



Washington State University

2010 Pullman Campus Master Plan Update

May 2010



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Executive Summary

Washington State University Pullman Campus 2010

Master Plan Update

The 2010 Pullman Campus Master Plan Update provides a physical development plan based on the 2002 – 2007 campus-wide strategic plan and academic planning. Both processes look to the future and drive the budget for Washington State University.

The 2010 Pullman Campus Master Plan provides a narrative about land use development at Washington State University. It inventories existing conditions, reviews the timeline of building construction and presents the facilities that are anticipated in the 20-year capital plan.

This plan gives a history of campus planning and the various master plans that have guided change. An updated set of ten master plan goals are presented that address sustainability, infrastructure, precinct planning, open space, land assignments, safety, accessibility, circulation, transportation, parking, aesthetics, campus edges, and community collaboration.

The 1994 CompPlan by Burke and Lee Associates guided development of the Pullman Campus for fourteen years. It provided a framework and inventory upon which this plan builds. References to the 1994 CompPlan are often highlighted as side bars. Coordination with regulations and environmental mandates are addressed in this plan. Environmental leadership at WSU has become an important focus for capital planning projects. The capital budgeting process is intertwined with physical planning and that relationship is explained.

One area where this plan varies significantly from the 1994 CompPlan is the way that WSU utilizes precinct planning as a strategy to understand academic requirements for facilities. Planning precincts enable the university to do a more in-depth and comprehensive inventory of

existing departmental facilities and to examine facilities that are needed to support future research and teaching.

The integration of space management, Geographic Information Systems (GIS), infrastructure planning and land use planning supports the precinct planning for the Pullman Campus. These tools have enabled WSU to work more efficiently and with more accurate information as it plans for the future.

The WSU Building Program is supported primarily through the Washington State Legislature. Occasionally, projects are also possible through the generosity of individual donors. The WSU student body has become an important part of several significant projects, which are noted in this plan.

WSU is committed to providing students, faculty and researchers the best facilities it can build. Creating quality facilities and implementing thoughtful development supports the vision and goals for the WSU Pullman Campus 2008 Master Plan.

Each fall students meet the campus community at, the All-Campus Picnic.



Introduction

Washington State University (WSU) Pullman is the first of four academic campuses in WSU's state-wide system. It was founded in 1890 and from the day it opened its doors to students, it has carried a rich heritage committed to providing an environment of life-long learning to the citizens of the State of Washington as well as the nation. Nearly 120 years later, WSU is recognized as one of the top 60 public research universities in the country. It continues to strive for academic excellence as a world-class institution of higher education. WSU Pullman celebrates its strengths while recognizing opportunities for change. It is committed to providing a forum for the free exchange of ideas as an active participant in the intellectual life of the citizens it serves.

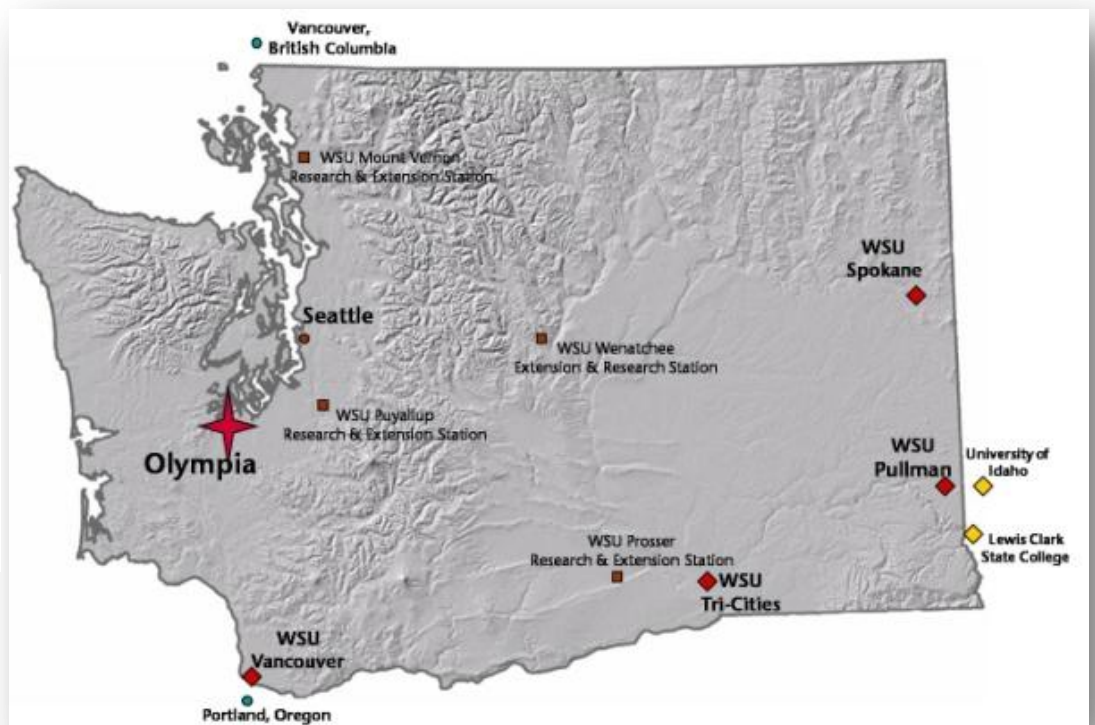
The campus has 1,747 contiguous acres of land. Roughly 620 acres are located in the West Campus Core where academic buildings form college and departmental precincts. The campus has developed based on a series of master plans, which have evolved to guide and respond to academic and legislative priorities.

The master plan provides information about the development of the campus, an inventory of current land uses, and direction for campus growth. The needs of the students, staff, and the community guide the plan. Academic planning precedes land use decisions.

Fall semester 2007 the student population was 17,583 (full-time and part-time attendees combined). There are approximately 6,000 faculty, staff, and graduate students that live within the Pullman area. The anticipated growth rate for the student population is about 1 – 2 percent per year, based on high school graduation projections across the state.

Providing for the basic needs of classrooms, teaching labs, offices, research facilities, support services and parking is a complex task of sociology and technical coordination. WSU Pullman is a municipality by state standards with a water system, maintenance operation and building department. Accountability for these functions and the integration of their operations and economic development with the City of Pullman are critical for the health and success of the community.

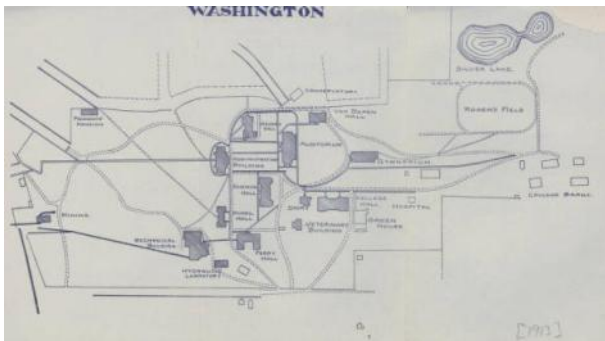
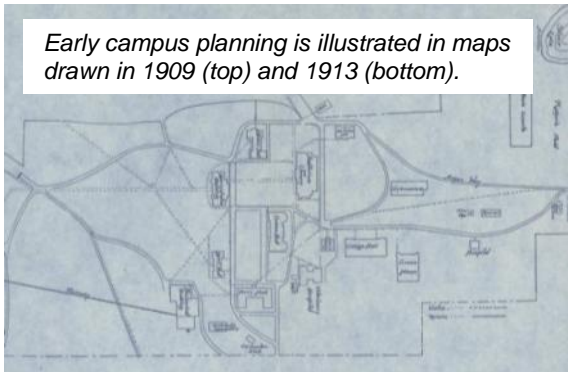
WSU Pullman is the main campus of a four-campus, state-wide system. Idaho's land-grant university is the University of Idaho, which is located in Moscow, Idaho, 10 miles from WSU Pullman.



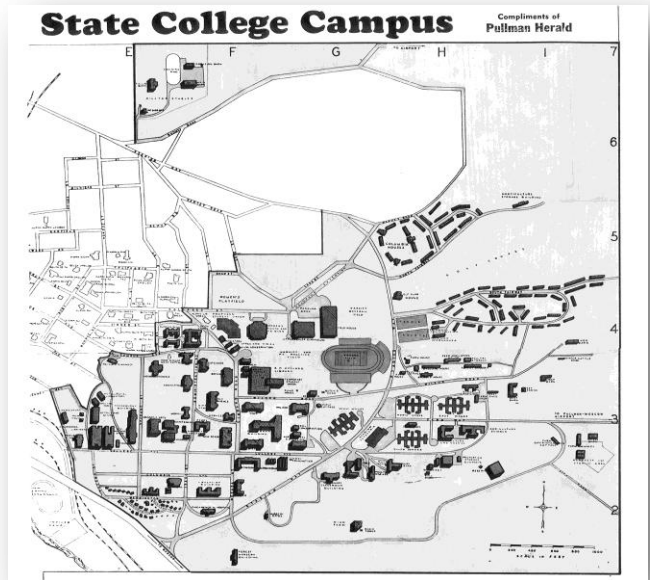
Background of WSU Pullman Campus Planning

Planning for the Pullman Campus was conceived in 1889 by local Pullman promoters who offered to the state a 160 acre site for the Land-grant Agricultural College for Washington State. In 1891 Pullman was selected as the site and the first Board of Regents were appointed. The State College of Washington opened its doors for instruction on January 13, 1892. The single building was a one-story brick structure, the Crib, measuring thirty-six by sixty-feet. The contract price was \$1,500 and stood at the top of College Hill. Historically planning was driven by concern for student well-being, and educational programs. Placement of buildings and landscape improvements were based on a formal grid that created central green spaces surrounded by buildings with streets that ran up and over the hill in both directions. Campus Days played an important role in using volunteer labor to plant trees and build sidewalks.

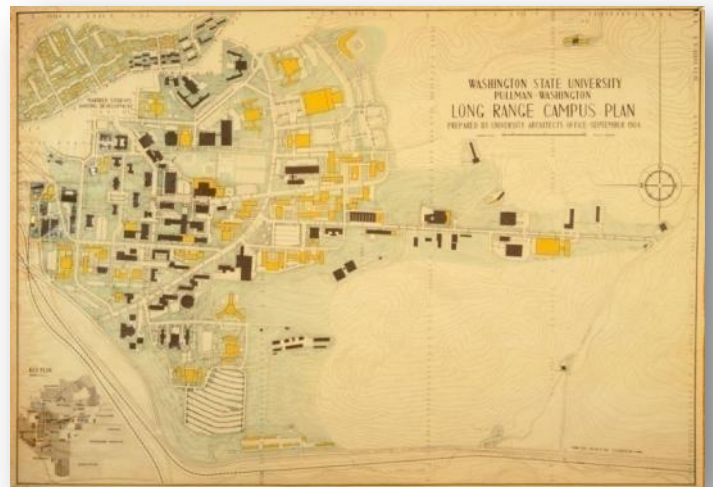
Early campus planning is illustrated in maps drawn in 1909 (top) and 1913 (bottom).



Early master plans were drawn by staff architects and can be found in the WSU archives. A campus map was published in the Pullman Herald in the early 1950's as "State College Campus". In 1964, the WSU University Architects Office prepared a Long-Range Campus Plan that indicated existing buildings and potential future project sites. In 1970, WSU adopted a Comprehensive Campus Plan and Design Guidelines, which were prepared by the firm of Caudill Rowlett Scott.



The 1950 map was published in black and white in the local newspaper, The Pullman Herald.



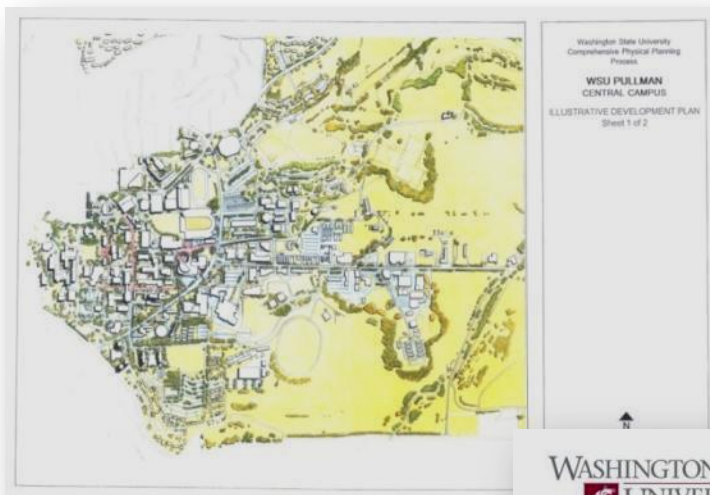
The 1964 Long Range Campus Plan was developed by WSU University Architects office.

In 1980, WSU began a plan revision. The objective was to make the planning process continuous, directly linking capital improvements and programming, and to make it participatory.

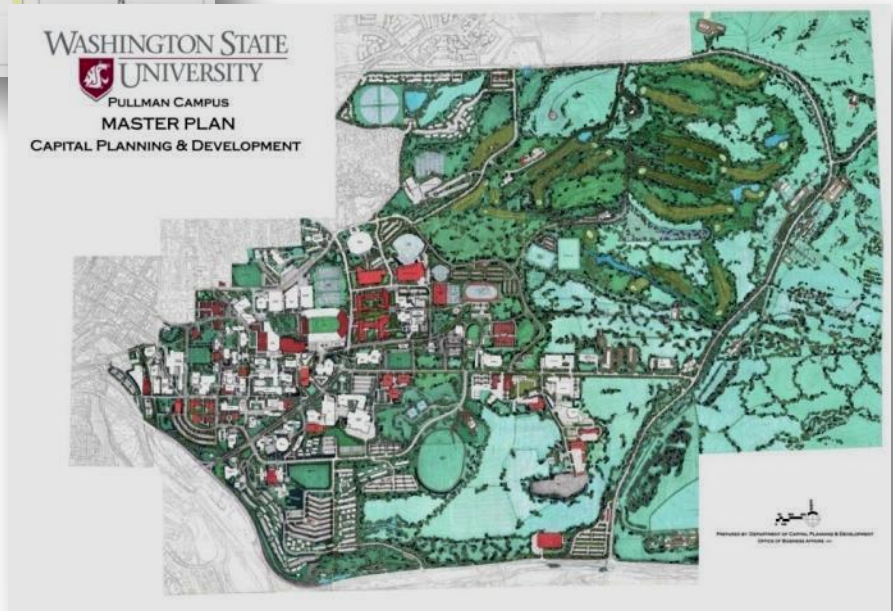
In March 1986, the WSU Board of Regents approved the WSU Comprehensive Physical Planning Process documents (Complan) and the Final Environmental Impact Statement (FEIS) for the Pullman Campus. Burke/Lee, Joint Venture was the firm that was employed to accomplish the EIS process. The documents stated WSU physical development policies, established a process for biennial revision directly related to capital investment budgeting, and that engaged the entire university community in the development of WSU physical planning policies. The plan was updated by Burke/Lee in 1987.

The 1993 Burke/Lee study replaced the November 1987 Comprehensive Campus Planning documents and set forth physical development policies for WSU's statewide system. In 1994, the WSU Board of Regents adopted the "Washington State University Comprehensive Physical Planning Process Documents." Within that process was the Pullman Campus Master Plan that was written by Burke/Lee Associates

In 1998 a draft update to the 1994 plan was developed by WSU Facilities Development. It was called the "Washington State University Pullman Campus Master Plan Update." It included an extensive history of the campus, an inventory of site conditions and infrastructure, and maps that reflected opportunities and campus development constraints. It also included a large master plan map, hand illustrated at a scale of 1"=100'.



The 1987 WSU Pullman Master Plan, by Burke/Lee Associates, supported the Comprehensive Physical Planning Process.



The 1998 – 2001 Draft Updates to the WSU Pullman Campus Master Plan was created by Facilities Development staff..

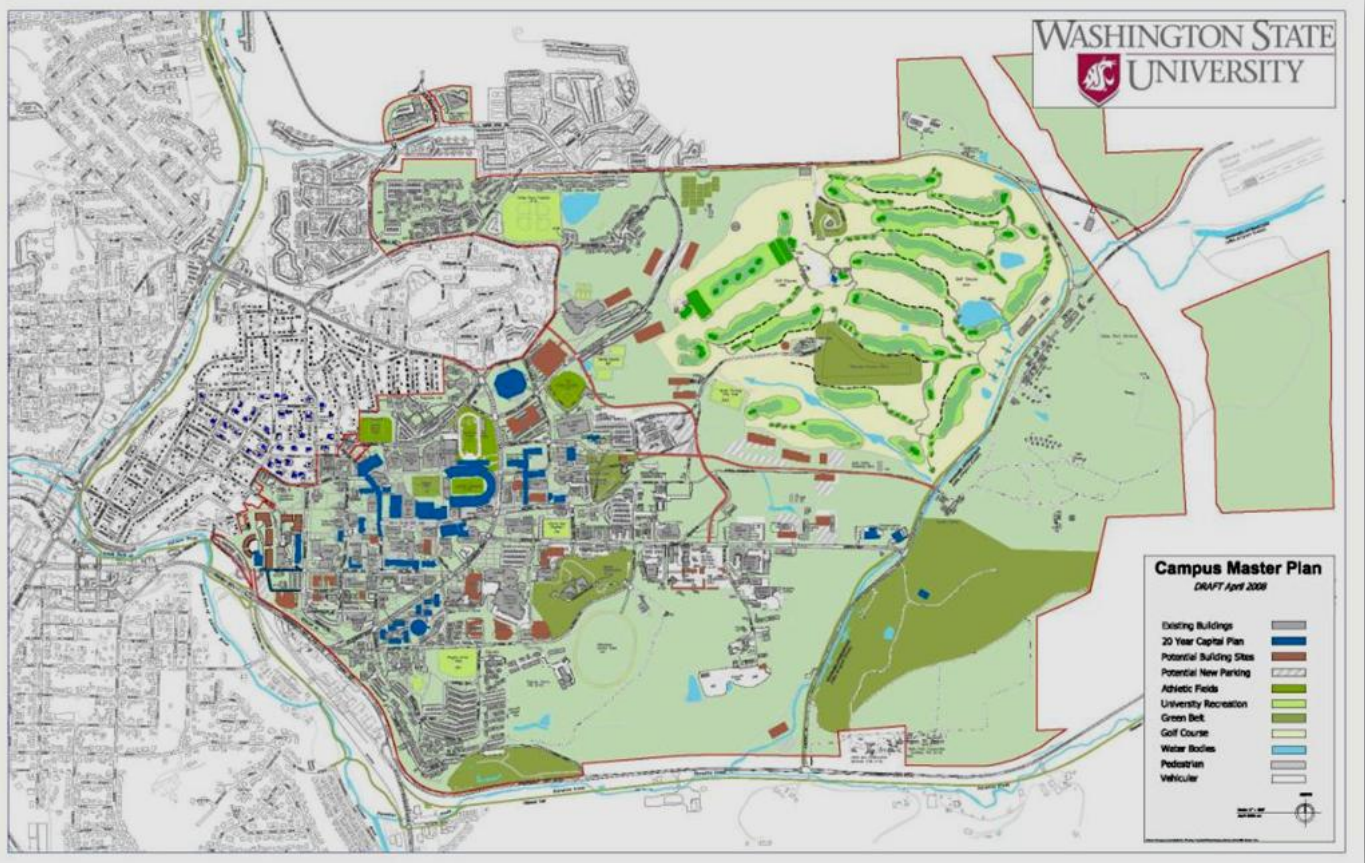
The Master Plan was updated by Facilities Development planners in 2000, but remained in draft form. In 2001 Facilities Development was renamed Capital Planning and Development (CPD). A computer drawn Campus Master Plan Map was developed by planning staff in 2002 followed by periodic adjustments as related to the biennial budgeting process.

President V. Lane Rawlins became the 9th President of WSU in 2000. President Rawlins implemented a campus-wide strategic planning process.

The 2002 – 2008 Pullman Campus Master Plan map involved a series of revisions in response to the WSU Capital Plan.

The Board of Regents adopted Washington State University Strategic Plan 2002-2007 titled “Achieving our vision: World Class. Face-to-Face.” This document was not designed to be a blueprint for centralized planning. It assumes a decentralized mode of strategic planning in which each university-wide budget area has responsibility for charting its own course and submitting budgets with priorities that follow their departmental strategic plans as they relate to the integrated University Strategic Plan.

In 2007 President Elson S. Floyd, became WSU’s 10th President. He implemented a process to revisit the Strategic Plan with all academic units and at the same time, the two-year process for university re-accreditation began. The draft update to the Pullman Campus Master plan was completed in 2008 and reviewed by the campus and community. This master plan supports the vision for Washington State University Pullman as defined under President Floyd’s leadership.



2010 Master Plan Update Concept

The master plan is a land use report that supports the vision for campus growth. It chronicles the physical facilities and landscapes that support the academic and social functions of the Pullman campus. The master plan for the Pullman Campus is based on the Strategic Plan for Washington State University. On the Pullman Campus the master plan map illustrates the 20-year development strategy and works parallel with the WSU biennial budget process.

The WSU Strategic Plan commits the university to offer the best undergraduate experience at a research university and to provide a world-class environment for research, scholarship, graduate education and the arts. Achieving these goals requires modern specialized instructional and research facilities and the related infrastructure support.

The 2010 Master Plan map indicates in the color blue the buildings that are part of the budget request for the current biennium and the projects that are being constructed. An average major capital building takes about six years to construct from the initial request, thru design development, construction documents, actual construction and move in. The buildings in the color red indicate potential future building sites for a variety of projects. All site selection is based on use adjacencies and the campus infrastructure plan.

Circulation plays an important role in campus development. Stadium Way is the major and inner loop road through the campus. It is where the main campus entrance begins and bisects east and west campus. The outer loop road is located to the east and north along Airport Road and Terre View Drive. This is a route that helps the residents in the apartments north of the campus circulate around the campus and to other areas of the community. An intermediary loop road is proposed on the master plan. This middle loop mostly utilizes existing roadways. New segments are indicated in red. One new segment of road would be built between the tennis courts and Bailey-Brayton Baseball Field, crossing North Fairway Road and intersecting Orchard Drive. By turning west on Orchard Drive, crossing Stadium Way and

following Colorado Street, the middle loop system follows existing road on Thatuna Street, onto Spokane Street, Washington Street, crossing Stadium Way at Nevada Street and onto Olympia Avenue where it crosses Grimes Way. The loop jogs east to Wilson Road, which will need to be improved and paved to align with a new road segment. The importance of this middle loop road is that it provides another series of routes where drivers can choose to avoid traffic on Stadium Way and yet be able to move around the campus. In a sense, it provides a “release valve” during rush hour traffic, sports events, or performances.

The 2010 Plan illustrates where the athletic fields and recreation fields are located, as well as the golf course, water bodies, and significant green spaces. The green spaces are designated open spaces and include Roundtop, the Palouse Prairie, the Alumni Arboretum, Observatory Hill, the Cougar Pride Ponds, and the WSU Arboretum. Where possible, attempts are made to connect these green spaces with landscaping.

The acreage east of Airport Road is used primarily for research to support the university mission. East of the proposed middle loop road WSU land is assigned to departments to be used for teaching, research or service. The assignment of these lands is explained in the “Land Use” section of this plan.



Strategic Plan 2008

Washington State University Vision Statement

Washington State University will be recognized as one of the nation's leading land-grant research universities.

Mission

Washington State University is a public research university committed to its land-grant heritage and tradition of service to society. Our mission is threefold:

- To **advance** knowledge through creative research and scholarship across a wide range of academic disciplines.
- To **extend** knowledge through innovative educational programs in which emerging scholars are mentored to realize their highest potential and assume roles of leadership, responsibility, and service to society.
- To **apply** knowledge through local and global engagement that will improve quality of life and enhance the economy of the state, nation, and world.

WSU University-Wide Strategic Goals

- **Quality and Excellence**
- **Integrity, Trust, and Respect**
- **Discovery, Innovation, and Creativity**
- **Land-grant Ideals**
- **Diversity and Global Citizenship**
- **Freedom of Expression**
- **Stewardship and Accountability**

For additional information about the WSU Strategic Plan see: <http://www.strategicplan.wsu.edu/>

Master Plan Goals

In support of the University Strategic Plan, ten master plan goals were developed through a process based on work with WSU Pullman Presidential and University Committees. As part of the precinct planning process, focus groups and project committees were also formed. This provided the necessary information about how faculty and staff work within their buildings and surrounding landscapes. This information was synthesized into the following broad campus planning goals.

Goal 1: Provide a Flexible Plan

The WSU Pullman Campus Master Plan must be a document that guides the future development of the campus, but it must also allow for flexibility as new academic needs are identified through the University Strategic Plan and the Academic Plan.

- Identify possible building sites and in-fill opportunities for new facilities and programs that respond to academic and athletic requests.
- Identify historic buildings and open spaces that establish the spatial structure of the campus. Work within that structure to provide a blend of contextual architecture, significant buildings and proportional spaces.
- Ensure that there are opportunities for donations to help build campus facilities.



Goal 2: Demonstrate Sustainability and Stewardship

WSU continues to work toward demonstrating sustainability on all of its campuses. This includes careful site and master planning on the Pullman Campus and participating in defining a sustainable future for the Palouse region.

- Adhere to the Campus Sustainability Initiative that addresses the Washington State Governor Order 05-01.
- Create an institution of sustainable culture and practice.
- Provide facilities that promote students to be environmentally responsible citizens.
- Provide LEED certification for all new buildings.

Goal 3: Establish Infrastructure as the Foundation for Future Development

Infrastructure is foremost to the construction of new campus buildings. An infrastructure plan must address the energy needs and sustainable methods for any new construction. The campus master plan will identify the location of infrastructure, buildings and facilities for the future decade.

- Provide information technology systems which are flexible and cost effective.
- Increase chilled water system capacity and improve distribution systems
- Improve power system distribution that will increase the availability of more secure , reliable, and redundant electricity.
- Improve delivery of a sustainable water supply through water use efficiency, stormwater management, and sanitary water collection and distribution systems.
- Provide reliable steam and natural gas distribution for heat and power.



Goal 4: Determine Functional Precincts

This master plan will follow a series of precinct plans. The benefit to precinct planning is that it evaluates the needs of a particular college and relates those needs to space, buildings, other disciplines, and land management. Arrange buildings and programmatic spaces to support academic research and culture.

- Create a state-of-the-art interdisciplinary Biotechnology Research Complex.
- Allow growth of the Veterinary Medical Precinct.
- Implement the Engineering Precinct Plan.
- Enhance the College of Communications Precinct.
- Upgrade student housing so that it is in line with market demands.
- Provide facilities for expanding student recreation programs.
- Organize Athletic facilities so that they are accessible to student athletes and to spectators for sports events.
- Enhance student life in the academic core.

Goal 5: Provide Open Space and Departmental Land Assignments

Maintain open space and outlying lands. Open space will be addressed in many useful and practical forms.

- Identify significant green spaces within the campus core and integrate open space with new development.
- Maintain an assignment system for use of WSU lands based on teaching and research needs.
- Assure departments will be responsible for the use and maintenance of outlying assignments.

Goal 6: Enhance the Campus Aesthetic

New buildings that visually harmonizes with older buildings establish a timeless aesthetic. A campus that attracts students and that instills pride in its alumni also builds loyalty.

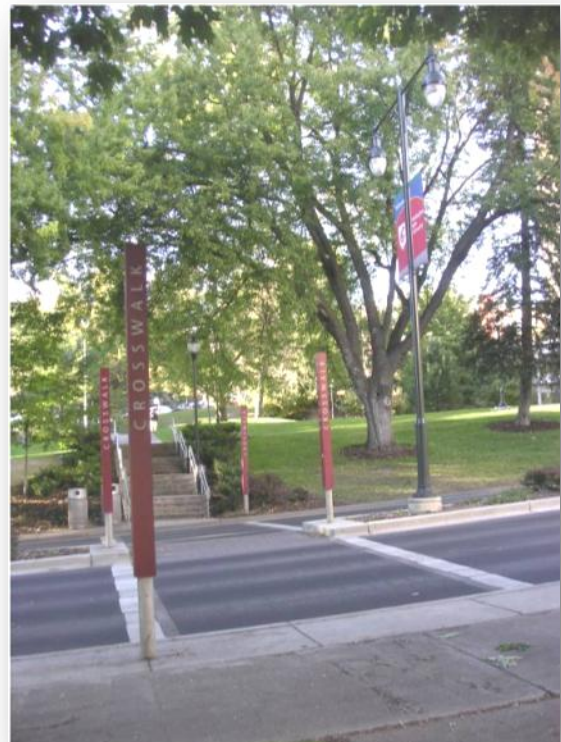
- Ensure that new development creates a beautiful campus as approved by the campus architect.
- Maintain the urban forest. When trees are removed, assure that tree replacement valuation is followed according to the WSU Tree Replacement Policy.
- Implement and maintain a way-finding system for the campus.
- Continue to build the campus arboretum system.



Goal 7: Promote Safety and Accessibility

WSU is a safe and healthy campus that emphasizes access for all citizens.

- Provide a safe cross-walk system and well-lit signage.
- Establish an accessible system of sidewalks, paths, and trails.
- Create pedestrian malls that enhance the campus core and provide spaces for social interactions and public gatherings.
- Provide a campus transportation system that allows for different modes of travel.



Goal 8: Improve Transportation, Vehicular Circulation, and Parking

Vehicular circulation and parking is critical to gaining access to the educational services provided at WSU.

- Create a logical circulation system.
- Provide multiple routes of ingress and egress for commuters.
- Encourage parking outside the campus core.
- Provide a handicap parking system that is responsive to all accessibility needs.
- Include bike lanes wherever possible as part of capital projects.
- Provide ample bicycle parking with the possibility of expanding bike racks or covered storage.
- Work with the City of Pullman to provide on-campus shuttle routes with service that can be increased based upon demand.

Goal 9: Enhance Campus Edges and Entrances

Identify entrances and create a feeling of arrival. Campus edges that are attractive and well kept provide a positive image and collaborative relationship with the community.

- Create a sense of welcome at all campus entrances.
- Develop a way finding system that helps visitors and students easily find services and buildings.
- Demonstrate neighborly attitudes to all adjacent property owners.

Goal 10: Collaborate with Community

The Palouse is a unique community of two university towns. Linkages and opportunities for well planned growth for WSU must also reflect positive connections throughout the region.

- Work with the City of Pullman to help make all Pullman neighborhoods healthy and safe.
- Become involved in the College Hill neighborhood and work toward creating a sense of community on The Hill.
- Work with local businesses, support local events, create a vibrant downtown and successful business atmosphere.
- Participate in the community and build good will toward all community members.



WSU Pullman's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs throughout the State.

Growth Management Act (GMA)

WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA.

Transportation Demand Management

A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. The Director of the State of Washington Department of General Administration (DGA) is required to develop a commute trip reduction plan for state agencies which are Phase I major employers. A major employer is a private or public employer with one hundred or more full time employees at a single work site located with a county containing a population in excess of 150,000. WSU will conform to the plans developed by DGA.

State Environmental Policy Act (SEPA)

WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

Washington State University Comprehensive Physical Planning Process Documents, Adopted 1994, Burke/Lee Architects, Planners & Landscape Architects.

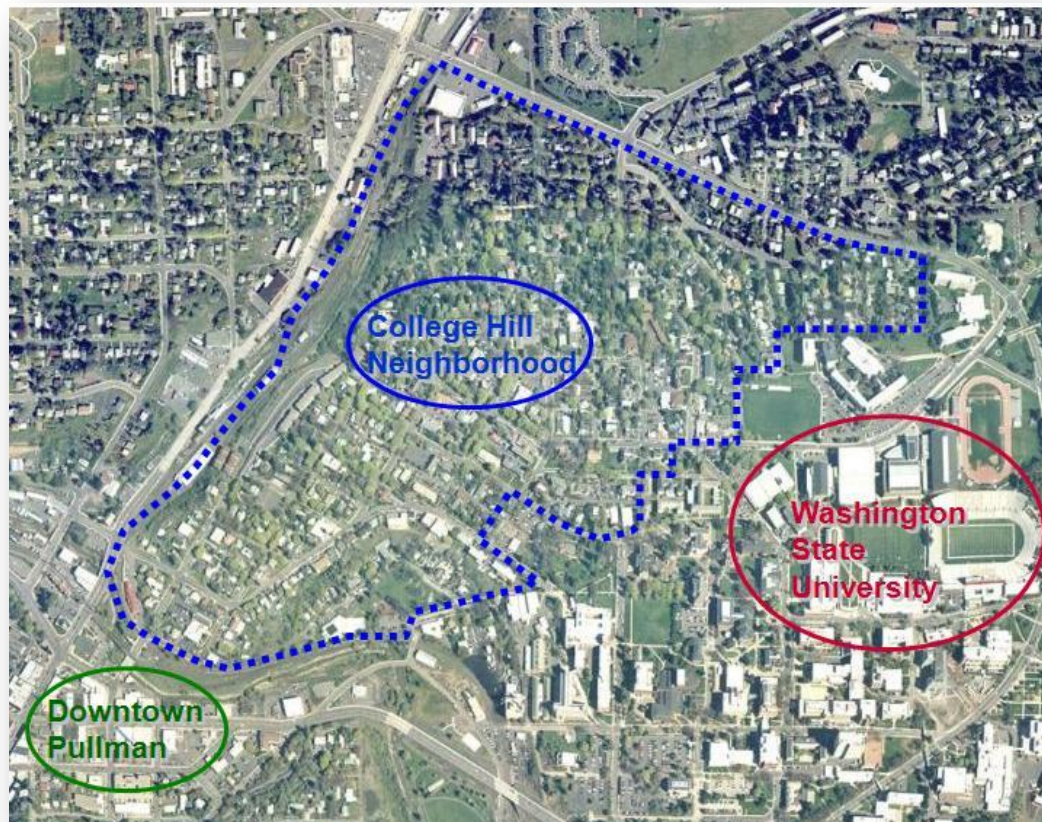
Plan Coordination

In the 1994 Comprehensive Plan (Complan), coordination with Federal, State and local jurisdictions is addressed. This coordination has served WSU and the Pullman-Moscow Region well. For example, the widening of Hwy 270 in the Pullman-Moscow Corridor was accomplished through a coordinated effort between Washington and Idaho. Other examples of coordination are the North Fairway Drive and Terre View Drive projects, which were redesigned and built through grants and collaborative construction efforts with the City of Pullman.

WSU's contiguous campus is within the City of Pullman and zoned "WSU." Communication with the City of Pullman planning and local government occurs regularly. WSU outlying properties, however, are in Whitman County and are zoned "Agriculture."

There are many examples of project planning coordination that are underway. WSU has been an active participant in the development of community greenways and paths. The university is supportive of the proposed North and the South Bypasses for Pullman. Actively involved in community and economic development, WSU collaborates on transit plans to provide service for students, faculty and staff commuters by funding ridership for these groups. Sanitary sewer service from campus is treated at the City of Pullman treatment plant. Plans to build a reclaimed water system shared by the city and WSU is a top priority. Water from such a system would be used for irrigating landscaping on campus. Storm drains are directed to natural drainage systems, but stormwater detention and treatment is address on new construction.

One area that has received increased attention is the College Hill Neighborhood. The City of Pullman and WSU decided to unite efforts toward enhancing the College Hill living experience. While the proximity to and connection with the university are attractive to many College Hill residents, the conversion of historic structure to multi-family housing, the construction of new apartments and parking lots in place of single-family homes,



the intense demand for on-street parking, and the side effects of student social activities are altering College Hill's character. A mix of planning and regulation approaches acted on as an integrated strategy, will be necessary to alleviate College Hill's current problems.

WSU outlying agricultural properties adhere to Whitman County zoning regulations. The Tula Young Hastings Farm, the Cook Agricultural Farm and others are addressed in the East Campus Strategies section of this plan.

The Grand Rhon aquifer basin from which WSU draws its water supply extends from Whitman County, Washington into Latah County, Idaho. The Cities of Pullman and Moscow, WSU, the University of Idaho, and other entities represented on the Palouse Basin Aquifer Committee (PBAC) have agreed to implement a plan to conserve water. Since the mid 1980's one of WSU's primary objectives has been to limit annual aquifer pumping increases to one percent (1%) of the pumping volume based on a five (5) year moving average of 642 million

gallons per year (MGY). A series of actions have been taken over the last twenty years to accomplish these objectives.

Each capital project is evaluated under the State Environmental Policy Act (SEPA). WSU has signed onto the Washington Climate Change Challenge, Executive Order 07-02, to meet the prescribed greenhouse gas emissions reduction and clean energy economy goals for Washington State.

WSU projects are also reviewed by the Federal Aviation Administration (FAA) to ensure a clear flight space for planes landing and departing.

Environmental Leadership

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. All new buildings at WSU must be LEED silver certified or greater in conservation measures.

In planning major new facilities or renovation, the University conducts a needs analysis and planning process for each proposed project including alternatives considered to meet the project's operational program requirements. During programming and predesign, discussion is framed within a ten-year timeframe and considers the following: co-location and/or consolidation; renovation; rearrangement of uses or users (adjacency needs, back-filling scenarios), leasing; or no action.

Capital life-cycle cost analysis is performed on all new construction and renovation. This compares the additional first costs of using particular systems with the savings incurred over time. This includes energy savings, reduced maintenance costs, improved environmental quality and other sustainability factors.

In 2004 Facilities Operations began a program of comprehensive energy conservation. This included relamping and installing new lighting fixtures across campus to reduce lighting levels at strategic times. WSU uses the services of Energy Services Performance Contracting (ESPC) to perform energy audits on buildings on all WSU campuses and research centers. Energy improvement upgrades are performed based on the results of the audits.

All projects consider energy efficient siting, infrastructure access, sustainable and "green building" design practices and components, and use of technology to reduce operating and capital costs. Existing space is evaluated for adequacy and accommodation to determine if new space or renovation is necessary. Establishing the turf for the new golf course during the summer of 2007 consumed 44 million gallons of water and did result in a modest

increase in water consumption over 2006 from 478 million gallons to 503 million gallons. However, that was still lower than the consumption in 2005. When the expanded golf course is fully operational in 2009, estimated campus water use will be at the same level as 2005.

For the last decade WSU and the City of Pullman have worked on designing and acquiring funding for a reclaimed water system to irrigate the campus. This continues to be a high priority for legislative funding for the campus.

WSU Waste Management provides Recycling and Waste Collection Services for the WSU Pullman Campus. Regular recycling and waste collection services are provided to all buildings and public areas on campus.

Construction waste is managed on all WSU campuses through surplus management and safe disposal. One of the primary centers for composting in Eastern Washington is located at WSU Pullman. The Compost Facility was started in 1992 and has become a significant part of the University's solid waste management program. WSU maintains seven livestock units, which are home to 1,500 animals, providing a vast supply of readily compostable materials from their barns and an effective means to convert cafeteria food scraps into an organic product.



The Compost Facility takes organic waste and turns it into useable compost.

Campus Planning and the Capital Budgeting Process

Campus physical planning and capital budgeting are intertwined. Academic buildings (i.e. classrooms, research buildings, libraries) at Washington State Institutions are typically funded by the Washington State Legislature. Housing and parking services are self-supporting operations. Special projects such as student recreation facilities or student unions are funded by a mixture of funding sources, including student fees.

The budgeting process is a methodical and reiterative approach that gives all requests an opportunity to be considered. The process occurs biennially with a supplemental budget period on alternating years.

Individual colleges and regional campuses provide input and make formal requests for capital projects including preservation, modernization, and new construction. The master plan for the campus is reviewed for the best location and opportunity for a facility. Capital budget hearings are held in January of the even years followed by Executive Council recommendations to the WSU Board of Regents. The WSU Board of Regents approve the state budget request that is sent to the state legislature.

Following a preplanning process, projects that are selected for near term funding are predesigned. Once Predesign is complete, the project moves into several phases of Design and finally to Construction Drawings and Specifications. From this point forward, the project goes out to bid to qualified contractors through a competitive process. Once a General Contractor is selected and contracts with sub-contractors are signed, the construction of the facility can begin.

Early campus development evolved rapidly between 1893 and 1899.



"The {West Campus Core} has a distinct architectural character which derives from the uniform use of materials, the consistent pattern of volumes and spaces between them and from the fairly narrow range of architectural evolution. Brick is the dominant building material. There is a pleasant diversity in the structures and the open spaces, which derives from the imaginative eclecticism of the many designers involved.

The spaces between buildings vary from places of relatively urban character such as the Glenn Terrell Friendship Mall, with its hard surfaces and rigidly aligned trees to informally planted landscape on the slopes of the hill. Continuity is found in the pleasant scale and in the sequence of spatial experiences. As one moves about the campus, there are continual changes in direction, in the degree of enclosure and in level, but rarely with abrupt contrasts. A consistent palette of plant materials is present. Most of these are durable species which withstand the impact of winter snow and ice and related conditions.

Many of the older buildings stand on plinths or basement walls of local basalt. A substantial number have overhanging eaves or cornices providing a termination at the top of brick facades. Vertically proportioned windows found in Georgian buildings are a common campus design element.

A consistence of scale helps to unify the campus. The majority of buildings are four stories high, but some smaller structures such as Van Doren Hall add an important element of variety and help contribute to the human scale. Bryan Hall Tower, on the other hand acts as a fine vertical feature and focal point.

Buildings are mostly free-standing; only a few are linked to their neighbors and there are no completely enclosed quadrangles. The planning is orderly, but not unduly formal. Although many of the buildings are symmetrical themselves, they are not grouped symmetrically about a central axis. The emphasis is more on a reasonable relationship with the topography than on grand geometric effect."

Washington State University Comprehensive Physical Planning Process Documents, Adopted 1994, Burke/Lee Architects, Planners & Landscape Architects.

Character and Design

In the 1994 Complan the Central Campus (Exhibit II.B.1) was described as "the urbanized portion of the WSU Pullman campus." The Central Campus in the 1994 Complan includes what this plan refers to as the "West Campus Core."

This Master Plan supports the Complan design policies in the West Campus Core and for many academic and administrative buildings in the Central Campus zone. In the 2008 Plan new way-finding, signage and landscape standards have been implemented. Additionally, the WSU Uniform Design and Construction Standards have been implemented.



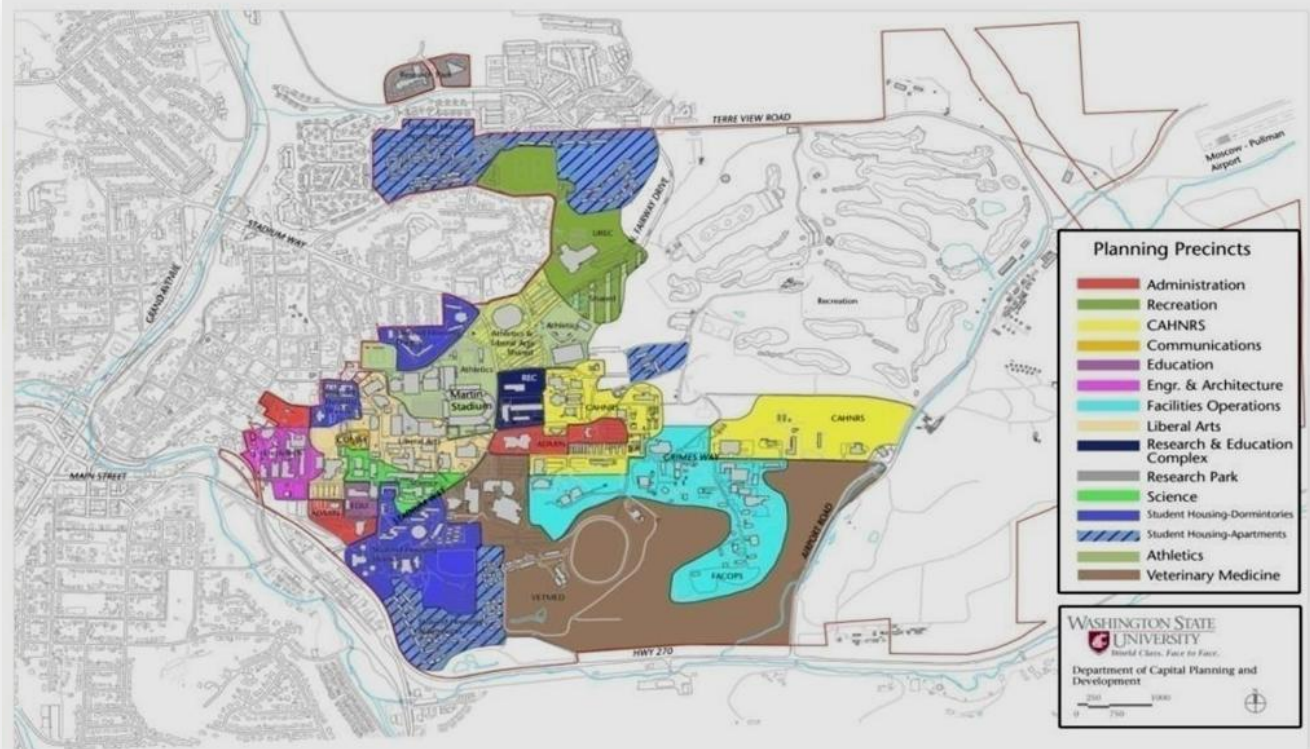
- *"The character of the [West Campus Core] will be reinforced with new structures, art and landscape elements which pay deference to the existing character.*
- *The use of red brick on the [West Campus Core] should be continued as new buildings are developed. New buildings should emulate plinth, cornice and vertical window fenestration design motifs used on existing campus buildings using appropriate contemporary materials. Unless program requirements dictate a different solution, new buildings should be medium scale with a height approximating four stories.*
- *Provision of student commons areas is encouraged to foster a sense of community at WSU."*

Washington State University Comprehensive Physical Planning Process Documents, Adopted 1994, Burke/Lee Architects, Planners & Landscape Architects.

Planning Precincts

An important change in the planning process that followed the 1994 Complan was the development of planning precincts integrated with space management. There are currently 14 planning precincts on the Pullman Campus. These represent the colleges or activities at WSU. Ideally, as a new major capital project is proposed, a precinct plan is developed that comprehensively looks at the current utilization of space, condition, age of structures, and the future needs for space allocation according to a college.

The planning precincts show the different areas of administration, academic colleges, recreation, athletics, housing, and support services. Not all the precincts have been fully planned, however, as major capital projects come on line, the objective is to do planning studies to enable a broader and more in-depth understanding of the academic departmental needs for new facilities and where they may benefit from interdisciplinary type space.



Space Management

An important aspect of any campus is space management. A Building Identification Inventory has been developed collaboratively with Capital Planning and Development (CPD) and Facilities Operations (Fac Ops). Available building space on the Pullman Campus, on Urban Campuses, on Extension and Research Centers, and at WSU Extension Stations and satellite properties has been inventoried and is continually updated. This is particularly critical when buildings are remodeled and programs are relocated. The WSU Building Space Inventory can be viewed at :

<http://www.cpd.wsu.edu/SpaceManagement/>

Infrastructure Master Plan

Another addition to the Pullman Campus Master Plan is that of the 2005 Infrastructure Master Plan. It serves as a flexible guide for the ongoing need to balance long-term deferred maintenance against future program needs. WSU CPD has prepared this document in cooperation with Fac Ops, Information Technology (IT), and the WSU Draft Academic Plan. The Infrastructure Plan was developed to document the existing conditions and to forecast the infrastructure needs for the Pullman Campus.

A typical classroom building takes two years or more for funding and then four years for design and construction. Complex lab buildings take about the same amount of time, but the infrastructure needs are greater. If infrastructure is in place, projects can progress according to the WSU 10-year Capital Plan. It is the availability of infrastructure that limits where and what buildings can be built and what buildings can be successfully renovated.

The Infrastructure Master Plan illustrates the approximate physical location of infrastructure and relates it to the 10-year Capital Plan for 2005 – 2011 including the previous 10 years of biennium improvements.

<http://www.cpd.wsu.edu/masterplan/infrastructure.pdf>

As WSU's world-class teaching and research initiatives achieve continued success, it is critical to support both current and future needs of these increasingly specialized, technically complex, and highly competitive programs. To accomplish this, WSU must develop and sustain an equally competitive world-class infrastructure system.

The Infrastructure Master Plan directs capital planning based on access to needed utility improvements.



Orientation and Site Conditions

West Campus Core

Programs in the west campus core are focused on liberal arts, engineering and architecture, biological sciences, libraries, administrative services, and athletic facilities, including Martin Stadium. The Hill Halls, older dorms and the CUB are also located in this area of campus.

Central Campus

The campus area immediately east of Stadium Way has several planning precincts. The major activities found in this sector include:

- Administration
- College of Agriculture, Human and Natural Resource Sciences
- Housing (dorms, apartments and townhouses)
- Athletics
- Recreation
- Biotechnology Complex
- College of Veterinary Medicine

Bailey-Brayton Field, the baseball team's home field is in the central sector as well as the Indoor Practice Facility, used exclusively for Athletics and built immediately south of Bailey-Brayton Field.

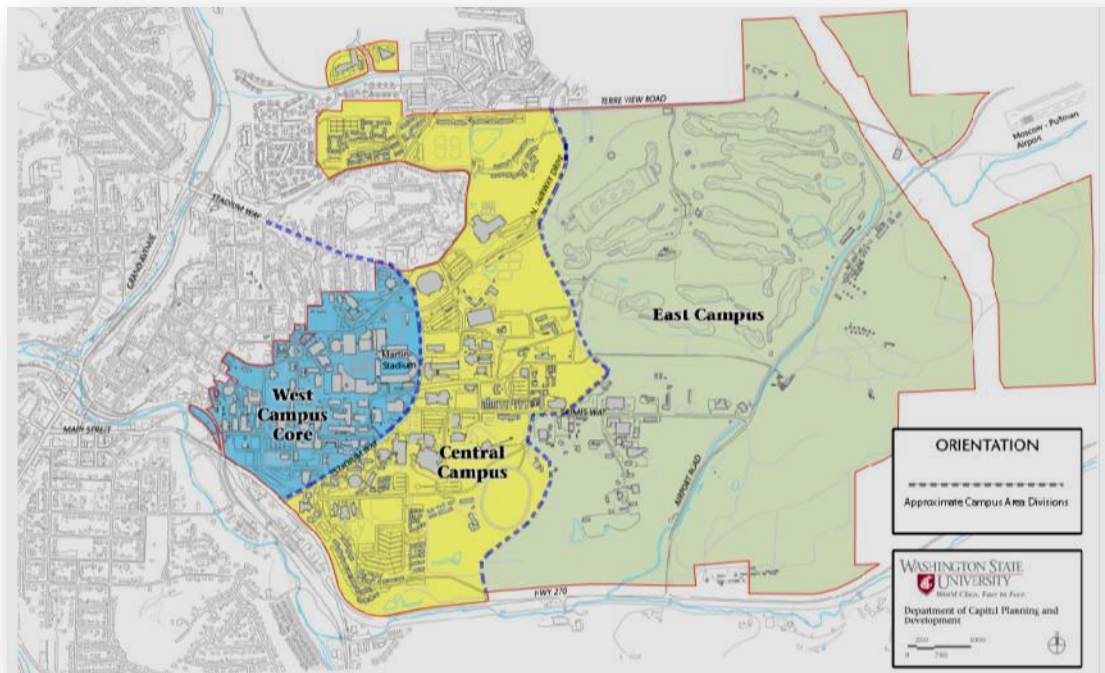
There are several University Recreation facilities, including the Student Recreation Center in the central area. Completed in 2007, the Outdoor Tennis Center provides 12 new NCAA courts.

Recreation facilities and sports fields are land assignments from the university. UREC maintains and manages the intramural program and the fields that support those programs.

The Beasley Performing Arts Center provides a venue for large crowds such as the basketball team, graduation ceremonies and large draw concerts.

The "Veterinary Medicine" Group includes the Veterinary Teaching Hospital, the Veterinary Animal Disease Biotechnology Facility, Bustad Hall, McCoy Hall, and numerous barns and animal shelters which are all part of their land assignment and facilities assignments.

A collection of dorm and apartment housing is located mostly in the southern part of Central Campus. This provides a manageable walking distance from most of the academic buildings and libraries.



East Campus

Fac Ops facilities and Environmental Health and Safety (EHS) are located in the East Campus as the support operation for the campus. The Palouse Ridge Golf Course is also located in this more rural area of campus. More about East Campus is discussed in the Land Assignments section of the Master Plan.

Topography and Development Constraints

The academic center of Washington State University is situated at the top of a hill, overlooking the rest of the Campus, the City of Pullman, and the rolling hills that are characteristic of the Palouse. Looking at the Campus layout in plan view, there is a strong rectilinear "feel" to it. Roads and buildings have been routed for reasons other than the lay of the land, which was typical of development at the turn of the century in an era of laying out small towns in convenient grids.

The Campus that exists today has many characteristics to be emphasized. There are relatively few undeveloped level areas that have less than five percent slopes. The West Campus Core is the most dense zone with the Central Campus area becoming the logical direction for campus growth.

The major portion of the Campus falls into the 5 - 20 percent slopes, especially in the East Campus area. There are several sites where slopes in excess of 25 percent have created circulation barriers. These topographic characteristics make pedestrian movement between various points on Campus difficult. For example, the grade between the Compton Union Building (CUB) and Stephenson Residence Hall averages 10% or a vertical elevation difference of about 200 feet in the approximately 2,000 feet of horizontal distance.

This is a steep hike for a student resident to get to the social center of the campus. It is perceptibly difficult for pedestrians to gain an understanding of the extent of the physical organization of the campus from ground level with such rolling elevation changes. Newer development has created circuitous vehicular routes that follow less steep routes and that create loop roads around the campus.

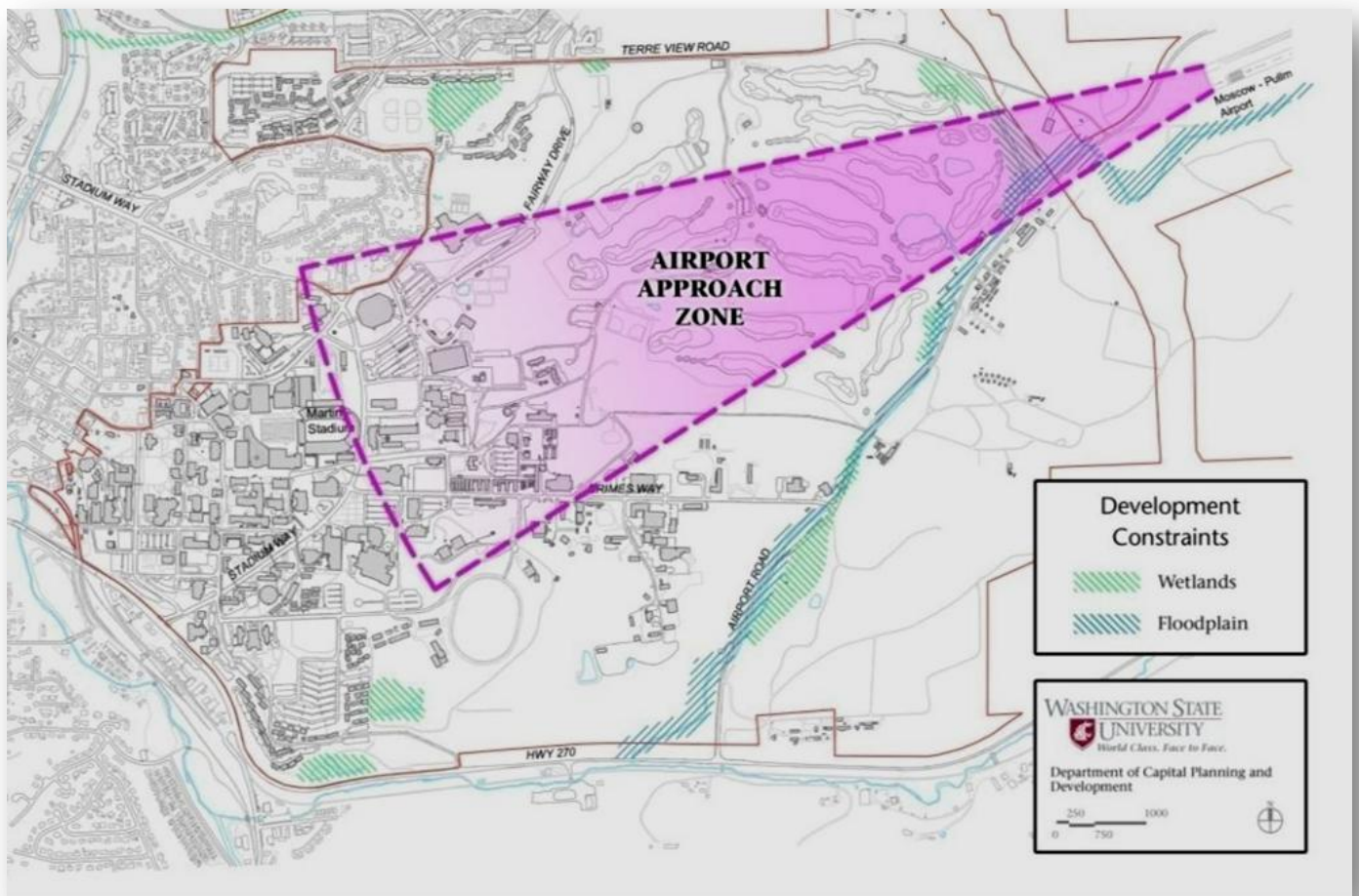
The Pullman-Moscow Regional Airport is located on the North West edge of the Pullman campus.



The Pullman-Moscow Regional Airport is regulated by Federal Aviation Administration (FAA) regulations. A new plan for the extension of the runway is being developed through a grant from the FAA and should be made available by 2009. Any development within this area must be approved by the FAA for height of structure and facility use. Based on the results of the FAA Airport Runway Expansion report, further constraints may need to be accommodated. Although it may appear that WSU has available land in the East Campus area to "grow into," the fact is, the Pullman-Moscow Airport "Approach Zone" has regulations that restrict building heights and discourages new buildings where people will congregate.

Wetlands and floodplains as delineated by FEMA are illustrated. Additional wetlands exist on the campus and they must be mitigated if impacted, which becomes a development constraint.

The Washington State Department of Transportation (WSDOT) has a long range plan to develop the Pullman SR 276 bypass road that would pass through the East Campus. WSDOT allows the land in this right-of-way (ROW) to be used for agricultural crops or plots, but no new permanent buildings are to be built in this ROW.



The Palouse is considered a temperate climate. Pullman's average annual rainfall is 21 inches while the average annual snowfall is 28 inches. In August, the average maximum temperature is 82 degrees Fahrenheit, while December and January average 22.7 degrees Fahrenheit minimum temperature.

As a land-grant university, WSU researchers work with soils, plants, and animals. Soils in Whitman County and on the Pullman Campus are of a Palouse-Thatuna-Naff-Caldwell association. Well-drained and moderately permeable silt loams overlying a number of layers of basalt flows are characteristics of this association. The topography is mostly rounded hills with U-shaped drainage areas.

The native vegetation is found in association with Idaho fescue, bluebunch wheatgrass, ninebark, Douglas Hawthorn, and snowberry with an over-story of Ponderosa Pine or Douglas Fir at higher elevations. When planted as cropland, this soil unit is used mainly for wheat, barley, peas, lentils, grass and alfalfa.



Seasonal variation provides beauty and research opportunities for students.



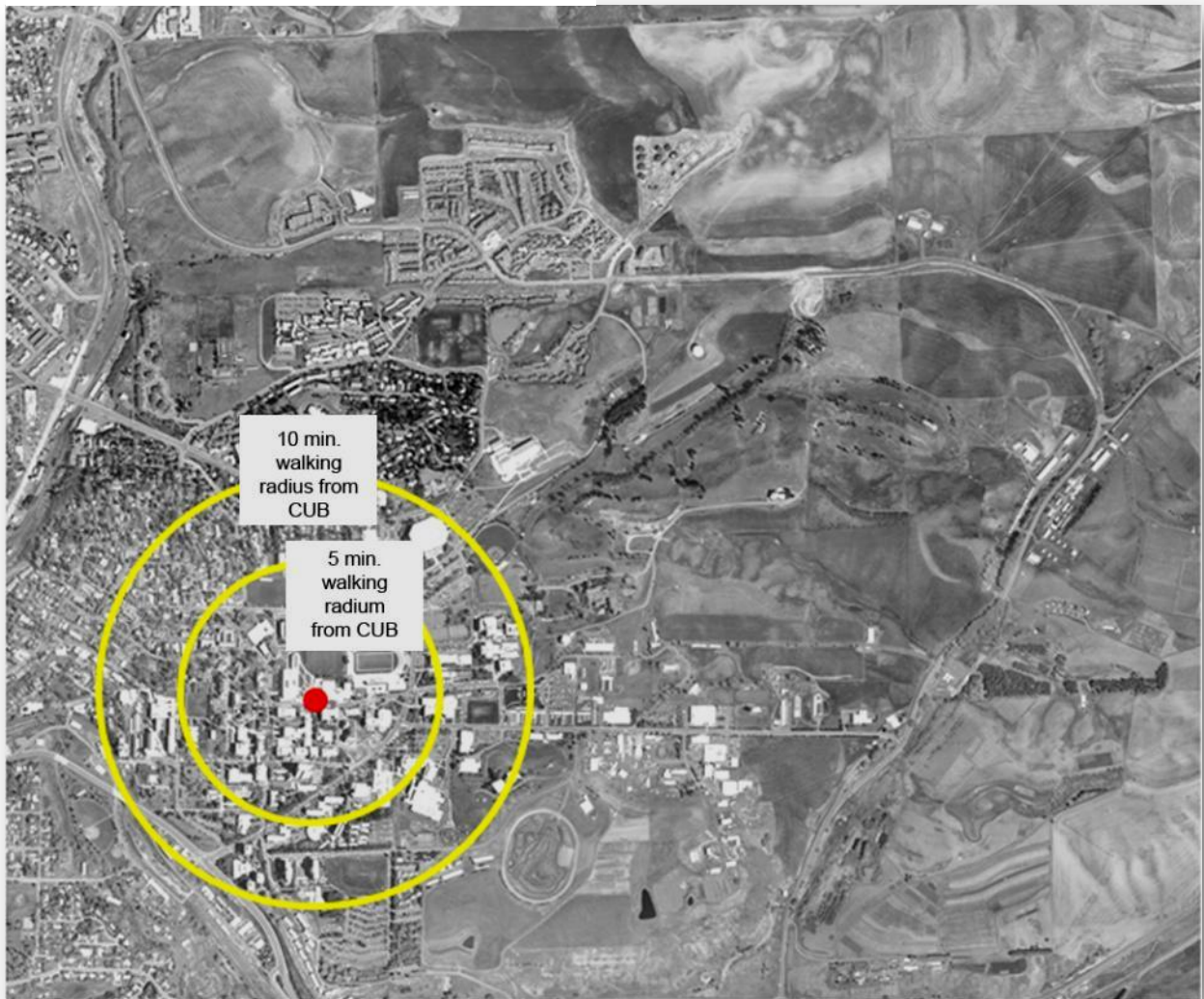
Circulation

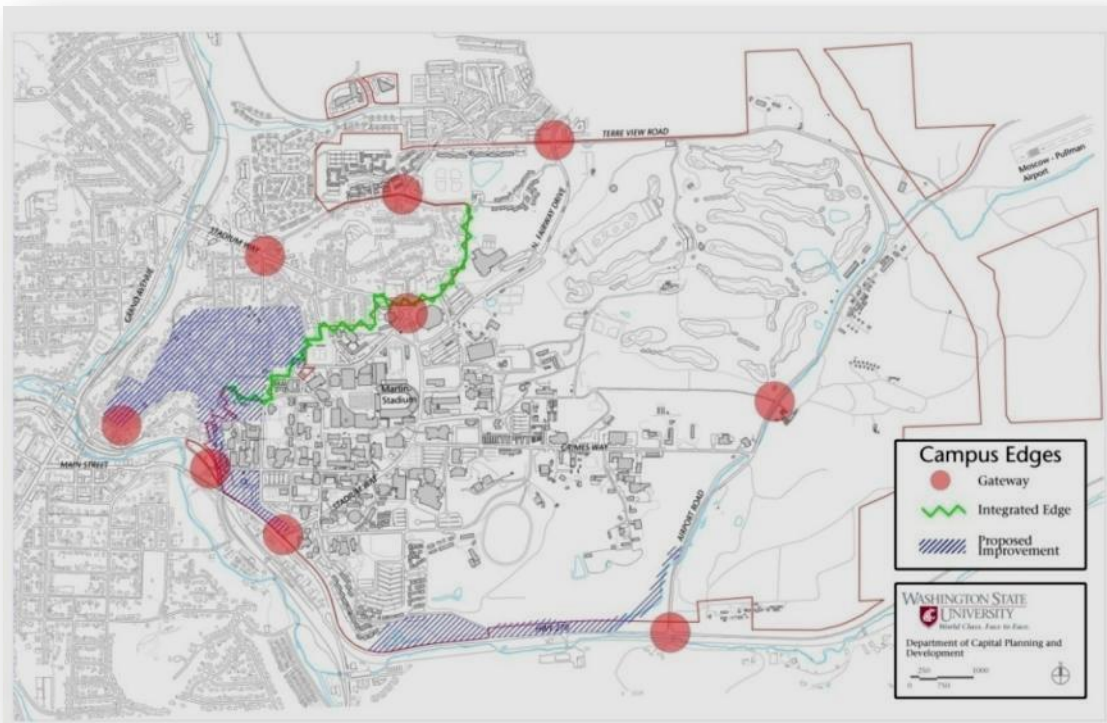
The key transportation and parking issue for WSU revolves around the growth and densification of the campus core. In order to maintain and expand its academic offerings, WSU will continue to construct new academic buildings within the West Campus Core. This core is constrained by the “10-minute walk” radius – that is, the time allotted for a student to walk from one class to another.



The Bill Chipman Palouse Trail provides a bicycle commuter and recreational link between WSU and University of Idaho.

The map illustrates approximate radius from the center of campus at the CUB for 5 minute and 10 minute walking distances.





Gateways and Campus Edges

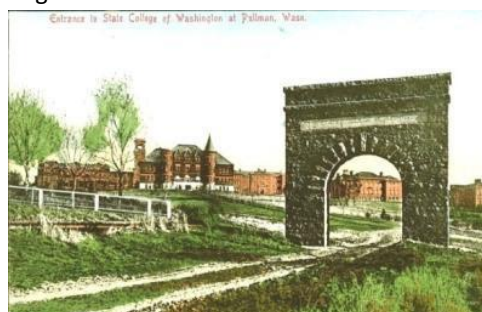
Gateways are the entrances to campus where there is a sense of arrival. Some are grand entrances such as Stadium Way, while others are experienced when turning onto a road where both sides appear to be part of the campus system. These are identified on the "Campus Edges" Map. Not only are these the first thing the newcomer to WSU will see, but they are the last thing they experience when leaving.

The edges of campus are also an important part of the connectivity to the community. It is through these edges that people walk and drive and at these edges that jurisdiction and control becomes important to understand. Some edges are not well defined such as the College Hill Neighborhood. The perception and sense of arrival is clouded between public and private properties.

The WSU Visitor Center, established in 1996, is the first contact for people coming to WSU in Pullman, and is promoted as the central point of entry for visitors and prospective students and parents. The Visitor Center also provides a

program, called the "Good Host Program", which provides reception and host services for WSU departments who are expecting visitor or guest. Over 30,000 people take advantage of Visitor Center services each year. The WSU

Visitor Center is located in the historic Union Pacific Railroad station in downtown Pullman. The building was constructed in 1938 as a passenger terminal for the railroad.



Postcard of historic entry arch originally located on Oak Street and removed in 1955.



A replica of the Oak Street entry arch was dedicated in 2003

Vehicular Routes

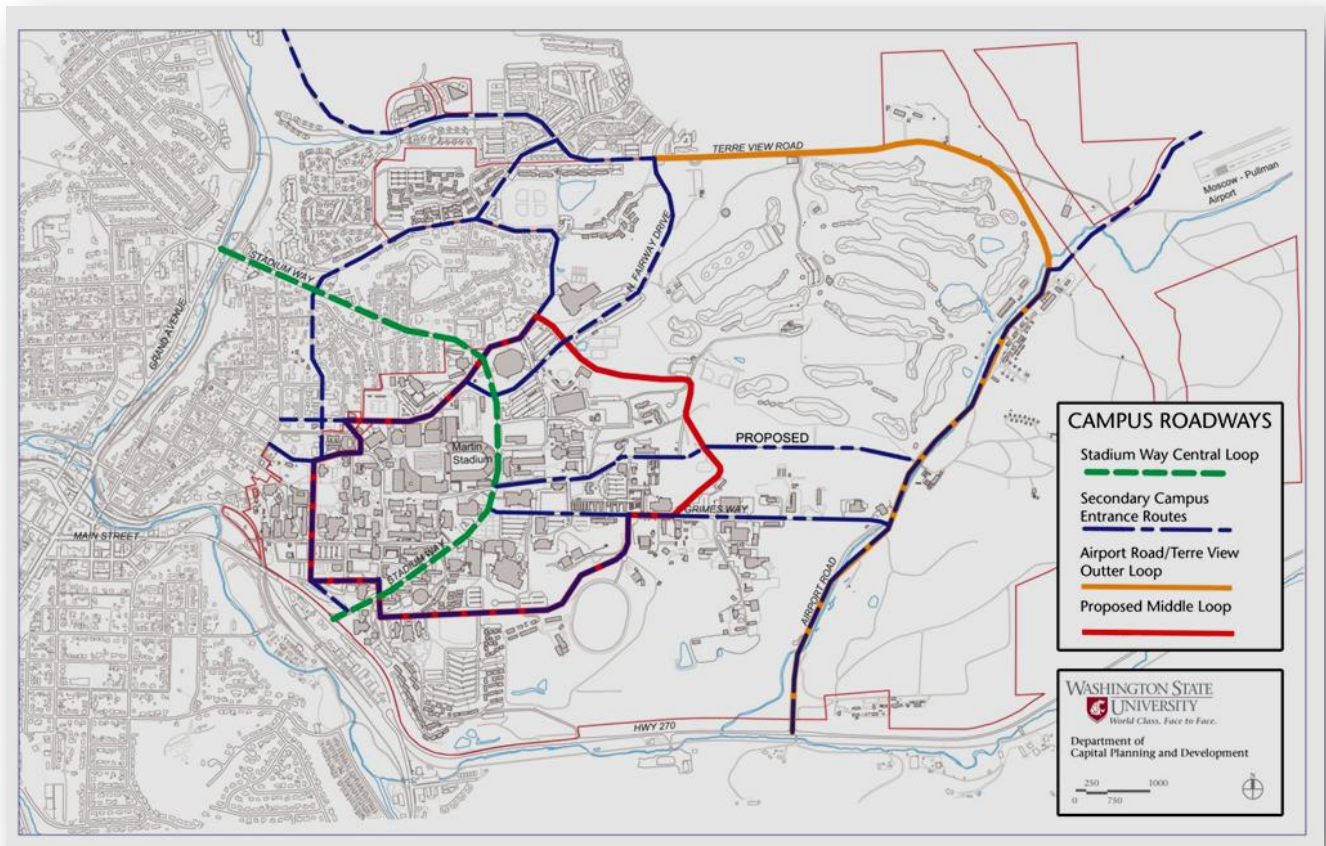
Stadium Way, WSU's primary arterial route, provides the main entrance to Campus. This

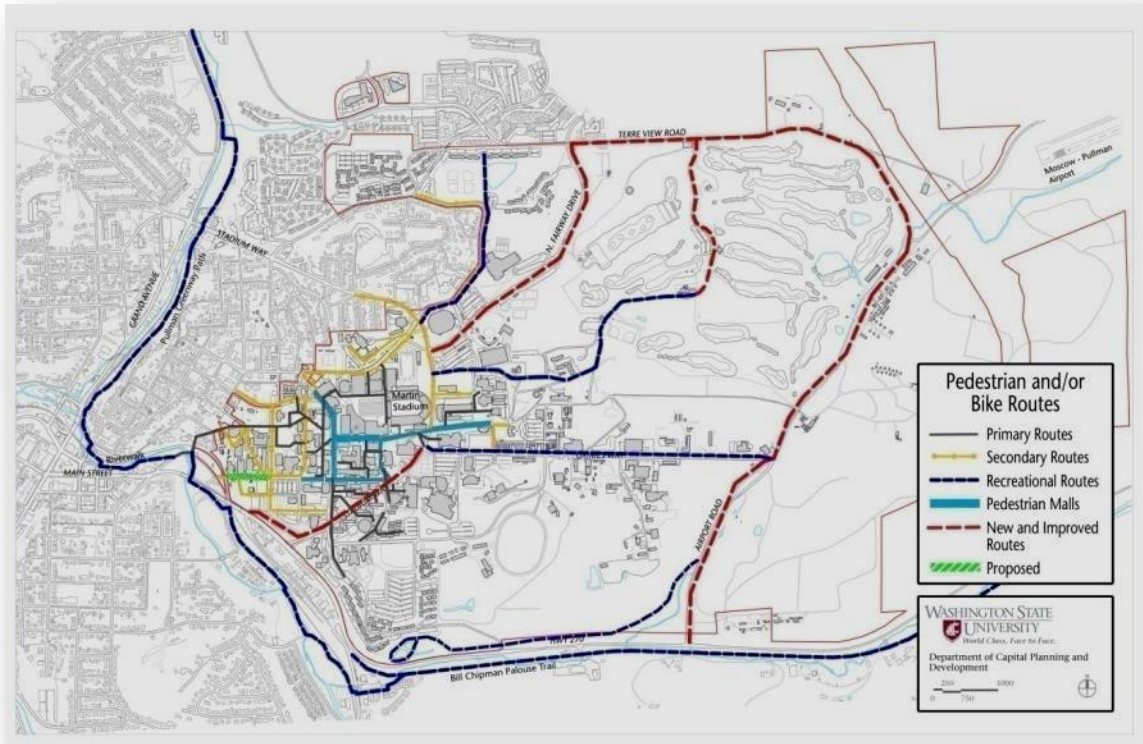
roadway is a state highway, but it is maintained by WSU. The location of five large residence halls on the east side of campus has resulted in the provision of four pedestrian bridges across Stadium Way for students as they head to and from classes in the campus core. Additionally, WSU has installed a series of well lighted and signed crosswalks to increase safety along Stadium Way and Colorado Street. Stadium Way serves as a transportation route for many cyclists, although most try to find routes that are not as congested or steep. Airport Road is considered the back door entrance to the Campus connecting with Terre View Drive to create an outer loop road. Secondary campus entrance routes include Grimes Way, North Fairway, Colorado Street and B Street.

Campus Roadways map illustrates loop roads and main entrances to campus.

Bicycle Routes

Bicycles are an important, but underutilized mode of transportation for an active group of WSU students and staff. Because the Pullman campus has steep hills and winter snow, bicycle use is somewhat limited except for the avid bicyclist. Two successful trails projects that have been built within the last fifteen years are the Bill Chipman Palouse Trail and the Pullman Greenway Trail System. The Bill Chipman Trail is an 8-mile paved 10-foot wide path that provides an important transportation and recreation link between WSU and the University of Idaho, located only 8 miles apart. The Pullman Greenway system creates a loop of connected trails around the campus. The parking map for campus illustrates a system of typically traveled bicycle routes and jogging trails. Bicycle routes and storage are considered with each new project to encourage fewer cars on campus.





Pedestrian System

New pedestrian circulation routes are considered with each major capital project. Within the campus the sidewalks that are heated by steam tunnels are the most utilized in the winter. Although, all the sidewalks are considered pedestrian routes, there are some paths that are more frequently used and those have been mapped in this plan. What route to take is a personal choice and informal “short cut” paths that are in all public spaces have likewise developed on the Pullman Campus. Attempts to pave, gravel, maintain or fence these areas are constantly reviewed and adjusted by Fac Ops.



Accessibility

The Pullman campus has many steep slopes and therefore has many accessibility and circulation challenges. An inventory of exterior ADA accessibility on the WSU, Pullman campus was conducted during the Spring of 2008. Data was collected on the presence of sidewalks, curb cut ramps, ADA accessible ramps, ADA accessible building entrances, ADA parking spaces, steps, topography and sidewalk slopes. These elements were mapped, and locations were identified for pedestrian paths which might be ADA compliant and could be added to the existing, campus wide ADA Accessible Routes.

The core of the campus has become more pedestrian oriented by converting streets to malls and creating accessible routes.



Transportation

Airport Service

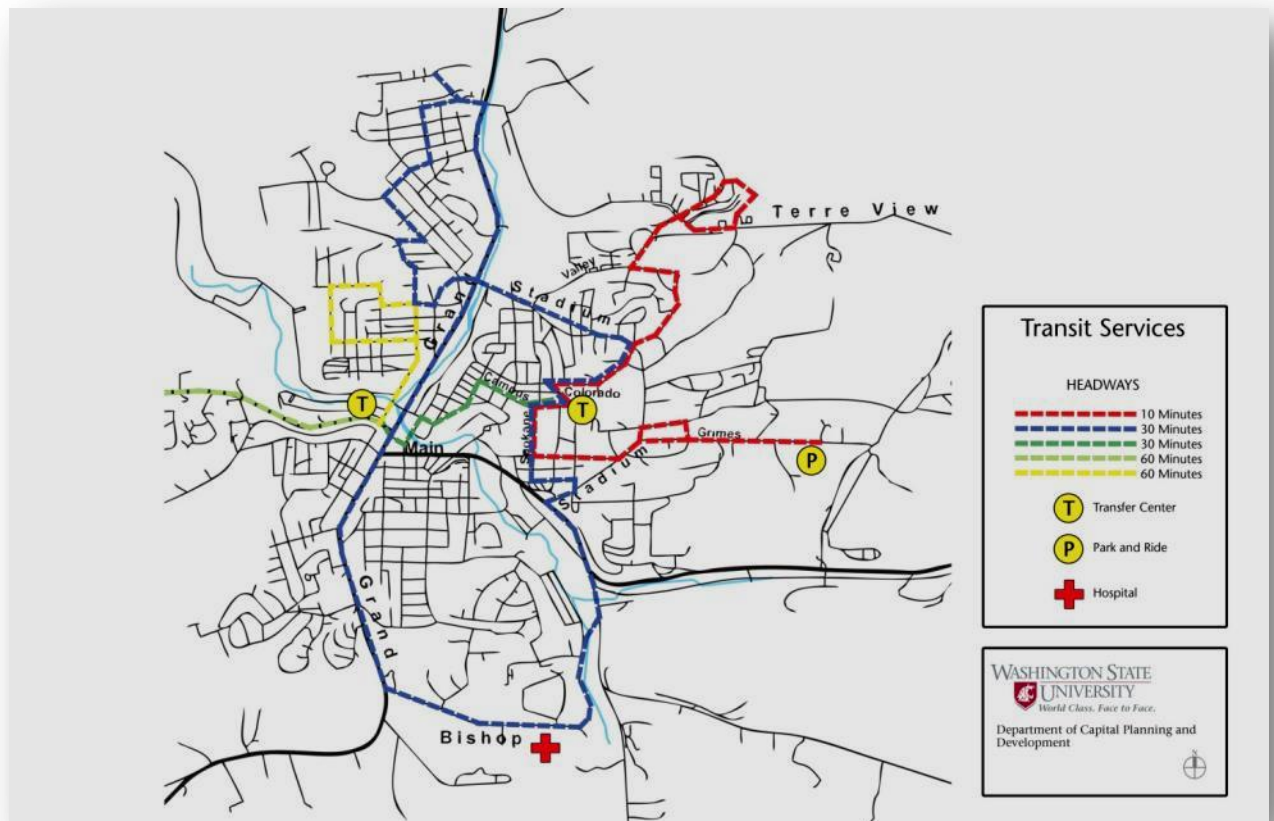
The Pullman-Moscow Regional Airport is located at the north-east edge of Campus. Horizon Air offers four round-trip flights daily from Pullman to Seattle. An airport shuttle service to Spokane International is available and Greyhound Buslines provides round-trip service between Pullman and Spokane.

Transit Service

Pullman Transit is the smallest city bus transit system in the nation and noted for moving more people per square mile of transit than any other bus system in the U.S. It provides transit service for the city and for WSU with an annual ridership of approximately 1.2 million. This enables students, employees, and visitors to navigate around Pullman with public transportation, which is unique for a community the size of Pullman.

The busiest route for campus is a two-way bus shuttle loop with 10 minute intervals between stops that circulates from the apartments located on the north edge of Pullman along Valley Road, Orchard Drive and enters campus at Colorado Street. A major transit hub for campus is at the Bookie on Thatuna and Campus Streets. The bus travels along Spokane Street, Washington Street and connects with Stadium Way at Nevada Street. The loop around Grimes Way and Wilson Road provides service to major east campus buildings.

The City transit shuttle loop system provides an efficient bus route on campus with buses running in both directions.



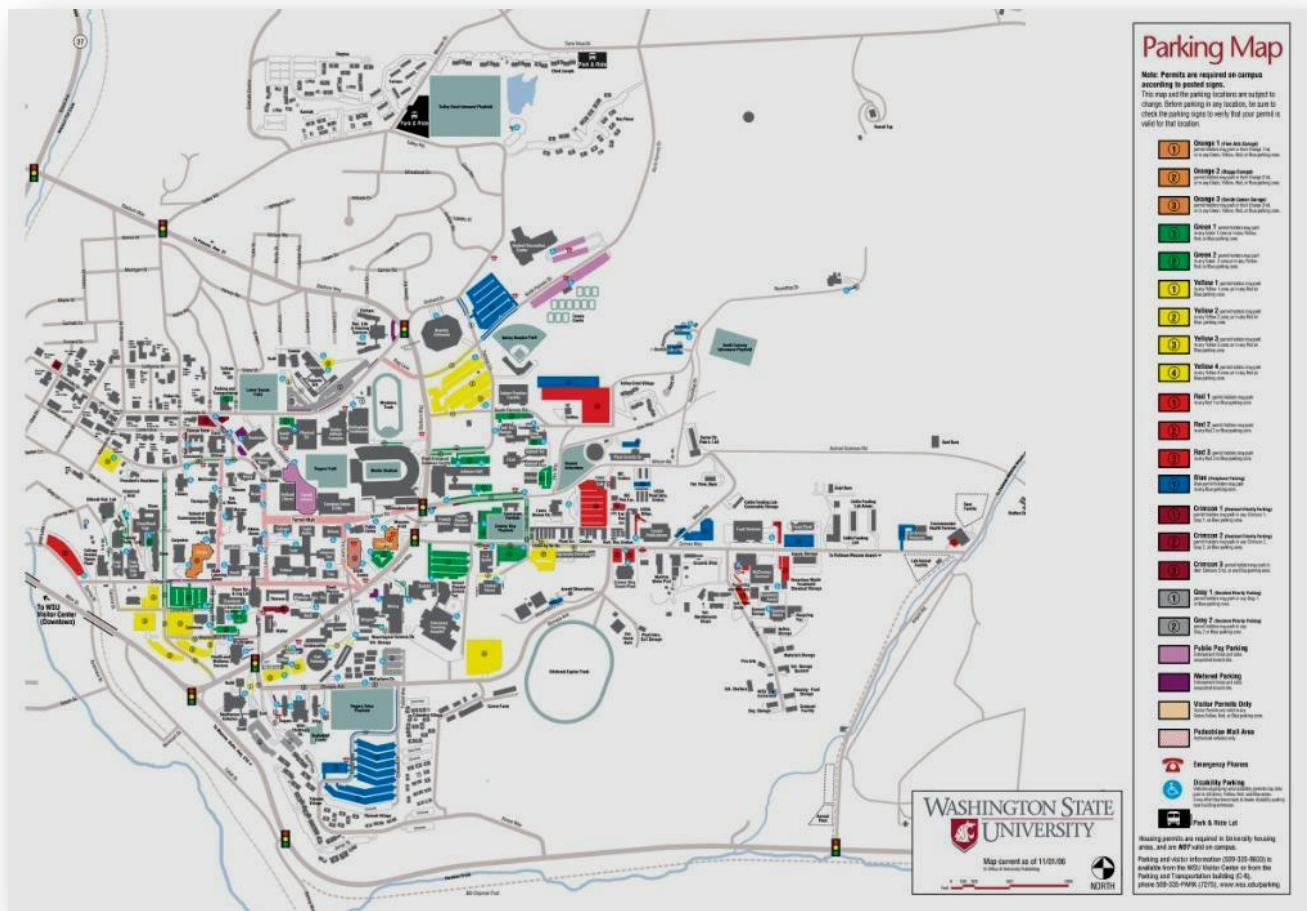
Parking

WSU Parking and Transportation Services operates an innovative zone parking permit system for the campus, which provides a high level of reliability and predictability for permit holders. There are 159 different parking lots on the campus and approximately 10,300 parking spaces. In the 2006-2007 school year, the number of permits sold was 7,500. The demand for parking continues to increase in some sectors of the campus such as the north western edge of the campus core.

In this area the Bookie and the Music Department struggle with adequate permit parking, service spaces and loading zones.

The streets of the College Hill neighborhood, which is controlled by the city, fill up with commuters who do not purchase campus permits. To understand this situation, a study was done in 2005 by Nelson/Nygaard, Inc. that evaluated parking trends on College Hill. The overall occupancy of available parking exceeds 75% on a regular basis, therefore a residential permit system should be implemented to reduce congestion and allow residents the ability to park in front of their houses.

Campus parking is arranged by permitted zones.

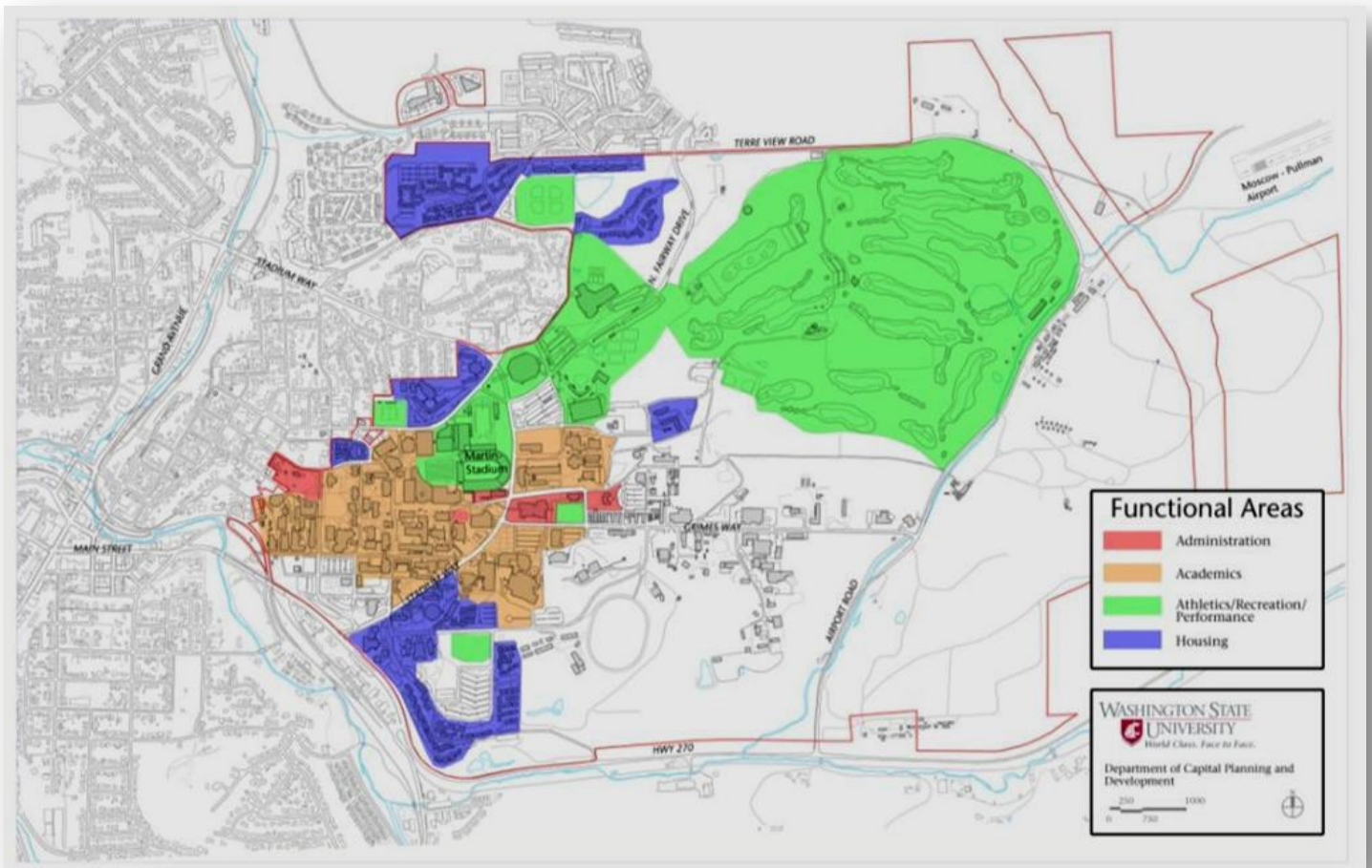


Functional Areas and Facility Uses

There are three defined campus zone for the Pullman Campus. The academic heart of WSU Pullman lies within the West Campus Core. The Central Campus Area also has important academic facilities, but it includes housing and sports/recreation facilities. East Campus is the largest sector and the most rural. East Campus provides space for support facilities, animal barns, research plots and other productive uses that support WSU's mission, including large athletic facilities. Within this area is the newly expanded Palouse Ridge NCAA Golf Course and clubhouse, which opened in 2008.

The "Functional Areas" map depicts four primary campus functions. They are Administration, Academics, Athletics/Recreation, and Housing.

An analysis of functional areas and facility use creates the organization for departmental precincts. From an administrative perspective, it is helpful if all of the buildings within one particular college are in reasonably close proximity to each other.

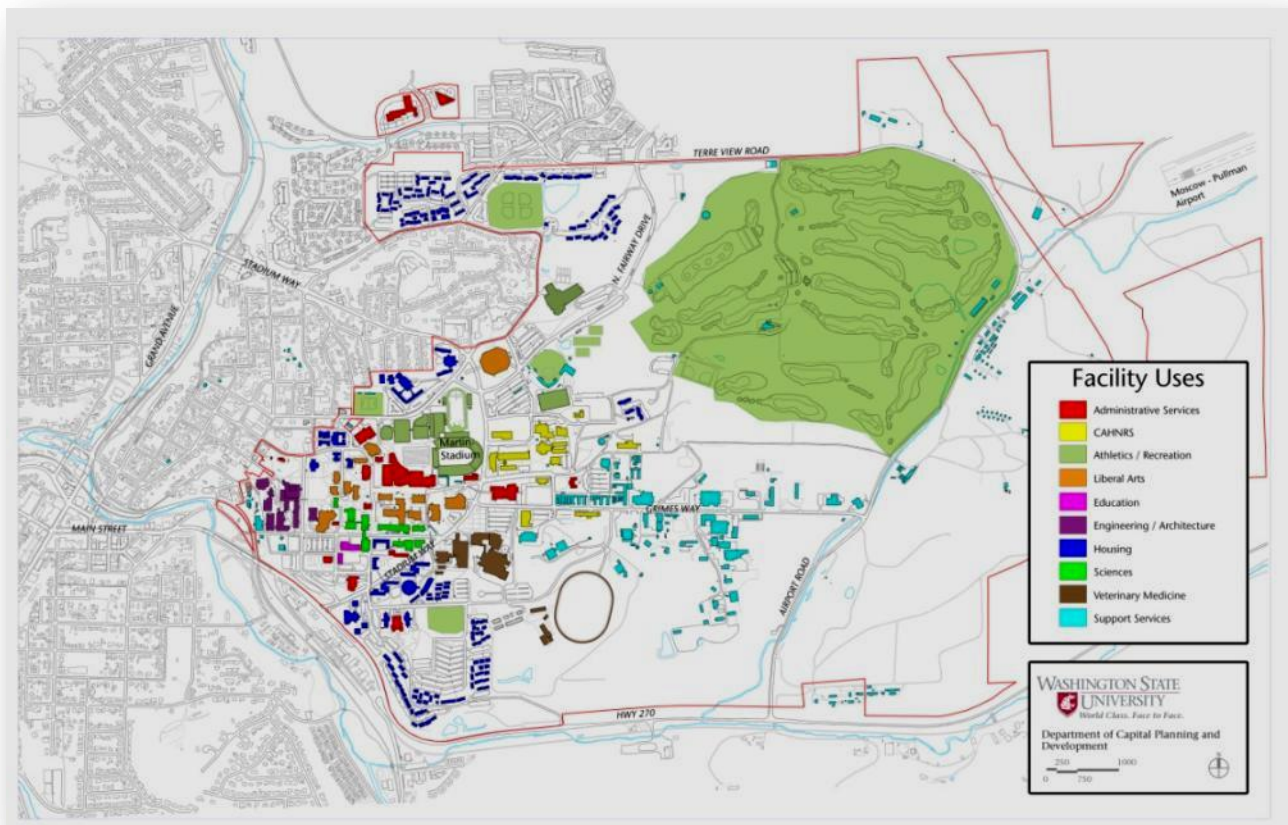


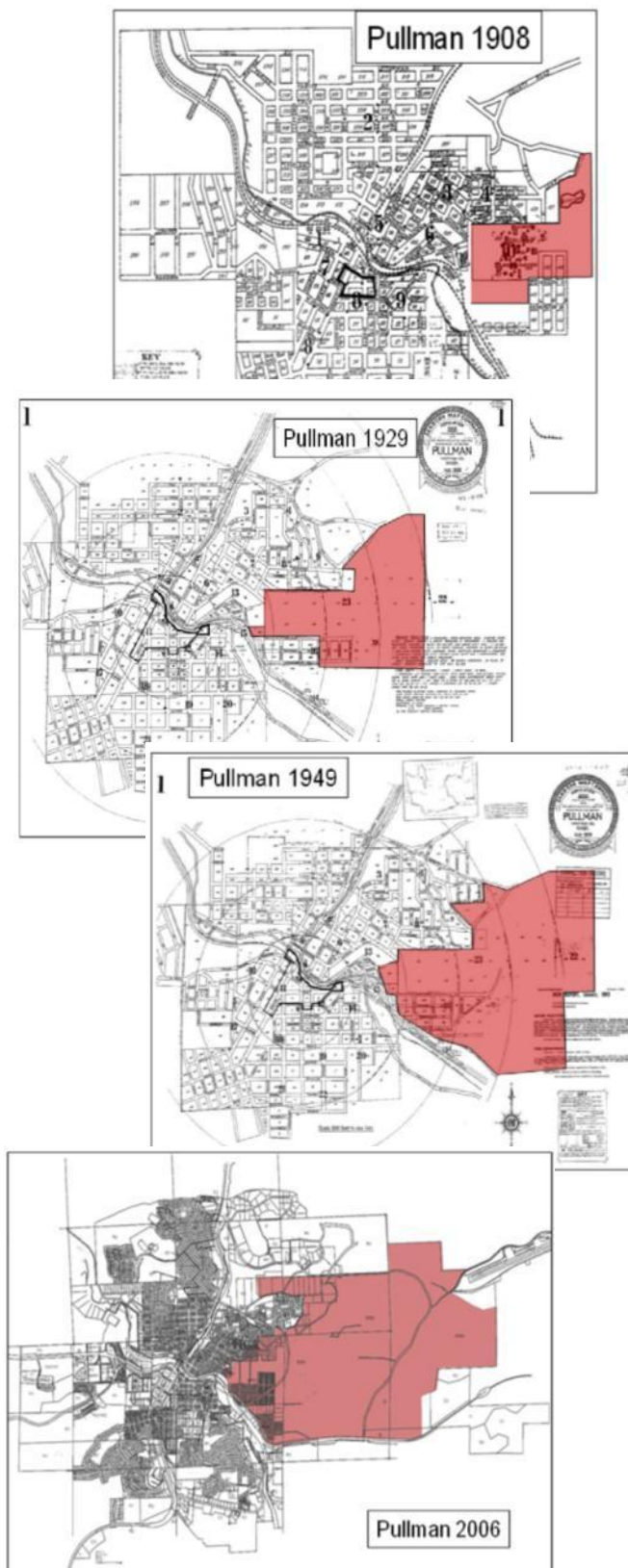
As the University continues to grow, logistics of classrooms, offices and departmental locations can be challenging. Shared commons spaces, such as classrooms are assigned on a semester by semester basis. When a building is renovated, the full impact of relocation is felt throughout the campus because “swing space” is limited. Often displaced programs are temporarily relocated in retrofitted dormitories.

Facility Uses

The "Facility Uses" map depicts eleven major activities that occur within specific facilities.

Some of these categories include a variety of majors, particularly in the areas of General Studies (Business, Foreign Language, English, Political Science, etc.). Space requirements for these majors are typically flexible such as general classrooms and faculty offices. More technical disciplines such as Vet Med or Engineering have specific space, infrastructure and equipment needs. For this reason, precinct planning becomes necessary within a department that requires technical facilities and laboratories. Where appropriate, some buildings are constructed with flexible research space for interdisciplinary collaboration





Campus Development

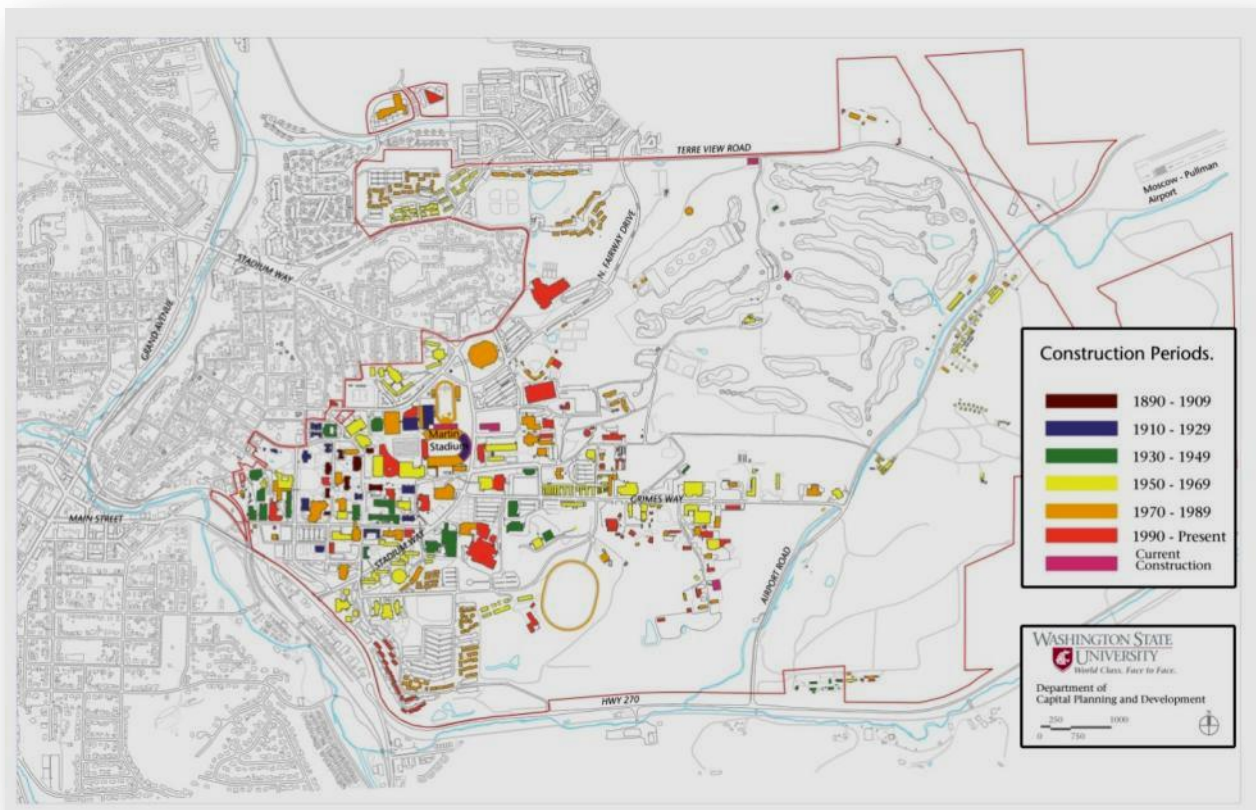
Most academic buildings are red brick. This tradition was started because factories were conveniently located in the Palouse communities at the turn of the century. Thompson Hall, the first administration building, constructed in 1894, is a good example of the use of local materials.

The next wave of academic brick buildings included Science Hall (1901), which is now Murrow Hall, Morrill Hall (1903), Bryan Hall (1908) with its clock and bell tower, College Hall (1909), and the Mechanical Arts Building (1909), now called the Multi-Cultural Center, and Van Doren Hall (1908). The historic buildings formed the core of campus life, particularly with the green lawn between Thompson and Bryan Hall where the Lowell Elm Tree planted by Mrs. Bryan is located. At this time the first student dorm was built. Stevens Hall for Women (1894) was a woodframe structure.

Between 1910 and 1929, the President's Residence was built. Dorms such as Stimson, McCroskey, Community and Duncan-Dunn, and Commons were built as the resident student population continued to grow. Academic buildings in this era included White Hall, Carpenter Hall, Wilson Hall and Troy Hall. Physical education buildings included Bohler Gym (1928) and Hollingberry Field House (1929).

The next 20 years, from 1930 – 1949, WSU mostly built academic buildings such as the start of the Engineering and Architecture Complex, the Science buildings, the Veterinary Medicine and Pharmacy buildings. Two dorms were added (Wilmer-Davis and Waller Halls) and the Smith Gym was added to the athletics complex. In 1936 the new football stadium was built as an all-wood structure with a press box on concrete pilings.

During WWII, the building program essentially stopped until veterans returned to campus and temporary housing complexes were built to accommodate those students eager to use their hard earned G.I. bill benefits for education. All of those temporary structures have since been demolished.



From 1950 – 1969, the building program on campus grew exponentially with three dormitory style precincts and one apartment complex north of campus. The Holland Library and Compton Union Buildings were constructed along with the new French Administration building, Johnson Hall and Annex and numerous agricultural facilities. This era also established the physical plant buildings. Many of these new buildings were no longer constructed with the traditional red brick, but instead a variety of sand-colored buildings were introduced.

The 1970’s – 1980’s resulted in a greatly expanded building program. To jump-start this construction timeline, April 4, 1970, a fire destroyed the south stands of Martin Stadium (about 6,000 seats). A one-million dollar drive began after the decision was made to rebuild the stands rather than relocate or build an entirely new stadium. In 1972 the Cougars played their first game in the refurbished and expanded Martin Stadium. The Mooberry Track was also added during this time.

Other significant buildings constructed in the 1970’s included The Beasley Performing Arts Coliseum, the Physical Education Building, Owen-Science Library, Daggy Hall, the Pullman Memorial Hospital, Webster Hall (the tallest building on campus), and a series of science and agricultural buildings. Six apartment style complexes were also added to the housing stock. Following the style of the 60’, some of the dorms and a few academic buildings such as Cleveland and Johnson Hall were constructed with sand colored stucco. A campus standard has been established that all new major construction for academic buildings will be Inca red brick.

From 1990 – present, WSU has built the largest buildings in square feet in the history of the campus (except for the Beasley Coliseum at 192,694 sq. ft.). These significant buildings include: the Terrell Library, the Smith Center, the Engineering Teaching Research Laboratory, the Student Recreation Center, the Veterinary Hospital, Plant Biosciences, and Lighty Administration. The foundation for an Indoor Athletic Practice Facility was constructed, but to date, an air supported structure temporarily provides the roof and walls.

Historic Resources

An historic resources study of the Ad Annex Building has begun. Based on available funding, WSU intends to document the historic buildings on the Pullman Campus according to the Washington State Department of Archeology and Historic Preservation guidelines. Until this has been accomplished, the 1988 *Historic Resource Survey and Analysis: Report of the Task Force for Historic Preservation on the Historic Core of the Washington State University Campus* continues to provide guidance for planning, design and maintenance of campus buildings.

Several open spaces and pedestrian linkages provide a sense of heritage on the WSU Campus. One significant space is the linear pedestrian link from Reaney Park, through the campus arch gateway, past Thompson Hall and Bryan Hall to Library Road Mall, through Terrell Mall, across Stadium Way, past French Administration and terminating at the Lewis Alumni Centre. This was the original walk to campus and includes vestiges of the stone entrance gate, the oldest buildings on campus, the double row of mature Horse chestnut trees and Norway maples that lead to Thompson Hall, and the historic Lowell Elm Grove located west of Bryan Hall.

Historic landscapes exist outside the West Campus Core. At one time, Silver Lake was located at the current site of Mooberry Track and the Beasley Coliseum Parking Lot. Silver Lake has long since given way to pressures of campus development. Lake de Puddle is located at the northern edge of campus and is a popular spot for students to release gold fish when they leave campus.

Roundtop and the Palouse Prairie are historic and cultural resources that have been preserved by WSU. Roundtop is a popular spot for capturing spectacular views across the golf course. The Palouse Prairie has is a remnant of original Palouse prairie vegetation and is maintained by the School of Biological Sciences as a result of the research by Dr. Rex Daubenmier.

Silver Lake was once located on the sites of Beasley Parking lot and Mooberry Track. This postcard is from the 1920s.

"Within the Historic Landscape Zone, the quality of the 19th century landscape should be preserved, enhanced, and complimented as far as it is possible in any future development. The integrity of the historic campus core as a whole should be maintained. New buildings should be contextually related to existing historic structures and open spaces. Landscaping close to historic buildings should be sympathetic in scale and materials.

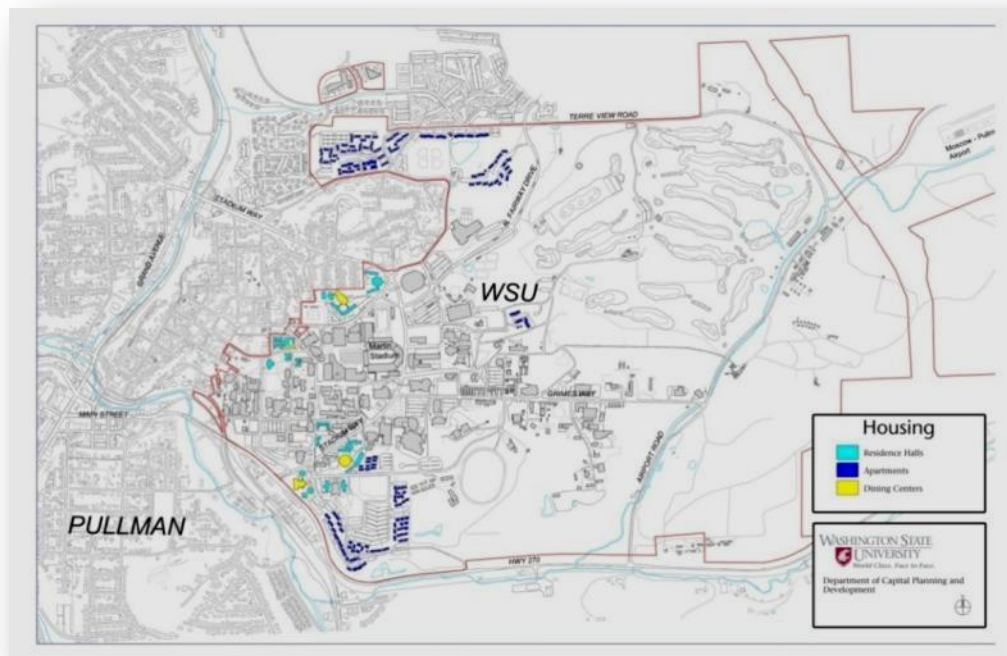
The integrity of individual historic buildings should be maintained or, where compromised, should be restored where reasonably practicable.

The University will use The Secretary of the Interior's Standards for Rehabilitation and Preservation Briefs as manuals for rehabilitation work on campus historic buildings.

Most WSU historic buildings are classical in their concept. They are finite in their design and should not receive extension or additions. Penthouse additions should only be considered as a last resort. Major historic buildings should be used for disciplines not requiring extensive mechanical equipment or fume vents."

Washington State University Comprehensive Physical Planning Process Documents, Adopted 1994, Burke/Lee Architects, Planners & Landscape Architects.





Housing

WSU Pullman is a residential campus. The majority of the students live on or near the campus. Freshmen are required to live in university approved housing, which includes residence halls, fraternity, or sorority houses. Off-campus apartment rentals are an important part of the housing choices for upper-class students. After their freshman year, many students move to apartments, several owned by WSU. Most apartments are less than a half-mile from campus and apartment renters have the benefit of the free Pullman Transit system.

Fraternity and Sorority Housing

About 15 percent of students are in the Greek system, so Greek Row figures prominently on the edge of campus. The fraternity and sorority houses are located on College Hill to the north west of the Campus Core and border the Hill Halls.

The Greek chapters are governed by national organizations and each house is privately owned. These large buildings represent some of the most impressive exterior architecture on the Hill.

Residence Halls

Most of the residence halls are co-ed, with the exception of the older Hill Halls. All of the undergraduate residence halls are part of the Residence Hall Association (RHA). Each hall has its own student government, which organizes events, manages its budget, and acts as a forum for student involvement. The halls range in size from Stimson Hall with 200 residents to Rogers Hall with approximately 700 residents.



A typical number of students living in WSU owned housing was experience in 2007.

- 84% freshman
- 31% of all undergraduates
- 39% graduate students
- 30% of total student enrollment

The dormitory residence halls fall into four different housing precincts. Each has a different personality and aesthetic, which gives freshman students choice in the kind of housing experience they want for their first year or for all their years at WSU.

[WSU Housing Map](#)

Housing Precinct 1: “The Hill Halls”

Stevens Hall	built 1896
McCroskey Hall	built 1920
Community Hall	built 1921
Stimson Hall	built 1923
Duncan-Dunn Hall	built 1926
Honors Hall	built 1928 as a classroom, but renovated for a residence hall in 2002
Waller Hall	built 1935
Wilmer-Davis Hall	built 1937

Housing Precinct 2:

Gannon Hall	both built in 1961
Goldsworthy Hall	
Krugle / McAllister Hall	both built in 1956 but renovated for swing space and classroom space in 1996

Housing Precinct 3:

Regents Hill	built 1951
Scott Hall	built 1958
Coman Hall	built 1958
Streit-Perham Hall	built 1962

Housing Precinct 4:

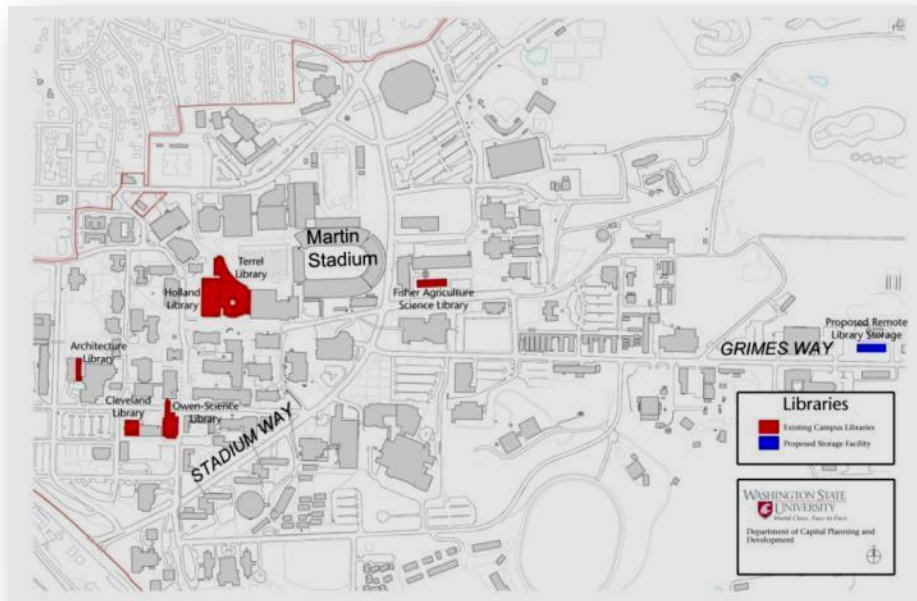
Stephenson North	built 1966
Stephenson South	built 1966
Stephenson East	built 1969

The Dining Centers that support the residence halls have all been remodeled within the last seven years, except for Stephenson Dining Center, which was built in 1966. Within this center is the Towers Market where students can purchase snacks and drinks. The Rotunda, which finished renovation in 2008 was built in 1961. It primarily serves the students in Housing Precinct 2. The Northside Marketplace supports the students in Housing Precinct 3. It was renovated in 2006. It also includes the Northside Market where students can buy snacks. The Hillside Café, renovated in 2003, supports mostly the students in Precinct 1 and likewise has a market.

Campus Apartments

There are nine apartment complexes owned and operated by WSU. Generally, apartment dwellers are grouped as single student versus students with families. The oldest apartments are Terrace Apartments (built in 1958) and the newest are Yakama Village (built in 1996). All of these apartments are wood frame construction and the original wood siding has been replaced with low maintenance vinyl. All offer two bedroom units, with the exception being Chinook Village that only offers three and four bedroom units. The table below gives pertinent statistics about each apartment complex.

Apartment Name	Year Built	Units	1-Bed	2-Bed	3-Bed	4-Bed	Studio
Chief Joseph Village	1971	96		84	12		
Chinook Village	1976	124			92	32	
Columbia Village	1975	54		54			
Kamiak Apartments	1963	100	50	50			
Nez Perce Village	1975	96		96			
Steptoe Village	1971	200	50	150			
Terrace Apartments	1958	99	33	42	9		15
Valley Crest Village	1971	48		40	8		



Libraries

The WSU Pullman Library system comprises a linked and unified service throughout six buildings. The system also provides collection materials for the Music Library. A Library System Master Plan was developed by LMN Architects in 2004 with the purpose of providing a flexible planning document. The libraries include:

- Architecture Library
- Brain Education Library
- Fischer Agricultural Sciences Library
- Health Sciences Library
- Holland/Terrell Library
- Owen Science and Engineering Library



Holland/Terrell Library is the largest of the WSU libraries. It accommodates the humanities and social science collections as well as system-wide services such as Digital Services/Collections, Administration, and Manuscripts, Archives, and Special Collections (MASC).

Holland opened in 1952 and has not received significant renovation or infrastructural updating in the past half century. The adjoining Terrell Library was opened in 1995, relieving significant space and storage pressure on Holland Library. However, the two libraries are not fully integrated and a renovation of Holland is still needed. When the CUB renovation is complete, it will be connected to Terrell Library through a corridor.

Recommendations for Holland are to animate the center of campus around Holland/Terrell Library through renovation of Holland, reopening the locked entrances and enhancing the facade. A capital space plan will be developed to address relocation and space needs.

Fischer Agricultural Sciences Library – located in Johnson Hall Annex – will be replaced or relocated as part of the eventual demolition to make way for the biotechnology precinct. WSU is exploring the development of a remote storage facility for the libraries. Materials with low circulation rates would be stored in a remote high density storage facility. This facility would also provide surge space to help facilitate short term projects.

Athletics

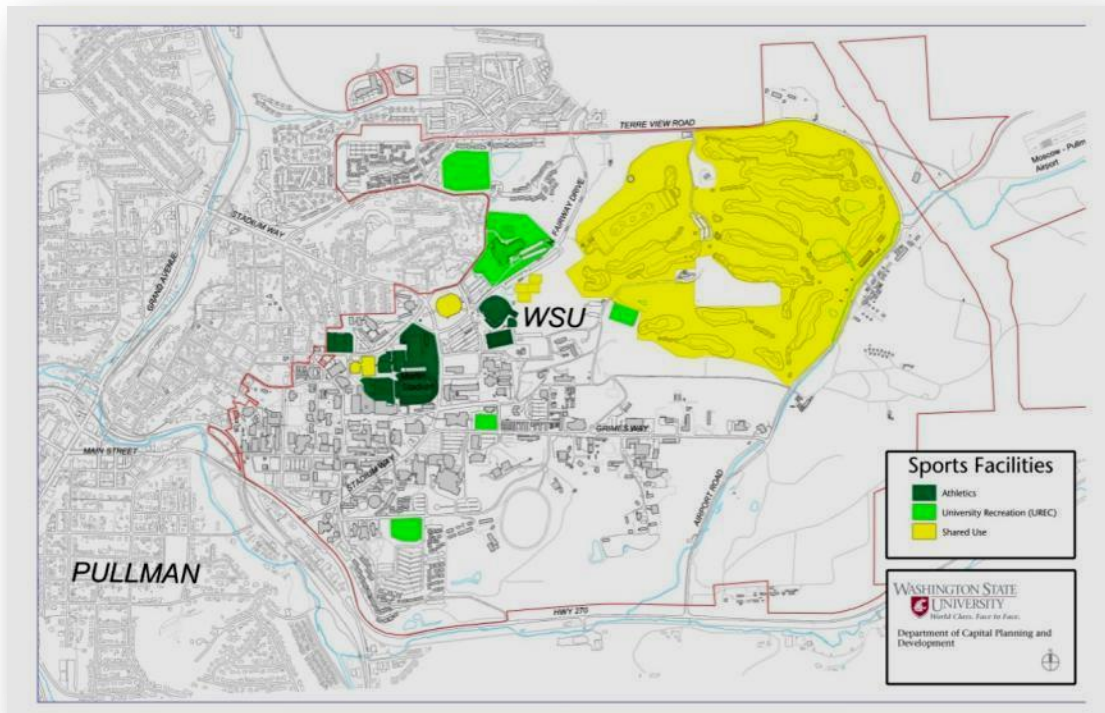
Athletic facilities such as stadiums take up a lot of real estate on any campus and they provide for many students some of the greatest memories of campus life. Washington State University is a member of the Pac-10 athletic conference. The WSU mascot is “Butch The Cougar,” sometimes referred to as “Butch T. Cougar.” The school colors are crimson and gray, which is a standard color of dress on game days for both students and staff.

Since the 1972 national event known as Title 9, which changed the face of athletics for women, WSU continues to strive toward a commitment to equity by achieving a balance of men’s and women’s sports. It is within the accepted 5% fluctuation of equal men’s and women’s sports offerings and participation. In 2007, on the Pullman Campus, 55% of the athletes were men and 45% were women.

Football requires a large team of 100 players (or more), which is the largest sport for scholarships, participation, and requires the most funding. It also has the added benefit of bringing in the greatest revenue for all WSU athletics because of the popularity of football as a spectator sport.

Martin Stadium is home to the WSU Cougar Football Team. It is also occupies 14,924 sq. ft. in the campus core. Bryan tower may be the heart of the campus, but for many cougar fans, Martin Stadium is the soul. It is where on weekends, the all-American sport of football draws crowds to fill the 40,000 seat stadium.

Another land impact for the campus occurs primarily during football weekends and at graduation. This is the filling up of the Beasley Coliseum parking lot and the lot behind the Indoor Practice Facility with alumni and fans who arrive in RV’s for three-day weekends. Athletics works with Parking Services and Police to create an orderly RV community.



University Recreation (UREC)

Recreation and outdoors are an important part of campus life. The 160,000 square-foot Student Recreation Center (SRC) was the largest student recreation center in the U.S. when it opened in 2001. The SRC contains a one-eighth mile elevated indoor track, four basketball courts, two volley ball courts, roller hockey rink, four racquetball courts, a swimming pool, Jacuzzi, free weights, weight machines, cardio equipment, exercise instruction rooms, and an indoor hockey rink. Outside in the “backyard” is a ropes course, sand volleyball courts and basketball courts. The SRC also has an Outdoor Recreation Center where students can check out equipment or register for various events and trips.

UREC organizes and schedules 13 student club sports with an average of 10,500 participants annually. These clubs utilize five playfields that are assigned to UREC. Because of heavy demand and variable weather conditions, maintenance and adequacy of these five fields is poor. An evaluation of existing field conditions was done in 2006. The findings indicated that to meet the needs of UREC and the Pullman community additional fields are needed. A pin-wheel shaped complex with four slow pitch softball fields is one recommendation. Another is an eight soccer fields complex that could be used for a variety of sports such as flag football, youth football, and all ages soccer. Thirdly, a complex of four large fields for rugby, lacrosse, field hockey and ultimate disc golf would be well utilized by the WSU student body.



Open Space

In 1992, Burke/Lee developed an Landscape/Open Space Plan for the Pullman Campus. Mapping of open space has been updated in this plan. The original campus has developed around a modified grid system of streets and large open spaces with buildings sited within the context of open lawns and tree groves. More recent campus development has seen the open spaces defined by malls, paths, trails and recreation fields.

The term "open space" will mean something different to individuals. For example, there is the space between White and Carpenter Halls that provides relief from the built-up environment in the West Campus Core, as well as a place for impromptu games. The same might be said for the area north and west of the Stephenson Complex; the green on the west side of Old Holland Library; and the quadrangle encompassed by Bryan, Murrow, Thompson and Stevens Halls. Other open space areas found in the Central Campus, but not as readily accessible, include Rogers Field, now under the control of the Athletics Department and not available for general use. Mooberry Track is available, but is maintained and controlled by Athletics.



East Campus has extensive field and pasture operations as open space. The Palouse Ridge Golf Course and the College of Agriculture, Human and Natural Resources (CAHNRS) and the College of Veterinary Medicine (Vet Med) have significant open space assignments. The WSU Arboretum is a new 95-acre open space that is being planned. Another element of open space in this sector is Roundtop Park, an informal gathering place on the north side of the golf course encompassing approximately two acres.

Finally, a rather unique element found in this area is a seven-acre piece of ground known as the "Palouse Prairie Strip." This plot of land, which has never been in cultivation, represents an example of a Palouse native plant ecology. The site is fenced and is maintained by the School of Biological Sciences.

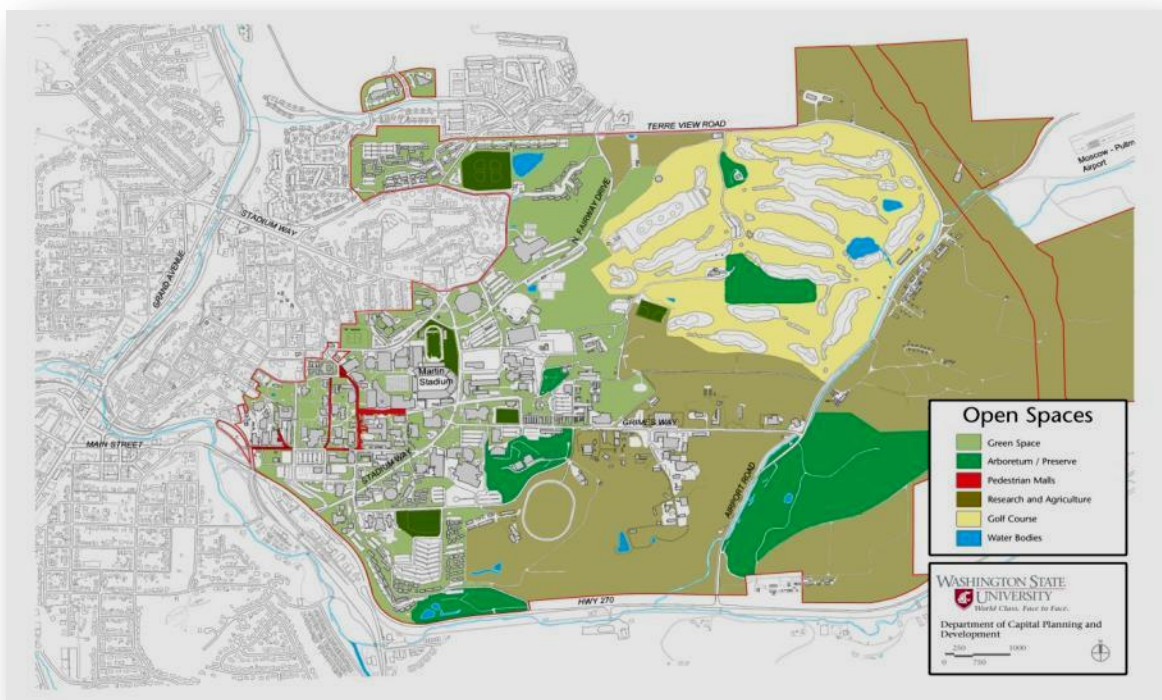
Throughout East Campus are a number of trails that are used for running, jogging and/or walking. Some of these are formalized and have University recognition (e.g., the Bernie Babbitt Trail); however, most are informal and have evolved as faculty, staff and students who are physical fitness advocates have worn in these trails following, more or less, the "paths of least resistance."



Horticulture Club and Arboretum Committee members and President Floyd plant a tree in the Alumni Arboretum



Cougar Pride Ponds were planted by WSU student and staff volunteers.



Landscape, Tree Preservation and Replacement

WSU is committed to maintaining an attractively landscaped campus. Fac Ops Grounds staff are responsible for the maintenance of existing landscapes in the general campus areas including pruning, mulching, mowing, irrigation and leaf and snow removal. Often they plant new landscape areas associated with Minor Capital requests.

Major Capital projects generally remove existing landscaping and often parking. In both cases, the projects are required to follow a reimbursement procedure through the WSU Tree Replacement Policy and the Parking Replacement Policy. With each project, trees that are removed are evaluated and given a dollar value using the method prescribed by the International Society of Arboriculture.



To assist in the management of the campus urban forest, in 2007, CPD created a Geographic Information System (GIS) showing where the campus trees are located. Over 4,500 trees have been mapped using this system. The Western Campus Core has been inventoried and in 2008, Central Campus and the golf course will be inventoried in 2009-2010. Historic trees and plantings have been identified through efforts of the Arboretum Committee. These will be identified as such on the Campus Tree Inventory.



Land Assignments

The East Campus sector pastures and research plots needed for the research include Vet Med, Animal Sciences, Natural Resource Sciences, Crops and Soils, Plant Pathology, School of Biological Sciences, and University Recreation. Along Airport Road, the USDA Plant Materials' Center, the Stephen Center, the Tukey Horticulture Farm, and the Animal Sciences and Veterinary Medicine barns are important support facilities for these different departments. Often these departments work collaboratively to provide interdisciplinary research. An East Campus Precinct Plan was developed by the departments that are represented on the Land Use Committee.



Land Assignments are mapped and recorded through the Land Assignment Committee. Different academic departments are given land assignments based on their research and academic needs.

The WSU Pullman Campus has 1,747 acres in the Pullman city limits. The remaining WSU property within Whitman County is approximately, 3,479 acres. The maintenance and operation of the acreage outlying the campus academic core is assumed by WSU research programs. A Land Use Committee makes recommendations about land assignments based on requests for academic research. A Land Assignment Map indicates where the different assignments are located.

WSU Research & Technology Park

The WSU Research and Technology Park is the first University-related research park in the Pacific Northwest region. It is located within one mile from the center of the WSU Pullman Campus. The Park encompasses 12 acres along Terre View Drive.

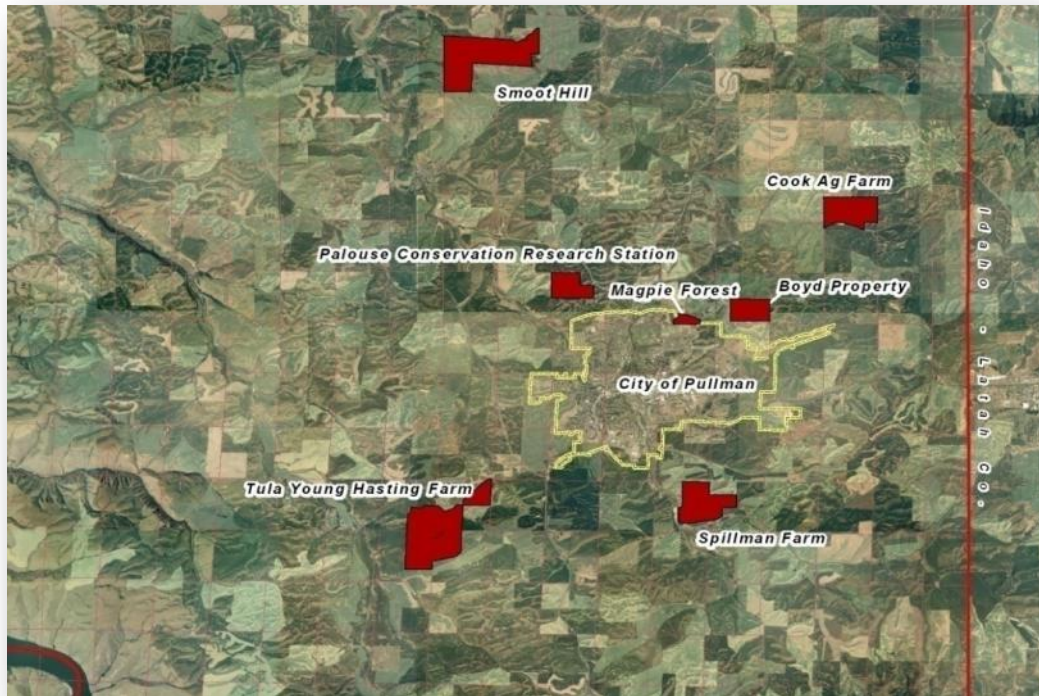
Assisting new companies with start-up efforts and long-term growth is the mission of the WSU Research and Technology Park. Early in the development of the park concept, the Board of Regents determined that it should accomplish four main goals. These goals are:

- Enhance the research environment and opportunities at Washington State University.
- Offer consulting opportunities to University faculty.
- Provide employment opportunities for graduate students and their spouses.
- Assist in the economic development of Pullman, Whitman County, and southeastern Washington.

WSU owns the entire site and Building I, while the WSU Research Foundation (WSURF) owns Building II and leases the land from WSU. Building I consists of approximately 50,000 square feet and is 100 percent occupied. Building II is approximately 23,000 square feet.

Boyd Property

In 2007 WSU purchased what is known as the WSU/Boyd Property. It is 250 acres of fertile farm ground located north of Pullman and along Airport Road. The land has not been assigned at this time, but proposals for programmatic use are being considered by the Real Estate Committee, which is responsible for advising the Vice President of Business and Finance on real estate investment decisions.



Off Campus Land Assignments in Whitman County

There are nine outlying properties in Whitman County that are owned by WSU and assigned to different colleges or departments. These are listed under the department assignments.

USDA Palouse Conservation Field Station

The Palouse Conservation Field Station, located 1.5 miles north of Pullman, was established as one of 10 original erosion experiment stations throughout the United States during the period 1929 to 1933. Scientists from the USDA-ARS and Washington State University utilize this 200-acre research farm to conduct a wide variety of research projects related to farming systems to improve soil and water conservation on the Palouse.

WSU Off-Campus Property in Whitman County

Spillman Farm

The Spillman Agronomy Farm is located on 382 acres five miles southeast of Pullman, WA in the midst of the rich Palouse soils. Many of the highest producing wheat varieties in the Pacific Northwest today were developed at Spillman Agronomy Farm. The Spillman Farm has also served as the foundation for barley and legume breeding programs that have provided significant additional economic returns to Washington farmers during the past 50 years.

Cook Agronomy Farm

Crops and Soils is assigned 301 acres in Whitman County for the Cook Agronomy Farm. Research is focused on developing direct seed cropping systems and precision-agriculture technologies for this "typical" Palouse landscape. A 90-acre portion of the Farm has been intensively grid sampled at 370 GPS-referenced sites for data on soil characteristics, soil nutrients, soil water content and crop use, yield, grain protein, weed seed-bank, soil-borne pathogens, and biofuels. The Cook Farm serves as a research destination for students enrolled in Crop and Soil Science courses and for grower outreach field tours.

Smoot Hill

The facility at Smoot Hill is maintained by staff from the School of Biological Sciences. The nearly 800 acre site was purchased by the university over thirty years ago to preserve some of the last remaining native plant/animal communities in the region. The continued preservation of the biological resources on site allows faculty and students from WSU, Lewis and Clark State College and University of Idaho to observe the increasingly rare plants and animals that were once common over the entire Palouse Region. Faculty and graduate student researchers continue to use the site for projects including the study of salamander genetics, avian biology, biology of invasive species, population biology of frogs, plant communities, forensic entomology, and biodiversity of insects in native plant community remnants.

Tula Young Hastings Farm

In the 1960's Tula Young Hastings donated 835 acres of land to WSU. Located at the southern edge of Pullman, this assignment to the Animal Sciences Department provides three animal centers; the Knott Dairy Center, the Beef Center, and the Swine Center. The dairy has a herd of approximately 400 cows. The Beef Center has approximately 300 head, and the Swine Center has approximately 1,000 swine. These herds are maintained and available for research and teaching in animal science.

Magpie Forest

The "Magpie Forest" is a 14 acre forest within a 33.3 acre tract of agricultural land outside the city limits on the north edge of Pullman. It is one of the few pieces of remnant Prairie vegetation in the immediate vicinity of Pullman.

Kramer Prairie

The Kramer Prairie Natural Area is approximately 27 acres located in Whitman County near Colton, WA and assigned to Natural Resource Sciences. It was purchased in 1962 as an example of native Palouse Prairie and has been used for instruction and research in courses such as range management, botany, entomology, plant ecology, soils, and others.



WSU Building Program and Capital Requests

Minor Capital Projects

The University places a high priority in maintaining and preserving in good condition the huge capital investment at WSU facilities in Pullman and at all their campuses and facilities throughout the state. The Minor Capital Preservation/Renewal program affords WSU resources to address growing renewal and preservation requirements. The request also includes projects for minor capital infrastructure projects, health, safety, code requirements, security, environmental, and risk management facility improvements. Selection and ultimate prioritization for Minor Capital projects is accomplished through identification and screening processes by key university administrative and coordinating groups, including the college deans, the Provost and the University Budget Council. For more information about Facilities Operations see <http://facops.wsu.edu/>.

Major Capital Projects

WSU has been assigned by the City of Pullman as the Jurisdiction Having Authority (JHA) for all code-related issues within the zone designated as "WSU" as listed in the City of Pullman Zoning Code. Currently the University has over \$235 million of major capital projects in design or under construction on the Pullman campus. There are some privately funded construction projects that have also been built in on the Pullman campus over the past several years. The following presents a summary of the major capital projects that are shown on the campus master plan map that will create the future Pullman campus.

Research and Education Precinct Plan

WSU completed the design for the Research and Education Complex (REC) Precinct Master Plan in 2005. The REC concept grew out of WSU's strategic planning effort. The strategic plan recognizes biotechnology as a priority for the state and the university and stresses the importance of interdisciplinary efforts to maximize return on resources.



- **Plant Biosciences (REC 1):** The first building in this complex is the Plant Biosciences building (REC 1), which was completed in 2005.
- **Biotechnology/Life Sciences (REC 2):** The second building is the Biotechnology/Life Sciences Building (REC 2), which was completed in 2009.
- **Agriculture Research Service Building (ARS/REC 3):** The ARS is a Federal program under USDA. WSU has provided a site as part of the biotechnology complex for the Federal Government to construct a building for their researchers. WSU researchers work collaboratively with USDA researchers. This project is contingent upon receipt of Federal Funding.

- Veterinary Medical Research Building (REC 4):** REC 4 will provide 63,500 net sq. ft. of research and science space for the College of Vet Med. The mission of the Department of Veterinary and Comparative Anatomy, Pharmacology, and Physiology (VCAPP) is to advance animal and human health and well-being through maintaining productive state-of-the-art programs of research and teaching in integrative biomedical science. The College of Veterinary Medicine neuroscientists and muscle biologist housed in the building conduct cutting-edge research in the WSU strategic emphasis area of Brain, Behavior, and Performance. Provided with modern research space, these programs – especially in key areas of sleep and performance, control of energy metabolism in obesity and diabetes, substance abuse, protein bioengineering and biotechnology, and cardiac physiology, biophysics and disease – will contribute significantly to understanding basic disease mechanisms and to discovering new treatments and methods of diagnosis. The building will also house faculty doing research in molecular, cellular, and nano-bioengineering and genomics.
- Plant Sciences (REC 5):** This building is in early phases of the budgeting process and programming. WSU anticipates that REC 5 will be a facility that includes the Institute for Biological Chemistry, Department of Biological Systems Engineering, and support space. It will likely be accomplished in phases and should include sufficient space to accommodate some of the programs and teaching space currently in Johnson Hall and its Annex. Vacation of Johnson Hall and the Annex will allow for complete demolition and the site for REC 6.
- REC 6:** Like REC 5, this building will be constructed once Johnson Hall and Annex have been demolished. At the present time, WSU expects similar uses as REC 5.
- REC 7:** Building No. 7 will complete the REC Complex as currently identified in the REC Master Plan. This building will be available for development subsequent to the removal of Johnson Hall and completion of REC 5.



The WSU Research and Technology Complex will bring together scientist to create a interdisciplinary biotechnology center.

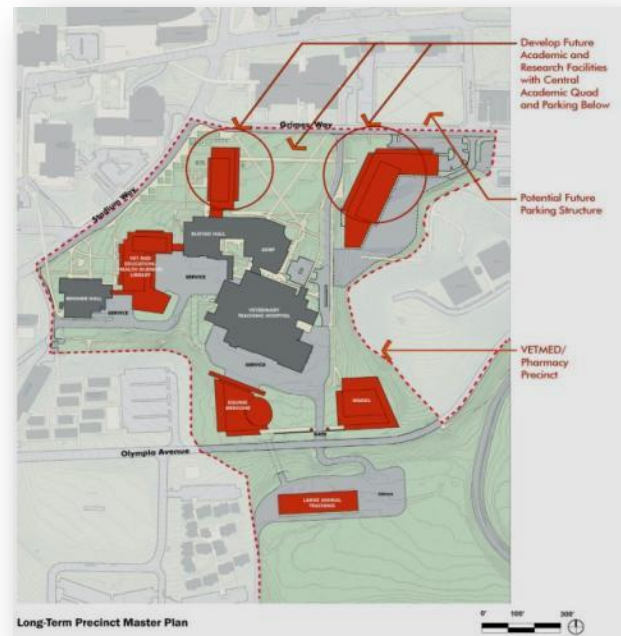
College of Veterinary Medicine (CVM) Precinct Plan

Global Animal Health Complex: This project consolidates two College of Veterinary Medicine needs. Phase I, scheduled to be complete in 2012, is a research building, which will house the School for Global Animal Health. Phase II is a diagnostics facility which will house the Washington Animal Disease Diagnostics Laboratory (WADDL). This complex will ensure continual international laboratory accreditation for state programs supporting disease surveillance and expanding global agricultural markets. The School for Global Animal Health has a mission to provide innovative solutions to international infectious disease challenges through research, education, world-wide outreach, and application of disease control at the animal-human interface.

Agricultural Animal Health Research Building (AAHR): This facility will provide space for livestock (adult cattle), aquatic species, and insectary isolation that will accommodate expanded college food safety and infectious and emerging disease research programs that require biocontainment capacity.

Equine Sports Medicine Center: This project includes an indoor exercise arena, examination area, treadmill, laboratory, equine stalls and support space. Completing the Equine Sports Medicine Center will allow the vacation of current equine stall and exercise facilities in McCoy Hall and will provide teaching space for the Department of Animal Sciences.

Veterinary Education Center (McCoy Hall Replacement): The proposed 50,400 net sq. ft. facility is the third phase of the CVM Master Plan. Centrally sited, it will serve as an organizing hub for teaching, administrative, and technical support space for veterinary educational technology and student services. The demolition of McCoy Hall will provide the site for this new facility.



Wegner Hall Renovation: This renovation will upgrade and expand intermediate level research and teaching spaces by converting use of space made available the planned relocation of the College of Veterinary Medicine's VCAPP department and the proposed Health Sciences Library.

Wildlife Education and Rehabilitation Center: In collaboration with CAHNRS and the College of Science, CVM supports the development of a Wildlife Education and Rehabilitation Center that would be privately funded to support the WSU Bear Research Program, Raptor Rehabilitation program, and perhaps the relocation of the Conner Museum.

Engineering and Architecture Precinct Plan

The College of Engineering and Architecture Precinct Master Plan describes the 30 year, phased physical plan for this sector of campus. The physical square footage projections are based on estimated undergraduate and graduate enrollments and the faculty and associated research laboratory growth rates.

- Replacing the Thermal Fluid Research Building, the Engineering Laboratory Building, Albrook Hydraulics Laboratory, and Sloan Hall as phased building projects for three new buildings to support Advance Energy Technologies research.
- The first of the series is the Clean Technology Building, which is being considered as a interdisciplinary building with CAHNRS.
- The second project is Sloan Hall HVAC Renovation. The HVAC system is original equipment with additional loading added and deteriorated over time. Renovating the HVAC systems in Sloan Hall will help reduce the deferred maintenance backlog and will improve air quality and safety of this densely populated building.
- Renovation of Dana Hall for office and classroom space.
- Creating needed public interaction spaces through two new additions to Dana Hall,
- Updating and reclaiming unused space in Albrook Hydraulic Laboratory to be used as surge space during Dana Hall Renovation,
- Remove and reconfigure existing service roads and loading docks so that outdoor gathering spaces can be created.
- Close College Avenue to vehicular traffic and create a pedestrian walkway.
- Return the Wood Materials Laboratory back to the main campus, but housed in new building in the east most portion of the precinct.¹



The Engineering and Architecture Precinct will replace or renovate buildings that no longer meet technological requirements for modern engineering disciplines.



¹ College of Engineering and Architecture
Precinct Master Plan, Washington State
University, CO Architects, 2006

Housing Precinct Plan

- Olympia Avenue Housing is the construction of a six story campus dormitory located at the intersection of Olympia Avenue and Forest Way. WSU will construct 229 beds and community spaces, both interior and exterior. It will be the second LEED silver building on campus. The project also involves parking expansion and geothermal heating.
- Precinct 2 Reconstruction is a gradual rebuilding of the housing precinct where Gannon-Goldsworthy and Krugle-McAllister dormitories are located. With the construction of Olympia Avenue Housing, the older dorms can be vacated, demolished and new dorms design and built on those sites.
- Pedestrian Bridge Replacement over Stadium Way at Nevada Street and Olympia Avenue has structural problems and safety concerns. To resolve these concerns, the bridge must be replaced. This bridge is the most frequently used bridge with an average of 200- 300 students per hour crossing from the Southside housing complex to the core of campus.
- Hill Halls Preservation creates a program for restoring the historic dorms in Housing Precinct 1. Stevens Hall and McCroskey Hall have undergone complete restoration. Honors Hall was remodeled from a classroom building in 2000. The remaining dorms will be remodeled as funds allow.
- Student Housing Development is a proposed multi-phased student-occupied apartment housing project. It involves working with a housing developer to develop market analysis, financing options, renovating and/or constructing an owner/ manager apartment housing system for WSU.

The student dorms surrounding the Rotunda Dining Center will look contemporary and provide a facility for healthy social interaction.



Library System Master Plan

The Library System Master Plan from 2004 concludes with a preferred plan that addresses the objectives that were identified by the building committee.

- Align Library and WSU Strategic and Master Plans
- Address opportunities presented by new campus facilities
- Animate the center of campus around Holland/Terrell Library
- Improve the Holland/Terrell Library link to the CUB
- Incorporate other uses which complement the Library System.

Perhaps the most surprising outcome of this planning study was the realization that consolidating libraries did not result in a significant operating cost savings.

Books will remain in the library and at the center of campus for the foreseeable future. The proposed renovation of Holland Library will create an excellent venue for storing, browsing, and reading the library collection well into the future. In addition, new technology infrastructure will increase access to digital media.

As funding opportunities arise, the Library Master Plan provides a road map for the future. The physical plan makes the following recommendations:

- Provide a capital space plan for the next 20 years
- Plan for renovation of Holland Library
- Address immediate space needs
- Provide physical form to an Information Union

Life Sciences Precinct Plan

Fulmer Hall Renovation: This chemistry building was built in 1934. Today, many spaces in this building have never been renovated. Portions of the building still have the original blackboards and lab benches from 1934. Renovation will address laboratories, renewal of the administrative office suite, upgrades to the lecture hall, and replacement of the service elevator. Recognizing space is a critical university resource; WSU developed an integrated approach for reallocation of space vacated by the School of Molecular Biosciences to the new Biotechnology/Life Sciences Building. After renovation, Fulmer Hall would be assigned to the growing programs from the School of Biological Sciences.

Eastlick Hall Renovation: Completion of the REC complex will result in space reallocation. Some labs and offices in Eastlick Hall will become vacant. A total of 4,829 net square feet will require some renovation to upgrade vacated spaces before they can be reassigned.

Heald Hall Renovation: Built in 1962, Heald Hall is in need of a major renovation. In conjunction with the REC complex, WSU proposes life sciences classrooms, meeting, seminar, and faculty office spaces as the most efficient and cost effective future use of this building.

Abelson Hall Renovation: Built in 1935, Abelson Hall is one of the biological science buildings for campus and is where the Conner Museum of Zoology is located. As a result of the new REC Complex, some faculty will relocate from offices in Abelson Hall. The resulting space will require selective renovation to upgrade vacated spaces.

Morrill Hall Renovation: The complete renovation of Morrill Hall, built in 1903, will provide modern offices, laboratories and medical teaching spaces for the Basic Medical Science Program (WWAMI) and the College of Sciences. This project will preserve a historically important building and will refurbish the outdated teaching and administrative facilities in Morrill Hall.

College of Agriculture, Human and Natural Resource Sciences (CAHNRS) Precinct Plan

Food Science and Human Nutrition (FSHN)

Phase III: This project is an addition to the FSHN building. It will expand the food processing/packaging pilot plant and add offices, classrooms, laboratories, and conference rooms.

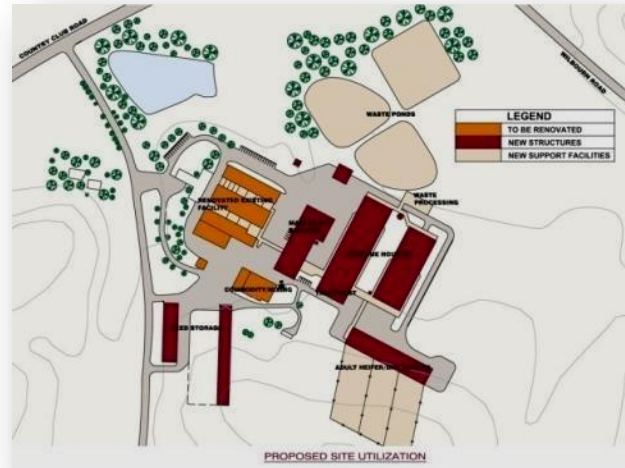
Aggregated Projects: Smaller projects that are connected to a research program or a teaching function have been combined into this category. They include a new Grizzly Bear Facility, a Teaching Pavillion for Animal Sciences, demolition of Johnson Annex to make space for REC 6, and some remodel and relocation projects.

Plant Sciences Greenhouses Precinct Plan: The research greenhouses located on Grimes Way were built in 1954. They are actively used, but an upgrade to these facilities is needed. A space and resources plan is being developed for this precinct.



Teaching Greenhouses: The Horticulture Teaching Greenhouses were located behind Lighty Student Services until the summer of 2007. These buildings were demolished, but the majority of the foundations were left in place creating a landscape teaching and demonstration space for students.

Dairy Research/Teaching Milking Parlor: The Knott Dairy Center master plan was developed in 2007. The plan proposes to substantially renovate and expand current operations to include a new dairy research building with improved teaching facilities, new animal housing, and a modernized waste handling/processing system.



College of Liberal Arts Precinct

Design Disciplines Facility: WSU proposes the renovation of the existing bookstore building (77,551 GSF). This centrally-located facility will provide contemporary and cost-effective teaching and administrative facilities for faculty, undergraduates, graduate students and staff for the Departments of Interior Design (ID) and Apparel Merchandising, Design and Textiles (AMDT). Another department that will move into this renovated building is the Intensive American language Center (IALC). The Campus Safety Department will also relocate in the ground floor once the antiquated Safety Building across from the CUB is demolished.

Troy Hall Renovation: Built in 1926 as a dairy building, Troy Hall is considered a historically significant building on the campus. Renovation is required to make the facility and its building systems efficient and functional to meet current energy standards and the needs of the College of Business. Renovation will provide departmental offices, meeting rooms, research space, and administration workspaces. The building is currently closed until renovation funding is secured.

Johnson Tower Addition/Renovation:

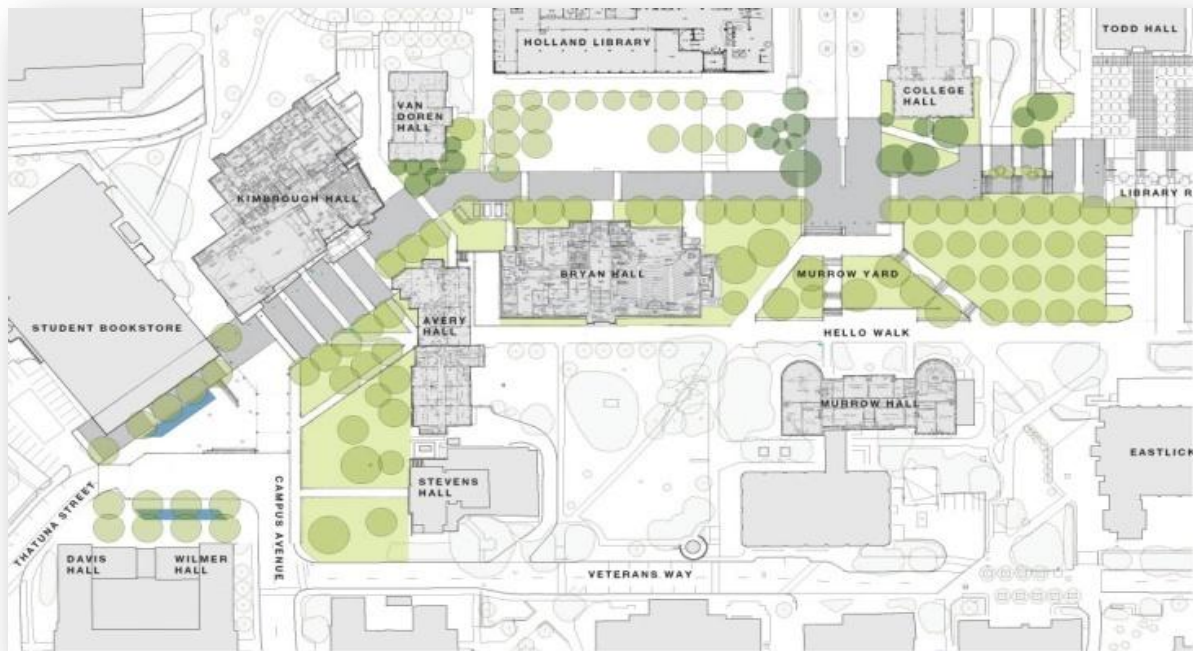
Connected to Todd Hall and Todd Hall Annex, Claudius O. Johnson Tower houses portions of the Colleges of Business and Liberal Arts. The proposed project will optimize the central location of this site by expanding the footprint and upgrading existing systems and spaces.

Murrow Hall East Renovation: The proposed renovation project for Murrow Hall East will extend the life of this historic building. It was originally constructed in 1899 as “Arts Hall.” The structural integrity of the building has been evaluated and the project will address the safety of the building.

Avery Hall Renovation: Avery is a 30-year old building that provides mixed uses and classroom space for the English Department. A renovation of this building will provide new lighting, ventilation and computing facilities as well as ADA compliance.

Cleveland Hall Renovation: Completion of the Education Addition in 2005 and relocation of the College of Education programs into the new space, provides and opportunity to renovate the 1963 Cleveland Hall. This will provide better quality space for faculty, administration, and teaching assistants.

Library Road Phase III: Library Road Phase III is a continuation of both infrastructure improvement and landscape beautification for the campus. The decades old campus utilities running under the roadway will be upgraded to provide greater capacity and an extended service life, including the utility tunnels, which are vital to the operations of campus. Library Road landscape improvements will enhance pedestrian movement along a historic corridor while decreasing vehicular traffic. Special accessibility features and lighting will increase safety and create a beautiful outdoor space. An expanded transit hub is included in the project, which will encourage the use of public transit.



Admin Annex Replacement: The Master Plan identifies the site currently occupied by the Administration Annex as a preferred location for the development of a significant new building. Located in the historic core of campus, redevelopment of this site is consistent with university master plan goals to promote sensitive development of academic buildings within the existing campus fabric and reinforces cost effective development of the university's infrastructure master plan, as well as pedestrian and timely connections for students between classes

Terrell Mall Vision Plan and Fine Arts Addition

The Terrell Mall Vision Plan proposes a series of individual improvements along this central pedestrian corridor. Once implemented it will create visual and aesthetic continuity from one end of the Mall to the other. Through a series of recommendations such as uniform paving, lighting standards, more purposeful open space and landscape trees, and encouraging sculpture installations, this heart of campus will be more useful and beautiful. The Plan Interventions include:

Amphitheater: The amphitheater offers a significant open space at the heart of the campus. This becomes possible once the existing WSU Safety Services are relocated.

Allee and Promenade: An allee of trees terminates Wilson Road and offers a formal introduction to the Terrell Mall, provides seasonal color and summer shade.

CUB/Wilson Hall Plaza: The space between the CUB and Wilson Hall becomes a plaza that is united between the two buildings, providing a social place at the high point of the mall.

Fine Arts Plaza and Addition: Simplification and redesign of the Fine Arts Entry Plaza is anticipated as part of a proposed Fine Arts Addition building. The plaza could be revitalized independently, but both projects must work interactively to create a vibrant space for fine arts. Another aspect for improving this area includes an upgrade and integration of the unsightly and noisy, yet functional pavilion that houses garage ventilation and vertical transportation.

CUB East Courtyard: The parking lot between the CUB and the Stadium entry is transformed into a courtyard that supports the program functions of the CUB.

Wilson Road Mall: The extension of the Terrell Mall concept onto Wilson Road as a pedestrian and service space was later added as part of the vision for this pedestrian corridor.²



² Terrell Mall Precinct Plan, Washington State University, Ruffcorn, Mott, Hinthorne, Stine, and Swift. 2005

Compton Union Renovation

The renovation of the CUB is a partnership success story. Most importantly, this project was made possible by the student body that passed a referendum to increase student fees to pay approximately 60% of the renovation effort. The project will be complete by the end of summer 2008 and occupants will move in before fall semester begins.

Recreation Precinct Plan

Student Recreation Addition: University Recreation would like to build an additional building on the east side of the Student Rec Center. This building would provide support to the challenge course area by providing an indoor climbing wall, locker rooms, and outdoor recreation programming offices.

Indoor Tennis Facility: Another UREC and Athletics facility would be an indoor tennis facility. On the Master Plan this is shown to the east of the recently constructed Outdoor Tennis Facility. Combined, this would provide the campus 18 tennis courts for recreation and for hosting tournaments.

Recreation Fields: The need for additional fields will continue to be a concern for UREC and for the Pullman Community as the town and university grow. Efforts have begun to look at the potential to partner with the city and the university student body to construct new softball and soccer fields. Finding relatively flat sites continues to be a challenge in this region, but it is clear that off-campus property will need to be acquired for meet increasing demand for intramural and recreation league sports.



Palouse Ridge Golf Club and Clubhouse

An NCAA championship eighteen-hole golf course and practice facility is underway for Washington State University. The previous course was a 9-hole course that utilized outdated watering technology. The new course is a regional amenity, supplementing WSU's educational mission, to be utilized by WSU Athletics, students, faculty and the community and visitors to the Inland Northwest. The 300-acre site includes the previous 92-acre, nine-hole course and additional WSU land. It utilizes a state-of-the-art efficient irrigation system.

The clubhouse will serve the Palouse Ridge Golf Club. The building will be open in the fall of 2008. This facility will include a pro-shop, full service restaurant, restrooms, offices and storage. Related facilities include a cart storage building, pump house, tow restroom stations, septic fields, ball wash building, utilities, and signage.



WSU Athletics Precinct Plan

Women's Soccer Field: This project is a proposal for renovations and upgrades to the Women's Soccer Field on Colorado Street. New synthetic field turf will be installed for safety and to aid in WSU's water conservation efforts. A complete field lighting installation will enable games to safely extend into nighttime conditions. The patron's game day experience will be greatly enhanced with the addition of a facility that will provide team game-day rooms, referee spaces, and a large indoor club space and rooftop garden that both overlook the field with generous views. The construction of a seating/concessions/restrooms/storage structure will more than triple the seating currently available, and will provide the necessary services and amenities that sports patrons have some to expect.

Handicap access will be clearly provided, general access and way-finding will be greatly enhanced and the entire project will be catered to the specific design elements and standards that are currently established for WSU in general, and for the Athletics facilities specifically. This project is currently awaiting funding as efforts are being made to secure donors.

Martin Stadium Expansion: Phases I and II of the Martin Stadium Renovation and Expansion will be completed in 2008. The south side of the stadium includes improvements to spectator circulation, additional restrooms and ADA seating platforms. The east end improvement includes a main entry façade and entry plaza along Stadium Way, a new concourse with support services, restrooms and concessions and the infrastructure to allow for expansion of a new seating grandstand and concourse above. Phase II includes enlarging the existing north concourse to include additional restrooms and concessions.

Martin Stadium Phases III and IV includes provisions for a premium level seating. Phase III, the premium level suites above the existing north stands and Phase IV, the east upper grandstand and concourse will be a future project when funds are available.



Beasley Coliseum Renovation:

Beasley Coliseum is a shared facility for the campus, but it is home court for Cougar Basketball. Technology and design for performing arts venues has changed dramatically since the Beasley Coliseum was built in 1973. An architectural review of this facility is needed to determine what is needed and the scope of such a renovation.

The Master Plan shows a parking structure to the west of Beasley Coliseum that would support event parking and commuter parking in this sector of the campus. Additionally, an unassigned building is shown in the parking lot located to the south of the Coliseum. A comprehensive precinct study is needed for this area because so many different programs are supported by these parking lots and by the Coliseum.

Administration Planning Precinct**Washington Building Phase II**

The Washington Building is a remodel of the former Pullman Memorial Hospital. The hospital vacated this building in 2004 for the new hospital and this building was renamed. It has served as swing space during the CUB remodel. For the foreseeable future, Health and Wellness Services (HWS) and the Disability Resource Center (DRC) will be housed on the second floor of this building. In the second phase, the third floor will be renovated for occupancy by Counseling and Testing Services. This is an integral part of the University's plan to consolidate the locations of these vital support units and create an efficient one-stop shop for undergraduate and graduate students, as well as faculty and staff in need of these services.

Safety Services Relocation

The WSU Safety Services is located in a remnant building in the campus core. The Terrell Mall Vision Plan shows this building demolished and an amphitheater in the old building location. There are two viable options under consideration for the Safety Services relocation. One option is the Washington Building, and the other is the ground floor of a remodeled Bookie Building. Other location options will be considered.

Conference Center

The site for a Hotel/Conference Center is planned to be located in the northeast portion of the campus along North Fairway Road near Martin Stadium, Beasley Coliseum, the new 18-hole Championship Golf Course and the Student Recreation Center. Two preliminary sites have been identified in this area and are shown on the Master Plan. The project is a public-private partnership with a developer as contractor and the University providing the site.

In an effort to test the viability of a hotel/conference center on the WSU campus, the WSU Department of Capital Planning and Development commissioned an independent feasibility study. The final report, completed in May of 2002, concluded that a hotel/conference center development is feasible. A campus-wide faculty and staff survey was also undertaken to quantify the need for conferencing and meeting spaces on the campus.

Utilities and Support Operations**Avista Substation:**

WSU's existing electrical substations are running at or near maximum capacity and are therefore working with Avista to remedy this situation. A new substation is being built on WSU property. This project became possible through innovative siting of the project, by placing the acre site 10 – 15 feet below grade and berming the sidewalls. WSU was confident that this large project could serve the campus and be reasonably out of sight even when placed at the entrance to their new 18-hole NCAA golf course. This project provides for new duct banks, vaults, cable, and equipment for expansion of the electrical distribution system from the new Avista 13.2kV substations to the new chilled water plant and the northern areas of campus.

New Chill Water System

The current chilled water plants serve about 50 buildings on campus and during the hottest days of the year are not able to meet the cooling needs of the campus and are subject to additional problems should one of the chiller machines fail. For this reason a new chill water plant is proposed to be built. The new chilled water plant on South Fairway Road is a design-build project that will provide a new chilled water plant (3,000 tons; future expansion to 9,000 tons) as well as upgrades and improvements to the chilled water distribution system campus-wide.

Wastewater Reclamation Plant

WSU wants to partner with the City of Pullman for funding of a wastewater reclamation plant. Combined with aggressive conservation measures, it is expected to reduce demand on the Palouse Basin Aquifer. This Plant will provide up to 1.3 million gallons per day of treated effluent for seasonal irrigation of WSU recreational areas, campus landscaping and agricultural lands. It will also provide water for the WSU Energy Plant. This reclaimed water, treated to the Washington State Class A standard, which is suitable for irrigation and industrial uses, will reduce the reliance on water pumped directly from the aquifer for WSU consumption. This proposal is similar to action already taken at the nearby University of Idaho.

Additional Utility Upgrades

Stormwater planning is in process in response to regulations for stormwater management and monitoring from the Washington State Department of Ecology.

Wilson Road Mall is a roadway resurfacing and landscape improvement project that will close the westerly portion of Wilson Road to general vehicular traffic. It will become a pedestrian and service vehicle corridor as part of the Terrell Mall Vision Plan.

Ellis Way Intersection is a roadway realignment and intersection improvement. Once completed, the existing intersection of Ellis Way and Wilson Road will be safer.

WSU/ARS Utility Relocation is needed to accommodate the construction of the proposed Agriculture Research Service Building (REC 3).

Central Campus Utility Improvements are projects that fall into the Minor Capital category (under \$2M). These include pedestrian and vehicular lighting and paving, Rotunda Dining Center sanitary sewer improvements, and Lake Street storm and sanitary sewer improvements.

Central Stores Relocation: The construction of a new Central Stores facility will replace the occupied Quonset buildings built in 1946. The site identified for this in on Grimes Way where the Animal Sciences cattle barns are currently. This will require a relocation plan for Animal Sciences Feed Plant and the Cattle Feeding barns.

College Avenue Steam Plant Renovation: With the recent completion of the new Energy Plant, the College Ave. Steam Plant building can be renovated to improve the aesthetics of the west entrance to campus by cleaning up the building and the surrounding area and making the building available for alternative uses.

Environmental Health and Safety (EH&S) Renovation: EH&S building is located on the eastern edge of the campus. It shares this building with the Grizzly Bear Facility, which is located in the basement. Inadequate HVAC systems and parking on the site are a few of the concerns shared by these two diverse groups. The long-range plan is to relocate the Grizzly Bear Facility to a new site in conjunction with the WSU Arboretum.



Conclusion

A campus master plan provides a narrative of history of campus development, an inventory of what exists and a vision for the future. This plan has taken previous master plans and created an updated plan that reflects current and future programmatic needs. It is based upon the WSU Strategic Plan, the WSU 20-Year Capital Plan and the Pullman Campus Infrastructure Master Plan. This document and the illustrative maps explain the expectations for campus growth and the process by which this growth can occur.

Washington State University has a rich heritage that will be honored through its traditions and through its buildings and landscape. It continues to achieve goals toward creating a sustainable campus, while providing world class facilities. Academic programs require appropriate facilities that address societal demands. The WSU capital program is responsive to these demands, while maintaining a collegiate and contextual identity for the campus.



Acknowledgements

This Pullman Campus Master Plan is the result of many collaborative efforts of many committees, task forces, consultants, faculty, students and staff. WSU Capital Planning and Development coordinated this document, but the information was gathered from different sources, including web sites, interviews, meeting notes and Powerpoint presentations. The authors would like to thank those who provided information and assistance during development of this document.

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Charles Hemphill, Space Manager

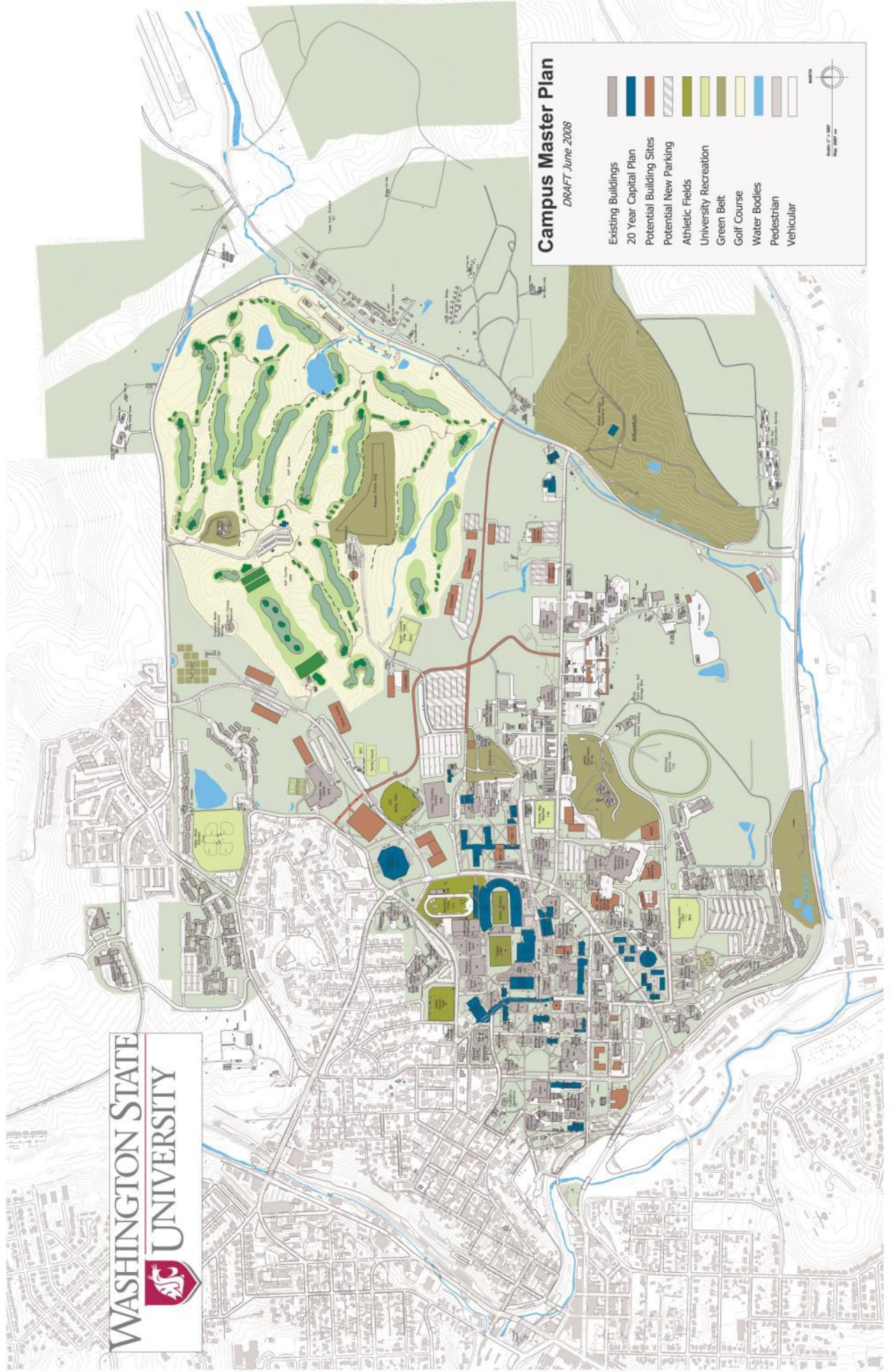
Additionally, numerous WSU employees generously reviewed drafts of the document and shared photographs. The historical photos were provided by WSU Manuscripts, Archives, and Special Collections.

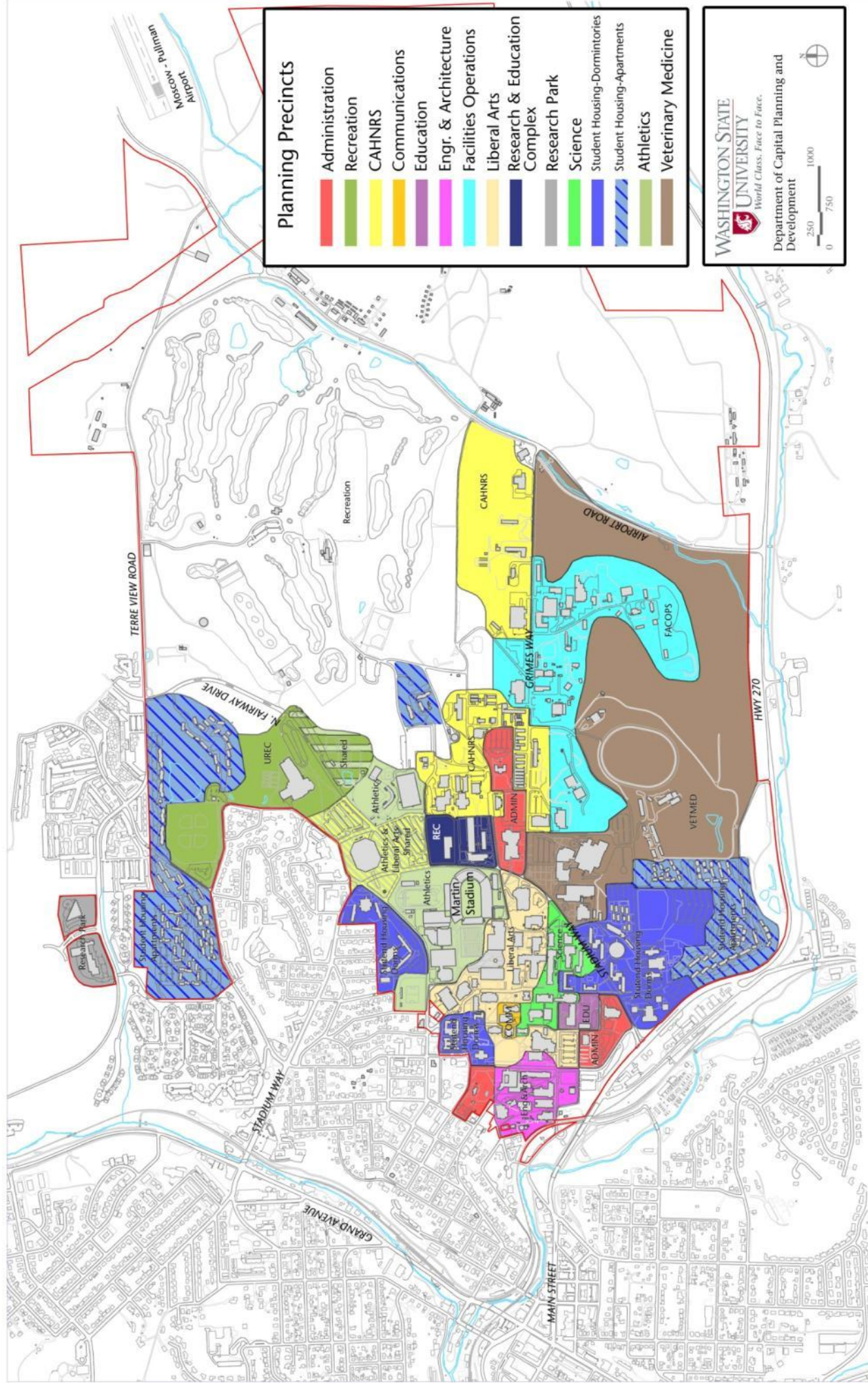
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Associate Vice President
Capital Planning and Development

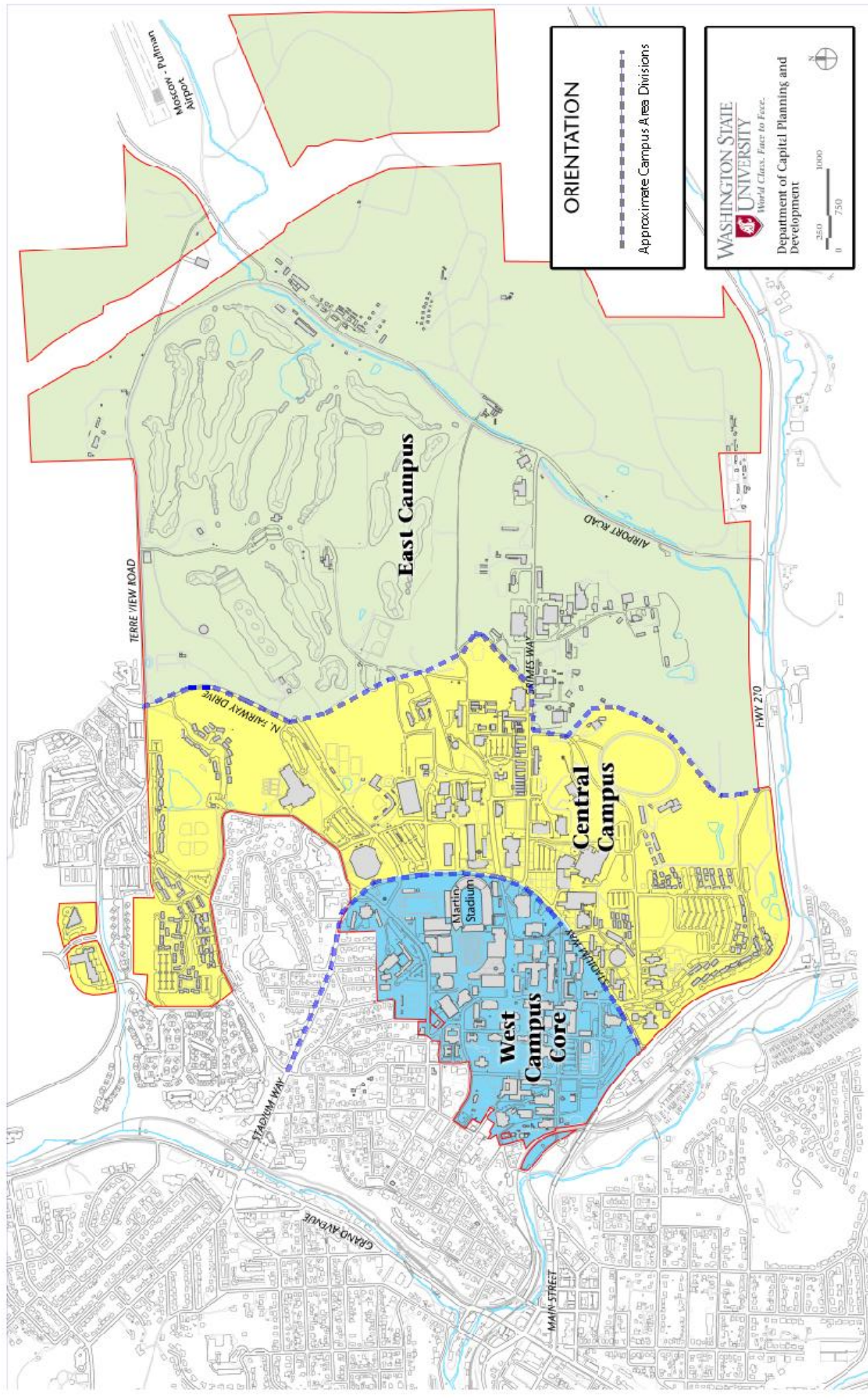
Campus Master Plan

DRAFT June 2008

- Existing Buildings
- 20 Year Capital Plan
- Potential Building Sites
- Potential New Parking
- Athletic Fields
- University Recreation
- Green Belt
- Golf Course
- Water Bodies
- Pedestrian
- Vehicular







ORIENTATION

Approximate Campus Area Divisions

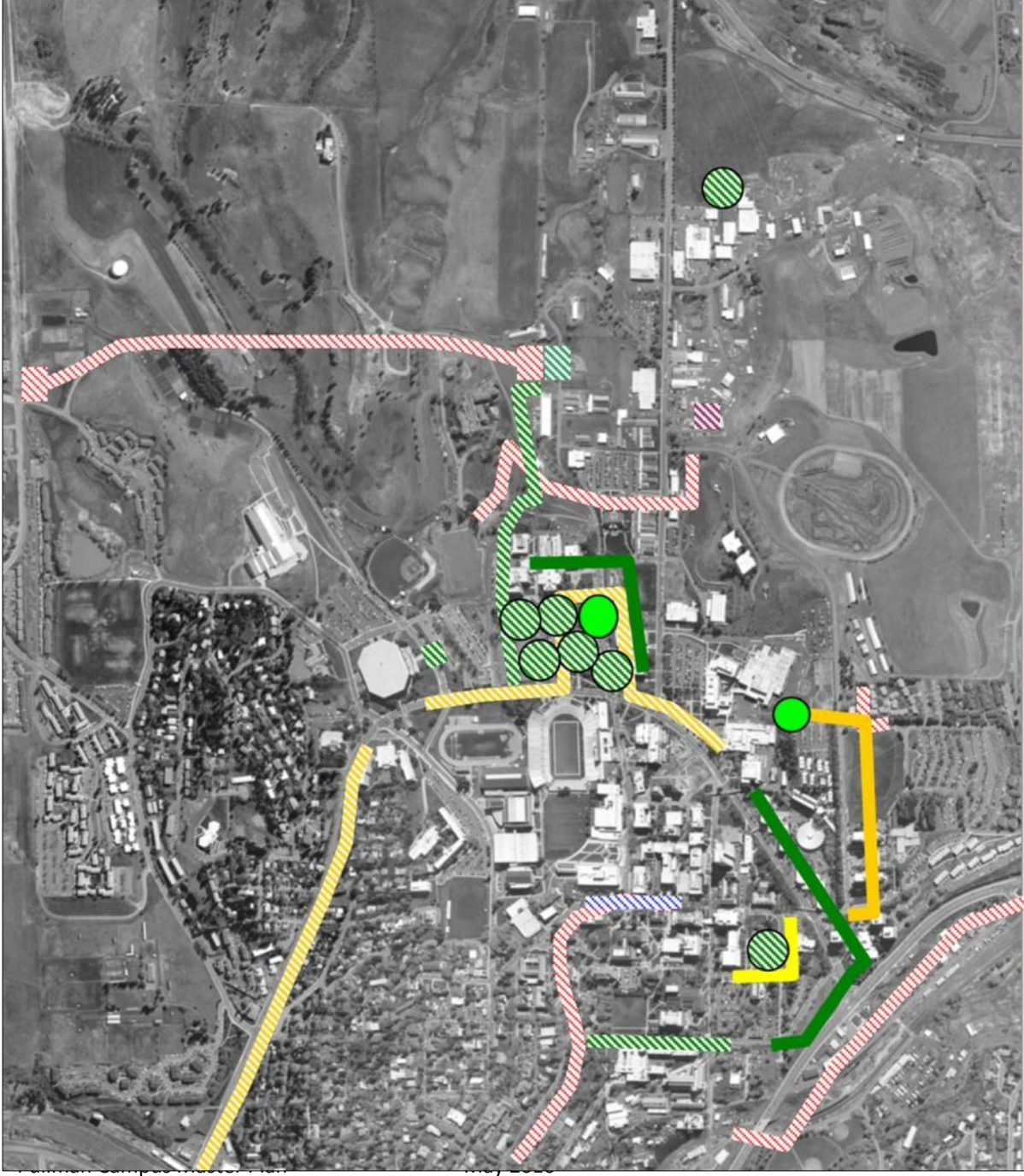
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North Arrow

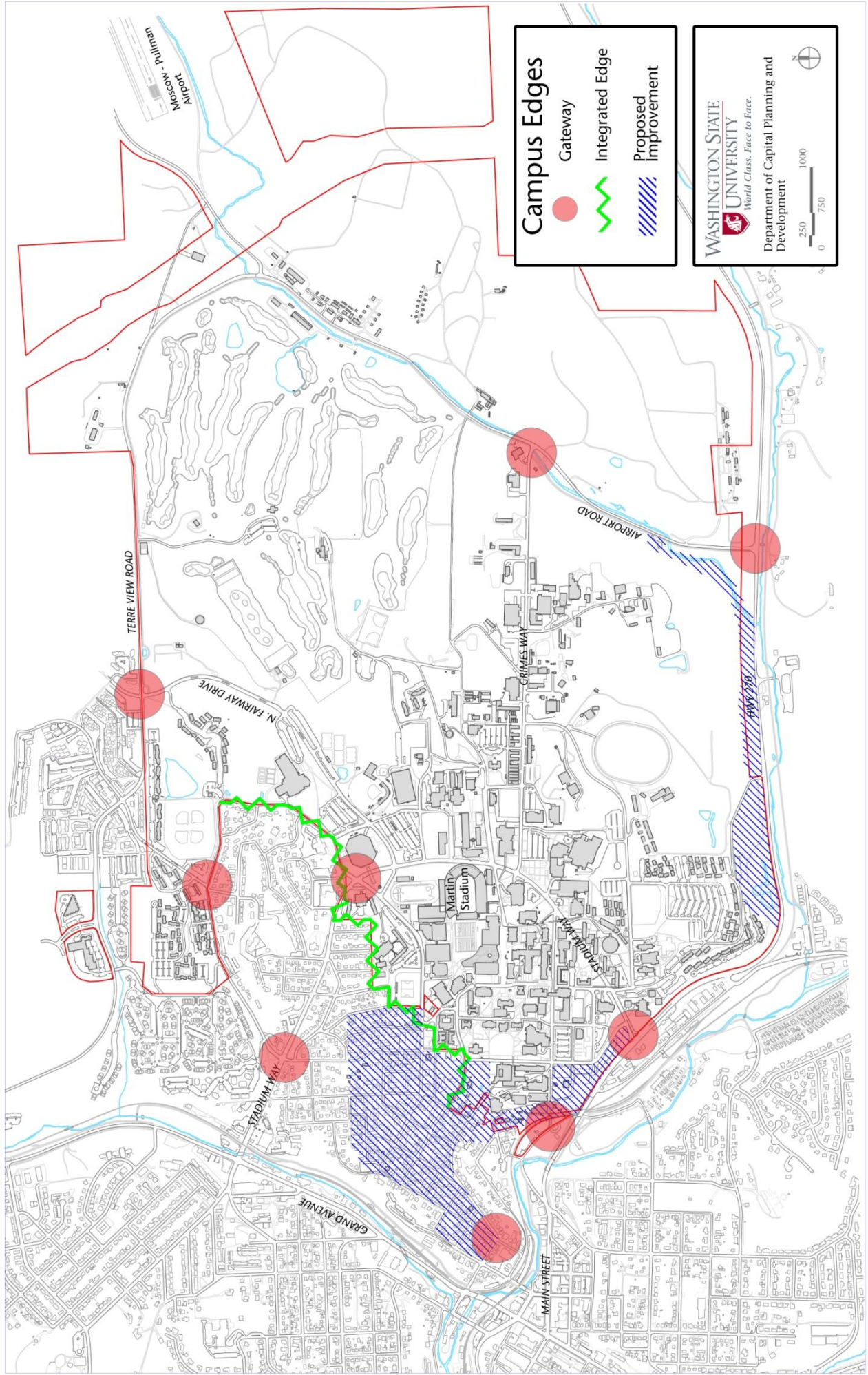
2009 – 2011
+
COMBINED
10 YEARS

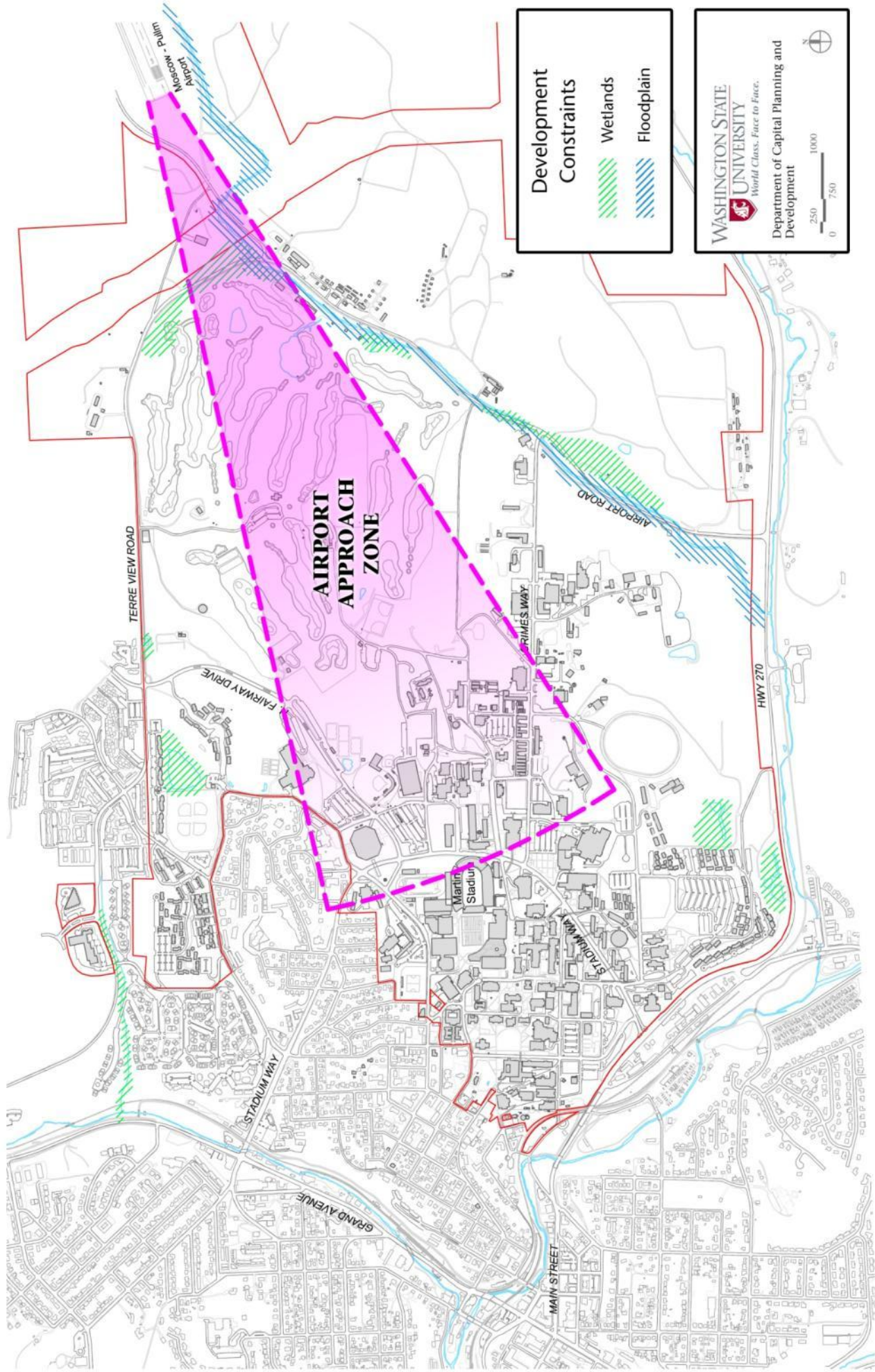
LEGEND

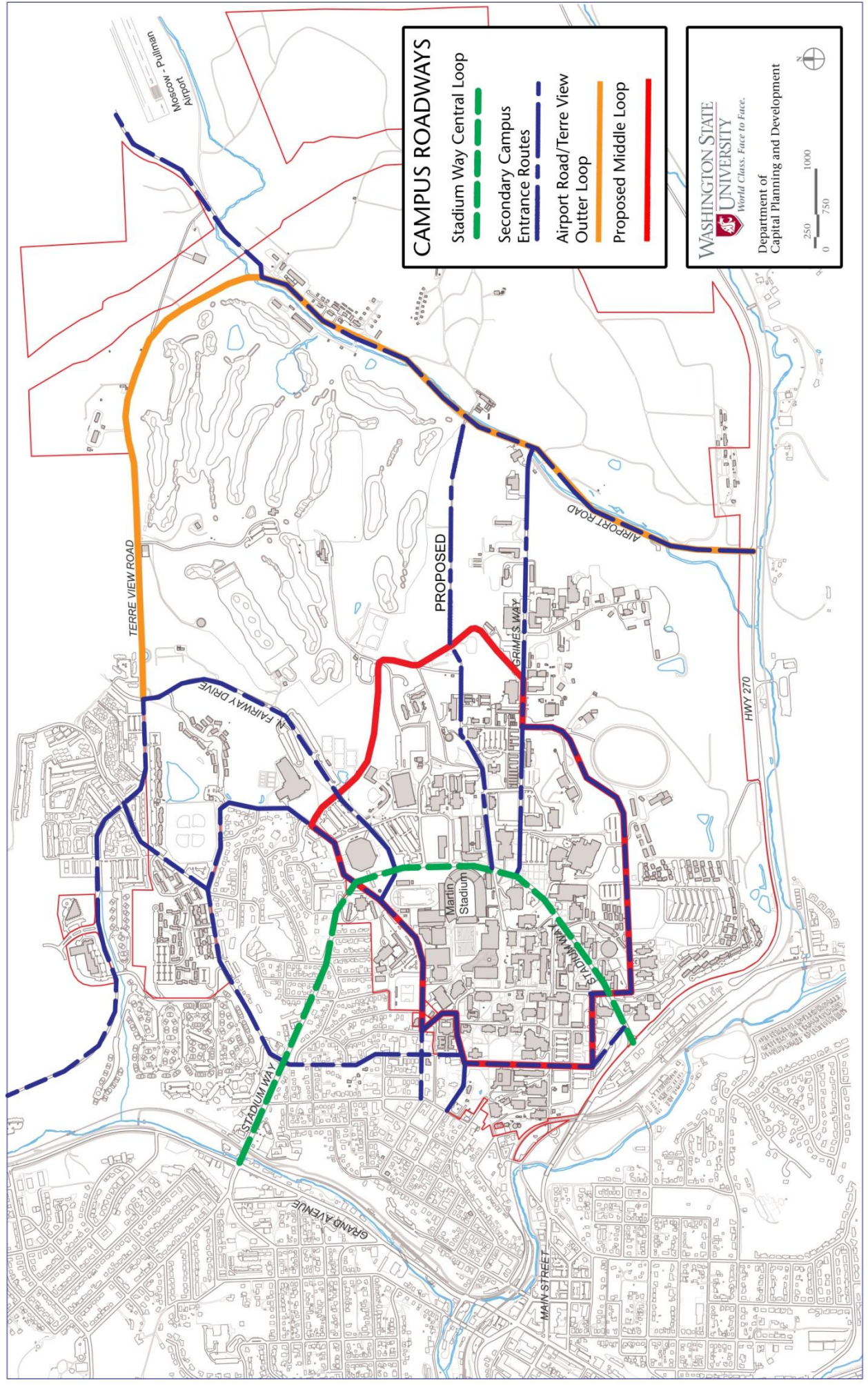


10 Year Capital Plan w/ Required Infrastructure

DRAFT - December 2004







CAMPUS ROADWAYS

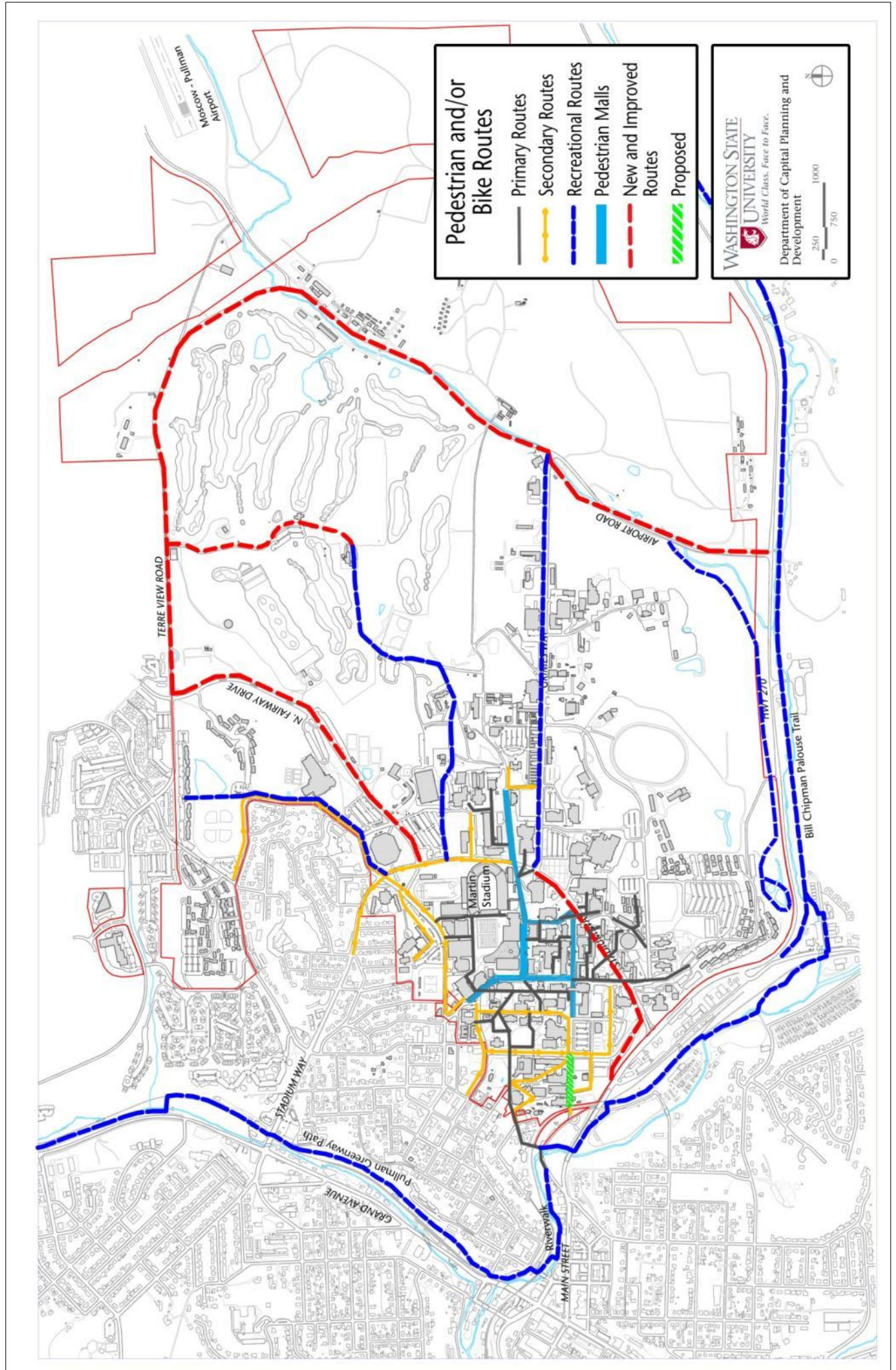
- Stadium Way Central Loop
- Secondary Campus Entrance Routes
- Airport Road/Terre View Outer Loop
- Proposed Middle Loop

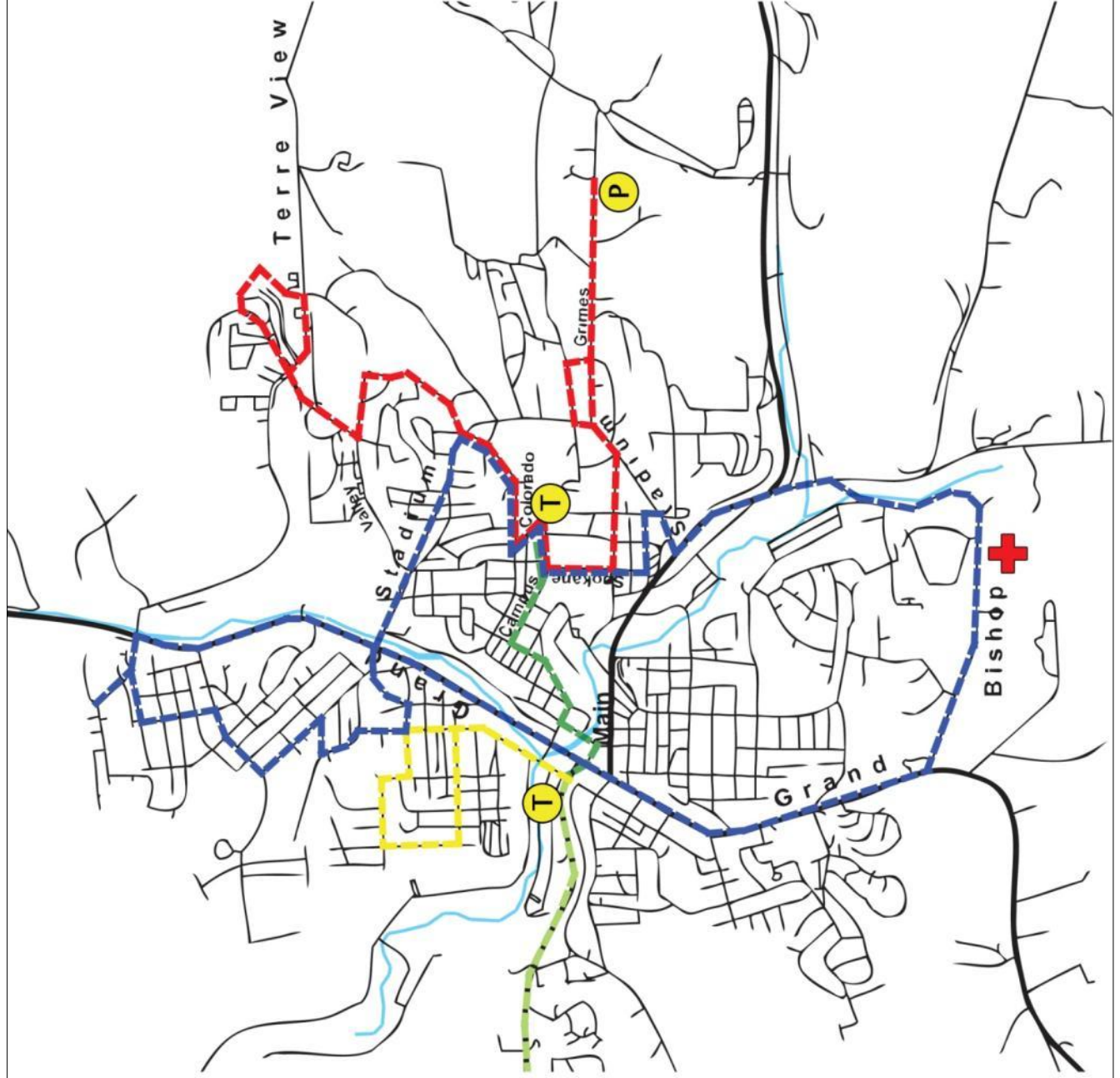
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N





Transit Services

HEADWAYS

- 10 Minutes
- 30 Minutes
- 30 Minutes
- 60 Minutes
- 60 Minutes

T Transfer Center























P Park and Ride

+ Hospital

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Note: Permits are required on campus according to posted signs.

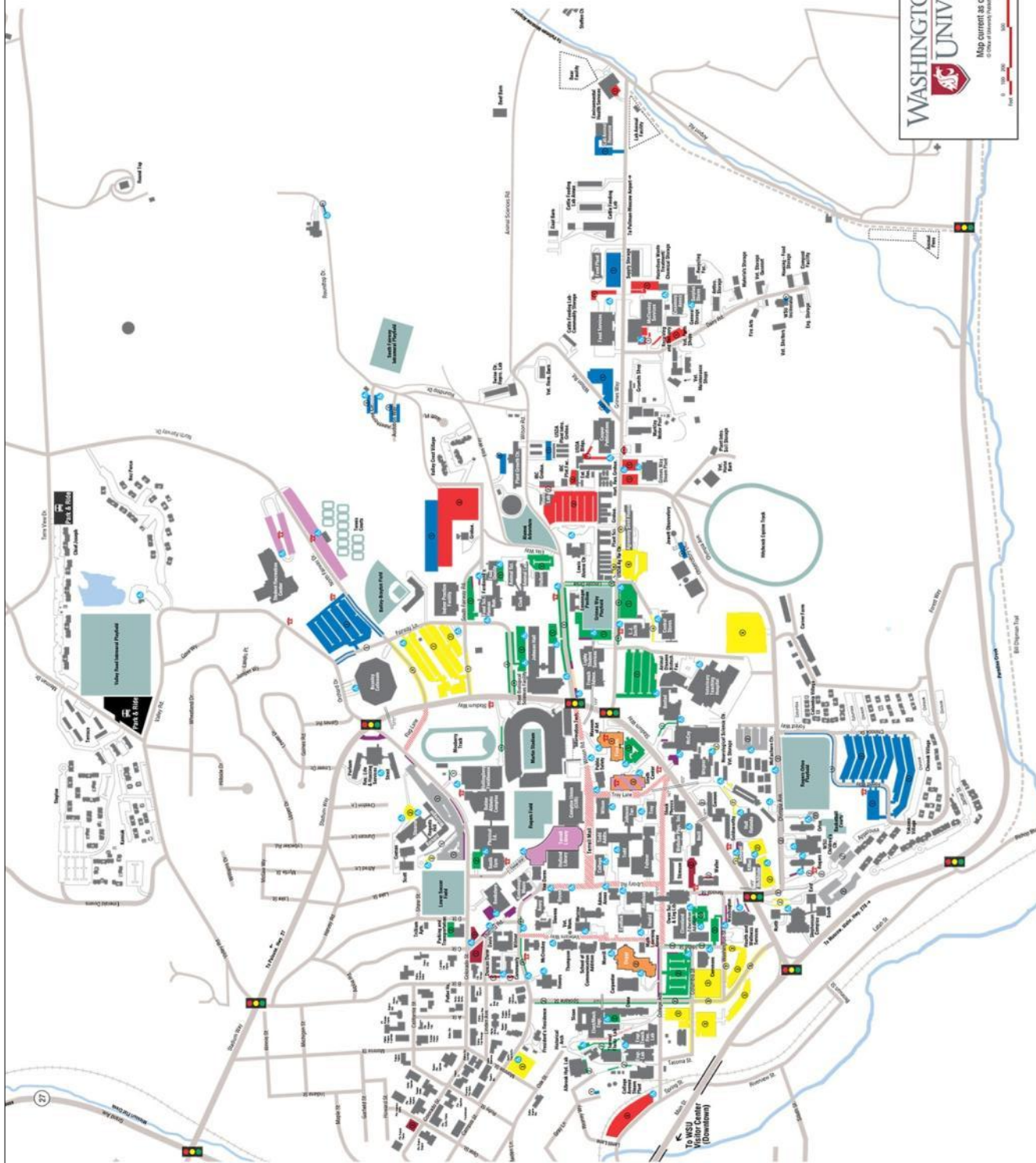
	Orange 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Orange 2 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Orange 3 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Green 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Green 2 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Yellow 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
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	Yellow 3 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Yellow 4 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Red 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Red 2 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Red 3 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Blue 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Crispen 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Crispen 2 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Crispen 3 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Gray 1 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Gray 2 One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Public Pay Parking One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Metered Parking One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Visitor Permits Only One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.
	Petitioner Mail Area One way (Cape) to the parking area. Yellow, Red, or Blue parking only. No other vehicles.

Emergency Phones
You may require one able person to assist you to park in all cases. Yellow, blue, and blue access. Every effort has been made to locate disability parking near building entrances.

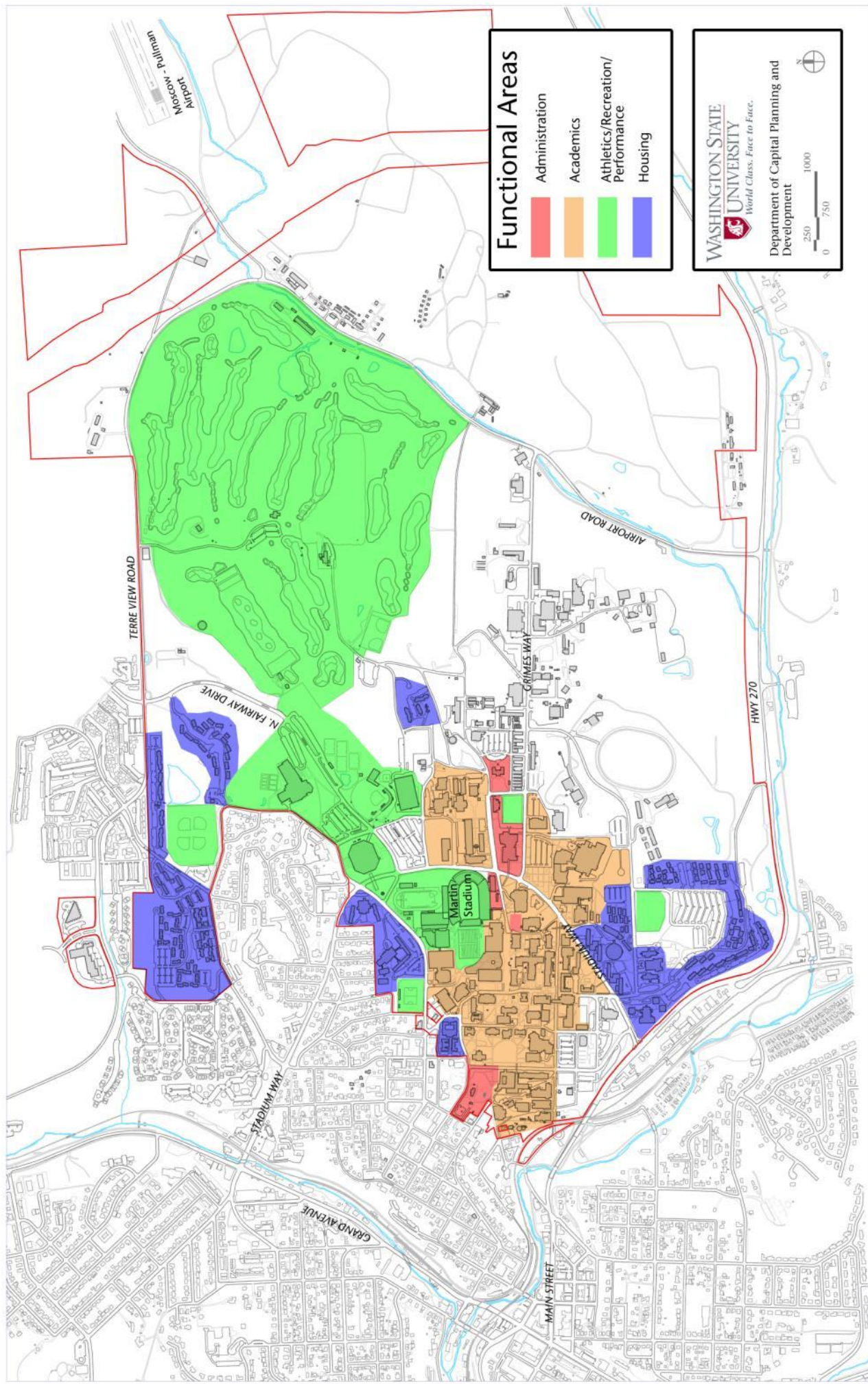
Disability Parking
You may require one able person to assist you to park in all cases. Yellow, blue, and blue access. Every effort has been made to locate disability parking near building entrances.

Park & Ride Lot

housing permits are required in University housing areas, and are **AUT** valid on campus.

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Map current as of 11/01/06
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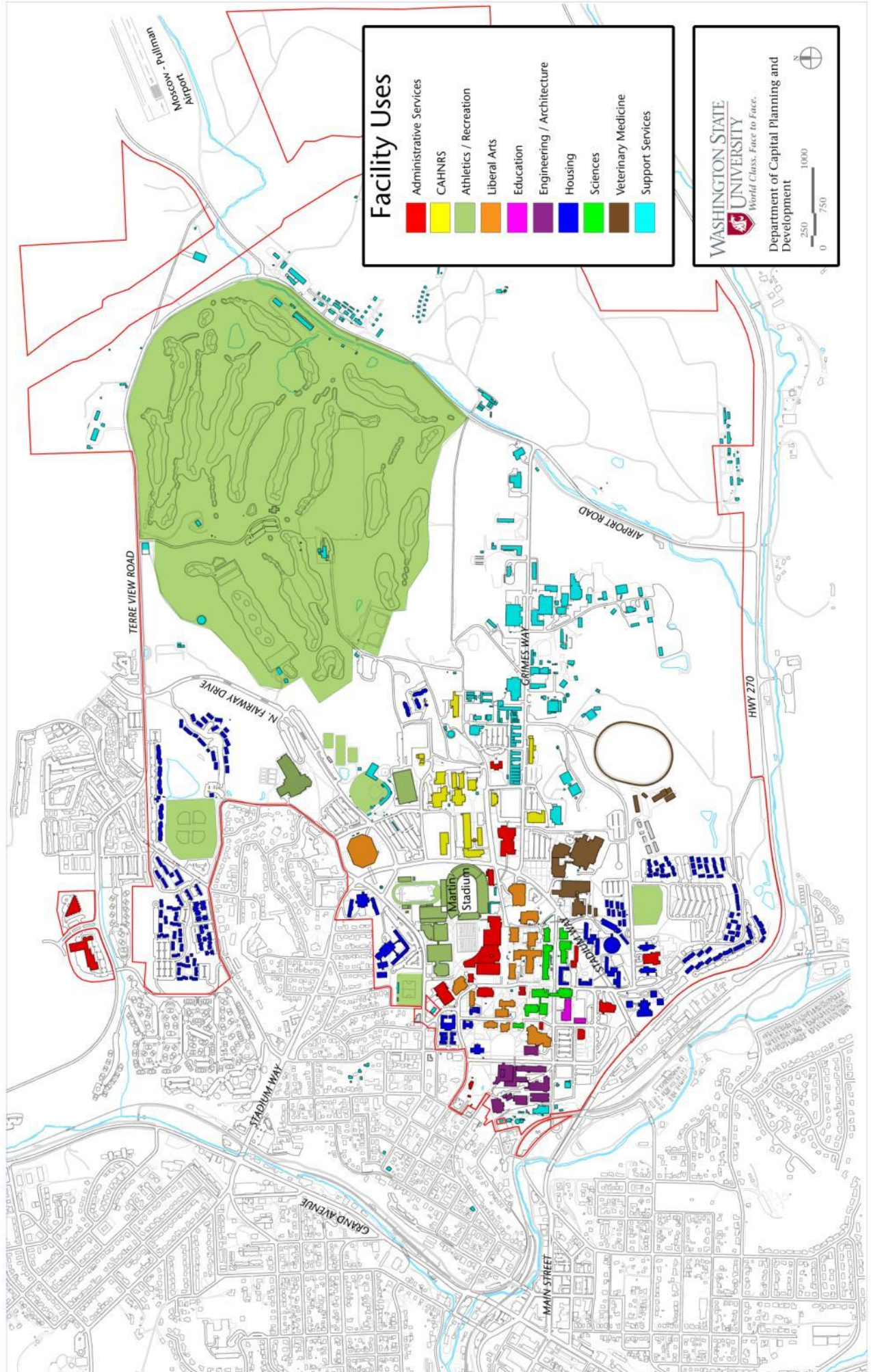
Functional Areas

■	Administration
■	Academics
■	Athletics/Recreation/ Performance
■	Housing

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Facility Uses

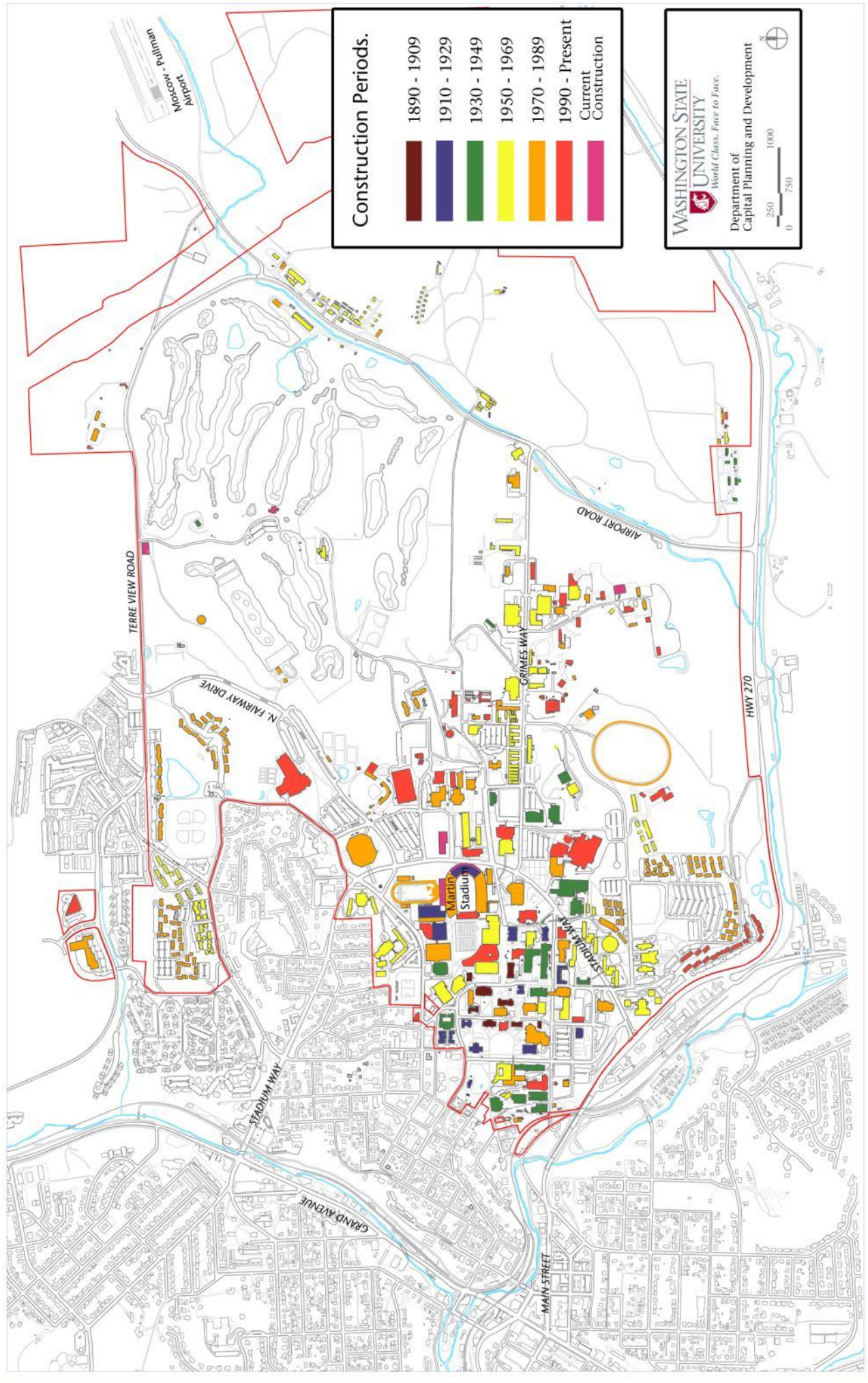
Administrative Services	CAHNRS	Athletics / Recreation	Liberal Arts	Education	Engineering / Architecture	Housing	Sciences	Veterinary Medicine	Support Services
Red	Yellow	Green	Orange	Purple	Blue	Light Blue	Dark Blue	Brown	Light Green

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Scale: 0 250 1000 750

North Arrow



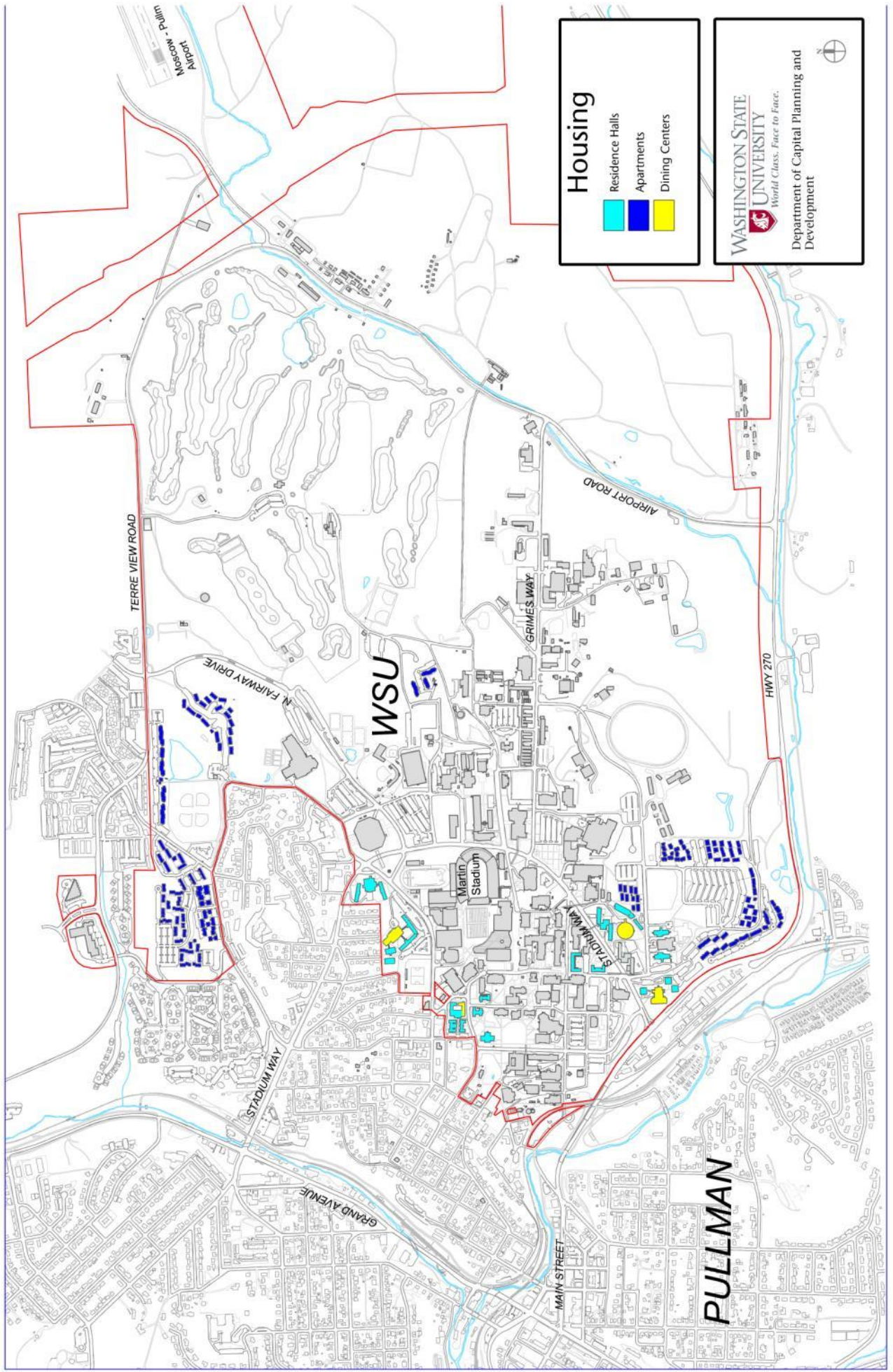
Construction Periods.

- 1890 - 1909
- 1910 - 1929
- 1930 - 1949
- 1950 - 1969
- 1970 - 1989
- 1990 - Present
- Current Construction

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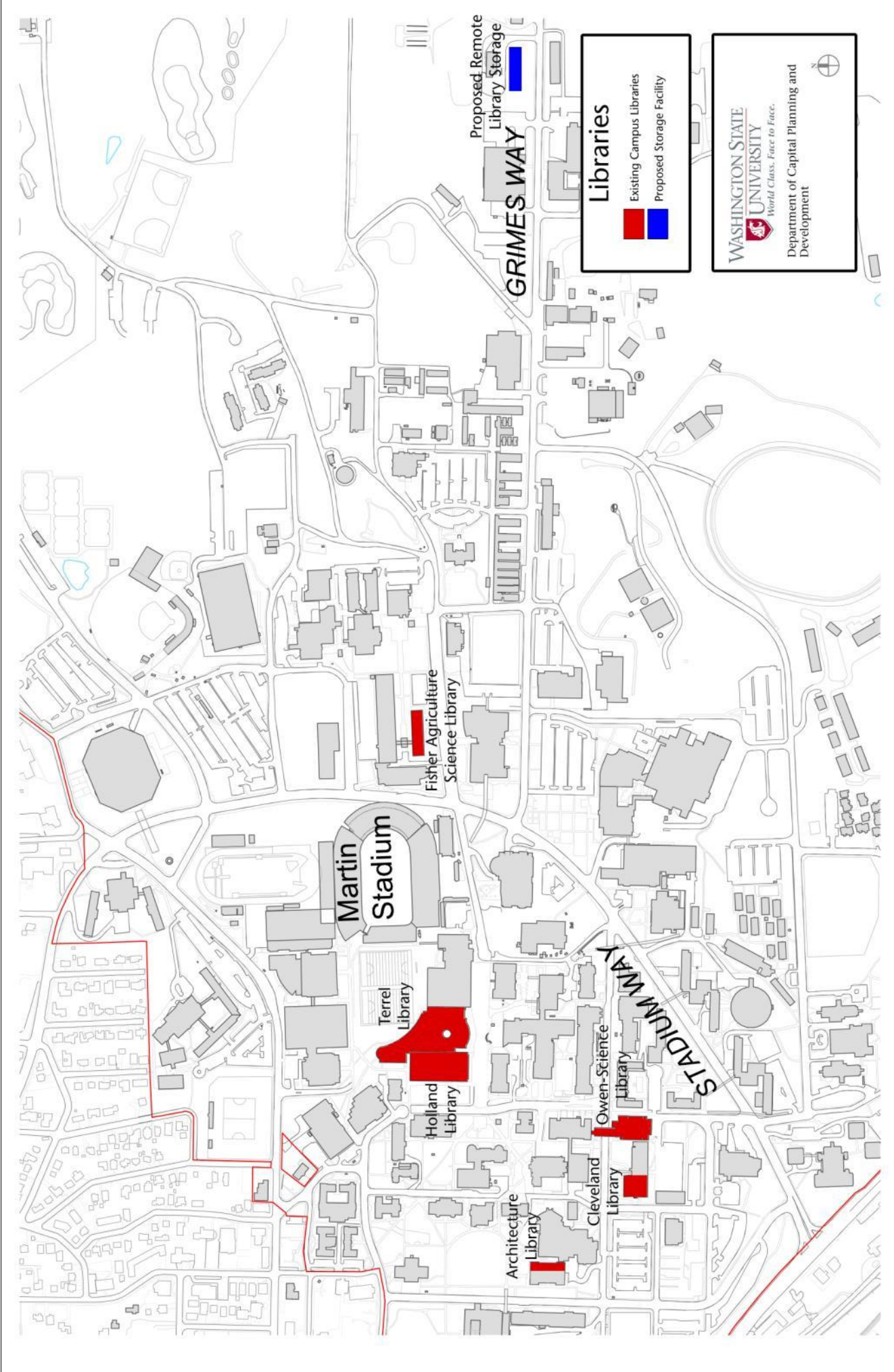
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Proposed Remote Library Storage

GRIMES WAY

Libraries

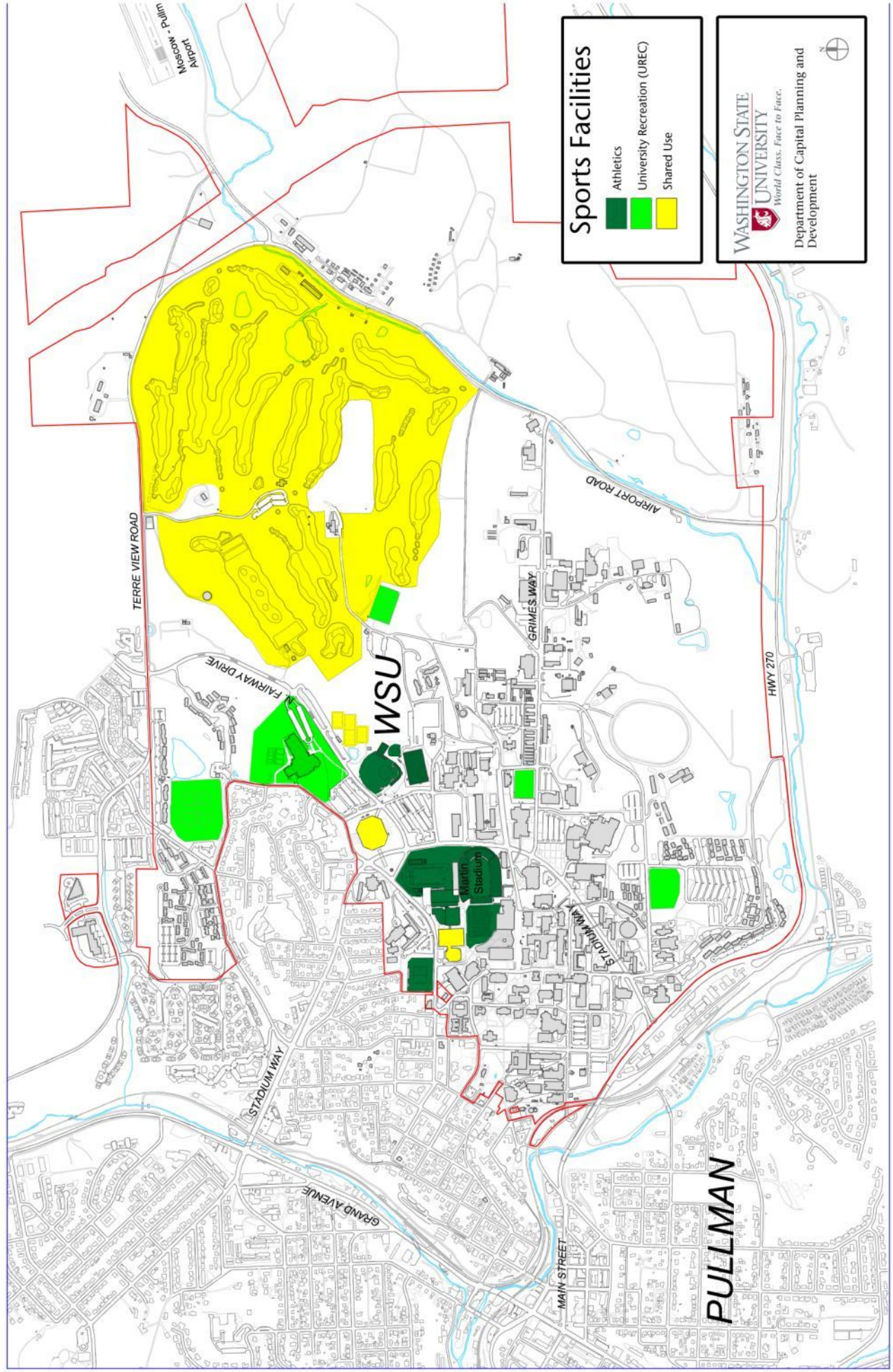
Existing Campus Libraries

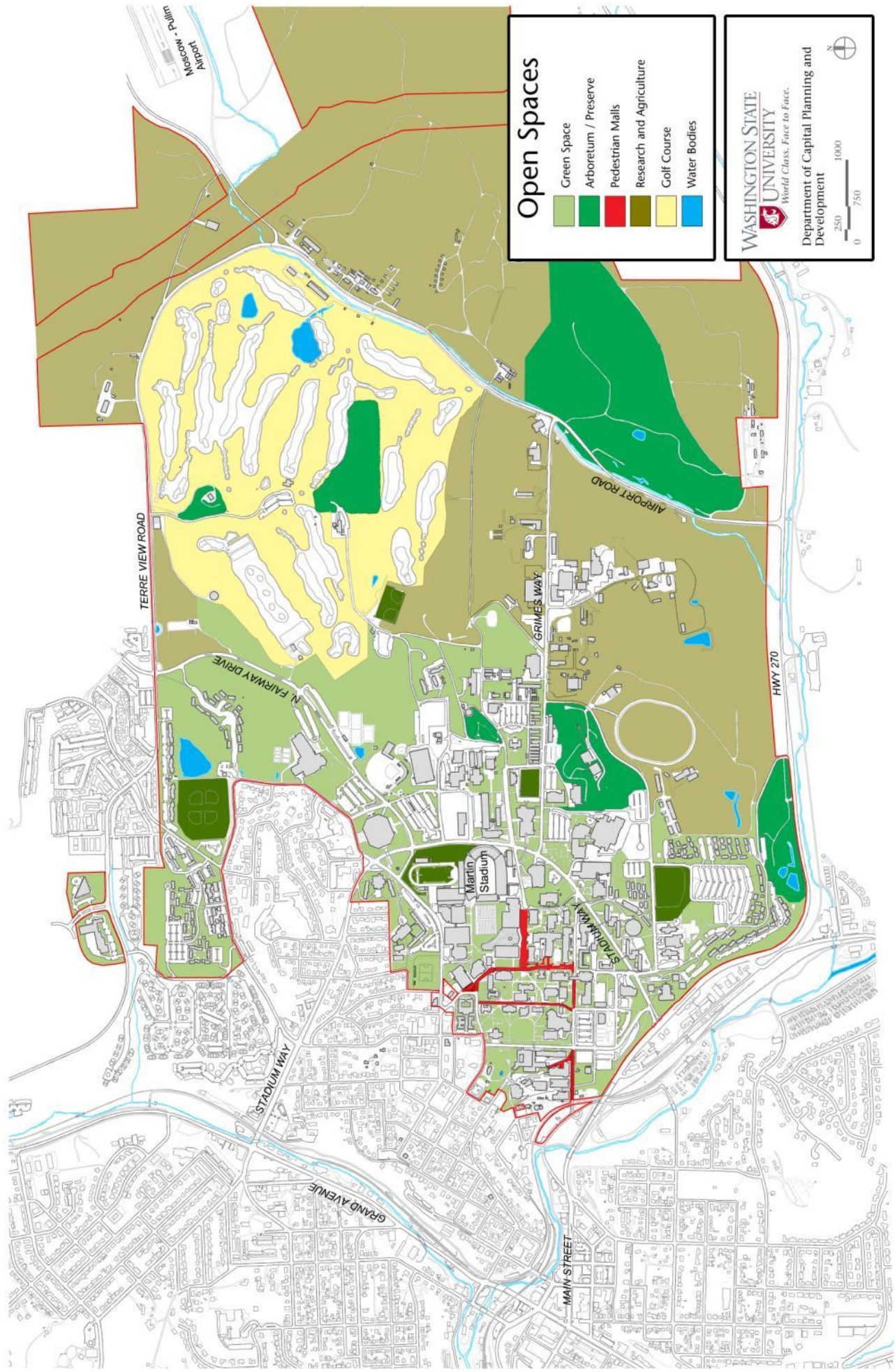
Proposed Storage Facility

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Open Spaces

- Green Space
- Arboretum / Preserve
- Pedestrian Malls
- Research and Agriculture
- Golf Course
- Water Bodies

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