

# WSU Vancouver Campus Master Plan

2018



2018

Washington  
State University  
Vancouver Campus  
Master Plan



**August 15<sup>th</sup>, 2018**

This document was prepared for Washington State University Vancouver by

ZGF

 BergerABAM

# Acknowledgments

## Steering Committee

**Mel Netzhammer**

Chancellor

**Nancy Youlden**

Vice Chancellor For Student Affairs and Enrollment

**Renny Christopher**

Vice Chancellor For Academic Affairs

**Lynn Valenter**

Vice Chancellor For Finance and Operations

**Michael Stamper**

Campus CIO

**Michael Berger**

Clinical Assistant Professor

**Kris Zafonte**

Greater Portland Inc  
Executive Assistant & Director of Operations

## Project Leadership

**Lynn Valenter**

Vice Chancellor For Finance and Operations

**Bill Hooper**

Associate Vice Chancellor For Facilities Services

**Kelly Keane**

Project Manager, Facilities Services, Capital

## Consultant Team

**Nolan Lienhart**

ZGF Principal-In-Charge and Project Manager

**Paddy Tillett**

ZGF Principal Planner

**Debbie Chow**

ZGF Campus Planner and Landscape Architect

**Don Hardy**

BergerABAM Planning Manager

**Anne Sylvester**

SCJ Alliance Transportation Planner

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## Executive Summary

This 2018 Update of the Campus Master Plan for Washington State University Vancouver supplements but does not replace the Campus Master Plans approved in 1992 and 2007. This update identifies three new academic buildings to be located along the Mount St. Helens view corridor – referred to as one of two organizational axes. Sites for these and other academic buildings were indicated but not named in the 1992 Plan. This update also recommends locations for the Student Union Building at the southwest end of the Mount St. Helens axis near the entry drive and the preferred location for undergraduate housing 200 yards to the south.

Timing of these new buildings is dependent on funding. The first to be constructed will be the Life Sciences Building. Student Housing is further out in the horizon, it is anticipated that up to 300 undergraduate beds will be built in the near term, as will the Student Union. Student life facilities are becoming more necessary as an increasing proportion of non-local students enroll, spending longer periods on campus before and after classes. There is an immediate need for an expanded fitness center and for active open space near campus buildings suitable for informal recreation.

Other issues addressed included infrastructure improvements to anticipate future demands, including parking & landscape improvements. Design guidelines & standards for the 1992 & 2007 Master Plans remain in effect, and have been supplemented by comprehensive Design Principles.

The purpose of this document is to present changes for approval by the Board of Regents and by Clark County, the latter being charged with verifying conformance with provisions of University District land use regulations.

Not included in the County review are previously approved improvements that have yet to be implemented and siting and construction of the Vancouver Public Schools' iTech Preparatory school, a public STEM school for grades 6 – 12, located by the campus entrance on NE 50<sup>th</sup> Avenue. The school has already received necessary approvals.

An important component of the master plan update process was a series of three community open houses to which neighbors and community members were invited to join students, faculty and staff in raising topics to be examined in reviewing six alternative concept plans and in commenting on an early draft of the preferred concept plan. Prior to each open houses, the University's Campus Master Plan Steering Committee reviewed and advised on relevant issues.

Technical issues that are necessary to Clark County's approval processes, or otherwise relevant to campus planning but of a detailed nature are recorded in technical memoranda, separate from this document.

WSU Vancouver's master plan takes into consideration the present and future needs of the campus in terms of learning, research, living and recreation. Universities are dynamic places and the needs of the community change in time. Therefore, the master plan is written with flexibility and adaptability in mind.

The 2018 update to the master plan builds upon the foundation of the original plan written in 1992 and the 2007 update. It is grounded by WSU Vancouver's mission, vision and strategic plan—the things that guide everything we do.

Founded with the purpose of bringing higher education to Southwest Washington, WSU Vancouver continues to grow, and its students require enhanced services including housing, playing fields and a bigger recreation center. New academic buildings will support learning and research.

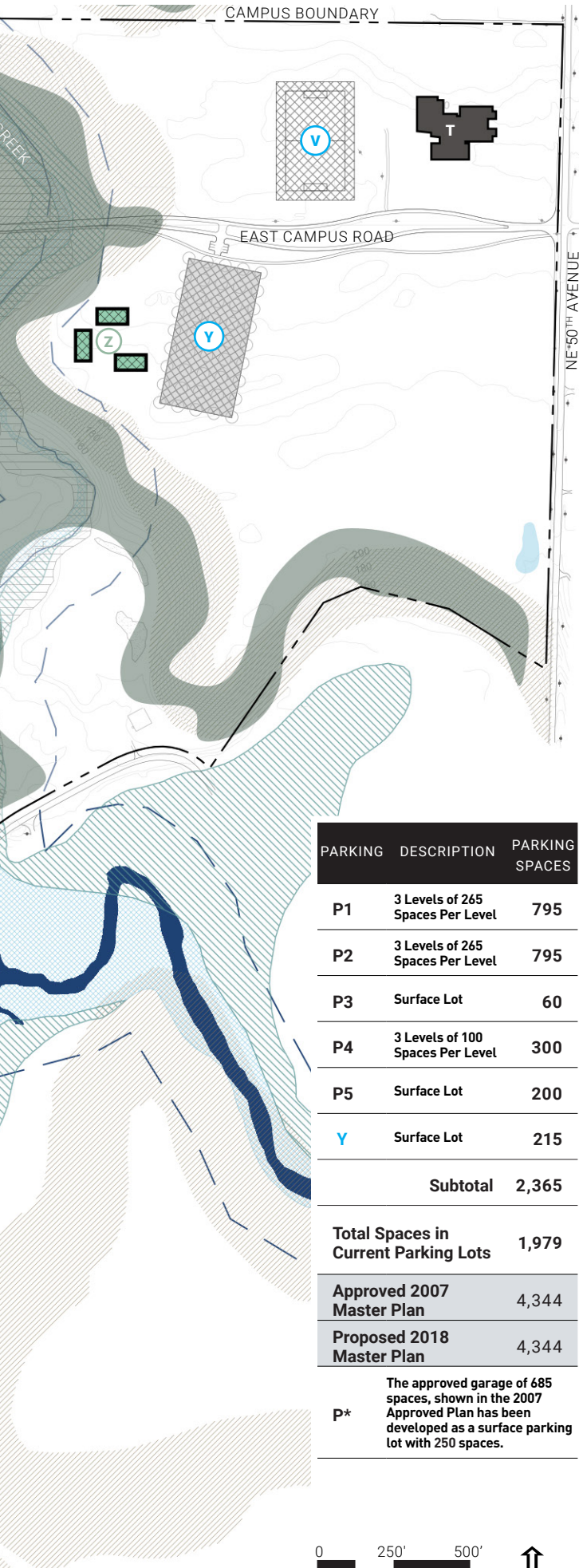
WSU Vancouver's woodlands, meadows, trails and remarkable mountain views are valued by the campus community and neighbors alike. The campus is a place planned by all and enjoyed by all. It brings communities together and seals the identity of WSU Vancouver to Southwest Washington. We planned the campus together a quarter century ago and today we continue to collaborate for the sustained growth and success of WSU Vancouver.



The sizes, locations and configuration of future buildings as shown are approximate



# 2018 Proposed Master Plan



PARKING	DESCRIPTION	PARKING SPACES
P1	3 Levels of 265 Spaces Per Level	795
P2	3 Levels of 265 Spaces Per Level	795
P3	Surface Lot	60
P4	3 Levels of 100 Spaces Per Level	300
P5	Surface Lot	200
Y	Surface Lot	215
<b>Subtotal</b>		<b>2,365</b>
<b>Total Spaces in Current Parking Lots</b>		<b>1,979</b>
<b>Approved 2007 Master Plan</b>		<b>4,344</b>
<b>Proposed 2018 Master Plan</b>		<b>4,344</b>
P*	The approved garage of 685 spaces, shown in the 2007 Approved Plan has been developed as a surface parking lot with 250 spaces.	



## EXISTING & PREVIOUSLY APPROVED FACILITIES

- Existing Building
- Approved Building
- Existing Parking Lot
- Approved Parking Lot
- Approved Parking Garage
- Existing Roadway & Walkway
- Approved Roadway & Walkway
- Approved Playing Field
- Existing Drainage Ponds
- Approved Regional Stormwater Facility

## PROPOSED IN 2018 MASTER PLAN UPDATE

- Proposed Building
- Proposed Parking Lot
- Proposed Playing Field

## CONCEPTUAL FUTURE DEVELOPMENT

- Conceptual Development (not proposed under 2018 update)

## ENVIRONMENTAL CONSTRAINTS

- 100-Year Floodplain
- Geohazard Area & Steep Slopes
- 200' Shoreline Environment

## CAMPUS FACILITY INDEX

- A** Annex
- B** Clark College Building (VCCW)
- C** Classroom Building (VCLS)
- D** Dengerink Administration Building (VDEN) Cafeteria
- E** Engineering & Computer Science Building (VECS)
- F** Facilities Operations Building (VFO)
- G** Firstenburg Student Commons (VFSC)
- H** Library Building (VLIB)
- I** McClaskey Building (VMCB) Child Development Program
- J** Multimedia Classroom Building (VMMC)
- K** Physical Plant Building (VPP) Parking Services
- L** Science & Engineering Building (VSCI)
- M** Student Services Center (VSSC)  
Admissions, Bookstore, Financial Aid, Visitor's Center
- N** Undergraduate Building (VUB)
- O** Graduate Student & Faculty Housing<sup>1</sup>  
As Approved In 2007 Master Plan
- P** Parking As Approved In 2007 Master Plan
- Q** Future Campus Development  
As Approved In 2007 Master Plan
- R** Bus Only Access As Approved In 2007 Master Plan
- S** Future Entrance As Approved In 2007 Master Plan
- T** iTech Prep. School (Vancouver Public Schools)
- U** Playing Field As Approved In 2007 Master Plan
- V** Playing Field
- W** Residence Hall
- X** Student Union Building
- Y** Parking
- Z** Future Conceptual Campus Development Space  
Beyond The 2018 Campus Master Plan

**COLOR** Existing and Previously Approved Master Plan Elements  
**COLOR** Proposed Under 2018 Master Plan Update  
**COLOR** Conceptual, Beyond 2018 Update

<sup>1</sup> Location of housing is intended to be interchangeable between graduate, undergraduate and faculty based on need.

## Introduction & Purpose

### Master Plan Purpose, Mission and Strategic Plan

The original 1992 WSU Vancouver Campus Master Plan outlined concepts and guidelines for developing the siting, orientation and form of new campus facilities. In the 26 years since the original Master Plan was published and again since the 2007 Master Plan Update was approved, the campus has grown and evolved within the scope of the plan. WSU Vancouver stands by the overall WSU Vision, Mission and Values.

### Mission

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

01

To advance knowledge through creative research, innovation and creativity across a wide range of academic disciplines.

02

To extend knowledge through innovative educational programs in which students and emerging scholars are mentored to realize their highest potential and assume roles of leadership, responsibility and service to society.

03

To apply knowledge through local and global engagement that will improve quality of life and enhance the economy of the state, nation and world.

Over time, programs and other needs have changed. The purpose of this document is to highlight previously unanticipated needs and to accommodate them within the established structure of the campus. As before, the values of the University as expressed in the overall WSU Mission Statement and Strategic Plan provide fundamental guidance. Two central tenets of the overall WSU 2014–2019 Strategic Plan are to provide a truly transformative educational experience to undergraduate and graduate students and to accelerate the development of a preeminent research portfolio. Each campus is to develop its own strategic plan that aligns with the overall WSU Strategic Plan.

WSU Vancouver's 2016–2021 Strategic Plan focuses on five topics: Research, Student Success, Growth, Equity & Diversity, and Community. Throughout the update process, the Campus Master Plan Steering Committee led by the Chancellor has kept these five values firmly in focus.

## Strategic Plan

01



### Research

02



### Student Success

03



### Growth

04



### Equity & Diversity

05

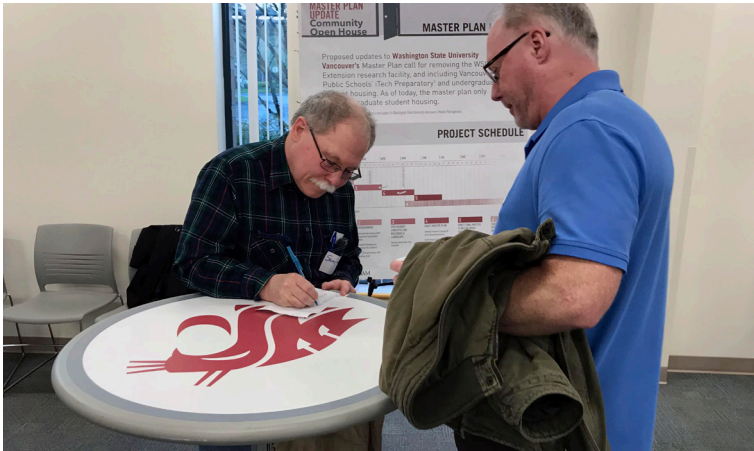


### Community

## Permits & Approvals

The WSU Vancouver campus falls under the jurisdiction of Clark County land use regulations. In 1995, the County created a new zoning designation in its code: University District – to regulate university development. There being no precedent in the County, regulations were modeled around the original master plan for WSU Vancouver – which at the time was planned as a two-year upper-division college. The anticipated first phases of campus development had a designated maximum building square footage in the original 1992 Campus Master Plan and in the Washington State University Vancouver Final Supplemental Environmental Impact Statement. That square footage would be exceeded, which necessitated the Campus Master Plan Update that was approved in 2007.

Housing for undergraduates has more recently emerged as a need, due in part to an overall shortage of affordable housing in the area. This coincides with a need for a richer student life experience on campus as enrollment grows and as more students are attracted from beyond Vancouver. While it is important to the University to anticipate future facilities and improvements on campus, it is also necessary to apprise the County of future changes so amendments can be made to keep the campus in conformance with land use regulations. Consequently, a dialogue has been established between the County and the University to determine campus and what changes to enabling County legislation are appropriate. A purpose of this Master Plan Update is to document requested changes by the University.



## Community Interaction

From its inception, the University has encouraged open dialogue with the community of which it was a part. When the campus was being planned, there were misgivings among many who lived nearby about having the University as a neighbor, but open communication resulted in solid support for WSU Vancouver as it sought formal approvals and began construction. While there are inevitably exceptions to universal support, the habit of open communication has been maintained through the first quarter century of the campus' growth, minimizing misunderstandings and confirming the welcome afforded by the University to all who live or work nearby.

Although the changes proposed in this 2018 Update of the Campus Master Plan are modest, the University organized and advertised a series of three open houses on campus to inform neighbors and invite questions and comments so community concerns could be fully addressed.

The first open house was held before the master plan team had begun to consider options, it presented previously approved plans and anticipated changes. Comments and observations of participants were recorded and circulated to the master plan team and the Steering Committee. Following development of a series of alternative plans for campus growth over the next decade and beyond, the second open house presented the thinking behind each alternative and invited further comment. At the third open house, the master plan team presented what it believed to be the layout preferred by both University and community, again soliciting discussion and written comments from participants. This, with minor modifications, became the preferred concept for consideration by the Board of Regents and Clark County.

Discussions and interactions at the community open houses held at WSU Vancouver



## **Design Principles, Guidelines and Standards**

The 1992 Campus Master Plan attached design guidelines to each topic – such as roads, buildings and public art. The 2007 Plan followed this format, adding more detailed plans and diagrams and supplementing the design guidelines. The 2018 Update sustains the design guidelines and standards contained in the 1992 and 2007 plans, all of which remain relevant. To aid comprehension, five Design Principles have been derived to distill the overall intent of the design guidelines and a consolidated set of guidelines is provided. These do not address the level of detail of some of the 1992 and 2007 guidelines, but present a clear overall design intent for the campus.

### 01

## **Buildings and Open Spaces**

Relate buildings and landscapes to the two organizational axes of the campus: towards Mount St. Helens and Mount Hood. Maintain a predominantly human scale and use consistent, sustainable and low maintenance materials for buildings and landscape.



### 02

## **Campus Access**

Configure campus circulation to minimize potential conflicts between vehicles and pedestrians. Favor walking over driving and encourage rideshare and transit use. Provide alternate routes for emergency vehicles to access all buildings. Parking should be convenient, safe and secure yet visually discrete, shaded and sustainably managed.



03

## Site Management

Use native and soils-appropriate naturalized planting materials, limiting high-maintenance plants and eradicating invasive species. Manage trails and grading to minimize erosion and favor passive methods to detain and manage stormwater.

04

## Campus Architecture

Orient new buildings towards pedestrians on the two main axes. Provide safe pedestrian routes from parking lots. Interconnect all circulation routes with no dead-ends. Design buildings to be adaptable and expandable. Disallow temporary buildings.



05

## Utilities

Favor passive energy-saving techniques over mechanical systems. Monitor on-campus water re-use, energy and power generation options and implement them as they become feasible. Anticipate future utility needs.



15

# 01

## Buildings & Open Spaces

### 1.1

**Buildings, infrastructure and landscape elements should be scaled consistently to human dimensions and activities.**

- A** Cluster buildings around the named open spaces along each axis (see page 38).
- B** Design building approaches and entries around pedestrian flows along the axes, scaling features and spaces to those movements.
- C** Locate building entrances to complement open spaces and circulation patterns. Distance these from screened service entries.
- D** Design building interiors and exteriors for universal accessibility.
- E** All new construction should meet design standards currently stipulated in the Americans with Disabilities Act [Design Standard].

### 1.2

**Adhere to the established palette of durable materials and colors.**

- F** Within Loop Road, use the established palette of materials including square brick, basalt and green metal roofs with overhanging eaves.
- G** Outside Loop Road, greater latitude in materials may be considered.

### 1.3

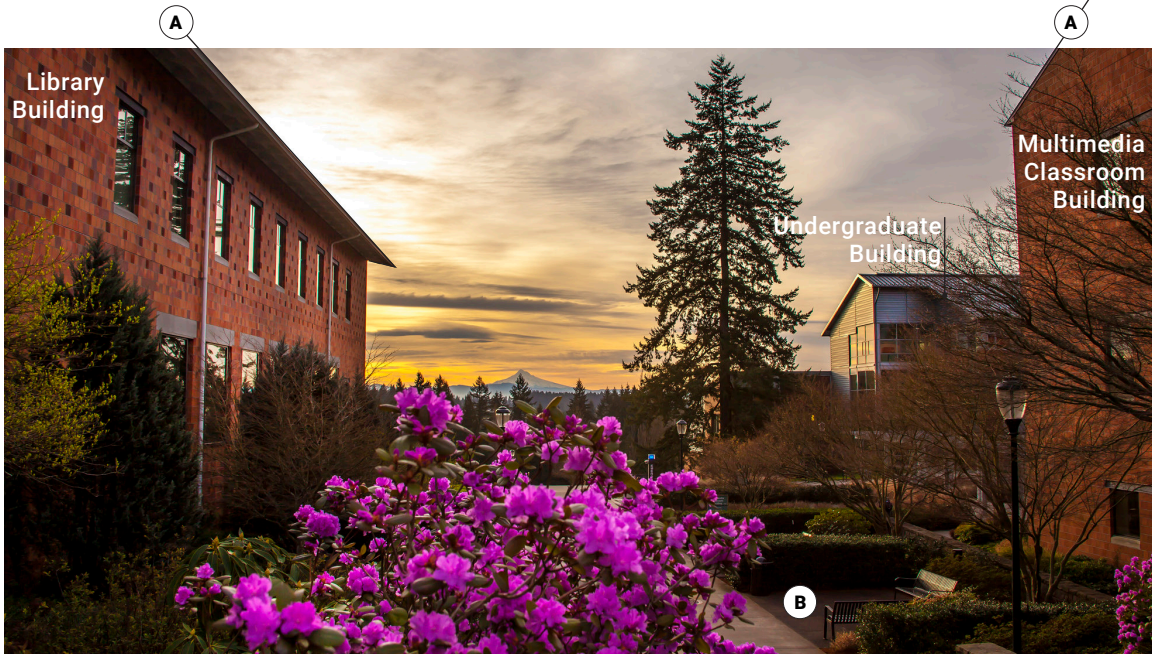
**Design high performance buildings with low energy use to achieve low operation and maintenance costs.**

- H** Use only sustainable materials and systems.
- I** At a minimum, qualify for LEED certification as defined by the U.S. Green Building Council [Design Standard].

### 1.4

**Integrate natural landscape elements with low-maintenance and environmentally sustainable introduced landscape materials.**

- J** Protect and sustain restored natural landscapes.
- K** Maintain campus perimeter landscaping to minimize light spillage from parking facilities into adjacent residential properties, without compromising public views.







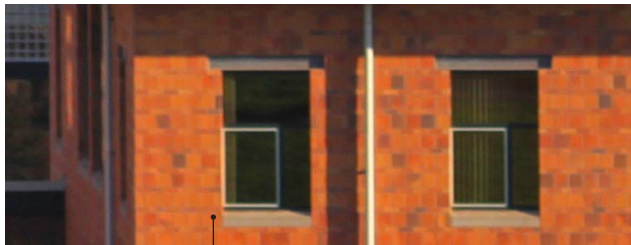
Engineering and Computer Science Building was certified LEED Gold in 2012



F Basalt



F Paving material defining Mount St. Helen's axis



F Square brick

**1.5**  
**Respect the established hierarchy of open spaces along each axis and enhance the distinctive characteristics of each space.**

- L** Design and furnish each open space along the axes as a distinct place in the hierarchy.
- M** Interconnect all open spaces with a network of pedestrian pathways extending across the campus and providing access to adjacent communities.
- N** Provide outdoor seating in protected areas for informal meetings, study, dining and relaxation.

**1.6**  
**Configure clusters of buildings to maintain and strengthen the axes as view corridors and arteries of pedestrian circulation.**

- O** Building design, landscape treatment and site furnishing should effectively define the character of each place.
- P** Capitalize on both near and distant views and landmarks to distinguish each place.

**1.7**  
**Encourage informal recreation by providing nearby playing fields, trails and support facilities.**

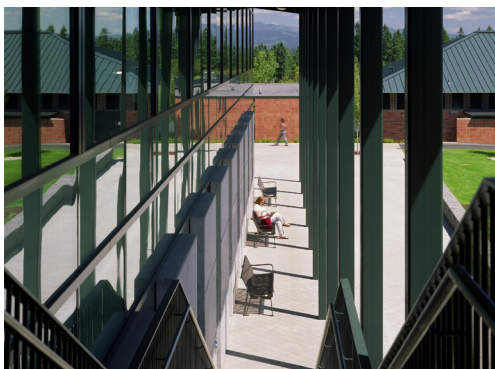
- Q** Grade, drain and plant informal recreation fields adjacent to student housing.
- R** Coordinate irrigation regimes with drainage needs and open space use by time of day.

**1.8**  
**Coordinate public art installations with long term maintenance needs.**

- S** Encourage curated inclusion of local and regional expressions of arts and culture.
- T** Condition acceptance of public art on campus upon a sufficiency of maintenance funding and the right to relocate each piece.
- U** Memorials, including trees and other plantings, should similarly allow relocation as necessary.



A variety of outdoor seating and spaces on campus





Firstenberg Family Fountain is a central gathering place for both campus and community. The fountain received a Community Pride Design Award in 2001

0



Informal recreation

1.7

S

Located behind the Library Building, "Opening the Secret" is a series of large native basalt stones arranged to resemble books split open to reveal secret messages in American and Chinese Braille



S

"Leaping Cougar Sculpture" is a prominent symbol of Washington State University, displayed on axis to Mount St. Helens to demonstrate statewide Cougar pride



P

Distant view of Mount St. Helens

# 02 Campus Access

**2.1**  
Ensure all campus destinations can be reached by emergency vehicles from more than one direction. (Note this confirms the need for completing the driveway from the Mount Hood Axis to Salmon Creek Avenue approved in 2007).

**2.2**  
Provide for clear sight lines at places where pedestrian, bicycle or vehicular traffic paths cross, providing separate designated routes for each mode where possible.

**V** Ensure adequate sight lines at each pedestrian crossing of Loop Road.

**2.3**  
Work with the transit agency to provide improved transit service and frequency at convenient locations on campus.

**2.4**  
Continue to implement orchard-pattern tree planting on surface parking lots as stipulated in the original 1992 Campus Master Plan. Consider the use of pervious pavement and provide enlarged tree pits to enhance canopy size and tree health. Screen parking lots and service areas from primary open spaces and circulation routes.

**2.5**  
Manage parking to encourage ridesharing and discourage driving alone. Discourage parking in the neighboring community. Discourage long term parking in the most popular lots.

**2.6**  
Provide additional parking as needed in convenient yet visually discrete locations. Parking areas should be designed for public safety and security and should include strategies for shade, sustainability and minimal light trespass.

**W** Provide infrastructure for future electric vehicle charging stations when constructing new, or modifying existing, parking lots.

**2.7**  
Design parking lots, paving and landscaping to minimize stormwater runoff.

**2.8**  
Connect pedestrian and bicycle trails to off-campus routes.



20



# Site Management

**3.1**  
 Maintain natural and restored native landscape areas free of invasive species and favor native and soil-appropriate naturalized plants.

**3.2**  
 Align and grade trails to minimize erosion and root damage. Respect the existing topography.

**3.3**  
 Favor passive methods to detain and manage stormwater flow. Adhere to established campus standards for clean water and stormwater management.

**3.4**  
 Configure seating areas, light fixtures and signage to minimize grass trimming required around foundations and poles.



# 04

## Campus Architecture

### 4.1

Relate all new buildings to the axes that provide primary pedestrian access to them and orient main entrances to primary open spaces.

### 4.2

Adhere to the established palette of durable materials and colors, including square brick, basalt and green metal roofs with overhanging eaves.

### 4.3

Locate parking conveniently and discretely, while ensuring public safety, security and environmental sustainability. Screen lots with orchard-pattern tree plantings and minimize light trespassing.

### 4.4

Interconnect circulation routes, avoiding dead ends.

### 4.5

Disallow temporary structures on campus.

### 4.6

Design all buildings with sufficient flexibility to adapt to other uses in future and site them to enable future expansion.



4.1



### 4.3

Intercept stormwater run-off in parking lots with planting areas, including greater soil volumes to promote tree growth and health

# Utilities

**5.1** Favor passive energy-saving techniques over mechanical systems.

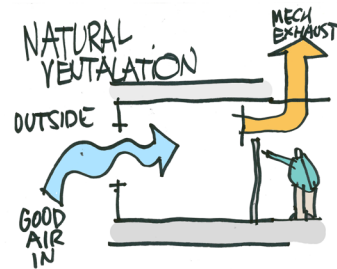
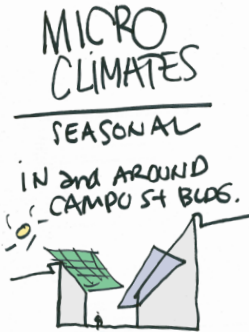
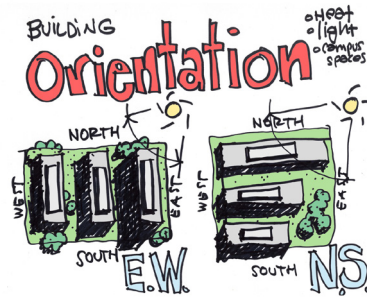
**5.2** Capitalize on district-wide economies through energy sharing between buildings and campus-wide systems.

**5.3** Periodically evaluate opportunities for on-campus power generation.

**5.4** Anticipate eventual need for a second power feed to the campus from the west.

**5.5** With each new building on campus, evaluate water recycling options including a two-pipe plumbing system. Also consider the feasibility of ground-source heating and cooling.

**5.1** Examples of using passive design to minimize energy consumption and to create comfortable outdoor spaces



**5.1** Building orientation and use of sun shades are elements of passive solar design



**5.3**



# Campus History

## Implementation of the 1992 Campus Master Plan

Design for the Phase I buildings, infrastructure and off-site road work began in January of 1993 and was conducted by the University's Project Planning Committee assisted by ZGF. WSU Vancouver offered the first classes on its permanent campus in the summer of 1996. Separate Project Planning Committees developed the Project Program Documents and designs for subsequent projects. Building names have changed over time and some buildings have been repurposed or expanded. Buildings are named and identified on the map as they appear on the WSU-published 2018 Campus Map.

The first three academic buildings, totaling 137,100 gross square feet (GSF) were dedicated in June 1996.

The Classroom Building originally provided WHETS (Washington Higher Education Telecommunications System) classrooms, teaching laboratories for biology, chemistry, social sciences and nursing, computer laboratories and faculty offices. The Library included book stack and support space, classrooms and faculty offices and now includes a fitness center in the lower level. Originally known as the Student Services Building, the Dengerink Administration Building includes administrative offices, student services, food service, an auditorium and two classrooms. Concurrent site work included the adjacent parking lot, utilities, roadways and pedestrian and bicycle paths.

The first phase of construction also included the Physical Plant Building (9,500 GSF) that provided a cooling plant for the campus, an electrical substation, a facility for handling hazardous materials, goods receiving and delivery spaces, maintenance shops and storage.

A fourth academic building, known as the Early Childhood & Education Facility (17,300 GSF), now the McClaskey Building was completed in the spring of 1998. This building provides four child development labs for the Human Development and Early Childhood Education programs that double as a preschool. The building also included two general classrooms, 22 faculty offices and administrative and support areas for the Human Development and the Education programs.

Subsequently, an 8,000 GSF Bookstore was completed with funding from the Student Book Corporation, later purchased by the University and expanded to become the Firstenburg Student Commons. A two-story, 14,000 GSF addition to the Physical Plant Building was completed in June of 2000. This building provides an equipment maintenance shop, a carpenter shop, physical plant offices, public safety offices and storage. Site work included two asphalt yards and an outdoor covered storage area.



# Timeline

Dengerink Administration Building  
Classroom Building  
Library Building

Annex

McClaskey Building  
Facilities & Physical Plant Buildings

Facilities & Physical Plant Buildings  
Science & Engineering Building

Multimedia Classroom Building

Clark College Building

Student Services Center

Undergraduate Building

Engineering & Computer  
Science Building

1990

1991

**1992**

1993

1994

1995

**1996**

**1997**

**1998**

1999

**2000**

**2001**

**2002**

2003

2004

2005

**2006**

**2007**

2008

**2009**

2010

**2011**

2012

2013

2014

2015

2016

2017

**2018**

2019

2020

2021

2022

2023

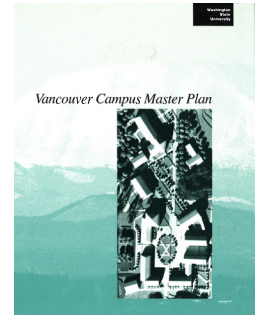
2024

2025

2026

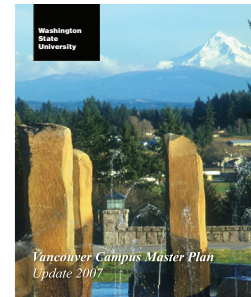
2027

**June**  
Dedication of Campus  
**Summer**  
Classes Began



**1992**  
WSU Vancouver  
Master  
Plan Document

**2007**  
WSU Vancouver  
Master Plan  
Update Document



**2018**  
WSU Vancouver  
Master Plan  
Update Document



Infrastructure was expanded in a subsequent phase of development with utility and pedestrian corridors extending along the Mount St. Helens axis. Exterior spaces adjacent to new buildings have been enhanced with the addition of landscaping, pedestrian paths and outdoor seating. Loop Road has been extended to connect the north parking lots to the east entrance on NE 50<sup>th</sup> Avenue, south to the Physical Plant Building and to the Annex, now used for outdoor equipment rentals and storage.

A 60,000 GSF Science and Engineering Building was completed in December 2000. The Life Sciences program housed in this building included laboratories. A greenhouse was also planned. The Engineering program includes laboratories, shop spaces, a cleanroom and a vibration isolation area for an electron microscope. The building also houses a tiered classroom, two general classrooms and a seminar room.

Also completed in 2000 was the Firstenburg Family Fountain, an iconic feature at the crossing point of the view corridors towards Mount St. Helens and Mount Hood. Rugged basalt columns are interspersed with animated water fountains.

The 49,000 GSF Multimedia Classroom Building was completed in 2003. The purpose of this building is to bring together traditional arts studios with current technology and techniques, using computer labs, graphics studios and a variety of specialized equipment.

By 2006, a second expansion of the Physical Plant had been completed, named the Facilities Operations Building. Also in 2006, the Clark College Building was constructed in partnership with WSU Vancouver. It is owned and operated by Clark College Community College to provide lower division instruction for students, many of whom will transfer to WSU Vancouver. The Firstenburg Student Commons expansion and the Undergraduate Building east of the Multimedia Classroom Building were also added in 2006. The Student Affairs Building, which includes the bookstore, was completed in 2007.

## The 2007 Campus Master Plan Update

In 2006 an update of the 1992 Campus Master Plan was undertaken to coordinate and document anticipated changes and additions to the original Plan through the next decade. The Update took the form of a supplement to the approved 1992 Campus Master Plan. Together with a new environmental impact statement, it was approved by the Board of Regents and Clark County in 2007. The Updated Campus Master Plan enabled the County to verify that WSU Vancouver remained in compliance with the terms of the University District zoning designation that had been formally created in 1995.

The 2007 Updated Plan as approved included five additional buildings: phased expansion of the Physical Plant, a Business Building, an Applied Technology Classroom Building, an Undergraduate Classroom Building and housing for graduate students and faculty. Also included were the approximate locations and footprints of as-yet unidentified future buildings that had been shown on the 1992 Campus Master Plan.

The 2007 Plan focused particularly on the character and succession of open spaces along the two primary axes around which campus buildings are arranged. Secondary open spaces and circulation were also addressed more specifically than they had been in 1992. Goals and Design Guidelines from the 1992 Plan were repeated and in some cases expanded to convey the design intentions of more closely defined open spaces. Long-term parking needs were addressed using parking garages built into their sloping sites, minimizing their above-ground profiles.

Features of the approved 2007 Updated Campus Master Plan are carried forward into this 2018 Update.



## 2007 Approved Master Plan

- Existing Building
- Buildings To Be Constructed by 2013 Based on Current Approved Campus Master Plan
- Conceptual Campus Development Space
- Existing Roadway And Parking
- Future Parking
- Future Roadway
- Forested Area
- Entry Point
- Existing Restricted Access Route
- Primary View Corridors
- Existing Drainage Ponds
- Regional Stormwater Facility

### ENVIRONMENTAL CONSTRAINTS

- 100-Year Floodplain
- Geohazard Area & Steep Slopes
- 200' Shoreline Environment

- A** Annex
- B** Clark College Building (VCCW)
- C** Classroom Building (VCLS)
- D** Dengerink Administration Building (VDEN) Cafeteria
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- L** Science & Engineering Building (VSCI)
- M** Student Services Center (VSSC)  
Admissions, Bookstore, Financial Aid, Visitor's Center
- N** Undergraduate Building (VUB)

# **What began as an upper and graduate division institution with four buildings has become a flourishing four-year University focused on Research, Student Success, Growth, Equity and Diversity, and Community – occupying a dozen buildings with more planned.\***

## **The Campus in 2018**

Since the first classes were taught on campus in 1996, enrollment has grown to more than 3,500, while buildings and landscapes have developed and matured. The unique qualities of this four-year University in Southwest Washington are nowhere more evident to visitors than from viewpoints around Firstenburg Family Fountain at the intersection of the two pedestrian avenues, affording framed views of Mount St. Helens and Mount Hood. Forested ravines continue to thrive around the Mount Hood axis and mature woodlands and restored habitat occupy much of the low-lying eastern part of the campus. Together, these features are constant reminders of WSU Vancouver's place in the Pacific Northwest and of its long-term commitment to higher education in this place.

Beginning as a commuter campus with a small enrollment, WSU Vancouver had limited opportunities to develop community through student life facilities. In 2018 the insufficiency of such facilities is becoming evident. With more non-local students enrolling each year, the need for undergraduate housing is increasing. Other top priorities include a central gathering space with facilities typical of a student union: food service and informal recreation facilities that will benefit resident and commuter students, faculty and staff who are spending more

time on campus. How such student life improvements and cultivation of student success should be integrated into the campus has been the subject of much internal analysis and a topic of discussion with members of the neighboring communities.

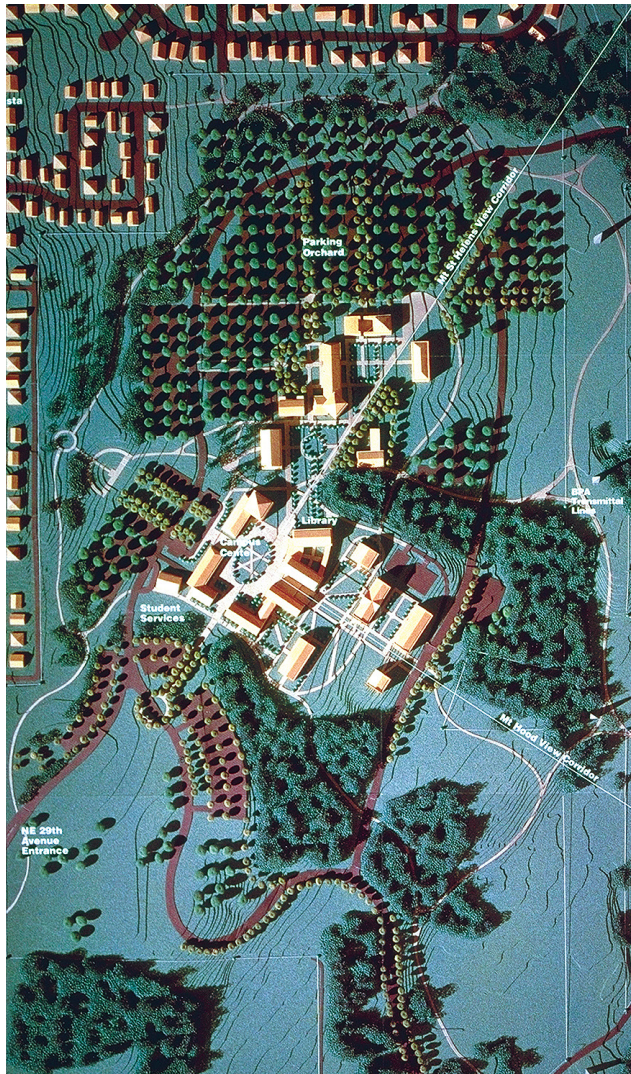
The need for student life facilities and other campus improvements is closely tied to the rate of growth in enrollment. In the past, this growth has fluctuated with the economy and other factors, making it difficult to predict.

## **Community Considerations**

Continuing two and a half decades of engagement with its neighbors, the University initiated the 2018 Campus Master Plan Update with a community open house. Neighbors and the community members were invited to join students, faculty and staff in offering observations and asking questions about what the master planning team should take into account. This open house preceded any work by the consultant team led by ZGF.

Weighing the advice received at the first open house, six alternative concept plans were developed, each responding differently to the siting and configuration of proposed campus improvements.

A second community open house was held to present the alternatives to participants to determine their preferences. It was valuable to juxtapose comments from neighbors and University users from both open houses as the team identified a concept that embodied the best features of the various alternatives. This concept for the future of the campus was presented at a third and final community open house and received broad support. Community comments from all three open houses were recorded and compiled for future reference. The master planning team proceeded with refinement of this plan for presentation to the Board of Regents and subsequently to Clark County, as the preferred plan for future improvement of the campus.



1992

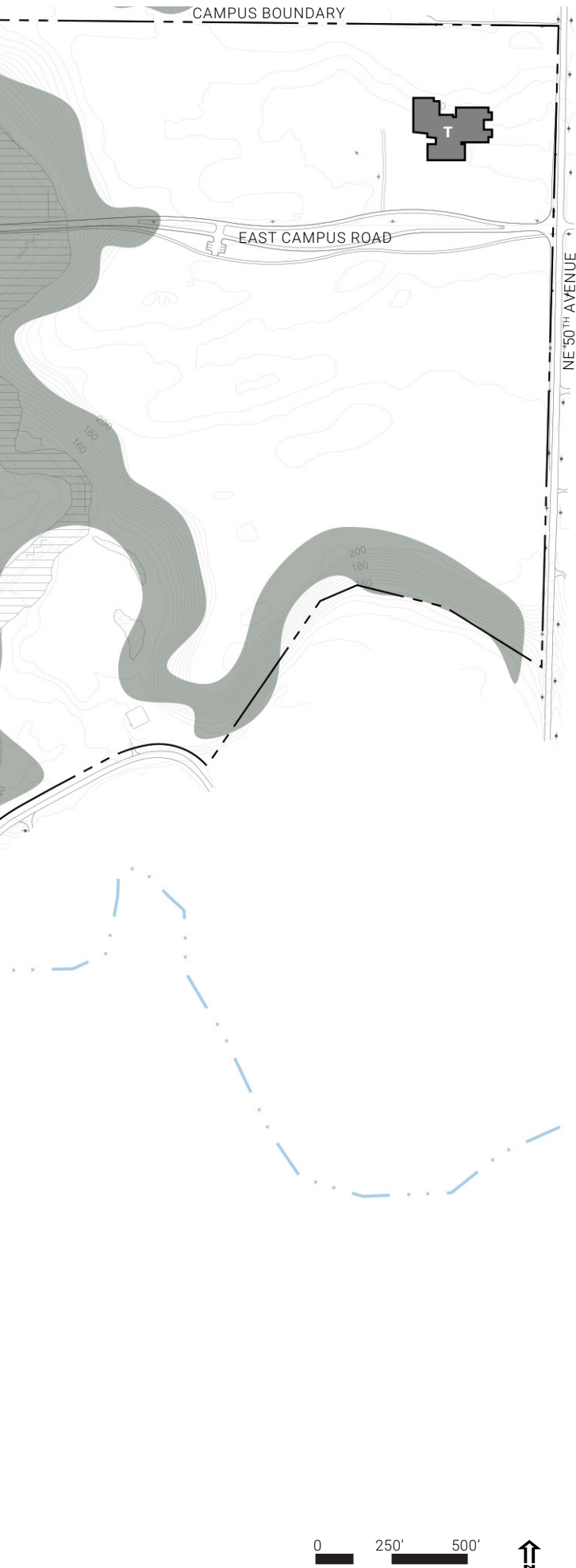
Physical Model of the 1992  
WSU Vancouver Master Plan








2017

WSU Vancouver aerial photo as of 2017  
The sizes & configurations of buildings  
differ from those anticipated in 1992, but  
in other respects, the original campus  
master plan has been realized.





## Existing Campus Plan

-  Existing Buildings
-  Existing Parking Lot
-  Existing Woodlands
-  Existing Meadow
-  Existing Roadway & Walkway

### CURRENT BUILDING INDEX

- A** Annex
- B** Clark College Building (VCCW)
- C** Classroom Building (VCLS)
- D** Dengerink Administration Building (VDEN) Cafeteria
- E** Engineering & Computer Science Building (VECS)
- F** Facilities Operations Building (VFO)
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- T** iTech Prep. School (Vancouver Public Schools)

COLOR Existing Master Plan Elements

## Future Campus Improvements

In addition to University facilities, the University District zone allows non-residential support uses occupying less than five acres. This provision enabled on-campus siting of Vancouver Public Schools' iTech Preparatory, a public STEM school for grades 6 – 12. Located near the campus entrance on NE 50<sup>th</sup> Avenue, the school will benefit from proximity to University programs and facilities. As a separate institution, iTech Prep has gone through its own approval process with Clark County and is therefore not part of this Master Plan Update beyond recognizing its location and its contribution to circulating traffic.

The preferred campus concept plan locates the Student Union at the southwest end of the Mount St. Helens axis adjacent to the entry drive and the bronze cougar. Undergraduate housing is sited 200 yards to the south. Both would use existing playing fields west of the entry drive for informal recreation. Student Union and student housing would not significantly increase parking demand, since neither would increase enrollment. When enrollment does increase, there is sufficient capacity in the lots and garages that were previously approved in the 2007 Master Plan Update to accommodate it. However, students who reside on campus and have cars are likely to occupy spaces for long periods, preventing successive use by commuter students, resulting in a marginal increase

in demand, provision is made for overflow parking off East Campus Road east of the BPA transmission lines.

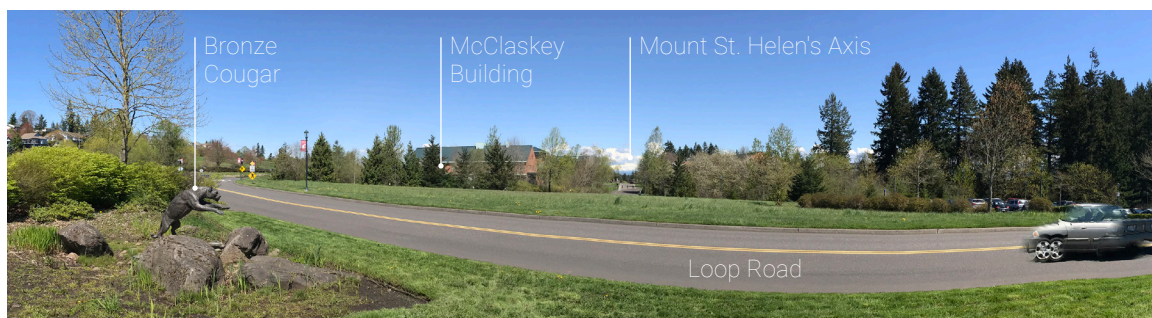
The preferred campus concept plan also anticipates a need at some time in the future for University buildings located outside Loop Road, where they will not displace future academic buildings. Both the purposes and need for those buildings are currently unknown, but suitable sites are limited and so have been identified on the plan. One such site, forming an entry gateway on Loop Road near Dengerink Administration Building, was already approved in the 2007 Update. The other two sites are north and south of the driveway to NE 159<sup>th</sup> Street, east of the BPA transmission lines.

New buildings anticipated in the near or mid-term include the Life Sciences Building, an academic business building and a science building. These will occupy unallocated sites indicated in the 1992 Master Plan, each with direct access to the Mount St. Helens walkway.

Improvements to the landscape are ongoing and none will depart significantly from the approved campus plans. Improvements will be made to signage, trails, drainage and possibly transit access, all of which are addressed in the design guidelines.

	Headcount	Total Building Square Footage	Parking
1996	1,106	137,100 GSF	-
2006	2,832	295,100 GSF	1,254 spaces
2018	3,546	463,292 GSF	1,979 spaces
Approved 2007 Master Plan	14,070	1,265,500 GSF	4,344 spaces
Proposed 2018 Master Plan	14,070	1,265,500 GSF	4,344 spaces
Projected By 2023 <sup>1</sup>	4,275 to 4,600 <sup>1</sup>	535,000 GSF	TBD

1. With an average annual increase in enrollment of between 3.5% and 5.0% over the next five years, enrollment would be expected to reach between 4,275 and 4,600 by 2023.





# 2018 Campus Master Plan Program

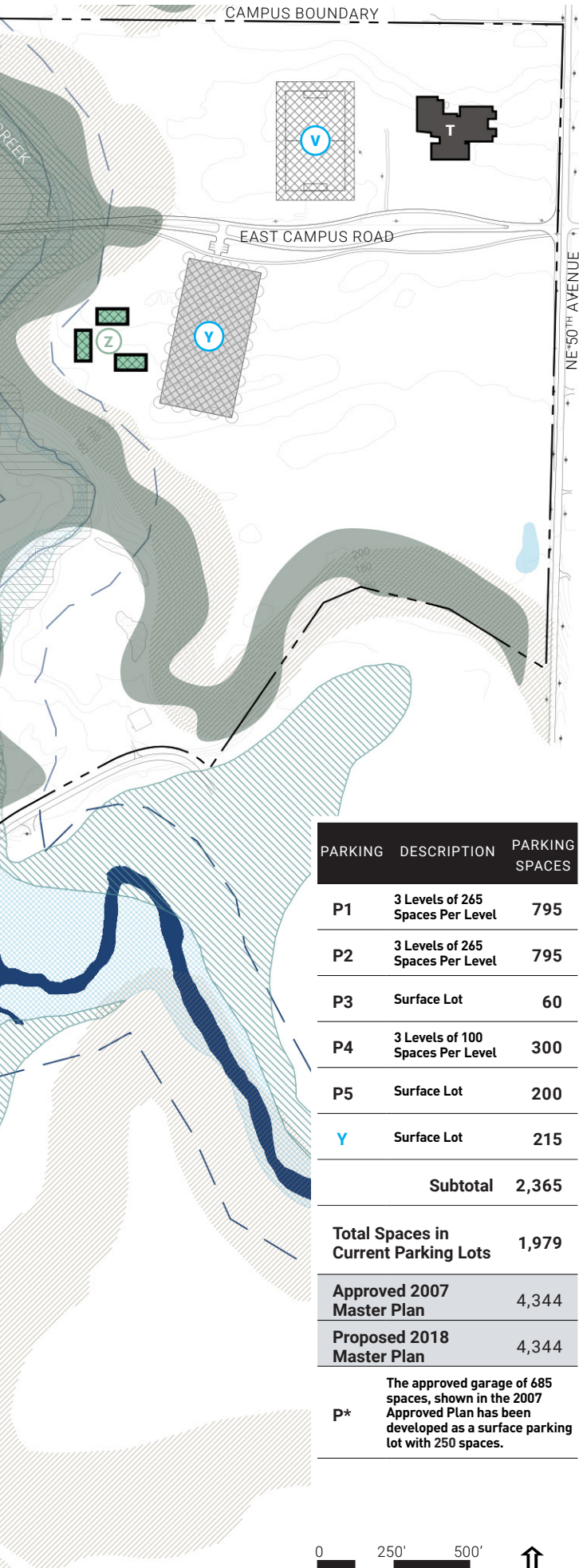
Timing of improvements depends on funding, so cannot be projected with any certainty.

Priorities are affected also by enrollment.

Project Description	Project Size	Locational Criteria	Other Information
Life Sciences Building	TBD	On Mt St Helens axis near existing science buildings	To occupy one of the building locations indicated in the approved campus master plans.
Academic Business Building	TBD	TBD	
Student Union Building	TBD	Near the main driveway at the southwest end of the Mount St. Helens axis.	Food services, meeting rooms and recreational facilities to serve students.
Residence Hall One, Two, Three	Up to 300 beds each	Near Student Union & Fitness Center	Manage residents parking to avoid long term occupancy of popular lots.
Sciences Building	TBD	TBD	To occupy one of the building locations indicated in the approved campus master plans.
Fitness Center	TBD	Near campus core	Replace or supplement existing facilities located in the Library Building which are at capacity. Options included expansion, new or co-locate with student union building.
Future Campus Development	TBD		May include arts facilities, retreat and meeting spaces, studios and residences or other as-yet unanticipated uses.
Landscape Improvements	TBD	Throughout the campus.	May include provisions for stormwater management.
Playing Field	Dimensioned for non-spectator soccer	Convenient for informal recreation	Desirable sites may include near iTech Prep, walking distance from student union and fitness center. Need access to restrooms and changing facilities. Assume daytime use only.
Informal Sports Playing Field	Adjust size to selected site	Near residence halls	
Parking and Access	Demand-based	Case-by-case evaluation as needed beyond 2007 Master Plan sites	Add spaces as needed. Avoid over-provision. Re-evaluate parking management to improve efficiency. Adhere to design guidelines.
New SE Access Road	Two-way driveway	Connect Loop Road terminus to Salmon Creek Avenue	Emergency vehicle access when driveway to NE 50 <sup>th</sup> Avenue is closed. Reduce daily traffic on other campus access routes.
Transit Access via NE 29 <sup>th</sup> Avenue			Continue to press for improved transit services to the campus.



The sizes, locations and configuration of future buildings as shown are approximate



PARKING	DESCRIPTION	PARKING SPACES
P1	3 Levels of 265 Spaces Per Level	795
P2	3 Levels of 265 Spaces Per Level	795
P3	Surface Lot	60
P4	3 Levels of 100 Spaces Per Level	300
P5	Surface Lot	200
Y	Surface Lot	215
<b>Subtotal</b>		<b>2,365</b>
<b>Total Spaces in Current Parking Lots</b>		<b>1,979</b>
<b>Approved 2007 Master Plan</b>		<b>4,344</b>
<b>Proposed 2018 Master Plan</b>		<b>4,344</b>
P*	The approved garage of 685 spaces, shown in the 2007 Approved Plan has been developed as a surface parking lot with 250 spaces.	



# 2018 Proposed Master Plan

## EXISTING & PREVIOUSLY APPROVED FACILITIES

- Existing Building
- Approved Building
- Existing Parking Lot
- Approved Parking Lot
- Approved Parking Garage
- Existing Roadway & Walkway
- Approved Roadway & Walkway
- Approved Playing Field
- Existing Drainage Ponds
- Approved Regional Stormwater Facility

## PROPOSED IN 2018 MASTER PLAN UPDATE

- Proposed Building
- Proposed Parking Lot
- Proposed Playing Field

## CONCEPTUAL FUTURE DEVELOPMENT

- Conceptual Development (not proposed under 2018 update)

## ENVIRONMENTAL CONSTRAINTS

- 100-Year Floodplain
- Geohazard Area & Steep Slopes
- 200' Shoreline Environment

## CAMPUS FACILITY INDEX

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- M** Student Services Center (VSSC)  
Admissions, Bookstore, Financial Aid, Visitor's Center
- N** Undergraduate Building (VUB)
- O** Graduate Student & Faculty Housing<sup>1</sup>  
As Approved In 2007 Master Plan
- P** Parking As Approved In 2007 Master Plan
- Q** Future Campus Development  
As Approved In 2007 Master Plan
- R** Bus Only Access As Approved In 2007 Master Plan
- S** Future Entrance As Approved In 2007 Master Plan
- T** iTech Prep. School (Vancouver Public Schools)
- U** Playing Field As Approved In 2007 Master Plan
- V** Playing Field
- W** Residence Hall
- X** Student Union Building
- Y** Parking
- Z** Future Conceptual Campus Development Space  
Beyond The 2018 Campus Master Plan

**COLOR** Existing and Previously Approved Master Plan Elements  
**COLOR** Proposed Under 2018 Master Plan Update  
**COLOR** Conceptual, Beyond 2018 Update

<sup>1</sup> Location of housing is intended to be interchangeable between graduate, undergraduate and faculty based on need.

## Buildings & Open Spaces

### New Buildings

Five new buildings are proposed in this 2018 Campus Master Plan Update. The Life Sciences Building, and academic business and sciences building will be located along the Mount St. Helens axis on sites generally anticipated in the 1992 Plan. The size, disposition and timing of each building have yet to be determined. The Student Union is to be built at the southwest end of the Mount St. Helens axis near the main driveway. It has yet to be programmed, but is expected to include food service, a fitness center and spaces for meetings and recreation.

The preferred location for undergraduate housing is on the east side of the entry driveway 200 yards south of the Student Union. The plan allows for two buildings of 300 beds each, although at this time only one building of 240 to 300 beds is anticipated. It is probable that a second building will be needed eventually, pairing it with the first offers some useful advantages.

Timing and phasing of new construction depends largely on funding, so cannot be projected with certainty. The Life Sciences Building is expected to be first. While there is a need for both undergraduate housing and the Student Union, neither is funded, so they are anticipated in the near to mid-term. Business and science will likely follow in the mid-term.

### Campus Open Spaces

The hills, gullies, woodlands and streams of WSU Vancouver make it a distinctive and recognizable campus unlike any other. Arriving via the main driveway, visitors experience an unfolding of views and glimpses of the University buildings in the landscape. The University has preserved woodland and wetland areas on the campus which have been enjoyed by students, university staff and the community. It is the contrast of this rugged landscape with the measured order of the campus buildings, axes and created open spaces that distinguish this campus as a place of research and learning in Southwest Washington.

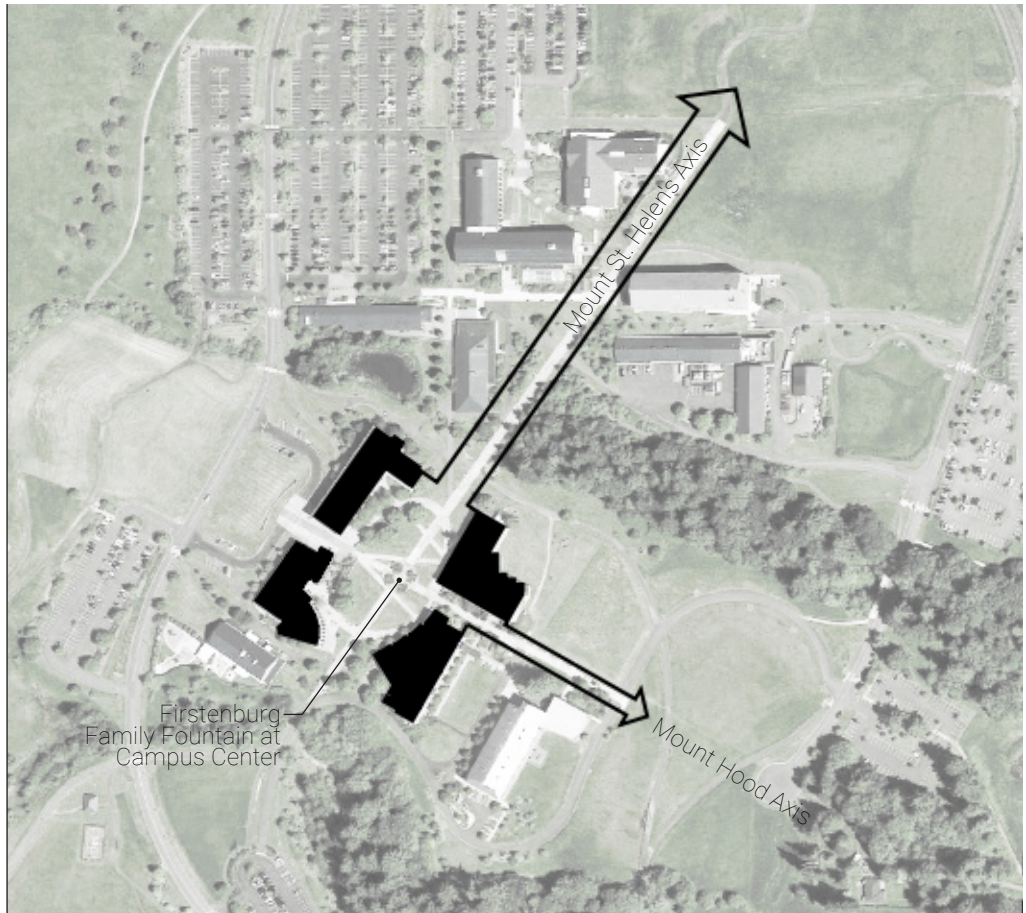
## The Mount St. Helens Axis & Mount Hood Axis

Campus buildings, open spaces and support infrastructure are organized around two view corridors towards Cascade peaks. The axes intersect at the Firstenberg Family Fountain, marking the heart of the campus. Every building has its primary entrance on one of the axes. Site topography, woodlands and drainages intersect with the axes to prompt a series of separate open spaces with buildings fronting onto them. The view corridors are dedicated to walking, so the scale and design of landscape features and architecture take on human dimensions. Large service vehicles and parking are restricted to the off-axis sides of buildings.

It is the importance of the axes as places of congress and impromptu meetings that makes them central to the community of the University. That is the reason for the special attention paid to spaces along the axes in the 2007 Plan.

Access to the Mount St. Helens axis from parking lots to the east and west is arranged to approach at 45 degrees, providing a direct route towards the campus center, avoiding buildings and screened service yards.





Campus Axes and Center: Features of the Master Plan from 1992 WSU Vancouver Master Plan

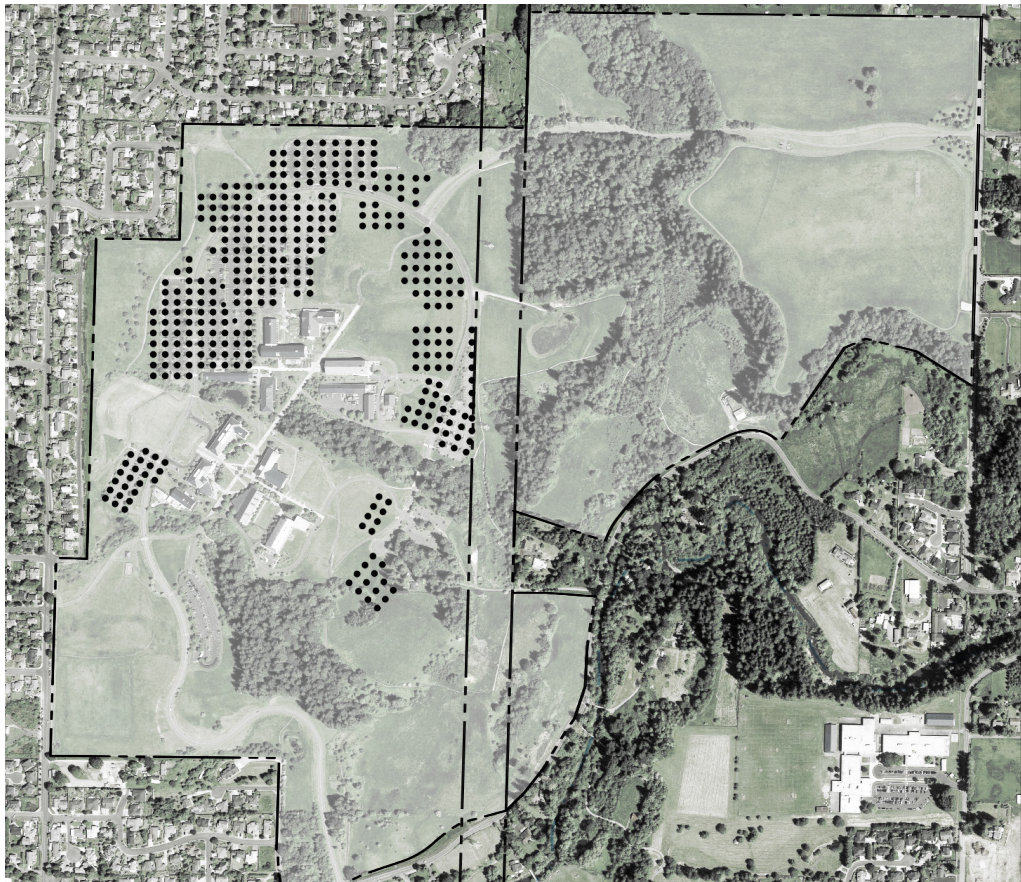
Meadows have been cultivated as remnants of the agrarian past of the campus and a reminder of the origins of WSU as a land grant-University





Existing woodlands and planted buffers provide natural habitats as well as contributing to the distinctive character of the campus

Orchard-like plantings of trees screen parking from view and shade paving to minimize heat-island effects



## Hierarchy of Open Spaces

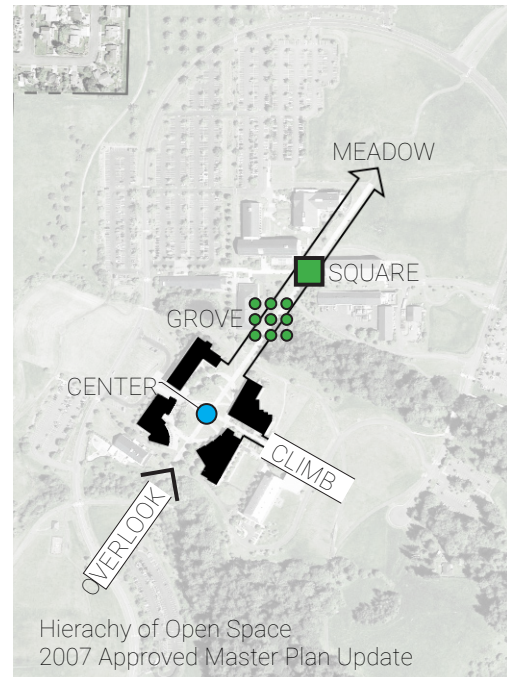
The 2007 Campus Master Plan Update greatly expanded the section of the 1992 Plan dealing with the hierarchy of spaces between buildings along the two organizing axes. From the Campus Center at the Firstenburg Family Fountain, it identified the 'Overlook' at the intersection of the Mount St. Helens axis with the entry drive, the 'Grove' to the northeast of the fountain across the ravine, followed by the 'Square' and the 'Meadow' near the intersection of Loop Road with the NE 159<sup>th</sup> Street. On the Mount Hood axis, a single elongated open space, the 'Climb', was identified.

Each of these open spaces was defined by scale and intended level of use in the original Master Plan. The Campus Center was created at the intersection of the Mount St. Helens and Mount Hood axes and this space is to remain the largest and most active public gathering space on campus. At each of the other primary open spaces, buildings should be placed closer to the axis, with building activity focused to enliven the corridor.

Each named space is intended to be a place distinct from others as the names suggest. Natural features near each space inspired the name and indicate the character that is to be reinforced by built components of both structures and landscape. Secondary spaces are intended to be more intimate in scale and are located off the primary axes. They should attract small gatherings for study and quiet activity.

Third in the hierarchy are front yards, located where a building site faces parking areas or roads. Front yards should provide a landscape buffer between vehicle circulation and the buildings, creating an introduction to the pedestrian precinct of the campus core.

Goals and design guidelines for each space described in the hierarchy remain unchanged from the 2007 Plan and so are not repeated here.



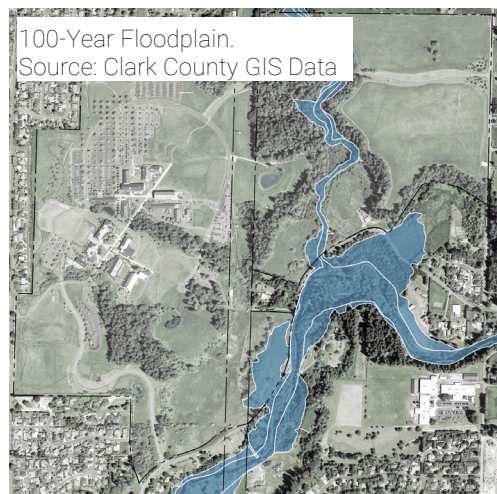
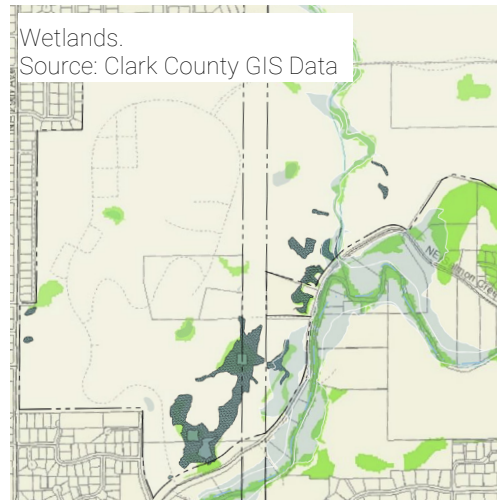


## Natural Systems

Since first breaking ground on the Salmon Creek site in 1994, WSU Vancouver has demonstrated its commitment to embracing and protecting the numerous natural amenities on campus. To date, only infrastructure has taken place within floodplains (which are associated with Mill Creek and Salmon Creek), and wetlands (which are primarily located in the southeast of campus). Even as the campus develops in order accommodate a growing student population, the university remains committed to ensuring all future development avoids and protects these valuable resources.

The campus stormwater management program, which include ponds, swales, riparian zones and wetland areas, provides environmental benefits by reducing discharges of non-point source pollutants to stormwater. In addition to environmental benefits, these amenities provide visual and recreational opportunities. By maintaining the natural and restored native landscape areas, WSU Vancouver provides its student body and employees with a peaceful and natural learning environment, with recreational opportunities at their fingertips. The Cougar Trails provide more than six miles of paths, several of which pass by surface waterbodies, such as the Mill Creek Riparian Interpretive Trail.

By continuing to protect, preserve, and value the floodplains and wetlands on campus, WSU Vancouver demonstrates their ongoing commitment to maintaining a healthy environment for the wildlife and for people who live, work, and learn in the community.



Campus improvements proposed on this 2018 Campus Master Plan Update will not affect wetlands or floodplains.



Bird's Eye View of Washington State University Vancouver Campus

# Campus Access & Circulation

## Campus Approach

The main approach to the campus is via the main driveway from Salmon Creek Avenue. The University's land-grant origins are explicit in the restored landscape through which the driveway climbs. Grassy slopes and woodland give way at the crest of the hill to views of academic buildings and on clear days, a glimpse of the peak of Mount St. Helens. This is a measured sequence – a transition from the din of busy suburban roads to the focused activity of a research university.

In transportation terms, access to the campus must be functionally efficient – for emergency vehicles and service traffic as well as for those who come to work and to learn. The main driveway is supplemented by an entrance off NE 159<sup>th</sup> Street to NE 50<sup>th</sup> Avenue, an entrance at the northeast corner of the campus. There is a third vehicle-capable entrance from the west off NE 29<sup>th</sup> Avenue, though this functions as a pedestrian-only entry except in emergencies. A fourth driveway connecting the Mount Hood axis to Salmon Creek Avenue has yet to be constructed.

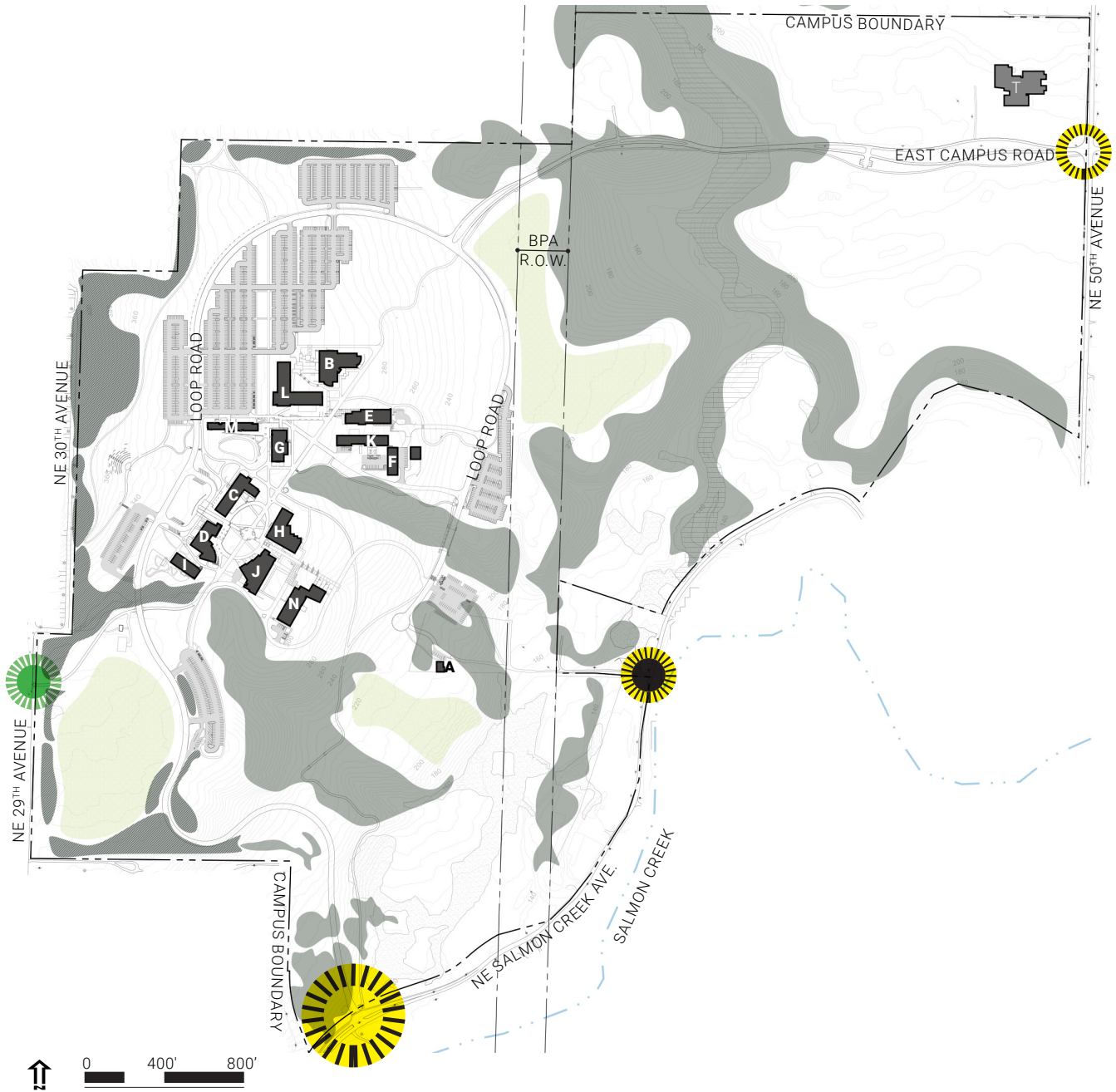
Currently all students live off campus and the majority arrive by car, so once on campus, their first priority is to find a place to park. All parking is accessed off Loop Road, requiring many driveways, each of which must have clear sight lines to minimize conflicts between vehicles and pedestrians. Signage and lighting are used to improve visibility.

Transit service to the campus is limited, with a stop near the NE 29<sup>th</sup> Avenue entrance. However, driveways have been designed to accommodate buses, providing for improved transit service in the future. Arrivals at campus on foot

are few, although many local residents who use the campus for walking or running use the network of the Cougar Trail system, with access points along the boundary with the Mount Vista neighborhood as well as via the driveways.

A fundamental component of the Master Plan design for the campus is the pre-eminence of circulation on foot. Automobiles are to be left outside the core, so that the scale and speed of circulation within it is geared to pedestrians. An objective is an environment of uninterrupted human exchange and contemplation. The arrangement of the campus core and the view corridor pathways derive directly from this intention.

Though traffic is to be excluded from the core, vehicles for service and emergency will be accommodated throughout the campus. Some service roads will also be designated as accessibility routes for the disabled with parking spaces in close proximity to core areas of the campus. Minimizing potential conflicts between vehicles and people is fundamental to the design of all driveways and intersections.



## Campus Approach

- Existing Buildings
  - Existing Parking Lot
  - Existing Roadway & Walkway
  - Approved Roadway & Walkway
  - Primary Campus Entry
  - Secondary Campus Entry
  - Pedestrian and Bike Campus Entry, Transit Stop Future
  - Bus Only Access As Approved In 2007 Master Plan
  - Future Entrance As Approved In 2007 Master Plan
- COLOR Existing Master Plan Elements

*The sizes, locations and configuration of future buildings as shown are approximate*

### CURRENT BUILDING INDEX

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## Parking

Parking lots were provided with an orchard pattern of trees designed to make parking areas less conspicuous and shade them in the summer. Parking was developed primarily within Loop Road, at the periphery of the campus core. The 2007 Update provided for a total of 4,344 spaces: more than sufficient to meet the needs of University growth anticipated in this 2018 Update of the Campus Master Plan. No additional parking facilities are proposed in this update, although provision is made for overflow parking east of the BPA transmission lines off NE 159<sup>th</sup> Street.

More of the planned and approved parking spaces will be constructed as need arises. New lots will also use the orchard pattern of shade trees but should provide greater volumes of uncompacted and amended soils for each tree than in the past. Many of the older trees in parking lots are showing signs of stress and have not developed full shade canopies due to cramped roots and poor soils. Pervious paving should also be considered to reduce storm runoff volumes and promote replenishment of ground water. Design Guidelines in the 2007 Update should be followed.

When student housing is constructed, there will be a tendency for residents to store their cars in the adjacent lot although they may not use them often. Amendment of the campus parking management program will be necessary to persuade them to park in less popular lots.

## Existing Parking & Access Plan

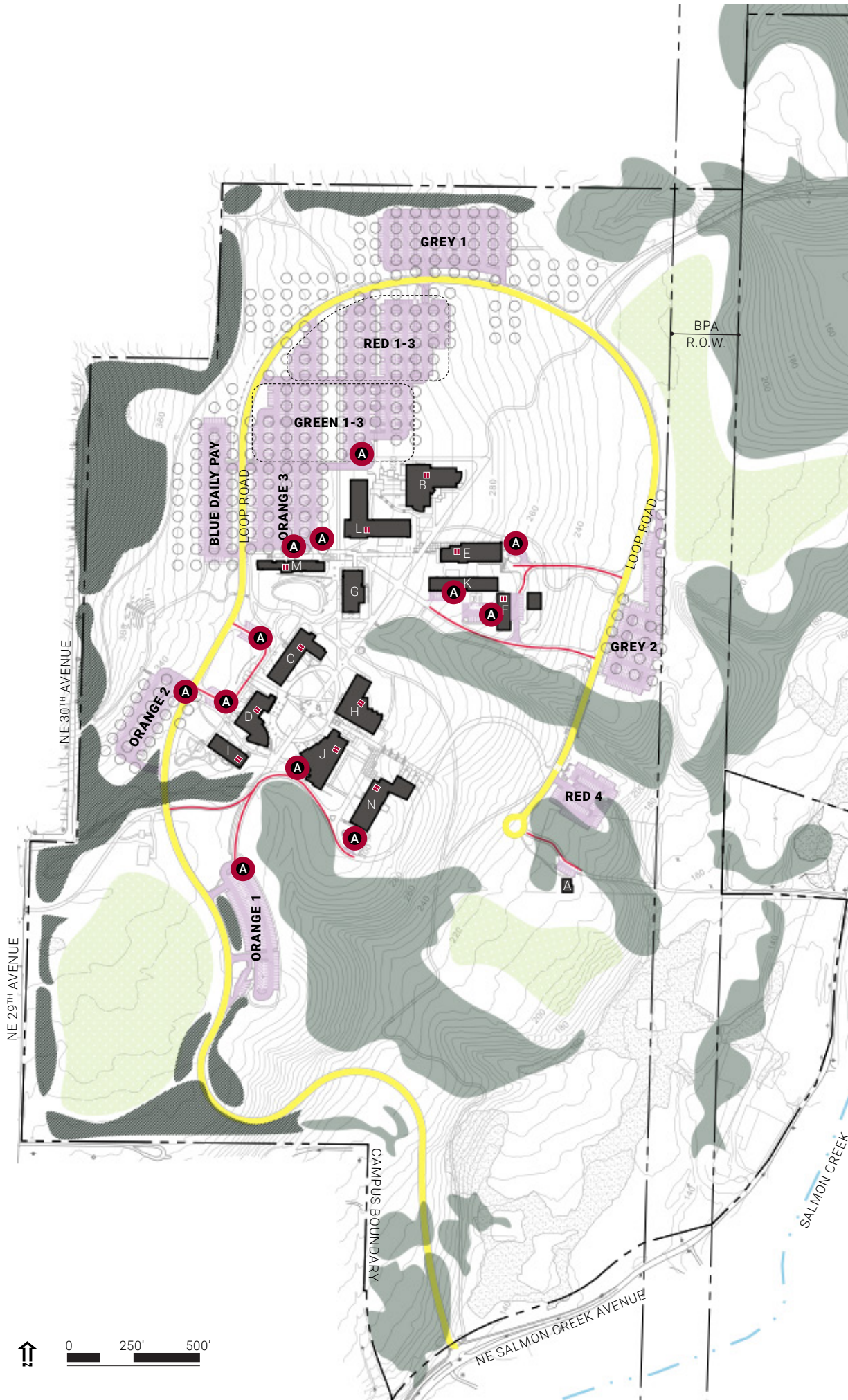
-  Existing Buildings
-  Existing Parking Lot
-  Loop Road: Primary Campus Access
-  Access to Accessible Parking
-  Building Elevator
-  Accessible Parking
-  Planned Orchard Pattern Tree Planting

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COLOR Existing Master Plan Elements

*The sizes, locations and configuration of future buildings as shown are approximate*



## Universal Access

All campus facilities must be accessible to the disabled in compliance with the Americans with Disabilities Act as updated. There are many other design decisions that improve safety and ease of use by the able-bodied and good practice suggests that these be pursued in all campus design, referred to collectively as Universal Access. This goal is applicable to the design of buildings, but also to the public realm: the space between buildings and transitions to landscape. In most cases, primary circulation routes rather than special facilities should provide access for the disabled. Design guidelines and standards for Accessibility for the Disabled in the 2007 Update remain applicable and should be adhered to.

## Service Areas

Service routes should form an autonomous system, conflicting with pedestrian traffic as little as possible. Service access is typically via Loop Road and through parking areas. Service areas should be screened from pedestrian spaces. Design Guidelines in the 2007 Update remain current.

## Emergency Access

Driveways, bicycle paths and footpaths in the vicinity of campus buildings should be designed with the clearances and loading characteristics necessary to enable ambulance and fire-fighting equipment to reach all necessary destinations on campus. Parked vehicles and other obstructions should be kept clear of emergency routes at all times.

Currently, emergency vehicles can access the campus from the Salmon Creek Avenue entry, just east of NE 35th Avenue, as well as from NE 29th Avenue. A fourth potential entry from the southeast will be added from Salmon Creek Avenue aligned with the Mount Hood axis. This will provide access from two directions for all buildings, important in the event that one access is blocked by snow or other obstruction.

Within the campus, all roads, parking areas and the Mount St. Helens view corridor have been designed as emergency vehicle paths. Future emergency routes should be planned for and considered as major components of the overall campus circulation system. The design guidelines and standards detailed in the 2007 Update remain applicable and should be closely followed.

Service areas should be screened, as here, adjacent to the entrance of Student Services Center





While Mount St. Helens walkway serve all users and the occasional maintenance vehicle, it is also designed as an emergency vehicle path



Change of paving material to signify primary pedestrian walkway, additional signage is supplemented for clarity

Service yard and parking area of the Physical Plant and Facilities Operations Buildings are screened from the primary axis



Mount St. Helens Axis Walkway

Asphalt pavement

Granite stone as edging material

Concrete pavement

# Future Improvements

## New and Expanded Buildings

It is assumed that the University will continue to grow and adapt to prevailing needs in perpetuity. Consequently, the 1992 Campus Master Plan identified numerous conceptual building footprints ranged along the two view axes. This open-ended layout provides both order and expandability. Experience of older universities suggests that there will also be infill between some buildings and that others will be radically modified.

Thus, the Campus Master Plan cannot be regarded as a static and fixed entity. While it projects a clear organization and identity for the University, it must also be receptive to constant adjustment and change.

This Campus Master Plan Update anticipates five new buildings within the scope of the 2018 Update: the Life Sciences Building, business, science, Student Union and undergraduate housing. Construction of each building will be preceded by program and site studies to determine the precise size, location, orientation and configuration of each. During the same period, numerous expansions and remodels will be made. All additions should follow the Building Development Design Guidelines in the 2007 Update for view corridors, primary spaces, Loop Road sites and secondary open spaces.

## Landscape Improvements

The overall landscape plan for the campus was established in the 1992 and 2007 Campus Master Plans and continues to guide improvements. With the advent of student housing on campus, the need for informal playing fields and other places to relax and socialize out of doors will become more pressing. A number of such places already exist close to the campus core. Use of these spaces can be improved with soil amendment, better surface drainage, outdoor furniture and amenities. Programming and designing of new outdoor spaces will be timed in conjunction with future building programs.

Other landscape improvements include additions to the Cougar Trails system.



Communication in the form of effective signage of a walking and jogging path that enables pedestrians to travel to the center of campus from Salmon Creek Avenue is necessary to keep pedestrians clear of swiftly moving vehicles.

Identity and wayfinding are critical to the experience of people on campus. As the campus continues to grow, campus signage and University branding should be coordinated and unified to reflect WSU's mission. It is recommended that a separate wayfinding and signage study be undertaken to coordinate signage, lighting and special event directions. This effort should reinforce the identity of the campus, with an emphasis on a hierarchy of signage, starting with major campus gateways, for visitors, students, faculty and staff, using all modes of transportation.

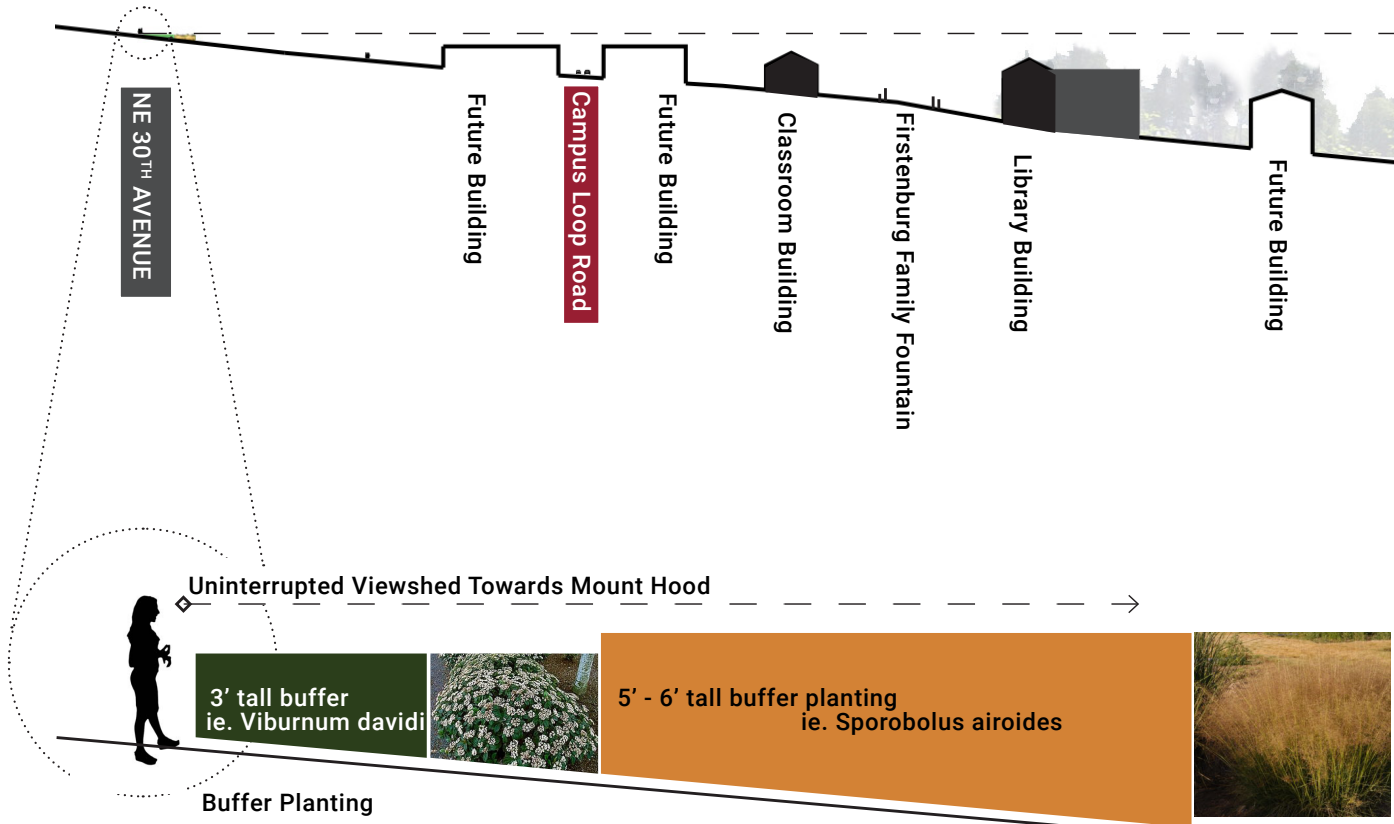
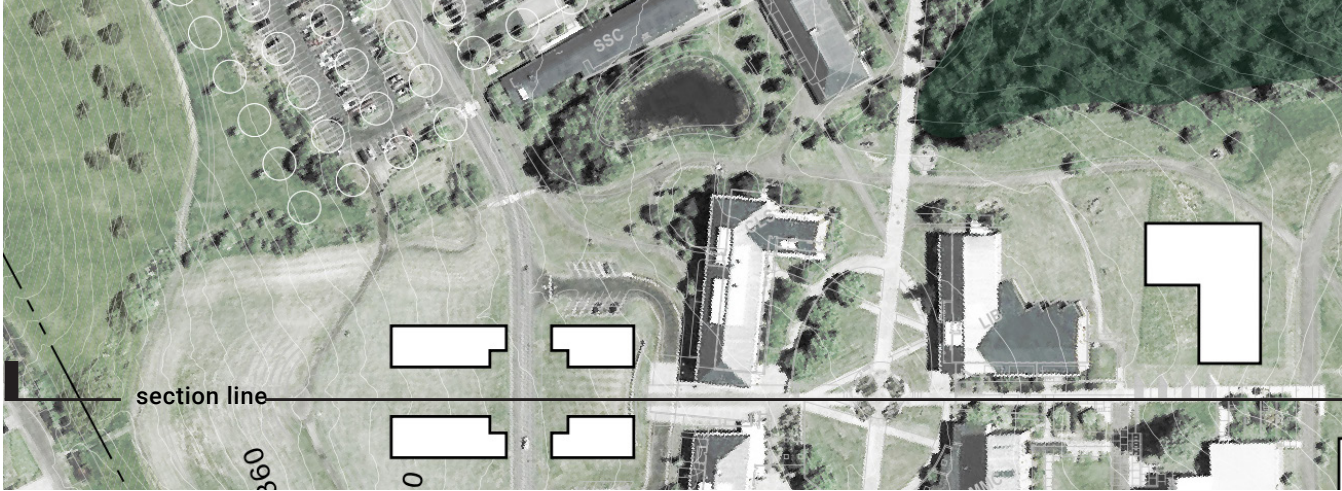


The arrival sequence to WSU Vancouver is memorable by design as existing woodlands and meadow create an element of hide and reveal along Loop Road until a view of Mount St. Helens is unveiled at the top framed by campus buildings



The Firstenburg Family Fountain at the center of campus is a symbolic center and a place for gathering

Seating near the Firstenburg Family Fountain is a popular respite between classes



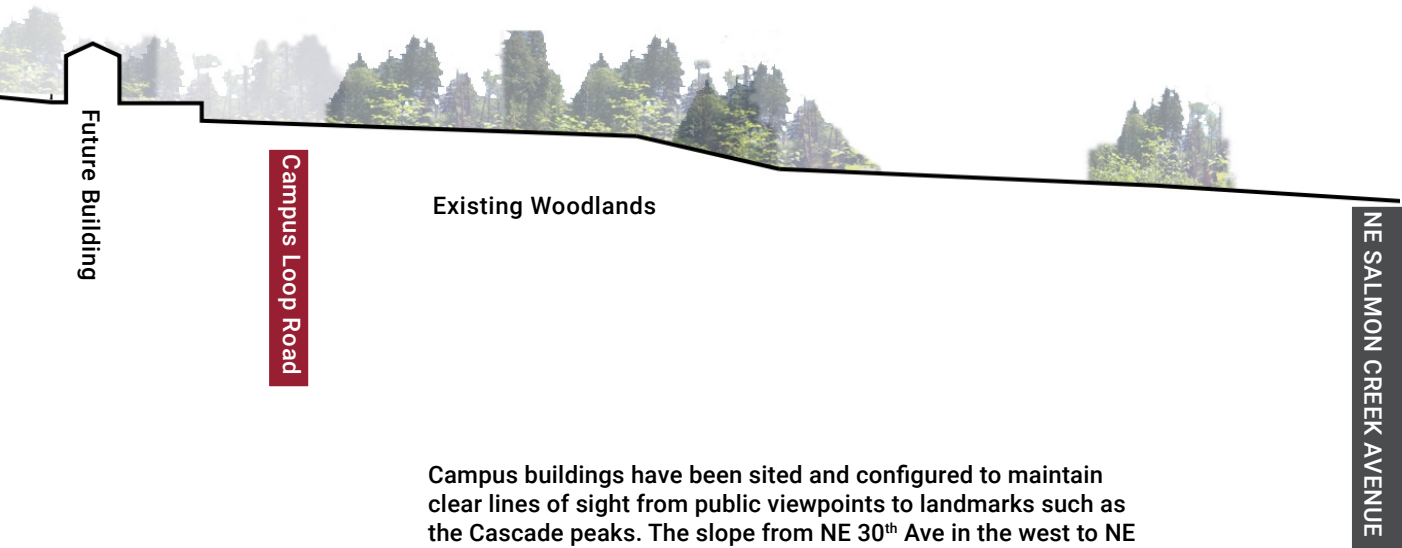
50

# Campus Site Cross Section

West at NE 30<sup>th</sup> Avenue to East NE Salmon Creek Avenue



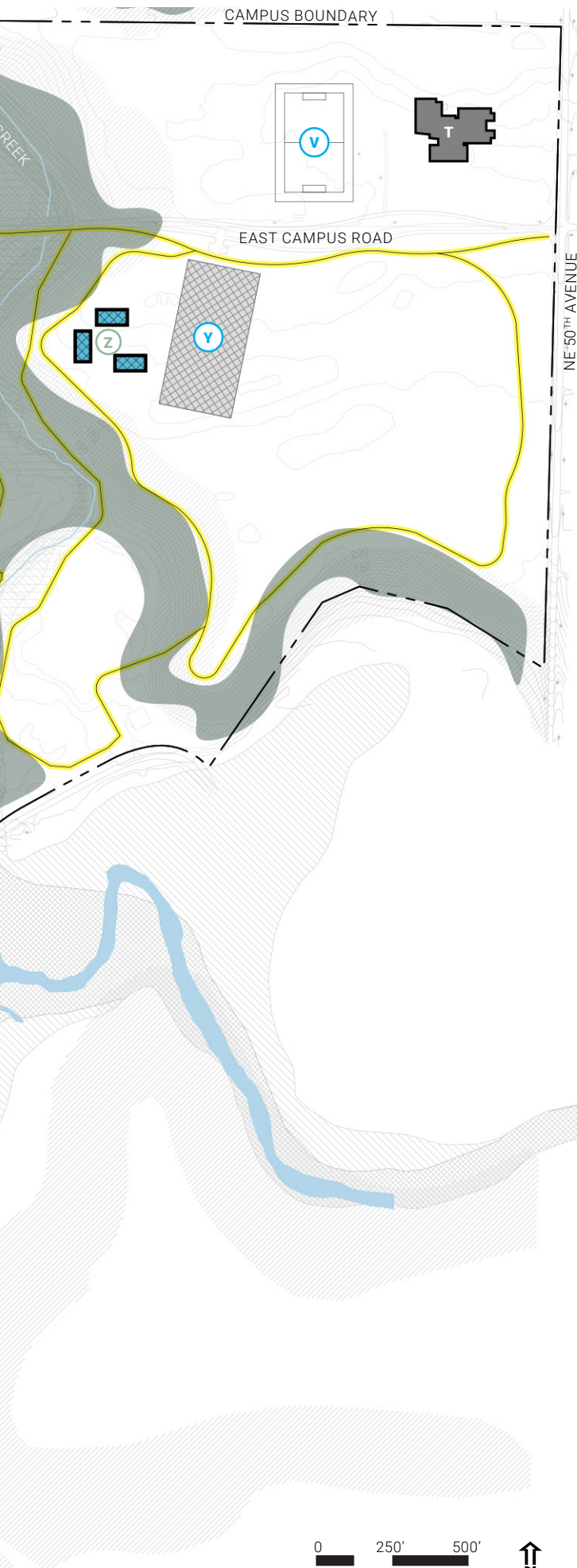
View to Mount Hood >
















Campus buildings have been sited and configured to maintain clear lines of sight from public viewpoints to landmarks such as the Cascade peaks. The slope from NE 30<sup>th</sup> Ave in the west to NE Salmon Creek Avenue to the east in this section drops more than 250 feet, helping to achieve clear sightlines.






*The sizes,  
locations and  
configuration of  
future buildings  
as shown are  
approximate*



# Cougar Trail System

-  Existing Building
-  Approved Building
-  Exclusive Pedestrian Walkway
-  Existing Cougar Trail & Campus Walkway
-  Proposed Trail Connection
-  Existing Woodlands
-  Planted Buffer
-  Planned Orchard Patterned Tree Planting
-  Meadow
-  Existing Parking Lot
-  Approved Parking Lot
-  Approved Parking Garage
-  Approved Playing Field

## PROPOSED IN 2018 MASTER PLAN UPDATE

-  Proposed Building
-  Proposed Parking Lot
-  Proposed Playing Field

## CAMPUS FACILITY INDEX

- A** Annex
- B** Clark College Building (VCCW)
- C** Classroom Building (VCLS)
- D** Dengerink Administration Building (VDEN) Cafeteria
- E** Engineering & Computer Science Building (VECS)
- F** Facilities Operations Building (VFO)
- G** Firstenburg Student Commons (VFSC)
- H** Library Building (VLIB)
- I** McClaskey Building (VMCB) Child Development Program
- J** Multimedia Classroom Building (VMMC)
- K** Physical Plant Building (VPP) Parking Services
- L** Science & Engineering Building (VSCI)
- M** Student Services Center (VSSC)  
Admissions, Bookstore, Financial Aid, Visitor's Center
- N** Undergraduate Building (VUB)
- O** Graduate Student & Faculty Housing<sup>1</sup>  
As Approved In 2007 Master Plan
- P** Parking As Approved In 2007 Master Plan
- Q** Future Campus Development  
As Approved In 2007 Master Plan
- R** Bus Only Access As Approved In 2007 Master Plan
- S** Future Entrance As Approved In 2007 Master Plan
- T** iTech Prep. School (Vancouver Public Schools)
- U** Playing Field As Approved In 2007 Master Plan
- V** Playing Field
- W** Residence Hall
- X** Student Union Building
- Y** Parking
- Z** Future Conceptual Campus Development Space  
Beyond The 2018 Campus Master Plan

**COLOR** Existing and Previously Approved Master Plan Elements  
**COLOR** Proposed Under 2018 Master Plan Update  
**COLOR** Conceptual, Beyond 2018 Update

<sup>1</sup> Location of housing is intended to be interchangeable between graduate, undergraduate and faculty based on need.

## Student Life Improvements

A rise in campus population has increased the demand for academic and extra-curricular activities on campus. Demands will increase again when students reside on-campus. Current facilities were developed around a student body of local commuters who tended to come to campus for classes then leave immediately. Now, with more students remaining on campus for much of the day, needs for food service, physical exercise and recreation have grown. Responding to this need, a Student Union building is proposed at the southwest end of the Mount St. Helens corridor near the main driveway. This location will be close to the campus center and to student housing. It will be an important center for student life conveniently accessible to all and will be a visible arrival landmark.

Resident students will be largely dependent on campus food service although shared kitchen facilities in residence halls may provide alternatives. The planning of additional food service and preference will be examined as the University plans for its residence hall building.

As a central and convenient place, the Student Union will become a place to meet and a locale for formal gatherings, also a logical place for added food service and exercise facilities, the design and programming phase will determine the need and feasibility of such programs. The Student Union building will play a significant role in welcoming visitors and activating nearby outdoor spaces, including adjacent playing fields. This building marks the beginning of the Mount St. Helens axis as one climbs the campus Loop Road, framing Mount St. Helens, an iconic view.

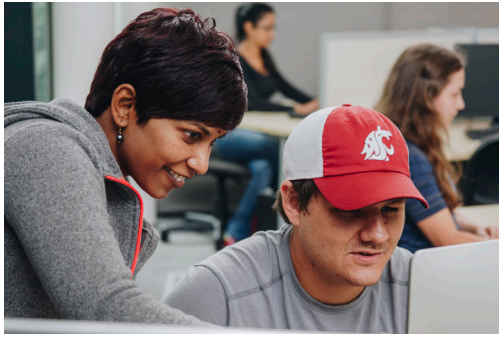
Access to the outdoors, even for a few minutes, adds to the quality of student life. Using the Cougar Trails system to walk or jog through the wild and managed contrasts of the campus enhances both physical and mental wellbeing. The natural assets of the campus are also among the most memorable for alumni.

## Parking Improvements

WSU Vancouver serves the whole of Southwest Washington State, and lacking comprehensive public transit necessarily depends heavily on access by single-occupant automobiles. Consequently, a large reservoir of parking has always been needed, and the object of locating and designing it to be convenient yet not visually dominant remains a priority, as does discouragement of parking in the adjacent residential neighborhood.

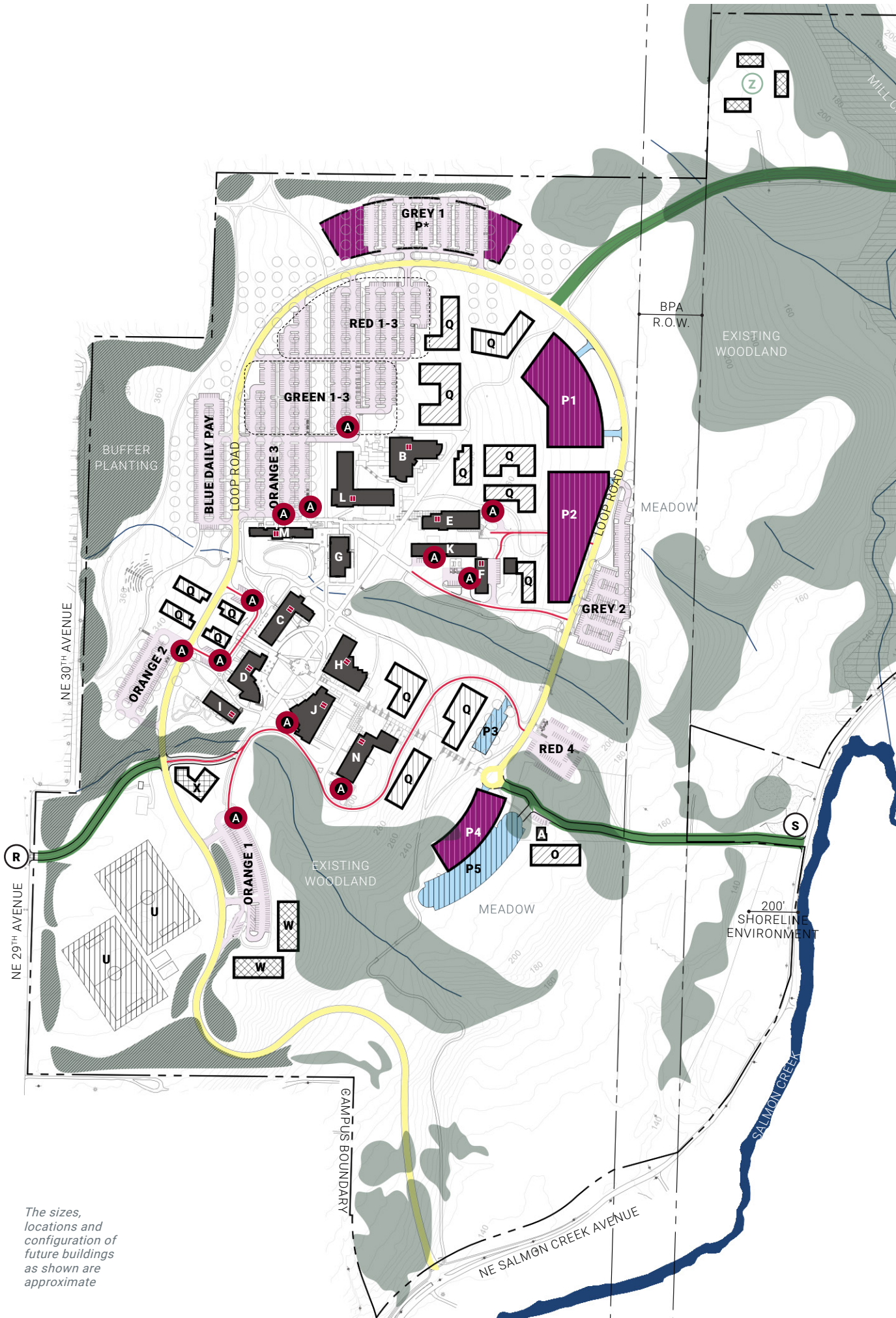
Trip generation can be expected to diminish as campus population grows and a greater proportion of students becomes full time, some of them resident on campus. In the meantime, as these and other changes occur, parking management initiatives to reduce parking demand should be increased. New measures will be necessary to ensure that resident students can park close to residence halls at night, yet do not occupy prime parking locations during the day. The University will continue to seek more frequent service by public transit. Other demand management strategies will become feasible as conditions change. Ongoing monitoring of parking demand will indicate which initiatives are most successful.

Parking provisions approved with the 2007 Update total 4,344 of which 1,979 have been constructed to date. Occupancy of each lot is regularly monitored by campus staff. When more parking is needed, it will be constructed in the locations identified in the 2007 Update and as amended in this 2018 Update. Adjustments will be made to ensure that the number of ADA spaces remains sufficient at each location.



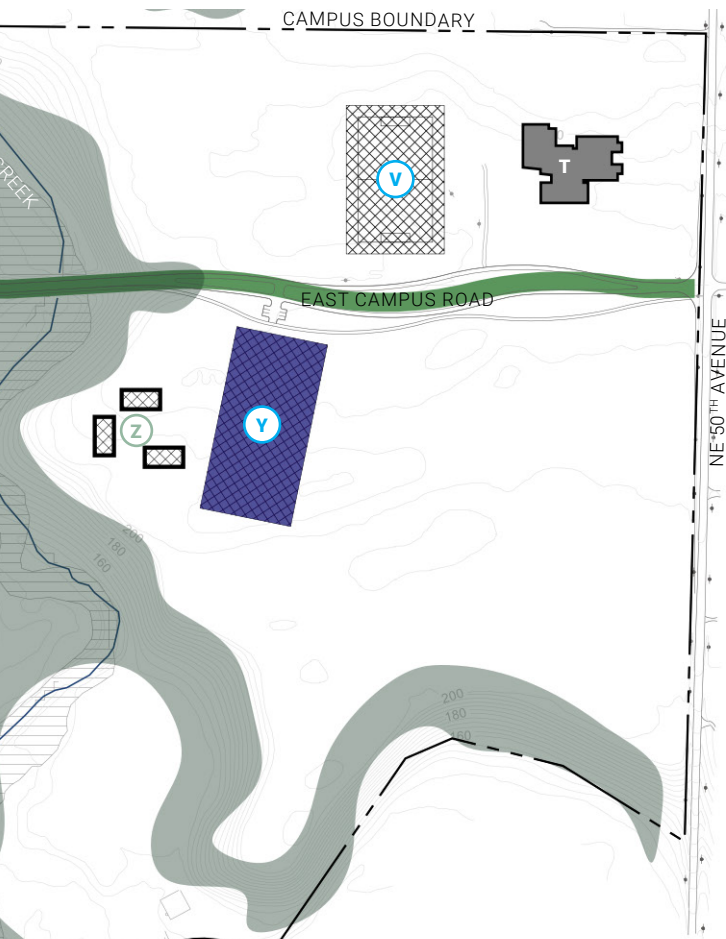
The Student Union Building will build upon and connect with the Campus Center to support student life and activities on campus





*The sizes,  
locations and  
configuration of  
future buildings  
as shown are  
approximate*





# Proposed Parking & Access Plan

## EXISTING & PREVIOUSLY APPROVED FACILITIES

- Existing Building
- Approved Building
- Existing Parking Lot
- Approved Parking Lot
- Approved Parking Garage
- Existing Roadway & Walkway
- Approved Roadway & Walkway
- Loop Road: Primary Campus Access
- Building Elevator
- Accessible Parking\*
- Planned Orchard Pattern Tree Planting
- Approved Playing Field

\* Future locations for accessible parking are not shown

## PROPOSED IN 2018 MASTER PLAN UPDATE

- Proposed Building
- Proposed Parking Lot
- Proposed Playing Field

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PARKING	DESCRIPTION	PARKING SPACES
P1	3 Levels of 265 Spaces Per Level	795
P2	3 Levels of 265 Spaces Per Level	795
P3	Surface Lot	60
P4	3 Levels of 100 Spaces Per Level	300
P5	Surface Lot	200
Y	Surface Lot	215
<b>Subtotal</b>		<b>2,365</b>

**Total Spaces in Current Parking Lots** 1,979

**Approved 2007 Master Plan** 4,344

**Proposed 2018 Master Plan** 4,344

**P\*** The approved garage of 685 spaces, shown in the 2007 Approved Plan has been developed as a surface parking lot with 250 spaces.



**COLOR** Existing and Previously Approved Master Plan Elements  
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**COLOR** Conceptual, Beyond 2018 Update

<sup>1</sup> Location of housing is intended to be interchangeable between graduate, undergraduate and faculty based on need.

## Infrastructure Improvements

Washington State has a progressive energy code, which it updates every three years. Consequently, each improvement to systems and facilities must be rigorously checked against prevailing codes to assure compliance. Related to this is an increased awareness of the need for resiliency in buildings and infrastructure – meaning that in the event of a natural disaster, people will be able to escape with minimal injury, and that systems can be restored to near-normal operation quickly. An important priority is to ensure redundancy in systems as they are updated or expanded so that swift recovery from any failure can be achieved.

Another aspect of resiliency is energy independence in the event of power failures. This is particularly important where ongoing research depends on an uninterrupted power supply. A second power feed to the campus from the west will greatly improve dependable mains supply. Emergency generators and powerpacks are widely used, and the feasibility of on-campus power generation merit consideration as further improvements are made. Also, for research facilities, small zone occupant control of heating, cooling and lighting should be considered. Important though largely invisible improvements to campus infrastructure include a new high-capacity fiber cable connection from NE 50th Avenue extending around Loop Road.

Introduction of different academic and student life facilities on campus will provide an opportunity for cost savings through energy balancing: for example, using heat recovery from one building to provide domestic hot water for another. As the number and use of buildings on campus increases, so the opportunity for energy savings through recovery and

reuse will increase. The cost premium involved in networking buildings and infrastructure across the campus would provide the benefit of full redundancy as well as off-setting the potential cost of down time and probable increases in future energy costs.

In addition to the water management measures already in effect, there is an opportunity to significantly reduce potable water use on the campus and to increase the treatment and reuse of water, resulting in savings in water and sewer charges. With an appropriate degree of on-site treatment, reclaimed water could be used for irrigation, cooling tower makeup, boiler makeup, and toilet flushing. Retrofitting existing buildings to use non-potable water is rarely cost effective, but including a 'purple pipe' system in new buildings for little additional cost can return substantial savings over time. Codes and standards can be expected to change, exerting pressure to reduce potable water use. Designing new buildings to accept a future non-potable water resource would increase flexibility and may result in substantial savings. This also builds upon past campus successes as evidenced by the Salmon Safe certification.

The WSU Vancouver is served by Clark County PUD for electricity and Northwest Natural for natural gas. Incentives for energy efficiency are currently available from Clark County PUD and Northwest Natural to offset purchase, installation and use of energy efficiency and renewable energy. In some cases, third party financing (e.g., power purchase agreements or PPAs) can make it advantageous to undertake the entire capital cost because the financier can monetize federal and state tax credits, while other third-party financing options include Design-Build-Own-Operate-Maintain.

## Summary of Master Plan Recommendations

This 2018 Updated Campus Master Plan supplements the 1992 and 2007 Plans, it does not replace them. The approved uses, design guidelines and standards in the two preceding plans remain in effect. The purpose of this report is to document and permit anticipated changes and additions to the plan. Principally, these amount to identifying three more academic buildings along the Mount St. Helens axis, adding undergraduate housing and the Student Union. Other changes and additions are minor.

To ensure the long-term success of the Master Plan, the campus core must be able to expand without losing its established identity. The basic layout of the campus provides flexibility to respond to a variety of needs as the University grows. Buildings of all scales and types may be developed, forming building clusters and responding to development zones. The basic organization of the campus, however, should be preserved.

Future development sites should be selected based on the ability of each new or remodeled building to respond to the goals of the Master Plan and to embody the appropriate character of the spaces and circulation that they affect. Views of the Cascade peaks give a unique identity to the campus and by respecting the view corridors towards Mount St. Helens and Mount Hood the campus will always be recognizable to returning alumni.

A quarter century of building, landscape and infrastructure improvements has established precedents for future growth on the campus. A key feature is the

close integration of each building with a hierarchy of open spaces. These spaces have been designed to provide each building with its own context, to create opportunities for social interaction and to relate and connect activities to the rest of campus. Another key feature is the palette of materials used for buildings within Loop Road – the square orange brick, green metal roofs with overhanging eaves and local basalt. It is important that these architectural precedents be respected so that the integrity of the campus be maintained.

Adherence to the design guidelines and standards in the 1992 Vancouver Campus Master Plan and 2007 Update will assure consistency in the quality and character of the campus as it continues to grow. Parking spaces will be added as needed as demand increases, and in conformance with approved plans and with the design guidelines and standards. Design guidelines in this document provide consolidated direction for campus design.



