



Principles & Actions

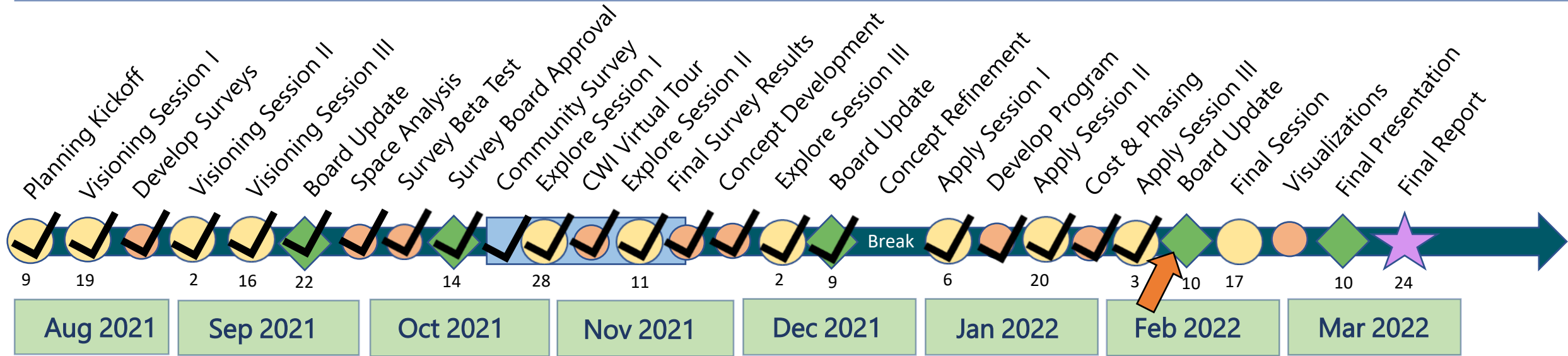
Needs & Phases

Concept Development

Next Steps &  
Discussion

APPLY SESSIONS

CAMPUS VISIONING & PLANNING



**ASSESS**

- Establish Mission
- Identify Partners
- Listen, Research, Survey
- Assess Needs
- Seek Opportunities
- Set Guiding Principles
- Visioning

**EXPLORE**

- Generate Ideas
- Similar Programs
- Identify Needs
- Multiple Ideas
- Evaluate & Refine
- Consensus Building
- Community Outreach

**APPLY**

- Concept Development
- Develop Program
- Estimate & Budget
- Phased Stages
- Design Visualizations
- Submit & Present
- Seek Approval

**PROMOTE**

## ✓ Top Guiding Principles:

- 1) Provide high value, accessible, flexible learning, including online programs
- 2) Maximize the utilization and adaptability of existing learning spaces
- 3) Expand hands-on learning spaces, labs, and maker spaces
- 4) Increase spaces for highest job demands such as health care and STEM
- 5) Establish convenient spaces for student interaction, study, support, and wellness
- 6) Create spaces for industry networking, apprenticeships and workforce opportunities
- 7) Provide cohesive campus environments to foster student community and success

## ✓ Top Actions Items:



# Exploration

## Concept Evaluations / Guiding Principles

When looking at these pathways through the lens of our guiding principle...

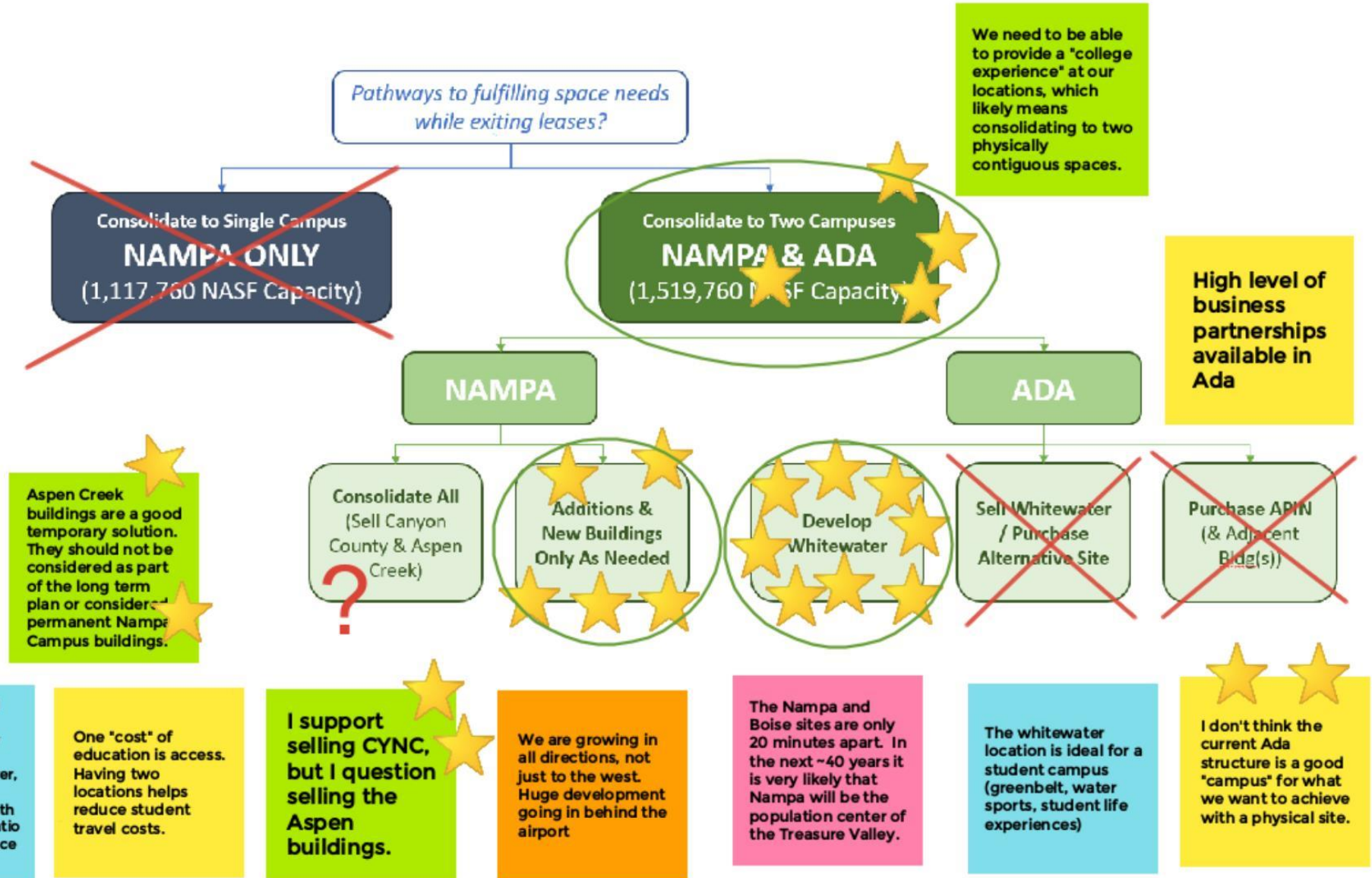
High value, quality higher education,

which best addresses that guiding principle best?

Consider how physical space manifests affordability:

- Does it allow for high utilization and flexibility of space

- Does it eliminate redundancy







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# Recalibrate Space Needs Forecast

Phase 1

Phase 2

Phase 3

## College of Western Idaho

SPACE NEED FORECAST		2028 - 6 Yr Growth (Phase 1)		2034 - 12 Yr Growth (Phase 2)		12+ Years Growth (Phase 3)	
Growth Rate		1%	2%	1%	2%	1%	2%
Projected Space Needs (Net Assignable Square Feet)		27,000 NASF	39,000 NASF	21,000 NASF	34,000 NASF	24,000 NASF	40,000 NASF
Net to Gross Factor Increase (high assignable space)		<u>1.35</u>	<u>1.35</u>	<u>1.35</u>	<u>1.35</u>	<u>1.35</u>	<u>1.35</u>
		36,450 GSF	52,650 GSF	28,350 GSF	45,900 GSF	32,400 GSF	54,000 GSF
Replace Existing Leased/Owned Space		108,290 GSF	108,290 GSF	0 GSF	0 GSF	134,663 GSF	134,663 GSF
<b>TOTAL GSF NEEDED (RANGE)</b>		<b>144,740 GSF</b>	<b>to 160,940 GSF</b>	<b>28,350 GSF</b>	<b>to 45,900 GSF</b>	<b>167,063 GSF</b>	<b>to 188,663 GSF</b>
<b>PROPOSED NEW AMENITIES - PHASES</b>							
Nampa Campus	Willows		3,600 GSF				
	Ag-Horticulture Center		21,000 GSF				
	Ag-Horticulture Facilities (Greenhouses / Maintenance)		15,500 GSF		12,000 GSF		
	New Health & Science Building		45,000 GSF				20,000 GSF
	New Student Success Building		35,000 GSF		20,000 GSF		
	Existing NCAB		*Minor Renovations		*Minor Renovations		*Minor Renovations
	New Long Range Campus Buildings					80,000 GSF	
	Aspen, Admin, Multi-Purpose Facilities		*Minor Renovations			* Consider selling & consolidating	
	New Boise Center		50,000 GSF		20,000 GSF	70,000 GSF	
	Micron Center		*Minor Renovations		*Minor Renovations	*Minor Renovations	
	Canon County Center		*Minor Renovations			* Consider selling & consolidating	
<b>TOTAL PROPOSED NEW AREA</b>			<b>170,100 GSF</b>		<b>52,000 GSF</b>	<b>170,000 GSF</b>	
Under or over proposed target area			<b>9,160 GSF</b>		<b>15,260 GSF</b>	<b>-3,403 GSF</b>	

# Funding Mechanisms

## Sources, Options, Strategies

Health  
Science

### Potential Funding Sources – Phase 1

- **State/ PBF - \$20M** (Assumes support for 3 requested projects)
- **Certificate of Participation (COP) Funding- \$25M**
- **CWI Development Fund - \$10.5M** (Does not completely use all of the fund source. Keep remaining for changes in scope)
- **Main & Whitewater Land - \$15M** (Assumes value from sale or ground lease)
- **Capital Campaign - \$7M** (Assumes multi- year campaign by CWI Foundation)

Boise  
Center

Student  
Success

Ag. & Hort.  
Science

Misc.  
Renovation





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# Optimum Facility Usage

## Updated / Additional Planning Assumptions

### Consolidation to Nampa Campus & Boise Center

**Boise: Focus on Best Development Strategy**

**Nampa: Focus Development to North of Canal**

Approximately 250,000 new NASF needed by 2035 if leases vacated

If replicating Blackeagle's area, the Boise Center would have to provide a minimum of ~68,000 NASF

Current funding requests submitted for Nampa: New Health Science, NCAB Expansion, & Horticulture. A total of ~120,000 NASF



Nampa | 2014 Master Plan

~60,000 NASF unaccounted for in lead up to 2035 space goal... Where might it best be used?

Front and  
convenient

# CWI Nampa Campus

## Concept Options / Evaluation

Student  
Success  
Center first  
you see



Concept 1 . Per Current Funding Request

New Health Sciences

NCAB Addition

Horticulture / Ag Sci Campus



Concept 2 . Creating a Quad

New Health Sciences

New Student Success Center

Horticulture / Ag Sci Campus



Concept 3 . Gateway

New Health Sciences

New Student Success Center at Entrance to Campus

Horticulture / Ag Sci Instructional Space in Modular

In either case,  
need to create  
the sense of  
arrival

As a former faculty-  
I would rather see  
Hort/Ag instruction  
space closer to the  
plantings.

large signage  
that is visible  
from Idaho  
Center  
Boulevard

Empirical research  
over the last few  
decades points to  
creating a sense of  
belonging being the  
single greatest need  
regarding our efforts  
to retain students. We  
need to continue to  
keep this at the center  
of our conversations  
about our facilities.

parking lots can help  
direct access. The  
East and West lots  
would be primarily for  
students and the  
North parking lot  
would be for potential  
students, community,  
etc. (not suggesting  
we enforce this  
concept, just use it for  
signage and

Flagship  
programs  
at the  
forefront

Student Success  
Center is right in the  
middle of the action  
(transit center,  
between buildings,  
etc)

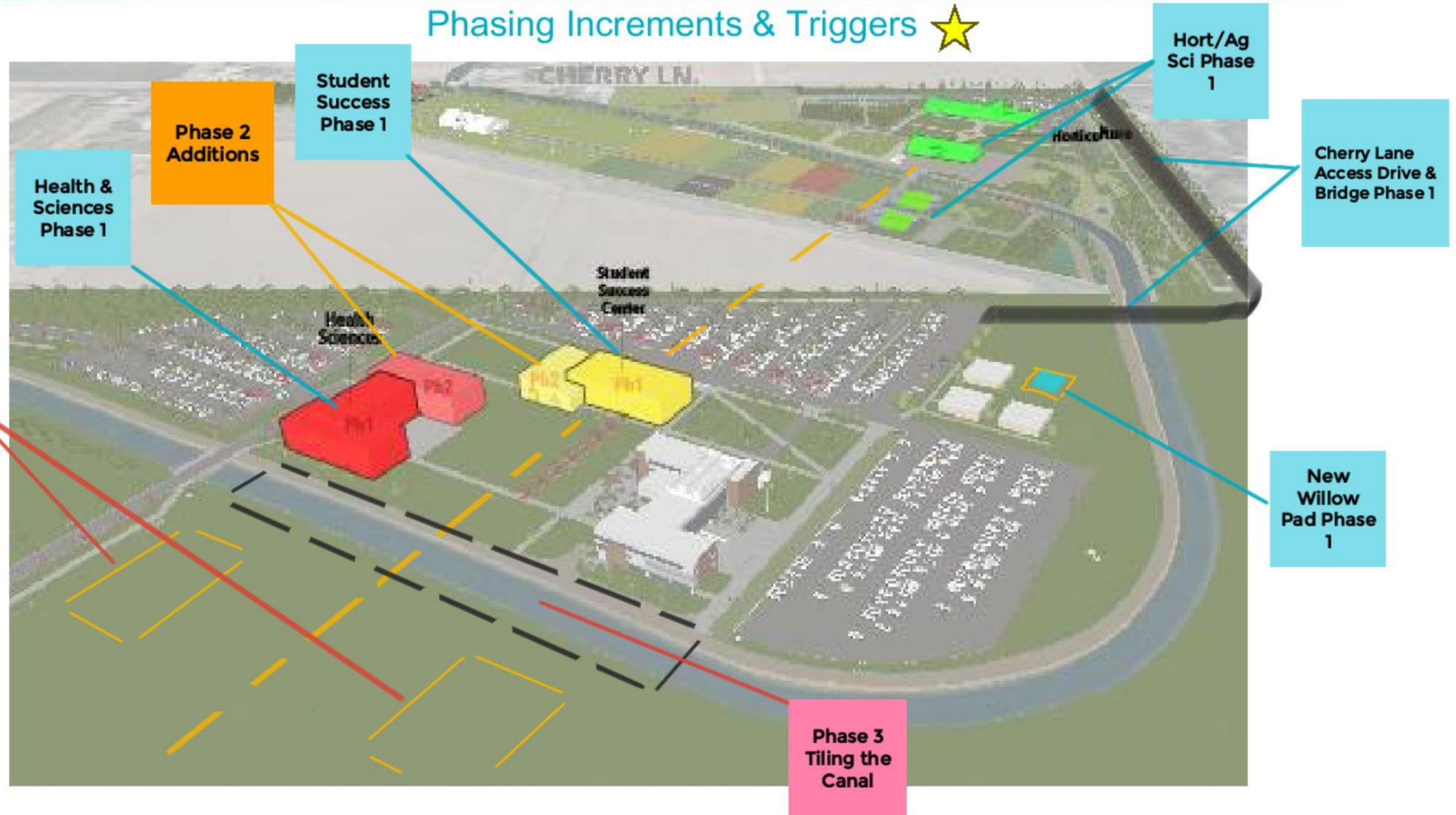
I LOVE the idea of  
creating a quad and a  
separate  
student-focused  
building. It starts to  
make the Nampa  
Campus feel like  
somewhere students  
belong, rather than a  
building in a field that  
student attend class  
at.

Great for  
prospective  
students

preference, but if we  
lack funds I can  
support concept three  
as a stepping stone to  
further  
Horticulture/Ag  
development as funds  
become available. I  
would, however, leave  
the yellow and red  
buildings in the  
orientation noted in

# CWI Nampa Campus

## Phasing Increments & Triggers



Name?  
Health  
Science or  
Health &  
Science



# Building Programs

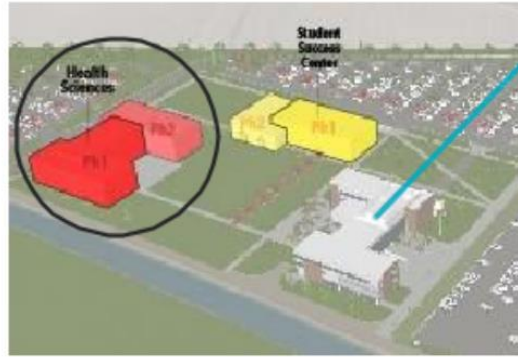
Science  
Labs (+2)  
(Reno)

Computer  
Lab -  
Multiple  
Usage

Teaching  
Studios  
(managed and  
unified)

4.a

## Health Science: 45,000 - 50,000 SF



## Health Science Phase 1: 45,000 SF

Classrooms Needs?

- Welcoming Spaces - Flex group spaces 2,000 SF
- Flex Labs (6) 8,000 SF
- Science Labs + Support (2) 5,000 SF
- Computer Labs / Flex Classrooms (2) 3,000 SF

- Nursing Program 7,000 SF
- Surgical Tech Program 3,000 SF
- Dental Assisting Program 3,000 SF
- ~~EMT Paramedics 2,000 SF (Remain @ Canyon Center)~~

Workforce Development Health 4,000 SF

OTA & PTA 3,000 SF

Practical Nursing 2,000 SF

Canyon Center?

Office & Meeting 3,000 SF

Building Support Spaces 7,000 SF

~~Unassigned Shell Space~~

Hoteling / Space Saving?

## NCAB & Student Center Shared Opportunities

- Computer Labs
- Lecture Hall & Large Classrooms
- Science Labs
- Learning Commons
- Social & Study Spaces
- Student Services & Food

## Health Science Phase 2: 25,000 SF

- Classrooms / Flex Labs (6) 8,000 SF
- Science Labs + Support (2) 5,000 SF
- Exercise Science 2,000 SF
- EMT Paramedics 2,000 SF
- Office & Meeting 2,000 SF
- Building Support Spaces 4,000 SF
- Future Program Growth 3,000 SF

**Naming of Facility - Learning Commons?**



# Building Programs

**Learning Commons - Variety of Spaces**

**What does student centered spaces mean to the students?**

4.a

**Student Success: 44,000 SF**

Shared Spaces

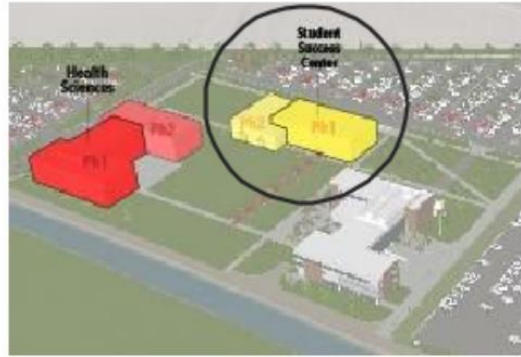
<b>Social Spaces</b> 8,000 SF	<b>Student Services + Office &amp; Meeting</b> 8,000 SF	<b>Learning Commons</b> 8,000 SF	
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<b>Food Services</b> 3,000 SF	<b>Retail</b> 3,000 SF	<b>Event &amp; Instruction (mobile food)</b> 8,000 SF	<del><b>Culinary Programs</b> 23,000 SF</del>
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What does this building do: Centralizing services (Learning Commons and Student Spaces)

Scheduling for shared classrooms / events?

<del><b>Admin</b> 6,000 SF</del>	<del><b>Office &amp; Meeting</b> 4,000 SF</del>	<b>Building Support Spaces</b> 6,000 SF
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## NCAB & Health Science Opportunities

<b>Computer Labs</b>	<b>Lecture Hall &amp; Large Classrooms</b>
<b>Science Labs</b>	<b>Health Spaces</b>
<b>Science Spaces</b>	<b>Classrooms</b>

**Student Success Phase 1: 30-40,000 SF**

**Student Success Phase 2: 25-35,000 SF**

<b>Social Spaces</b> 7,000 SF	<b>Student Services</b> 7,000 SF	<b>Learning Commons</b> 6,000 SF	<b>Conference &amp; Event</b> 5,000 SF	<b>Building Support Spaces</b> 5,000 SF
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I think we might need IT space at Boise. They have some specialized spaces, but those needs often exist for businesses in general, too.

# CWI Boise Center

## Concept Options / Evaluation

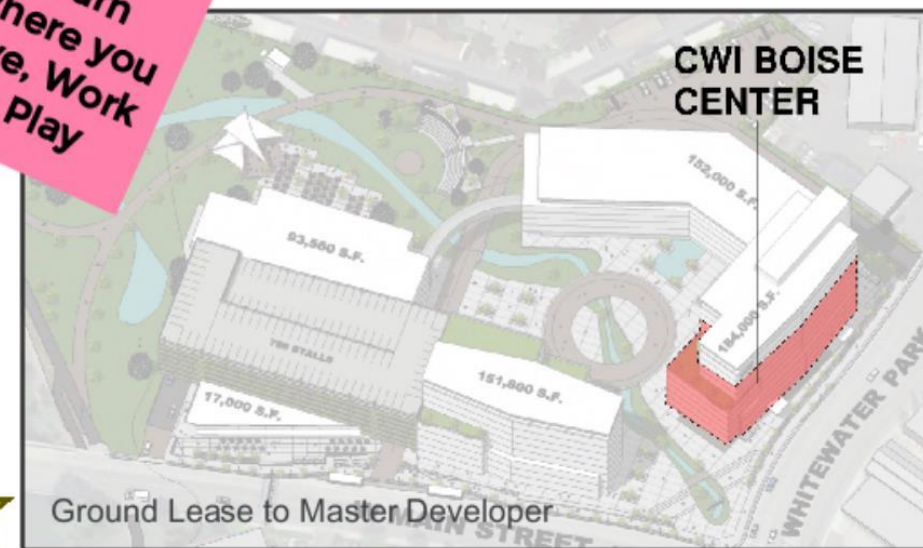
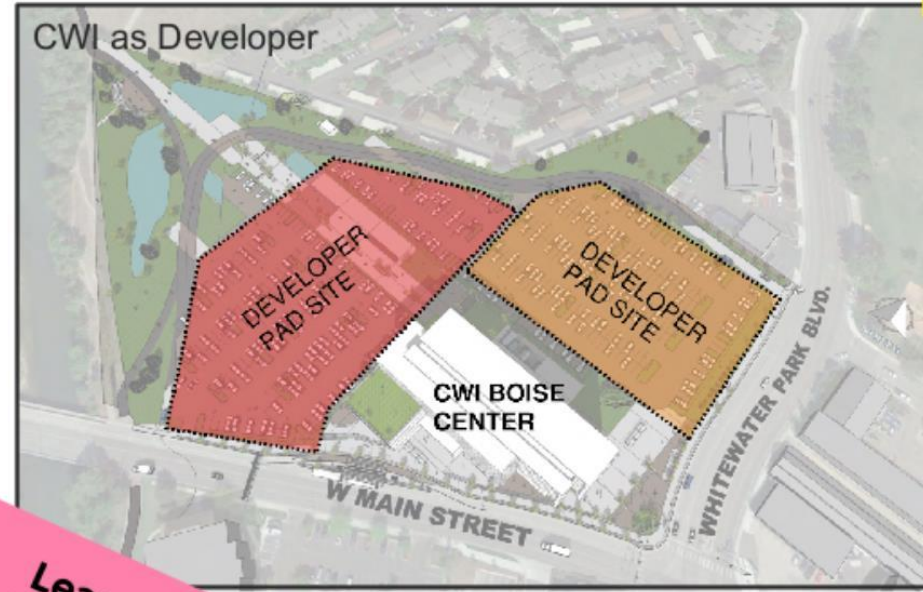
What programs and offerings happen at this site?

I think we need to avoid duplicative space.

Besides displaced Black Eagle uses, what programs / space types best fit?

- ★ ★ ★ ★ ★ **Student Services & Learning Commons**
- ★ ★ ★ ★ ★ **Boise Center, IT, 40,000 SF**
- ★ ★ ★ ★ ★ **Flex Labs**
- ★ ★ ★ ★ ★ **E-sports**
- ★ ★ ★ ★ ★ **Virtual Learning - online, hyflex**
- ★ ★ ★ ★ ★ **Business Community Connections**

Learn where you Live, Work & Play



What outside uses work well on site?

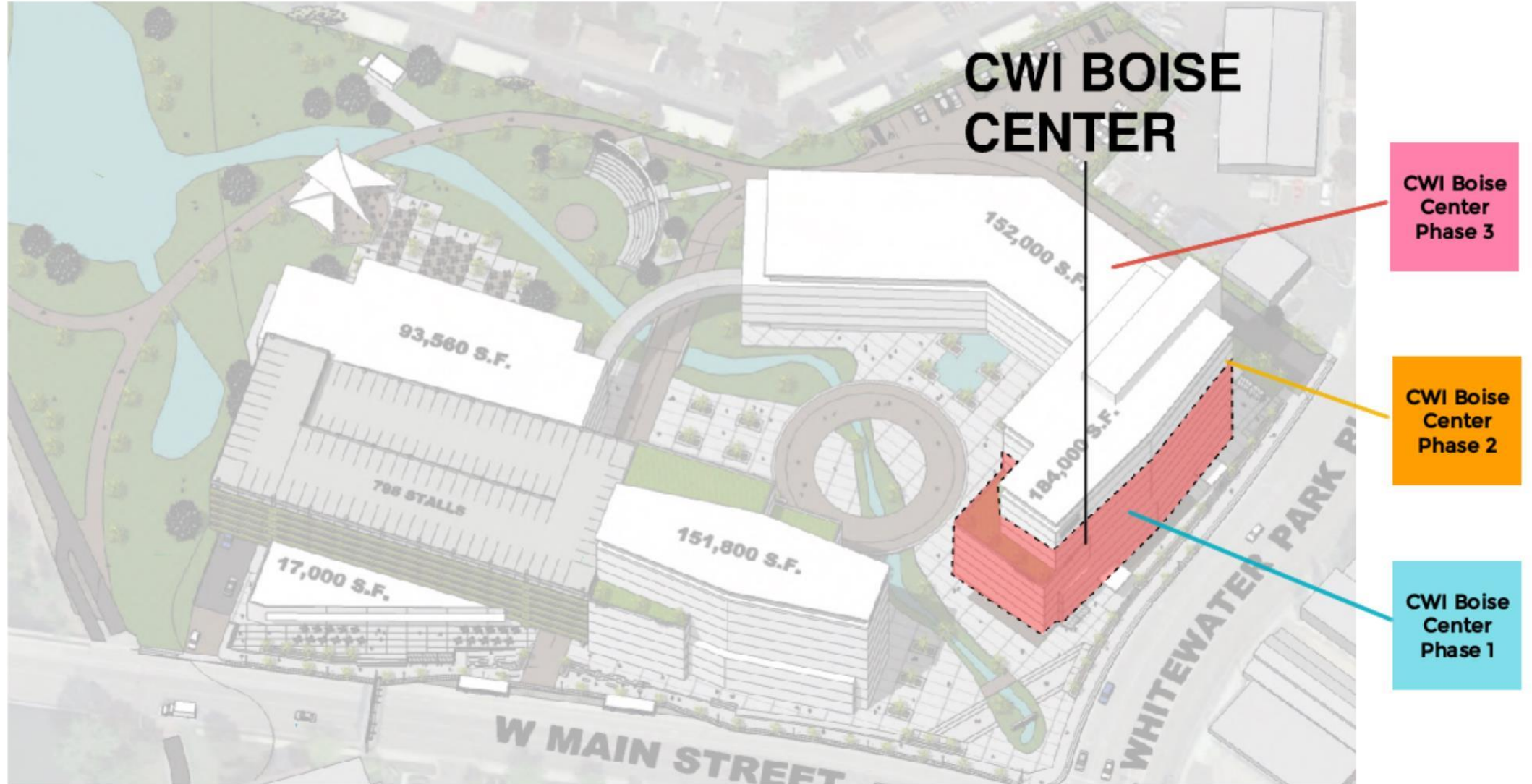
- ★ ★ ★ ★ ★ **Food & Beverage**
- ★ ★ ★ ★ ★ **Business Incubator**
- ★ ★ ★ ★ ★ **Commercial Office = Future CWI Usage**
- ★ ★ ★ ★ ★ **Housing**
- ★ ★ ★ ★ ★ **Event / Conference Space**
- ★ ★ ★ ★ ★ **Entertainment - Outdoor Rec**

Is this really something wanted/needed by students??  
Depending on ownership/control and who lives there, we may have Title IX obligations. From a compliance/reputational standpoint, crimes that occur in those properties would be reportable and may have a reputational impact if we are aware.

Compliance/reputational standpoint, crimes that occur in those properties would be reportable and may have a reputational impact if we are suddenly having to "own" drug violations, Domestic violence reports, etc in our annual crime

# CWI Boise Center

## Phasing Increments & Triggers



Ground Lease to Master Developer



- Defining the Learning Commons
- Tech Forward Vision
- As flexible as possible
- Flexible Meeting Spaces (Tutoring, Support, Study, Etc.)
- 3D Art Studio

4.a

**Boise Center: 70,000 SF**

what do we currently have?

**Classrooms | Flex Labs**  
20,000 SF

Verify current

Connections to Nampa Instruction

**Hyflex Learning Studios**  
4,000 SF

Teaching Studios

~~**Science Labs (Future?)**~~

Online Labs

**Social Spaces**  
4,000 SF

+ Developer Retail  
i.e. Starbucks

**Student Services**  
8,000 SF

**Learning Commons**  
8,000 SF

STEM (Health) Labs for business opportunities

Define and look for high utilized flexible opportunities

**Technology - IT + Cyber Security**  
10,000 SF

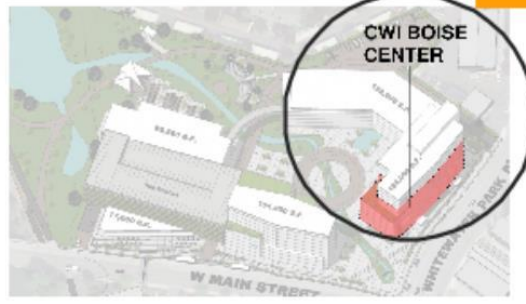
what do we currently have?

**Adult Basic Education & WFD**  
6,000 SF

**E-Sports**  
2,000 SF

**Office & Meeting**  
3,000 SF

**Building Support Spaces**  
5,000 SF



**Boise Center Phase 1: 50-60,000 SF**

What are essential programs and services to start with in phase 1?

Think of this more like an office tower with shared amenities

**Development Shared Opportunities**

- Food Services
- Retail
- Community & Event Spaces
- Business Incubator
- Outdoor Recreation
- Commercial / Business

**Boise Center Phases 2-3: 50-60,000 SF**

**Science Labs**  
9,000 SF

**Classrooms (adaptable)**  
10,000 SF

What about another Center to alleviate this one in the future?

# Optimizing Existing Facilities

## Alternative Uses, Renovation Strategies, etc...



If the Health Sciences building a go, how would could the Canyon County space be re-purposed?

Adult Education and Workforce Development could create a "community" member student space.

**Public Services**

Expansion of Fire and Law Enforcement programs.

Media Studio is currently at CYNC. Moving this to Nampa/Boise would be helpful.



How can the Micron Center be more highly utilized? Could it accommodate other programs?

A designated, enclosed student space (not chairs in a lobby) to build community, allow programming and services, and build cohesion.

Construction Trades Here?



In the existing owned Nampa buildings, what small interventions might improve student experience?

It's common to find "lost" students (new and current) on the Aspen Creek location.

As mentioned earlier, Administration being so far out from students, it's easy for those of us who are not student-facing to lose touch with the student experience.

**Food mfr?**

Construction Trades

**Prox. to Sky Ranch**

We already have childcare operations in the Multipurpose Bldg, it just doesn't offer full-time services.

Child care - one of the greatest needs expressed by our students. There are grants available.

Valuable but complicated.

**Lack of Child Care is a major barrier to student persistence and success.**

Child care complicates our operations

A designated, enclosed student space (not chairs in a lobby) to build community, allow programming and services, and build cohesion.

A food-service option beyond vending.

A number of these small ideas are pretty big. But pretty important.

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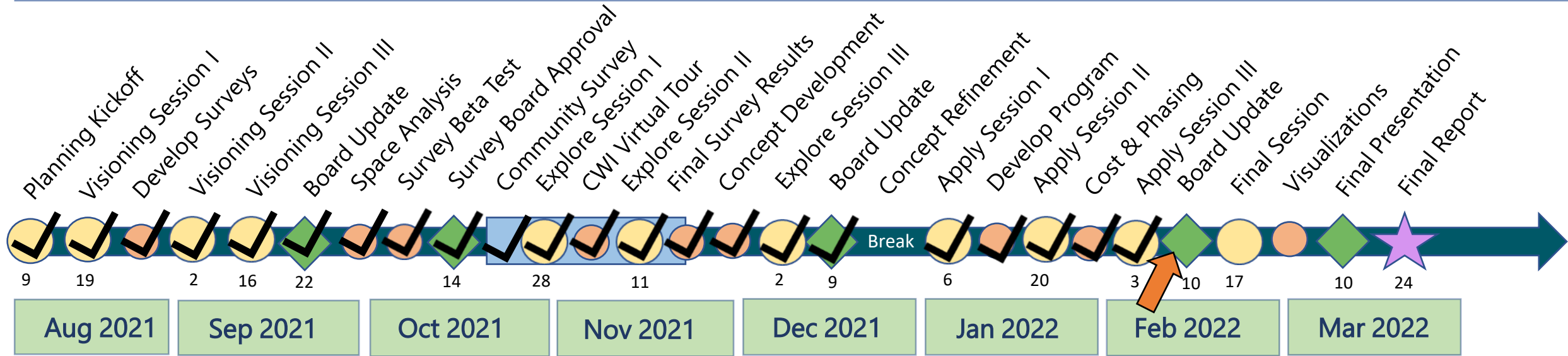
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