal in the placement of trees and planting areas, evoking the native Colorado landscape and the historic character of the space. Formalized tree, shrub, and flower planting within the space is generally inappropriate and should be discouraged.
- New development or redevelopment surrounding the Palmer Quadrangle should continue in the form of imposing academic or student-service buildings, encouraging activity on the Quad and defining its perimeter with vertical architecture.
- Cutler Hall, Palmer Hall, Shove Chapel, Bemis Hall and other buildings with historic merit are to be treated as campus icons through the continued maintenance of the buildings and grounds.
- Where appropriate, new facilities are to be designed to reflect elements of iconic campus buildings, including materials, scale, and massing.
- The redevelopment of sites adjacent to historic buildings is to respect the form, design and function of these buildings. Ostentatious or overly ornamented building design is inappropriate at locations adjacent to historic campus buildings and open spaces.
- New campus structures should relate to and respond to their site, adjacent buildings and those across campus, and historic City and campus plans as demonstrated by Palmer Hall’s relationship to Tejon Street, Shove Chapel’s dialogue with Cutler Hall, and Bemis Hall’s relationship to Cutler and MacGregor Halls.

DESIGN STANDARDS

Palmer Quadrangle Precinct

- Recapture and protect the original Palmer Quadrangle boundaries.
- Reflect the informal nature of Colorado’s native landscape in the maintenance and development of the Palmer Quadrangle landscape.
- Reinforce Palmer Quadrangle as the College’s “front yard,” including the use of the Quad for recreation, socializing and community events in order to provide a collegial atmosphere to this campus icon.
- Orient and accentuate views from within the quadrangle to iconic campus buildings, including Palmer Hall, Cutler Hall and Shove Chapel.
- Enhance the visual connection, as possible, of iconic buildings on the Quad by reinforcing vistas to major entries between buildings.

North Palmer Quadrangle Precinct

- Maintain and enhance axial views to Palmer Hall from Tejon Street.
- Maintain the axis of San Rafael into the campus as a continuous pedestrian and open space corridor from Weber Street to Wood Avenue.
- Reinforce North Palmer Quadrangle as a social space defined by Palmer Hall, surrounding uses and the City street grid, encouraging activities and events that provide a collegial atmosphere to the space.

Cache la Poudre Precinct

- Maintain and enhance axial views to Palmer Hall and toward Downtown Colorado Springs along Tejon Street.
- The treatment of Cache la Poudre is to integrate the corridor into the City of Colorado Springs’ regional recreation system (“Green Necklace”), integrating the campus with this City-wide system of pedestrian and recreational movement.
- Campus buildings in the Tejon Street area are to respect and – if appropriate - respond to the architecture of notable buildings in the corridor, including Spencer Center and the Episcopal Church.

Western Ridge Precinct

- Maintain and enhance views from campus open spaces to Bemis Hall, McGregor Hall and Montgomery Hall.
- Maintain the axis of San Rafael into the campus as a continuous pedestrian and open space corridor from Weber Street to Wood Avenue.
- Maintain and enhance both the buildings and grounds related to Bemis Hall, McGregor Hall, Montgomery Hall, Hamlin House, Mullett House, Max Cade House, Haskell House, and Morreale House.

East Campus Precinct

- Maintain the axes of San Rafael into the campus as a continuous pedestrian and open space corridor from Weber Street to Wood Avenue.
- Maintain the axis of Yampa Street across the east campus as a continuous pedestrian and open space corridor from neighborhoods to the east into the Palmer Quadrangle.
- Maintain and enhance both the buildings and grounds related to Jackson House and Lennox House.
- Any rehabilitation, infill or redevelopment on the east campus is to reflect the historic architectural and civic character of the neighborhood, incorporating design guidelines for the North Weber/Wahsatch Historic District in new development.

DEVELOPMENT GUIDELINES

Axes, Views and Vistas

- A “squeeze and release” method of discovery is to be used to focus views into the campus core – and particularly Palmer Quadrangle - from Cascade Avenue. Development to the north and south of the Palmer Quadrangle should be consistent with the setbacks in surrounding neighborhoods (squeeze), opening up to the vastness of the space (release) at the boundaries of the Quadrangle.
- Vistas overlooking Washburn Field, Monument Creek, and Monument Valley Park from the west side of Cutler Hall and the Western Ridge should accentuate the relationship of the campus to the Front Range and Pikes Peak.
- Views to important and iconic campus buildings are to be reinforced (including Shove Chapel, Palmer Hall, Cutler Hall, and Bemis Hall) both from within the campus and from surrounding roadways and pedestrian routes.
- Axes and vistas are to be framed and accentuated between Shove Chapel and Cutler Hall, east to west along San Rafael Street and Cache la Poudre, and north to south along Tejon and Cascade Streets.
- Views to the campus from Glen Avenue, Monument Valley Park, and the Van Briggie building should be reinforced as appropriate to enhance the visual identity of the campus from the west.
- Views into campus open spaces should be reinforced from surrounding and through streets (including Uintah Street, Nevada Avenue, Weber Street and Cache la Poudre) through thoughtful streetscape and campus perimeter treatment to assist in the identification of the campus to passing motorists.

DESIGN STANDARDS

Palmer Quadrangle Precinct

- Capture both uninterrupted views and unexpected glimpses of Pikes Peak and the Rocky Mountains from within the Palmer Quadrangle, including axial vistas (at the central axis and the north and south limits of the Quad) and snapshots from within the open space framed by informally placed vegetation or strategically located benches.
- Capture axial vistas to historic campus buildings adjacent to the Palmer Quadrangle, including Palmer Hall, Cutler Hall, and Shove Chapel.
- From the west side of Cutler Hall, provide panoramic views to Pikes Peak, the Front Range and Monument Valley Park.
- Along Cascade Avenue, use buildings and streetscape design gestures to frame and reinforce views into the Palmer Quadrangle, stressing the iconic and pedestrian nature of the space to passing motorists and campus visitors.
- Primary building entrances surrounding the Palmer Quadrangle are to be up-lighted or lit from within as points of destination within the space during nighttime hours.
- Campus standard lighting is to be used to accentuate the pedestrian axes between Culter Hall and Shove Chapel and Palmer Hall and Tejon Street.

DESIGN STANDARDS

North Palmer Quadrangle Precinct

- Capture an axial vista – framed by buildings and landscape treatment- of Pikes Peak and the Rocky Mountains through the San Rafael pedestrian corridor.
- Where possible, capture westerly views to Pikes Peak and the Rocky Mountains from within buildings and from building front porches and vestibules.
- Align views from within the Quadrangle to the Tejon Street corridor to the north and Palmer Hall to the south.
- Primary building entries surrounding the North Palmer Quadrangle are to be up-lighted or lit from within as points of destination within the space during nighttime hours.

Cache la Poudre Precinct

- Capture an axial vista – framed by buildings and landscape treatment- of Pikes Peak and the Rocky Mountains through the Cache la Poudre corridor.
- Capture an axial vista – framed by buildings and landscape treatment - north along Tejon Street across the Palmer Quad to Palmer Hall and south toward Downtown Colorado Springs.
- Along Cascade Avenue, use the streetscape design to align views of passing motorists and visitors to campus destination buildings including Cornerstone Arts, Packard Hall, Worner Campus Center, and Armstrong Hall.
- The design of improvements to Cache la Poudre should integrate the streetscape into the larger campus landscape, providing visual continuity to campus facilities and grounds on both sides of the street.

Western Ridge Precinct

- Enhance the relationship of campus buildings and open spaces in the Western Ridge to Monument Valley Park through both defined view corridors and open vistas.
- Capture an axial vista – framed by buildings and landscape treatment- of Pikes Peak and the Rocky Mountains through the San Rafael pedestrian corridor.
- Where possible, capture westerly views to Pikes Peak and the Rocky Mountains from within buildings and from building front porches and vestibules.
- Retain panoramic views to both Pikes Peak and the Rocky Mountains and Monument Valley Park from the existing plaza west of McHugh Commons.
- Establish continuity between buildings and open spaces on the Western Ridge bluff and the sports fields below through visual integration and accessibility.

East Campus Precinct

- Where possible, capture westerly views to Pikes Peak and the Rocky Mountains from within buildings and from building front porches and vestibules.
- Capture an axial vista – framed by buildings and landscape treatment- of Pikes Peak and the Rocky Mountains through the San Rafael pedestrian corridor.
- Capture an axial vista – framed by buildings and landscape treatment- of Pikes Peak and the Rocky Mountains through the Cache la Poudre corridor.
- Retain and enhance views from neighborhoods east of the campus to Shove Chapel along the Yampa Street axis.

DEVELOPMENT GUIDELINES

Relationship to Surrounding Neighborhoods

- The residential nature and scale of neighborhoods to the north and east of the campus are to be reflected through the transition (in scale and land use) from residential and low-impact uses on the northern and eastern portions of campus to higher-density and institutional uses at the campus core and south campus.
- Future campus development is to respect the historic development framework of the City of Colorado Springs as well as current City plans and regulations.
- Campus walkways are to align with sidewalks along City streets connecting to neighborhoods adjacent to the campus.
- Development and redevelopment along Wood Avenue (from Uintah to San Rafael), Cascade Avenue, Nevada Avenue and Weber Street is to retain building setbacks consistent with those in adjacent neighborhoods.
- Build upon the residential nature of the campus and surrounding neighborhoods through appropriate building scale and massing and materials.
- Where appropriate, the design of campus buildings is to include “front porches” as places for gathering, rest, conversation, and study.
- To provide consistency with adjacent neighborhoods, irrigated turf areas are appropriate at the front, side, and rear “yards” of residential-scale buildings facing Uintah Street, Wood Avenue, Cascade Avenue, Nevada Avenue, Weber Street, San Rafael Street, Yampa Street, and Cache la Poudre, with shrub and perennial planting as foreground treatment to buildings.

DESIGN STANDARDS

Palmer Quadrangle Precinct

- Prominent buildings should be located adjacent to or near the Palmer Quadrangle in order to strengthen the institutional scale and activity of the campus core, allowing campus edges to transition in both scale and use to residential neighborhoods north and east of the campus.
- Buildings surrounding the Palmer Quadrangle are not to exceed the height of Palmer Hall, and individual architectural elements are not to exceed the height of the Shove Chapel bell tower.

North Palmer Quadrangle Precinct

- Building heights and massing in the precinct are to provide a transition from the institutional scale of the Palmer Quadrangle to the residential scale of the adjacent Old North End neighborhood.
- Buildings along perimeter and through streets (including Uintah Street, Cascade Avenue, and Nevada Avenue) are not to exceed three stories in height (not including “attic” space) and are to be designed in a residential vernacular consistent with Old North End design guidelines.
- Campus buildings in the precinct fronting on Cascade and Nevada Avenues are to have “front yard” open spaces consistent with those found in surrounding neighborhoods.

Cache la Poudre Precinct

- The design of buildings and streetscape in the Tejon Street corridor is to reflect the architectural scale and styling of Spencer Center and the urban quality of Downtown Colorado Springs.
- The design of buildings, streetscape and open spaces along Cascade through the precinct should make recognizable an Arts District in the precinct consisting of both College- and City-operated performing and visual arts facilities.
- In order to maintain a building scale and density appropriate for the northern anchor of Downtown Colorado Springs, buildings in the Tejon Street corridor should be no less than three (3) stories and not greater than five (5) stories in height.
- The treatment of Cache la Poudre is to integrate the corridor into the City of Colorado Springs’ regional recreation system (“Green Necklace”), integrating the campus with this City-wide system of pedestrian and recreational movement.

Western Ridge Precinct

- Building heights and massing in the precinct are to provide a transition from the institutional scale of the Palmer Quadrangle to the residential scale of the adjacent Old North End neighborhood.
- Buildings along perimeter and through streets (including Uintah Street, Cascade Avenue, and Wood Avenue) are not to exceed three (3) stories in height (not including “attic” space) and are to be designed in a residential vernacular consistent with Old North End design guidelines.
- Campus buildings in the precinct fronting on Cascade and Wood Avenues are to have “front yard” open spaces consistent with those found in surrounding neighborhoods.

East Campus Precinct

- Building heights and massing in the precinct are to provide a transition from the institutional scale of the Palmer Quadrangle to the residential scale of the adjacent Weber/Wasatch neighborhoods.
- Buildings in the precinct are not to exceed two (2) stories in height (not including “attic” space) and are to be designed in a residential vernacular consistent with Historic Weber/Wasatch design guidelines.
- Campus buildings in the precinct are to have “front yard” open spaces consistent with those found in surrounding neighborhoods.

DEVELOPMENT GUIDELINES

Materials and Furnishings

- All campus standard materials and furnishings are to accommodate the needs and accessibility of all campus users, regardless of physical ability.
- Regional flagstone should be incorporated into campus walkways where historic and/or civic qualities intersect with the campus ground plane. Appropriate locations for enhanced paving in campus walkways include (but are not limited to) the walk between Cutler Hall and Shove Chapel, the circular walk at the center of the North Palmer Quadrangle, and a recommended future plaza near the intersection of Tejon Street and Cache La Poudre.
- Regional flagstone should be incorporated into building “welcome mat” treatments at the primary entries to historically significant and destination facilities across campus.
- The use of drought-tolerant and low-maintenance landscape materials is encouraged in areas across campus that require little-to-no foot traffic, as foreground planting for buildings, and in campus garden areas.
- An appropriate turf blend designed to withstand heavy foot traffic and reduced water consumption is to be used in all outdoor spaces that encourage programmed or unprogrammed recreational activities.
- Campus standard lighting is to be located at consistent spacing intervals along campus perimeter and through streets to define campus edges during both daytime and nighttime hours and to provide safe pedestrian connections across and through campus.
- The campus perimeter should have a consistent treatment as a combination of architecture, building scale, landscape, lighting, signage, and building setback.
- Adequate campus standard signage should be provided from origination points to campus destinations, including directional signage to visitor parking and destination buildings.
- Surface parking lots should be screened from surrounding communities and campus open spaces through the use of landscape treatments, vertical architectural amenities and/or fencing consistent with appropriate campus perimeter treatments.
- The facades of campus parking structures are to be articulated to reflect the massing of surrounding buildings, and no parking structure within the area delineated by Uintah Street, Weber Street, Dale Street, and Monument Creek is to have a maximum height taller than the average height of immediately adjacent buildings.

Colorado College seeks to protect and define its open spaces

The access to and availability of open space to Colorado College students, faculty, staff and visitors is a primary concern of the College. The College strives to maintain a connected network of useable outdoor spaces of varying character for both active and passive uses.

DEVELOPMENT GUIDELINES

- The maintenance and allocation of open space is to accommodate the active nature of the College population through year-round opportunities for organized and informal recreational activities – both indoor and outdoor - across campus.
- Provide places of varying scale across campus for recreation, outdoor classroom, quiet reflection, study, discovery and social activities.
- Campus open spaces should be located along primary and secondary walkways, offering a procession of open spaces across campus that encourages outdoor activity and serves as the framework for the built environment.
- All new development projects - including buildings and parking - are to contribute to the campus open space system through the allocation of physical or financial resources to the preservation, expansion, and enhancement of the campus outdoor environment.
- Provide varying levels of landscape richness across the campus, ensuring experiential differences among open spaces.
- The perimeter of campus open spaces should be defined by buildings and/or landscape, as opposed to parking lots and streets.

DESIGN STANDARDS

Palmer Quadrangle Precinct

- The Palmer Quadrangle is the symbolic heart of campus activity, and is to be treated as a sacred space whose boundaries are not to be compromised.
- The Palmer Quadrangle is to provide year-round opportunities for both organized and informal recreation, including open lawn areas to accommodate field sports and commencement activities and informal shaded areas for relaxation and study, small-group physical activities, and outdoor classroom environments.

North Palmer Quadrangle Precinct

- The North Palmer Quadrangle is to provide opportunities for both organized and informal recreation within the space, maintaining the half-regulation sized open lawn area at the center of the quadrangle as well as the rectangular open space at the north aligned with the centerline of Tejon Street.

Cache la Poudre Precinct

- The design of the Cache la Poudre pedestrian corridor is to provide an appropriate regional recreation trail connection from neighborhoods east of campus to the Monument Valley Park trail system to the west.
- As an extension of the cultural activities in the precinct, outdoor spaces in the Cache la Poudre district should be considered for the installation of permanent and/or temporary art and sculpture exhibits.

Western Ridge Precinct

- The open athletic fields west of the Western Ridge residential development (including Washburn Field and soccer fields to the north) are to be maintained year-round for organized intramural and athletic use.

East Campus Precinct

- Open playfields on the East Campus are to be maintained to provide opportunities for both organized and informal recreation.

Colorado College is dedicated to sustainable design and development

The notion of sustainability is a core value for the College, and the Development Guidelines outline a strategy for both environmental and fiscal responsibility in the development of the campus. The suggested use of high-quality, durable, regionally-produced and low-maintenance materials reflects both fiscal and environmental practices of sustainability – and the expectations for sustainable certification and an active and dedicated Design Review Board will ensure that these practices continue in the future.

DEVELOPMENT GUIDELINES

- The use of drought-tolerant and low-maintenance landscape materials is encouraged in areas across campus that require little-to-no foot traffic, as foreground planting for buildings, and in campus garden areas.
- Where possible, the design of campus buildings is to incorporate locally- or regionally-produced building materials.
- New development on campus is to consider building materials that require little maintenance and have an aesthetic that improves with age.
- Materials used in hardscape, landscape, and building applications across campus are to be durable and low in maintenance as appropriate to the function of the building or space.
- New building projects are to strive to attain industry-recognized certification (such as LEED certification) of sustainable and environmentally sensitive design and performance.
- The Colorado College Design Review Board is to review all building and development projects to insure their consistency with these Development Guidelines and Design Standards. The purpose of the Design Review Board is to serve as the conscience of the College’s Long Range Development Plan and its associated Guidelines and Standards.



Birds-eye view looking west along Cache la Poudre at the intersection with Tejon Street



Birds-eye view looking south along Tejon Street

PERSPECTIVE RENDERINGS ILLUSTRATING THE POTENTIAL CHARACTER OF CACHE LA POUFRE AND TEJON STREET DEVELOPMENT