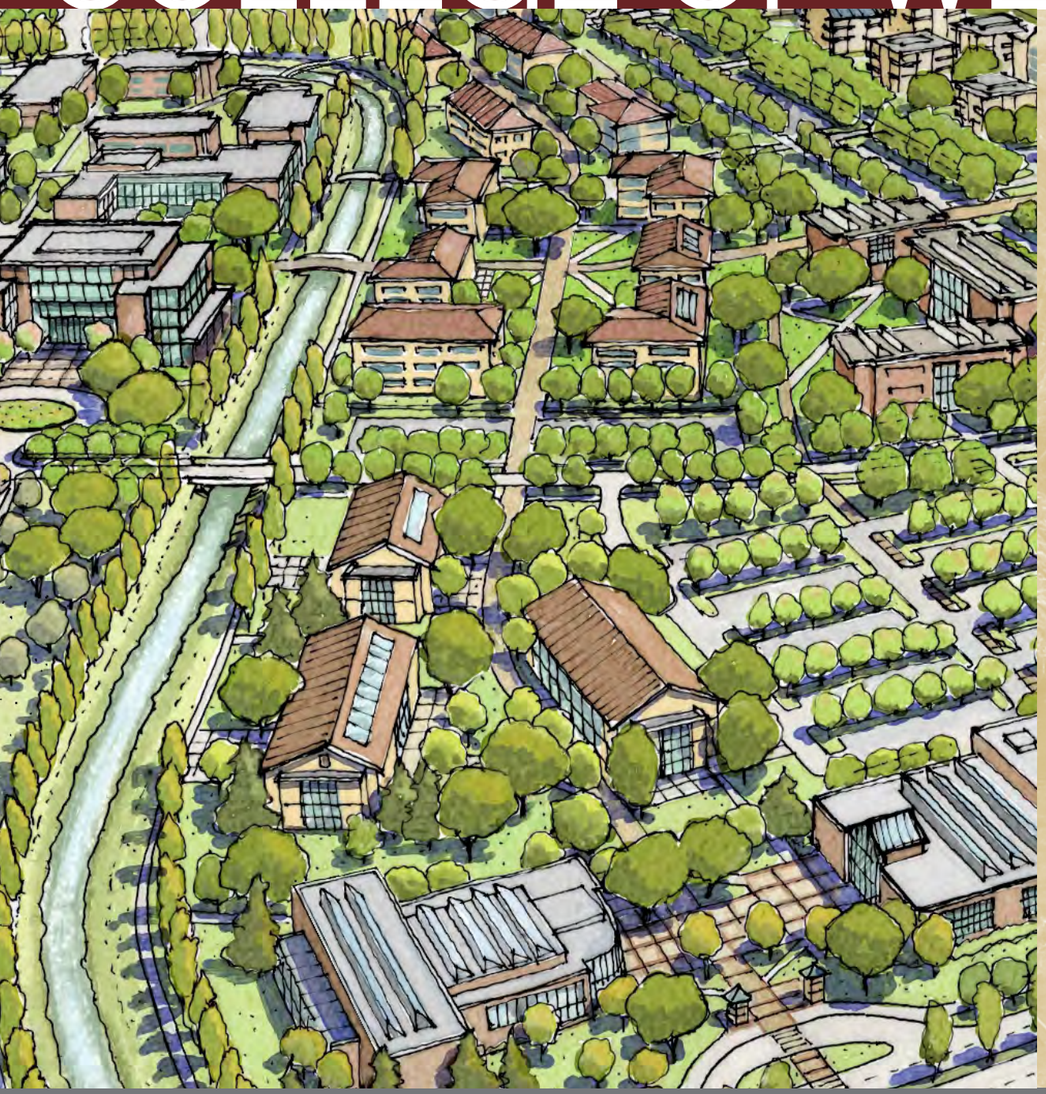
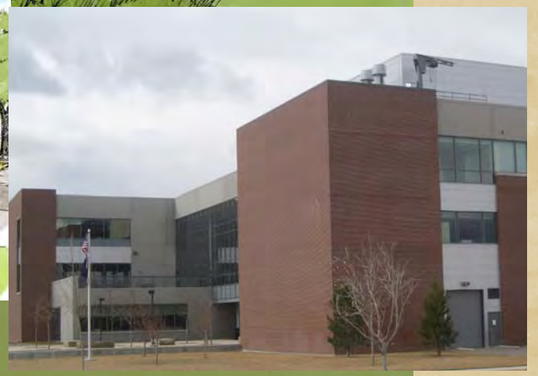
COLLEGE OF WESTERN IDAHO





cwi development concept plan

MIG

in association with **CDM** | June 2010

College of Western Idaho

development concept plan

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President's Message

The Development Concept Plan embodies the College of Western Idaho's commitment to provide for the lifelong learning of the community. An exciting rate of growth in student enrollment has resulted in a need to refocus on the future of the Nampa Campus. As Idaho's newest community college, the College of Western Idaho carries forward momentous optimism, with a wealth of potential awaiting future students.

The Development Concept Plan calls for creating an environment that can effectively prepare its students to excel in a range of subjects and skills, while at the same time serving as a center of community life. The plan is also environmentally responsible, calling for a campus that promotes environmental stewardship, seeking to work in balance with the natural environment as well as campus neighbors.

The plan is based on a thorough understanding of site specific opportunities and challenges, as well as future needs. While the campus includes substantial undeveloped land today, the plan calls for the efficient and effective use of land moving forward, conserving space through strategic location of land uses and thoughtful placement of buildings. Guiding principles reflect campus values and convey the critical planning and design parameters that will steer future campus development.

The plan also orchestrates the organization and layout of the circulation system, campus open space and utilities. As the campus' front door, the plan calls for the transformation of Idaho Center Boulevard into an inviting and attractive gateway, with a mixture of community -oriented uses. New buildings will be clustered around open plazas, linked to other areas of campus by a system of walkable pathways. Utilities will be extended to meet the needs of campus growth, while new development will accentuate the historic canal as a defining characteristic of the campus' landscape.

Ultimately, it is my hope that the College of Western Idaho's Development Concept Plan will be the medium through which the envisioned campus will become a reality.

Sincerely,

Dr. Bert Glandon
President, College of Western Idaho

CWI Mission:

The College of Western Idaho provides affordable, quality teaching and learning for all regardless of time and distance.

CWI Vision:

Opportunities for all to excel at learning for life.

Introduction

The College of Western Idaho (CWI) Development Concept Plan sets a course for the envisioned future of the Nampa campus. The plan is a graphically-oriented guide that directs the location of campus uses and balances the relationship of new buildings with open space, circulation and parking. Based on current and prospective needs, the plan addresses the physical development of CWI over the next 20 years.

The plan addresses site challenges and opportunities beginning with a description of the Nampa campus and its context within the community and region. The plan identifies the amount of land needed to fully develop the campus, and establishes guiding principles for future development and long-term growth. Located throughout the plan, photo precedents help depict preferred elements of the completed campus form.

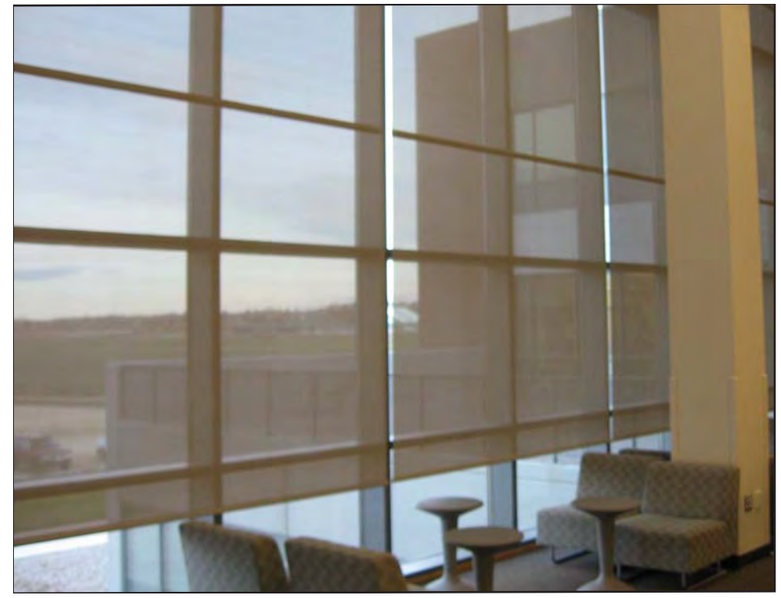
Based on the guiding principles, the plan presents a series of five framework maps that outline site analysis, campus uses, circulation and parking, natural landscape and open space, and utilities. In addition to the maps, accompanying design guidelines establish further direction for the development of the campus, its buildings and open space. Lastly, a phasing plan outlines important steps to gradually achieve the campus development concept.

SITE HISTORY

The Nampa campus was originally purchased by Boise State University (BSU) for use as a satellite campus. In 1997, BSU developed the Framework Master Plan; the site's first master plan. The plan envisioned a campus with clustered buildings and large open spaces, dense tree canopy and a dramatic entrance. Based on the recommendations of the 1997 Plan, the initial phase of development was completed in 2007.

Since opening under ownership of CWI in May 2007, the college has continually experienced higher than expected student enrollment numbers. Population growth in Ada and Canyon Counties, coupled with interest in community and technical education, has lead to overwhelming support for the educational opportunities that CWI Nampa will offer. Due to this, CWI has determined that the time has come to take a renewed look at the future of the Nampa site.

To prepare for the forthcoming plan, CWI prepared the College of Western Idaho Education Master Plan, 2009 Factbook and Educational Specifications to help inform the types of programming offered by CWI presently and in the future. In Winter 2010, CWI initiated the Development Concept Plan process for the campus, culminating in a campus design charrette in Spring 2010. The development concept that resulted from the charrette builds upon past planning efforts and an analysis of current needs and future demand.



Above: View from the CWI Library.

Opposite page: Aerial of the CWI campus looking east.

CWI in the region

The CWI Nampa campus.

The CWI Nampa campus is located in the northeastern corner of the City of Nampa in southwestern Idaho. Nampa and six other cities comprise the region located in Idaho's Treasure Valley within the Snake River plain. Nampa sits between the cities of Caldwell to the west and Meridian and Boise to the east in Canyon County. Interstate 84 is the primary route that links Nampa with the City of Boise—Idaho's state capitol and largest city. While the campus is north of the interstate, a majority of Nampa is located on the south side of I-84.

ABOUT CWI

The College of Western Idaho (CWI) was formed by a vote of patrons in Ada and Canyon Counties in Spring 2007, and a five-member Board of Trustees was appointed by the Idaho State Board of Education in July 2007. The CWI is the organization responsible for administering community education in Western Idaho. In January 2008, CWI opened its doors to students, offering certificate classes and non-credit programs. Today, CWI offers several programs, organized into four core themes: Professional Technical Education; Lower Division Transfer Education; Basic Skills Education; and Community Outreach.

The Nampa campus is the largest of six properties owned and administered by the College of Western Idaho. (see Regional Map, opposite page) Since the establishment of the CWI as a system, the Nampa campus has served as the center of operations and administration. Formerly known as the Canyon County Center under the ownership of Boise State University, the Nampa campus—referred to as the CWI campus in this plan—will be the preeminent campus of the CWI system, offering an extensive range of courses, educational facilities and community amenities. Many programs currently offered at other CWI campuses will ultimately be relocated to the Nampa campus.

To increase efficiency and reduce costs, two sites—another CWI-owned campus in Nampa and a site leased from Boise State University—will be sold or vacated. The focus of the remaining four sites will be reorganized on the following areas:

- **Nampa Campus:** the primary CWI campus offering a range of programs and facilities;
- **Meridian Campus:** potential health sciences programs;
- **Horticulture:** agricultural and horticultural programs; and
- **East Boise:** information technology programs, green energy and electronics.

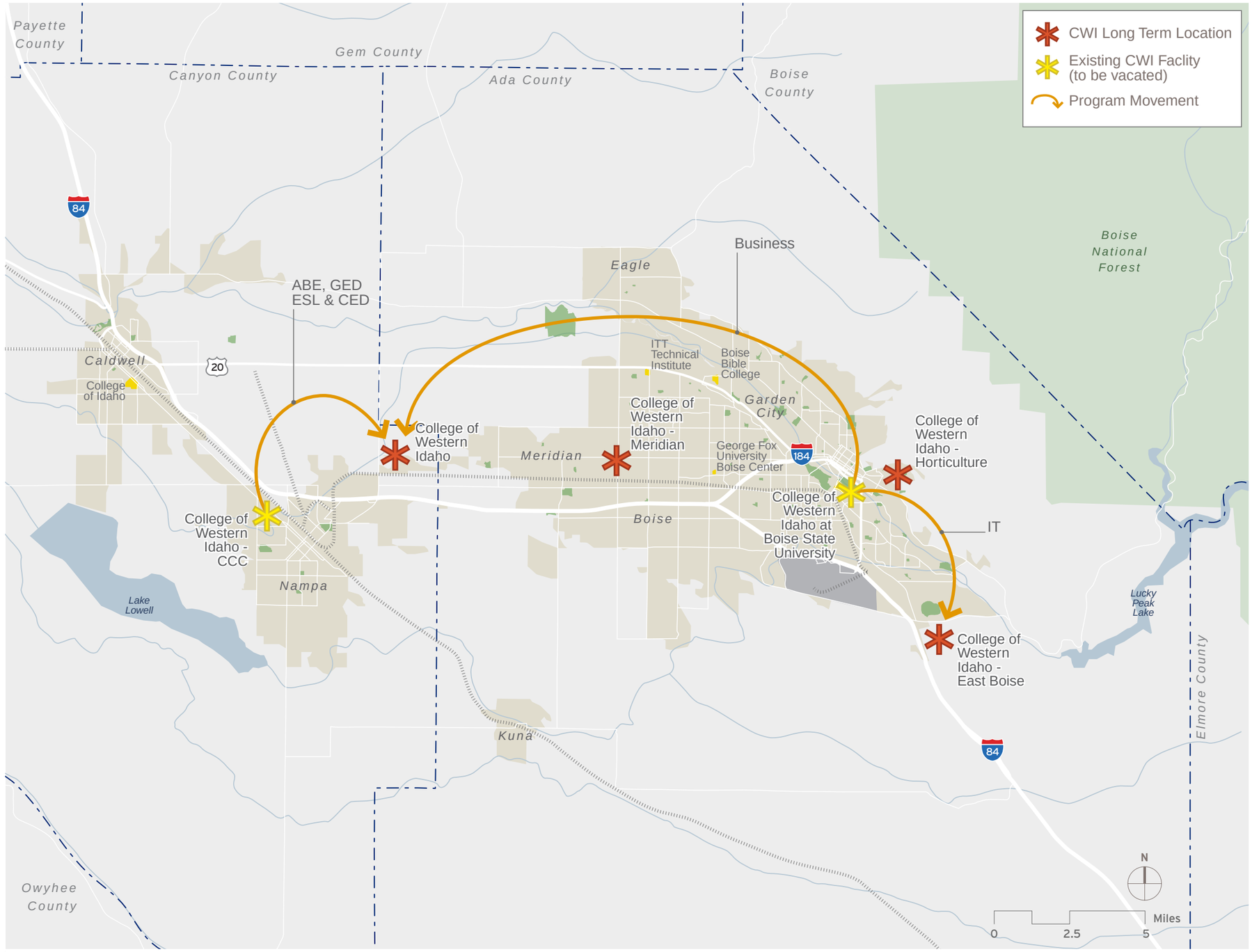


Figure 1: Regional Map

Site Analysis

Top: The canal and homes east of campus.

Middle: Railroad crossing and Idaho Center Boulevard southeast of campus.

Bottom: The wide-open and level characteristics of the CWI campus.

Site characteristics play a major role in determining the layout and design of campus uses and buildings. Surrounding land uses, circulation networks and natural systems can create both challenges and opportunities for the development concept. The Development Concept Plan also builds on the natural beauty of the region and reflects some of the natural and man-made features that are part of Treasure Valley's agricultural heritage. The Site Analysis Map depicts existing site features and outside factors that influence the design of the campus.

EXISTING CONDITIONS

The development of Treasure Valley's desert into lucrative farm land was preceded by the arrival of the transcontinental railroad in the late 1800's. In an effort to enhance and develop its associated land grants the railroads built irrigation canals and heavily promoted settlement in the transformed landscape. One such canal, the Phyllis Irrigation Canal, flows through the center of campus. Under the jurisdiction of the Pioneer Irrigation District, the canal is part of a larger water delivery system for Treasure Valley. The historic Phyllis Canal carries water for approximately seven months out of each calendar year, typically beginning in early April, and delivering water until mid to late October.

The existing orientation of the campus buildings and circulation system closely resemble the first phase of the development scenario presented in the 1997 Plan. The main campus entry road, primary open space, first building and parking areas were built at the northwest end of the site. The entry road from North Idaho Center Drive is positioned parallel to the north edge of the historic Phyllis Canal. The first building is set perpendicular to the canal at the head of a large campus green with parking in two lots located between the edge of the building's north wing and the northern property line and to the east of the building near the canal.

LAND USE

The City's Comprehensive Plan (2004) designates the campus as a special planning district, enabling CWI to develop its own specific area plan for long range planning. Surrounding the campus, existing land uses include commercial to the south and west, and agricultural and rural residential to the north and east. Adjacent to campus are single family homes and a large vacant parcel on the east side of Idaho Center Boulevard

A residential subdivision shares the campus' northeastern property line. Along the southern boundary of campus is the Union Pacific rail line that connects Nampa to Boise. To the south side of the railway, on the east side of Idaho Center Boulevard, is the Idaho Convention Center. Commercial-oriented uses, such as auto dealerships, exist on the west side of the Idaho Center Boulevard, with a partially developed retail and office park located directly across from campus.

Based on the City's Comprehensive Plan (2004), the surrounding landscape will change considerably. Land currently used for agriculture will be developed as commercial or residential. Future land use around the site will consist of commercial land uses to the west and south, and rural and low density residential uses to the north and east. The City also identifies a trail in front of campus, along Idaho Center Boulevard, and a shared-use pathway along the railway to the south.

SITE CONSIDERATIONS

The site analysis points to several challenges and opportunities that can be addressed by the envisioned development concept, including:

Challenges

- Strong northwest winds in winter and southeast winds in summer;
- Proposed power lines along Idaho Center Boulevard;
- Parking areas lacking pedestrian thoroughfare;
- Homes to the east and future commercial to the west and north; and
- Canal design and development limitations.

Opportunities

- A large site, mostly undeveloped and level;
- Unobstructed views of the Boise Mountains to the northeast;
- Green buffer to the east;
- Presence of the historic canal;
- Adjacent campus reserve land;
- Potential shared parking with the Idaho Center;
- Connection to the City's park and trail system;
- Future high capacity transit to the south; and
- Good access to I-84 and downtown Nampa.

COLLEGE OF WESTERN IDAHO

DEVELOPMENT CONCEPT PLAN

Site Analysis

- Railroad
- Canal
- Parcel
- Existing Campus Building
- Existing Parking
- Future CWI Facility
- Pathway
- Unpaved Road
- Trees
- Greenspace Buffer
- Median
- Lighting
- Wind Direction
- View
- Planned Above Ground Power Line
- Ceremonial Entry

Existing Land Use

- Residential
- Industrial
- Event
- Commercial
- Institutional
- Agricultural

N

0 250 500 1,000 Feet

Revised 04.29.10
Data Souce: BSU and City of Nampa GIS

Campus Space Needs

CWI building courtyard and pathway.

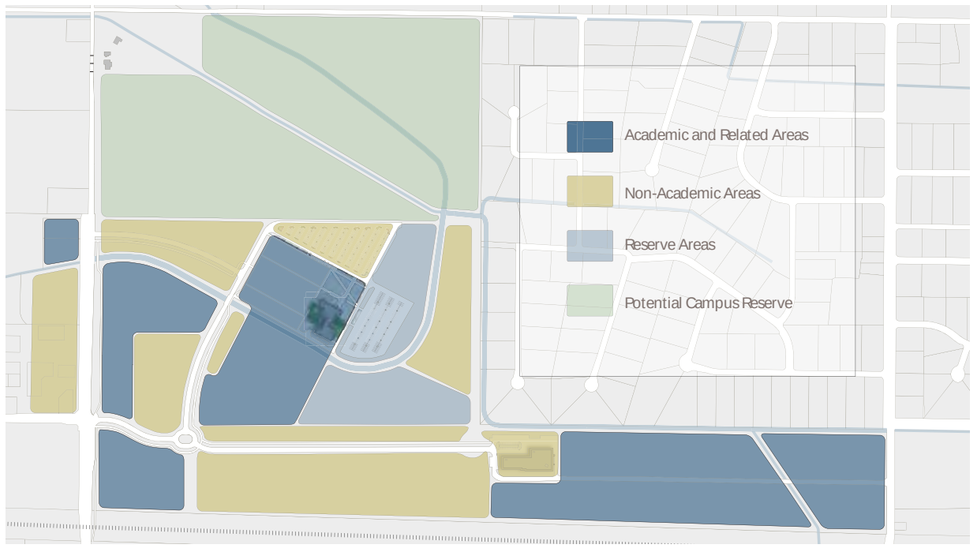


Figure 2: CWI Land Areas.

The College of Western Idaho campus will contain a range of different campus uses. Each campus use is distinctive, requiring different space needs and careful consideration of access and adjacent uses. An analysis of student enrollment and associated space needs determines the type and size of campus uses and buildings. This assessment also helps to determine the amount of land area needed for open space and circulation.

Information in the analysis is based on programming numbers identified during the design charrette, as well as additional information provided in the Education Master Plan and by CWI.

PROGRAMMING

Campus programming is an analysis of expected student enrollment and the amount of space each full time equivalent student (FTES) will need. Based on CWI estimates, the building square footage need for the foreseeable future is approximately 685,000 assignable square feet, with approximately 2,000 parking spaces dispersed throughout campus.

AVAILABLE LAND AND DEVELOPMENT POTENTIAL

In total, the CWI campus contains approximately 137 acres of land, with 78 acres of land designated for academic and related uses. Total acreage includes an additional 41 acres for non-academic uses and 18 acres of land for use as academic reserve. There is also extensive opportunity for campus growth on undeveloped land adjacent to campus totaling 67 acres (see Figure 2).

Table 1 shows how average site coverage ratio helps determine the amount of land available for building coverage. With an average site coverage ratio of 25%, the total available area for building coverage is approximately 1.5 million square feet.

Multi-story buildings can offer a greater amount of building square footage while requiring less land area than single-story development. The majority of campus buildings can be built with multiple stories, although some uses such as trucking will likely require single story construction. A low to medium development intensity of two to three stories would allow for a range between 3.0 and 4.5 million square feet of gross building square footage.

Table 1: CWI Campus Development Potential		
Total Developable Land (SQFT)*		5,989,000
Average Site Coverage		25%
Estimated Site Coverage (SQFT)		1,497,250
Low Intensity	Average Floors	2
	Total Gross Square Footage	2,994,500
Medium Intensity	Average Floors	3
	Total Gross Square Footage	4,491,750

**Includes all CWI-owned land.*

DEVELOPMENT CAPACITY

A comparison of available land, development potential and programming needs allows for an assessment of development campacity and a better understanding of campus build-out. For most campus uses, the assessment assumes an average site coverage ratio of 25% for circulation and parking, 50% for open space and 25% for buildings.

Based on estimated programming, the total area needed for the footprints of academic and related use facilities is nearly 350,000 square feet. When open space, circulation and parking are included, the total need is approximately 1.4 million square feet. An estimate of non-academic uses resulted in building footprints covering nearly 647,000 square feet and a total need of nearly 1.8 million square feet. The analysis suggests CWI has a long-term need for about 3.2 million square feet (see Table 2).

Table 2: CWI Campus Land Assessment	**Building Footprints (SQFT)**	**Total Land Needs (SQFT)***
Academic and Related Uses	349,467	1,397,900 (32 acres)
Non-Academic Uses	646,625	1,784,200 (41 acres)
Total	996,092	3,182,100 (73 acres)

**Includes land for circulation and parking, open space and buildings.*

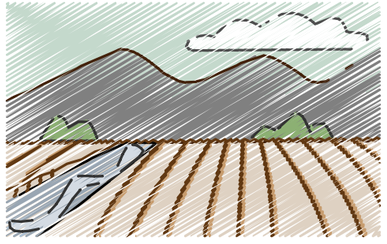
The size of the CWI campus is a significant asset for future campus growth needs. There is more than enough space for the campus to grow, based on low to medium development intensity. Reserve areas add to the amount of land that is available for development. Undeveloped, non-campus-owned land adjacent to campus presents even greater opportunity for future growth.

Although there is more than sufficient land area to accommodate campus build-out, it is critical that land resources are used conservatively and efficiently. The campus should be built at a level of development intensity resulting in a scale that is walkable and convenient, while leaving adequate land area for future needs. Unique needs with greater land needs will likely arise in the future including athletic facilties and recreation fields. In addition, opportunities to acquire adjacent parcels as they become available should be pursued to both create additional reserve areas, and to control the type and extent of growth adjacent to campus.

At three stories, the existing CWI building represents the average development intensity proposed on campus.

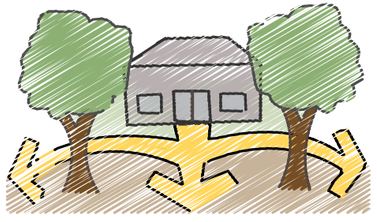
Guiding Principles

Guiding principles describe the desired future condition of the CWI campus. The principles respond to campus assets, challenges and opportunities, and reflect concepts and ideas identified by CWI administration. They also resonate with the goals and objectives of the 1997 Framework Master Plan, and emulate ideas found on other campuses and communities, as identified in various examples shown throughout this Plan. To achieve the physical vision for the CWI campus, future projects and policies will need to meet the following eight principles. The principles work together and should be used in concert with the framework maps, design guidelines and campus phasing.



1. Create a distinctive and timeless campus identity that reflects the unique natural and cultural heritage of the region.

The natural and cultural characteristics of Treasure Valley help establish a “sense of place” (the unique character, culture and history of the campus). Design elements, such as use of native landscaping, local artwork and proximity to the canal should all be used to strengthen campus identity. Common design elements should also be used to create a shared campus branding across all CWI properties.



2. Develop an extensive and connected system of open spaces, pathways and campus reserves.

Open spaces and pathways contribute to the campus’ sense of place and promote social interaction, outdoor learning, recreation, sustainability and the overall campus ambiance. Interstitial spaces, connecting trails that link buildings and open spaces should be identified and protected. Acquisition of reserve areas and surrounding properties should also be considered to limit undesirable or conflicting uses adjacent to campus.

3. Establish flexible learning environments and maximize synergy among different uses.

The design of campus spaces and buildings should be oriented to the user, where function drives form. Classrooms should be designed for a range of uses and sizes to reflect the dynamic and evolving needs of students and instruction. Uses and buildings that require shared facilities, or have common functions or needs, should be located with respect to conserving time, energy and cost.

4. Provide formal and informal spaces that promote interactivity between students, staff and the community.

The CWI campus will be an interactive community hub with a diverse group of students and staff. Campus spaces should foster learning and inspiration with places to meet friends and faculty, study, relax or observe campus life. Spaces on campus should be provided for campus and community events and to showcase student work.

5. Design campus uses and buildings that are safe and accessible, and in proximity to transit and parking.

A safe, easily accessible campus contributes to a welcoming and supportive environment. To create a campus that is equally accessible to all, safe and convenient access should be provided for all types of transportation modes. To orient users on and off campus, extensive and consistent signage should also be developed. Uses and buildings should be accessible and close to transit stops, with parking located towards the edges of campus. A future high capacity transit system should be pursued and encouraged to ensure a highly mobile and connected campus.

6. Integrate environmentally sensitive technology into campus planning, design and operation.

Through planning, design and operational best practices, the CWI campus should set an example as a model of environmental stewardship. The design of new projects should consider impacts to the environment and community. The campus should be designed to incorporate native landscaping, promote water conservation, heating and cooling efficiency, recycling, and use of renewable materials.

7. Welcome the community, promote the campus as a local resource and encourage partnership opportunities.

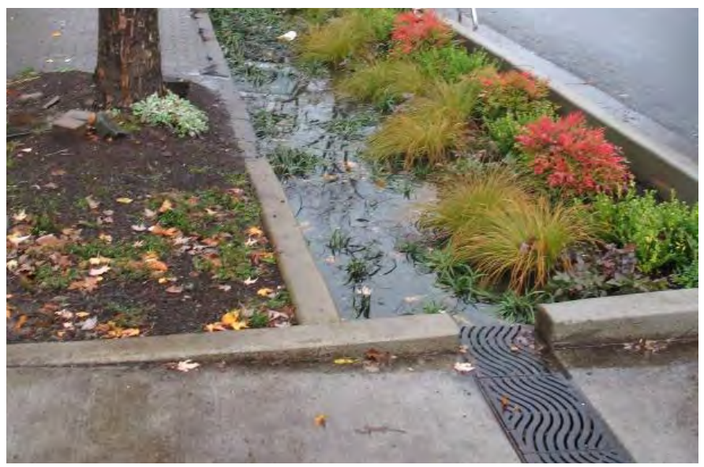
As a community college, the CWI campus will offer courses and facilities that can be used by the community, quality non-credit courses for personal enrichment and professional development. Design of the campus should accommodate a variety of creative learning opportunities and an array of cultural and educational experiences. The campus should be integrated in the community and respect adjacent neighborhoods. Partnerships should be explored and fostered to expand potential resources and opportunities.

8. Ensure long-term economic sustainability in campus planning and decision making.

The ultimate success of the CWI campus depends on an accurate, representative and sustainable budget structure and funding system. New projects should consider lifecycle and long-term maintenance and repair costs. Major capital outlays, as well as day-to-day expenditures, should meet available funding supply, resources and long term goals. Decision making should include consideration of cost saving techniques and revenue-generating projects that can increase the financial health and prosperity of campus.

Development Concept

Lonestar College, CyFair Campus, Cypress, Texas. (source: cyfairchamber.com)



Storm water swale, Portland, Oregon.

The Development Concept Plan for the CWI Nampa campus provides a physical framework for site development and the creation of a campus that will be functional, flexible and timeless. The development concept builds upon existing assets, respects adjacent land uses and existing plans, responds to the natural environment, and positions CWI for future opportunities and success.

The Development Concept Plan for the campus organizes planning and design recommendations that will meet the future academic, social, cultural, and physical needs. The concept creates a fusion of social and physical components; culture, technology, academics, and professional life are melded together with the natural and built environments. Future development on the CWI campus will be organized around several elements of an armature. The key elements of the concept development plan include campus uses, circulation, open space and utilities.

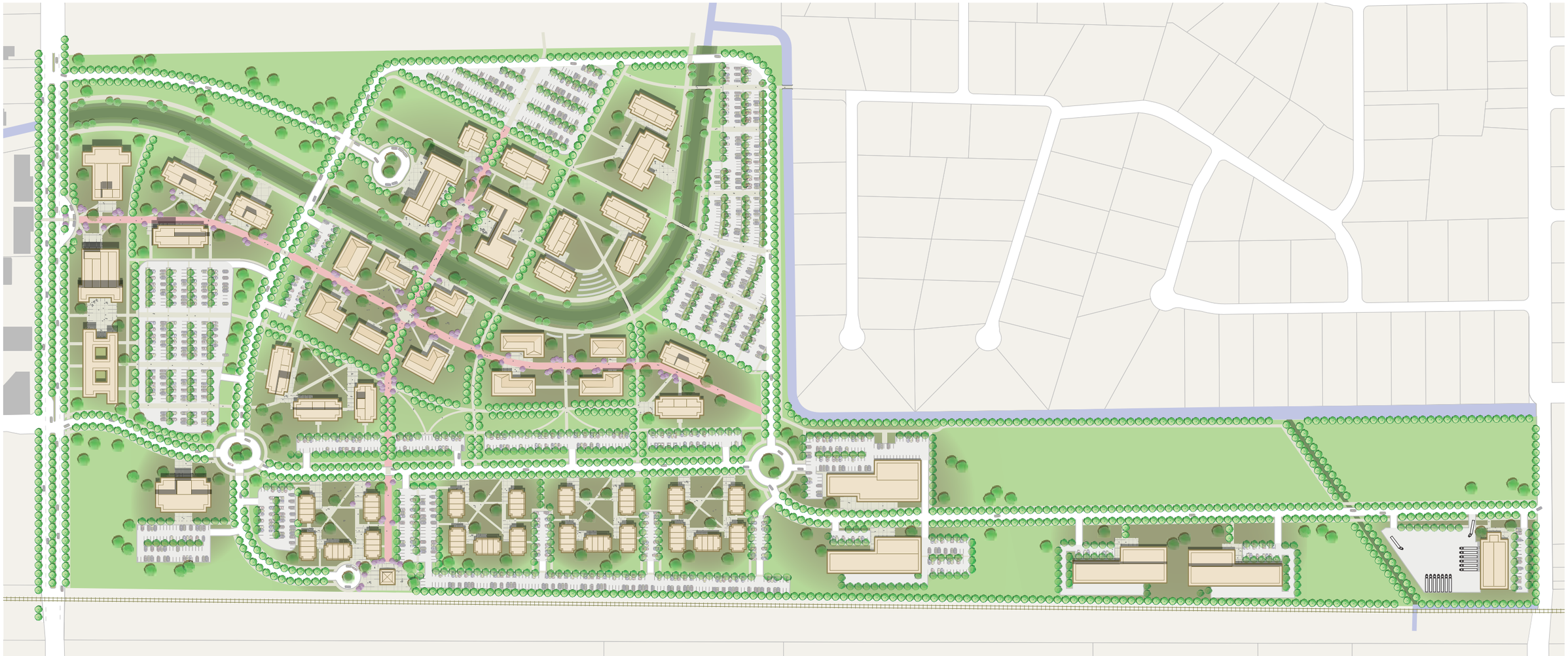
An underlying principle within each of the concept elements is sustainability. Future campus development will build upon past successes and ensure a long and prosperous future through a range of sustainable approaches. Creating a “green” CWI campus began with a commitment from the Board of Trustees and will continue with every step in developing the campus.

Buildings will be sited and oriented to take advantage of passive heating and cooling, natural drainage patterns, and existing vegetation. New construction will utilize recycled and sustainable materials, alternative energy sources, and high efficiency systems. Standards will be instituted to ensure that the footprints of impervious surfaces (buildings and parking lots) are minimized. Roadway improvements will include “green street” design with pervious paving materials, swales, and native planting. The transportation and parking system will be improved to encourage use of and access by alternative modes of transportation. Systems will be instituted for operations and management to maximize sustainable practices and minimize energy use, consumption, and waste.

The Development Concept Plan on the opposite page illustrates many of these overarching principles. Pathways and new facilities on the campus respond to the historic canal while creating building orientations that help provide protection from winds and optimize passive lighting opportunities with access to sunlight. The campus is framed by a simple system of roadways and organized around a network of multi-use pathways. Key intersections within the pathway network are punctuated by open spaces. These campus open spaces will be made up of plazas, greens and natural meadows that provide a focal point for groupings of campus buildings. The entire site is designed to capitalize on existing utilities and ensure efficient expansion of the various systems.

Major elements of the concept plan are summarized in the following sections and include:

- Campus Uses;
- Circulation;
- Idaho Center Boulevard;
- Open Space;
- Utilities;
- Design Guidelines; and
- Development Concept Phasing.



DEVELOPMENT CONCEPT ILLUSTRATIVE SITE PLAN

Campus Uses

Boise Outdoor Theater, Boise, Idaho
(source: pnwer.org)

University of Nevada, Reno, Mathewson-IGT Knowledge Center, Reno, Nevada
(source: architectmagazie.com)

The CWI campus will be organized to accommodate a range of uses at strategic locations. Each of the campus uses contain clusters of buildings and open space, or development precincts, depicted on the Proposed Campus Uses Map (opposite page).

Academic and Related Uses

- **Campus Core.** The existing CWI building and future student union will form the campus core. Located at the center of campus, with access to the primary entrance, the campus core will be the focus of student life and services.
- **Campus Core Extension.** Student service and general education buildings will be located south of the campus core. Along with science and technology buildings, the campus core extension will be strategically located near future medical and health science uses to the east.
- **Community Oriented Uses.** The recreation center, performing arts center and other community-focused buildings will be located along Idaho Center Boulevard To the east, the humanities precinct will benefit from its location between the campus core and the performing arts center.
- **PTE.** The area to the southeast of campus will be used for professional technical education and uses that require larger amounts of land.
- **Facilities.** Located to the northwest of campus, the maintenance and operations facilities will allow convenient service vehicle access to Idaho Center Boulevard as well as the campus.
- **Trucking.** At the far east end of campus, the trucking school will have primary access onto Star Road, reducing conflict with central campus.
- **University Center:** As a use not directly related to CWI, the University Center will be located at the southwest corner of campus and accessible to Idaho Center Boulevard and future high capacity transit.

Non-Academic Uses

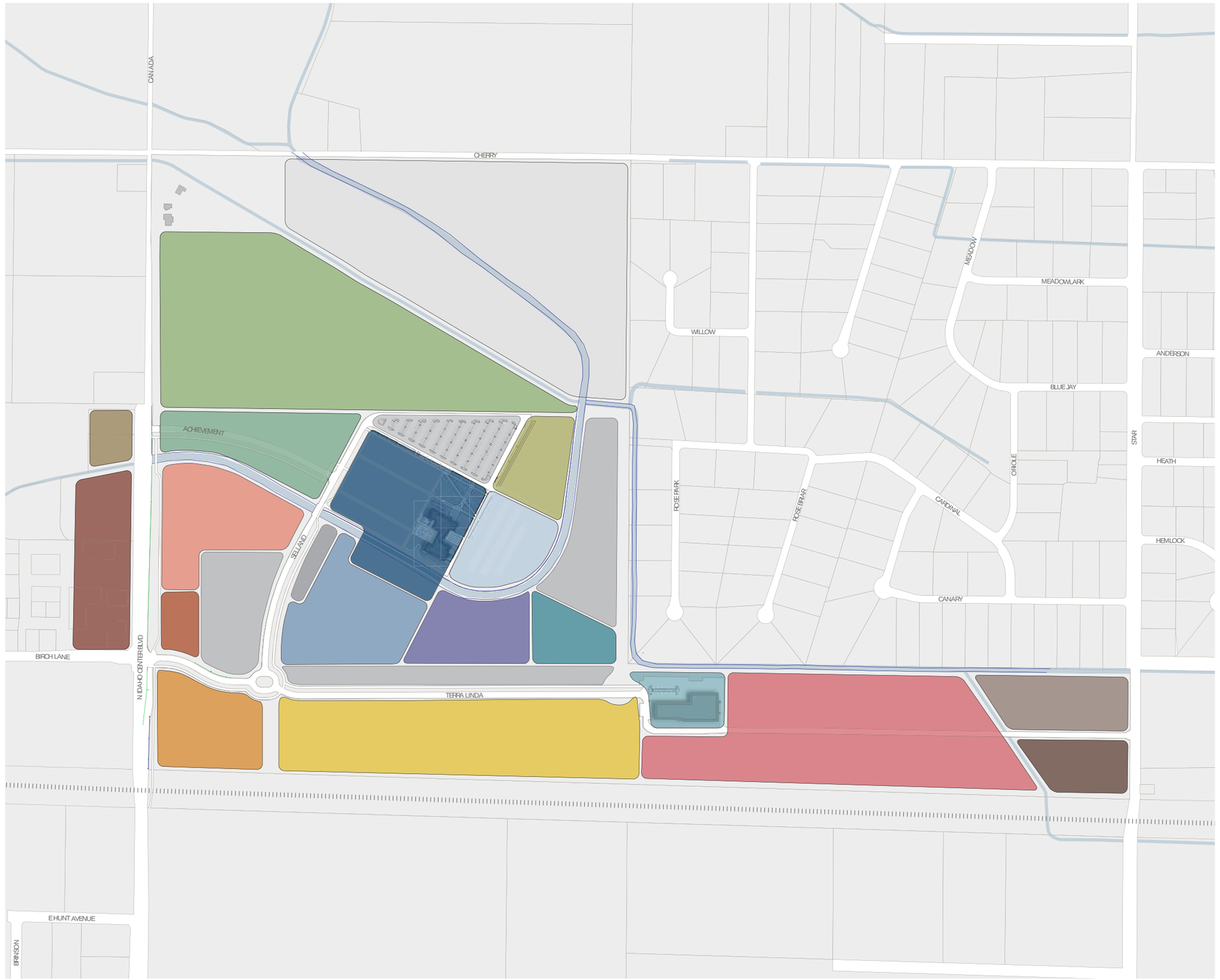
- **Campus Entry.** The campus entry will be the primary entrance to campus, serving as a model of environmental sustainability through use of native vegetation and landscaping.
- **Incubator Space.** Adjacent to professional technical education (PTE) uses, an incubator space can be used to attract student-oriented businesses, capitalizing on proximity to student housing.
- **Parking Areas.** There are five primary parking areas on the CWI campus. Along with the existing parking area north of the existing CWI building, all parking areas will be located near the periphery of campus.
- **Transit Center and Housing.** In coordination with future high capacity transit, a campus transit center will be integrated with student housing to the south, allowing convenient access to campus and public transit.

Reserve Areas

Just east of the campus core, reserve areas will provide opportunities for future campus growth. As the campus grows and expands course offerings, communications and medical and health science precincts can be accommodated in the campus reserve area. The physical education and sports science precinct will also benefit from its location adjacent to the potential recreation fields to the north.

Potential Reserve

To the north of campus, future athletic fields will offer recreation space for the campus as well as the community. Across from the canal, a large future reserve area could provide additional space for long term campus growth needs.



COLLEGE OF WESTERN IDAHO

DEVELOPMENT CONCEPT PLAN

Proposed Campus Uses

- Railroad
- Canal
- Parcel
- Existing Campus Building

Academic and Related Uses

- Academic Core/Student Services/ Administration
- Science/Technology
- Prefessional Technical Education
- Trucking
- Trucking Expansion/Fire Training
- Humanities and Arts
- Recreation Center
- University Center
- Facilities (Shipping/Receiving, Maintenance, etc.)

Non-Academic Uses

- Business Incubator
- Campus Entry
- Parking
- Transit Center and Housing
- Mixed Use

Reserve Areas

- Communications/Core Expansion
- Health Sciences
- Workforce Development
- Sports Science

Potential Reserves

- Athletics/Recreation Fields
- Future Reserve

N

0 250 500 1,000 Feet

Revised 04.29.10
Data Souce: BSU and City of Nampa GIS

Circulation

Portland Community College, Cascade Campus, Portland, Oregon.

Indianapolis River Walk, Indianapolis, Indiana. (source: citydata.com)

The campus circulation system encompasses all aspects of transportation including a range of facilities to accommodate the full spectrum of mode choices. The development concept will build on the existing roads and pathways, creating a circulation system that will meet the needs of future campus uses.

STREETS AND ACCESS

There will be three vehicular accesses to campus: two existing entrances from Idaho Center Boulevard and one future entrance from Star Road. (see Proposed Circulation Map) Idaho Center Boulevard will continue to be a primary route to campus, providing a direct connection to I-84 and downtown Nampa. Achievement Drive will end at a circular entrance in front of the campus core. At the northeast corner of campus, Selland Drive will be extended and form a loop with Terra Linda Road at a new traffic circle. A new road will connect to Star Road with access for the trucking school.

PARKING

Five parking areas will accomodate the majority of campus parking. These lots will be located at the periphery of campus to retain the walkable nature of development precincts while still accommodating campus users arriving by motor vehicle. Large parking areas will be available at the current location, at the northern edge of the site; east of the canal; to the west of Selland Drive; and along Terra Linda Road.

Parking areas will be designed with pedestrian pathways and landscaping to reduce scale and safety barriers. The existing dirt parking lot will be used to accommodate academic reserve uses. In the interim, this lot can be resurfaced with asphalt until future development occurs.

PATHWAYS

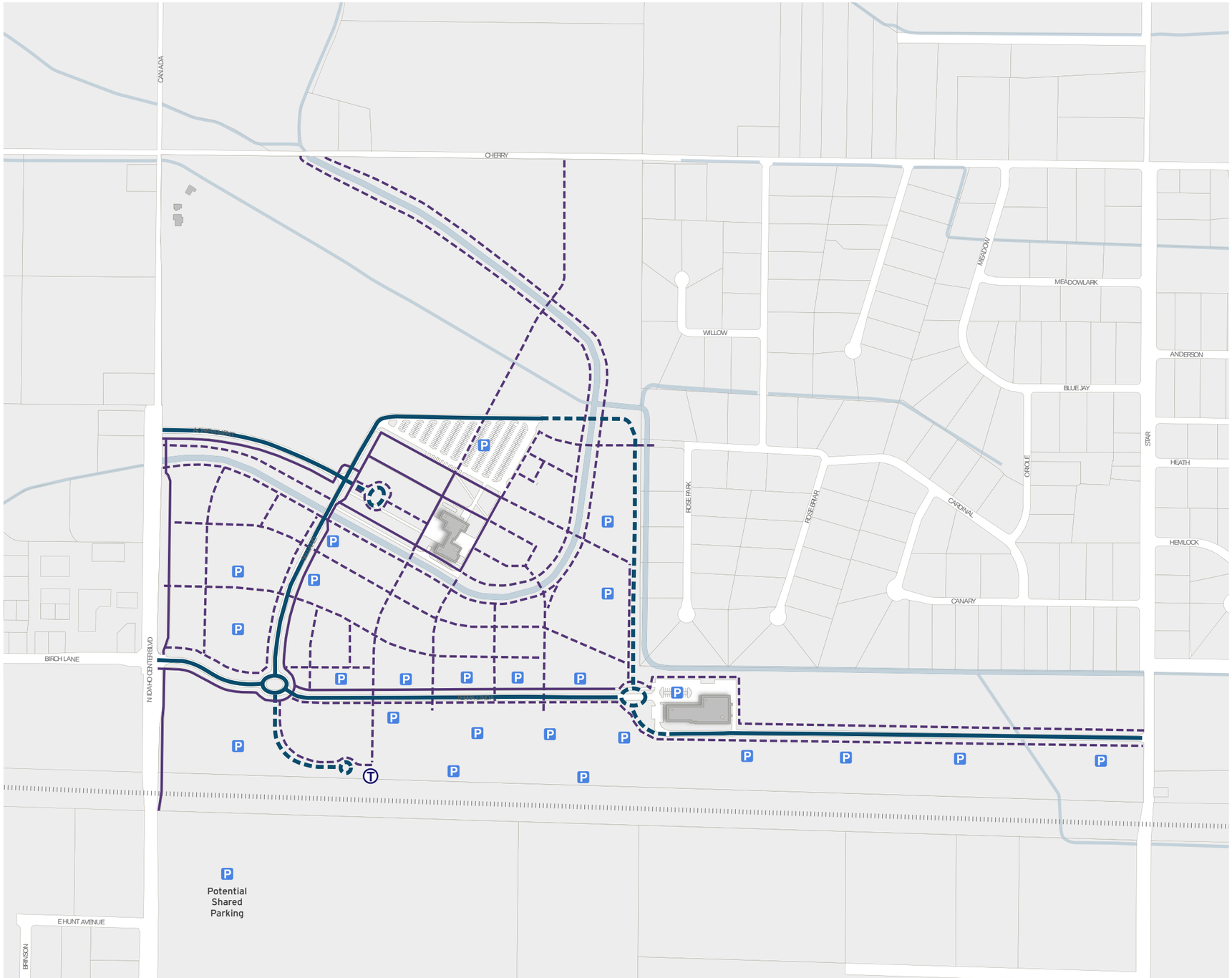
New pathways will connect with the existing system and increase pedestrian connectivity throughout campus. Pathways will connect between new uses and open spaces, and follow along both sides of the canal. To incorporate the canal into the campus design, the pathway system will include several new pedestrian bridges. Where possible, pathways will be 20 feet wide to accomodate ermergency and service vehicle access. The future transit center will be connected to campus by pathways and provide connections to the regional trail system.

TRANSIT

Bus routes will continue to serve the CWI campus. Multiple routes link the campus to surrounding destinations, including routes that connect to Caldwell and Nampa, and frequent service to BSU. Transit service also provides inter-county routes to Meridian and Boise, and routes to BSU.

The transit park-and-ride lot for bus routes is located on campus. Potential shared parking with the Idaho Center will reduce the demand for parking spaces on campus, and can serve as a park-and-ride lot for bus and future high capacity transit The exact location of future bus stops will depend on the future park-and-ride lot location.

High capacity transit will provide convenient access to Boise with a transit station at the south end of campus. The site plan emphasizes high capacity transit by providing a direct link from the central campus to the area near the rail line and future station at the southern edge of the campus.



COLLEGE OF WESTERN IDAHO

DEVELOPMENT CONCEPT PLAN

Proposed Circulation

- Railroad
- Canal
- Parcel
- Existing Campus Building
- Existing Road
- Proposed Road
- Existing Pathway
- Proposed Pathway
- Proposed Transit Station
- Exisitng/Proposed Parking

N

0 250 500 1,000 Feet

Revised 04.29.10
Data Souce: BSU and City of Nampa GIS

Idaho Center Boulevard

Commercial uses adjacent to PCC, Cascade Campus, Portland, Oregon.

Boise State University, Boise, Idaho.

With both of the primary entrances to campus, uses along Idaho Center Boulevard will provide a mixture of convenient services for campus users as well as the community. Campus uses and circulation improvements along the boulevard will be designed as an active interface between the campus and the community with transit and drop-off areas and high visibility and view corridors into the heart of the campus.

A key element of the preferred concept plan for the CWI is the transformation of Idaho Center Boulevard into a campus "main street." The ability of CWI and potential partners to capitalize on co-location, efficiencies, and synergy requires physical adjacency. This convergence point will become an active and exciting front door to the CWI Nampa Campus.

While a traditional main street is typically a local commercial corridor along the main thoroughfare *through* town, the campus main street envisioned along Idaho Center Boulevard will represent the main community thoroughfare leading *to* CWI. The physical and symbolic convergence of CWI and the community along Idaho Center Boulevard will create an attractive and inviting campus entry.

Mixed use development is envisioned along the west edge of the corridor. The ground floor will be characterized by academic offices and commercial uses. The upper floors can contain a mix of classrooms, housing, and offices. The east edge of the corridor will be marked by community-oriented campus uses and potential partnership developments. For instance, a performing arts facility is envisioned along this frontage with classroom space, offices and practice facilities. The facility can be developed and shared by campus users and the larger community.

It will be important to design new development along Idaho Center Boulevard with an active ground floor and a variety of fenestration, setbacks and textures.

The key to creating an active and inviting main street environment will be human-scale architecture and design. Traditional institutional buildings should be located away from Idaho Center Boulevard on the interior of the campus. Key elements of designing human-scale buildings include:

- Siting buildings close to the street with appropriate setbacks;
- Creating active ground floor uses;
- Creating building transparency through frequent inclusion of doors and large windows; and
- Providing sun and rain protection through canopies, alcoves, etc.

Surface parking lots and ground floor structured parking should not be located along Idaho Center Boulevard. On-street parking could potentially provide short-term parking opportunities along Idaho Center Boulevard and provide a buffer from motor vehicles for pedestrians. Creating safe and comfortable crossing conditions will be essential to a successful connection of campus and community-oriented uses.

IDAHO CENTER BOULEVARD

Open Space

Lonestar College, CyFair Campus, Cypress, Texas. (source: flickr.com)

Trees, pathways and pedestrian bridges will emphasize the importance of the Phyllis Canal while improving its appearance and pedestrian useability.

Open space is a defining and versatile element of the CWI campus. Open spaces provide areas for social interaction and recreation; for quiet reflection and meditation; and to learn and study. These areas visually enhance campus buildings, distinguish gateways and paths, and create a unique sense of place. Open spaces also offer natural system benefits related to wildlife habitat, and stormwater detention, filtration and reclamation.

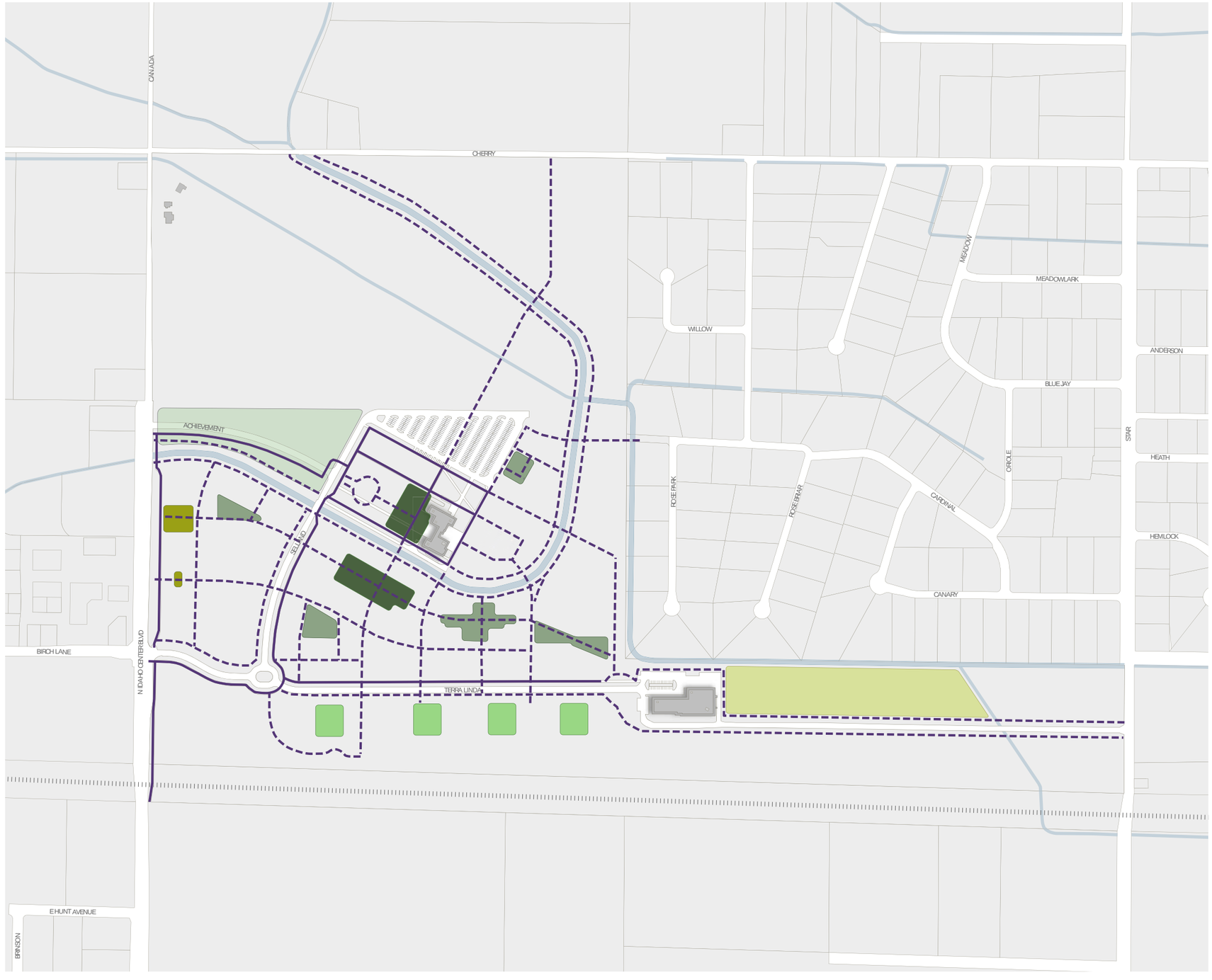
As the formal entrance to campus, the Idaho Center Boulevard entrance onto Achievement Drive will be landscaped with native plants and grasses. This open space will exemplify the sustainable principles of the CWI campus. North of the entrance, the large undeveloped property can accommodate multiple athletic fields for campus intramural sports and community-wide use.

Many of the proposed campus uses will be built around a centralized open space, or academic quad. While the Proposed Open Space Map shows the general location of campus open spaces, the exact location will be based on the individual design of each building and related site coverage ratio. At the heart of the campus there will be two large signature spaces surrounded by new buildings that will enclose an active quad area with pedestrian walks, turf and shady landmark trees. Smaller open spaces, and urban plazas will form a larger system by connecting with a system of campus pathways. The pathway system will be integrated into the open space system, providing connections between buildings, open spaces and parking. To the south, campus housing will center around residential greens.

Trees will be a primary element of campus open space design, with large shade and landmark trees marking important locations and providing hospitable outdoor ambience. Each open space will be planted with tree clusters to reflect the homesites found throughout Treasure Valley. To the eastern boundary of campus, additional trees will be planted within the meadow to add to the buffer between campus and neighboring homes. Trees will also be planted in windrows to the southeast to provide wind protection, shade and definition along the narrowest portion of campus.

THE CANAL

Coursing through the center of campus, the historic canal system is a defining element of the campus open space system. The canal is a central focus of the development concept, with plantings of windrows, grassy top-of-bank plantings and walking paths that follow both sides of the canal. While there are specific limitations that prevent direct access and landscaping near the canal, certain improvements can be made to solidify the relationship between this important feature and the campus. Design recommendations are provided in the design guidelines section of the plan.



COLLEGE OF WESTERN IDAHO

DEVELOPMENT CONCEPT PLAN

Proposed Open Space

- Railroad
- Canal
- Parcel
- Existing Campus Building
- Signature Spaces
- Academic Quads/Plazas
- Urban Plazas
- Campus Entry
- Residential Greens
- Meadow
- Existing Pathway
- Proposed Pathway

N

0 250 500 1,000 Feet

Revised 04.29.10
Data Souce: BSU and City of Nampa GIS

Utilities

Campus utility access.

Storm water swale.

The full build-out of campus will require the extension of utilities to serve new development. To meet the needs of future growth, utility distribution corridors will be provided based on the location of campus uses and development precincts. Utilities serving the campus consist of both wet and dry utilities. Wet utilities primarily consist of sub-surface infrastructure such as sanitary sewer and potable water. Dry utilities consist of telephone, fiber optic, electric and gas lines. (see Proposed Utility Map)

WET UTILITIES

Wet utilities have been located in a manner to serve each potential building location. For potable water, it is envisioned that water mainline loops would be placed around building clusters to allow adequate water pressure to each building in the event of water main breakage along a loop, and also to satisfy fire flow requirements. Service lines would feed each building within the respective water mainline loop system.

Sanitary sewer mains and laterals would be located to take advantage of the topographic relief that exists on site to ensure gravity flow down gradient to the City's sanitary sewer system on Idaho Center Boulevard. The increase in impervious surfaces will require sufficient storm water retention and infilltration that can be located within campus open space.

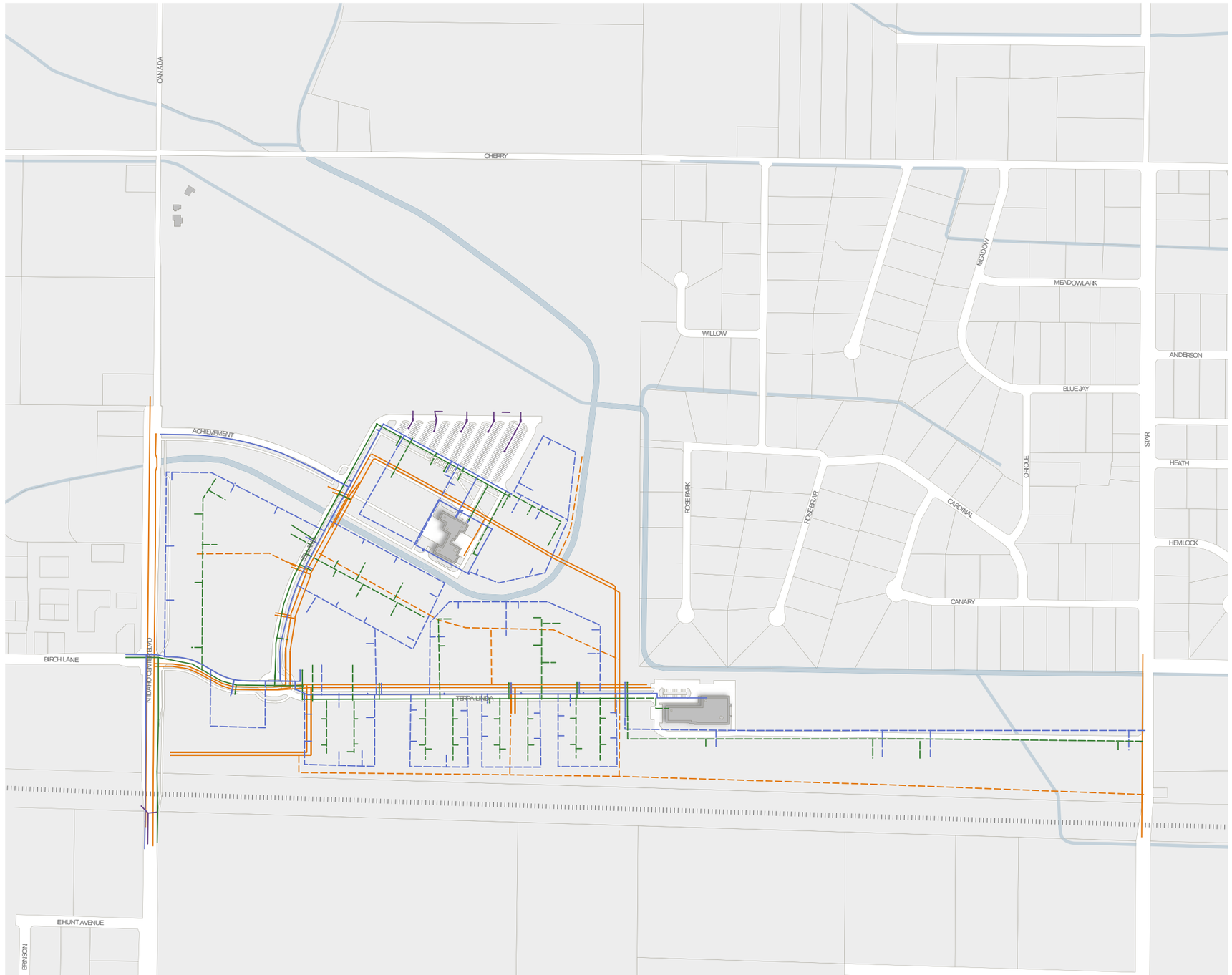
DRY UTILITIES

Dry utilities are often placed in concrete utility vaults, which connect to designated utility corridors. Dry utility infrastructure would be located at the time of individual building construction, and would be subject to load calculations and other requirements to ensure compliance with local and state building codes and be based on the technical requirements of the individual buildings. The Proposed Utility Map shows approximate locations of general dry utility corridors and does not attempt to locate individual dry utility service lines to the individual buildings.

UTILITY CORRIDORS

Future development can be planned to bundle multiple utilities and form a utility corridor. Although there are minimum separation requirements for sewers and potable water lines, there are some options for stacking if needed. As buildings are constructed, the planned corridors can be re-routed as required; however, the basic idea of providing designated corridors through which to distribute utilities is important to aid in future development and minimize costs.

The availability of utilities should be evaluated during each new development phase and the necessary steps to address the identified deficiencies can be built into budgets and timelines necessary to accomodate future growth.



COLLEGE OF WESTERN IDAHO

DEVELOPMENT CONCEPT PLAN

Proposed Utilities

- Railroad
- Canal
- Parcel
- Existing Campus Building
- Existing Water Line
- Existing Dry Utilities Corridor
- Existing Sanitary Sewer
- Existing Storm Sewer
- Proposed Water Line
- Proposed Dry Utilities Corridor
- Proposed Sanitary Sewer

N

0 250 500 1,000 Feet

Revised 04.29.10
Data Souce: BSU and City of Nampa GIS

Design Guidelines

Portland Commnuity College, Cascade Campus, Portland, Oregon.

The extent of future campus growth will require development parameters to uphold the guiding principles of the development concept. Design guidelines serve as a medium for communicating the envisioned form of campus between CWI administration and project designers and developers.

The guidelines present concepts that are general in nature, allowing flexibility and interpretation in new campus projects. The ultimate goal of this effort is to create a well-defined, functional, sustainable, beautiful and coherent campus environment that promotes intellectual and social exchange. New development should follow the intent of the guidelines, while complying with all other applicable design and development requirements.

The design guidelines are presented in three overarching categories: site planning, building design and open space and landscaping.

Auraria Higher Education Center, Denver, Colorado.

Site Planning

Site planning addresses the spatial location of campus uses in relation to buildings, open space and circulation. Each of these elements should be considered in relation to one another, and in relation to the entire campus to create unity in design.

- Site layout and building design should respond to natural elements, views and climate, and create a strong connection that incorporates open space, circulation improvements and adjacent campus buildings and uses. Buildings and open spaces should be oriented east-west or slightly northwest to maximize natural sunlight and passive heating, and buffer wind.
- The site coverage of individual project sites should be designed with an appropriate balance of buildings, open space and circulation improvements. Building footprints should comprise no greater than approximately 25% of the site, with the majority (50%) of the site reserved for open space and another 25% used for circulation improvements.

Boise State University, Boise, Idaho.

- Site planning should consider future development on or adjacent to the project, and use shared parking and circulation facilities to maximize use of space, and preservation of open space and future buildable land. The siting of new buildings should relate to at least one building and an open space.
- Site planning should consider safety and easy access by orienting building entrances and active uses towards existing and proposed open space and pathways.
- Parking should be located towards the periphery of campus to preserve the concentrated nature of development precincts. Smaller parking lots near buildings should be avoided to promote a “park once” strategy and create a walkable campus.
- Open space should inlcude a variety of types and sizes that provide places for social interaction, study and reflection and natural system uses. These spaces should be designed as an integral component of buildings and development precincts and protect users from wind, while reflecting the identity of the campus and surrounding features.

Design Guidelines

University of Oregon, Eugene, Oregon. (source: uoregon.edu)

Building Design

Campus buildings can positively impact the experience of campus users through the use of building articulation, scale and materials. Buildings should be designed to create and maintain a dynamic and attractive built environment that responds to natural climatic conditions, and that create a strong interface between other nearby buildings and open space.

- Building facades should be articulated to create visual interest and indicate functional space such as a building entrance.
- Building design and materials should incorporate the natural environment and make use of sustainable building technology to reduce energy use. Rooftop, utilities and service areas should be appropriately screened from view.
- The mass of buildings should be varied through architectural elements, with an appropriate scale that creates a desireable relationship with the surrounding context.
- Building setbacks and stepbacks should be used to reduce bulk, and reduce shadows cast onto adjoining open space or pathways.

CSU Fort Collins Campus, Fort Collins, Colorado. (source: citydata.com)

Landscaping

The landscaping design guidelines reflect the campus' location within the western Idaho high desert ecosystem and the region's role in the transformation and settlement of Treasure Valley.

- Plantings should be arranged to provide visual variety, access to sunlight and physical protection from the elements, and as a unified landscape that contributes to the overall character of the CWI campus.
- The planting pallet should emphasize western Idaho native species, as well as drought and climate tolerance.
- Wind rows of deciduous trees should be planted at a 45 degree angle to the north-south axis to provide protection from the summer and winter winds.
- Storm water runoff should be managed on-site to the extent possible through native landscaping, rain gardens, bioswales and using graywater for non-potable uses.
- Large trees should be planted as landmark trees at building and campus junctions to mark important features and provide orientation and be visible in the flat campus topography.
- A row of columnar deciduous trees should be planted along both sides of the irrigation canal easements. Large, round-headed trees should be planted within parking areas to provide shade and pedestrian refuge.
- Trees should be planted to facilitate way-finding by emphasizing vehicle and pedestrian routes with street and path-side plantings. The planting pallette should be varied with appropriate scale for different circulation types.
- Trees and other plantings should contribute to the articulation of open space edges and help to articulate large spaces. They should identify and announce building entries and frame vistas.
- Trees and shrub plantings should be used to screen service and parking areas and neighboring properties.

University of Wyoming, Laramie, Wyoming.

Development Concept Phasing

The extent of developable land on the CWI campus requires a development phasing strategy that is functional yet maintains a physical appearance that is appealing over the course of campus development. The complete build-out of campus will be developed through four phases. Each phase of development is based on the current and estimated needs of CWI and range from development that can occur immediately, to a long-term period greater than 20 years.

The approach for campus phasing begins with the formation of single buildings at strategic locations, along with portions of adjacent open space and circulation improvements. Later phases will serve to fulfill each developmnet precinct to create a more holistic and continuous campus.

The CWI Development Concept Plan will be implemented over several years as funding allows. The Plan should be continuously monitored and reviewed in the future to ensure that the policies and strategies remain relevant and effective. This is especially necessary to account for any significant changes in programmatic needs or direction. Therefore, the timeframe of expected completion should be considered as a rough estimation, requiring further refinement based on future conditions, priorities and funding.

The future student union building will be the center of student life and welcome visitors at the primary campus entrance.

BIRD'S-EYE RENDERING OF FULL CAMPUS BUILD-OUT

Development Concept Phasing

Figure 3: Phase 1

PHASE 1

The first phase of development will meet the immediate need of campus expansion while creating a stronger campus core adjacent to the existing CWI building. The orientation of campus to the south will begin to emerge in order to direct the focus of the campus towards the future high capacity transit corridor. Directly across from the existing CWI building to the west, the new student union building will be the center of campus life as an iconic and welcoming element of architecture. An enlarged plaza will form the northern half of the central quad, with a wide pedestrian bridge leading across the canal to the southern half of the central quad. Completion of the first phase can occur within five years of plan adoption.

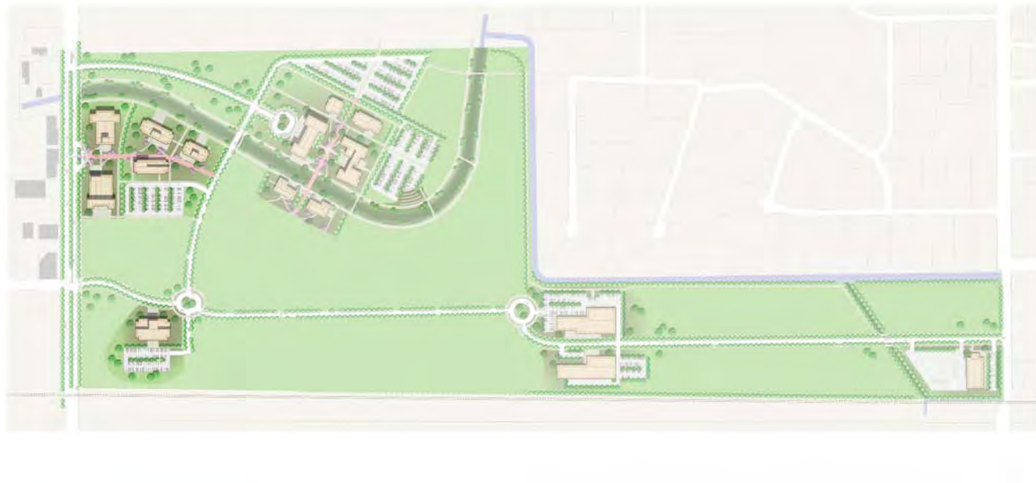


Figure 4: Phase 2

PHASE 2

The second phase of development will focus on developing community oriented uses along Idaho Center Boulevard. The arts and humanities development precinct will be developed along the canal, with new development that emphasizes the primary entrance to campus. New buildings and related improvements will bring campus closer towards Idaho Center Boulevard to begin reducing the perceived distance between the street and the campus core. Development of the second phase can occur within a six to ten year time period after adoption of the plan.

Figure 5: Phase 3

Figure 6: Phase 4

PHASE 3

Phase three development will complete the campus' frontage along Idaho Center Boulevard and unify the campus core with development along the site's western boundary. A new community oriented recreation center will be developed between the Performing Arts Center and University Center resulting in a continuous series of iconic buildings that greet visitors as they approach the primary entrance to campus. South of the campus core, the health sciences precinct will continue to orient campus towards the high capactity transit corridor and associated development. Development of the third phase can occur within an 11 to 20 year time period.

PHASE 4

The final phase of campus development will be sequenced with completion of the high capacity transit corridor south of campus. Student housing and a campus transit center will be developed at the south end of campus. At the same time, growth will be phased to begin development of community oriented uses along Idaho Center Boulevard, use of campus reserve areas, and completion of the PTE precinct. Development of the final phase will be based on completion of previous phases, and will likely occur 20 or more years after the adoption of the Plan.

development concept plan