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**Phase 1 – Near Term (Updated spring 2012)**

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

* Architects, Shepley Bulfinch / H+L, provided conceptual options. Until significant funding becomes available, the design efforts are on hold.

Expanded El Pomar Sports Center

* Renovations and two additions began spring 2012 with completion expected by summer 2013.

Relocation of the Honnen Ice Rink (1 ice sheet only)

* Honnen Ice Arena to remain in place. Ice refrigeration equipment upgraded spring 2012.

Tejon Street Mixed-Use Buildings (2 phases – east side of the street)

* On Hold. Not scheduled for implementation.

Structured Parking at east Tejon Street

* On Hold. Not scheduled for implementation.

Parking north of the Library expansion

* To be considered in conjunction with Library expansion project.

Additional campus improvement projects in Phase 1 include:

Reconfiguration and streetscape enhancement of Cache la Poudre, between Cascade Avenue and Tejon Street

* Initial and interim reconfiguration completed fall 2011. Next reconfiguration not scheduled for implementation.

Addition of open space in Palmer Quad (regained by the removal of the south addition of the Tutt Library)

* On hold. Not Scheduled for implementation.

Improved exterior approach to Cutler Hall

* Completed as part of Campus Walkways Master Plan implementation in summer 2010..

Open space improvements west of Cutler Hall

* Cossitt north side landscape improvements completed summer 2010. Cutler west side improvements being designed summer 2012 to be implemented in conjunction with El Pomar north addition completion during spring & summer 2013.

Existing College facilities to be removed in Phase 1 include:

Honnen Ice Rink

* Honnen Ice Arena removal cancelled.

Retail and service buildings on the east side of Tejon Street (not including the southwest corner of Cache la Poudre and Nevada Avenue)

* On hold until implementation of Tejon mixed-use building plans occurs.

Mierow House, Gill House, and Interdisciplinary House

* Contingent on expanded Tutt Library implementation.

South addition to the Tutt Library

* Contingent on expanded Tutt Library implementation.

Boettcher Hall

* On hold. Not scheduled for implementation.

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**Phase 1 – Near Term Continued (Updated spring 2012)**

Programs to be relocated in Phase 1 include:

Education from Mierow House

* On hold. Not scheduled for implementation.

International Studies from Gill House

* On hold. Not scheduled for implementation.

American Culture Studies, Asian Studies and Women’s Studies from Interdisciplinary House

* On hold. Not scheduled for implementation.

Wellness services from Boettcher Hall (to the El Pomar Sports Center)

* Cancelled. Not programmed into the El Pomar remodel and additions.

Health services from Boettcher Hall (to the Tejon Street mixed-use development)

* On hold until implementation of Tejon mixed-use building plans occurs.

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**Phase 2 – Mid-Term (Updated spring 2012)**

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 Briggle 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

* Architects, Shepley Bulfinch / H+L, provided conceptual options. Until significant funding becomes available, the design efforts are on hold.

Renovation and expansion of Armstrong Hall for academic classrooms and faculty offices

* On hold. Not scheduled for implementation.

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)

* On hold. Not scheduled for implementation.

Renovation and reuse of the Van Briggle building.

* Facilities Services will remain in the Van Briggle building. Property improvements were implemented to greatly improve the landscaping and a decorative brick wall was constructed to screen the work vehicle parking area from Glen Avenue and Uintah Street visibility. A new storage facility and lay-down yard was created north of the Grounds Shop on the northeast corner of Uintah Street and Glen avenue across West San Miguel Street to replace the enclosed and open storage in the Van Briggle north parking area. The Van Briggle building exterior trim and windows will be repaired/replaced and painted starting in summer 2012.

Facilities Service building at the southwest corner of Uintah Street and Glen Avenue.

* The house immediately south of the Transportation Shop at the southwest corner of Uintah and Glen was razed to allow expansion of the fleet vehicle parking lot to reduce congestion and massing of vehicles. A decorative brick wall matching the Van Briggle parking area brick wall was constructed to screen parking from Uintah Street visibility.

Transportation Facility at the northeast corner of Uintah Street and Glen Avenue.

* The Grounds Shop will remain at the northeast corner of Uintah Street and Glen Avenue. A decorative brick wall is planned in summer 2013 to screen the Grounds Shop vehicle parking area from Uintah Street visibility and creating an improved intersection and gateway to Colorado College and the historic old north end.

West Tejon Street Mixed-Use Buildings

* On Hold. Not scheduled for implementation.

Renovation of the Spencer Center.

* Initial planning was underway starting in spring 2012.

Structured Parking at West Tejon Street.

* On Hold. Not scheduled for implementation.

Surface parking adjacent to a new Facilities Services building.

* On Hold. Not scheduled for implementation. A private residence still remains south of the Transportation Shop on the proposed location. Also being considered is that the area be used for central receiving for the campus, which would provide easy access for large trucks so that they would not have to deliver to buildings on campus.

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**Phase 2 – Mid-Term (Updated spring 2012)**

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.

* On Hold. Not scheduled for implementation.

Campus identity and street routing improvements at Glen Avenue.

* A new Colorado College stone sign like those on Nevada Avenue and Cascade Avenue was installed on the north side of the new Van Briggle decorative brick wall on Uintah Street to announce to eastbound traffic that they are entering the campus, thus creating a new gateway to the campus. Straightening the Glen Avenue corners south of Van Briggle would have a negative affect of speeding up traffic through Monument Valley Park and predictably increase traffic flow as a shortcut from Uintah to Cascade Avenue. The Glen Avenue rerouting on hold and not scheduled for implementation.

Open space expansion west of Cutler Hall (possible through the removal of Taylor Hall and the north portion of the physical plant building).

* Currently in design (excluding removal of Taylor Hall or Central Plant basement). The El Pomar north addition and associated landscape and walkways are scheduled for summer 2013 implementation.

Access to Wood Avenue from Uintah Street.

* This entrance/exit inlet was closed by the City when old Wood Avenue south was vacated due to safety issues having vehicles turning in or out of the parking lot into high speed traffic at the crest of the eastbound hill on Uintah Street. On hold. Not scheduled for discussion with the City.

Existing College facilities to be removed in Phase 2 include:

Loomis Hall

* On hold. Not scheduled for implementation.

Tenney House parking lot

* On hold. Not scheduled for implementation.

Existing houses on the western half of the southern and northern blocks of the east campus

* 1129 N Nevada was razed in the northern block of east campus. 210 E Cache la Poudre and 214 E Cache la Poudre in the south block of east campus were razed to accommodate the new Cheryl Schlessman Bennett Children’s Center. 901 N Nevada in the south block of east campus was repurposed and incorporated into the new Children’s Center building.

Taylor Hall

* On hold. Not scheduled for implementation.

The north portion of the physical plant building

* On hold. Not scheduled for implementation.

Programs to be relocated in Phase 2 include:

Facilities Services and Transportation to new facilities

* The decision was made for Facilities Services and Transportation to remain in current locations. Landscape improvements and property improvements were designed and implemented to greatly improve aesthetics, making the Uintah & Glen intersection a very attractive “gateway” to the college and the old north end historic district.

Administration functions from Armstrong Hall and Spencer Center

* Conceptual design has begun for renovations and improvements to Spencer Center, which will make administrative functions such as Human Resources more accessible to the college and greater community.

Sigma Chi and Phi Gamma Delta Greek houses

* The fraternities have been allowed to return to campus and occupy the Sigma Chi and Phi Gamma Delta houses starting with the 2012-2013 fiscal year.

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**Phase 3 – Long-Term (Updated spring 2012)**

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

* Starting fiscal year 2012-2013, four managed properties will move into the Residential Life inventory for student occupation. They are 918, 922, 928, & 930 N Weber. Significant improvements will be made to make the residences suitable and safe for students.

An additional sheet of ice and associated mixed-use and residential development adjacent to the new Ice Rink

* Honnen Ice Arena will remain in current location with refrigeration systems currently being upgraded.

Replacement or renovation of Slocum and Mathias Halls

* Mathias Hall underwent a major interior and site renovation in 2010. Slocum Hall is scheduled for a major interior renovation in 2013.

Structured parking at the northern block of the east campus

* Northeast parking lot was constructed in 2008. Structured parking on hold. Not scheduled for implementation.

Parking at north of Tutt Science

* Mathias Hall to remain. There is no plan to implement parking 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

* Temporary reconfiguration implemented. Final plan for reconfiguration not scheduled for implementation.

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)

* On hold. Not scheduled for implementation.

Existing College facilities to be removed in Phase 3 include:

Slocum and Mathias Halls (potentially)

* Not scheduled for implementation. Mathias underwent a major renovation in 2010 and Slocum renovation is scheduled for 2013.

Armstrong parking lot

* A conceptual plan for renovation of Armstrong parking lot is being presented to the DRB in spring 2012 for review.

Programs to be relocated in Phase 3 include:

Surge housing space needed during residence hall replacement or renovation

* Residence hall renovations have been scheduled during summers when they can be scheduled off-line.

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**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.

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**Other LRDP Campus Development Initiatives (Not included in 2008 Plan)**

Cheryl Schlessman Bennett Children’s Center

* After considerable discussion on options for location of the new Children’s Center it was determined that the LRDP clearly states that the precinct known as the North Palmer Quadrangle between Cascade and Nevada along Uintah “should be developed to include a mix of uses – although a focus on academic and associated uses should prevail in this area”. The option chosen for the location was directly south of the present Children’s Center on the corner of Nevada and Cache la Poudre, incorporating the existing ca. 1930’s residence into the new children’s center facility, thus saving and reusing the structure. Two houses, 210 E Cache la Poudre and 214 Cache la Poudre were razed to accommodate the new Children’s Center construction and site redevelopment.