

pioneering  
institutional  
collaboration

# The Auraria Campus

Denver, Colorado



Annual Report  
2013-2014



The Auraria Campus in downtown Denver is recognized as a premier urban campus residing on **150 acres** with over **four million square feet** of building space. The uniqueness of this campus is not just its significance and vibrancy in Denver, but the fact that it is shared by three distinct academic institutions:

**Community College of Denver (CCD)**

**Metropolitan State University of Denver (MSU Denver)**

**University of Colorado Denver (CU Denver)**

Collectively, the campus has nearly **42,000 students** and an additional **5,000 faculty and staff**. The urban setting and prominence of the Auraria Campus continue to define it as a key driver of the economy in Denver.

## Connection | Development | Growth

Annually, the Auraria Board of Directors outlines a series of goals for the campus, which are designed to support and challenge the potential of this extremely efficient environment. This year, the goals served to enhance campus community, academic opportunities, development, and revenue potential. In the following pages, these initiatives are individually highlighted, and all of the defined goals for the year have again been achieved.

Of special note is the accomplishment of bringing the Tivoli Entertainment Multiplex to life. This endeavor fully integrates the academic program and learning opportunities with real-world business enterprises. Thanks to the stellar and cooperative leadership from all three institutions, this seemingly unachievable goal has come to fruition, proving once again that the Auraria Campus is a place where collaboration and a sense of shared values creates pioneering opportunities for everyone.



Executive Vice President for Administration  
Agency Chief Executive Officer  
Auraria Higher Education Center

Connecting Auraria with Denver

## Goal

### **Continue developing connections between the Auraria Campus and downtown Denver**

Continue to foster physical, programmatic, and social connections between the Auraria Campus and downtown Denver, utilizing development opportunities, program enhancements, and other inspirations.

Serve as a community leader in planning efforts and other opportunities that focus on all sides of the campus, ensuring connectivity with the surrounding communities for both short-term and long-term plans.

## Results

The “Connect Auraria” study, a cross-jurisdictional initiative, was completed in August 2014, and will serve as the base of future planning for physical connections with Denver along the perimeter of campus. This study identifies short-term and long-term methodologies for creating more safe and pedestrian-friendly environments.

AHEC has continued to serve in a leadership role on this initiative. Funding has recently been identified to support the design and development of the Colfax Edge Project, which will create a safer thoroughfare from campus across Colfax Avenue. Construction is tentatively scheduled to commence in spring 2015. With its constituent institutions, AHEC has further pursued funding options to address the other key intersections.









# Goal

## Construction of the 5th Street Garage

Complete the development and construction of the new parking structure at 5th & Walnut Streets for full operation in fall 2014.

# Results

In response to campus need, the Auraria Campus opened a new parking structure on August 11th, 2014. The facility, known as the 5th Street Garage, increased the parking capacity on campus by **925 spaces**, and utilizes new technology, which includes charging stations for electric vehicles and a fully automated payment system that operates on a pay-by-license plate basis.

The 5th Street Garage is prepared for future campus development by incorporating a designated retail complex in the lower level, which will add to the pedestrian experience once fully occupied. This feature will ensure vibrancy on the west side of the campus where a newer light rail station is located. It also serves as the bookend to the new athletic complex being developed at 5th Street and Colfax Avenue.

The **\$20 million project** opened on time and was completed within budget, having been built and financed through cash and parking services user fees.



# Goal

## Library Renovation & Enhancement

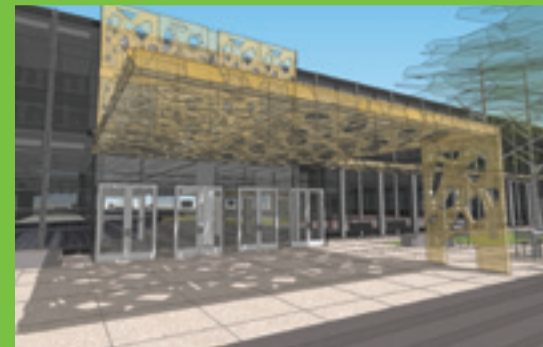
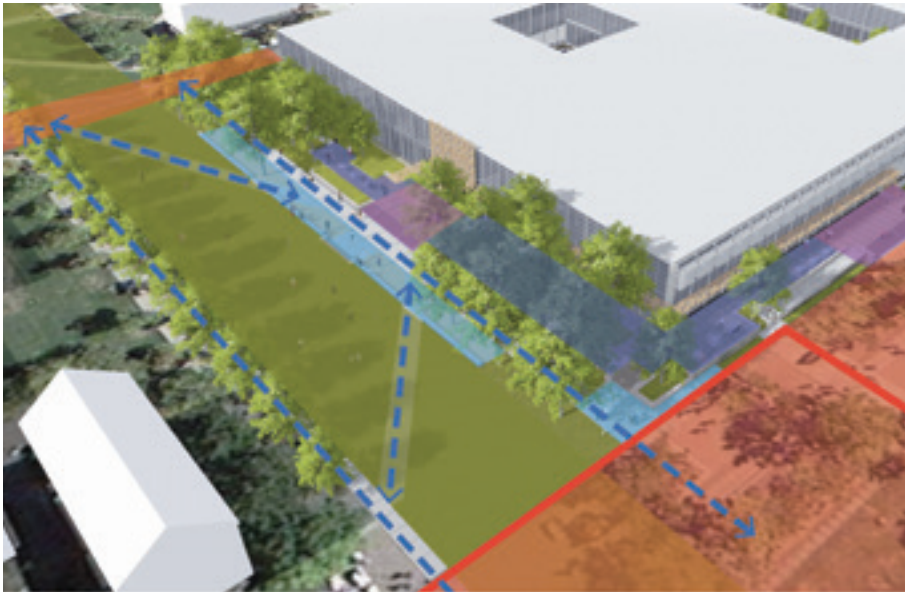
Commence the planning and renovation of the tri-institutional Auraria Library, acquiring legislative support for funding.

# Results

The first phase of planning and construction for program areas within the Auraria Library commenced in fall 2013, utilizing a combination of cash funds (**\$6 million**) and appropriated funds (**\$4 million**). During the legislative session, **\$17.8 million** was acquired for the next phase of development.

The planning and design is actively underway, which includes significant changes to the building access and entryways. The Auraria Library is being transformed into a responsive educational facility to meet the growing and changing needs of present and future students.

The final **\$5 million** of funding is anticipated in the last phase, and will support the completion of this significant project in the shared core of campus.



# Goal

## Tivoli Entertainment Multiplex

Film/Media Center | Tap Room & Brewery | Conference Center

Support the campus through development of the Tivoli Entertainment Multiplex, to include a conference center concept, as well as the exploration of institutional opportunities, such as the **CU Denver** Film/Media Center, the Tivoli Tap Room & Brewery, the **MSU Denver** Beer Industry Education Program & Training Center, the **CCD** certification program in Beer Industry Welding, and other potential enhancements.

# Results

The Tivoli Entertainment Multiplex represents a series of venues that will offer opportunities to the institutions and their students. It will enhance campus life, while programmatically and physically improving the Tivoli Student Union—all while generating revenues to support the campus.

## Tivoli Entertainment Multiplex Features

- **Auraria Conference Center**—A nearly **12,000-square-foot** conference center will be developed in the upper level of the former Tivoli theater space, providing much-needed capacity for a variety of events and activities.
- **Media/Film Center**—The lower theater level is slated to become the **CU Denver** Media/Film Center for an exciting combination of academic and public productions. Taking advantage of the theater layout, the center will be an educational learning lab. Community patrons will be able to watch student productions, attend international festivals, and enjoy other film-oriented events.
- **Tivoli Tap Room & Brewery**—A commercial operation, the Tivoli Tap Room & Brewery will again brew and serve Tivoli beer in this renowned historic building. This program will become unique in the nation, as students have an opportunity to experience a curriculum built around the beer industry. **MSU Denver** is engaged through their Hospitality Learning Center, developing potential coursework in brewing, business operations, production, distribution, and food and beer pairing menus. A certification program in Beer Industry Welding has also been planned with **CCD**, where their students can learn and observe on-site, as well as gain future employment prospects for welding at other breweries throughout the state.

The Tivoli Entertainment Multiplex will collectively generate significant ongoing revenues for campus, with projections in excess of nearly **\$14 million** over the term of the leases, while injecting nearly **\$7 million** of new capital investment into the building.

## Goal

### St. Cajetan's Center Improvements

Explore the potential of renovating and improving St. Cajetan's Church into a premier conference and performance venue to celebrate its historic significance and to better utilize this facility in meeting campus needs.

## Results

A preliminary grant was applied for and awarded to conduct a historic assessment of the facility, determining priorities and magnitude of scope. This process is nearing completion.

A grant request is being developed to submit to History Colorado to acquire funds for the repairs identified in the assessment. The institutions have supported matching funds for the application. The National Register of Historic Places in Denver has also supported the initiative to repair and enhance this important historic landmark.





## Goal

### King Center | Arts Building | Events Center Initiatives

Coordinate the planning and visioning process for critical shared core facilities, including the Kenneth King Performing Arts Center (King Center), the Arts Building, and the Events Center.

## Results

#### ■ King Center and Arts Building

Existing space audits and preliminary program plans were developed for each institution, as well as for the existing facilities. These studies identified current and future needs for the institutions and will serve as the platform for the development of full program plans, for which funding was also acquired during the year. A collaborative process has been initiated to define overall program needs. The three institutions have agreed that these two facilities are the next two priorities for the campus, and they have already included them on the capital development list.

#### ■ Events Center

A feasibility study for this shared facility was initiated and completed, identifying needs and growth potential of all three institutions. This complex building serves a wide range of pursuits: academic programs, athletic teams, special events, and recreational activities of the campus. The feasibility study will guide the development of a strategic approach for managing the future of this challenging tri-institutional facility in the coming year, and may possibly recommend inclusion on the capital development list following the arts facilities.



Inter-Campus Growth



## Goal

### Innovative Use Solutions | Neighborhood Community Programs

Continue support for the institutions through neighborhood-oriented space exchanges and transitional plans, including employing innovative space-use solutions. Provide ongoing institutional support by modifying services and programs to be responsive to each neighborhood's distinct needs.

## Results

- **CU Denver Academic Building 1**—A **\$65 million** project (including backfill project funds), Academic Building 1 was completed and fully-occupied in fall 2014, adding **156,405 square feet** to the campus at a key intersection of Speer Boulevard and Larimer Street.
- **CCD Arts Facilities**—CCD gained arts facilities after more than **15,000 square feet** of existing space was exchanged among the institutions to further support individual neighborhood developments.
- **The Regency Athletic Complex at MSU Denver**—The Regency Athletic Complex at MSU Denver includes eight tennis courts and a soccer stadium, which are already open and in use. Baseball and softball diamonds, as well as support facilities, will follow in 2015 on this nearly **\$17 million** project.
- **Service Agreements**—Service agreements were developed for individual institution buildings for maintenance, operations, media support, and grounds, recognizing the distinct needs of each institution.
- **Neighborhood Community Officer (NCO) Program**—The NCO Program was developed for each neighborhood, ensuring enhanced outreach and safety, along with a true emphasis on institutional relations.
- **Pedestrian Signage**—The next phase of the Auraria Campus signage program has been initiated and includes institution-specific, pedestrian-scale wayfinding signage.

# Goal

## Alternative Revenue Opportunities

Investigate alternative revenue potential with signage, sponsorship, advertising, and other opportunities on campus.

# Results

## Advertising

An innovative agreement has been developed to expand on the use and functionality of two billboards that were already located on campus. The initiative will modernize the units to digital technology, allowing for more extensive communications, including Amber Alerts. The new units streamline the impact in the parking lots where they reside, which will ultimately add parking capacity. Revenue is projected to increase to nearly **\$4.5 million** over the term of the lease.

## Tivoli Park

**\$3.3 million** has been acquired through the Auraria Foundation for the initial development of the Tivoli Park, an endeavor that will support the three institutions through provision of an outdoor venue that can be utilized for concerts, recreation, graduation, and other partnership activities with the surrounding community.

## Grants

- Denver Media Services (a department of the City & County of Denver) awarded AHEC a grant in the amount of **\$453,000** for the first installment (and up to **\$1 million** in subsequent installments). This partnership will provide state-of-the-art video and audio equipment for use by media production students of the three institutions.
- A Boettcher Grant for **\$100,000** will supplement other funds being used to support improvements for the Auraria Library.
- The Temple Hoyne Buell Foundation has again supported the Auraria Early Learning Center with a **\$50,000** grant for general operating costs.
- History Colorado has awarded funds for a historic structural assessment grant to identify priorities and needed repairs of St. Cajetan's Church, positioning the campus for future restoration funds.
- The 5th Street Hub, a tri-institutional facility, has benefitted from an Urban Arts Fund grant to finance a mural on the building as a deterrent to graffiti.
- Denver Water has awarded the Sustainable Campus Program a grant in the amount of **\$60,000** for irrigation controllers and high-efficiency sprinklers, which will subsequently save water on campus.







# FY 2013-14

## Auraria Board of Directors

**Maria Garcia Berry, Chair**

Governor Appointment  
CEO, CRL Associates, Inc.

**Tamara Door, Vice Chair**

Governor Appointment  
President and CEO, Downtown Denver Partnership

**Yolanda Ortega**

Governor Appointment  
Vice President Emeritus of Student Affairs, Metropolitan State University of Denver

**Dawn Bookhardt**

Metropolitan State University of Denver Board of Trustees Appointment  
Founding Partner, Bookhardt & O'Toole

**Richard E. Martinez, Jr.**

State Board for Community Colleges & Occupational Education Appointment  
President and CEO, Young Americans

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**Leo Bruederle**

Faculty Advisory Committee to the Auraria Board Representative

**Rebecca Elmore**

Student Advisory Committee to the Auraria Board Representative

The Auraria Higher Education Center, created by State Statute, is governed by the Auraria Board of Directors. This distinctive board represents interests from the State of Colorado, each institution, and each institution's governing organizations.

# AHEC is...

The Auraria Campus is a dynamic academic environment shared by three separate and distinct institutions of higher learning:

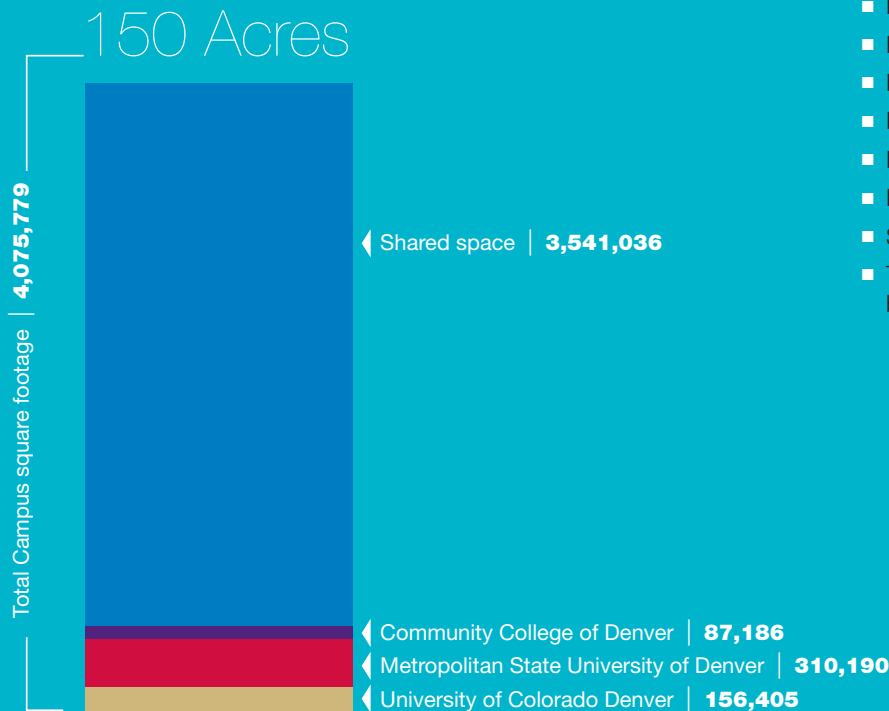
- Community College of Denver
- Metropolitan State University of Denver
- University of Colorado Denver

AHEC 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.

The collective student population is nearly **42,000** with an additional **5,000** faculty and staff.

AHEC employs **340** permanent staff and **420** student staff to provide the following services:

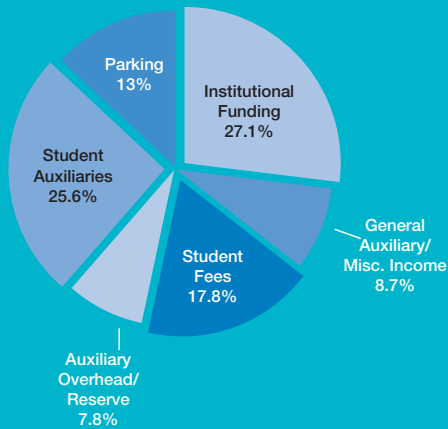
- Acquisition and Property Management
- Classroom Scheduling and Media Support
- Commercial Lease and Contract Negotiation/Management
- Conference and Event Services
- Early Learning Center
- Internal Support Services
  - Business Operations
  - Financial Management
  - Human Resources
  - Information Technology and Telecommunications
- Maintenance and Operations
- Parking and Transportation Services
- Performing Arts Center Management
- Planning and Development
- Police and Security
- Procurement Services
- Sustainable Campus Program
- Tivoli Student Union and related student bond programs



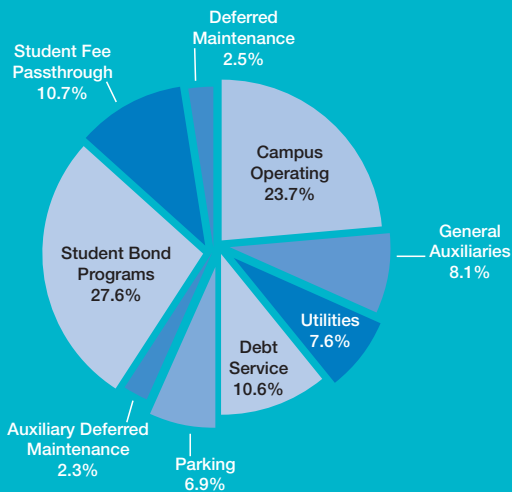
# By the Numbers

## Financials

**Total Revenue**

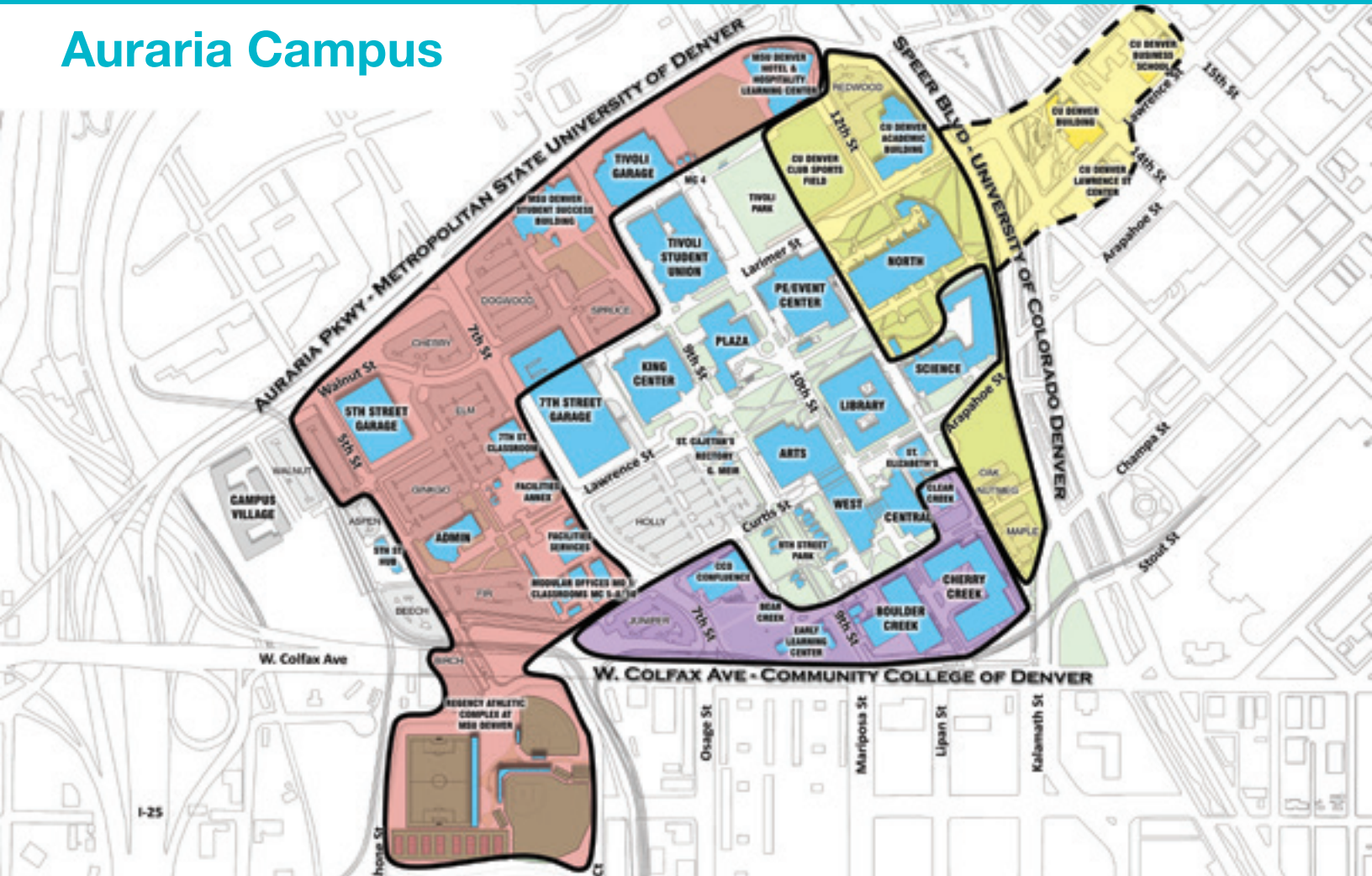


**Total Expense**



- Project Management completed **230** small projects valued at nearly **\$5.6 million**
- Parked **10,425** cars in a single day on the campus
- Facilities Services generated nearly **17,000** work orders in response to campus needs
- Responded to more than **2,500** media support calls to aide professors in their classrooms
- Procurement Services issued more than **2,500** commitment documents, with an estimated dollar value of nearly **\$80 million**
- Installed **1.9** linear miles of fluorescent lamps on campus, recycling all replaced lamps
- Assisted **6,420** fall semester students in a program called "Auraria Welcomes," which operates the first two days of the semester to support students who have classroom navigation and general campus questions
- The Early Learning Center supported **180** students from CCD, MSU Denver, and CU Denver with jobs throughout the year, and provided **202** families with financial assistance to help with their child care tuition
- The 5th Street Hub required **7** gallons of primer, **70** spray cans of paint, and **55** hours of painting to complete its mural
- The budding young artists at the Early Learning Center used **87** gallons of paint in the past year

# Auraria Campus



## Auraria Higher Education Center

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