

WASHINGTON STATE UNIVERSITY
LONG-RANGE HOUSING PLAN

PULLMAN, WASHINGTON

VOLUME 1

07 OCTOBER 2010

mahlum

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VOLUME 1

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PARTICIPANTS

WASHINGTON STATE UNIVERSITY

STEERING COMMITTEE

Cynthia Arbour, Campus Planner, CPD

Keith Bloom, Director of Construction, CPD

Terry Boston, Senior Executive Director of Administrative Services

Rick Burnham, Facility Quality Assurance Officer, Facilities Operations

Selena Castro, Program Director, Office of Educational Development

Dyonne Davidson, Project Manager, CPD

Ernie Day, Director of Housing Maintenance

Kari Fass, Assistant Director of Residence Life

Eleanor Finger, Director of Residence Life

Ed Hamada, Associate Director of Residence Life

Craig Howard, Director of Administrative Services, Information Systems

Barry Johnston, Assistant Vice President for Business and Finance

Theresa Jordan, History and General Education Instructor

Michele Nowell-Smith, Director of Administrative Services, Financial Services

Susan Poch, Associate Vice President, Educational Development

Bobbie Ryder, Senior Campus Planner, CPD

Gerald Schlatter, AUA/AIA, University Architect, Associate Vice President

Dr. Michael J. Tate, Vice President for Student Affairs, Equity and Diversity

Bob Tattershall, Director of Housing

Michael Weitz, Assistant Director of Marketing & Promotions, Administrative Services

LISTENING TOUR PARTICIPANTS

“Listening tours” were conducted with various groups to gain a better understanding of the diverse perspectives and residential experiences on campus, including:

:: Facilities and Maintenance

:: Grounds Shop

:: Parking and Transportation Services

:: Historic Preservation Committee

:: Housing and Residence Life Staff and Students

:: North and South Apartment Family Residents and Single Student Residents

:: Public Relations

:: Residence Hall Association and Students

PLANNING TEAM

MAHLUM

Diane Shiner AIA LEED AP, Partner-in-Charge

Anne Schopf FAIA, Design Partner

Kurt Haapala AIA LEED AP, Project Manager

LeRoy Landers AIA, Project Architect

Gregg Stewart AIA LEED AP, Assessment Team

Alyssa Leeviraphan LEED AP, Assessment Team

Jennifer Lubin, Programming Specialist

CONSULTANTS

Robert Sabbatini AICP FASLA, Urban Planner

Doug Macy FASLA, Walker Macy, Landscape

Colleen Wolfe, Walker Macy, Landscape

Jim Coughlin, Coughlin Porter Lundeen, Structural Engineer

Ron Pace, Taylor Engineering, Inc., Civil Engineer

Brad Wilson, PAE Consulting Engineers, Inc., Mechanical/Plumbing Engineer

Steve Turina, PAE Consulting Engineers, Inc., Electrical Engineer

Roger Roen, Roen Associates, Cost Estimator

Michael Oliphant, Anderson Strickler, LLC, Educational Real Estate Services

SECTION 1

EXECUTIVE SUMMARY



The primary goal of the long-range housing plan is to support the overall mission of Washington State University.

Campus housing contributes significantly to our students’ connection with the larger WSU community and to their collegiate experience as a whole. The condition of facilities, availability of desirable amenities, and breadth of housing options are all vital to successful recruitment and retention of WSU students to campus residential living.

This document summarizes a financially viable long-range plan to improve campus residence halls and apartments. The intention of the proposed renovations and new construction projects is to provide high quality, attractive housing options to our students, thereby encouraging their participation in the campus community and enhancing their experience at WSU.

INTRODUCTION AND PROCESS

Washington State University (WSU) hired the Mahlum team in the spring of 2010 to develop a long-range housing plan for all on-campus residence halls and apartments at the Pullman campus.

This report documents the process and result of that planning effort. The following executive summary highlights each component of the housing analysis and provides an overview of the long-range plan to manage campus housing needs.

VISIONING

- The vision and goal setting process began with a brainstorming session to establish opportunities, facts, and needs for the long-range housing plan. During this session, representatives from WSU identified and prioritized project goals in the areas of housing, urban planning, and sustainability. Key objectives included:
- :: Look at the entire housing system holistically
 - :: Facilitate connections across campus
 - :: Provide a diversity of products and leverage particular housing products to the greatest extent possible
 - :: Be strategic about retention, including increasing amenities to retain students
 - :: Maintain market share (3,200 freshmen)
 - :: Recognize that dining is the anchor of each district

In conjunction with this effort, Anderson Strickler, LLC conducted a survey to gather information regarding student demographics, current housing status, and preferences for unit type and associated rental rates. This survey had a total of 2,935 responses. The market study revealed that current expectations are that a freshman year spent living on campus, in a traditional residence hall, will be followed by living in an apartment. The top reasons cited for this transition are: more privacy, more independence, and lower cost.

FACILITY ASSESSMENT

Existing residence halls and apartment complexes were assessed to determine building condition. Assessment of each building occurred at one of three different levels, as determined by WSU:

- :: Level One consisted of a brief walk-through with minimal architectural assessment
- :: Level Two consisted of a full architectural assessment
- :: Level Three consisted of a full architectural assessment with additional structural, seismic, mechanical, and electrical assessment

Buildings assessed in detail (Levels Two and Three) were evaluated in five key areas:

- :: Primary structure, including foundation, column/ exterior wall, and floor and roof systems
- :: Secondary structure, including interior walls and partitions, ceiling systems, window and door systems, and casework

- :: Service systems, including ventilation and cooling, heating, plumbing, and electrical
- :: Safety standards
- :: Building accessibility (ADA)

Buildings were given a weighted numeric score for each key assessment area. These scores were totalled to determine the building’s overall assessment rating, with a range of 0 to 100 points.

The 20 residence halls and nine apartment complexes vary dramatically in condition, primarily due to a broad range in age. Three residence hall facilities are candidates for either replacement or full modernization: Community, Duncan Dunn, and Stevens halls. Other facilities that are candidates for a similar level of intervention include: Waller, Wilmer-Davis, Gannon, and Goldsworthy halls. The apartment complexes of Kamiak, Terrace and Chief Joseph Village are all candidates for either replacement or major modernization.

PROGRAMMATIC ASSESSMENT

Residence halls that have not been refurbished or modernized in the last decade were evaluated for their ability to physically accommodate programmatic modifications. In order to determine this type of programmatic flexibility, plan tests were developed to determine each building’s appropriate density, as well as its ability to incorporate desired amenities and common areas.

- In conjunction with the findings from the student survey, added amenities were considered when evaluating each building plan test, including:
- :: Common lounges and recreation rooms
 - :: Active and quiet lounges on every floor, including community kitchens and laundry rooms with a 1:12 ratio
 - :: Student, building, and bike storage

A diverse set of options for unit types was also taken into account, including single and double occupancy rooms with higher bed to bath ratios and options for suite style configurations with private bathrooms. More amenities and greater options for privacy are intended to attract and retain students, including upper division students currently opting to live off campus.

CAMPUS ANALYSIS

- The analysis of existing campus conditions included both a review of the existing WSU 2008 Pullman Campus Master Plan and a focused evaluation of housing districts and apartment complexes within the overall campus context. This evaluation resulted in the following planning considerations and recognition of significant campus patterns.
- :: Reinforce campus gateways
 - :: Strengthen connections to the street
 - :: Balance appropriate residential parking and green space
 - :: Recognize the natural flow of students and consider pedestrians first

- :: Learn from the development patterns of the historic residential buildings
- :: Use open space to foster community
- :: Take advantage of near and distant views
- :: Create a common focus (“heart”) for each residential district

DISTRICT ANALYSIS

A detailed analysis of each housing district was conducted in order to identify localized planning issues and opportunities. Specific considerations include pedestrian and vehicular circulation, service access, future development areas, and outdoor space.

Northside District: A clear campus connection is lost by the existing Regents buildings location behind a large parking lot. Students flow through the lot on their daily trek from Regents to the academic and athletic core of campus. Re-planning this district should resolve this relationship in a manner that benefits student life and the campus as a whole.

Hillside District: In terms of “collegial” image, building scale, and proximity to shared campus functions, the Hillside District is one of the most successful residential areas on campus. As such, planning considerations for this district call for a “light touch.”

Southside District: As a “gateway” district, key development areas adjacent to the intersection of Stadium Way and Nevada Street should be used to activate and serve as a social focal point for this district.

IMPLEMENTATION

The Long-Range Housing Plan, summarized in the chart at right, includes proposed projects associated with the replacement, modernization, refurbishment, and addition of student residence halls and apartment buildings through the year 2027.

The improvements identified by the plan impact 18 residence halls and eight apartment complexes, with a projected total cost of approximately \$363.1 million. Costs for each project are escalated three percent per year.

Residence hall projects completed between Fall 2008 and Fall 2010 have been included in the long-range plan for reference.

A consistent freshman enrollment of 3,200 students was identified by WSU and used as a basis for plan development. As a result, proposed projects are driven primarily by a need to repair or replace existing facilities, rather than by growth in enrollment.

Short-term need for additional capacity, driven by either fluctuation in enrollment or increased retention, can be accommodated through varying levels of double occupancy in select residence halls.

Sustained occupancy increases can be accommodated by accelerated construction of new residence halls on an as-needed basis.

Recent capital improvement projects at each of the residential district dining facilities (Southside Café, Hillside Café, and Northside Café) preclude the replacement and/or relocation of these facilities within the span of the long-range plan.

The timeline on the following page tracks projected design (grey) and construction phases for each residence hall project (orange) and also major apartment projects (blue) identified by the long-range housing plan.

LONG-RANGE HOUSING PLAN PROJECTS

COMPLETION	LOCATION	COST	PROPOSED PROJECT
Fall 2008	Stephenson South	\$1.3M	Refurbishment (COMPLETED)
Fall 2008	Stephenson East	\$1.4M	Refurbishment (COMPLETED)
Fall 2009	Stephenson North	\$1.6M	Refurbishment (COMPLETED)
Fall 2009	McEachern	\$2.7M	Refurbishment (COMPLETED)
Fall 2009	Olympia Avenue	\$26.0M	New construction of 230 beds (COMPLETED)
Fall 2009	Duncan Dunn		Take offline (COMPLETED)
May 2010	Gannon		Take offline for hotel (COMPLETED)
Fall 2010	Regents	\$3.0M	Refurbishment (estimated cost) (COMPLETED)
Fall 2010	Scott-Coman	\$2.0M	Refurbishment (estimated cost) (COMPLETED)
Fall 2010	Chief Joseph		Deconstruct Building “D” and reconstruct for Fall 2011 (insurance covers this)
May 2011	Community		Take Community offline; start to renovate Duncan Dunn and Community and construct connectors
Summer 2011	Chief Joseph	\$2.2M	Exterior refurbishment 40 apartments
Summer 2011	Nez Perce	\$0.2M	Continue refurbishment 22 apartments
Fall 2011	Chief Joseph		Building “D” reopens
Summer 2012	Chief Joseph	\$2.8M	Exterior refurbishment 50 apartments
Summer 2012	Nez Perce	\$0.2M	Continue refurbishment 22 apartments
May 2012	Waller		Take Waller offline for renovation
Fall 2012	DD and Community	\$21.6M	Reopen renovated Duncan Dunn and Community and new connector
Summer 2013	Nez Perce	\$0.2M	Continue refurbishment 23 apartments
Fall 2013	Steptoe	\$0.5M	Finish construction of new community center
Fall 2013	Waller	\$32.6M	Open 160 new and 145 renovated beds
Summer 2014	Columbia	\$0.1M	Deconstruct Buildings “J” and “H” (eight apartments) to make way for new community center
Summer 2014	Nez Perce	\$0.2M	Finish refurbishment 23 apartments
Summer 2015	Chief Joseph	\$1.2M	Start interior refurbishment 22 apartments
Fall 2015	Columbia	\$0.5M	Finish Columbia community center
May 2016	Wilmer-Davis		Take offline for renovation
Summer 2016	Chief Joseph	\$1.2M	Interior refurbishment 22 apartments
Summer 2017	Chief Joseph	\$1.3M	Interior refurbishment 23 apartments
Fall 2017	Wilmer-Davis	\$21.7M	Reopen 216 renovated beds
Summer 2018	Kamiak		Demolish 50 units and start construction of 80 new 1-3 bedroom single student apartment (SSA) units
Summer 2018	Chief Joseph	\$1.3M	Finish interior refurbishment 23 apartments
May 2019	Goldsworthy		Take offline for renovation of Gannon and Goldsworthy
Summer 2019	Kamiak and Terrace		Demolish 50 Kamiak and 51 Terrace units and start construction of 58 new 1-3 bedroom SSA units
Summer 2019	Lower Chinook	\$0.4M	Start refurbishment 29 apartments
Fall 2019	Kamiak	\$18.4M	Open 80 new 1-3 bedroom SSA apartments
Summer 2020	Lower Chinook	\$0.4M	Continue refurbishment 29 apartments
Summer 2020	Kamiak and Terrace		Start construction of 75 new 1-3 bedroom SSA units
Fall 2020	Kamiak and Terrace	\$14.1M	Open 58 new 1-3 bedroom SSA units
Fall 2020	Gannon/Goldsworthy	\$42.1M	Reopen 206 renovated beds
Summer 2021	Upper Chinook	\$0.3M	Continue refurbishment 22 apartments
Fall 2021	Kamiak and Terrace	\$17.1M	Open 75 new 1-3 bedroom SSA units
May 2022	Stevens		Take offline for renovation
Summer 2022	Upper Chinook	\$0.3M	Continue refurbishment 22 apartments
Fall 2022	Kruegel-McAllister	\$22.1M	Finish construction of 160 beds
Summer 2023	Upper Chinook	\$0.3M	Finish refurbishment 22 apartments
Fall 2023	Stevens	\$12.6M	Renovation of 74 beds
Summer 2024	Columbia	\$0.3M	Start refurbishment 22 apartments
Fall 2024	Regents	\$29.4M	Finish construction of 200 beds
May 2025	Stimson		Take offline for renovation
Summer 2025	Columbia	\$0.3M	Finish refurbishment 27 apartments
Summer 2026	Steptoe	\$0.3M	Start refurbishment 24 apartments
Summer 2026	Streit-Perham		Deconstruct
Fall 2026	Stimson	\$11.1M	Minor renovations
Summer 2027	Steptoe	\$0.3M	Finish refurbishment 24 apartments
Fall 2027	Streit-Perham	\$67.5M	Finish construction of 400 beds
	TOTAL	\$363.1M	\$194.9M (BOND FINANCING) AND \$168.2M (CASH)



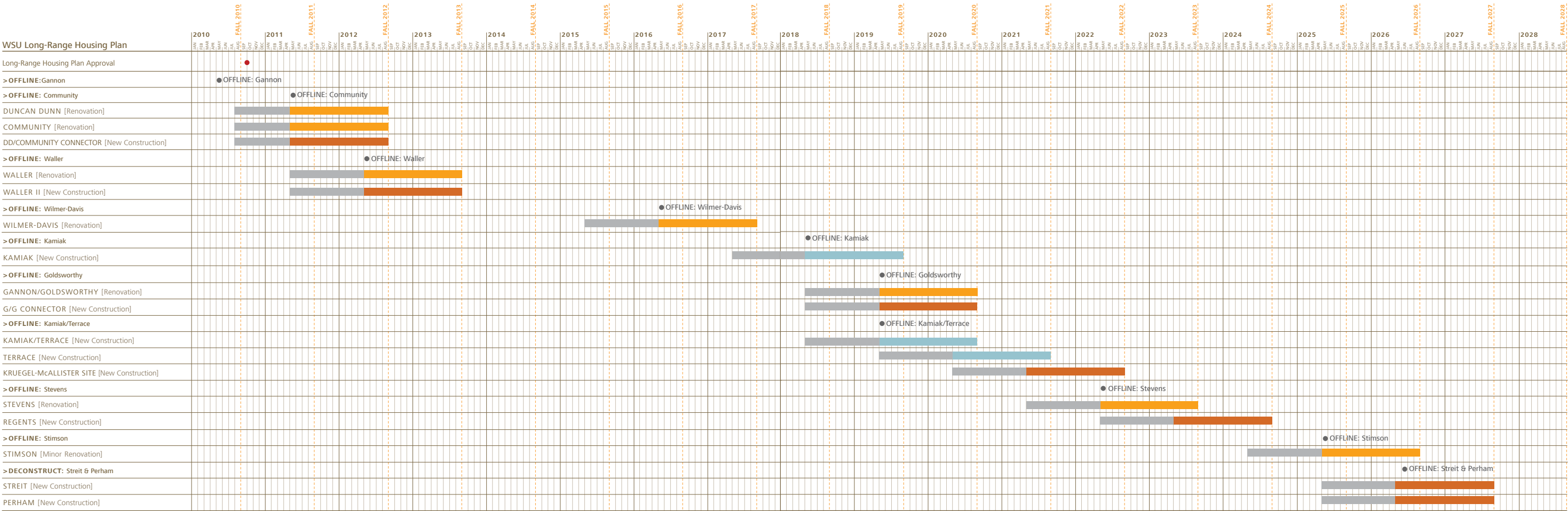
SOUTHSIDE DISTRICT: PROPOSED WALLER MODERNIZATION AND ADDITION



HILLSIDE DISTRICT: PROPOSED DUNCAN DUNN & COMMUNITY MODERNIZATION AND ADDITION



NORTHSIDE DISTRICT: PROPOSED NEW RESIDENCE HALL



SECTION 2

PROJECT VISION



VISION AND GOALS

The vision and goal setting process began with a brainstorming session to establish opportunities, facts, and needs for the Washington State University (WSU) Long-Range Housing Plan. During this session, representatives from WSU identified and prioritized project goals in the areas of housing, urban planning, and sustainability.

Information gathered at the visioning session was used to guide the design process and set the stage for student housing over the next 17 years and beyond.

A complete list of the visioning information is included in Volume 2, Appendix D.

OPPORTUNITIES

- :: Look at the entire campus housing system holistically
- :: Facilitate connections across campus
- :: Provide a diversity of housing products and leverage particular products to the greatest extent possible
- :: Be strategic about retention, including increasing amenities to retain students on campus
- :: Maintain market share (3,200 freshmen)
- :: Recognize that dining is the anchor of each district
- :: Find ways to engage students with the campus and encourage participation
- :: Create opportunities with faculty (such as live/learn)
- :: Consider “generic” versus “themed” live/learn facilities
- :: Create a unique student experience (connection, learning, and tradition)
- :: Create a strong attachment for students to the University

FACTS

- :: There is a freshman live-in requirement, including the Greek system (approximately 600 sorority freshmen and 300 fraternity freshman students)
- :: Meal plans are required for all freshmen and all students living in residence halls, except McEachern, Orton, and Rogers
- :: Overall campus enrollment growth has been incremental
- :: There is a guaranteed housing rate (to encourage return students), but the return rate is still decreasing
- :: 70% of all residence hall rooms house freshmen
- :: 25% of the family housing is occupied by faculty, staff, and post-doctorate students
- :: Larger single rooms are used as doubles to create “swing space,” when necessary
- :: There has been success with the STEM (Science, Technology, Engineering, and Mathematics) program
- :: There is a perception that there are more and potentially better housing offerings off-campus
- :: During the fall term, housing is typically 97% occupied; occupancy rates drop to approximately 94% later in the year
- :: Primary funding is from freshmen
- :: There is price sensitivity: amenities versus price point
- :: Locations near the Recreation Center are attractive to freshmen

NEEDS

- :: Be cognizant of off-campus offerings
- :: Develop pathways to enrich connections
- :: Provide exterior spaces for connections
- :: Offerings must be flexible; there is a yearly flux of student mix between freshmen and upperclassmen
- :: A central location is attractive to returning students
- :: Students want technology
- :: Off-campus housing: students want connections, but on their own terms
- :: Buildings can’t be built solely around freshman needs
- :: There is a desire to retain freshmen and not lose them to the Greek system; provide residence life programs and offer continuity
- :: There are escalating expectations regarding amenities as students get older
- :: There are minimal offerings for single graduates, and the family housing price point is a big issue
- :: There are very few one-bedroom units, which is what single graduate students want
- :: On-campus housing should be attractive to returning students!
- :: Students are excited by: price, amenities, location, and choices
- :: Traditions are attractive to students (such as the Hill Halls)

ASSUMPTIONS AND PARAMETERS

- :: Target 150-200 beds per building with floor communities of 30-40 residents
- :: Consider grouping renovation or replacement of buildings whenever possible, in order to minimize the impact on students in adjacent facilities
- :: Recognize the historic legacy of buildings and consider renovation as an alternative to demolition whenever possible
- :: There is an interest in providing new upperclassmen offerings early on in the process
- :: All displaced parking must be purchased at \$5,000 per space or relocated
- :: Adding amenities into existing buildings is desired
- :: Tracking current residence hall occupancy and growth is important
- :: Current bed count cannot be significantly reduced at any time (manage “build/online/offline” sequencing)
- :: Note that certain buildings have been labeled “Freshmen” or “Upperclassmen” for purposes of bed count, with the understanding that the buildings may be mixed in reality



Round table discussions were held with the Steering Committee to establish goals in the areas of housing, urban planning, and sustainability. Goals were prioritized by the group and are rank ordered by number of votes.

A complete list of planning goals is included in Volume 2, Appendix D.

HOUSING GOALS

- :: Maintain affordability (7 votes)
- :: Provide flexible common space for the short- and long-term, with the ability to change uses (5 votes)
- :: Work toward communities of 25 students (5 votes)
- :: Provide a large gathering space for the entire building community (3 votes)
- :: Connect buildings in a cognitive way (3 votes)
- :: Increase amenities and privacy options at the traditional housing complexes (1 vote)
- :: Leverage proximity to the core campus (1 vote)
- :: Recognize the importance of the legacy and attraction of the Hill Halls (1 vote)
- :: Provide “affordable” amenities in the Hill Halls (1 vote)
- :: Provide a more balanced housing inventory and maintain a diversity of living options within each hall
- :: Increase number of one-bedroom and studio apartments
- :: Increase social recreation space
- :: Build/promote community activities between buildings (events for 50-200 students)
- :: Increase/modify the amount of conference space
- :: Improve the sense of community and connectivity at the graduate and family housing complexes
- :: Enhance spaces to support Freshman Focus and STEM-type programs

URBAN PLANNING GOALS

- :: Create usable and community-centered outdoor space (5 votes)
- :: Create connections between loosely grouped buildings (4 votes)
- :: Create buildng communities of approximately 150 to 200 residents (3 votes)
- :: Recognize that restoration of historic buildings is important to maintain the core campus character (3 votes)
- :: Provide a comfortable walking experience with materials, lighting, and vegetation (2 votes)
- :: Fix the intersection at Stadium and Nevada (2 votes)
- :: Find ways to create and foster connectivity between residential complexes (1 vote)
- :: Pedestrian linkages are important (1 vote)
- :: Scale of the buildings are important (1 vote)
- :: Program social space on the first floor (1 vote)
- :: Recognize that cultural opportunities exist (1 vote)
- :: Create parking alternatives that foster a better community (1 vote)
- :: Consider a community center at the intersection of NE Valley Road and NE Merman Drive (1 vote)
- :: Provide gardening opportunities at apartments (1 vote)
- :: Connection to dining facilities is important
- :: Pedestrian connections across Stadium Way are important

SUSTAINABILITY GOALS

GENERAL

- :: Schedule adequate time for commissioning and construction (5 votes)
- :: Complete a life-cycle cost analysis and understand the Total Cost of Ownership (TCO) (1 vote)
- :: Target realistic sustainability goals (easy and convenient)

SITE

- :: Plan for no permanent irrigation (3 votes)
- :: Create community gardens for families
- :: Use cisterns for community gardens and grass irrigation
- :: Implement a “green” bike program

ENERGY

- :: Provide individual controls that work for both heating and cooling (3 votes)
- :: Provide a back-up boiler for geothermal (2 votes)
- :: Use photovoltaic power and optimize for snow (2 votes)
- :: Use real-time measurements for comparison (1 vote)
- :: Utilize solar hot water (1 vote)
- :: Use natural ventilation and operable windows
- :: Use motion sensors and occupancy sensors (green plugs) to reduce loads

WATER

- :: Use grey water for irrigation; timing peak load and storage capacity (1 vote)
- :: Provide dual flush valves, two-gallon shower heads, and front loading washing machines

INDOOR AIR QUALITY

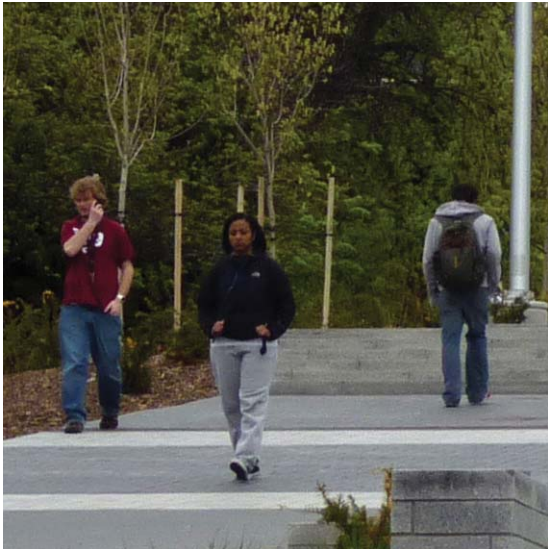
- :: Provide enough cubic feet per minute (CFM) for a clean air “feeling”

MATERIALS

- :: No use of materials containing volatile organic compound (VOC) (1 vote)
- :: Use reclaimed and recycled materials (1 vote)
- :: Implement sustainable maintenance (1 vote)

EDUCATION

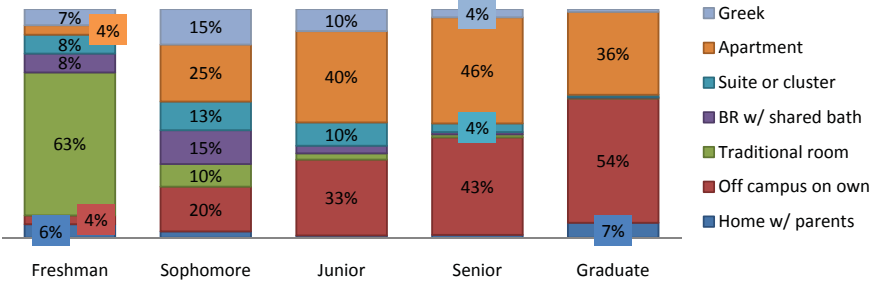
- :: Make recycling easy: locate trash, recycling, and compost all together (3 votes)
- :: Convenient and clearly marked recycling and composting to reduce waste stream (1 vote)
- :: Education component is important: educating the future stewards of the environment



STUDENT SURVEY

In conjunction with the long-range planning effort, Anderson Strickler, LLC conducted a survey to gather information regarding student demographics, current housing status, and preferences for unit type and associated rental rates. This survey was conducted in the spring semester of 2010 and had a total of 2,935 responses.

The market study revealed that current expectations are that a freshman year spent living on campus in a traditional residence hall will be followed by living in an apartment. The top three reasons cited for this are: more privacy, more independence, and lower cost.



APPROPRIATE HOUSING BY YEAR OF STUDY

AMENITIES

The most attractive residence hall “unit amenities” include more private bathrooms, access to kitchens, high-speed wireless internet, and individual temperature control.

The most attractive apartment “building or community amenities” include laundry, parking, and adequate/safe pedestrian walkways. Live-in staff and community gardens were less important. Students also vary in their interest in living/learning amenities: they are less interested in those that bring academics into the housing and most interested in those that allow them to learn from fellow students. Contrary to current national housing trends, all groups viewed classrooms in residence hall buildings negatively.

HOUSING TYPES

Mirroring WSU’s three types of housing, the survey collected preferences for residence hall units, single-student apartments, and family/graduate apartments, factoring in associated rent for each housing type.

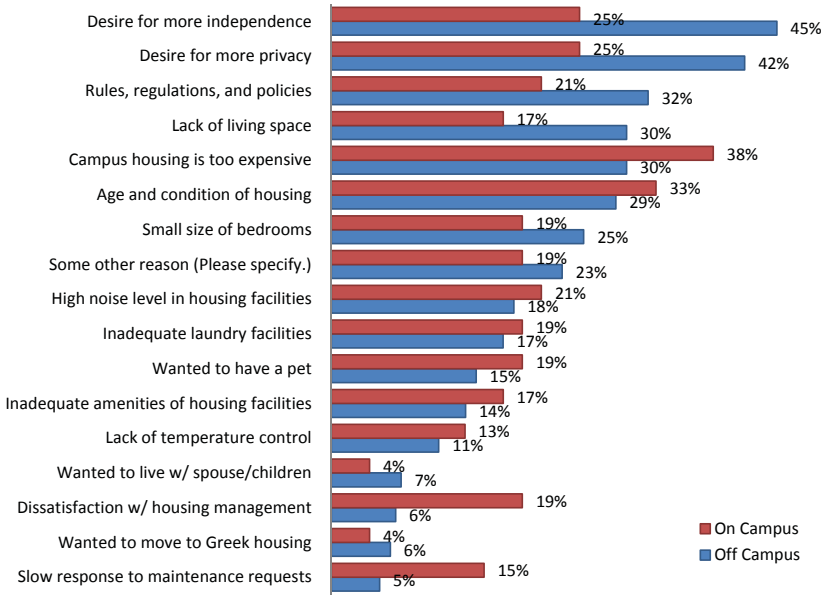
For the residence hall units, those with a private bedroom and a private bathroom were most preferred, although a unit with a private bedroom and shared bathroom (two-single-bedroom semi-suite) was also identified as a preferred unit type.

Of the six apartment type choices shown for single students, the three- or four-single-bedroom units were the most preferred, offering lower rents but less privacy. For family/graduate housing, one- and two-bedroom units were preferred.

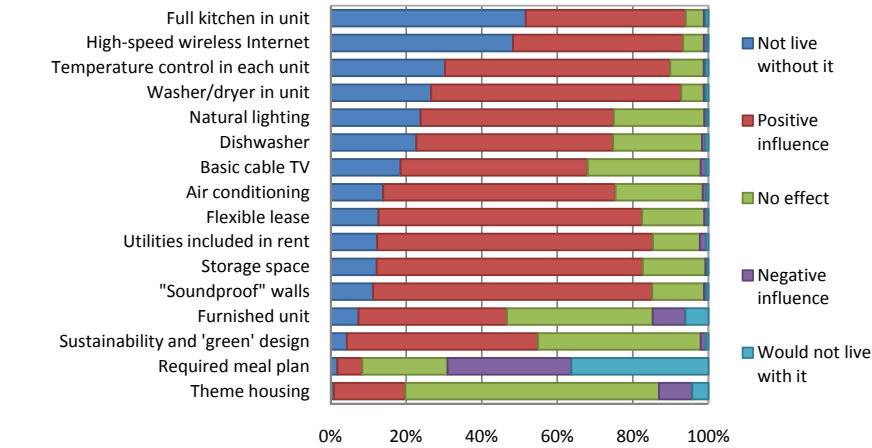
DEMAND

Analysis of the survey responses indicated the potential for additional incremental demand from students who now live off-campus for new or different housing, had it been available for Fall 2009. Eleven percent of all off-campus respondents indicated they would definitely have lived on campus and 40% indicated they might have lived there.

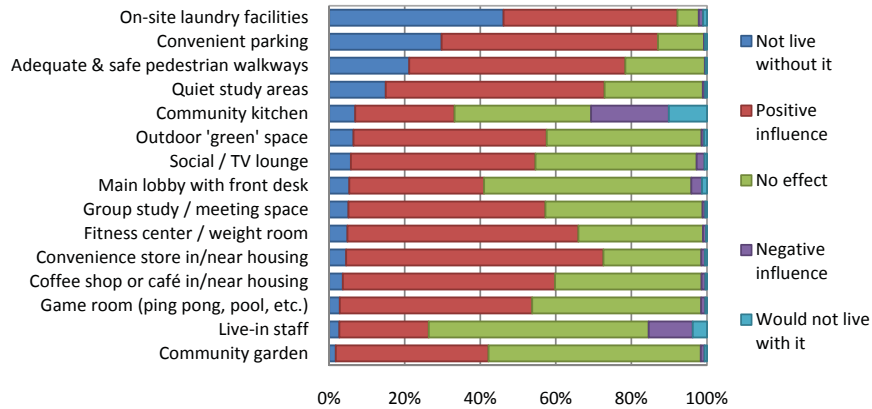
A complete copy of the student survey report is included in Volume 2, Appendix E.



REASONS FOR MOVING OFF CAMPUS



IMPORTANCE OF UNIT AMENITIES IN CAMPUS HOUSING



IMPORTANCE OF BUILDING OR COMMUNITY AMENITIES IN CAMPUS HOUSING



LISTENING TOURS

“Listening tours” were conducted with various groups to gain a better understanding of the diverse perspectives and residential experiences on campus.

Groups that were interviewed include the following:

- :: Facilities and Maintenance
- :: Grounds Shop
- :: Parking and Transportation Services
- :: Historic Preservation Committee
- :: Housing and Residence Life Staff and Students
- :: Residence Hall Association and Students
- :: North and South Apartment Family Residents and Single Student Residents
- :: Public Relations

Highlighted comments from the listening tours are included at right. Complete minutes of the Listening Tours are included in Volume 2, Appendix D.

CAMPUS GOALS

- :: Create great thriving communities that will make students want to stay at the University
- :: The University wants a diversity of housing products on campus and within each building, to blend student populations, allow for the influence of upperclassmen in the halls, and provide the opportunity for students to mature in place
- :: Provide both indoor and outdoor community space; outdoor activities could include barbeque, frisbee, music, and seating
- :: Provide pathways to, between, and on the way to residences; these are places that allow for interrelationships to occur
- :: Consider the whole range of what makes a “place;” the character of the campus was created around the 1920-30s era (Georgian campus, “Harvard of the West”) and contributes to the identity of the University and the Pullman campus
- :: A grant was pursued to create an historic inventory and strategy for preserving the historic “Hill Halls” and the fraternities/sororities, which would create an Historic District; the grant did not get funded, but there is still interest in doing the inventory

BUILDING GOALS

- :: Create buildings that are small enough to connect to the whole building community; this affects how students treat the facility and each other
- :: Provide diverse housing options within the same building, such as suites, shared rooms, two-bedroom units, and single units; having a variety of options is important to students
- :: Provide different sizes of flexible space for a variety of activities, including faculty advising, small group meetings and residence hall government
- :: Provide quiet and active space for students
- :: Plan consistent places to post information in the building, such as an indoor wall of the elevator
- :: Provide inviting and welcoming space with amenities, to allow friends of the resident to “hang out”
- :: Students like to have kitchens available, preferably on their own floor; this helps to build community
- :: The recreation room or active lounge needs activities to draw students in, such as pool and ping-pong; this helps students interact with each other and supports the building community
- :: Provide multi-use room(s) in the residence halls where regularly scheduled classes, presentations, or meetings may occur; this will foster the idea of a community of learners

- :: Any building 50 years old or older is of interest to the University’s Historic Preservation Committee; all historic dorms and older dormitory buildings on campus are of interest
- :: Preserve historic design elements to the greatest extent possible; the priority is to maintain the exterior (including the windows) and public spaces in historic buildings; new construction should match the character of the original building

RESIDENTIAL UNIT GOALS

- :: An increase in one-bedroom and studio apartments would improve retention
- :: Sinks in the student rooms are important; this availability takes the load off the general bathrooms
- :: A lot of students enjoy having their own bathroom, particularly returning students; however, the norm on campus is community bathrooms
- :: Students typically want their own space; it’s a new thing to have to share space with a roommate
- :: Apartments now only have one bathroom; more bathrooms would be popular

PROGRAM / COST GOALS

- :: Accommodate the freshman focus program, which typically occurs in the residence halls; courses can include activities such as: dining with faculty, study sessions, and outside of class work
- :: Faculty who teach in the residence halls would like the opportunity to hold office hours in the residence halls
- :: Affordability is critical
- :: There are students that would like very economical accommodations
- :: There are students that want the very best accommodations and they are willing to pay for what they want

SECTION 3

CAMPUS PLANNING



EXISTING CAMPUS CONDITIONS

Washington State University’s Pullman campus occupies over 1,700 acres of land northeast of the city’s downtown. The three campus zones (West Campus Core, Central Campus, and East Campus) reach from the campus core of over 600 acres and increase in size as they move east. University housing occupies the West Campus Core and the Central Campus.

Residence hall districts embrace the academic, social, and athletic centers of the campus, while the apartment areas are located further away from the core.

RESIDENCE FACILITIES

The University’s approximately 6,700 beds are contained within 20 residence halls occupying three housing districts and nine apartment complexes clustered within two areas.

The three districts containing residence halls are:

- :: Northside District
- :: Hillside District
- :: Southside District

The two apartment areas are:

- :: North Apartments
- :: South Apartments

Valley Crest Village, a separate apartment area, was not included in this long-range housing plan, as the steering committee did not consider it to be a likely part of the future housing inventory.

HOUSING & CAMPUS CONTEXT

Housing projects situated within a university environment must carefully consider their contribution to the larger campus context. These considerations include, but are not limited to, proximity to other campus functions, infrastructure, vehicular circulation, service, pedestrian circulation, parking, open space, and future development.

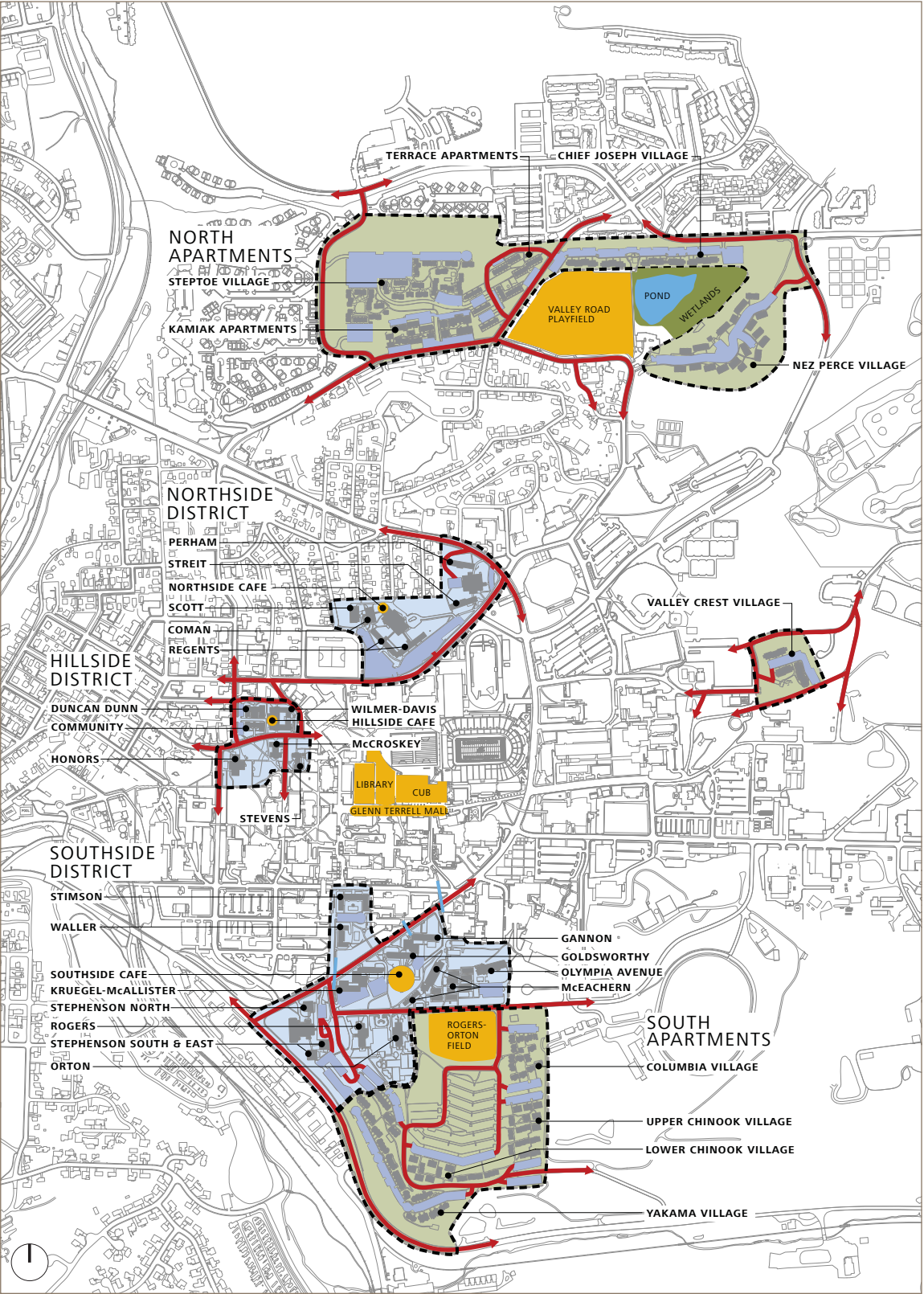
LEGEND

- District boundary
- Residence hall district
- Apartment district
- Residential facility
- Residential parking
- Daily destination
- Primary vehicular circulation
- Pedestrian bridge

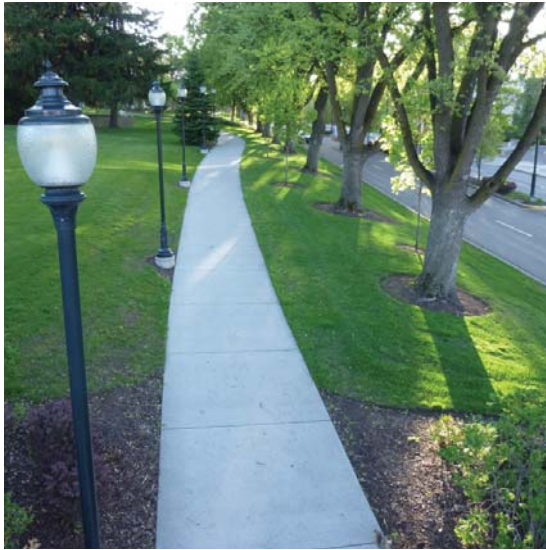
In order to understand these critical relationships, the planning team reviewed the current 2008 Pullman Campus Master Plan. Discussions regarding the long-range housing plan were held using this document as a frame of reference.

Subsequent to the planning process associated with this long-range housing document, a revised campus master plan was started by the University.

Future implementation of this long-range housing plan should be reviewed within the context of the forthcoming campus master plan update. Alignment of these, and other key planning documents, will be critical to the development of an holistic approach toward the Washington State University Pullman campus and its evolution as a leading institution of higher learning.



WSU CAMPUS:
EXISTING CONDITIONS



2008 CAMPUS MASTER PLAN

The 2008 Pullman Campus Master Plan is the guiding document for the campus’s physical improvements. It contains numerous goals that directly relate to the preparation of this long-range housing plan. In summary, the goals support the University’s vision and strategic objective to be an institution of international eminence in research, scholarship, student experience, outreach, and engagement, all within “an exemplary environment for scholarship, learning, and work.”

The goals address the need to create a flexible plan that is functional, sustainable, and aesthetically unique to the campus. An innovation introduced in the 2008 Pullman Campus Master Plan are planning precincts, used to promote focused planning integrated with space management of campus subareas. Several have been completed to date.

While the campus recently began a comprehensive master plan update to be completed Fall 2011, there are “irreducible” factors that will influence the long-range housing plan. In turn, renovation and development of housing should contribute to the well-being and benefit of the campus.

PROXIMITY TO THE CAMPUS CORE

The residential districts purposely lay adjacent to the campus academic core that contains liberal arts and sciences, engineering and architecture, the library, and the CUB (the student union). Together, these areas are within a ten-minute walk that centers on the library and CUB.

CAMPUS GATEWAYS

All the residential districts and the North Apartments (South Apartments excepted) contain campus gateways that serve to announce the campus, emphasizing the unique character of the institution and its sense of place. In most cases, the campus gateways lack the desired character commensurate to the University’s vision.

CONCENTRATION OF TRANSIT AND PEDESTRIAN CIRCULATION

The master plan concentrates transit and pedestrian circulation on several major campus roadways, the most notable being Stadium Way, Colorado Street, Orchard Drive, Valley Road, and Spokane Street. Forming a loop around the campus core and extending to the North Apartments, these routes offer a primary means of accessing the majority of campus offerings. In many ways, they constitute a first and daily look at the campus, underscoring their responsibility to portray the campus at its best.

Academic and residential buildings and landscape treatments adjacent to these routes exhibit a wide range of site planning responses. Some buildings engage and define the street edge, while others are set back from the street, creating a backdrop for open space to define the campus character. In other cases, a sea of parking intercedes between building and the corridor. Other pedestrian routes (without transit) reach into the East Campus and beyond.

LEGEND

- District boundary
- Residence hall district
- Apartment district
- Campus core
- Daily destination
- Primary vehicular circulation
- Proposed vehicular circulation
- Pedestrian circulation
- Pedestrian mall
- ★ Campus gateway
- Transit stop

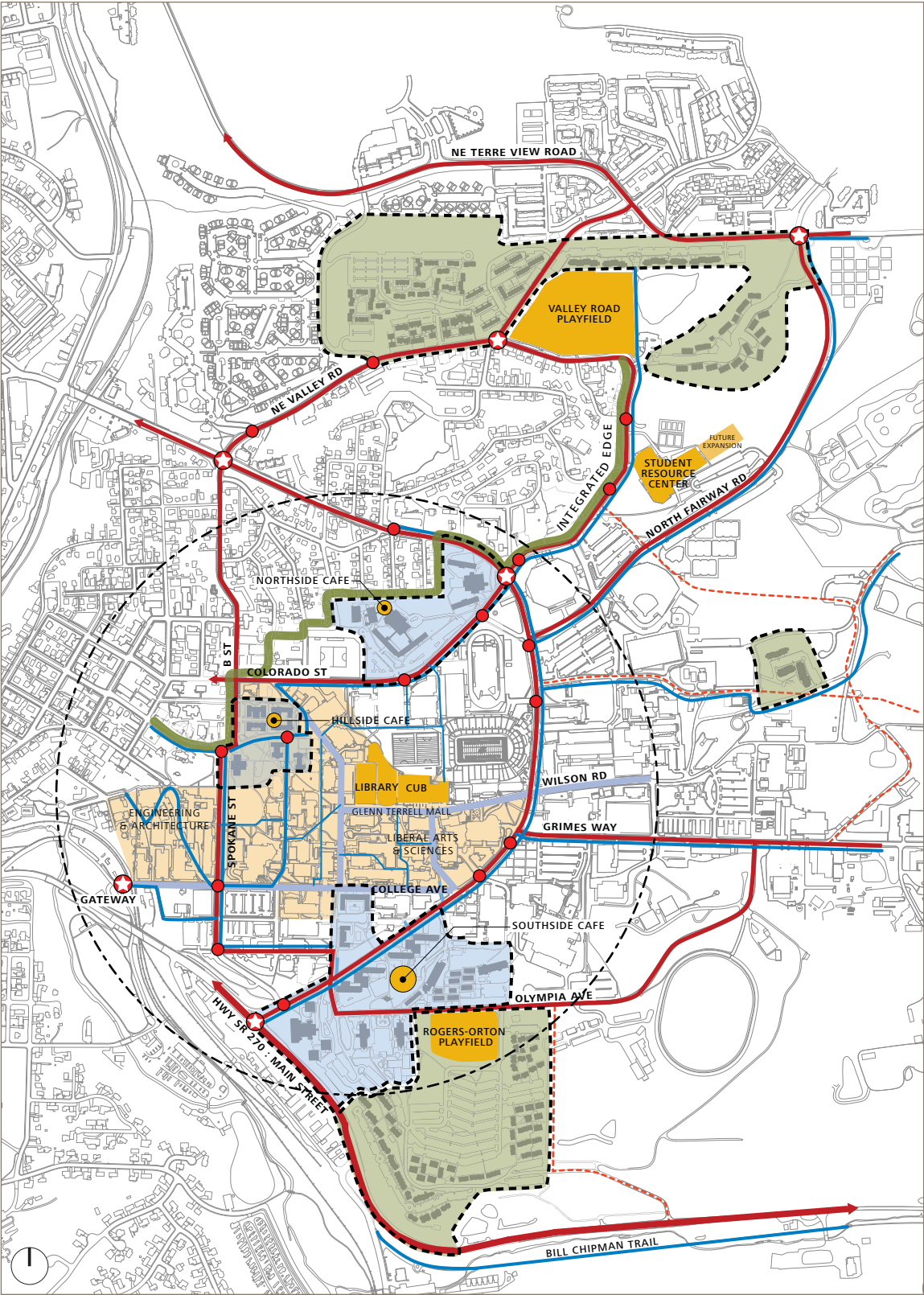
PEDESTRIAN MALLS

The campus master plan identifies a series of existing and proposed pedestrian malls that radiate from the campus core. The Terrell Mall next to the library and CUB is an example of an implemented pedestrian mall. The campus will implement additional malls as areas intensify within the core campus.

DAILY DESTINATIONS

Daily destinations for the campus population offer opportunities to engage students, faculty, staff, and visitors with each other and to make these users aware of the range of campus resources available to them. Such destinations include the library, the CUB, the Student Recreation Center, and general recreation fields.

Dining halls within the three residential districts serve as daily gathering points for students. The Hillside Café, due to its central location, serves a broader clientele, although this could be improved through better access and visibility. The other dining areas (Northside and Southside Cafés) are sited within the residential districts and do not readily announce their presence to anyone beyond the residents of those halls they immediately serve.



WSU CAMPUS:
2008 MASTER PLAN CONSIDERATIONS



PLANNING CONSIDERATIONS

Based on the goals of the campus master plan and site analysis, the residence hall and apartment districts can respond and contribute to the campus character and function.

CAMPUS GATEWAYS

Reinforce each campus gateway with landscape and building improvements. Add a gateway at the intersection of Orchard Drive and NE Valley Road. At the northeast corner of the North Apartments, maintain views to the pond and wetlands, a unique feature on the campus.

STRENGTHEN CONNECTIONS TO THE STREET

Locate buildings and design open spaces to reinforce student connections to the street. Emulate the buildings of the Hill community by creating a presence and character indicative of WSU Pullman. Strengthen the pedestrian and campus character of the street with a consistent building setback and a consistent tree-lined planting strip alongside ample sidewalks.

MINIMIZE OR ELIMINATE RESIDENTIAL DISTRICT PARKING

Land in and adjacent to the core is too precious to devote to parking, especially surface parking. Minimize or eliminate parking in these areas and use the available land for building and open space development to create a greater sense of place and increase residential offerings

in close proximity to the campus core. Develop a traffic demand strategy to manage the demand of student residents.

RECOGNIZE THE NATURAL FLOW OF STUDENTS

Provide routes of access into and through the housing areas, such as on the north side of the Northside district and from the South Apartments as residents move to and from the campus core.

LEARN FROM HISTORIC RESIDENTIAL BUILDINGS

Recognize that historic residential buildings on campus, such as Duncan Dunn and Stimson halls, exhibit characteristics that are emblematic of WSU Pullman. Their small, intimate scale, the courtyards they form, and the manner in which they engage the street with a clear sense of entry profess site planning principles that should be applied to future residential development patterns. Furthermore, the detailing of the historic buildings cannot be feasibly replicated today and should be retained for future generations.

USE OPEN SPACE TO FOSTER COMMUNITY

Use open space to create a focal and active point of interchange in each residential and apartment development. Activate the ground floors of proximate buildings to create opportunities for social interaction.

LEGEND

- District boundary
- Residence hall district
- Apartment district
- Residential facility
- Daily destination
- Primary vehicular circulation
- Pedestrian circulation
- Pedestrian mall
- Campus gateway

TAKE ADVANTAGE OF NEAR AND DISTANT VIEWS

Many of the existing residential developments do not take advantage of near and distant views. As an example, the interior organization of the housing units at Columbia Village do not promote views of the surrounding Palouse, a view unique to this area of Washington State.

MANAGE PARKING IN THE APARTMENTS

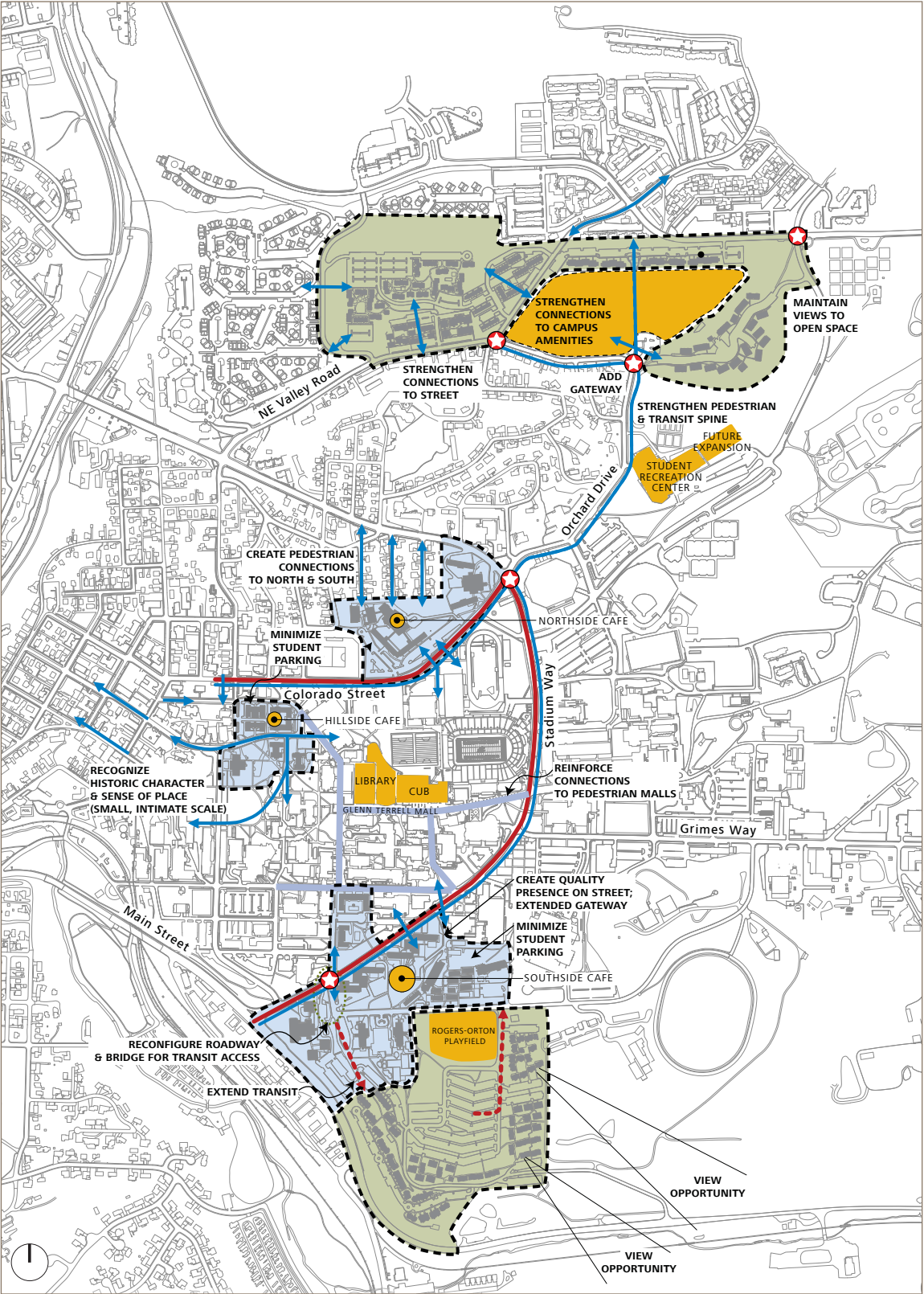
Develop a standard for parking allocations in the North and South Apartment areas. None exists today. Some areas, such as Steptoe and Nez Perce villages, are over-parked when one allocates one parking space per bed.

CREATE A COMMON FOCUS (HEART) FOR EACH RESIDENTIAL AREA

Create a common focus for each residential district and apartment complex through shared open space and shared ground floor uses. Open up these buildings to paths of travel to reinforce these connections. Provide a variety of shared spaces (outdoor and indoor) from active to passive.

MAKE PEDESTRIANS FIRST

Develop clear routes of pedestrian flows that are safe, functional, and beautiful. Separate cars and service from pedestrian paths. Screen and separate service areas.



WSU CAMPUS: PLANNING CONSIDERATIONS



CAMPUS PATTERNS

Based on the campus master plan and analysis of campus development, several campus patterns are worth embracing to develop the WSU campus’ unique sense of place:

TOPOGRAPHY

One of the key campus characteristics is the Palouse. The hills on campus, while creating challenges for handicap access, create unique relationships of buildings to open space, offer selected near views, and foster an intimate experiential scale.

ORTHOGONAL STREET GRID

The orthogonal street grid, with intervening streets that flow along the base of the hills, emphasizes the topographic character of the campus.

BUILDING ORIENTATION

The north-south or east-west orientation of the buildings emphasizes each site’s varying topography.

PRESENCE ON STREET

Historic buildings engage the street with their consistent proximity to the street.

CLARITY OF ENTRY

Locate and design new residential halls to have easily recognized points of entry.

SOUTH-FACING COURTYARDS

Wherever possible, create south-facing courtyards to capture the winter sun. Extend north-south building wings to shelter the outdoor space from southwesterly winter winds.

GROUND LEVEL CONNECTIONS

Promote inside and outside pedestrian flows by designing permeable buildings. Reinforce flows with active ground floor uses.

BRIDGES

Use bridges to connect buildings to the campus and to avoid pedestrian and vehicular conflicts. Create points for interaction along and adjacent to the bridges.

STAIRWAYS

Celebrate the dominance of stairways on campus. Create gathering areas adjacent to and on the stairways for students to meet and socialize.

SERVICE

Separate service drives from pedestrian routes. Screen trash receptacles, while making them accessible for recycling.

CAMPUS LANDSCAPE

TOPOGRAPHY

The WSU campus is significantly influenced by the unique Palouse landscape. The region’s topography, typified by smooth rolling hills formed by volcanic basalt deposits, airborne ash and sand, and glacial silt flows is memorable, scenic, and uniquely organic in character. Rounded hilltops and gullies create elaborate patterns in the landscape, resembling eddies of a brook or sand dunes.

Stands of conifers and poplars and small creeks punctuate the hill patterns and form natural boundaries, providing a visual indicator of the natural seasonal water flow. The farming in the area creates phases of color and texture that change with the seasons; the harvest season highlights the natural contour lines of the hills, as the combines carve through wheat, pea, and lentil fields. The lines that remain in the field stubble through the fall and winter months resemble the contour lines of topographic maps and contribute greatly to the three-dimensionality of the landscape.

The memorable Palouse landscape presents opportunities for the WSU campus development to embrace the local topography, culture, and history, allowing the region’s character to become part of the student experience and an iconic aspect of the campus landscape. At the same time, the lack of large areas of flat ground present challenges for accessibility, street and circulation, and erosion control design.

As a part of addressing the topography in the planning of new and renovated student housing complexes, the building’s relationship to the ground plays an important role in preserving the Palouse’s rolling character. In new developments, often the buildings are planned to be terraced into the landscape which allows on grade access at both front and back building entries. In other instances where an existing building’s finish floor elevations are pre-determined, the use of exterior bridges can connect buildings at significantly different finish floor entry points.

Interior elevators are also planned as a strategy to allow movement through various building levels, providing an entry/egress point at a different level than the entry point. In some cases, access with the use of stairs or ramps exceeding 5% are used, but usually as a last resort, again with the goal of preserving the rolling Palouse character.

PLANTINGS

In addition to topography considerations, native and ornamental planting concepts have been carefully considered to enhance the existing campus landscape character. The planning team has met with Campus Facilities staff to understand their newly revised planting and irrigation specifications, as well as overall goals for campus character. Generally, the strategy the long-range plan employs is to carefully select plant species for new planting areas, which can thrive the hot dry summers and cold windy winters of Pullman.

Shrub and planting areas are reserved for accent areas around building entries and courtyards, while larger areas of lawn create an open and academic feel and places for outdoor student gathering and learning. WSU has selected lawn seed mixes which can withstand the maintenance and water conservation strategy to allow the lawn areas to “brown out” or go dormant during the hot summer months.

TREE PRESERVATION

Extensive consideration for the preservation of many of the existing large trees which are in good health is a high priority in planning the long-range housing plan. New tree species that will be selected will be carefully chosen for their longevity, shade creation capacity, drought and cold tolerance, and wherever possible, they will be of a large enough mature size to allow for shade tree benefits for many years to come.

Placement of new tree plantings will be an important consideration to allow for the long-term success of each new tree, and allow it the opportunity to meet full maturity.

SECTION 4

FACILITY ASSESSMENT



ASSESSMENT PROCESS

Existing residence halls and apartment complexes were assessed to determine building condition . Assessment of each building occurred at one of three different levels, as determined by Washington State University.

ASSESSMENT LEVELS

- :: Level One consisted of a brief walk-through with minimal architectural assessment.
- :: Level Two consisted of a full architectural assessment.
- :: Level Three consisted of a full architectural assessment, with additional structural, seismic, mechanical and electrical assessment.

DETAILED ASSESSMENT

Buildings assessed in detail (Levels Two and Three), were evaluated in five key areas:

- :: Primary structure, including foundation system, column/exterior wall system, floor system and roof system
- :: Secondary structure, including interior walls and partitions, ceiling systems, window and door systems, and casework
- :: Service systems, including ventilation and cooling, heating, plumbing, and electrical
- :: Safety standards
- :: Building accessibility (ADA)

BUILDING RATING

Buildings were given a weighted numeric score for each key assessment area, based on condition. These scores were totalled to determine the building’s overall assessment rating.

Building ratings range from 0 to 100 points and fall into the following categories:

- :: 95-100 points: Satisfactory to excellent condition
- :: 75-94 points: Remodeling D (minor modernization of less than 25% of building replacement cost)
- :: 55-74 points: Remodeling C (modernization of 25-50% of building replacement cost)
- :: 35-54 points: Remodeling B (major modernization of 50-75% of building replacement cost)
- :: 0-34 points: Remodeling A or Replacement (full modernization / candidate for replacement with 75- over 100% of building replacement cost)

The condition of those buildings receiving a Level One evaluation has been expressed as a numeric range, as no detailed information was gathered for building systems.

SEISMIC ASSESSMENT

ASCE 31-03 is the current standard for the evaluation of existing structures. The analysis of ASCE 31-03 employs a three tier methodology. A Tier 1 analysis (the quick check methodology) was performed on the buildings that received a Level 3 assessment.

A Tier 1 analysis consists of primary and supplemental checklists composed of qualitative evaluation statements. The purpose of the checklists is to identify potential seismic deficiencies.

The structural assessment deals primarily with the risks associated with one peril (hazard), that of earthquake, although gravity forces are also considered. Personal property and economic losses are not considered. The scope of the assessment review is limited to the following:

- :: Building walk-through with visual observations of the main structure
- :: Review of available existing plans for the building
- :: Tier 1 seismic evaluation of the structure based on ASCE 31-03, Seismic Evaluation of Existing Buildings
- :: Identification of seismic hazards or deficiencies/issues which do not meet the life-safety objective of the evaluation

All deficiencies noted were found from a review of the available drawings and a brief building walk-through. Many structural conditions are hidden from observation within the building due to architectural finishes. Prior to any major renovation, a Tier 2 evaluation and structural investigation should be performed.

The level of seismicity in Pullman, Washington region is defined as moderate by the ASCE 31 evaluation standard, and the buildings receiving a Level Three assessment have been evaluated to a life-safety level of performance.

MECHANICAL, PLUMBING, AND ELECTRICAL ASSESSMENT

For buildings receiving a level three assessment, mechanical, plumbing, and electrical systems received a more in-depth analysis.

Mechanical heating, ventilation, and air conditioning (HVAC) system assessments have taken the following elements into account: controls, heating, cooling, ventilation and exhaust.

Plumbing system assessments have taken the following elements into account: domestic water, storm drain, sanitary sewer, plumbing fixtures, and fire protection systems.

Electrical and signal system assessments have taken the following elements into account: service and distribution, emergency power, distribution, grounding, branch circuits, interior lighting, fire alarm, telephone/data, and security systems.

SUBJECTIVE ASSESSMENT

In addition to the ‘objective’ numerical ratings provided by the facility assessments, subjective considerations were also taken into account as part of the assessment process.

- Subjective considerations included:
- :: Role of historic buildings on campus
 - :: Tradition and culture of the facility for WSU students
 - :: Contribution to the history and culture of WSU and residence life

PROGRAMMATIC ASSESSMENT

Residence halls that have not been refurbished or modernized in the last decade were evaluated for their ability to physically accommodate programmatic modifications. In order to determine this type of programmatic flexibility, test-fit diagrams were developed to determine each building’s appropriate density, as well as its ability to incorporate desired amenities and common areas.

In conjunction with the findings from the student survey, added amenities were considered when evaluating each building, including:

- :: Common lounges and recreation rooms
- :: Active and quiet lounges on every floor, including community kitchens and laundry rooms with a 1:12 ratio
- :: Student storage, building storage and bike storage

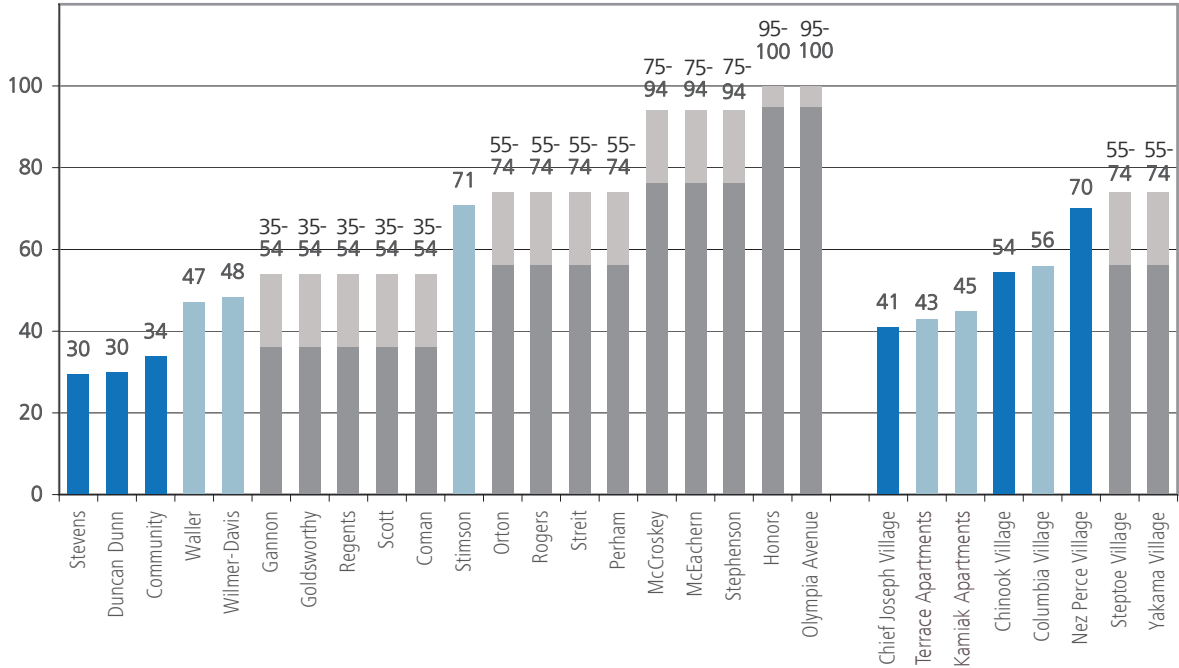
A diverse set of options for unit types was also taken into account, including single and double occupancy rooms with a higher bed to bath ratio, as well as options for suite style rooms with private, or semi-private, bathrooms.

More amenities and greater options for privacy are intended to attract and retain students, including upper division students currently opting to live off campus.

All building test-fit diagrams are included in Volume 2, Appendix B.

LEGEND

- Level 1 Assessment
- Level 2 Assessment
- Level 3 Assessment
- Point Range



SUMMARY OF FINDINGS

FACILITY ASSESSMENT FINDINGS

The 20 residence halls and nine apartment complexes on campus vary dramatically in condition, primarily due to a broad range in age. More detailed information about the age, size, and construction type of each building can be found in the assessment summaries on the following pages and in Volume 2, Appendix F.

The charts at right illustrate assessment levels and building ratings for each residential facility. Three residence hall facilities are candidates for either replacement or full modernization: Community, Duncan Dunn, and Stevens Halls. Other facilities that are candidates for a similar level of intervention include: Waller, Wilmer-Davis, Gannon, and Goldsworthy.

Honors and McCroskey halls both received modernization in 2001. Stephenson Hall was refurbished in 2008-2009 and McEachern Hall in 2009. Olympia Avenue was constructed in 2009. Refurbishment was completed, subsequent to this facility assessment, at Scott, Coman, and the Regents complex in 2010.

Kamiak, Terrace, and Chief Joseph Village apartments are all candidates for either replacement or major modernization.

Kruegel, McAllister, and Valley Crest were not assessed, as Kruegel-McAllister is currently not part of the existing housing inventory and Valley Crest was not considered to be part of the future housing inventory.

WSU HOUSING	ASSESSMENT AREA					WEIGHTED SCORE	BUILDING RATING
	PRIMARY STRUCTURE	SECONDARY STRUCTURE	SERVICE SYSTEMS	SAFETY STANDARDS	ADA STANDARDS		
Residential Halls							
Stevens	16.8	6.0	4.7	2.0	0.0	29.5	Full Modernization
Duncan Dunn	18.2	6.0	4.7	1.0	0.0	29.9	Full Modernization
Community	22.4	5.4	4.7	1.0	0.0	33.5	Full Modernization
Waller	28.0	5.7	9.4	2.5	1.0	46.6	Major Modernization
Wilmer-Davis	24.5	7.3	10.6	3.5	2.5	48.4	Major Modernization
Gannon	-	-	-	-	-	35-54	Major Modernization
Goldsworthy	-	-	-	-	-	35-54	Major Modernization
Regents	-	-	-	-	-	35-54	Major Modernization
Scott	-	-	-	-	-	35-54	Major Modernization
Coman	-	-	-	-	-	35-54	Major Modernization
Stimson	31.5	9.4	22.8	4.0	2.5	70.2	Modernization
Orton	-	-	-	-	-	55-74	Modernization
Rogers	-	-	-	-	-	55-74	Modernization
Streit	-	-	-	-	-	55-74	Modernization
Perham	-	-	-	-	-	55-74	Modernization
McCroskey	-	-	-	-	-	75-94	Minor Modernization
McEachern	-	-	-	-	-	75-94	Minor Modernization
Stephenson	-	-	-	-	-	75-94	Minor Modernization
Honors	-	-	-	-	-	95-100	Satisfactory/Excellent
Olympia Avenue	-	-	-	-	-	95-100	Satisfactory/Excellent
Apartment Complexes							
Chief Joseph Village	20.3	6.1	13.3	1.5	0.0	41.2	Major Modernization
Terrace Apartments	27.3	6.9	7.2	1.5	0.0	42.9	Major Modernization
Kamiak Apartments	26.6	6.7	7.2	1.5	3.0	45.0	Major Modernization
Chinook Village	25.2	7.3	17.2	1.5	3.0	54.2	Major Modernization
Columbia Village	32.2	8.3	14.0	1.5	0.0	56.0	Modernization
Nez Perce Village	36.4	9.9	17.2	1.5	5.0	70.0	Modernization
Steptoe Village	-	-	-	-	-	55-74	Modernization
Yakama Village	-	-	-	-	-	55-74	Modernization

PROGRAMMATIC ASSESSMENT FINDINGS

Test-fit diagrams were developed by the project team to evaluate potential bed capacities for relevant buildings and to understand what, if any, limitations might be placed on unit configuration and mix by existing floorplate dimensions. In addition, shared amenities such as lounges, study areas, kitchens and enhanced laundry facilities were incorporated into each test layout.

Test-fit diagrams were completed based on two methodologies:

:: To the greatest extent possible, match both unit type mix and unit sizes found at Olympia Avenue

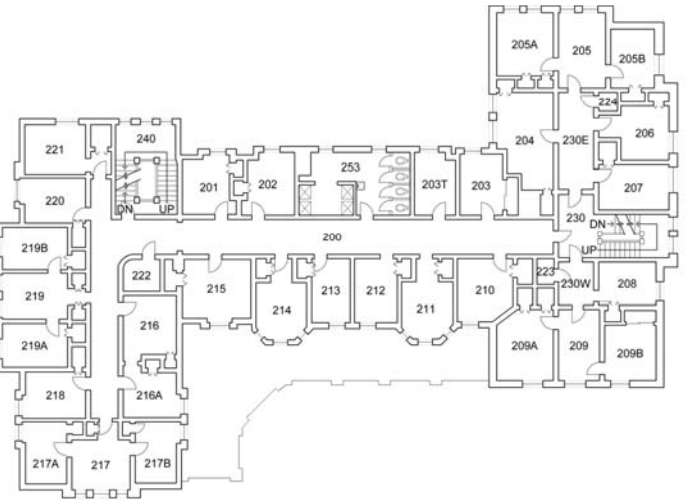
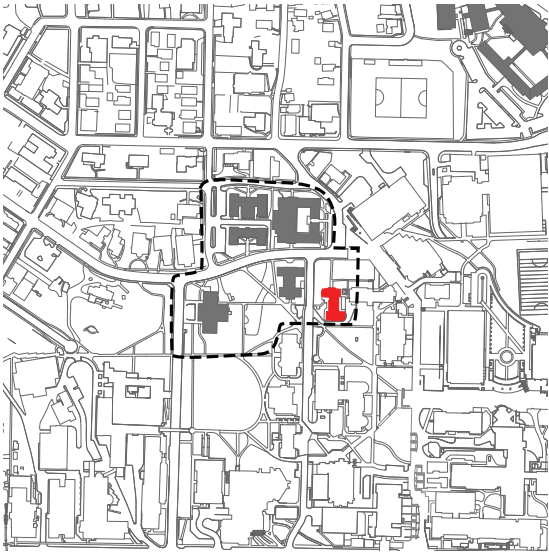
:: Maximize the bed capacity of each building within the following parameters: maintain existing partition locations to the greatest extent possible, while applying the square foot per bed standard established at Olympia Avenue

Both approaches result in a substantial reduction in bed count (decompression). This reduction is primarily due to a larger allocation of space per bed than currently exists in the plan tested facilities. With regard to the “maximize capacity” approach, the square foot per bed standard established by Olympia Avenue required a conversion of rooms, currently used as doubles, to single occupancy, resulting in a higher reduction in bed count in the existing facilities studied.

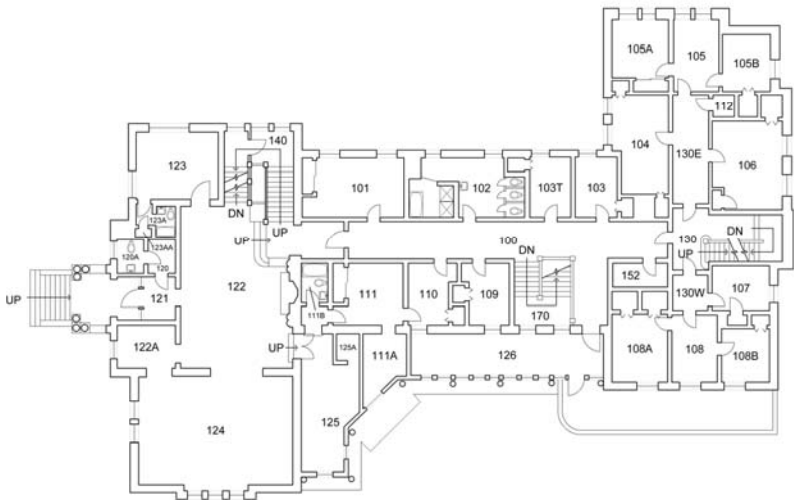
Building test fit diagrams are included in Volume 2, Appendix B.

Residence Hall	Existing Beds	Renovation: Olympia Mix	Renovation: Max. Capacity
Stevens	77	74	74
Duncan Dunn	0	85	105
Community	91	68	63
Waller	150	111	133
Wilmer-Davis	216	153	143
Gannon	295	165	133
Goldsworthy	291	165	133
Regents	394	276	344
Scott	139	90	113
Coman	139	90	113
Stimson	187	187	187
Orton	256	263	208
Rogers	334	271	216
Streit	298	155	144
Perham	300	160	145
Total Beds	3,167	2,313	2,254

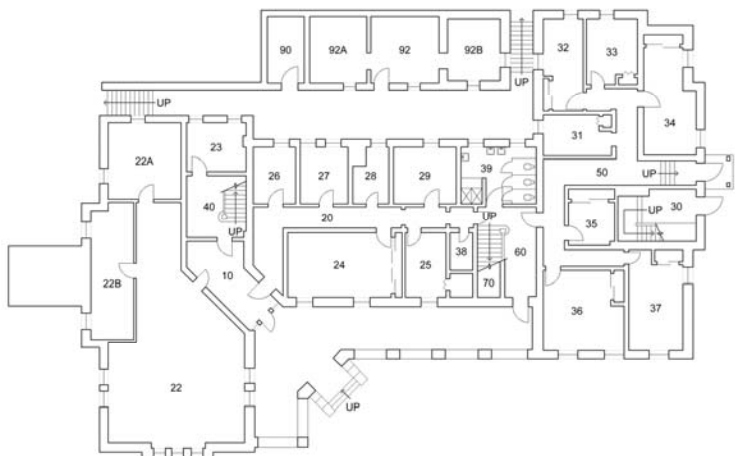
Note: The chart above and the total bed counts listed do not include all residence halls, only the ones that were plan tested.



EXISTING TYPICAL / SIMILAR UPPER FLOOR PLAN (FLOORS 2-3): STEVENS



EXISTING FIRST FLOOR PLAN: STEVENS



EXISTING GROUND FLOOR PLAN: STEVENS

STEVENS HALL

Assessment Level: 3

Assessment Rating: 30 (Full Modernization)

A Level Three assessment was performed on Stevens Hall, which is located in the heart of the campus at the southeast corner of the Hillside District. The original four-story building was built in 1895. It is constructed of unreinforced masonry (URM) and timber bearing walls, with the roof and attic floor constructed of stick-framed timber rafters. The exterior materials are split-stone rubble masonry at the ground floor, red brick masonry at the first floor and portions of the second floor, with cedar shingle veneer above. The residence hall is approximately 25,700 square feet with 77 beds. Stevens Hall is a women's only residence with single and double rooms, and community bathrooms.

PRIMARY STRUCTURE

The structural framing systems show no signs of significant deterioration and remain adequate to support the gravity loads associated with current use.

- :: Exterior masonry walls have many areas of poor mortar
- :: Cedar shingles were replaced in 1993 and are curling; the roof on the one-story outbuilding is in very poor condition

The type and severity of the seismic deficiencies found are typical for a building of this age and type.

- :: Mix of masonry and timber lateral systems at the upper stories creates a "soft story" condition
- :: Masonry deterioration is present
- :: Inadequate connections between timber diaphragms and exterior masonry walls, for both in-plane and out-of-plane seismic forces

SECONDARY STRUCTURE

- :: Interior plaster walls appear to be in fair condition, with cracks noted on the upper level
- :: Interior paint is in fair condition
- :: Ceilings are in poor to fair condition
- :: Flooring is in poor condition
- :: Single-pane windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors are in fair condition, but do not have ADA compliant hardware
- :: Casework located in the kitchen on the main floor is in poor condition

SERVICE SYSTEMS

There is no existing central heating, ventilation and air conditioning (HVAC) control system. The building is heated using radiators and low-pressure steam.

- :: Domestic heating water controls are in poor condition
- :: Radiator control valves appear to have been replaced and are in fair to good condition
- :: Unit steam radiators are original equipment and have multiple layers of paint
- :: Piping appears to be original to the building and is expected to be in poor condition

There is no cooling system. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: Bathroom fans and ductwork are in fair condition, but are installed in occupied spaces and are unsightly
- :: Domestic water heater is in poor condition

- :: Domestic hot and cold water system appears to be in very poor condition
- :: Most waste and vent piping is not visible, but appears to be original and would require full replacement
- :: Toilet and shower fixtures have reached the end of their useful life

The electrical distribution system was replaced in 1995 and no additional capacity was provided.

- :: Interior light luminaires do not meet current energy efficiency standards
- :: Emergency lighting levels are in need of improvement

SAFETY STANDARDS

An automatic fire sprinkler system is installed throughout the building. The fire protection system appears to be a combination of welded and mechanical couplings, is generally in good condition, and appears to be in compliance with current codes.

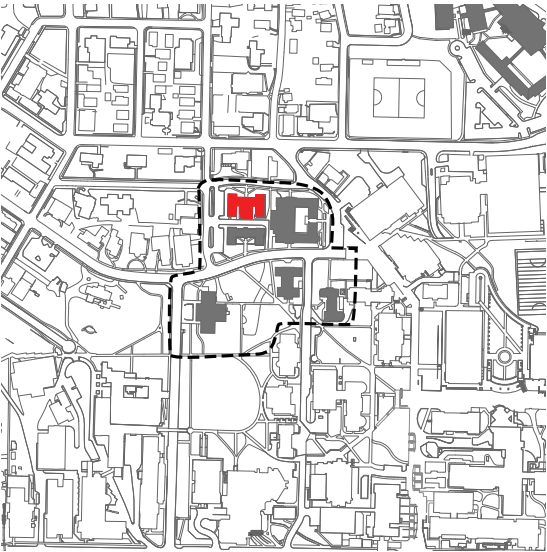
- :: Emergency power system does not provide backup power if utility power is lost
- :: Fire alarm system and input devices are dated
- :: There is no security system or card-swipe access control to the building

BUILDING ACCESSIBILITY

The existing facility is not ADA compliant.

PROGRAMMATIC ASSESSMENT

Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



DUNCAN DUNN HALL

Assessment Level: 3

Assessment Rating: 30 (Full Modernization)

A Level Three assessment was performed on Duncan Dunn Hall which is located in the heart of the campus at the northwest corner of the Hillside District. The original four-story building was built in 1926. The floor system is reinforced concrete with joists typically clear spanning to the exterior unreinforced brick masonry bearing walls. The residence hall is approximately 33,100 square feet with 107 beds. Duncan Dunn is a men’s only residence comprised of single and double rooms with community bathrooms. The building was taken off-line in 2009 due to plumbing and piping system failures.

PRIMARY STRUCTURE

The structural framing systems shows no signs of significant deterioration and remain adequate to support the gravity loads associated with current use.

- :: Slight deterioration and erosion of both brick and mortar is apparent throughout the building
- :: Structural conditions ranges from good to adequate throughout and appears to be well maintained for a building of its age and type
- :: Copper and bituminous roofs are in poor condition
- :: Chimney and cupola appear to be in poor condition

The type and severity of the seismic deficiencies found are typical for a building of this age and type.

- :: High stresses in the lateral wall elements in both primary directions supporting the roof and floors
- :: Inability for the diaphragm connections to resist full out-of-plane forces

SECONDARY STRUCTURE

- :: Interior plaster walls are in poor to fair condition
- :: Paint is in poor to fair condition
- :: Ceilings are in poor to fair condition
- :: Flooring is in poor condition
- :: Single-pane windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors are in poor condition and do not have ADA compliant hardware
- :: Casework located in the kitchen on the lower floor is in poor condition

SERVICE SYSTEMS

The existing heating, ventilation, and air conditioning (HVAC) control system is pneumatic with manual valves. The building is heated using radiators and low pressure steam. The controls air compressor is located in the basement of Duncan Dunn and serves Duncan Dunn, Community, and Wilmer-Davis.

- :: Domestic heating water controls are in poor condition
- :: Radiator control valves appeared to have been replaced and were in fair to good condition
- :: The unit steam radiators are original equipment and have multiple layers of paint
- :: The piping appears to be original to the building and is in poor condition

There is no existing cooling system. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: The bathroom fans and ductwork are in fair condition, but are installed in the occupied spaces and are unsightly
- :: Domestic water heater is in poor condition

- :: Domestic hot and cold water system appear to be in very poor condition
- :: Most waste and vent piping is not visible, but appears to be original and would require full replacement
- :: Toilet and shower fixtures have reached the end of their useful life

The electrical distribution system was upgraded in 1998 and no additional capacity was provided.

- :: Panel boards (installed in 1998) are in good condition
- :: Interior light luminaires are not current with present energy efficiency standards
- :: Emergency lighting levels need to be improved

SAFETY STANDARDS

An automatic fire sprinkler system is installed throughout the building. The fire protection system appears to be a combination of welded and mechanical couplings and is generally in good condition and appears to be in compliance with current codes.

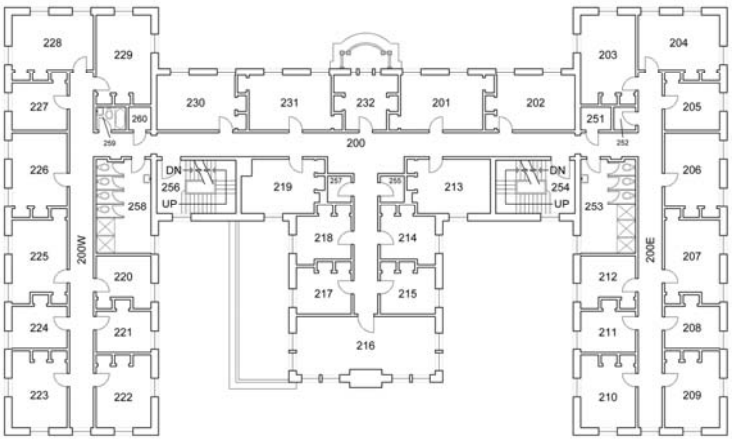
- :: Emergency power system does not provide any backup power if utility power is lost
- :: Fire alarm system and input devices are dated
- :: There is no security system or card-swipe access control to the building

BUILDING ACCESSIBILITY

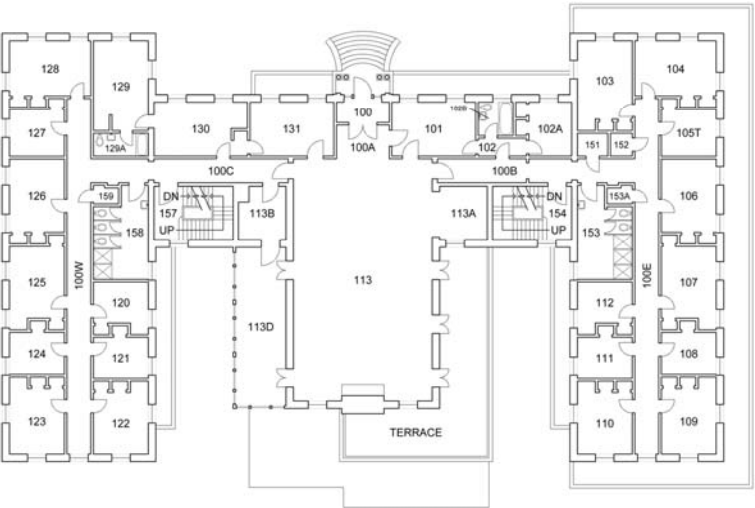
The existing facility is not ADA compliant.

PROGRAMMATIC ASSESSMENT

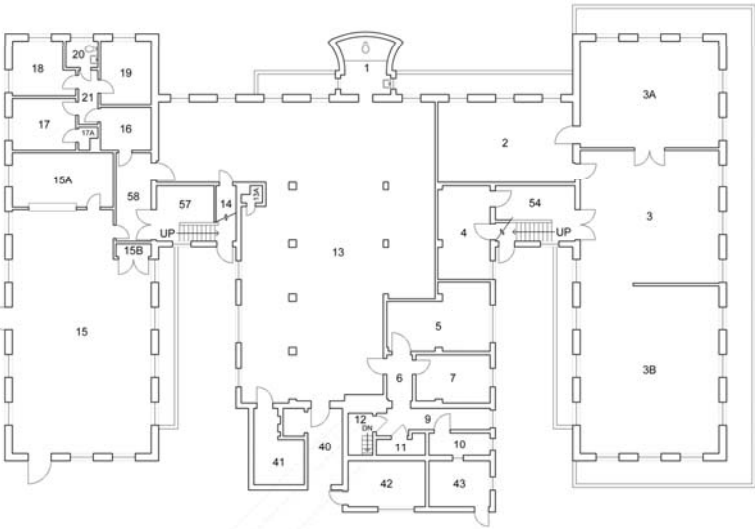
Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



EXISTING TYPICAL / SIMILAR UPPER FLOOR PLAN (FLOORS 2-3): DUNCAN DUNN

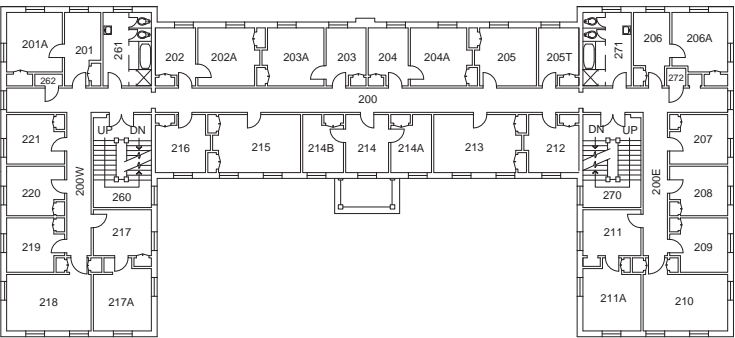
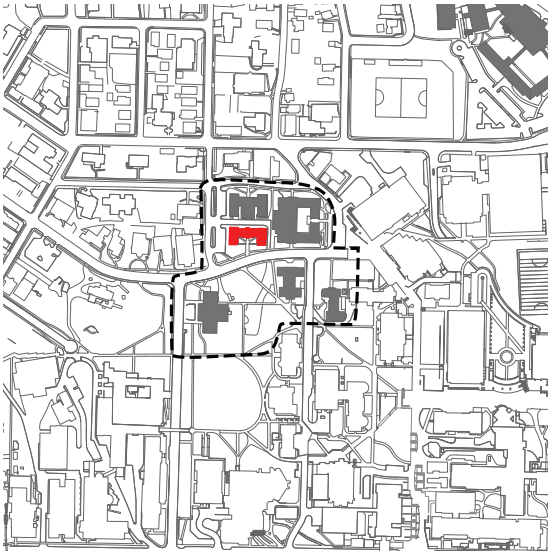


EXISTING FIRST FLOOR PLAN: DUNCAN DUNN



EXISTING GROUND FLOOR PLAN: DUNCAN DUNN





EXISTING TYPICAL / SIMILAR UPPER FLOOR PLAN (FLOORS 2-3): COMMUNITY

COMMUNITY HALL

Assessment Level: 3

Assessment Rating: 34 (Full Modernization)

A Level Three assessment was performed on Community Hall, which is located in the heart of the campus at the northwest corner of the Hillside District. The original four-story building was built in 1921. The floor system is comprised of timber floor sheathing over timber joists, which span between interior timber-framed bearing walls and the exterior unreinforced brick masonry bearing walls. The residence hall is approximately 23,400 square feet, with 91 beds. Community Hall is a women's only residence with single and double rooms, and community bathrooms.

PRIMARY STRUCTURE

The structural framing systems show no signs of significant deterioration and remain adequate to support the gravity loads associated with the current use.

- :: Exterior mortar is in good condition with very few areas of mortar loss noted
- :: New asphaltic composition laminated shingle roof was installed in 2004 and appears to be in good condition

The type and severity of the seismic deficiencies found are typical for a building of this age and type.

- :: Inadequate connections between the timber diaphragms and the exterior masonry walls for both in-plane and out-of-plane seismic forces
- :: Masonry chimney on the south end of the building protrudes above the roof line significantly and can be considered a collapse hazard during a seismic event

SECONDARY STRUCTURE

- :: Interior plaster walls are in poor to fair condition
- :: Interior paint is in good condition
- :: Ceilings are in poor to fair condition
- :: Flooring is in poor condition
- :: Single-pane windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors are in poor condition and do not have ADA compliant hardware
- :: Built in benches in entry commons are in fair condition

SERVICE SYSTEMS

The existing heating, ventilation, and air conditioning (HVAC) control system is pneumatic with manual valves. The building is heated using radiators and low pressure steam. The controls air compressor is located in the basement of Duncan Dunn and also serves Community and Wilmer-Davis.

- :: Domestic heating water controls are in fair condition
- :: Radiator control valves appeared to have been replaced and were in fair to good condition
- :: Unit steam radiators are original equipment and have multiple layers of paint
- :: Piping appears to be original to the building and would be expected to be in poor condition

There is no existing cooling system. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: Bathroom fans appear to be in fair condition, but are installed in occupied spaces and are unsightly; they are also undersized for proper ventilation
- :: Domestic hot and cold water system appears to be in very poor condition

- :: Domestic water heater is in poor condition
- :: Most waste and vent piping is not visible, but appears to be original and would require full replacement
- :: Plumbing fixtures have reached the end of their useful life

The electrical distribution system was replaced in 1998 and no added capacity was provided.

- :: Panel boards (installed in 1998) are in good condition, and can be kept if the service voltage remains 240/120V.
- :: Interior light luminaires are not current with present energy efficiency standards
- :: Emergency lighting levels need to be improved

SAFETY STANDARDS

An automatic fire sprinkler system is installed throughout the building. The fire protection system appears to be a combination of welded and mechanical couplings and is generally in good condition and appears to be in compliance with current codes.

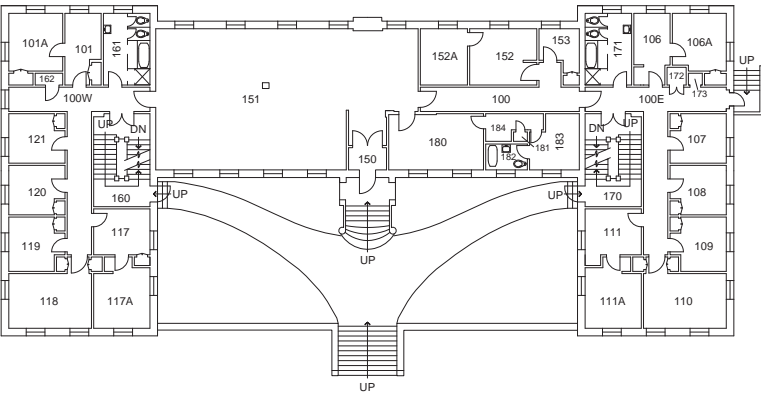
- :: Emergency power system does not provide any backup power if utility power is lost
- :: Fire alarm system and input devices are dated
- :: There is no security system or card-swipe access control to the building.

BUILDING ACCESSIBILITY

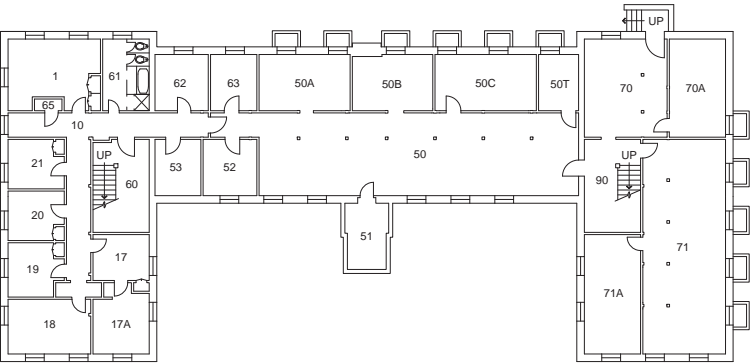
The existing facility is not ADA compliant.

PROGRAMMATIC ASSESSMENT

Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.

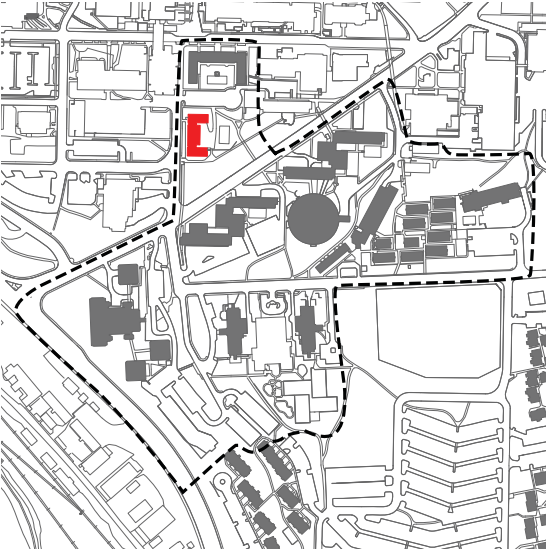


EXISTING FIRST FLOOR PLAN: COMMUNITY



EXISTING GROUND FLOOR PLAN: COMMUNITY





WALLER HALL

Assessment Level: 2

Assessment Rating: 47 (Major Modernization)

A Level Two assessment was performed on Waller Hall, which is located toward the northern edge of the Southside District. The original four-story building was built in 1935, with an additional story added subsequently. The exterior material is red brick masonry. The residence hall is approximately 40,400 square feet, with 150 beds. Waller Hall is a men’s only residence with single and double rooms, and community bathrooms.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Waller Hall, a comprehensive structural review was not performed. However, the following observations were noted:

The building construction appears to be concrete floors and foundation walls, with wood in-fill framing, and masonry brick veneer.

- :: Brick appears to be in fair condition, with minor re-pointing, sealing, and cleaning recommended
- :: There are visual cracks in the south foundation wall with minor cracking along the west elevation
- :: Concrete roof shingles are brittle and roof has outlived its serviceable life, according to the 2009 WSU Residential Building Roof Study
- :: Internal gutters and the downspouts are damaged and appear to be in poor shape

SECONDARY STRUCTURE

- :: Interior plaster walls are in poor to fair condition
- :: Interior paint is in good condition
- :: Ceilings are in poor condition
- :: Flooring is in poor condition
- :: Single-pane windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors are in fair condition, but do not have ADA compliant hardware
- :: Built-in benches are in fair condition and could be refinished
- :: Metal toilet partitions are rusting

SERVICE SYSTEMS

Since a Level Two assessment was performed on Waller Hall, a comprehensive service systems review was not performed. However, the following observations were noted:

There is no existing central HVAC (heating, ventilation, and air conditioning) control system. The building is heated using radiators and low pressure steam.

- :: The unit steam radiators appear to be original and have multiple layers of paint

There is no existing cooling system. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: Exhaust fans have been added in the bathrooms, however, they are installed in the occupied spaces and are unsightly
- :: Toilet and shower fixtures have reached the end of their useful life
- :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

SAFETY STANDARDS

Since a Level Two assessment was performed on Waller Hall, a comprehensive safety standard review was not performed. However, the following observations were noted:

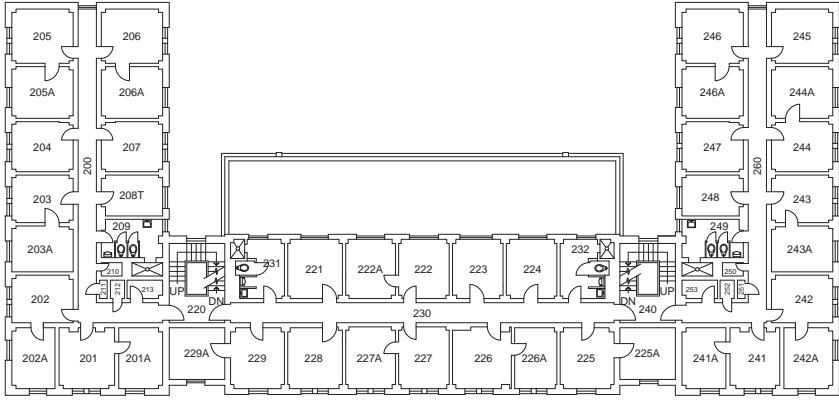
- :: Automatic fire sprinkler system is installed throughout the building
- :: There is no card-swipe access control to the residence hall

BUILDING ACCESSIBILITY

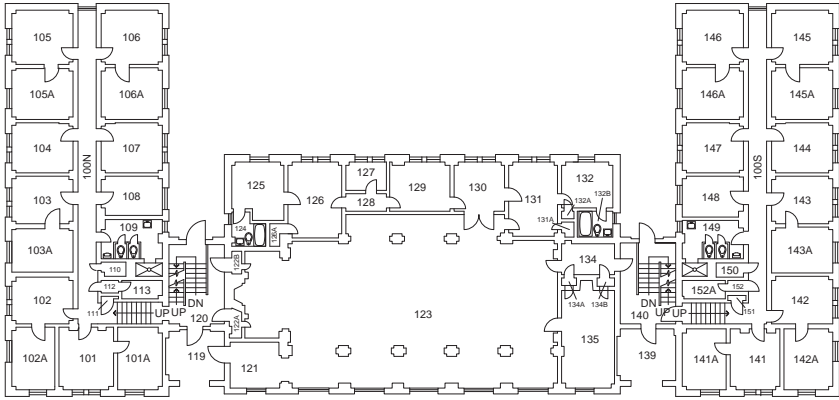
The existing facility is not ADA compliant.

PROGRAMMATIC ASSESSMENT

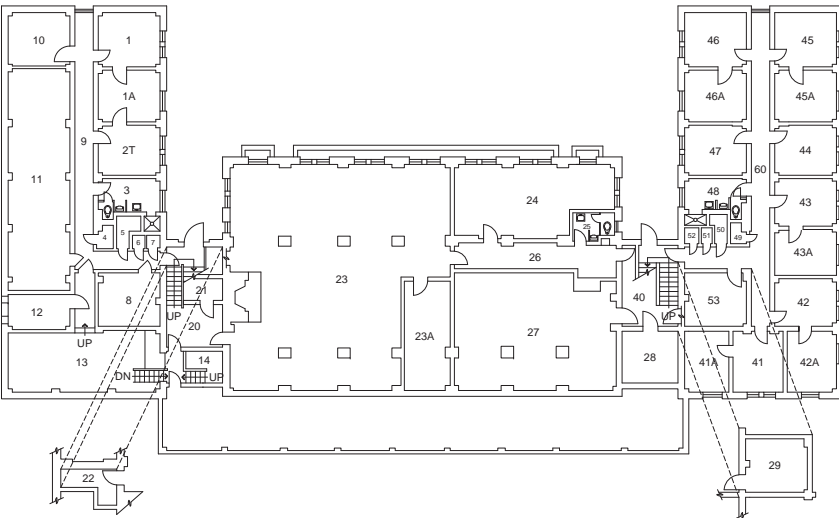
Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



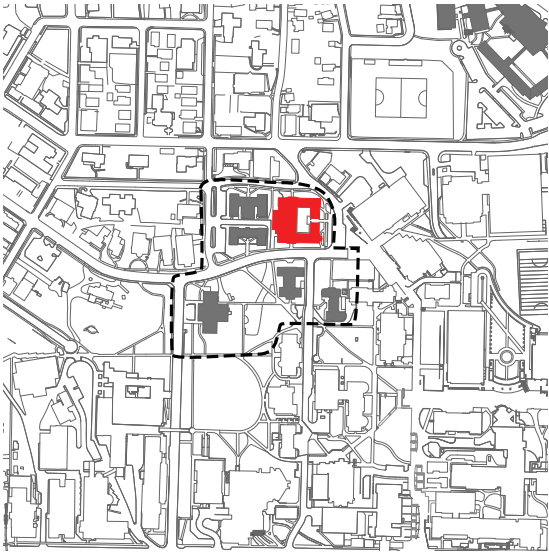
EXISTING TYPICAL / SIMILAR UPPER FLOOR PLAN (FLOORS 2-4): WALLER



EXISTING FIRST FLOOR PLAN: WALLER



EXISTING GROUND FLOOR PLAN: WALLER



WILMER-DAVIS HALL

Assessment Level: 2

Assessment Rating: 48 (Major Modernization)

A Level Two assessment was performed on Wilmer-Davis Hall, which is located in the heart of the campus at the northeast corner of the Hillside District. The original building was built in 1937 and is six stories, including a partial basement for food service and a partial central top story with gambrel roof and dormers. The exterior material is red brick masonry. The residence hall is approximately 83,400 square feet, with 216 beds. Wilmer-Davis Hall is a women’s only residence with single and double rooms, and community bathrooms. It also houses the recently modernized Hillside Cafe, which was not assessed.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Wilmer-Davis Hall, a comprehensive structural review was not performed. However, the following observations were noted:

The building construction appears to be concrete floors and foundation walls, with wood framing, and masonry brick veneer above.

- :: Brick appears to be in fair condition with isolated locations show mortar loss and with large open mortar joints in the chimney; minor re-pointing, sealing, and cleaning of the brick is recommended
- :: Wood soffits and cornices are in poor condition
- :: Internal gutters and the downspouts appear to be failing

- :: Concrete shingle roof has outlived its serviceable life; lower EPDM (ethylene propylene diene monomer) roofs are in fair condition, according to the 2009 WSU Residential Building Roof Study
- :: There are signs of minor water intrusion into the building at the flat roof structure

SECONDARY STRUCTURE

- :: Interior plaster walls are in poor to fair condition
- :: Interior paint is in fair to good condition
- :: Ceilings are in poor condition; many show water damage
- :: Flooring is in poor condition (with the exception of the wood floor in the common lounges, which could be refinished)
- :: Single-pane windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors are in fair condition but do not have ADA compliant hardware
- :: Metal toilet partitions are rusting

SERVICE SYSTEMS

Since a Level Two assessment was performed on Wilmer-Davis Hall, a comprehensive service systems review was not performed. However, the following observations were noted:

- There is no existing central heating, ventilation, and air conditioning (HVAC) control system. The building is heated using radiators and low pressure steam.
- :: The unit steam radiators appear to be original and have multiple layers of paint
 - :: The ground floor is excessively warm, possibly due to steam tunnels running directly under the building

There is no existing cooling system, however the recreation lounge located in the basement has window-mounted A/C units to help alleviate the excessive warmth of this area. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: Exhaust fans have been added in the bathrooms; they are retrofitted at the windows and are unsightly
- :: Toilet and shower fixtures are worn and most likely are not water efficient
- :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

SAFETY STANDARDS

Since a Level Two assessment was performed on Wilmer-Davis Hall, a comprehensive safety standard review was not performed. However, the following observations were noted:

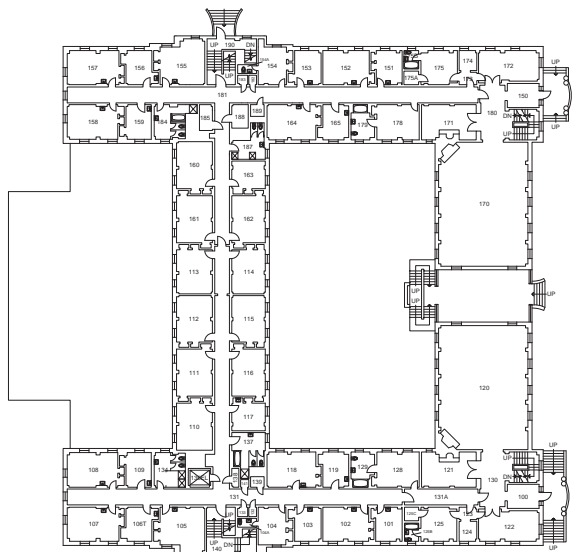
- :: Automatic fire sprinkler system is installed throughout the building
- :: There is no card-swipe access control to the residence hall

BUILDING ACCESSIBILITY

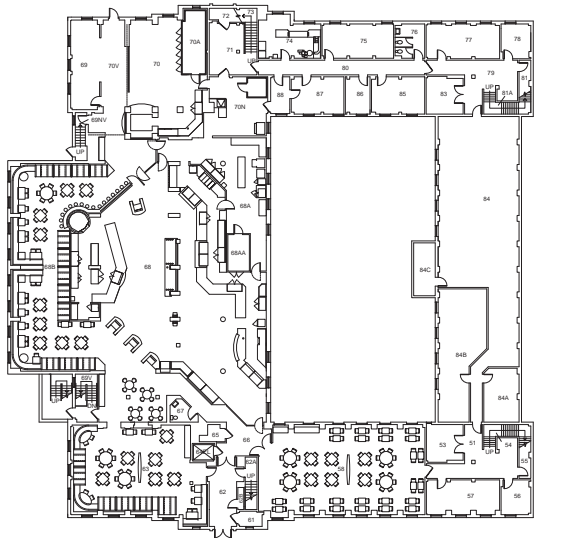
An elevator has been added to the building but is for staff use only. The existing facility is not completely ADA compliant.

PROGRAMMATIC ASSESSMENT

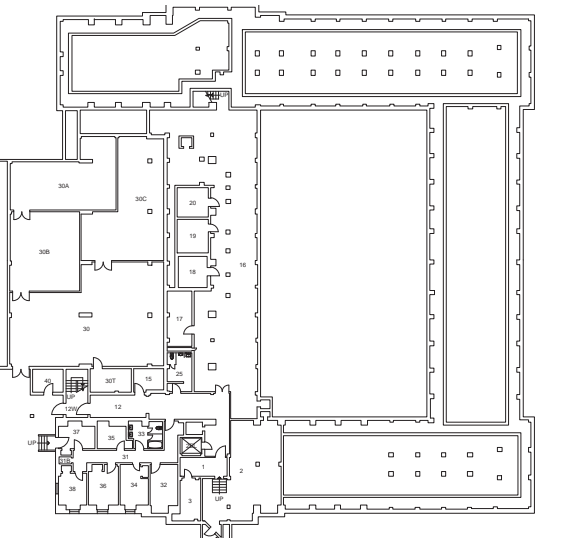
Building test fit diagrams were completed to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



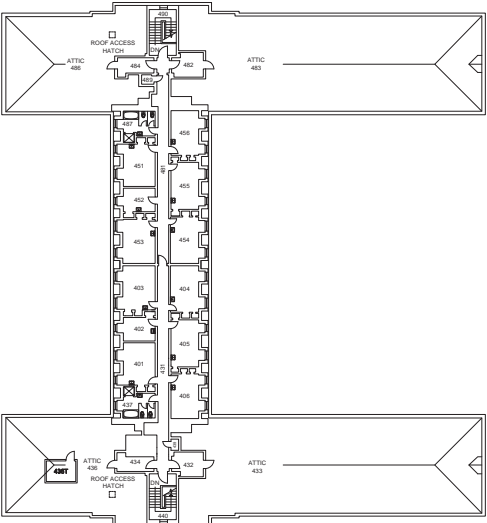
EXISTING FIRST FLOOR PLAN: WILMER-DAVIS



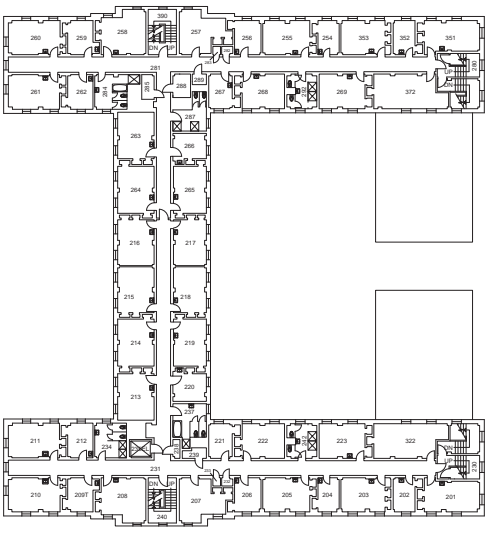
EXISTING GROUND FLOOR PLAN: WILMER-DAVIS



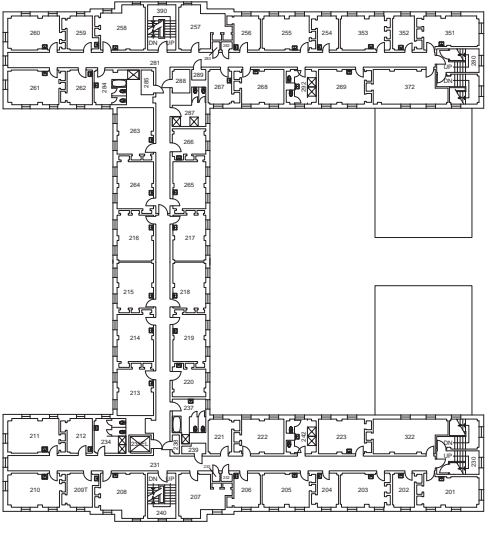
EXISTING BASEMENT FLOOR PLAN: WILMER-DAVIS



EXISTING FOURTH FLOOR PLAN: WILMER-DAVIS



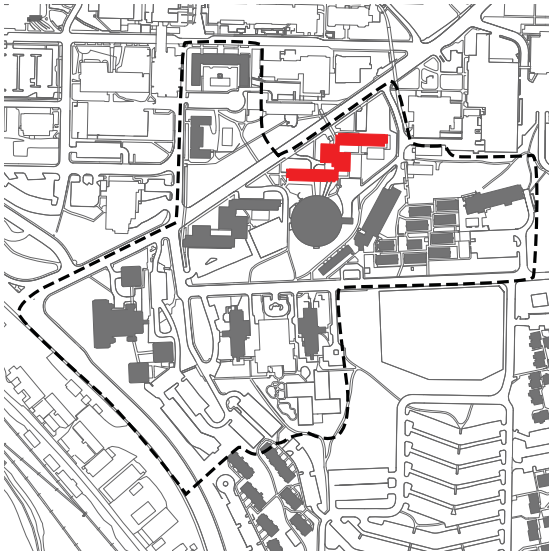
EXISTING THIRD FLOOR PLAN: WILMER-DAVIS



EXISTING SECOND FLOOR PLAN: WILMER-DAVIS



EXISTING BASEMENT FLOOR PLAN: WILMER-DAVIS
NTS



GANNON / GOLDSWORTHY HALLS

Assessment Level: 1
Assessment Rating Range: 35-54
(Major Modernization)

A Level One assessment was performed on Gannon and Goldsworthy halls, which are located at the northern edge of the Southside District, adjacent to Stadium Way. The original seven-story concrete-framed towers, connected by a two-story structure with shared common spaces, were built in 1961. The residence hall complex is approximately 124,100 square feet. Gannon Hall is approximately 52,800 square feet with 295 beds, and Goldsworthy Hall is approximately 56,100 square feet with 291 beds. Gannon and Goldsworthy residence halls are co-ed facilities comprised of single and double rooms with community bathrooms.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

- Exterior walls are concrete-formed construction.
- :: Minor spalling of concrete is occurring at exterior column edges
 - :: Exterior paint is in poor to fair condition; paint is peeling at exterior columns in covered ball court area
 - :: Coping appears to be in poor condition
 - :: The built-up roofing systems are showing significant signs of imminent failure, according to the 2009 WSU Residential Building Roof Study

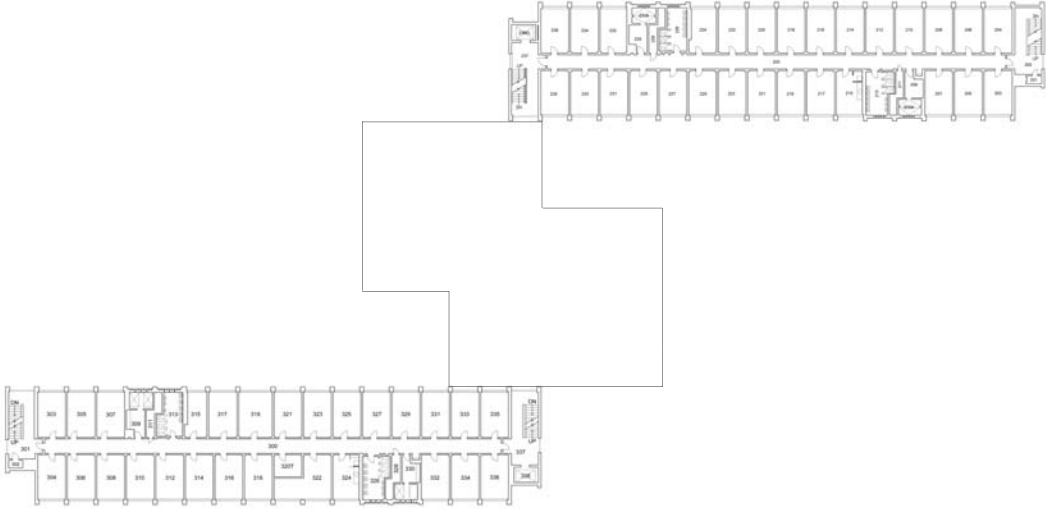
- In general, the buildings interiors are showing signs of age.
- :: Interior plaster walls are in fair condition
 - :: Interior paint is in poor to fair condition
 - :: Glued-up acoustical ceiling tile (ACT) is in poor to fair condition
 - :: Carpet and vinyl composition tile (VCT) is in poor to fair condition
 - :: Single-pane sliding aluminum frame window system appears to be original, and is in poor condition with poor insulating values
 - :: Window curtains are in poor condition
 - :: Doors and frames are in poor to fair condition and do not have ADA compliant hardware
 - :: Casework and built-in furnishings are in poor condition

The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. There is no existing cooling system for the buildings. An active mechanical ventilation system is present in the residence hall.

- :: Plumbing fixtures are old, in poor condition, and most likely are not water efficient
- :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

An automatic fire sprinkler and fire protection system is installed throughout the building. There is no card-swipe access control to the residence halls. There is an elevator that serves each residence tower. Goldsworthy Hall has two dedicated accessible units.

Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



EXISTING TYPICAL UPPER FLOOR PLAN (FLOOR 2-6): GANNON AND GOLDSWORTHY

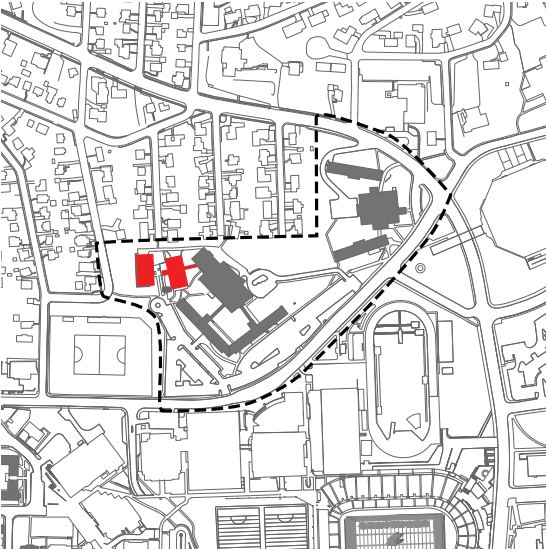


EXISTING FIRST FLOOR PLAN: GANNON AND GOLDSWORTHY



EXISTING GROUND FLOOR PLAN: GANNON AND GOLDSWORTHY





SCOTT / COMAN HALLS
Assessment Level: 1
Assessment Rating Range: 35-54
(Major Modernization)

A Level One assessment was performed on Scott and Coman halls, which are located at the northwestern edge of campus in the Northside District. Both residence halls are concrete-framed structures that were built in 1958. Scott Hall is five stories, with approximately 33,800 square feet, and Coman Hall is six stories (including basement) with approximately 35,500 square feet. Both residence halls are co-ed facilities comprised of single and double rooms with community bathrooms. Scott and Coman each have a capacity of 139 beds.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. Upgrades to the buildings were performed in the summer of 2010. The following observations were made prior to these scheduled upgrades:

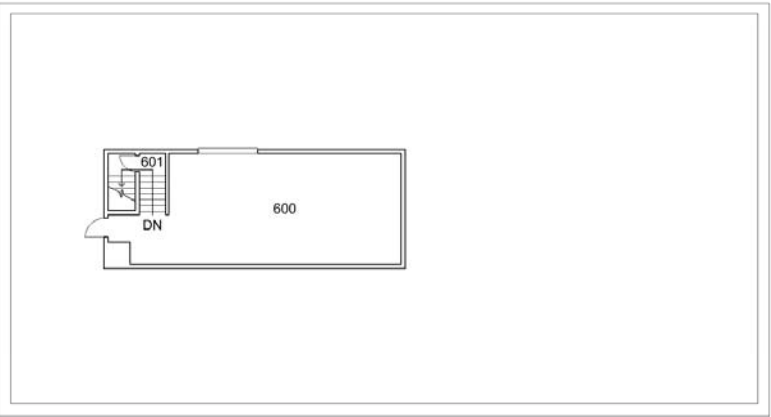
- Exterior walls are concrete-formed construction.
- :: Exterior paint is in fair condition
 - :: Exterior concrete deck is spalling at the corners
 - :: The EPDM (ethylene propylene diene monomer) roofing system at Scott Hall is starting to fail, according to the 2009 WSU Residential Building Roof Study
 - :: The EPDM roofing system at Coman Hall appears to be in fair condition, according to the 2009 WSU Residential Building Roof Study

- In general, the buildings interiors are showing signs of age.
- :: Interior plaster walls are in poor to fair condition
 - :: Interior paint is in poor to fair condition
 - :: Glued up acoustical ceiling tile (ACT) is in poor to fair condition
 - :: Carpet is showing wear and is in poor to fair condition
 - :: Vinyl composition tile (VCT) is in poor condition
 - :: Single-paned aluminum-framed window system is in poor condition with poor insulating values
 - :: Window curtains are in poor condition
 - :: Doors and frames are in poor to fair condition and do not have ADA compliant hardware
 - :: Casework and built-in furnishings are in poor condition

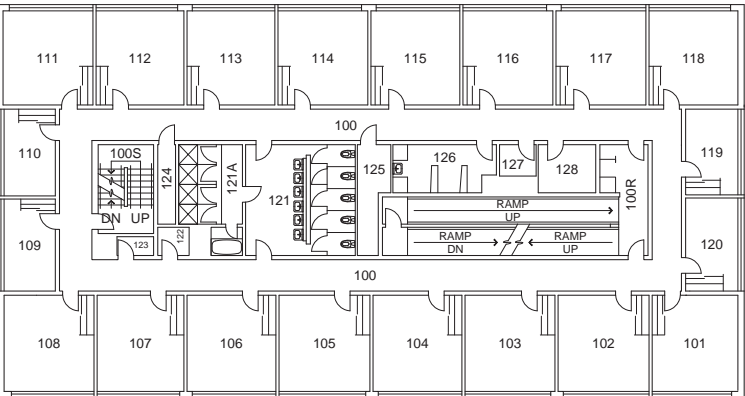
- The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. There is no existing cooling system for the buildings. An active mechanical ventilation system is present in the residence hall.
- :: Plumbing fixtures are old, in poor condition, and most likely are not water efficient
 - :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

An automatic fire sprinkler and fire protection system is installed throughout the building. There is no card-swipe access control to the residence halls. An elevator is located in both buildings. There are no dedicated accessible units in Scott or Coman Hall.

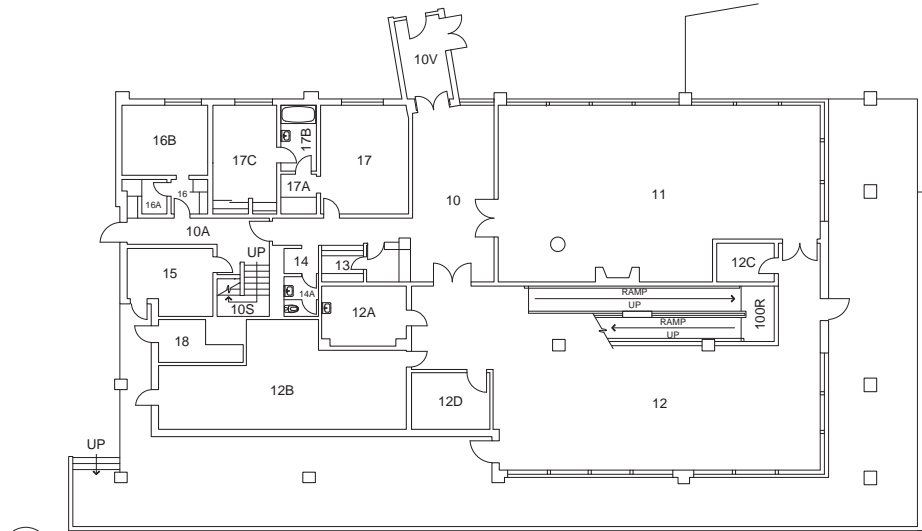
Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



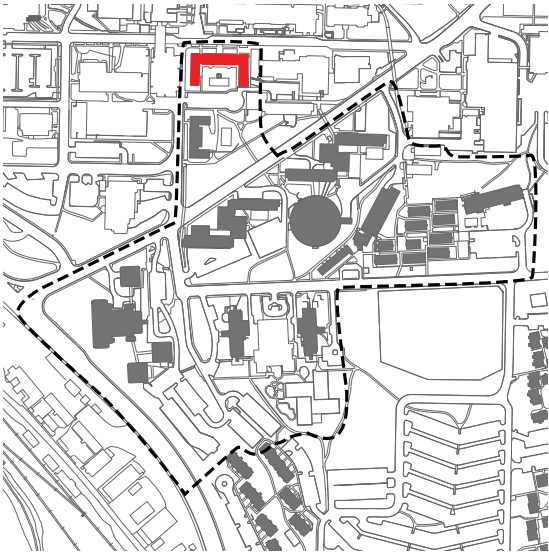
MECHANICAL PENTHOUSE FLOOR PLAN: SCOTT (COMAN SIMILAR)



EXISTING TYPICAL/SIMILAR UPPER FLOOR PLAN (FLOORS 1-4): SCOTT (COMAN SIMILAR)



EXISTING GROUND FLOOR PLAN: SCOTT (COMAN SIMILAR)



STIMSON HALL

Assessment Level: 2
Assessment Rating: 71 (Modernization)

A Level Two assessment was performed on Stimson Hall, which is located at the northern edge of the Southside District. The original building was built in 1923 and is five stories, including a basement and a partial central top story with gambrel roof and dormers. Attic spaces over either wing are accessed from this story. The exterior material is red brick masonry. The residence hall is approximately 50,900 square feet, with 187 beds. Stimson Hall is a men’s only residence with various room types, including single and double rooms with community bathrooms, as well as suite style rooms clustered around a common area that share a bathroom. Stimson was renovated in 1987.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Stimson Hall, a comprehensive structural review was not performed. However, the following observations were noted:

- The building construction appears to be concrete floors and foundation walls, with exterior masonry walls and wood framed partitions.
- :: Brick appears to be in fair to good condition with isolated locations showing mortar loss
- :: Main roofing is asphaltic composition shingles (with areas of blow-off) and appears to be failing, according to the 2009 WSU Residential Building Roof Study

- :: Internal gutters appear to be failing at select locations
- :: Minor cracking and spalling of concrete at select locations
- :: Evidence of water intrusion at foundation wall and water damage at ceiling of electrical room with exterior access
- :: Wood canopies at entries are in disrepair with signs of rot, water damage, and failing paint
- :: Brick entry at north facade is cracking and settling

SECONDARY STRUCTURE

- :: Interior plaster and gypsum wall board (GWB) appears to be in fair to good condition
- :: Interior paint is in fair condition
- :: Acoustical ceiling tile (ACT) ceilings are in poor to fair condition
- :: Carpet is in poor to fair condition
- :: Vinyl composition tile (VCT) flooring is in poor condition
- :: Window systems were replaced in 1987 and are in fair to good condition; window coverings are in fair condition
- :: Doors are in fair condition but most do not have ADA compliant hardware
- :: Casework appears to be in fair to good condition

SERVICE SYSTEMS

Since a Level Two assessment was performed on Stimson Hall, a comprehensive service systems review was not performed. However, the following observations were noted:

- The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. Air-conditioning was added to the television/ theater room on the ground floor. An active mechanical ventilation system is present in the residence hall.
- :: Plumbing fixtures appear to be in fair condition, but most likely are not water efficient
- :: Electrical closets have been added in the stairwells
- :: Wireless service was in the process of being installed
- :: Light fixtures are dated, light levels appear to be poor and most likely are not current with present energy efficiency standards

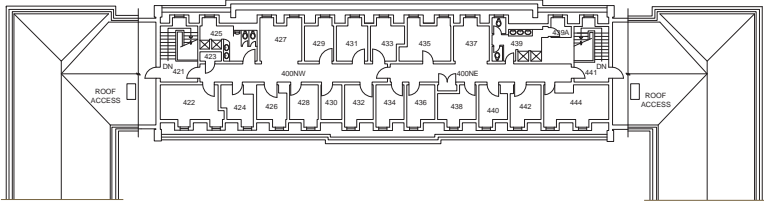
SAFETY STANDARDS

Since a Level Two assessment was performed on Stimson Hall, a comprehensive safety standard review was not performed. However, the following observations were noted:

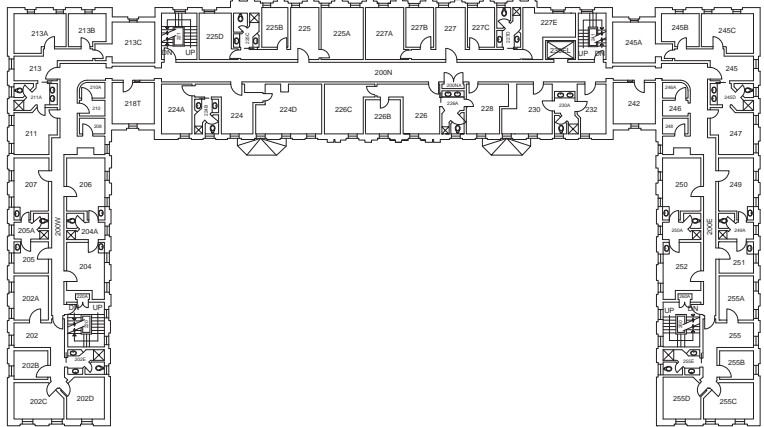
- :: Automatic fire sprinkler and fire alarm system is installed throughout the building
- :: No security system or card-swipe access control to the building

BUILDING ACCESSIBILITY

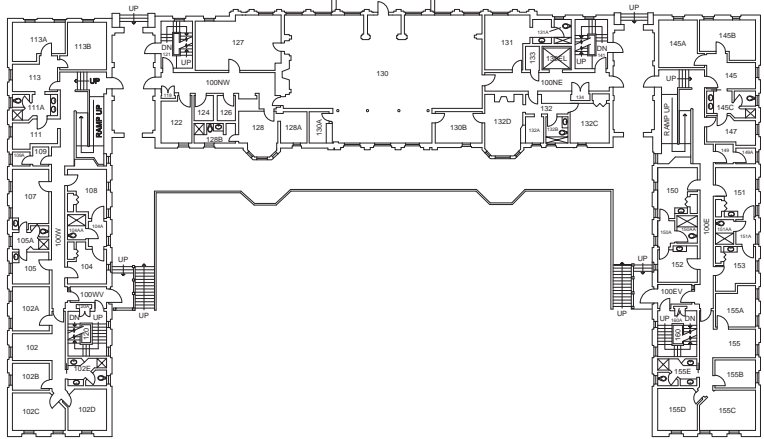
An elevator has been added to the building. Accessible ramps have also been added at the basement level, however the building is not completely ADA compliant. Stimson Hall has six dedicated accessible units.



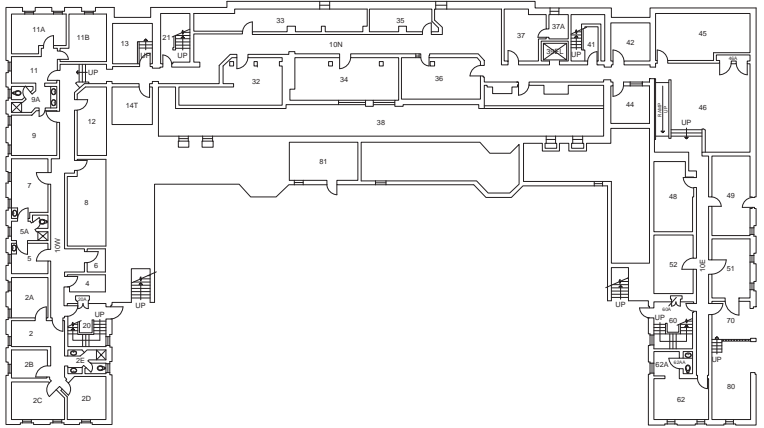
EXISTING FOURTH FLOOR PLAN: STIMSON



EXISTING SECOND/THIRD FLOOR PLAN: STIMSON



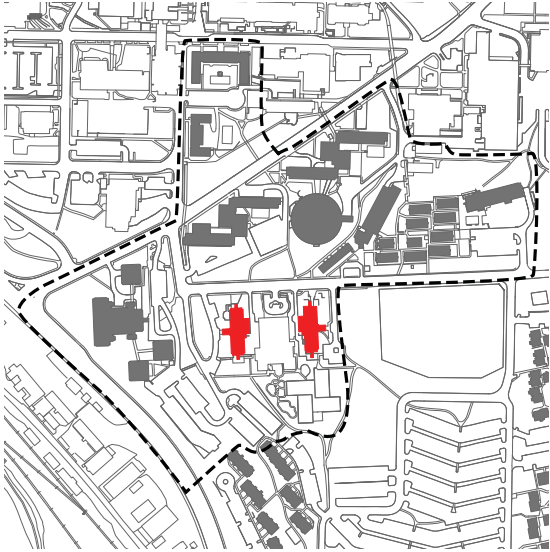
EXISTING FIRST FLOOR PLAN: STIMSON



EXISTING GROUND FLOOR PLAN: STIMSON



NTS



ORTON / ROGERS HALLS
Assessment Level: 1
Assessment Rating Range: 55-74
(Modernization)

A Level One assessment was performed on Orton and Rogers halls, which are located at the southern edge of campus in the Southside District. Rogers was constructed in 1963 and Orton in 1964. Both residence halls are concrete-framed structures with fourteen stories, including a basement and a mechanical penthouse. Orton Hall is approximately 106,000 square feet and Rogers Hall is approximately 107,300 square feet.

Each building has the capacity for either 249 beds in single rooms or 498 beds in double occupancy rooms. Both residence halls are co-ed facilities comprised of single and/or double rooms with community bathrooms. Orton Hall is an age restricted residence hall.

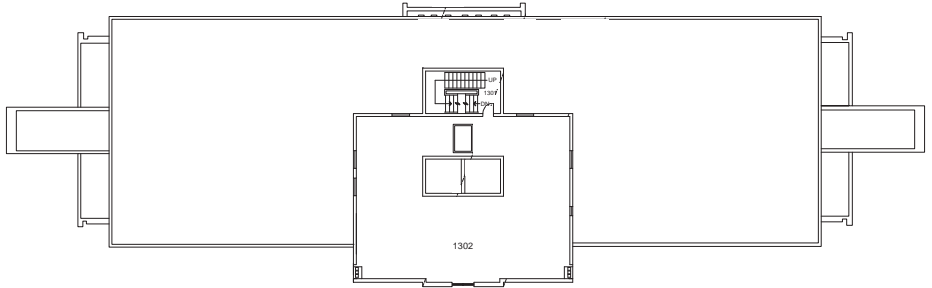
A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

- Exterior walls are concrete-formed construction.
- :: Exterior concrete is cracking and spalling with rebar exposed at a some locations
 - :: Exterior paint is in poor to fair condition
 - :: The built-up roofing (BUR) system is starting to fail, according to the 2009 WSU Residential Building Roof Study
- Orton Hall has been refurbished more recently than Rogers Hall. In general, the buildings interiors are showing signs of age.
- :: Interior walls are in poor to fair condition
 - :: Interior paint is in fair condition
 - :: Glued up acoustical ceiling tile (ACT) is in poor to fair condition
 - :: Carpet is in fair condition
 - :: Vinyl composition tile (VCT) is in poor to fair condition
 - :: Single-pane, aluminum-framed window system is in poor condition with poor insulating values
 - :: Window curtains are in poor to fair condition
 - :: Doors and frames are in poor to fair condition and do not have ADA compliant hardware
 - :: Casework and built-in furnishings are in poor to fair condition

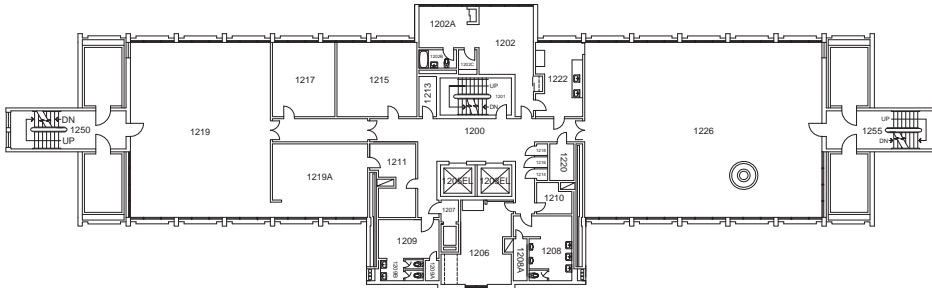
- The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. There is no existing cooling system for the buildings. There is an active mechanical ventilation system for the ground floor and top floor lounges, however, the residence floors rely on operable windows for ventilation.
- :: Plumbing fixtures are old, in poor condition and most likely are not water efficient
 - :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

An automatic fire sprinkler and fire protection system is installed throughout the building. There is card-swipe access control to the residence halls, as well as two elevators located in each building. Orton and Rogers Hall each have one dedicated accessible unit.

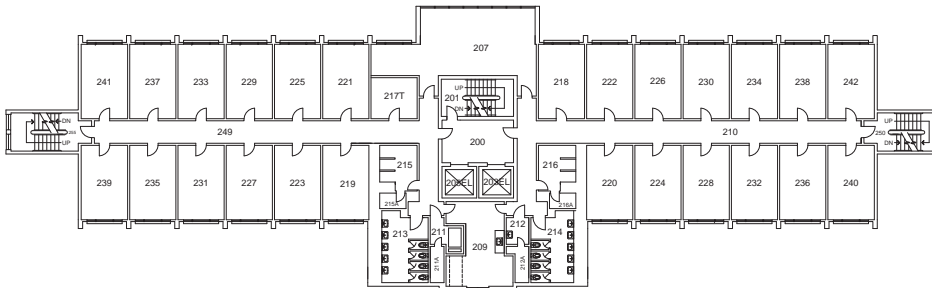
Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



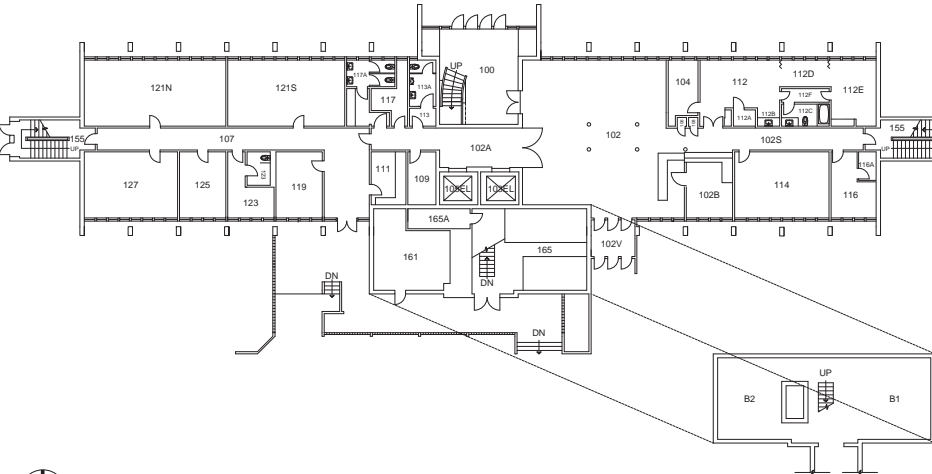
EXISTING 13TH FLOOR PLAN: ORTON (ROGERS SIMILAR)



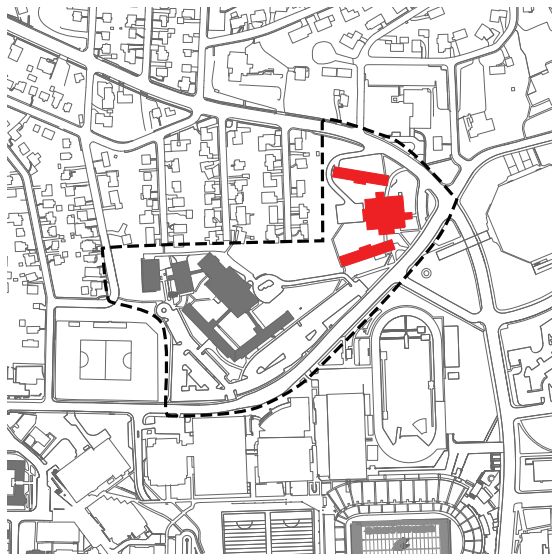
EXISTING 12TH FLOOR PLAN: ORTON (ROGERS SIMILAR)



EXISTING TYPICAL/SIMILAR UPPER FLOOR PLAN (FLOORS 2-11): ORTON (ROGERS SIMILAR)



EXISTING BASEMENT AND FIRST FLOOR PLAN: ORTON (ROGERS SIMILAR)



STREIT / PERHAM HALLS
Assessment Level: 1
Assessment Rating Range: 55-74
(Modernization)

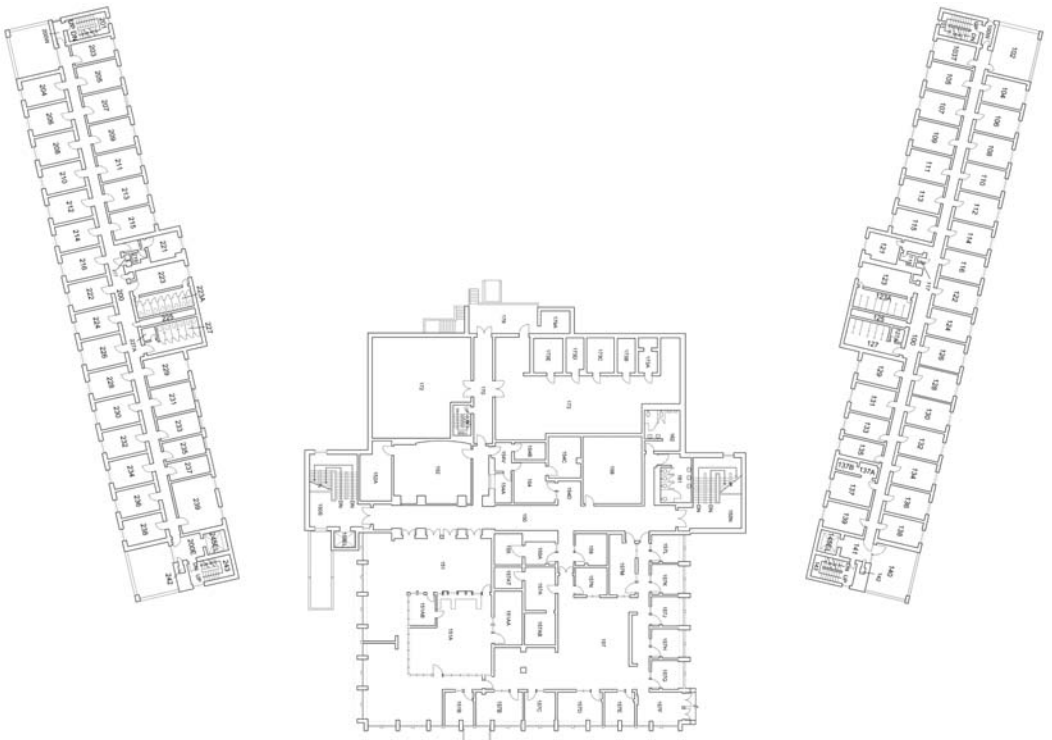
A Level One assessment was performed on Streit and Perham halls, which are located at the northern edge of campus in the Northside District. Streit and Perham halls were both constructed in 1962. Both residence halls are seven-story concrete-framed structures. Streit Hall and Perham Hall are connected by a three-story building that currently houses offices which was not assessed.

Streit Hall is approximately 59,800 square feet with 298 beds. Perham Hall is approximately 59,200 square feet with 300 beds. Both residence halls are co-ed facilities comprised of single and/or double rooms with community bathrooms.

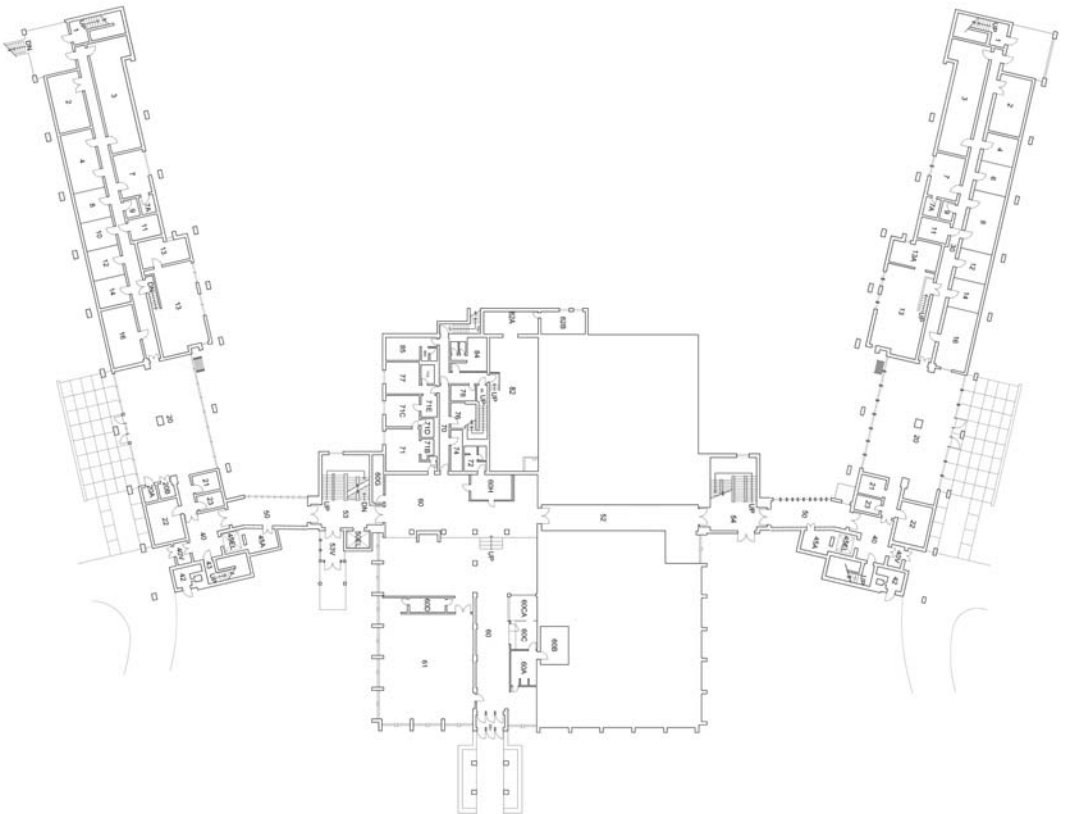
A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

- Exterior walls are concrete-formed construction.
- :: Exterior concrete appears to be in fair condition
 - :: The built-up roofing (BUR) system is failing, according to the 2009 WSU Residential Building Roof Study
- In general, the buildings interiors are showing signs of age.
- :: Interior walls are in poor to fair condition
 - :: Interior paint is in fair to good condition
 - :: Glued up acoustical ceiling tile (ACT) is in poor to fair condition
 - :: Carpet is in fair condition
 - :: Hexagon shaped window system is original to the building; the single-pane, aluminum-framed windows are in poor condition with poor insulating values
 - :: Window coverings appear to be in poor condition
 - :: Doors and frames are in poor to fair condition and do not have ADA compliant hardware
 - :: Casework is in poor to fair condition

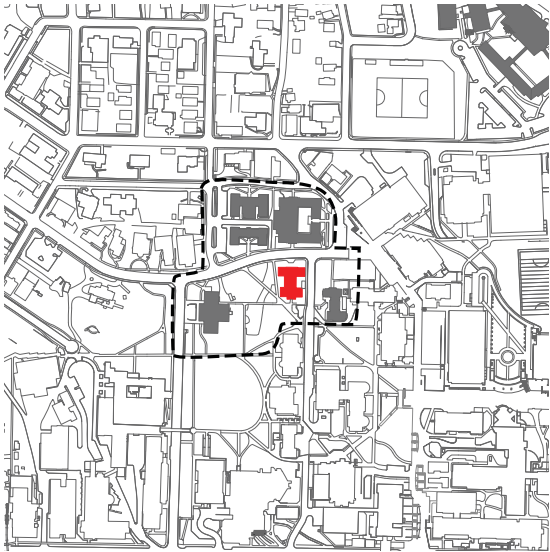
- The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. There is no existing cooling system for the buildings. An active mechanical ventilation system is present in the residence hall.
- :: Plumbing fixtures are old, in poor condition, and most likely are not water efficient
 - :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards
- An automatic fire sprinkler and fire protection system is installed throughout the building. There is no card-swipe access control to the residence halls. An elevator is located in both buildings. Perham Hall has one dedicated accessible unit.
- Building test fit diagrams were completed for this facility, to assess potential capacity and amenities, and can be found in Volume 2, Appendix B.



EXISTING TYPICAL UPPER FLOOR PLAN (FLOOR 1-6): STREIT & PERHAM



EXISTING GROUND FLOOR PLAN: STREIT & PERHAM
NTS



MCCROSKEY HALL

Assessment Level: 1

Assessment Rating Range: 75-94
(Minor Modernization)

A Level One assessment was performed on McCroskey Hall, which is located at the heart of campus in the Hillside District. McCroskey Hall was constructed in 1920, and is a four-story masonry structure. It is approximately 32,600 square feet with 73 beds. The co-ed facility, geared toward international students, is comprised of single and double rooms with community bathrooms. McCroskey Hall was modernized in 2001.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

Exterior facade is red masonry brick.

- :: Exterior brick appears to be in good condition
- :: Exterior paint appears to be in good condition
- :: The asphaltic composition shingled roof is starting to fail, according to the 2009 WSU Residential Building Roof Study

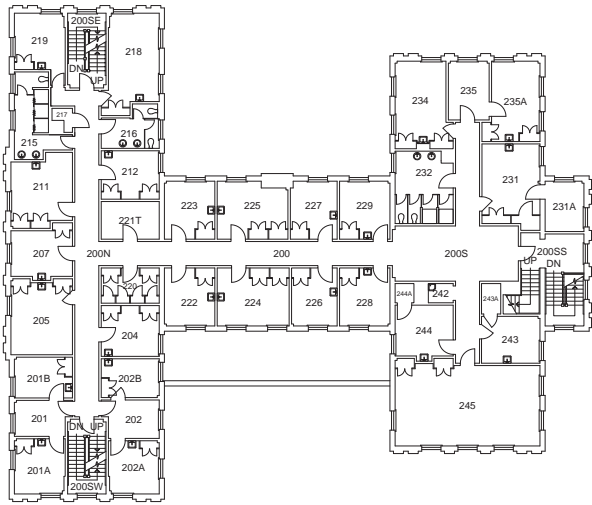
McCroskey Hall's interior was modernized in 2001 with the historic character kept intact.

- :: Interior plaster walls appear to be in good condition
- :: Paint is in good condition
- :: Ceilings appear to be in good condition
- :: Carpet is in fair to good condition
- :: Wood floors are in good condition
- :: Window system was replaced in 2001 with double-paned glazing, and appears to be in good condition
- :: Window curtains and blinds appear to be in good condition
- :: Doors and frames appear to be original and are in fair condition but some do not have ADA compliant hardware
- :: Casework and built-in furnishings appear to be in good condition

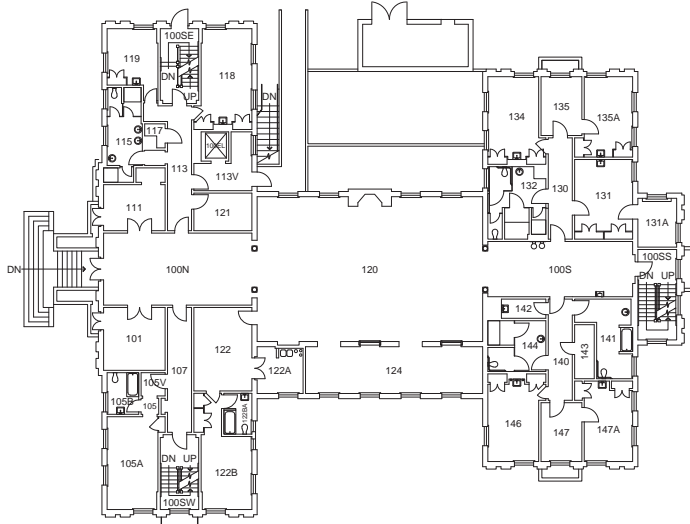
Mechanical system upgrades were included in the 2001 modernization of McCroskey Hall. Campus steam is still the energy source for the building heating, however it is run through a steam-to-hot water converter, which is piped throughout the building to hydronic radiators. There is no existing cooling system for the building. The building relies on operable windows for ventilation and there is no active mechanical ventilation system.

- :: Plumbing fixtures appear to be in fair to good condition
- :: Light fixtures appear to be in good condition

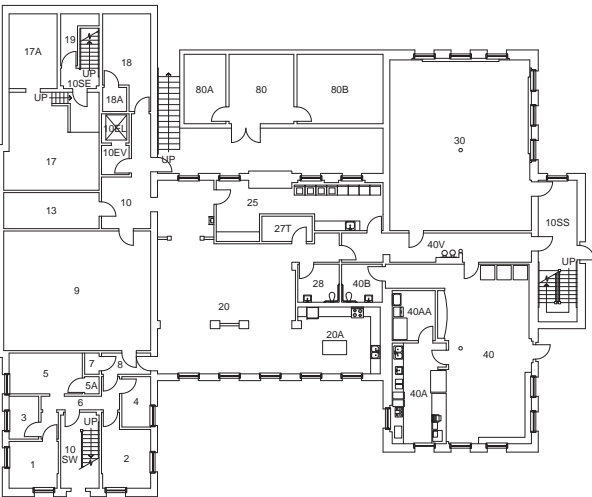
An automatic fire sprinkler and fire protection system is installed throughout the building. There is card-swipe access control to the residence halls. An elevator has been added to the building, but serves the ground and first floors only. McCroskey Hall has three dedicated accessible units.



EXISTING TYPICAL / SIMILAR UPPER FLOOR PLAN (FLOORS 2-3): MCCROSKEY

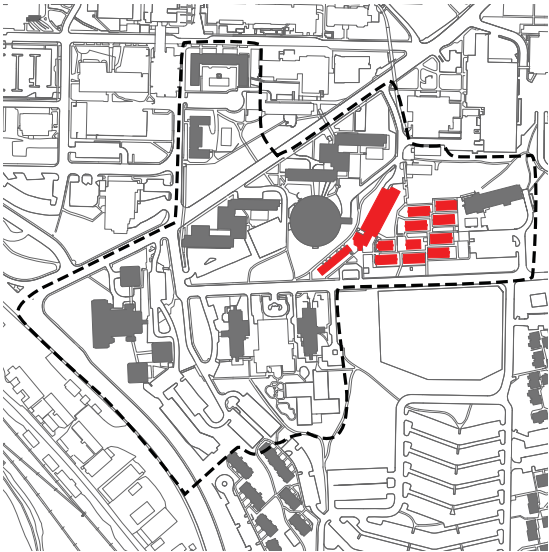


EXISTING FIRST FLOOR PLAN: MCCROSKEY



EXISTING GROUND FLOOR PLAN: MCCROSKEY





MCEACHERN RESIDENCE CENTER
Assessment Level: 1
Assessment Rating Range: 75-94
(Minor Modernization)

A Level One assessment was performed on the McEachern Residence Center, which is located at the southern edge of campus in the Southside District. McEachern Residence Center was constructed in 1971, and is comprised of several buildings. McEachern North is a five-story residence center with exterior circulation, accessed through a covered atrium. McEachern South is a linear three-story building set into the hillside that also has exterior circulation. McEachern East is comprised of a cluster of ten single-story buildings with individual outdoor patios. All units in the McEachern complex are single occupancy units that share a bathroom with one other unit. The entire complex is approximately 82,900 square feet, with a capacity of 294 beds. McEachern is an age-restricted co-ed facility.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

The exterior building materials for the McEachern complex is red brick masonry and concrete.

- :: Exterior brick appears to be in poor to fair condition
- :: Concrete appears to be in fair condition
- :: Modified-bitumen torch-down roofs at McEachern East are failing, according to the 2009 WSU Residential Building Roof Study

- :: New single-ply roofs were installed at McEachern North and South in 2007, however the new roofing system have been compromised by the reuse of the existing deteriorating edge flashing and poor installation according to the 2009 roof report

McEachern interiors have been recently refurbished.

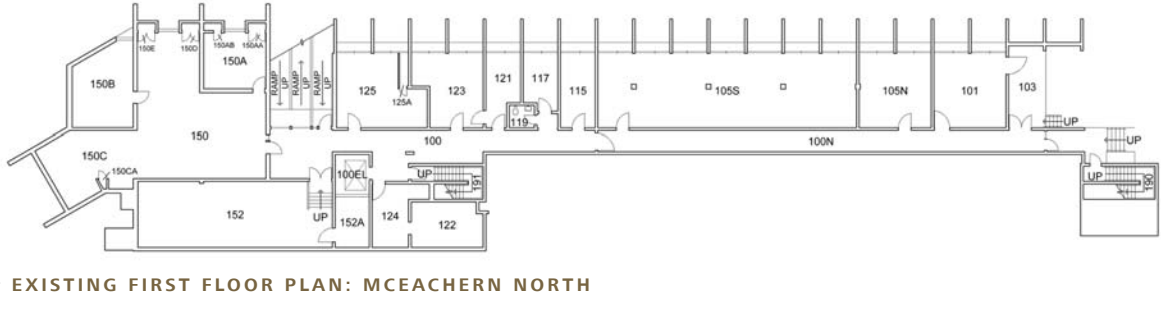
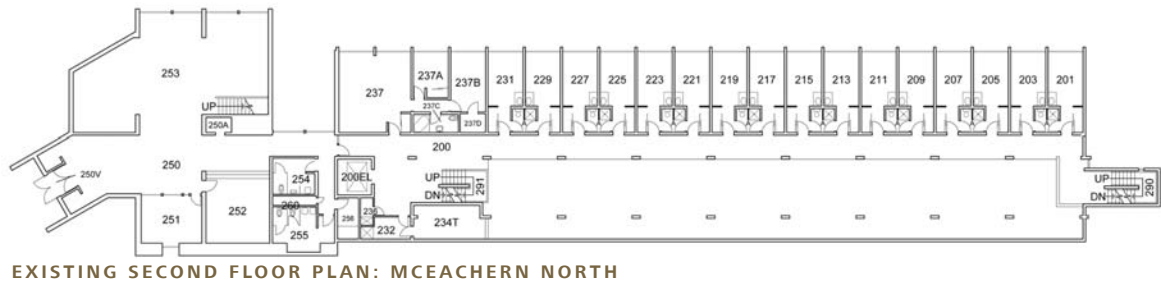
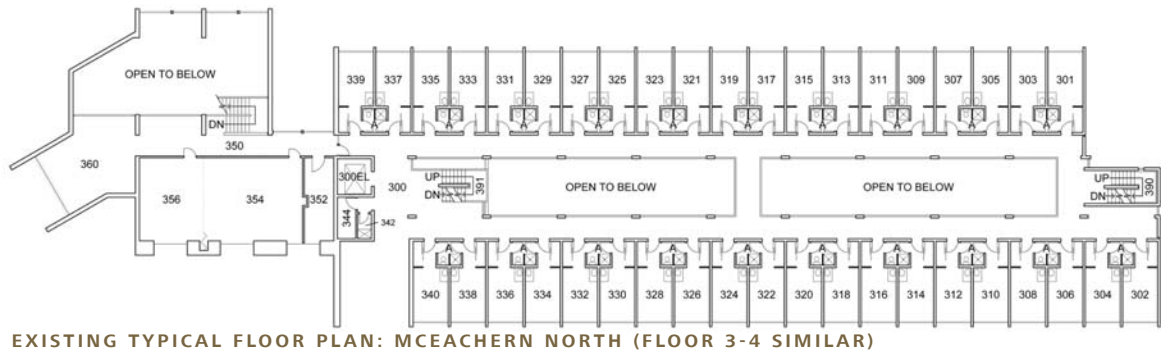
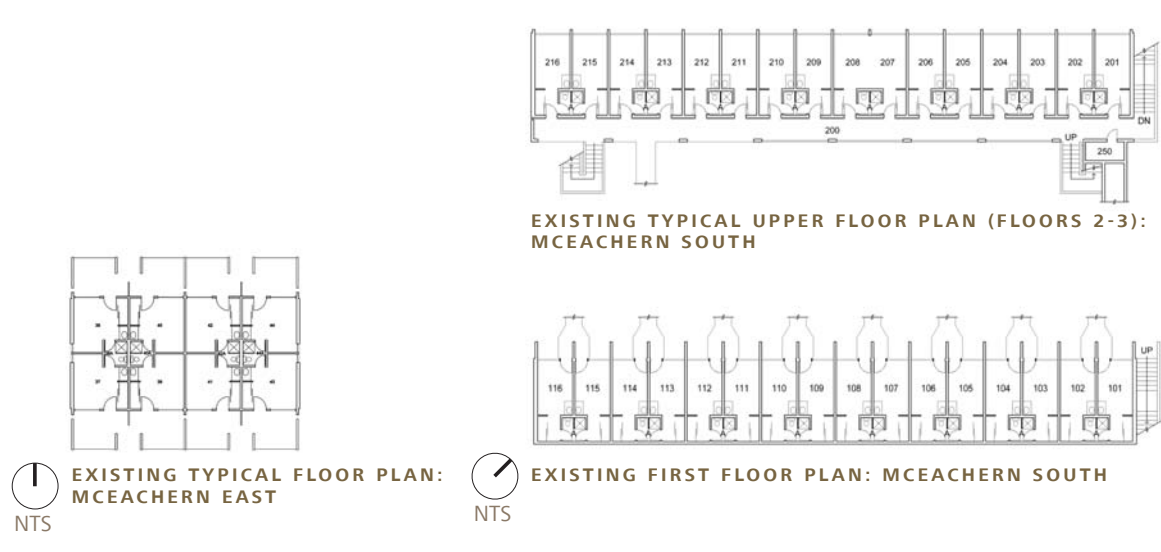
- :: Interior gypsum wallboard (GWB) walls appear to be in good condition
- :: Interior brick walls appear to be in fair condition
- :: Interior paint appears to be in good condition
- :: Ceilings appear to be in good condition
- :: Carpet appears to be in good condition
- :: Vinyl composition tile (VCT) in recreation lounge appears to be in poor condition
- :: Single-pane, aluminum framed window system appears to be original and is in poor condition with poor insulating values
- :: Window curtains and blinds appear to be in good condition
- :: Doors and frames are in fair to good condition but most do not have ADA compliant hardware
- :: Casework and built-in furnishings appear to be in good condition

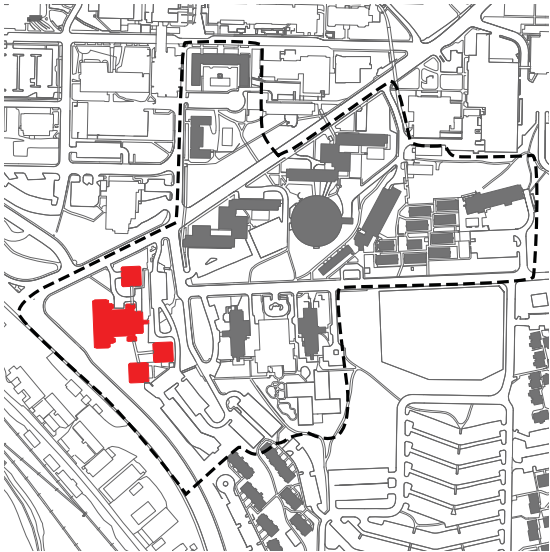
The building is heated using steam converted to hot water and circulated to hydronic radiators within the units. There are utility infrastructure problems at McEachern East. Hot water heat lines, and domestic hot and cold water piping run exposed on top of the roofs.

There is no existing cooling system for the buildings. An active mechanical ventilation system is present in the residence hall.

- :: Plumbing fixtures appear to be in good condition
- :: Light fixtures appear to be in fair to good condition

An automatic fire sprinkler and fire protection system is installed throughout the buildings. There is no card-swipe access to the units. An elevator is located in McEachern North. McEachern Residence Center has two dedicated accessible units.





STEPHENSON RESIDENCE CENTER
Assessment Level: 1
Assessment Rating Range: 75-94
(Minor Modernization)

A Level One assessment was performed on the Stephenson Residence Center, which is located in the southwestern corner of the campus, in the Southside District. Stephenson Residence Center is comprised of several buildings, including three residence buildings. Stephenson North and South were constructed in 1966, and Stephenson East was constructed in 1969.

The Stephenson Center, a three-story structure that was originally built as a dining hall, now houses common spaces shared between the residence buildings. Stephenson North and East are both fourteen-story buildings, and Stephenson South is a thirteen-story building.

The entire complex is approximately 269,000 square feet, with a capacity of 954 beds. The Stephenson Residence complex is a co-ed facility with double rooms and community-style bathrooms.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:



- The exterior building materials for the Stephenson complex is red brick masonry and concrete.
- :: Brick appears to be in fair condition
 - :: Concrete appears to be in fair condition
 - :: Isolated incidents of concrete “eyebrow” window shading devices failing
 - :: Stephenson East’s newer single-ply roof is in good condition, however re-used existing edge flashing is in poor condition
 - :: Stephenson South’s modified-bitumen torch-down roof is nearing the end of its serviceable life, according to the 2009 WSU Residential Building Roof Study

The Stephenson Residence Center interiors have been recently refurbished.

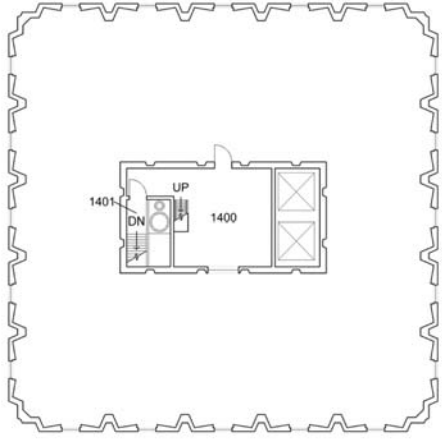
- :: Interior walls appear to be in good condition
- :: Interior paint appears to be in good condition
- :: Ceilings appear to be in fair condition
- :: Carpet appears to be in fair to good condition
- :: Vinyl composition tile (VCT) appears to be in fair condition
- :: Single-pane window system appear to be original to the building and have poor insulating values
- :: Window curtains and blinds appear to be in fair to good condition
- :: Doors and frames appear to be in good condition but do not have ADA compliant hardware
- :: Casework and built-in furnishings appear to be in good condition



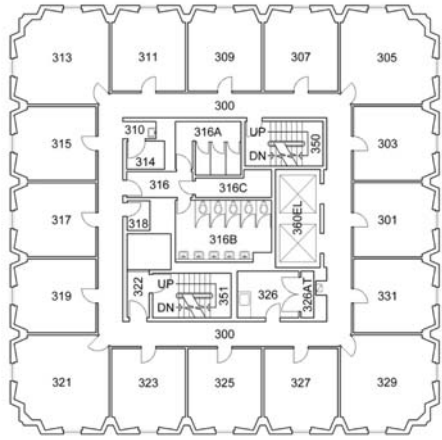
The building is heated using steam converted to hot water and circulated through the building to hydronic radiators. There is no existing cooling system for the buildings. An active mechanical ventilation system is present in the residence hall.

- :: Plumbing fixtures appear to be in fair to good condition
- :: Light fixtures appear to be in fair to good condition

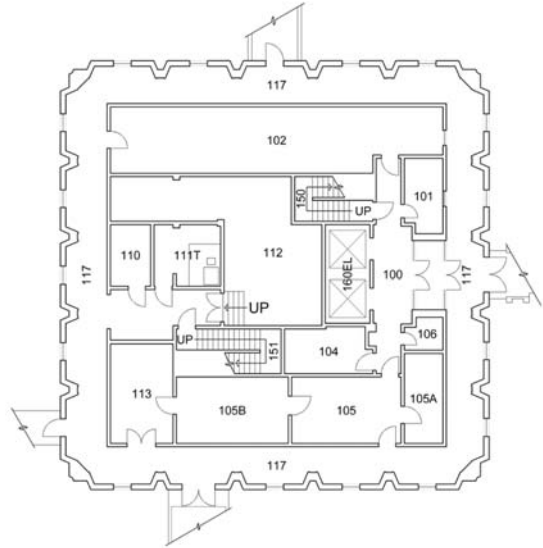
An automatic fire sprinkler and fire protection system is installed throughout the buildings. There is card-swipe access control to the residence halls. An elevator is located in each of the three Stephenson residence towers. Stephenson North and South each have a dedicated accessible unit.



EXISTING 14TH FLOOR PLAN: STEPHENSON NORTH
(STEPHENSON SOUTH & EAST SIMILAR)

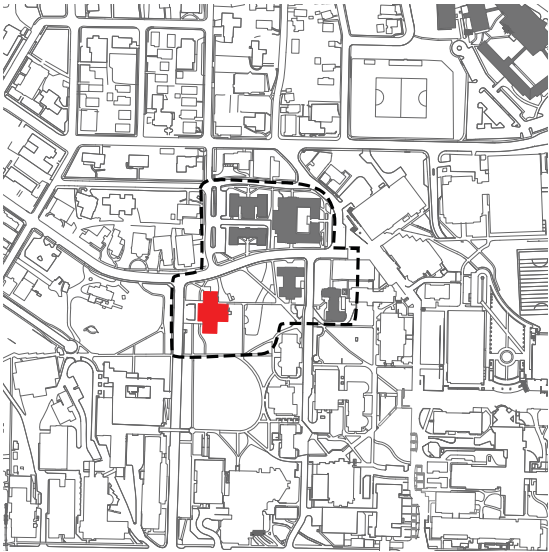


EXISTING TYPICAL UPPER FLOOR PLAN (FLOOR 2-13):
STEPHENSON NORTH (SOUTH & EAST SIMILAR)



EXISTING FIRST FLOOR PLAN: STEPHENSON NORTH
(SOUTH & EAST SIMILAR)





HONORS HALL

Assessment Level: 1
Assessment Rating Range: 95-100
(Satisfactory to Excellent Condition)

A Level One assessment was performed on Honors Hall, which is located at the heart of campus in the Hillside District. Honors Hall was constructed in 1928, and is a five-story (including the basement) masonry structure. It is approximately 59,613 square feet with 118 beds. The co-ed facility, geared toward honors students is comprised of a few single rooms clustered around a shared bathroom in a suite-style unit. Honors Hall was fully modernized in 2001. In addition to residence units, Honors Hall also contains classrooms and administrative support offices.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

Exterior facade is red masonry brick.

- :: Exterior brick appears to be in good condition
- :: Exterior concrete appears to be in good condition
- :: Exterior paint appears to be in good condition
- :: The asphaltic composition shingled roof was replaced in 2001 and appears to be in good condition, according to the 2009 WSU Residential Building Roof Study

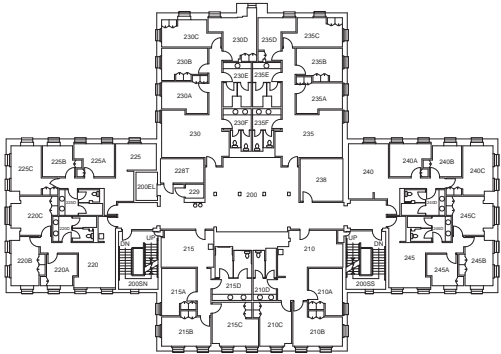
Honor Hall’s interior was modernized in 2001 with the historic character kept intact.

- :: Interior plaster walls appear to be in good condition
- :: Interior paint appears to be in good condition
- :: Ceilings appear to be in good condition
- :: All flooring appears to be in good condition
- :: Window system was replaced in 2001 with double-paned glazing, and appears to be in good condition
- :: Window curtains and blinds appear to be in good condition
- :: Doors and frames appear to be in good condition with ADA compliant hardware
- :: Casework and built-in furnishings appear to be in good condition

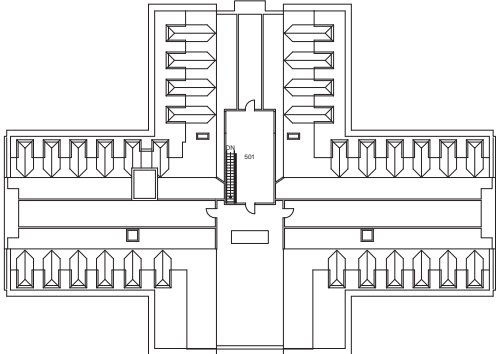
Full mechanical system upgrades were included in the 2001 modernization of Honors Hall. Campus steam is still the energy source for the building heating. However, it is run through a steam-to-hot water converter which is piped throughout the building to hydronic radiators. Air handlers were also added to condition the hallways, classrooms, and public spaces. An active mechanical ventilation system is present in the residence hall.

- :: Plumbing fixtures appear to be in fair to good condition
- :: Light fixtures appear to be in good condition

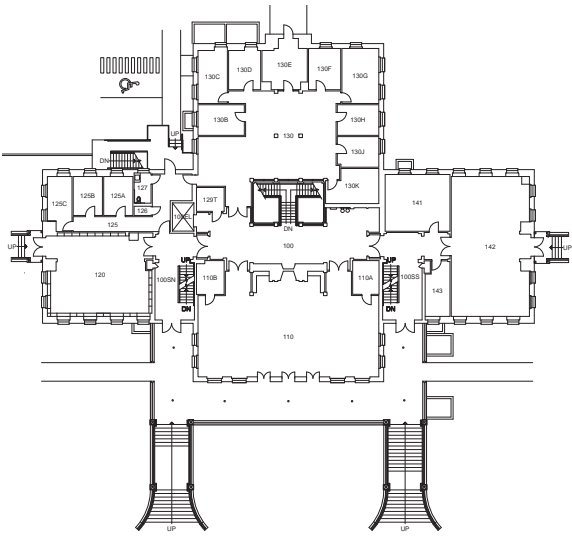
An automatic fire sprinkler and fire protection system is installed throughout the building. There is card-swipe access control to the residence halls. An elevator has been added to the building. Honors Hall has eight dedicated accessible units.



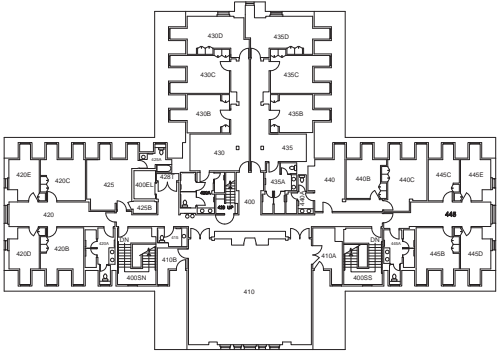
EXISTING FIRST FLOOR PLAN: HONORS



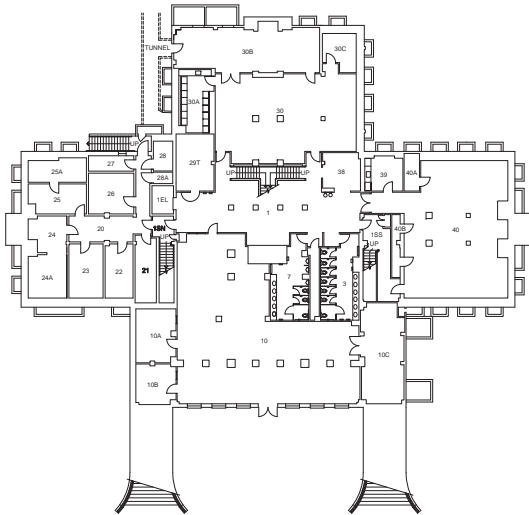
EXISTING FOURTH FLOOR PLAN: HONORS



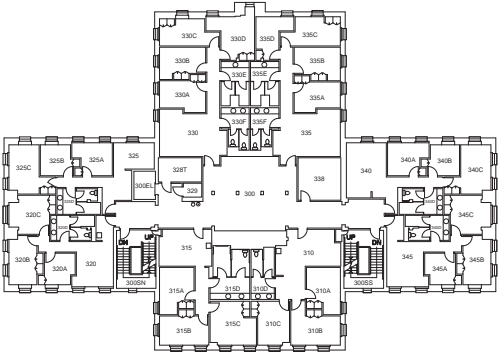
EXISTING GROUND FLOOR PLAN: HONORS



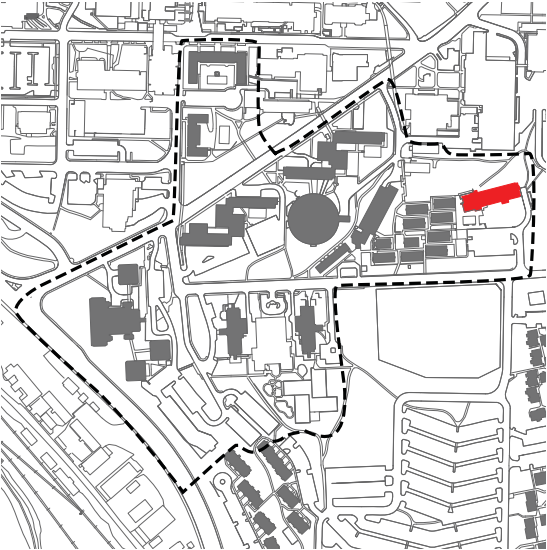
EXISTING THIRD FLOOR PLAN: HONORS



EXISTING BASEMENT FLOOR PLAN: HONORS
NTS



EXISTING SECOND FLOOR PLAN: HONORS



OLYMPIA AVENUE

Assessment Level: 1
Assessment Rating Range: 95-100
(Satisfactory to Excellent Condition)

A Level One assessment was performed on Olympia Avenue Residence Hall, which is located at the eastern end of the Southside District. Olympia Avenue was constructed in 2009, and is a six-story (including the basement) steel structure with masonry veneer and metal panel accents.

The co-ed facility is comprised of various unit types including: personal suites, singles and doubles sharing a bathroom, singles and doubles with their own bathroom, and singles and doubles with community bathrooms.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

The primary exterior building materials for Olympia Avenue are red masonry brick and gray metal panel.

- :: Exterior brick appears to be in good condition
- :: Metal panel appears to be in good condition
- :: The single-ply membrane roof appears to be in good condition

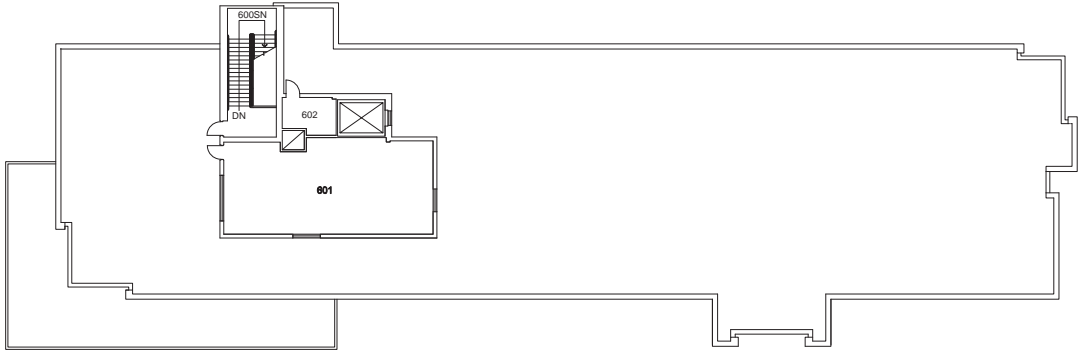
Olympia Avenue’s interiors are new and modern.

- :: Interior gypsum wallboard (GWB) is in good condition
- :: Interior paint is in good condition
- :: Ceilings are in good condition
- :: All flooring is in good condition
- :: Double pane window system is in good condition
- :: Window curtains and blinds are in good condition
- :: Doors and frames appear are in good condition, with ADA compliant hardware
- :: Casework and built-in furnishings are in good condition

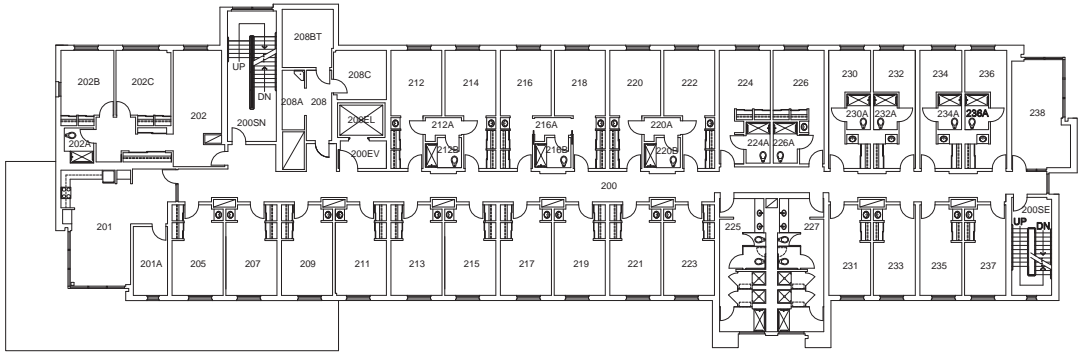
There is geothermal heating and cooling with radiant panels throughout the building.

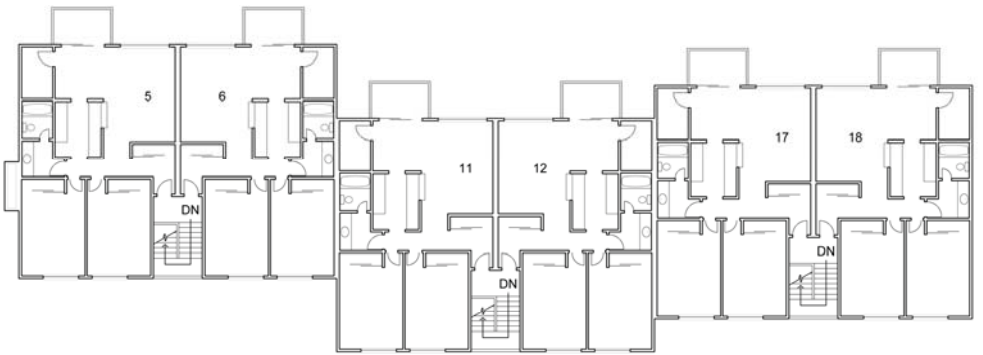
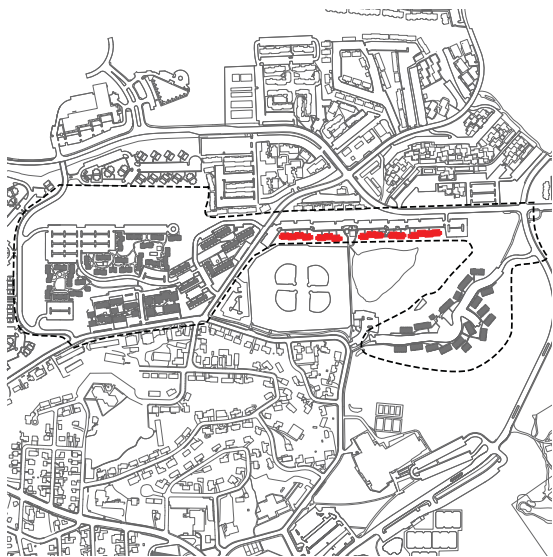
- :: Plumbing fixtures are in good condition and are water efficient
- :: Light fixtures are in good condition and are energy efficient

An automatic fire sprinkler and fire protection system is installed throughout the building. There is card-swipe access control to the residence hall. There is an elevator and the building is fully accessible. Olympia Avenue has five dedicated accessible units.

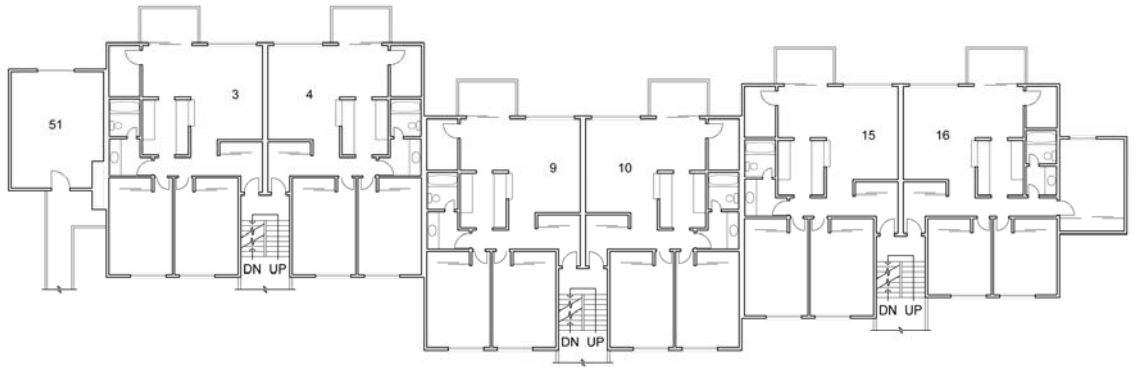


EXISTING PENTHOUSE FLOOR PLAN: OLYMPIA AVENUE

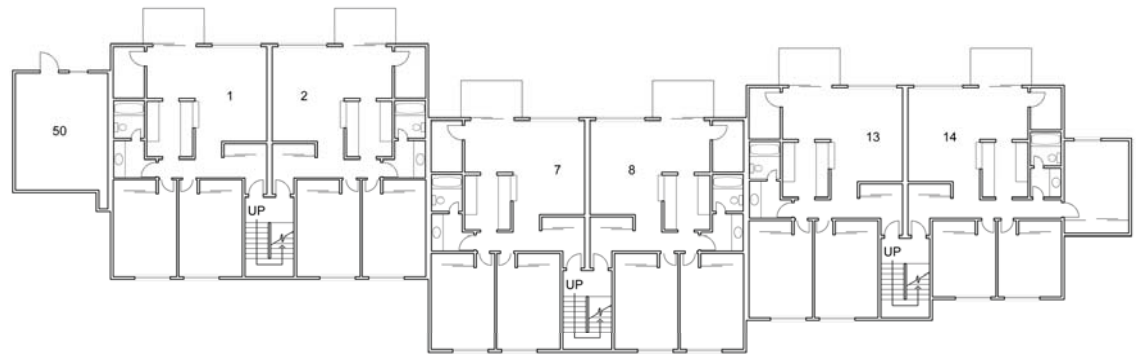




THIRD FLOOR PLAN: BUILDING B (BUILDING A, C, D, & E SIMILAR)



SECOND FLOOR PLAN: BUILDING B (BUILDING A, C, D, & E SIMILAR)



FIRST FLOOR PLAN: BUILDING B (BUILDING A, C, D, & E SIMILAR)

CHIEF JOSEPH VILLAGE

Assessment Level: 3

Assessment Rating: 41 (Major Modernization)

A Level Three assessment was performed on Chief Joseph Village which is located at the northern edge of campus in the North Apartments. The timber stick-framed apartment complex was built in 1971 and has T-111 wood siding. There are five three-story residential buildings containing two- and three-bedroom units. The complex has exterior circulation and each unit has a private entry and deck or patio. There are a total of 95,900 square feet, with 204 beds in 96 units. The complex also has a community center and two maintenance/storage buildings. Chief Joseph Village houses single students. Building "D" is currently unoccupied due to a recent apartment fire. In addition to common areas, two apartment units were observed during the assessment.

PRIMARY STRUCTURE

The structural framing systems shows no signs of significant deterioration and remain adequate to support the gravity loads associated with current use.

- :: Areas of the complex have some structural deterioration due to weathering - primarily at the exterior elevated decks, some eaves, soffits, and timber handrails
- :: Rake overhang at some locations appears to be deflecting downward; it appears that stiffening framing elements shown in the original drawings were not installed at these eaves
- :: Many exterior decks have been strengthened, repaired, or replaced
- :: Exterior paint is failing

- :: Asphalt shingle roof appears to be at the end of life; some downspouts not connected to storm drainage system and are in poor condition; gutters are failing

The type and severity of the seismic deficiencies found are typical for a building of this age and type.

- :: Shear wall panels constructed of gypsum wall board sheathing which typically lack the strength and ductility required to reach a life-safety level of performance during a seismic event
- :: Connection of posts to the foundations consist only of doweled bearing connections, which can allow for the posts to rack over or slip in a seismic event

SECONDARY STRUCTURE

- :: Interior walls and ceilings appear to be in fair condition but may contain asbestos, interior paint appears to be in fair condition
- :: Community center ceiling has water damage
- :: Flooring is in poor condition
- :: Single-pane sliding aluminum windows are in poor condition with poor insulating values; window coverings are in poor condition
- :: Doors appear to be in fair condition
- :: Casework appears to be in poor to fair condition

SERVICE SYSTEMS

Each building is heated by two gas boilers located in central mechanical rooms. Each boiler room has its own stand-alone controller. Each apartment has its own thermostat. A two pipe hydronic system supplies heating water to the apartments. Each room has a hydronic baseboard heater.

There is no existing cooling system and no active mechanical ventilation system. The building relies on operable windows and leakage through the building envelope for ventilation. The domestic hot water is served from a central water heater in each building.

- :: Control system was upgraded five years ago
- :: Boilers are original, likely operating at a reduced efficiency, and are nearing the end of their useful life
- :: Pumps appear to be newer and/or refurbished
- :: Insulation appears to be asbestos, but is not labeled
- :: Baseboards are in good working condition
- :: Plumbing fixtures are original and are not water efficient

The electrical equipment is all original from 1971 and in fair condition.

- :: Interior light luminaires are not current with present energy efficiency standards
- :: No ground fault circuit interrupter (GFCI) receptacles were noted in wet areas

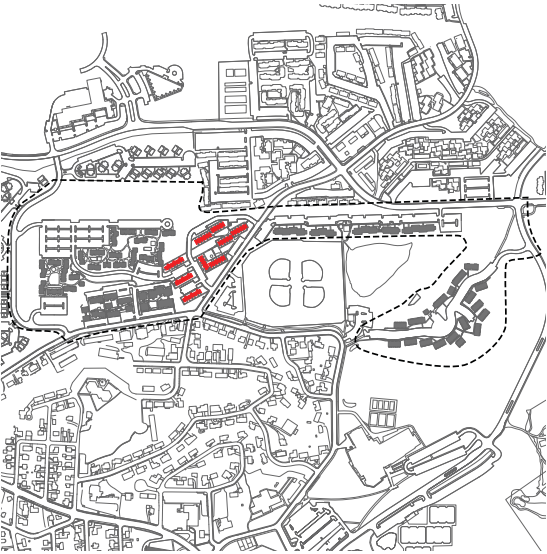
SAFETY STANDARDS

The buildings are not sprinklered. The existing fire alarm systems consist of battery operated smoke detector in individual units. A central fire alarm is provided with manual pull stations in the exterior common stairs and heat detectors in the laundry space and mechanical spaces. An alarm horn is provided in the common shared open stairs from the units.

BUILDING ACCESSIBILITY

There are no ADA compliant units.





TERRACE APARTMENTS

Assessment Level: 2
Assessment Rating: 43 (Major Modernization)

A Level Two assessment was performed on Terrace Apartments, which is located in the northern section of campus in the North Apartments. The timber stick-framed apartment complex was built in 1958. There are three three-story residential buildings and six two-story residential buildings containing studios, one- and two-bedroom units. The complex has exterior circulation and each unit has a private entry. There are a total of 61,800 square feet, with 159 beds in 99 units. The complex also has community laundry rooms, and each units has a storage room. Terrace Apartments house families and graduate students. In addition to common areas, three apartment units were observed during the assessment.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Terrace Apartments, a comprehensive structural review was not performed. However, the following observations were noted:

- The building construction is concrete foundation walls/ footings and wood framing, with stucco and vinyl siding.
- :: Some vinyl siding is damaged with holes
- :: Wood trim at exterior doors is in poor condition
- :: Asphalt shingle roofs appear to be newer for some buildings; the remaining roofs appear to be in poor condition

- :: Concrete sidewalks are in poor condition with substantial erosion, cracking, and settlement
- :: Gutters and downspouts drain to grade
- :: Exterior entry stairs to two-story units are rusting, and concrete treads are crumbling; some entry stairs have been replaced with open metal grate treads and others with wood treads

SECONDARY STRUCTURE

Some units have been recently refurbished. The observations noted below reflect those units that have not been refurbished.

- :: Interior walls appear to be in fair to good condition
- :: Interior paint is in fair condition
- :: Ceilings are gypsum wallboard (GWB) and appear to be in good condition
- :: Vinyl composition tile (VCT) and sheet vinyl flooring are in poor condition; carpet in refurbished units is in fair to good condition
- :: Double-pane vinyl windows appear to be in fair condition; window coverings are in poor condition
- :: Doors are in fair to poor condition with some door delaminating
- :: Plastic laminate counters are in poor condition; wood base cabinets are in poor to fair condition

SERVICE SYSTEMS

Since a Level Two assessment was performed on Terrace Apartments, a comprehensive service systems review was not performed. However, the following observations were noted:

The apartment’s heat is supplied from gas-fired boilers. Each apartment has its own thermostat. A hydronic system supplies heating water to the apartments. Each room has a hydronic baseboard heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each apartment has its own water heater tank for domestic water.

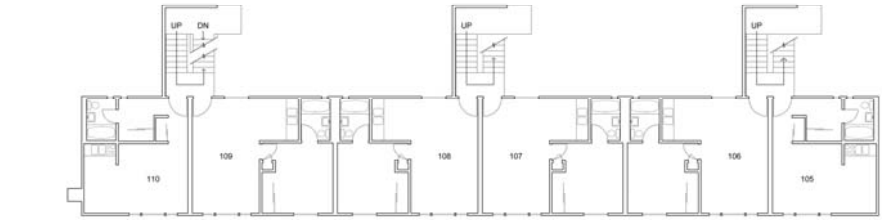
- :: Boilers are original to the buildings; gas lines are fatigued
- :: Boilers serve either one or two buildings
- :: New burners were added eight to ten years ago
- :: There are minor mold issues
- :: Plumbing fixtures are original, are in poor condition, and are not water efficient
- :: There are waterline piping issues
- :: Some water heaters are located under counters in the kitchen and are difficult to access
- :: Interior light fixtures are dated; lighting levels appear low and most likely are not current with present energy efficiency standards

SAFETY STANDARDS

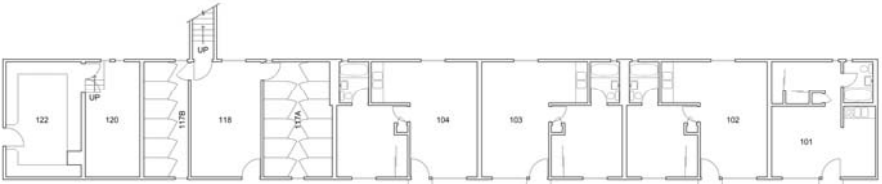
The buildings are not sprinklered. There are fire extinguishers located in the units.

BUILDING ACCESSIBILITY

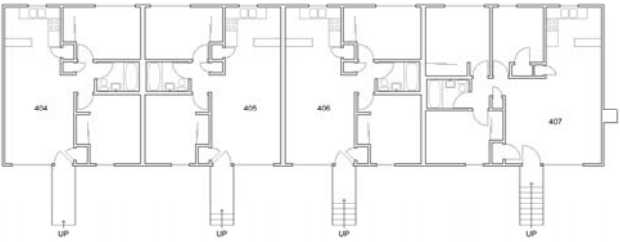
There are no ADA compliant units.



SECOND & THIRD FLOOR PLAN: BUILDING A (BUILDING B & C SIMILAR)



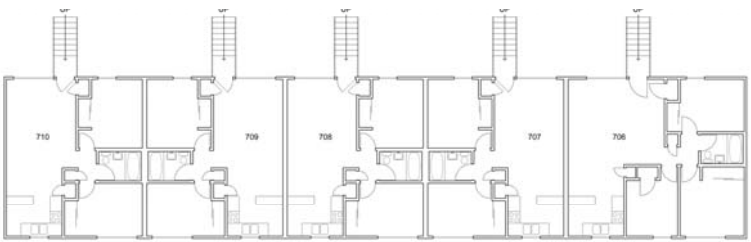
GROUND FLOOR PLAN: BUILDING A (BUILDINGS B & C SIMILAR)



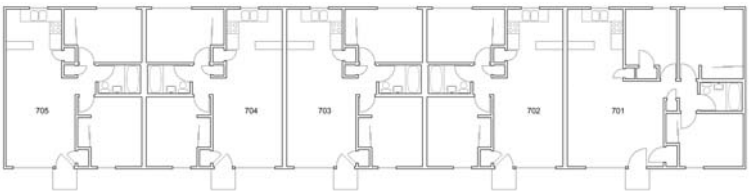
SECOND FLOOR PLAN: BUILDING D (BUILDING E & F SIMILAR)



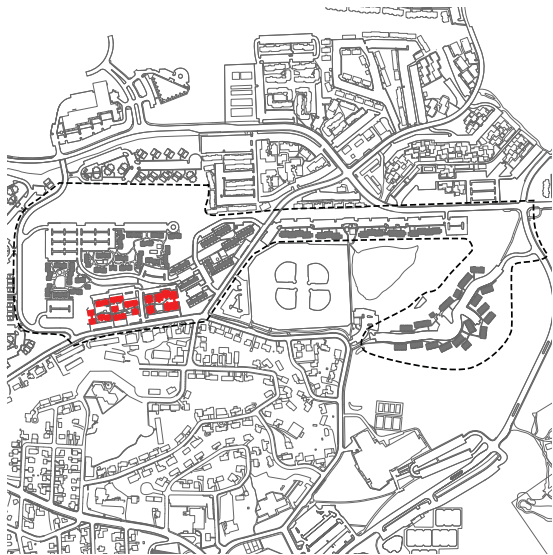
GROUND FLOOR PLAN: BUILDING D (BUILDINGS E & F SIMILAR)



SECOND FLOOR PLAN: BUILDING G (BUILDING H & J SIMILAR)



GROUND FLOOR PLAN: BUILDING G (BUILDINGS H & J SIMILAR)



KAMIAK APARTMENTS

Assessment Level: 2

Assessment Rating: 45 (Major Modernization)

A Level Two assessment was performed on Kamiak Apartments, which is located at the northwestern end of campus in the North Apartments. The timber stick-framed apartment complex was built in 1963. There are 13 two-story residential buildings containing one- and two-bedroom units. The complex has exterior circulation and each unit has a private entry. There are a total of 75,900 square feet, with 150 beds in 100 units. The complex also has community laundry and storage rooms. Kamiak Apartments house families and graduate students. In addition to common areas, two apartment units were observed during the assessment.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Kamiak Apartments, a comprehensive structural review was not performed. However, the following observations were noted:

The building construction appears to be a combination of slab on grade, formed concrete, and concrete masonry unit foundation walls/footings, with wood framing and vinyl siding.

- :: Vinyl siding was replaced in 1998 and is in fair condition
- :: Roof material appears to membrane sheet roofing and appears to be in fair to poor condition
- :: Rain sheet flows off roof edge with few gutters and downspouts; poor site drainage with standing water around buildings

- :: Exposed 2x6 wood roof rafters at the eave edge are beginning to rot; fascia is deteriorating
- :: Concrete foundation support fin-wall at Building “B” is cracking and deteriorating
- :: Concrete sidewalks, site walls, and stairs are in poor condition with substantial erosion, spalling, cracking, and settlement
- :: Railing types differ throughout the apartment complex (i.e. steel bars, wood grapestake, open rail wood, chainlink, and wood picket)
- :: Metal stairs, frame, and handrail are rusting at several locations with peeling paint
- :: Wood stair treads and railings are in poor condition with peeling paint, some railings are rotting

SECONDARY STRUCTURE

- :: Interior walls appear to be in fair condition
- :: Interior paint is in fair condition
- :: Ceilings are gypsum wallboard (GWB) and appear to be in fair condition overall; however some ceilings show water damage (possibly from leaky pipes) and are in poor condition
- :: Vinyl composition tile (VCT), sheet vinyl, and tile flooring are in poor condition
- :: Double-pane vinyl windows appear to be in fair condition; window coverings are in poor condition
- :: Hollow core doors are in poor condition with holes
- :: Stainless steel counter tops in kitchens are in fair condition
- :: Wood base and upper cabinets are worn
- :: Plastic laminate desktops in bedrooms are in poor condition

SERVICE SYSTEMS

Since a Level Two assessment was performed on Kamiak Apartments, a comprehensive service systems review was not performed. However, the following observations were noted:

The apartment’s heat is supplied from nine boilers. Each apartment has its own thermostat. A hydronic system supplies heating water to the apartments. Each room has a hydronic baseboard heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each apartment has its own water heater tank for domestic water.

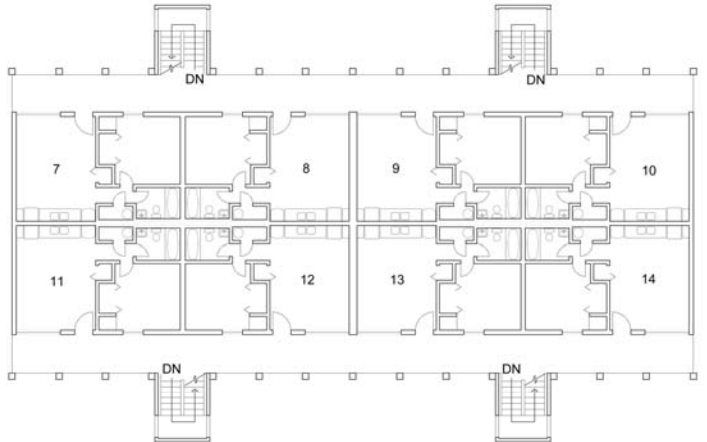
- :: Some boilers have been recently replaced
- :: Original 1963 utilities run underground and are failing
- :: There are mold issues due to lack of ventilation
- :: Plumbing fixtures are original, are in poor condition, and are not water efficient
- :: Grout at showers is failing
- :: Interior light fixtures are dated, in poor condition, and most likely are not current with present energy efficiency standards

SAFETY STANDARDS

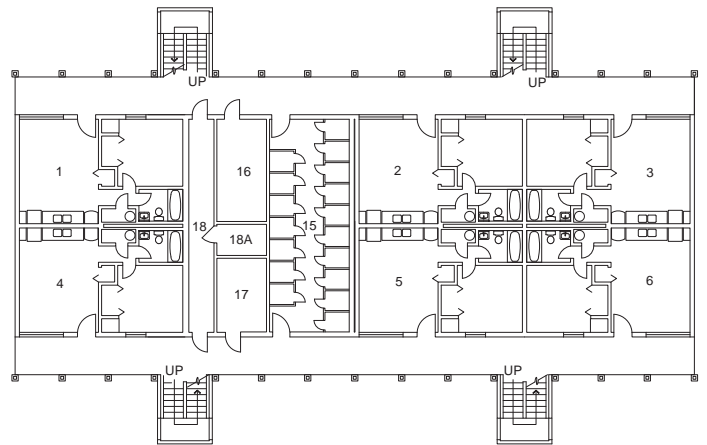
The buildings are not sprinklered. The existing fire alarm systems consist of battery-operated smoke detectors in individual units. There are fire extinguishers located in the units.

BUILDING ACCESSIBILITY

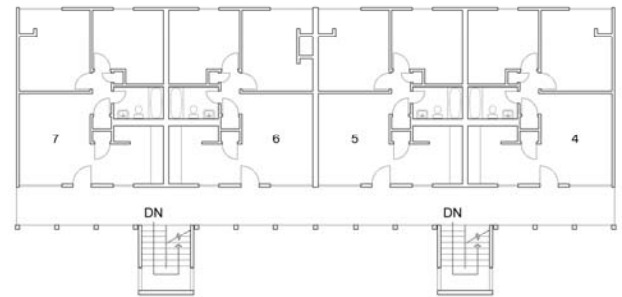
There is one unit assigned as an accessible apartment.



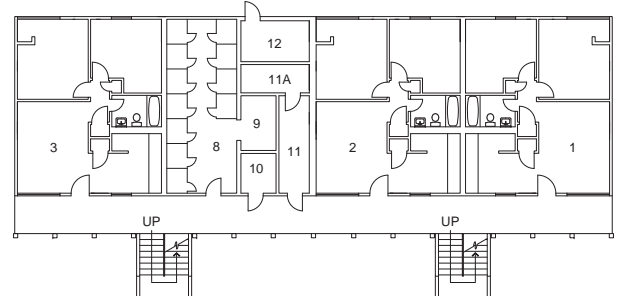
SECOND FLOOR PLAN: BUILDING A (BUILDING B-D SIMILAR)



FIRST FLOOR PLAN: BUILDING A (BUILDING B-D SIMILAR)

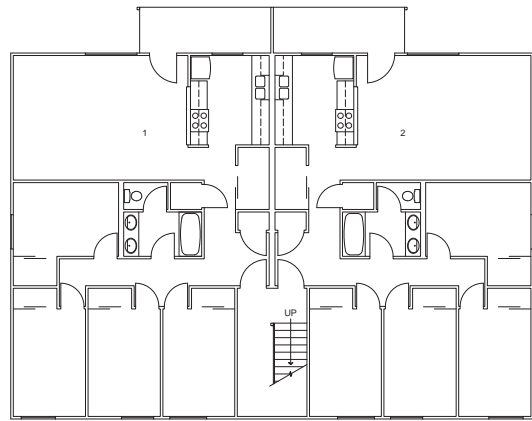


SECOND FLOOR PLAN: BUILDING F (BUILDING E & G-M SIMILAR)



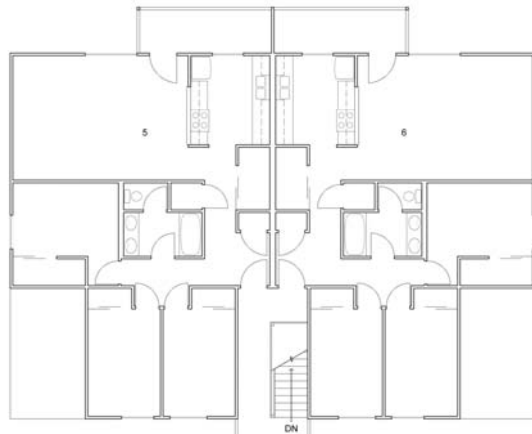
FIRST FLOOR PLAN: BUILDING F (BUILDING E & G-M SIMILAR)





 **FIRST & SECOND FLOOR PLAN: BUILDING A**
(BUILDING B, C, E, F, S-V, X & Z SIMILAR)

NTS



THIRD FLOOR PLAN: BUILDING A
(BUILDING B, C, E, F, S-V, X, & Z SIMILAR)

CHINOOK VILLAGE

Assessment Level: 3

Assessment Rating: 54 (Major Modernization)

A Level Three assessment was performed on Chinook Village, which is located at the southern edge of campus in the South Apartments. The timber stick-framed apartment complex was built in 1976 and has T-111 wood siding. Chinook Village is split into two areas: Upper Chinook, sitting further to the east and higher on the hill, contains thirteen residential buildings; and Lower Chinook, which sits below and to the west, contains eleven residential buildings. All residential buildings are two- or three-stories and contain mainly three- and four-bedroom units. There is a community center with laundry located in Upper Chinook, and a laundry building located in Lower Chinook. The complex has exterior circulation and each unit has a private entry and deck or patio. Chinook Village has a total of 148,100 square feet, with 398 beds in 124 units and houses single students. In addition to common areas, two apartment units were observed during the assessment.

PRIMARY STRUCTURE

The structural framing systems shows no signs of significant deterioration and remain adequate to support the gravity loads associated with current use.

- :: Areas of the complex have some structural deterioration due to weathering - primarily at the exterior elevated decks, some eaves, soffits, and timber handrails
- :: Many exterior decks have been strengthened, repaired, or replaced

- :: Wood siding appears to be in poor condition with areas of deterioration and failing exterior paint; siding is currently being replaced

- :: Asphalt shingle roof appears to be in fair condition

The ASCE 31 Tier 1 evaluation checklist did not identify any potential deficiencies in the lateral system.

- :: Plywood lateral system elements and nailing connections have been directly exposed to weather
- :: Structural deterioration such as nail rusting or plywood splitting can compromise the strength of the building to resist earthquakes

SECONDARY STRUCTURE

- :: Interior walls and ceilings appear to be in fair condition, interior paint appears to be in fair condition
- :: Sheet vinyl appears to be in poor condition; carpet appears to be in poor condition (one unit appeared to have newer carpet)
- :: Double-pane sliding aluminum windows are in poor condition; window coverings are in poor condition
- :: Hollow core doors appear to be in fair condition
- :: Plastic laminate counters appears to be in poor to fair condition
- :: Wood upper and lower cabinets appear to be in fair condition

SERVICE SYSTEMS

There is no existing common heating, ventilation, and air conditioning (HVAC) control system. Each room in each unit is heated by either an electric baseboard or wall heater. There is no existing cooling system.

The buildings rely on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each toilet room is exhausted to the outside by a ceiling exhaust fan controlled by a wall switch. Each apartment has its own electric tank-type water heater for domestic water.

- :: Electric heaters are in working condition although they are likely in need of replacement as the elements fail
- :: The toilet fans appear to be in decent condition and operational
- :: Water heaters are nearing the end of their life or have already been replaced
- :: Plumbing fixtures are original, are not water efficient, and are outdated and showing wear

The electrical equipment is all original from 1976 and in fair condition.

- :: Interior light luminaires are not current with present energy efficiency standards
- :: No GFCI receptacles were noted in wet areas

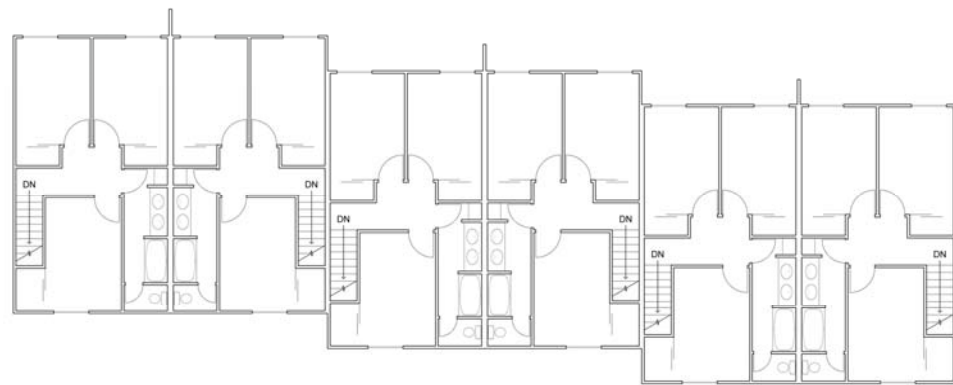
SAFETY STANDARDS

The buildings are not sprinklered. The existing fire alarm systems consist of battery operated smoke detector in individual units. No central fire alarm is provided. The complex does not have an alternate power supply or distribution system.

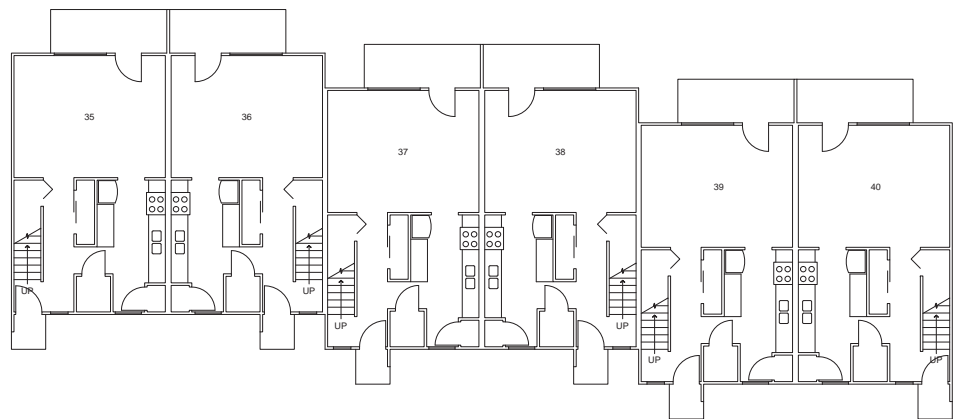
- :: Exit lights and path of egress lighting in the community center needs emergency power

BUILDING ACCESSIBILITY

There are four apartments assigned as an accessible units.



SECOND FLOOR PLAN: BUILDING G (BUILDING D, H, J-N, P-R, W, & Y SIMILAR)



 **FIRST FLOOR PLAN: BUILDING G** (BUILDING D, H, J-N, P-R, W, & Y SIMILAR)

NTS



COLUMBIA VILLAGE

Assessment Level: 2

Assessment Rating: 56 (Modernization)

A Level Two assessment was performed on Columbia Apartments which is located south of campus in the South Apartments. The timber stick-framed apartment complex was built in 1975 and has T-111 wood siding. There are 14 two-story residential buildings containing one-, two-, and three-bedroom units. There are a total of 48,700 square feet, with 108 beds in 54 units. The complex has exterior circulation and each unit has a private entry and deck or patio with a lockable storage closet. The complex also has community laundry building. Columbia Village house families and graduate students. In addition to common areas, two apartment units were observed during the assessment.

PRIMARY STRUCTURE

Since a Level Two assessment was performed on Columbia Village, a comprehensive structural review was not performed. However, the following observations were noted:

The building construction appears to be a combination of slab on grade, formed concrete, and concrete masonry unit foundation walls/footings, with wood framing and vinyl siding.

- :: Wood siding appears to be in poor condition with areas of deterioration; exterior paint is failing
- :: Asphalt shingle roof appears to be in poor condition with lots of moss

- :: Metal gutters and downspouts are damaged and dented
- :: Wood fascia is deteriorating
- :: Wood columns at laundry building appear to be rotting at the base
- :: Exterior wood trim is missing at some locations
- :: Exterior partial height wood privacy walls are not stable and are leaning at some locations
- :: Concrete sidewalks and site stairs are in poor condition with substantial erosion, spalling, cracking, and settlement with some exposed rusted rebar
- :: Metal handrail are rusting at several locations with peeling paint
- :: Some beam supports at deck are deflecting

SECONDARY STRUCTURE

- :: Interior walls appear to be in fair to good condition
- :: Interior paint is in fair condition
- :: Ceilings are gypsum wallboard (GWB) and are in fair to good condition
- :: Sheet vinyl and carpet is in poor to fair condition
- :: Double-pane vinyl windows appear to be in poor condition; window coverings are in poor condition
- :: Hollow core doors are in poor to fair condition
- :: Plastic laminate counter tops in kitchen and bathroom are in fair condition
- :: Wood base cabinets and upper cabinets are worn

SERVICE SYSTEMS

Since a Level Two assessment was performed on Columbia Village, a comprehensive service systems review was not performed. However, the following observations were noted:

There is no existing common heating, ventilation, and air conditioning (HVAC) control system for Chinook Village. Each room in each unit is heated by either an electric baseboard or wall heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each toilet room is exhausted to the outside by a ceiling exhaust fan controlled by a wall switch. Each apartment has its own electric tank type water heater for domestic water.

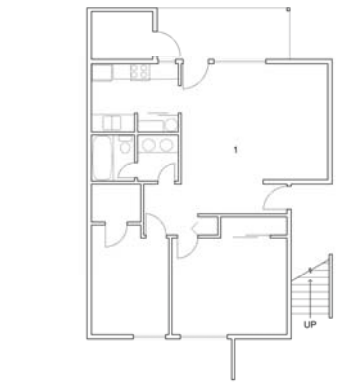
- :: The toilet fans appear to be in decent condition and operational
- :: Plumbing fixtures are original, are not water efficient, and are outdated and showing wear
- :: Interior light luminaires are dated and most likely are not current with present energy efficiency standards

SAFETY STANDARDS

The buildings are not sprinklered. The existing fire alarm systems consist of battery operated smoke detector in individual units. There are fire extinguishers located in the units.

BUILDING ACCESSIBILITY

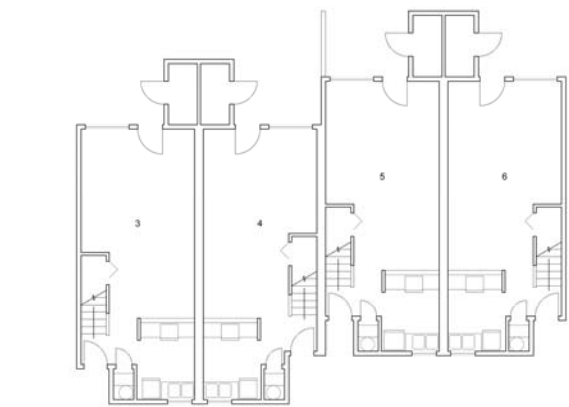
There are no ADA compliant units.



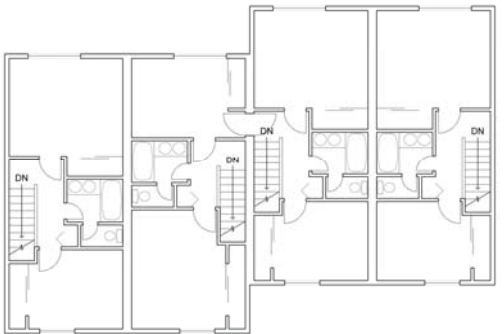
FIRST FLOOR PLAN: BUILDING A



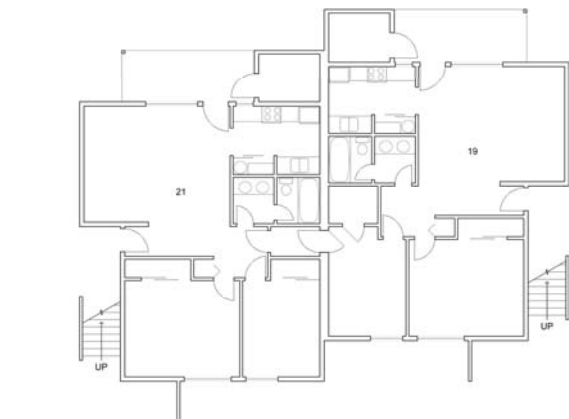
SECOND FLOOR PLAN: BUILDING A



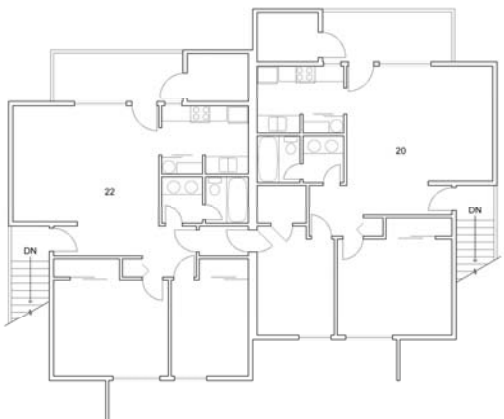
FIRST FLOOR PLAN: BUILDING B
(BUILDING C-E, H, K, & L SIMILAR)



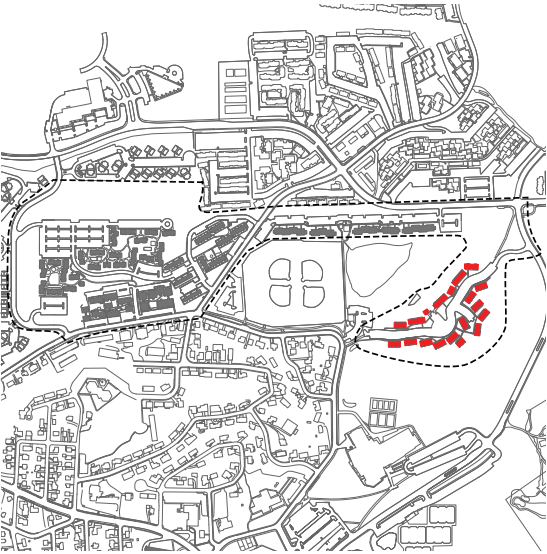
SECOND FLOOR PLAN: BUILDING B
(BUILDING C-E, H, K, & L SIMILAR)



FIRST FLOOR PLAN: BUILDING G
(BUILDING J, M, N, P, & Q SIMILAR)



SECOND FLOOR PLAN: BUILDING G
(BUILDING J, M, N, P, & Q SIMILAR)



NEZ PERCE VILLAGE

Assessment Level: 3
Assessment Rating: 70 (Modernization)

A Level Three assessment was performed on Nez Perce Village which is located at the northeastern end of campus in the North Apartments. The timber stick-framed apartment complex was built in 1975 and has vinyl siding. There are four one-story residential buildings and 14 two-story residential buildings, containing two-bedroom units. There are a total of 91,600 square feet, with 192 beds in 96 units. The complex has exterior circulation and each unit has a private entry, and a small back patio with storage area. The complex also has community center building, and three community laundry rooms. Nez Perce Village houses single students. In addition to common areas, one apartment unit was observed during the assessment.

PRIMARY STRUCTURE

The structural framing systems shows no signs of significant deterioration and remain adequate to support the gravity loads associated with current use. The ground floor at residential areas is timber-framed over a subgrade crawl space, while laundry and maintenance areas are concrete slab-on-grade.

- :: Connection of posts to the foundations within the crawlspace consists only of a doweled bearing connection which can allow for the posts to rack over or slip in a seismic event
- :: Connection of support beams to posts in the crawlspace does not appear to utilize connection hardware; this can allow for the beams to slip off of

- the posts in a seismic event
- :: Vinyl siding appears to be in fair to good condition, however some vinyl trim is cracking or torn
- :: Asphalt shingle roof appears to be in good condition, some ridge tiles appear to be cupping
- :: Asphalt paving, concrete sidewalks, site walls, and stairs are in poor condition with substantial erosion, spalling, cracking, and settlement; some concrete site walls are leaning

SECONDARY STRUCTURE

- :: Interior walls and ceilings appear to be in fair to good condition
- :: Interior paint appears to be in fair to good condition
- :: Sheet vinyl, vinyl composition tile (VCT), and carpet appear to be in poor to fair condition
- :: Single-pane vinyl windows are in poor to fair condition with poor insulating values; window coverings are in poor condition
- :: Interior hollow core doors appear to be in fair condition
- :: Exterior door seals are failing, flashing at door sills are failing
- :: Plastic laminate counters appears to be in poor condition
- :: Wood upper and lower cabinets appear to be in poor to fair condition

SERVICE SYSTEMS

There is no existing common heating, ventilation, and air conditioning (HVAC) control system for Chinook Village.

Each room in each unit is heated by either an electric baseboard or wall heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each toilet room is exhausted to the outside by a ceiling exhaust fan controlled by a wall switch. Each apartment has its own electric tank type water heater for domestic water.

- :: Electric heaters are in working condition although they are likely in need of replacement as the elements fail
- :: The toilet fans appear to be in decent condition and operational
- :: Water heaters are nearing the end of their life or have already been replaced
- :: Plumbing fixtures are original, are not water efficient, and are outdated and showing wear

The electrical equipment is all original from 1975 and in fair condition.

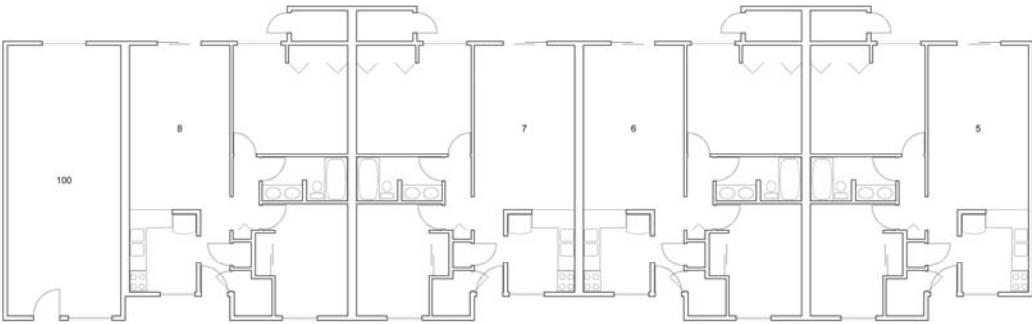
- :: Interior light luminaires are not current with present energy efficiency standards
- :: No ground fault circuit interrupter (GFCI) receptacles were noted in wet areas

SAFETY STANDARDS

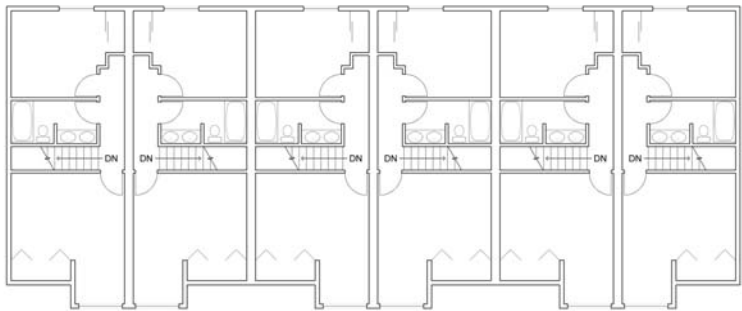
The buildings are not sprinklered. The existing fire alarm systems consist of battery operated smoke detector in individual units. No central fire alarm is provided. The complex does not have an alternate power supply or distribution system. There is no security system.

BUILDING ACCESSIBILITY

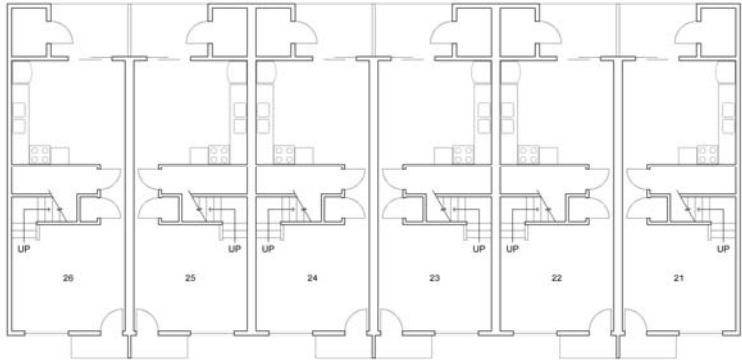
There is one apartment assigned as an accessible unit.



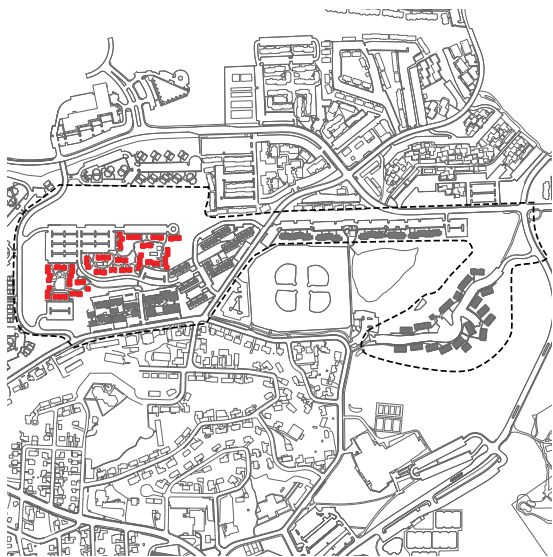
FLOOR PLAN: BUILDING B (BUILDING A, D, & F SIMILAR)
NTS



SECOND FLOOR PLAN: BUILDING G (BUILDING C, H, J-N, & P-U SIMILAR)



FIRST FLOOR PLAN: BUILDING G (BUILDING C, H, J-N, & P-U SIMILAR)
NTS



STEPTOE VILLAGE

Assessment Level: 1
Assessment Rating Range: 55-74
(Modernization)

A Level One assessment was performed on Steptoe Village, which is located at the northwestern edge of campus in the North Apartments. The timber stick-framed apartment complex was built in 1971 and has vinyl siding. There are 22 two- and three-story residential buildings containing one-, two-, and three-bedroom units. There are a total of 156,700 square feet, with 348 beds in 200 units.

The complex has exterior circulation and each unit has a private entry, and patio or terrace. The complex also has three community laundry rooms located throughout the complex with adjacent individual storage lockers. Steptoe Village houses families and graduate students.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The following observations were noted:

- Exterior facade is vinyl siding.
- :: Exterior vinyl siding appears to be in good condition
 - :: The asphaltic composition shingled roof appears to be in fair to good condition
 - :: Asphalt paving and concrete sidewalks are in poor condition with substantial erosion, cracking, and settlement

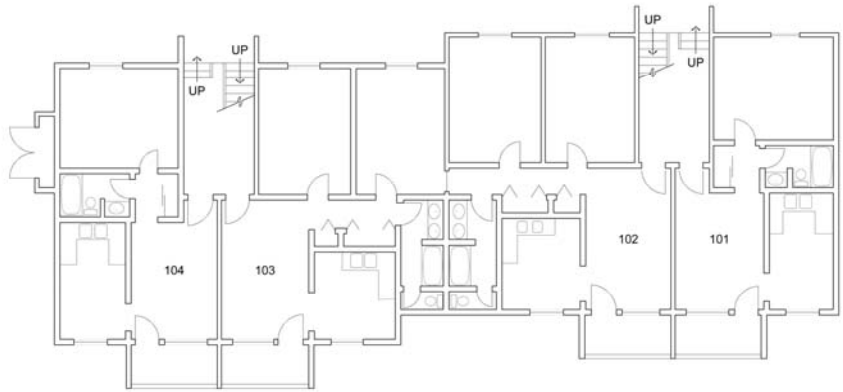
- :: Exterior decks appear to be in good condition
- Steptoe Village interiors have not been refurbished.
- :: Interior plaster walls appear to be in fair condition
 - :: Paint is in fair to good condition
 - :: Ceilings appear to be in good condition
 - :: Carpet is in poor to fair condition
 - :: Sheet vinyl flooring is in poor condition
 - :: Window system is double-paned glazing, and appears to be in fair to good condition

- :: Doors and frames appear to be in fair condition
- :: Kitchen and bathroom counter tops appear to be in fair to good condition
- :: Plumbing fixtures are old and are in poor condition
- :: Light fixtures are dated and most likely are not current with present energy efficiency standards

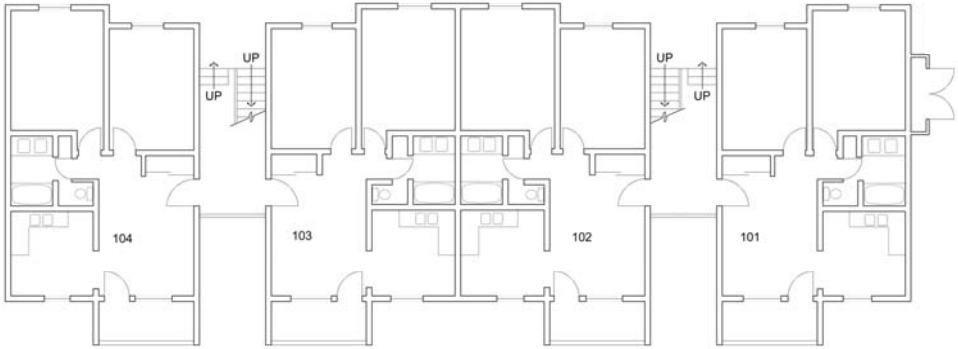
The apartment’s heat is supplied from three boilers. Each apartment has its own thermostat. A hydronic system supplies heating water to the apartments. Each room has a hydronic baseboard heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. There is no active mechanical ventilation system. Each toilet room is exhausted to the outside by a ceiling exhaust fan controlled by a wall switch. Each apartment has its own water heater tank for domestic water.

- :: Original 1971 in-ground utilities are in poor condition

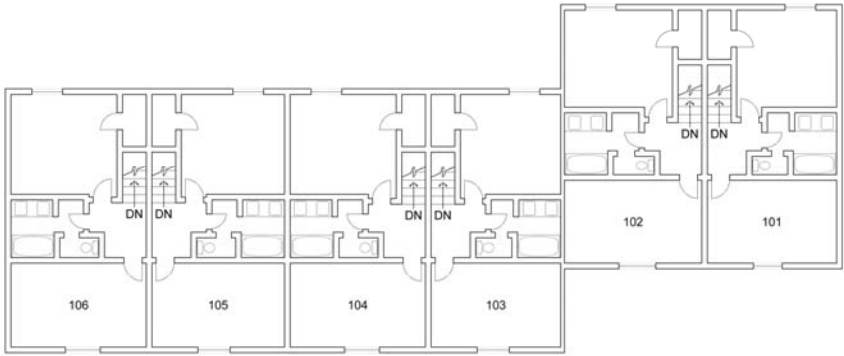
The buildings are not sprinklered. The existing fire alarm systems consist of battery operated smoke detector in individual units. No central fire alarm is provided. There is no security system. There are no ADA compliant units.



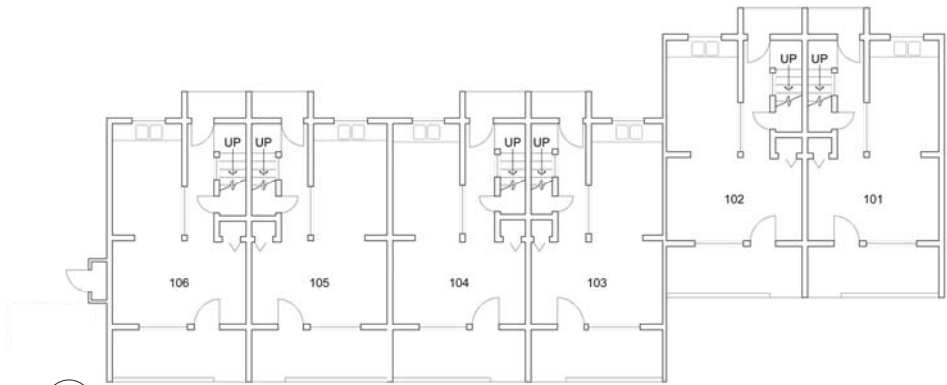
FIRST FLOOR PLAN (FLOOR 2-3 SIMILAR): BUILDING A
(BUILDING C, F, J, L, R, T, & V SIMILAR)



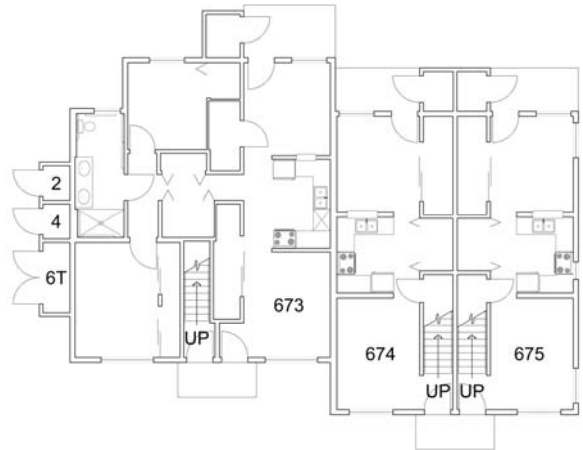
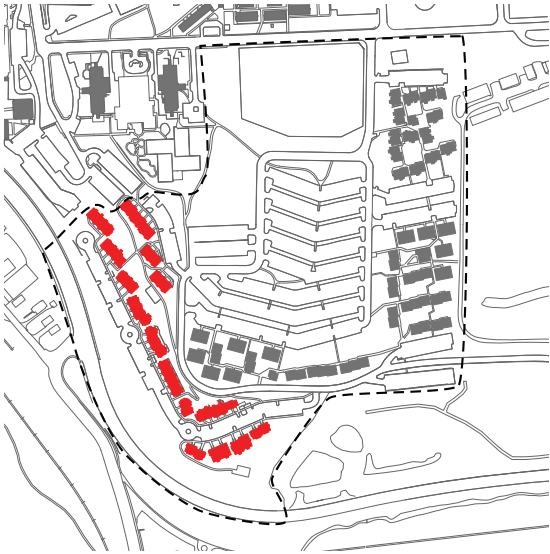
FIRST FLOOR PLAN (FLOOR 2-3 SIMILAR): BUILDING D
(BUILDING G, K, N, & W SIMILAR)



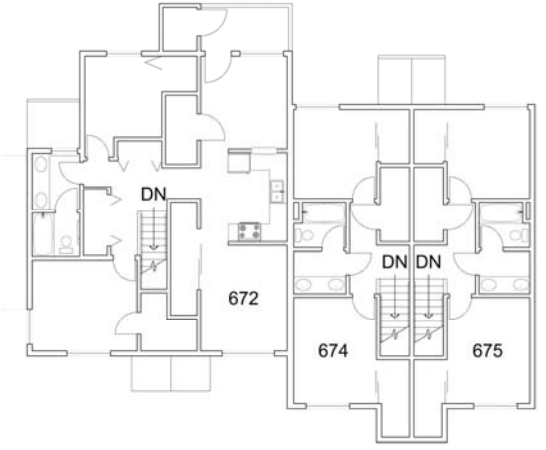
SECOND FLOOR PLAN: BUILDING H (BUILDING E, M, P, Q, S, U, & X SIMILAR)



FIRST FLOOR PLAN: BUILDING H (BUILDING E, M, P, Q, S, U, & X SIMILAR)



NTS
FIRST FLOOR PLAN: BUILDING K
(BUILDING A-H, J, & L SIMILAR)



SECOND FLOOR PLAN: BUILDING K
(BUILDING A- H, J, & L SIMILAR)

YAKAMA VILLAGE

Assessment Level: 1

Assessment Rating Range: 55-74
(Modernization)

A Level One assessment was performed on Yakama Village, which is located at the southwestern edge of campus in the South Apartments. The timber stick-framed apartment complex was built in 1996 and has vinyl siding. There are 11 two-story residential buildings and four three-story residential buildings, containing studios, one-, two-, and three-bedroom units. There are a total of 116,000 square feet, with 212 beds in 130 units.

The complex has exterior circulation and each unit has a private entry, and patio or deck with a small storage area. The complex also has a community laundry area. Yakama Village houses families and graduate students.

A Level One assessment consists of a brief walk-through with minimal architectural assessment, therefore specific building components were not assessed in detail. The

following observations were noted:

Exterior facade is vinyl siding.

:: Exterior vinyl siding appears to be in fair condition; occasionally siding will blow off

:: Exterior paint appears to be in fair condition

:: The asphaltic composition shingled roof appears to be in fair condition

:: Concrete sidewalks and site stairs appear to be in good condition

:: Exterior decks appear to be in fair condition

Yakama Village interiors are original from the 1996 construction.

:: Interior plaster walls appear to be in fair to good condition

:: Paint is in fair to good condition

:: Ceilings appear to be in good condition

:: Carpet is in poor to fair condition

:: Sheet vinyl flooring seams are failing

:: Window system is double-paned glazing, and appears to be in fair to good condition

:: Window curtains appear to be in fair to good condition

:: Doors and frames appear to be in good condition

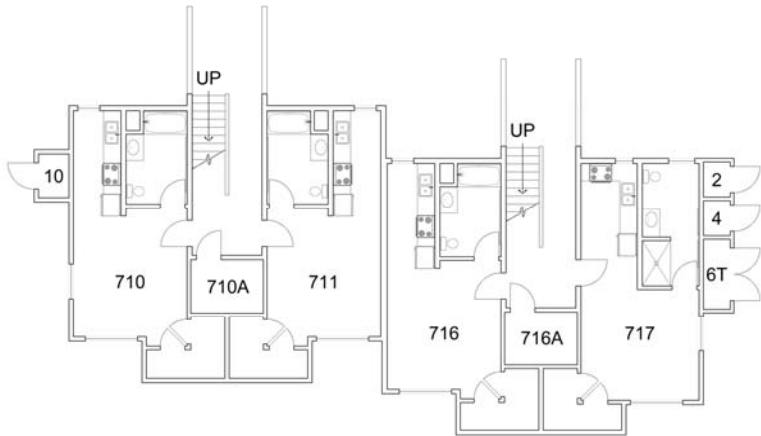
:: Casework appears to be in fair to good condition

:: Plumbing fixtures appear to be in fair to good condition

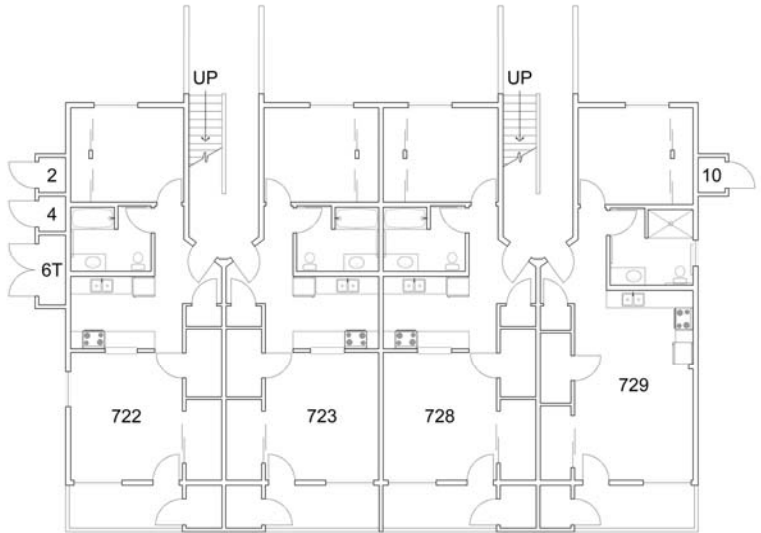
:: Light fixtures appear to be in fair to good condition, but most likely are not current with present energy efficiency standards

There is no existing common heating, ventilation, and air conditioning (HVAC) control system for Yakama Village. Each unit has an individual natural gas furnaces and hot water heater. There is no existing cooling system. The building relies on operable windows and leakage through the building envelope for ventilation. Each toilet room is exhausted to the outside by a ceiling exhaust fan controlled by a wall switch.

An automatic fire sprinkler is installed throughout the complex. There are nine fully accessible ADA units located throughout the complex.



NTS
FIRST FLOOR PLAN (FLOOR 2-3 SIMILAR): BUILDING M (BUILDING Q SIMILAR)



NTS
FIRST FLOOR PLAN (FLOOR 2-3 SIMILAR): BUILDING N (BUILDING P SIMILAR)

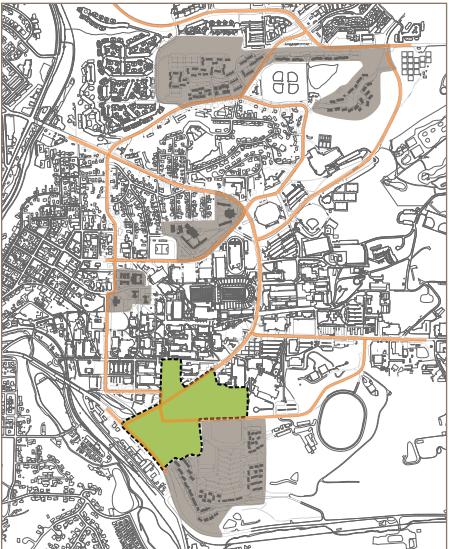
SECTION 5

SOUTHSIDE DISTRICT



SOUTHSIDE DISTRICT

As a “gateway” district, key development areas adjacent to the intersection of Stadium Way and Nevada Street should be used to activate and serve as a social focal point for this district.



SOUTHSIDE DISTRICT: KEY PLAN

EXISTING CONDITIONS

The Southside District serves as a primary campus gateway and houses between 2,899 and 3,397 beds, depending on Rogers and Orton occupancy as singles or doubles.

The combination of historic, brick-clad buildings and modern concrete-formed buildings provides a range of residential offerings; from the visually imposing Orton and Rogers halls to the single-story, intimately-scaled McEachern units west of the newly-constructed Olympia Avenue residence hall.

Tree-lined Stadium Way, its pedestrian bridges, and the open outdoor space south of Waller Hall serve as iconic images for Washington State University’s Pullman campus.

The Southside District is located south of the campus academic core. College Avenue frames the district’s northern edge and both Stadium Way and Olympia Avenue accommodate significant vehicular traffic through the district. The newly constructed Olympia Avenue residence hall sits high along the southeast edge of the district, adjacent to the South Apartment complex. The district is served by the recently modernized Southside Café.

- GANNON**
- :: Constructed in 1961, with a concrete structure and masonry veneer
 - :: 52,760 square feet
 - :: Capacity of 301 beds; co-ed
 - :: Double units with community bathrooms
 - :: Assessment rating of 35-54 (Major Modernization)

- GOLDSWORTHY**
- :: Constructed in 1961, with a concrete structure and masonry veneer
 - :: 71,345 square feet
 - :: Capacity of 297 beds; co-ed
 - :: Double units with community bathrooms
 - :: Assessment rating of 35-54 (Major Modernization)

- MCEACHERN**
- :: Constructed in 1971, with a concrete/masonry structure and masonry/brick veneer
 - :: 84,961 square feet
 - :: Capacity of 294 beds; co-ed and age restricted
 - :: Single units with semi-private bathrooms
 - :: Assessment rating of 75-94 (Minor Modernization)

- OLYMPIA AVENUE**
- :: Constructed in 2009, with a steel structure and brick veneer
 - :: 78,562 square feet
 - :: Capacity of 230 beds; co-ed
 - :: Single and double units with private, semi-private and community bathrooms
 - :: Assessment rating of 95-100 (Satisfactory to Excellent)

- ORTON**
- :: Constructed in 1964, with a concrete structure and concrete veneer
 - :: 108,707 square feet
 - :: Capacity of 249 (single) to 498 (double) beds; co-ed and age restricted
 - :: Single and/or double units with community bathrooms
 - :: Assessment rating of 55-74 (Modernization)

- ROGERS**
- :: Constructed in 1963, with a concrete structure and concrete veneer
 - :: 107,684 square feet
 - :: Capacity of 249 (single) to 498 (double) beds; co-ed
 - :: Single and/or double units with community bathrooms
 - :: Assessment rating of 55-74 (Modernization)

- STEPHENSON (NORTH, EAST, AND SOUTH)**
- :: Constructed between 1966 and 1969, with concrete structure and brick veneer
 - :: North and East are 73,317 square feet each; South is 67,774 square feet
 - :: Capacity of 350, 350 and 310 beds, respectively; co-ed
 - :: Double units with community bathrooms
 - :: Assessment rating of 75-94 (Modernization)

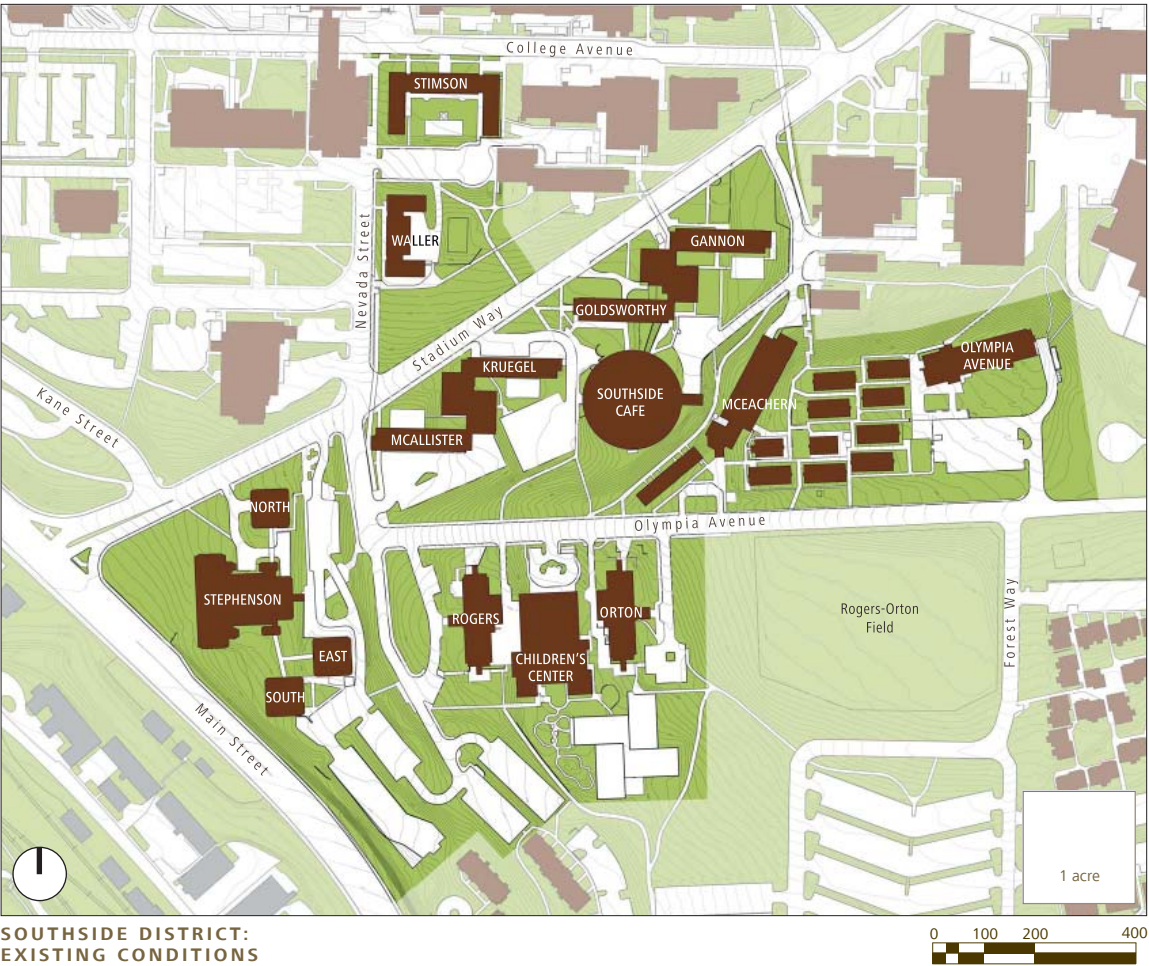
- STIMSON**
- :: Constructed in 1923, with a masonry/concrete structure and brick veneer
 - :: 50,925 square feet
 - :: Capacity of 187 beds; men only
 - :: Single and double units with suite or cluster bathrooms
 - :: Assessment rating of 70.8 (Modernization)

- WALLER**
- :: Constructed in 1935, with a masonry/concrete structure and brick veneer
 - :: 40,382 square feet
 - :: Capacity of 150 beds; men only
 - :: Single units with community bathrooms
 - :: Assessment rating of 47.2 (Major Modernization)

LEGEND

Existing campus buildings

Existing non-campus buildings



SOUTHSIDE DISTRICT:
EXISTING CONDITIONS

PLANNING ANALYSIS

ASSUMPTIONS AND PARAMETERS

The following base assumptions were considered during the planning process for the Southside District.

- :: The existing dining hall (Southside Café) has been recently renovated and therefore will need to remain for 10+ years, at which point a new dining hall location at the intersection of Nevada Street and Stadium Way may be considered
- :: Options for service to the new Kruegel-McAllister site dining hall need to be considered (such as a tunnel under Nevada Street)
- :: Coordination of a new bridge at the Kruegel-McAllister site is important, as it will set the stage for future development in this area
- :: The Kruegel-McAllister site is not available for housing until the current non-housing occupants vacate
- :: The Kruegel-McAllister site is an important gateway site, in terms of campus image and student life, and therefore may want to be considered for earlier development

- :: Rogers Hall is preserved as “swing space” for capacity fluctuations associated with enrollment and retention
- :: Olympia Avenue residence hall was completed in Fall 2009 and therefore is not considered for upgrades
- :: Stephenson Hall was refurbished in 2008 and 2009 and therefore is not considered for upgrades
- :: McEachern Hall was refurbished in 2009 and therefore is not considered for upgrades
- :: Future refurbishment of Rogers and Orton halls may be limited to the addition of kitchens in select locations

PLANNING CONSIDERATIONS

There are numerous potential development areas for new facilities and open space in the Southside District. While the Kruegel-McAllister (K-Mac) halls will be demolished, the Gannon-Goldsworthy halls can be retained with building additions.

Recent renovation investments in the dining hall preclude its immediate demolition. However, there is the long-term opportunity to relocate and augment this use to serve a broader user group and to activate the district, as well as to provide open space in its present location.

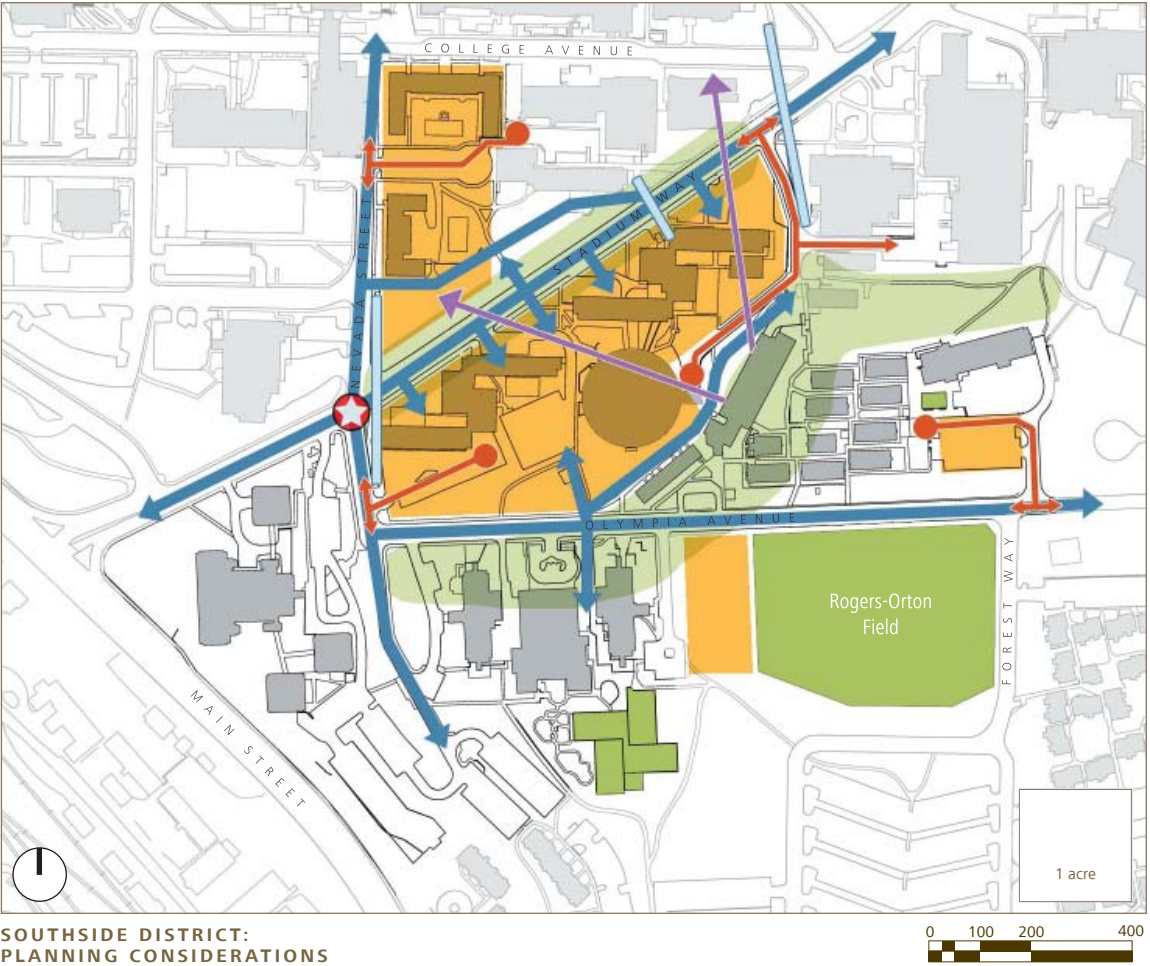
A key development area adjacent to the intersection of Stadium Way and Nevada Street should be used to activate and serve as a social focal point for this district and a place of interaction for the residents living in the Southside Apartments. The landscape treatment on the north edge of Stadium Way presents the example of how to design the entire landscape along this major campus roadway. New buildings need ample setbacks to accommodate a tree-lined streetscape.

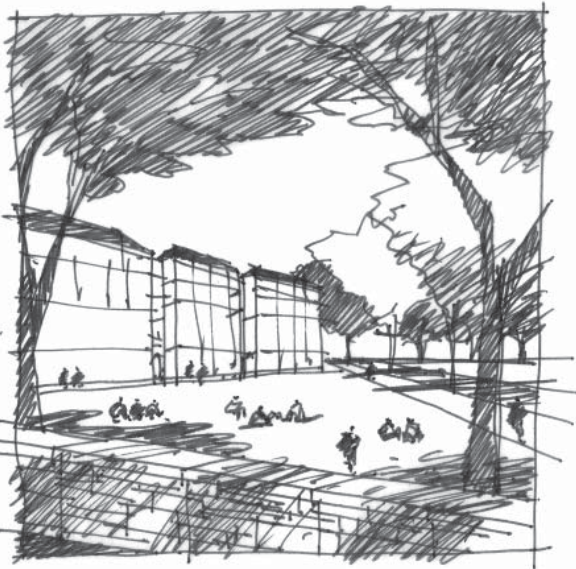
The pedestrian bridge that runs parallel to Nevada Street is due to be replaced in two years. This is a significant opportunity to site the new bridge and set its elevations to best provide access to a future multi-level dining hall and the grocery market.

The significant elevation changes, from 2,520 feet between Stimson and Waller halls, to 2,480 feet at Stadium Way and Nevada Street, to 2,600 feet near Olympia Avenue residence hall, present unique views of the open space, create challenges for pedestrian movement, and divide this district into sub-topographic areas. The steep elevation change between Stadium Way and Olympia Avenue offers an informal landscape of trees and undergrowth that should be retained.

LEGEND

- Pedestrian circulation
- Pedestrian bridge
- Service access
- Priority focus area
- Programmed outdoor area
- Informal landscape
- View opportunities
- Campus gateway





LEGEND

- New construction
- Renovation/modernization
- Refurbishment
- Existing campus buildings
- Existing non-campus buildings

PLANNING CONCEPTS

LONG-RANGE VISION

- The overall vision for the Southside District is driven by four fundamental desires:
- :: Recognize the role of this district as a primary gateway to campus. All buildings, infrastructure, and outdoor open space should contribute not only to the improved quality of residential life, but also to the image of the campus as a whole. First impressions matter.
 - :: Benefit from the central and desirable campus location, particularly associated with those areas around Waller, Kruegel, McAllister, Gannon, and Goldsworthy, by increasing the density of those areas without negatively impacting existing residence halls.
 - :: Recognize the emblematic importance and contribution of Waller and Stimson halls to WSU campus life, by honoring the historic character of the existing buildings through modernization rather than replacement.
 - :: Replace and/or modernize other aging residence halls with new, more diverse offerings designed to attract and retain both undergraduate and graduate students.

PROPOSED PROJECTS

The proposed projects for the Southside District consist of four construction campaigns.

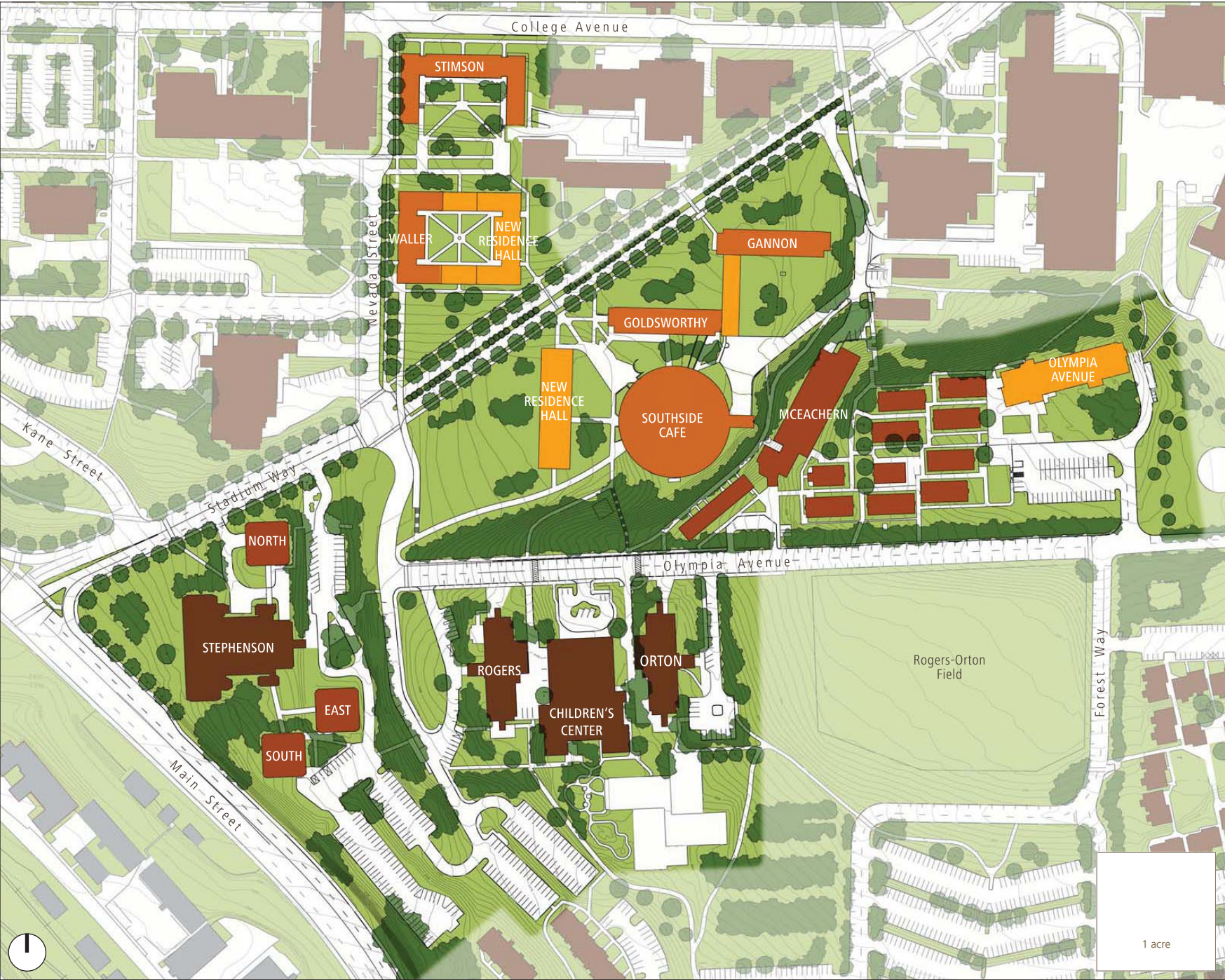
The first campaign calls for the modernization of Waller Hall and the addition of a new residence hall to the east of Waller, both with an occupancy target date of Fall 2013 and a total estimated project budget of \$32.6 million. Projected capacity for this modernization and new construction is approximately 290-305 beds.

The second campaign addresses the modernization of Gannon and Goldsworthy halls with a new connector and a “facelift” to each building to improve their appearance from the street. This project, scheduled for occupancy in Fall 2020, has a target capacity of 306 beds and a total estimated project budget of \$42.1 million.

The third campaign replaces Kruegel and McAllister halls with the first phase of a two phase project. This new residence hall, budgeted at \$22.1 million, has a target capacity of 160 beds and is scheduled for a Fall 2022 occupancy. A subsequent phase may incorporate a new dining facility near the intersection of Nevada Street and Stadium Way.

The final campaign in the proposed plan involves the refurbishment of Stimson Hall. Budgeted at \$11.1 million, this project has a target completion of Fall 2026. No change in Stimson’s capacity is planned.

Recently completed projects include: McEachern, Olympia Avenue, and Stephenson halls.



SOUTHSIDE DISTRICT:
PROPOSED AND RECENTLY COMPLETED PROJECTS (2008 - 2027)

FUTURE VISION

The future vision for the Southside District addresses the four fundamental drivers with the following approach:

Enhance the Gateway

The “gateway” role of the district is enhanced by the addition of two new residence halls near the intersection of Stadium Way and Nevada Street. The first of these residence halls, constructed during phase one of the plan, will be adjacent to Waller Hall. The second residence hall, planned as two phases, will be located on the current Kreugel-McAllister site and will contain relocated district dining facilities (Southside Café) and possible other support services, such as a grocery or convenience store.

Together these new residences halls will frame one of the primary entrances to campus, and provide an immediate and compelling visual connection to the on-campus student community. The modernization of Gannon and Goldsworthy halls will also enhance the gateway.

Increase Density

Student housing density, located as near as possible to the campus core, will be increased through the phase one addition of a new residence hall adjacent to Waller Hall. Subsequent modernization and addition to Gannon and Goldsworthy halls will further increase density in this area.

Preserve History and Character

Waller and Stimson will be modernized rather than replaced, providing historic continuity and preserving an emblematic character that is recognizably Washington State University’s Pullman campus.

Improve Retention

With regard to retention, the approach to the Southside District is intended to improve both the buildings and the surrounding campus landscape directly associated with them.

Increase Open Space







Along with the modernization and diversification of housing offerings contained within Gannon and Goldsworthy halls, and the replacement of Kruegel and McAllister with similarly diverse housing offerings, the future vision replaces parking and service areas with student-oriented open space.

This south-facing open space, located at the geographic center of the Southside District, is intended to serve as a key unifying element that connects surrounding residence halls to each other, further reinforcing and supporting the community of students who live there.



**SOUTHSIDE DISTRICT:
FUTURE VISION**

LEGEND

-  Pedestrian circulation
-  Pedestrian circulation through parking area
-  ADA accessible route
-  Programmed open space
-  Unprogrammed open space
-  Shuttle stops

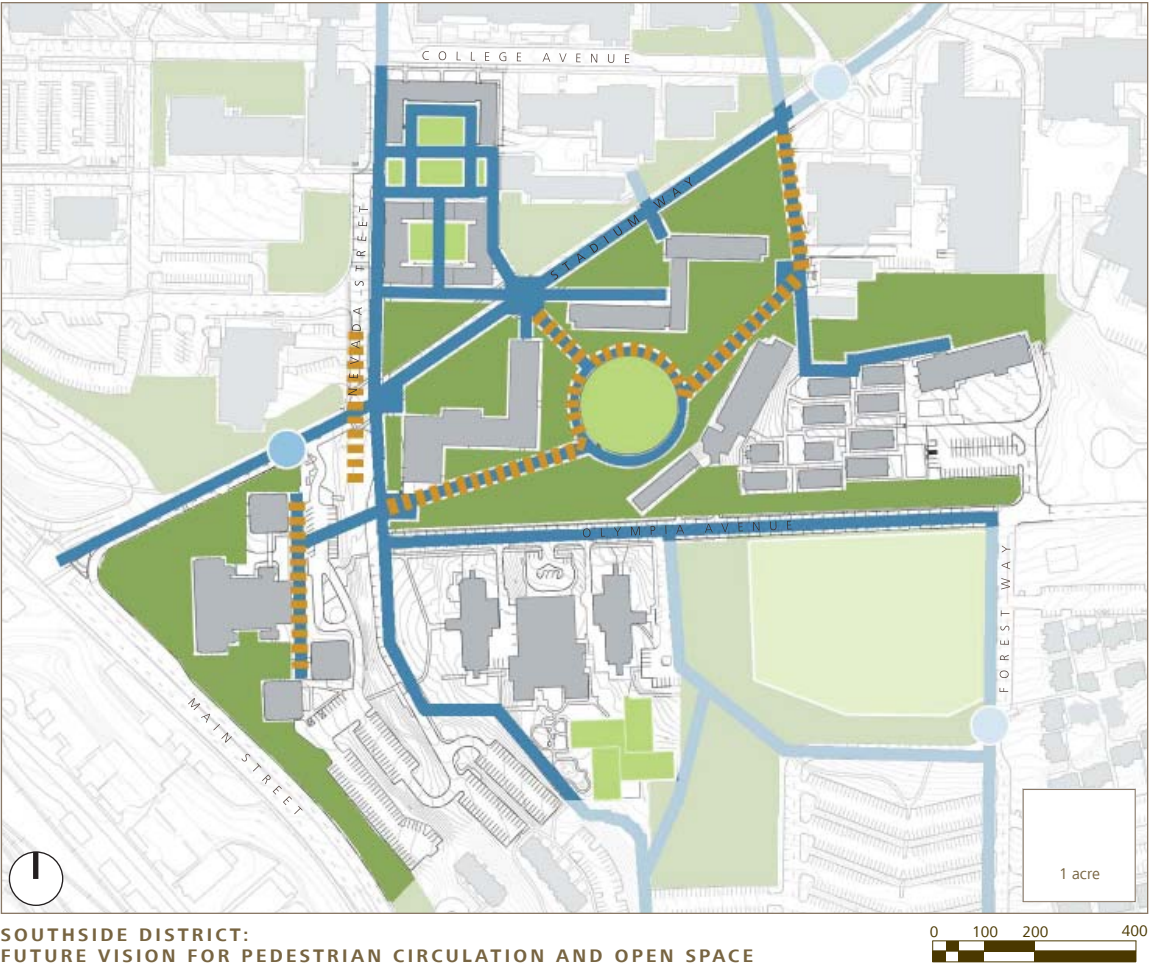
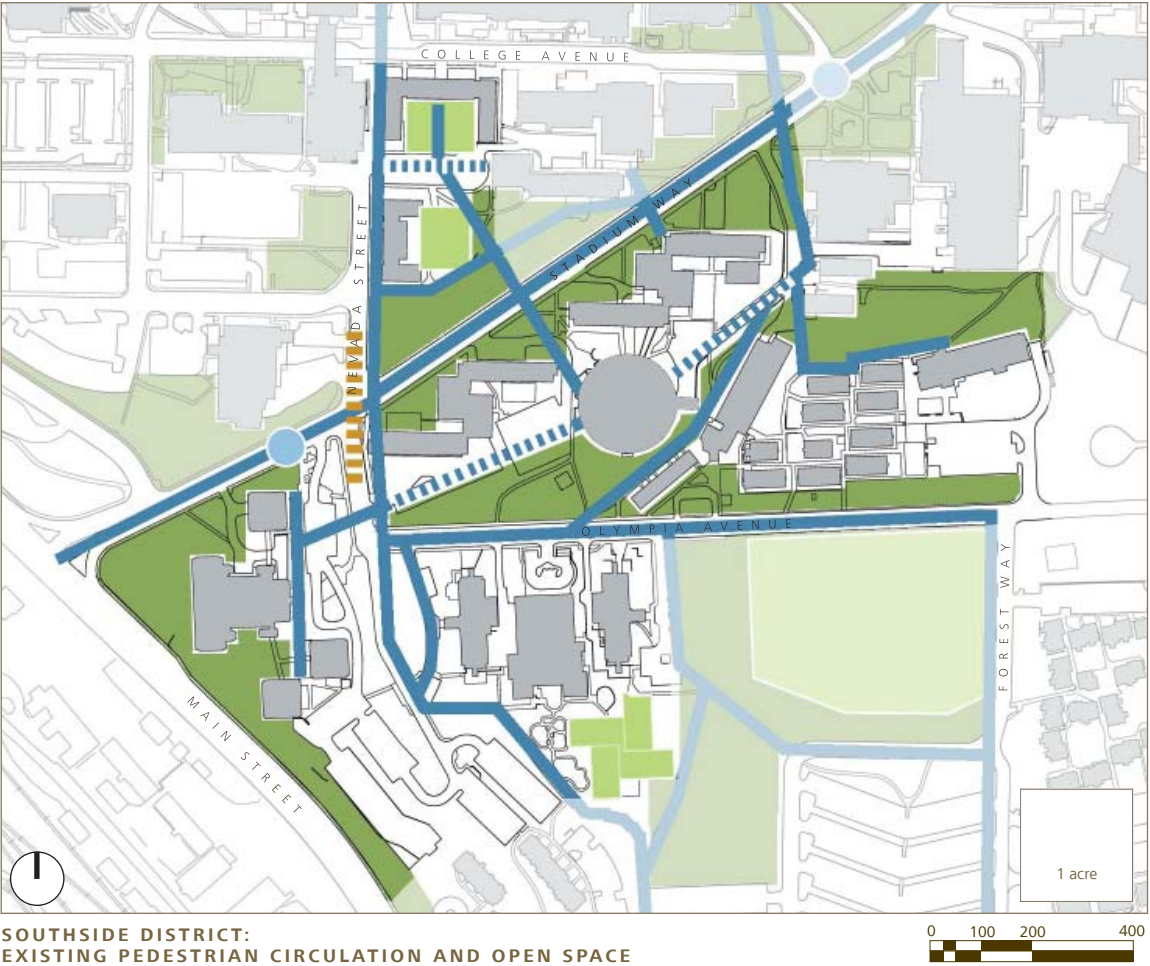
PLANNING DIAGRAMS

PEDESTRIAN CIRCULATION AND OPEN SPACE

Typical in many places on campus, the excessive slopes of the pedestrian routes in the Southside District greatly limit access for the handicapped. In addition, students from the Stephenson complex currently ascend stairs, cross Nevada Street, and walk through a parking lot on their way to the Southside Café, the district's dining hall.

Students living north of Stadium Way and those returning from campus areas to the north use one of three pedestrian bridges or an on-grade crossing to access the dining facility. The relocated dining hall will free-up land to create a new open space for the district that will be handicap accessible for its entire length. New roads and pedestrian ways will provide well-defined routes from the South Apartments through this district to the academic core of the campus.

The parking lot between Stimson and Waller halls will be reclaimed as open space to create an outdoor residential focal point. The new pedestrian bridge and dining hall/grocery market, coupled with the renovation and addition to Waller Hall, will frame and highlight the expanded open space for the campus gateway. Additional improvements to the stairs leading from Stephenson Hall to Nevada Street and from the McEachern and Olympia residential units to the Southside Café will improve access and create areas for impromptu gatherings.



LEGEND

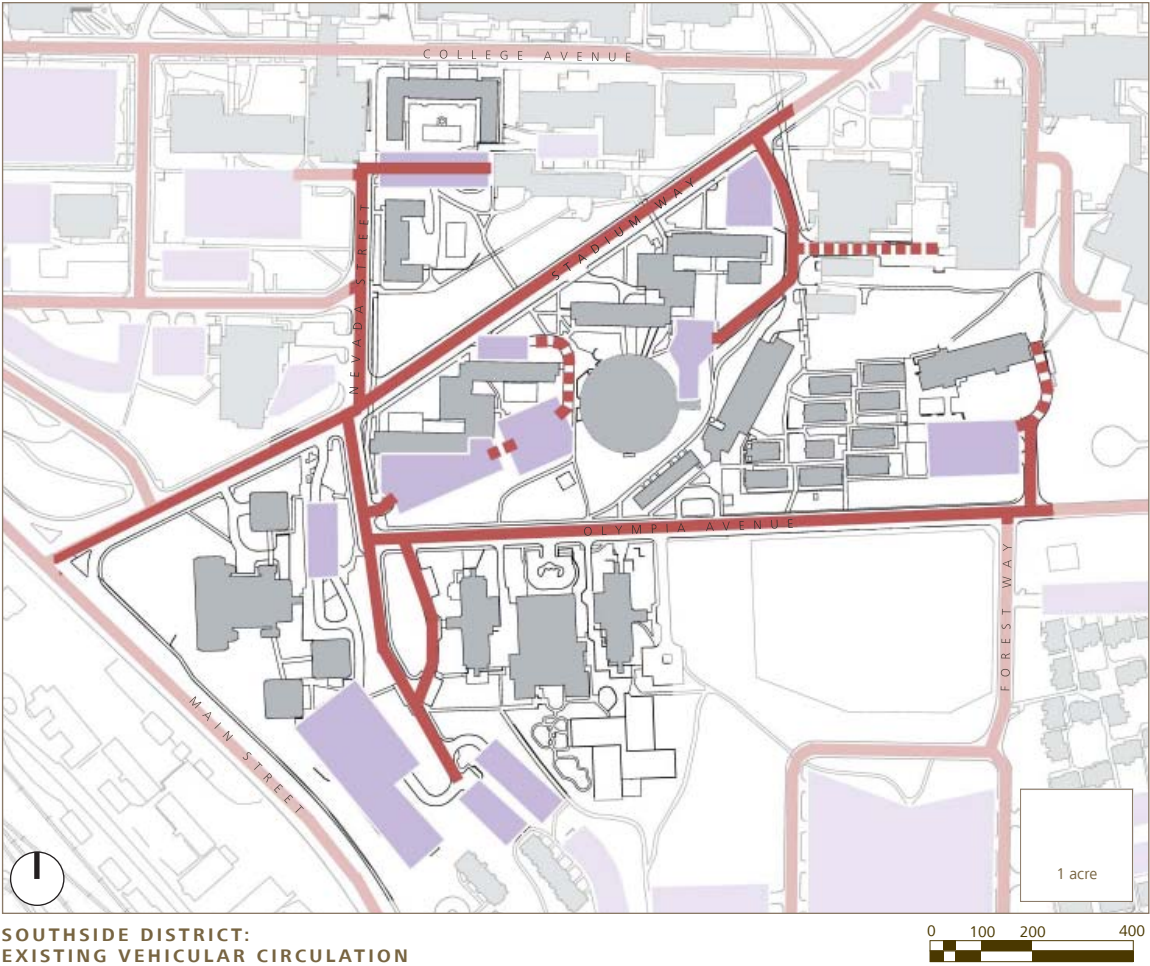
- Vehicular circulation
- Limited vehicular access
- Parking

VEHICULAR CIRCULATION
With the exception of the recently improved Stadium Way, most streets in the Southside District favor vehicular over pedestrian circulation, characterized by overly-wide roads, service drives that share pedestrian flows, and awkwardly configured intersections such as Stadium Way and Nevada Street.

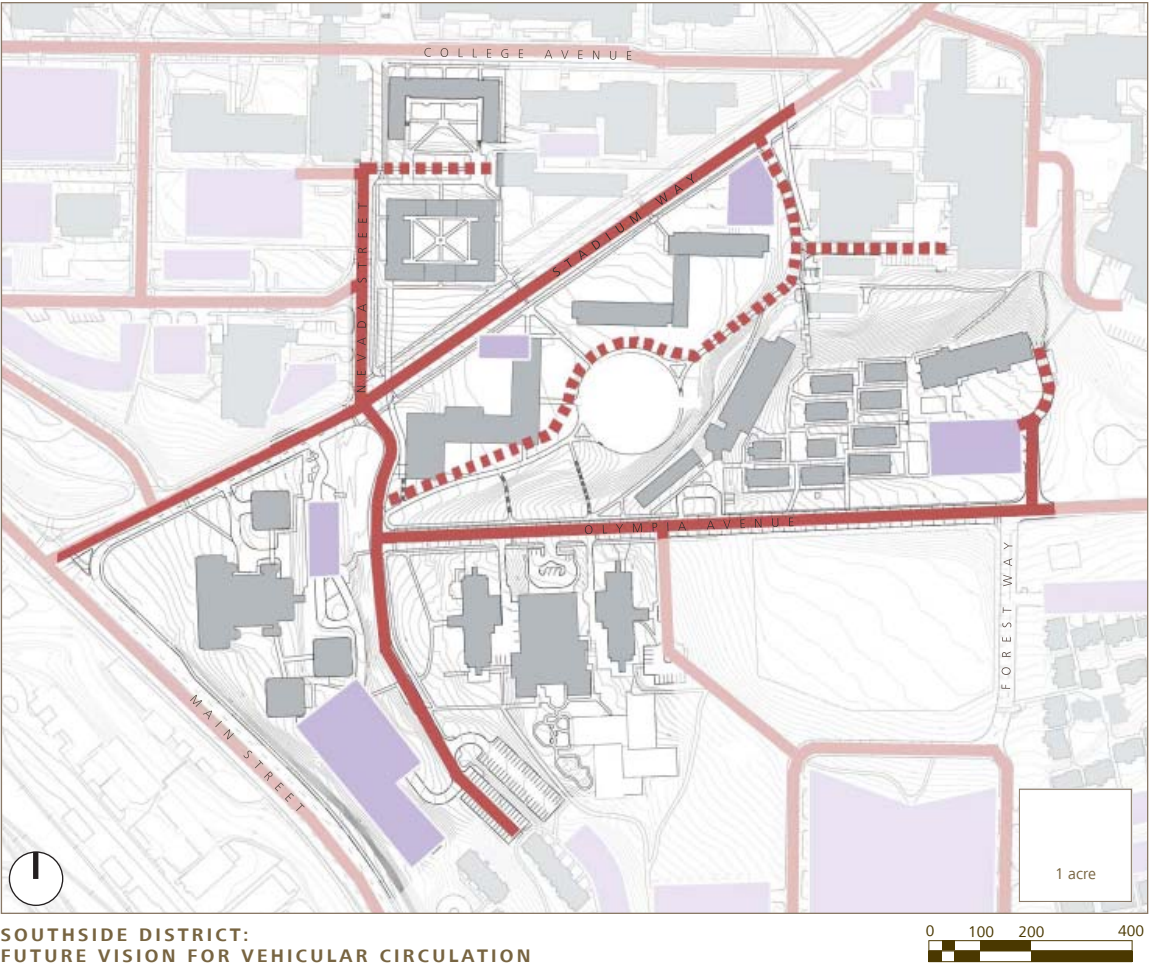
Proposed improvements include narrowing Nevada Street, reconfiguring the Stadium Way / Nevada Street intersection, and creating a well-defined connection from Olympia Avenue to the Southside Apartments. The reconfiguration of the Nevada Street / Olympia Avenue intersection will improve bus turning movements. Currently the turn is too tight for safe bus movement.

The long-term relocation of the dining hall will require service access off of Nevada Street, either at grade or from the Stephenson parking lot extending in a tunnel below Nevada Street. Emergency access will share the pedestrian path that traverses the new open space.

Parking will be kept at a minimum; most will be limited to service vehicles and any handicap-accessibility requirements. Service access from Stadium Way to the veterinary medicine/pharmacy precinct is retained and will be improved to facilitate the pedestrian route that crosses it.



SOUTHSIDE DISTRICT:
EXISTING VEHICULAR CIRCULATION



SOUTHSIDE DISTRICT:
FUTURE VISION FOR VEHICULAR CIRCULATION

SECTION 6

HILLSIDE DISTRICT



HILLSIDE DISTRICT

In terms of “collegial” image, building scale, and proximity to shared campus functions, the Hillside District is one of the most successful residential areas on campus, and one of the most popular with students.

Planning associated with this housing district should recognize the emblematic importance and contribution of the “Hill Halls” to WSU campus life by honoring the historic character of the existing buildings through modernization rather than replacement.



HILLSIDE DISTRICT: KEY PLAN

EXISTING CONDITIONS

The Hillside District contains six residential halls: Community, Duncan Dunn, Honors, McCroskey, Stevens, and Wilmer-Davis. Centrally located at the northern terminus of Library Road and extending south past Campus Street, this district currently has housing capacity for approximately 682 beds, including Duncan Dunn which is currently unoccupied. Referred to as the “Hill Halls,” this housing district is emblematic of WSU and its campus residential life.

The district’s historic buildings, including some of the earliest built on campus, sit on the hillside in an orthogonal pattern. The residence halls all have direct relationships to bounding streets and have a strong sense of orientation and entry.

Little parking is provided, with approximately 22 spaces located in a small lot directly west of Duncan Dunn and Community halls. A student-priority parking lot is also located immediately to the north of the district on the north side of Linden Street, providing an additional 34 spaces. Despite this lack of parking and the dilapidated nature of the residence halls (Honors Hall and McCroskey Hall are the exception, being modernized in 2001), this district remains a popular choice due to its historic character and proximity to the core of the campus.

Food service for the Hillside District is provided by the recently modernized Hillside Café, which is located in Wilmer-Davis Hall.

COMMUNITY

- :: Constructed in 1921, with a masonry structure and masonry/brick veneer
- :: 23,440 square feet
- :: Capacity of 91 beds; women only
- :: Single and double units with community bathrooms
- :: Assessment rating of 33.8 (Full Modernization)

DUNCAN DUNN

- :: Constructed in 1926, with a concrete/masonry structure and masonry/brick veneer
- :: 33,138 square feet
- :: Capacity of 107 beds (currently vacated); men only
- :: Single/double units with community bathrooms
- :: Assessment rating of 29.9 (Full Modernization)

HONORS

- :: Constructed in 1928, with a masonry structure and masonry veneer
- :: 59,613 square feet
- :: Capacity of 118 beds; co-ed honor students
- :: Single units with suite-style bathrooms
- :: Assessment rating of 75-94 (Minor Modernization)

MCCROSKEY

- :: Constructed in 1920, with a masonry structure and masonry/brick veneer
- :: 32,642 square feet
- :: Capacity of 73 beds; co-ed international students
- :: Single/double units with community bathrooms
- :: Assessment rating of 75-94 (Minor Modernization)

STEVENS

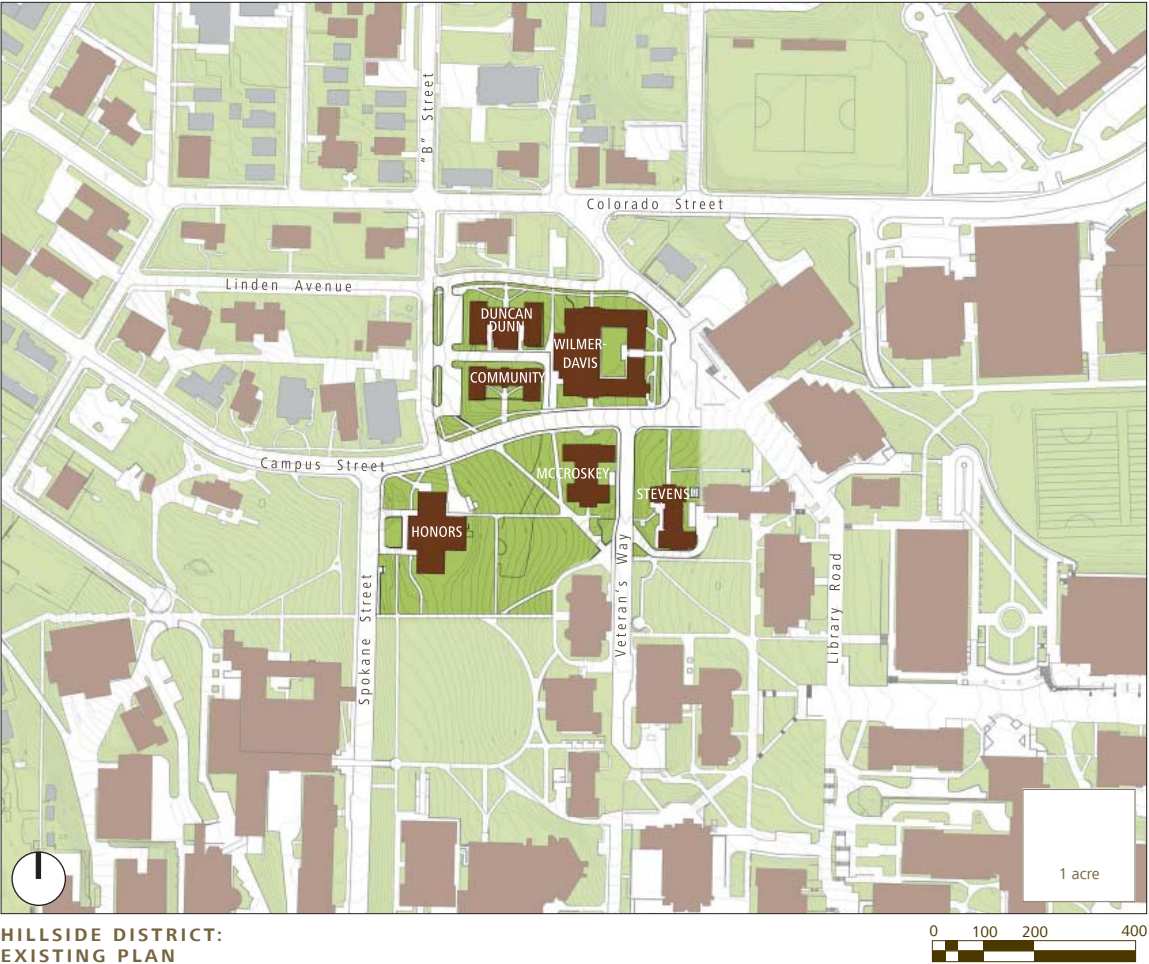
- :: Constructed in 1895, with a masonry/wood structure and brick, stone, and cedar shingle veneer
- :: 25,681 square feet
- :: Capacity of 77 beds; women only
- :: Single/double units with community bathrooms
- :: Assessment rating of 29.5 (Full Modernization)

WILMER-DAVIS

- :: Constructed in 1937, with a masonry/concrete structure and masonry/brick veneer
- :: 83,378 square feet
- :: Capacity of 216 beds; women only
- :: Single/double units with community bathrooms
- :: Assessment rating of 48.4 (Major Modernization)

LEGEND

- Existing campus buildings
- Existing non-campus buildings



PLANNING ANALYSIS

ASSUMPTIONS

The following base assumptions were considered during the planning process for the Hillside District:

- :: The dining hall (Hillside Café) was renovated recently and therefore will remain for 10+ years
- :: Duncan Dunn Hall is currently offline and should therefore be included in the first phase of work
- :: Honors Hall has been recently renovated and should therefore not be considered for upgrades at this time
- :: McCroskey Hall has been recently renovated and should therefore not be considered for upgrades at this time
- :: A high priority should be placed on saving the Hill Halls, due to their emblematic character and historic contribution to campus
- :: The only viable service access to the Hillside Café will remain at the service drive between Wilmer-Davis and Community halls

PLANNING CONSIDERATIONS

In terms of building scale, provision for open space, and close proximity to shared campus functions, the Hillside District is one of the most successful residential areas on campus. As such, planning considerations for this district call for a “light touch.”

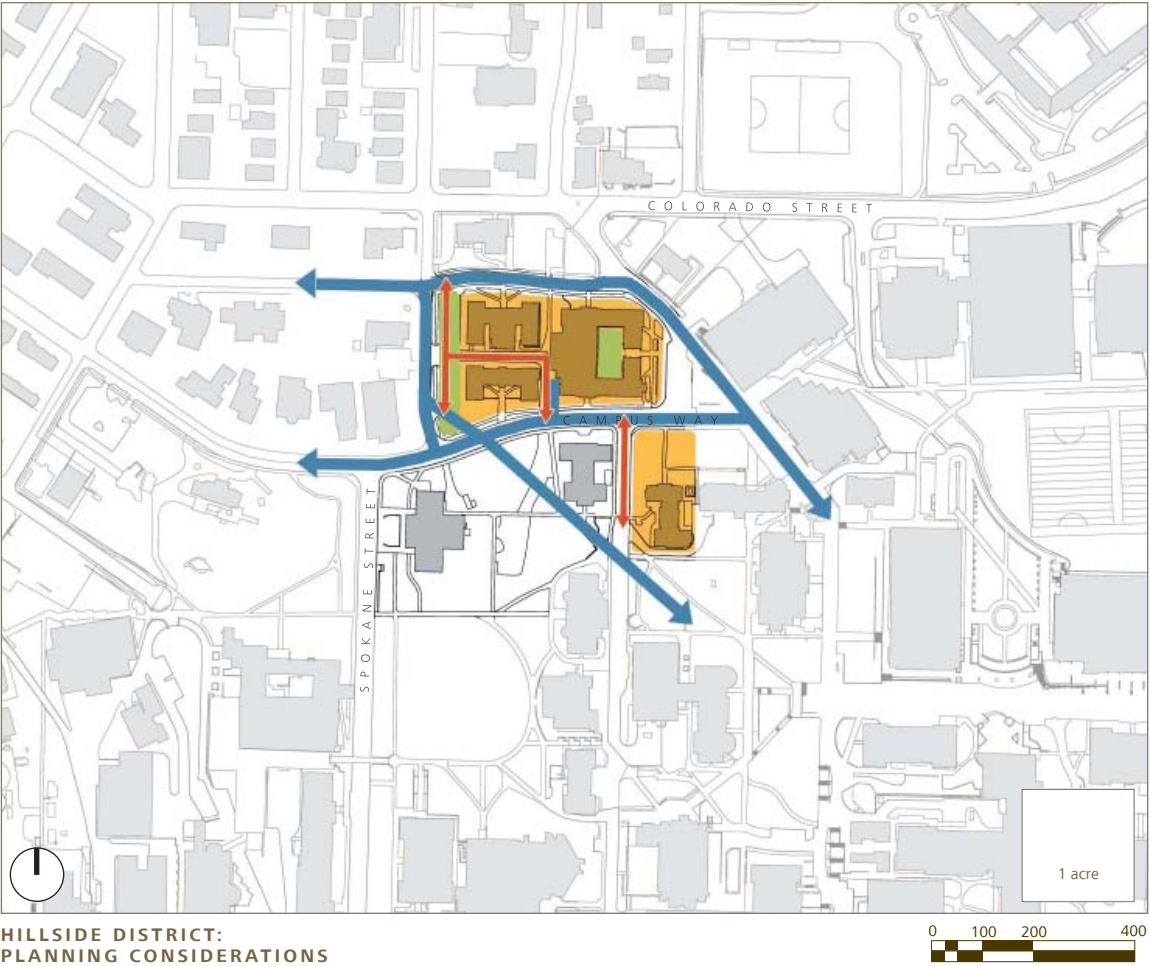
Renovation of Duncan Dunn and Community halls with new vertical circulation elements and a single-story addition to join the two buildings will offer a new focal point adjacent to the new open space to the west.

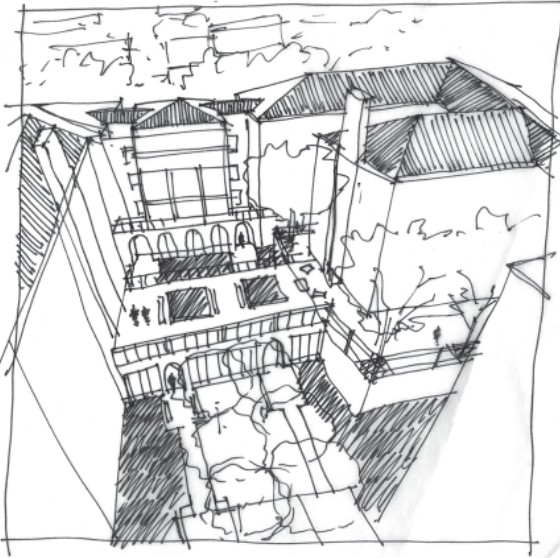
Clarifying pedestrian routes and designing them in balance with service needs will greatly improve the exterior ambiance of the district.

A new transit hub lies directly to the east. Its stark concrete character sharply contrasts with the well-planted character of the district.

LEGEND

- Pedestrian circulation
- Pedestrian bridge
- Service access
- Priority focus area
- Programmed outdoor area
- Informal landscape
- View opportunities
- Campus gateway





LEGEND

- New construction
- Renovation/modernization
- Refurbishment
- Existing campus buildings
- Existing non-campus buildings

PLANNING CONCEPTS

- LONG-RANGE VISION**
- The overall vision for the Hillside District is driven by two fundamental desires:
- :: Benefit from the central and desirable Hill Hall location by maintaining an appropriate and financially viable balance between residence hall density and improved community amenities
 - :: Recognize the emblematic importance and contribution of the Hill Halls to WSU campus life by honoring the historic character of the existing buildings through modernization rather than replacement

With specific regard to financial viability, an analysis of probable construction cost suggests that budget allocations, as represented by a target cost per bed, would result in new construction of lesser quality than restoration of existing structures.

PROPOSED PROJECTS

The proposed projects consist of three construction campaigns.

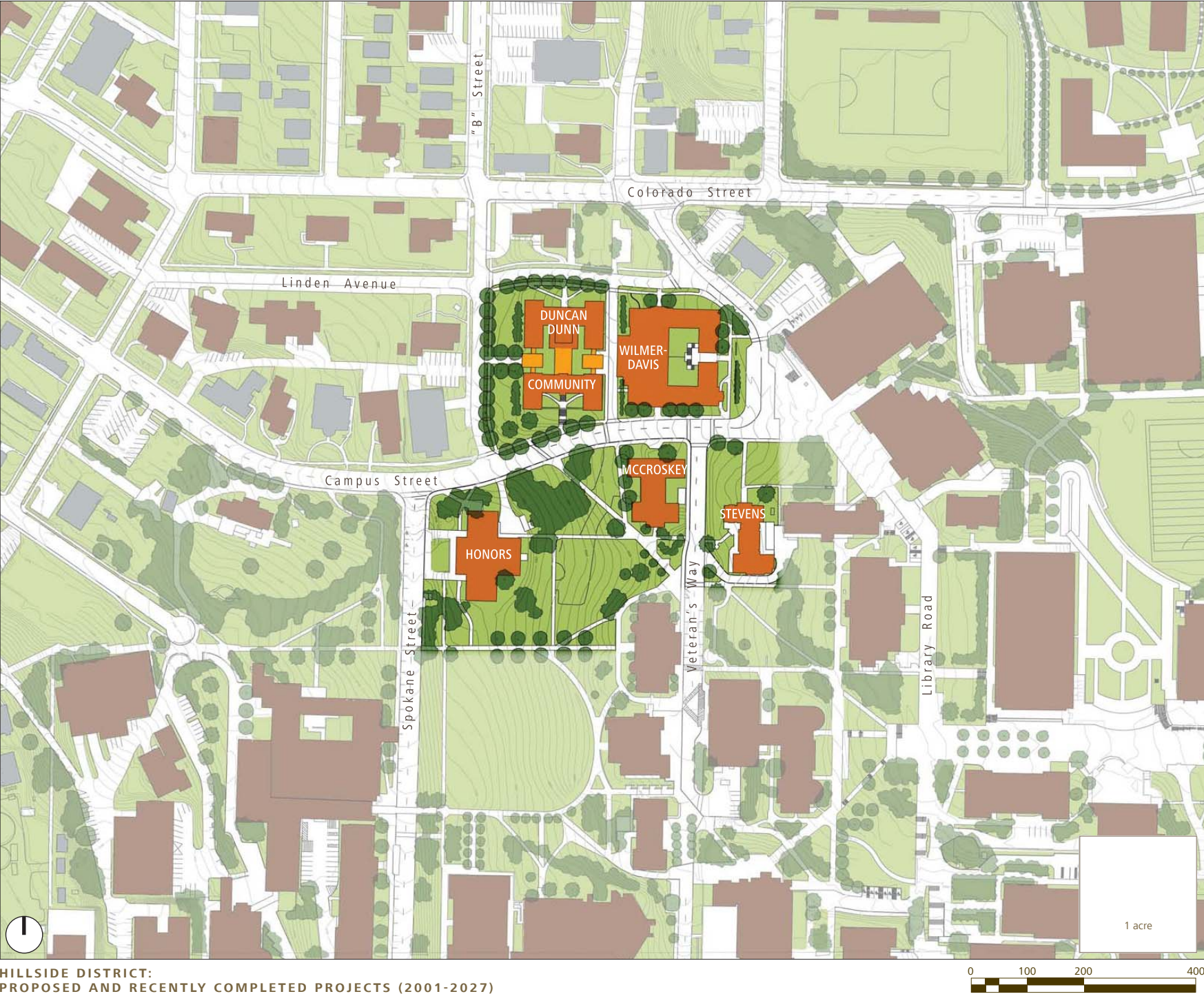
The first campaign calls for the modernization and addition to Duncan Dunn and Community halls, with an occupancy target date of Fall 2012 and total estimated project budget of \$21.6 million.

Conceptually, the existing service yard for Duncan Dunn and Community will be replaced by three new connector elements. These connectors will contain additional units, as well as incorporate new common spaces shared between Duncan Dunn and Community. Capacity will increase to approximately 250 beds, to help accommodate the high demand for housing in the Hillside District. The existing parking lot to the west of these halls may be reduced or eliminated to provide a pedestrian-oriented “green.”

The second campaign addresses the modernization of Wilmer-Davis Hall. This project, scheduled for occupancy in Fall 2017, has a target capacity of 216 beds and a total estimated project budget of \$21.7 million.

The third campaign modernizes Stevens Hall for a Fall 2023 occupancy. This modernization will provide approximately 74 beds and have an estimated project cost of \$12.6 million.

Recent renovation projects include Honors and McCroskey halls.



FUTURE VISION

The future vision for the Hillside District addresses the two fundamental drivers with the following approach:

Connector Elements

The planned modernization of Duncan Dunn and Community halls will include addition of “connector elements” between buildings. These connectors increase the overall square footage of these buildings and will contain a combination of bedrooms and shared common amenities.

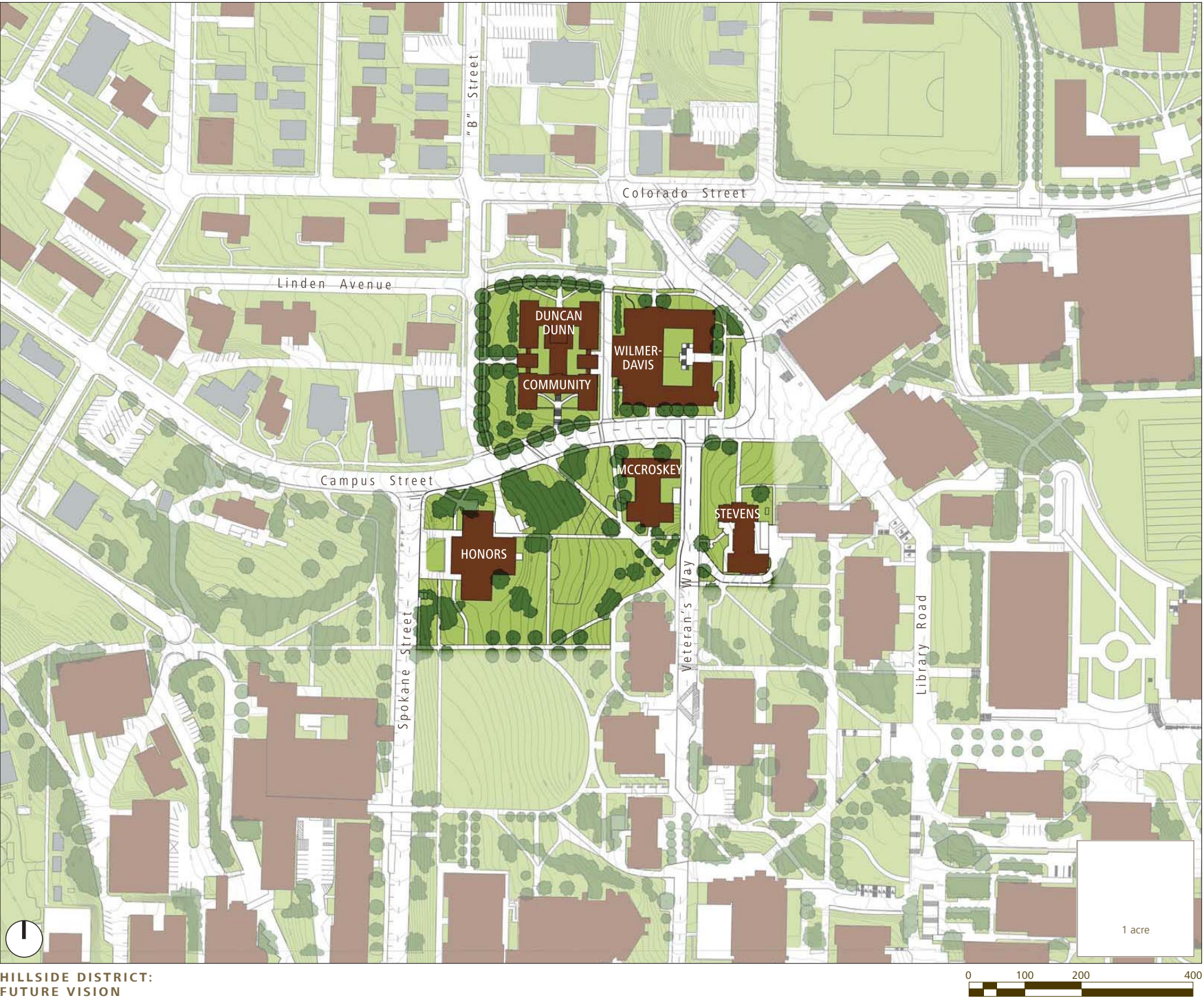
The multi-story east and west connector elements will also function as new, fully accessible, entries to both of the buildings. The one-story central connector will provide additional student bedrooms with a terrace above.

Modernization Rather than Replacement







The first phase of the plan recognizes the emblematic importance of Duncan Dunn and Community halls by proposing their full modernization rather than replacement.

In addition, the planning approach extends beyond the buildings, proposing that parking areas between Duncan Dunn and Community, and also to the west of these halls, be replaced by pedestrian-friendly campus open space. This strategy will significantly improve the relationship between student bedrooms and the outside spaces they overlook.

In a subsequent phases of the proposed plan, Wilmer-Davis and Stevens halls will also receive modernization rather than replacement. This further recognizes the historic value of the “Hill Halls” and extends their legacy into the future of Washington State University’s Pullman campus.



LEGEND

-  Pedestrian circulation
-  Pedestrian circulation through parking area
-  ADA accessible route
-  Programmed open space
-  Unprogrammed open space
-  Shuttle stops

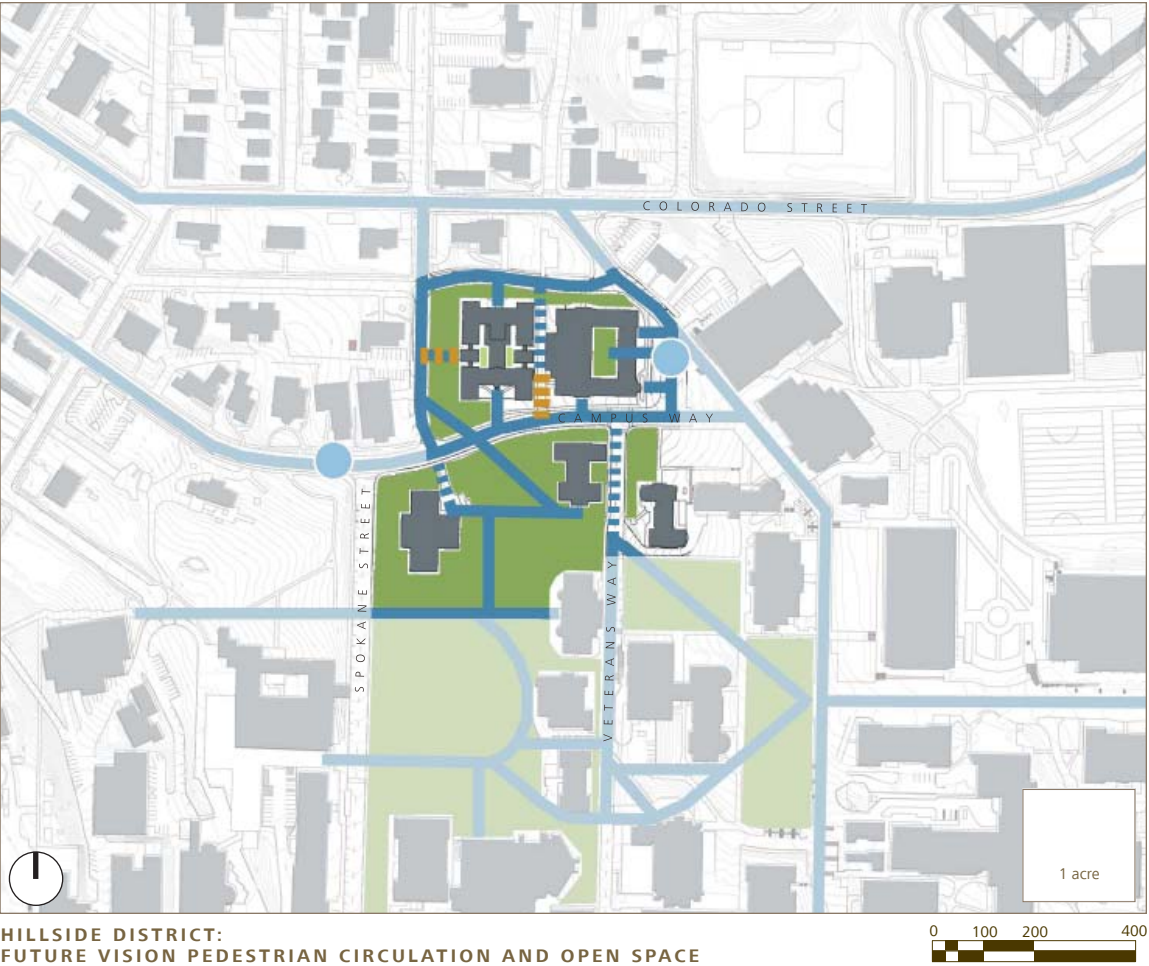
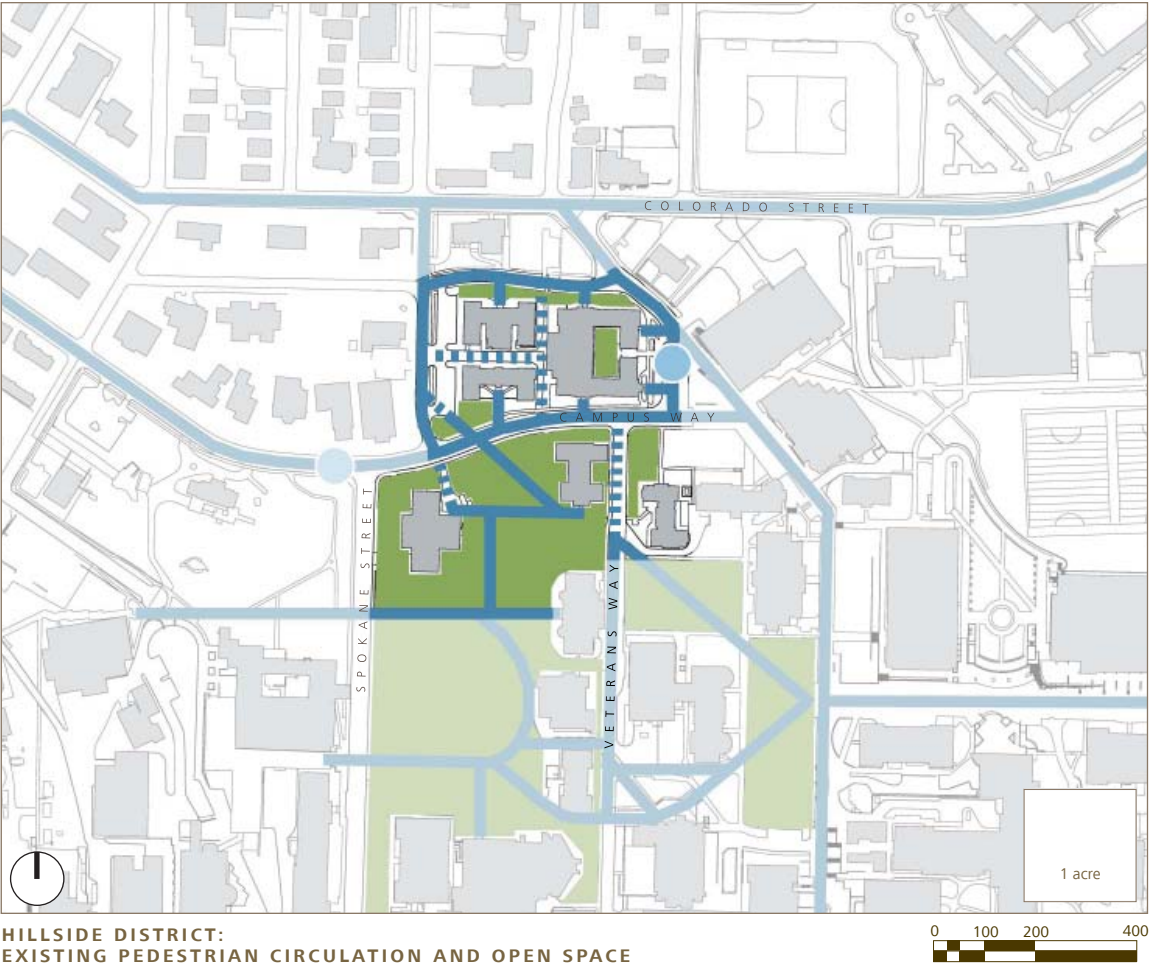
SITE ANALYSIS

PEDESTRIAN CIRCULATION AND OPEN SPACE

The small scale and street pattern of the Hillside District provide ready access to sidewalks that join the campus malls to the east and to the “Greeks” to the west. The diagonal pedestrian path traverses an idyllic campus landscape, connecting this district to a series of academic open spaces and the Terrell Mall. Most of the paths and sidewalks have slopes excessive for handicapped access.

While framed by Wilmer-Davis, the courtyard lacks direct connection to the building. Lowering the courtyard by a half level would provide direct access to the dining hall and the residence’s recreation center, activating this space.

Open space improvements also include reclaiming the parking lots west of Duncan Dunn and Community halls with a pedestrian path to new building connection that will provide elevator access to both halls. Service access to the dining hall will be used by pedestrians and will be designed to serve both uses.



LEGEND

Vehicular circulation

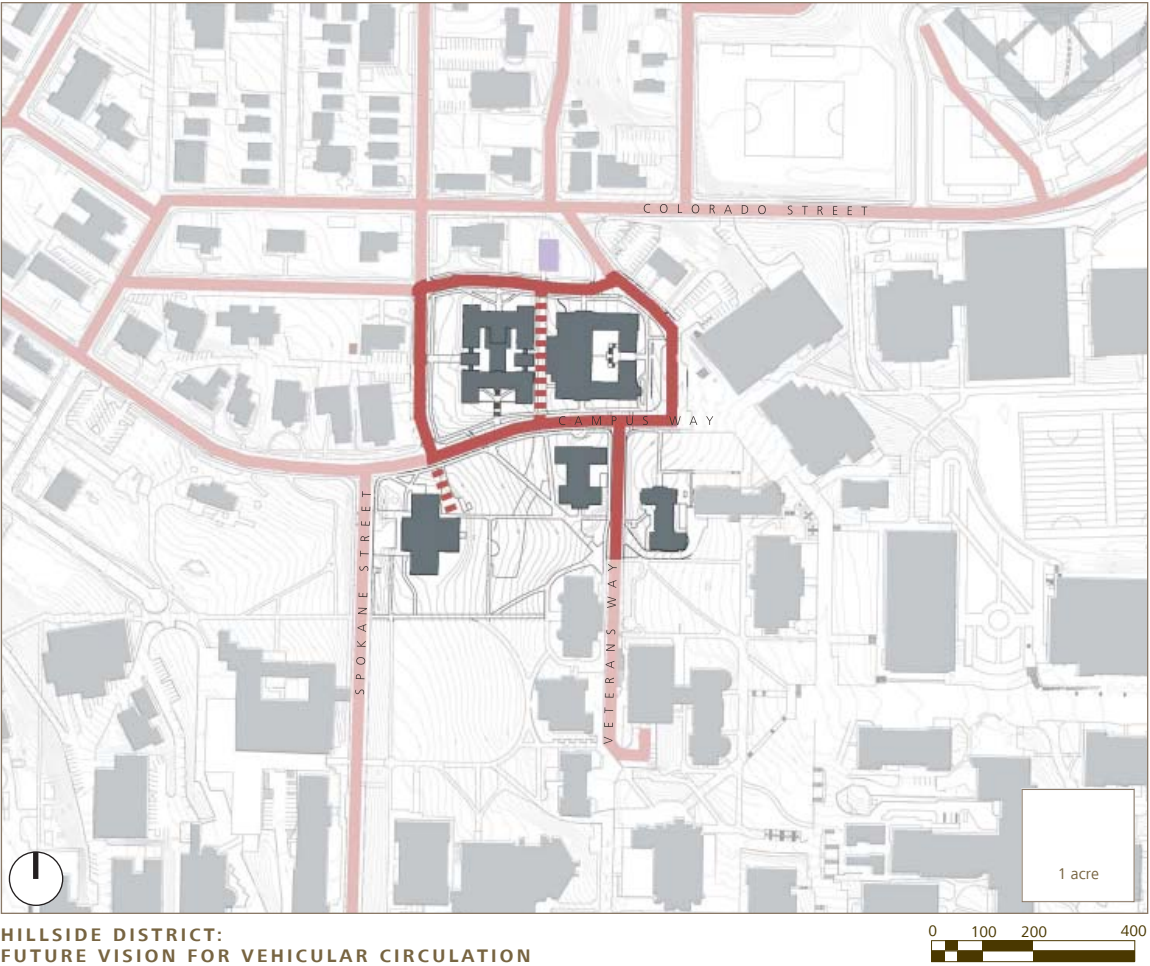
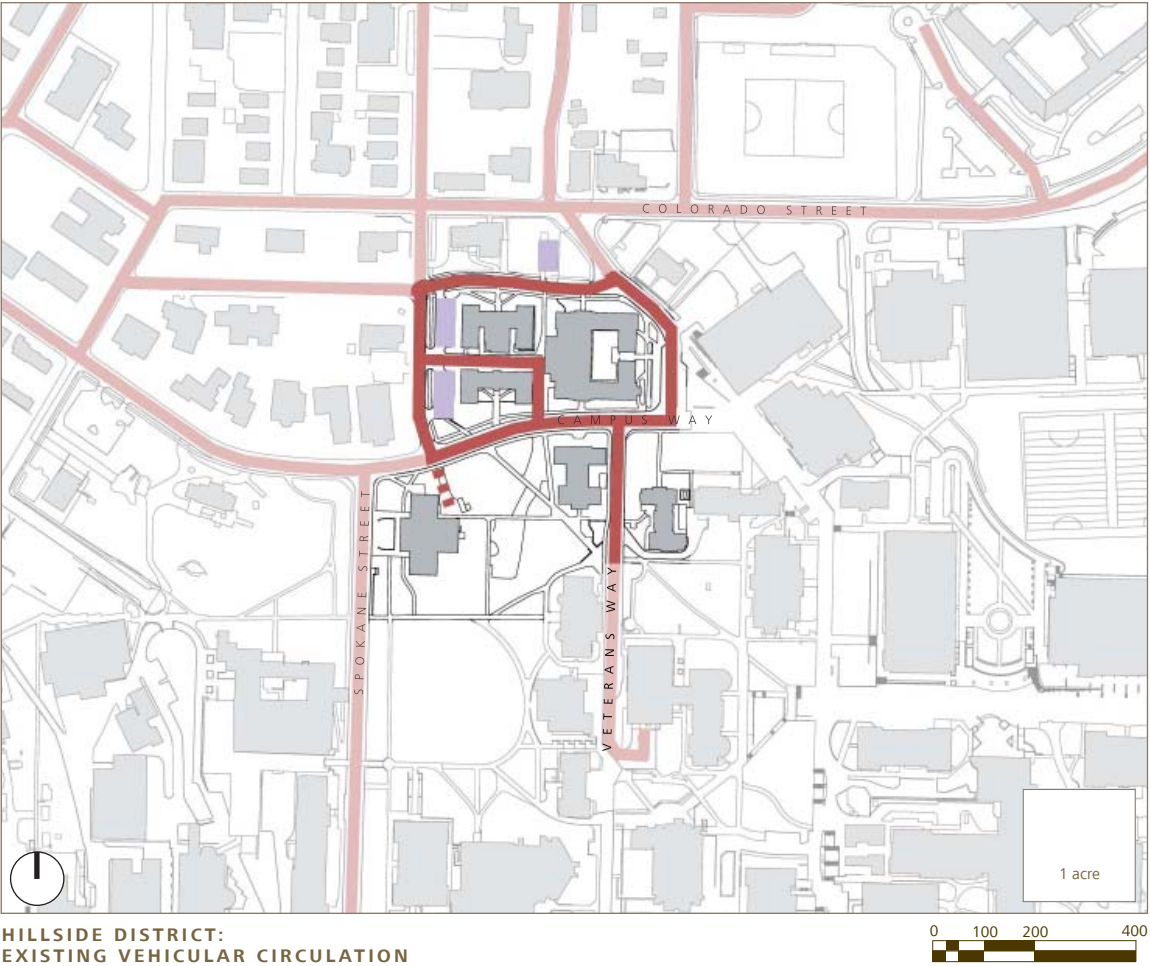
Limited vehicular access

Parking

VEHICULAR CIRCULATION

Due to the small scale of the street grid, vehicular access to the Hillside District is readily available. While most the streets are scaled in balance with the needs of the vehicles and pedestrians, Veterans Way is not and will require pedestrian improvements and plantings.

The existing service access to the Hillside Café in Wilmer-Davis Hall is problematic, as it directly overlaps pedestrian flows. This can be partially remedied by careful attention to the paving and screening of the trash containers, as well as managed delivery and trash removal times.



SECTION 7

NORTHSIDE DISTRICT



NORTHSIDE DISTRICT

An important opportunity to spatially connect the campus was lost by locating the Regents buildings behind a large parking lot. Hundreds of students flow through the lot on a daily basis and it creates a significant visual barrier between Northside District residents and the rest of campus.

Re-planning this district should address this critical relationship in a manner that improves safety, benefits student life, and enriches the campus as a whole.



NORTHSIDE DISTRICT: KEY PLAN

EXISTING CONDITIONS

The Northside District houses approximately 1,270 beds in three residential complexes: Scott-Coman, Streit-Perham, and Regents (Barnard and McGregor halls). Administrative offices for Housing Services are located in the former dining hall situated between the Streit-Perham towers. Food service for the Northside District is currently provided by the recently modernized Northside Cafe in Stearns Hall. Service accesses this area via Colorado Street and westward through Regents Hill.

With its northern corner located at the intersection of Stadium Way and Colorado Street, the majority of the district fronts Colorado Street down to the lower soccer field. This district houses a large number of athletes, as it is close to numerous athletic facilities.

Topographic elevation change exceeds 60 feet from the top of Regents Hill as the district slopes to the west and south. The large residential halls contrast with the smaller scale private residential area to the north.

A significant amount of parking is located in the Northside District, with approximately 284 spaces located adjacent to the Regents complex.

COMAN

- :: Constructed in 1958, with a concrete structure and concrete veneer
- :: 35,530 square feet
- :: Capacity of 139 beds; co-ed
- :: Single/double units with community bathrooms
- :: Assessment rating of 35-54 (Major Modernization)

SCOTT

- :: Constructed in 1958, with a concrete structure and concrete veneer
- :: 33,820 square feet
- :: Capacity of 139 beds; co-ed
- :: Single/double units with community bathrooms
- :: Assessment rating of 35-54 (Major Modernization)

PERHAM

- :: Constructed in 1962, with a concrete structure and concrete veneer
- :: 59,185 square feet
- :: Capacity of 300 beds; co-ed
- :: Single/double units with community bathrooms
- :: Assessment rating of 55-74 (Modernization)

STREIT

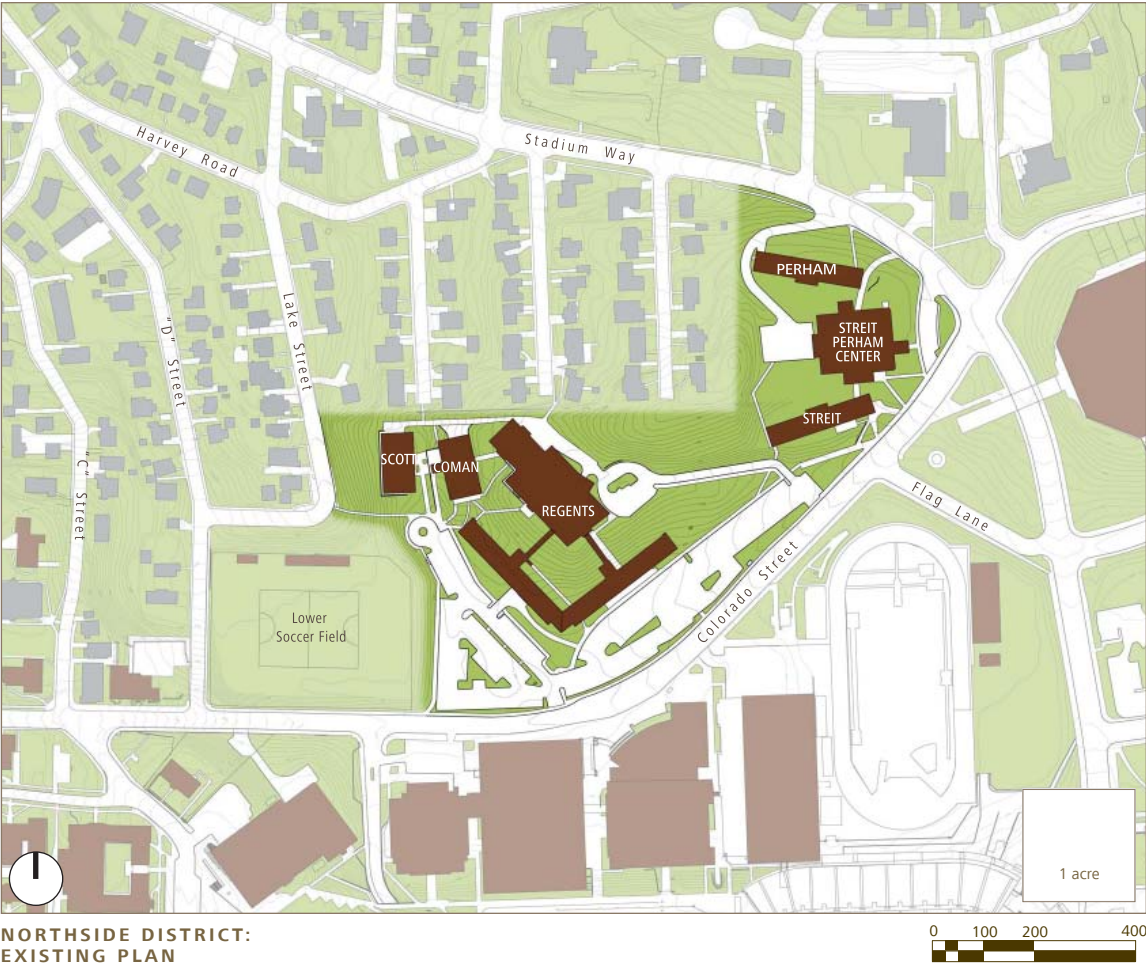
- :: Constructed in 1962, with a concrete structure and concrete veneer
- :: 59,747 square feet
- :: Capacity of 298 beds; co-ed
- :: Single/double units with community bathrooms
- :: Assessment rating of 55-74 (Modernization)

REGENTS (STEARNS, MCGREGOR & BARNARD)

- :: Constructed in 1952, with a concrete structure and concrete veneer
- :: 129,595 square feet
- :: Capacity of 394 beds; women only
- :: Single/double units with community bathrooms
- :: Assessment rating of 35-54 (Major Modernization)

LEGEND

- Existing campus buildings
- Existing non-campus buildings



NORTHSIDE DISTRICT:
EXISTING PLAN

PLANNING ANALYSIS

ASSUMPTIONS

The following base assumptions were considered during the planning process for the Northside District:

- :: The dining hall (Northside Café) has been renovated recently and therefore will remain for 10+ years
- :: Scott Hall was refurbished in 2010 and therefore should not be considered for additional upgrades at this time
- :: Coman Hall was refurbished in 2010 and therefore should not be considered for additional upgrades at this time
- :: The Regents halls were refurbished in 2010 and therefore should not be considered for additional upgrades at this time
- :: An existing utility tunnel bisects the site; future buildings would ideally not be built over this tunnel
- :: Displaced parking will need to be rebuilt in an alternate location or purchased at the cost of \$5,000 per space

PLANNING CONSIDERATIONS

The Northside District sets existing Regents buildings behind a large parking lot that fronts Colorado Street. Students flow through the lot on their daily trek from Regents to the academic and athletic core of campus.

To the north, Regents Hill, an important open space element, offers views to and over the athletic complex to the south. Currently, minor pedestrian traffic flows from the residential neighborhood into and through, the district. This pedestrian traffic uses both service and vehicular drives to negotiate the Regent’s Hill topography.

Two of the three residential complexes, Regents and Streit-Perham, were planned with their dining halls intended to serve as “front doors.” The intent was for students to use these facilities to pick up mail, eat, and socialize on their way to and from their residential units. With the closure of the Streit-Perham dining hall (now used for administrative purposes), these internally-oriented facilities no longer serve as primary entries. Consequently, there are a variety of alternative pedestrian flows unforeseen by the original site plan.

Stearns Hall (the Northside Café), while still serving as a dining facility for the Northside District, is visually and topographically separated from primary pedestrian circulation. This separation may be associated with the perceived under-utilization of this facility.

Re-planning this district should resolve these issues. Relocating the dining hall to Colorado Street, next to a major pedestrian crossing, will activate the street and offer dining services to a larger campus population.

To the west of Scott and Coman halls is the lower soccer field. While not strictly within the Northside District, this site, situated significantly below Colorado Street, offers an opportunity to develop a multi-level parking structure with a new field on its upper level. This parking structure and its new field, immediately adjacent to and on the same elevation as Colorado Street, would further the attractiveness of a new dining facility located on Colorado Street.

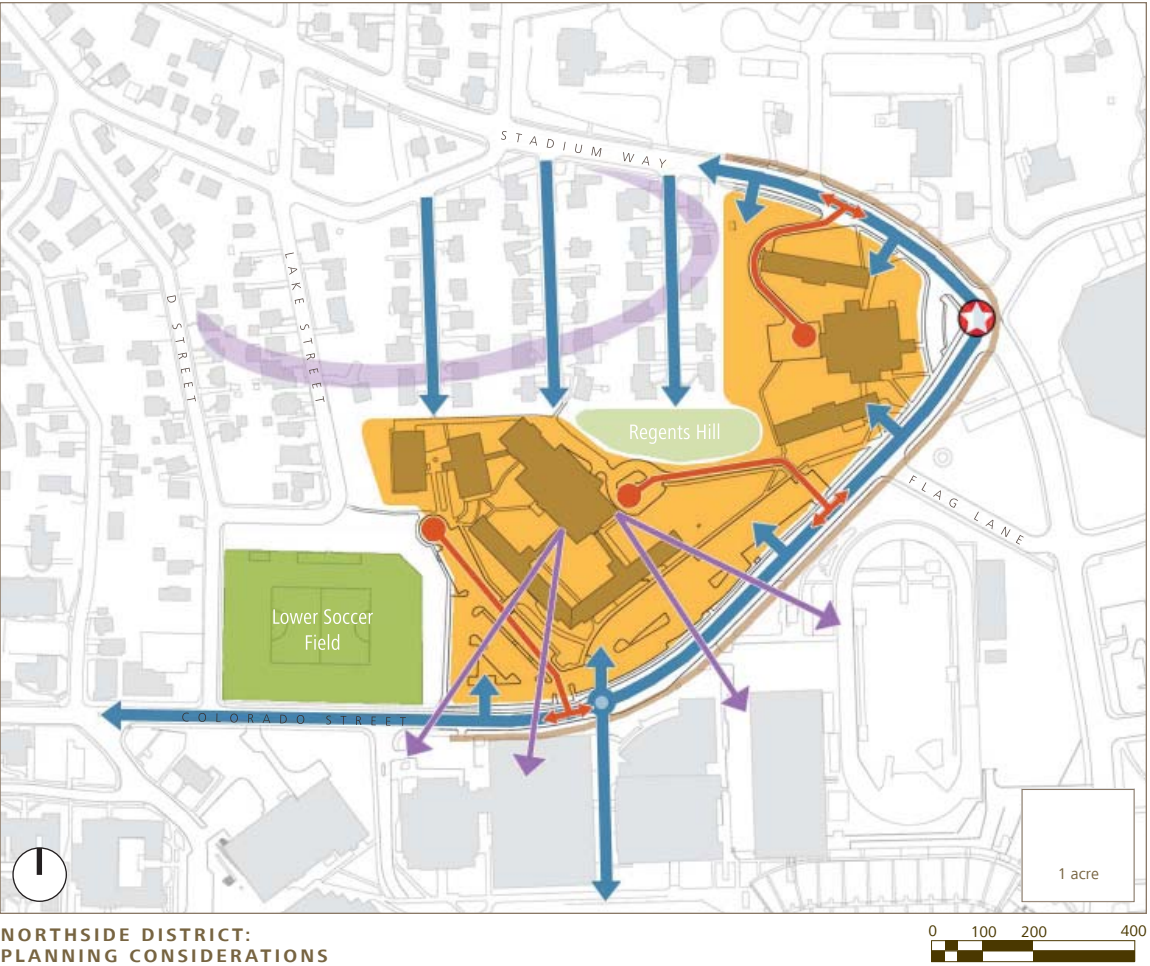
Due to recent modernization of the existing dining facilities (the Northside Café), relocation of current dining service is beyond this long-range housing plan horizon. However, the area should be reserved for this use.

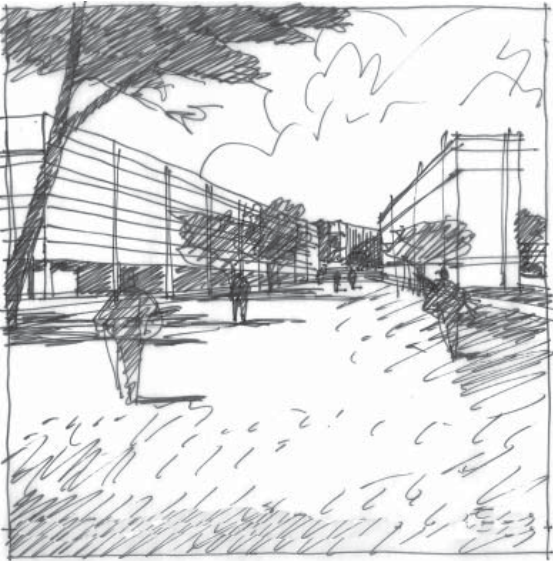
With regard to specific projects within the scope of this long-range housing plan, a utility tunnel runs through the Colorado Street parking lot in two directions. This tunnel may influence the exact location of proposed buildings in this district.

Located at the intersection of Stadium Way and Colorado Street, the redevelopment of the Streit and Perham halls offers an opportunity to contribute to a major campus gateway.

LEGEND

- Pedestrian circulation
- Pedestrian bridge
- Service access
- Priority focus area
- Programmed outdoor area
- Informal landscape
- View opportunities
- Campus gateway





LEGEND

- New construction
- Renovation/modernization
- Refurbishment
- Existing campus buildings
- Existing non-campus buildings

PLANNING CONCEPTS

LONG-RANGE VISION

The vision for the Northside District is driven by five fundamental desires:

- :: Benefit from this desirable campus location by increasing the density of the district without negatively impacting existing residence halls in the short-term
- :: Replace and/or modernize aging residence halls with new, more diverse offerings designed to attract and retain both undergraduate and graduate students
- :: Transform select outdoor areas currently designated as parking into pedestrian-friendly open spaces that improve safety, enrich residence life, and enhance the campus community at large
- :: Construct new buildings close to Colorado Street, in order to provide a better connection to the street and to the rest of the campus
- :: Reduce the size of buildings to better align with the adjacent private residential neighborhood

PROPOSED PROJECTS

The proposed projects for the Northside District consist of two construction campaigns:

The first campaign in this district calls for the addition of a new residence hall located to the southeast of the Regents complex. Reduction of surface parking provides an opportunity for residential community open space. This project, scheduled for completion Fall 2024, has a target budget of \$29.4 million. Projected capacity for this new residence hall is approximately 200 beds.

The second campaign involves the replacement of Streit and Perham halls. This new “gateway” building could take many shapes. The site is located at a major intersection with access restrictions and topographic challenges. This project, scheduled for occupancy in Fall 2027, has a target capacity of 400 beds and a total estimated project budget of \$67.5 million.

Contingent upon demand, the Streit-Perham replacement project may provide an opportunity for a new on-campus student housing option. This offering, apartment-style units close to the campus core, could provide a more independent living experience for upper-level undergraduates and graduates, while remaining close to campus amenities and activities.

Current refurbishment projects in this district include Regents and Scott-Coman halls.



FUTURE VISION

The future vision for the Northside District addresses the five fundamental drivers with the following approach:

Increase Density

A significant number of new and replacement residence halls are proposed for the Northside District. While many of these proposed projects fall beyond the time horizon established for this long-range housing plan, those included within the plan may serve to increase the density of this area. The first of the new residence halls, proposed along Colorado Street, has been specifically located to minimize impact on existing and future halls within the district.

Diversify Offerings

The Streit-Perham site could offer the opportunity to develop a unique housing type for upper-division students. This housing type, a centrally located apartment-style residential facility, could provide varying levels of privacy and independence. Equipped with kitchenettes, these units would allow students to vary their level of food service participation.

The ground level of buildings occupying this site could incorporate a small grocery store, stocked and managed by residence hall food services.

Increase Open Space

Parking in the Northside District will largely be replaced with pedestrian-oriented open space. An active plaza adjacent to Colorado Street and the new, prominently positioned dining facility will serve as the primary pedestrian entry to the district. Together, these elements create a visible student community; improving safety and enriching campus life.

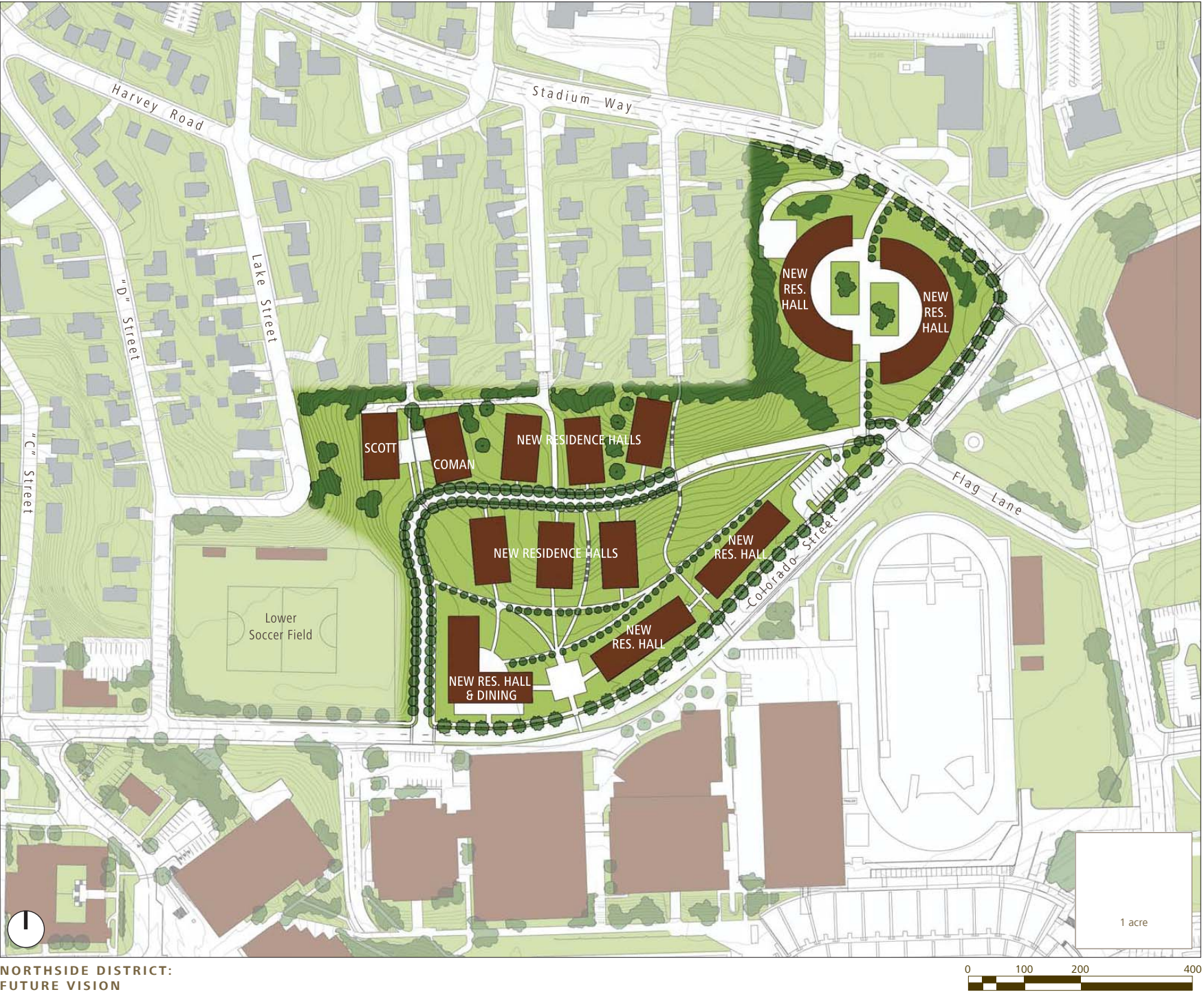
Connect to Colorado Street

New residence halls and their associated open space are constructed adjacent to Colorado Street. These halls will help create an active streetscape and allow the center of Northside to become a larger open space to unify the district.

The ground floors of residence halls fronting Colorado Street are prime candidates for common use functions rather than residential rooms. In the event “live/learn” residence halls are considered, these ground floors could be configured as academic, lounge and study spaces utilized by the entire campus community.







Reduce Building Scale

The new proposed residence halls are responsive to the smaller scale of the adjacent community. Their reduced footprint will also conform with the stated desire for smaller residential communities on each floor.



**NORTHSIDE DISTRICT:
FUTURE VISION**

LEGEND

-  Pedestrian circulation
-  Pedestrian circulation through parking area
-  ADA accessible route
-  Programmed open space
-  Unprogrammed open space
-  Shuttle stops

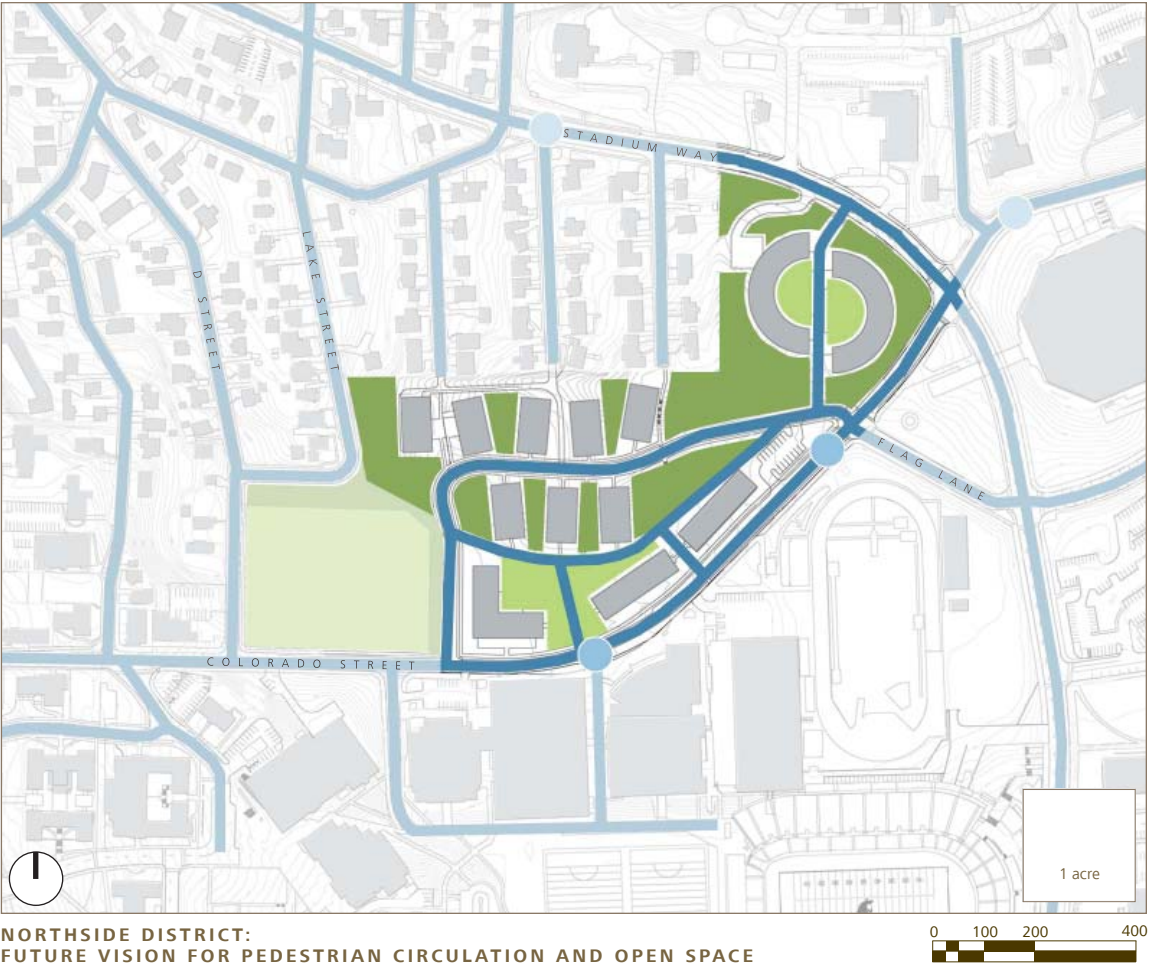
PLANNING DIAGRAMS

PEDESTRIAN CIRCULATION AND OPEN SPACE




The current parking lot creates a physical and aesthetic barrier between the residential halls in the Northside District and the campus core. Removal of the parking and new development patterns will create a pedestrian environment where buildings engage the street pattern.

The ground floor of all the new buildings will house common uses, such as community rooms and classrooms activating the ground plane. All the internal walkways, those that flow through the open spaces and those that align the new internal roadway, will achieve handicap-accessible grades.

The internal open space system is greatly expanded, flowing parallel to Colorado Street. Regents Hill will extend to meet Colorado Street, creating a significant open space element.



LEGEND

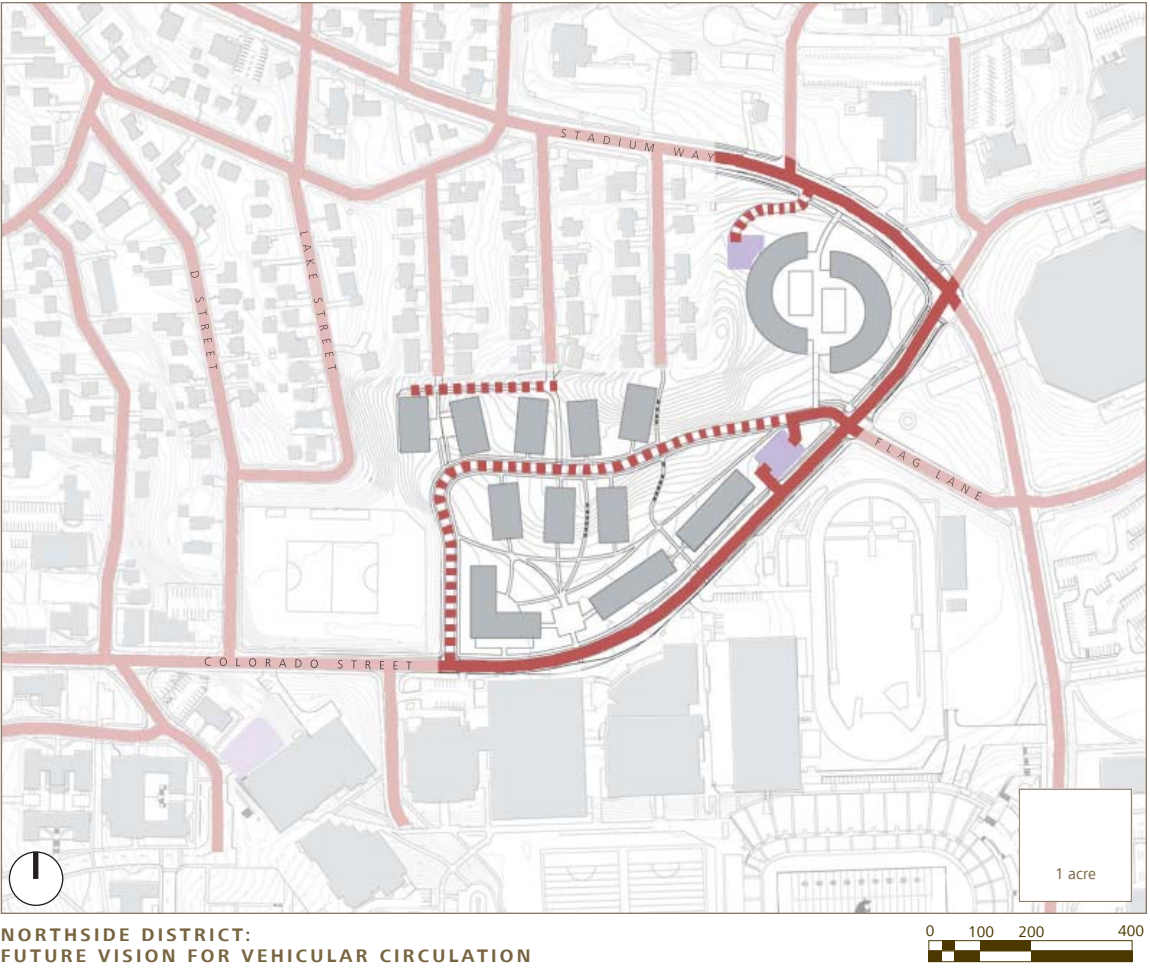
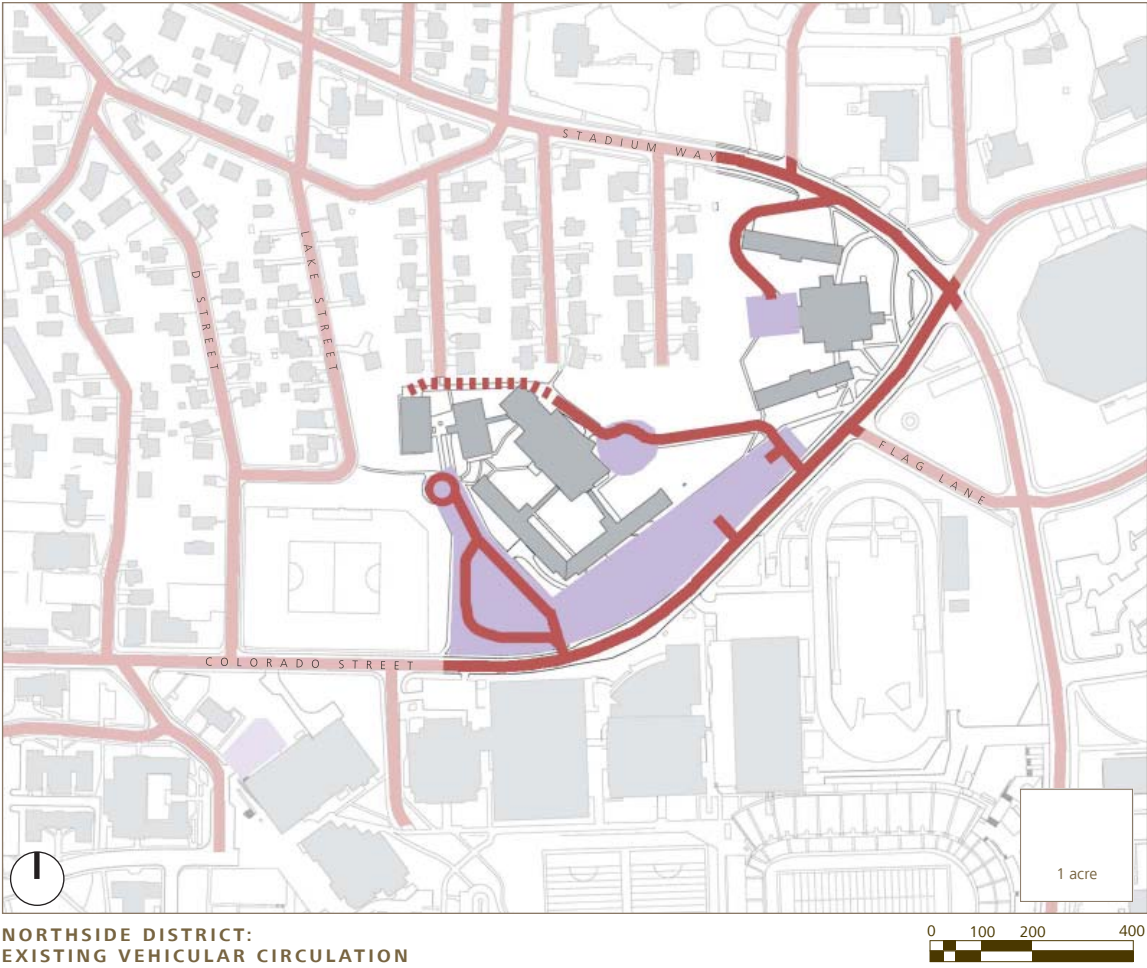
-  Vehicular circulation
-  Limited vehicular access
-  Parking

VEHICULAR CIRCULATION

A new internal street that partially utilizes existing roadways will provide an internal organizing element for the development that steps back from Colorado Street. The eastern terminus of the roadway will align with Flag Lane.

In some cases, the pedestrian paths will also accommodate emergency access. There may be the need to allow emergency access through the northern residential neighborhood.

Service will be provided from Stadium Way, Colorado Street, and the new internal roadway. The majority of parking is removed in this district.



SECTION 8

NORTH APARTMENTS



Nez Perce Village



Chief Joseph Village



Wetlands



Steptoe Village

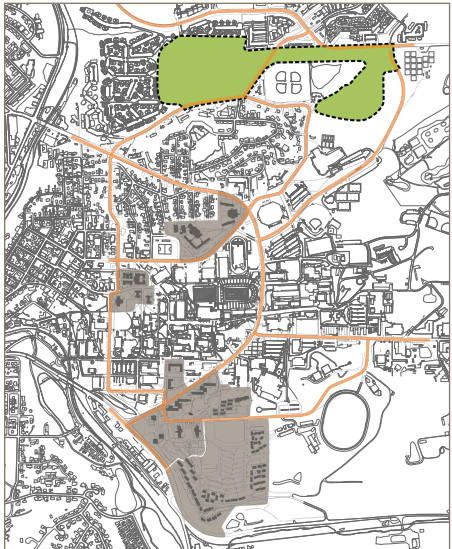


Steptoe Village



Steptoe Village

NORTH APARTMENTS



NORTH APARTMENTS: KEY PLAN

EXISTING CONDITIONS

The North Apartments, with a total capacity of approximately 1,053 beds, are located along the northwest edge of campus. Five distinct residential apartment complexes comprise the North Apartment area: Chief Joseph Village, Kamiak Apartments, Nez Perce Village, Steptoe Village, and Terrace Apartments. All buildings are wood-framed structures with wood or vinyl siding.

A residential neighborhood comprised primarily of individual homes is situated immediately to the south of this area. These homes, and the hill they reside on, establish a strong separation between the North Apartments and the WSU campus core; creating more than a 10-minute pedestrian walk to many academic areas.

Privatized apartment development to the north caters primarily to students and university staff. The southeast boundary of the North Apartments borders the Student Recreation Center and its outdoor areas. The elevation changes are dramatic, descending 80 feet from Steptoe to NE Valley Road and Kamiak. Similar topography exists between Chief Joseph Village and the perimeter edges of Nez Perce Village.

CHIEF JOSEPH VILLAGE

- :: Constructed in 1971
- :: 95,882 square feet in five residence buildings, one laundry/community center, and two storage facilities
- :: Capacity of 204 beds in 96 two- and three- bedroom units
- :: Single student apartments
- :: Assessment rating of 40.3 (Major Modernization)

KAMIAK APARTMENTS

- :: Constructed in 1963
- :: 75,895 square feet in 13 residence buildings with laundry facilities
- :: Capacity of 150 beds in 100 one- and two- bedroom units
- :: Family/graduate apartments
- :: Assessment rating of 44.9 (Major Modernization)

NEZ PERCE VILLAGE

- :: Constructed in 1975
- :: 91,624 square feet in 18 residence buildings with laundry facilities and one community center
- :: Capacity of 192 beds in 96 two-bedroom units
- :: Single student apartments
- :: Assessment rating of 70.0 (Modernization)

STEPTOE VILLAGE

- :: Constructed in 1971
- :: 156,658 square feet in 22 buildings with laundry facilities
- :: Capacity of 348 beds in 200 one- and two- bedroom units
- :: Family/graduate apartments
- :: Assessment rating of 55-74 (Modernization)

TERRACE APARTMENTS

- :: Constructed in 1958
- :: 61,776 square feet in nine apartment buildings with laundry facilities
- :: Capacity of 159 beds in 99 studio, one-, and two- bedroom units
- :: Family/graduate apartments
- :: Assessment rating of 42.9 (Major Modernization)

LEGEND

- Existing campus buildings
- Existing non-campus buildings



NORTH APARTMENTS:
EXISTING CONDITIONS

PLANNING ANALYSIS

ASSUMPTIONS AND PARAMETERS

The following base assumptions were considered during the planning process for the North Apartments:

- :: Chief Joseph Village, Kamiak Apartments, and Terrace Apartments need work first; new construction should be for single student apartments
- :: Community centers should be added to family/graduate student apartment complexes
- :: There is a great need for more studio and one-bedroom apartments
- :: Cost for replacement or modernization of apartments must be between \$45,000 and \$75,000 per bed, depending on the unit type
- :: Apartment complexes should not mix family and undergraduate single student apartments
- :: Graduate student apartments are typically paired with family apartments rather than single student apartments
- :: Current bed count cannot be reduced during construction (manage build/online/offline sequencing)
- :: Connections with the Valley Road Playfield should be maintained and enhanced

PLANNING CONSIDERATIONS

The North Apartments area has two campus gateways. One is at the intersection of NE Valley Road and NE Merman Drive, and one is at the intersection of NE Terre View Drive and North Fairway Road. The latter is not identified in the 2008 Pullman Campus Master Plan.

The housing areas lack social gathering areas of any significance. This is due to topographic changes and improper site planning. An example of this is the lack of any significant relation to the pond, a significant potential community focal point that could be expanded, managed, and accessed by a network of walks.

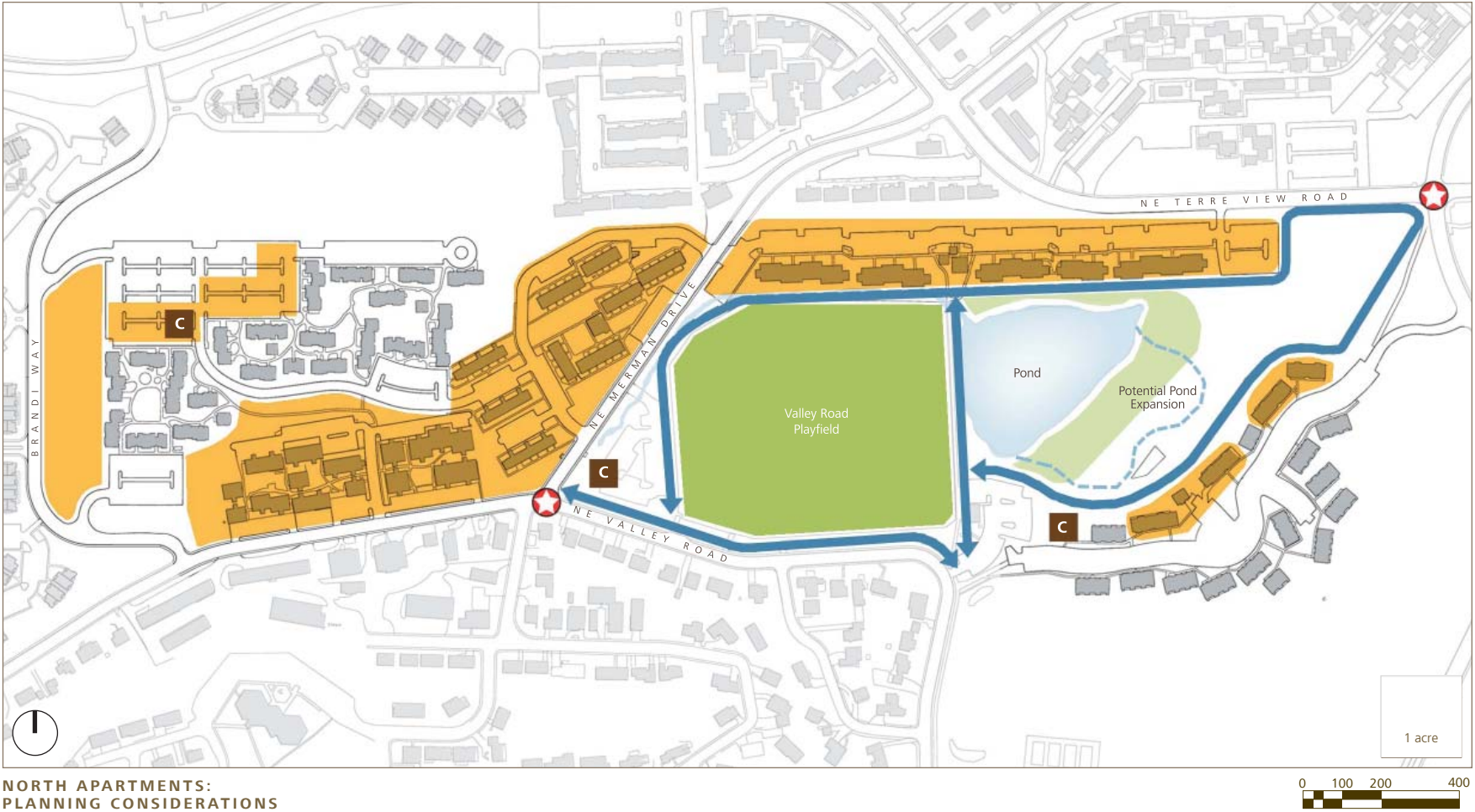
A recent fire removed from occupancy one of the five Chief Joseph Village residential buildings (Building D). The NE Valley Road intramural play field (under refurbishment) caters to the campus-wide student population and creates another opportunity to offer a social gathering area.

Each apartment complex offers a community center that primarily contains a laundry and a small meeting room.

Potential development areas are extensive, due to the condition of the units and the availability of some land for new facilities. Some of the Nez Perce Village residential units are one-story. Replacement of these with multi-story buildings would increase the capacity of this complex, although parking would need to be augmented or the parking ratios (parking spaces per bed) relaxed.

LEGEND

- Pedestrian circulation
- Pedestrian bridge
- Service access
- Priority focus area
- Programmed outdoor area
- Informal landscape
- View opportunities
- ★ Campus gateway



NORTH APARTMENTS:
PLANNING CONSIDERATIONS

PLANNING CONCEPTS

LONG-RANGE VISION

The North Apartments consists of wood-framed structures constructed between the late 1950’s and 1970’s.

As indicated on the facility assessment chart, a number of the apartment complexes, including Kamiak, Terrace, and Chief Joseph Village are in physical conditions that clearly warrant consideration for full modernization or replacement.

A series of planning scenarios were studied for each of the replacement candidates. Preliminary cost estimates were developed for preferred configurations and back-checked against similar cost benchmarks.

The proposed approach for the North Apartments involves replacing Kamiak and Terrace apartments with one-, two-, and three-bedroom single student apartment (SSA) units. It will also include a series of strategic modernization projects at Chief Joseph and Nez Perce villages, as well as the addition of a community center at Steptoe Village.

PROPOSED PROJECTS

- Chief Joseph Village
- :: Deconstruct building “D” and begin reconstruction in Fall 2010
 - :: Reopen building “D” in Fall 2011
 - :: Refurbish apartment exteriors during the summer months 2011-2012
 - :: Refurbish apartment interiors during the summer months 2015-2018

- Nez Perce Village
- :: Refurbish apartments during the summer months 2011-2014

- Steptoe Village
- :: Finish construction of new community center in Fall 2013

- :: Refurbish apartments during the summer months 2026-2027

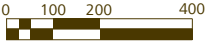
- Kamiak and Terrace Apartments
- :: Demolish 50 units at Kamiak and start construction of 80 new one- to three-bedroom (SSA) units in Summer 2018
 - :: Demolish 50 Kamiak and 51 Terrace apartments and start construction of 58 new one- to three- bedroom SSA units in Summer 2019
 - :: Open 213 new one- to three-bedroom SSA units in Fall 2019 to Fall 2021

LEGEND

- New construction
- Renovation/modernization
- Refurbishment
- Existing campus buildings
- Existing non-campus buildings



NORTH APARTMENTS:
PROPOSED AND RECENTLY COMPLETED PROJECTS (2008 - 2027)



PLANNING DIAGRAMS

PEDESTRIAN CIRCULATION AND OPEN SPACE

The pedestrian system of the North Apartments lacks connectivity between several the residential complexes, primarily due to the topographic changes. For example, Steptoe Village lacks connections to the Kamiak and Terrace apartments. Internally, Steptoe Village’s pedestrian movement is limited, again due to extensive changes in the topography.

Kamiak’s walks are utilitarian in purpose and do not foster social interaction. Terrace Apartments offer the most easily comprehended pedestrian network due to the simplicity of the site plan and the relatively flat character of its open space. Chief Joseph Village’s pedestrian system is also utilitarian in character.






Access from parking leads directly from the car to the walk to the residential unit. The south side of the residential units lack direct access to the adjacent open space system. Nez Perce Village’s pedestrian system is similar to Chief Joseph Village. It too lacks a direct connection to the open space system. The north-south pedestrian spine that terminates in the center of Chief Joseph Village provides the only significant access to the open space associated with the pond.

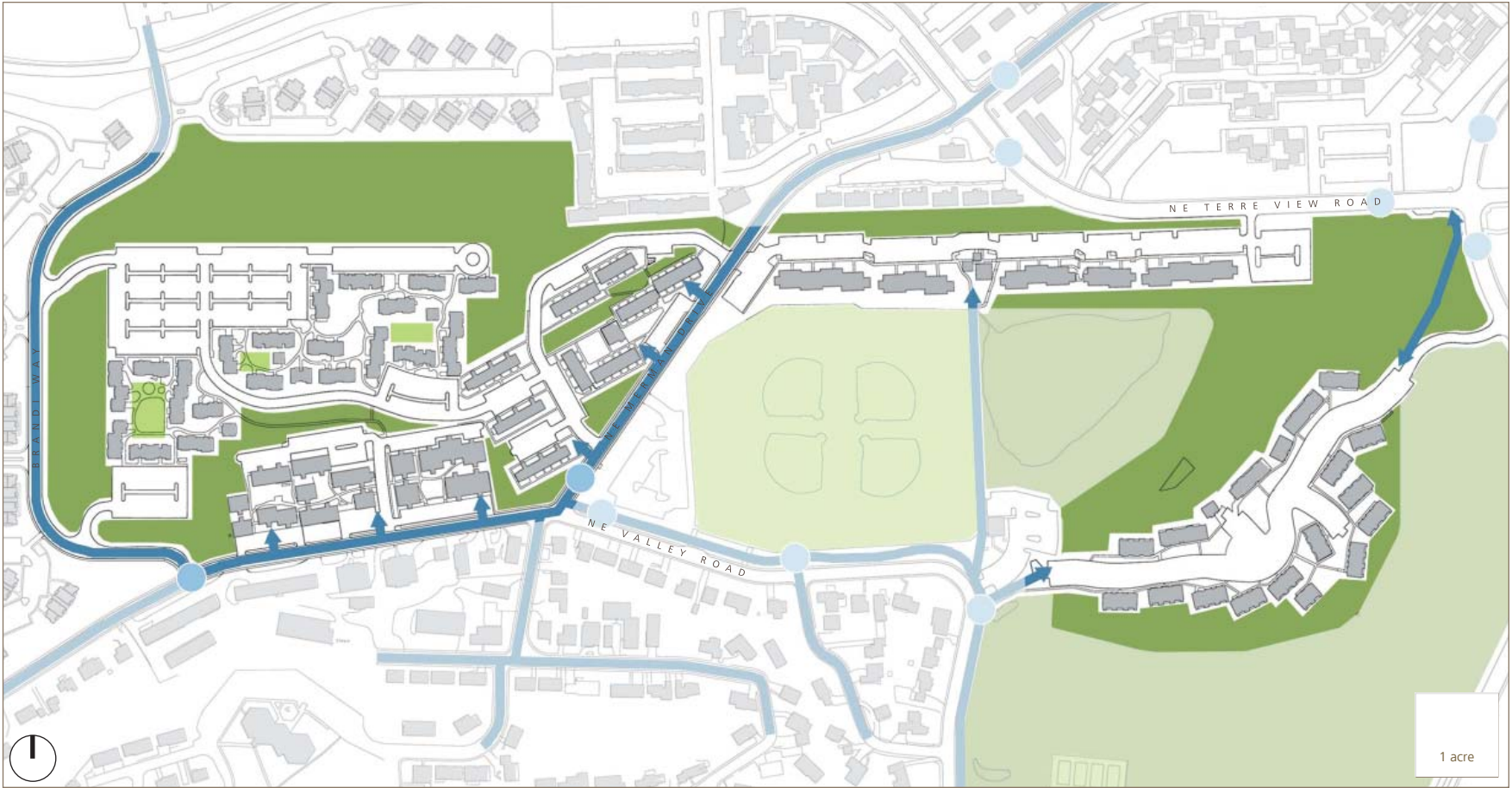
Open space improvements are limited within the existing residential complexes, with the exception of Steptoe Village and Nez Perce Village. New residential development in Steptoe Village on the existing parking lot would offer a new flat open space and a new community center. In addition, Steptoe Village offers a community garden that should be integrated as a permanent feature for the entire North Apartments area.

With the placement of trees alongside the parking and minor removal of some parking near the existing community center, Nez Perce Village has the potential to offer a more pleasant outdoor environment. The existing community center could be removed and replaced further east to offer a new open space that would descend to the pond. Significant redevelopment of the Kamiak Apartments, Terrace Apartments, and Chief Joseph Village would increase inter- and intra-pedestrian connections.

The pond area offers the greatest opportunity to create a focal open space for the area. The pond can be expanded to the south as it borders Nez Perce Village. The progressively invasive wetlands need to be managed as part of an overall restorative plan to create a self-sustaining ecosystem, potentially a multi-disciplined focus of several of the campus’s departments.

LEGEND

-  Pedestrian circulation
-  Pedestrian circulation through parking area
-  ADA accessible route
-  Programmed open space
-  Unprogrammed open space
-  Shuttle stops



NORTH APARTMENTS:
EXISTING PEDESTRIAN CIRCULATION AND OPEN SPACE




VEHICULAR CIRCULATION

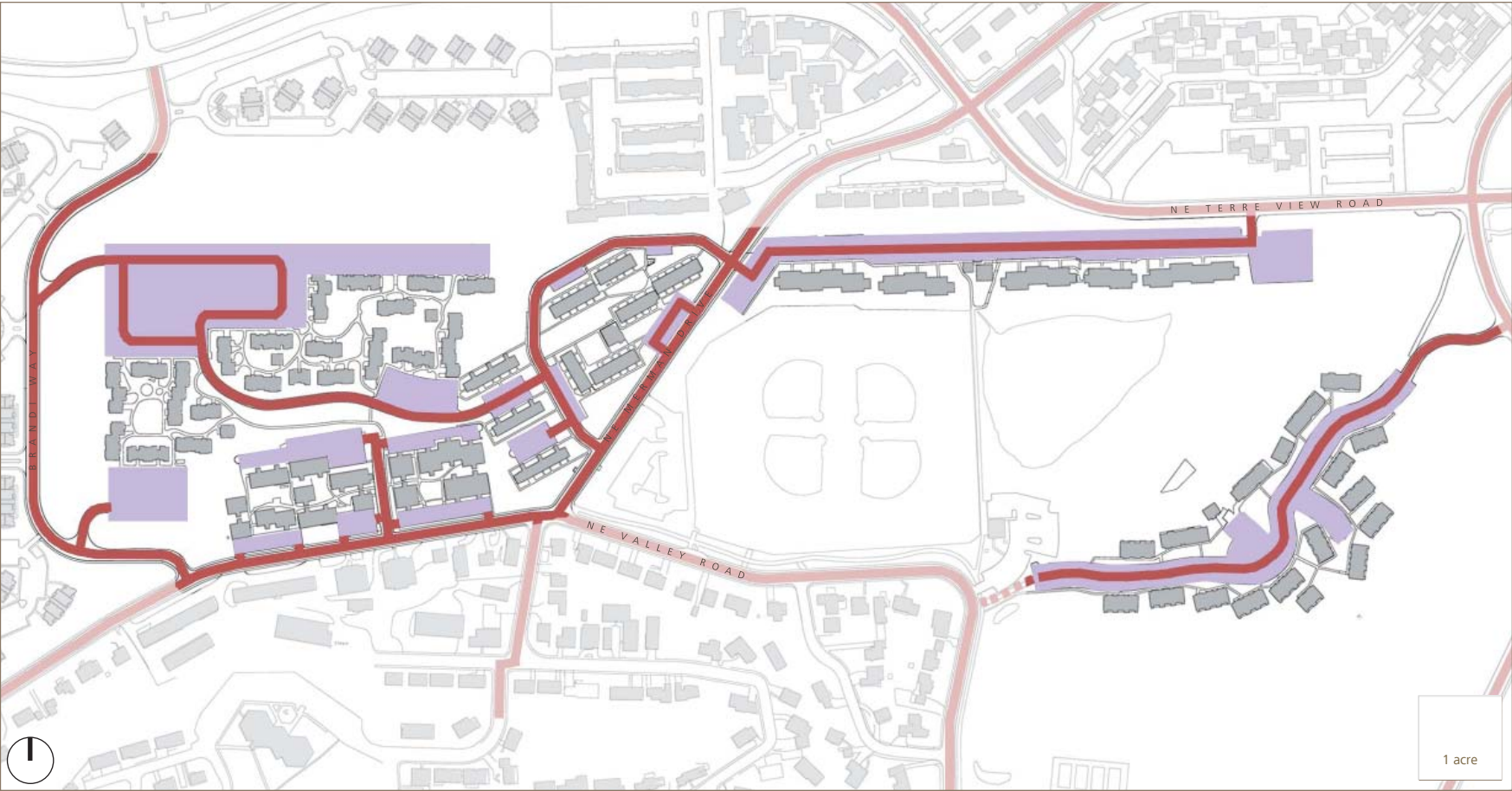
All of the North Apartments site plans are based on a parking-dominated suburban model, one that is emulated throughout the residential developments to the north. The basic model is to locate parking in close proximity to the residential units.

Coupled with the challenging topography, this expeditious site planning does little to distinguish the residential areas as belonging to the WSU campus. Moreover, the parking is oversubscribed (in terms of parking spaces per bed).

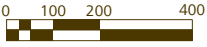
Based on an allocation of one parking space per bed (no current standard exists for this), many of the complexes have the ability to use “extra” parking areas for new residential development and open space, such as is found in Steptoe Village and Nez Perce Village. Consolidation of parking areas will allow the redevelopment of each residential area to include contained shared open space.

LEGEND

-  Vehicular circulation
-  Limited vehicular access
-  Parking



**NORTH APARTMENTS:
EXISTING VEHICULAR CIRCULATION**



SECTION 9

SOUTH APARTMENTS



Columbia Village



Yakima Village



Lower Chinook Village



Columbia Village

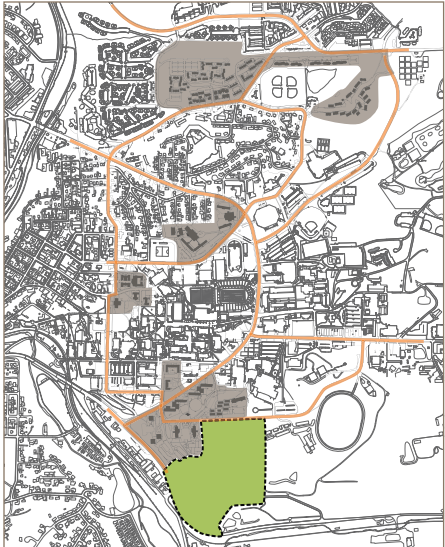


Columbia Village



Upper Chinook Village

SOUTH APARTMENTS



SOUTH APARTMENTS: KEY PLAN

EXISTING CONDITIONS

Three residential areas comprise the South Apartments: Chinook Village (Upper and Lower), Columbia Village, and Yakama Village. These complexes have a total capacity of 718 beds and border the southern edge of the Southside District. The topography in this area descends north to south over 140 feet.

Each of the residential complexes has a modest area that houses laundry rooms and mailboxes. Chinook Village is the only complex with a community center. Most of the apartment complexes lack shared open space. Each residential complex is self-contained, offering little to promote interaction with neighboring complexes.

A large central parking area is used by the general campus population and is operated by the University’s Department of Parking and Transportation. Due to its low density, the area is not served by the campus shuttle system.

Overall, access to the South Apartments lacks clarity. As with the North Apartments, development patterns in the South Apartments are suburban, parking-dominated, and do little to distinguish themselves as belonging to the WSU campus.

All buildings are light-framed wood construction, typically with either wood or vinyl siding. Currently, half of Chinook Village has received new siding.

- CHINOOK VILLAGE**

 - :: Constructed in 1976
 - :: 148,147 square feet in 24 residence buildings, one laundry/community center, and one laundry facility
 - :: Capacity of 398 beds in 124 two-, three-, and four-bedroom units
 - :: Single student apartments
 - :: Assessment rating of 54.4 (Major Modernization)
- COLUMBIA VILLAGE**

 - :: Constructed in 1975
 - :: 48,721 square feet in 14 residence buildings and one laundry facility
 - :: Capacity of 108 beds in 54 one-, two-, and three-bedroom units
 - :: Family/graduate apartments
 - :: Assessment rating of 55.9 (Modernization)
- YAKAMA VILLAGE**

 - :: Constructed in 1996
 - :: 115,983 square feet in 15 residence buildings and one laundry facility
 - :: Capacity of 212 beds in 130 one-, two-, and three-bedroom units
 - :: Family/graduate apartments
 - :: Assessment rating range of 55-74 (Modernization)

LEGEND

Existing campus buildings

Existing non-campus buildings



SOUTH APARTMENTS: EXISTING CONDITIONS

PLANNING ANALYSIS

ASSUMPTIONS AND PARAMETERS

The following base assumptions were considered during the planning process for the South Apartments:

- :: Community centers should be added to family/graduate student apartment complexes
- :: There is a great need for more studio and one-bedroom apartments
- :: The initial planning assumption is to conform to \$50,000 to \$65,000 per bed for apartment buildings
- :: Apartment complexes should not mix family and single student apartments
- :: Graduate apartments are typically paired with family apartments rather than single student apartments
- :: Current bed count cannot be reduced during construction (manage build/online/offline sequencing)

PLANNING CONSIDERATIONS

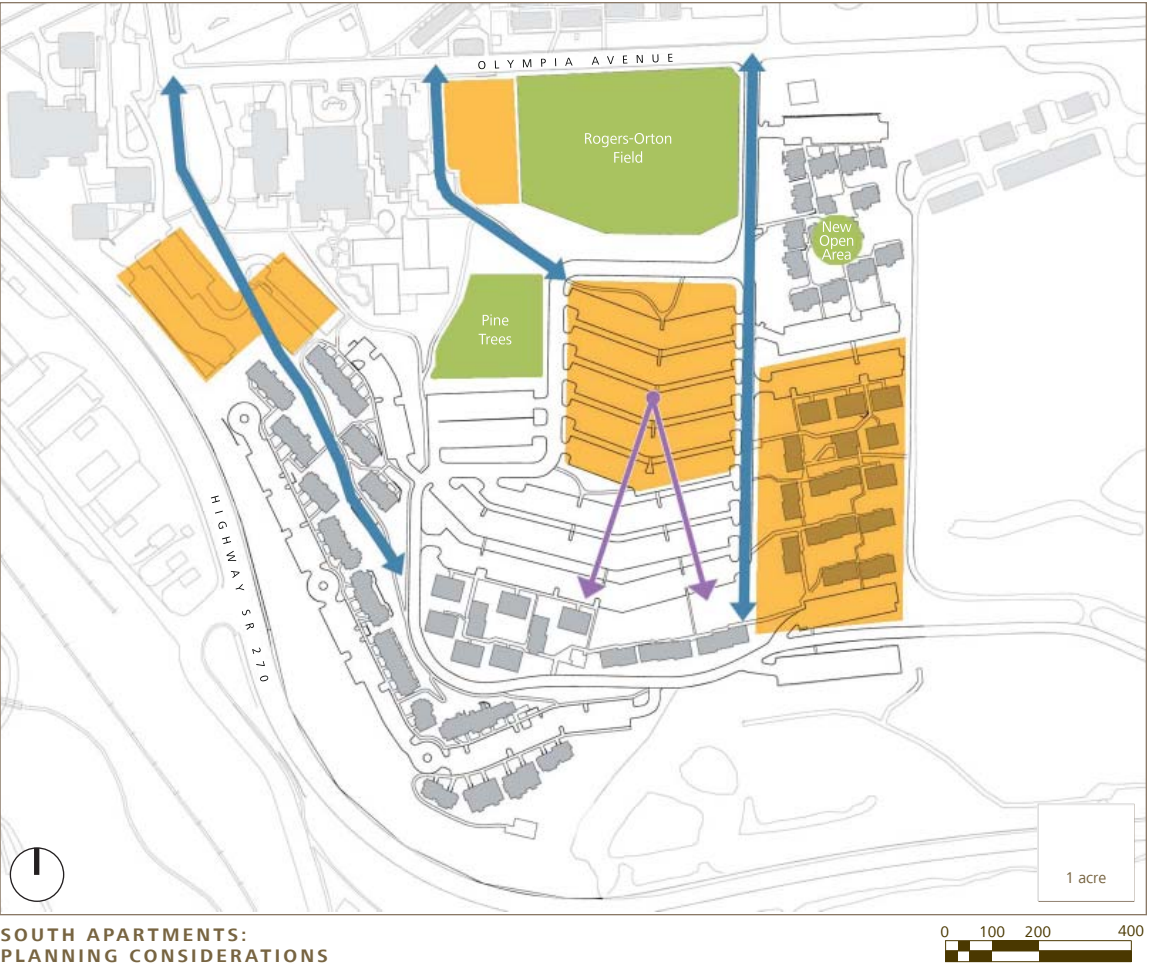
Dependent on redevelopment of Upper Chinook Village, the South Apartments offers a significant development opportunity in the northern portion of the central parking area.

Terracing the development would offer the ability to create east-west open space “spines” between rows of residential buildings. The existing Upper Chinook Village site could be developed into surface and partially-decked parking, in exchange for use of the central parking area. Existing parking adjacent to Yakama Village could be developed for modest increases in residences. The pine tree plantation would be retained.

Modest interventions in Columbia Village (such as the removal of Units J and H) would create a central open space. The addition of a new community center and an outdoor gathering area would create a new central social focus for this community.

LEGEND

- Pedestrian circulation
- Pedestrian bridge
- Service access
- Priority focus area
- Programmed outdoor area
- Informal landscape
- View opportunities
- Campus gateway



SOUTH APARTMENTS:
PLANNING CONSIDERATIONS

PLANNING CONCEPTS

LONG-RANGE VISION

The South Apartments are wood-framed structures constructed between the 1970’s and mid 1990’s.

As indicated on the facility assessment chart, several of the apartment complexes, including Chinook Village and Columbia Village, are in physical conditions that suggest significant modernization should be planned for in the upcoming years.

Initially, a series of planning alternatives were considered for the South Apartments. These scenarios were co-linked, and somewhat dependent, on the outcome of parallel studies for the North Apartments.

Budget limitations have precluded the possibility for new units or full replacement units in the South Apartments. However, the long-range approach for the South Apartments will incorporate a new community center at Columbia Village, as well as a series of strategic modernization projects at each facility.

Limited removal of existing buildings may create the potential of creating shared outdoor community areas at the heart of select apartment complexes.

PROPOSED PROJECTS

- Columbia Village
- :: Deconstruct buildings “J” and “H” in Summer 2014 to make way for new community center
 - :: Finish new community center in Fall 2015
 - :: Refurbish apartments in Summer 2024

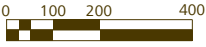
- Chinook Village
- :: Refurbish Lower Chinook Village apartments during the summer months 2019-2020
 - :: Refurbish Upper Chinook Village apartments during the summer months 2021-2023

LEGEND

- New construction
- Renovation/modernization
- Refurbishment
- Existing campus buildings
- Existing non-campus buildings



SOUTH APARTMENTS:
PROPOSED AND RECENTLY COMPLETED PROJECTS (2008 - 2027)



PLANNING DIAGRAMS


PEDESTRIAN CIRCULATION AND OPEN SPACE
The South Apartments lack clarity in the pedestrian circulation system. Internally, each residential area has walks that connect parking to the residential units. Some of these pedestrian systems, such as are found in Columbia Village, remove the user from the parking environment while others, such as Yakama Village, are predominately oriented to the street-parking environment.

The topographic changes and the existing site plans challenge the ability to remedy each residential area. Although they are beyond the ten-minute walk circle from the campus core, the majority of users, walk to and from the central campus. The biggest improvement for pedestrians would be to create a defined, well-lighted, and safe passage from the South Apartments to the central campus.

Currently, residents walk through parking lots and past dumpsters as they journey to and from the central campus. A potential improved route would work its way from Yakama Village, following the contours between the Stephenson Complex and Rogers Hall. This would follow north to the intersection of Nevada Street and Stadium Way, the location proposed for a new dining hall, café, and campus grocery. The addition of walks along all of the internal street system would vastly improve pedestrian flows.

The residents would welcome modest improvements to the outdoor gathering areas by the introduction of shaded overheads, barbeques, and picnic tables. The play area related to Columbia Village should be studied for its effectiveness and for possible other uses. The pine tree plantation would be retained.

LEGEND

-  Pedestrian circulation
-  Pedestrian circulation through parking area
-  ADA accessible route
-  Programmed open space
-  Unprogrammed open space
-  Shuttle stops



VEHICULAR CIRCULATION

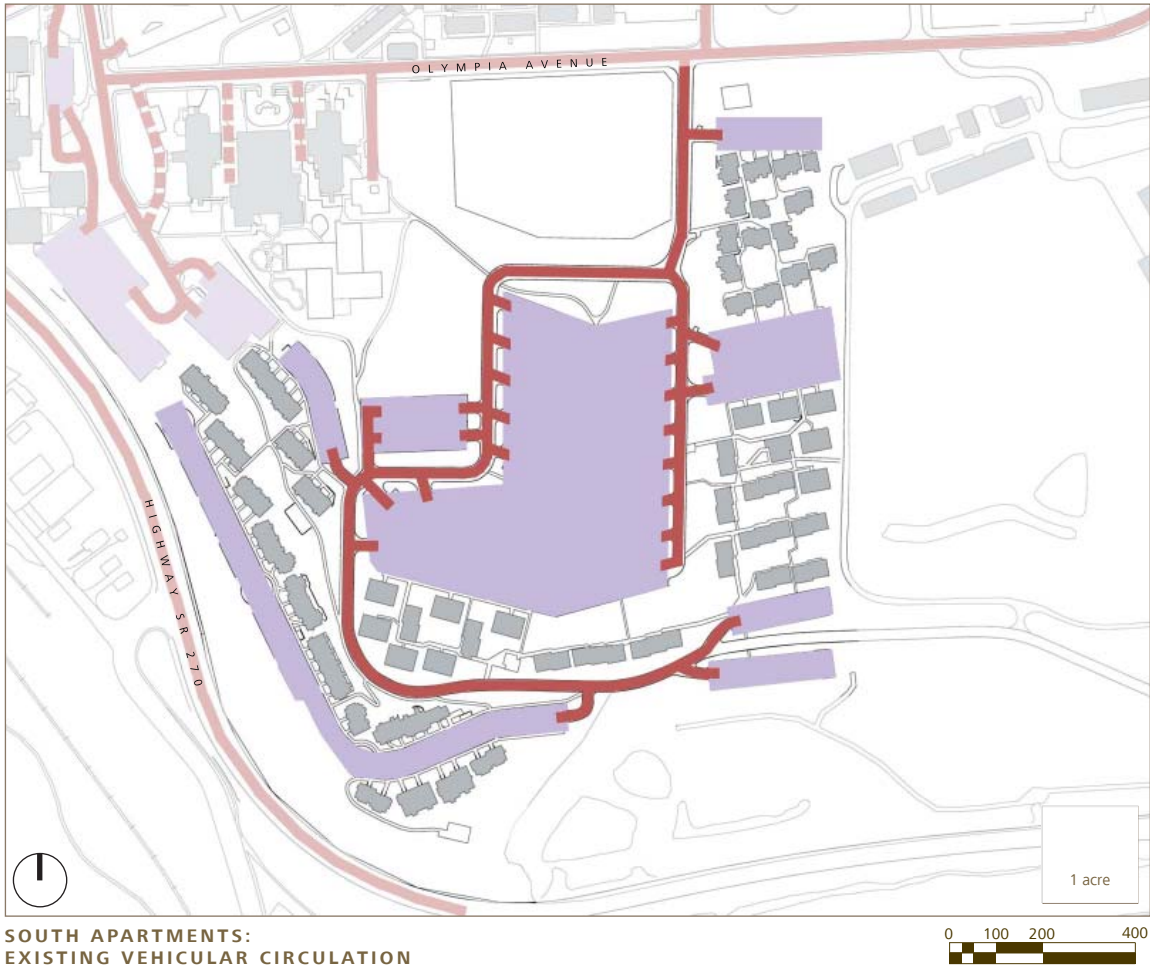
The major issue with the vehicular circulation at the South Apartments is that it lacks a clear overall structure that binds and clarifies the individual residential villages. Each village is sited independently from the others, creating a confusing experience for the residents.

Modest improvements to the vehicular routes would help clarify this, such as the introduction of a hierarchy of walks, lighting, and trees. A new vehicular connection could follow the route of the roadway east of Orton Hall, connecting to an existing pedestrian path. Pedestrian paths would frame the roadway, connecting to improved pedestrian walks to the south.

Any new development should improve the adjacent streetscape and create a relationship to the street equal to that of its internal open space.

LEGEND

- Vehicular circulation
- Limited vehicular access
- Parking



SECTION 10

IMPLEMENTATION

LONG-RANGE HOUSING PLAN PROJECTS

COMPLETION	LOCATION	COST	PROPOSED PROJECT
Fall 2008	Stephenson South	\$1.3M	Refurbishment (COMPLETED)
Fall 2008	Stephenson East	\$1.4M	Refurbishment (COMPLETED)
Fall 2009	Stephenson North	\$1.6M	Refurbishment (COMPLETED)
Fall 2009	McEachern	\$2.7M	Refurbishment (COMPLETED)
Fall 2009	Olympia Avenue	\$26.0M	New construction of 230 beds (COMPLETED)
Fall 2009	Duncan Dunn		Take offline (COMPLETED)
May 2010	Gannon		Take offline for hotel (COMPLETED)
Fall 2010	Regents	\$3.0M	Refurbishment (estimated cost) (COMPLETED)
Fall 2010	Scott-Coman	\$2.0M	Refurbishment (estimated cost) (COMPLETED)
Fall 2010	Chief Joseph		Deconstruct Building “D” and reconstruct for Fall 2011 (insurance covers this)
May 2011	Community		Take Community offline; start to renovate Duncan Dunn and Community and construct connectors
Summer 2011	Chief Joseph	\$2.2M	Exterior refurbishment 40 apartments
Summer 2011	Nez Perce	\$0.2M	Continue refurbishment 22 apartments
Fall 2011	Chief Joseph		Building “D” reopens
Summer 2012	Chief Joseph	\$2.8M	Exterior refurbishment 50 apartments
Summer 2012	Nez Perce	\$0.2M	Continue refurbishment 22 apartments
May 2012	Waller		Take Waller offline for renovation
Fall 2012	DD and Community	\$21.6M	Reopen renovated Duncan Dunn and Community and new connector
Summer 2013	Nez Perce	\$0.2M	Continue refurbishment 23 apartments
Fall 2013	Steptoe	\$0.5M	Finish construction of new community center
Fall 2013	Waller	\$32.6M	Open 160 new and 145 renovated beds
Summer 2014	Columbia	\$0.1M	Deconstruct Buildings “J” and “H” (eight apartments) to make way for new community center
Summer 2014	Nez Perce	\$0.2M	Finish refurbishment 23 apartments
Summer 2015	Chief Joseph	\$1.2M	Start interior refurbishment 22 apartments
Fall 2015	Columbia	\$0.5M	Finish Columbia community center
May 2016	Wilmer-Davis		Take offline for renovation
Summer 2016	Chief Joseph	\$1.2M	Interior refurbishment 22 apartments
Summer 2017	Chief Joseph	\$1.3M	Interior refurbishment 23 apartments
Fall 2017	Wilmer-Davis	\$21.7M	Reopen 216 renovated beds
Summer 2018	Kamiak		Demolish 50 units and start construction of 80 new 1-3 bedroom single student apartment (SSA) units
Summer 2018	Chief Joseph	\$1.3M	Finish interior refurbishment 23 apartments
May 2019	Goldsworthy		Take offline for renovation of Gannon and Goldsworthy
Summer 2019	Kamiak and Terrace		Demolish 50 Kamiak and 51 Terrace units and start construction of 58 new 1-3 bedroom SSA units
Summer 2019	Lower Chinook	\$0.4M	Start refurbishment 29 apartments
Fall 2019	Kamiak	\$18.4M	Open 80 new 1-3 bedroom SSA apartments
Summer 2020	Lower Chinook	\$0.4M	Continue refurbishment 29 apartments
Summer 2020	Kamiak and Terrace		Start construction of 75 new 1-3 bedroom SSA units
Fall 2020	Kamiak and Terrace	\$14.1M	Open 58 new 1-3 bedroom SSA units
Fall 2020	Gannon/Goldsworthy	\$42.1M	Reopen 206 renovated beds
Summer 2021	Upper Chinook	\$0.3M	Continue refurbishment 22 apartments
Fall 2021	Kamiak and Terrace	\$17.1M	Open 75 new 1-3 bedroom SSA units
May 2022	Stevens		Take offline for renovation
Summer 2022	Upper Chinook	\$0.3M	Continue refurbishment 22 apartments
Fall 2022	Kruegel-McAllister	\$22.1M	Finish construction of 160 beds
Summer 2023	Upper Chinook	\$0.3M	Finish refurbishment 22 apartments
Fall 2023	Stevens	\$12.6M	Renovation of 74 beds
Summer 2024	Columbia	\$0.3M	Start refurbishment 22 apartments
Fall 2024	Regents	\$29.4M	Finish construction of 200 beds
May 2025	Stimson		Take offline for renovation
Summer 2025	Columbia	\$0.3M	Finish refurbishment 27 apartments
Summer 2026	Steptoe	\$0.3M	Start refurbishment 24 apartments
Summer 2026	Streit-Perham		Deconstruct
Fall 2026	Stimson	\$11.1M	Minor renovations
Summer 2027	Steptoe	\$0.3M	Finish refurbishment 24 apartments
Fall 2027	Streit-Perham	\$67.5M	Finish construction of 400 beds
	TOTAL	\$363.1M	\$194.9M (BOND FINANCING) AND \$168.2M (CASH)

LONG-RANGE PLAN IMPLEMENTATION

PROPOSED HOUSING PLAN PROJECTS

The chart at right summarizes the proposed plan for residence halls and apartments, as provided by WSU.

The chart includes proposed projects, completion dates, and the estimated costs associated with the replacement, modernization, and addition of student residence halls and apartments through 2027. Costs for each project are escalated at three percent per year.

The capacity analysis of the housing system accounts for flexibility to adjust for either an increase in enrollment or an increase in retention. Either case would potentially accelerate the timing of the proposed projects to meet additional demand.

ASSUMPTIONS

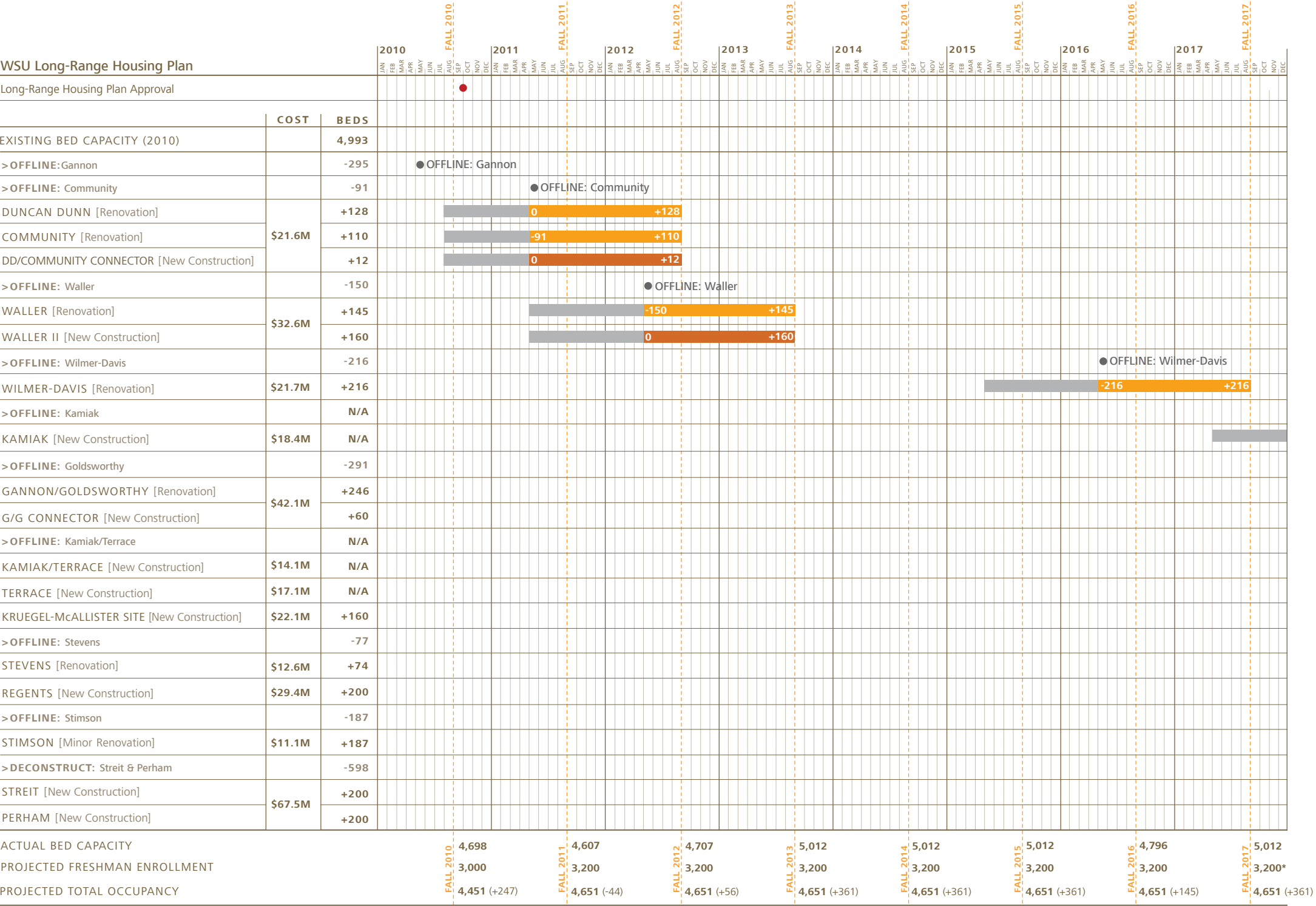
- :: Housing rates will increase 5% in FY2012-2013 and 4% each year thereafter
- Duncan Dunn and Community rates will rise to the Olympia Avenue rate
- All renovated building rates will rise to the Honors and McCroskey rate
- All new construction rates will rise to the Olympia Avenue rate

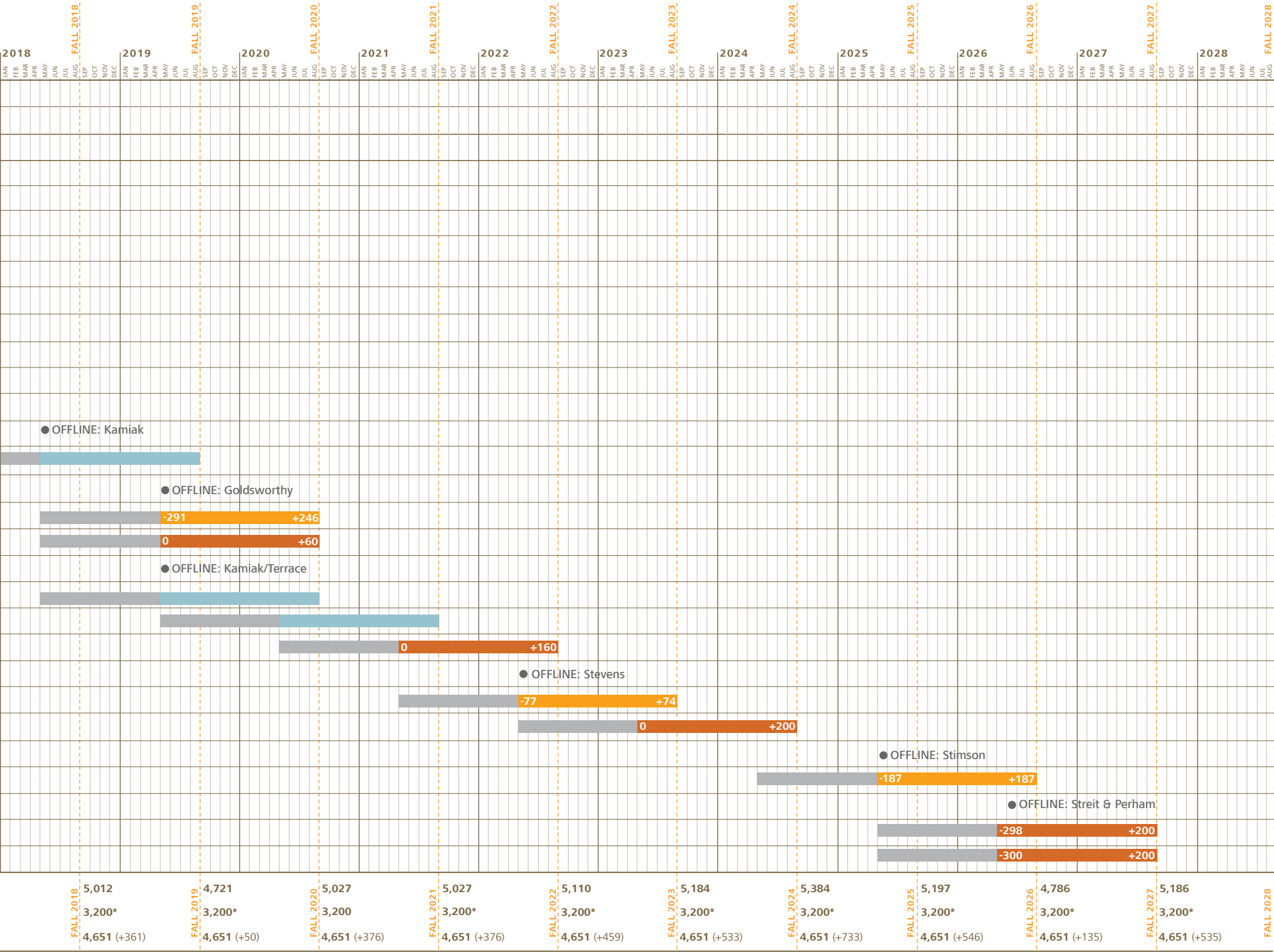
- :: Dining rate will increase 3%
- :: Apartment rates will increase 3%, plus 15% for renovations (Chief Joseph Village rates will increase 7.5% after exterior refurbishment and 7.5% after interior refurbishment)
 - Chief Joseph Village refurbishment is estimated at \$54,000 per unit for exterior refurbishment and \$47,000 per unit for interior refurbishment
 - \$200 per square foot project cost is estimated for Kamiak and Terrace Apartments
 - Apartments will continue to fund \$0.2 million per year for refurbishments or community development
- :: Administration fee of 8% on total revenues
- :: Bond interest of 4.50% in FY2011 and 5.5% from FY2013 thereafter
- :: Apartment bonds for 25 years at 5.15%
- :: Construction inflation is estimated at 3%
- :: Goods and services rate will increase 3%
- :: Debt service ratio of 1.8 university criteria and positive cash balances each year
- :: Kruegel-McAllister will be deconstructed prior to construction of a new facility
- :: Freshmen enrollment target of 3,200 students

PROPOSED HOUSING PLAN TIMELINE

The timeline at right tracks proposed projects associated with the replacement, modernization/renovation, and addition of student residence halls through 2027. It also includes replacement of apartment complexes, but does not include strategic modernizations/renovations or refurbishments associated with the apartments.

Proposed projects are driven primarily by the need to repair or replace existing conditions, rather than growth in enrollment; however flexibility has been accounted for with the ability to provide double occupancy in select residence halls.



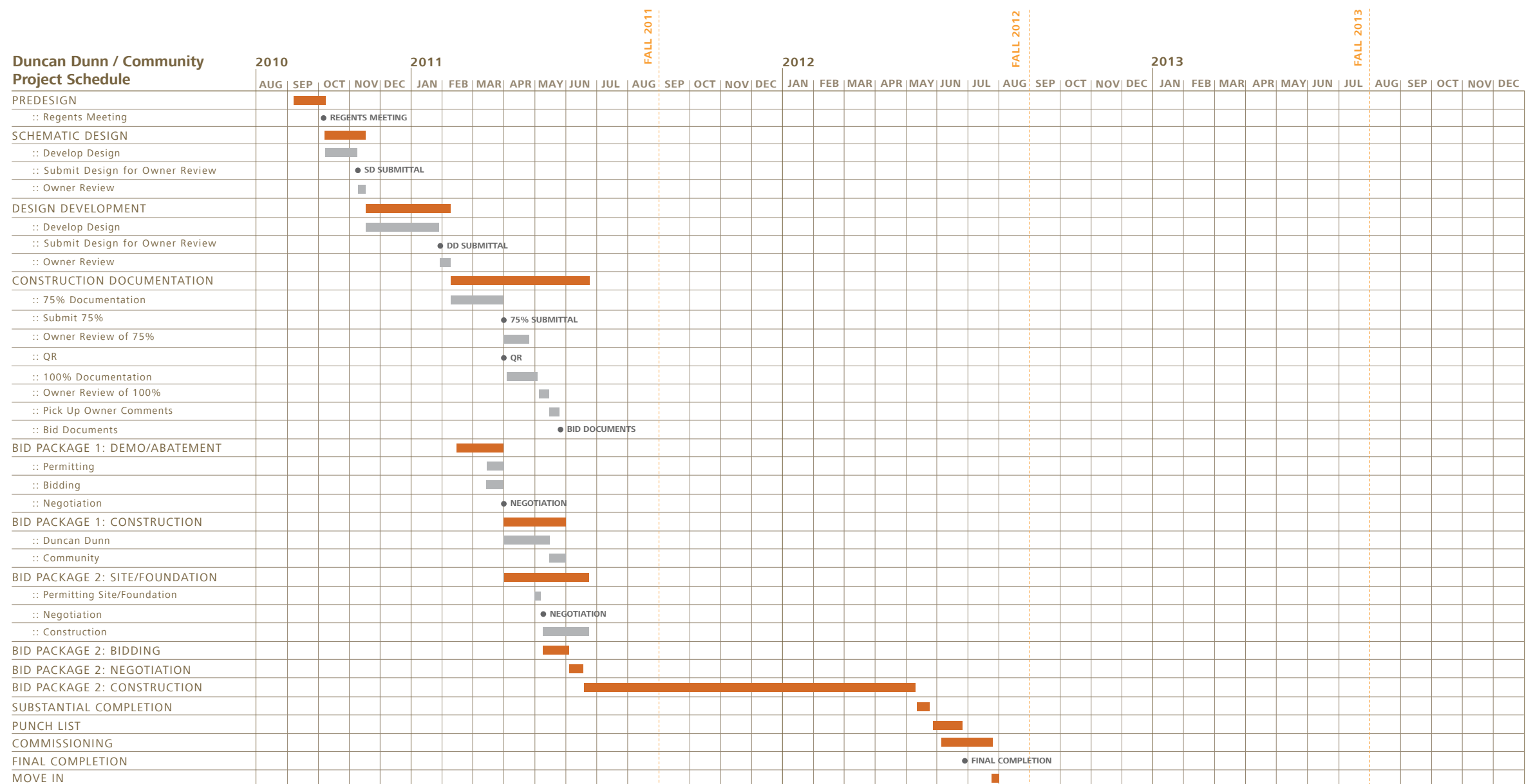


PHASE ONE SCHEDULES

DUNCAN DUNN AND COMMUNITY

Following quickly on the heels of the Long-Range Housing Plan effort, the Duncan Dunn & Community project is the first project to be executed under this new housing vision. Duncan Dunn and Community halls, both significant residence halls in the historic section of campus, will be fully renovated and physically joined to promote community and increase housing density in the core of campus.

The schedule for this large renovation and addition project is aggressive. With a September 2010 design start, the process will quickly split into two separate documentation packages, enabling permitting and groundbreaking for demolition and abatement in April of 2011. The second bid and permit package will follow quickly with a June 2011 construction start. The split package strategy is required to complete construction in August 2012, in time for the Fall 2012 academic year.

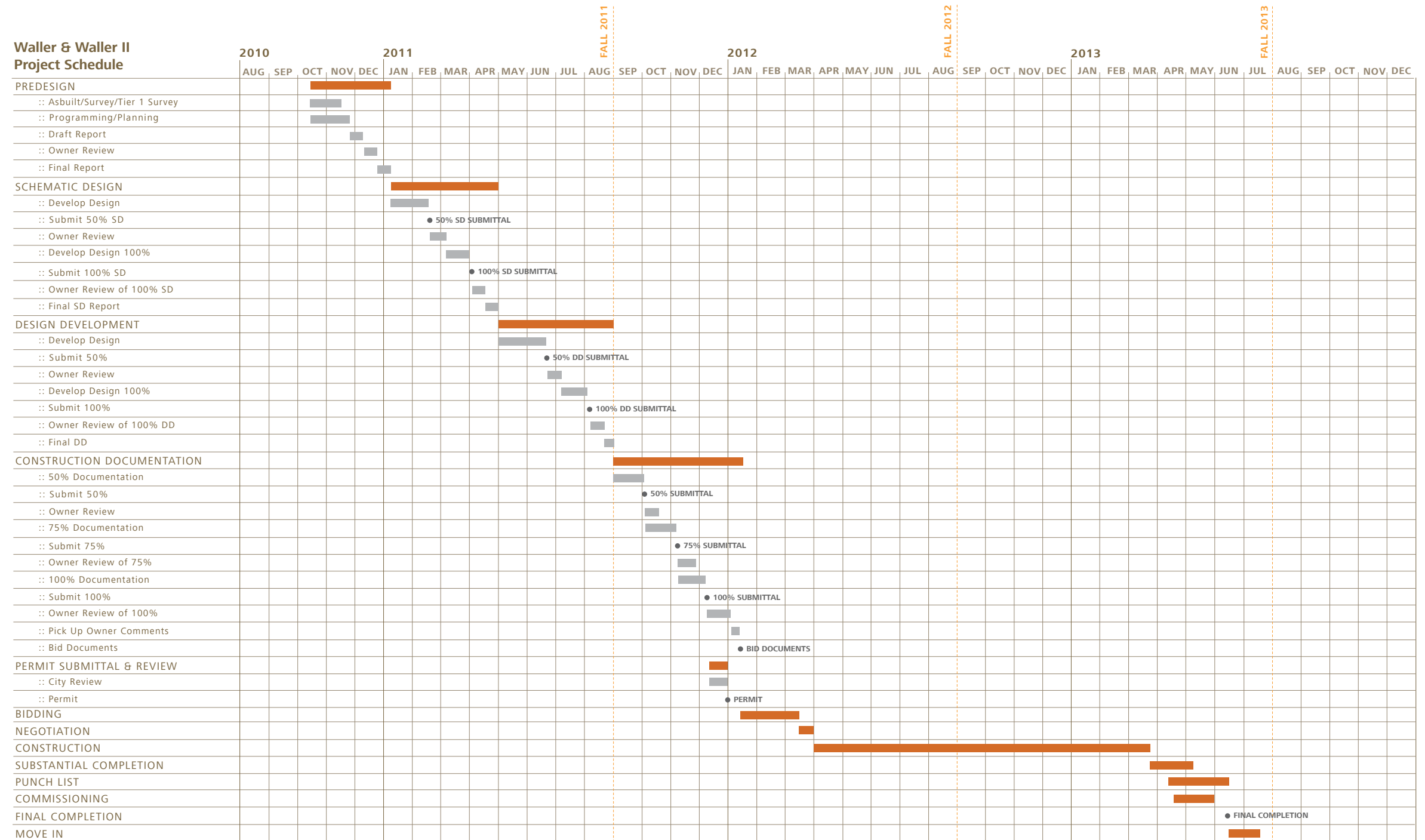


WALLER AND WALLER II

The second major renovation project, Waller Hall, will begin in the Fall of 2010 with planning and predesign.

Waller Hall, the third of the historic “Hill Halls” to be renovated under the new Long-Range Housing Plan, will undergo a complete renovation, transforming it into a contemporary of Honors, Duncan Dunn, and Community halls. It will enhance the residential experience for students wanting to live in the core of campus.

In order to increase density, the Waller Hall project will also encompass an entirely new residence hall (Waller II), which will connect with the existing Waller Hall. The schedule is more appropriate for a project of this size and complexity, with schematic design beginning in early 2011 and construction scheduled to begin in the early spring of 2012. The completion of the project, 12 months later, will allow time for building commissioning, final completion, and owner occupancy before the Fall 2013 academic year.





LEGEND

- Single unit
- Single suite unit
- Double unit
- Double suite unit
- Common area
- Office
- Toilet / mechanical / service

PHASE ONE BUILDING PLANS

DUNCAN DUNN AND COMMUNITY
Duncan Dunn Hall and Community Hall, both part of the centrally located Hillside District, will be the first large-scale projects to be implemented in phase one of the proposed long-range housing plan.

These residence halls, built in the 1920s, are rich with architectural character and are among the oldest buildings on campus. Due to their central location, unique rooms, formal lounges, and historic character, they are among the most requested residence halls in the Washington State University housing system.

Despite this popularity, and because of their deteriorated condition, Duncan Dunn and Community are also ranked among the lowest scoring facilities on the building assessment chart (see Section 4, Facility Assessment, for detailed information). Vacated in 2009, Duncan Dunn has remained empty, not generating revenue.

During discussions regarding the future of these two residence halls, estimates of probable construction cost suggested that neither the construction type nor the level of detail present in the existing buildings could be achieved with new construction that conforms with identified budget limitations. This fact, along with the emblematic character of the buildings, led to the decision to modernize rather than replace the existing structures.

In order to provide the housing densities identified by the WSU team, room sizes will typically be smaller than those found in the recently constructed Olympia Avenue residence hall.

The modernization effort will include a central connecting element at the lowest level of the two buildings. This element will house additional resident rooms. Directly above these rooms, a roof terrace will connect the primary common spaces of each building. Lounges located on each floor will connect the east and west wings of Community and Duncan Dunn halls, defining the newly landscaped courtyard and roof terrace. These connectors will incorporate vertical circulation, making the buildings fully accessible.

The extent of work will include full modernization of the exterior envelope, interiors, systems, and finishes. Mechanical, electrical, and technical upgrades will be included to meet the increasing needs of students. The new design will introduce lounge space, community kitchens, and laundry facilities on every floor.

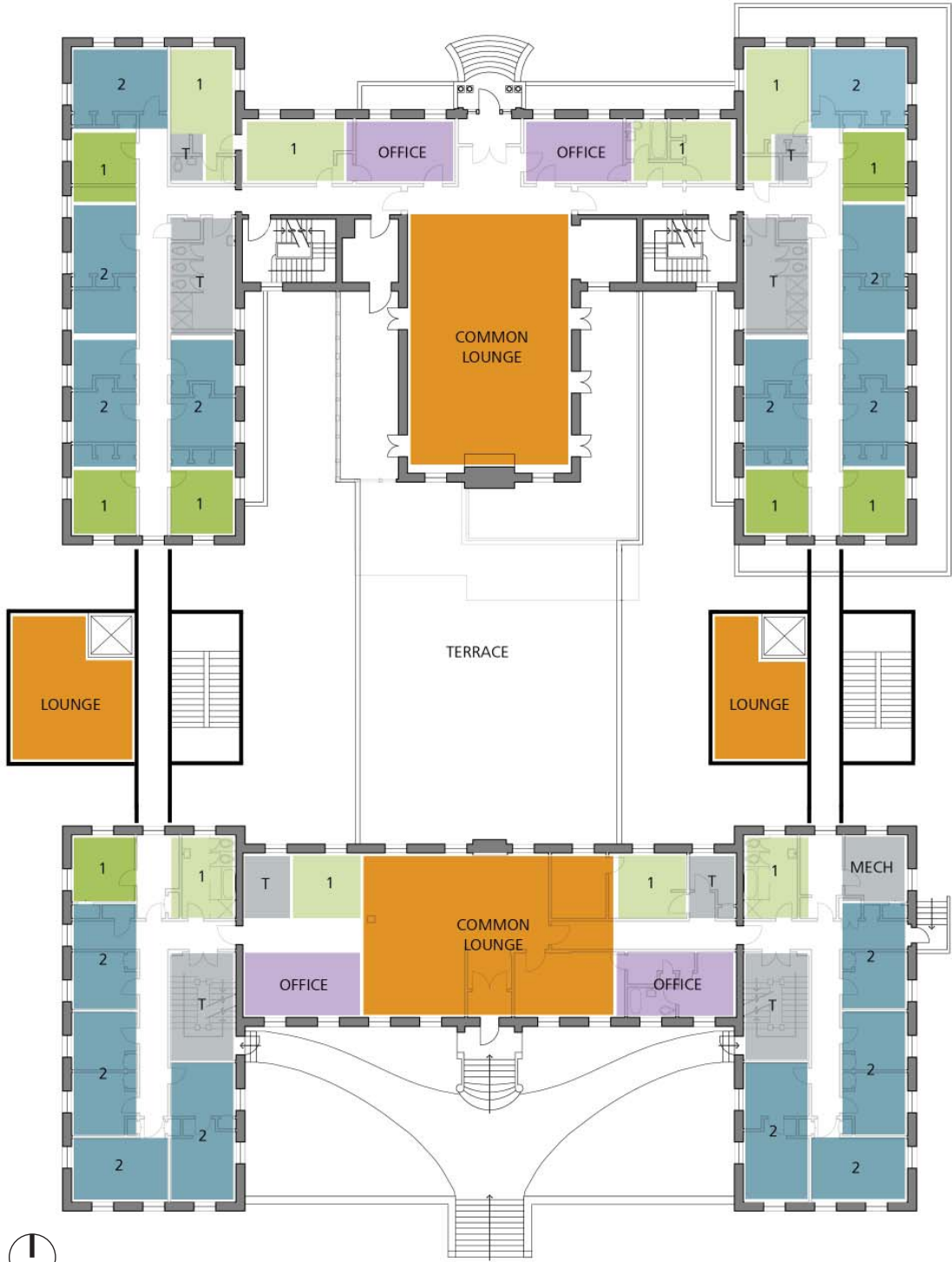
Upon completion, Duncan Dunn and Community will house approximately 250 beds in various room configurations, including single and double occupancy rooms with options of private, shared, or community bathroom facilities.

The existing parking lot to the west will be replaced by a new pedestrian-oriented green space. The existing buildings with their new connectors are intended to merge the past with the present, while moving WSU into the future.



DUNCAN DUNN & COMMUNITY:
PRELIMINARY GROUND FLOOR TEST FIT





DUNCAN DUNN & COMMUNITY:
PRELIMINARY FIRST FLOOR TEST FIT



DUNCAN DUNN & COMMUNITY:
PRELIMINARY SECOND & THIRD FLOOR TEST FIT



LEGEND

- Single unit
- Single suite unit
- Double unit
- Double suite unit
- Common area
- Office
- Toilet / mechanical / service

WALLER AND WALLER II

The modernization of Waller Hall, along with the addition of a new residence hall (Waller II), are included in phase one of the Long-Range Housing Plan.

The intent of this project is to provide a greater density of highly desirable housing near the central campus core. Together, these projects will create a unified and easily identifiable residential community flanking one of the primary campus gateways, the intersection of Stadium Way and Nevada Street.

The extent of work for Waller will include full modernization of the exterior envelope, interiors, systems, and finishes. The new design will introduce small study spaces, and modernize existing amenities, while incorporating a variety of student housing options.

The new building addition includes a full-height connector at both wings of Waller, with a “breezeway” connection at the first floor into an interior courtyard. This connector will function both as vertical circulation, making the buildings fully accessible, as well as house active and quiet lounges on every floor. Most active lounges will include adjacent kitchen facilities.

The new Waller II addition will respect the historic architecture found in Waller Hall, while embodying the “high-tech” modern demands of today’s students.

The construction of Waller II will likely be a hybrid system comprised of cast-in-place concrete at the ground floor and lightweight wood framing on the upper floors. The exterior envelope will be clad primarily in brick, with material accents selected to harmonize with those found on the existing Waller residence hall.

Upon completion, Waller and Waller II will house approximately 300 beds in various room configurations designed to appeal to broader and more diverse student populations. Room configurations include standard single and double rooms that utilize shared community bathrooms, and suite-style single and double rooms, both of which include a bathroom within the unit.



**WALLER AND WALLER II:
PRELIMINARY GROUND FLOOR TEST FIT**





WALLER AND WALLER II:
PRELIMINARY FIRST FLOOR TEST FIT



WALLER AND WALLER II:
PRELIMINARY SECOND, THIRD & FOURTH FLOOR TEST FIT





LEGEND

Single bedroom

Common area

Toilet / storage

CHIEF JOSEPH VILLAGE - BUILDING D

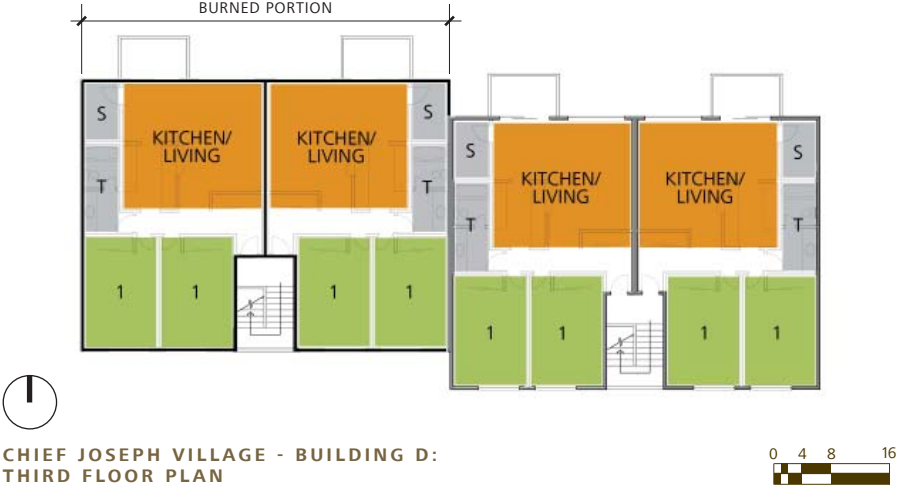
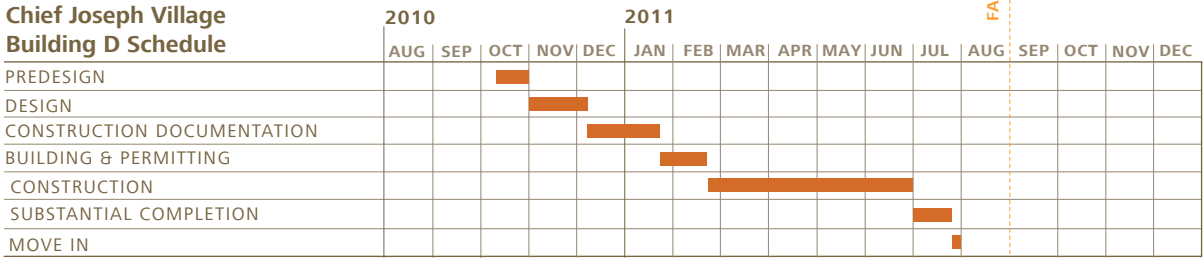
In the Spring of 2010, Building “D” at the Chief Joseph Apartment complex sustained significant damage from fire. The main intent of the project is to reconstruct and refurbish Building “D.”

The timeline for design related to the reconstruction and refurbishment has been scheduled to begin Fall 2010 with construction completed for Fall 2011 occupancy.

As part of this effort, exterior cladding must be brought up to current codes for both seismic and energy performance criteria.

This assessment of the Building “D” exterior envelope will form the basis from which the existing exterior envelope of Chief Joseph complex will be replaced over two summer construction phases.

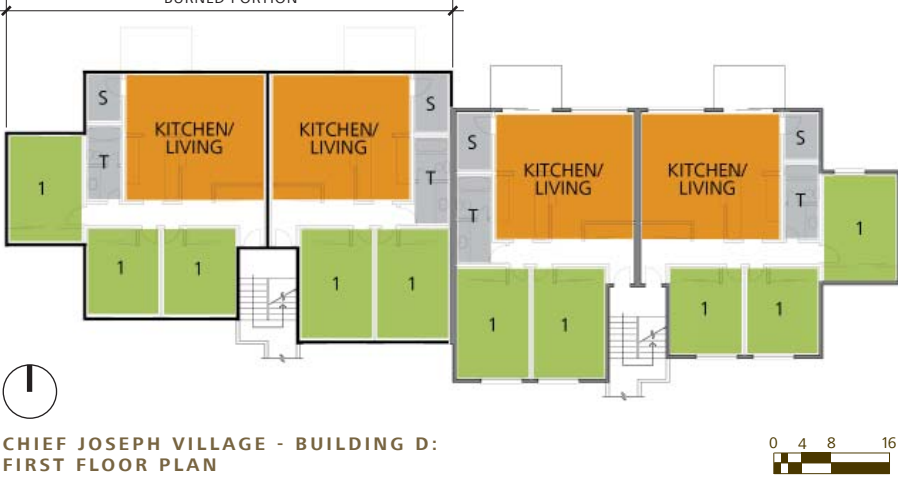
A preliminary project schedule for Building “D” is shown below.



CHIEF JOSEPH VILLAGE - BUILDING D:
THIRD FLOOR PLAN



CHIEF JOSEPH VILLAGE - BUILDING D:
SECOND FLOOR PLAN



CHIEF JOSEPH VILLAGE - BUILDING D:
FIRST FLOOR PLAN

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