4.0 SITE ANALYSIS

4.1 Overview

The Colleges of Arts and Letters and Social and Behavioral Sciences and departments within these colleges have experienced significant growth and changes in their programs since Patterson Hall was originally constructed in the late 1960’s. The original building has had minor remodel projects take place within the building, but essentially has remained unchanged for nearly 50 years. The building no longer adequately serves these Colleges and Departments. It was identified prior to the beginning of the pre-design process by EWU that the limits of the project would be renovation of the existing building with some possible small additions.

Patterson Hall occupies one of the most prominent sites on the EWU campus. It is located at the core of the campus on the northeast edge of the campus mall. Because of its prominent location and large size, Patterson Hall has a significant impact on the image of EWU campus both in terms of its physical and aesthetic presence and in terms of the large number of students and faculty it serves. Opposite the campus mall from Patterson Hall is the recently renovated Kennedy Library. Many site improvements within the campus mall have occurred over recent years making the core of the campus a popular area for students with a decidedly collegiate atmosphere.

4.2 Site Development Costs

Because the proposed project is the renovation of an existing building, site development costs will be relatively low.

4.2.1 Utilities – Existing utilities access the building and will be re-used wherever possible as long as the utilities are adequate to accommodate building needs and are in condition to properly function for the foreseeable future.

4.2.2 Soil Conditions – It is assumed that the soil conditions adjacent to the existing building are uncontaminated and able to support the building loads of the proposed addition, up to three stories in height.

4.2.3 Site Improvements – It is assumed there will be no additional parking lots constructed or existing parking lots improved for this project. There is an existing service drive that is assumed will require minor modifications to work with the addition. Improvement to landscaping, paving, and exterior lighting will all be made to integrate the renovated building into the campus fabric of the EWU mall.

4.3 Parking and Access

Street access to the Patterson Hall site is relatively good compared to other campus buildings with Elm Street to the north and C Street to the northeast. An existing surface parking lot is located off C Street with convenient and visible access to Patterson Hall. An existing service road accesses the northeast side of the building where dumpsters and the mechanical rooms are located. Modifications and improvements to the service access are likely. It is assumed there will be no additional parking lots constructed or existing parking lots improved for this project.

The Spokane Transit Authority operates two bus lines that serve Eastern Washington University. Routes 65 (Cheney) and 66 (EWU) both have stops at the Pence Union Building which is adjacent to Patterson Hall. Both bus lines also travel to downtown Spokane’s STA Plaza.

4.4 Pedestrian Accessibility

Pedestrian access to Patterson Hall from outside the campus is convenient. Street parking and surface parking lots are available to the north and east. The existing sidewalk system with
pedestrian lighting is well developed with many opportunities to access Patterson Hall. It is likely that modifications and improvements will be necessary to accommodate the renovation and addition. A large ramp accesses the main second level entry on the southwest face of the building facing the campus mall. The ramp appears to meet ADA accessibility requirements, but would be unnecessary if the main entry to the building were re-considered. According to EWU administration and users of Patterson Hall, the ramp is difficult to maintain during winter creating dangerous and slippery conditions at the building’s focal entry. The ramp also creates a circuitous entry route from the campus mall as the building cannot be entered on access with the center of the mall and the Kennedy Library. The main entrance on the northeast side of the building opposite the mall is occupied by a dumpster, an inappropriate welcome to the largest general classroom building on campus.

4.5 Regulatory Requirements

4.4.1 Zoning Code Requirements – The property is subject to City of Cheney planning and zoning requirements. However, the City has little input regarding the development of the EWU campus. The exceptions to this are the City’s Historic Preservation Commission and upcoming lighting standards the City plans to adopt. Because Patterson Hall is not on any known historic registers and is not part of the campus historic district, it is believed that historic preservation is not an issue. It is likely that LEED requirements requiring no project light pollution will meet all City lighting standards.

4.4.2 Building Code Requirements – The City of Cheney would direct the entitlement process. The current building code standard is the 2003 version of the IBC with Washington State Amendments.

4.4.3 Environmental Regulations – The State Environmental Policy Act (SEPA) requirements will be followed. An Environmental Checklist will be prepared during Design Development. This will identify any major environmental elements to consider, such as traffic, excavations, noise, light, etc. There will be a threshold determination after review of the checklist. Depending on the circumstances, a Determination of Significance or Determination of Non-Significance will be issued, with appropriate steps taken based on SEPA Rules. The element that will most likely need further study is the traffic impacts of this project.

4.6 Land Acquisition Costs

The land upon which Patterson Hall sits is solely owned and controlled by Eastern Washington University. There are no land acquisition costs.

4.7 Conceptual Drawings – See Section 8, Project Diagrams/Drawings for the existing site plan and a new site plan showing proposed site area adjacent to the building it is assumed would be revise and remodeled to integrate the remodel and additions at Patterson Hall into the fabric of the EWU campus.