Eastern Washington University
Cheney Campus

Master Plan Update

Revised May 2005
Eastern Washington University

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Eastern Washington University (EWU) is undergoing significant positive change. A pillar of that change came in 1998 when the University created a new Mission Statement to guide them into the 21st century. Building on this Mission Statement, several years later President Jordan presented his vision for the future of the University. In his Vision 2010, the guiding principles were:

- A student centered approach to achieve the "liberation of personality."
- A strong liberal arts and career preparation focus.
- Sponsored applied research relevant to the economic, political, social and health well-being of the region.
- Collaboration with communities that make up the Inland Northwest.

In 2004, the University developed an academic strategic plan, which included an approach aimed at implementing the Mission Statement and Vision 2010. Involved in this collaborative planning effort:

- A rigorous and engaged student learning experience.
- An academic community culture that supports and encourages faculty throughout their careers.
- An institution-wide commitment to community involvement that benefits the University, the region and the world.

In 2000, by engaging with individual and group constituents, the University developed a Master Plan for the EWU campus. Drawing on the expertise of those that use the campus, recommended improvements were identified. In developing that plan, desires of the campus community, as well as opportunities and constraints presented by the facility were carefully considered. The 2000 plan also identified opportunities for potential partnerships in future development.

Because of the significant campus improvements implemented since 2000, the earlier Master Plan is out of date. The purpose of this update is to not only reflect the increase in enrollment on the Cheney Campus and to integrate the 2003 Parking Study, but also to note progress made on campus improvements since the 2000 Master Plan.

Some of the improvements and important undertakings instituted since 2000 are identified in this updated Master Plan. For example: space in the Louise Anderson Hall was recently remodeled, adding 240 student housing beds; EWU has participated with a private developer to add 135 off-campus student housing beds in Brewster Hall; the staff has evaluated appropriate sites to accommodate an additional 200 to 250 student housing beds on campus. Other recent projects include a remodeled Tawanka Commons, and construction of the Washington State Archives Building, the Washington State Patrol Crime Laboratory, the Computing and Engineering Building, and the Woodward Field Donor Suites and Media Center. In addition, administrators are working in concert with the City of Cheney to resolve overlapping issues - traffic congestion, parking on neighborhood streets, and water supply expansion.
The general objectives of this Master Plan Update include the following:

- Accommodate enrollments of 12,000 FTE's at Cheney and satellite campuses throughout the state by 2010.
- Increase the percentage of students living on and near campus in University housing from 26% (1600 beds, in Spring 2000) to 30% (2700 beds) by 2010.
- Enhance social and recreational opportunities for campus residents (especially late evenings and weekends)
- Improve utilization of existing classrooms and laboratories by scheduling more afternoon (and possibly evening) classes.
- Encourage students, staff, and faculty, to choose transportation alternatives to single occupant private vehicles
- Improve wayfinding to guide visitors to the campus, and then to guide them to their desired on-campus destination
- Enhance the collegiate identity of the campus, in part by improving its visual appeal (e.g. expand on the highly successful central mall)
- Improve pedestrian safety (especially crossings of Elm and Washington)

Campus planning is an ongoing activity that is never completed. What seems like the best course today may not be appropriate in the future as student interests and needs change, as technology advances, as public objectives and funding mechanisms shift, and as market conditions change. The point of campus planning is to make the best decisions possible at any given time based on a rational analysis of alternatives then available. This plan, and specifically the recommendations for improvement projects, can be adjusted to respond to changing circumstances. The broad concepts, as described by the goals, will remain a constant framework for guiding the improvement of the campus.
Natural Setting

Landforms

Eastern Washington University is set against a backdrop of rolling farmland in a region of the Inland Northwest called the Palouse. This scenic landscape is known for its fertile agricultural soils formed from windblown silts deposited over ancient lava fields. The hills and valleys which characterize the region, were carved by floodwaters that periodically coursed through the Spokane Valley thousands of years ago when glacial Lake Missoula breached its ice dam. Geologists refer to the area as the “Channeled Scablands”. The landscape around the City of Cheney and the EWU campus is a mosaic of features created by these processes. Rolling fertile hills, mostly in crops, but also occasionally timbered, are juxtaposed with low areas consisting of basalt escarpments, timbered flats, meadows, marshes, and lakes.

The core campus occupies a gently sloping hillside adjacent to downtown Cheney, approximately 2,400 feet above sea level. West of campus, hills planted with cereal crops border the University's stadium and athletic fields. An elevation change of about 150 feet from west to east creates a series of terraced landforms across the campus. The University's Office of Architecture and Engineering has noted the presence of a solid subsurface basalt escarpment running southwest to northeast across campus that lies very close to the surface in many areas. There are also a number of areas underlain with poorly drained clay soils scattered across the campus. No surface water features are located on the campus property.

Climate

The continental air mass is a dominant influence on the region's climate. Winters are relatively cold and somewhat snowy; summers are warm and dry.

Winter

Measurements of snow depth at nearby Spokane International Airport indicate the total average depth of annual snowfall to be nearly four feet, with most snow falling in December and January. However, the same data indicate that a few years of extreme weather have contributed significantly to this average snowfall depth. An average of five days of snowfall in January, and just under five days in December can be expected. The region regularly experiences warm "Chinook" winds in the winter months, that result from the interception of marine air by the nearby mountains. These winds result in snowmelt that generally keep accumulations of snow from becoming deep over the course of a winter. Winter storms are common in this area, as are large accumulations of snow in a single storm. Deep snow pack that lasts all winter long, however, has not been common in recent years. Extreme low temperatures range to minus 30 degrees Fahrenheit in the winter, with an average temperature for December and January of 28.3 degrees Fahrenheit.
The National Climactic Data Center makes the following characterization of the local winter: "winter weather includes many cloudy or foggy days and below freezing temperatures with occasional snowfall of several inches in depth. Sub-zero temperatures and traffic stopping snowfalls are infrequent".

*Summer, Spring and Fall*

Summers are warm and dry, with high temperatures ranging between 80 and 100 degrees Fahrenheit. Spring and fall are the wetter months, with accompanying thunderstorms. Average annual rainfall in the area is 19.4 inches. The growing season in the region is approximately 150 days. Winds are common both in winter and summer, predominantly from the northwest, west, or southwest.

*Vegetation*

Whereas Ponderosa pine, Douglas fir, and grasslands originally would have predominated on this site, today the EWU campus has a more cultivated, park-like character. In the historic district of campus, mature stands of native pine and fir intermingle with stately ornamental deciduous trees such as maples, elms, birches, horsechestnuts, and oaks as well as ornamental conifers. In more recently developed areas of campus younger stands of ornamental conifers and deciduous trees predominate with fewer native species intermingled. Beyond the sports fields on the western edge of campus are the previously mentioned agricultural lands.
Regional Setting

EWU is situated 16 miles southwest of Spokane, in the City of Cheney, Washington. From this locale, the University enjoys the benefits of a tranquil, small-town atmosphere, while having access to the cultural and commercial attractions of an adjacent metropolitan area. Outdoor recreational opportunities also abound in this region.

The proximity of Spokane has had a profound impact on Cheney's own growth and development. In the past three decades, Cheney has evolved from an independent city into predominantly a bedroom community for Spokane, with the University being the major local employer. Commercial and retail development in downtown Cheney has been severely hampered by the allure of shopping and entertainment in Spokane, as well as competition from new businesses to the northeast along State Route (SR) 904 catering to commuting traffic.

Though historically the population of Cheney has roughly equaled University enrollment, population growth of Cheney is presently outpacing growth of the University. As both the City and the University anticipate significant growth in the coming decade, mutual cooperation and coordination between the two entities will be essential to protect and enhance the local quality of life. Thoughtful planning will be required to successfully manage increasing pressures for change resulting from population growth.
Regional Educational Institutions

There are a number of higher education institutions in the Spokane area including Whitworth College and Gonzaga University, which are private liberal arts institutions; Spokane Falls and Spokane Community Colleges; and the Riverpoint Campus, jointly occupied by Washington State University (WSU) and EWU, an urban-oriented public institution serving nontraditional students. Each institution has a slightly different focus, providing students with a range of options from which to choose. Each also aims to capture a slightly different part of the growing regional and statewide student market.

EWU is a comprehensive university with a small town college feel. It offers a broad range of course offerings aimed primarily at traditionally aged undergraduate students. Advanced degrees are also offered in areas of academic strength and have gained a statewide reputation for excellence. Because of the close proximity of Cheney to Spokane, EWU attracts both resident and commuter students.

Projected Growth

The population of the State of Washington grown approximately 20% over the past decade. The Spokane metropolitan area is growing at a somewhat slower rate -- an approximately 17% percent increase since 1990. Much of the state's growth has occurred on the west side of the Cascades, driven primarily by the economy of the Seattle-Tacoma area. Growth projections provided by the State Office of Financial Management, suggest that this uneven growth will likely continue into the future.

The State of Washington has chosen a market driven approach to encourage students to consider institutions east of the Cascade mountains. As part of this approach, EWU is able to offer and aggressively market lower tuition, the benefits of the Cheney campus, and the qualities of the Spokane area, to prospective students throughout the state and beyond.

By marketing benefits of EWU more aggressively, the student population of EWU, including both the Cheney campus and Spokane facilities, has increased from 7182 FTES in 1997 to 9666 FTES in the Fall of 2004.

Regional Recreational Opportunities

One of the most compelling qualities of the Spokane area is the wealth of outdoor recreational opportunities in the immediate vicinity. The continental climate and diverse landscape provide for a year round mix of options. In the winter downhill and cross-country skiing are available, as are ice skating, sledding, snowmobiling, ice fishing, snowshoeing, and other activities. Fishing, swimming, waterskiing, boating, bicycling, hiking, camping, motorcycling, hunting, and birdwatching are popular and available at various times during the spring, summer, and fall.
City Setting

The campus stretches to the highest points of Cheney’s urban landscape, moving steadily uphill from downtown Cheney to the cylindrical forms of Pearce and Dressler Halls. The aspect from these highpoints and the sense of containment and edges they reinforce are major features of the campus.

The Eastern Washington University Campus is wholly contained within the city limits of Cheney. The western boundary of campus is within the City of Cheney's urban growth area (UGA). The western portion of the campus is comprised of high quality agricultural land and provides a reserve for future campus expansion.

Developers in the Cheney area are planning the construction of at least 100 single family homes over the next 3-5 years adjacent to and potentially impacting the Betz/Washington Street area. It will be important that the City of Cheney and the University work closely to understand the impact of these homes on vehicle and pedestrian traffic on Betz Road/Washington Street.
East of Washington Street the campus abuts multi-family and single family residential. The ownership is not continuous but extends as far north as Oakland Street between 10th and 11th Streets. The city owned water tower parcels form part of the north and east boundary of campus. The boundary of campus follows 9th Street south from Oakland Street to Elm. The campus is abutted by single and multi-family residential in this area.

Elm is the dividing line between two orientations of the city's street grid. This feature leads to unusual parcel shapes and intersection patterns along the southern edge of Elm. Elm Street has structures that appear residential in scale but are mostly converted to offices, some related to University functions and programs. A moderately size surface parking lot occurs north of Elm at 9th Street and is notable as the only privately operated fee parking around the university. At Elm the boundary moves east to the intersection of "C" Street.

"C" Street is the northeastern boundary of campus from Elm to 5th Street. The uses north of "C" are mixed with office, residential, small institutional, and university structures along this short stretch. The boundary turns southwest at the intersection of 5th and "C", follows 5th to "F" Street, and jogs up "F" Street to 6th. The uses along this boundary include a full block of developed city park, as well as mixed-housing- mostly multi-family- including the "Greek" houses.

The city block bounded by 6th, 7th, "F", and "G" Streets is now completely owned by EWU. The campus boundary continues to move southeast along 7th Street. The east side of the street is almost exclusively single family residential. One exception is a University owned surface parking lot on the corner of "H" Street.

The campus boundary follows 7th to the intersection of Washington, then jogs south along Washington to the south edge of the Red Barn parking lot. These areas are residential. From here the boundary moves west into the agricultural land, then turns south before meeting the western boundary. The adjacent uses are residential. This is a very distinct edge with back fences defining meadow and cropland.

**Primary Streets**

Elm and Washington are the primary traffic carrying streets in the vicinity of the campus. Washington Street is a wide arterial street with buildings set well back from the street edges. Elm Street is a collector street and has a more residential quality. A significant hill is located on Elm Street between 10th and Washington, which creates a strong visual feature in this part of campus.

The streets and neighborhoods southeast of campus are generally characterized by mature trees (with some gaps), and wide residential streets with a variety of home styles and sizes. These homes are older, on average, than those along the north and south edges of campus.
Regional access is primarily via SR 904, with most commuters arriving from I-90 through Four Lakes. This transportation link provides the main connection between Cheney and Spokane and is a critical element in the transportation network which serves both EWU and the City of Cheney. There is a need for a partnership between the University, City and Washington Department of Transportation to continue to improve SR 904.

**University/ City Relations**

The University is a very significant employer and landowner within the City of Cheney. The City and campus staffs continue to work together on projects of mutual interest. A standing liaison to the University Campus Planning Committee (UCPC) is provided by the City of Cheney Planning Department. The working relationship between these entities is in place, and both are cognizant of opportunities for mutual benefit.

**University/ Neighbor Relations**

The University enjoys generally good relationships with most of the surrounding property owners. Many of these owners have current or past affiliations with the University and are understanding of issues that arise when living near a university. Conflicts and complaints do occur, however. Most of these complaints center around noise and inappropriate behavior by individuals or small groups of students, or relate to parking issues.

**EWU Students and City Businesses**

The commercial businesses in Cheney have only partially responded to market opportunities presented by EWU's students. Fast-food, and other retail activities are available in downtown Cheney, but most student shoppers are directed to Spokane for items other than daily commodities. The downtown area does have some dining establishments, a few taverns, and a pharmacy that capture a share of the student market.
The following section contains information about existing features of the campus. Identification of strengths and weaknesses, and other comments, are based on observations and research by the consultant team. A planning and design rationale is mentioned where appropriate.

**Campus Land Base**

Eastern Washington University campus occupies 329.5 acres within the City of Cheney. Of this land base, 155 acres are leased for farming. In addition, the University owns a 21-acre parcel adjacent to Badger Lake, 15 miles southwest of Cheney. Figure 3 illustrates EWU's land base.

![Figure 3: Campus Land Base (within Cheney)](image)

**Academic Facilities**

The academic core of campus contains almost all of the classrooms, offices, teaching and research labs, and student services. There are a total of 32 academic buildings within the core. Academic facilities outside the core area are located in the physical education complex west of Washington Street. Figure 4 illustrates that virtually the entire academic core of campus is within a five-minute walk from the front steps of the JFK Library.

Most of the buildings are well maintained and most of the academic space is considered to be suitable for current use. There are, however, several buildings with deficiencies that should be resolved in the near future.
EXISTING CONDITIONS

1. **Senior Hall.** This building was originally constructed as a dorm and later converted to academic use. The building suffers from a number of problems, including ADA compliance issues, dated finishes in classrooms, some poorly configured rooms, and a dated mechanical system. Remodeling of this building commenced in October, 2004 with completion scheduled for January 2006.

2. **Hargreaves Hall.** This building was originally constructed as a library, containing offices on the ground floor and a double height library on the second floor. In 1967, in response to a need for more classroom space, a balcony level was installed in the former library and the grand space was divided into a number of classrooms. Unfortunately, sound control between classrooms is poor to non-existent, making the classrooms undesirable. Restoration of this historic building is tentatively programmed for 2007, subject to funding availability.

3. **Isle Hall.** This building contains the geography and anthropology departments, including an extensive map archive. The building mechanical systems do not adequately ventilate the building creating odor problems and potential damage to maps stored in the building. This project is tentatively scheduled for pre-design work in 2005-07, design work in 2007-09, and construction in 2009-11, pending funding.

4. **Patterson Hall.** This 1960's building houses many classrooms of varying capacities. While most of the classrooms are satisfactory, faculty members have expressed concerns about temperature control.
in certain classrooms. The HVAC system in Patterson probably should be upgraded. This would also address noise issues because doors and windows could be kept closed. This project is tentatively scheduled for Pre-Design and Design in 2005-2007, and for construction in 2007-2009, subject to funding.

5. *University Theatre.* This building was constructed in 1969, long before the Americans with Disabilities Act (ADA) was enacted. Internal building circulation is convoluted and access to seating areas and to the stage is almost impossible for a person with mobility problems. Because of the way the building is constructed, it is not easy to envision how ADA issues might be resolved. However, since this venue is the only one on campus available for live performances, serious consideration needs to be given to finding a reasonable solution to the accessibility problem.

The Cheney campus contains adequate classroom and laboratory space to accommodate the projected student enrollment through, at least, 2010. For the most part, there is a reasonable correlation between class sizes and classroom capacity. However, the faculty has indicated that there is a shortage of flat floor, moveable seat classrooms capable of accommodating 40 students. Given that the existing classroom capacity exceeds the 2010 projected enrollment, it should be possible to combine some smaller classrooms to create two to six larger (40 person capacity) classrooms.

The EWU staff continues to make accessibility improvements on campus in an effort to fully meet ADA requirements. As each campus building undergoes major remodeling, upgrades are made to bring the buildings into compliance with ADA requirements, building codes, and other regulations. Minor accessibility upgrades are continually planned and completed throughout the campus as accessibility problems are identified. Disability Support Services is involved in the planning and prioritization of ADA upgrades.

While progress has been made, a cursory review of campus buildings suggests that the following academic buildings need additional accessibility upgrades. The extent of specific needs varies widely from building to building (refer to the Space Utilization Study for details):

- Arts Building
- Cheney Hall
- Communications Building
- Computer Services Building
- Hargreaves Hall
- Isle Hall
- Kingston Hall
- Music Building
- Patterson Hall
- Physical Education Classroom
- University Theater
- Williamson Hall
EXISTING CONDITIONS

Housing

Student Housing occurs in three general areas around campus. The first area is near the western terminus of Elm Street. Pearce and Dressler Hall are large cylindrical dormitories located southeast of the intersection of Elm and Washington. Married Student Court (MSC) and the renovated Louise Anderson Hall front on Elm Street between 9th and 11th (extended). North of Elm along 10th Street are Dryden, Streeter and Morrison Halls. Also in this area are several privately owned apartments that cater to students. These are concentrated along 11th north of the steam plant, and around the intersection of 9th and Cedar.

These dormitories, MSC, and private apartments offer a range of housing types. Streeter and Morrison Halls offer evening food service. The campus-owned housing facilities are generally in good repair. Pearce and Dressler are architecturally dated and suffer from wear and tear, but are well liked by students due to views, central location, and opportunities for single occupancy of rooms.

Married Student Court is comprised of two low value, single story structures that do not make efficient use of the site. MSC will be demolished in the summer of 2005 to make room for a Student Recreation Center designed to serve students living in the housing area. This potential recreation center will include social spaces, indoor running track, basketball courts, ice skating arena, and other recreational facilities. (See project 29, page 57)
Future residential housing could be sited West of the existing Married Student Court (New Recreation Center) when and if the university were to purchase private property in the Washington Court area. (See project 30, page 54)

Parking and open space, including sports courts, support the housing uses in this area. While surface parking is plentiful, a common parking complaint is that parking lot permit holders use on-street parking rather than parking in their assigned lot. This leaves the lots underutilized while, at the same time, taking street spaces that could be used by other students. Streets in this area are wide and traffic is light, but parking is not universally allowed on both sides of streets. Sidewalks vary in condition from good to poor and are placed adjacent to the curbs. The area generally lacks street trees.

The area between campus and downtown Cheney is another general student housing area. Holter House, directly owned and operated by the University, is a small structure, appears in good repair and has a very small surface parking lot. Brewster Hall, located three blocks from campus, was developed as a public-private partnership. The University has a 20-year lease to operate and maintain this 135-bed facility.

The other housing in this area is either "Greek" (fraternity and sorority) or privately owned apartments. Several fraternity houses have located in this area, generally in older converted homes or apartments. The level of building repair varies widely as does the quality of support facilities like parking and open space. Unsurfaced parking areas abound. The apartments in this area are small structures containing from 6 to 20 units, of a wide age range and of variable quality.

With the exception of College and ‘F’ Streets, most area streets are wide. Sidewalks are in fair to poor condition. Some streets do have a planting strip but tree plantings are sporadic. The mature landscape of campus, the yards of surrounding single-family residences, and parks are the primary open space elements in this area.

The third general area of student housing is near the Red Barn in the southwest portion of campus. The Anna Maria Apartments, and the large "townhouse" development are the primary housing facilities in this area. Both have dedicated off-street parking. A University day-care facility has been located in a former post office distribution center on the corner of Washington and 7th Streets. This facility is in excellent condition, is well-equipped, and well-staffed. This facility has room for future expansion.

The Anna Maria and townhouse developments provide lower priced apartment-style units that are popular, particularly with students who have children. The Anna Maria is in fair condition and is not architecturally significant. The townhouse structures are relatively new, but were constructed to meet minimum code requirements. As a consequence, maintenance costs are likely to rise as the buildings age. The individual yards are underused because of their openness and lack of privacy. (See projects 55, 57 and 58, pages 68 and 69)
Administration / Visitor Facilities

Administration facilities and student services are housed primarily in Showalter Hall and Sutton Hall. Both are handsome, historic structures and have been recently remodeled and upgraded. The mature landscape around the historic areas provides an appropriate setting for these buildings. In the development and design of the proposal EWU Visitor Center and the Formal Entry Project, parking lot P-1 will be revised to reduce the number of parking spaces and increase landscaped areas and pedestrian pathways. (See project 1, page 39)

Visitor facilities are currently housed primarily in the Red Barn at the southwest corner of campus. The Red Barn is an historical rural structure with a remodeled interior that is utilized for visitor orientation and parking management. The campus police, some office space and storage are located here. The Red Barn area has plentiful parking but is isolated from the rest of the campus. Other visitor facilities take the form of kiosks, the most notable of which is the map wall near the north edge of campus on Washington Street. (See project 59, page 69)

Food Service and Retail

Food service is offered at several locations on campus. The central food service operation is located in Tawanka Commons. The Tawanka facility includes a large kitchen and bakery, central stores, receiving docks, food service offices, a food serving area, and a large dining area. Tawanka is sited in a premier mall location, facing across the mall to the PUB. Now that the remodeling of Tawanka is complete, the building is in character with the other buildings in the academic core of campus. (See project 16, page 48)

The PUB expansion food service operation (Baldy’s) also provides cafeteria dining. The seating spaces are more open and interesting and are better utilized than Tawanka. The PUB dining areas have a large amount of glazing, excellent lighting, and an appearance more like a commercial food operation. In addition, the proximity to the bookstore adds to the level of activity and vitality of the PUB expansion.
Another food service area exists in the older section of the PUB. This area seems to have lost popularity with the opening of Baldy's operation in the PUB expansion. The remaining food service opportunities on campus are evening operations at the Morris Street Café between Streeter and Morrison Halls, and vending machines located in various housing areas.

The bookstore, convenience store, and personal services provided in the PUB represent the only student oriented retail area on campus. The bookstore is contemporarily furnished, does a brisk business, and contributes a great deal to the positive presence of student activity in and around the PUB.

**Physical Education / Recreation**

The physical education and recreation facilities are concentrated west of Washington Street. The major indoor facilities are housed in a concrete megastructure collectively known as the PHASE. The PHASE has an indoor pool, track, several weight rooms, courts, locker rooms, and a climbing rock. The Special Events Pavilion is also incorporated in this facility. Outdoor facilities consist of the track and stadium, several large multi-use fields, outdoor tennis courts, and a baseball diamond. As stated earlier, planning is underway for a potential new student recreation center to be located on the site of the existing Married Student Court.

EWU has benefited from a long relationship with the Seattle Seahawks professional football team which trains here in the summer. The athletic facilities are large, accommodate a range of activities, and generally are in
good repair. These facilities are well-used by the athletic department, general student population, and by the citizens of Cheney. Adequate land area exists to add new facilities, or modify existing facilities to suit new recreational desires.

Replacement tennis courts are under construction to the west of the existing tennis courts (south of the PHASE) and are scheduled for completion in the summer of 2005. The site of the existing courts, and the area continuing south to the Archives Building, will be reserved for future vehicle parking. (See project 44, page 63)

These facilities are surrounded by parking. Some of this parking is used to support athletic and recreation activities, and a significant amount is general parking which serves the entire campus. Pedestrian connections from the campus core to these parking lots are weak as pedestrian routes frequently pass through parking areas and cross Washington Street at unprotected locations. (See Projects 41, 42, 43 and 65, pages 62, 63, and 75)

Pedestrian Routes / Open Space

*The Pedestrian "Grid"

The existing pedestrian circulation on campus is generally quite good. The central academic core is well contained with appropriate building to open space relationships. The academic core of campus is compact, and easily accessed on foot. Many of the major buildings have been oriented to respond to the surrounding street grid. This arrangement leads to a rational, navigable system that organizes most of the campus.

![](image)

*Figure 7: Pedestrian and bicycle circulation*
At the edges of campus, where the diagonal street and the north-south grid patterns meet, the pedestrian circulation system is less satisfactory. Pedestrian crossings of both Washington and Elm are poorly defined. (See projects 26 and 65, pages 53 and 75)

The "openness" of crossings that are not clearly identified by building edges creates a spatial vastness that does not serve to guide pedestrians to crossing points or to indicate to drivers where pedestrian zones occur. The large open area south of JFK Library is so large that the arts complex seems remote and unconnected to the rest of the core area. This is not to say that this is not a useful and attractive space, just that it lacks spatial organization that reinforces a positive pedestrian experience.

The individual pedestrian path segments that generally follow the alignment of "D" Street through campus are of high quality. However, these spaces do not connect very well to provide a continuous and clear pedestrian linkage across this part of campus.

The campus west of Washington is not comprehensible to a pedestrian. The large buildings and parking lots divide the space without contributing organizational structure to pedestrian routes. The outdoor spaces have little sense of containment, and circulation patterns provide few visual cues as to destinations. Little attention has been paid to the connections between individual outdoor facilities. (See projects 39, 45 and 46, pages 61, 63 and 64)

Open Space Types
A passive space is a space that is primarily for non-athletic uses. Strolling, sunning, picnicking, studying, and outdoor class sessions are examples of passive uses. There are two major passive, outdoor areas on campus - the landscape around Showalter Hall and The Mall.
The landscape around Showalter Hall is a high-quality landscape that contributes much to the overall character and identity of the campus. Mature trees in irregular groupings, large lawn spaces, and the detailed, historic buildings in this area are the major features that imbue this area with strong, positive collegiate identity. This area is shady and quiet, with a sense of graceful formality.

The Mall is the central gathering area of campus. JFK Library, the PUB, Patterson Hall, and Tawanka Commons are the major structural features that define this space. The new paving and other improvements contribute to a sense of cohesiveness in this area. The berms, paved areas, and stands of trees are ideal for non-athletic outdoor activities, both for individuals and groups of various sizes. This area is very photogenic and contemporary and contributes much to the collegiate identity. It is a wonderful, modern foil to the qualities of the landscape around Showalter Hall.

The active spaces on campus are divided into two main types: those developed for organized sports, and those that allow for casual recreational activities. The grassed area behind JFK library is a major resource as an area for informal active uses (e.g. frisbee tossing). This area, does not yet have a strong identity of its own. However, the potential of this key open space cannot be overstated. (see project 50, page 66)

Active open spaces (i.e., sports fields), are concentrated west of Washington Street. As mentioned previously, these facilities are extensive and of high quality. In addition to those fields and courts west of Washington, several other sports courts occur around the Elm Street housing area. (see project 46, page 64)
**Vehicle Access, Circulation, and Vehicular Wayfinding**

Currently, most drivers arrive at the EWU campus from the north, since the center of population for the region is in this direction. Interstate 90 connects to SR 904 at Four Lakes. From Four Lakes, SR 904 proceeds south toward Cheney. At approximately the northerly Cheney city limits, signage directs EWU traffic to Betz Road which leads to Washington Street. Washington is the major access to campus from the north. North 6th Street is a minor route to campus connecting Betz to Elm Street providing an alternate route to campus. Campus can also be accessed by continuing on SR 904 into the historic Main Street area of Cheney. Drivers can then turn northwest onto Elm, "C", "D", College, and "G" Streets to reach campus.

The approach via Washington Street skirts the edge of town affording fine views into surrounding farmland, and passes areas that are being developed for homes. This is a scenic and quick trip from SR 904 to EWU. The sense of arrival at campus from this direction, however, is weak. Visitors are frequently confused and disoriented and are not sure where to go to obtain information. For regular commuters orientation is not an issue and Washington Street leads directly to major parking lots. Routes that bring campus visitors downtown are not well used, primarily because signage does not encourage this route. (see project 63 and 64, page 71)

Motorists accessing campus from the south via SR-904 may elect to use Washington Street or proceed into the historic downtown. Washington leads directly to the Red Barn, where campus visitors currently obtain information and directions.
When the EWU Visitor Center and formal entry project is completed in January 2006, visitors will be able to approach the campus from Cheney’s historic downtown via ‘G’ Street. This route will provide a more ceremonial entry to the campus, and lead visitors directly to the new Visitor Center and its associated parking lot. A wayfinding program currently in the planning stage will provide directional signage from SR-904 through the downtown area identifying the best routes to various campus areas. (see project 1, page 39)

**Pedestrian Wayfinding on Campus**

Wayfinding is defined as the ease with which pedestrians can find destinations around campus. A good wayfinding system includes an organized pedestrian circulation system and open space to building relationships. Other visual queues such as vistas and rows of trees help pedestrians to orient themselves and reach their destinations. The provision of signage and information at key decision points on campus in also critical to pedestrian wayfinding. Information is lacking at some key locations, and in a few locations outdated information is available. Campus buildings, however, are identified by signs that are consistent in design and graphically clear.

**Maintenance Facilities / Campus Storage**

A large area in the northwest corner of campus is dedicated to maintenance operations. This area includes several structures containing shops and storage as well as a large amount of yard storage and work areas. The campus motor pool is also located nearby and uses a portion of the large free parking area. Maintenance facilities seem adequate and in good repair. The storage yard is spreading into adjacent agricultural fields and lacks limits and definition. Equipment and materials being stored are highly visible and somewhat unsightly. The location of these facilities at the main northern campus entry point suggests that they should be limited in extent and screened from view.

Storage of equipment and materials for University departments, clubs, and other organizations is accommodated in many small locations scattered around campus. Storage is reportedly in short supply. Some storage areas are located quite far from their users and seem to have evolved in an ad hoc fashion. (see projects 60 and 61, pages 69 and 70)
University Mission Statement

In September 1998 EWU adopted a new Mission Statement which is to guide the University as it moves into the first decade of the 21st Century:

*The mission of Eastern Washington University is to prepare broadly educated, technologically proficient, and highly productive citizens to attain meaningful careers, to enjoy enriched lives, and to make contributions to a culturally diverse society.*

Eastern Washington University will achieve its mission by providing:
- an excellent student-centered learning environment
- professionally accomplished faculty who are strongly committed to student learning;
- high-quality integrated, interdependent programs that build upon the region's assets and offer a broad range of choices as appropriate to the needs of the university's students and the region; and
- exceptional student support services, resources, and facilities

As the new Mission Statement changed some of the former policies under which EWU operated, an update of the former campus Master Plan was deemed appropriate.

Issue Identification

To ensure that significant issues and concerns were identified early in the planning process, a number of activities were undertaken. First, the University Campus Planning Committee (UCPC) was consulted to identify issues of concern to faculty, students, administrators, and to the City of Cheney. Second, contact was made with City of Cheney officials to discuss land use, transportation, utility, and neighborhood issues. Third, a series of one-on-one meetings were conducted with key Cheney and University individuals to identify potential underlying concerns and issues - and to identify opportunities for both EWU and the City. Fourth, a space utilization study was undertaken to assess the general quality of existing academic space on campus, and to identify the level of use of existing classrooms and laboratories. Fifth, faculty members were asked to comment on the adequacy of classrooms and laboratory space available for their classes. Finally, a series of three "open houses" were conducted to provide a forum for students, neighbors, faculty members, and University staff to review campus planning materials, identify problems, suggest solutions, and to converse with staff and consultants.

This extensive issue identification process insured that there were multiple opportunities for interested individuals to interact with the planning process and make their views known. Comments and data generated through these multiple approaches provided input and guidance to the planning process. The planning team then took this input and evaluated opportunities and constraints, identified overlapping or competing goals, and developed a list of goals to be considered during the development of the updated campus Master Plan.
Master Plan Goals

The following summarizes the goals for the master planning process:

- Accommodate 12,000 FTES on the Cheney campus and Learning Centers throughout the state by 2010.
- Increase the number of residents in campus housing, living on and near campus, to approximately 2700 by 2010.
- Enhance the collegiate experience for campus residents.
- Improve utilization of existing classrooms and labs.
- Maintain a compact, pedestrian-friendly campus.
- Encourage use of alternative transportation for students, staff, and faculty.
- Provide adequate, but not excessive parking.
Significant Findings

From these goals the master planning process went on to develop a list of significant findings. These findings are the results of comparisons of planning goals with the opportunities and constraints presented by existing conditions on campus. These findings also incorporate comments and issues identified during the Master Planning process. The following discusses the most important findings that evolved during Master Plan development.

Compact Campus

A strong positive feature of the campus is that its central academic area is compact. Virtually all academic buildings are located within an easy five-minute walk of the JFK Library. This compactness is a real benefit in that students relate to the entire campus, and not just to those portions that they use on a day-to-day basis.

Extensive Land Holdings

The EWU campus contains some 329.5 acres, less than half of which are developed. The additional acreage, located west of Washington, insures flexibility to accommodate future growth without having a significant impact on private properties in Cheney.

Existing Academic Building Capacity

The existing academic buildings on campus have the capacity to accommodate the expected 2010 enrollment. This means that, with some remodeling of existing buildings and classrooms, student population can increase by roughly 25% over 2003-2004 levels without straining the supply of academic space.

Utilization of Existing Academic Space

Analysis of current classroom and laboratory use patterns indicates that academic facilities are used to an average of 64% of capacity during the hours of 8:00 AM to noon. Maximum average usage peaks between 9:40 AM and 11:20 AM with average usage rates of 75-80% in this time period. During the 12:00 PM to 5:00 PM period utilization drops to an average of 26 percent. During evening hours, from 5:00 PM to 9:20 PM, existing academic spaces are only rarely used (roughly six percent of classrooms are used during the evening).

Campus Access

Most students and visitors arrive at campus from the north, via State Route 904. Just before reaching Betz Road, signage directs students and visitors to turn right (west) on Betz Road. This route, while efficient, brings everyone to campus via Washington Street, past the boiler plant, maintenance facility, and stadium parking. Visitors are unsure of where to access information and where to park. Also, commuters and first time visitor enter campus without entering the City of Cheney or observing the historic portion of campus. The existing routing is a missed opportunity to capitalize on the historic district as a strong campus identifier, particularly for first time visitors. This may also be a missed opportunity to introduce students to the existing retail core of the City of Cheney.
At present, visitors are directed to the Red Barn for information and parking instructions. The Red Barn is in a poor location to act as a receiving station for visitors. Most visitors are likely looking for admissions information, seeking the administrative staff, looking for specific academic departments, or looking for students who reside on campus. The Red Barn is too isolated and is on the wrong side of campus relative to the major traffic access point to act as a central visitor facility where visitors can leave their cars and walk to appropriate destinations.

**Parking**

Similar to all large institutional facilities, users frequently complain about a "lack of parking". What they really mean is there is a "lack of parking near the front door" of their specific destination. Analysis of existing parking patterns discloses that, on a typical day, some 300 existing parking spaces remain unused. These spaces, of course, are located farther from academic buildings and may require a seven to ten minute walk. Parking fees are very low, and yet demand for permits is less than the number of spaces already available.

The City of Cheney and some neighbors have expressed concern about the amount of EWU-related parking that occurs on public streets in the vicinity of the campus. In response, EWU and City staffs worked together on a parking study which is leading to a parking management program designed to reduce impacts on the neighborhood. (The study, entitled Parking Recommendations, EWU Cheney Campus, April 2003 is available from Architectural, Engineering and Construction Services of EWU.)

The goals of this parking management program are to:

- Provide sufficient, but not excessive, parking for campus residents and commuters. (Note: As a rule of thumb, provision of 0.5 off-street space per FTES seems to strike a reasonable balance between "inadequate" and "excessive" parking. This ratio works on a number of Northwest campuses and is adequate to accommodate students, faculty, staff and visitors).
- Encourage students, staff and faculty to use alternative transportation.
- Enhance transit use by offering free or low cost bus passes, improve bus frequency, improve evening and weekend service, provide real time departure information, and provide a comfortable waiting area in the PUB.
- Encourage car and van pooling by providing driver-rider matching and close-in reserved parking.
- Encourage students and staff to park in EWU parking areas.
- Enhance City of Cheney parking enforcement to better respond to complaints of local residents.
Campus Housing
As of the spring of 2000, there were approximately 1600 on-campus beds available for students. By the time classes began in the Fall of 2004, the number of available on and near campus beds increased to approximately 2050 beds. The demand for on and near campus University housing has picked up in recent years and virtually all beds are now assigned to students.

The University's mission includes encouraging and fostering an increase in the percentage of students who live on and near campus in University housing. In discussions with students, it became apparent that students prefer development of a "housing community" that is compact, located close to the academic core, and which contains supportive facilities and accommodates recreational needs. Supportive facilities include "hang-out" space, late evening food service, game rooms, social spaces, and adequate and well-located places to park vehicles. Recreational needs include both casual activities (e.g., frisbee, volleyball, bicycle riding) and more organized activities (e.g., ski trips, organized sports).

The area bounded by Washington, Oakland, 9th, and Elm Streets, when combined with Pearce and Dressler Halls, contains most of the existing campus housing plus several privately owned apartments that primarily serve students. This area also contains the EWU boiler plant, City of Cheney water reservoirs, private residences on Washington Court, and a substantial amount of parking for residents.

The Master Plan proposes that use of this "residential community" be intensified. Within the next 10 years, it is recommended that up to 550 additional beds be developed in this area. Along with the addition of residential buildings, additional parking will be needed to accommodate resident needs. Initially, some additional surface parking can be developed within the housing area.

The City reservoirs are located on a high point in the northeast corner of the residential community. The plan proposes that the reservoir area be landscaped and that recreational facilities be developed for the use of students living in the area. Facilities such as volleyball and basketball courts, walking paths, picnic tables, and possibly a skateboard park might be developed in this area. City staff are amenable to the development of recreational amenities and will work with EWU staff to resolve questions regarding liability, maintenance, and city resident use of facilities.

In Fall 2002, the University participated with a private developer to open a 135-bed residence hall (Brewster Hall), three blocks off-campus in downtown Cheney. Under the terms of the public-private partnership agreement, the developer financed and constructed the new residence hall based on design specifications developed by the University. The University has a 20-year lease with the developer to operate and maintain the facility as part of the University housing system.
Given the early success of the Brewster Hall project, the University may consider further public-private ventures to meet housing needs.

Central Mall
The recently developed central mall is well liked by students, staff, faculty, and visitors. This improvement provides a needed central campus focus for students and others. There have been many requests to extend the mall walkways to link outlying portions of the campus to the central area.

Evening and Weekend Activities
One of the complaints expressed by campus residents is that there are insufficient activities, and insufficient late evening food service alternatives. Students have asked for more recreational (as opposed to organized) sports activities, additional on and off campus recreational opportunities, particularly on evenings and on weekends. Access to off-campus activities via public transportation is extremely limited on evenings and weekends.

Recreational Activities
As expressed above, students desire more opportunities to partake in casual recreational activities both on and off campus. They would also like additional organized recreational opportunities (e.g., ski trips, rafting trips, bike tours). Outdoor programs and opportunities for students to organize events are available, but could perhaps be expanded.

Tawanka Commons
Tawanka Commons is a building located in the heart of the academic core between Showalter Hall and the PUB. This position is very significant as it is a connection between the historic district and the academic core. Tawanka Commons has recently been significantly modified and upgraded to better fit the architectural character of the campus. A total of 15,300 square feet of space has been added to this formerly inefficient building. The new and remodeled space is being used to house student services (e.g., housing, residential life, copy center, coffee shop), University business services (e.g., mail, printing, key shop) and conferencing. Existing activities, such as food service, dining, and event planning continue to be housed in the building.

Pedestrian Crossings
Students cross Elm and Washington Streets at four major crossing points. As some drivers are less than courteous to pedestrians, improved and raised crosswalks may be appropriate at some locations to slow drivers and provide an increased sense of safety for students. Narrowing the width of the pedestrian crossings will also reduce intimidation of pedestrians by drivers and make them feel more secure as they stand on a raised walkway awaiting a break in traffic. The major crossing points themselves are indistinct which encourages ad hoc crossing (jaywalking) that further confuses circulation and leads to frustration. Furthermore, these relatively wide streets with sporadic enclosure from building or other vertical elements encourage higher vehicle speeds. These streets, particularly Washington, do not provide strong visual cues to car drivers that they are approaching pedestrian crossings.
Single Occupant Vehicles

Most students, faculty and staff members arrive at EWU driving their own vehicle. The large number of vehicles to be accommodated requires large parking areas which must, of necessity, be located at some distance from the academic core. The University should be at the forefront of encouraging campus users to use alternative forms of transportation.

Relations with the City of Cheney

Relations between EWU and the City are cordial and cooperative. Both organizations are cooperating to find solutions to common problems - such as student parking on neighborhood streets, traffic congestion during peak hours, water availability for both EWU and Cheney, and reuse of polished wastewater for irrigation purposes. University staff should be encouraged to continue to work with City officials to seek solutions to common problems and to search for opportunities to improve both EWU and the city.

Emergence of the Concept of an "Improvements Plan"

The University Campus Planning Committee (UCPC), which includes representatives of both the University and the City, met on a number of occasions to review guiding documents, evaluate findings, search for ways to integrate EWU and the City, and develop planning recommendations. The UCPC concluded that, in general, the campus is developing in a manner supportive of the goals of the Mission Statement, Vision 2010, the strategic Academic Plan, and the City of Cheney. To be of most use, it was determined that the Master Plan Update should be in the form of a series of improvement projects that will assist EWU in meeting its Mission Statement. These improvements are generally independent of each other and can be implemented, over time, as funds become available. As these improvements are made, the campus will continue to evolve and move closer to the vision for the campus described in the next section of this report.