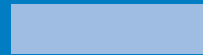


SASAKI



AURARIA
HIGHER EDUCATION
CENTER™

Campus Master Plan



COMMUNITY
COLLEGE OF
DENVER



MSU™
DENVER

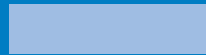


Denver

WORK SESSION 2 : PHASE 1 FINDINGS

July, 2023

02.
Process



SCHEDULE

Phase 1

Discovery & Analysis

Phase 2

Concept Alternatives

Phase 3

Master Plan Development

2023

2024

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

JAN

FEB

WS 1

WS 2

WS 3 + OH

WS 4

WS 5

WS 6 + OH

Steering Committee



Senior Leadership Team



Board of Trustees



Presidents / Executive Team



Campus-wide Engagement



University Focus Groups



External Outreach



Data gathering, organization & synthesis
 Site reconnaissance
 Leadership and stakeholder interviews
 Presentation / confirmation of findings

Develop design principles
 Develop concept alternatives
 Framework drawings
 Explore Public Private Partnership Opportunities

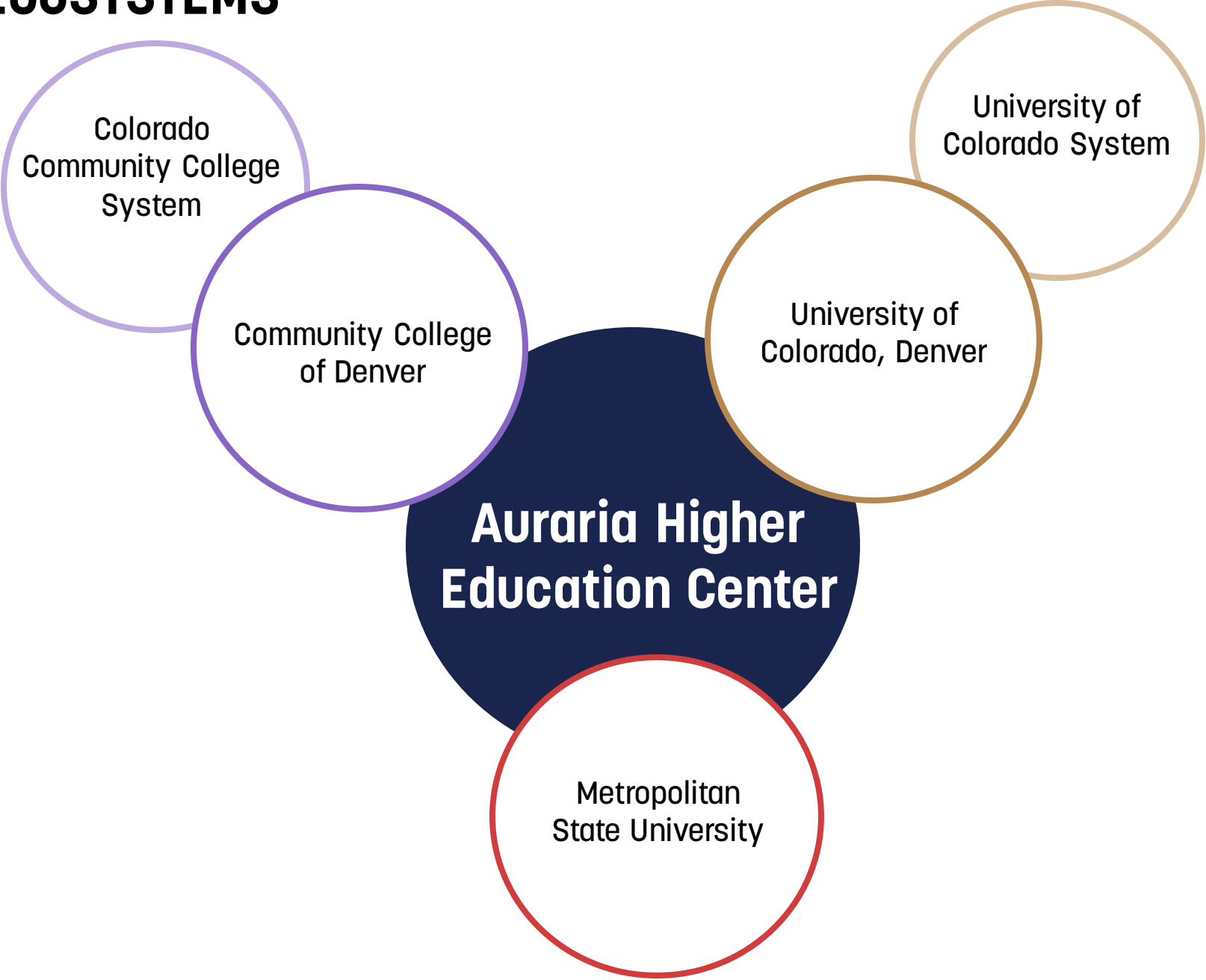
Preferred plan development
 Technical integration
 Implementation considerations
 Draft & Final Campus Plan

03.

Understanding the Institutions



INTERNAL ECOSYSTEMS



STRATEGIC ASPIRATIONS

AURARIA HIGHER EDUCATION CENTER

The Auraria Campus is a **dynamic academic environment** shared by three separate and distinct institutions of higher learning that are all designated Hispanic Serving Institutions:

- Community College of Denver
- Metropolitan State University of Denver
- University of Colorado Denver

The Auraria Higher Education Center is a separate state entity whose role is to provide and manage shared services, facilities, and property to support these prominent institutions in achieving their goals.

COMMUNITY COLLEGE OF DENVER

Vision Statement

Every member of our community will attain the education they desire.

Mission Statement

CCD provides our diverse community an opportunity to gain **quality higher education** and achieve personal and professional success in a **supportive and inclusive environment**.

Values

- Involvement
- Student-Focus
- Integrity
- Lifelong Learning
- Excellence
- Healthy Work Environment

METROPOLITAN STATE UNIVERSITY OF DENVER

Role & Mission

Metropolitan State University of Denver is a comprehensive, baccalaureate-degree granting, **urban university** that offers arts and sciences, professional, and business courses and programs to a **diverse** student population in an atmosphere of mutual respect. Excellence in teaching and learning is MSU Denver's primary objective.

The mission of MSU Denver is to provide a **high-quality, accessible, enriching education** that prepares students for successful careers, post-graduate education, and lifelong learning in a **multicultural, global, and technological society**. To fulfill its mission, MSU Denver's diverse university community engages the community at large in **scholarly inquiry, creative activity, and the application of knowledge**.

Values

- Community
- Access
- Diversity
- Respect
- Excellence

UNIVERSITY OF COLORADO DENVER

CU Mission

The University of Colorado is a public research university with multiple campuses serving Colorado, the nation, and the world through leadership in high-quality education and professional training, public service, advancing research and knowledge, and state-of-the-art health care.

CU Vision

The University of Colorado will be a **premier, accessible and transformative** public university that provides a **quality and affordable** education with outstanding teaching, learning, research, service, and health care. Through collaboration, innovation, technology and entrepreneurship, CU will expand student success, diversity and the economic foundation of the State of Colorado.

INTERNAL STAKEHOLDER ENGAGEMENT TAKEAWAYS

AHEC

- Become the **premier public higher education campus** in Denver
- **Affordable housing** will benefit students, faculty, and staff
- Conceptual neighborhoods created silos, low density development, and missed opportunities for collaboration
- Build upon existing open space infrastructure to create a **green network**
- Create a **sense of place**, a new vision for campus that keeps education at the core and enhances the experience for all through activation and amenities, driving new revenues to reinvest in the campus

CCD

- **Affordable housing** is an issue, especially for working adult learners and staff
- Create more opportunities for **collaboration of students** across institutions
- Interested in P3s if benefit to CCD is apparent and quantifiable
- Neighborhood model is only in theory but there needs to be more intentionality behind mixing points
- Parking affordability is a huge issue for students

MSU

- Building **staff housing** and offices on Ball Field lot
- Demand for **student housing**
- Need more **event and student org spaces**
- More reasons for students to **stay on campus** after hours
- Expanding Health spaces and simulation labs
- Need athletic track fields
- More and healthy food options for students
- Need more landscaping and green spaces around campus.

CU Denver

- Lots of **housing potential**
- Interested in an Innovation District.
- Tivoli should be more of an anchor for federal funding
- Tivoli could be an incubator space

CAMPUS PLAN VISION & PRINCIPLES

Vision

Create a thriving and active campus to support student success and institutional identities in order to enrich our collective experiences, strengthen campus cohesion, and achieve financial sustainability.

Guiding Principles

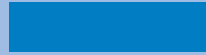
- In order to support the educational objectives of the academic institutions create the development framework that transforms the Auraria Campus into a **complete community**
- Leverage existing and future campus opportunities to achieve a new **sustainable financial model**
- Enhance and **expand connections** to downtown Denver, surrounding communities, and new neighborhood development projects
- Design and define a **cohesive campus with a distinctive character** that complements the individual institutional identities
- Create a plan that that reflects the community we serve and **promotes diversity, equity and inclusion** throughout the Master Plan process
- **Honor and celebrate the history** of the campus to align with the AHEC Strategic Plan

04.

Physical Site Analysis



History & Culture



TIMELINE

Pre 1858

Ancestral homelands for Cheyenne & Arapaho Nations. Trade, hunting, gathering, healing site for Lakota, Ute, Kiowa, Comanche, Apache, Shoshone, and others.

1858-1860

Auraria City was settled and aligned with the south bank of Cherry Creek.

Denver City was established, aligned with the South Platte River.

1864

The street grid shifted when streets outside the original downtown were laid parallel to cardinal directions.

Later 19th Century

100 years of a diverse, small working-class residential community with local industries including mills, warehouses, and breweries.

1872-1906

The 9th Street Historic Park, consisting of 14 homes is built on Auraria Campus. A prehistoric meeting place for the Arapaho Indians that became Denver.

1870-1890

The railroads arrive in Denver.

Early 1900s

Expansion of the automobile industry pushed residents out to new neighborhoods, leaving a tight-knit community of multigenerational Hispanic families.

1918

Union Station opens, which is Denver's first train station that served the Denver Pacific Railway.

1960's

Several landfills had been created along the South Platte river. Over 250 drains poured directly into it.

1965

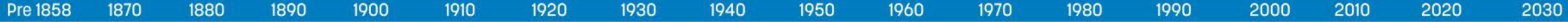
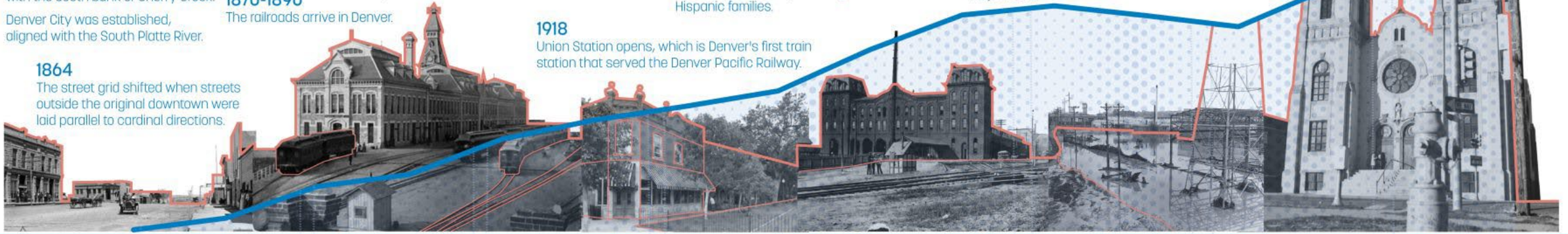
Major flood.

1972-1976

Auraria Campus is established. Post WWII college attendance boom created demand for affordable higher education so Colorado State laid the foundation for Auraria Campus, erasing the remaining community after a devastating flood.

717,630

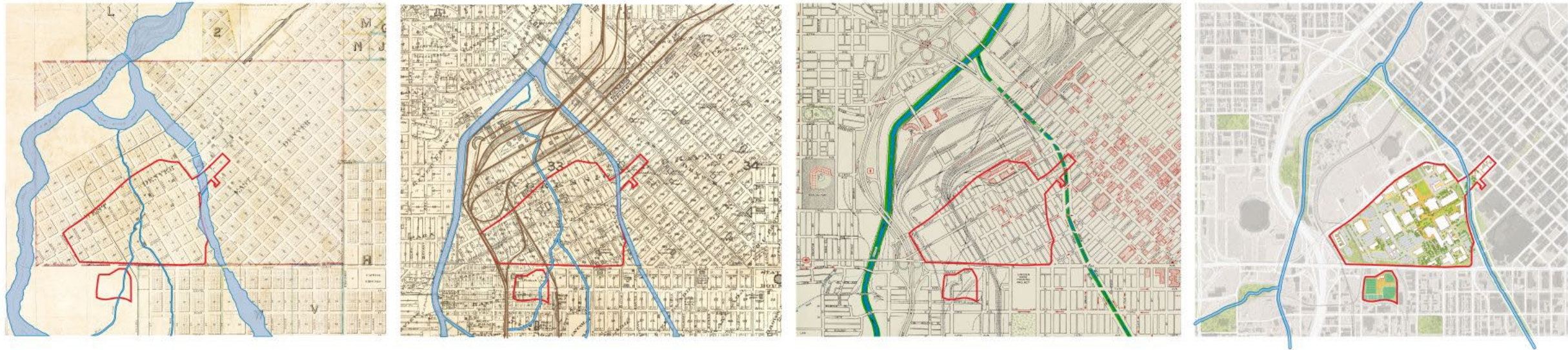
City of Denver Population



AURARIA BUILDINGS



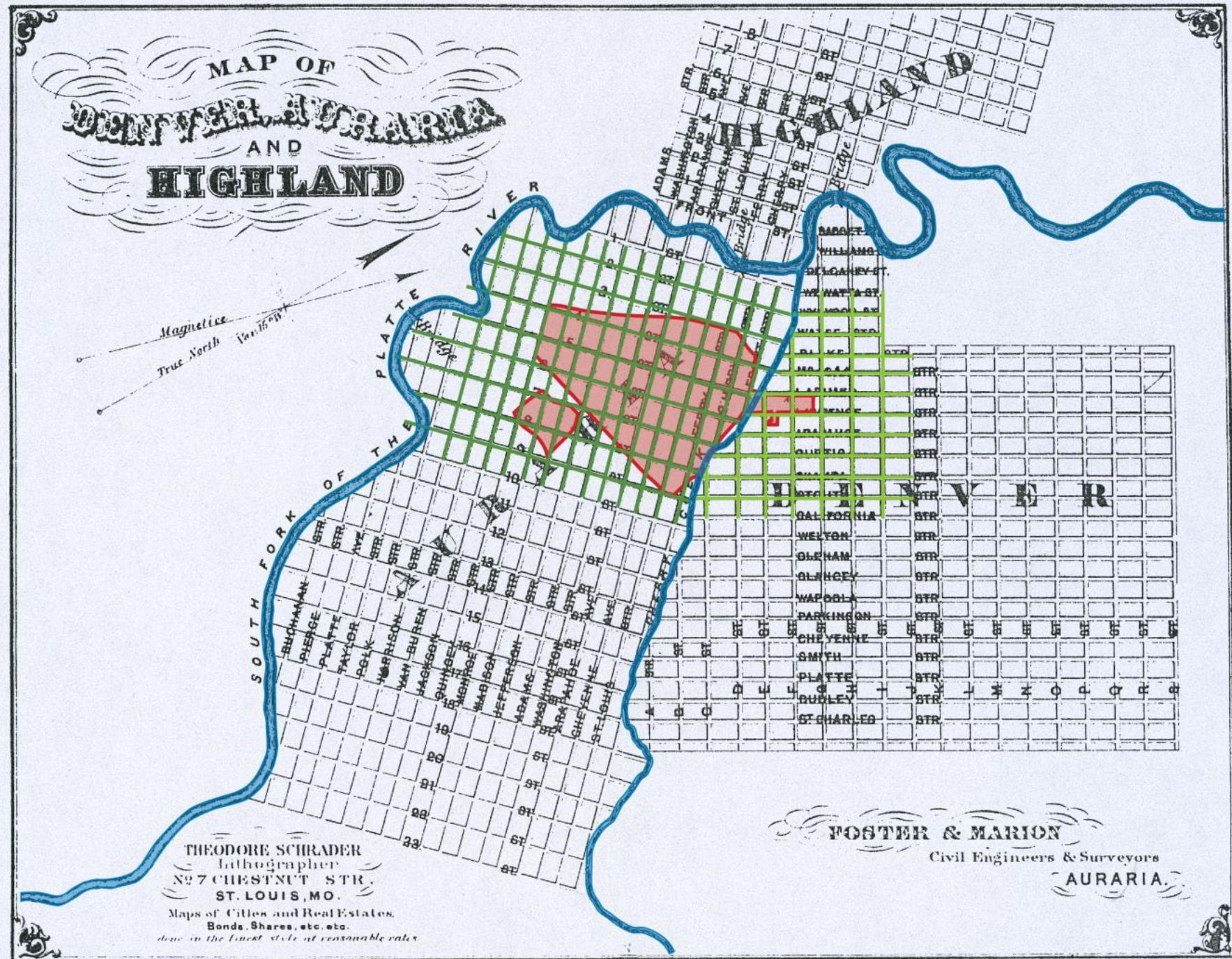
URBAN FABRIC



Auraria & Denver

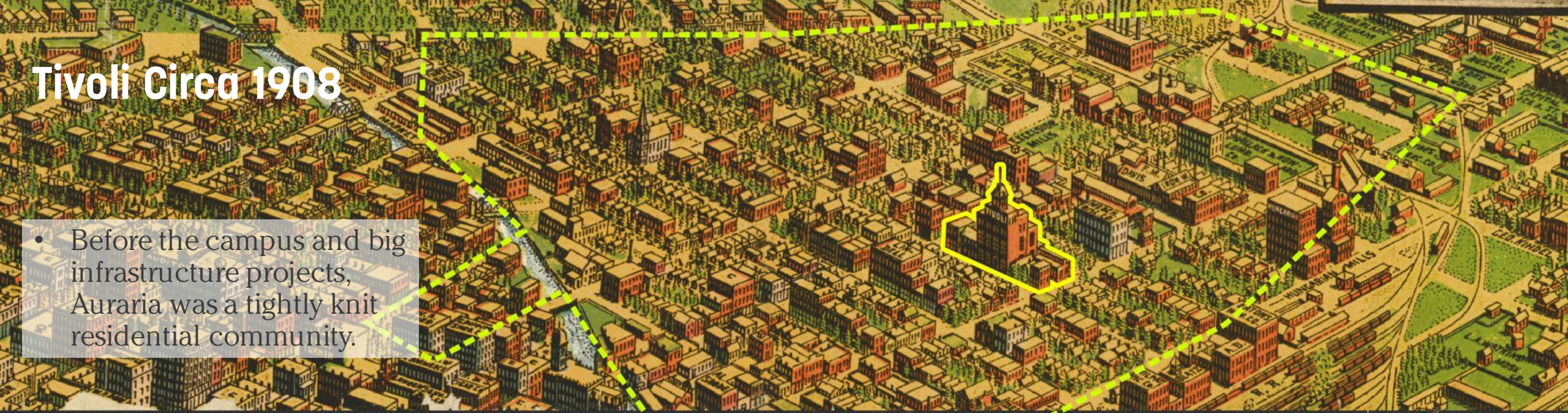
1859

- Auraria was established as a city before Denver, and then absorbed into Denver.



Tivoli Circa 1908

- Before the campus and big infrastructure projects, Auraria was a tightly knit residential community.



An overview of the city of Denver in 1908. (Library of Congress)

Auraria Campus Early 1970's

- Campus was created to serve a demand for higher education with increasing population growth in Denver



Auraria Campus 2020

- Over time fragmentation and isolation of Auraria due to highway, large infrastructure projects, and surface parking lots.



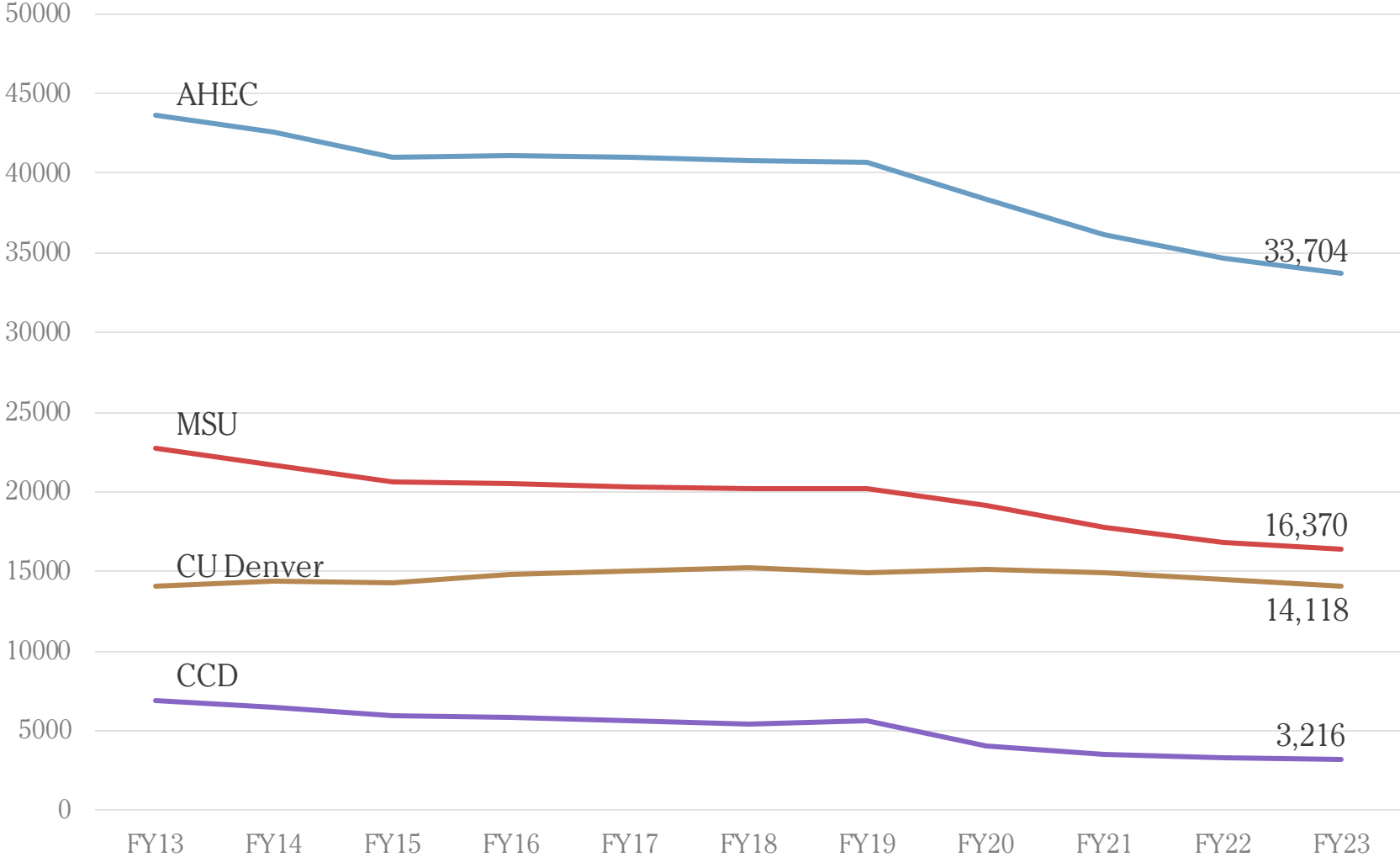
DEMOGRAPHIC TRENDS

Recent years

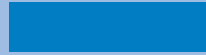
- Recent decline in overall enrollment since COVID
- Cost of living increase around campus pushed students, faculty, staff farther away and increased commute times
- Explore how to increase enrollment to pre-COVID numbers

* Note, expect general decline in enrollment due to lower birthrates

Student Headcount

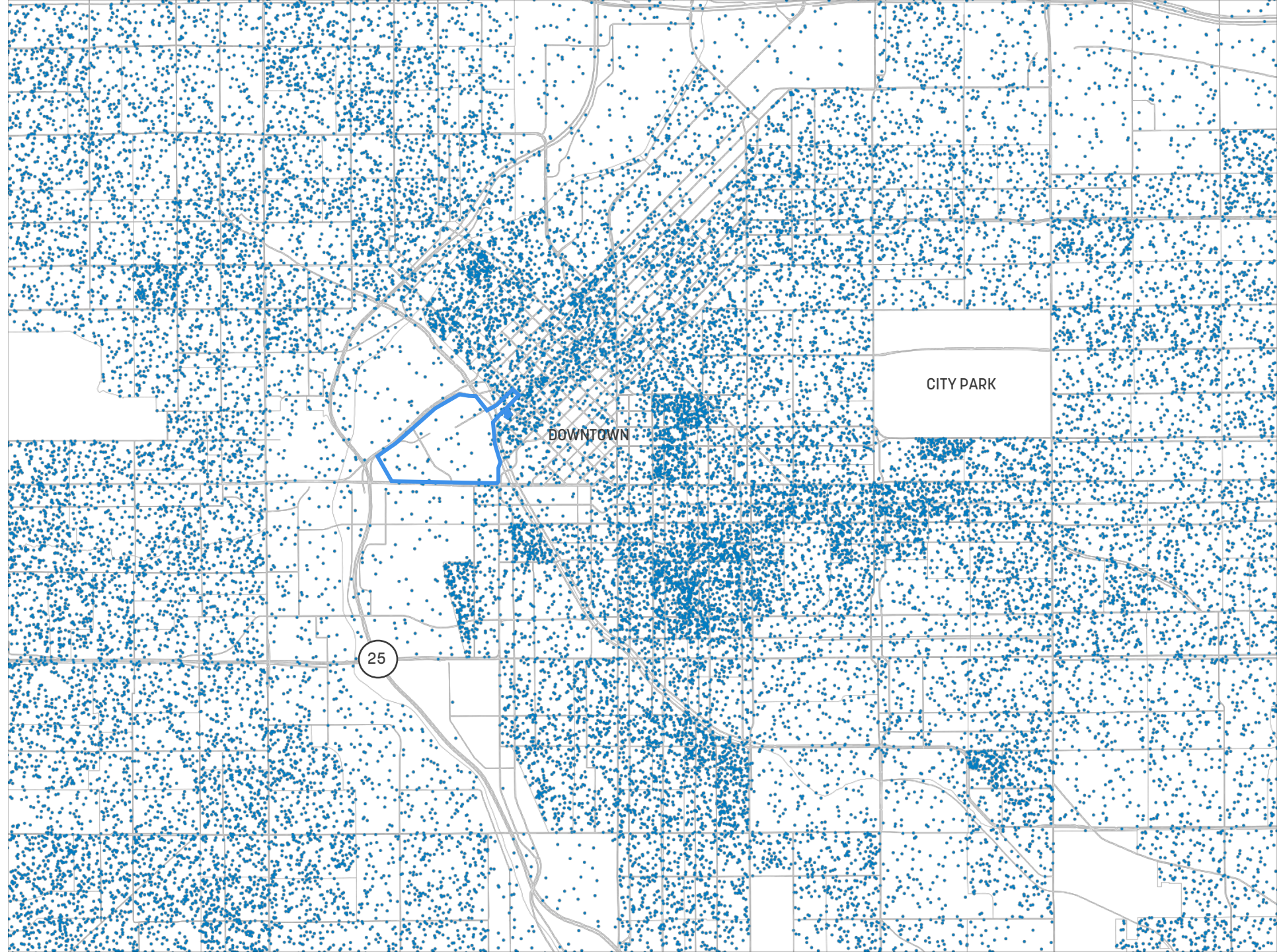


Regional Context



POPULATION

Significantly lower population density in the north-south band around campus.



● 1 Dot = 10 people

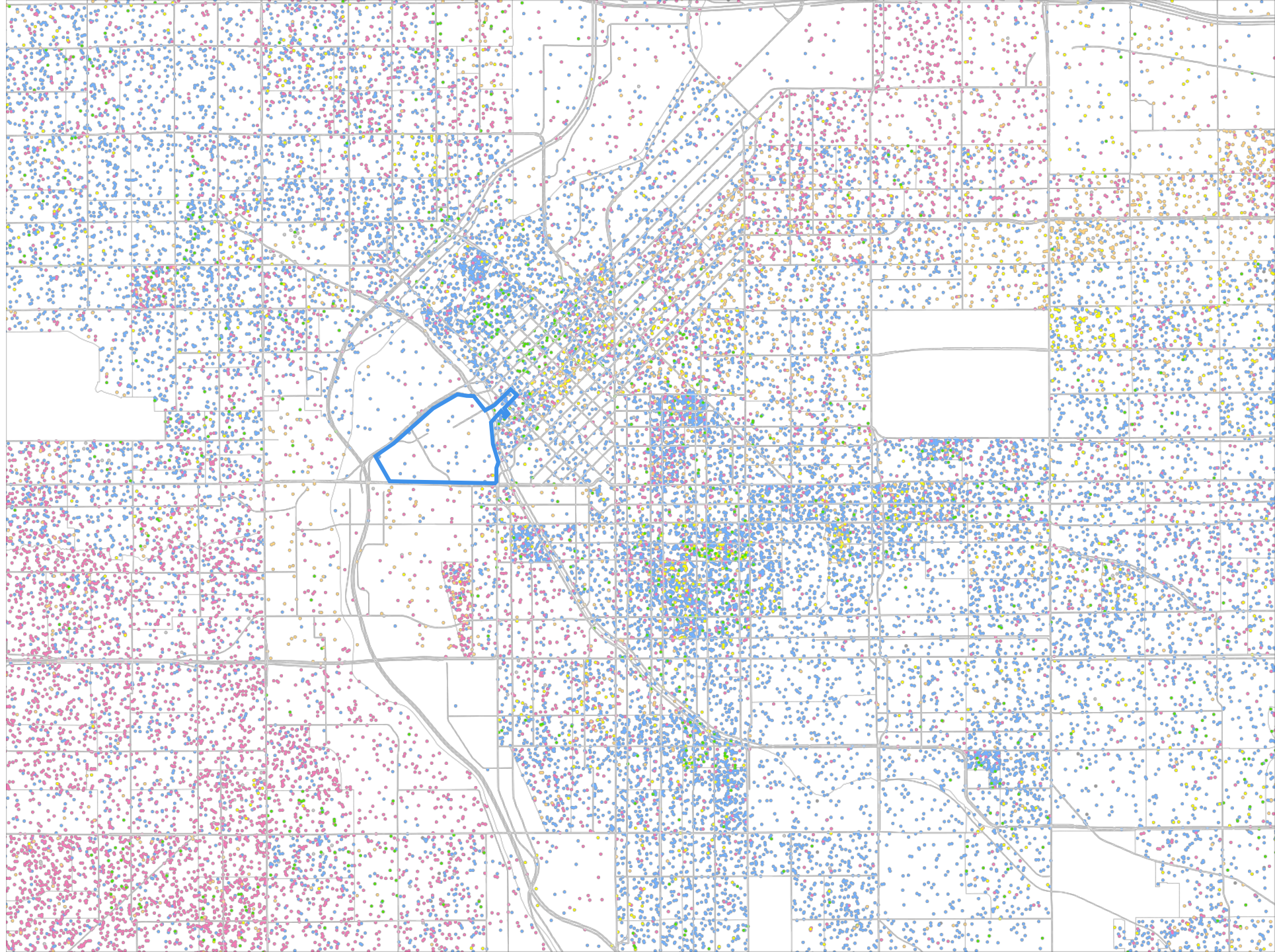
RACE

The campus sits at the convergence of majority White and majority Hispanic populations.

There are also pockets of Asian populations to the northeast and southeast.

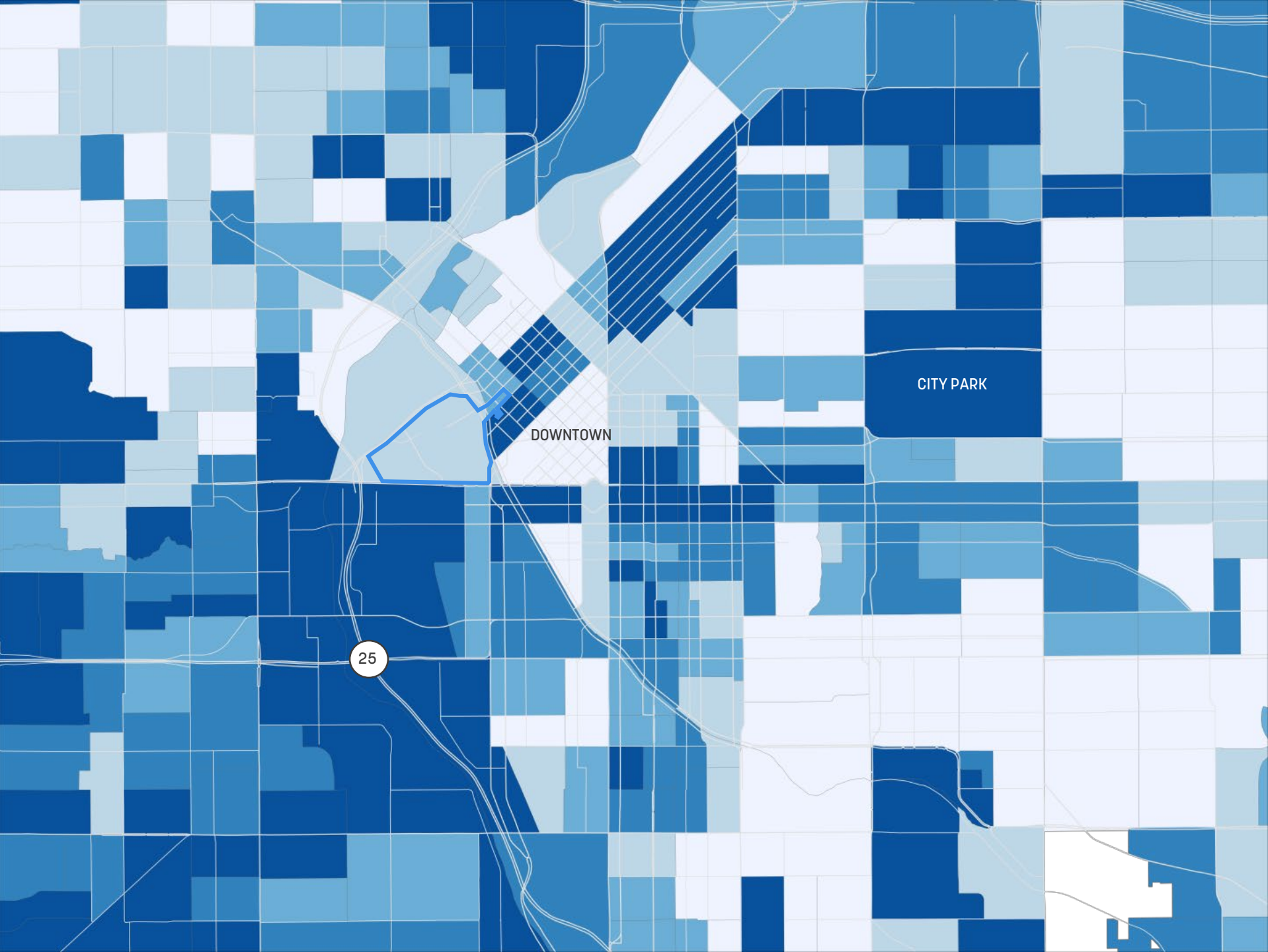
1 Dot = 10 People

- White
- Black
- Hispanic / Latinx
- Asian
- 2 or more
- Native American / Pacific Islander
- Other



INCOME

On average, the north and east of campus are better off than the south and west in terms of median household income.



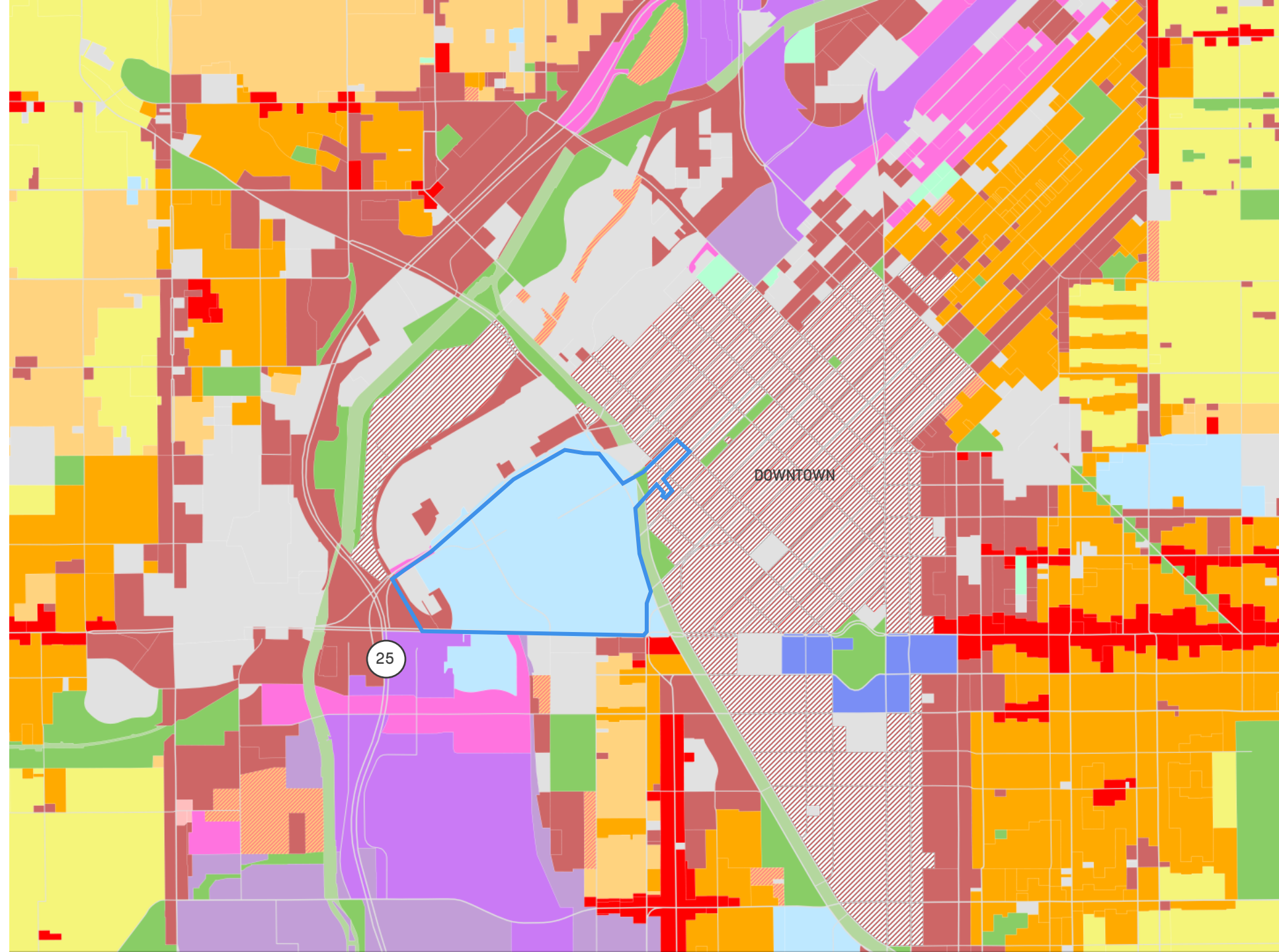
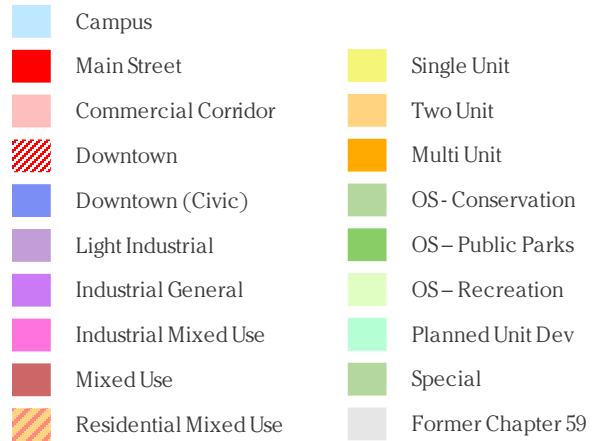
- Lowest Quintile (< \$45,000)
- 2nd
- 3rd
- 4th
- Highest Quintile (> \$110,000)

Source: Denver.gov | ACS Block Group 2016-2020 Dataset

ZONING

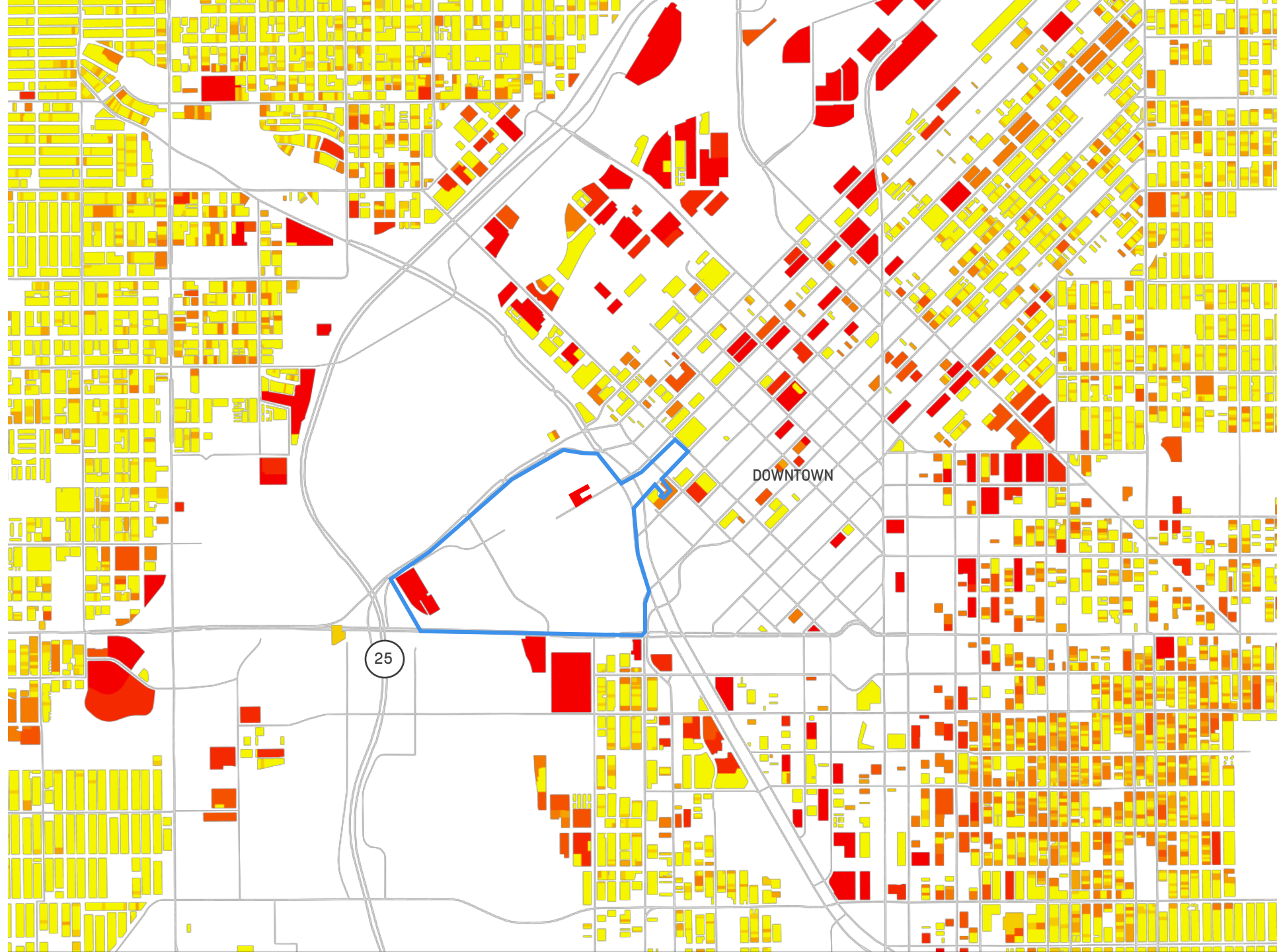
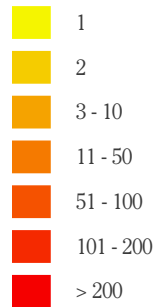
Campus is surrounded by Downtown and Mixed Uses on three sides but the campus has weak connections to any of these areas.

South edge is bordered by current and former industrial uses.



HOUSING UNITS

There is a housing desert on and around campus.



Urban Context



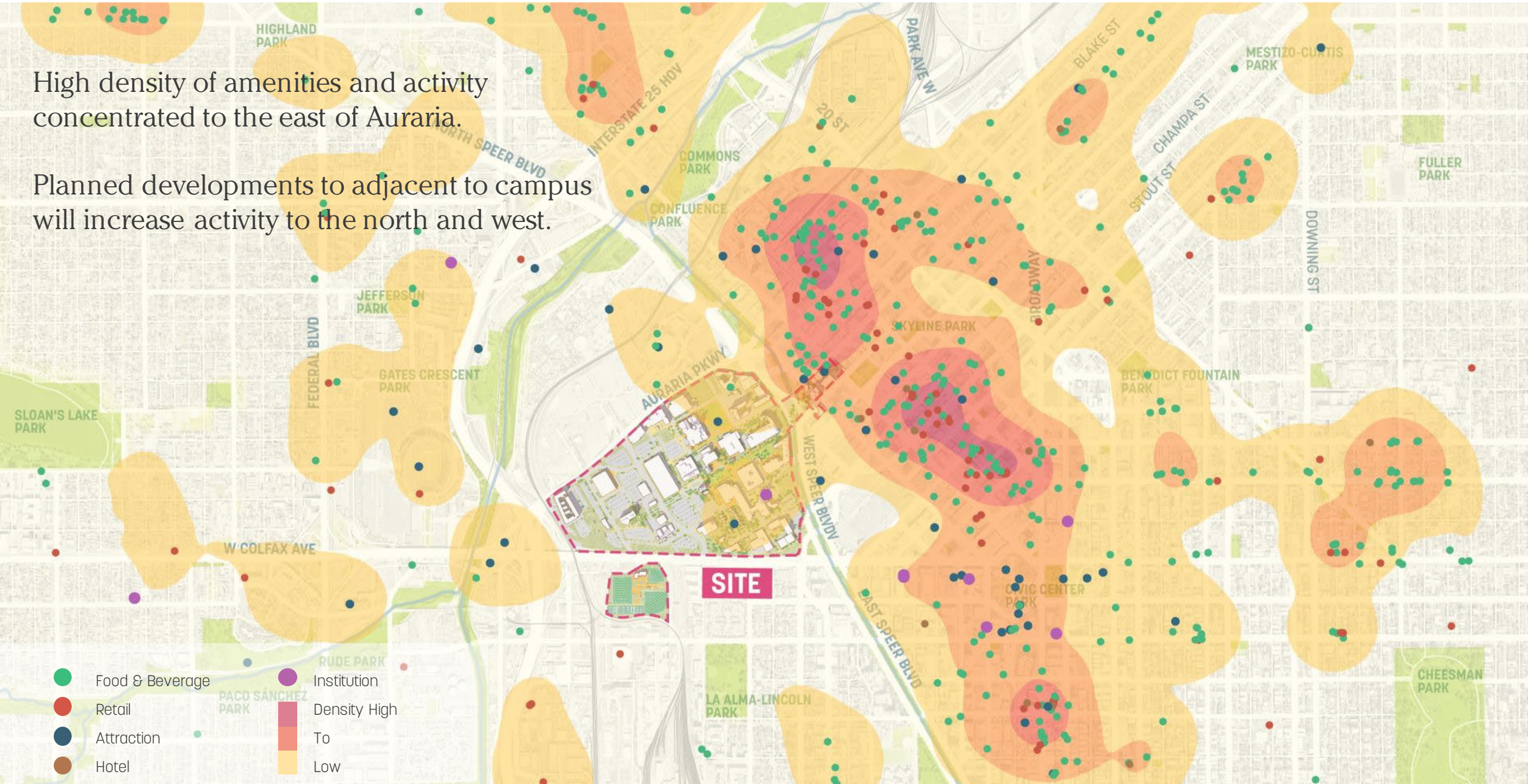
URBAN CONTEXT



POINTS OF INTEREST

High density of amenities and activity concentrated to the east of Auraria.

Planned developments adjacent to campus will increase activity to the north and west.



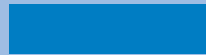
- Food & Beverage
- Retail
- Attraction
- Hotel

- Institution
- Density High
- To
- Low

NEIGHBORHOODS



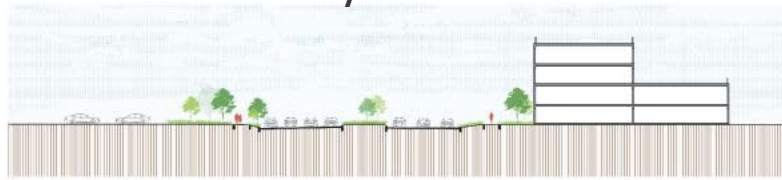
Site Edges



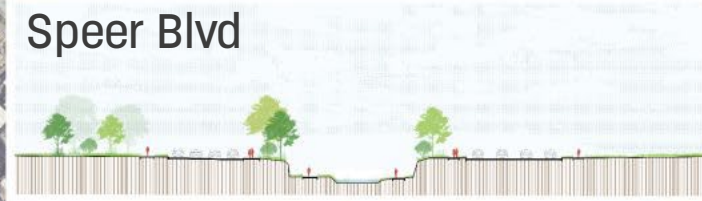
EDGE CONDITIONS

Public Realm Experience

Auraria Parkway



Speer Blvd



W Colfax Ave

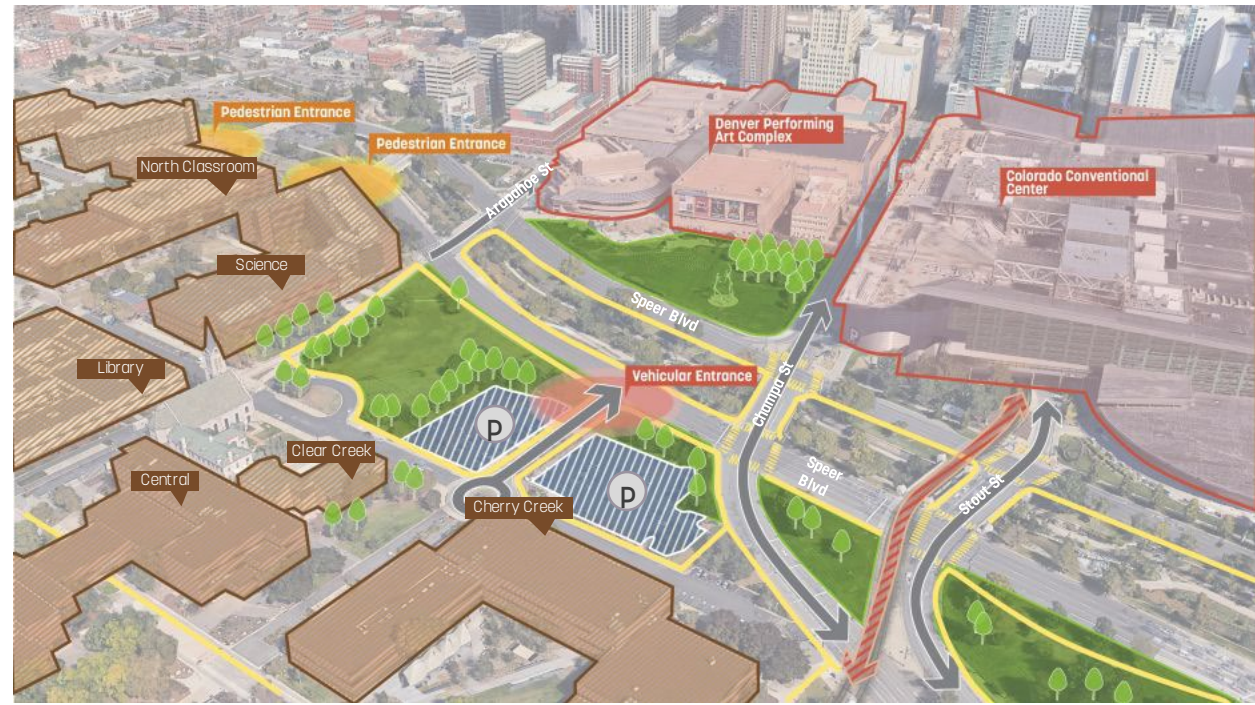
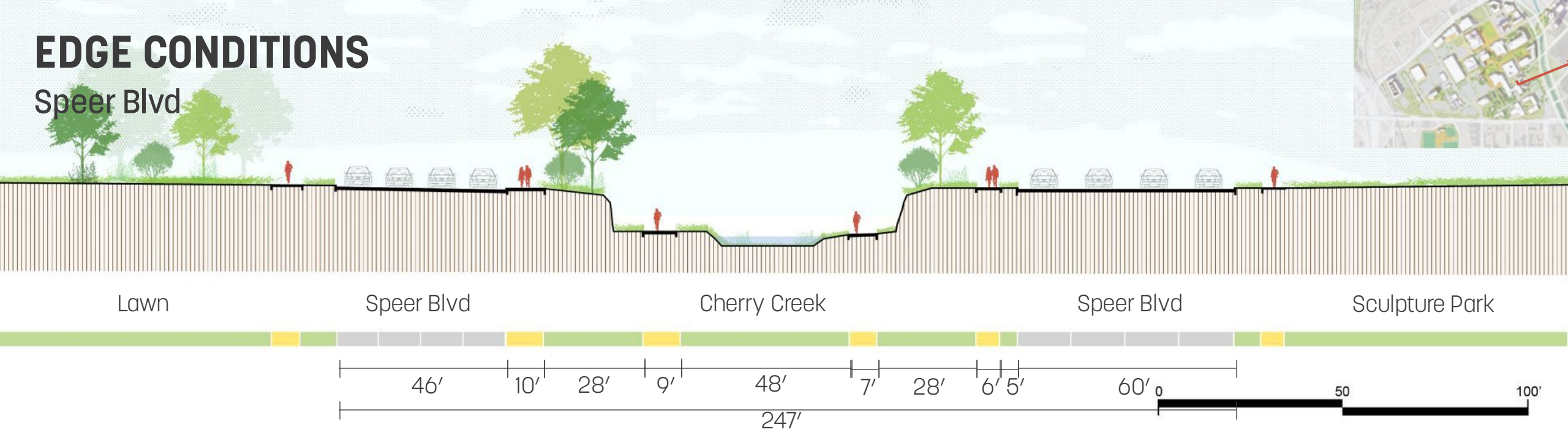


Auraria Parkway



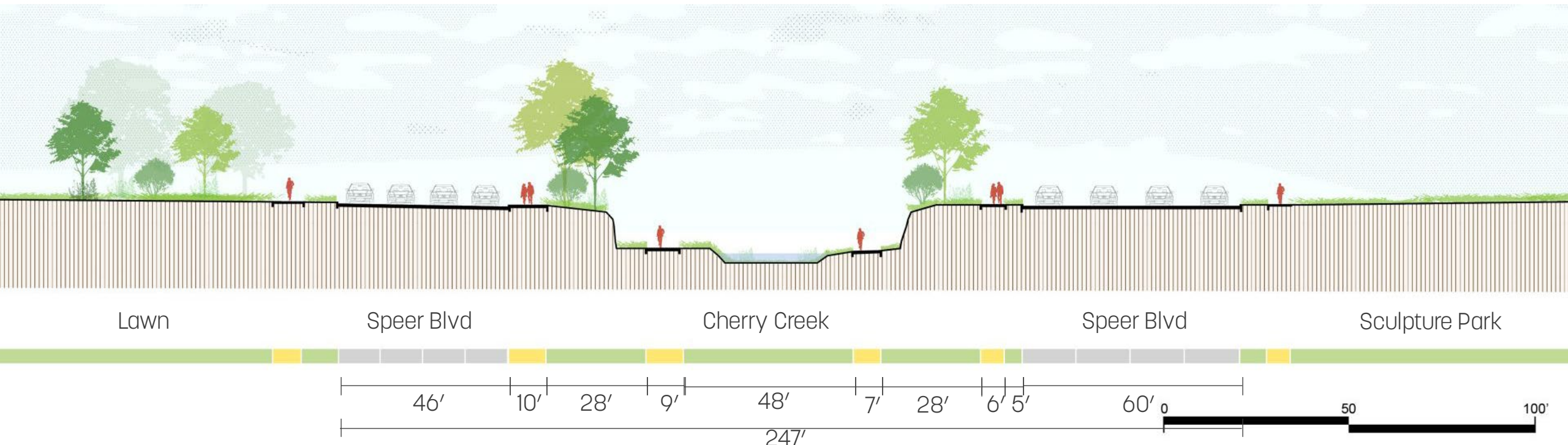
EDGE CONDITIONS

Speer Blvd



EDGE CONDITIONS

Speer Blvd Section



EDGE CONDITIONS

Speer Blvd Ball Arena



Marriott Hotel & MSU Hospitality Learning Center

Student Wellness Center

Student Commons Building

City Heights

PE/Event Center

North Classroom

Market St

walnut St

Larimer St

5 Min

Arapahoe St

Speer Blvd

Speer Blvd

CU Denver Buildings

CU Denver Lawrence Street Center

Cu Denver Business School

Denver performing art complex

EDGE CONDITIONS

Speer Blvd & W Colfax Intersection



North Classroom

Science

Library

Clear Creek

Central

Cherry Creek

Denver Performing Art Complex

Colorado Conventional Center

Pedestrian Entrance

Vehicular Entrance

Arapahoe St

Speer Blvd

Champa St

Speer Blvd

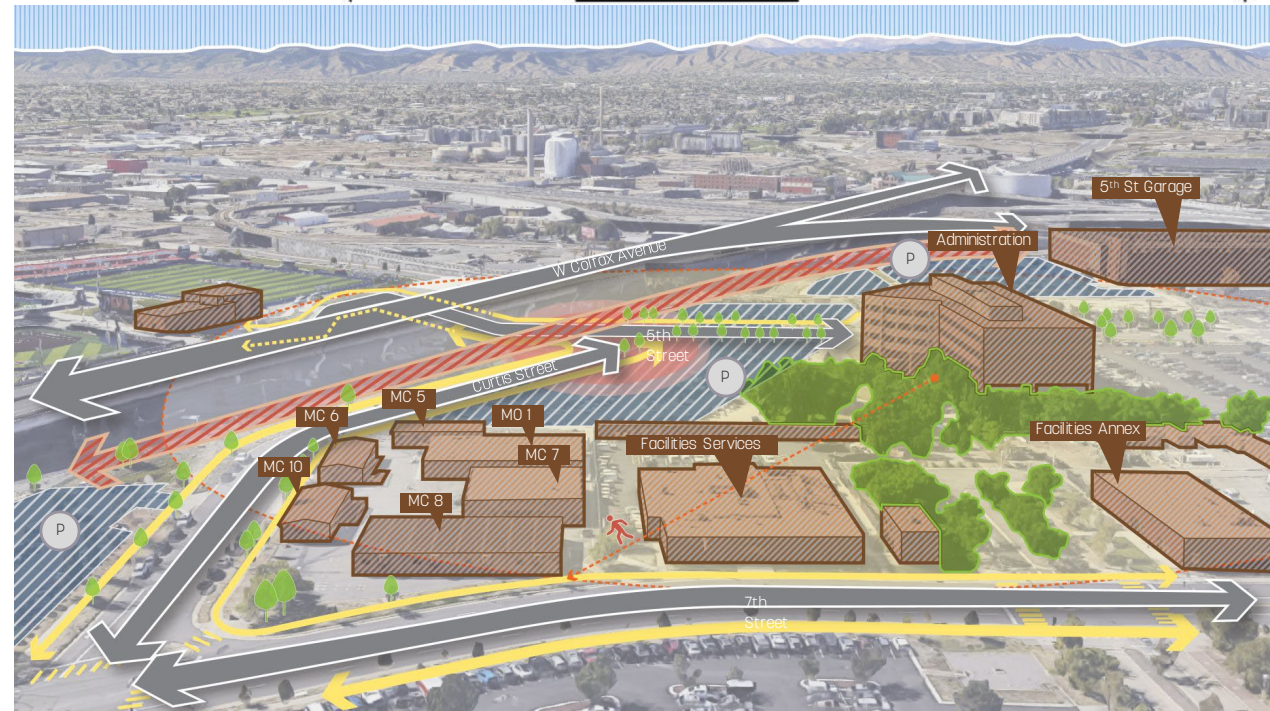
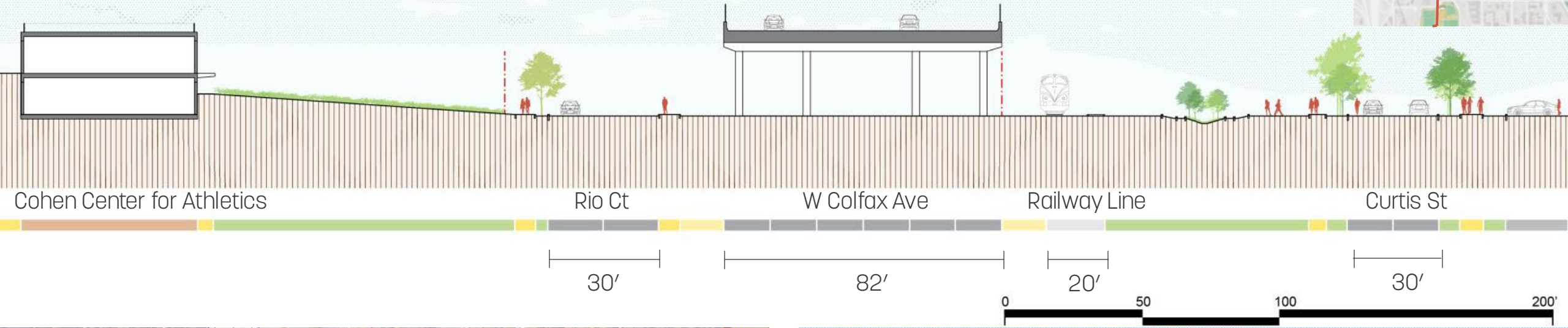
Stout St

P

P

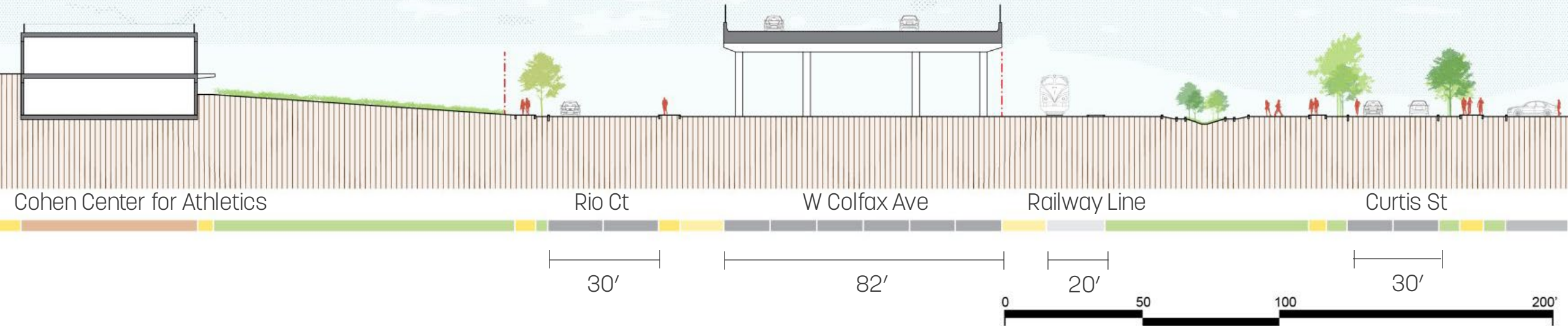
EDGE CONDITIONS

W Colfax Ave



EDGE CONDITIONS

W Colfax Ave



Cohen Center for Athletics

Rio Ct

W Colfax Ave

Railway Line

Curtis St

30'

82'

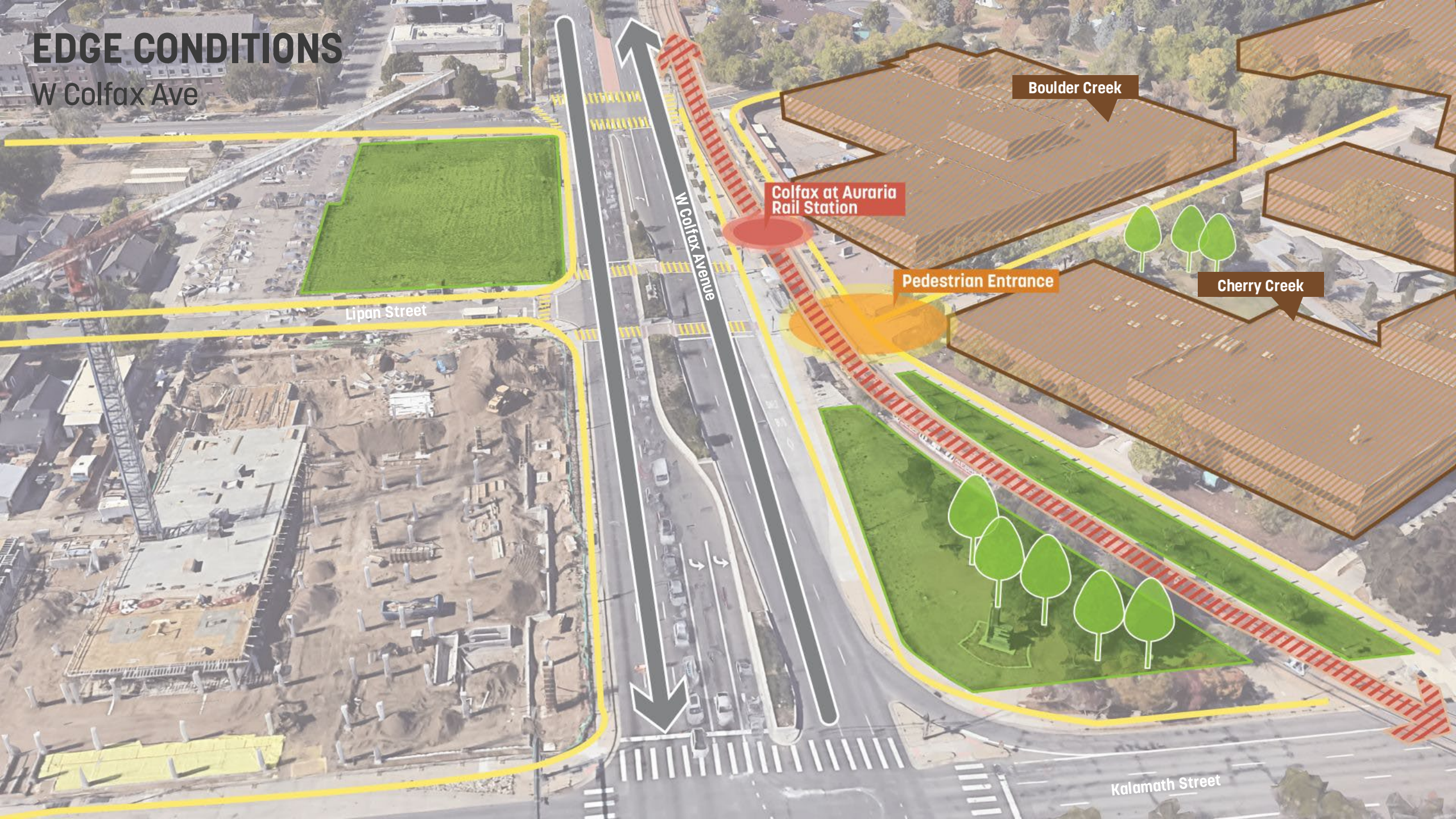
20'

30'

0 50 100 200'

EDGE CONDITIONS

W Colfax Ave



Lipan Street

W Colfax Avenue

Colfax at Auraria
Rail Station

Pedestrian Entrance

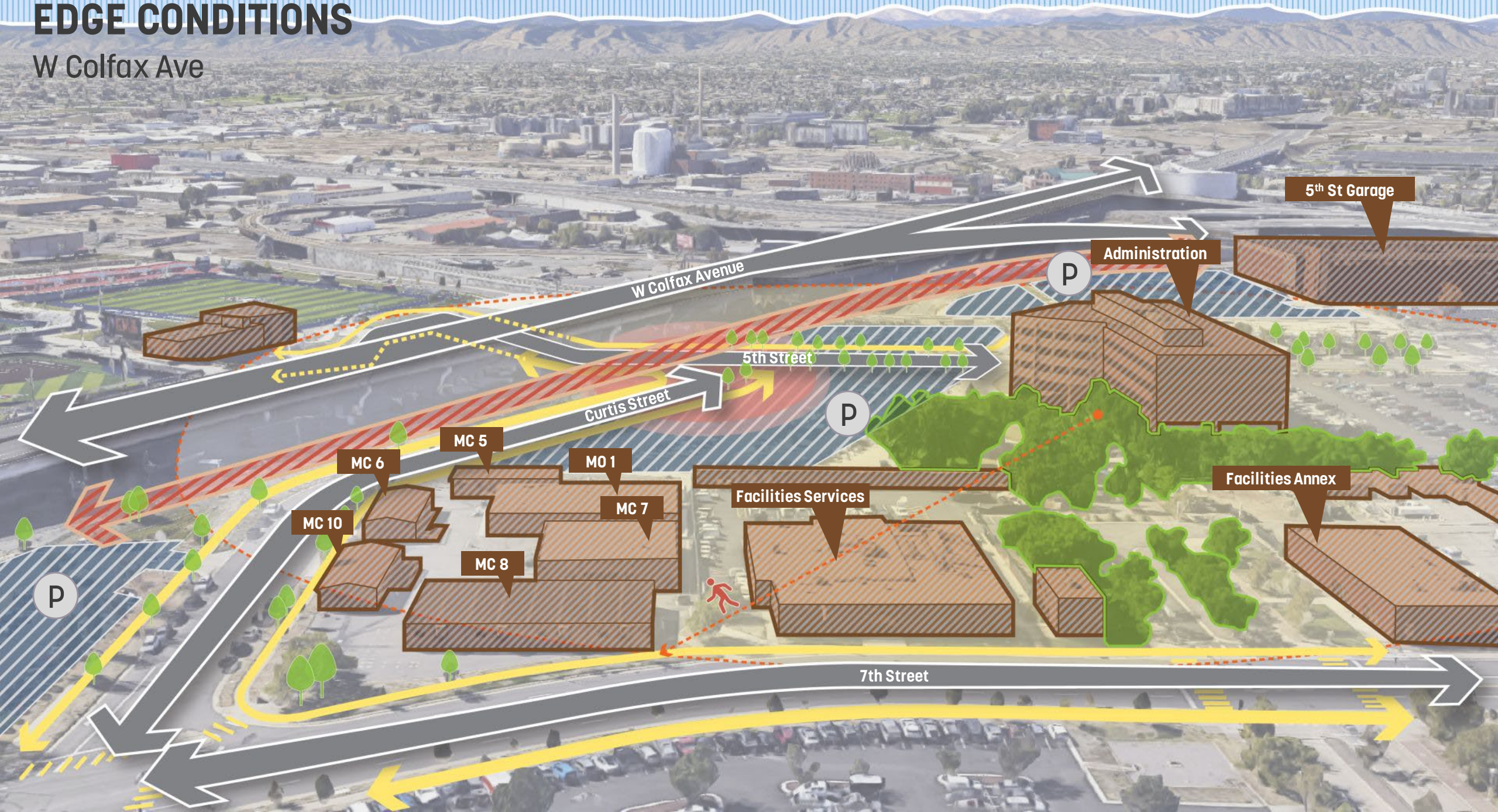
Boulder Creek

Cherry Creek

Kalamath Street

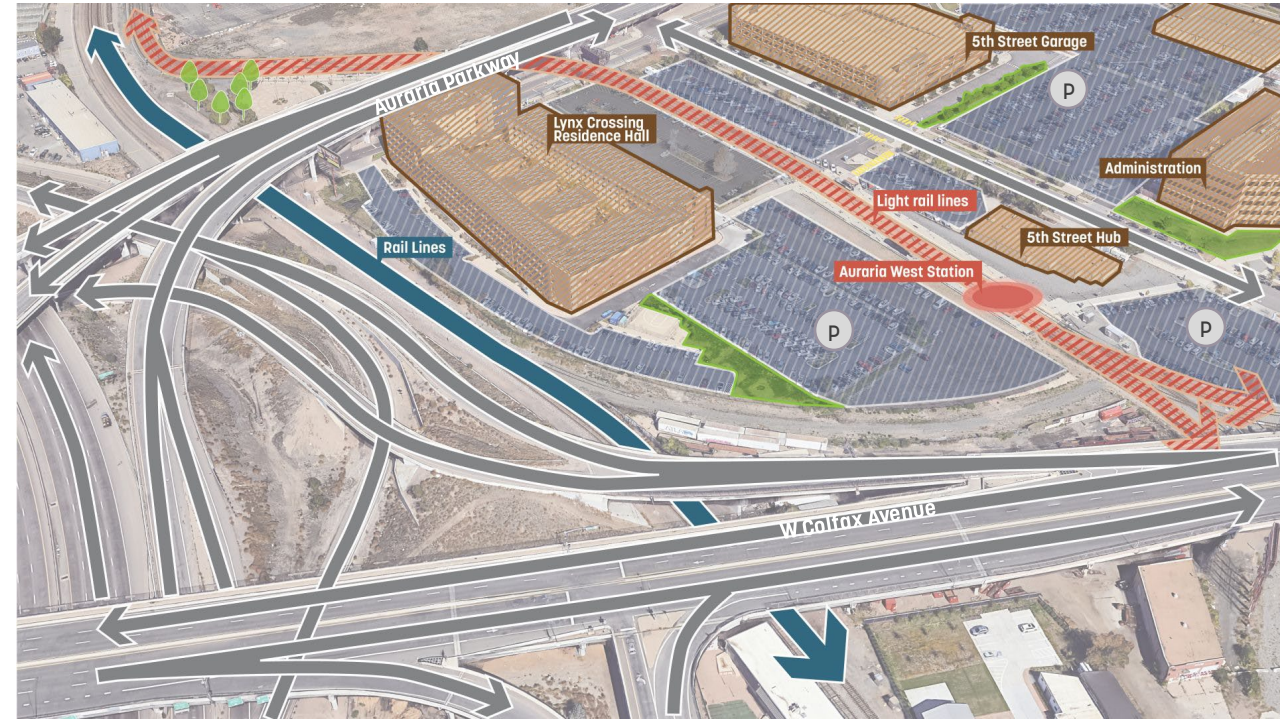
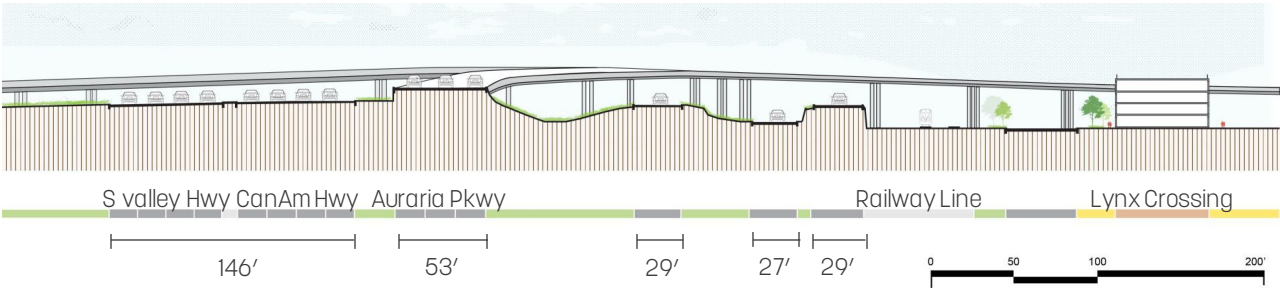
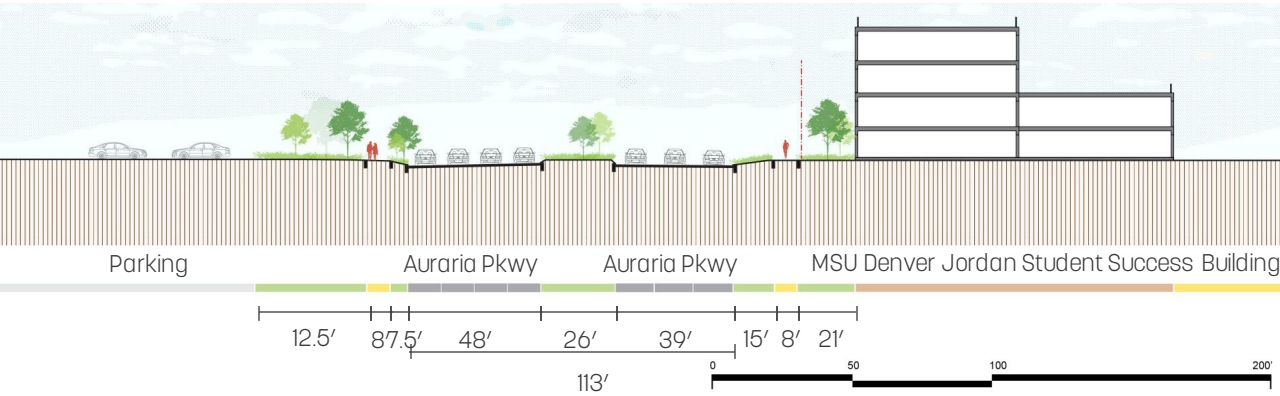
EDGE CONDITIONS

W Colfax Ave



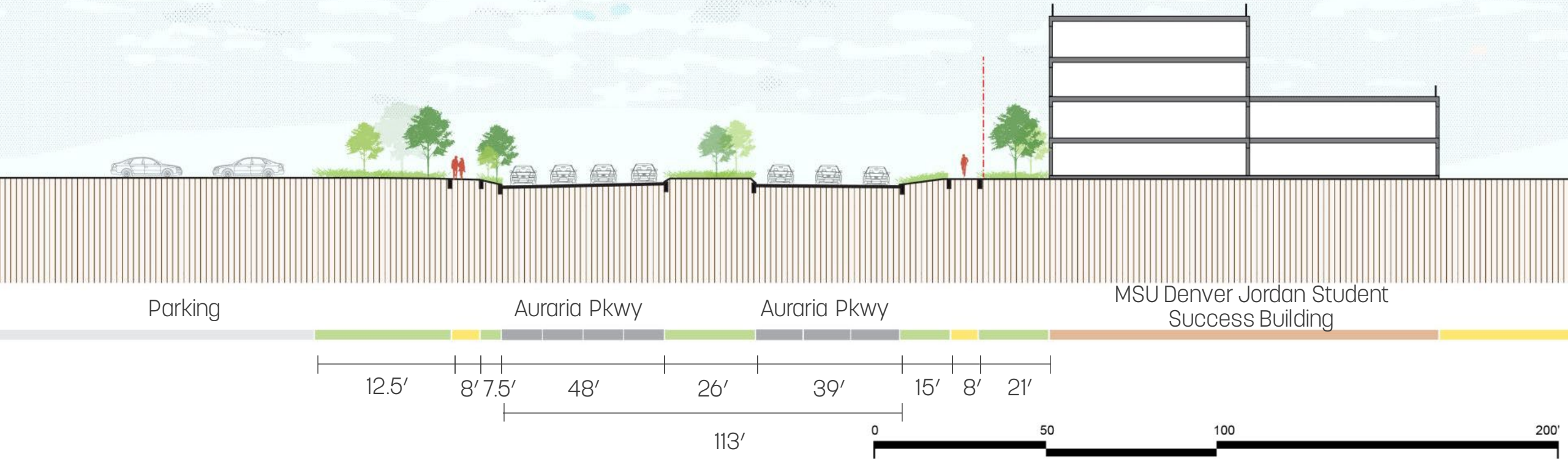
EDGE CONDITIONS

Auraria Parkway Section



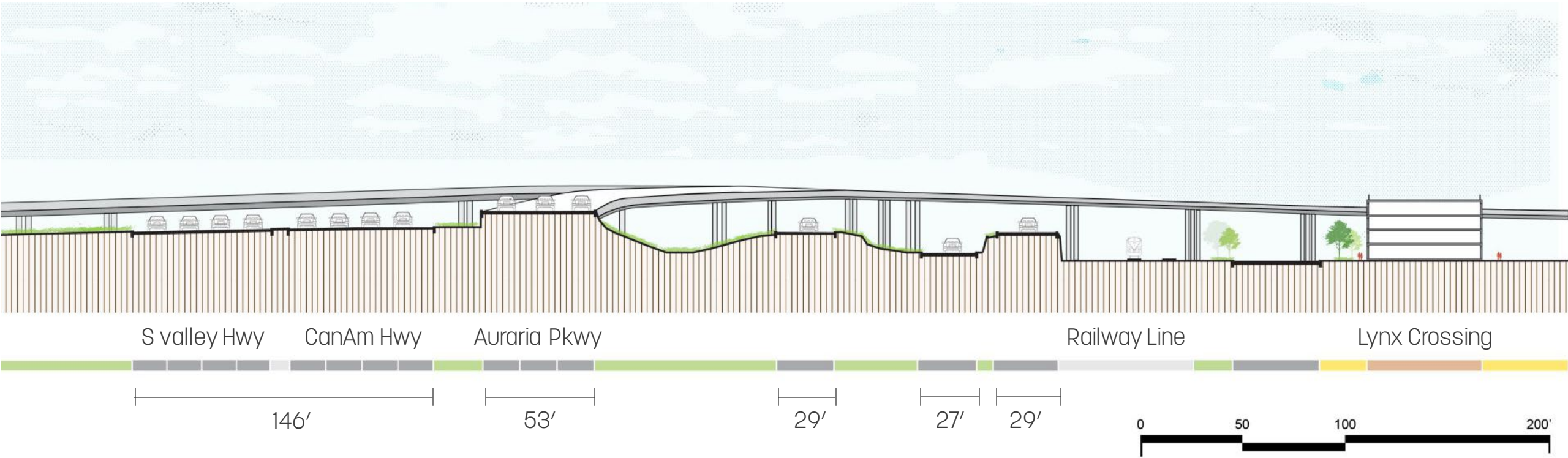
EDGE CONDITIONS

Auraria Parkway Section



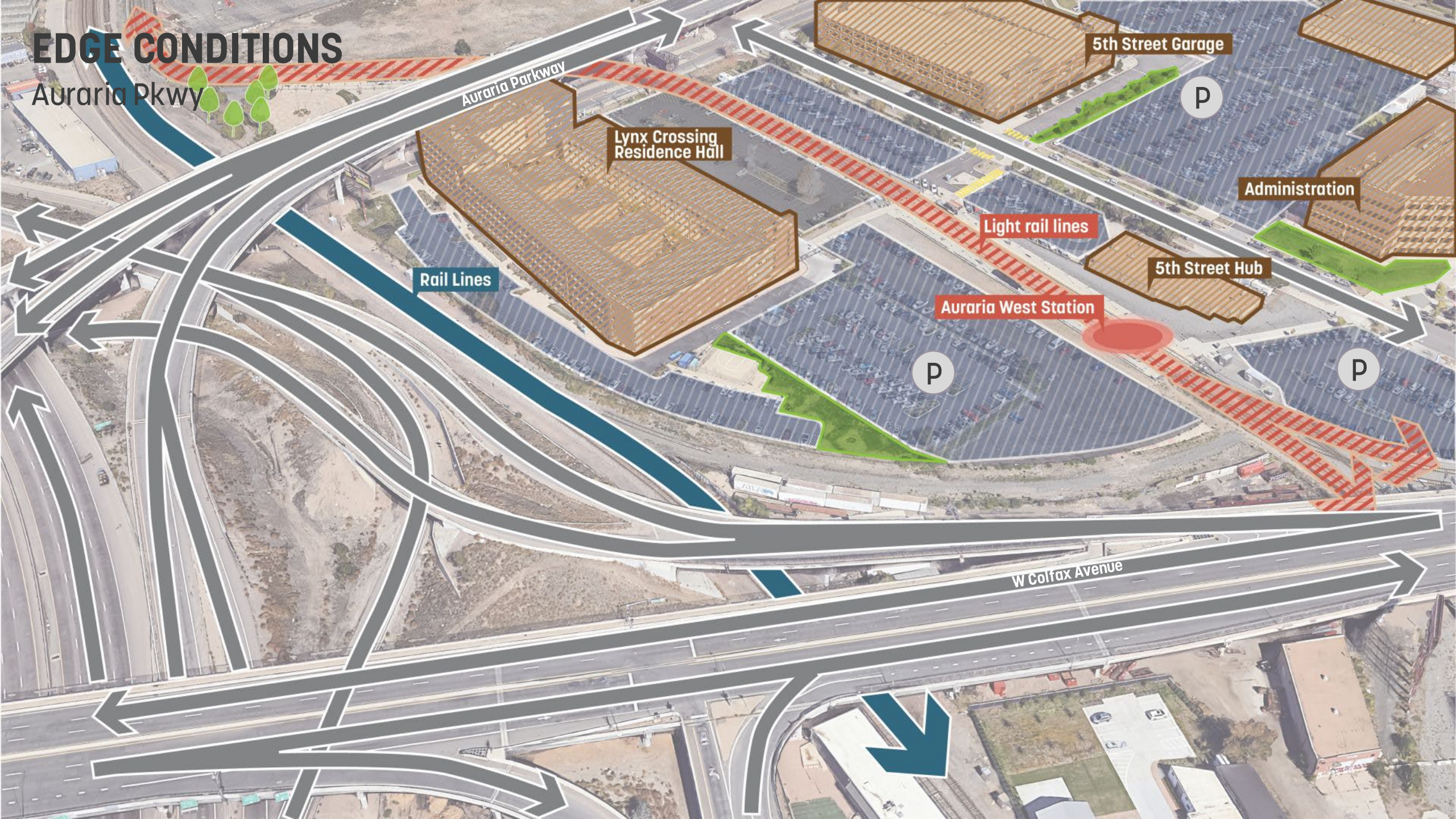
EDGE CONDITIONS

Auraria Parkway Section



EDGE CONDITIONS

Auraria Pkwy



Auraria Parkway

Lynx Crossing
Residence Hall

5th Street Garage

P

Administration

Light rail lines

Rail Lines

5th Street Hub

Auraria West Station

P

P

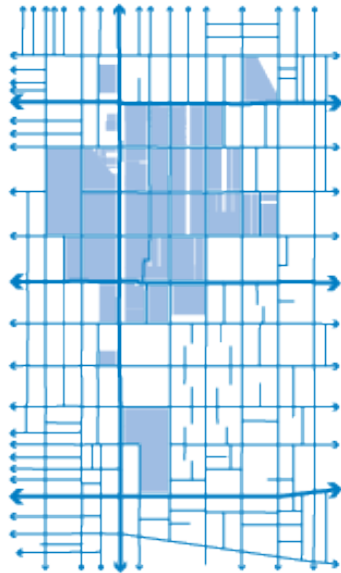
W Colfax Avenue

Precedents Scale



Temple University

Fully integrated with the city grid, no clear boundaries.



Arizona State University - Phoenix

Fully integrated with the city grid, no clear boundaries.

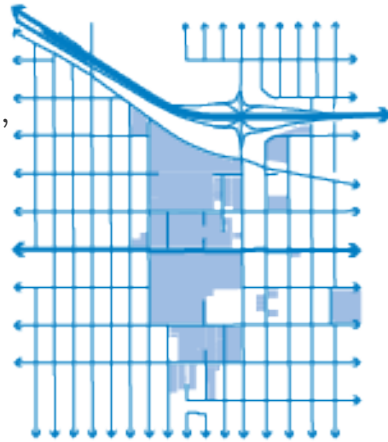


Precedents Scale



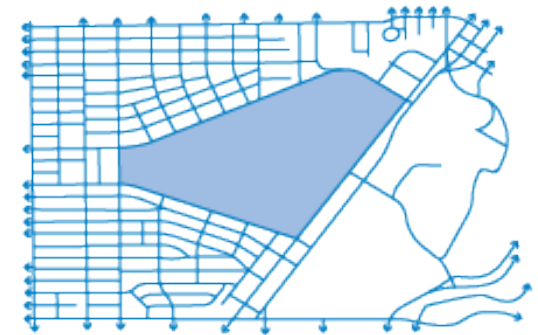
University of Denver

Partially integrated with the city grid, areas with traditional campus boundaries.

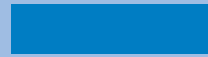


Rice University

Bounded traditional campus, fully disrupts city grid.

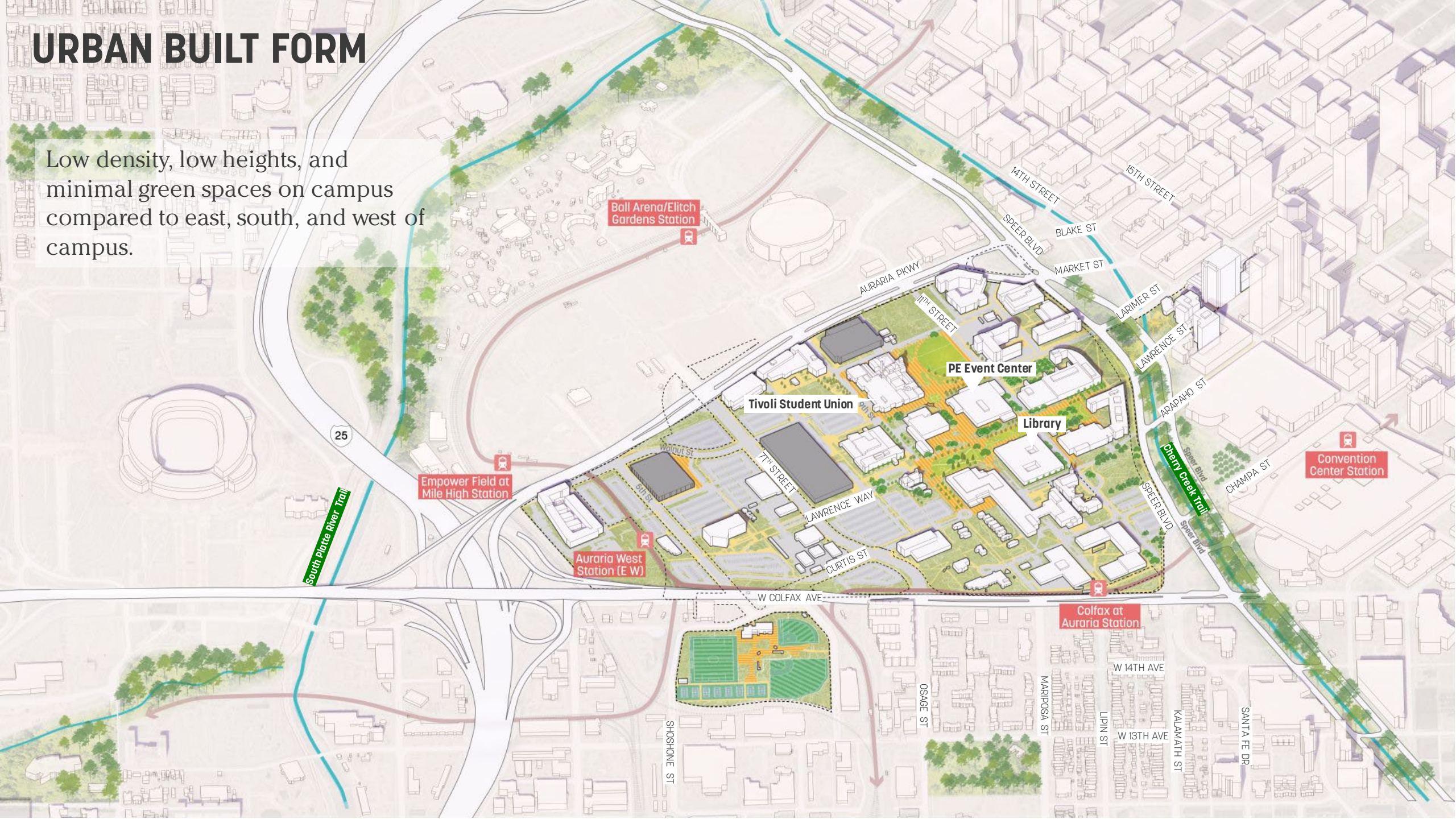


Built Environment



URBAN BUILT FORM

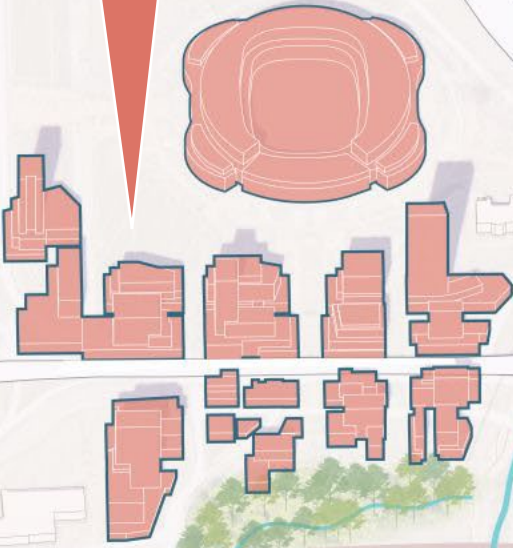
Low density, low heights, and minimal green spaces on campus compared to east, south, and west of campus.



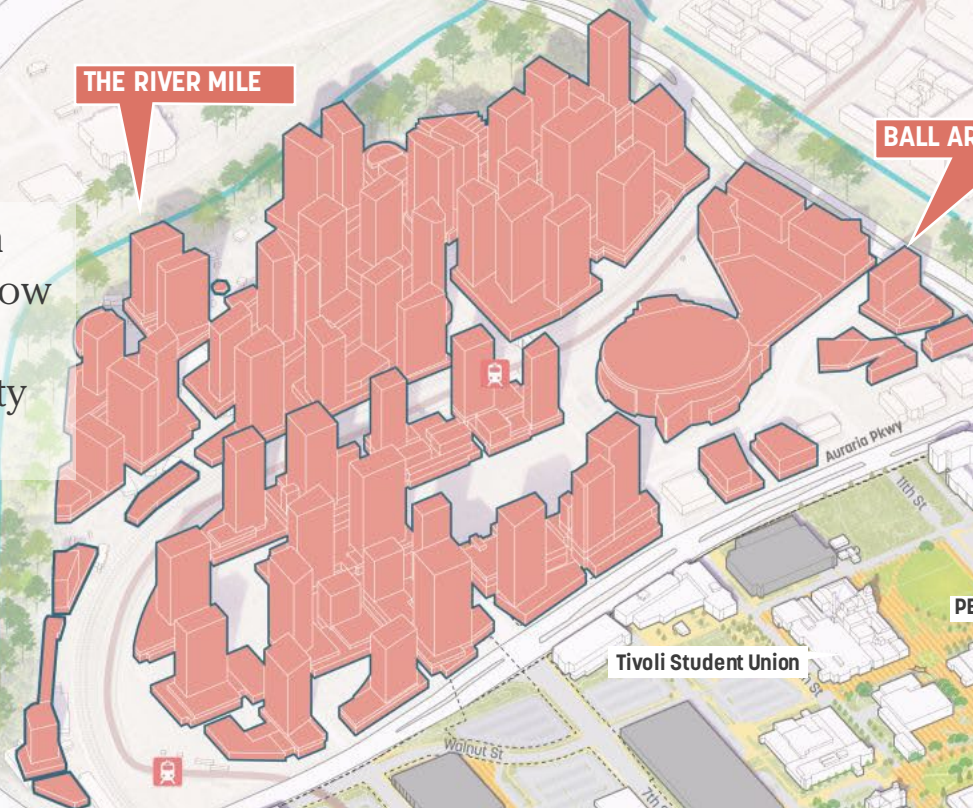
ADJACENT PLANNED DEVELOPMENTS

Planned developments to the north and west will further highlight the low density of Auraria. Opportunities for better connectivity to all sides surrounding Auraria.

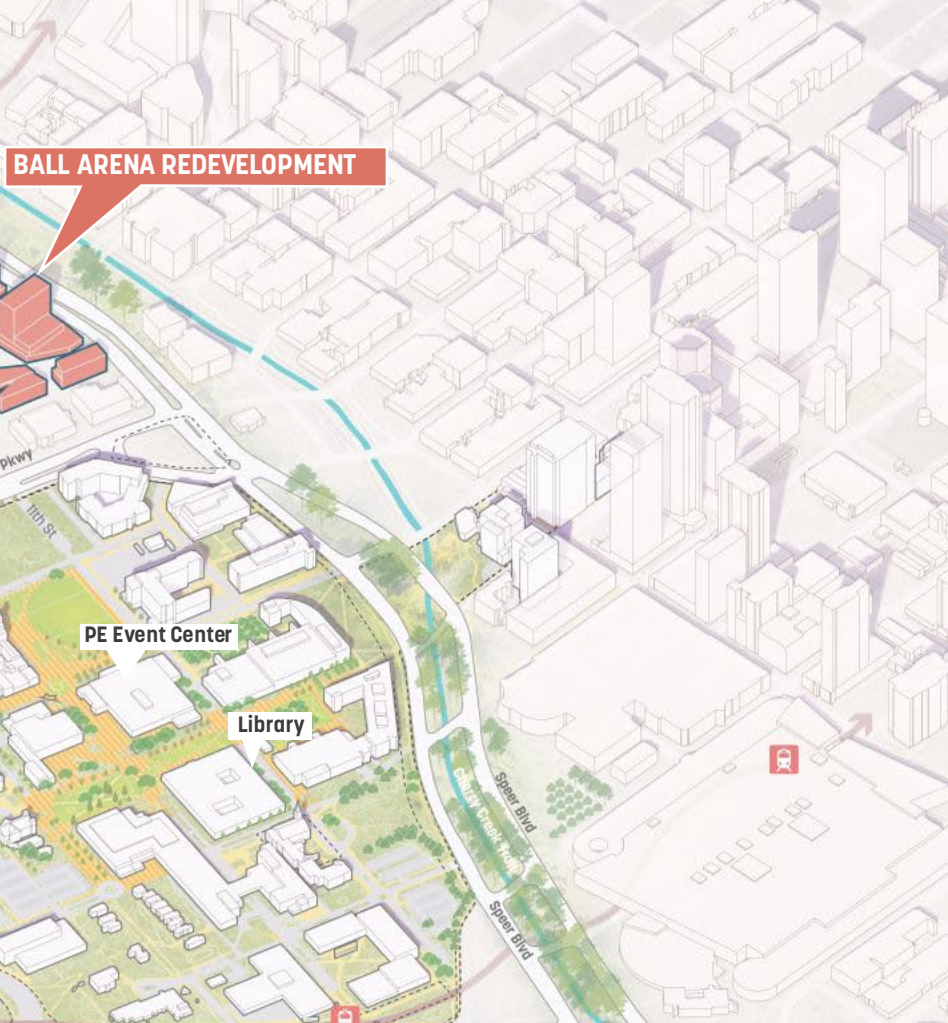
STADIUM DISTRICT MASTERPLAN



THE RIVER MILE



BALL ARENA REDEVELOPMENT



STEAM ON THE PLATTE



BURNHAM YARDS DEVELOPMENT



Tivoli Student Union

PE Event Center

Library

25

Walnut St

17th St

W Colfax Ave

Auraria Pkwy

Speer Blvd

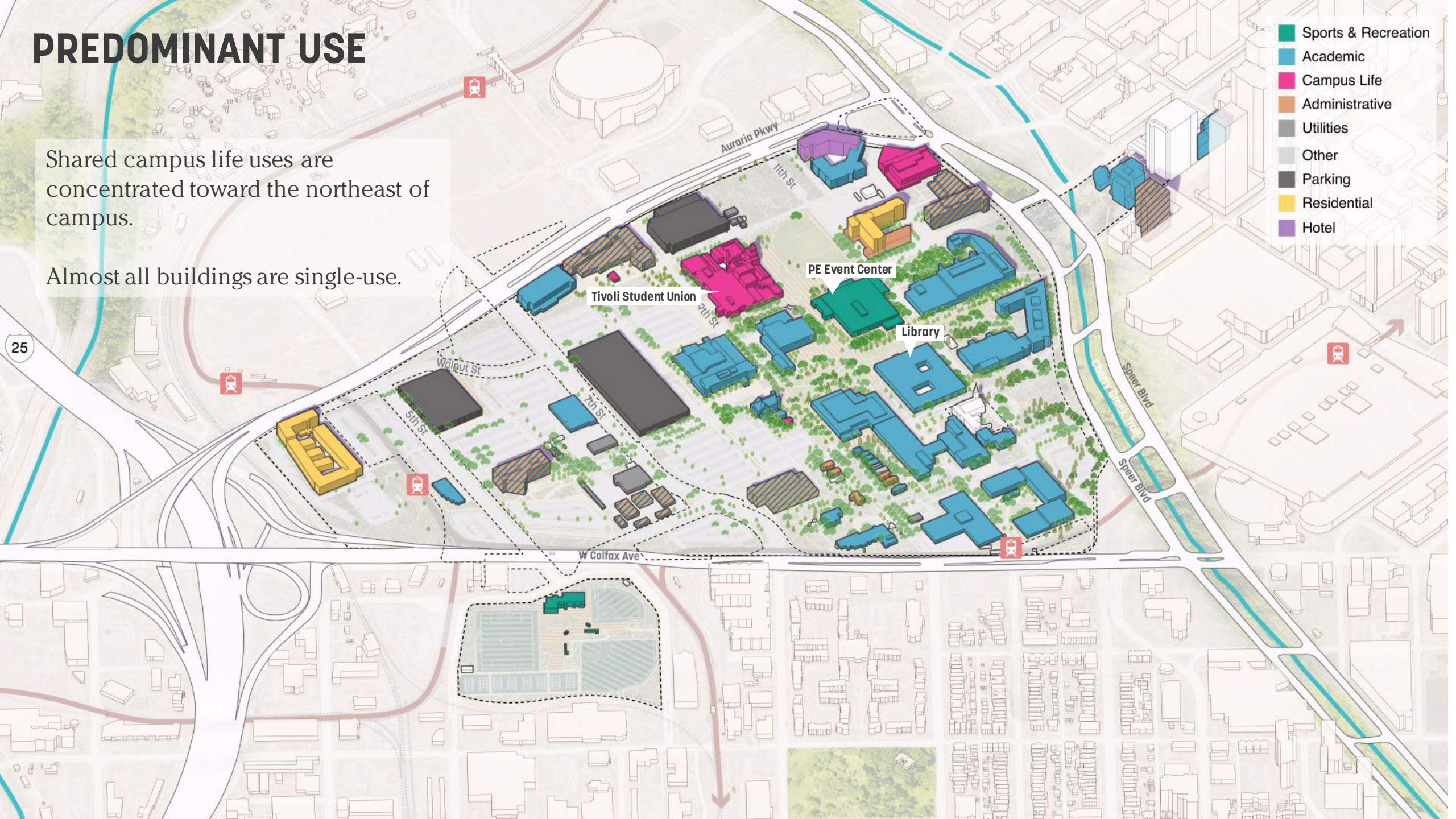
Speer Blvd

PREDOMINANT USE

Shared campus life uses are concentrated toward the northeast of campus.

Almost all buildings are single-use.

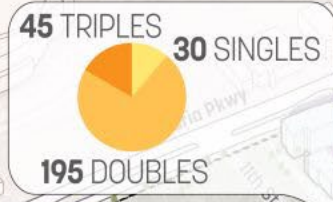
- Sports & Recreation
- Academic
- Campus Life
- Administrative
- Utilities
- Other
- Parking
- Residential
- Hotel



HOUSING

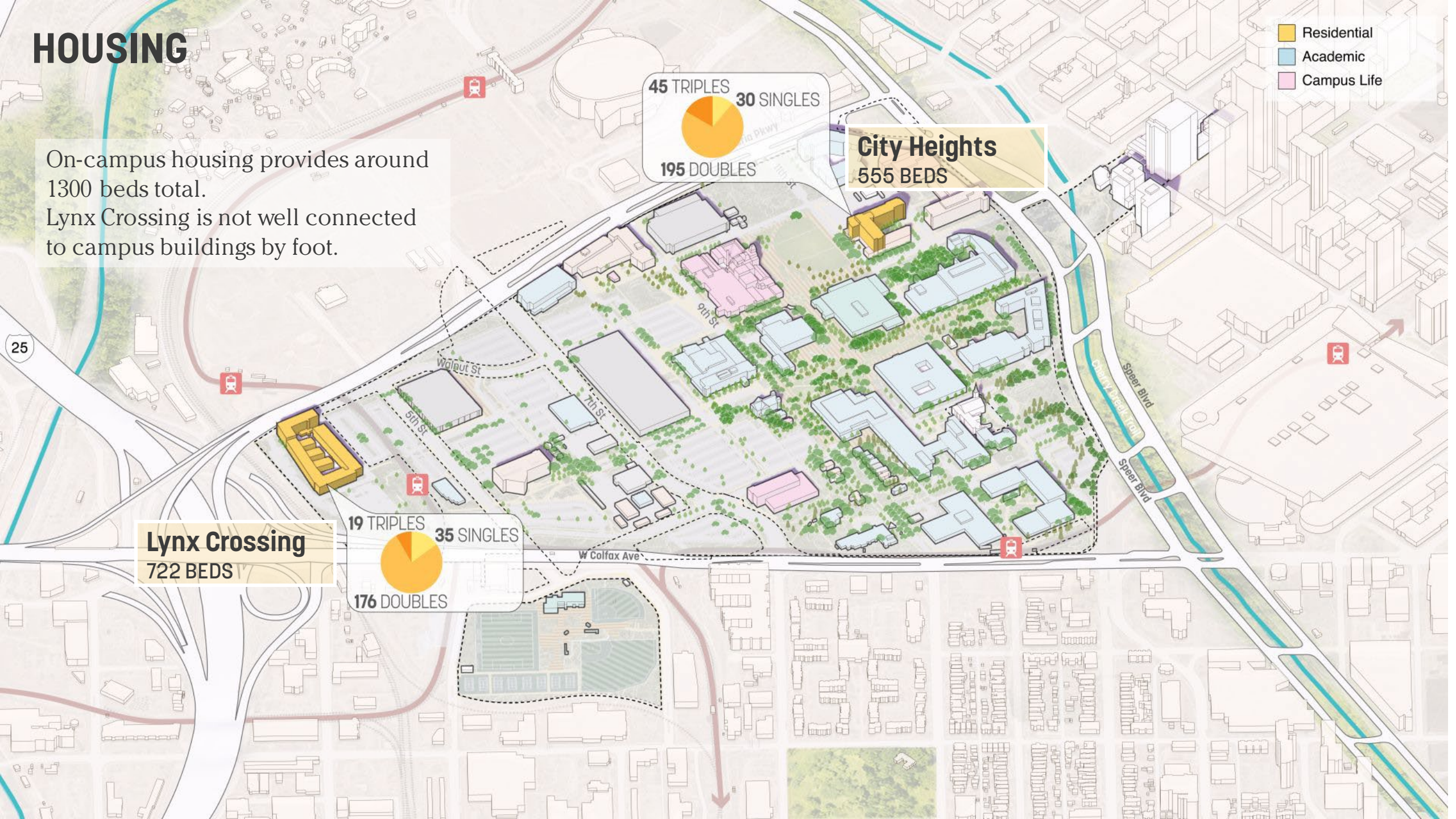
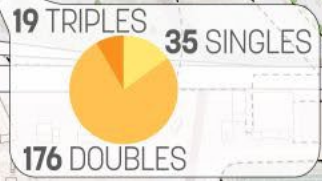
On-campus housing provides around 1300 beds total.
Lynx Crossing is not well connected to campus buildings by foot.

- Residential
- Academic
- Campus Life



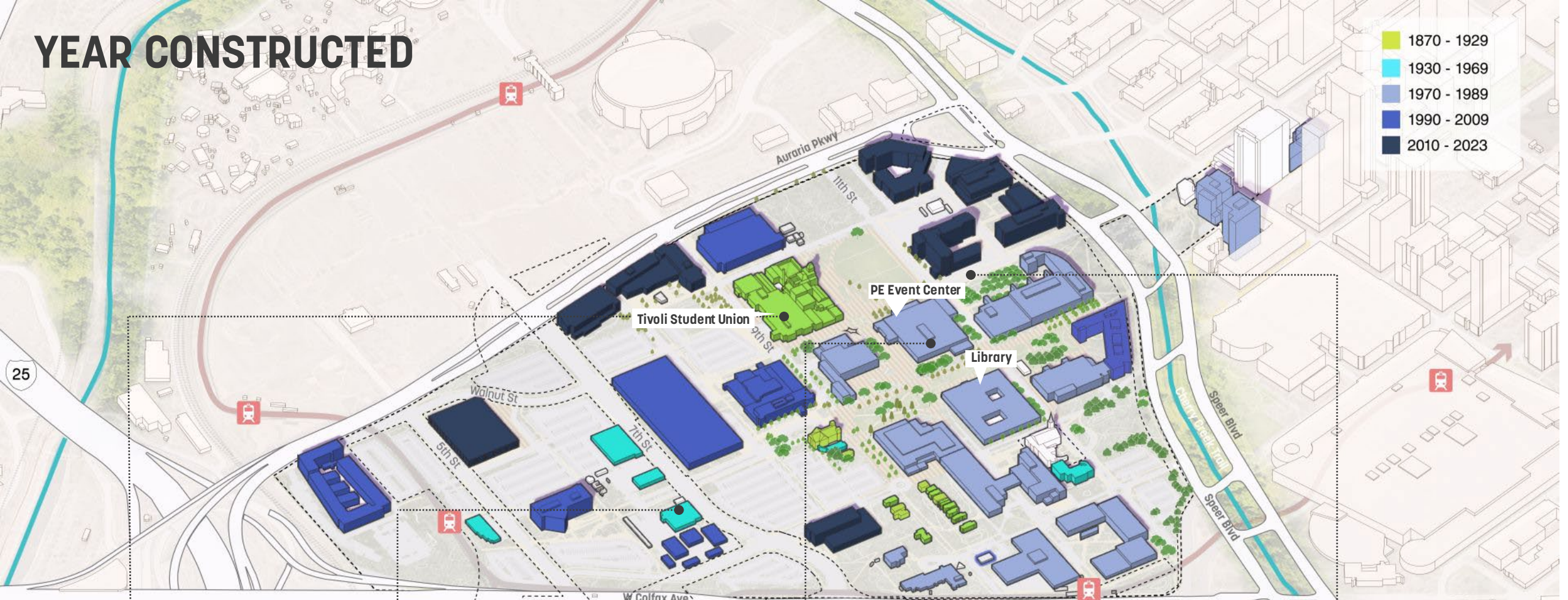
City Heights
555 BEDS

Lynx Crossing
722 BEDS



YEAR CONSTRUCTED

- 1870 - 1929
- 1930 - 1969
- 1970 - 1989
- 1990 - 2009
- 2010 - 2023



1870-1929



1930-1969



1970-1989



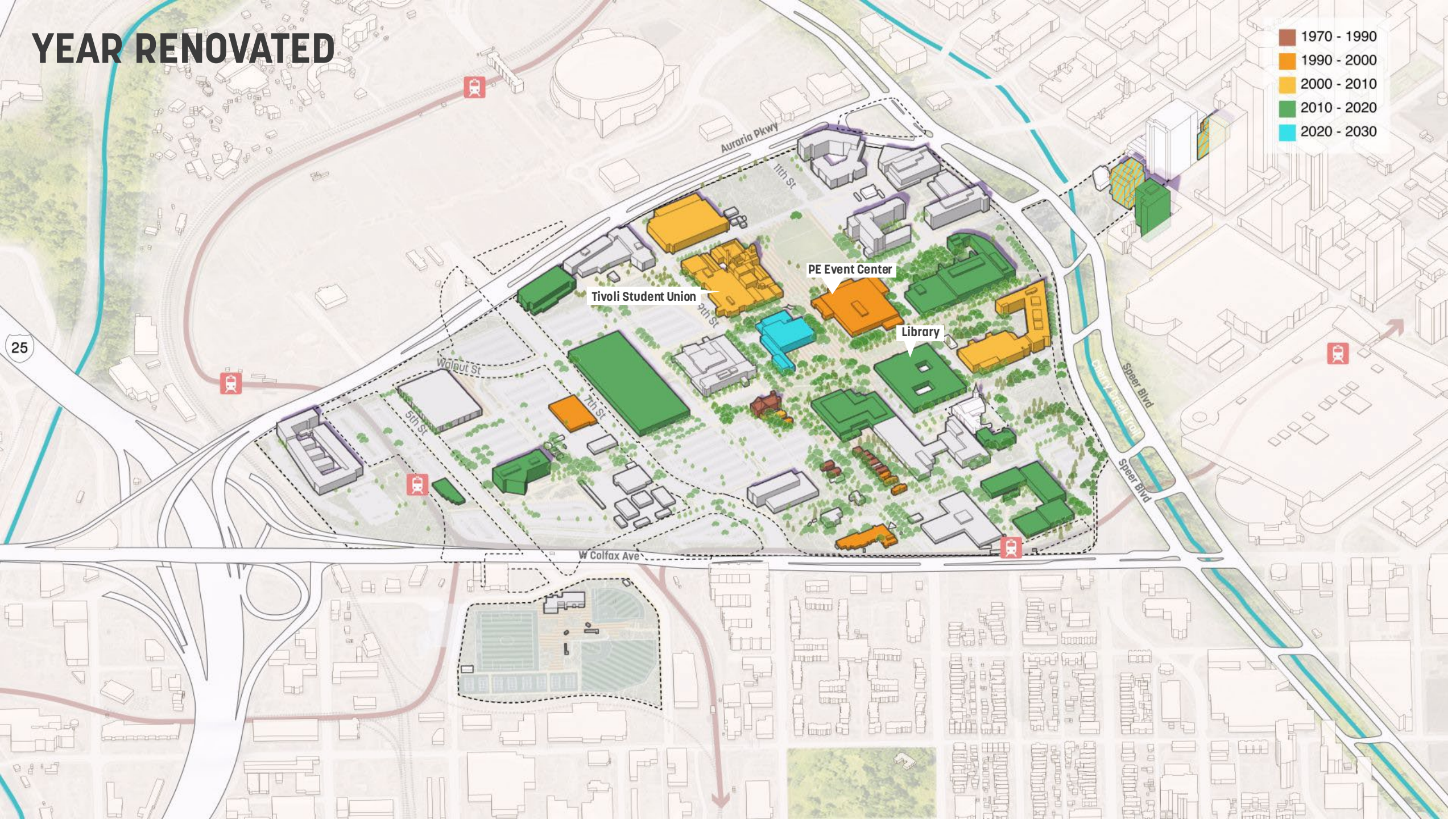
1990-2009



2010-2023

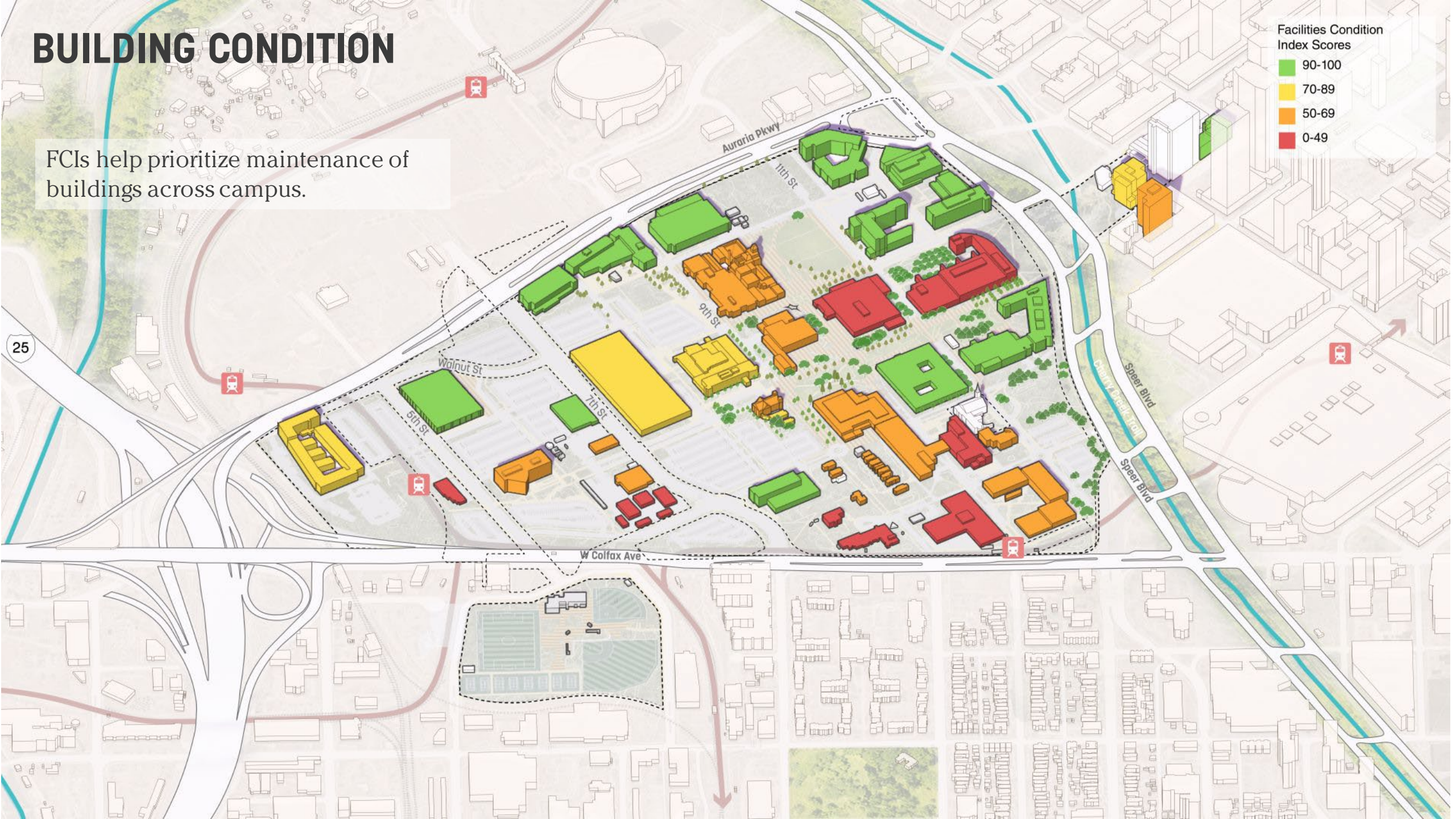
YEAR RENOVATED

- 1970 - 1990
- 1990 - 2000
- 2000 - 2010
- 2010 - 2020
- 2020 - 2030



BUILDING CONDITION

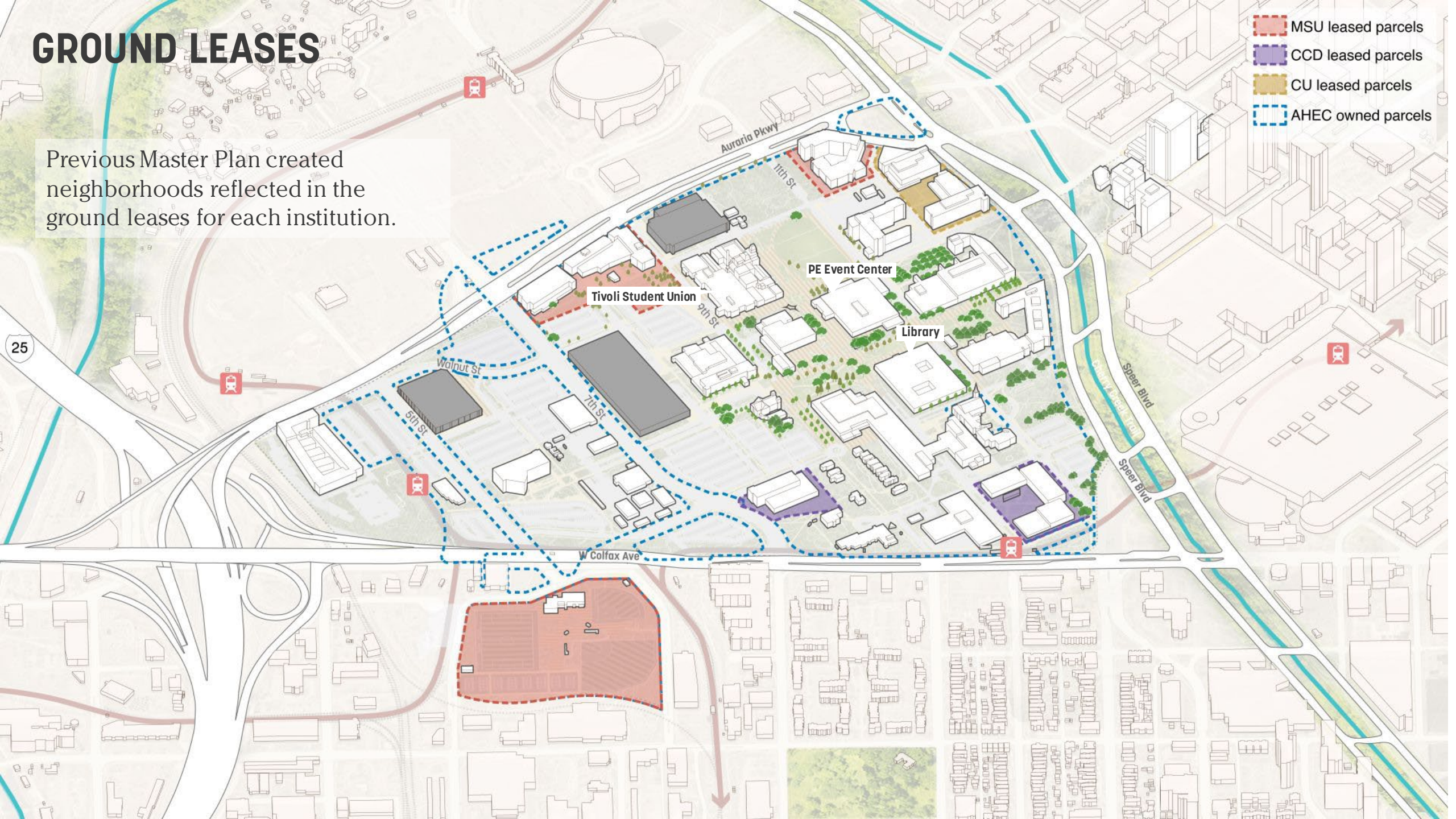
FCIs help prioritize maintenance of buildings across campus.



GROUND LEASES

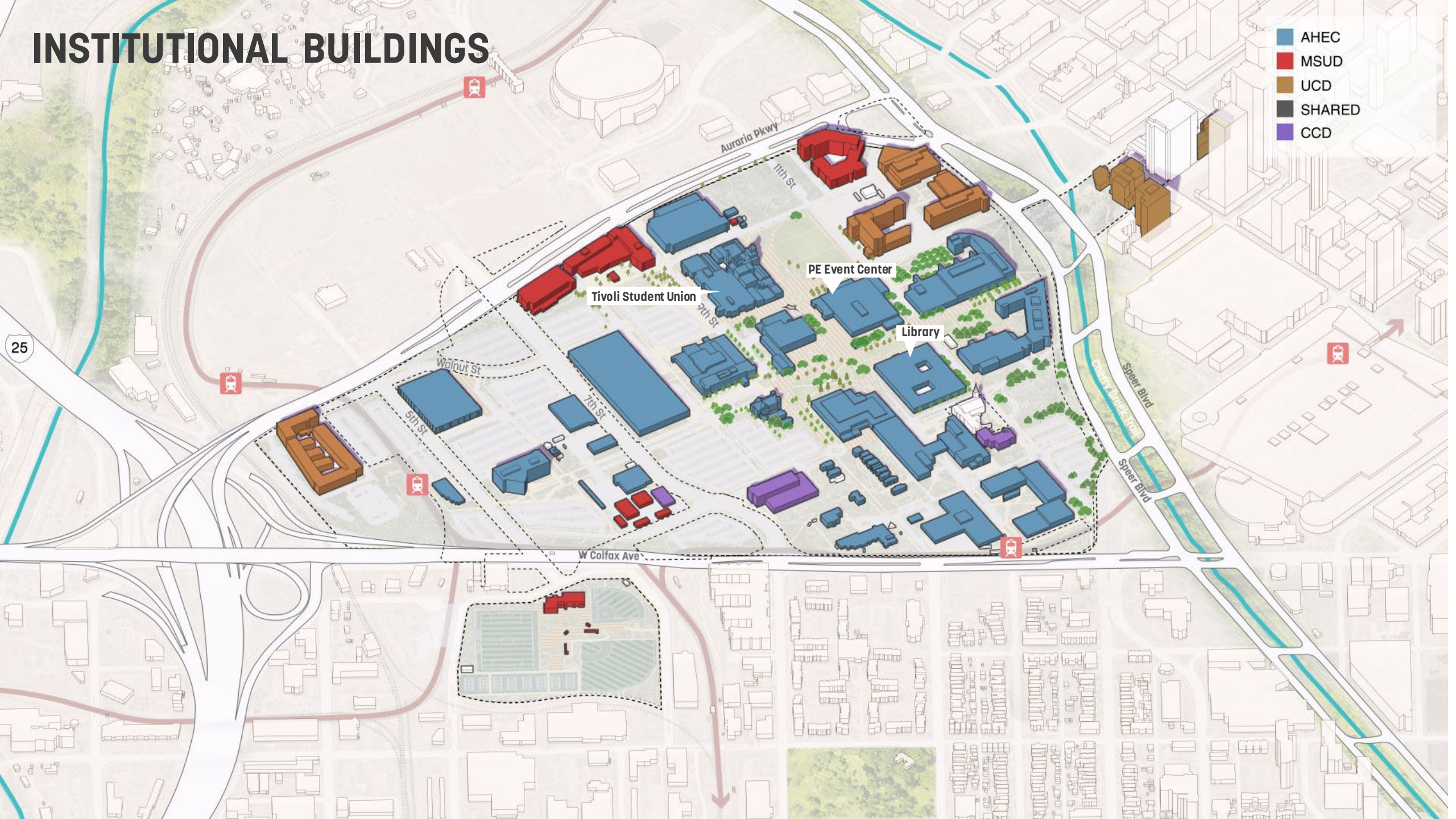
Previous Master Plan created neighborhoods reflected in the ground leases for each institution.

- MSU leased parcels
- CCD leased parcels
- CU leased parcels
- AHEC owned parcels



INSTITUTIONAL BUILDINGS

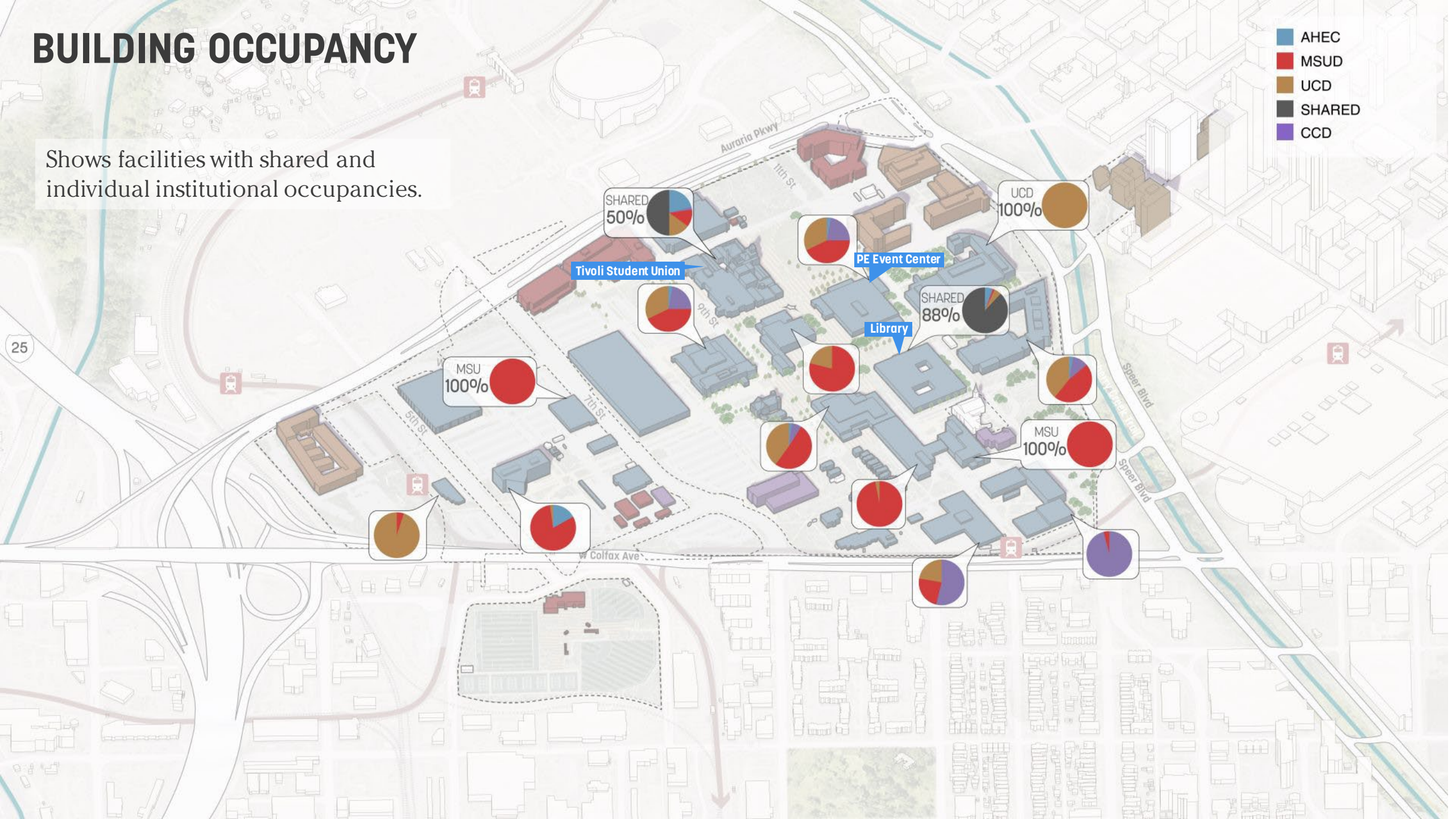
- AHEC
- MSUD
- UCD
- SHARED
- CCD



BUILDING OCCUPANCY

Shows facilities with shared and individual institutional occupancies.

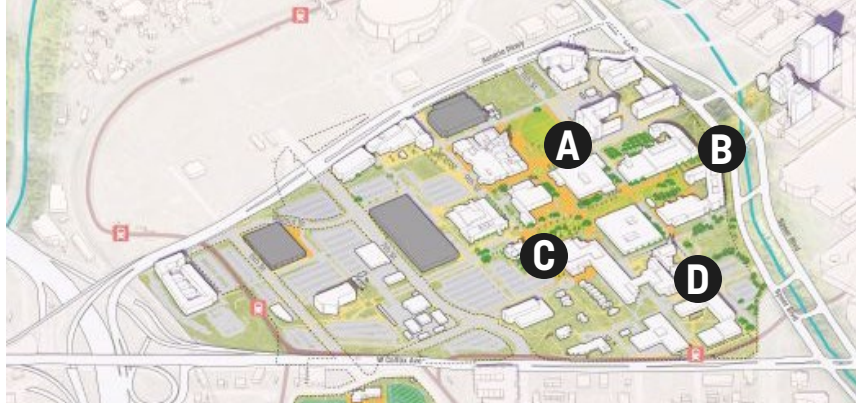
- AHEC
- MSUD
- UCD
- SHARED
- CCD



Campus Character



CAMPUS CHARACTER & EXPERIENCES



The east campus core is more pedestrian oriented in nature, consisting of landscapes like the Tivoli Quad and Lawrence Quad.

Streets like the 10th St Plaza and Larimer are the main pedestrian throughfares, outside of which the west campus tends to be more spread out and vehicle oriented



CAMPUS CHARACTER & EXPERIENCES

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A



CAMPUS CHARACTER & EXPERIENCES

Access to campus on the east side is hostile for pedestrians and bicyclists with the extensive width of Speer Blvd, wide open spaces, and limited tree shade and landscaping.



B



CAMPUS CHARACTER & EXPERIENCES

9th St plaza, running N-S through the center of the campus, forms a division between the east campus which is more compactly developed with planned open spaces and the west campus which is mostly undeveloped, with extensive parking lots.

There is also a mix of architecture styles

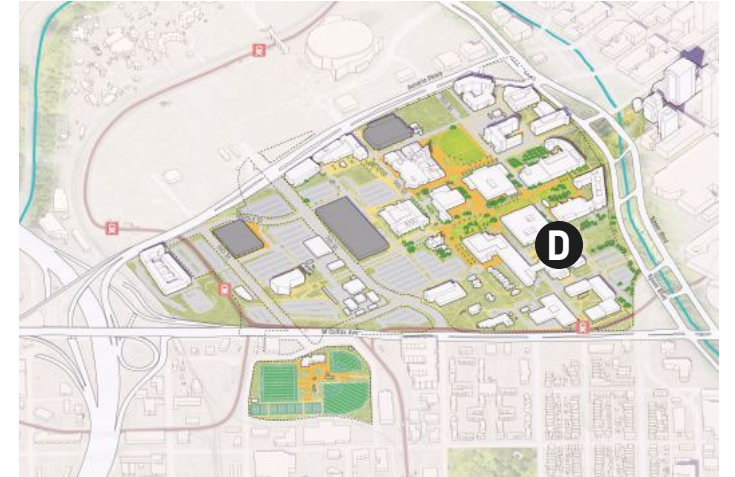


C



CAMPUS CHARACTER & EXPERIENCES

There is an opportunity to create better visual access to St Elizabeth's Church



D

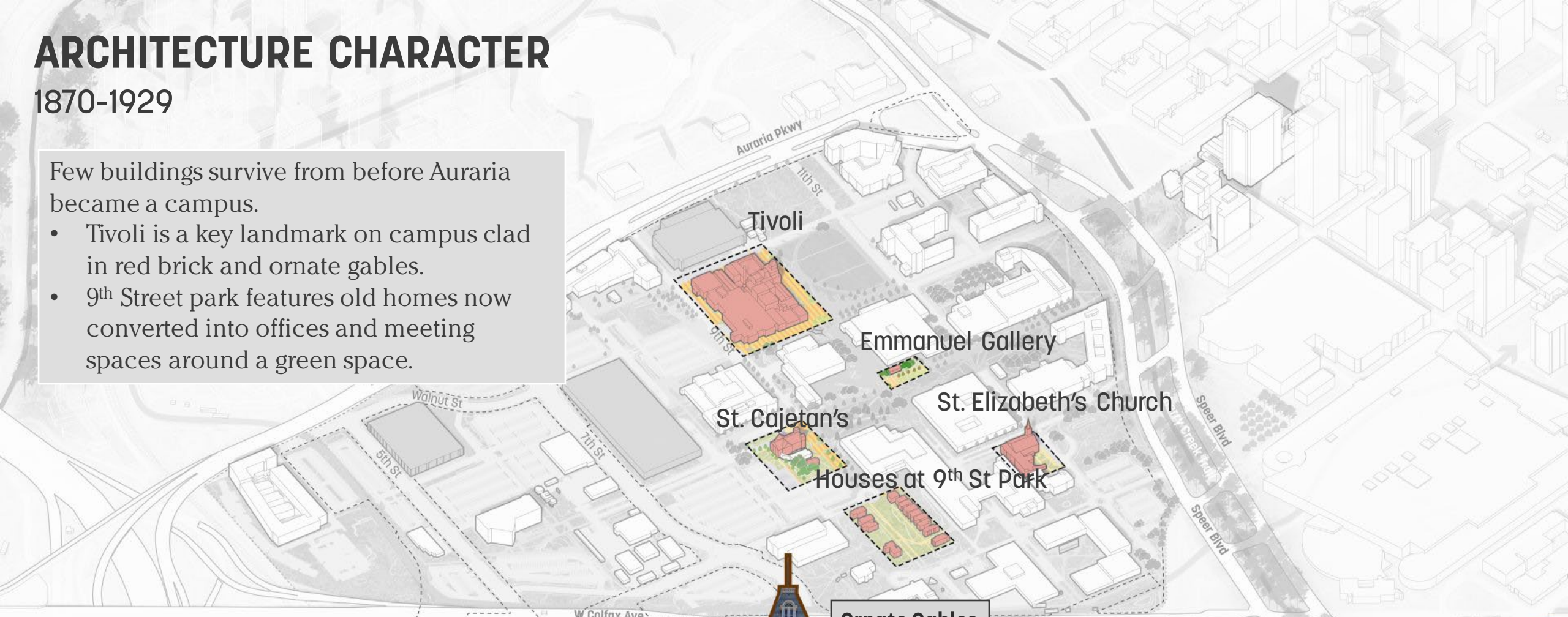


ARCHITECTURE CHARACTER

1870-1929

Few buildings survive from before Auraria became a campus.

- Tivoli is a key landmark on campus clad in red brick and ornate gables.
- 9th Street park features old homes now converted into offices and meeting spaces around a green space.

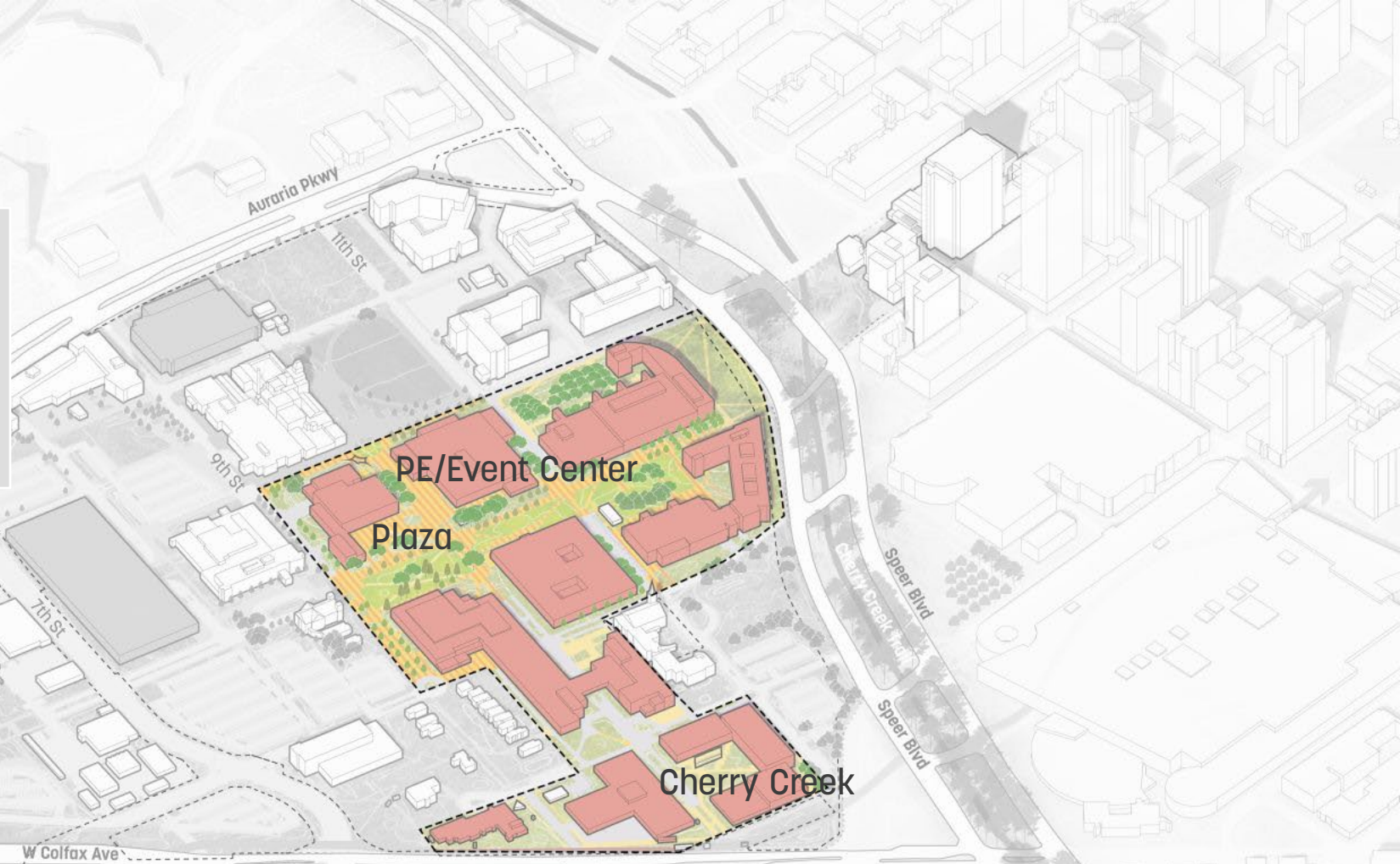


ARCHITECTURE CHARACTER

1970-1989

Mid-century buildings share several architectural characteristics

- Dark brick with bands of dark glass windows
- Large footprints, with integrated courtyards



Dark Red Brick

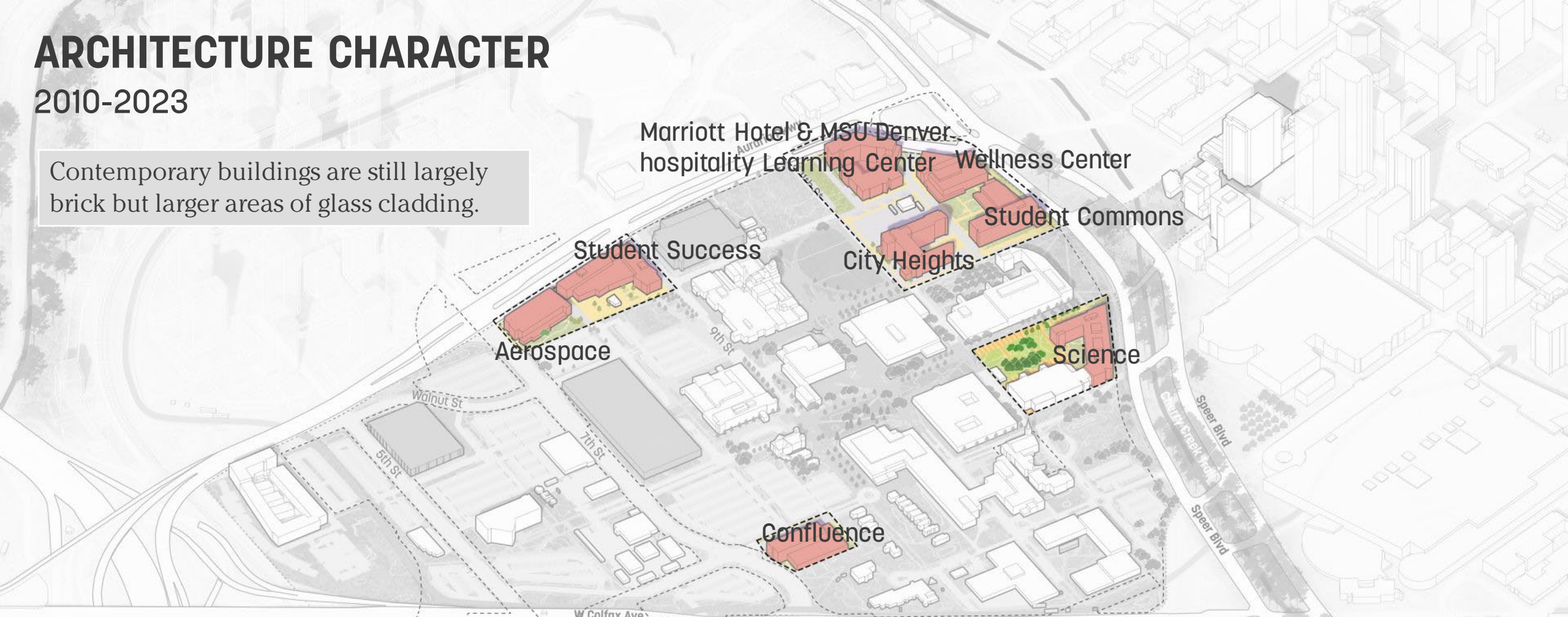
Dark Glass Windows

Community College of Denver

ARCHITECTURE CHARACTER

2010-2023

Contemporary buildings are still largely brick but larger areas of glass cladding.



Grey Facade

Blue Glass Windows



Climate Change Challenges

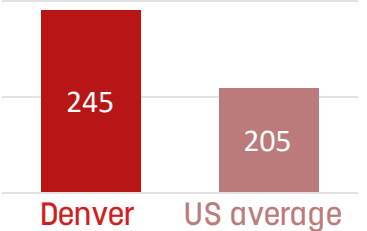


NATURAL CHARACTER

Solar-friendly Climate

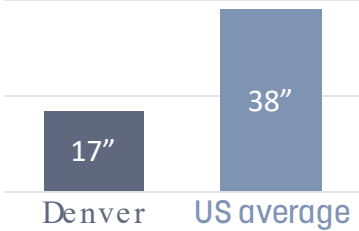


sunny days per year



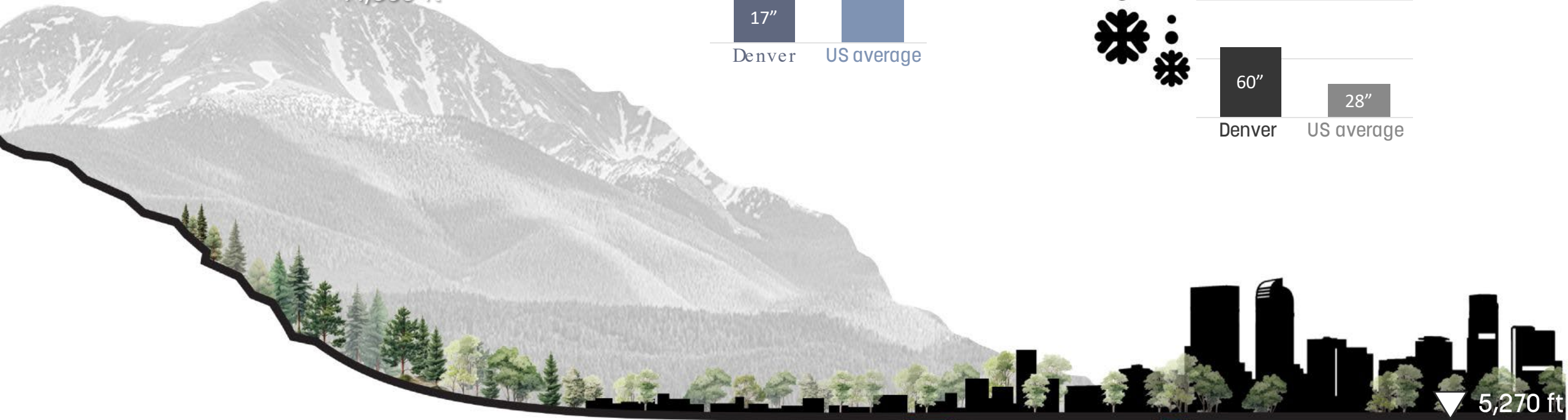
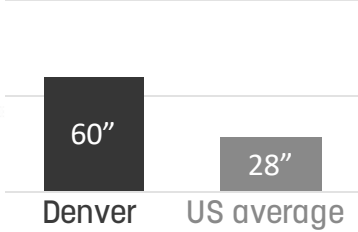
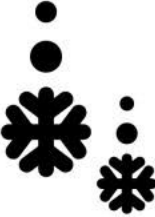
Semi-arid Climate

precipitation per year



Heavy Snows

snow per year



MOUNTAIN AREA

SOUTH PLATE RIVER

SITE

CHERRY CREEK

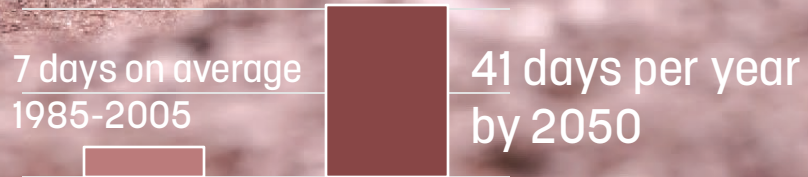
DOWNTOWN DENVER

CLIMATE CHANGE CHALLENGES

Heat Risk

INCREASED TEMPERATURES:
More heatwaves and hotter summers

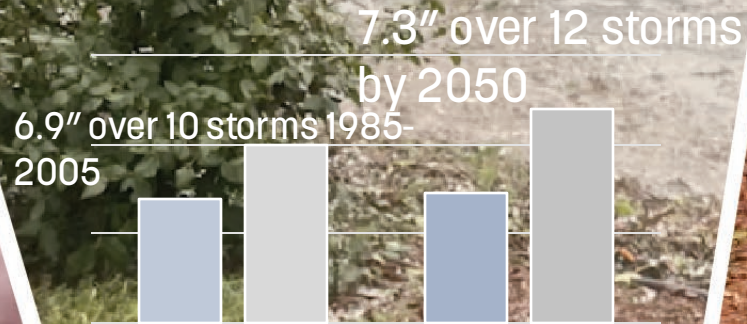
People in Denver will experience temperature over 94.2°F for



Flood Risk

CHANGES IN PRECIPITATION PATTERNS:
More intense rainfall events and increased risks of flooding

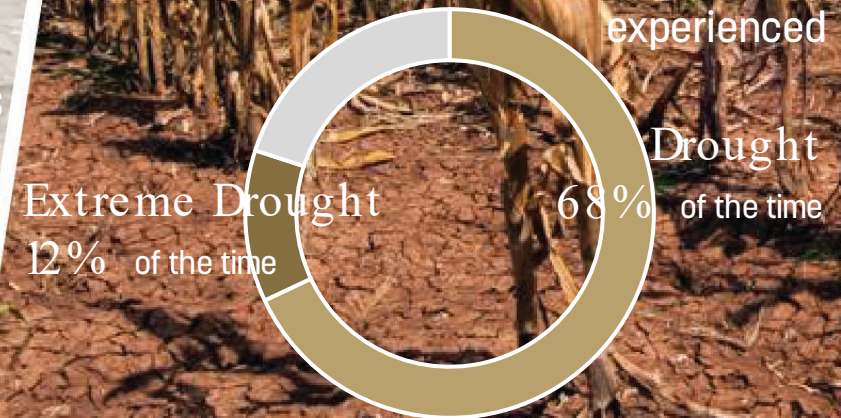
Storm events in Denver



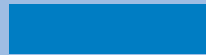
Drought Risk

WATER SCARCITY:
Reduced snowpack and earlier snowmelt

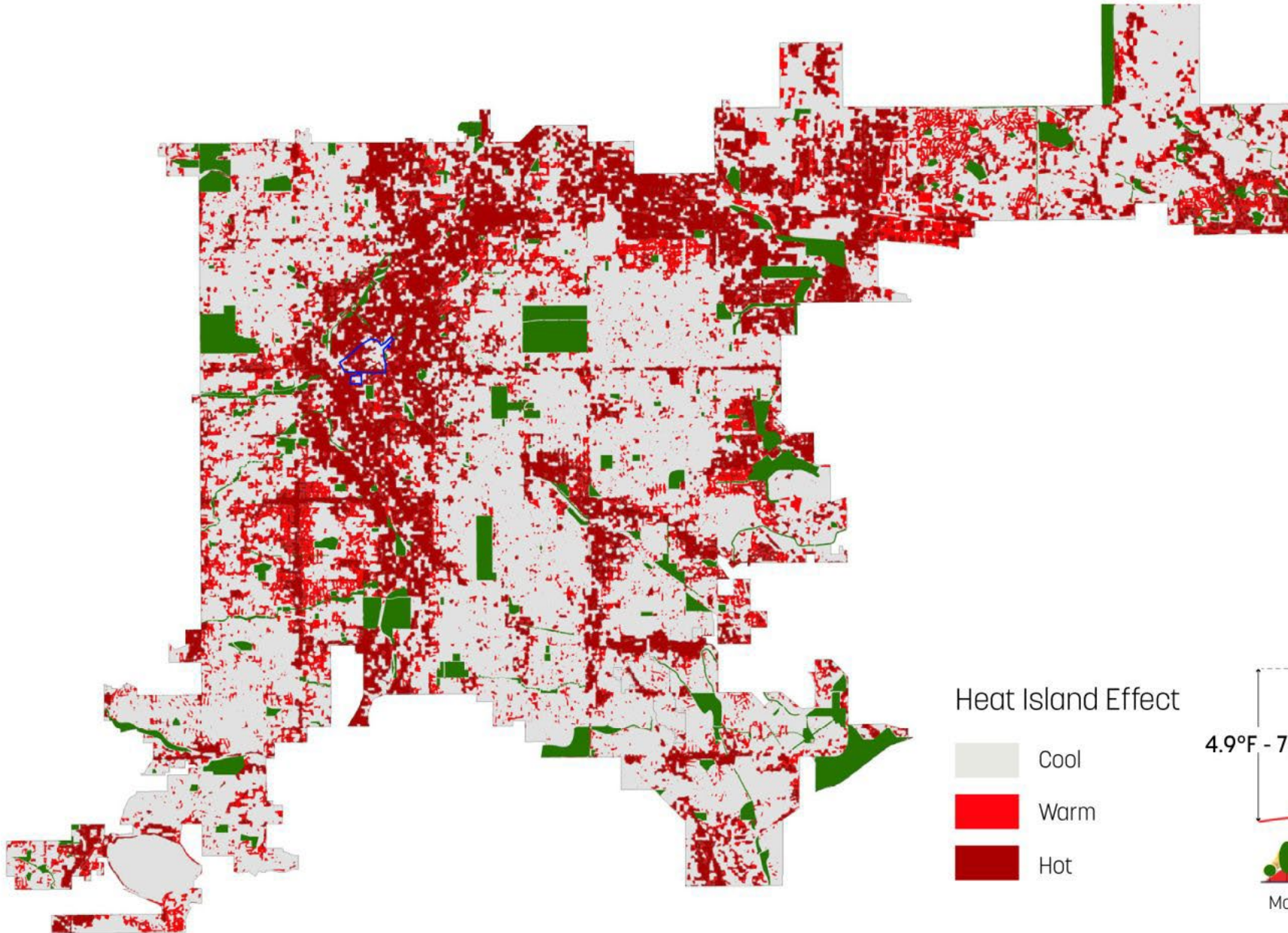
Some area in the Middle South Platte-Cherry Creek watershed has experienced



Urban Heat Risk & Urban Ecology



URBAN HEAT ISLAND EFFECT

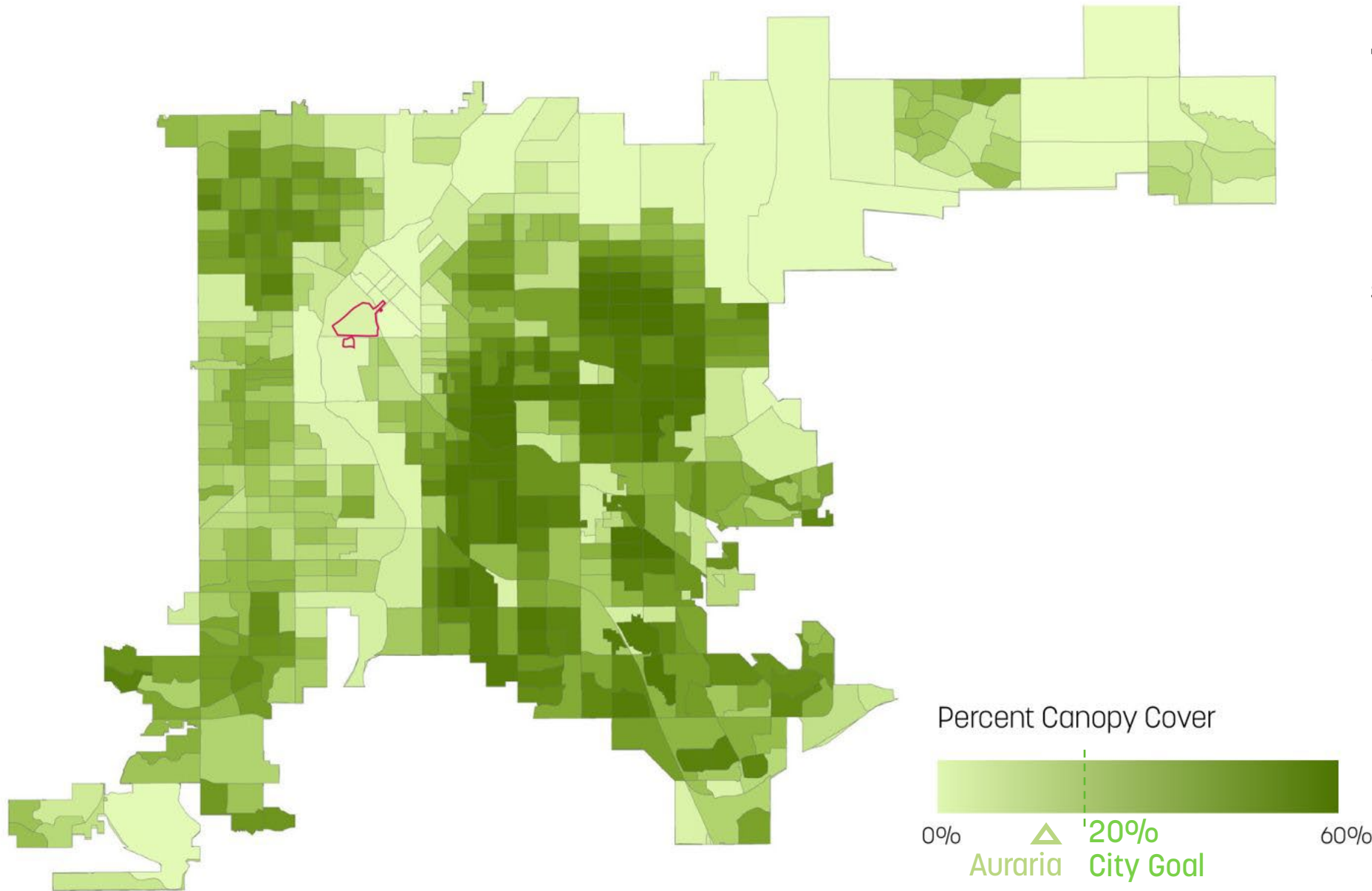


The west part of the campus experiences significantly higher temperatures compared to other areas due to its extensive asphalt surface and lack of green spaces.

What the Urban Heat Island Effect means for Denver



TREE CANOPY COVERAGE



The neighborhood of Auraria has a lower tree canopy coverage than the city's desired goal. In addition to other ecological benefits, trees not only provide shade but also release moisture through transpiration, which helps cool the surrounding air.

EXISTING GREEN NETWORK

Campus as sustainability catalyst-
The campus's open spaces hold great potential to be integrated into the city's green network and would benefit from a well-planned and carefully executed strategy for tree planting and maintenance.



EXISTING PLANTING CHALLENGES

15% Tree Canopy Coverage
Lack of Vegetation Diversity

Current challenges:



Contaminated soils
due to previous industrial uses



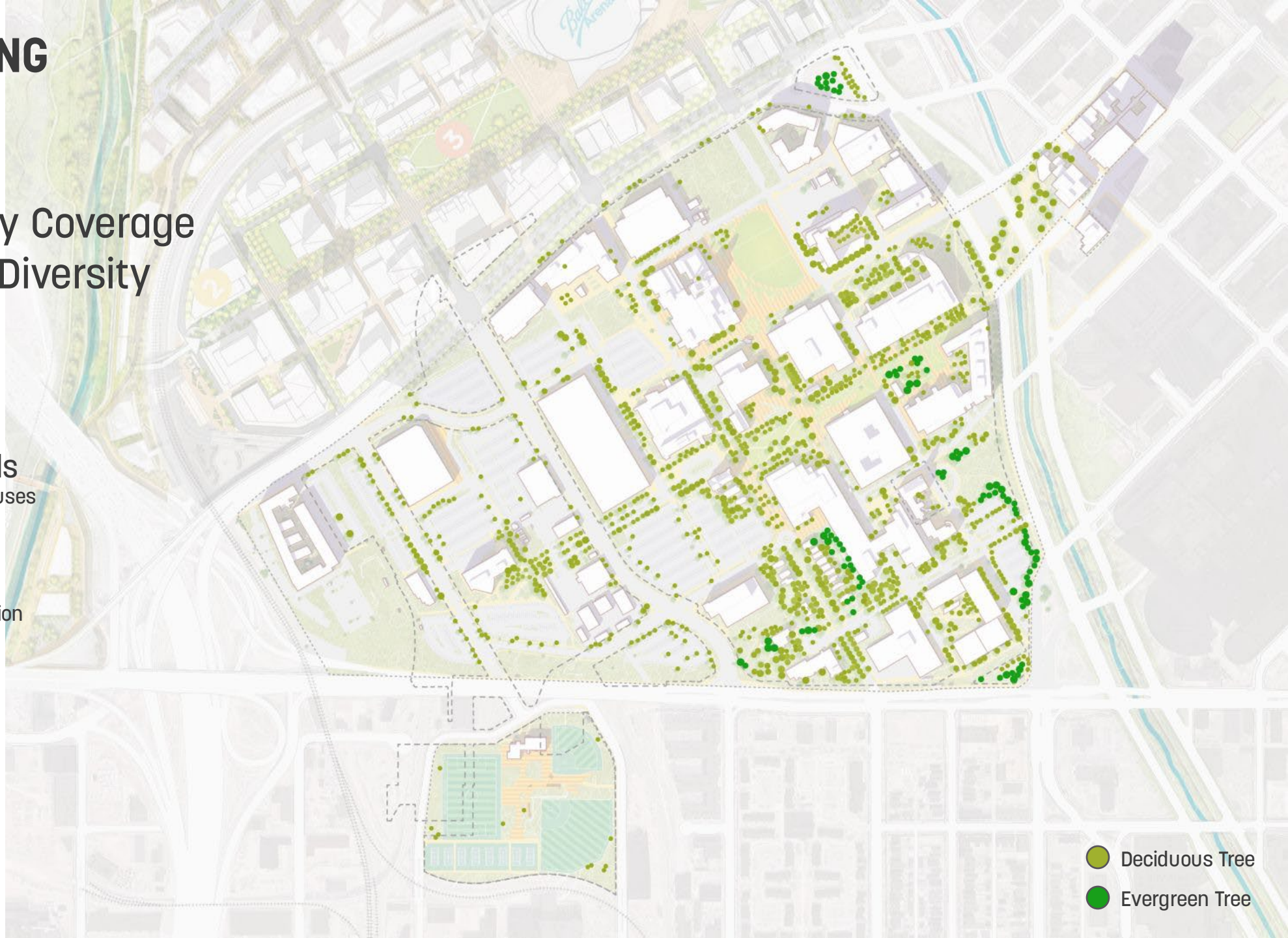
Low staff levels
to take care of the vegetation



Disease and bugs
like Japanese beetles



Climate change
making it hotter and drier



● Deciduous Tree
● Evergreen Tree

EXISTING IRRIGATION SYSTEM

Current challenges:



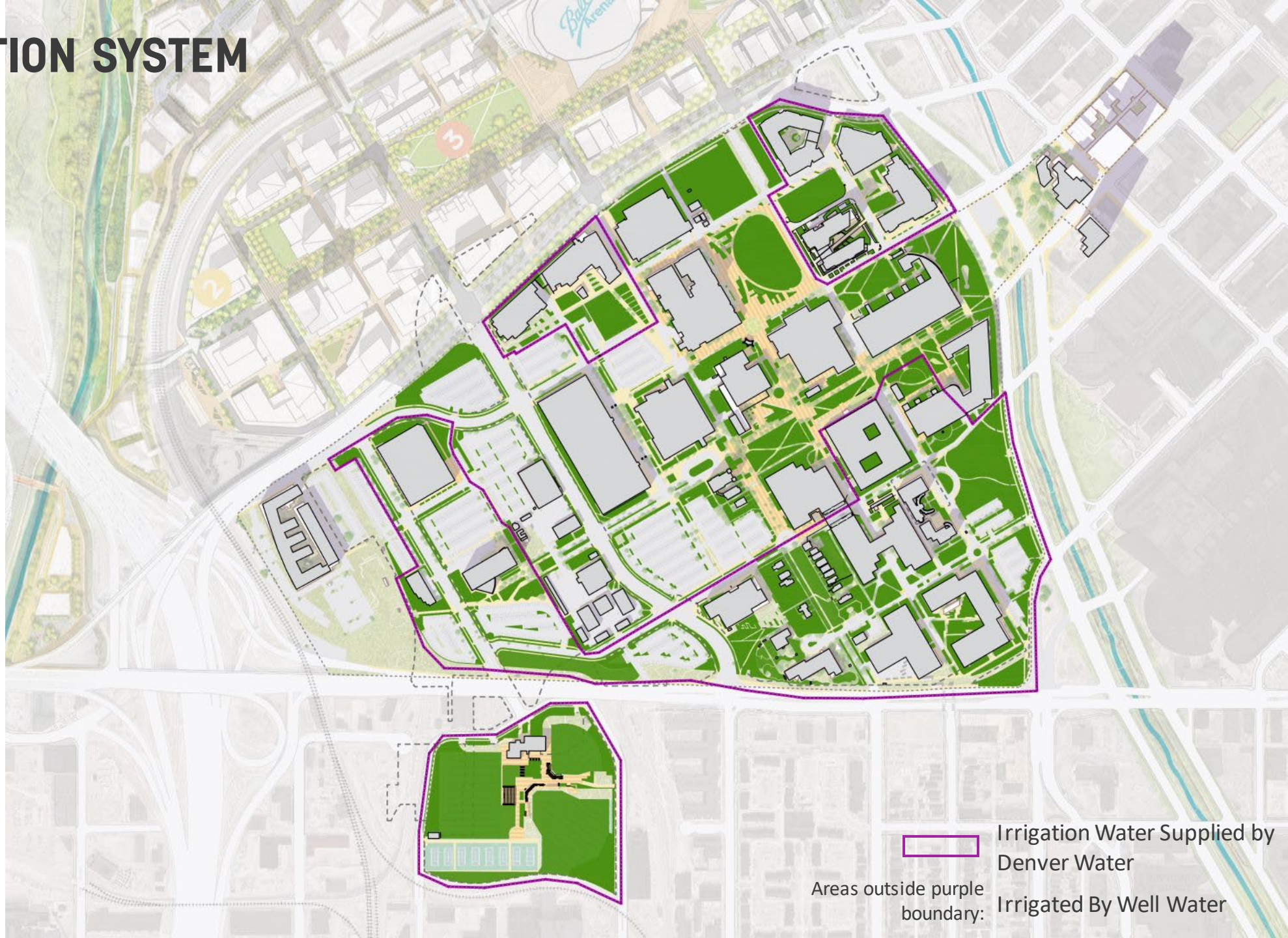
Old irrigation system
unreliable and hard to modify




Well water
with high levels of sediment
and chemicals like salts

Strategies to consider:

- Drought tolerant plant
- Group plants by water needs
- Mulching
- Deeper, less frequent watering schedule
- Soil amendments
- Education and community involvement
- Alternative irrigation source and methods



 Irrigation Water Supplied by Denver Water
Areas outside purple boundary: Irrigated By Well Water

ENHANCING URBAN ECOLOGY

- Prioritizing drought tolerant native species



White Fir



Japanese Pogoda Tree



Honey Locust

- Integrating phytoremediation plants



Hybrid Poplar Tree



Indian Grass



Fringed Sage

- Adding low maintenance pollinator species



Rocky Mountain Penstemon

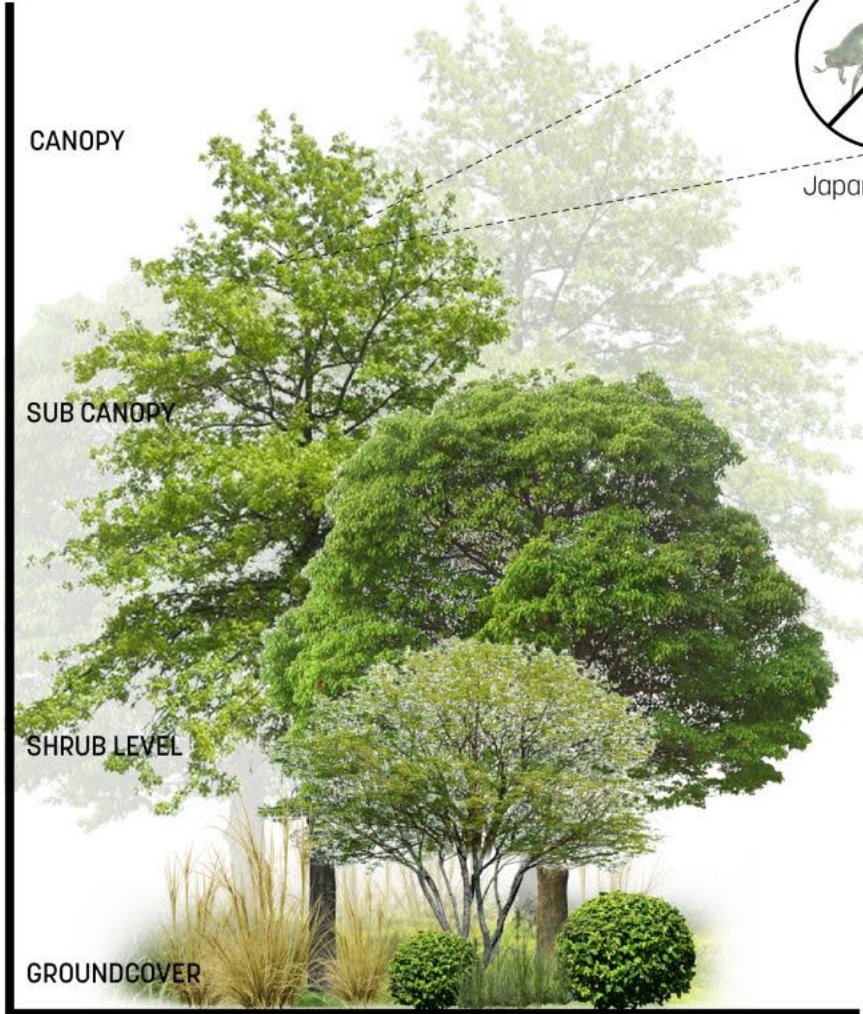


Chocolate Flower



Apache Sunset Hyssop

- Increasing biodiversity by enriching landscape types, vegetation layers, and planting species



- Attracting natural predators to pray on the existing pest



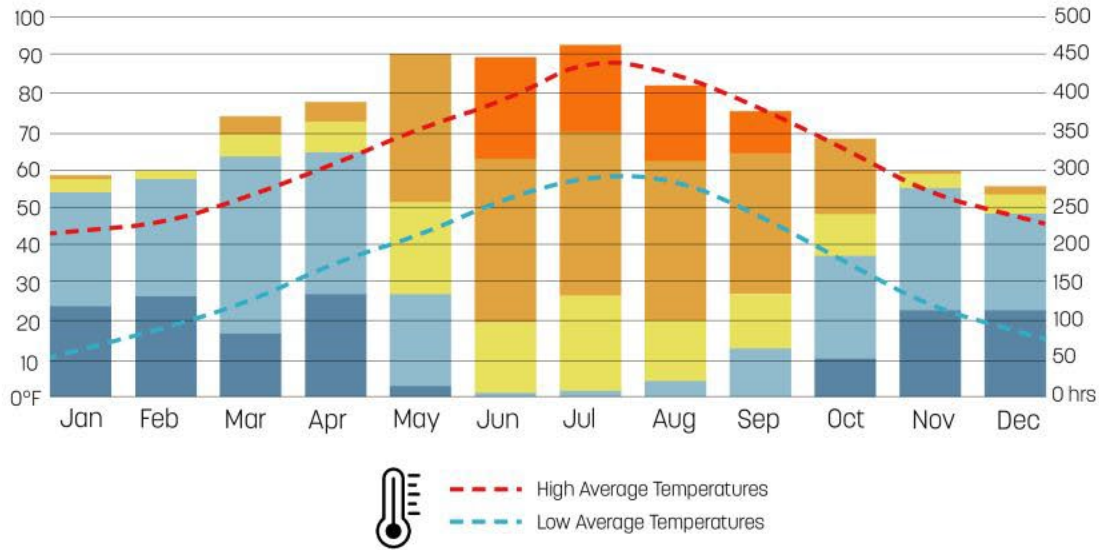
- Promoting diverse habitat for beneficial organisms



THERMAL COMFORT STRATEGY SUMMARY

Comfortable outdoor environment can promote the usage of campus open spaces and enhance students' mental and physical wellness.

Human Comfort Strategy Summary in Denver



Too Hot

Shade Strategy

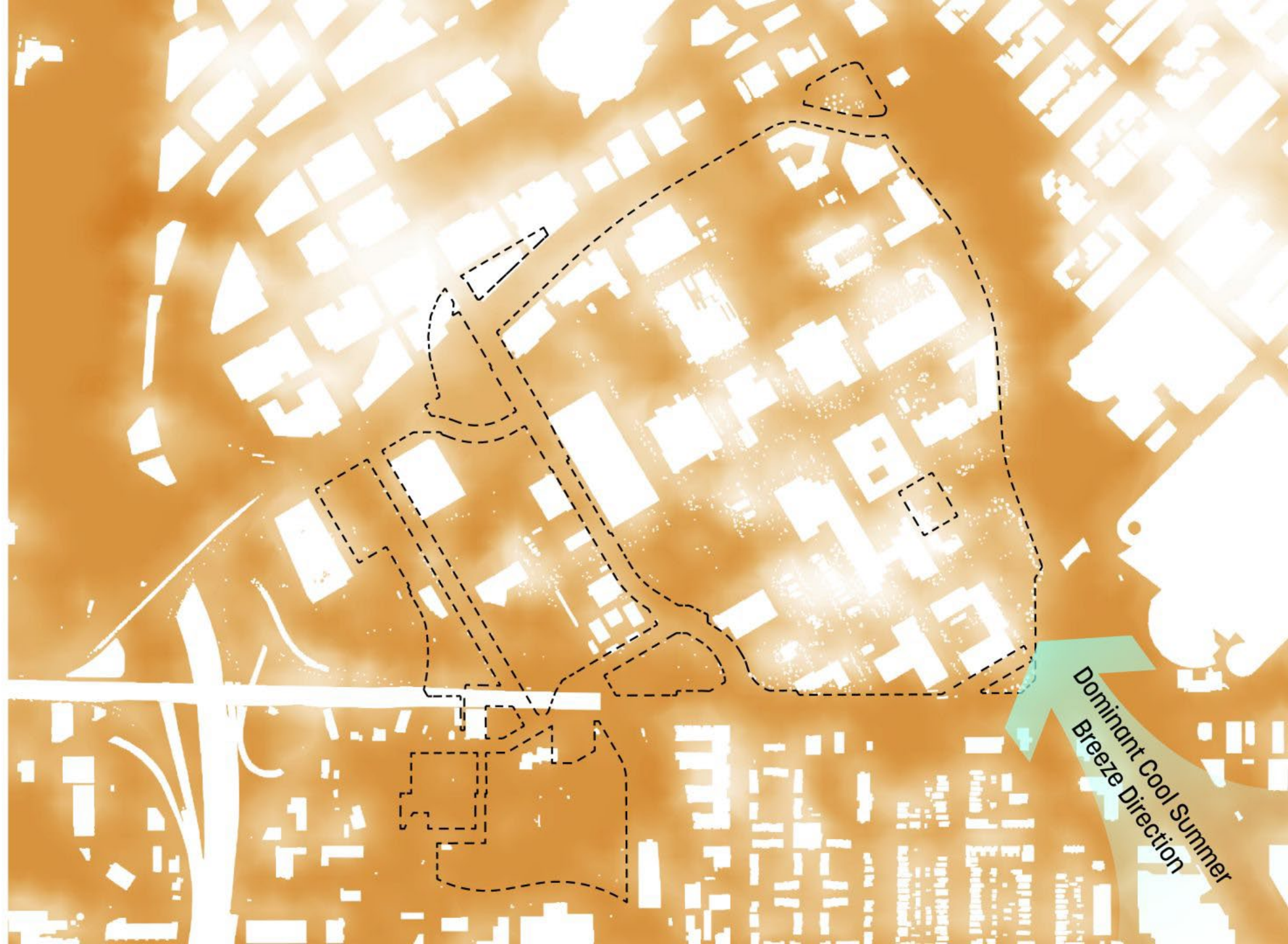
Comfortable enough

Sun Strategy

Too Cold

SUMMER SHADE STRATEGY INDICATOR

In addition to tree canopies, shade can also be provided by buildings, shading structures like trellises to create comfortable outdoor spaces in the summer

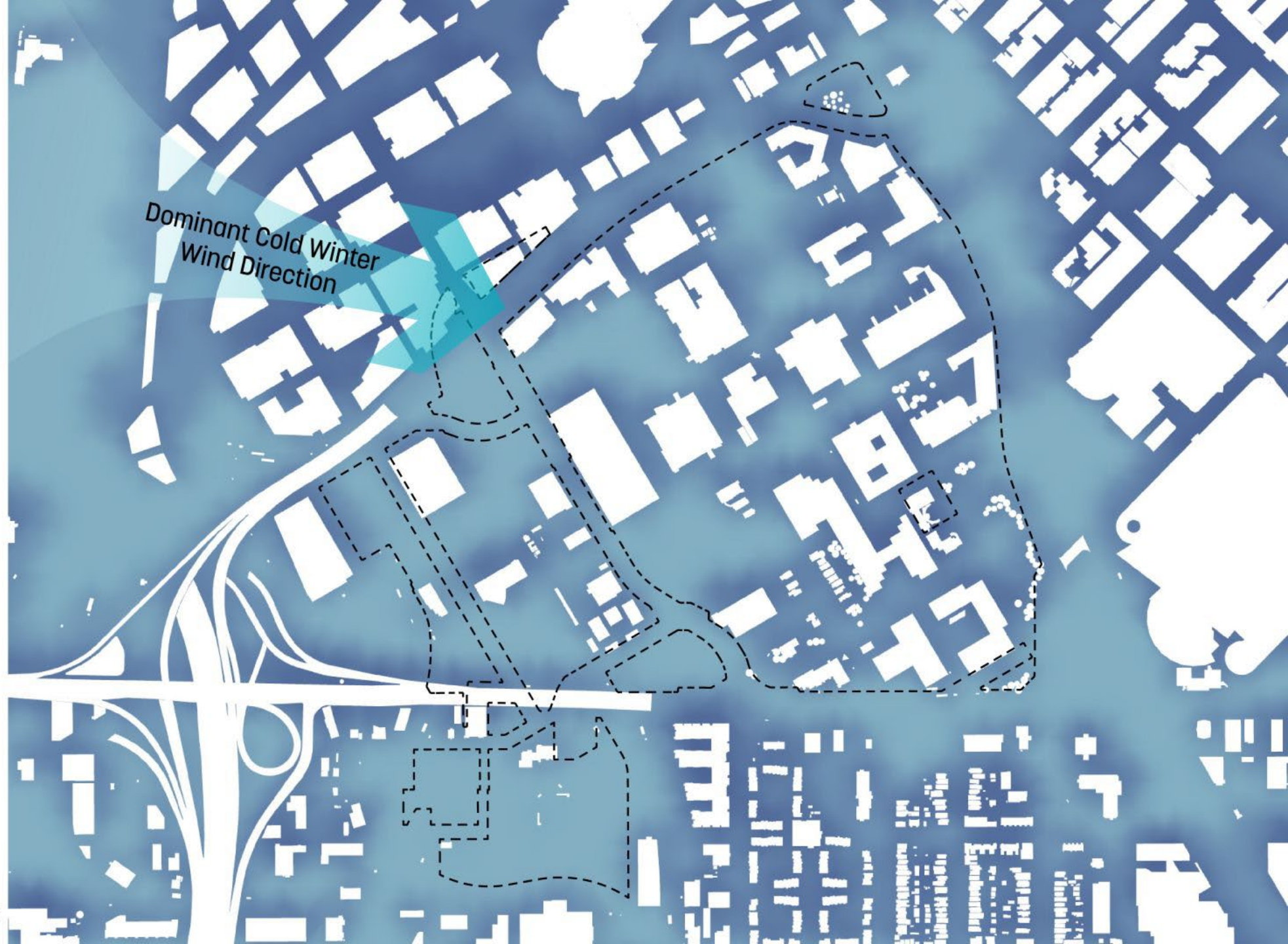


WINTER SUN STRATEGY INDICATOR

When proposing the strategic development plan, it is also important to consider factors for winter outdoor thermal comfort such as winter sun exposure and wind corridor.

Dominant Cold Winter
Wind Direction

Need sun exposure in winter

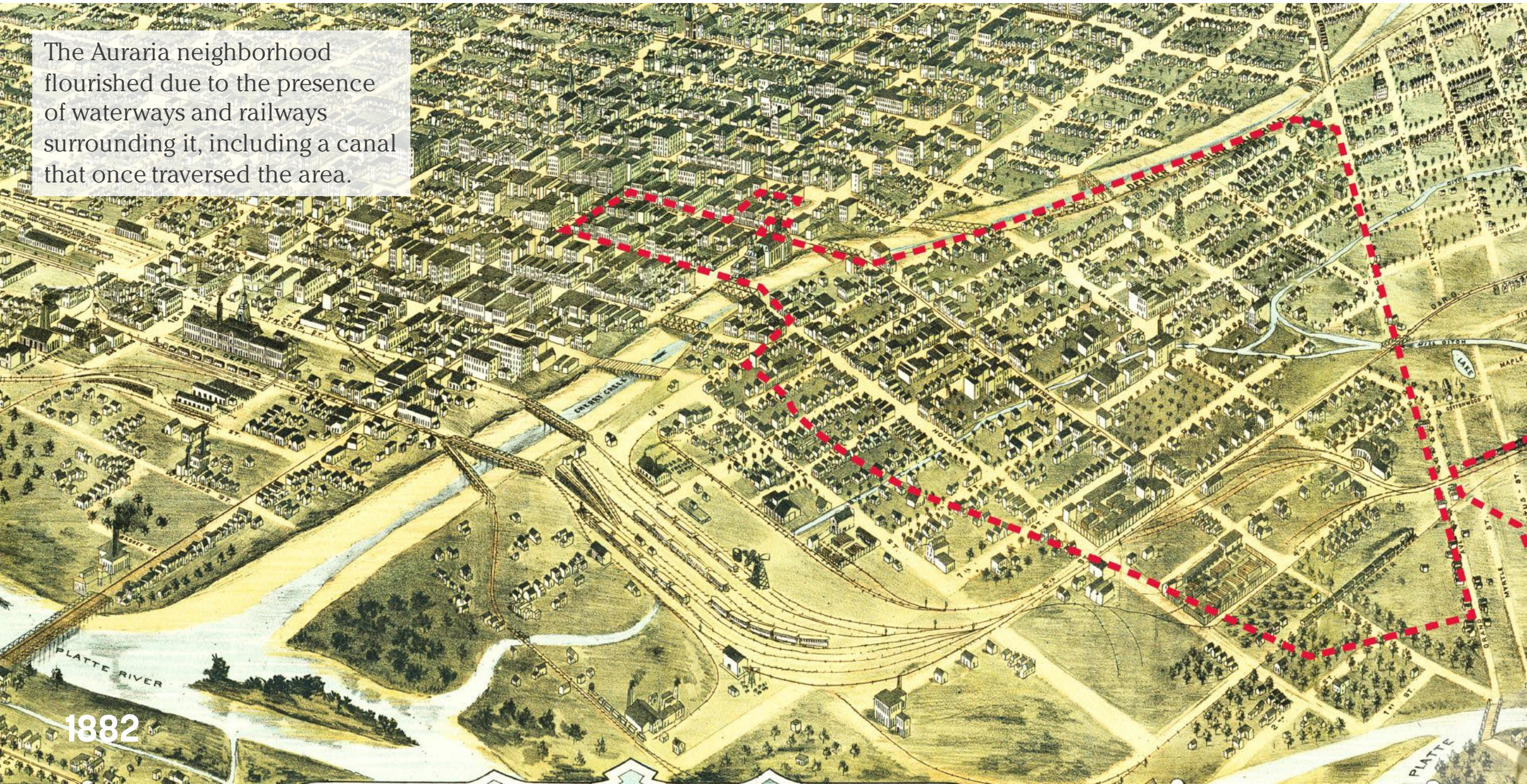


Urban Hydrology & Stormwater Management



WATERFRONT LANDSCAPE IN THE PAST

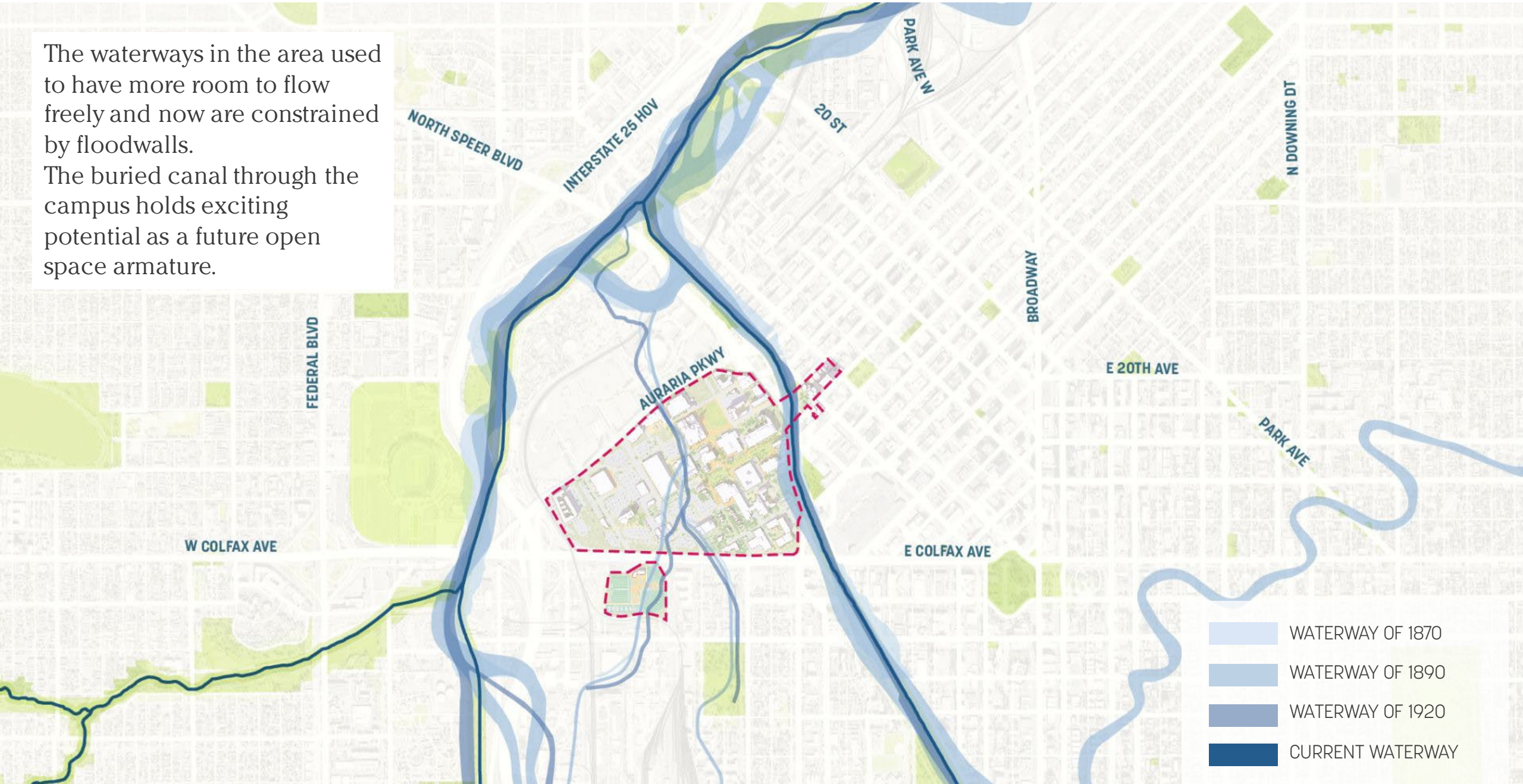
The Auraria neighborhood flourished due to the presence of waterways and railways surrounding it, including a canal that once traversed the area.



1882

HISTORICAL WATER COURSES

The waterways in the area used to have more room to flow freely and now are constrained by floodwalls. The buried canal through the campus holds exciting potential as a future open space armature.



- WATERWAY OF 1870
- WATERWAY OF 1890
- WATERWAY OF 1920
- CURRENT WATERWAY

HISTORIC FLOODS

shaped the city and Auraria area



First recorded big flood

1864

Auraria became a distinctly working-class neighborhood. Flood mitigation actions started.



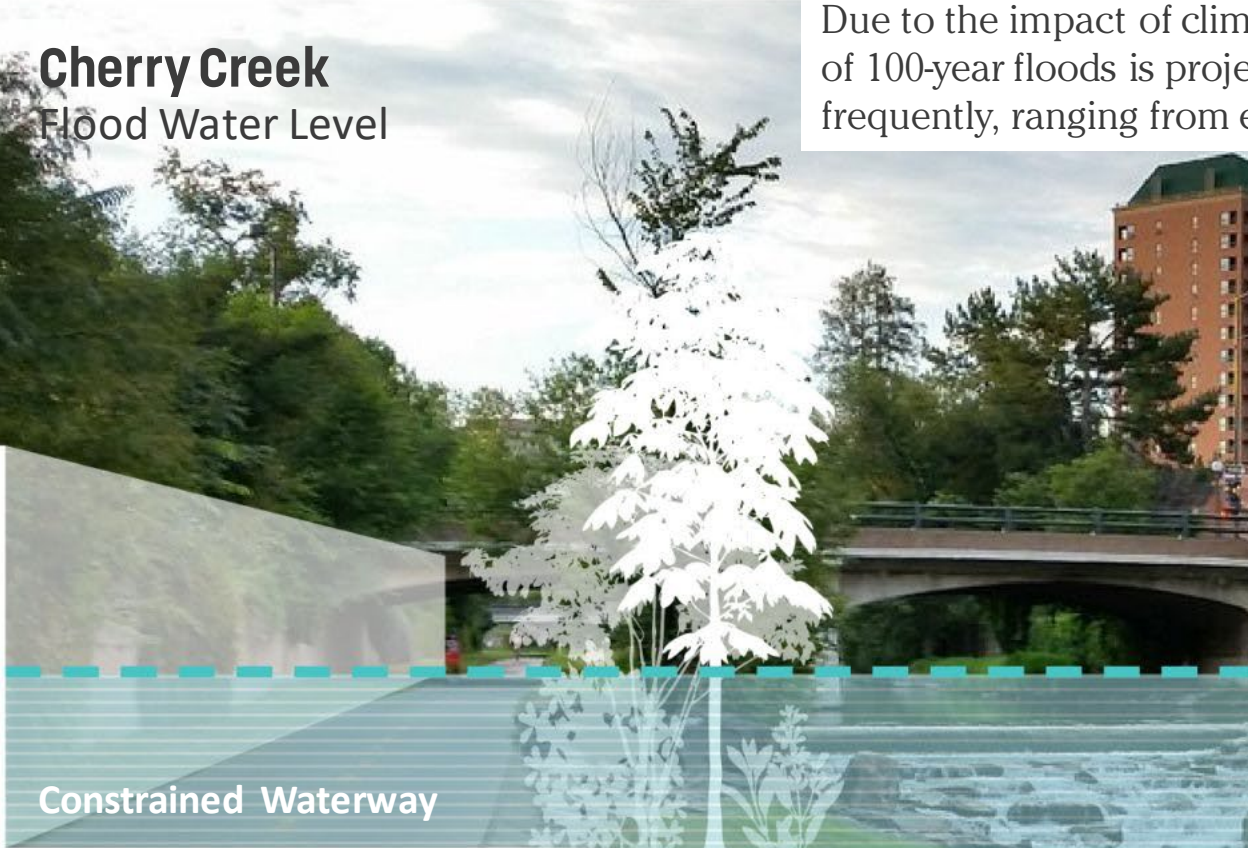
Denver's worst flood of record

1965

A comprehensive urban redevelopment plan evolved

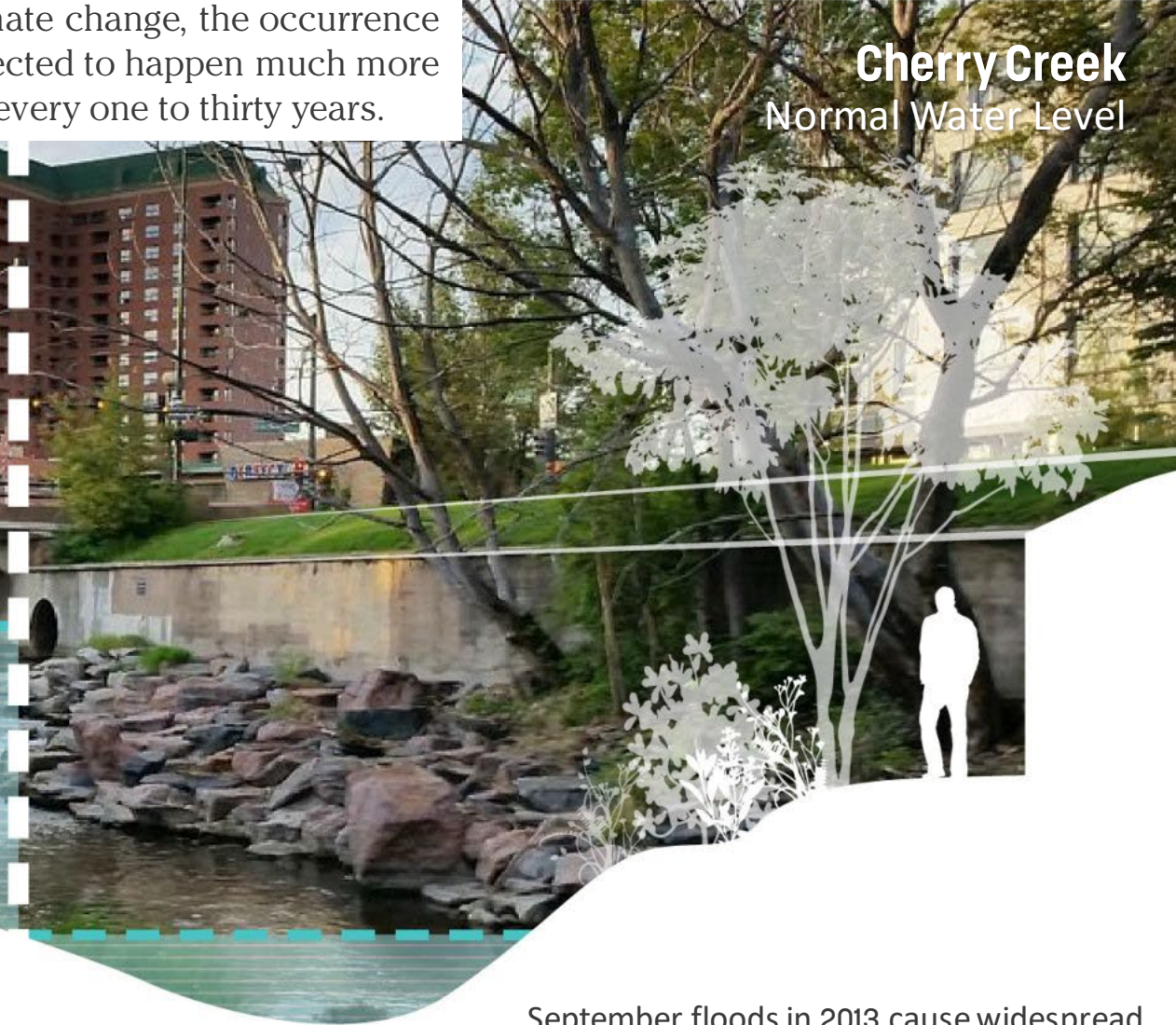
CURRENT URBAN HYDROLOGY

Cherry Creek Flood Water Level



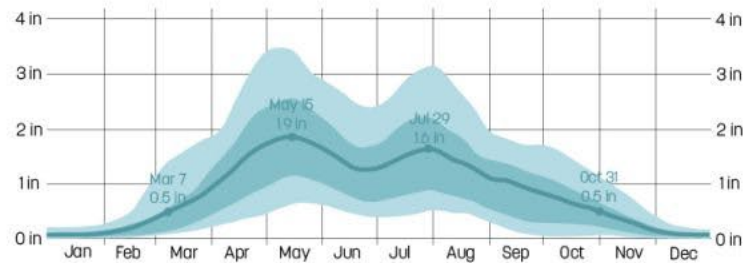
Due to the impact of climate change, the occurrence of 100-year floods is projected to happen much more frequently, ranging from every one to thirty years.

Cherry Creek Normal Water Level



Average Monthly Rainfall in Denver

History: 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015



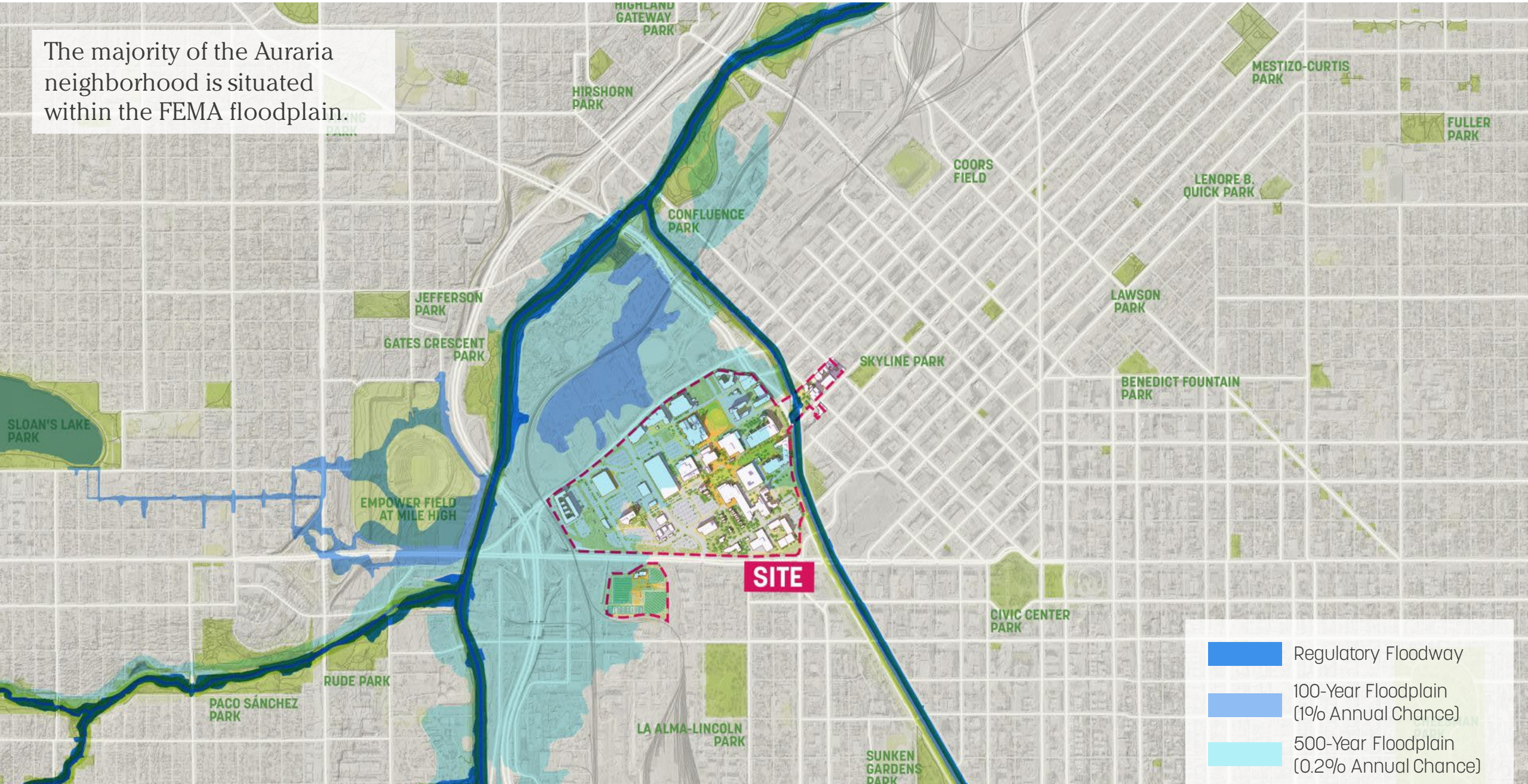
The average rainfall (solid line) accumulated over the course of a 31-day period, with 25th to 75th and 10th to 90th percentile bands.

September floods in 2013 cause widespread damage to many areas of the Mile High Flood District due to rainfall that **exceeded the 500-year event** in places...

Source: Mile High Flood District

URBAN FLOOD RISK

The majority of the Auraria neighborhood is situated within the FEMA floodplain.



- Regulatory Floodway
- 100-Year Floodplain (1% Annual Chance)
- 500-Year Floodplain (0.2% Annual Chance)

CAMPUS FLOOD RISK

The northern and western sections of the site are prone to the flood risk associated with 500-year flood events, which have been occurring with greater frequency in recent years.



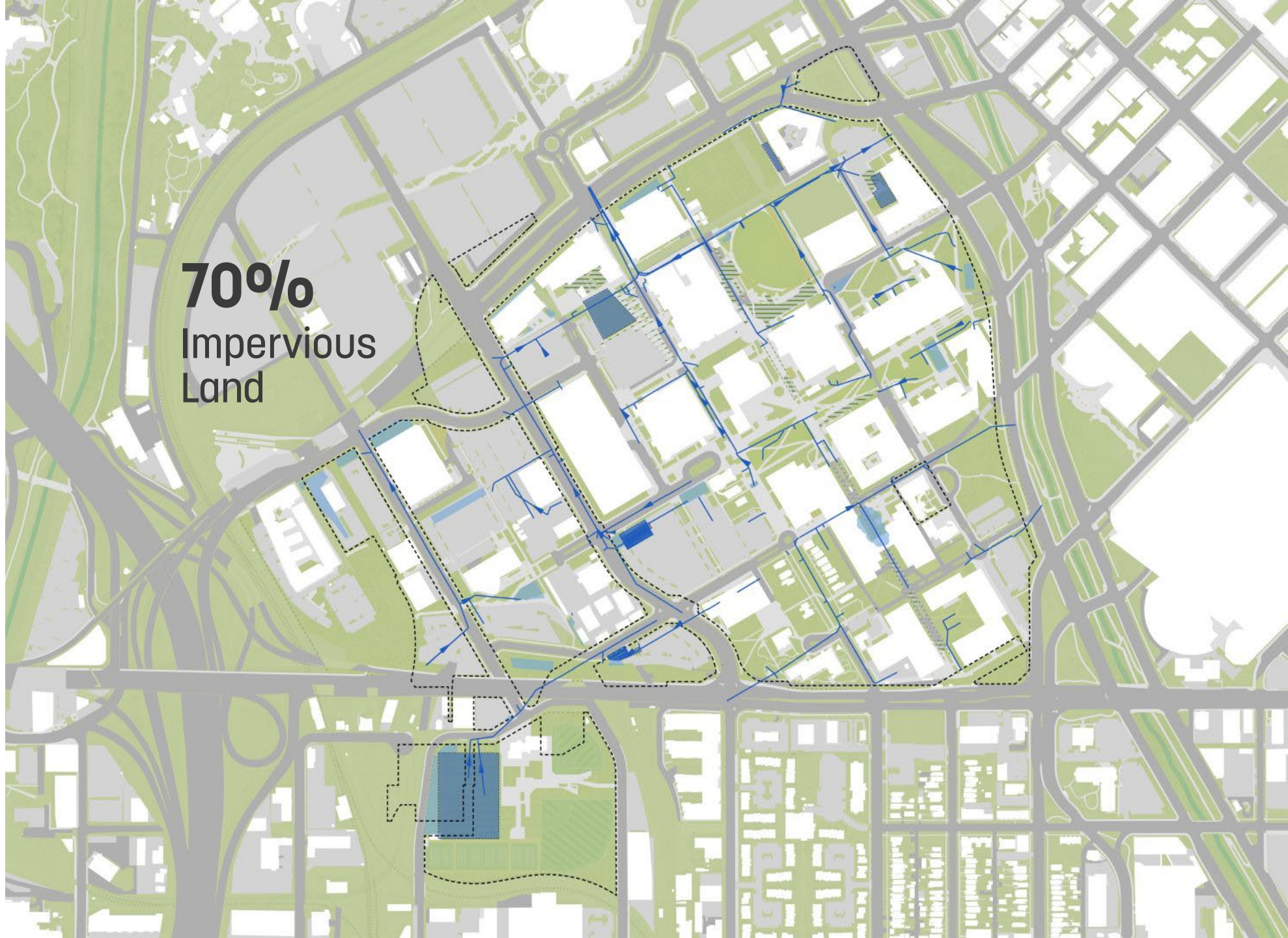
-  Regulatory Floodway
-  100-Year Floodplain (1% Annual Chance)
-  500-Year Floodplain (0.2% Annual Chance)

CAMPUS IMPERVIOUS VS PERVIOUS

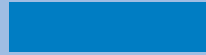
Despite the implementation of storm basins and underground detention systems, the extensive impervious land present on the site still poses a significant flood risk.

70%
Impervious
Land

- Storm Sewer Line
- Storm Basin
- Underground Detention
- Pervious Land
- Pervious Paving
- Impervious Land




Campus Open Space



EXISTING CAMPUS LANDSCAPE TYPOLOGIES





The campus boasts a diverse range of landscape typologies. Implementing a holistic framework will establish an expanded network with a clear hierarchy and reveal the campus's full potential.

-  Pedestrian Promenade
-  Plaza
-  Quad
-  Courtyard
-  9th Street
-  Historical District
-  Other Softscape
-  Community Garden
-  Sports Field
-  Future Building Site
-  Service Area
-  Road
-  Parking
-  Campus Signage



CAMPUS EVENT AND STUDENT LIFE SPACES

The campus shows great potential to be a more vibrant campus. With better integration with the building programs and the city, it can have more integrated outdoor academic spaces and engaging open spaces, facilitating collaboration among students, generating revenue with public events, and activating the campus during academic vacations.

-  AHEC
-  MSU
-  CCD
-  Future Space



GREEN NETWORK POTENTIALS



BALL ARENA

DOWNTOWN DENVER

Tivoli Student Union

PE Event Center

Auraria Library

E-W GREEN CORRIDOR

N-S GREEN CORRIDOR

HISTORICAL CANAL

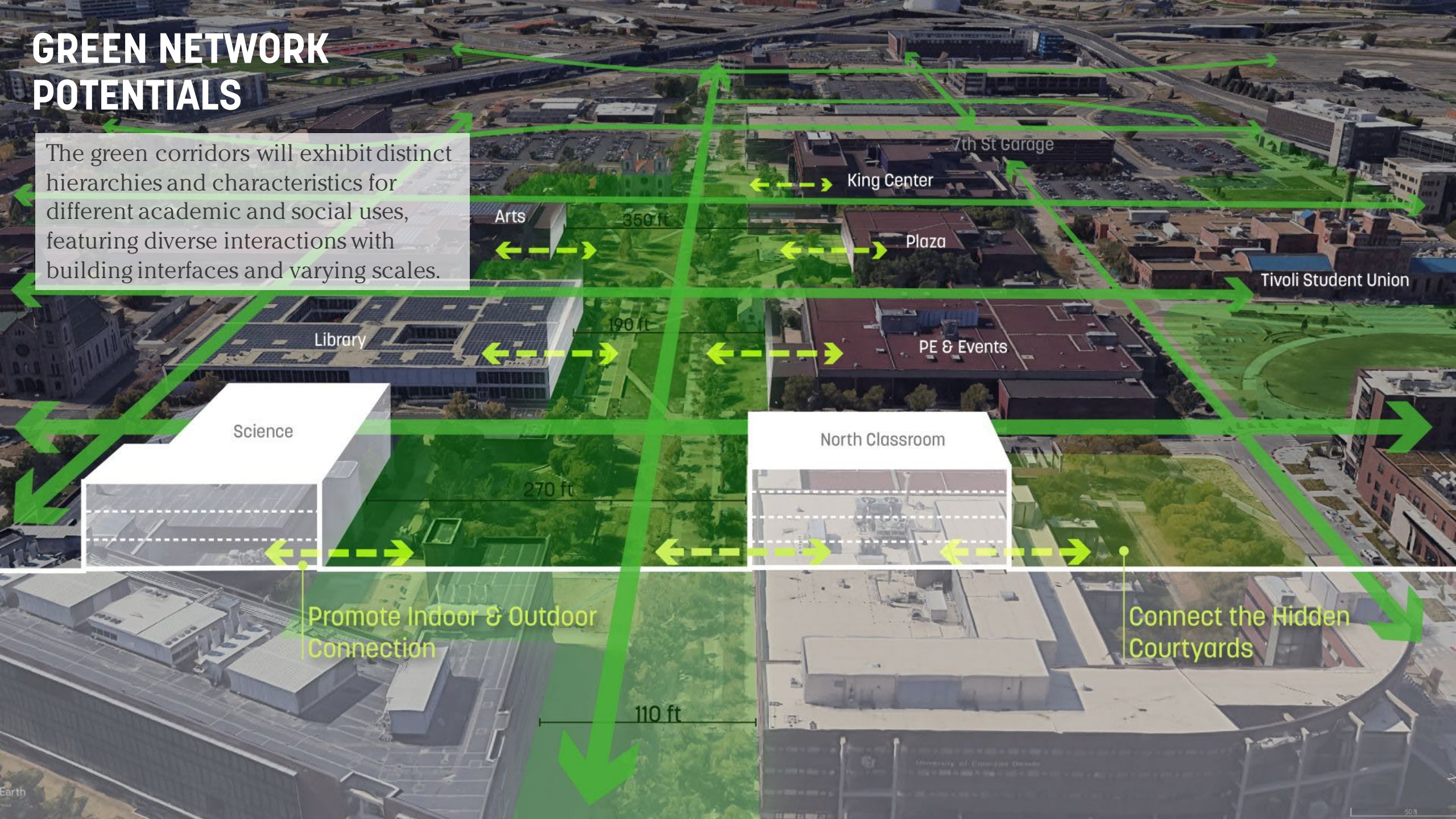
FOOD RISK



A holistic open space framework will improve campus connectivity across streets, integrate with the vibrant surrounding context, and mitigate flood risk through stormwater management green infrastructure.

GREEN NETWORK POTENTIALS

The green corridors will exhibit distinct hierarchies and characteristics for different academic and social uses, featuring diverse interactions with building interfaces and varying scales.



Arts 350 ft

King Center

7th St Garage

Plaza

Tivoli Student Union

Library

190 ft

PE & Events

Science

North Classroom

270 ft

Promote Indoor & Outdoor Connection

Connect the Hidden Courtyards

110 ft

CREATING ENGAGING CAMPUS OPEN SPACE

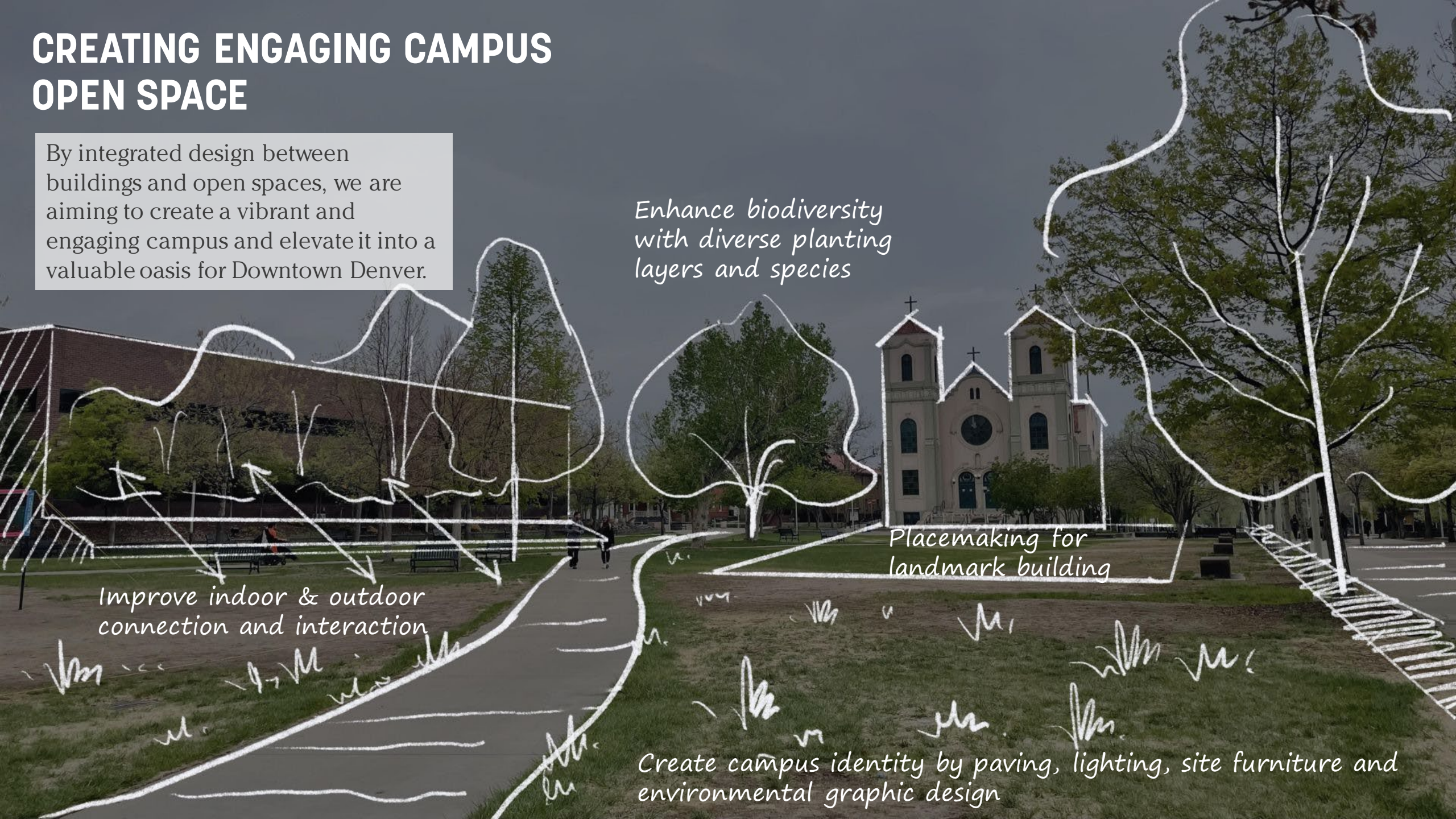
By integrated design between buildings and open spaces, we are aiming to create a vibrant and engaging campus and elevate it into a valuable oasis for Downtown Denver.

Enhance biodiversity with diverse planting layers and species

Placemaking for landmark building

Improve indoor & outdoor connection and interaction

Create campus identity by paving, lighting, site furniture and environmental graphic design



SEEKING AN IDENTITY FOR POTENTIAL ICONIC OPEN SPACE

A cohesive wayfinding system and impactful gateway moments will create campus identity, facilitate navigation through the campus, and aid integration with the city network.

Enhance biodiversity with planting

Placemaking for historical building

In need of campus wayfinding system

Improve campus edge experience

Create a gateway moment

Connection with the city's green network

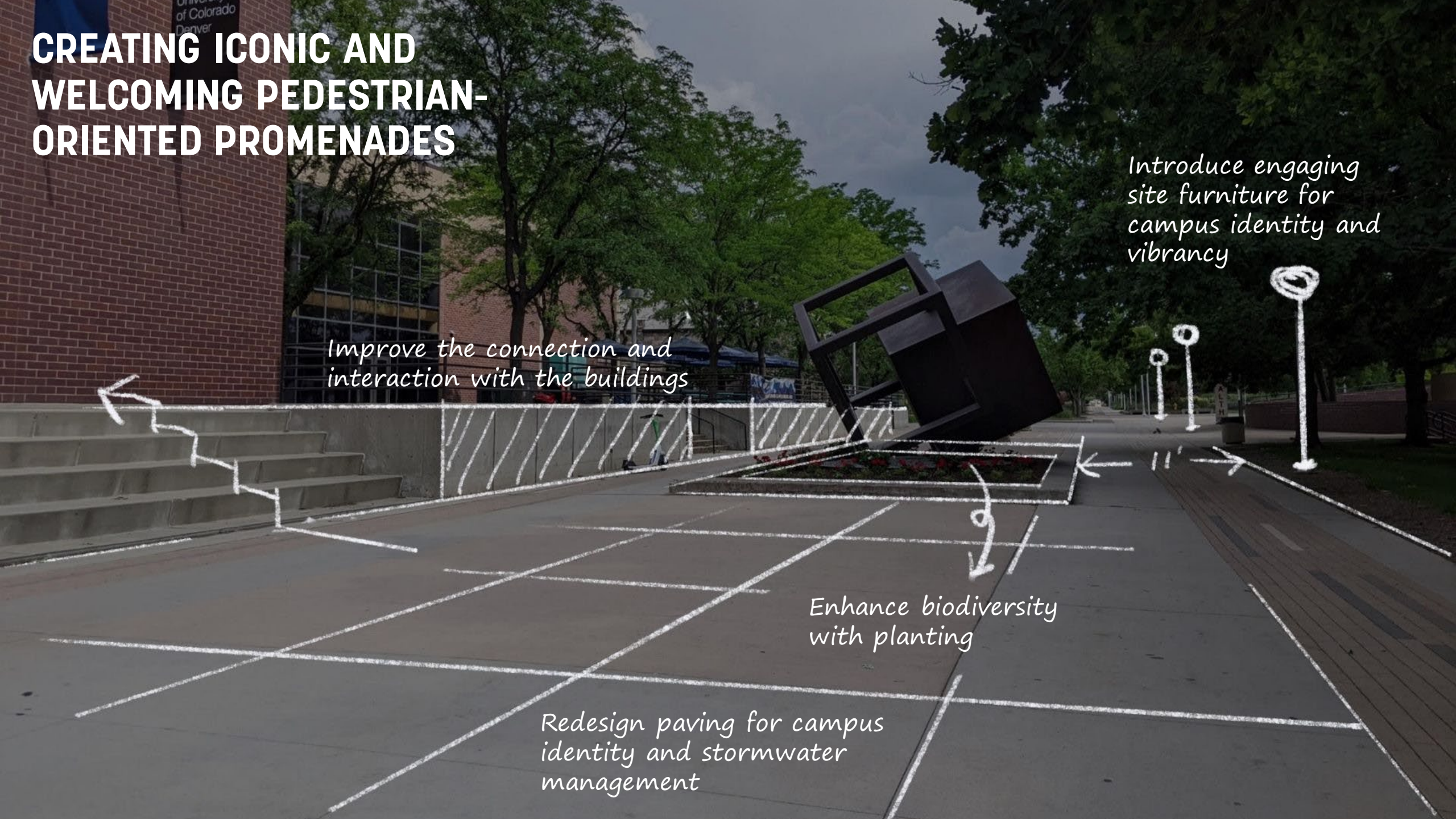
CREATING ICONIC AND WELCOMING PEDESTRIAN-ORIENTED PROMENADES

Improve the connection and interaction with the buildings

Introduce engaging site furniture for campus identity and vibrancy

Enhance biodiversity with planting

Redesign paving for campus identity and stormwater management



ACTIVE AND TRANSPARENT BUILDING INTERFACES

Better connection and interaction between campus open spaces and programs on the ground floor of the buildings

Potential future development parcels framing the open space

Position new development with open spaces instead of open to nothingness

Campus Mobility

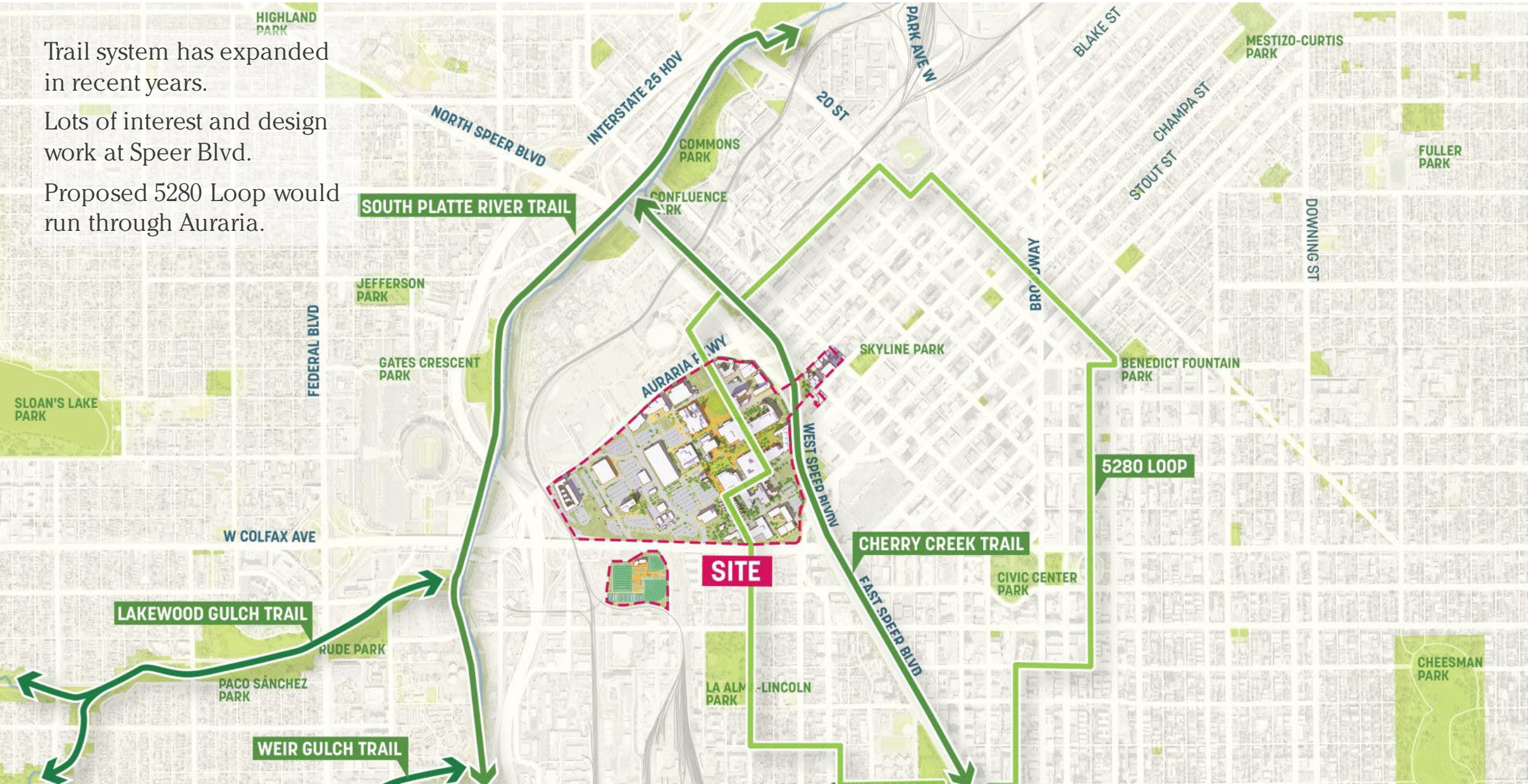


URBAN TRAIL CIRCULATION

Trail system has expanded in recent years.

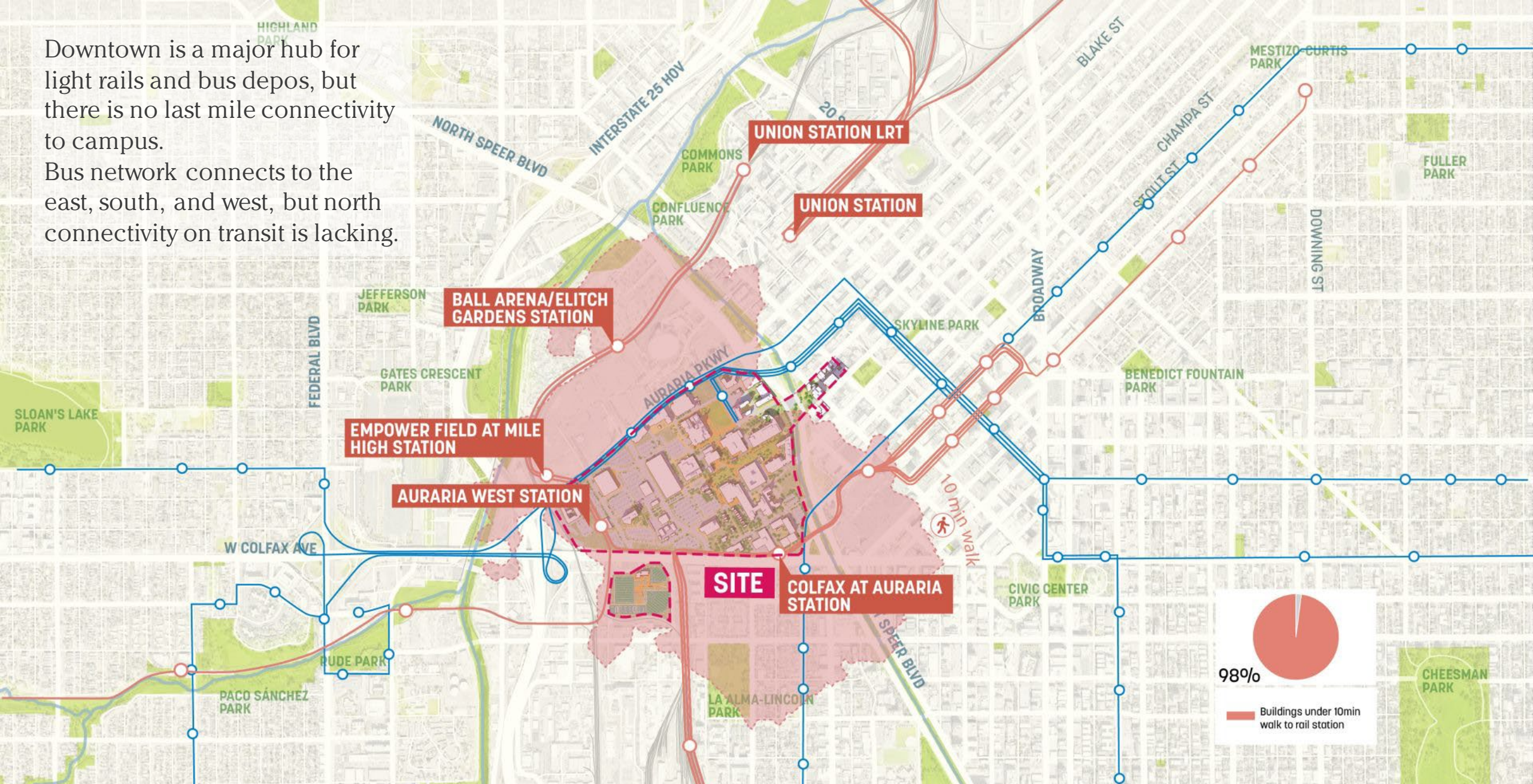
Lots of interest and design work at Speer Blvd.

Proposed 5280 Loop would run through Auraria.



URBAN TRANSIT CIRCULATION

Downtown is a major hub for light rails and bus depots, but there is no last mile connectivity to campus. Bus network connects to the east, south, and west, but north connectivity on transit is lacking.

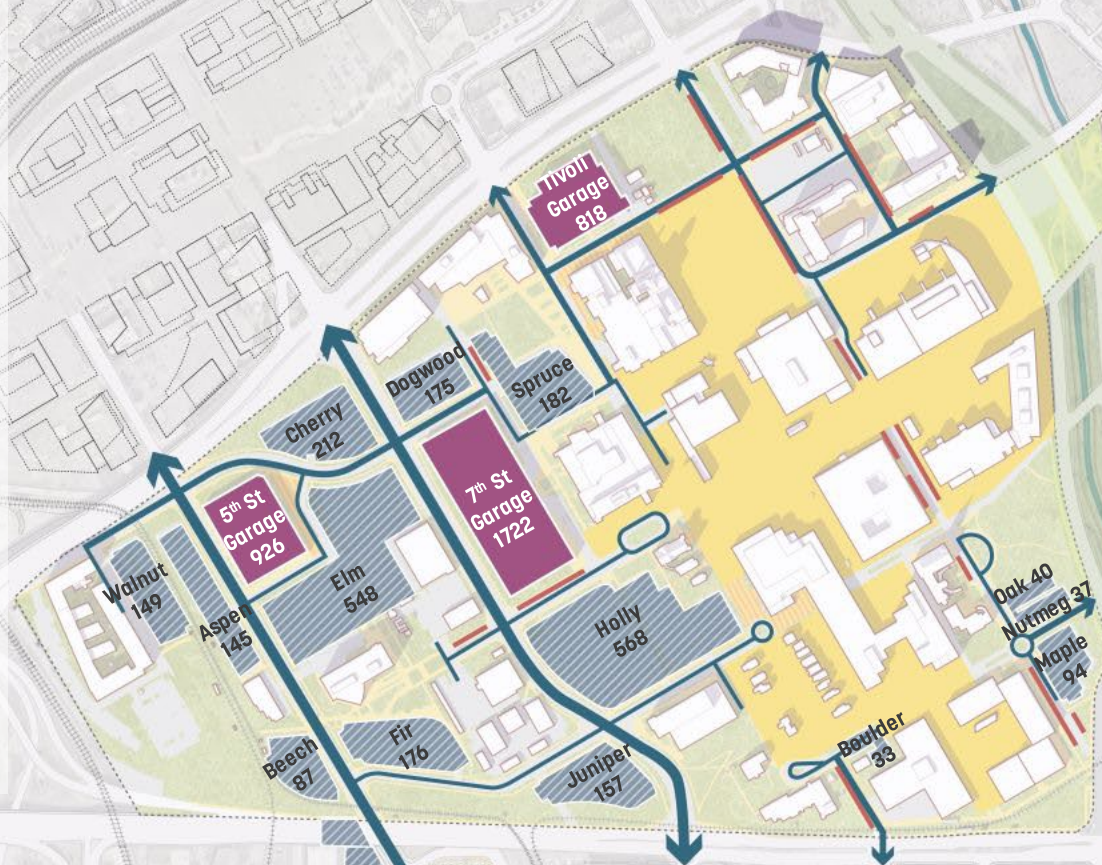


CAMPUS PARKING AND VEHICLE CIRCULATION

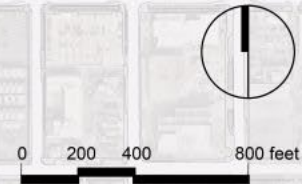
The campus has **6,529** parking spaces in total, including

- 3,466 in structured parking spots
- 2,748 surface lot spots
- 271 street and metered spots
- 44 service and loading spots

Eastern core of campus is car-free and allows good walkability. Western area of campus is covered in surface lots and divided by two major arterials cutting through campus.



 Garage	 Vehicle Route
 Parking Lot	 Pedestrian Zone
 Street Parking	



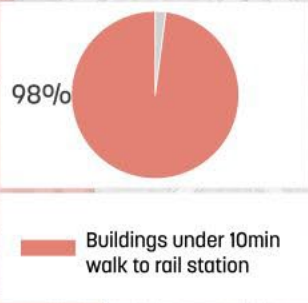
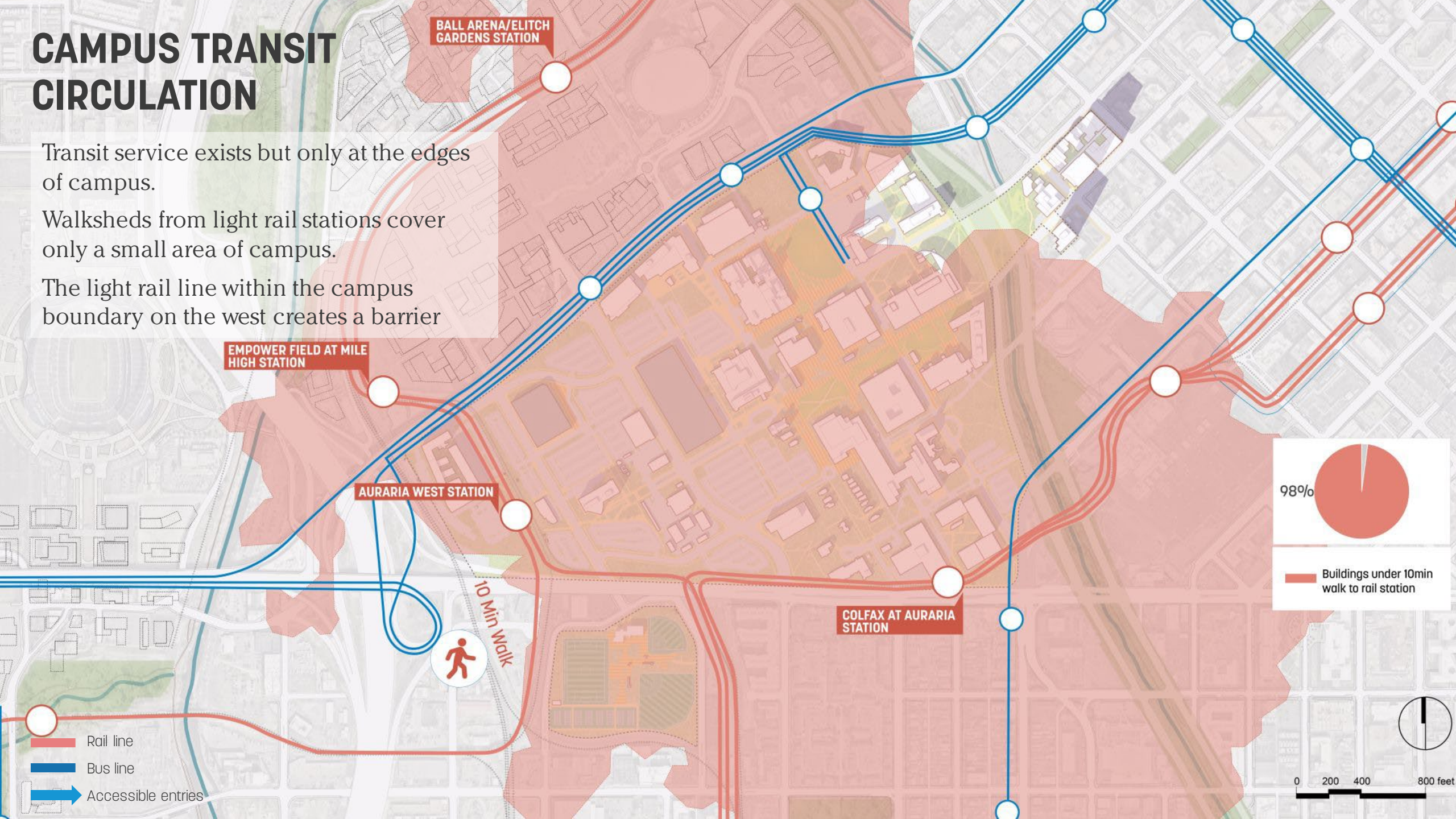
0 200 400 800 feet

CAMPUS TRANSIT CIRCULATION

Transit service exists but only at the edges of campus.

Walksheds from light rail stations cover only a small area of campus.

The light rail line within the campus boundary on the west creates a barrier



- Rail line
- Bus line
- Accessible entries

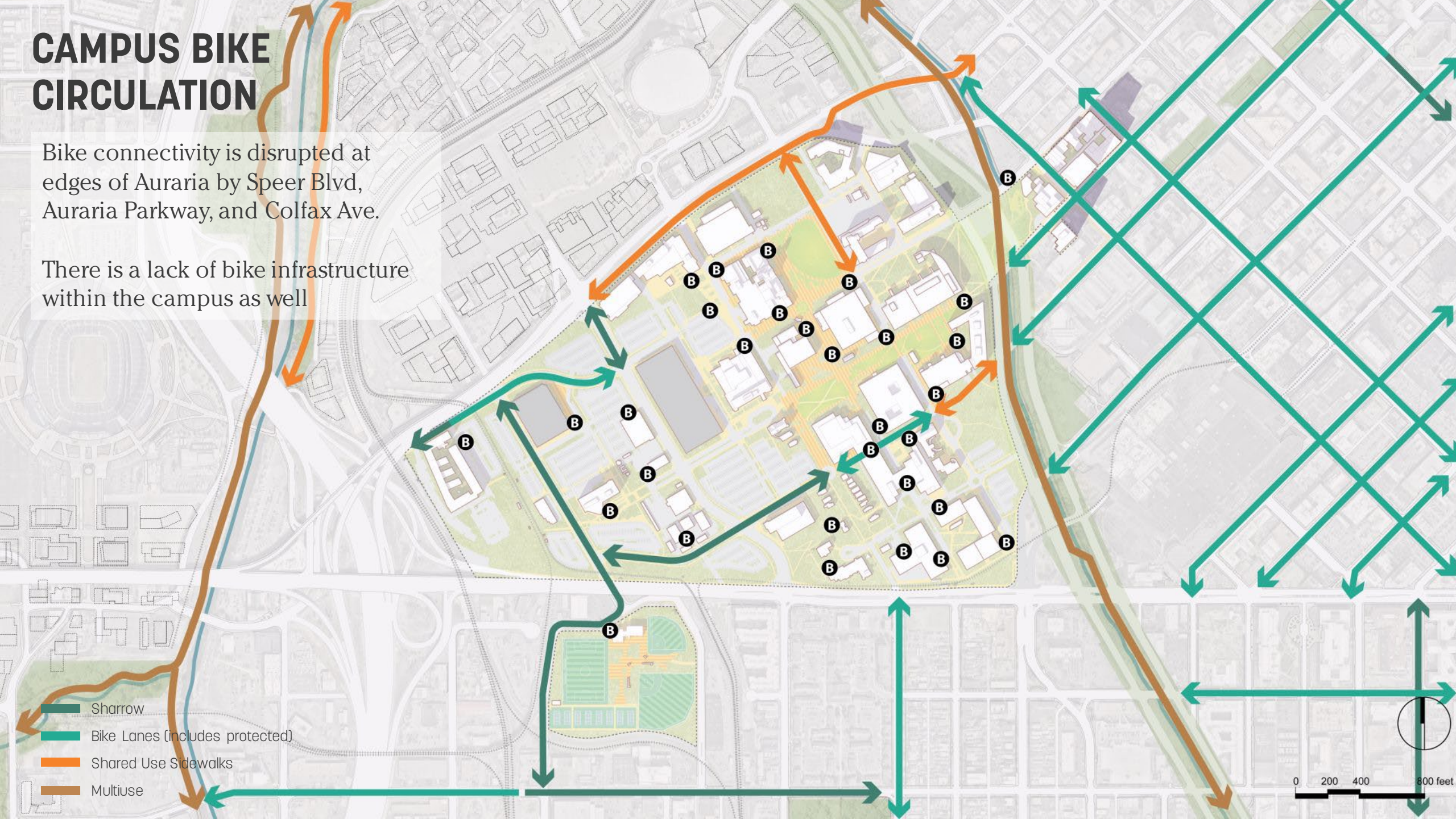


0 200 400 800 feet

CAMPUS BIKE CIRCULATION

Bike connectivity is disrupted at edges of Auraria by Speer Blvd, Auraria Parkway, and Colfax Ave.

There is a lack of bike infrastructure within the campus as well



- Sharrow
- Bike Lanes (includes protected)
- Shared Use Sidewalks
- Multiuse

0 200 400 800 feet

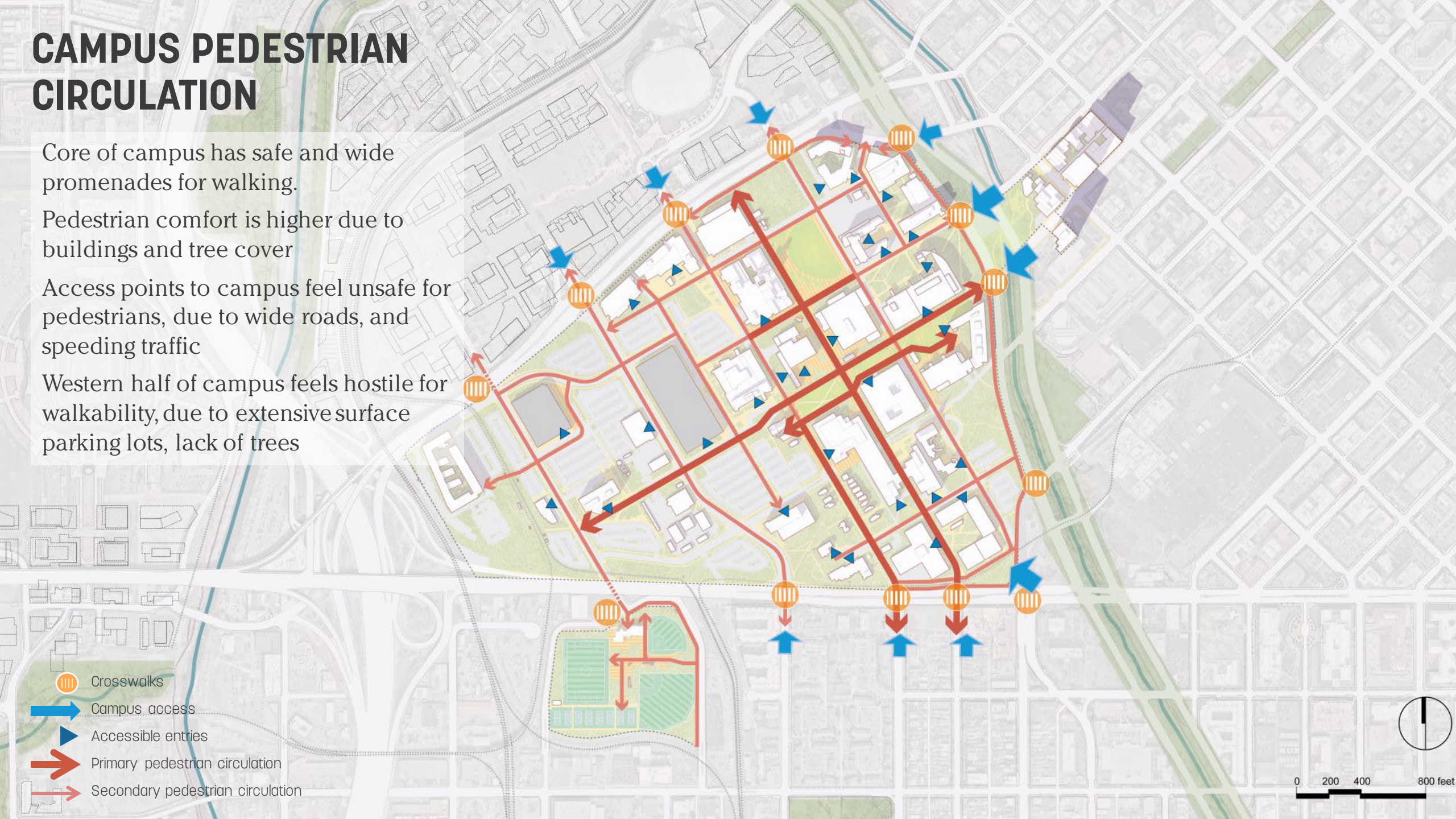
CAMPUS PEDESTRIAN CIRCULATION






Core of campus has safe and wide promenades for walking.

Pedestrian comfort is higher due to buildings and tree cover

Access points to campus feel unsafe for pedestrians, due to wide roads, and speeding traffic

Western half of campus feels hostile for walkability, due to extensive surface parking lots, lack of trees



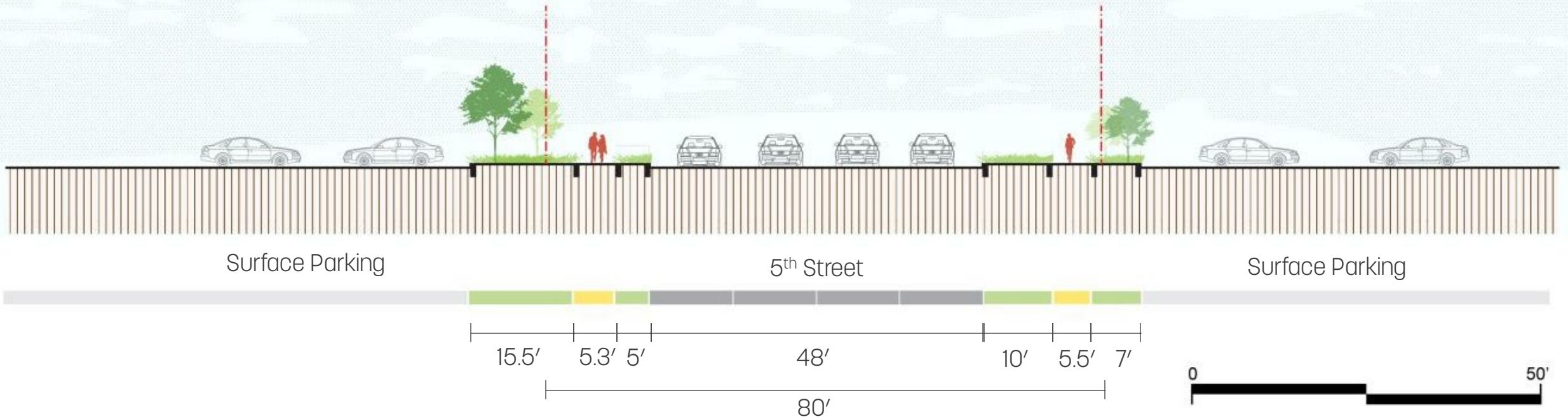
-  Crosswalks
-  Campus access
-  Accessible entries
-  Primary pedestrian circulation
-  Secondary pedestrian circulation

0 200 400 800 feet



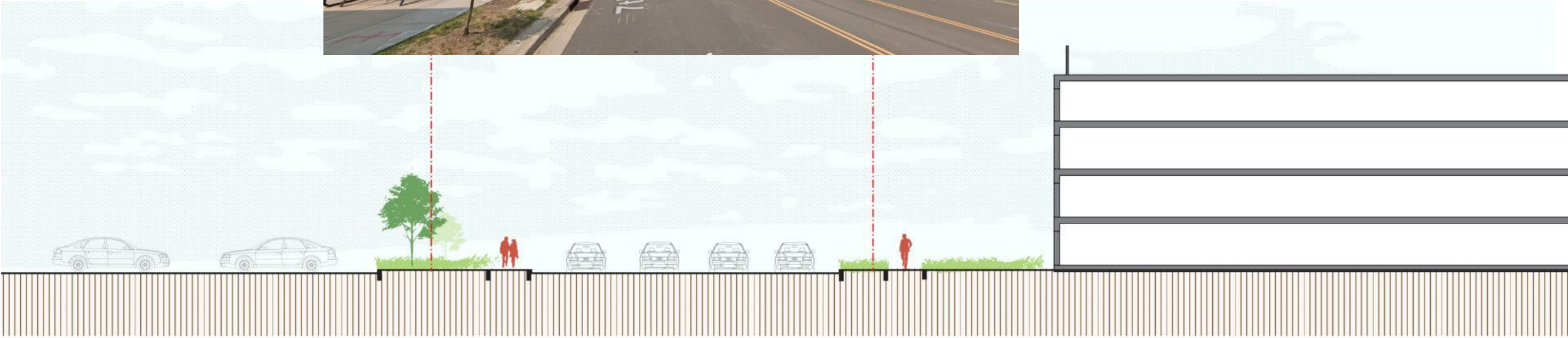
PUBLIC ROW THROUGH CAMPUS

5th Street Section



PUBLIC ROW THROUGH CAMPUS

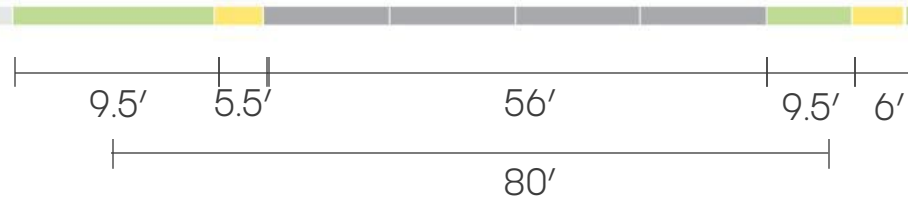
7th Street Section



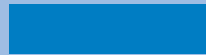
Surface Parking

7th Street

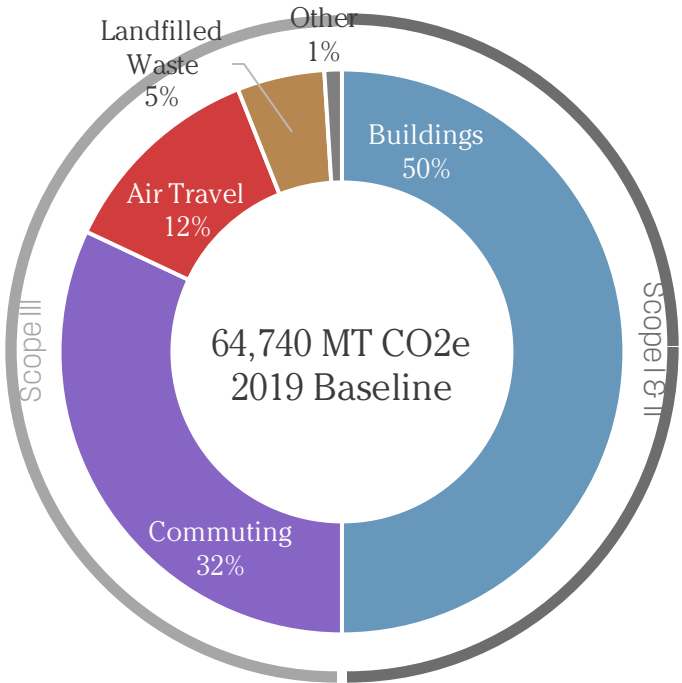
7th Street Garage



Utilities & Infrastructure



ENERGY



Electricity



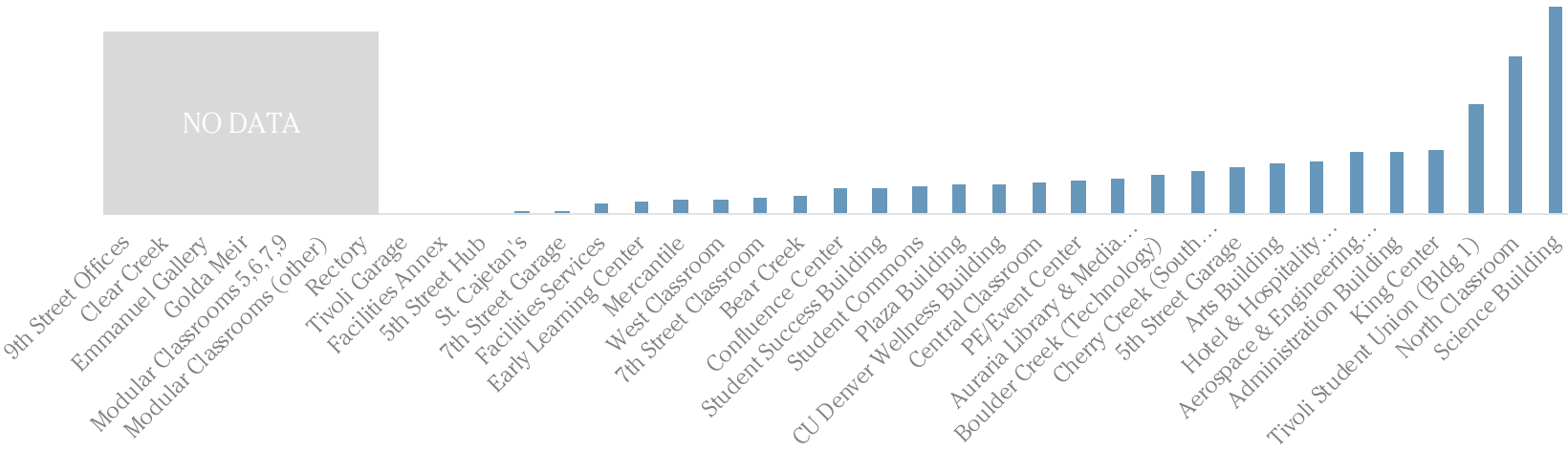
Gas

Climate Action Plan calls for reductions of Scope I and II emissions by

- 50% by 2030
- 90% by 2040
- 100% by 2050

(relative to 2007/08 baseline)

Building Emissions



WATER & SEWERS



Water Supply



Stormwater



Sanitary Sewers

2017 Baseline consumption was 70,099kgal of water.

2019 Water Action Plan for Auraria Campus calls for a 10% water use reduction by 2022.

UTILITIES: KEY TAKEAWAYS

Opportunity to increase building energy efficiencies with future construction and renovations to reduce Scope I and II emissions at Auraria.

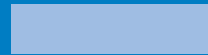
Opportunity to align landscape interventions with drainage issues.

Explore possibilities of improving energy infrastructure to reduce Scope I emissions.



05.

Development Opportunities



PRELIMINARY GOALS FOR THE MASTER PLAN

1. Create a complete, vibrant, active community to enhance student experience and support the academic missions
2. Increase recruitment, enrollment, and retention
3. Improve financial sustainability for campus reinvestment
4. Integrate seamlessly with surrounding city
5. Improve quality of spaces for Auraria community, indoor and outdoor
6. Address climate change challenges
7. Provide affordable housing options on campus

Why Focus on Real Estate & Partnerships?

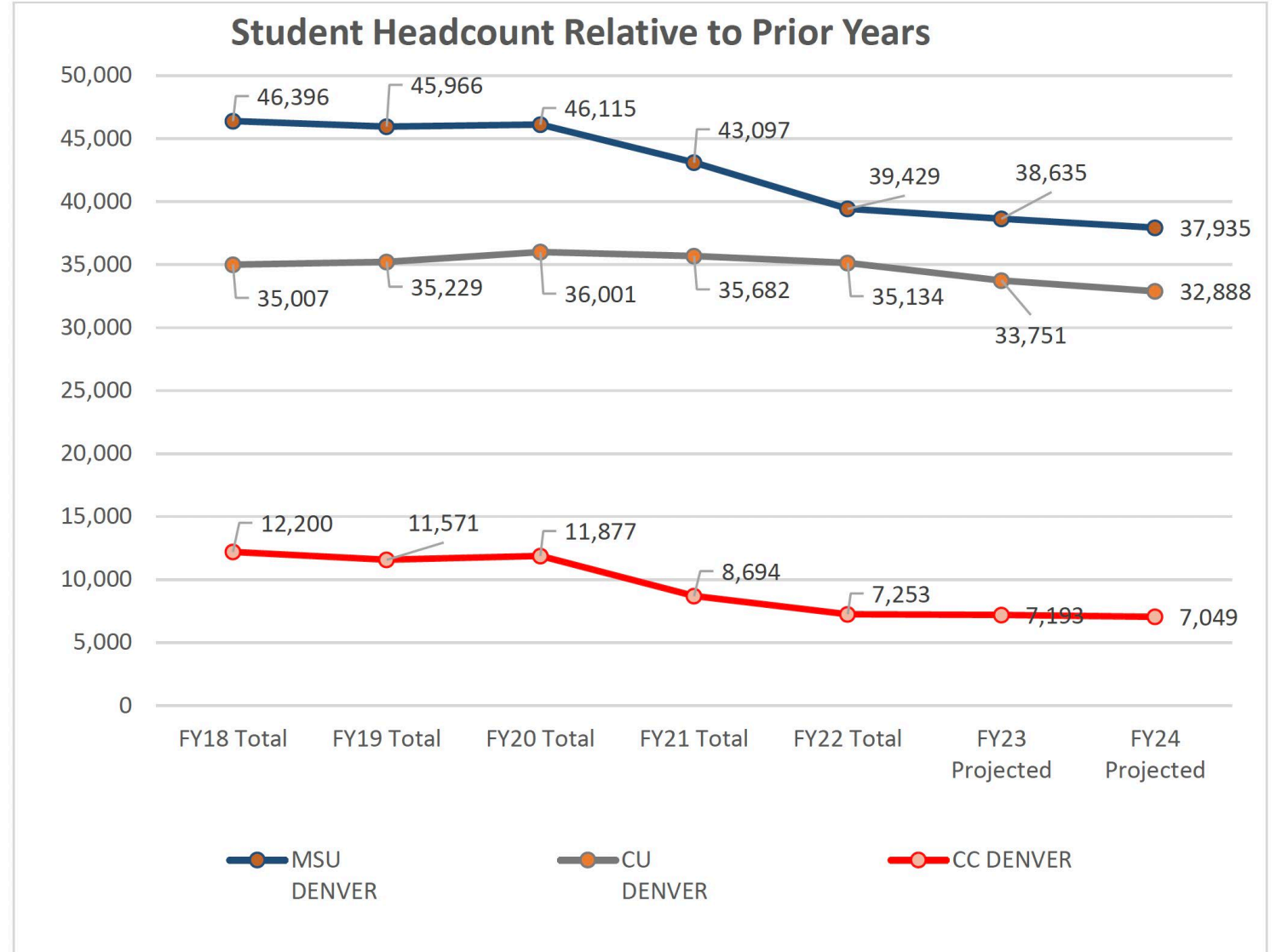
AHEC's operating model is challenged by enrollment declines and reliance on State support. But the campus sits on some of Denver's most valuable, contiguous, underutilized land assets. AHEC also has broad authority to partner with the private sector to unlock land value and create new streams of revenue.

The Master Plan can describe a vision and program that supports AHEC and our three institutions, leveraging developer expertise and new capital sources.

Operating Model

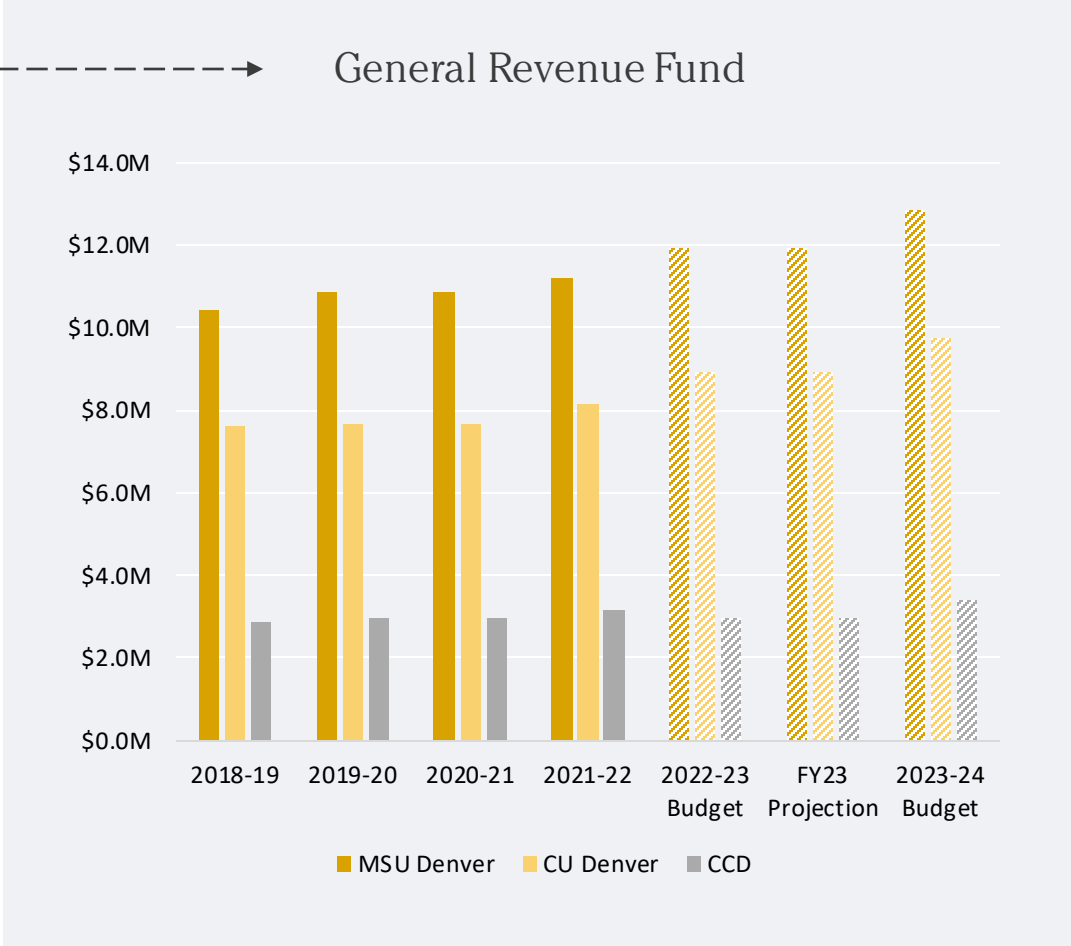
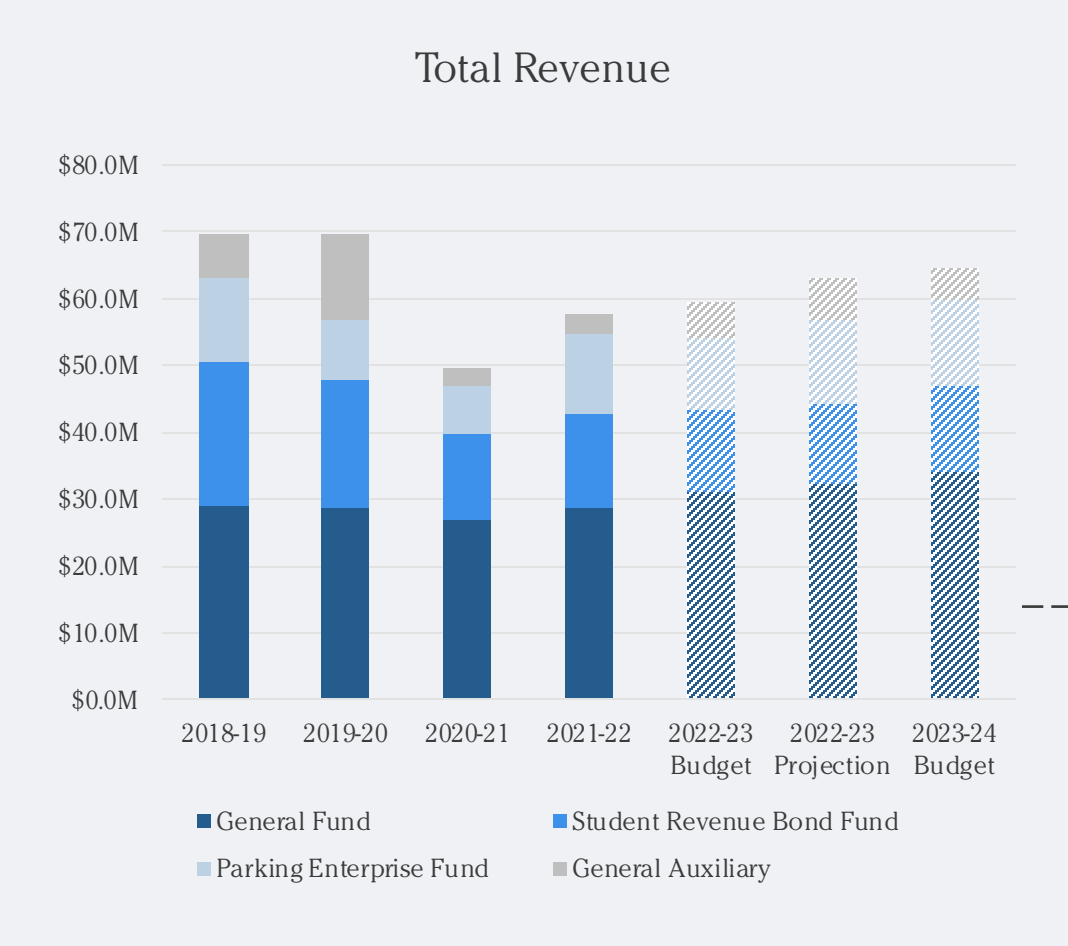
Enrollment As Operating Input

- Enrollment declines for all three institutions means reduced appropriations, student and parking fees



Operating Model

REVENUES TO AHEC



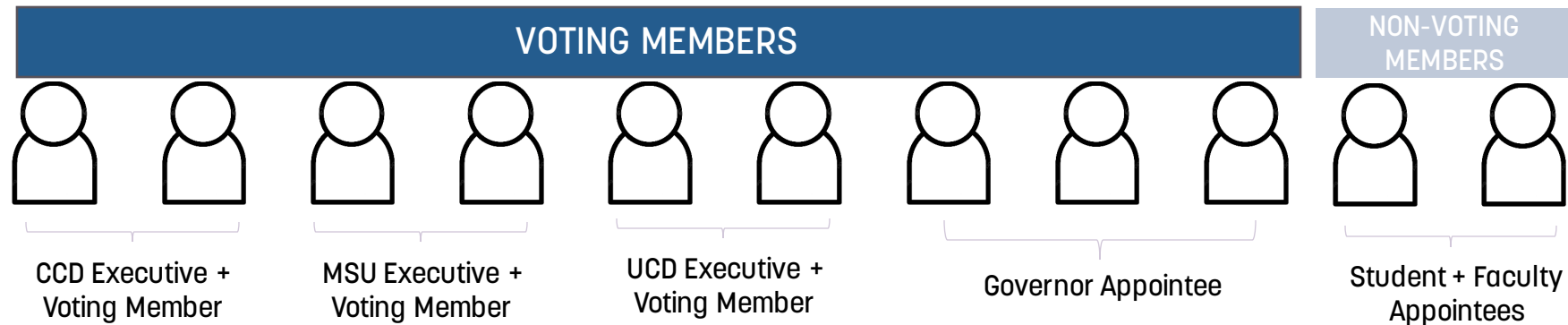
Governance

Mission

The Auraria Higher Education Center is a separate state entity whose role is to provide and manage shared services, facilities, and property to support these prominent institutions in achieving their goals.

Structure

Corporate body created by the State of Colorado.



P3 Authority

AHEC has agency under the State of CO to transact with the private sector, develop land, and own or manage any uses on campus at its discretion. AHEC is not beholden to City zoning and entitlement.

Land Assets

Opportunity Sites:

- 150 acres land owned
- 6,500 parking spaces
- Accessible to transit, Downtown



Land Assets

Value

Campus Appraisal (March 2021)

Source	National Valuation Consultants, Inc.
Location	South & North Neighborhoods
Timeframe	2017 - 2020
Comparable property sales	14
Weighted average sale price	\$199 / Land SF

AHEC Appraised Acres ¹	52
AHEC Appraised Land SF	2,248,349
AHEC Campus Land Value²	\$448M

Land & Redevelopment Comps (July 2023)

Source	Costar
Location	Downtown Denver
Timeframe	July 2020 - Present
Comparable property sales	11
Weighted average sale price	\$313 / Land SF

AHEC Developable Acres	52
AHEC Developable Land SF	2,248,349
AHEC Campus Land Value²	\$705M

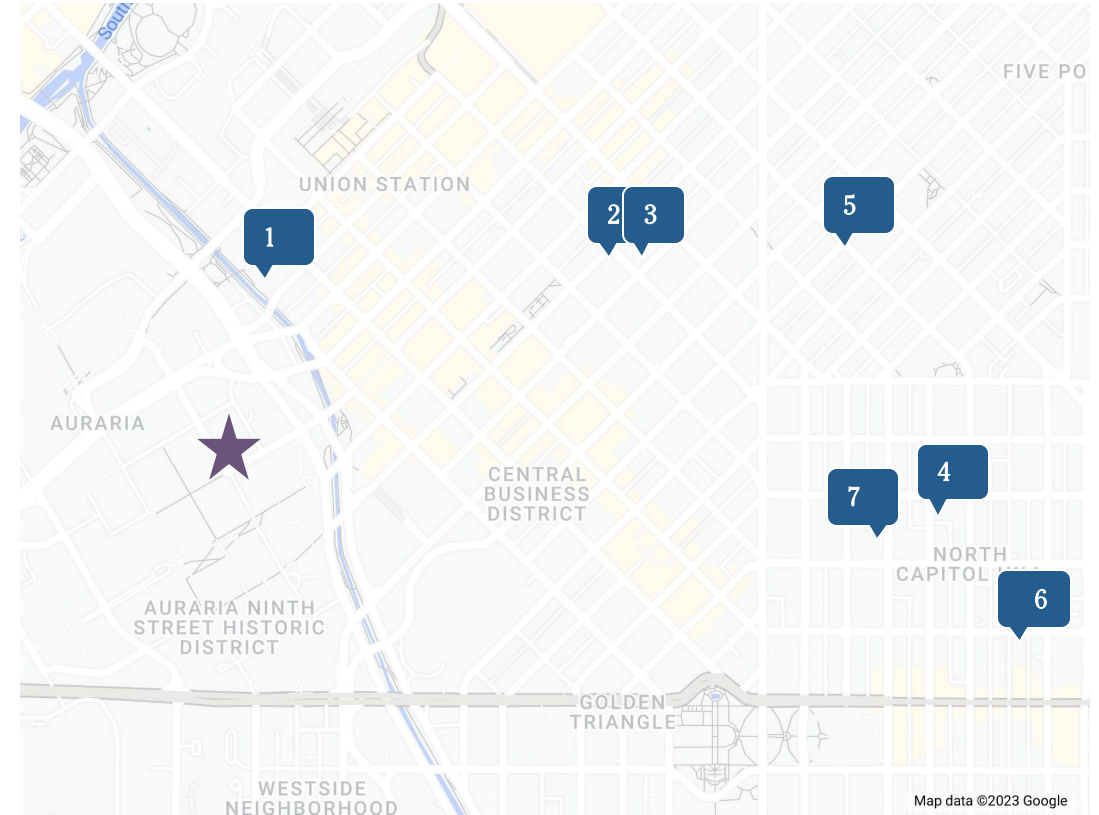
¹ Appraised campus properties: 36 parcels.

² Assumes parcels are fully finished with all horizontal infrastructure, have no atypical site development costs, and are vacant of any vertical improvements.

Land Assets

Comparables

#	Comparable Property	Sale Date	Sale Price	Land SF	Price / SF
1	1420-1430 Wynkoop St	May-23	\$18.1M	36,394	\$497
2	1901 Arapahoe St	Dec-21	\$27.2M	54,999	\$495
3	1055 19th St	Dec-20	\$38.0M	106,722	\$356
4	1799 Pennsylvania St	Jul-21	\$25.0M	100,426	\$249
5	2215-2243 California St	Dec-21	\$8.4M	37,897	\$220
6	618 E 16th Ave	Dec-21	\$5.5M	26,572	\$207
7	1717 Grant St	Dec-22	\$11.0M	61,758	\$178
Weighted Average					\$313



Key Takeaways

Status Quo

Vision & Program



A New Model

OPERATING MODEL: Current financial model is stretched by enrollment declines, reliance on parking, greater share of institutional appropriations

GOVERNANCE: AHEC has broad authority to partner with the private sector

LAND: Campus is sitting on valuable underutilized real estate in an active market

LEVERAGE LAND HOLDINGS to support academic programs

MIX OF USES that draws a range of constituents to campus and enhance the student experience

NEW INCOME STREAMS from the monetization of land to fund AHEC operations and initiatives

DERISK RELIANCE ON APPROPRIATIONS and reappropriations from State over time

CONSTRAINTS

Surface parking
High speed roadways
Connections
Floodplain

Surface parking on the west side of campus increases heat island effect. Creates unpleasant ped experience

Part of the campus is under flood risk

Speer Blvd hinders easy connection between the campus and downtown

Light rail creates disconnection from Lynx crossing housing

High limits for future development

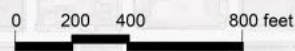
Colfax Ave hinders easy connection to the south

Lifted highway limits the south and north connection

7th St Garage is an obstacle when strengthening the west and east connection

- Regulatory Floodway
- 100-Year Floodplain
- 500-Year Flood Plain
- Surface Parking

Viewplane - Capitol (appx.)



DEVELOPMENT OPPORTUNITIES



Opportunity sites include surface parking lots and various other underutilized parcels.

Other experience enhancement opportunities include gateways, connections and views

Improve pedestrian experience on 7th Street

Enhance Views to St Elizabeth of Hungary Church

Enhance gateway experience and the front door to the campus

-  Potential Dev Parcels
-  Gateway

Potential to connect to proposed Ball Arena Denver

Strengthen Connection to Downtown

Lynx Crossing

Administration

Facility Services

CCD Confluence

Arts

Library

West Central

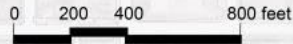
Boulder Creek

Cherry Creek

CONNECTION

CONNECTION

CONNECTION



LANDSCAPE OPPORTUNITIES



Enhance the wayfinding system

Frame landscape by active and transparent building interface

Add softscape and implement a stormwater management network to mitigate the flood risk

Connect campus open space as a green network

Enhance the connectivity of the pedestrian-oriented green space structure throughout the campus

Reveal the memory of the buried canal

TRANSIT OPPORTUNITIES

Intra-campus and first/last mile connections

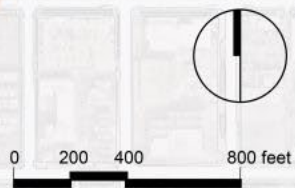
This route doesn't serve neighborhoods where students are commuting to and from.

Light rail stations are great opportunities when considering future development

- Light Rail Line
- Bus Route



10 Min Walk



COMBINED OPPORTUNITIES

Add softscape and implement a stormwater management network to mitigate the flood risk

Improve ped experience on 7th Street

Light rail stations are great opportunities when considering future development

Enhance landscape connection to the west campus and improve ped experience

Enhance the wayfinding system

Strengthen Connection to Downtown

Connect campus open space as a green network

Enhance Views to St Elizabeth of Hungary Church

Enhance gateway experience and the front door to the campus

Reveal the memory of the buried canal

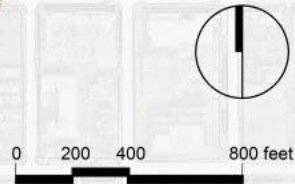
Potential to connect to proposed Ball Arena Denver

10 Min

South Platte River

Cherry Creek

- Potential Dev Parcels
- Quads
- Gateways



PRELIMINARY GOALS FOR THE MASTER PLAN

1. Create a complete, vibrant, active community to enhance student experience and support the academic missions
2. Increase recruitment, enrollment, and retention
3. Improve financial sustainability for campus reinvestment
4. Integrate seamlessly with surrounding city
5. Improve quality of spaces for Auraria community, indoor and outdoor
6. Address climate change challenges
7. Provide affordable housing options on campus

06.

Discussion



07.

Next Steps



SCHEDULE

Phase 1

Discovery & Analysis

Phase 2

Concept Alternatives

Phase 3

Master Plan Development

2023

2024

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

JAN

FEB

WS 1

WS 2

WS 3 + OH

WS 4

WS 5

WS 6 + OH

- Steering Committee
- Senior Leadership Team
- Board of Trustees
- Presidents / Executive Team
- Campus-wide Engagement
- University Focus Groups
- External Outreach

Data gathering, organization & synthesis
 Site reconnaissance
 Leadership and stakeholder interviews
 Presentation / confirmation of findings

Develop design principles
 Develop concept alternatives
 Framework drawings
 Explore Public Private Partnership Opportunities

Preferred plan development
 Technical integration
 Implementation considerations
 Draft & Final Campus Plan

