



**WHITWORTH**  
UNIVERSITY

**Campus Master Plan**

**2019**



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## Executive Summary

According to historian Paul V. Turner, one of the first to write extensively of the American tradition of campus planning, the word campus not only “sums up the distinctive physical qualities of the American college, but also its integrity as a self-contained community and its architectural expression of educational and social ideals.”

To that end, the Master Planning Committee, with the input of Krisan Osterby of DLR Group and significant support of trustee Gary Hopkins sought to revisit and revise previous campus master plans from 2010 and 2013 to reflect how far Whitworth has come and where we hope it is going. Exciting new programs on Whitworth’s current horizon weren’t even on the drawing board in 2010, yet many of the planning principles adopted then still hold true today and form the lens through which this latest work was viewed.

In these pages you will see presented campus master planning options for our current campus of 2300-2350 students (showcasing those projects already previously identified and for which design work has at least started), as well as future concepts for a campus of 2700 and 3000.

Key areas of new development south of Hawthorne Road are included, given significant additions of clusters of residential property, as well as the impending relocation of Facilities Services to the Whitworth Water site, an acquisition not even considered possible in 2010.

In the end, by managing this latest iteration of the campus master planning process internally, we expect this document will be revisited annually, and maps updated more often, as decisions are made about capital development and the domino effects that arise from new campus construction and program migration.

Tad Wisenor  
Master Planning Committee Chair  
October 2019



# Process

## **Work Plan**

The Whitworth campus planning process, or work plan, involved three major phases: assessment by our internal Master Planning Committee; analysis and workshop leadership by an outside consultant and a space utilization study (with assistance of an outside consultant) in December 2018; and coalescing the inputs into a new campus master plan.

The master planning committee evaluated the 2010 campus master plan and the 2013 update as well as known changes since 2013 to create a baseline set of existing condition. Key campus elements – including land and building use, open space, parking and circulation, and current building conditions – were evaluated.

Concurrent with this work and with help from a consultant, space needs were analyzed to compare the existing allocation of building space on campus with expected available building space based on national benchmarks. The increments for space needs were based on current full-time matriculated day student enrollment.

In addition to the existing conditions and space need analyses, the committee considered Whitworth’s mission statement, strategic plan and institutional identity as primary influences. Potential partnerships, institutional precedents and community influences were also identified.

## **Campus Opportunities and Options**

The planning options indicated future development of the campus in terms of projected space needs, primary building use, open space, parking and circulation.

The committee considered potential development outside the campus core. Potential land uses in this section of the campus included the following:

- Retirement housing
- Retail/Mixed-use Opportunities
- Habitat study areas
- Recreation space
- Perimeter parking

## **Campus Master Plan**

Preparation of the final campus plan involved further refinement and synthesis of the concept alternatives. A series of phasing diagrams were developed to illustrate campus development over the next three increments of student enrollment growth.

## **Strategic Assumptions & Planning Principles**

Early in the planning process, a set of strategic planning assumptions, and corresponding physical planning principles from the 2010 master plan were reevaluated. The strategic assumptions and planning principles were used to guide development of planning options and, consequently, the final campus master plan. The strategic planning assumptions and physical planning principles were fine-tuned throughout the process.

### **Strategic Planning Assumptions:**

1. Assume a current capacity of up to 2,350 FTMD students
2. Address an expanded capacity for 2,700 FTMD students and also 3,000 FTMD
3. Assume growth of continuing studies and graduate programs and their need for unique facilities
4. Create distinct housing neighborhoods for 60 percent FTMD students living on campus
5. Consider some transitional living accommodations, married, graduate family housing
6. Create student gathering spaces and outdoor rooms that are adjacent to each facility
7. Continue to develop a pedestrian-oriented campus with perimeter parking
8. Delineate clear campus entrances and building sites for visitor-driven programs

### **Physical Planning Principles:**

1. Cluster academic buildings to accommodate ten-minute class-change
2. Cluster student housing to create diverse experiences
3. Create safe, convenient, signature campus walk from the Whitworth Recreation Center to Hawthorne Hall
4. Create a “string of pearls” along the Loop: signature student gathering spaces and outdoor rooms
5. Relocate campus drives and parking to expand pedestrian campus
6. Connect Whitworth’s image, identity and programs to outlying parcels
7. Balance ecological and athletic opportunities along Waikiki Road and the northern power line corridor
8. Strengthen community gateways



## Participants

The Whitworth University Master Planning Committee invited two consultants from architecture firm DLR Group to assist with the plan. The committee met with various stakeholder groups throughout all phases of the project to ensure the full range of campus and community voices were heard and all had an opportunity to provide input.

- Master Planning Committee
- Sciences dean and faculty
- Institutional research
- Art faculty
- Information systems
- Instructional resources
- Student life/residence life
- International Student Center/diversity, equity & inclusion office
- Trustee - Chair of the Building, Grounds and Technology Committee
- Facilities staff
- Student representative
- Theatre department
- Athletics and recreational sports
- Library
- President's Cabinet representatives

Members of the Master Planning Committee include:

- Gary Hopkins, Trustee
- Tad Wisenor, Associate VP, Institutional Advancement
- Chris Eichorst, Assistant VP, Facilities Services
- Fred Johnston, Director of Capital Projects
- Tim Caldwell, Assistant Dean for Student Life
- Dale Soden, Professor of History
- Meredith Tegrotenhuis-Shimizu, Associate Professor of Art
- Mike Ediger, Professor of Health Science
- Tim Demant, Athletic Director
- Ken Brown, Chief Information Officer
- Ken Pecka, Director of Instructional Resources
- Emily Lyonnais, Production Designer, Marketing & Communications
- Shelby Krug, Orientation Coordinator, Associated Students of Whitworth University (ASWU)
- Hunter Smit, Student Representative, Associated Students of Whitworth University (ASWU)



# Existing Conditions

## **Whitworth University Mission**

Whitworth University is a private, residential, liberal arts institution affiliated with the Presbyterian church. The university's mission is to provide its diverse student body an education of the mind and the heart, equipping its graduates to honor God, follow Christ, and serve humanity. This mission is carried out by a community of Christian scholars committed to excellent teaching and to the integration of faith and learning.

## **Whitworth University Heritage**

In 1853, George Whitworth, a minister in the Ohio Valley, set off for the Western frontier to establish a college that would provide “learning of the highest grade.” Of the 50 families who joined this mission trek to the Northwest, only Whitworth's made it to Oregon. It was 30 years before he was able to revive his dream of establishing a college.

In 1883, Whitworth founded Sumner Academy in a village of the same name in Washington Territory. Seven years later, the school was incorporated as Whitworth College. The catalog from that year further defined the vision: “It is intended to give both sexes a thorough course of education equal to that of our best Eastern colleges, guarding well the moral and religious life of the students, ever directing them in pursuit of that learning and culture of mind and heart that make the finished scholar.”

In 1899, the college had outgrown the rural community of Sumner and moved to Tacoma. Fifteen years later, when Spokane developer Jay P. Graves offered acreage in his Country Homes Estates, Whitworth moved once more. In September 1914, classes began in Spokane.

Years of uncertainty followed until President Ward Sullivan brought needed stability in the 1930s. He was succeeded in 1940 by Frank F. Warren, who, during his 23-year presidency, brought the college near to its present-day size and scope. The Diamond Jubilee, celebrated in 1965 during the administration of Mark L. Koehler, ushered in a season of innovative programs – the 4-1-4 calendar, Jan Term and Core curriculum.

Edward B. Lindaman, president during the '70s, was a futurist. His leadership team focused on new programs that gained national recognition. Lindaman's successors, Robert H. Mounce and Arthur De Jong, added clarity of mission and an increase in international programs. President William P. Robinson, inaugurated in 1993, led Whitworth to unprecedented strength and prominence, with record levels of enrollment and retention, significantly expanded facilities and financial resources, and increased national visibility. On July 1, 2007, Whitworth changed its name to Whitworth University to clarify its identity as a comprehensive liberal-arts institution with select graduate programs.

In 2010, Whitworth's Board of Trustees appointed Beck Taylor as president. Taylor continued to emphasize the Christian mission as well as a rigorous academic education. He continued to place emphasis on the value of a “mind and heart” education. His emphasis on strategic planning, new graduate programs, “courageous conversations” on difficult topics and an ongoing emphasis on building new facilities marks his administration.

## Whitworth 2021 Strategic Plan

The Whitworth Campus Master Plan is based on the vision established in Whitworth University's Strategic Plan called Whitworth 2021, adopted initially in 2011 and reviewed annually. The purpose of strategic planning is to articulate an overall direction for the institution, to provide a set of moorings for determining how best to use resources and to provide a compelling vision for students, faculty, staff, alumni, trustees and donors. The strategic plan, a tool used to strengthen the institution, is a framework that provides perspective to Whitworth's past and future and to how the continued work of the university community helps achieve the university's mission.

The Whitworth Campus Master Plan is integral to the strategic plan, as the master plan guides development of the physical campus environment, outlining strategies for facilities, open space and infrastructure that support the university's mission, academics, student life and workplace goals.

Whitworth 2021 addresses educational programs and university resources. Below are excerpts from the Vision Narrative that have guided the master planning process:

### *Traditional Undergraduate Programs*

Demonstrating a commitment to comprehensive and sustainable excellence, Whitworth will stabilize its full-time, matriculated day enrollment at approximately 2,300 students. The living and learning environment on campus will be enriched by a student body that increasingly reflects the racial/ethnic diversity of the U.S. population, that includes 50 percent of its members from outside the state of Washington, and that welcomes at least 100 international students from among 30 or more countries.

### *Graduate Programs*

Whitworth will be the university-of-choice in its market for graduate programs in business, education and theology. **Sustained enrollment growth** will be achieved through innovation in the scope and format of existing programs, and by strategic expansion into academic areas that advance Whitworth's mission and that demonstrate high market demand.

### *Continuing Studies Programs*

Whitworth will elevate its position as the recognized leader for bachelor's degree programs serving non-traditional learners in the Inland Northwest. **Continuing Studies will continue to increase its enrollment at an average rate of 5 percent or more per year.** Planned growth will be achieved through expansion of program offerings and strategic development of off-site locations that meet market demand and fit well with Whitworth's educational mission.

### *Effective Teaching and Learning*

Whitworth will deepen connections to the liberal arts across the curriculum and will strengthen students' understanding of a liberal arts education integrated with Christian faith and character development as uniquely designed to encourage lifelong learning, principled leadership, and meaningful service to society and one's profession. Informed by the latest developments in neuroscience and learning technology, Whitworth will implement a vision for teaching and learning in the 21st century that encourages robust intellectual engagement between and among students and faculty and that expands experiential learning opportunities such as internships, service learning, research, and study abroad. **By 2021, Whitworth will rank among the top ten master's-level universities in the U.S. in study-abroad participation,** with at least 70 percent of its traditional undergraduates participating in cross-cultural study experiences.

### *Student Life*

Partnering with Academic Affairs in the educational enterprise, the Student Life program will continue to emphasize whole-student development. The institution-wide emphasis placed on student responsibility in the context of community will equip students to be good decision-makers, and not just good rule-followers.

### *Residence Life*

By 2021, **at least 60 percent of traditional undergraduate students will live in university residence halls**, theme houses or international centers. Higher residency rates elevate students' academic and social outcomes and will contribute to freshman-to-sophomore retention rates of 90+ percent and six-year graduation rates of 80+ percent. A broader age mix of students living on campus will strengthen peer leadership and commitments to shared community values that shape Whitworth's distinctive campus culture.

### *Diversity*

The university will empower a mission-driven educational program that cultivates in students, faculty, staff, and trustees the capacity to work effectively across multiple dimensions of human diversity.

### *Spiritual Life*

Whitworth will equip all students to explore, discern and respond to God's call on their lives.

## **University Resources**

### *Faculty and Staff*

Whitworth's dedicated faculty and staff members will be unwavering in their commitment to the centrality of Christ and the authority of scripture and in their commitment to the integration of faith and learning. Professors will be known regionally and nationally for excellent teaching and scholarship. A strong belief that the best education occurs in the context of relationship and community will be reflected in **maintaining a low student-faculty ratio (13-to-1 using U.S. News methodology and 17.5-to-1 using internal methodology)**. The university will benefit from 10 endowed chairs or professorships, 10 faculty research/teaching fellowships and 10 post-doctoral teaching fellowships for the Core worldview studies program. Whitworth will recruit and retain diverse, mission-centered staff and faculty members who are supported by competitive compensation and an expanded professional development program that encourages excellence in one's vocation, continuous institutional improvement and the integration of Christian faith in all facets of life.

### *Philanthropy*

Whitworth will double its endowment to \$180 million, fueled by significant new additions and astute financial management. An ambitious and comprehensive fund-raising plan will engage an expanded group of individual and foundation donors in supporting the university's annual giving, capital improvement, and endowment goals. A robust culture of philanthropy will contribute to donors giving \$150 million over 10 years to the university and the alumni giving rate increasing to 25 percent.

### *Facilities*

By 2021, the university will have completed or initiated construction on state-of-the-art facilities including the **second phase of the science initiative** (expanding and renovating Johnston Science Center to serve physics, math and computer science, environmental science, and plant biology); **dedicated performance, rehearsal and teaching venues** for the performing arts; an **indoor intercollegiate athletics facility** that provides a multipurpose center for university events; and new **residential, dining, and intramural/recreation spaces** for students. Planning will be under way to address facilities needs for **administrative functions, faculty and staff offices and facilities services**. All new facilities will reflect institutional commitments to quality, accessibility and environmental sustainability.

Whitworth 2021 has reinforced the importance of physical facilities in achieving the university's mission, and how those facilities (including buildings, grounds, utilities and other campus infrastructure) are critical to the educational experience. Strong campus facilities support student recruitment and retention through functional and inspiring academic and student life spaces, provide a welcoming and professional environment for visitors and staff, connect the Whitworth community to its campus heritage, and promote an appreciation of art and architecture. Most importantly, the physical facilities embody and reflect the university's values of community and identity.

Whitworth 2021 specifically addresses facilities in Goal 8: Exercise diligent stewardship in growing Whitworth's financial and capital resources. More specifically, Goal 8 objectives address philanthropy, growth, alternative uses of campus property, maintenance of facilities and grounds, and operations.

- Objective 8.1: **Engage and expand Whitworth's constituency base** while fostering relationships and a culture of philanthropy that significantly increase giving to the university. Whitworth seeks to meet these objectives by achieving a 25 percent alumni giving rate, growing the endowment to \$180 million, and establishing an annual strategic investment fund of at least \$600,000.
- Objective 8.2: **Execute an enrollment and financial aid plan** that supports Whitworth's accessibility and economic sustainability while **stabilizing traditional undergraduate enrollment at 2,300 students.**
- Objective 8.3: **Initiate ongoing review and reallocation of existing resources** to align with strategic priorities.
- Objective 8.4: **Pursue new sources of revenue** from grants, collaborations, corporate sponsorships and **alternative uses of campus property.**
- Objective 8.5: **Develop and maintain facilities and grounds consistent with the campus master plan and the university's accessibility and sustainability goals.**
- Objective 8.6: Manage Whitworth's facilities and operations **in accordance with God's call to be faithful stewards of creation and with our responsibility to future generations.**
- Objective 8.7: **Enhance awareness and recognition of Whitworth's distinctive brand** in existing markets and in selected Western U.S. markets outside Washington State.

Objectives 8.2, 8.5 and 8.6 address enrollment stabilization and specific projects, on-campus residency rate, LEED (a commitment to environmentally efficient facilities design), deferred maintenance funding, and sustainability initiatives.

Sustainability is core to Whitworth's beliefs of being good stewards of God's creation, and our commitment to sustainability is a significant factor on why some students choose Whitworth. Our view of sustainability can best be summarized by the following: Acknowledging that sustainable activities are those that meet contemporary needs without compromising the ability of future generations to meet *their* needs, Whitworth University is committed to promoting an understanding and appreciation of sustainable practices on our campus and in the community and to increasing our employees' and students' abilities to participate in a sustainable society. We believe that Whitworth can best accomplish this goal by being a place that embraces sustainable practices in its academic curriculum, in its faculty and student development, in its facilities and operations management, and in its community involvement. President Taylor is a signatory on the American Colleges and Universities Presidential Climate Commitment, following previous President Bill Robinson, in developing a plan to eventually become carbon neutral. Additionally, all new building construction is designed to attain at least LEED silver building certification. LEED, in general, focuses on five categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Although Vision 2021 cites intentions to stabilize enrollment at 2300 FTMD, Whitworth must be prepared for growth beyond that. This plan will look at current state of 2300-2350 FTMD, and future states of 2700 and 3000 FTMD which will also include growth in continuing studies and graduate programs.

### **Spokane County Comprehensive Plan**

Spokane County's Comprehensive Plan outlines the community's long-range plan for growth. It seeks to improve the community health, broadly, by improving the conditions for all citizens and providing them with increased opportunities for success.

The Ahwahnee Principles form the basis of the comprehensive plan. These principles, outlined in 1991 by a group of urbanists and architects, are a set of community and regional principles that provide a framework to create and enhance compact, walkable, transit-oriented, mixed-use development in local communities. The principles highlight connectivity between facilities and transportation system, integration of community facilities within a pedestrian-oriented environment, preservation of natural resources and landscape, conservation of energy resources, diversity of housing and employment opportunities, and active public gathering spaces.

The Whitworth University Master Plan shares the goals of the Ahwahnee Principles and addresses issues of connectivity and integration that are beneficial to both the university and larger region. It contributes to the economic vitality of the region, improving the quality of life for both residents and students. As a vital center of education, art and culture, the university is a defacto public gathering space, integral to the Spokane community.

Whitworth changed some property zoning at Hawthorne Hall and property east of Whitworth drive north and south of Hawthorne Road through the 2018 comprehensive plan process. Whitworth successfully rezoned a number of light residential parcels as commercial (for Hawthorne Hall) and mixed-use for the other properties. The Spokane County Planning Commission was receptive to the idea of possibly creating a university-specific type of zoning, as university operations maintain a mix of residential and commercial type activities.

# Whitworth University Comprehensive Plan Amendment





# Physical Conditions

## Assessment

The following diagrams illustrate the existing physical campus at Whitworth University. In conjunction with the information gathered from stakeholder groups, the strategic plan, the 2013 Facilities Condition Assessment, and Whitworth's mission and heritage, they form the base that grounds additional planning concepts. Current facility use, facility condition, open space and circulation are all documented in terms of issues and opportunities they contribute toward meeting university goals.

## Current Facility Use

The current facility use diagram designates the campus buildings in terms of their primary building use: instructional, administrative, library/study, student life/assembly, residential, athletics/recreation/PE, and facilities/support. The purpose of this diagram is to document the building use patterns that currently exist on campus.

### Instructional and Library/Study

With the exception of Hawthorne Hall, instructional buildings are located on the main campus property, surrounding the Cowles Memorial Library. Centrally located, the Library is adjacent to Whitworth's center of student life, the Hixson Union Building (HUB), the primary open space (the Loop) and near the campus' main entry off Hawthorne Road. All instructional buildings, with the exception of Hawthorne Hall, are located within a ten-minute walk of the Library (understood as 90 seconds to exit the classroom and first building, seven minutes to walk to next building, and 90 seconds to find classroom and take seat in second classroom). Hawthorne Hall is located on the portion of campus bounded by Whitworth Drive, Division Street and Hawthorne Road.

Whitworth's arts facilities are located on the main campus property but disassociated from each other. The Cowles Music Center and Cowles Auditorium (home for theatre arts) are sited adjacent to Hawthorne Road, easily accessible to visitors from sidewalks and surface parking along Hawthorne Road. The Lied Center for the Visual Arts is located across campus on the north side along the campus loop road.

Robinson Science Hall is located north of the Library. Its location apart from the Loop, near Schumacher Hall, draws attention to the "back of campus." A neighborhood of instructional buildings, including Robinson Science Hall, Eric Johnston Science Center, Lied Center for the Visual Arts and Westminster Hall, has developed in this area.

### Student Life/Assembly

The primary student life and assembly facilities, the HUB and Beekma Family Theology Center, are located on the Loop. The HUB is sited near the campus entry off of Hawthorne Road, adjacent to the Library at a campus crossroads. The Beekma Family Theology Center is located between Ballard Hall and Warren Hall, along one of the primary walks to the athletic and recreation facilities.

Schumacher Hall, originally constructed as the health center, and once again serving as space for the Whitworth Health and Counseling Services Center, is sited along the campus access road, north of the Library.

### Administrative

Administrative buildings are located on the main campus property (McEachran) and south of Hawthorne Road, directly opposite both of the campus entries (MacKay and Auld). These facilities are located near surface parking along Hawthorne Road and are accessible to visitors and students. Hawthorne Hall and Hardwick House also contain significant administrative space, though they are separated from the contiguous campus.

### Residential

Two established housing neighborhoods exist on the main campus property: the east residence halls branching from the HUB and the west residence halls adjacent to the Loop.

The housing neighborhood east of the HUB is Whitworth's largest residential community, containing housing options for all class levels. The halls are in close proximity to the HUB as well as recreation opportunities in the north campus. The three newest residence halls, Boppell, Duvall and Oliver Halls, contain a variety of housing options such as apartment-style units, suite-style units, and traditional rooms for single, double or triple occupancy. Two of the older halls, Stewart Hall and the Village, have been identified for major upgrades or demolition. Stewart Hall, constructed in 1963, needs upgrades to a variety of building systems, including HVAC and windows. In addition, the current 74 beds are inconsistent with the 150-170 bed target for residence halls. The Village (60 beds in three smaller buildings), constructed in 1972, has been identified for demolition and replacement by a North Residence Hall that is designed to house 180 students.

Housing opportunities within the east neighborhood include:

- Boppell Hall (2001) contains apartment-style housing, ideally for upper-class levels
- Duvall Hall (2006) contains predominantly four-bedroom “pod” units for all classes (some three- and five-pod units also available)
- Oliver Hall (2009) contains single, double and triple occupancy rooms for all classes
- The Village (1972) includes three buildings of 20 students apiece. Most units are single occupancy and house students from all classes
- Baldwin-Jenkins Hall (“BJ”) (1968) contains double-occupancy units for exclusively freshman housing
- Stewart Hall (1963) contains suite-style units for all classes
- Arend Hall (1957) contains single, double, triple and quad-occupancy rooms for all classes

The smaller, older housing neighborhood adjacent to the Loop contains the university’s two oldest buildings. McMillan Hall, Whitworth's original building constructed in 1914, is an all-male residence hall containing a variety of room sizes and configurations for primarily upper-class students. It received a major renovation in 1987. Ballard Hall – originally the Young Men's Dormitory constructed in 1915 but rebuilt in 1927 following a fire – is an all-female residence hall containing double occupancy rooms. It was renovated to its current standard in 1988. Warren Hall (1952 and 1963), also located along the Loop, is Whitworth's largest residence hall, containing primarily double-occupancy rooms to house all class levels.

East Residence Halls	Occupancy	West Residence Halls	Occupancy
Boppell Hall	84	McMillan Hall	83
Duvall Hall	162	Ballard Hall	64
Oliver Hall	169	Warren Hall	228
The Village	60		
Baldwin-Jenkins Hall	164		
Stewart Hall	74		
Arend Hall	174		
<b>Total East</b>	<b>887</b>	<b>Total West</b>	<b>375</b>
		<b>TOTAL</b>	<b>1262</b>

The remaining student housing consists of theme houses along Waikiki Road, Whitworth Drive and Hawthorne Road, which form a looser confederation of housing choices that appear and feel independent of the main campus. Each theme house typically accommodates four-to-five upper-class students who are unified through a programmatic theme. Total occupancy for Theme Houses in the fall of 2019 is 88 beds. The properties were acquired over time from individual landholders and are largely comprised of converted single-family homes. There are two theme houses that are leased by Whitworth from owners but are operated like the other theme houses. When available, Whitworth should acquire these properties.

#### Athletic/Recreation

The majority of outdoor athletic and recreation space – including the Pine Bowl, Boppell Track and Puryear Field facilities, soccer field, Omache Field (intramurals), Marks Field (softball), Scotford Tennis Center, and Merkel Field (baseball) – is located on the western edge of the campus. These facilities dominate the campus expression along Waikiki Road, marking the campus gateway at the intersection of Waikiki and Hawthorne roads.

In order to satisfy campus demands, additional recreation fields have been improvised within the north campus and on the Hawthorne Hall site, across from Boppell Hall. The playing fields, located closer to the majority of student housing, provide space for informal and intramural activities. Open spaces throughout the Loop also serve as impromptu and informal recreation sites.

The cleared and wooded areas of the north campus provide informal recreational opportunities for the campus and community. Pedestrian, bike and cross-country running trails used by Whitworth students and employees, as well as neighbors, extend throughout the open and wooded areas. Two kiosks display maps of the trails along with distance information, and a Frisbee golf course has been added as well. Pirates Cove, a wooden shelter, outdoor amphitheater and student gathering space, is nestled within the wooded area north of Oliver Residence Hall. Additionally, a practice soccer field shares the cleared utility basement area beneath the BPA power lines.

### Facilities/Support

Once on the perimeter of the campus core, facilities services is now within a developing academic neighborhood. The construction of the Lied Art Center, Whitworth Recreation Center and Robinson Science Hall has altered the character of the north academic campus. Facilities services will be relocated more to the edge of campus on the former Whitworth Water District property. Additionally, there are two domestic water wells on Whitworth property: one between Robinson Science Hall and Schumacher and the other nestled by Westminster Hall. The older well, hand dug in 1941, has been relegated to an emergency backup source. The active well serving all the main campus domestic and irrigation needs is a modern well with a 50,000-gallon underground reservoir that was constructed in 1986. There are also two interties: one 8-inch water line located near Oliver Hall and one 6-inch line located near the main entrance. These interties are connected to the water utility for domestic water needs in an emergency or when we are performing maintenance on our wells.

# Current Campus Map





## **Long Term Building Capability**

Based upon facility tours and building condition information provided by Whitworth Facilities Services, the existing buildings were assessed to determine their quality and long-term capability to provide students, faculty and staff the optimal space required to support their academic and student life activities.

### No Action (30+ Year Building Life)

A number of recently renovated, repurposed or newly constructed facilities require no action. These buildings will meet their users' needs during the next 30 years: Beeksma Family Theology Center, Cowles Music Center, Lied Art Center, Robinson Science Hall and Weyerhaeuser Hall.

### Renovation / Addition (30+ Year Building Life)

The majority of buildings identified for potential renovation are located along the Loop. As the historic center of campus, these facilities are older, though generally solidly built. Renovations or additions will bring these facilities to current standards and extend their life through the next 30 years. Three of those facilities are residence halls (Warren, McMillan and Ballard Halls); the HUB, campus' gathering place and the Library are also central but older buildings. The remaining facilities include Schumacher Hall, Dixon Hall and McEachran Hall, the primary administrative building.

Facilities to the north of the Loop identified for potential renovation include Baldwin-Jenkins Hall and the fieldhouse.

### Repurpose or Replace (15-30 Year Building Life)

The facilities identified for potential repurposing or future replacements are located on the portion of campus bounded by Division Street, Hawthorne Road and Whitworth Drive. They reflect property and buildings that were developed by others and purchased by the university. Through repurposing, a better use of the property can be attained. Facilities include Hawthorne Hall (a repurposed elementary school) and several wood-frame-construction houses.

Cowles Auditorium is designated to have the structure housing the stage completely re-built as a phase 1 project and adding a black box theatre to the south is phase 2. Westminster Hall is prime for short-term repurposing and long-term replacement as theology has recently moved out and athletics will vacate in 2020. Stewart Hall is one of the least-desired residence halls and its location and orientation on campus negatively affects future plans for a secondary loop surrounded by east campus residence halls. Stewart Hall could be repurposed for alternative functions like the Intercultural Student Center and diversity, equity & inclusion offices and perhaps even residence life. It could also provide much-needed group study spaces. Eventually, if Stewart Hall is removed, it would be better suited to be replaced by a modern residence hall on a different site allowing the vacated Stewart site to be used as part of the expansion of the east loop. The Lindaman Center provides valuable office space for faculty and houses Student Success and forensics; however, a replacement facility should be constructed in the next 15 years on this prime building site (the last such spot on the internal campus loop). It would most likely be a large academic building housing many of the core liberal arts programs and study spaces.

### Replace (5-15 Year Building Life)

The majority of repurposed single-family homes serving as student housing facilities are identified for potential replacement within the next 15 years. Johnston Science Center with the rapid growth of the science, technology, engineering and math (STEM) programs is in dire need of the planned renovation and expansion. Plus, there may be need for an additional science building as STEM programs outpace all others in growth. The health sciences will move from spaces in Johnston and Robinson once the new health sciences building is completed in late 2021. The Village is identified for replacement within five years if on-campus student needs require additional capacity. The Village was originally constructed as temporary housing for the 1974 World's Fair, and its appearance and programming simply does not fit the rest of Whitworth's

architecture. A new residence hall would use this building site. Facilities services is a detracting complex from the other beautiful campus buildings and is located in a prime location on the loop road in the science neighborhood. To extend the life of Hendrick Hall until a more suitable facility can be built or remodeled, Hendrick will receive some upgrades to the interior as well as modifying the exterior to “fit” in with other permanent buildings on campus. Within the next 15 years, Graves would be replaced by the construction of a new event center that will add on to the Athletics Leadership Center. Other identified facilities needing replacement within 15 years include Hendrick Hall and Graves Gym. Pirate’s Cove is also identified for relocation or removal, depending on the perceived needs of the campus for an outdoor amphitheater. The current location is slated for long-term parking expansion.

## **Open Space**

Open spaces are designated by their general function and character. Open space designations include: historic landscape framework, sports/recreation fields, research & recreation, habitat study area, outdoor gathering, sidewalk node, campus gateway, campus landmark, and visual corridor.

### Historic Landscape Framework

The Loop is the primary and most historic organizing element on campus. This maintained pedestrian landscape is Whitworth’s campus lawn and most recognized gathering space. Marked by a canopy of coniferous trees and manicured lawn, the Loop is bounded by double-walkways and landmark campus buildings including the HUB, Cowles Memorial Library, McMillan Hall, Beeksma Family Theology Center and McEachran Hall. Unique to Whitworth University, the Loop is an iconic landscape and the most recognizable component of the maintained campus landscape.

Extensions from the Loop also reach northwest to the Fieldhouse, northeast toward the Oliver Residence Hall and south toward the campus property across Hawthorne Road. However, the expanses of mature pine trees and lawn are interrupted by the inclusion of surface parking and campus roadways. The intrusion of vehicular circulation has a significant impact on the pedestrian nature and sense of community on campus.

### Sports/Recreation Fields

The majority of sports/recreation fields are located along the western edge of the campus, adjacent to Waikiki and Hawthorne roads. These fields – along with the Pine Bowl – are located within a 100-year flood plain.

Merkel Field and the Scotford Tennis Center are located north of the fieldhouse and outside the 100-year flood plain. Both lack direct access from Waikiki Road. A practice soccer field is located under the powerlines in the north part of campus. Access to these facilities occurs off of the service access roads in the north campus.



## Research and Recreation

Whitworth University is blessed by the large extent of open space to the north of the academic core campus. This area includes a wooded section containing habitat study areas used for instruction and research. The landscape preserve, better known as the back 40, also includes an open section underneath a power line easement. The open space includes a designated habitat study area as well as the practice soccer field. Additionally, Nelson Phenology Garden, located in the triangle space bordered by Hawthorne Rd., Whitworth Dr. and Ivanhoe Rd., is an outdoor living laboratory to study plant phenology or to just take a break from the main part of campus.

## Outdoor Gathering and Sidewalks Nodes

Outdoor rooms are small-scale outdoor gathering areas defined by buildings, landmarks or campus crossroads. Outdoor rooms can be formal or informal in character. Nine outdoor gathering areas are located adjacent to the Loop: the open space surrounding the totem pole, the patio in front of Cowles Auditorium (Centennial Plaza), the Campanile Plaza, the plaza at the library entrance, the alumni fountain in front of McMillan, the Hammock Hangout just west of Arend Hall, Hammock Hangout II and the Peace Pole in front of Weyerhaeuser, Hopkins family fire pit located between the HUB and the library, and the new outdoor room with fireplace at the entrance of the Beekma Family Theology Center. Four additional outdoor gathering areas are Pirates Cove, an outdoor amphitheater north of the east residence halls; Westminster Courtyard, next to Lied Art Center; the entry plaza at Baldwin-Jenkins Hall; and the north entry plaza to the HUB.

Sidewalk nodes are also places of gathering but are informal in nature. They occur at crossroads and primary intersections of people moving throughout the campus.

## Campus Gateways and Landmarks

Campus gateways and landmarks are points at which Whitworth University becomes a recognizable landscape – points at which one feels they are entering the campus.

Aside from campus signage adjacent to Omache Field, the campus could use a stronger sense of arrival as one approaches the campus along Waikiki and Hawthorne roads. The Hawthorne Road landscaping and swales have enhanced the feeling you are near campus but could be further enhanced by adding district signage at the furthest east and west islands of the road. Hawthorne Hall and the monument electronic message center (EMC) along Division St. indicates you are arriving on the corner of campus, but the building and landscaping at Hawthorne Hall could be improved to create a stronger sense of connection to the main campus. At the main entrance, the Whitworth sign and reader board has been modernized with a fresh look and new EMC. A branding project is underway along Hawthorne Rd. where pedestrian light posts and banners are being installed to emphasize the campus perimeter.

Campus landmarks are important campus elements, distinct to Whitworth University. Landmarks enhance wayfinding about the campus, orienting visitors and the campus community. Eight landmarks surround the campus property: the EMC at Hawthorne Rd. and Division St.; the main entry off of Hawthorne Road; the campus entry near the Pine Bowl; the campus signage adjacent to Omache Field; the two campus monument signs on the corners of Nelson Garden; the Campanile located within the Loop; and the totem pole adjacent to the Loop, near Weyerhaeuser Hall.

Campus gateways, landmarks, buildings and grounds all create a sense of place and identity for the university. At the primary entrances to campus, however, this identity is confused by the Whitworth Community Presbyterian Church and private homes that appear to be part of the campus landscape. The boundaries and gateways to the campus and surrounding community need a stronger presence.

## Visual Corridor

There are a number of desired visual corridors that extend across the maintained landscape. The corridors depend upon and follow pedestrian paths. Natural stands of mature pine trees, surface parking areas and campus roads all obscure visual connections through the extent of the campus. When considering new construction these corridors must be considered.



**EARLY CONCEPT OF POSSIBLE DOUBLE LOOP**

## **Circulation & Parking**

There is potential conflict as people and vehicles move throughout the campus.

### Regional and Community Connectors

The campus is bordered on the east by a regional vehicular connector, Division Street (State Highway 395). This connector lacks pedestrian character and vehicles move along it at high speeds.

Community connectors frame the campus core on the west, east and south sides. Hawthorne Road is located to the south of the campus core. This route provides a direct connection to the regional connector and separates some parking, residential and administrative facilities from the primary campus. However, a pattern of well-established crosswalks, including a flashing beacon protected crossing and five crosswalks with center refuge areas, allow visitors and students to move across the road safely. Additionally, the speed limit was reduced in 2017 to 25 MPH when the county traffic calming project was completed.

Whitworth Drive is located to the east of the campus core and separates Hawthorne Hall and some residential facilities from the contiguous campus. The main crossing between the HUB area parking and Hawthorne Hall is protected with a flashing beacon. In 2014 the county installed a sidewalk along the west side of the road from Waikiki to Ivanhoe. Waikiki Drive is located to the west of campus. Due to the topography and lack of pedestrian character on this road, vehicles move at higher speeds, causing concern for pedestrians crossing Waikiki Drive.

It is recommended to widen the sidewalk that surrounds the main campus to 8 ft-wide to give pedestrians a wider and safer walking route along these arterials. Because of topography, especially along Waikiki, 8 ft-wide may not be attainable. Additionally, 16 ft pedestrian light posts will be placed approximately every 84 ft along these perimeter sidewalks.

#### Campus Loop Road

A road informally called Loop Road loops through the interior of the campus with main entry and exit points located along Hawthorne Road. Loop Road permits a continuous stream of traffic through the campus core to parking and drop-off areas adjacent to the fieldhouse and academic and residential facilities. The vehicular presence along the access road is exacerbated by the number of students searching for on-campus parking.

The majority of academic and student life facilities are to the interior of the access road, while the majority of student housing is located to the exterior. Vehicular and pedestrian conflicts regularly occur as students, faculty and staff are moving across Loop Road between parking, residential, student life, academic and administrative facilities. The conflict between pedestrian and vehicular circulation systems is increased by the ad hoc pedestrian circulation where students are using access lanes to move from residence halls to facilities near the Loop.

A campus access road is located on the Hawthorne Hall site with entries and exits along Whitworth Drive and Hawthorne Road. The Whitworth Drive entry is aligned with a parking lot and service access for the primary campus.

#### Secondary Public Access

A network of informal service routes is located across the campus, which are also open to public use. The majority of the access routes traverse the northern portion of the campus, in addition to the parking areas near the northeast residential neighborhood. Additionally, service and emergency vehicles have access to routes located on wider pedestrian paths.

#### Pedestrian/Vehicular Conflict

Four primary zones of pedestrian and vehicular conflict are located across campus. Two of these zones extend along Hawthorne Road and Whitworth Drive where students, faculty and staff are moving between academic facilities on the core campus and academic and residential facilities on the outlying properties. Parking south of Hawthorne Road also contributes to the increased pedestrian and vehicular interaction as visitors walk to the performing arts and administrative facilities on the core campus.

The remaining two zones are located along Loop Road. One extends along the east, from facilities services to the HUB. Students living in the residential facilities to the northeast cross the access drive numerous times a day for academic and student life functions. At the same time, vehicles are accessing the surface parking lots adjacent to this section of the access road.

The other conflict zone along the campus access drive occurs near the instructional and recreation facilities to the northwest corner of the campus. At this location, all students must cross the vehicular access drive to reach these facilities.

Four smaller zones of pedestrian and vehicular conflict are: to the east, a portion of the service access road between the HUB and Arend Hall is highlighted as students move between the residential and student life facility; to the west, small zones are located near Graves Gym, the Beeksma Family Theology Center, and the new main entrance to the Cowles Music Center, near existing parking lots and residential facilities.

### Surface Parking

Surface parking lots are scattered throughout the campus. The majority of lots are designated as general parking. Many lots are located amongst the east residential facilities as well as adjacent to academic and student life facilities to the interior of Loop Road. Additional surface parking lots are located to the south and east of the primary campus, near administrative and residential facilities south of Hawthorne Road and east of Whitworth Drive.

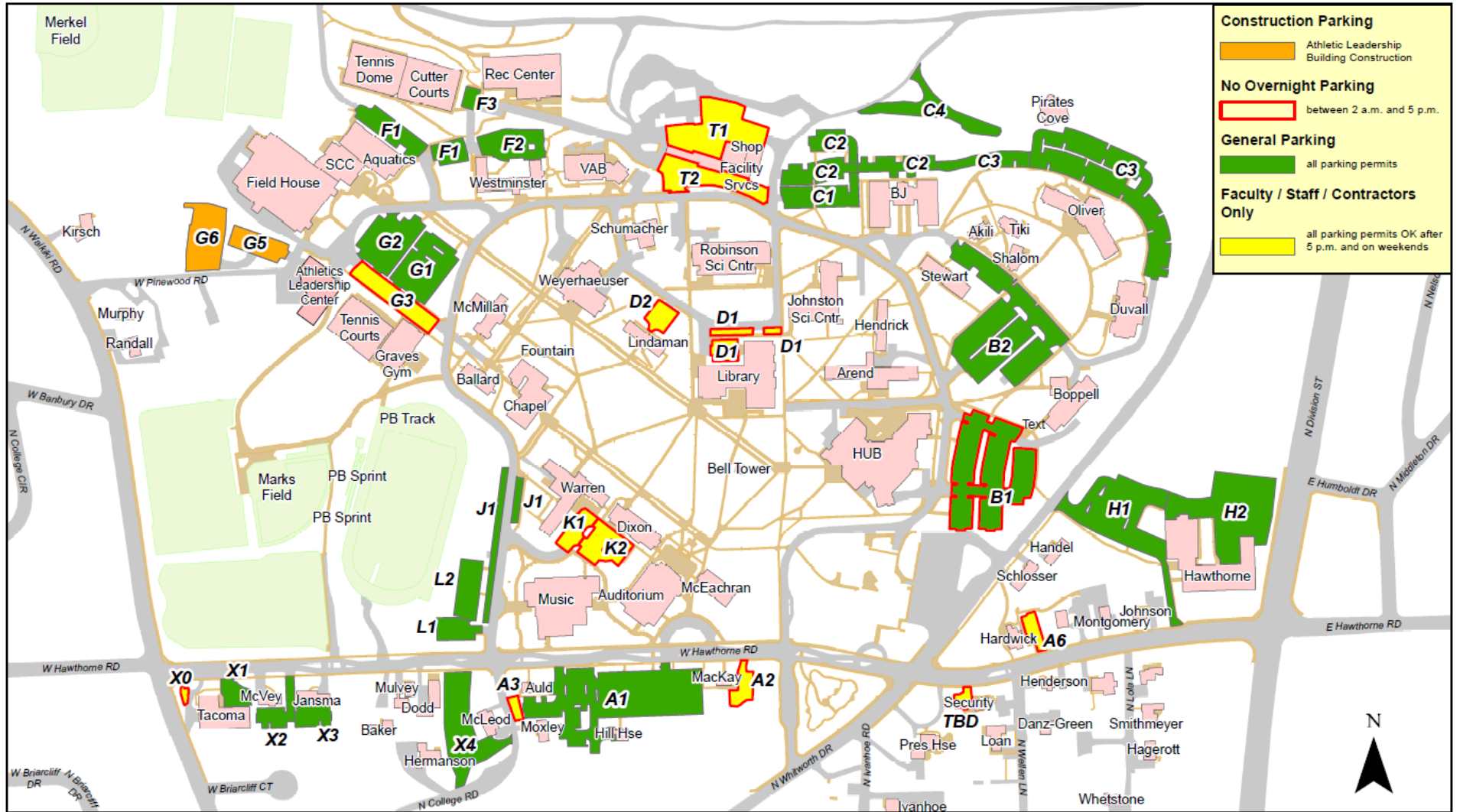
The county recommends the formula below to ensure adequate number of parking spaces on campus.

We need 1 space for every 4 seats in a classroom:

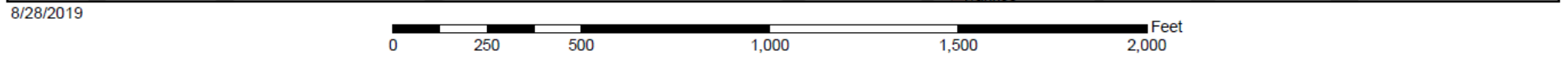
We need 1 additional space for every classroom:

We need  $\frac{3}{4}$  of a space for every dormitory resident:

# Whitworth University Parking Areas



<b>Construction Parking</b>	
	Athletic Leadership Building Construction
<b>No Overnight Parking</b>	
	between 2 a.m. and 5 p.m.
<b>General Parking</b>	
	all parking permits
<b>Faculty / Staff / Contractors Only</b>	
	all parking permits OK after 5 p.m. and on weekends



Whitworth University Parking Spots															
LOT #	ADA	SERVICE	VISITOR	FACULTY STAFF ONLY	General Parking - Permit Required	15 MIN	MOTOR CYCLE	LOW EMISSION VEHICLES	Electric Vehicle Only	HEALTH CENTER 1 HR	POOL CARS	15 MIN LOADING & UNLOADING	RD ONLY	Auditorium or Sodexo Van	Totals
A1	5		6		158				4					1	174
A2	2		5	5											12
A3			0	7											7
A4	2					5									7
A5	1			0	5										6
A6	1	1	2	0	4										8
B1	2		11		125	4								2	144
B2	5	2			154		3						4		168
C1	2				35				4						41
C2	0	2			65				4				1		72
C3	6	2			165										173
C4					45										45
D1	3	1	3	24								1			32
D2	1	1		11				2							15
D3	6					1									7
D4	4	3	2												9
D5										2					2
D6	1														1
D7			4												4
F1	3	2			48										53
F2	1				27										28
F3	2				11										13
G1					68		3						1		72
G2	5				52										57
G3	2	2			23										27
G5					30										30
G6					32										32
H1 and H2	5	2	3		169	2									181
J1	4				54								1		59
K1	3	1		31											35
L1					56										56
S1	2														2
S2	1	1											1		3
S3		2													2
T1				20											20
T2			6	17							6				29
T3	2		2												4
X0				4											4
X1	1		6												7
X2					16										16
X3					22										22
X4					63										63
Totals	72	22	50	119	1427	12	6	2	12	2	6	1	8	3	1742
<b>Two parking categories:</b>															
1. Faculty and Staff Only - Any faculty, staff, visitors with permits, or Whitworth contractor can park here															
2. General Parking - Permit Required students, faculty, staff, visitors with permits and Whitworth Contractors															
Note: After 5pm and weekends all parking spots on campus are available for anyone unless otherwise signed.															
Note: No Overnight parking 2AM to 5AM.															

County Parking Requirements			
Formula	We need 1 space for every 4 seats in a classroom		
	We need 1 additional space for every classroom		
	We need ¾ of a space for every dormitory resident		
Current			
	Classroom Seats (one spot for every 4 seats)	Factor	Required Parking spots
	2770	0.25	693
	Classrooms (1 seat for each classroom/lab)		
	92	1.00	92
	Dormitory residents (¾ of a space for every dormitory resident)		
	1262	0.75	947
		Total	1731
2350 FTMD			
	Classroom Seats (one spot for every 4 seats)	Factor	Required Parking spots
	3300	0.25	825
	Classrooms (1 seat for each classroom)		
	115	1.00	115
	Dormitory residents (¾ of a space for every dormitory resident)		
	1410	0.75	1057.5
		Total	1998
2700 FTMD			
	Classroom Seats (one spot for every 4 seats)		Required Parking spots
	3600	0.25	900
	Classrooms (1 seat for each classroom)		
	125	1.00	125
	Dormitory residents (¾ of a space for every dormitory resident)		
	1620	0.75	1215
		Total	2240
3000 FTMD			
	Classroom Seats (one spot for every 4 seats)		Required Parking spots
	3830	0.25	958
	Classrooms (1 seat for each classroom)		
	134	1.00	134
	Dormitory residents (¾ of a space for every dormitory resident)		
	1800	0.75	1350
		Total	2442





# Master Planning Committee Recommendations

The Whitworth University Campus Master Plan recommendations come from previous master planning efforts, mainly in 2010, 2013 and this most recent update. The physical campus requirements shape Whitworth's unique sense of purpose, place and community. The recommendations support a compact campus where instructional facilities are located within a seven-minute walk of each other, centered around the library and HUB, because of the benefits to Whitworth:

1. A compact plan is the most flexible and capitalizes on what is already in place.
2. Although the Hawthorne Hall site lies outside the seven-minute walk, it provides great classroom space for graduate and continuing studies programs on the outside of campus with convenient parking. It is not ideal for traditional student classes and consideration should be given to programming undergraduate traditional classes on the main campus whenever possible.
3. New residence halls should eventually be located near McMillan and Ballard halls to enhance the west campus sense of community.
4. New sports facilities should be located in the current athletic/recreation "zone."
5. Facilities services should be relocated to a more discreet location. The newly acquired Whitworth Water District property, with some site work, is a good option with this industrial type of operation – out of sight but with good proximity to campus. The existing central boiler plant will remain and easy access should be maintained.
6. Whitworth Drive should be kept open and incorporate pedestrian and bike traffic.

## **Campus Building Development**

The campus current and implementation diagrams illustrate the recommended use of campus facilities according to eight designations: instructional, administrative/office, library/study, student life/assembly, residential, athletics/recreation/PE, facilities/support, and surface parking. Some of the facilities contain multi-use designations. Further, more detailed recommendations regarding planned building sites may be found in the implementation section.

New academic campus development is located within a seven-minute walking diameter of the campus center. New development is sited near facilities of a like use to reinforce a strong academic core flanked by two student housing clusters and framed by sports and other support facilities.

### Instructional and Administrative

Many of the new buildings are a mix of instructional and office space. In all cases, however, the new development is located near existing facilities of similar uses and strengthens existing instructional and administrative neighborhoods.

New instructional and administrative development is recommended in the campus core and within a seven-minute walk to allow students to get to classes within a ten-minute class change. The compact configuration of these facilities improves the overall pedestrian environment, allowing students, faculty and staff to move easily between buildings.

New instructional and administrative buildings located north of the Library build upon the siting of the Robinson Science Hall and the Lied Center for Visual Arts and the planned expansion to the Johnston Science Center as well as the site for a new health sciences building and innovation center supporting science, technology, engineering, art and math (STEAM). Multi-use instructional and administrative facilities are located adjacent to these three facilities.

Additional administrative space near the main entry is provided in a renovation and expansion of the administration building, McEachran Hall. This expansion could provide for programs in Hawthorne Hall, across Whitworth Drive and south of Hawthorne Road to be brought back to the campus core.

The Hawthorne Hall site is recommended as a potential partnership or outreach opportunity. This could mean a partnership where this property is developed by a private entity with a mix of academic spaces and retail, or it could be razed and replaced as a Whitworth-funded capital project. Ideally some existing academic functions at this location will be relocated to the main campus to improve access by students, faculty and staff. Bounded by Division Street, Hawthorne Road and Whitworth Drive, the Hawthorne Hall site may provide potential mixed-use retail, retirement community housing or revenue-producing opportunities.

#### Library/Study and Student Life/Assembly

The Cowles Memorial Library, including a recommended expansion to provide study space, is located at the center of the campus. This critical study space anchors the seven-minute walking diameter. A new mixed-use library/study and instructional building is recommended in place of Lindaman. This new building will be next to the library, sited along the Loop. An expansion to the HUB contains additional library/study space. While the majority of the library/study functions occur within these three buildings, study space can be found within each academic building and residential hall across the campus.

In addition to the library/study expansion, the HUB also includes a planned student life/assembly expansion to the south. The southern expansion strengthens the HUB's presence on the Loop by bringing the building facade closer to the pedestrian walkways, similar to other buildings on the Loop.

#### Residential

The campus plan recommends new student housing development in three locations: east of the HUB, west of the Loop and south of Hawthorne Road. In all cases, new development enhances already existing student housing neighborhoods and creates an expanded variety of residential options. The housing choices reflect increasing independence as students progress from freshmen to seniors and beyond: traditional residence halls, suite-style and apartment-style housing, and theme housing.

Four new residence halls are recommended: two in the east housing neighborhood and two in the west. The removal of Stewart Hall allows for more expansion of the east campus green space and reflects a mirror to the existing Loop – a campus open space concept that has been discussed since 1914.

The new residential development west of Baldwin-Jenkins provides an additional housing option closer to the science campus.

Two new residential halls are recommended within the north Loop housing neighborhood. Both are sited northwest of McMillan and Ballard halls. The new halls increase the density of housing in this location and also extend the pedestrian environment of the Loop north, beyond McMillan Hall. This neighborhood is smaller in scale than the east housing neighborhood and builds on the historic Whitworth University landscape.

The new housing development south of Hawthorne Road is currently the site of university theme houses. The new development provides additional townhome and apartment-style housing. The housing at this location, removed from the main campus property, provides living opportunities with increased independence for upper classmen and graduate students – albeit at a scale and construction quality that is easier for the university to maintain.

#### Athletics/Recreation/PE

New athletic/recreation/PE development is recommended near the existing recreation and athletic facilities on the west and northwest edges of campus. An additional practice field may also be added under the north power lines.

### Facilities/Support

New physical plant facilities are recommended outside of the campus core. The west side of campus on the recently acquired Whitworth Water District Property is a good location once some site improvements are completed. These improvements include re-sculpting the floodplain channel and installing a storm water pipe where we need to build a road over the floodplain. This puts the facilities services complex on the outside of the core campus but adjacency makes for feasible access. Vehicular access to facilities services will be provided by a newly constructed road between the fieldhouse and the Athletics Leadership Center. The existing central boiler plant remains.

### Surface Parking

New surface parking is recommended adjacent to existing lots on the campus perimeter. Future lots along Waikiki Road provide parking for the event center and resident students. The existing surface parking north of Oliver Hall should be expanded. Surface parking south of the east residence halls (parking lot B2) is relocated to this area to help provide a greenspace in front of the east residence halls, effectively creating a second “Loop”-like green.

Additional surface parking is located south of Hawthorne Road. The existing parking (A1) across from Cowles Auditorium, McEachran and Music can be expanded by 50 spots. For even more parking spaces this lot can be further expanded after occupants of the theme houses and administration facilities are relocated. Surface parking lots may be provided within new apartment and townhouse housing developments south of Hawthorne Rd.

## **Campus Open Space**

Campus Open Space helps to organize a campus environment and define a campus identity. A variety of open spaces provides places for learning, gathering and celebration.

There are six key types of campus open spaces: campus green, plaza, courtyard, research & recreation, athletic fields, and intramural recreation. Open space elements are essential components of the campus framework: campus streetscape, habitat study areas, campus landmarks and sidewalk gathering spaces.

### Campus Green

Campus greens are major gathering spaces defined by building facades and lawn. The campus greens are organizing elements for the primary pedestrian entrances of the campus facilities.

The Loop is the primary campus green, historic open space and heart of campus. Students gather here between classes, play FROLF (Frisbee golf) amongst the trees, hangout in hammocks and celebrate campus community events. The Loop is Whitworth University’s iconic landscape and the model for recommended new open space.

The location of new development on campus should strengthen this primary outdoor space. New facilities are recommended along the perimeter of the Loop, enhancing definition of this space and encouraging greater pedestrian activity. Residential development near McMillan Hall expands the already existing residential neighborhood and extends the Loop beyond McMillan north. Recommended replacement of Lindaman Center strengthens the east edge and a multipurpose academic building frames the south end of the Loop. Recommended additions to the HUB strengthen its connection to the Loop by extending existing student activity closer to sidewalks and creating a more prominent entry.

Aside from the Loop, additional campus greens are recommended about the campus. Many greens are associated with housing neighborhoods, providing space for recreation and gathering. The campus greens unite individual facilities and help create a common identity within each neighborhood.

1. East residential campus green: This proposed campus green implements the open space envisioned since the inception of campus development as shown in historic campus plans. Its orientation mirrors the Loop, extending from the HUB on the south to Oliver Hall on the north.
2. Loop extension: This recommended campus green between McMillan Hall and the Fieldhouse forms a gathering space for the expanded residential neighborhood along the Loop. This campus green should extend beyond the residential halls to include the campus green containing the Totem Pole.

Campus greens also serve as an entry landscape, or gateway, when driving through the Whitworth campus. The greens on either side of Hawthorne Road, at Hardwick House and especially the Nelson Garden, signal to visitors and motorists that they are arriving at Whitworth University. The campus greens strengthen the Whitworth image and identity.

#### Plaza and Courtyard

Plazas and courtyards are gathering spaces on campus defined by “hardscape” elements such as walls, paving and planters. While courtyard refers to a pedestrian specific area, plazas are a shared-use space to both vehicles and pedestrians. These places share a formal entry relationship to major campus and public use facilities. Plazas and courtyards are located in three general areas around campus: building entrances, drop-off zones, and limited access vehicular zones that mix pedestrians with service and emergency traffic.

1. Building Entrances: Pedestrian courtyards should be strengthened at front-door building entrances for the library, auditorium, HUB and northern residence halls.
2. Drop off zones: Like the drop off zone at the Cowles Music Center, plazas should be developed near vehicular access roads that provide drop-off areas to the Cowles Auditorium/McEachran Hall circle drive, the New Event Center and the MET Aquatic Center.
3. Service/emergency vehicle zones: Plazas should be developed near campus facilities that require accessible parking, service access and emergency access at pedestrian crossroads, such as the Robinson Science Hall and the plaza between Arend Hall and the HUB and north of Baldwin-Jenkins Hall.

#### Research and Recreation

The wooded slopes (a.k.a. back 40) located on the northern edge of the campus should be reserved for habitat study sites and opportunities for informal recreation. This landscape frames north boundary of the main campus and contains the iconic pine groves that define Whitworth University. While some minor improvements have been made, and there may be call for expanded use of the north entrance road on the east side of this area, additional development should be kept to a minimum.

#### Athletic Fields

The western edge of the campus should be reserved for athletic fields. The fields extend north along Waikiki Road, from Hawthorne Road to Merkel Field. The additional athletic/soccer practice field should remain to the north of the campus, within the power line easement, and perhaps expanded. An extensive network of named running, hiking and biking trails exist and should continue to be improved by adding connecting trails and directional signage.

### Recreation

A field for intramural recreation (Omache Field) should be maintained at the intersection of Hawthorne Road and Waikiki Road, convenient for intramural and club sports. An additional field should be maintained within the power line easement adjacent to the athletic field. Because of the wet and snowy weather conditions for much of the school year, it is recommended to convert these fields to artificial turf for year-round play.

### Campus Streetscape

Streetscape improvements are recommended along public access routes through the campus. The streetscape is a unifying element and strengthens the sense of entry on campus, visitor wayfinding, and the university's image and identity. Improvements should distinguish the campus from surrounding city streets and sidewalks and reinforce the overall pedestrian environment along vehicular routes through campus. Pedestrian lighting should surround the main campus providing a branding opportunity for banners to advertise Whitworth or special events.

### Campus Landmarks

New and existing campus landmarks that are unique to the university and define the campus image and identity should be integrated with open space improvements. Campus landmarks related to gathering and celebration, such as the Campanile, the Veterans Memorial, the alumni fountain, the Hopkins family fire pit and the Totem Pole, should be supported by open lawns and cleared vistas. A gateway landscape should designate the campus boundary at the intersection of Hawthorne Road and Division Street, signaling the entrance into campus. Similar campus landmarks that mark major vehicular campus gateways along Hawthorne Road, Waikiki Road and Whitworth Drive, and that mark campus boundaries at the corner of Hawthorne and Waikiki Road could be consistently composed of brick with standard applied lettering and coupled with signature planting and exterior lighting.

### Sidewalk Gathering Space

Sidewalk gathering spaces are informal gathering areas located at the crossroads of major pedestrian paths across campus. The sidewalk spaces allow for "productive collisions" between students, faculty and staff. The string of these spaces across the campus should be reinforced with seating and lighting to enhance a sense of community and the campus learning environment.

## **Campus Circulation & Parking**

Circulation and parking should purposefully support both vehicular and pedestrian traffic. This plan identifies both systems in relationship to each other to highlight areas of overlap and connection. The plan also identifies recommended location and quantity of surface parking, additional service entries and primary campus gateways.

### Primary Campus Access Road

The primary campus access road should be the main public access route through the Whitworth campus. The Loop road (as it is commonly referred to) enters from Hawthorne Rd. on the east and at the west near the Pine Bowl. In general, vehicles should be kept to the perimeter of the campus core yet have access to major facilities. The major open spaces and the majority of academic and student life facilities are located to the interior of the primary access road. The loop road around campus should also become an official road with street signs naming it as such. Spokane County calls this road North College Rd. We propose North College Loop Road.

Four recommended general access areas are independent of the primary road: the drop-off at the HUB and south end of the Loop, the drop-off at Cowles Auditorium, the drop off at Cowles Music Center and the drop-off and parking access at the athletic facilities. Hard surface drop-off plazas – a shared pedestrian and vehicle space – are flexible areas that can accommodate temporary parking on a limited basis.

### Limited Access

Limited access roads should be routes designated for service vehicles, emergency vehicles or for access to accessible parking. Service access routes are also required in the northern section of the campus, through the wooded research and recreation area with access to Facilities Services. The primary limited access route runs through the campus interior, extending from the primary access road near the Lied Center for the Visual Arts and Weyerhaeuser Hall to the general access road near the HUB. Two minor limited access routes occur at the campus perimeter: a limited access road is recommended between the Loop road through the gap between the fieldhouse and Athletics Leadership Center to the potential future sight of facilities services, as well as from Whitworth Drive to student surface parking behind the east residence halls. The limited access road near the athletic facilities should be restricted so that vehicular access is allowed only for facilities service's vehicles or during designated times or for designated events.

### Pedestrian Corridors

Pedestrian corridors should facilitate pedestrian movement between academic and residential facilities. Recommended corridors strengthen the campus greens, defining and enhancing open space boundaries, especially those of the Loop and the proposed campus green at the east residential neighborhood.

Few pedestrian corridors cross vehicular routes, with the exception of the primary campus access road between the athletic facilities and the academic buildings adjacent to the Lied Center for the Visual Arts.

### New Loading Docks and Service Entries

Loading docks and service entries should be accessed off campus roads, parking lots and, in only a few cases, pedestrian corridors. Pedestrian corridors are sized to accommodate campus service and maintenance vehicles.

## Parking

Four major parking areas are recommended at the perimeter of the campus. Locating these lots outside of the campus core increases pedestrian safety as pedestrian and vehicular conflicts are minimized. The four surface parking areas should include the following capacity and designations (dependent on additional current parking not going away, in which case these numbers may need to be adjusted upward):

1. 360-stall parking lot adjacent to the east residence halls to serve students
2. 150-stall parking lot at the new health sciences building for graduate students in the DPT and the ODT program, as well as staff and visitors
3. A 240-car parking lot along Waikiki Road, adjacent to the new event center to serve commuting students, resident students and visitors; this is in addition to the 270 spaces in the G and F lots on the west campus near athletics facilities
4. 280-stall parking lot south of Hawthorne Road, opposite the performing arts complex to serve faculty, staff and visitors

Smaller surface parking lots should be available from the major city streets for commuters and visitors, such as the lot near the HUB, or the lot north of Hawthorne Road, near the Pine Bowl and performing arts complex. Only accessible, service and delivery and drop-off/pick up parking (15 min) parking is recommended at the interior of the campus core, along the limited access drive that extends from Weyerhaeuser Hall to the HUB.





# Implementation

Implementation of the campus master plan is recommended through a series of three phases: projects currently in the planning stage (approximately 2350 FTMD students); projects to support the space needs due to enrollment increase to 2,700 FTMD students; and projects to support the space needs due to an additional enrollment increase to 3,000 FTMD students. The phasing diagrams define the recommended development of the campus at a “bird’s eye level” to guide the evolving framework of campus land use, open space and circulation.

The implementation phasing provides development flexibility. A precise schedule for building development is not indicated as programmatic changes and potential funding may shift over time and cannot be predicted. Flexibility in project phasing can accommodate those changes while still retaining the overall development structure. In addition, some projects designated for 2700 or 3000 student thresholds may very well be deemed necessary, or at least highly desirable, before the campus has reached (or is even nearing) the stated FTMD tipping point.

A project cost projection follows and outlines, per phase, the potential costs associated with proposed campus elements. A greater degree of cost and program information is available for projects in Phase 1. The cost and program information for future projects is far less precise.

## Planned Projects 2,350 FTMD Students

Development in this phase includes projects that are currently in the planning or design stage. Consisting of new construction, renovations and additions, many of these projects were outlined in the 2005-2010 Strategic Plan.

### 101. Improve north access road.

Widen road for two-lane traffic from north entrance through the back 40 to accommodate growth and access to the north side of campus, namely the health sciences center, STEAM lab and north residence halls.

### 102. Johnston Science Center Addition & Remodeling

This project includes an addition and renovation/remodel of the existing science center to house the physics & engineering, environmental biology, and math/CS departments.

### 103. Health Sciences Center

This project includes new spaces for the undergraduate health sciences program, existing Master of Science in athletic training, and new doctoral programs in physical therapy and occupational therapy. The spaces in this building will be faculty and program offices, basic classrooms and four large open teaching spaces each with 10 ft ceilings and 1500 sq ft area and a 2,000 sq ft human performance lab. This will also need a cadaver lab to accommodate, at approximately 1500 sq

ft. This cadaver lab will replace the one in Robinson Science Hall. This project may even include a 10,000 sq ft clinic for use by the public. In total, over 40,000 sq ft of space is needed for these programs. Parking on site to accommodate increase in enrollment would be required.

104. Cowles Auditorium

The expansion and repurposing of the existing performing arts facilities accommodates a 250 seat black box theater, dedicated set building space and additional classroom space. The proximity of the Cowles Auditorium and music building expansion improve operational efficiencies for the performing arts.

105. New Student Housing

New student housing accommodates housing needs due to enrollment growth and aging, existing residential facilities. Some of Whitworth's housing stock, including the Village, are identified for future demolition. The building scale (4 stories) and massing should be responsive to the surrounding residential facilities and strengthen the edge of the new east campus green (L13). A north residence hall located between Baldwin-Jenkins and Oliver replaces the Village and adds an additional 90-120 beds for 150-180 total. Some new parking would need to be created north of the residence hall to accommodate the increased number of resident students.

106. Athletics Leadership Center

The Athletics Leadership Center provides office space in one building for all the coaches and athletics staff, except for swimming. This facility will include football locker rooms and will also house several team rooms and common spaces for all sports. This building will be phase 1 of the larger multi-event center.

107. New Event Center

The new athletics facility accommodates athletics' space needs, such as a multi-court competition floor for basketball and volleyball as well as space for non-athletic events such as concerts and campus gatherings like convocation. The facility will be connected to the Athletics Leadership Center and would allow access off Waikiki Road as well as the upper level at the future campus drop-off plaza. Parking to support the event center would be needed south of the Pinewood entrance. Fieldhouse renovation would occur as part of the event center project. It includes addition of artificial turf in order that outdoor sports may practice during inclement weather or when the primary fields are not available.

108. Pine Bowl Press Box

Development includes improvements to the press box, concessions, alumni area, and addition of donor relations space and restroom facilities. The parking lot L1 will be removed to create a wide promenade to serve the Pine Bowl. This promenade will continue north to the site of the new events center, staying on the west side of the loop road.

109. Facilities Services

Facilities services development relocates existing, aging facilities from the expanding academic core and addresses expanding space needs. The facilities services administrative offices relocate to the former Whitworth Water District #2 property at 10828 N. Waikiki. Additionally, at least a large industrial type building for trades and grounds shops needs to be constructed, as well as a new warehouse located where large trucks can easily access the loading dock. Significant site work needs to be done first as this is adjacent to a flood plain. A large drainage pipe and road need to be installed to create an access route to the main campus.

110. STEAM Lab

The STEAM Lab (science, technology, engineering, art and mathematics) is an innovation/maker space that supports academic programs and non-curricular independent projects. All academic programs could benefit from this space containing woodworking, metal fabrication, 3-D printing, bookbinding, laser cutting, collaboration spaces, etc., to move an idea into physical reality. Engineering physics would be the primary beneficiary as an engineering design lab would be included in this space and is required for program accreditation. This building could be about 18,000 square feet.

111. New Café and Bookstore

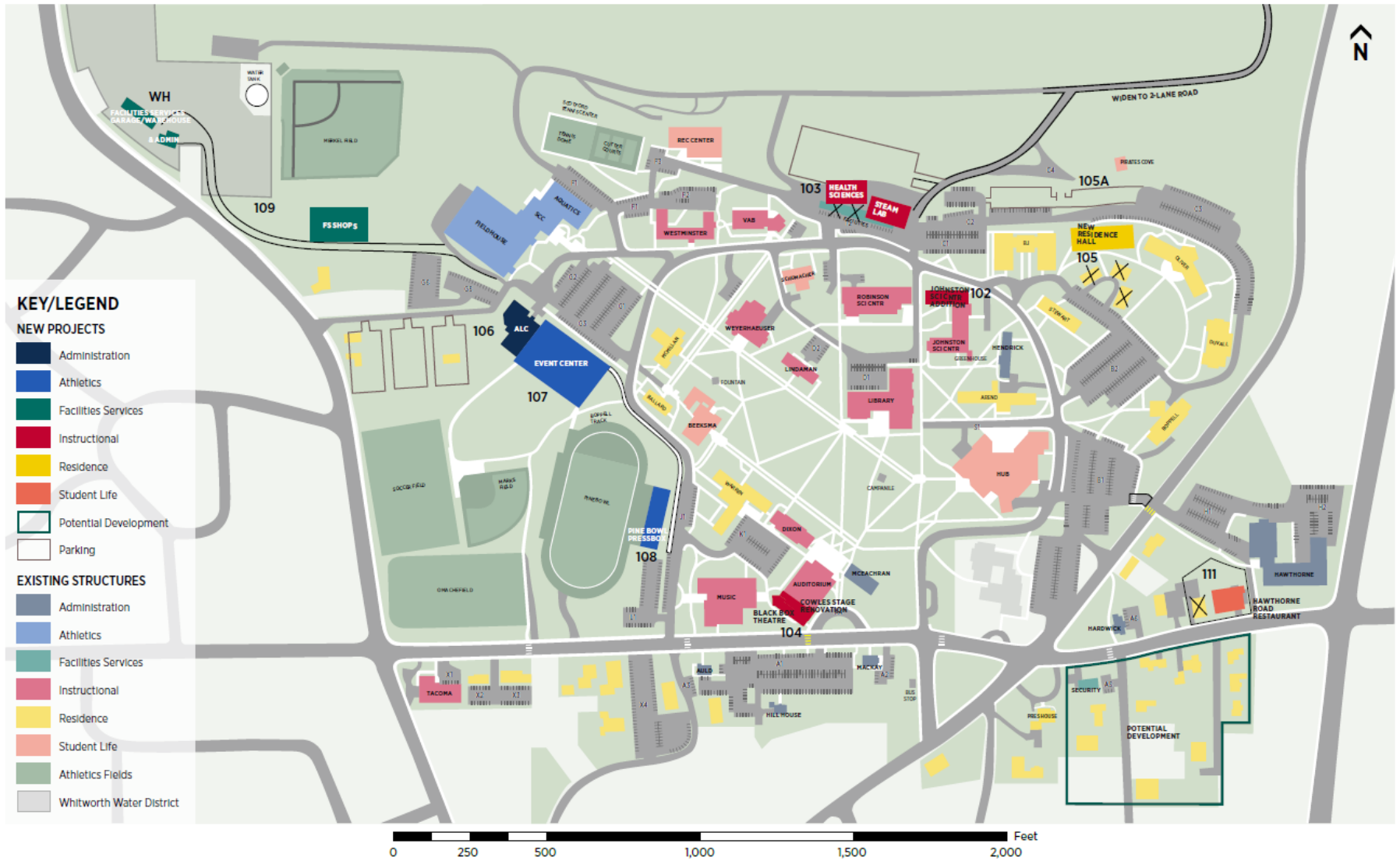
This building site is located just west of Hawthorne Hall where two theme houses have been removed. This 8,000 square foot restaurant and coffee shop would also house the bookstore. The operation of this facility would be by the Whitworth food service contractor, Sodexo. Besides food, books, convenience items and clothing sales, this building would provide additional study and hangout space similar to the Mind and Hearth coffee shop in the HUB. The hours would be extended to accommodate adult continuing education and graduate programs in adjacent Hawthorne Hall. This location would also enhance the Whitworth brand on Hawthorne Rd. east of the main campus and make it easier for community visitors and alumni to purchase university-branded gear.

112. Vehicle Access to Hawthorne Hall

A driveway should be installed on the east side of parking lot B2 to allow more direct vehicle access to Hawthorne Hall and the new café and bookstore.



# Whitworth University Campus Master Plan - FTMD 2350





## Planned Projects 2,700 FTMD Students

In addition to new facilities that reflect enrollment growth, development during this phase also includes the start of significant improvements to the open space and circulation systems. Those developments include the following:

201. Expanded surface parking north of existing residence halls

202. Removal of Pirates Cove

203. Student Housing

The new student housing facility accommodates increasing enrollment and student housing lost due to demolition of some theme houses. This new residence hall could be added to the west campus on the current site of parking lot G2. This would be an ideal location for student athletes.

204. HUB / Study Expansion

Expansion to the HUB facility accommodates increased gathering space and study space, particularly for commuter and off-campus resident students. In addition, it should accommodate student life offices that are not collocated in the HUB to include the International Student Center, the diversity, equity & inclusion program, as well as the student success office.

205. McEachran Hall Renovation & Expansion

The renovation and expansion to McEachran Hall improves existing office space and increased office space to accommodate an elevator and to co-locate administrative functions, some of which are relocated from Hawthorne Hall, MacKay Hall and Auld House. The scale (2 stories) and massing of the expansion should be responsive to the existing building and campus gateway at Hawthorne Road.

207. Academics/Classroom Building

Development accommodates administrative and instructional space needs due to enrollment growth and should replace Lindaman on this site prominently on the Loop. Adjacent to the existing library (on existing Lindaman site), the new facility accommodates increased space needs for both study and instructional needs. The facility could also accommodate functions currently located in the existing library, such as the writing center and computer lab. The scale and massing of the building should be responsive to the surrounding facilities.

209. Cowles Memorial Library Expansion

The expansion accommodates growing collections, such as those pertaining to Whitworth University history, expanded study spaces, and improved service and support areas. The expansion also accommodates additional conference and meeting space.

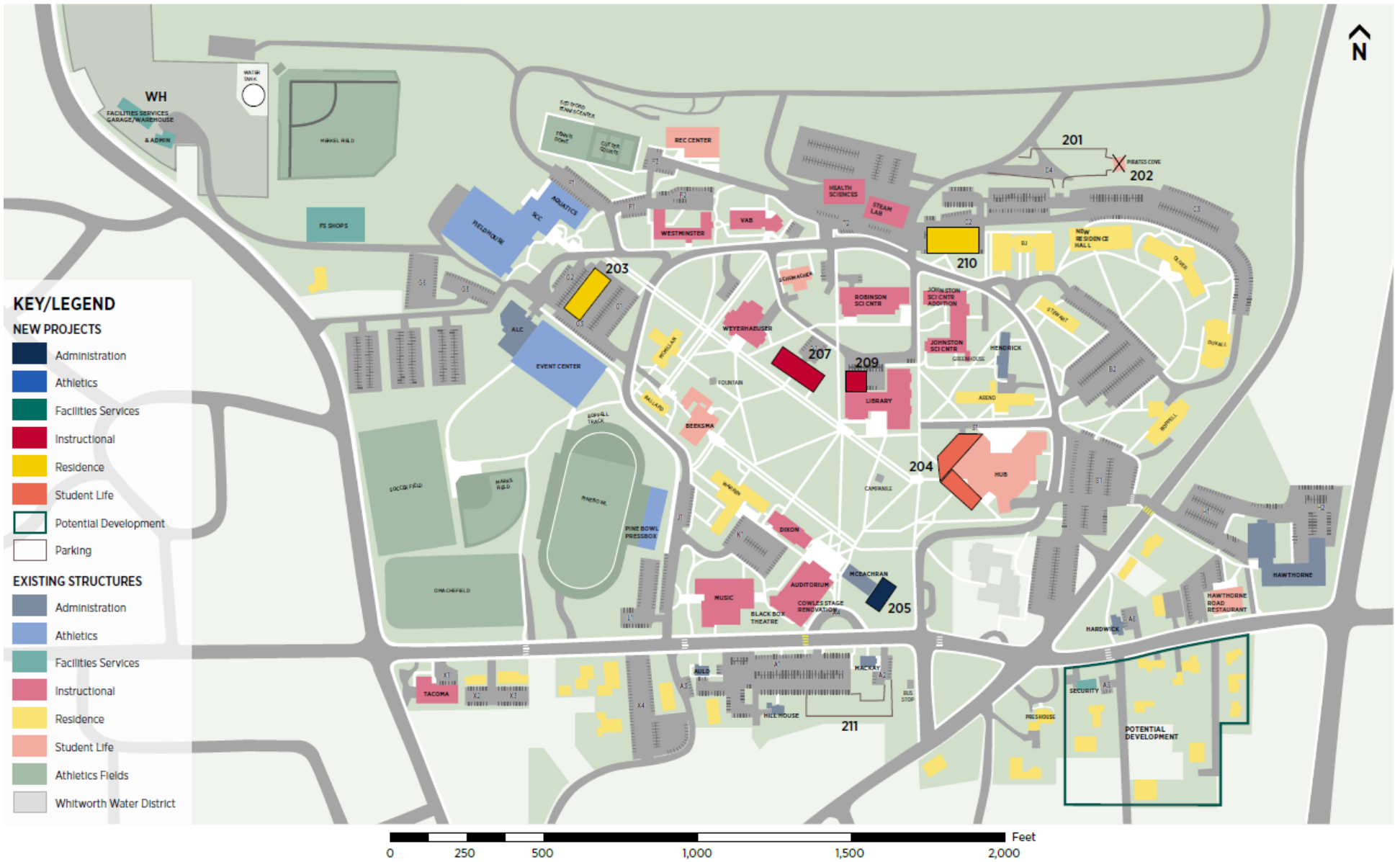
210. Student Housing

Development includes new student housing to meet Whitworth's goal to house 60 percent of students on campus. This additional residence hall could be built on the site of parking lots C1 and C2 just west of Baldwin-Jenkins. Additional parking would need to be constructed to replace the spots lost and accommodate the increase of resident students.

211. Expand A1 parking lot to accommodate an additional 52 spaces.



# Whitworth University Campus Master Plan - FTMD 2700





## Planned Projects 3,000 FTMD Students

Third phase development includes new facilities to accommodate increasing space needs due to enrollment growth, as well as the following improvements to the open space and circulation systems.

301. Further removal of surface parking (B2) and establishment of campus green near east residence halls

302. Classroom/Office/Mixed-use Retail Building

This new facility would either be a remodel and an addition to Hawthorne Hall or a total replacement. This building could accommodate instructional and administrative space needs due to enrollment growth. Development may also include a one-stop center for students and visitors, spaces to accommodate continuing education courses, and perhaps even mixed-use retail within a campus gateway development.

303. Cowles Library Renovation Development includes renovation of existing library spaces that have been vacated due to previous additions.

304. Classroom/Office Building

This new facility accommodates instructional and administrative space needs at the site of Westminster Hall. The scale (3 stories) and massing of the building should be responsive to surrounding facilities and shape the open space south of the campus access road. Careful site development should occur as Well #2 is located on this site. The building should sit in front of or to the west of the well. This shift will allow for more room for Lied and expansion of the Westminster Courtyard to the west.

305. Fine Arts Addition

Development includes an addition to the existing Lied Center for the Visual Arts allowing for two more teaching studios (one on each floor) and additional faculty office space.

306. Add parking to lower field at Hawthorne Hall. This will most likely occur simultaneously with new or renovated classroom/office building at the Hawthorne Hall site.

307. Student Housing

Development on the Hendrick Hall site includes new student housing to meet Whitworth's goal to house 60 percent of students on campus. The scale (4 stories) and massing of the building should be responsive to surrounding facilities and frame the edge of the north campus. In conjunction with Student Housing 203, the building encloses an exterior residential courtyard. After this new residence hall, consider demolishing Stewart. Parking would need to be added north of campus to support the increase in resident students.

308. Expand MET Aquatic Center northwest into the football practice field to a full 50m-length pool.

309. Expanded surface parking north of existing residence halls

310. Student Housing

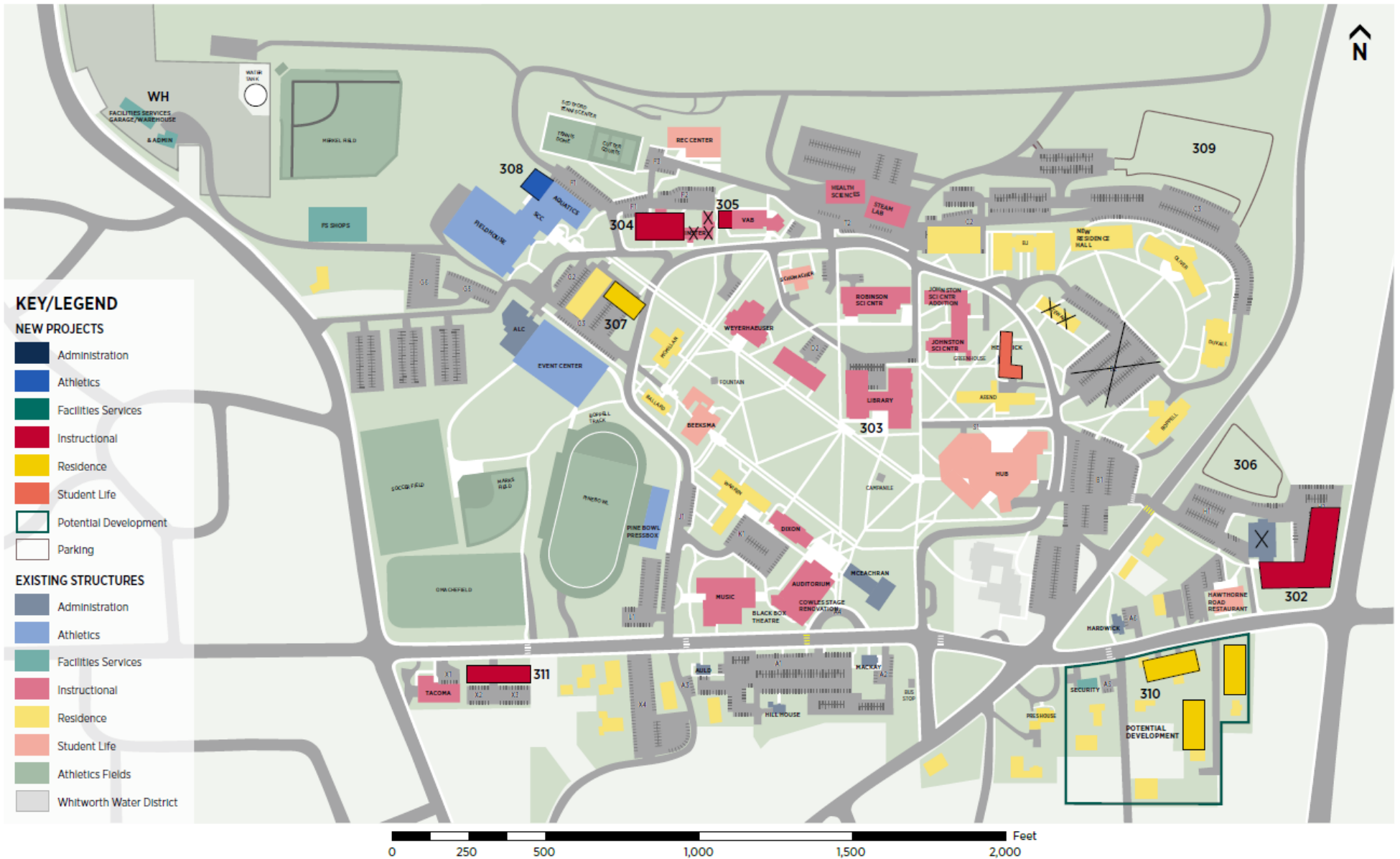
Development includes new apartment-style or townhouse-style student housing to meet the goal of keeping junior and senior students on campus and providing graduate student housing. This alternative student housing would not have the strict “big three” policies.

The scale (3 stories) should be responsive to the surrounding residential facilities and shape the adjacent east campus green; residential plaza shared with Baldwin-Jenkins Hall; and campus green shared with Arend Hall.

311. Graduate Studies Building

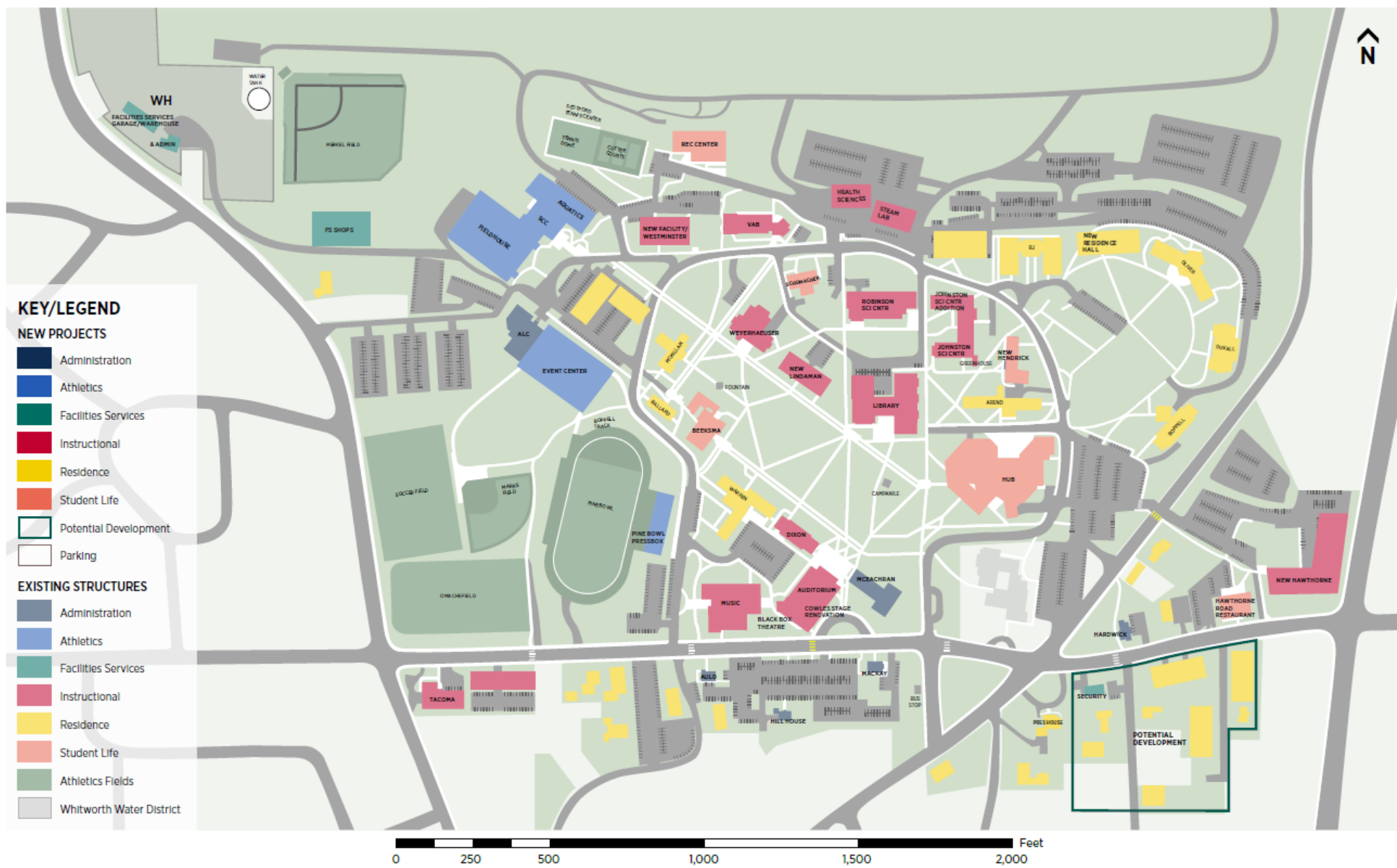
Sites to expand graduate studies facilities near Tacoma should be considered. Potentially, the site south of the Hill House could be used to accommodate some university services like Security.

# Whitworth University Campus Master Plan - FTMD 3000





# Whitworth University Campus Master Plan - Complete







## APPENDIX A: DLR Group Feedback and Space Needs Analysis

Whitworth University asked DLR Group to come to campus in the fall of 2018 to participate in a series of work sessions focused on campus planning. As the university looks to continue its growth and momentum, establishing a clear understanding of planning goals and objectives is a critical component for the institution's success. While on campus, the DLR Group team met with several campus stakeholder groups to gain a holistic perspective of campus growth and evolution. This included meetings with faculty and staff from the arts, STEM programs, health sciences, International Student Center, student life, and diversity, equity & inclusion. The first and last meetings were held with the Whitworth Master Planning Committee (MPC), which helped to guide and frame the discussions. Below is a summary of the topics discussed, as well as a Space Analysis which demonstrates the distribution of Whitworth's space today along with a scenario for the projected space required to accommodate the current campus enrollment and program mix.

Some topics were discussed to drive conversations while the DLR team was on campus. While we did not discuss every question in the original list in depth, below are discussion points and observations for the questions covered.

### **Facilities that are already in various stages of design:**

- New restaurant/retail space

This space is crucial from a student perspective, as it should supplement the need for additional study/collaborative space. This will also be an important space for the Continuing Studies students, as it provides food and a social space adjacent to their building. The inclusion of a convenience store and a drive-thru both brought up some discussion about their impact on the campus and on revenue for the space.

Student representative brought up the possibility of a 2nd floor which would be primarily dedicated to student use – this could help to meet the need for additional collaborative space.

- Cowles addition/black box

The addition of the black box should allow courses or events to occur simultaneously in the black box and the main theatre space. The hope is for this project to help increase the integration between theatre and dance. This project does not necessarily address all of the needs for dance – they still need a flexible class space for dance – and the studio space in Tacoma is not large enough for their needs. Once the event center goes online, they see an opportunity to move some events to that space. This would allow for a reconfiguration and acoustical upgrade of the auditorium space.

- Aquatic long-term expansion

There will be some investment in aquatics next year. Long term, the dream is to go straight out the back of the current facility to expand. This has a direct enrollment impact in that they can recruit more swimmers. This is not likely to increase recreational access, however, due to timing/demand conflicts.

- STEAM Lab (maker space+)

Arts could have some use of a STEAM shop for some prototype/training type of space. They would not use it as their primary space but would certainly see it as a resource. The STEAM lab would not necessarily have a Digital Media Lab – workstations would be placed throughout where it makes sense. The group from the arts was intrigued by the potential of locating the STEAM lab on the Lindaman site.

The national trend for maker spaces is that the community is clearly invited and involved; this should be a consideration for Whitworth as this space is developed. One way to help with community connection and to increase the diversity of student involvement in the space is to provide some sort of business incubator. As the student representative on the Master Plan Committee mentioned, entrepreneurship is growing amongst students at Whitworth, and this would be a great resource to encourage that.

- New residence hall to replace Village

The number one priority for housing is to get rid of the Village and replace it with new housing. This new housing would likely be geared towards first- and second-year students. There was some hesitation at the suggestion of P3 housing due to the difficulties in managing that relationship.

- Potential commercial development on corner of Division and Hawthorne

Some potential options discussed for this site included mixed-use housing and an assisted living facility.

- Hendrick Hall – considering expansion of lounge area and remodeling of classroom to offices in support of growing international students/DEI programs. Given its age and construction (WWII-era barracks), does this facility warrant investment? If not here, where do these programs go?

There is good synergy between the International Education Center and diversity, equity & inclusion. Wherever they end up, they would prefer to remain together/close. The only other group they would specifically like to be adjacent to is student success, but this was not a strong desire. Lindaman's future replacement would be a good spot for international education, as would the HUB. Another potential option for a future location of these programs is Stewart Hall. The building does not hold a large number of beds, but due to its construction, it would be expensive to remove. Should a newer dorm come online to recoup these beds, Stewart could be repurposed not only for these programs, but it could also provide a location for additional collaboration and a gathering space for students. There was a strong feeling throughout our meetings that the poor state of the Hendrick building sends a bad message about the value of both IEC and DEI.

- Ideal makeup and siting of expanding science neighborhood (STEAM lab, Johnston addition, New Health Sci building of 30,000+ square feet, particularly in light of facilities services move).

Also, a health science building of 30,000 square feet would include 20k for graduate programs in DPT and OTD and 10k for existing undergrad programs. This would free up faculty office space in Robinson and classroom space in Johnston.

The STEAM lab should be proximal to Johnston and Robinson.

There is some concern as STEM programs expand that their space will be increasingly taxed – lab space especially. Two vacated health sciences labs, which would likely be used to offset needs of other occupants of the building, should help with this. They would also target the spaces in Robinson that were originally identified as future lab spaces for conversion in the near term. The departments all felt that adjacencies internally within their own departments were very important, but adjacency with other STEM departments was less important. They do however share some equipment and resources between departments. Several departments will likely be adding faculty, including biology, chemistry and computer science. Concern regarding the existing greenhouse was also noted – the space is outdated and inadequate for the needs of its users. Identified gaps in the space needs analysis to reinforce this observation.

A location in the heart of campus prevents Whitworth from having an on-site clinic; however, a clinic could be part of the program but most likely off-campus in cooperation with an existing practice.

- Potential on-campus ancillary facilities impact of DPT/OTD programs being housed on campus.

Impact of DPT and OTD programs on campus space; typically graduate students rely less upon campus spaces than their undergraduate counterparts. Metrics for recreation space, for instance, are reduced for graduate students as compared to undergraduate students. For this analysis, DLR applied a metric of 12 ASF in recreation space for all undergraduate students but just 25 percent of graduate students. In essence, any additional graduate FTEs would generate a need for three additional ASF of recreation space each. For student space, including dining, graduate students are included with undergraduate students equally in terms of the metric. The analysis applied an overall metric of 17 ASF per student in this category, which includes dining space, lounge space, merchandising space, such as the bookstore, and student meeting spaces. However, as the overall student population grows, this metric can be gradually reduced due to economy of scale. While the size and scope of the DPT and OTD programs alone might not be enough to reduce the metric, that growth along with growth in other programs at Whitworth will contribute towards a reduced metric in the future.

### **Student Housing and Dining:**

- New resident hall(s) tipping points considering FTMD student projections and revised goal of housing 60-65 percent

Desire to build a new residence hall should be motivated by incremental FTMD growth and the desire to replace the Village. The number one priority for housing is to get rid of the Village and replace it with new housing geared towards first- and second-year students. There was some hesitation at the suggestion of third-party managed housing due to the difficulties in managing that relationship. New residence halls for first- and second-year students should replicate Oliver and Arend – long hallways with pockets of different types of space. The identified site for the next residence hall is still the top choice.

Students, especially juniors and seniors, are currently looking off campus due to cost as well as behavioral policies, and this limits the potential for expansion in upperclassmen housing. The Theme Houses are somewhat attractive for upperclassmen; however, their quality is inconsistent and they are too spread out. A village of townhouses could be a good solution to this.

270 more beds would be necessary to house 60 percent of FTMD students if they meet their projected student numbers for the next three years. In fact, as evidenced in the space analysis, if Whitworth met the stated target of housing 60 percent of students and the Village remained offline, there would not be enough housing space currently.

- Tipping point for student food service space in the HUB

The space analysis currently shows student space (including dining) with a modest need. The need is just beyond the +/- 10 percent threshold for being considered in balance, so this may not be a major priority right now in the context of other needs. At the same time, this indicates that the tipping point for additional dining and student space is not in the distant future. Should Whitworth grow to 3,500 students, the need in this area increases to over 12,000 ASF. Roughly half of that identified need would be for dining space, which would indicate a point where a significant footprint for dining could be created.

- **Student gathering space needs and opportunities**

Nationally, institutions are trending more towards the creation of gathering and collaborative spaces. These spaces should not necessarily be confined to a central building focused on student activity. Many institutions are carving out spaces for collaboration and interaction throughout their academic buildings to provide students with a more seamless and organic experience. This also enhances opportunities for interaction with students and faculty from different backgrounds and subject areas, as there are various different spaces for students to land for these activities. The two most recent academic building projects on campus, Cowles Music Center and Robinson, reflect this trend as they include more of this type of space. Whitworth should look to continue moving in this direction on future projects.

**Library space needs:**

- The trend for libraries nationally is that physical collections are either maintaining their size or decreasing. As readership of certain materials goes down, many libraries are culling those materials without fully replacing them. Often, this vacated space is being converted to student uses as demand for collaboration and study spaces has increased.

**Lindaman site long-term:**

- Several groups throughout the week felt that an academic and classroom-focused building made the most sense on the Lindaman site. One suggestion that interested several groups, particularly the arts, was locating the STEAM lab on this site.

**New general-purpose classroom building:**

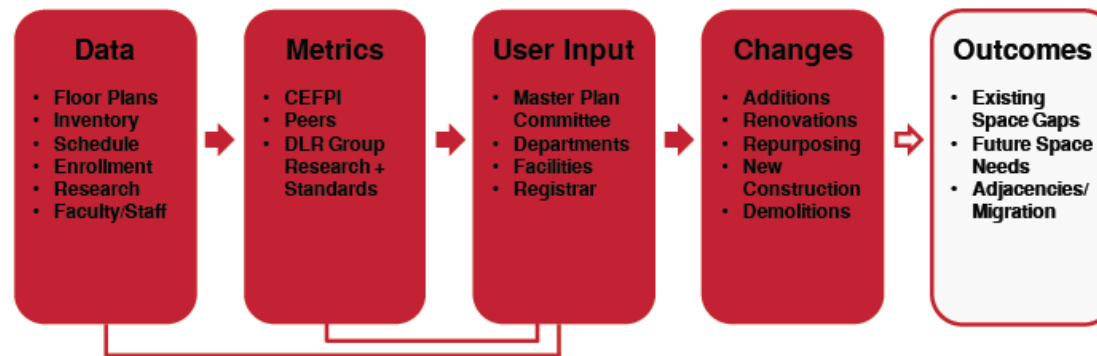
- The results of the space analysis indicate that classroom space is in relative balance currently at Whitworth. The experience of scheduling classrooms, however, may not match the numbers in this case. Typically, classrooms assigned to departments specifically are not as well scheduled as general-purpose classrooms. In Whitworth's case, there are not many classrooms that are assigned to departments specifically, although there are a handful. Centralizing these remaining departmental classrooms may improve the efficiency of utilization and scheduling. The fact that Whitworth is in balance but leaning towards a deficit here indicates that the tipping point is likely close – a 10 percent increase in classroom weekly student contact hours would increase the deficit of space here to nearly 6,000 ASF.

## Space Needs Analysis

The campus space needs analysis for the Whitworth University Campus Master Plan investigated the current allocation of space on campus.

The following section details the space analysis performed as part of the planning efforts with Whitworth. The space analysis includes an examination of the distribution of existing space on Whitworth’s campus and the quantity of space need. The study classified each space type on campus into a set of categories, informed by CEFPI (Council for Educational Facilities Planners International) guidelines and the master plan team’s experience. Each space category was analyzed using current, classification-specific metrics informed by CEFPI standards, peer institutions, and national trends in higher education as defined by organizations such as SCUP (Society for College and University Planning), NIRSA (National Intramural and Recreational Sports Association), APPA (Leadership in Educational Facilities), and others. These metrics help to determine whether a surplus or deficit of space exists. Space categories are typically considered in relative balance when an identified need or surplus is within +/- 10 percent of the total existing assignable square ft (ASF).

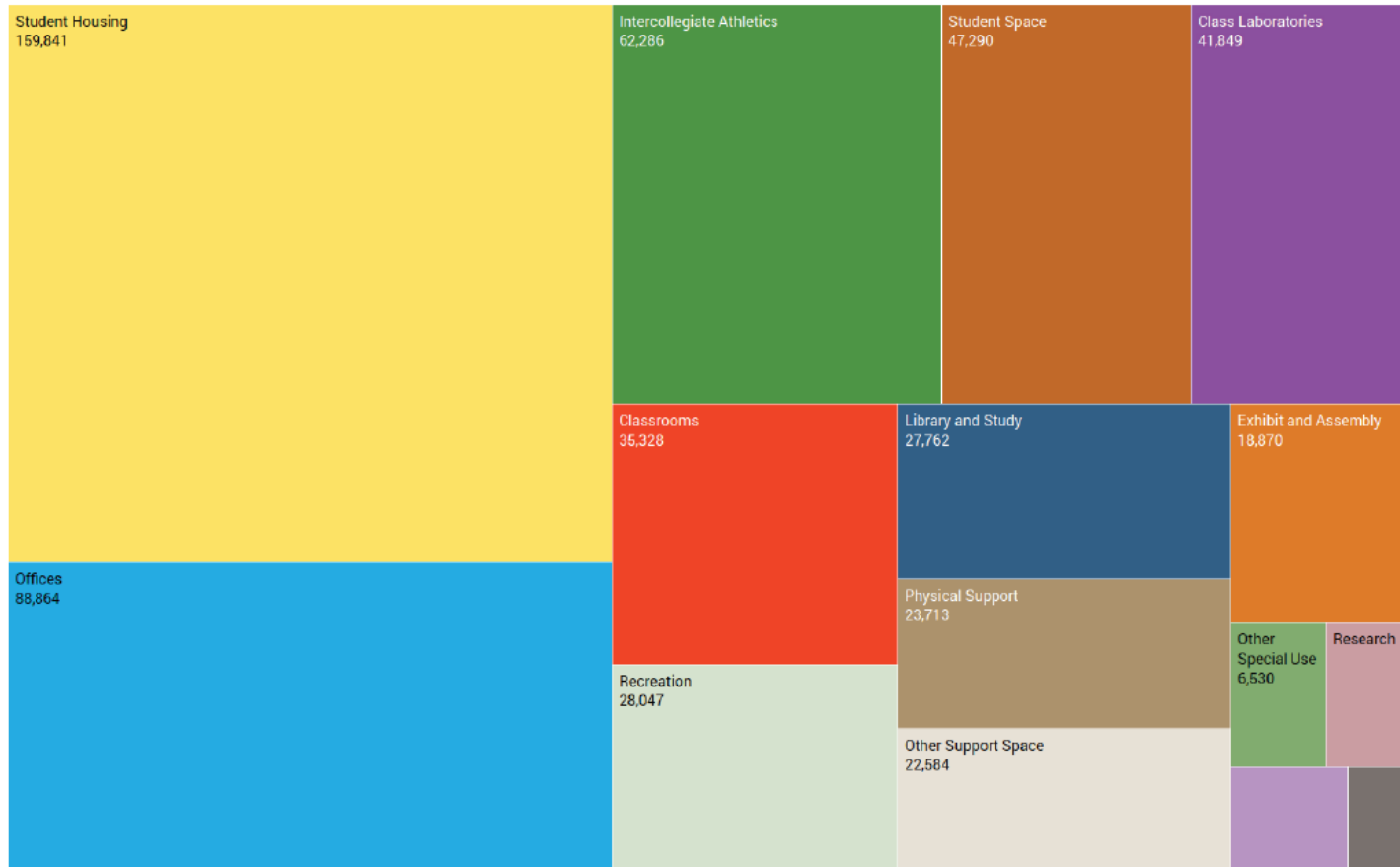
The DLR group prepared one space needs scenario for Whitworth. This is a baseline scenario for the size and scope of the institution in fall 2018. Quantitatively, the space analysis shows that Whitworth has a deficit of space for fall 2018. Several space categories show deficits in fall 2018, primarily in Library & Study, Student Housing, Open Laboratories, Exhibit & Assembly, and Recreation Space. Almost all other categories show small-scale needs or are in relative balance. The exception is in class laboratory space, where a surplus is shown. The context of this surplus is critically important – lab spaces may be underutilized due to inefficient or dated layouts. Additionally, STEM labs are likely not contributing to this surplus.



Space Analysis Process Diagram

Figure 1

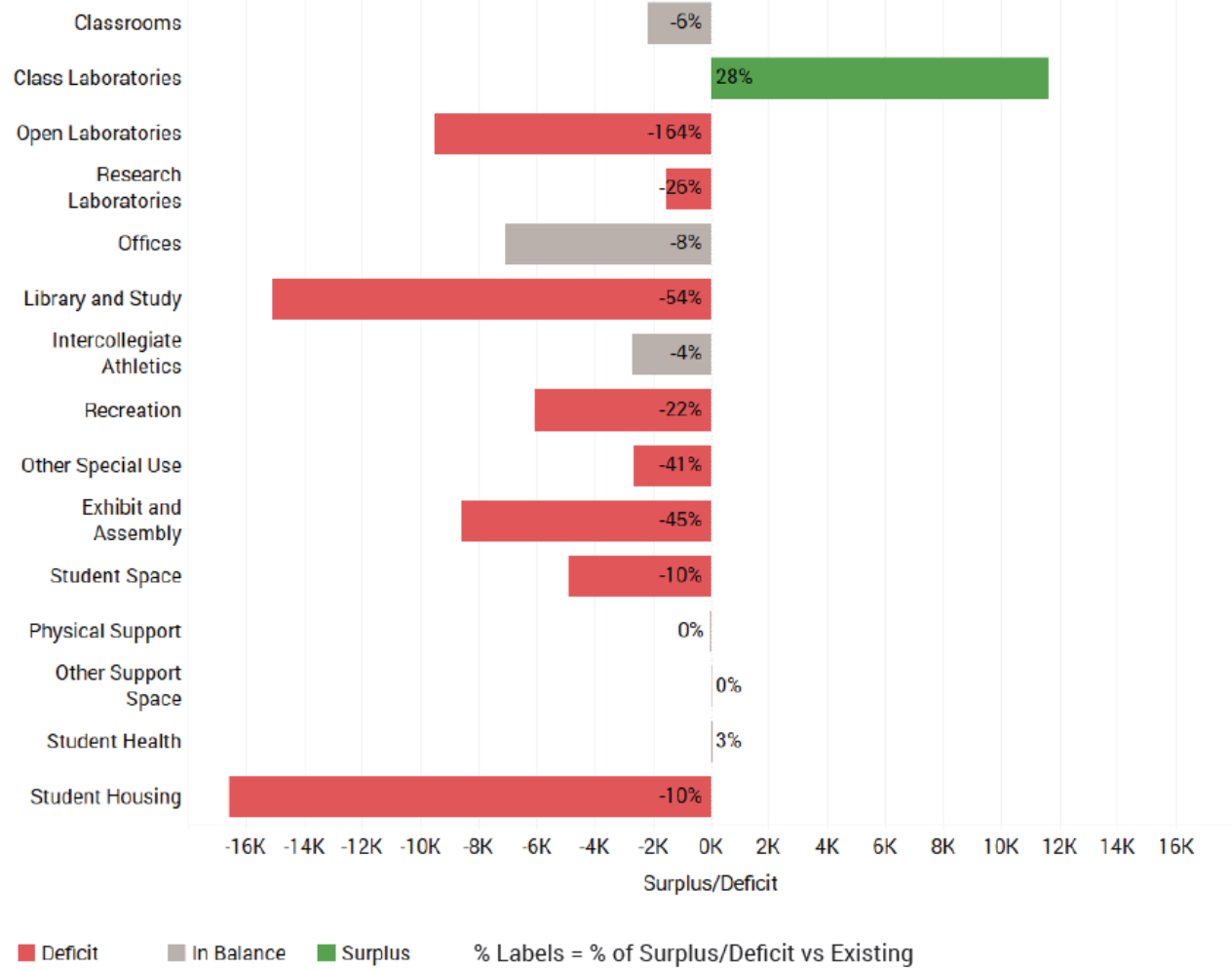
Existing Space by Category



- Research Laboratories - 5,967
- Open Laboratories - 5,825
- Student Health - 3,153

Figure 2

Space Needs by Category Fall 2018







## Space Analysis by Category

### Classrooms

The approach to classroom analysis took into consideration many variables that included: seat utilization, weekly room hours, weekly seat hours, weekly student contact hours and building condition. Expectations for utilization were set at 30 scheduled hours per week, 70 percent seat fill rate and 25 ASF per student seat. At a high level, classroom use at Whitworth meets these standards for utilization. Likely due in large part to a majority of Whitworth's classrooms being centrally controlled, these spaces are being used efficiently.

While the data indicates that Whitworth is in relative balance for classroom space, this balance is leaning towards a deficit. It is shown as in balance because the shown deficit is within 10 percent of the total existing space in classrooms. This indicates that Whitworth will quickly be short of classroom space should the student population continue to grow. Centralizing the remaining few departmental classrooms could help to get the most out of the classroom space that currently exists on campus, but this will be a short-term solution if growth continues.

### Class Laboratories

The approach to the analysis for class laboratories was similar to classrooms, wherein the same set of variables was used to establish need. Utilization expectations are slightly different for class laboratories, primarily to account for usage outside of scheduled course hours for student projects and hands-on time. For Whitworth, these expectations were set at 20 scheduled hours per week, 80 percent seat fill rate and 75 ASF per student seat. These are meant to be averages that can account for the broad spectrum of lab uses and types on campus. While a lab in the School of Business might be able to be scheduled more than 20 hours per week and only need 40 ASF per student seat, upper level labs for chemistry or biology can require upwards of 120 ASF per student seat and may only be scheduled 12 hours per week.

Upon applying these metrics, we find that Whitworth shows a surplus in terms of class laboratory space at the current year. This indicates that there may be capacity for additional lab sections on campus as the student population looks to grow. However, less than half of the existing lab space is within the STEM disciplines. Considering that STEM lab spaces are typically on the higher end of the ASF per student scale, this is somewhat surprising. As we heard while on campus, STEM is the academic area most likely to grow on campus so this analysis should not necessarily indicate that current laboratory space is sufficient.

### Open Laboratories

Open laboratory space accounts for academic laboratory support spaces not scheduled for coursework. Examples of open laboratories include music practice rooms, maker spaces and open-access computer labs. Regarding quantitative need, there is a significant proportional shortage of space in open laboratories at the baseline year. This reflects the stated need of the STEAM lab, which will add crucial maker space to Whitworth's campus. As pedagogies continue to move towards hands-on and activity-based models, open laboratory space will continue to be a critical support space for students.

## Research Laboratories

Laboratory spaces dedicated to research are accounted for in this category – including both dry and wet labs. This is a relatively small portion of Whitworth’s overall laboratory space due to the size and scope of the institution. There is a deficit of space identified in this area, although it is a moderate need quantitatively. As STEAM continues to be a growing focus at Whitworth, this is an area that will likely continue to expand in the future.

## Offices

The second largest space category on Whitworth’s campus is office space, which is not an uncommon finding, as most institutions of a similar size and scope have 15-30 percent of their total area in offices – Whitworth currently sits at 16 percent. Space needs analysis approaches offices by evaluating the office, conference and service needs for each employee based on their job function and title. Each employee is then assigned a square footage allotment, and these are summed to provide a full picture of the office need for the campus. That average total office allotment for full-time faculty was 180 ASF (140 ASF for an office, 20 ASF for service space and 20 ASF for conference space). The outcome of the space need analysis for offices shows that Whitworth is in relative balance in this category.

## Library and Study

For the baseline scenario, the analysis indicates a significant deficit of library and study space; in fact, this is the largest area of deficit on campus. This deficit is primarily in student study space; outside of the main Library, there is a limited amount of study space distributed across campus. As academic buildings are renovated and/or added to campus, inclusion of dedicated study spaces within those facilities should be a focus area. Modern academic facilities often include collaborative spaces focused on group study and team-based learning, and this type of space is limited at Whitworth today.

## Intercollegiate Athletics

Space categorized under intercollegiate athletics refers to space that is directly supporting intercollegiate, competitive sports. The analysis for intercollegiate athletics space examines the number and type of sports available on campus, peer institutions and NCAA standards. Quantitatively, this type of space is in relative balance in the current year. There is a need showing, but it is within the +/- 10 percent threshold. As Whitworth considers expanding its sports offerings, there would be a direct impact on space need.

## Recreation

Space that is identified as recreation space is similar in function to athletics space; however this is space that is used primarily by the general student population. This includes fitness spaces, courts or areas for intramural sports, and other recreational spaces that can be accessed by all students. The University Recreation Center is of course a prime example of this type of space. Informed by NIRSA guidelines, an ASF allotment was given per student to form the analysis for this space type. 12 ASF was allotted for each undergraduate student, 25 percent of graduate students and 15 percent of non-student employees. This metric shows a need for roughly 6,000 additional ASF in this area.

## Other Special Use

This category includes several specialized uses, such as media production spaces, demonstration space and additional all-purpose space. This type of space shows a modest amount of need for fall 2018. The deficit is due to increased demand for those specialized spaces to support academic programs, such as the need for a modernized and expanded greenhouse.

## Exhibit and Assembly

Space for exhibition and assembly shows a significant deficit of space for fall 2018. The exhibit and assembly space guidelines set a baseline of 22,450 ASF needed for this type of space to support an arts program, with an additional allotment of 5,000 ASF for institutions with active music programs. This scale sets the foundation for these programs, and the metric then increases once an institution grows beyond 5,000 students. The need identified here aligns with planned expansion and renovation of Cowles Auditorium.

## Student Space

This category accounts for space primarily used by students for socializing, dining and holding meetings or events. This space type shows a modest amount of space need based on an overall allotment of 17 ASF per student. Student support is a space type where economy of scale comes into play. Smaller student populations require more space per student, but as enrollment grows, that per student metric can be gradually reduced. This space can often supplement needs in study and collaboration space. In Whitworth's case, there appears to be more available space in this type than in study, so it is likely that the dining and lounge spaces available for students are supplementing that need in study areas.

## Student Health

Space for student health, be that physical and/or mental health, is in relative balance at Whitworth currently. This is calculated at 1 ASF per student. As the need for space in this area grows, especially surrounding issues of mental health on campuses across the country, this will be an area to monitor.

## Student Housing

Student housing is the largest space type on the Whitworth campus, accounting for nearly 160,000 ASF. Student housing shows a deficit of space for fall 2018. However, this is based upon the assumption that the university is targeting a 60 percent capture rate for its students, which has proven difficult to attain over the past few years. At a 55 percent capture rate, student housing space would be in balance on this campus. This will be an important strategic area for the university to consider moving forward, as portions of the housing space on campus, specifically the Village, are likely beyond their useful life. Investments for facilities in this area will be crucial in order move that needle back towards 60 percent.

## Physical Support

Physical support space includes the centralized areas that service the university's grounds and facilities, which provides for shop spaces, equipment storage space and central services, such as mailrooms. This space metric is set at four percent of all other assignable space on campus. Physical support space is in relative balance for fall 2018.

## Other Support

Other support space accounts for areas that function as support for specific departments rather than supporting a central function of the university. The largest contributor to this space type is unit storage. This is in relative balance in the current year.

Space Type	Existing ASF	Guideline ASF	Surplus/Deficit
Classrooms	35,328	37,471	(2,143)
Class Laboratories	41,849	30,216	11,633
Open Laboratories	5,825	15,350	(9,525)
Research Laboratories	5,967	7,500	(1,533)
Offices	88,864	95,915	(7,051)
Library and Study	27,762	42,889	(15,127)
Recreation	28,047	34,122	(6,075)
Intercollegiate Athletics	62,286	65,000	(2,714)
Other Special Use	6,530	9,210	(2,680)
Exhibit and Assembly	18,870	27,450	(8,580)
Student Space	47,290	52,190	(4,901)
Student Housing	159,841	176,423	(16,582)
Student Health	3,153	3,070	83
Physical Support	23,713	23,749	(36)
Other Support Space	22,584	22,584	0
<b>Total</b>	<b>577,910</b>	<b>643,140</b>	<b>(65,231)</b>

## Space Needs Analysis Conclusion

Overall, the Space Analysis shows that Whitworth has a need for just over 65,000 ASF of space. Several space categories show significant needs in fall 2018, including Library & Study, Student Housing, Open Laboratories, and Exhibit & Assembly space, in order of magnitude. As discussed above, due to a combination of factors such as underutilization and quality issues, there is surplus of space in class laboratories. The findings of the space needs analysis reveal several challenges, as well as some potential opportunities and solutions. Two of the largest identified deficits, in Open Laboratories and Exhibit & Assembly, will be reduced by projects which are already in the planning cycle. The STEAM lab and addition and renovation of Cowles Auditorium will provide much needed space for those academic program areas. The largest issue left unaddressed here is the lack of collaborative space on campus. As Whitworth works to grow and attract high caliber students, it will be critical to establish and enhance spaces on campus where they can work and learn amongst their peers.

