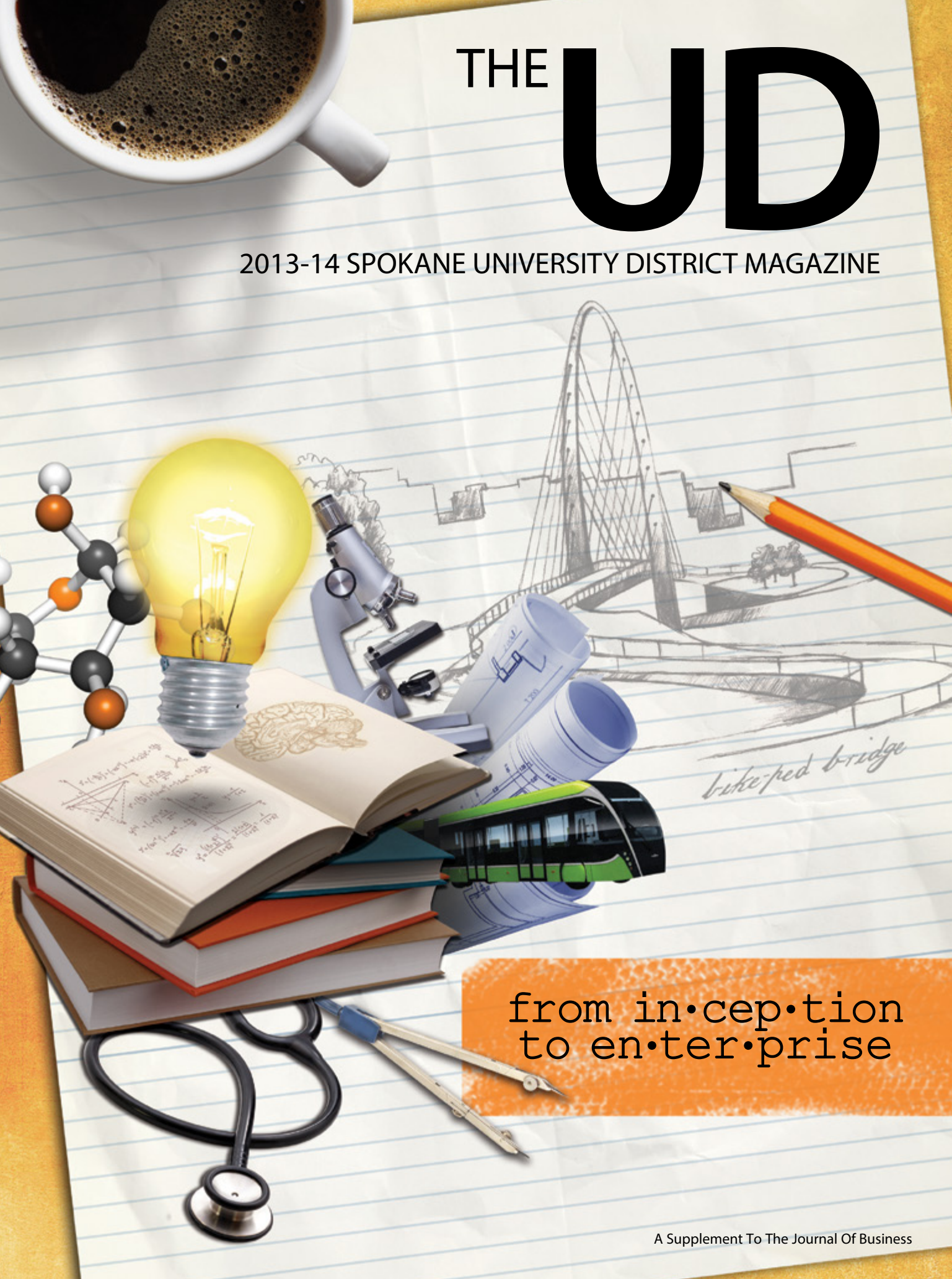


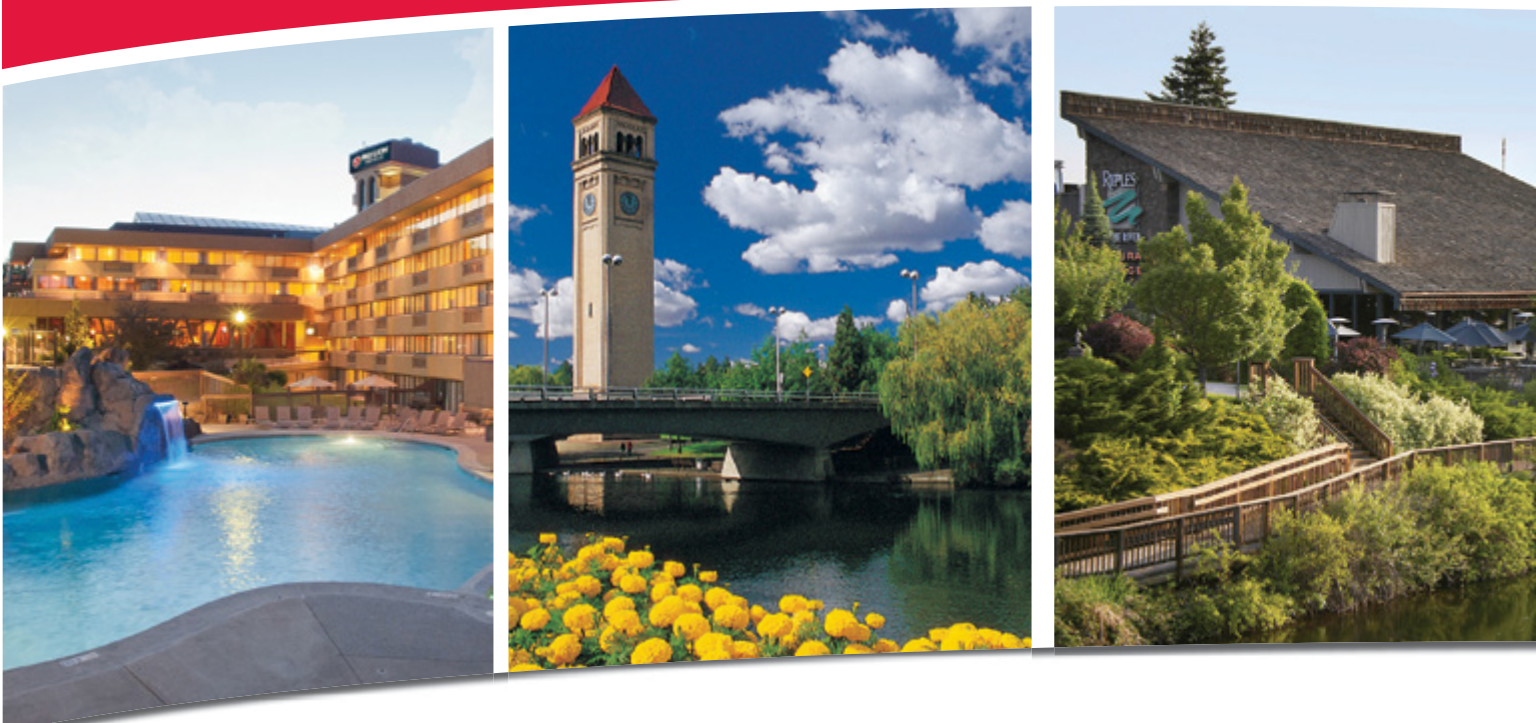
# THE U D

2013-14 SPOKANE UNIVERSITY DISTRICT MAGAZINE



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# Conversations with the Board Leaders



**Mike Livingston**  
UD, Chair of Board of Directors  
Broker, Kiemle & Hagood

Mike Livingston got involved with the University District Development Association (UDDA) in 2008. After serving on a couple of committees, he was asked to provide real estate expertise to the board of directors, and he accepted the position.

He considers the chief benefits of the University District to be the development of a research and development (R&D) life sciences community, providing this region with well-paying, new economy jobs. "WSU is creating a critical mass of life sciences jobs that will drive development of housing, retail and other uses." He sees the University District providing an affordable alternative to Washington's highly-priced Seattle-area bio-tech industry.

"Gonzaga is developing new projects to enhance its campus and community," he continues. "EWU

and Whitworth are providing programs that support a well-rounded educational community—evening classes and adult-learning alternatives."

He's also excited about the transformation of the well-located University District from an under-developed stretch of land to a dynamic, mixed-use neighborhood. "Because it's located close to downtown, close to I-90 and close to residential population centers, the University District will enhance density in the core of the City, thus improving the overall livability of Spokane."

**"The University District will enhance density in the core of the City, thus improving the overall livability of Spokane."** - Mike Livingston

If you ask Mark Richard what excites him most about the University District, he'll describe the full vision—"the full build out of students living, working, learning and enjoying themselves in one of the most beautiful stretches of town along the Spokane River."

One of the reasons he took his job at the Downtown Spokane Partnership was the opportunity to be a part of the University District and all that it entails: education, economic development, community revitalization, connectivity to a vibrant downtown.

He sees the University District connecting education with one of Spokane's largest employment bases: the medical industry. "It will

drive the economy around health care to develop next-generation medical research that serves our community health care needs."

Ask Richard what's next for the University District, and he'll rattle off a list: improvements along Division Street from the I-90 off-ramp to the river, street improvements on East Main and in the south UD, and securing 100% design and right-of-way acquisition for the bike and pedestrian bridge.

**"It will drive the economy around health care to develop next-generation medical research that serves our community health care needs."**  
- Mark Richard



**Mark Richard**  
UD President, UDPDA Board Member  
President, Downtown Spokane Partnership

Since 2006, Steve Trabun has been involved with the University District and currently serves as a member of the Board of Directors for both the UDDA and the UDPDA. Trabun served as Chair of the UDDA Board of Directors in 2010.

"The University District is a catalyst for economic development," Trabun says. "With emphasis on health sciences alone, the projected economic impact by 2030 is \$2.1 billion."

Trabun sees the University District driving business development and job growth as businesses emerge or move to the area to

**"The University District is a catalyst for economic development."** - Steve Trabun

support the universities' education and research, as well as supporting the faculty and students enrolled at the universities.

Efforts are focused on developing a mixed-use neighborhood and connecting the district to the adjacent medical district and downtown core. One project underway that Trabun is excited about is the construction of the pedestrian and bicycle bridge, which he believes will spark infill development in the south portion of the district.

"My vision has always been to transform the University District away from a commuter-based education environment," Trabun says. He hopes the University District will be a place where students will not only go to school and work, but will be a place where they can also live and play.



**Steve Trabun**  
UD Board Member  
Regional Business Manager, Avista

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# THE UDD

## Spokane's University District

In 2004, leaders in Spokane realized the potential and value of the area in east downtown. Just a block away from the Convention Center, and already close to the medical district, this location provided a unique opportunity to weave Spokane's urban fabric with higher education and health care industries.

Lead by the Downtown Spokane Partnership (DSP), and with guidance from the City of Spokane (City) and other key partners, local leaders formed the University District Development Association (UDDA). A non-profit agency that partners with the University District Public Development Authority (UDPDA) to foster collaboration among stakeholders, the organization strives to cultivate an urban district where development opportunity can thrive. Its leaders actively implement economic development initiatives and engage in projects that demonstrate investment readiness, including quality public projects.

In partnership with the City and DSP, the UDDA helped to initiate the Division Street Gateways project last year, and has begun work on the revitalization of the Sprague Avenue Corridor. In May of 2012, the Martin Luther King Jr. Way project was completed, running through the center of the University District. The UDDA is also working to create a bicycle and pedestrian bridge crossing the existing Burlington Northern/Santa Fe railroad tracks. It is their belief that quality infrastructure in the University District will encourage strong private investment.

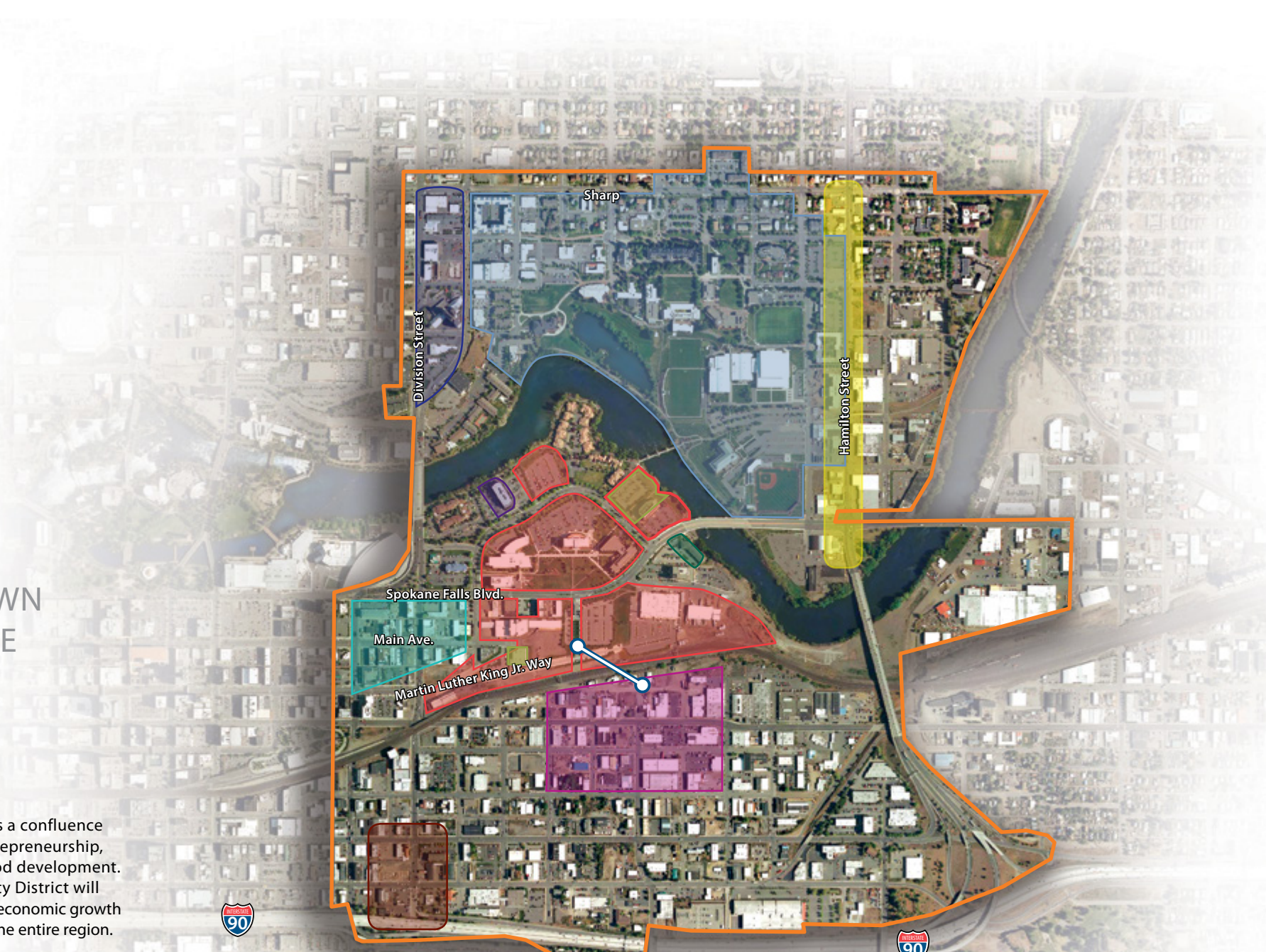
**MISSION:**  
Cultivate an urban University District environment favorable to development and actively engage those projects that demonstrate investment readiness.

## DOWNTOWN SPOKANE

The UDDA sees this district as a confluence of innovation, discovery, entrepreneurship, scholarship and neighborhood development. The hope is that the University District will provide an ongoing stream of economic growth and business opportunity for the entire region.

For that reason, the UDDA facilitates and supports a variety of projects across life sciences, housing, medical education and retail. "The broad spectrum of University District partners enables us to facilitate important connections that consistently move us forward in achieving our vision," says University District Project Manager, Brandon Rapez-Betty.

The vision for the University District is to create a mixed-use environment with campus facilities, housing, shopping, dining and gathering places. Ultimately, the organization wants to create a place where people can live, learn, work and play.



## MEDICAL DISTRICT

DOWNTOWN SPOKANE UNIVERSITY DISTRICT			
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# The Future of Connectivity



Spokane Transit provides nearly 11 million rides a year (that's 40,000 rides each day). And the numbers keep growing. Spokane's population is expected to increase by 100,000 in the next 20 years, which means our transportation system needs to expand too.

Introducing the Modern Electric Trolley (MET). It is Spokane's answer to the age old question any growing city faces: How do we move more people without more cars?

The MET runs on electricity by hooking to electric wires above it. It looks like a train but has rubber tires. The best part: it costs a third of a typical street car and doesn't require rail in the street, thus simplifying maintenance.



Photo for illustrative purposes.

The MET is more convenient for commuters too. All its doors open at boarding time, so it's easier to get on and off. And it's easier to pay the fare. Instead of paying every time you board at the front of a bus, the MET has fare collection off the vehicle.

The MET is also more efficient than buses' carbon-burning engines. Electric motors don't lose energy as heat. Thus, it takes a fraction of the energy to power the MET than it takes to move a bus.

The MET's chief advantage over buses is that it creates permanent infrastructure, allowing businesses along the route to make long-term investments in their property. In addition, they will benefit from increased visibility due to the steady flow of MET passengers—which will be especially true for businesses near stations.

"It's well documented in other cities that over time property values increase when a permanent system like this exists," says Susan Meyer, CEO of Spokane Transit.

Once an area is seen to be a success, new businesses decide to locate there as well. "It attracts people," Meyer says.

Though it is considered permanent infrastructure, the MET is flexible. Because it has tires, it doesn't need a track. If there is an accident, it can be shifted one lane over so it won't stop traffic. If there is a big event downtown – like Hoopfest – it can simply not run that day, and players don't have to worry about tripping over its rails.

After looking at a number of corridors in Spokane that could justify running the MET, Spokane Transit and other stakeholders decided on the east to west route that runs from Browne's Addition through downtown and the University District and on to Gonzaga University ... or maybe even

as far as Community Colleges of Spokane (they're still evaluating potential ridership).

"The MET will bridge Division Street, making a seamless connection between the University District and the rest of downtown," Meyer says. Service will run most of the day, starting early in the morning until late at night. During peak hours, service will be every 10 minutes. From end to end the route will take 12 to 15 minutes.

**"We're expanding the greatness of downtown. Great cities have great transit systems."**

*- Karl Otterstrom, Spokane Transit Director of Planning*

"The MET will give people more options to travel through and around downtown—freeing up parking elsewhere," says Andrew Rolwes, Public Policy & Parking Manager of the Downtown Spokane Partnership.

Karl Otterstrom, Spokane Transit Director of Planning, is excited about how the MET will transform the University District and the surrounding neighborhoods. "We're expanding the greatness of downtown. Great cities have great transit systems."



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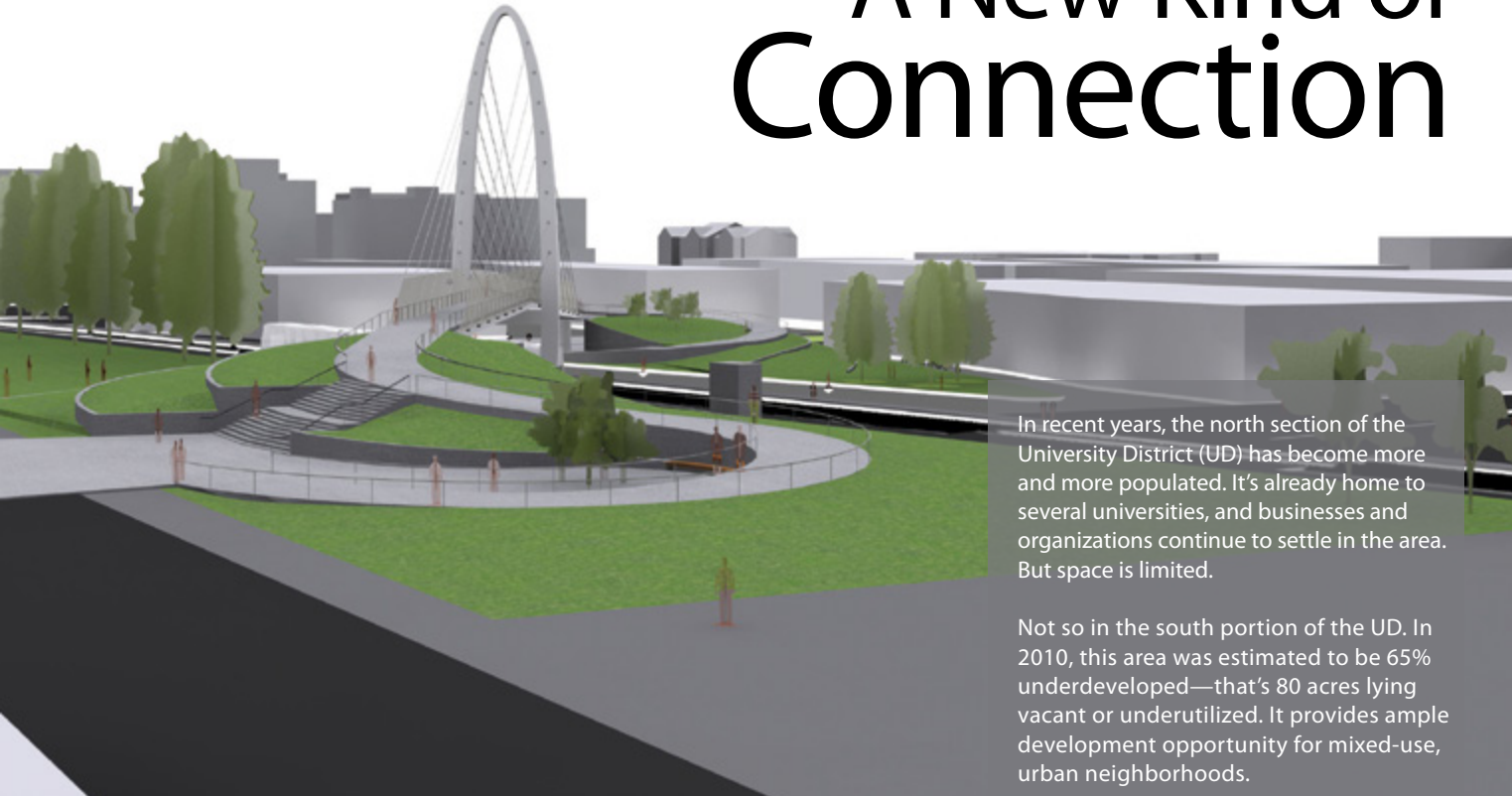
## Spokane's University District:

### A LOCATION FOR SUCCESS

"Spokane's University District is the heart of our region's dynamic, constantly evolving educational community—a center focused on student success, workforce excellence and regional economic prosperity."

**Christine Johnson, PhD**  
Chancellor  
Community Colleges of Spokane

# A New Kind of Connection



In recent years, the north section of the University District (UD) has become more and more populated. It's already home to several universities, and businesses and organizations continue to settle in the area. But space is limited.

Not so in the south portion of the UD. In 2010, this area was estimated to be 65% underdeveloped—that's 80 acres lying vacant or underutilized. It provides ample development opportunity for mixed-use, urban neighborhoods.

For the UD as a whole to reach its potential (it is estimated that the south UD could generate \$350 million in additional economic activity), development is going to have to expand to the south portion. Fortunately, the University District Development Association and the City of Spokane have a plan to spur this expansion. In 2004, the idea of the bicycle and pedestrian bridge came into being.

Four hundred feet long, the cable-stayed arch bridge will start near the intersection of Martin Luther King Jr Way and Sherman Avenue. It will cross 26 feet above the BNSF Railroad tracks, ending just north of Riverside Avenue. This arch style of bridge – pedestrian



“[The bridge] establishes a physical connection to the south University District, and sets a new tone for high quality development that will fuel revitalization and growth.” – Brandon Ropez-Betty, University District Project Manager of Downtown Spokane Partnership

and bicycle deck supported by cables attached to a tower – can't be found anywhere else in the U.S., making it unique to Spokane.

And at a height of 120 feet, the bridge and arch will become a fixture in Spokane's skyline, a recognizable sight that welcomes visitors to the city. Drivers on I-90 will be able to see it as they enter from Spokane Valley, all the way west to the crest of the Sunset Hill.

The bridge will be an important way for pedestrians and cyclists to cross the railroad tracks between the north and south portions of the UD. Currently, their only option is to cross under the tracks at the Division and Sprague intersection.

It is hoped that a pedestrian-friendly crossing – and the foot traffic that will come with it – will encourage business owners and developers to build in the south UD. And the bridge, it is believed, will be key to activating campus-related housing in the south portion, which has the potential to be a convenient neighborhood for faculty and students to live. A study completed in 2009 suggests that housing demand could exceed 1,740 units. There are only about 465 units there today.

“The bike and pedestrian bridge accomplishes two critical elements of the UD vision,” says Brandon Ropez-Betty, University District Project Manager of the Downtown Spokane Partnership. “It establishes a physical connection to the south UD, and sets a new tone for high quality development that will fuel revitalization and growth.”



## Teaming Up for Better Health

On our growing health sciences campus in the heart of the University District, we train the next generation of physicians, nurses, pharmacists, and other health professionals. Here, they learn to work together to provide the best possible care.

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**What we are:** Established in 2013, Blind Buck is a family-owned business. We designed the space ourselves and run it with an eye to perfect service. And we take great pride in our drinks.

**Our signature:** Try our Mule (vodka mixed with ginger beer) served with a mint leaf in a copper cup

**Why we love being in the UD:** We love being neighbors to so many amazing bars and so close to the colleges. We can't wait for the students to return!



Photo by Rick Singer

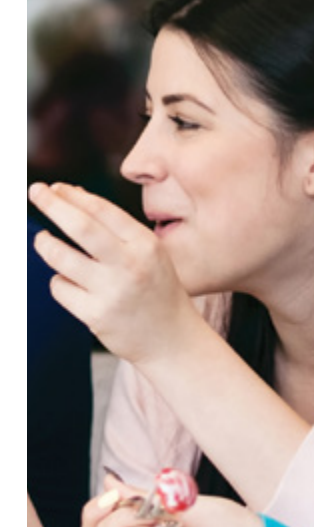
### Clover

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**Our signature:** Try our conscientiously sourced, beautifully prepared, delicious cuisine and cocktails.

**Why we love being in the UD:** We wanted a home in this district because of the easy access, and we fell in love with the great history of this neighborhood and the sense of community.



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1 W Spokane Falls Blvd

**What we are:** Fast Eddies has been around for decades. It's a great place to grab a drink, hang with friends and watch a game. If you visit on your birthday, make sure you spin the wheel to win a prize!

**Our signature:** We are known for our burgers, sandwiches, cold beer and cheap drinks.

**Why we love being in the UD:** Located on Division and Spokane Falls Blvd, we are easily accessible to the student population, downtown residents and commuters from I-90. Check out Borracho Tacos & Tequileria opening right next door at 211 N Division St.



Photo by Rick Singer



### Chairs Coffee & Public House

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**Why we love being in the UD:** We love our new UD location and the centrality to everyone in Spokane. We serve students, business people, non-profits, politicians (on both sides)—whatever group wants a fun place to meet up!



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  - > Boone Avenue Retail Center
  - > Coughlin Residence Hall and Kennedy Student Apartments
- Washington State University – 20+ projects, including:
  - > Spokane Biomedical and Health Sciences Building
  - > Spokane Nursing Building
- SIERR Building at McKinstry Station





**Our signature:** We have an expansive beer selection (25 taps), a killer liquor selection and awesome cocktails—and at the best prices in town!

**Why we love being in the UD:** Since ours is not a neighborhood yet, most of our business is from people downtown or on their way to an event. I see us growing as the University District grows.

**Jones Radiator**  
120 E Sprague Ave

**What we are:** The great thing about Jones Radiator is that we serve all walks of life: CEOs of major corporations sit next to college students at the bar.



**Our signature:** "The Calzone King." All our calzones are made to order with fresh ingredients.

**Why we love being in the UD:** The UD brings a multitude of events to the area that keeps us busy year round.

**Pete's Pizza**  
821 E Sharp Ave

**What we are:** Pete's Pizza is a casual, family-friendly pizzeria that's been in business since 1972. Our dough and sauces are made fresh daily.

"The advancement of the University District not only means more growth for our business, but also for the city as a whole." – Fast Eddies



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## UD Housing Infill Fast Facts

- Approximate Student & Faculty Population – 15,664
- Optimum Target Residential Housing Units – 1,740
- Existing Residential Housing Units – 465
- South University District Residential Build-Out Potential – 523,631 sq. ft.

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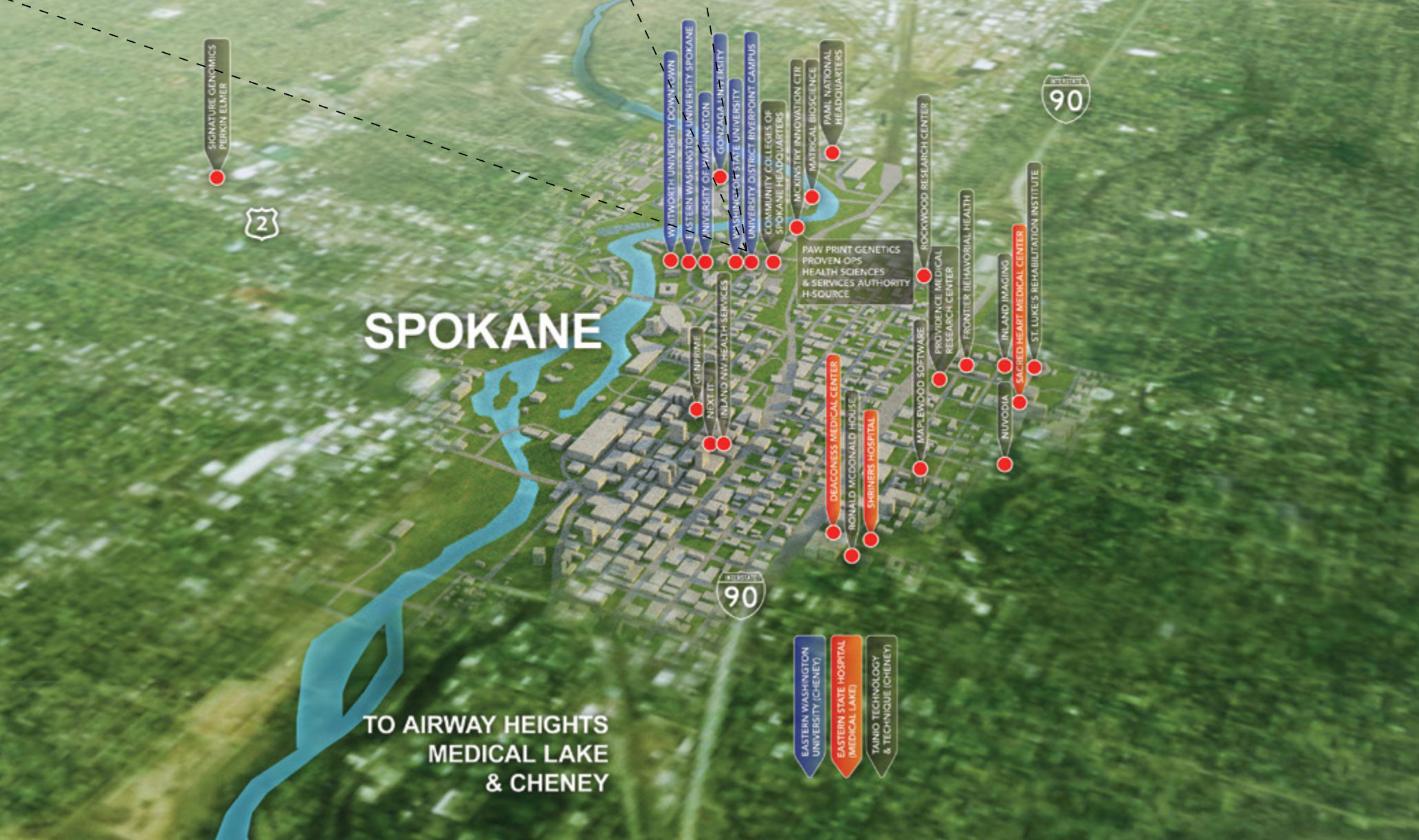
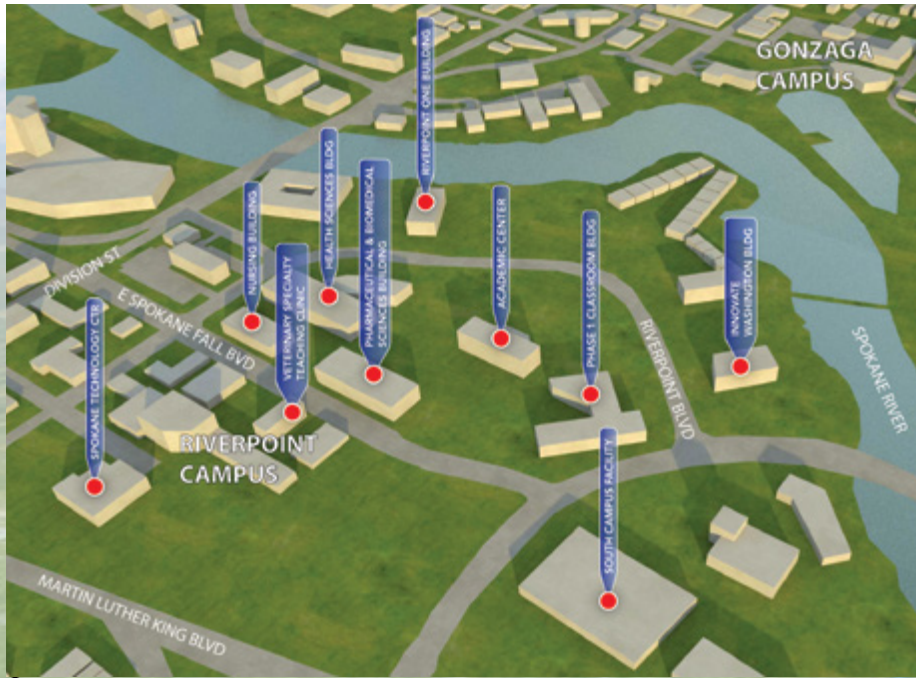
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# A HOME FOR HEALTH SCIENCES

Local universities, members of the health sciences industry, and community leaders have joined together to make the University District the regional health sciences hub—for research, entrepreneurship, and teaching.

Health sciences companies located in the University District benefit from their proximity to the university campuses. They have access to academic experts, students and other professionals. The partnerships take all forms: from a practicing health professional who teaches a college class to a company that spins off from a technology developed in academic research.

“We’re getting a lot of phone calls from companies interested in locating near campus,” says Washington State University Spokane (WSU Spokane) Chancellor Lisa Brown.

The life sciences are already thriving in Spokane. Spokane’s health care sector is over a billion dollar industry—making it the region’s single largest. Twenty percent of Spokane’s workforce supports 1,000 health-related businesses. Put another way, more than 35,000 Spokane workers have jobs related to the health care industry.

A number of health care providers have long been established in Spokane: Providence Sacred Heart, Providence Holy Family, Deaconess, Veterans Affairs Medical Center, Shriners Hospitals for Children Spokane, and Valley Hospital Medical Center.

It’s a center for private health sciences companies too: PerkinElmer I Signature Genomics, Jubilant HollisterStier, Matrical Biosciences, Nuvodia, and Inland Northwest Health Services, to name a few. Many companies are already housed in the University District, such as Pathology Associates Medical Laboratories, Iasis Molecular Sciences, and Paw Print Genetics.

In fact, Spokane sports the largest concentration of health services between Seattle and Minneapolis, as well as between Calgary and Salt Lake City.



The Health Sciences and Services Authority (HSSA) of Spokane County plans to keep the health sciences industry thriving. HSSA has \$13 million to spend on health sciences research and supporting infrastructure, and it can award up to \$500,000 to a single company that has proof-of-concept grants from other sources.

This fall, an exciting new development has made its home in the University District. For the first time ever, Spokane can host a four-year medical student. WSU Spokane is teaming up with WWAMI, a University of Washington (UW) program designed to provide medical education to students within Washington, Wyoming, Alaska, Montana, and Idaho.

Until this recent partnership, all WWAMI students completed their second year of school in Seattle. Now they can choose to attend their second year in Spokane—making it the only other city in the five-state region where a student can get his or her complete four-year medical education.

There are 19 students attending their second year of medical school this fall. One of WWAMI's goals is to educate medical professionals who can return home and serve their community—especially in rural regions that suffer a shortage of doctors.

The first two years of the program are housed in WSU Spokane's Biomedical and Pharmaceutical Sciences Building. Third- and fourth-year students work in the region's hospitals.

The 125,000-square-foot facility will also house the entire WSU College of Pharmacy. The college consolidated in Spokane this fall and brings with it more than 30 scientists and 250 additional students to this region.

WSU Spokane's medical, nursing and pharmacy professors won't just be teaching future generations of medical professionals. They'll be conducting research. It's estimated that 35% of their time will be spent teaching, leaving a full 65% to R&D.

WSU College of Nursing is already located in the University District. It moved its headquarters to its current downtown location in 2009 and is the largest nursing program in the Northwest, even offering PhDs and Doctor of Nursing Practice degrees.

Together, with Eastern Washington University and UW, these programs create a health sciences campus, located entirely within the University District. "This is an opportunity for a Spokane family to think about their son or daughter becoming a doctor or nurse or pharmacist right here in Spokane—and then practicing here," says Brown. "There's something really empowering about having a homegrown professional right here."



## The Future's Bright

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*"This is an opportunity for a Spokane family to think about their son or daughter becoming a doctor or nurse or pharmacist right here in Spokane—and then practicing here."*  
— Lisa Brown, WSU Spokane Chancellor





# A GROWING CAMPUS BOLSTERS UNIVERSITY DISTRICT DEVELOPMENT

BY: *Thayne M. McCulloh, D.Phil., President, Gonzaga University*

The University District is Gonzaga's historic home, and we are privileged to be a cornerstone of this distinctive, growing urban neighborhood.

Gonzaga University (GU) is in the final stages of developing a new campus master plan, which envisions a set of new facilities being developed over the next decade. The new \$60 million University Center – a 167,000-square-foot facility currently under construction in the center of campus – embodies a commitment to sustainable building practices.

## Spokane Transit and the University District: Driving Success

Spokane Transit congratulates the leadership of the University District for building a home for higher education in the heart of the city. STA continues to plan for the future through the development of a High Performance Transit line called "Central City" to connect the U-District to downtown amenities and neighborhoods. The University District and Spokane Transit; working together to keep this great city moving forward.

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We'd like to thank the Downtown Spokane Partnership, our local universities and the many community leaders that work to make the University District a reality and Spokane a better place.

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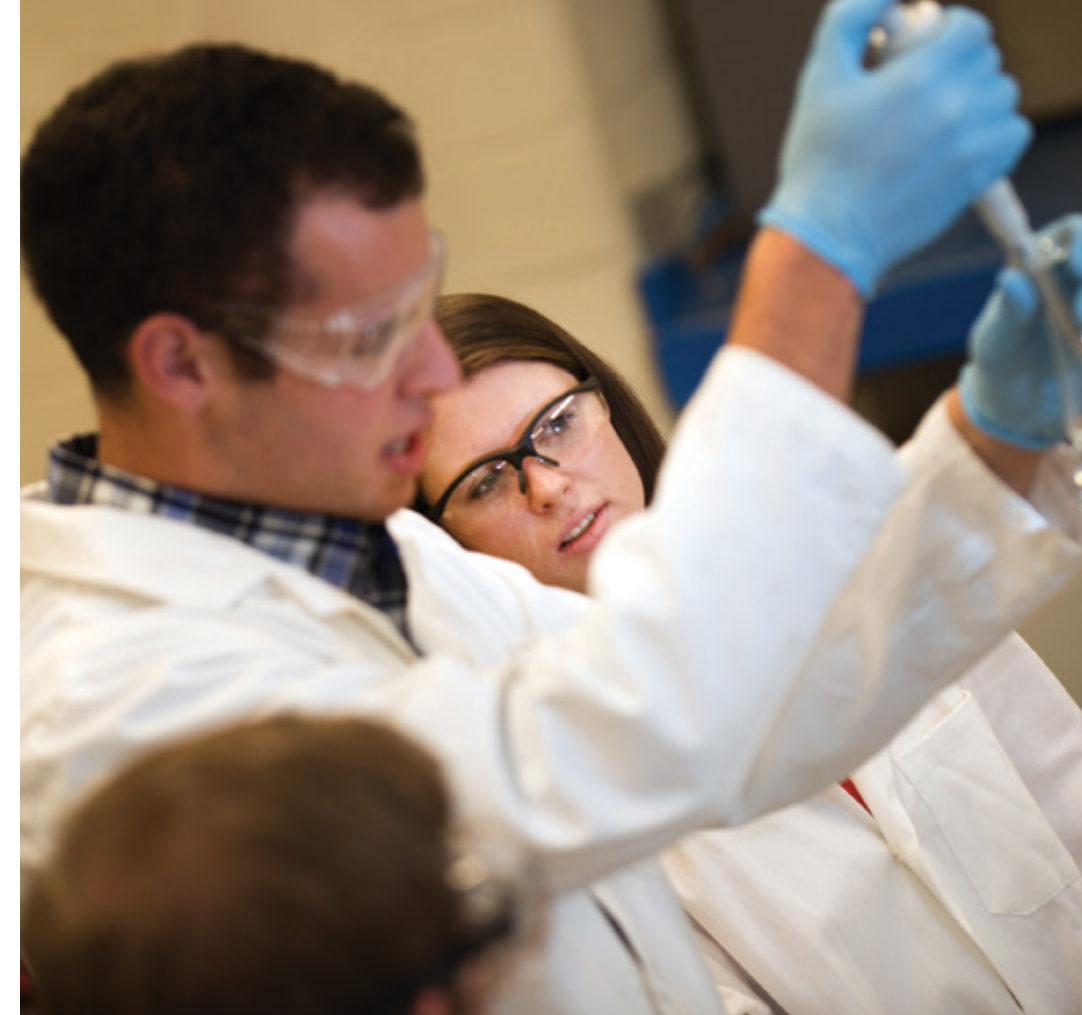
Our recently completed Boone Avenue Retail Center (BARC) at Hamilton and DeSmet, serves as the permanent home for the ZagShop, GU's bookstore, offers more than 600 parking spaces, and will be available for private retail development when the University Center is complete in 2015. And a new \$6 million indoor tennis and golf center, just south of Mission Park is expected to be completed by October.

Not only is GU making changes to the landscape of the University District, but as one of the West's top comprehensive regional universities, GU fuels partnerships in a wide variety of fields and industries. Partnerships bring faculty expertise in engineering, business, law, education, natural sciences, the humanities and the arts to the community.

Internships and applied learning experiences place talented GU undergraduates in a host of industry environments. Through specialized graduate programs, such as GU's MBA in health care management, and programs in Organizational Leadership and Communications Leadership, working professionals expand career options and build expertise to strengthen their organizations.

Inspired by Spokane's growing reputation as a dynamic center for health services and health education, GU recently brought together long-established programs in the health sector to establish its first new school in nearly 40 years.

Under the leadership of newly-appointed Dean Brenda Stevenson Marshall, GU's School of Nursing and Human Physiology offers graduate and undergraduate programs in Nursing, featuring on-campus and clinical instruction for undergrads, as well as graduate online education. Our undergraduate programs in Human Physiology open options to students pursuing graduate careers in health sciences. We are proud and excited to strengthen Spokane's innovative response to the nation's growing need for medical and health care professionals.



"We are proud and excited to strengthen Spokane's innovative response to the nation's growing need for medical and health care professionals."



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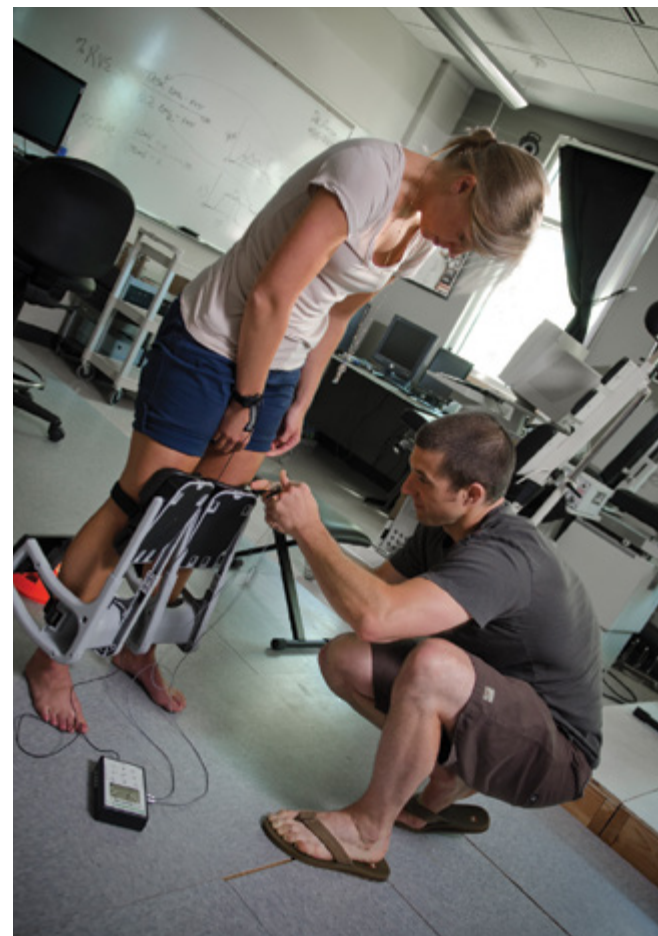
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This relationship helps EWU respond to workforce and community needs. Our downtown presence allows Spokane's busy professionals the flexibility to continue their education because our portfolio of graduate professional degrees are offered in the evenings and weekends.

Today, those business offerings are now accompanied by several of EWU's popular health sciences programs, such as communication disorders, dental hygiene, occupational therapy and the doctorate in physical therapy. These fields of study tie into the regional economy and provide a link for the university to connect with the community.

EWU collaborates with other institutions in the development of a health sciences campus in the University District. EWU is an active partner in the WWAMI medical school programs and the RIDE dentistry program.

EWU envisions providing additional programming at the undergraduate and graduate levels in support of health sciences and urban-based programs. The community will benefit through improved access to degree programs.



# A TRADITION OF DOWNTOWN INVESTMENT

*By Rodolfo Arévalo, PhD, President, Eastern Washington University*

Eastern Washington University (EWU) has a long tradition of investing in downtown Spokane that stretches back to the early 1980s. The University became an education partner in 1996 when EWU's College of Business and Public Administration moved its operations to the Spokane campus.

Today, EWU Spokane is one of the main educators in the University District, with about 2,000 of its students taking classes there annually. Having many of our professional programs in the heart of the University District allows EWU to connect with the core of the Spokane business community. This presence gives our students and faculty a chance to engage with various community groups, health care organizations, non-profits and government entities while honing educational skill.

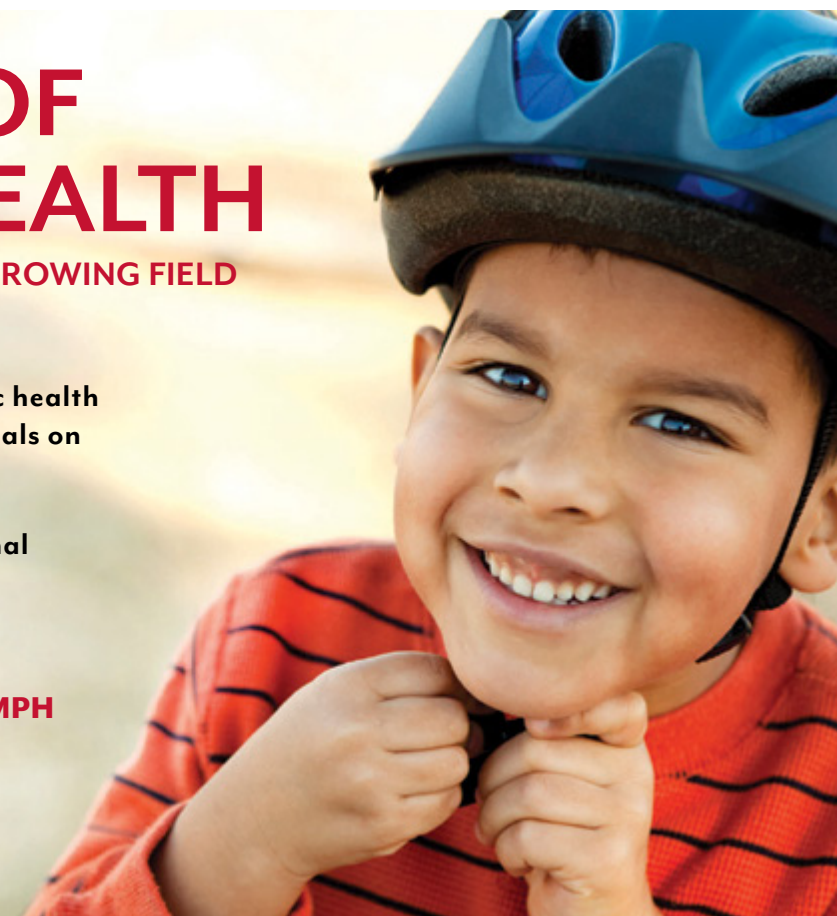
*"Having many of our professional programs in the heart of the University District allows EWU to connect with the core of the Spokane business community."*

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# A LOCATION FOR SUCCESS

By Chancellor Christine Johnson, PhD, Community Colleges of Spokane

We have increased our emphasis on the quality of the nursing and more than 20 allied health programs provided by SCC and SFCC to ensure the region's growing health care industry has highly skilled workers, especially with the expansion of the University of Washington's medical program into the University District.

Through the Collegiate Emergency Workgroup, we have shared emergency management and security data, information and best practices, which provide our students, faculty and staff with as safe a learning-and-teaching environment as possible.

Furthermore, the CCS Foundation draws upon nearly 30 stellar business and community volunteers who serve on its board to make an incredible difference every year through scholarships for students, recognition and professional development for faculty, and much-needed extra financial support for college programs. Thanks to the CCS Foundation and its purchase of the RiverPoint One building in 2000, CCS has a strong and vital presence in Spokane's bustling University District.



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The strategic location of Community Colleges of Spokane's (CCS) administrative staff and CCS Foundation in the University District provides opportunities for unparalleled synergy with community business leaders as well as our higher education partners, such as Washington State University, Eastern Washington University, Gonzaga University and Whitworth University.

Increased focus on communication and collaboration – one of CCS' four strategic priority areas – has resulted in implementation of programs such as Destination Eastern, which smoothes the pathway for students who want to earn their associate degrees at Spokane Falls Community College (SFCC) or Spokane Community College (SCC) and then transfer to EWU as a junior to complete their bachelor's degrees.

CCS is also playing a lead role with higher education and K-12 partners to increase business and community awareness of STEM-related initiatives vital to the success of students in science, technology, engineering and math.

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"The strategic location of CCS's administrative staff and CCS Foundation in the University District provides opportunities for unparalleled synergy with community business leaders as well as our higher education partners."

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# QUALITY EDUCATION AT A NEW LOCATION

By Beck A. Taylor, PhD, President, Whitworth



Photo by Kirk Hirota

Since we opened our University District location in fall 2009, Whitworth has significantly expanded its program offerings for nontraditional and evening students. In August 2012, our MBA program relocated to the University District location as well.

Whitworth aspires to be the university of choice in the Inland Northwest for adults pursuing selected graduate or nontraditional degrees. Whitworth has built on its strong reputation for student-centered faculty, small class sizes (average student-to-teacher ratio remains at 11:1), and innovative delivery models to offer education programs that advance its graduates' careers and extend the university's mission and market influence.

Faculty from the main campus also teach courses at the University District location; thus, our continuing studies students are really getting the same nationally-recognized, high-quality education that our traditional students receive.

Students at Whitworth's University District location can also earn degrees in organizational management, criminal justice administration, and program management. Whitworth's School of Education was recently awarded a \$162,000 grant from the National Science Foundation to develop a STEM track in our Master in Teaching and evening certification programs.

Because of its location just east of downtown and right off of I-90, Whitworth's University District center is an ideal location that offers a shorter commute for working professionals in the areas west, east and south of Spokane. As such, enrollment has steadily increased as students have found a more convenient way to earn their degrees.

By providing evening MBA courses downtown, Whitworth's Graduate Studies in Business Program has further positioned itself as a leader in meeting the educational needs of the local market, which is key to ensuring the program's – and the region's – long-term success

*"Whitworth's University District center is an ideal location that offers a shorter commute for working professionals."*



Photo by Kirk Hirota



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# A BUILDING FOR THE PAST AND FUTURE

Photo by Dean Davis

When McKinstry CEO Dean Allen came upon the Spokane & Inland Empire Railroad (SIERR) building in 2010, the 103-year-old building was on the verge of condemnation. Its windows were boarded up with cinderblocks, and in one section, a stack of hundreds of wood pallets held up the roof.

Two years later, after designing and building the SIEER building to LEED® Gold standards, McKinstry moved its regional operations hub into the renovated space.

Incorporated as a plumbing company in 1960, McKinstry is now a full-service design builder who guarantees performance. With over 1,700 employees in 18 states, McKinstry is at the forefront of integrated construction, energy services, mobile service, and smart building innovation. SIERR provided the perfect opportunity to implement these energy efficiency practices in the renovation of a historical building.

“We believe that the most sustainable building is the one preserved,” says Kim Pearman-Gillman, Director of Strategic Market Development for McKinstry. McKinstry reused 75% of the building’s existing walls, floor and roof and recycled 93% of what they couldn’t use.

McKinstry paid careful attention to the historic details of the building, saving and reusing remaining artifacts from the site. To restore the brick walls as required by the National Parks Service (which administers Historic Preservation standards) McKinstry tried more than 12 different cleaning methods. When more bricks were needed for parts of the wall, McKinstry tracked down the original brick maker. The 160 original windows were restored and seven skylights re-created (an added bonus: the day lighting is also a great efficiency feature).

To offset heating and cooling demands, McKinstry drilled 25 geothermal wells with a closed loop, ground source heat pump system that provides 100% of the building’s cooling and 60% of heating. Other innovative design elements included radiant heating and cooling for office spaces, evaporative cooling for the server room, and on-demand control ventilation for conference rooms.

Located in the heart of the University District, the SIERR building fits into the natural landscape. McKinstry remediated the former brownfield site with riparian plantings and created an access point for kayaks so that the public could enjoy the river.

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SIERR Building at McKinstry Station  
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Pearman-Gillman sees the University District as the ideal location for the McKinstry's regional headquarters. "It's a hub of thought leaders and innovative research," she said. "We wanted to contribute to the exciting work happening in the University District, and we're proud to be working with everyone to build out this area."

All in all, the rehabilitation of the SIERR building took 15 months and \$20 million to complete. However, the upfront cost is only part of the equation. "We look at total cost of ownership," says Pearman-Gillman. "When you think about the life of the building, the long-term energy and water savings more



Photo by Dean Davis

than pay for the upfront investment in a thoughtful, sophisticated design and highly efficient systems."

The numbers bear this out. Current utility bill data shows that the SIERR building uses 50% less energy than equally sized office buildings, and outperforms many similarly efficient facilities across the country. It serves as a model among historic buildings for smart design and energy efficiency, while remaining true to the aesthetic of the original structure.

"We wanted to contribute to the exciting work happening in the University District, and we're proud to be working with everyone to build out this area."

— Kim Pearman-Gillman, Director of Strategic Market Development for McKinstry

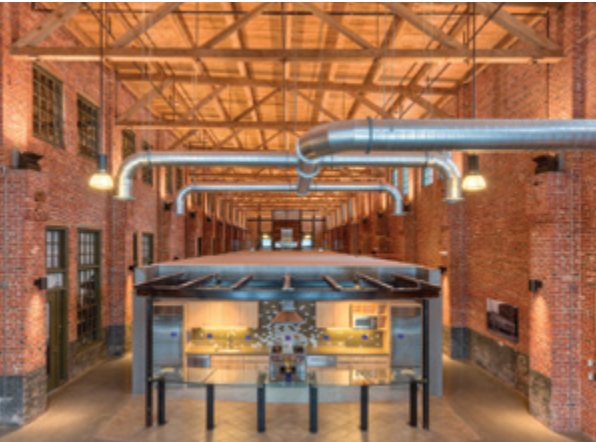


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