

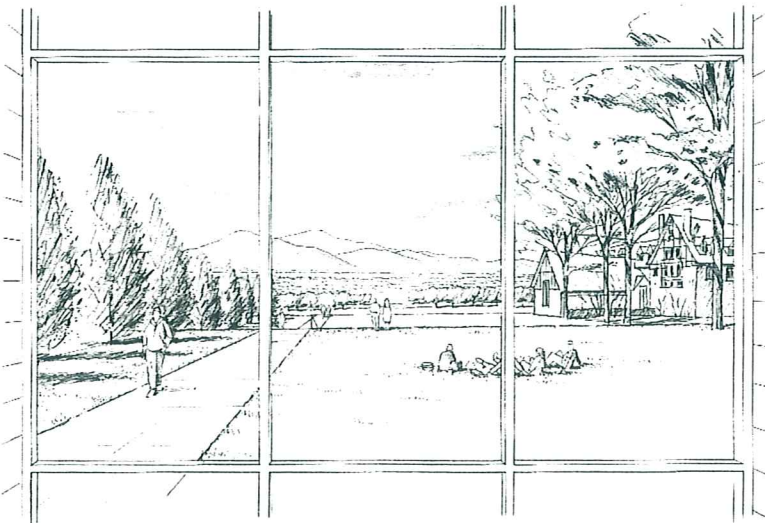
VI The Plan: Architecture and the Landscape

Design Principles and Guidelines for Future Campus Landscape Architecture

We propose that three principles guide the future design and development of the Colorado College landscape. These principles are rooted in the origins and early history of the campus and have shaped the unique identity and image of the College. They are:

- The preservation of the central open space of the Main Quadrangle, formed by freestanding buildings and framed by allées of trees, symbolic of academia.
- The preservation of the great vista westward from the Main Quadrangle to Pikes Peak, establishing the relationship between the campus and the larger natural landscape and enhancing the unique sense of place.
- The integration of formal outdoor spaces adjacent to new academic buildings and informal outdoor spaces adjacent to new residential and recreational facilities.

Landscape is an important element of the Plan, especially since the majority of the College's trees, planted a hundred years ago, will die within the next thirty years. Many of these trees are already in decline and are even hazardous. Others have been limbed up to the point where they are no longer attractive. The existing landscape, although originally designed with a great sense of organization, has lost any sense of overall unity. Many areas of the campus have become overgrown. As with any successful garden, the Colorado College campus needs to be edited and organized. In particular, as its landscape has grown to maturity, the College has lost its connection to the mountains and its unique sense of place in the West. It should also be remembered that the current Colorado College landscape was artificially created and is essentially quite different from the indigenous short grass prairie that covered the region when the College was founded.



Perspective sketch of the Plan's proposed Cutler Lawn.

The Plan seeks to: 1) add more indigenous landscape while satisfying a desire to maintain the Campus as an irrigated “oasis” of green; 2) recover views of Pikes Peak from the Main Quadrangle to reinscribe the unique Western location; 3) juxtapose formal and informal outdoor spaces; 4) recapture the Main Quadrangle as the principal ceremonial space of the Campus with the College’s major historic buildings, particularly Palmer and Cutler Halls, visible and clearly related to each other.

The Plan makes use of native vegetation as much as possible. Cottonwoods and Willows will be planted along Monument Valley Creek on the western margin of the playing fields. Although the creek is channeled out of view of the campus, this line of riparian vegetation will recover a sense of the stream’s presence. In addition, the tall Cottonwoods will block the Interstate 25 corridor from campus. Low native shrublands will occupy the slope leading east from the playing fields to the main campus. This will reflect the foothill slopes to the west, and being low, will preserve the view of Pikes Peak from the student residences along Wood Avenue.

The landscape plan will be implemented gradually. Phase 1 includes the planting of the peripheral allées of trees for the Main Quadrangle in order to start their growth evolution. The existing trees in the central area of the Main Quadrangle will be removed slowly by attrition. The Plan calls for planting more trees than will be removed; that is, there will never be fewer trees on campus, but rather they will be reorganized.



Perspective sketch of the proposed landscape for the Main Quadrangle with Palmer Hall in the distance.

The Main Quadrangle, Tejon Street Entry Bosque, and Cutler Lawn

The original quadrangle at Colorado College had broad proportions and a monumental scale responding to the spectacular views of the Rocky Mountains and Pikes Peak. At present, the existing trees that are scattered in random groups across the lawn detract from the proper use and appearance of the Main Quadrangle. Functionally, these trees occupy usable spaces, precluding a variety of uses and preventing freedom of circulation.

The Plan: Architecture and the Landscape

Aesthetically, these trees block views and divide the central open space. Horticulturally, many of these trees, such as those in front of Cutler Hall, have reached the end of their life span and are liabilities in terms of disease, danger, and visual blight. The Master Plan proposes to replace, in phases, these random plantings past their prime and plant peripheral allées of trees, providing, in effect, two sixty-foot-wide bosques of shade trees offering cool shelter from the harsh summer sunlight while delineating and unifying the Main Quadrangle.

A large bosque of English Oak trees at the north end of Tejon Street creates a formal, green "gateway" to the campus and screens the undistinguished facade of Armstrong Hall, while creating a green pedestrian threshold to the academic precinct. The triple allée to the north of Armstrong would include at its southern edge a line of evergreen plantings screening the facade from the quadrangle and defining a small lawn just to the north of the building. The Plan establishes a single discrete grove of native Cottonwoods in the northwest corner of the Main Quadrangle, and a small grove of American Elm to the southeast at Shove Chapel Terrace.

The architecture of the Quadrangle is critical to the visual and spatial identity of the College. Architecturally significant buildings such as Cutler Hall, Palmer Hall, and Shove Chapel are given more prominence on the Quadrangle, while the poorly placed and aesthetically disappointing addition to the library will be eventually removed.

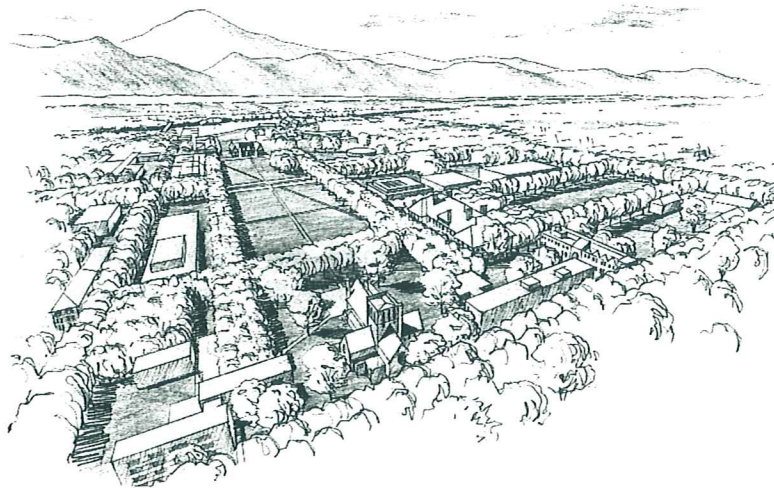
Palmer North Quadrangle and Arthur House Lawn

The Palmer North Quadrangle will be primarily an academic quadrangle used for casual recreation and relaxation. Occasionally, it could accommodate overflow from intramural programs. Palmer North can be considered a less symbolic, less formal open space than the Main Quadrangle. A series of increasingly intimate spaces are revealed in the passage from the Main Quadrangle, through Palmer North, to the Arthur House Lawn. Palmer North Quadrangle and Arthur House Lawn serve to heighten one's sense of discovery upon approach from the North to the Main Quadrangle. They also provide a reserved park-like setting for the College's residential North End neighbors.

When realized, the north academic building and the library addition will create a strong academic presence on this site. The atmosphere of Palmer North will be much more enclosed and intimate as a result of the ratio between the large architectural mass surrounding the smaller area of open space. When complete, the new north academic building will help balance the volume of Mathias Hall on this site. A grand terrace running the length of the east side of the north academic building will front onto the Palmer North Quadrangle, shaded by the double allée of deciduous trees running north-south. A path will connect the space to the Main Quadrangle running alongside Tutt Library and Palmer Hall.

The new green of Palmer North will be defined with allées of deciduous trees on its east and west sides. An allée of Green Ash along Uintah Street will provide both an hospitable edge and a connection to the North End, and a campus entry for neighbors and students on the north side of campus. To the south, a bosque of evergreen trees, Rocky Mountain Juniper or perhaps White Fir, will be introduced along the north facade of Palmer Hall to buffer indoor academic functions from the noise of athletic events and student activities in the Palmer North Quadrangle.

To the east of Palmer North Quadrangle, and immediately adjacent to it, the three former spaces between Mathias House, Arthur House and the Barnes Science Center will be unified into a single smaller quadrangle, called Arthur House Lawn. The creation of the lawn and its selective planting will restore the intimate scale of a residential courtyard in front of this magnificent building. The courtyard of Mathias Hall will be renovated. The uninterrupted surface of the lawn will also focus attention on the architectural details of Arthur House. The scale will be intimate and residential, and the space will be composed of a central panel of lawn, a few random canopy trees and a quadrangular path system. A discrete service area for trucks behind Barnes will be shielded from sight by an evergreen tree buffer of White Fir. The College bus loading area will be relocated to a more appropriate site on Cache La Poudre Street, south of the Worner Campus Center and El Pomar.



Perspective sketch of the campus in 2025 as proposed, looking west.

East Campus and Weber Street

The three blocks to the east of Nevada Avenue acquired by the College in the 1980's are integral to the proposed Plan. With the closure of two through streets, Yampa and San Rafael, these blocks become an extension of the campus and the site for the two large athletic fields, serving intramural and recreational programs. The streetscape of Weber Street is preserved and enhanced and becomes the repository for several historic structures. This streetscape serves as an excellent buffer and transition element between the college and the Weber/Wahsatch neighborhood. The residential buildings will serve

The Plan: Architecture and the Landscape

primarily as faculty apartments. At the south edge of the East Campus area along Cache La Poudre Street, the Plan designates a building site that is reserved for the recreation center, a future facility proposed by the Athletic Subcommittee. Two pedestrian at-grade crossings at Shove Chapel and at the Barnes Science Center link the East Campus with the Main Campus. With this pedestrian connection and the continuity of the collegiate landscape, the Plan seeks to integrate the East Campus into the fabric of the College.

The programming and design of the East Campus reflect the planning team's effort to create a cohesive living and recreational environment. Selective removal and restoration of both building fabric and landscape palette aim to raise quality of life while averting the disruption of the urban block configuration of the neighborhood. The East Campus essentially can be seen as having two "faces;" one park-like, facing the main campus, and the other residential, facing the Weber/Wahsatch neighborhood. The East Campus is programmed primarily with small residences, lodge-type student organization meeting spaces for small groups such as fraternities and sororities, a student organization quadrangle, and two intramural soccer fields. The closing of Yampa and San Rafael Streets and the triple allée of trees along Nevada Avenue will add to the zone's sense of completeness.



Perspective sketch of historic Bemis and Montgomery Halls around the proposed Bemis Quadrangle.

Academic Village and the Western Ridge Residence Halls

The precinct known as the Academic Village is envisioned as a small residential community, programmed for a variety of public and private uses. Its architecture includes several housing typologies, classrooms, seminar and meeting rooms, large gathering spaces both inside and outside, dining facilities, and a place for community assembly. It will be organized around a series of linked green spaces that will serve as a respite from the central campus.

The new residential quadrangle to the east of Wood Avenue has a generous interior common space of lawn. Although this quadrangle remains intimate, distant views of the mountain landscape to the west are selectively revealed. An arboretum is proposed for

this new residential quadrangle, consisting of an informal planting of tree species that have adapted well to the Colorado landscape, such as a wide variety of Oaks, Walnut Ash, flower ornamentals, Catalpa and the Kentucky Coffee Tree. The new Bemis Quadrangle unifies the open space between Bemis, Loomis, Ticknor, McGregor, and Montgomery Halls. Both residential quadrangles in the Academic Village will be characterized by an informal planting of canopy trees, in contrast to the formal planting of the Main Quadrangle.

Historic Hamlin House and Garden on Wood Avenue will be restored to provide a new guest faculty residence and a garden setting for informal academic and social activities. Plantings of canopy trees and understory vegetation will extend throughout the Academic Village including Wood Avenue, Bemis Quadrangle, and the Western Ridge.

The Western Ridge residence hall landscape will have a distinctly new character in response to its unique setting. Facing outward to views of the landscape across Monument Valley Creek and the mountains, this residential landscape will emulate the shrublands of the mesa with plantings of Gamble Oak, Mountain Mahogany, Pinon Pine, and native grasses on ridge and steep slopes, while simultaneously providing a lawn terrace as a shared social space.

Cache La Poudre and South Campus

The Downtown Action Plan for the City of Colorado Springs calls for the development of a greenway running east-west along Cache La Poudre Street connecting to a larger recreational and park land loop which includes Monument Valley Creek. This greenway will include ample plantings as well as bicycle and pedestrian circulation paths. It will also link the Weber/Wahsatch area to Monument Valley Creek Park. Cache La Poudre Street will be narrowed, with diagonal head-in parking. The addition of allées of trees and the creation of generous pedestrian and bicycle circulation paths will reinforce an atmosphere of "greenway" and connectivity to a larger parkland system. The Plan anticipates College control of Cache La Poudre Street from Monument Valley Creek to Weber Street.

The new south campus blocks create a zone of civic architecture in keeping with the programs of the Numismatic Museum and the Fine Arts Center on Cascade Avenue. A performing arts center is sited at the intersection of Cascade Avenue and Cache La Poudre Street. This facility serves as a gateway to the campus from downtown along Cascade Avenue. The masked interior block area will house loading docks and an outdoor set-building area. Underground parking for 150 cars will serve the south campus and sporting functions at the El Pomar Center.

The Plan envisions the development of a pedestrian commercial zone on Tejon Street, between Dale Street and Cache La Poudre Street. Tejon Street would be developed with

The Plan: Architecture and the Landscape

small-scaled commercial buildings, reminiscent of "main street" architecture. The intersection of Dale Street and Tejon Street is a possible terminus for the proposed restoration of the downtown trolley. The new ice rink at the corner of Dale Street and Nevada Avenue will be another civic gesture of the south campus. Underground parking for 200 cars is proposed for this Phase 3 project.

The restoration of the Cossitt Hall Amphitheater will provide a new pedestrian entry west of Cascade Avenue, defined by a terrace, just inside the allée of street trees, and a spacious lawn planted with orchard trees will become the threshold for the new outdoor amphitheater. Cache La Poudre Street, a major east-west corridor from Monument Valley Creek to Weber Street, will be defined by allées of trees, with a double allée on the campus side and a single allée on the city side. The north-south intersecting streets, Nevada, Tejon, and Cascade, will also be tree-lined. Cache La Poudre Street will host a number of key entry points into the campus, with vehicular access at Nevada and Cascade Avenues only. The major pedestrian entrance will be at Tejon Street and Cache La Poudre. It will be marked by the intersection of their respective allées of trees and a bosque of trees on the campus side that will form a green "gateway" between Armstrong and Slocum Halls at the edge of the Main Quadrangle. The green fabric of crossing tree allées will give identity and a sense of immediate recognition to the College zone, the Main Campus to the north of Cache La Poudre Street and the developing south campus on the city-side.

The plantings, the narrowing of Cache La Poudre Street, the removal of overhead power lines, and reconfiguration of parking on both sides of the street with a bus drop-off at Worner Center will all provide a more felicitous pedestrian entry to the College, a visually pleasing connection to the south campus, and a green corridor to Monument Valley Creek.

West Playing Fields and the Western Ridge

The continuous swath of the river landscape will continue to be densely programmed with indoor and outdoor intercollegiate athletics and other spectator sports. The proposed riparian and Western Ridge landscapes will add vegetation, shade, and a general sense of cohesion to this vast and rather severe area.

An arid mesa landscape of shrublands will be established along the Western Ridge, encompassing the new residences on the ridge and the steep slope from Uintah Street to the El Pomar Center. Gamble Oak, Pine, Mountain Mahogany, Blue Grama, and other grasses will be introduced. This swath of a Colorado shrublands ecosystem will create a beautiful and fragile landscape that should be respected and protected from disturbance and pedestrian circulation. A single well-defined path, the Western Ridge trail, will run



Aerial view of Cossitt Hall amphitheater (photo c. 1940).

along the top of the slope with a maximum of two paths traversing the slope to the lower fields. Boardwalks and wood steps should be used wherever the slope for a pathway is too steep or threatened by erosion.

Points of Entry to the Campus

The Plan proposes to strengthen visually and experientially all points of entry to the Campus. Lighting and signage will be installed along its perimeter and at the principal points of entry sufficient to facilitate vehicular and pedestrian orientation and to assist security. Traffic speeds will be modulated by a number of traffic-calming devices on all campus perimeter streets and particularly on Cascade Avenue, which bisects the Main Quadrangle of the campus.



Perspective sketch of a view through the proposed Tejon Street Entry Bosque into the Main Quadrangle.

Cache La Poudre Street Entry

Cache La Poudre Street provides the principal historic entry to the Main Quadrangle at its intersection with Tejon Street on the south side of campus. This entry will be designated by intersecting tree allées of Green Ash on Cache La Poudre and Tejon Street, and by a bosque of English Oak east of Armstrong Hall. From this point, a strong central axis marked by an allée of deciduous trees will extend across the Main Quadrangle, framing the main entry of Palmer Hall.

Cascade Avenue

In order to unify the Main Quadrangle functionally, pedestrian movement is facilitated by narrowing Cascade Avenue's vehicular traffic lanes and by removing its parking lanes. To unify the Main Quadrangle aesthetically and open its vista west to Cutler Hall and Pikes Peak, all trees and plantings, with the exception of lawns, should be removed from the Cascade Avenue median strip as it intersects the Main Quadrangle. A row of deciduous trees is introduced on the Cascade Avenue median, south and north of the Main Quadrangle zone, to reinforce the unity of this central open space.

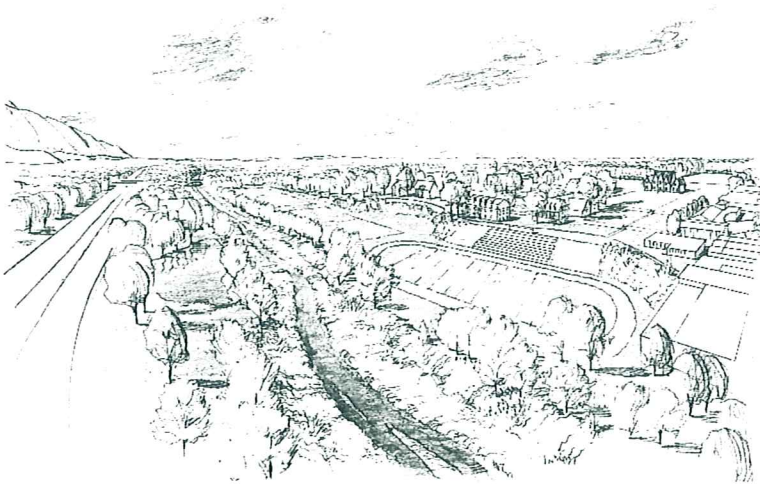
The Plan: Architecture and the Landscape

Nevada Avenue

Nevada Avenue, a major city and state traffic corridor on the east side of campus, will be defined by a triple allée of trees between Cache La Poudre and Uintah Streets, to signify the campus zone and reduce traffic speeds within it. The principal traffic mitigation strategy, however, will be to narrow Nevada Avenue and eliminate parallel parking on both sides. Connections to the Main Campus from the East Campus will be provided by two at-grade crossings. Fencing along the new athletic fields on the east side of Nevada Avenue will discourage random pedestrian crossings to and from the main campus, and keep stray balls off of Nevada Avenue.

Uintah Street Approach

Uintah Street to the north of the campus will be planted on both sides with allées of trees to signify entry into the campus zone from Interstate 25. The Uintah Street Bridge crossing Monument Valley Creek will include pedestrian and bike paths in order to facilitate student and neighborhood crossings and aid connections between athletic facilities near the Creek and campus residential areas on the Western Ridge.



Perspective sketch of the Plan's Western Ridge landscape and playing fields.

Monument Valley Creek and the Riparian Landscape

The vegetative evidence and view of Monument Valley Creek from the campus will be retrieved under the Plan. This riparian ecosystem is one of the great natural elements that constitute the dramatic diversity of the Colorado landscape. It is also the only indigenous landscape element that is immediately adjacent to, or passes through, the campus and physically links it to the larger natural landscape.

Along the Creek, native Cottonwoods, Peach-leafed Willow, Salt Grass and Sand Dropseed Grass will be planted, signifying, as they do in nature, the existence of water in Colorado's arid landscape. These plantings will conceal new fencing to replace the chain

link at the upper east edge of the Creek. A new River Walk will be established at creek level, consistent with the Monument Valley Creek Greenway Plan. Natural small-scale vegetation will be encouraged in this area in accordance with the future plans of the Pikes Peak Greenway Master Plan.

The character and ecology of the riparian system will be restored as much as possible as it appears in the historic photographs of Monument Valley in the College archives. Above all, the large scale and sweeping character of Monument Valley Creek will be reclaimed by the continuous swath of Cottonwoods that passes through the campus and continues along the Creek into Monument Valley Park.