

# Long-Range Campus Development Plan

Update 2000

In support of  
the Strategic Plan



University of Idaho  
Tradition. Change. Excellence.



# OVERVIEW

**W**hen John Charles Olmsted developed the first comprehensive plan for the University of Idaho campus in 1908, he did so with a clear, reverent sense of what a “university” should look like and a deep understanding of the interconnectedness of people and place.

“The University as a whole, both grounds and buildings, without any suggestion of lavishness or over decoration, ought to exhibit clearly, in all its outward appearance, the fact that it is the place of work and of residence of cultivated and careful people,” he wrote in a letter to then UI President James MacLean.

That sentiment has guided growth on the Moscow campus for decades, and those of us here today are the ones who benefit. The lush, tree-lined Administration Lawn, the classic collegiate Gothic lines of the Administration Building, the harmony among most of the current buildings on campus regardless of age are legacies handed to the present by the wise and careful planners of the past.

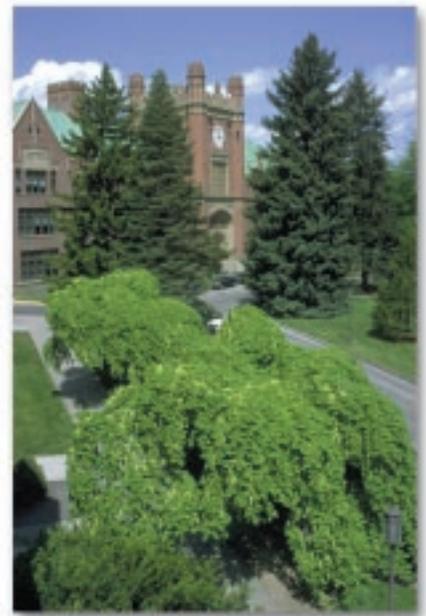
In keeping with Olmsted’s vision, this Long-Range Campus Development Plan ties the unique physical features of the Moscow campus to the university’s strategic academic initiatives: to become a residential campus of choice in the West; to develop globally competitive research programs; and to expand outreach in both capacity and delivery. It provides a detailed framework for growth, innovation and change as well as for preserving the heritage of open space and natural beauty we value so highly.

When UI alumni return to campus, they inevitably mention the friends they made and the professors they had while they were here. But, they also talk about Hello Walk, the color of the leaves along Greek Row on sunny October mornings, the ring of the carillon at the end of the day, the small-town beauty of Moscow and the quiet elegance of the Palouse. Regardless of age or academic discipline, the one common feature that binds all who have spent time at the University of Idaho is the physical character of the place.

This plan — developed with the input of UI students, faculty, staff, alumni and friends — is a handshake pact with future generations that we will preserve and pass along the legacy of beauty and order. It also will be a practical, cost-saving tool for today and tomorrow.

Thank you for taking the time to peek into our future. It is an exciting blueprint worthy of its heritage.

Bob Hoover  
President, University of Idaho



# LAND USE

## Goal

**Optimize campus land use based on the range and character of established and new university uses, preservation of historic qualities and features, and patterns of access needs.**

## Discussion

The LRCDP goal to optimize land use based on the range and character of established and new university uses, preservation of historic qualities and features, and access needs supports the University of Idaho Strategic Plan. The Strategic Plan outlines three goals:

- enhance the University of Idaho's undergraduate experience, and make the university a residential campus of choice in Idaho and the West;
- be a globally competitive center for high-quality graduate, professional, and research programs;
- expand the capacity and delivery of outreach programs and services in keeping with the University of Idaho's land-grant mission.

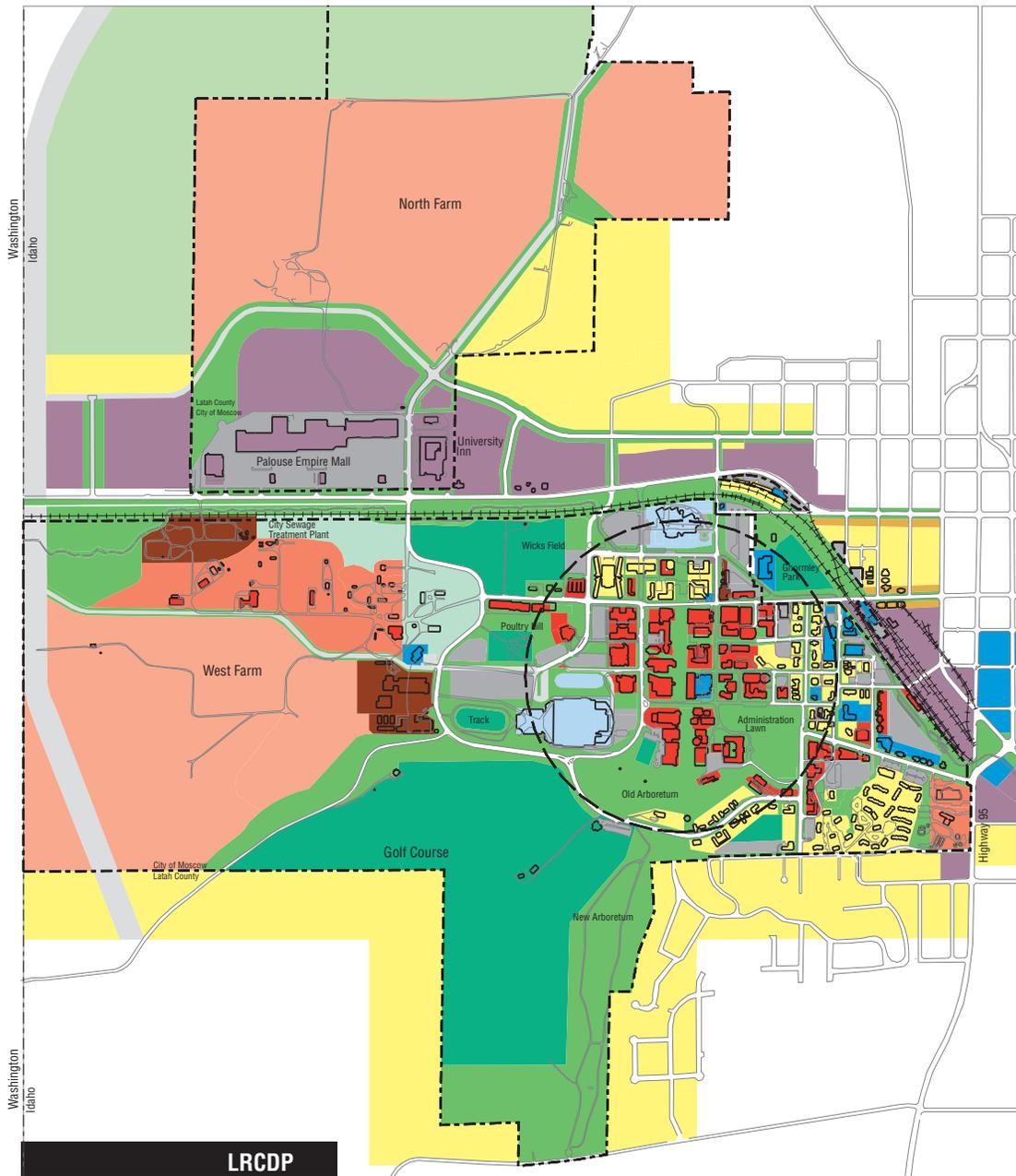
More than a dozen land-use types characterize the campus as it exists today:

- academic uses;
- athletics and recreation uses;
- traditional agricultural uses;
- housing, transportation/parking uses;
- campus and community service operations; and
- open spaces of all types.

In the future as new programs are added, as others are changed or as UI decentralizes selective programs to locations throughout the state, the proportions and mixes of these land-use categories will be altered. The close cluster of buildings that comprise the central academic core will become somewhat denser over time. This increased density will allow the campus enrollment to reach 15,000-17,000 students before new clusters of buildings are needed in areas beyond the central area. Reserves of land have been identified to accommodate future growth beyond the carrying capacity of the central campus areas. Historic agricultural lands with classic Palouse barns will be protected in the future along with high value agricultural and forestry lands central to the land-grant programs UI offers in Moscow. In the prestigious historic core of the original campus, use changes will be accompanied by restrictions and standards to protect and enhance this district as a whole.



# LAND USE



## LAND USE PLAN

Figure V - 2

### Legend

- |  |   |
|--|---|
|  Academic/Administrative                |  Agriculture                         |
|  Academic Research/Outreach             |  Maintenance Operations              |
|  Campus Reserve                         |  Parking                             |
|  Housing                                |  Transportation                      |
|  Campus & Community Services            |  Commercial                          |
|  Athletics, Recreation & Special Events |  Housing/Commercial                  |
|  Designated Open Space                  |  Housing/Campus & Community Services |
|  Recreation                             |  Ten Minute Walking Radius           |
|  Historic Farm                          |  University Property Boundary        |



# LAND USE



Optimizing land use involves distinguishing between campus “core” functions and campus “periphery” functions as well as committing to a pedestrian-oriented campus and the system of “signature” open spaces that grace the campus. The core and periphery functions will be located physically and clustered within the campus environment according to patterns of use, access needs, adjacency requirements, and expansion potential.

Core functions are those activities, programs, and uses for which a student or faculty member needs convenient, direct access on a daily or weekly basis. These uses need to be clustered “close in,” easily accessible for persons on campus during the course of a normal week. Examples include, academic and research uses, student business functions, student study areas, and academic program and support services.

Periphery functions are those activities, programs, and uses for which access is generally required on a less frequent basis by the university community. These uses also include services that “reach out” to visitors, friends, and prospective members of the university community and the Moscow region. Examples include the Student Union Building facility services, parking services, visitor information, Alumni Center, Business Technology Incubator and Arts Center.

A mixing of uses to create more integrated districts rather than separating according to uniform uses, will characterize new and redevelopment areas in the future. Examples include introduction of academic uses within housing districts, and lounges and satellite food service areas in academic facilities.

## Objectives

- Ensure priority for most academic and research facilities in the core of campus in alignment with the Strategic Plan by:
  - reserving future building sites in the academic core for strategic academic and research facilities;
  - locating most non-academic uses outside the academic core;
  - carefully stewarding agricultural, forestry, and rural uses at the periphery of campus, balancing traditional and new needs.
- Integrate core land uses to increase convenience for students, faculty, and staff by:
  - fostering integration between academic, student service, and residential land uses;
  - locating groups or units with related clientele in proximity to one another;

# LAND USE

- fostering integration between residential and recreational uses.
- Convert non-academic or surplus lands and facilities to alternate academic/research uses as needed by:
  - relocating facility administrative facilities west of Perimeter Drive;
  - renovating the Administration Annex into the College of Business and Economics;
  - relocating some administrative functions to the SUB, to the Continuing Education Building, Morrill Hall and the Administration Building;
  - relocating close-in family housing to satellite locations as requirements for core land emerges;
  - converting areas within the residential district to academic and support spaces (e.g. Shoup Hall and the Alumni Residence Center, Park Village).
- Concentrate multiple-use and mixed-use facilities in key locations in the core of campus as well as at the periphery to support high-concentrations of general use needs by:
  - completing the Teaching & Learning Center Complex;
  - redeveloping the Student Union Building to house enrollment and student service centers;
  - developing the Student Recreation Center to support student life and wellness programs;
  - initiating mixed-use laboratory buildings in the core.
- Recognize the reciprocal relationship between land uses, transportation systems, and the natural terrain by:
  - locating the major parking resources at periphery locations to protect the concentrated pedestrian use of the core of campus. (e.g. residence hall parking, Kibbie parking; Sweet Avenue parking);
  - developing an intra-campus transit/shuttle system with stops at key locations in relationship to major land-use areas;
  - encouraging increased use of bicycles and pedestrian travel modes to and from campus;
  - utilizing open space, terrain and vegetation patterns as natural determinants when establishing new systems or zones.



# TRANSPORTATION & PARKING

## Goal

**Strengthen and expand transportation and parking systems for safety and convenience.**

## Discussion

The LRCDP goal to strengthen and expand transportation and parking systems for safety and convenience of the university community is integrally linked to the LRCDP goals for land use, a compact academic core, and open space as a signature element of campus. These combined goals in turn support the UI Strategic Plan vision to provide a residential campus experience.

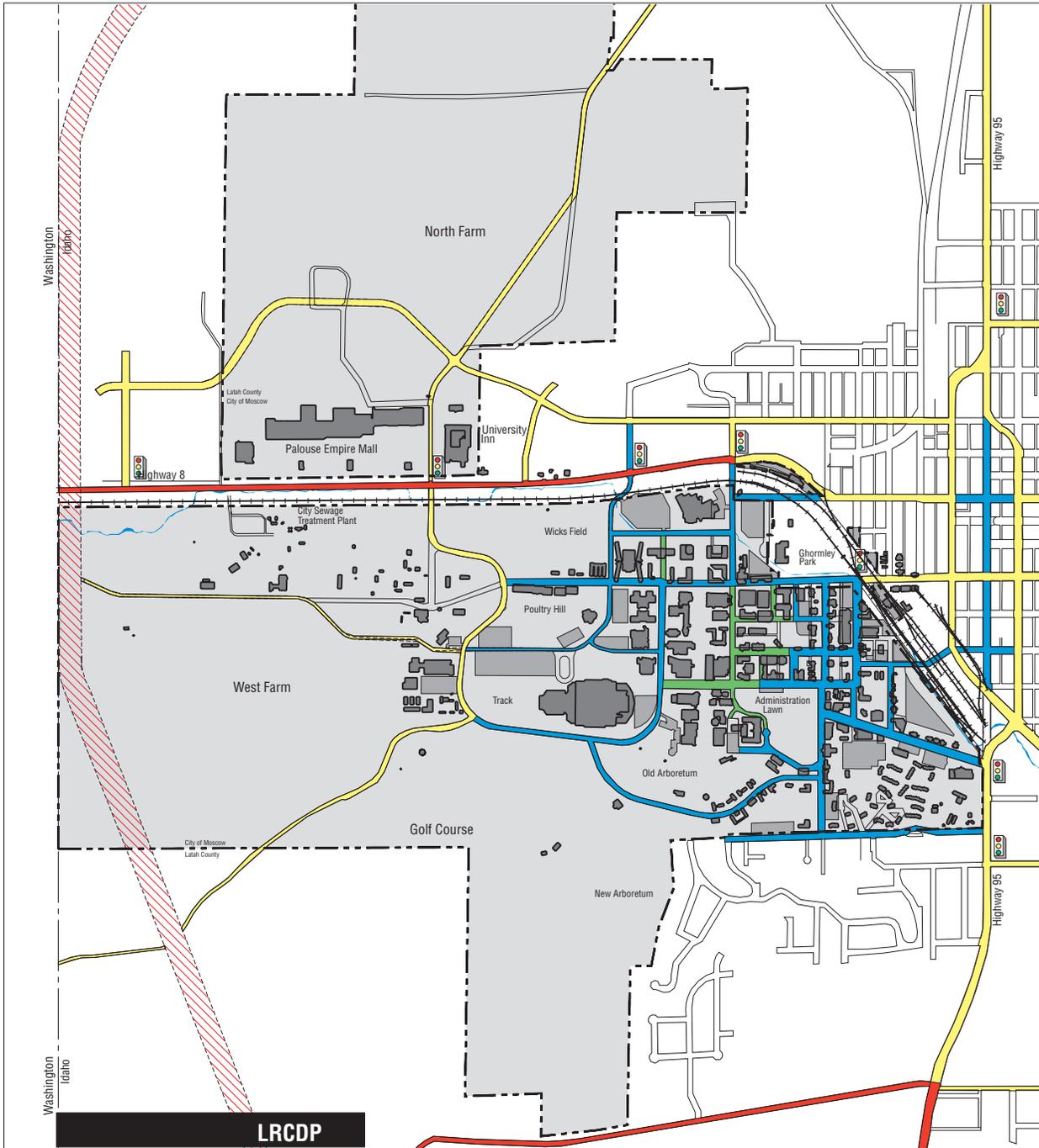
The transportation goal of the LRCDP is to enhance the safety of the university community while providing choice and convenience. Transportation systems enhance the quality of life on campus and in the surrounding community by supporting and balancing multiple modes of transportation that move people effectively and safely.

The transportation systems of the University of Idaho and the surrounding community of Moscow are, by their very nature, extensions of each other. They must be well integrated, continuous, and mutually supportive. The university recognizes its responsibility within the overall city and regional transportation system. Transportation decisions made by the university must be weighed for their effect on safety, traffic flow and access, parking convenience and circulation to and from the city.

## Objectives

- Effectively integrate the LRCDP Land-Use Plan with the LRCDP Transportation Plan for improved convenience and accessibility by:
  - relocating several administrative and business units to the edge of campus;
  - reducing unnecessary through traffic by placement of major new parking areas;
  - creating new parking lots near Line Street at the Student Recreation Center site south of Highway 8;
  - developing new parking on the Sweet Avenue site at Highway 95;
  - expanding parking services and facilities for persons with physical disabilities;
  - expanding paving of the unfinished lot west of the Kibbie Dome.

# TRANSPORTATION & PARKING



## TRANSPORTATION PLAN

Figure V - 9

### Legend

-  Proposed Arterial By-pass
-  Principal Arterial Street
-  Minor Arterial Street
-  Collector Street
-  Campus Walkway/Service Access
-  Parking
-  University Owned Property
-  Traffic Light



# TRANSPORTATION & PARKING



- Effectively blend the university's transportation systems (vehicular, bicycle, and pedestrian) into the surrounding community systems by:
  - participating in Pullman/Moscow Corridor and Hwy 95 bypass plans to ease safety and congestion concerns, and to ensure appropriate protection of UI interests;
  - completing the "A" Street extension north of the Palouse Empire Mall;
  - making a vehicular connection of Greenhouse Drive to Peterson Street at Highway 8;
  - creating a bike path/linear park in the railroad corridor from Line Street to Perimeter Drive;
  - developing a bike path/linear park at Sweet Avenue and northeast of St. Augustine's Center;
  - constructing a sidewalk on Highway 95 from Sweet Avenue to Taylor.
- Treat the streets on campus as local collector streets rather than as regional or city arterials thus placing a priority on safety for the university community and for recognizing the unique character of campus by:
  - creating "boulevard" developments with tree plantings on selective entry streets (Sweet Avenue, Line Street, Perimeter Drive);
  - mitigating or eliminating unnecessary through truck traffic on Blake Avenue/Nez Perce Drive and Perimeter Drive.
- Retain currently open streets for through traffic, while seeking to calm and moderate any through traffic on campus streets for appropriate safety, speed, load limits, and volume by:
  - designing traffic calming devices for Sixth Street from Deakin to Perimeter;
  - restricting through truck traffic on Nez Perce and Perimeter;
  - developing and enforcing service and delivery and truck routes on campus streets and walkway systems.
- Support community-based mass transit where feasible, appropriate, and cost effective, and link it effectively with campus shuttle systems by:
  - developing innovative shuttle buses to and from the east and west campus parking resources to the core of campus;
  - connecting campus systems effectively to other transit options external to campus.

# TRANSPORTATION & PARKING

- Develop alternatives to traditional, single occupancy vehicles as the primary means of transportation access to campus by:
  - expanding bicycle parking options, including covered bike parking and lockers;
  - encouraging car pooling and/or van pooling;
  - providing on-demand transit service for late-night use;
  - developing incentives for students to leave cars in assigned areas or where feasible, at their Moscow place of residence.
- Expand the opportunities to attract new resources to improve campus transportation systems, traffic flow, safety and user convenience by exploring use of new revenue streams from:
  - city, state, and federal fund sources;
  - ITD sources;
  - parking rate adjustments;
  - permits and meters.



# OPEN SPACE

## Goal

**Preserve and enhance campus open space and landscape as a signature characteristic of the University of Idaho.**

## Discussion

UI's legacy of premier open space was created during the earliest years of campus development. Today the beautiful setting amidst expansive rural fields and campus green areas supports the vision as a university of choice in the West for high-quality and innovative undergraduate and graduate degree programs, inter-disciplinary learning, and a residential campus experience.

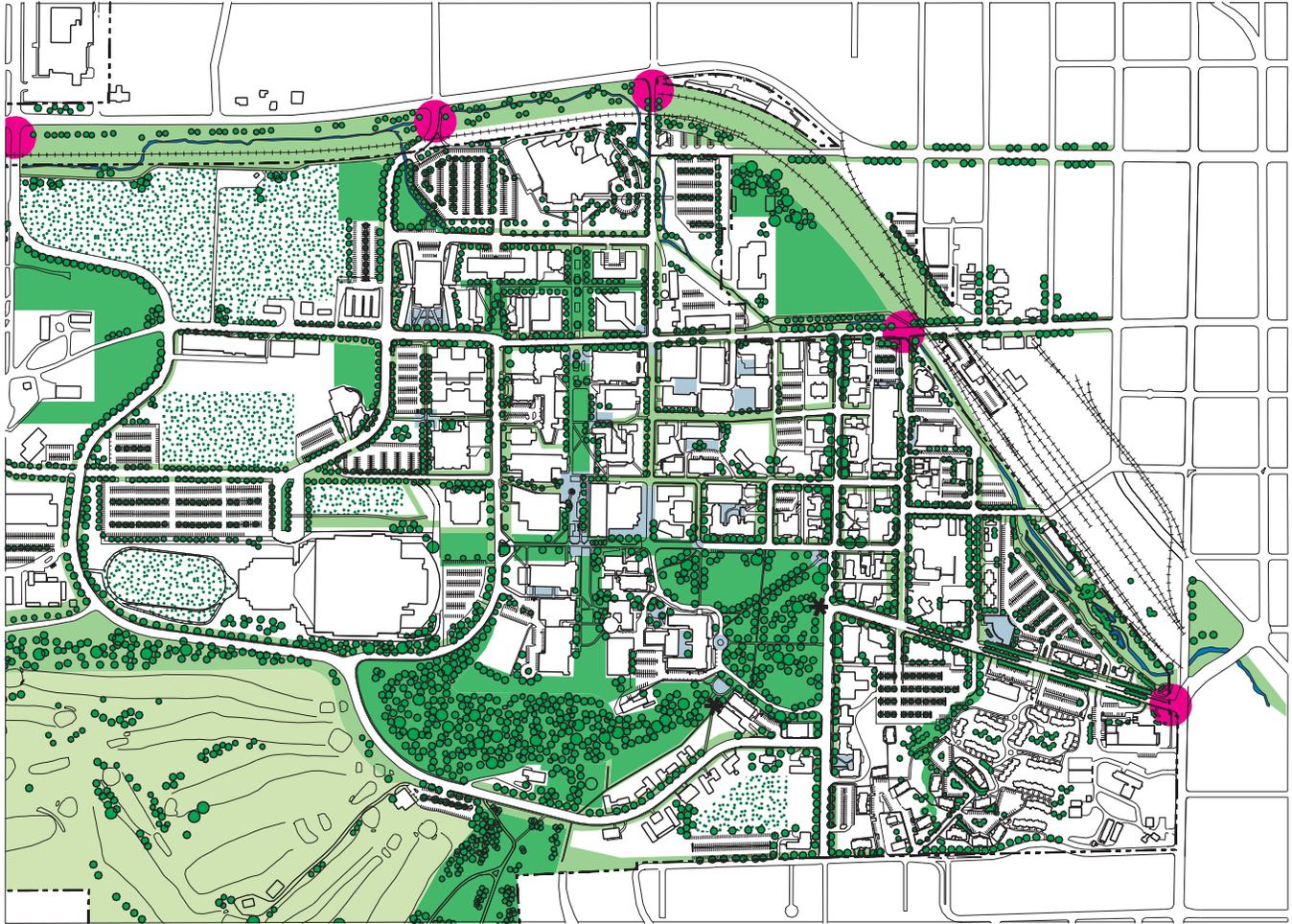
The university's physical environment is one of its greatest assets. Its location, in the rolling Palouse hills, between prairie and mountains, lends a unique form to the natural setting of campus. The surrounding rural and agricultural land uses and the pleasant scale of the city of Moscow enhance the natural setting. The 110-year history of the campus has brought many positive enhancements to the natural campus landscape, from the Administration Lawn, and the original Olmsted plan for campus to the Shattuck Arboretum, and the new UI Arboretum and Botanical Garden. The natural, historical, and designed elements together form a unique and beautiful open space framework that characterizes the University of Idaho and is regarded as a unique signature for campus.

A campus is more than just its buildings and its rooms. The exterior campus, with its overall physical setting and its variety of spaces, constitutes the "fabric and connective tissue" that holds the buildings of the campus together. The exterior environment defines a special character of the campus that enriches the experience of the UI for its residents and guests. Many of these campus elements will endure as a heritage for future students, faculty, and staff. Some will be modified and developed over time so that each succeeding generation can leave a positive mark on the campus.

An attractive campus environment promotes recruitment and retention, and provides physical, social, psychological, educational, and aesthetic benefits. Careful development screens noise and unsightly visual elements, softens architecture, directs circulation, protects from wind, sun and rain, and provides settings for formal and informal academic and social interaction, play, and recreation. The psychological benefits include capacity for refreshing and restorative experiences. The educational benefits include opportunities for outdoor classroom settings and outdoor labs for studying horticulture, botany,



# OPEN SPACE



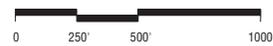
**LRCDP**

## OPEN SPACE FRAMEWORK

Figure V - 5  
Legend

- Dedicated Open Space
- Connecting Open Space
- Plazas, Terraces, & Courtyards
- University Golf Course
- Major Campus Gateway
- Playfields / Recreation
- University Property Boundary
- ✱ Historical Marker

Note:  
Actual configuration of plazas, terraces and courtyards to be determined at the project level.



# OPEN SPACE

and landscape design. The aesthetic benefits of UI's signature landscape include enriching everyday experiences of campus and treasured memories of campus as a special place.

## Objectives

Objectives and implementation/action strategies for preserving and enhancing UI's open spaces and landscape include:

- Maintain and create a variety of open spaces across campus by:
  - providing both “natural” and “urban” open spaces;
  - providing both active spaces and passive spaces;
  - providing large, intermediate, and small-scaled open spaces.
- Maintain a balance of large open spaces and more dense built-up areas by:
  - preserving existing large open spaces such as the Administration Lawn, the arboreta, the playfields, and historic portions of the West Farm;
  - limiting density in areas of campus where a more intense land use is needed to a maximum of 33 percent coverage of building footprint to surrounding open space.
- Expand the open space framework by:
  - extending the central academic mall to the north into residential/recreational areas;
  - extending the landscape framework west into areas where future building sites are required.
- Develop and implement design standards to ensure consistency across campus in use of materials and design elements employed in open space developments by:
  - standardizing site furniture selection across campus for elements such as benches, chairs, tables, kiosks, emergency phones, trash receptacles, smoking urns, and planters;
  - adopting a broadly-defined plant materials list for campus.
- Strengthen and increase efforts to support student-oriented campus elements by:
  - identifying, standardizing and making an inventory of campus lighting, signage, interpretative markers, and other security measures and following these during developments.



# OPEN SPACE

- Increase campus-wide tree plantings, especially street tree plantings by:
  - identifying and making an inventory of all tree plantings across campus;
  - creating a tree replacement plan for aging, diseased, and damaged trees;
  - planting street trees along Nez Perce Drive;
  - planting street trees along Perimeter Drive;
  - planting trees along Hello Walk on the Administration Lawn to replace aging trees.
- Develop greenbelts and linear parks along campus edges and transition zones in collaboration with the City of Moscow by:
  - developing transition zones that connect and integrate effectively with adjacent areas;
  - actively participating in city committees involved in enhancing these areas.
- Develop riparian and natural habitats as part of the open space framework by:
  - realigning and re-landscaping the Sweet Avenue reach of Paradise Creek;
  - rerouting and re-landscaping the reach of Paradise Creek from Line Street to the Greenhouse Drive “extension”;
  - working collaboratively with non-profit agencies and natural resource classes to implement relevant projects in the campus landscape.
- Develop and implement standards and methods for selecting, installing, and maintaining art in open spaces.



# COMPACT ACADEMIC CORE

## Goal

Maintain and strengthen a compact, pedestrian priority academic core.

## Discussion

Since the early 1980s, the University of Idaho has developed its academic core as a pedestrian priority district in order to create an atmosphere more conducive to the scholarly purpose of the institution. A compact academic core supports undergraduate and graduate instruction by concentrating academic functions and key support units in a central area. It supports interdisciplinary learning by facilitating opportunities for students and faculty in various disciplines to meet, interact and learn from one another.

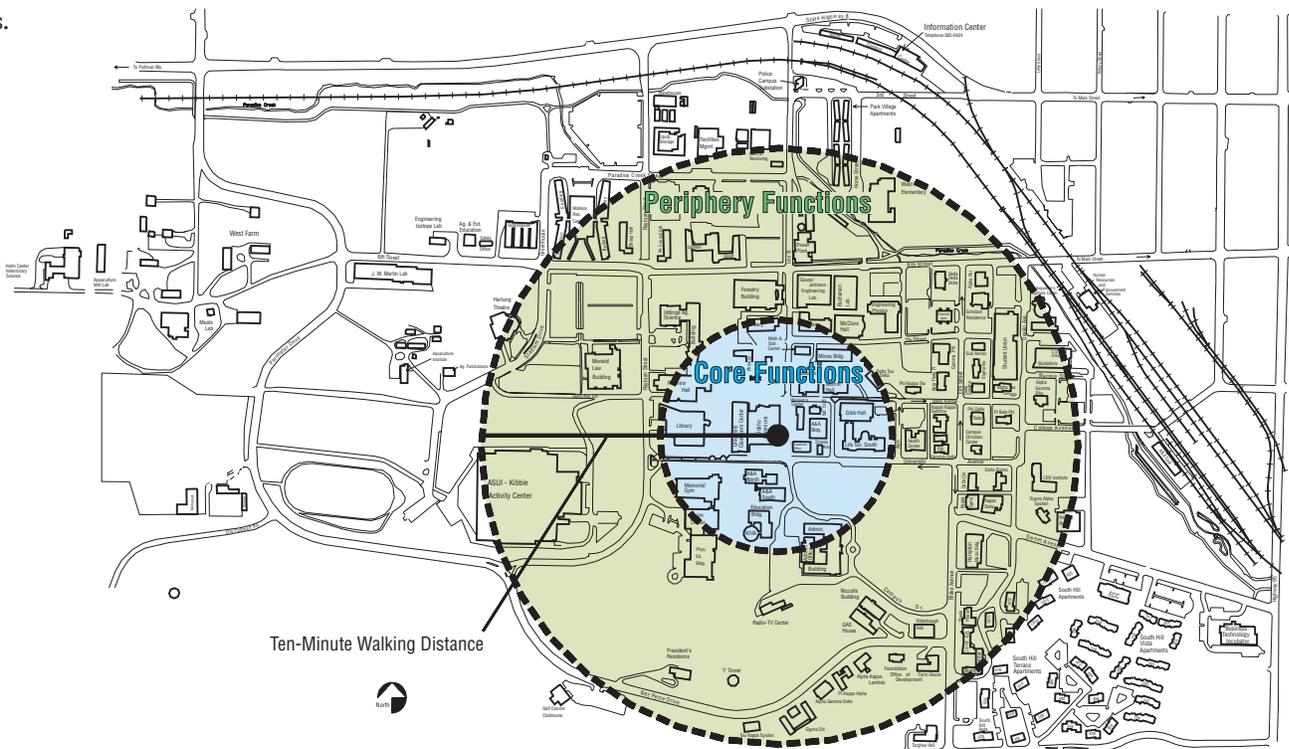
Maintaining a compact, pedestrian-oriented academic core optimizes land use, produces economic benefits, enhances campus aesthetics, and preserves surrounding open spaces and recreational lands.

In economic terms, a compact academic core reduces the cost of development by shortening the lengths of utility systems and infrastructure support features. By selectively increasing the density of the built environment in the central campus area, the value of these hidden systems becomes evident via lower project costs and lower utility costs for new buildings added within the core.

### DEFINITIONS

**Core Functions:** are those programs and services for which a student, faculty, or staff member needs convenient, direct access on a daily or weekly basis.

**Periphery Functions** (within ten-minute walking distance): are those programs and services that are used less frequently by the university and community population during the semester or on an as-needed basis.



# COMPACT ACADEMIC CORE

A compact academic core fosters a safe, pleasant, walking environment, scaled to the pedestrian, where most destinations are within a five-to ten-minute walk. Open spaces are appropriately scaled — some small, others generous, some more urban in character, others more natural — enabling students, faculty and staff to fulfill academic purposes or find social interaction, relaxation and recreation.

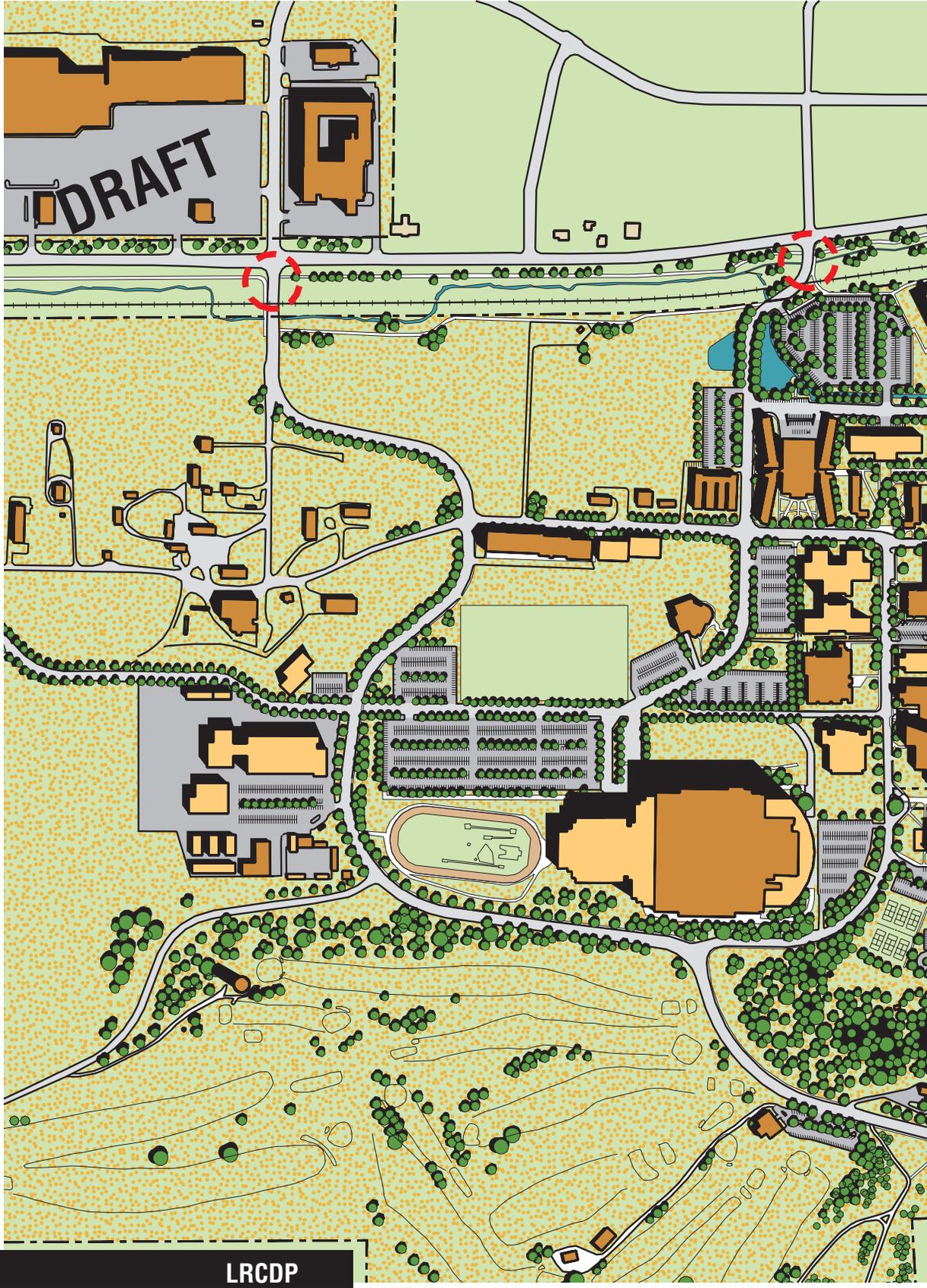
The consequences and implications of continuing a compact and pedestrian-priority academic core require attention to traffic management, parking, ample pedestrian malls, bike paths, open space expanses, and linear greenways. Access requirements for disabled patrons, for service and delivery functions and for emergency vehicles must be accommodated. As parking is shifted to the edges of the denser interior campus center, a campus shuttle system, good bicycle facilities, sheltered arcades and porches and generous, safe walkways throughout the restricted access area assume high priority.



## Objectives

- Construct new buildings on designated “in fill” sites by:
  - balancing the size of the new construction to the size of the designated parcel and its need for future expansion;
  - positioning new construction to optimize shared patterns of use with related facilities and needs for vehicular access;
  - reserving key locations for expansion of adjacent programs/disciplines.
- Convert non-academic or underdeveloped land to academic/research/service land uses as needed to achieve strategic priorities and balance such changes with traditional land uses, by:
  - increasing density in the academic core selectively according to the LRCDP illustrative plan and district guidelines and standards;
  - balancing needs of construction with protected open space networks, access needs and surrounding facilities;
  - enhancing existing campus open spaces as density in the core increases.
- Concentrate multiple-use and mixed-use facilities in the heart of the academic core of campus to support high concentration of general use needs by:
  - focusing on programs, services, and facilities that have high concentrations of general use or large on-campus populations (e.g. Library, classrooms, central resource services, student program areas);

# ILLUSTRATIVE PLAN





# COMPACT ACADEMIC CORE



- providing general use and informal gathering spaces in central buildings to support interaction among students, faculty and staff (e.g. drop-in study lounges, networked computer stations in academic corridors, group rooms);
- integrating spaces within central facilities for use by a wide range of disciplines and constituencies (open super-computer laboratories, instructional media center, academic programs and services, food outlets, meeting rooms).
- Integrate academic uses into adjacent housing areas to achieve an effective blending of “living and learning” experiences and facility types by:
  - introducing academic offices and instructional facilities into traditional residence halls;
  - locating selective academic programs in close proximity to campus residents taking lower-division courses or participating in theme halls.
- Expand the academic core to the southeast and northwest as growth of the Moscow campus occurs by:
  - anticipating eventual campus growth needs, which may require relocation of some housing, leased properties or traditional pasture land to areas more distant from the campus center to achieve highest and best use practices.
- Provide features and systems in restricted access zones that enhance effectiveness of the pedestrian-priority zone by:
  - installing adequate signage, screened service zones, phones, lighting, kiosks, bike racks and special needs parking areas;
  - regulating service and delivery traffic to mitigate undesired congestion.
- Provide utility infrastructure improvements in the core of campus to support concentrated development by:
  - clustering utilities in shared-use corridors or tunnels where feasible;
  - screening above-grade utility boxes to mitigate unsightly appearance;
  - zoning areas surrounding buildings to accommodate service features and delivery parking;
  - providing ample access points to utilities for repair and renovation;
  - building reliability and redundancy into systems using loops and networks with dual feed capability.

# RESIDENTIAL CAMPUS

**Preserve and enhance the residential campus environment to advance UI's vision/values and to support the Strategic Plan.**

## Goal

Several aspects of campus life contribute to the total environment in which the University of Idaho's mission is fulfilled. Academic, cultural, social, recreational, and physical characteristics enrich campus residential life for students, faculty, staff, and visitors to UI.

## Discussion

Evolution of the University's physical development planning process during the 1990s produced an integrated set of residential facility and campus development initiatives that helped focus and define "the living-learning residential campus environment." The resulting series of projects and development features include centers for reinforcing UI's shared social, academic, recreational, and cultural life that, when completed, will strengthen our common sense of community, heritage, and place.

Campus development features will enhance UI's image, attractiveness to students and life-long affiliations with friends and alumni. Facility projects over the coming years include: Teaching and Learning Center, Student Recreation Center, Enrollment Services and Conference Center, Student Housing, ASUI/Kibbie Center Addition, Alumni/Welcome Center, and an Arts Center Complex. Exterior campus features that will be developed and strengthened include: campus gateways and entries, exterior signage, tree-lined streets and walkways, interconnected open spaces, unified campus site furnishings (lighting, benches, planters) and art in the landscape.

- Develop facilities to provide inspiring settings for students, faculty, staff, and visitors to share social, recreational, academic, and cultural experiences, by:
  - renovating the Student Union Building as a central facility for student business and enrollment functions, conferences and outreach;
  - collaborating with the State Division of Public Works to design and construct the Teaching and Learning Center (UCC renovation);
  - achieving a new Student Recreation Center complex north of the residence hall neighborhood;

## Objectives

# RESIDENTIAL CAMPUS



- developing multiple phases of campus student housing selectively mixed with academic use areas;
  - renovating and expanding the Kibbie East End for intercollegiate athletics and general facility support;
  - enhancing existing outdoor recreational/athletic fields and constructing a new complex north of the Kibbie Center;
  - developing an Alumni/Visitor Center and Arts Complex on the Sweet Avenue site at the southeast entry to campus.
- Enhance key campus development features to strengthen UI's image, life-long affiliations with friends and alumni, and increase the campus attractiveness to prospective students and faculty, by:
- developing major entries at multiple locations where UI receives the majority of traffic onto campus (Sweet Avenue, Line Street, Sixth Street, Stadium Drive Extension, Perimeter Drive);
  - enhancing landscape treatments of open areas that border campus properties;
  - constructing attractive entry and directional signage;
  - introducing art into outdoor plazas, walkways and courtyard settings;
  - featuring selective use of water in the landscape at key locations;
  - developing areas for photos – “at UI keepsakes,” e.g., entry to the Administration Building and Idaho Commons, entries to campus.
- Provide for a range of conveniently located programs and services for UI's diverse populations, both in the campus core and along its edges (periphery), by:
- incorporating additional academic program locations and instructional areas in residential facilities;
  - clustering student business and enrollment-related services at the SUB-Bookstore site – “gateway” buildings at the east-central entry to campus;
  - focus large-audience athletic and multiple purpose events at the Kibbie Center where parking is plentiful;
  - centralize daily-use needs of the on-campus population in the heart of the academic core (Library, general classrooms, Commons).
- Enhance the appearance of campus streets and greenbelts with trees and other attractive plantings, by:

# RESIDENTIAL CAMPUS

- extending tree plantings throughout campus along streets and path systems;
  - “growing more ivy” in a figurative sense to support UI’s lush, park-like residential campus character.
- Restore and preserve unique historic features in the campus landscape by:
- rehabilitating the historic “Old Administration Stairs” and the “I-Bench” with interpretive signage about their heritage;
  - enhancing the Administration Lawn area, named sidewalks and stair entries to this historic preserve.
- Develop wide walkways to foster spontaneous meetings and a friendly, safe, pedestrian-priority campus environment, by:
- enlarging existing concrete pedestrian path systems and completing new segments;
  - modifying bicycle zones to enhance shared, safe pedestrian and bicycle use.
- Enhance campus features that support a safe and secure residential environment by:
- extending outdoor lighting to pedestrian use areas where luminaires are absent;
  - installing more phones in key areas of campus to provide convenience and security;
  - constructing information kiosks at high-traffic pedestrian crossroads;
  - implementing a shuttle system to support the pedestrian-oriented, graciously landscaped character of campus.



# RESIDENTIAL FACILITIES

## Goal

**Develop residential facilities that feature variety and quality of living environments for students.**

## Discussion

The residential experience is a key component of a quality education at the University of Idaho. Quality “living-learning-working” settings in the university residence system and in campus fraternities and sororities will contribute to achieving UI’s strategic goal to become a “university of choice in the West.” By providing enhanced quality and choice in residential facilities and neighborhoods, UI will build upon its tradition of engaging students in a wide variety of campus activities and programs that emphasize institutional values of citizenship, leadership, creativity, and people-orientation. Supportive and integrated housing environments contribute to enhanced learning outcomes for students. Increased student retention is, likewise, an important outcome of satisfaction with learning communities in UI’s housing system.

A comprehensive student survey to assess the role of housing and residential living indicates strongly that housing is a key factor in attracting students to the UI and in retaining students currently attending the university. As enrollment grows and the quality and choice of housing types improves, demand for on-campus housing will steadily increase. Many students will also choose to live in the greater Moscow community. This traditional pattern of selecting housing on and off campus supports a broad definition of a residential campus, where the community and the campus working together respond to a range of housing preferences and needs in support of the fundamental residential character of the university.

## Objectives

- Maintain and substantially upgrade the quality of existing on-campus housing and ensure its responsiveness to a broad cross section of student living preferences by:
  - changing the overall mix and reducing the percentage of traditional dormitory-style rooms;
  - developing amenity features in housing units or clusters in high student demand (larger rooms, semi-private living quarters, room sinks, bathrooms, microwaves);
  - enhancing safety, security, and accessibility features;
  - improving resident comfort and control over furnishings, noise, heat, light;

# RESIDENTIAL FACILITIES

- investing in campus landscape, parking, and open space development in residential districts.
- Create opportunities and dedicated centers for formal and informal learning and teaching in the residence halls and in the primary residence neighborhoods throughout campus, by:
  - fostering increased student-faculty contact, active learning and enhanced interactions in a social context;
  - developing learning centers, faculty offices, and some seminar (mixed use) classrooms in and among residential areas;
  - incorporating theme halls according to demand and program interests.
- Construct new housing to increase options for students from all levels of the general university population, by:
  - providing suite-style rooms, group houses and apartments in residential clusters or neighborhoods;
  - phasing new developments to dovetail with major renovations;
  - using in-fill sites where available to create unique housing;
  - pursuing housing development opportunities in proximity to recreational areas (e.g., golf course).
- Develop additional community space for programs and informal socializing in each residential area by:
  - developing small, medium and large lounge/study/outdoor gathering areas for each living group cluster/hall;
  - providing enhanced study and learning labs for residents;
  - showcasing special purpose areas near high traffic public spaces (inside and outside).
- Strengthen the character and attractiveness of the residential campus neighborhoods, by:
  - introducing academic and recreational facilities and selective retail outlets into residential “villages”;
  - strengthening the linkages from campus residential districts to the academic core and nearby commercial areas;
  - developing outdoor areas (decks, patios, barbeque/picnic sites) in proximity to central lounges;
  - incorporating into neighborhoods a greater mix of uses that respond to student needs.
- Explore development of collaborative housing partnerships with the private sector on campus land and/or in areas that lie in close proximity to the campus by:



# RESIDENTIAL FACILITIES

- assessing availability of land in which housing would be an attractive and desirable use;
  - cultivating partnerships with the City of Moscow and/or private developers to increase choice in housing;
  - exploring feasibility of innovative financing/development strategies.
- Discontinue use of housing that is no longer feasible to maintain or renovate, or is required for other campus expansion by:
    - razing Park Village apartments;
    - converting Alumni Residence Center to academic uses.
  - Seek supplementary sources of revenue for housing enhancements to keep rental rates less than or comparable to market housing by:
    - selectively pursuing private fundraising;
    - seeking foundation grants or state support for learning spaces;
    - developing selective retail outlets that contribute services and generate rental revenue in housing areas.



# UTILITY INFRASTRUCTURE

**Provide appropriate utility infrastructure to support accomplishment of the Long Range Campus Development Plan and institutional strategic plan priorities.**

## Goal

As the main campus of the University of Idaho in Moscow grows to support increased enrollment and other initiatives of the university's strategic plan, the campus-wide utilities infrastructure system must also grow and keep pace.

## Discussion

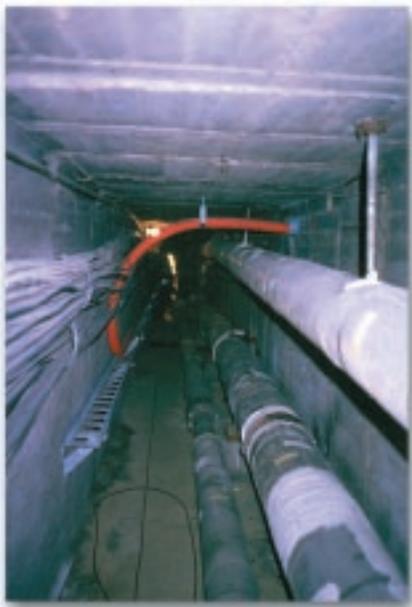
The University of Idaho plans, constructs, operates, and maintains many of its own utilities and infrastructure. Since the university's Moscow campus is a large land expanse located in a rural area, the university cannot depend upon the city, county, or other agencies or districts for most of its utility and infrastructure funding. This makes the university unique among institutions of higher education within the state of Idaho. The university has fiscal and operational responsibilities for steam generation and distribution and electrical energy distribution. It also maintains its own domestic water wells, water storage and distribution of water systems, reclaimed water collection, treatment and distribution, and chilled water production and distribution. Sanitary sewage collection and delivery to the community treatment facility, storm water collection, treatment, and discharge are also part of UI's vast utility infrastructure networks.

Concurrent with fiscal and operational responsibilities for these systems comes responsibility for stewardship of campus assets and responsibility to operate the systems in a manner that ensures the health and life safety of the university community. Planning to provide adequate available capacity to support the university's needs requires timely design and construction of projects to deliver adequate infrastructure capacity. Further, operation of the infrastructure systems in a safe, efficient, and economical fashion are all critical to the support of the vision, goals, and missions of the University of Idaho.

- Extend the system of underground utility tunnels and protected corridors to serve new building and development sites in the central, west, east, and north sectors of campus in accord with the LRCDP Land Use Plan and priority initiatives.

## Objectives

# UTILITY INFRASTRUCTURE



- In partnership with Avista, mitigate against negative effects of unplanned electrical power outages and unsightly overhead lines, by:
  - separating primary feeders to campus from city use feeders where feasible;
  - locating overhead lines into areas clear of trees and other potential overhead interferences;
  - burying new power lines in protected underground encasements in established utility corridors;
  - continually evaluating demand for, and cost of, additional electrical generation (co-gen) beyond the Avista contract limit for UI.
- Make timely investments to preserve and extend basic features of the campus heating and cooling systems, by:
  - providing additional steam capacity in accordance with the adopted capital strategy and LRCDP;
  - constructing two new chilled water production facilities and connecting them into a district system with other existing sites for optimal economy of scale and diversity benefits;
  - renewing the original power plant building(s) to protect its basic condition and the value of the equipment housed in it and to visually unify the separate industrial-style plant additions.
- Work collaboratively with the City of Moscow to achieve a major upgrade to the shared sewage treatment plant, by:
  - seeking innovative, cost-effective ways to reduce capital costs;
  - managing the use of reclaimed water to reduce overall size of treatment plant;
  - separating storm water systems from sanitary sewer systems to eliminate infiltration.
- Achieve the intent of the City of Moscow's adopted storm water ordinance, by:
  - creating additional wetland treatment cells where needed;
  - metering the flow of storm water to ensure that runoff rate is within established limits;
  - aggressively pretreating runoff, especially in parking lots, prior to discharge to Paradise Creek;
  - coordinating campus projects with the Watershed Advisory Group that oversees the regional use of the shared aquifer.

# UTILITY INFRASTRUCTURE

- Increase the use of reclaimed water by extending systems into major irrigation areas to reduce the reliance on domestic water sources, by:
  - adding lagoon storage capacity to serve large fields, park areas and greenbelts;
  - extending the reclaimed water irrigation system to the Administration Lawn;
  - extending the reclaimed water irrigation system to the new soccer and football practice fields.
- Extend exterior lighting systems for streets and walkway/bike corridors to provide a safe residential campus environment by:
  - adding street lights on Perimeter Drive from Highway 8 to NezPerce Drive;
  - adding street lights on Idaho Avenue from Rayburn Street to Perimeter Drive;
  - adding lighting on pedestrian routes out of the Sweet Avenue parking lot into the campus core.
- Ensure that all water systems throughout campus are adequate to meet fire flow adequacy, laboratory water separation and domestic needs.



## Goal

**Enhance space utilization and functionality to provide appropriate facilities in sufficient quantity to support the programs, services and strategic priorities of the university.**

## Discussion

All University of Idaho land, facilities, and buildings exist for the benefit of the university as a whole. Uses change over time and space is assigned and reassigned to meet the overall strategic needs and best interests of the institution. This may include academic space, auxiliary facilities, farms or facilities assigned to intercollegiate athletics. Long-range planning for optimum use of these valuable university assets is a continuing process that has occurred since the UI was founded in 1889.

Within such a framework, new construction, purchase, lease, and rental of buildings and facilities are planned to support and enhance the effectiveness of both specific programs, and the university as a whole.

As a state public institution, the University of Idaho is committed to demonstrating effective use of its space assets. Achieving appropriate utilization levels for instructional space is a goal of the UI. Utilization targets and benchmarks for space types help gain maximum effectiveness and alignment with UI's strategic plan and priorities. The following objectives and process implementation strategies outline plans for this area.

## Objectives

- Implement a systematic process to analyze space use, to optimize existing space utilization, and to predict future space requirements by:
  - adopting a uniform space management process that ensures space use aligns with instructional, research, outreach, and service needs and priorities;
  - developing policies and guidelines for appropriate use of space to optimize utilization of existing facilities;
  - formulating a Space Management Plan integrated with the Strategic Plan, the LRCDP, and the Ten-Year Capital Improvement Plan.
- Strive for the best and most efficient use of existing and future space by:

# SPACE

- conducting space utilization/needs analyses;
  - applying national guidelines and benchmarks;
  - adopting guidelines and standards appropriate to the University of Idaho;
  - reallocating spaces to achieve institutional goals, objectives, and strategic priorities;
  - developing program plans to guide space changes and moves.
- Improve the quality of existing space to facilitate increased functional utilization by:
- renewing, renovating, and remodeling existing space to make it safe, accessible, and functional.
- Reposition departments on campus to optimize access for their constituents by:
- following principles of location based on land-use zones and campus core and campus periphery attributes and program adjacencies (See the LRCDP Goal for Optimizing Land Use);
  - developing underutilized areas of campus.
- Gain the best and most efficient use of existing and future space by:
- using up-to-date comprehensive schedule tools and practices;
  - adopting flexible configurations and furnishing layouts for rooms and buildings.
- Plan and implement moves for programs and service units as part of a planned approach to support the Ten-Year Capital Improvement Plan by:
- integrating moves that support each strategic priority or major facility as part of the total project development process;
  - planning and adopting move proposals via executive-level committees and councils (e.g., Executive Council, Residential Campus Council, Deans' Council).
- Optimize the use of classroom and instructional laboratory space by:
- scheduling centrally all general use space on campus;
  - recoding space via a centralized scheduling system for departmental priority use with general use needs filling voids in the schedule;
  - outfitting space for technology and outreach use, especially for technology-enabled classrooms and academic computing laboratories;



# SPACE

- providing space for a diversity of curriculum delivery styles, (e.g., the Integrated Business Curriculum classrooms or case rooms, multi-purpose instructional laboratories);
- achieving multiple use of spaces, where feasible (e.g., seminar-conference rooms);
- using “economy of scale” considerations to consolidate selected small areas to larger centers (e.g., computer laboratories).



# EFFECTIVE LRCDP POLICIES

**Adopt effective policies, strategies and tools to ensure implementation of the Long-Range Campus Development Plan’s goals, objectives, planning initiatives, and physical development projects.**

## Goal

Successful implementation of the LRCDP relies upon three fundamental principles: a) striving for high quality campus development, b) involving campus constituents in the physical planning process, and c) informing key stakeholders about UI development projects and priorities. The University of Idaho’s Moscow campus has grown and changed throughout the course of its distinguished 110-year history as a public, land-grant institution of higher learning. Strong leadership and visionary thinking helped shape the Moscow campus. However, continuity among comprehensive plans and isolated projects has frequently challenged planners, developers and campus leaders. A conscious effort should be made now and in the future to achieve balance between competing forces and conflicting needs. As a public institution, UI is mindful of its stewardship role to carefully manage and demonstrate accountability for campus resources. Within the fast changing higher education field, the physical development of UI’s campus must respond to multiple priorities and multiple constituencies. The LRCDP is the University of Idaho’s primary policy tool to articulate its strategic planning goals and objectives that provide a unifying framework for physical development for the campus.

## Discussion

The University of Idaho has developed methods and tools to strengthen the implementation process. Several of the primary tools are outlined below.

- Conduct regular briefings with and receive input from representative campus groups, councils, and commissions about implementation of projects and campus developments.
- Develop close ties with UI disciplines involved with planning, design, business, and technology to involve students in campus planning and development projects.
- Publish periodic newsletters, press releases, and electronic messages to inform the public about campus developments.
- Communicate the Capital Improvement Plan annually to inform interested stakeholders of UI plans and projects and tie this plan to the UI Strategic Plan and adopted annual operating and capital budgets.

## Objectives

# EFFECTIVE LRCDP POLICIES

- Provide comprehensive Planning and Design Guidelines/Standards for use by design consultants contracted to add or renovate buildings or change campus features.
- Institute a design review process using external design professionals invited to participate in project reviews and campus district or major infrastructure proposals.
- Develop Project Planning Guides (PPGs) for each major facility improvement or new building project detailing scope, budget and cost information, schedule; PPGs define the links to the UI Strategic Plan and Unit Action Plans and the LRCDP context within which each project is implemented.
- Employ performance indicators and professionally referenced benchmarks or other relevant accountability/assessment measurements to establish needs and demonstrate results of campus building and development.
- Review and update features of the Long-Range Campus Development Plan, Capital Strategy, Space Management Plan, and Illustrative Plan annually in conjunction with the annual Capital Budget Process.



# ACKNOWLEDGEMENTS

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