UNIVERSITY of DENVER

D. U. PLANS
Greater Service to You

CRAFTING A COHERENT CAMPUS

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1989
selling land
to make payroll

US News: Third Tier
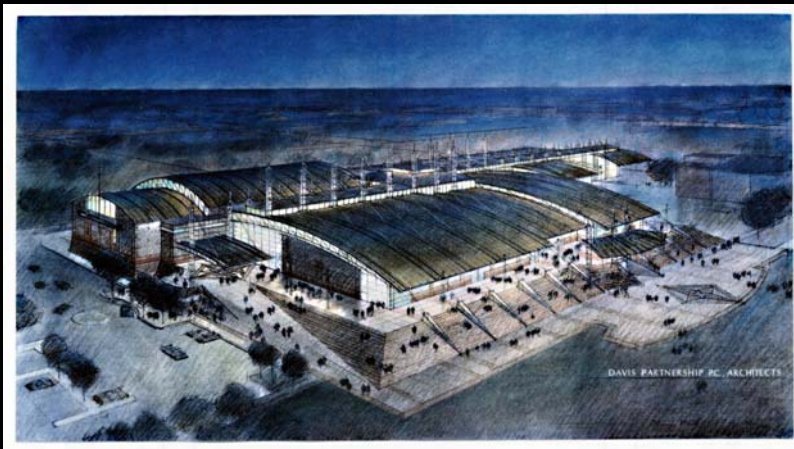
**CRAP,
WE GOT TO FIX THIS!**

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1992
Daniel L. Ritchie,
16th Chancellor for the University of Denver reviews a
proposal for a new Athletic Center as the "first" step to
re-make D.U.'s
IMAGE

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"BEAUTIFUL … but it could be in Winnipeg or Miami"

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The University has ridden the boom & bust cycles of our wild west frontier city.

Each boom brings a new vision of Architectural expression
…
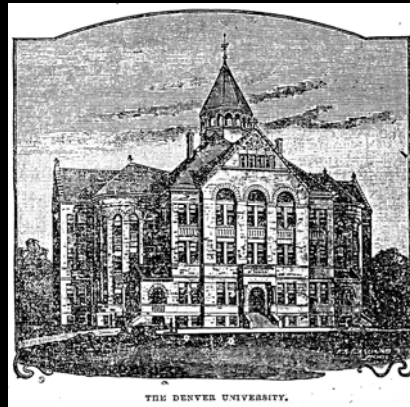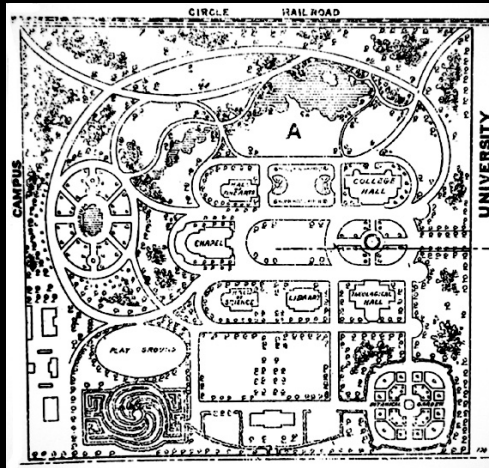*and the hope to overwhelm the prior statement of Architecture.*

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Romanesque … Richardsonian

DENVER UNIVERSITY CAMPUS, DENVER, COLO.

Look west … and to the Roman Republic

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1890

THE DENVER UNIVERSITY.

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Spanish Baroqued … colonial

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Plan Developed for the Future University of Denver

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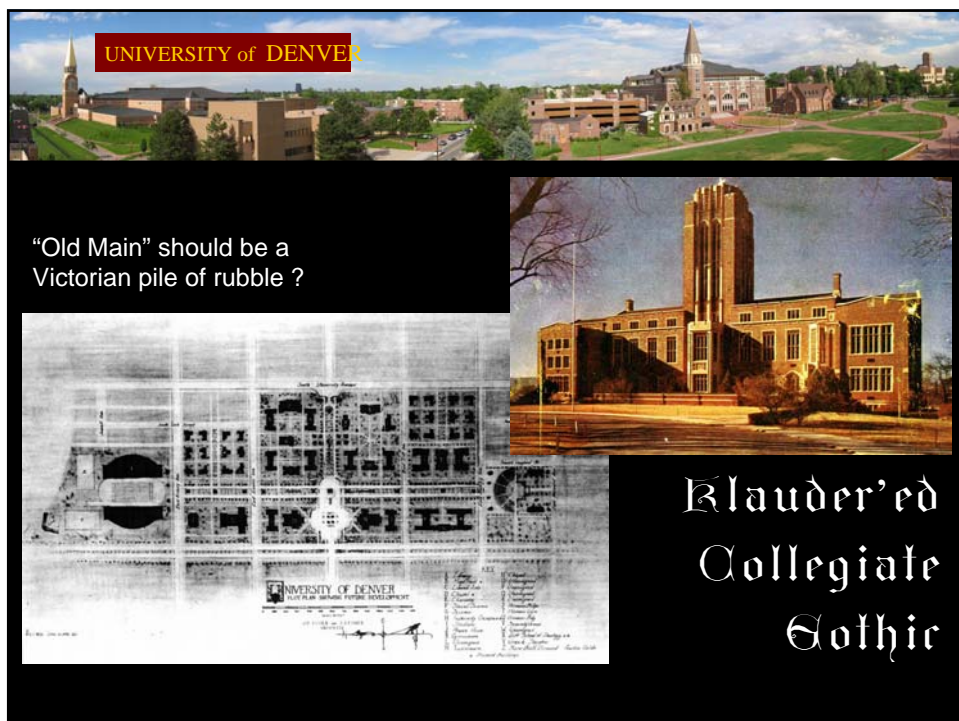"Old Main" should be a
Victorian pile of rubble ?

Klauder'ed
Collegiate
Gothic

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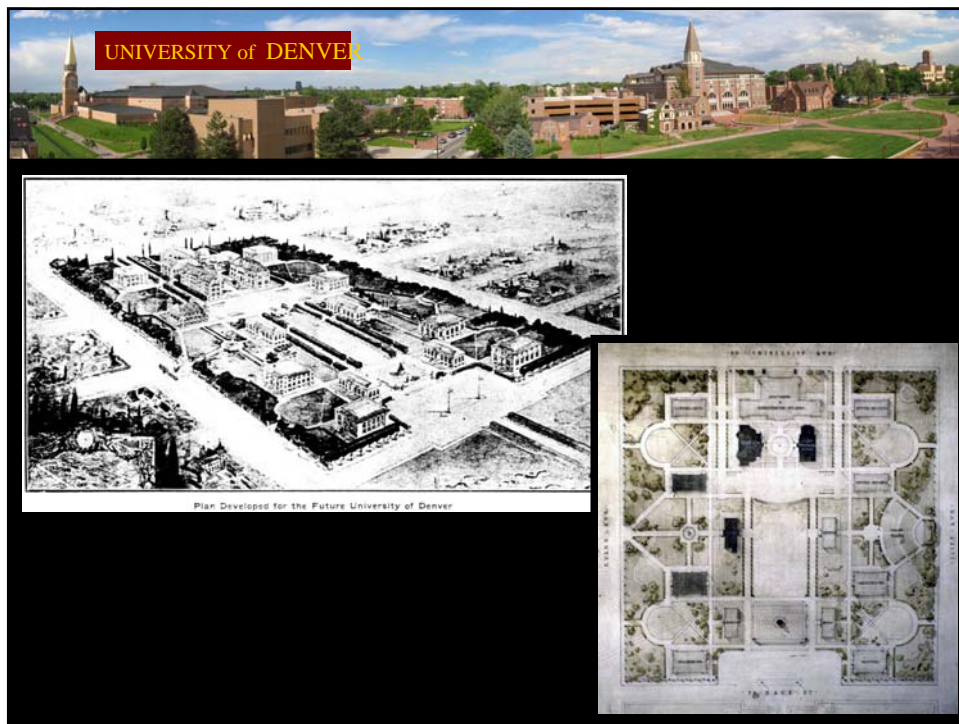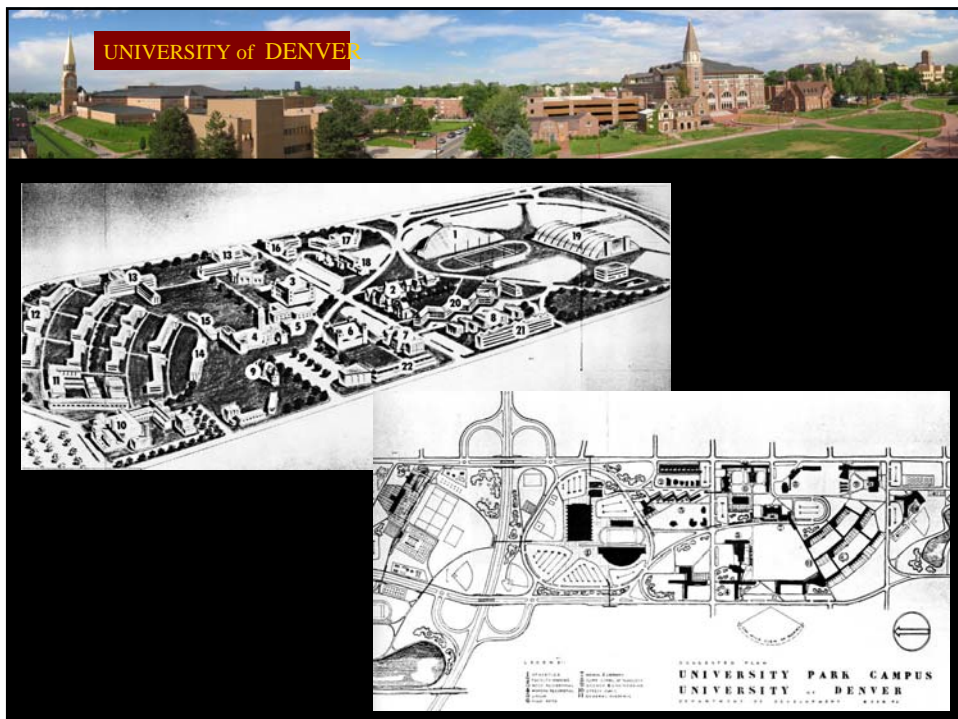
"Denver University and Yale University have the same number of students. The fundamental difference between the two institutions, however, is that Yale University has its buildings – Denver University does not.
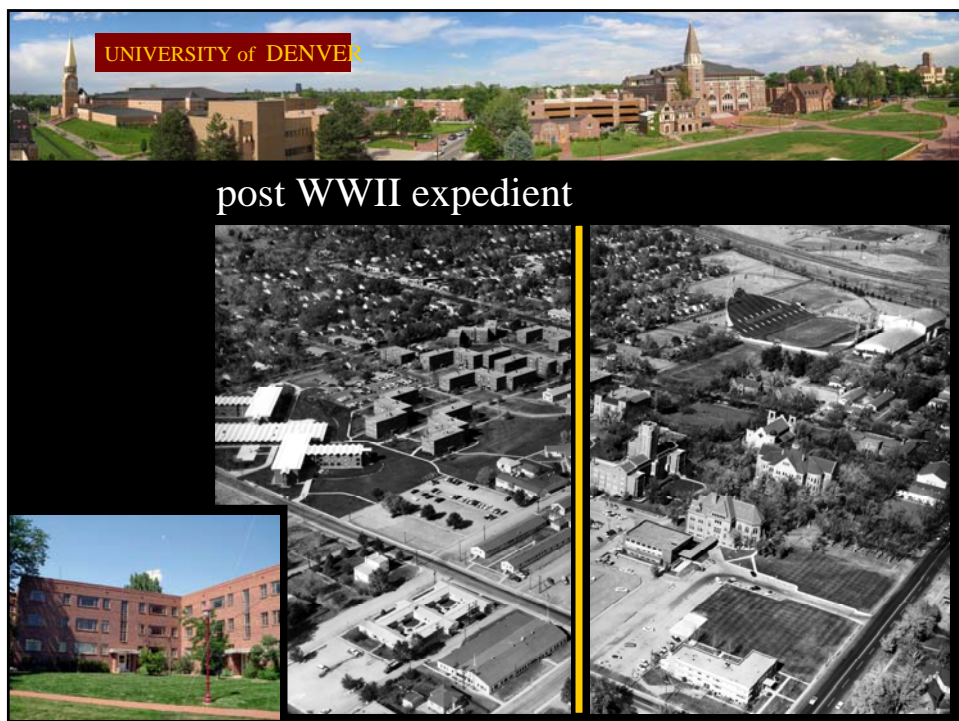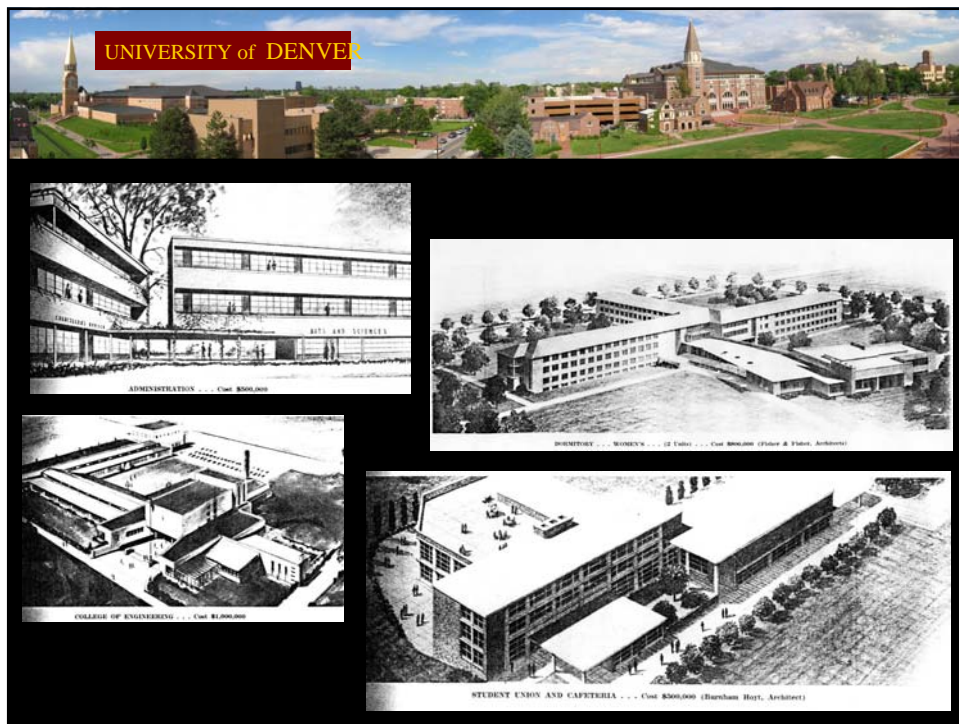
…

Denver University, despite its 83 years of existence, is still living in a prairie schooner on the open plains. The covered wagon days are not yet over for it."

Carl Feiss, Director of Planning, February 1947

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ADMINISTRATION . . . Cost $500,000

DORMITORY . . . WOMEN'S . . . (2 Units) . . . Cost $900,000 (Fisher & Fisher, Architects)

COLLEGE OF ENGINEERING . . . Cost $1,000,000

STUDENT UNION AND CAFETERIA . . . Cost $500,000 (Burnham Hoyt, Architect)

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post WWII expedient

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1950's form follows function

therefore as long as the function is the same, then the form can be used

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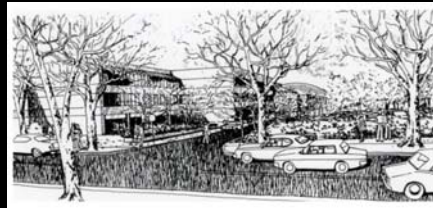# 1960s "International" by Perkins & Will

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1970's HOK'ed minimal

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1976

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so many grand re-visions … and most fizzle

Learning from Las Vegas:
Each new architectural vision was intended to overwhelm its predecessors...

*ps: I haven't found the 1980s vision*

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APRIL FOOL's DAY 1994
Cab becomes University Architect

"Everyone knows that DU starts at the top of the hill,
  but no one knows where it ends…
  and few seem to care."

We are to bring
the campus together

"Mark, we have to love
 every building",   (sometimes this is much like loving your brother)

University of Denver

UNIVERSITY of DENVER
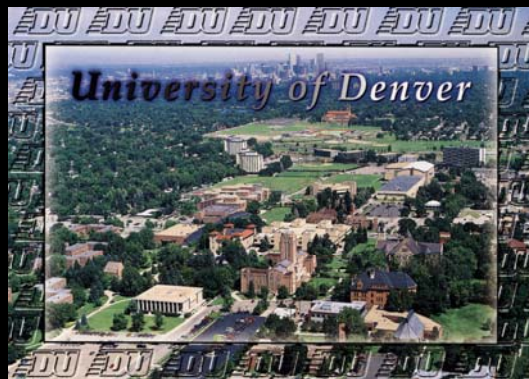
Respect Nature

Honor The Past

Endow The Future

We expect to build 5 projects
Totaling $120 million and
Represent about 630,000 gsf.

The campus had 39 prime buildings.

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DU STARTED WITH 36 ACRES … MINUS 9

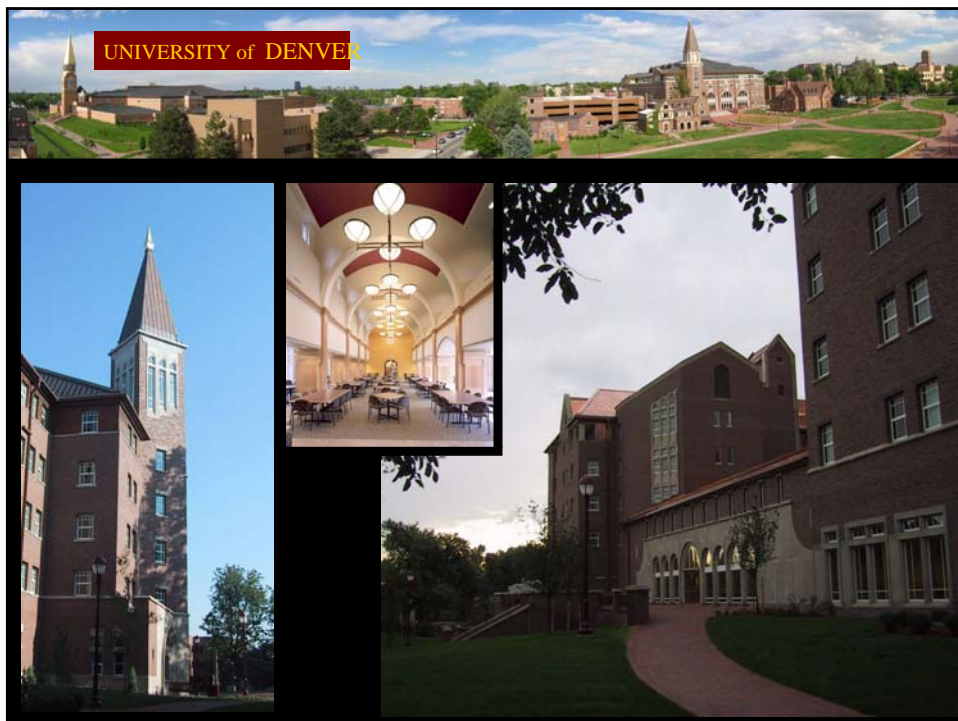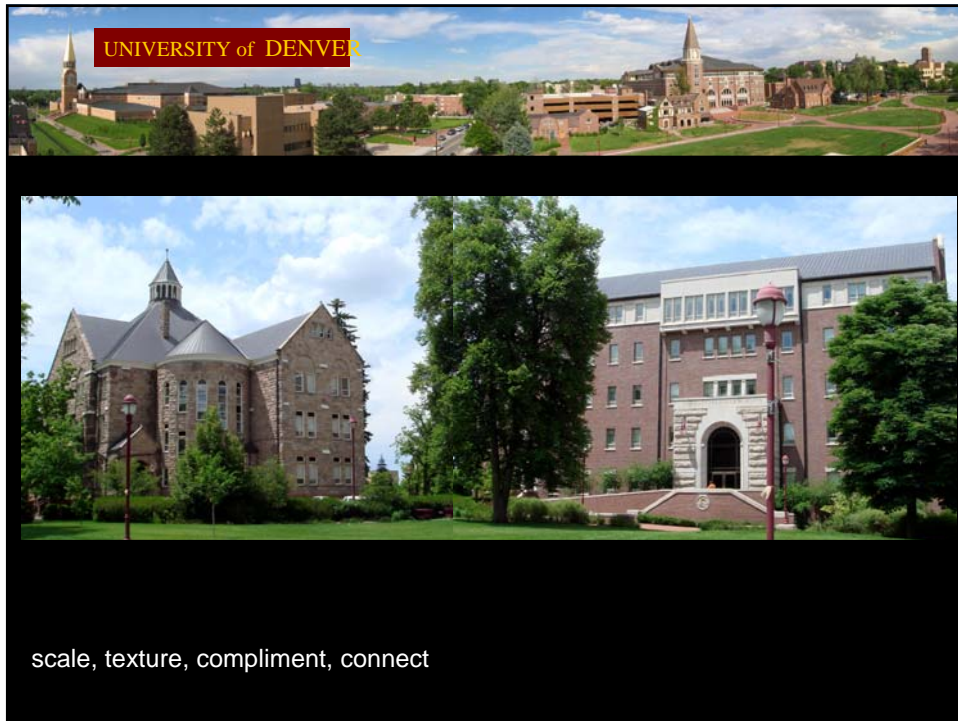rice started with over 250

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To much already built
to expect success in overwhelming it with a new style.

Red brick with white trim was present on most of the best buildings,
so our work focused on making what was already there better…

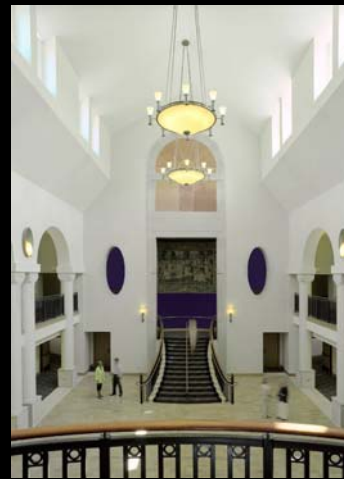

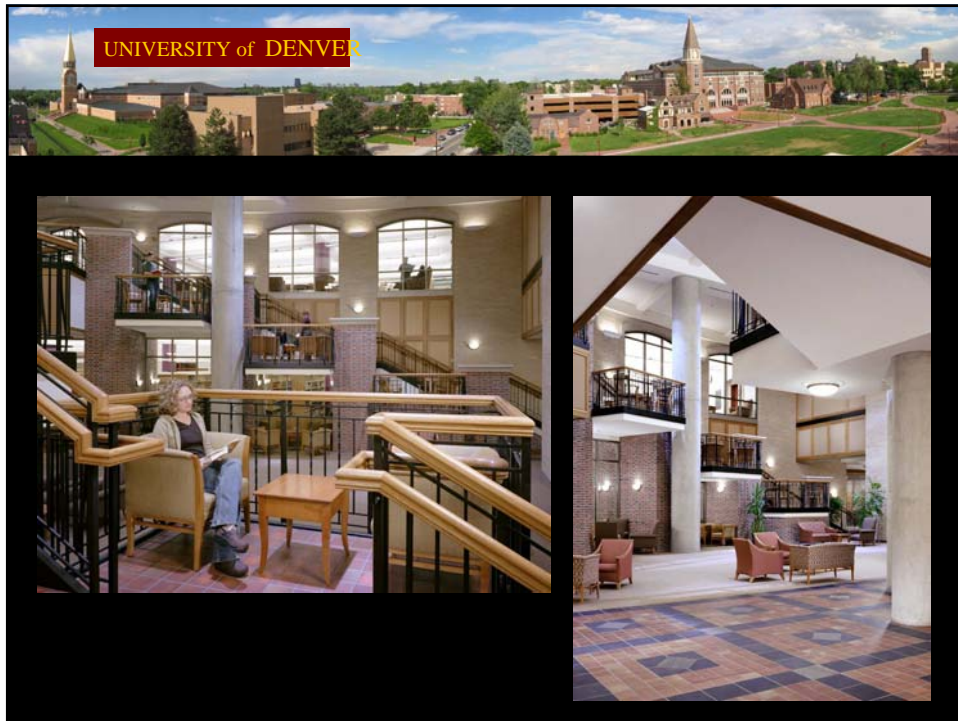UNIVERSITY of DENVER

Romance,
It will add longevity to the buildings

scale, texture, compliment, connect

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A few stone buildings…

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"500 Year" Construction

"Put a Good Roof on the buildings"

"Expect the walls to Leak"

"Benign Neglect"

Load Bearing Brick & Stone

Know which way is west

Cohesive interior elements
Over 600 "DU" chairs
Rift sawn oak
Warm colors

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By 2007, we have added 22 buildings,
Demolished 11, and renovated and
Crafted additions to another 6.

We have invested $500 million and
brought forth a net 2,630,000 gsf.
Over half of the campus is now
less than ten years old.

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Reunited Campus: 1st time in 140 years

Light rail station & rebuilding of I-25

Land-use Plan

 10% growth: 20 years

 Undergraduate Core

 Greensward/Promenade

 Campus Edges

 Campus Gateways

"Green" LEED & Law

 Wells & "Purple Pipe"

 "Geo-thermal"

 Alter Arboretum

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Since 1994 on the University Park Campus:
# of students has gone from: 6819 to 9539   46% increase
Square footage of buildings: 2,276,291 to 3,414,803   50% increase
Number of off-street parking spaces: 2154 to 5257*   144% …

1 to 600 … & hitching posts …   1994 :1 to 1057
                                                                                2006 :1 to   650

More lawn … "Where are the parking spaces?"

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Lesson #1

- pick a **color**

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Lesson #2

- Use the **color**

  … a lot

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Lesson #3

- Tend the GREENS

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Over 350 light poles & acres of brick walks

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Lesson #4

• Make sure it is

clear when you

are on the campus

Brick walks … & fire-lanes

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Some of the smallest projects have the most profound impact

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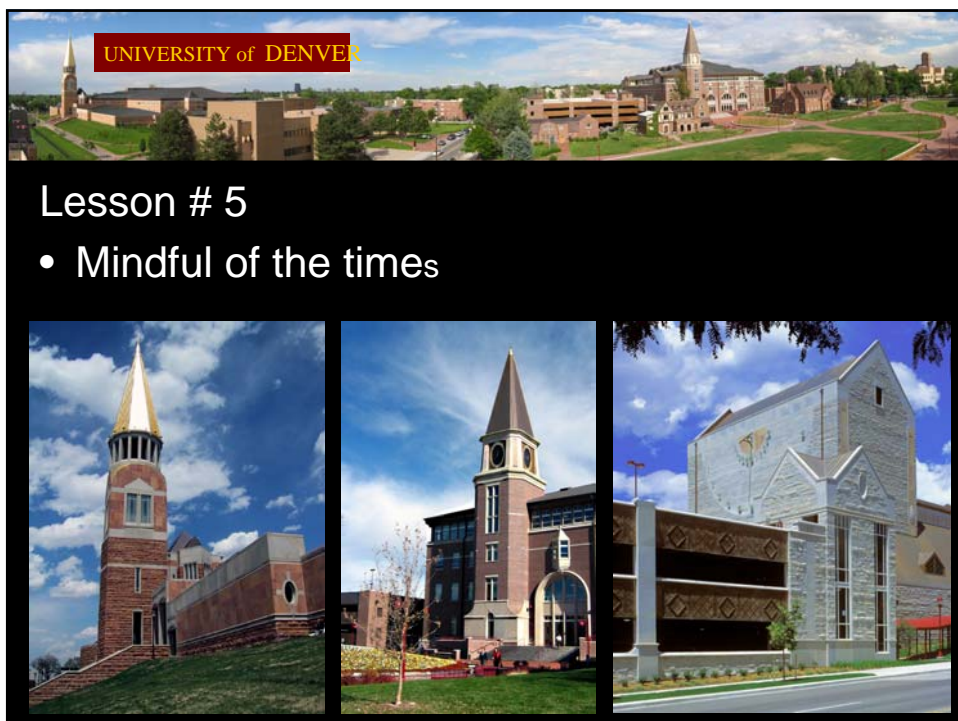
Lesson # 5
- Mindful of the times
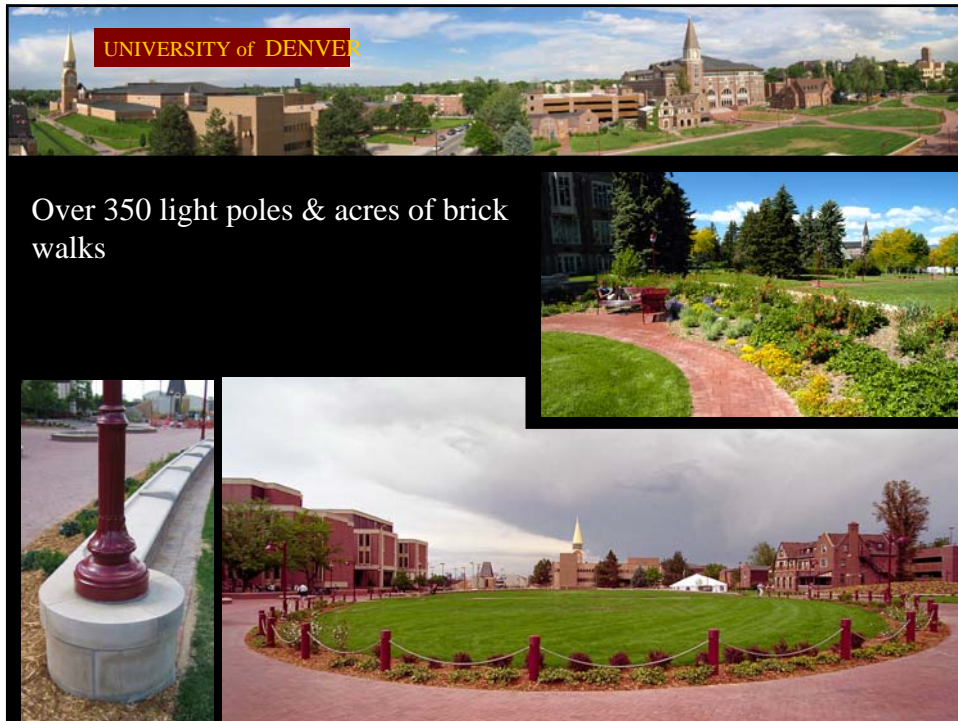
Lesson # 6

- Have fun

40,000 pansies

Obstacles

- Chancellor Ritchie did not see the need for a master plan
  at first, or upon second thought … not until after the sale

- We rely upon dozens of local and national firms,
  each focused on asserting their version of the vision.
  (some even like to use the green in carpet and paint)

- Designing each building to have signature elements in the midst of so much "cohesion".

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Pitfalls

Cab suffered from Parkinson's
Dan liked to pick sites
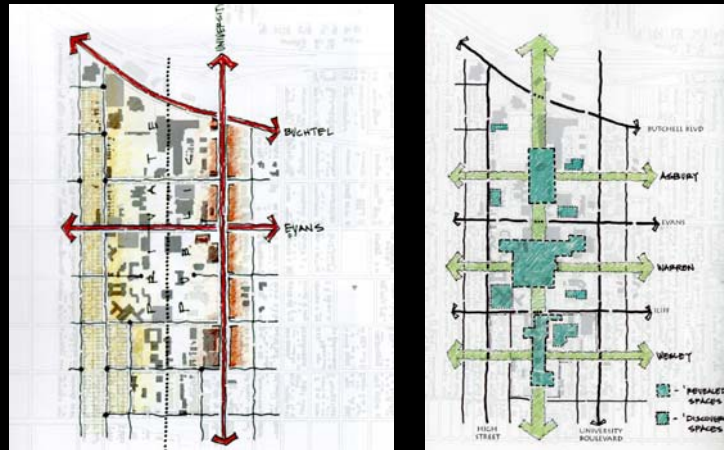
Some want us to
"do something that hasn't been seen before"

And believe
"only architecture of its time can be successful … nostalgic
architecture is just a pale copy"

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Saving the next day

2002 Land Use Plan
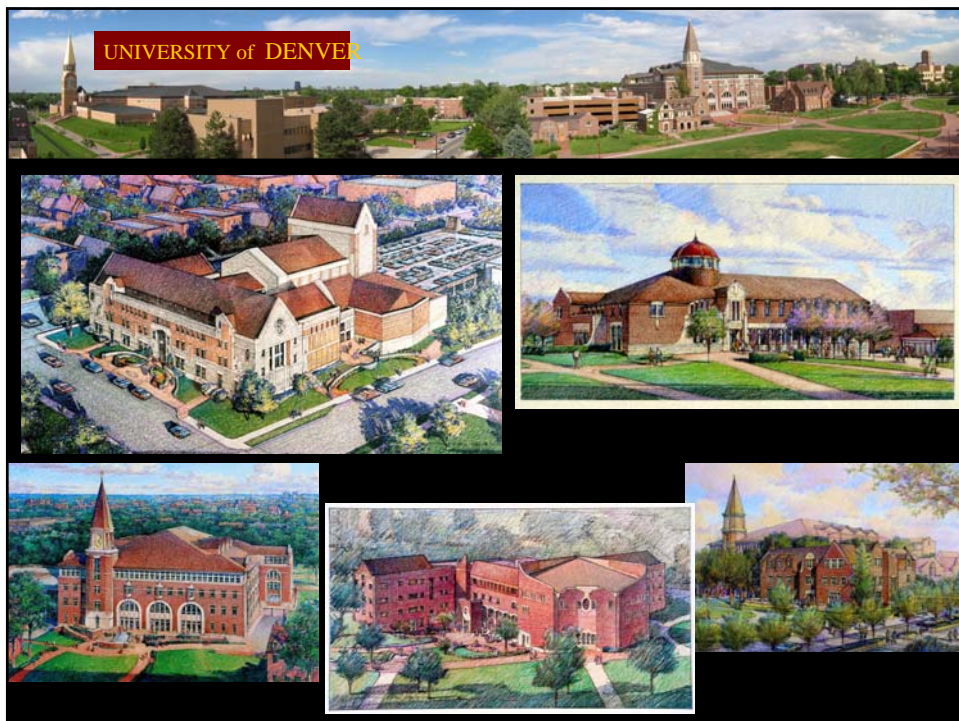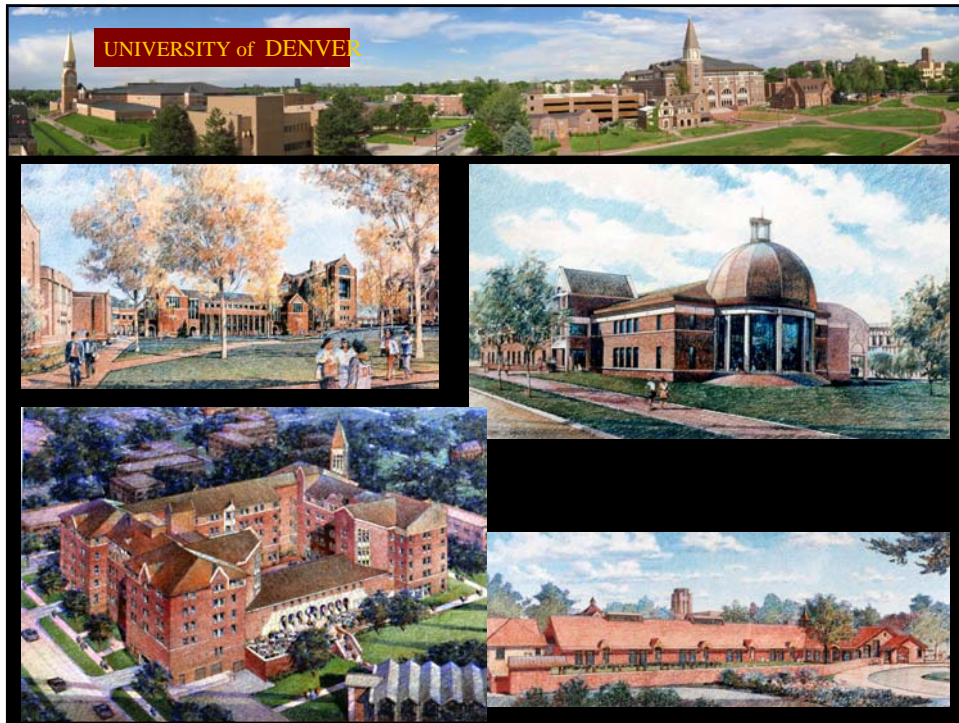

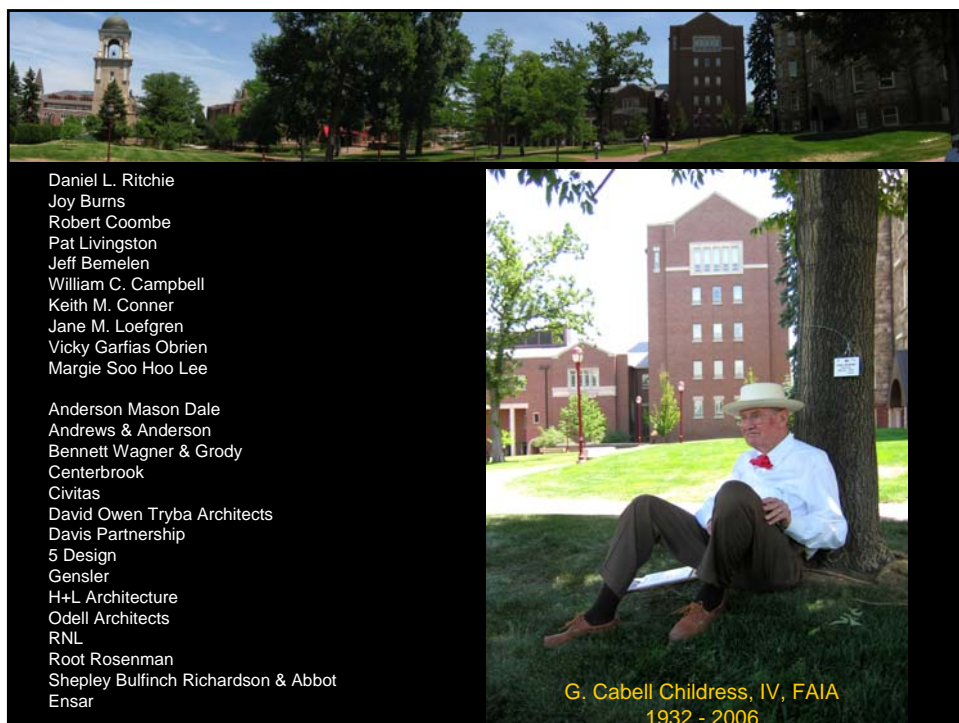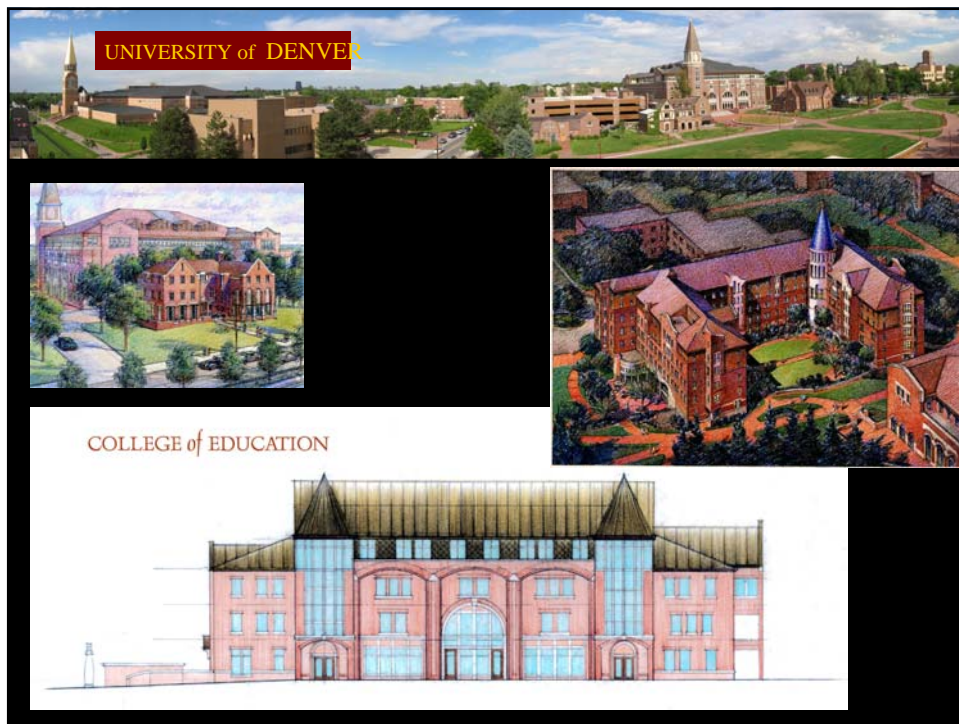95% "sam" simple + 5% "WOW" does not equal mud

"nothing ages faster than trendy"

Appreciate everything that has come before

Beware the deception of the wood model.

Craft spaces that do not intimidate.

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COLLEGE of EDUCATION

Daniel L. Ritchie
Joy Burns
Robert Coombe
Pat Livingston
Jeff Bemelen
William C. Campbell
Keith M. Conner
Jane M. Loefgren
Vicky Garfias Obrien
Margie Soo Hoo Lee

Anderson Mason Dale
Andrews & Anderson
Bennett Wagner & Grody
Centerbrook
Civitas
David Owen Tryba Architects
Davis Partnership
5 Design
Gensler
H+L Architecture
Odell Architects
RNL
Root Rosenman
Shepley Bulfinch Richardson & Abbot
Ensar

G. Cabell Childress, IV, FAIA
1932 - 2006

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We have tried to resist the urge to make a big splash…

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Miami University
"Kept it together"
for almost 200 years

The University of Cincinnati
&
The University of Denver did not

One institution decided to embrace
the next generation of architectural
vision
and create a new sense of place

We choose to try to
pull it together by
reinforcing the most
prevalent strengths of the
history and structure
of the campus

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FOUNDED 1864

Oldest Private University in the Rocky Mountain west

128 Acres

3,400,000 sq.ft. of Structures

4500 Undergraduates

5500 Graduate Students