Agenda

1. South Campus Master Plan (Fred Haberecht / Thomas Hadley / Jordan Berger with Tetrad)

2. Aylesworth Newsom Redevelopment (Fred Haberecht / Jim Dolak)
Informational

South Campus Master Plan
Transforming the South Campus into a World Class Veterinary Medical Center
Master Plan Update - 2017
### THE PREMISE OF THE PLAN

#### Programmatic Update – “Why”
- Re-develop South Campus facilities into a World Class Veterinary Medical Center
- Create functional and attractive physical environment that recruits and retains talented faculty, staff, and students
- Provide long-term commitment to South Campus and provide best-in-class service to clients and community
- The facilities strategic planning effort is in support of an overall organizational review that will lead to a unified veterinary medical center

#### Physical Environment – “How”
- Create master plan that can implement strategic vision of CVMBS
- Provide a 4-sided front door to match physical environment to highly regarded program
- Create a campus environment that inspires future donor investment and research partnerships
- Find Highest & Best Use for land with current growth pushing outward
- Strategically plan for growth and expansion of facilities
- Improve organization and clarify wayfinding for campus visitors/clients
- Upgrade infrastructure in a manner that plans for future development
- Provide Security and Amenities to the South Campus
• South Campus All Stakeholder Kickoff Retreat – June
• South Campus Leadership meetings with Planning Dept. Representation – Bi-weekly
• College Program meetings
  • VTH, Large Animal, Small Animal, Sheep/Goat, Equine, TMI/ORC, Exotics, Primary Care, 2nd Year Education, Centralized Facilities and Operations
• Facilities Management Meetings
  • Planning
  • Storm water
  • Utilities
• CSURF
• CSUPD
• City of Fort Collins – Transportation Dept.
CURRENT STATUS
- EVTH moves north to allow redevelopment and addition of VTH
- Main access to campus is Drake & Research
- Tietz Dr. connection is challenging if not possible
- East edge is cleaned up for paddock & pasture
- Connection of Phemister Rd. to Bay Rd.
- Jensen Rd. has controlled access
- Niswender Rd. moves north
- North Edge incorporates centralized facilities for South Campus
RE-STRUCTURE

- Gillette Dr. is moved East to create “Main Street” frontage of signature buildings
- Larimer County Ditch is piped and moved adjacent to Gillette Dr.
- Relocation of ditch opens up significantly more future developable land
- Tietz connection is more realistic with grading changes
- With the expected median in Drake Rd., provide direct access to VTH for the general public
COMPARISON
LONG TERM VISION

- Conceptual Development of east side of campus
- Structured parking could eventually replace surface parking as campus densifies
- Improvements needed on Research Blvd to accommodate future traffic and large trailers
- Limit access to Bay at Drake so road does not become “shortcut” to Federal Buildings
- Opportunities for student-run hotel that provides needed amities to campus
- Location for “iconic” entrance facility at Drake & Research
- Reflect contemporary Veterinary Medical Center Campus along Gillette and agricultural tradition along the east
LONG TERM VISION – 3D
LONG TERM VISION – 3D
### CVMBS Vision – “Why”

- Vision of CVMBS requires update of South Campus Master Plan
- Need to match facilities reputation to Program reputation
- Campus lacking in security and amenities
- Supports an overall organizational structure that unifies the south campus under the umbrella of a veterinary medical center

### Next Steps & Outcome – “What”

- Address growth to the north and determine highest and best use for the land
- Approve the direction of Master Plan Update
- Understand University’s process to adopt the Plan
- Cost estimate for infrastructure and buildings with escalation
- Cost vs benefit analysis for Gillette Dr. and Larimer Ditch relocation
- Finalize conceptual phasing and time frame to implement
- Develop funding and fund raising strategy with associated marketing materials
South Campus Veterinary Medical Center

Master Plan Update - 2017

Thanks
Informational

Aylesworth Newsom Redevelopment
Existing Residential Districts on Main Campus
Incorporate a Residential “Village” Concept

Create a welcoming sense of arrival and strong indoor-outdoor connections.

Establish internal “mid-block” community spaces.

Locate academic, recreational, student life functions at high traffic areas. Find ways to interconnect exterior spaces with interior functions to build synergies between inside and outside.
New Residential Village needs to yield as many as 1,400 beds* and will include dining.

*Net gain of Resident Hall beds = 600 over 5-6 years after replacing Newsom and removing Allison.
Aylesworth Newsom Redevelopment – “Tower Park” Concept

New Residential Village needs to yield as many as 1,400 beds* and will include dining.

*Net gain of Resident Hall beds – 600 over 5-6 years after replacing Newsom and removing Allison
New Residential Village will necessitate a new alignment for Meridian Avenue, which will likely be between Braiden and redeveloped Aylesworth.
New Residential Village will accommodate a direct pedestrian connection from the Great Green to the new stadium on axis with the field.

The pedestrian access will be wide enough to achieve a view corridor to the new stadium and allow for programmed tailgating in tents.
Consideration of Parking

New Residential Village will result in the loss of both ‘A’ parking and residence hall parking, and it the understanding of HDS that on site or close proximity parking will be required for the redevelopment for it to be viable.

High turn-over parking internal to campus, as could be the case with this redevelopment is a concern, and it is suggested that a traffic study further inform this aspect of the planning.
This will be a phased redevelopment, with the Aylesworth site being the first phase.