CSU
Master Plan & Process
October 31, 2019
How Does the State Use the Master Plan?

- The Master Plan is the guidance that ensures that future growth is well planned and anticipates that future growth development need happen within an established framework
  - This Master Plan works within the framework of the previous Master Plans of the last 45 years, and guides the character of future growth through its companion document the “University Aesthetic Guidelines”

- Confirmation that there has been a comprehensive and collaborative process with University stakeholders in the development of the Master Plan.
  - Over 150 presentations to stakeholders, as well as joint CSU and City of Fort Collins planning collaborations on adjacent neighborhood plans
Main and South Campuses Master Plan
Main Campus Master Plan

EXISTING BUILDINGS
NEW/FUTURE BUILDINGS
UNIVERSITY CONTROLLED PROPERTY
CSURF CONTROLLED PROPERTY
GUIDING PRINCIPLES

- Restrict Development in 100 Year Flood Plain
- Maintain + Reinforce Green Quads + Open Spaces
- Establish Green Setbacks at Campus Edges
- Expand + Reinforce Pedestrian Core/Plaza
- Preserve + Reinforce View Corridors

Pedestrian + Green Space: 35,000 Students

MAIN CAMPUS:
FRAMEWORK DIAGRAM

Colorado State University
Main Campus Master Plan Guiding Principles

GUIDING PRINCIPLES

• 75% of the projected 35,000 student campus development will occur on Main Campus

• Limited land acquisition

• Campus will maintain historic character and setting

IMPLICATIONS

• Alternative transportation will play a greater role

• Parking supply will be challenged

• Utility infrastructure needs investment

• “Town and gown” relationships will be even more important
South Campus Master Plan
GUIDING PRINCIPLES

• “Build out” of South Campus will be realized in 10 years
• Future development will portray a modern teaching and research hospital
• South and Main Campuses should be further integrated into a unified physical campus

IMPLIEDATIONS

• Expansion potential is limited
• Alternative transportation between South and Main Campuses will play a greater role
• Parking supply will be challenged
• Utility infrastructure needs investment
GUIDING PRINCIPLES
- Allocated Land for Animal Research, Preserved Land for State Forest Nursery
- Maintain + Reinforce Green Quads, Open Spaces
- Establish Green Setbacks at Campus Edges, Waterways + Water Bodies
- No Development in Foothills Zone
- Establish Pedestrian + Bike Gateways
- Preserve + Reinforce View Corridors
- Establish Mass Transit

LEGEND
- Vehicular
- Bus Transit
- Multi-Use Trail

FOOTHILLS CAMPUS: FRAMEWORK DIAGRAM

35,000 Students
Colorado State University
GUIDING PRINCIPLES

- Foothills Campus supports Main and South campuses - research-based, limited teaching focus, no student housing
- Retain agricultural/rural character
- Emergency Response, Incident Command Center, and Christman Field have great public value and shall remain
- Federal, state and city inholdings to remain and located out of public eye and access

IMPLICATIONS

- Unresolved future development pattern, especially north of Laporte Avenue
- Will agricultural uses be maintained over the long term?
- Access and security will become greater concerns
The Master Plan Committee (MPC) exists to review and provide input to the overall physical planning effort. The committee sees updates of Master Planning efforts for all facets (parking, transportation, storm water management, new buildings, etc.) of the overall Campus Master Plan, which is submitted to the Colorado Commission of Higher Education (CCHE) on a 10 year cycle.

The committee evaluates and recommends capital construction requests from University Advancement, Council of Deans, and other sources.

The MPC acts as an advisory body to the University through the Vice President for University Operations on the physical development of the total environment of CSU's campuses by development, revision, and application of the University's facilities master plan. The Master Plan Committee will offer input on campus growth through strategic input in support of the University Vision and Campus Experience within the campus framework.
What is the Approach to the CSU Master Plan?

We take a systems approach, evaluating:

- Campus Master Plan & Framework
- Land Acquisition & Resources
- Open Space
- View Corridors
- Stormwater Management
- Floodplain
- New Building Proposals
- Building Siting/Orientation
- Setbacks and Build-to Lines
- Removal of Buildings/Structures
- Transit
- Transportation
- Roads & Access
- Parking
- Program Planning
- Sidewalks/Bikeways
- Service Areas
The CSU Master Plan:

- Location
- Character
- Extent
2009 – 2019: Building Space by Type (ASF)

*Other: Greenhouse, Hazardous Materials, Merchandising, etc.
55% of campus built during traditionally poorer quality eras

% of GSF by Construction & Renovation Year

- **Pre-War (14%)**
  - Built pre-1951
  - Durable construction
  - Older but lasts longer
  - 14% of CSU

- **Post-War (40%)**
  - Built 1951 - 1975
  - Lower quality
  - Needs more repairs & renovation
  - 40% of CSU

- **Modern (15%)**
  - Built 1975 - 1990
  - Quick flash construction
  - Low quality components
  - 15% of CSU

- **Complex (31%)**
  - Built post-1991
  - Technically complex
  - Higher quality
  - More expensive to maintain or repair
  - 31% of CSU

Sightlines Database - Construction Age
CSU Construction
What is Our Current Context?

**Physical context:**
- We are running out of space, we need to remodel and/or tear down and “go up”

**Political context:**
- We have a legislative mandate to “build fewer new facilities, invest in existing”
- P3 environment

**Demographic context:**
- Assume “35 by 35” (35,000 FTE students by 2035)
- Freshmen enrollment anticipated to decrease in 2025

**College/unit context:**
- Colleges say they have the demand, they just need more space
Master Plan and Stakeholder Committee Process

Step A
Master Plan Committee Review of Sub area Master Plan results in motion to form a Stakeholder Advisory Committee

Step B
Stakeholder Advisory Committee is charged to identify other stakeholders and programs for the specific site
- Comprised of:
  - Development
  - Key Stakeholder Dean
  - VPRI
  - Provost
  - Space Committee Representative
  - Additional Deans as determined by Master Plan Committee

Step C
Stakeholder Advisory Committee reports back to Master Plan Committee
- Motion to Proceed to Step 2 of Approval process with Stakeholders and programs as identified
- Motion to address concerns and return

Step D
Capital Construction Approval Process Step 2
Report timeline will be in initial charge
Opportunities for Campus Redevelopment
CSU Master Plan Committee
Glover Building Site

Building & Site Analysis
- Central campus prime location
- +/- 1.7 Acres
- Existing building: 52K GSF, 1.5 stories
- Deferred maintenance- $8.2M
- Current programs to be relocated during construction

Planning Recommendation
- Deconstruct
- Phased redevelopment
- 4-5 stories
- 250K-300K GSF potential (200K - 250K net)
- Walter Scott College of Engineering primary occupant (Phase 1)
Glover Opportunities

- Located at the heart of campus and along the academic spine across from Lory Student Center and Morgan Library
- Adjacent to Water Plaza and green space
- Potential for co-location of synergistic programs

- Built 1950 as original Veterinary Hospital
- Current telecommunication fiber hub
- Poor research facilities

Vision
Clark Building Site

Building & Site Analysis
- Central campus signature location
- +/- 3.6 Acres
- Existing building 255K GSF
- 2 story + basement
- Deferred maintenance-$29M
- Current programs need relocated during construction

Planning Recommendation
- Phased additions and revitalizations
- 3-4 stories
- Deconstruct B Wing
- 100K-150K GSF potential (70K-120K net)
- College of Liberal Arts and general assignment classrooms as primary occupants
Clark Opportunities

- Signature location on Academic Spine
- Spaces can become transformative
- New classroom configurations
- Open up Monfort Quad

- Built 1967 as classroom and office building
- Heavily scheduled; workhorse of a building
- 95% of undergraduates take a course in Clark during their time at CSU
- Transactional spaces that are dismal, industrial and unorganized
Physiology – Environmental Health Site

**Existing**
- Campus gateway location
- +/- 3.4 Acres
- Existing buildings: 65K GSF Phys. + 22K GSF EH
- 2 story + basement Phys. / 1 story EH
- Deferred maintenance-$10M
- Current programs need relocated during construction

**Vision**

**Building & Site Analysis**
- Phase 1: 125K-150K GSF, 4-5 Stories
- Phase 2: 125K-150K GSF, 4-5 Stories
- Green Campus Edge Setback

**Planning Recommendation**
- Deconstruct
- Phased redevelopment
- 4-5 stories
- 250K-300K GSF potential (160K-210K net)
- CVMBS primary occupant
Physiology – Opportunity

- Gateway to Main Campus and along the academic spine
- Engagement and outreach to community
- Potential for co-location of synergistic programs

Physiology - Built 1966
Environmental Health - Built in 1970

- Poor research facilities
- Physiology turns its back to the Center Ave/Lake St intersection
- Hypo-Hyperbaric chamber