UtahStateUniversity
CAMPUS CORE NORTH MASTER PLAN
METHODSTUDIO INC.
CACHE•LANDMARK

REVIEW SIGNATURES

UTAH STATE UNIVERSITY - Campus Core - North District Master Plan

We have reviewed the Campus Core - North District Master Plan and warrant that it satisfies our request for more detailed planning in this area of campus.

December 20, 2013

Charles Darnell, Associate Vice President, Facilities — Date

December 20, 2013

Ben Berrett, Director Planning, Design & Construction — Date

December 11, 2013

James Morales, Vice President Student Services — Date

Dwight Davis, Associate Vice President Business & Finance — Date

Dave Cowley, Vice President Business & Finance — Date

PARTICIPANTS

UTAH STATE UNIVERSITY CAMPUS CORE - NORTH DISTRICT MASTER PLAN

The following is a list of individuals involved in the Campus Core - North District Master Plan process:

UTAH STATE UNIVERSITY
Steering Committee
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Ben Berrett, Director Planning, Design & Construction
James Morales, Vice President Student Services
Dwight Davis, Associate Vice President Business & Finance
Dave Cowley, Vice President Business & Finance
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VISION & GOALS

PURPOSE VISION GOALS CONCERNS

PURPOSE & VISION OF THE CAMPUS CORE - NORTH DISTRICT PLAN

Utah State University has identified the need to create focused district plans that allow for more detailed planning, focusing on the specific needs of an area.

The complexity of such plans is substantial as any project would impact certain academic functions, parking, transportation and pedestrian flow, dining services operations, recreation & student housing. It is therefore imperative that a detailed plan should solve known problems and deficiencies within the district as well as to enhance all campus functions within.

Purpose of the Campus Core - North District Plan

The purpose of the Campus Core - North District Plan is to address current operational concerns by developing a detailed plan of improvements (by phase) that are well integrated with the long-term vision for the district.

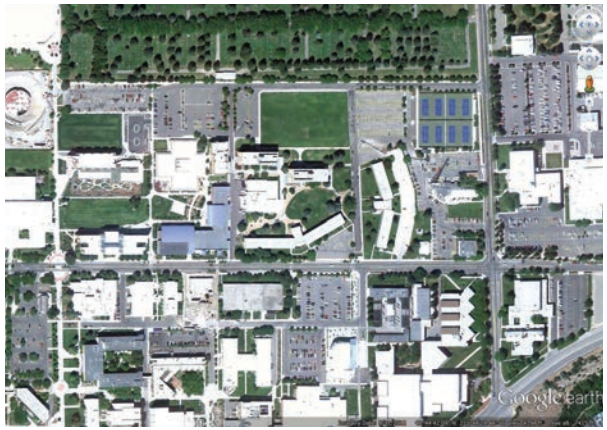
Vision of the Campus Core - North District

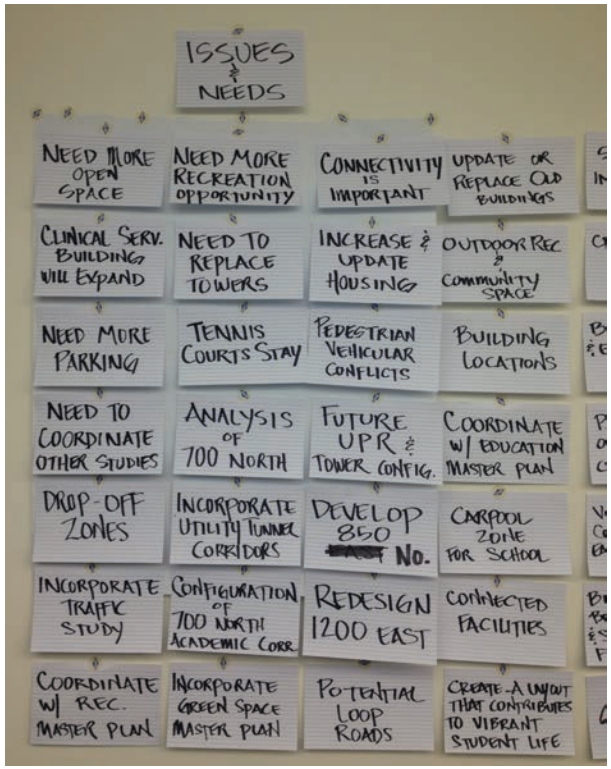
To create a district within the heart of campus that provides a vibrant on campus housing community that is integrated & connected to the academic core, has access to a broad range of recreational opportunities and open spaces and is supported by safe, efficient transportation systems and infrastructure that is sustainable & will ensure long-term viability of the area as it grows and develops over the next 25 years.

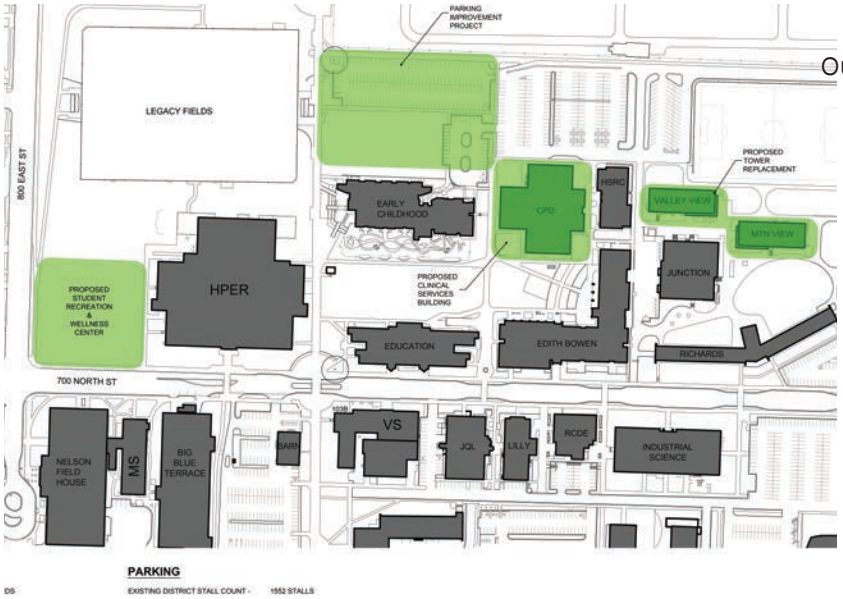
KEY GOALS & PLANNING PROCESS

Key Goals for the Campus Core - North District Master Plan Process are the following:

- develop a strategy for addressing the traffic flow and functionality of 820 North and its outlet onto 1200 East
- develop alternatives for the 820 East/1200 East intersection that will increase flow out of the district during peak times
- maintain & strengthen pedestrian connections throughout the district, create more connectivity that is not in conflict with the vehicular circulation network
- incorporate current College of Education Master Plan elements, including the feasibility study for a new Clinical Services Building
- incorporate Utility Tunnel corridors within the plan to provide the necessary infrastructure for future build-out
- provide in-depth analysis of existing and proposed parking, including the need and/or potential for future parking structures







Planned projects within the campus core - north master plan include:

- Replace Mountain View & Valley View Towers 720 Beds
- New Clinical Services Building to replace existing CPD
- Parking lot renovation of the large "Black" lot in the NW corner of the district
- Replace Richards and Bullen Halls 414 Beds
- provide safe drop-off zones for schools and clinical functions that have adequate queuing and meet the need at peak demand
- strengthen, enhance & connect green spaces (green necklace concept)
- coordinate needs of recreation and open space - coordinate plans with recreation & open space master plan that is currently underway
- provide input into preferred student housing types, requirements & cost implications
- integrate 700 North corridor into the district plan by creating vibrant, transitional, pedestrian oriented spaces that are tied to academic functions, housing functions and may include retail or commercial components
- develop alternatives for future Utah Public Radio and its relationship to the cell tower location

Outline of Planning Process Implemented for this study

- conducted concentrated planning meetings with several campus department & focus groups including:
  - *USU Facilities*
  - *College of Education*
  - *Housing & Dining Services*
  - *USU Athletics*
  - *Campus Parking and Transportation Services*
  - *Campus Recreation*
  - *Department of Health, Physical Education & Recreation (HPER)*
- developed preliminary concept plans for feedback from focus groups
- conducted small interim meetings with the project Steering Committee and Logan City as necessary
- presented draft plan to Steering Committee
- presented proposed phasing and final build-out plan to all project constituents

OPERATIONAL CONCERNS & CURRENT PROJECTS

- current transportation network lacks significant order and legibility, thus making it difficult for users
- large somewhat remote expanses of parking with only one- ingress/egress creates significant congestion during peak times
- unsafe and inadequate drop-off facilities for Edith Bowen elementary
- significant pedestrian & bicycle pass-through traffic that lacks clearly defined & direct paths - this create conflicts throughout for pedestrian, bicycle & vehicular traffic
- lack of useable open space that is green, connected and large enough for programmed recreational activities

GUIDING PRINCIPLES

MISSION STATEMENTS AND PLANNING CONSIDERATIONS

USU LOGAN CAMPUS MISSION

Utah State University is one of the nation's premier student-centered land-grant and space-grant universities. We foster the principle that academics come first; we cultivate diversity of thought and culture; and we serve the public through learning, discovery, and engagement.

University Vision Statement

Utah State University, as a state-wide multi-campus system, will be internationally recognized for its exceptional learning opportunities and world-class research. We strive to achieve the highest level of excellence in learning, discovery, and engagement in an environment of trust and respect. We endeavor to expand educational access to a diverse community. We seek to enhance the quality of life for individuals and communities, by promoting arts and cultural programming, by working toward environmental sustainability, and by developing the technologies of tomorrow to drive economic development in Utah, as well as in the global marketplace.

University Core Values

Utah State University is committed to providing environments of opportunity that value:

Learning and Discovery. Utah State University is a thriving intellectual community achieving excellence in the pursuit of knowledge, both through learning and inquiry. We believe that innovations in teaching and research provide students with opportunities for developing critical thinking skills and promote outstanding scholastic and creative achievement that will help ensure future success.

Individual Development. We accept each learner as unique and full of promise for intellectual and personal growth. We foster individual success and self-determination, and believe that educating the whole person builds character, promotes active involvement in the world, and produces better citizens.

Leadership. At all levels of the University, we value leadership built on trust, integrity, and civility.

Diversity. Appreciation of diversity of thought and expression is the foundation of a vibrant intellectual environment. We respect all persons, their differences, and the community they form.

Outreach and Access. As the State's land-grant University, we are committed to reaching across all communities and offering opportunities to all citizens. We value the connections that benefit and improve the quality of life for individuals, families, and communities, and that invigorate the University.

Institutional Integrity Statement

Utah State University adheres to the highest ethical standards in its representation to its constituencies and the public; in its teaching, scholarship, and service; in its treatment of its students, faculty, and staff; and in its relationships with regulatory and accrediting agencies.

(http://catalog.usu.edu/content.php?catoid=7&navoid=1241)

STEERING COMMITTEE PLANNING CONSIDERATIONS

Key Considerations for the overall steering committee:

– Provide a balanced plan that addresses that complexity of issues

– Respond to the realities and constraints of the site to ensure successful implementation and long term viability of the plan

GENERAL EDUCATION LEARNING OBJECTIVES

The ultimate objective is for general and discipline-specific education to complement each other in helping student to:

1. Understand processes of acquiring knowledge and information.
2. Reason logically, critically, creatively, and independently, and be able to address problems in a broad context.
3. Recognize different ways of thinking, creating, expressing, and communicating through a variety of media.
4. Understand diversity in value systems and cultures in an interdependent world.
5. Develop a capacity for self assessment and lifelong learning.

By introducing ideas and issues in human thought and experience, University Studies courses help students achieve the intellectual integration and awareness needed to meet the challenges they will face in their personal, social, and professional lives. University Studies courses emphasize how knowledge is achieved and applied in different domains. Collectively, they provide a foundation and perspective for:

1. Understanding the nature, history, and methods of the arts and humanities, as well as the natural and physical sciences.
2. Understanding the cultural, historical, and natural contexts shaping the human experience.
3. Interpreting the important cultural, socio-economic, scientific, and technological issues of the diverse global community in which we live.

A university education prepares students to work and live meaningfully in today's rapidly changing global society. Together, general and discipline-specific education help students master the essential competencies making this goal possible. These competencies include:

1. Reading, listening, and viewing for comprehension.
2. Communicating effectively for various purposes and audiences.
3. Understanding and applying mathematics and other quantitative reasoning techniques.
4. Using various technologies competently.
5. Working effectively, both collaboratively and individually.

(http://www.usu.edu/aaa/pdf/accreditation/General%20Education%20Learning%20Objectives.pdf)

EMMA ECCLES JONES COLLEGE OF EDUCATION MISSION

As members of the Emma Eccles Jones College of Education and Human Services we provide teaching, service, and research in a variety of disciplines to improve the teaching/learning transaction wherever it takes place and to increase the effectiveness of services for individuals, families, communities, schools, and organizations. To achieve this mission, we are committed to:

- Offering high quality graduate and undergraduate programs in education and human services that are innovative and widely accessible;
- Supporting and nurturing a faculty committed to masterful teaching and cutting-edge research;
- Establishing and maintaining nationally visible research centers to advance knowledge and professional practices;
- Fostering partnerships to enhance the quality of education and human services in our local and extended communities;
- Extending the impact of our instructional and research programs nationally and globally;
- Maintaining a technological infrastructure to enhance the College's visibility and accessibility regionally, nationally, and internationally;
- Enhancing the diversity of our faculty, staff, and students; and
- Supporting instructional, research, and service programs that cultivate dedication to building a more just and equitable society

(http://www.cehs.usu.edu/index.php/about-us/mission-statement)

EDITH BOWEN EDUCATION MISSION

Through collaborative partnerships, the Edith Bowen Laboratory School will serve the state of Utah and nation as a unique and dynamic educational institution. It will foster a diverse, interactive, and inviting school environment where the community of learners extends from kindergartner to adults. The school commits itself to building capable, life-long learners through developmentally appropriate education, applied research, and innovative educational practices.

(https://edithbowen.usu.edu/htm/about)

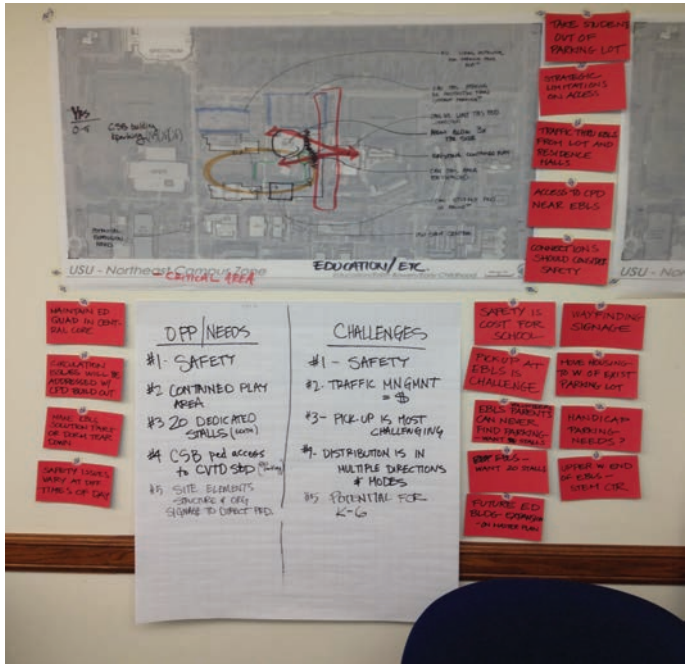
ECE MISSION

The mission of the Department of Electrical and Computer Engineering is to serve society through excellence in learning, discovery, and outreach.

We provide undergraduate and graduate students an education in electrical and computer engineering, and we aspire to instill in them attitudes, values, and vision that will prepare them for lifetimes of continued learning and leadership in their chosen careers.

Through research the department strives to generate and disseminate new knowledge and technology for the benefit of the State of Utah, the nation, and beyond.

(https://ece.usu.edu/htm/department/assessment/mission-statement)



EDUCATION PLANNING CONSIDERATIONS

1. Very concerned about safety. School serves K-6 now. In the long-term future may accommodate older children, but not in the short term view.
2. Play area needs to be confined in an area where they can monitor and keep safe. Play area needs to be maintained.
3. The new Clinical Services Building could be taller. They feel they have a good strong educational quad so location will stay.
4. Traffic management is an absolute critical issue
5. Distribution is in multiple directions and holds
6. Wish list number for parking spaces is 20 stalls.
7. There will be a future expansion of the Education building.
8. If paths connected to city trail system, think more would use bikes.
9. Would encourage limited bike paths around EBL, would prefer somewhat removed. Have an incredible amount of foot traffic through their campus.
10. They have a number of college students coming through the building every day. When developing pedestrian paths, maneuver them around and away from the EBL access points.
11. Need to consider handicap parking needs as well.

ATHLETICS MISSION

In alignment with the mission of Utah State University, we cultivate excellence in all that we do. Our mission is to guide, strengthen, and support our student-athletes as they strive for excellence academically, athletically, and socially. Above all else, we develop graduates, community leaders, and lifelong friends of our university.

Core Values of Utah State Athletics

Seven Core Values guide and govern our actions at all times and in all our affairs. They define "what we stand for" and "what we won't stand for." They include:

1. Trustworthy
At all times, and in all our affairs, we strive for integrity. We know that the right thing to do is the only thing to do.

2. Respect: We treat ourselves and others with dignity, kindness and respect.

3. United: We work as a unit.

4. Excellence: We believe in the spirit of comprehensive excellence. We strive for excellence in all we do.

5. Accountability: We are thoughtful with the use of our resources. We are personally accountable for our actions. We are an important part of a great team.

6. Great Attitude: We have a great attitude and outlook. We look for the good!

7. Service: We approach all of our relationships with a spirit of service.

Core Values = TRUE AGS!

(http://www.utahstateaggies.com/school-bio/mission-statement.html)

RECREATION MISSION

The mission of Utah State University Campus Recreation is to enhance students' fitness and wellness, knowledge, personal skills and enjoyment by providing:

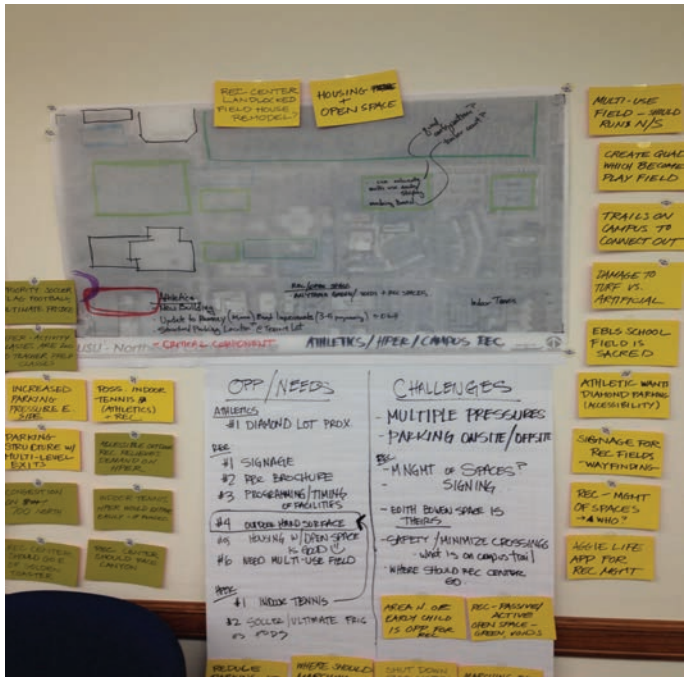
- Opportunities for a variety of activities that contribute to individual physical fitness and wellness.

- Opportunities for cooperative and competitive play activity in the game form.

- A medium, through which, students can learn and practice leadership, management, program planning and inter-personal skills.

- Access to quality facilities, equipment and programs

(http://www.usu.edu/camprec/files/uploads/Club%20Sports/updated_club_sports_manual_13-14.pdf, https://www.facebook.com/USUCampusRec/info)



ATHLETICS/HPER/RECREATION PLANNING CONSIDERATIONS

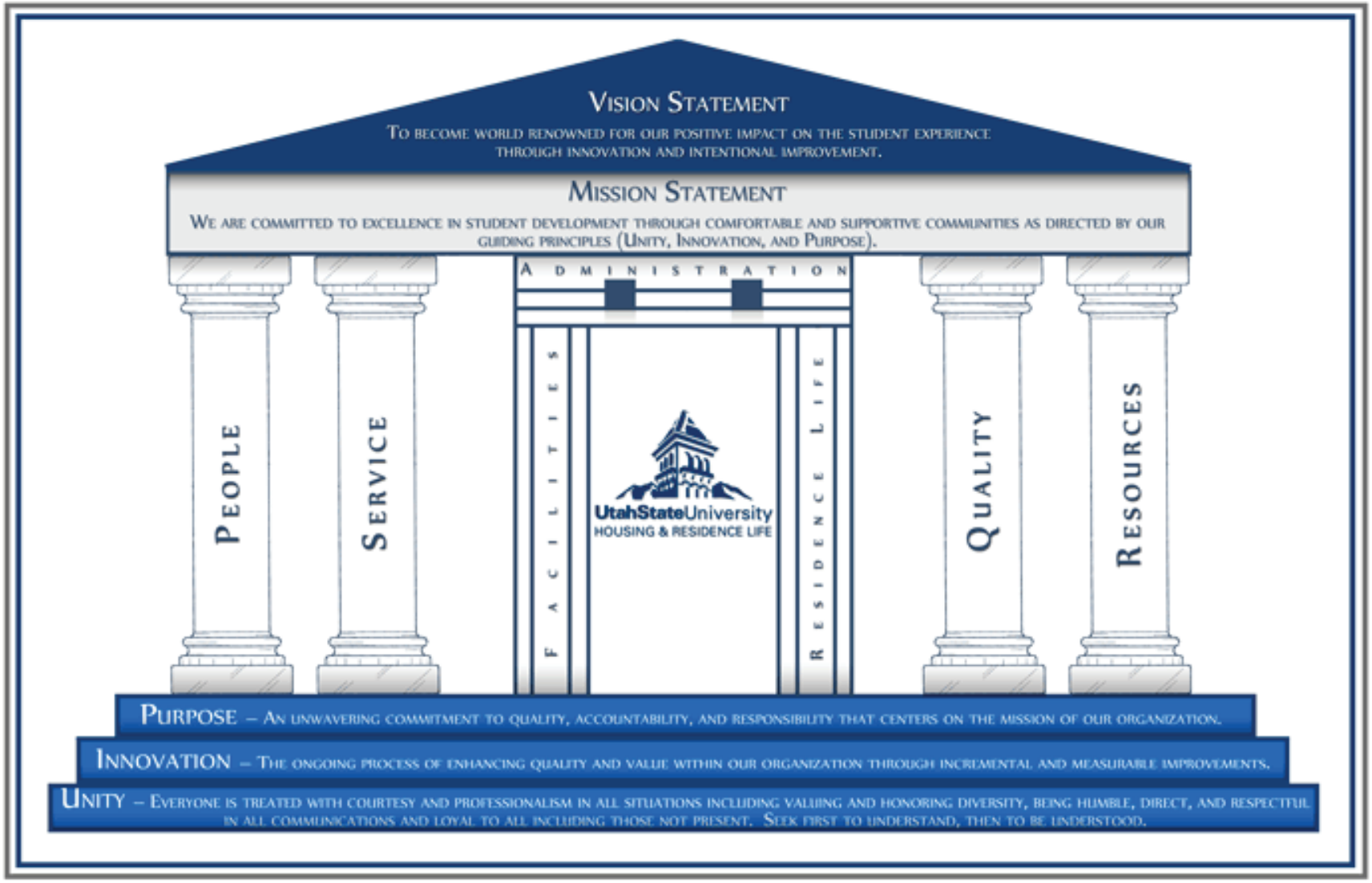
1. Athletics is in the process of deciding on location for a 2nd building located close to the Spectrum (seats 10,000). This will affect parking. New building, the Estes Center currently under construction, will be where volleyball is played. Additionally, an upgrade remodel to the Romney (seats 25,000 people) is also being considered which will develop the south end remodel with bleachers. Part of the future plan includes redoing the east side; adding suites, and new press box. Club seating has recently been completed. Donor parking is currently on west side. This will add pressure to the east side as they will look at larger donors wanting to park in those spaces. This impacts parking. Timeline on Romney – next 5-10 yrs, bond i ssue, will not be a small project – apx. $30m. Tennis facility 10-15 yrs. out. EBL has an interest in this building as well. Athletics will not fund totally.
2. Cross country course in conjunction with the College of Ag, is getting ready to construct a parking lot which is being donated by the construction company; 500-stall graveled parking, similar to soccer lot and understanding this will be completed fall 2013.
3. Athletics prefers Terrace lots for parking structure. Also suggests multiple avenues in to the structure could help with traffic flow and this location provides this opportunity based on geography.
4. Event parking is a huge issue for athletics. Diamond Parking is a must. Do utilize it as a handicap option for them as well as it is the best option they have. Parking is set up by donation level.
6. Recreation needs good signage to help locate fields and demonstrate access to it coupled with campus-wide brochure about recreation playfields and open space, and website. All come together on how these fields are managed and used.
7. Open space: anything that is green i.e. playfields, the voids on campus, huge emphasis on recreation (passive and active), academic recreation, open rec., intramurals, athletics. Great deal of feedback on ED elementary – needs to be left alone.
8. Tower soccer field: need for playfield here. Multi-use, flag football, soccer, marching band (need full-size football field). Smaller volleyball area and outdoor basketball. Trails are huge to students – on campus connecting to the foothills and campus. Like ideas that are areas for running, etc. A lot of open rec. time used on Tower field. It is a rough and uneven field – because of maintenance issue (if turf, no problem). Could be relocated, orientation and durability important.
9. HPER is good for now, nice facilities. Soccer, ultimate frisbee, flag football higher priority – softball not top priority.
10. Would like indoor tennis, but don't expect funding except from a donor.

HOUSING MISSION

The mission of Utah State University Housing and Residence Life, is depicted in the diagram below. (http://www.usu.edu/housing/mission/)

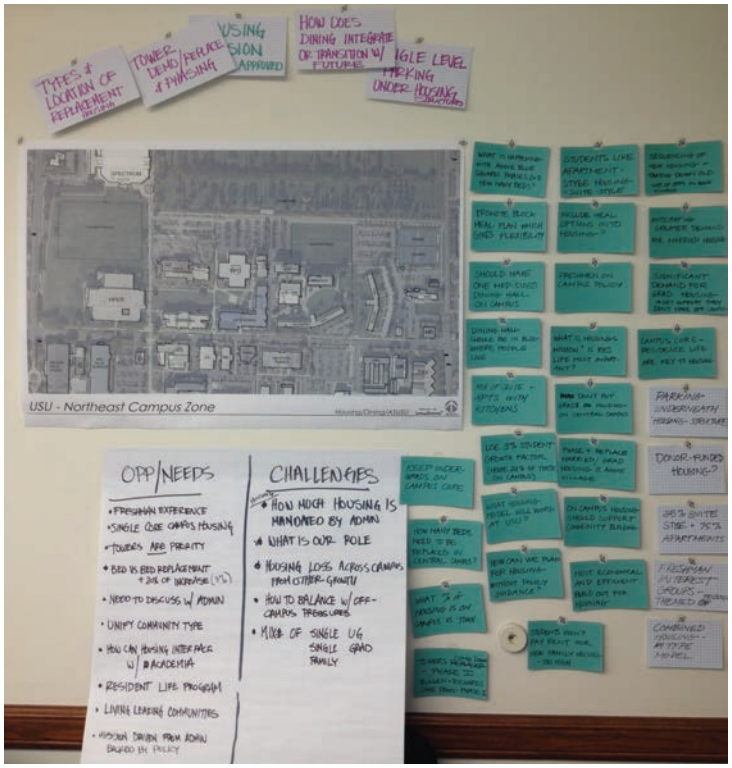
DINING MISSION

"Creating an Excellent College Experience"
(http://catering.usu.edu/htm/about-us)



HOUSING PLANNING CONSIDERATIONS

1. What is focus of on campus housing – mission? Is this area ideally for freshman? Bigger issue than number of beds is what type of housing is determined.
2. There is a current plan by Engineering to put new building in Merrill Hall location. Not opposed to going up and creating a new efficient floorplan by removing the other less efficient configuration housing. Towers must come down first – still top priority due to safety concerns.
3. First housing master plan was aggressive in its housing approach and growth. Not growing that fast. Private housing impacts these decisions.
4. Goal is to replace bed for bed plus a 5% growth factor to these replacement bed numbers seems reasonable. Feeling is that if housing was nice, new, fresh they would be selling it out.



5. 360 beds in each of the Towers, 270 Richards Hall and 144 in Bullen Hall. All will need to be replaced at some point; Towers first, then others to follow.
6. Off Campus Housing should be considered. North of Trailer Court lot should also be considered. Central campus location and residence life program is key to keeping this a thriving housing community. If off-campus housing is closer than on-campus housing, we have set ourselves up for failure.
8. Significant demand for graduate housing, large portion of international students.
9. How does Aggie Village tie into this discussion? Great option to phase out and replace with additional married housing. Could take out one quad to start building first new building – go taller. Potential for retail in the future as well. Anticipate greater demand for married housing (relate to missionary age change requirement).
10. Trend for academic, living learning facility with theme focused communities within.
11. Mission based statement – what is housing to provide? Is it just beds? If its a residence life program, then whole different principle.
12. Traditional Style Housing is still an option but new layouts and designs must be created to better meet the needs of the current students.
15. Combine types of housing including Traditional, Apartment and Suite and do a hybrid. A Dining Hall incorporated into such a facility with the requisite meal plans is highly favored.
16. For planning purposes – 4-story (economical) – possibly 5 story - more appealing. Like the idea of apartment and suite style combined – 25% suite style, 75% apartment style. No more than 6 to a unit, and blend in singles –. in every suite; 2 private rooms and two shared rooms.

PARKING + TRANSPORATION MISSION

Our Vision

We seek perfection on a daily basis with each customer. We continue to improve in every facet of our business as we become a trusted, preeminent provider of parking and transportation services, in support of the academic and cultural mission of Utah State University.

Our Mission

Parking and Transportation Services will make a positive difference in the lives of Faculty, Staff, Students and Visitors to Utah State University through exceptional service. We pledge to treat people with respect and to be courteous while meeting the parking and transportation needs of all campus entities. We are a principle based, self funded auxiliary that is focused on customer driven solution, innovation, long term planning and sound use of resources.

Our Governing Values and Principles

Each employee is empowered to meet the needs and wants of our customers. Each employee is valued as a partner working to provide the best possible service to our customers. We understand that the customer is most important person in our business.

We will serve for the greater good of Utah State University, having a broad view of how our actions affect the lives of our customers. We will not overlook the smallest of details in an effort to increase value to our customers.

We will be open to change and the possibilities/opportunities that come with change.

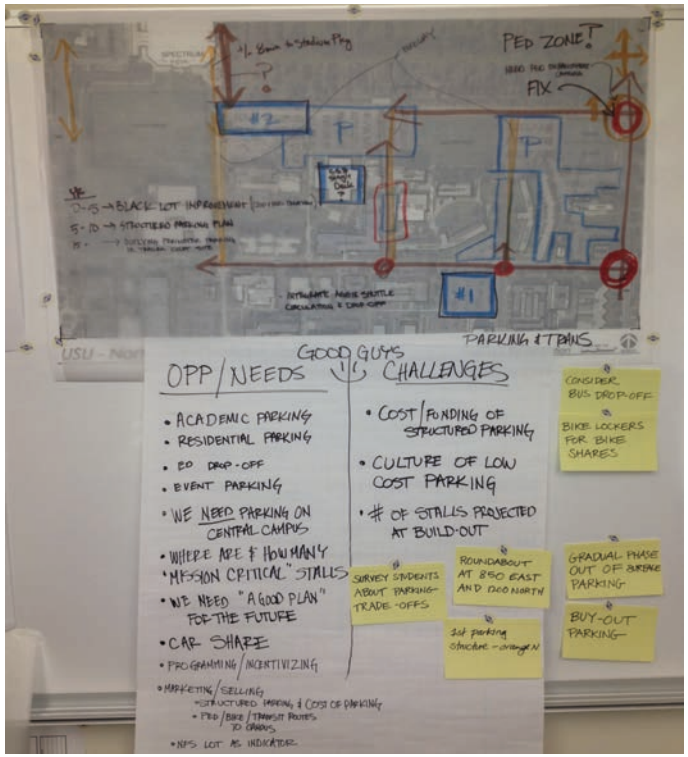
We recognize our weakness, both as individuals and as a department and continue to look for opportunities for growth and improvement.

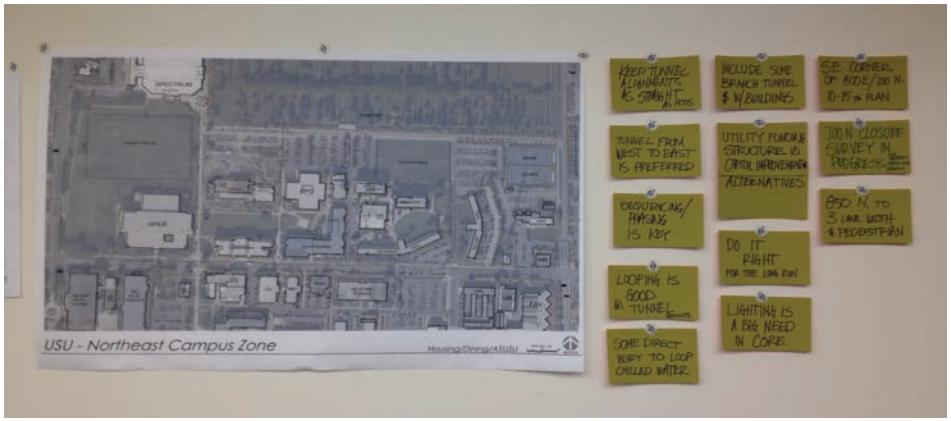
We are developing and constantly striving to maintain an attitude of gratitude in all areas of our business.

(http://parking.usu.edu/)

PARKING + TRANSPORTATION PLANNING CONSIDERATIONS

1. Need for academic and residential parking
2. Concerns over the ED/EBL drop-off.
3. Event parking remains an issue
4. Parking team still feels there needs to be parking on central, core of campus.
5. Cost/funding of structured parking is a challenge.
6. Where are the parking stalls and how many "mission critical" stalls are provided
7. It is eminent that parking rates need to increase. Christian Thrapp supports this idea.
8. Is there a future model for perimeter parking? BYU is working toward this model.
9. Need a "good plan" in place for the future.
10. College of business just took 75 stalls, no plan in place to replace. Need to have a vehicle to replace displaced parking.
11. Consider not allowing freshmen to have cars on campus. Many colleges are doing this nationally.
12. When housing is reconfigured, the Towers area will provide more land for parking.
13. 5 year plan – upgrade black lot is a top priority once money is received (immediate). 0-5 years – black lot improvement. 5-10 yrs – structured parking plan.
14. Car share is being considered though not a great deal of response thus far.
15. First parking structure recommendation would be orange north (adjacent to recital hall, north). Second priority would be black.
16. The idea of considering creative incentives to carpool – incentives that are truly motivating i.e. free child care, etc. Something that promotes people to change their behaviors.
17. There are methods to market/sell structured parking i.e. improved safety, meeting programmatic needs for clients, etc.
18. Do we survey students to get a better feel for if they will pay for parking?
19. Need to consider number of stalls projected at build-out.
20. Integrate Aggie shuttle circulation and drop-off





UTILITY AND INFRASTRUCTURE PLANNING CONSIDERATIONS

1. Keep tunnel alignments as straight as possible, west to east is preferred.
2. Sewer is an issue
3. Not sure of condition of culinary lines in this area
4. Sequencing/phasing is key
5. Biggest issue is service access. A lot of service vehicles and access need to be considered in order to operate
6. Not a fan of having service road behind Edith Bowen. Do like the line going through Bowen and Richards.
7. If roundabout is created, clean way to keep utilities in the road
8. Like to create loops, minimizes shutdowns.
9. Possible funding source is bonding for utility source.
10. Buildings pay for connections
11. Legislative report conclusions – no dedicated funding mechanism for utility infrastructure. Universities have been diverting capital improvement dollars to utility infrastructure. These dollars come from formula based on building dollars. Utility infrastructure not included. This makes deferred maintenance in buildings worse. Recommendation in the end, is that utilities in order to be self-sufficient are going to have to be quasi auxiliary. Borrow money, take care of own needs. USU is almost doing this anyway. Only resistance they will have – borrow money on project that will have pay back – administration may not have thought this through.
12. Tunnel loop – payback will be in building. First class way to do it – helps in maintenance long term. It is extremely expensive.
13. Include some branch tunnel money with buildings
14. Currently perfectly serviceable infrastructure. Doesn't anticipate any major upgrades to accommodate what is seen with this master plan – covers replacement of towers and CBD.
15. Lighting – big need in parking lots in core. Site lighting in housing areas not sufficient.
16. Biggest wish list is definitely a tunnel and direct bury to get some chilled water loop, the more loops on chilled water system the better.
17. Closure of 7th option with roundabout – has been discussed in master planning. Will embark on transportation study soon and this will be a major area to study. Pedestrian conflicts have become great. This is a favorable idea. USU needs to conduct a survey related to this.
18. SE Corner of 800 E./700 N, 10-15 yr plan
19. 850 N. to 3 lane width and pedestrian
20. Do it right for the long run

EXISTING CONSIDERATIONS

ENROLLMENT DATA SITE ANALYSIS

ENROLLMENT + GENERAL STATISTICS

Total Headcount Enrollment (Fall 2012):

Total:28,786* (*Includes USU Regional Campuses and Distance Education: 12,180 and USU Eastern: 1,847; Enrollment numbers updated annually in October)

ACADEMICS:
- Undergraduate Degrees: 168
- Undergraduate Minors: 94
- Graduate Degrees: 143
- Student/faculty Ratio: 23.2 to 1
- Average Undergraduate Class Size: 20-29 students
- Faculty Who Teach Undergraduates: 49.7%
- Faculty Holding Doctorate or Terminal Degrees: 76%
- Faculty Who Worked With Undergraduates on a Research Project in the Past two Years: 63.5%
- Study abroad opportunities: 150 in 40 countries
- Students who study abroad each year: 350

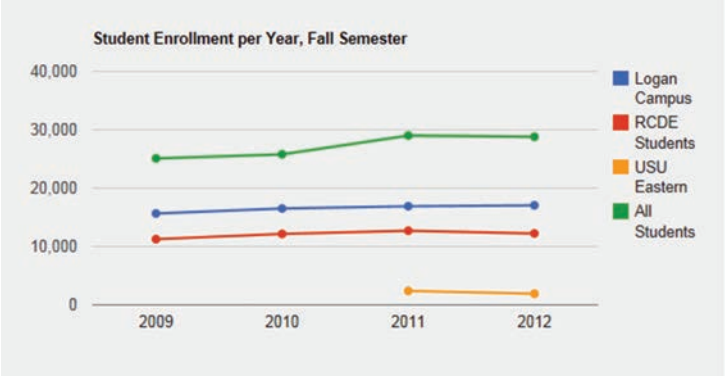
CAMPUS SIZE:
- Main campus: 400 acres
- Statewide university-owned acreage: 7,000 acres (does not include USU Eastern)

Regional Campuses, Distance Education and Extension:
- Regional Campuses: 3 (Brigham City, Tooele, Uintah Basin)
- Comprehensive Regional College: 1 (USU Eastern with campuses in Price and Blanding)
- Extension Offices: In 28 of 29 Utah counties and at the Ogden Botanical Center, Thanksgiving Point, and Utah Botanical Center.

Gender:
- Male: 11,012
- Female: 13,774

Ages:
- Average undergraduate student age: 22.3
- Average graduate student age: 33.8

Student Representation:
- All 29 counties in Utah
- All 50 states
- 82 countries



(HTTP://WWW.USU.EDU/ABOUT/AT_A_GLANCE/)

USU Historical Enrollment

	E&G		Instructional Lines[3]	
	FTE[1]	Headcount[2]	FTE[1]	Headcount[2]
1980-81	10,040		319	
1981-82	10,036		329	
1982-83	10,228		325	
1983-84	10,660		329	
1984-85	10,330		333	
1985-86	9,971		335	
1986-87	9,974	14,186	379	835
1987-88	9,976	14,662	421	932
1988-89	10,166	14,564	465	999
1989-90	10,698	15,156	507	1,063
1990-91	11,709	16,462	518	1,052
1991-92	12,472	16,461	600	1,168
1992-93	12,744	17,082	606	1,146
1993-94	13,438	17,916	646	1,219
1994-95	13,950	18,811	652	1,270
1995-96	14,066	18,106	544	1,022
1996-97	14,473	18,963	753	1,483
1997-98	15,097	19,770	775	1,549
1998-99	14,461	19,244	672	1,380
1999-2000	15,065	20,887	689	1,507
2000-01	15,724	21,457	897	2,010
2001-02[4]	15,273	19,896	2,390	4,806
2002-03	15,010	19,381	2,572	5,316
2003-04	15,022	19,128	2,808	5,791
2004-05	14,477	18,295	3,160	6,850
2005-06[5]	12,599	15,702	4,198	9,014
2006-07	12,617	15,629	3,996	8,550
2007-08	12,702	15,986	3,996	9,382
2008-09	12,840	16,115	4,008	7,875
2009-10	13,160	16,653	4,434	8,218
2010-11	13,391	17,350	5,279	9,140
2011-12[6]	13,767	17,689	6,988	11,719

[1] Budget Related Annualized FTE

[2] Budget Related Academic Year & Summer Headcount Average (less duplicates). Prior to 1998-99, enrollments were counted at the third week census, thereafter, enrollments reflect end of term data.

[3] Non E&G Instructional Line Items. As of 2011-12 these included Uintah Basin, Southeastern Utah, Brigham City, Tooele, Eastern, and SanJuan.

[4] Two new line item centers were created, Brigham City and Tooele/Wasatch, therby reducing E&G enrollments; this accounts fo rthe seeming decrease in E&G enrollments wihile the Grand Total for USU actually increased.

[5] Includes a transfer of enrollment from E&G to Brigham City

[6] Eastern & SanJuan Summer enrollment data not available.

FUTURE GROWTH NEEDS

Projected student enrollment on the Logan campus is anticipated to expand from the current population of 14,000 full-time equivalent (FTE) students to 26,000 FTE students in the next 20 to 30 years. Conservative projections of the building space needed to serve the enrollment growth in dictate an additional 2.5 million gross square feet of academic, academic support, administrative and general use facilities, an increase of 65 percent over the current building area accommodating those functions.

If no measures are undertaken in the future to dampen per capita automobile demand, a campus enrollment of 26,000 FTE students will require a net increase of about 5,500 more parking spaces, compared to the current on-campus supply of 6,900 spaces. University-based instructional and research laboratory facilities are projected to expand by about 300,000 to 400,000 square feet, compared to 600,000 square feet of existing research space. The growth of affiliated research and development by companies, agencies and other institutions leasing University land is not predictable, but likely to exceed traditional University research laboratory growth because of the University's dynamic efforts to general affiliated research activity.

(http://www.usu.edu/budget/FactsFigures/enrollment%20history.pdf)

SITE ANALYSIS + CONCERNS

A site inventory and analysis were developed to help identify unique attributes of the site and to study the existing functionality of the land uses, structures, circulation systems & open spaces. The Campus Core - North District study area consists of approximately 66.2 acres of land extending south from the south edge of the Logan Cemetery and south face of the Spectrum to include both sides of 700 North, the first row of academic buildings along the south side of 700 North to the parking lot access road on the south of the Lillywhite building. The district boundaries of the study area extend East/West from 800 East to 1200 East and include the intersection at 800 East/700 North and the intersection at 820 North/1200 East with the boundary extending a bit further east to include all of the parking area north of Nutrition & Food Science.

Several distinct features were identified within this district that makes it a unique and distinctive part of the Utah State University campus. A few distinctive features of the district have been inventoried below:

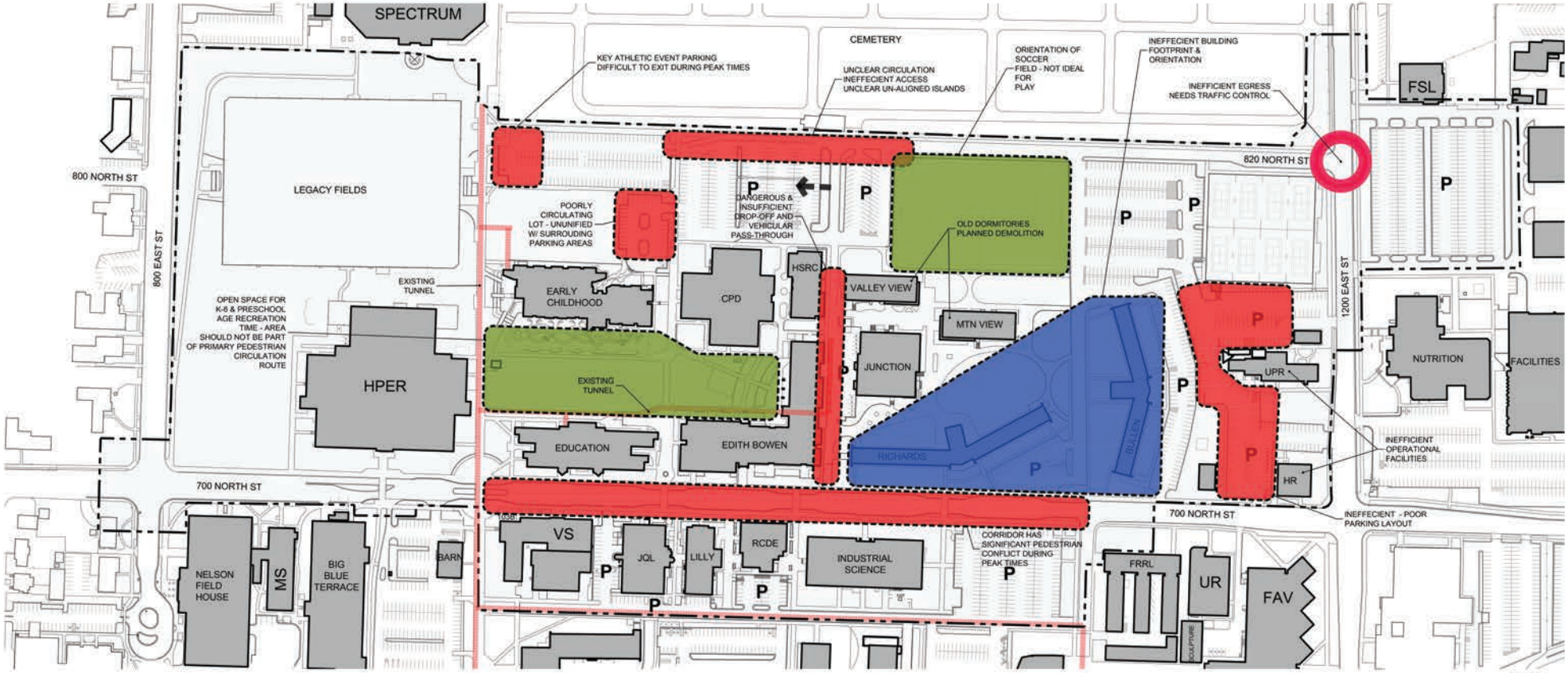
- Eleven academic buildings within the study area
- All academic building within the district that are north of 700 North are a part of the College of Education
- Four housing buildings within the study area – 1134 existing beds – this accounts for all the housing within the core of campus – there is additional student housing on the extreme south edge of campus and on the north fringe
- Four campus operations buildings and related uses
- Largest expanse of open surface parking on campus – 1552 existing stalls
- Adjacent to cemetery
- Several large recreational facilities within the study area, including tennis courts, soccer pitch and state of the art outdoor playfield facility
- Playground space and other recreational areas for students elementary school age and younger

Many of these unique features of the district contribute to the functionality of the site, especially as it relates to vehicular circulation and how the pedestrian moves through and across the site. The design team made three traffic and pedestrian observations during the month of April 2012. These visits were conducted during peak times of drop-off of elementary age students just after 8:00am and during USU class changes between the 9:20am outlet & 9:30am class start time.

Several operational concerns have been identified that need to be addressed in the master plan:

- Surface parking at the extreme west end of the site is valuable parking for Athletic because of its proximity to the Spectrum, but it is difficult and takes a significant amount of time to exit this site from this location during peak times
- All the parking lots on the west end of the site are disjointed and circulate in different ways, this is challenging for the user and a very inefficient use of the land resource – parking numbers could be increased by re-organizing and unifying this parking area
- Access to the west parking areas is unclear due to inconsistent access lane width, un-aligned islands, old striping, patched asphalt, etc
- Service and facilities access to the HPER is difficult and would work better if it could be configured in a pull-through manner
- Drop off to Edith Bowen school is unclear and dangerous – it feels like a service access and there is not room for drop-off vehicles to pull out of the travel lane
- Parking in the south east corner of the district is also inefficient laid out and disjointed
- Intersection of 820 North/1200 East is challenging to egress from the site, especially during peak times – some form of traffic control for the 1200 East traffic should be implemented
- 700 North corridor is very difficult and inefficient for vehicular traffic during peak pedestrian times, ie. Most class change times during school season
- Several pedestrian move across the entire district from northeast to south, there are no clear pedestrian enhancements for these users, most cut across parking areas and open spaces to take the most direct "desire line"
- No clear pedestrian route through large parking lots
- Insufficient "green space" adjacent to pedestrian areas
- Lots of areas within district have a service area or "back of house" feeling
- Mini quad internal to Education Core is a conflicting use and college age pedestrian pass-through should be limited or discouraged
- Richards Hall and Bullen Hall are very in-efficient building foot prints that do not fit into the fabric of the surroundings. They have a very low ration of beds to land area consumed
- Mt. View and Valley View towers have a very high ratio of beds to land area consumed
- UPR and HR buildings are old and do not create a distinctive impression on users of the district as they enter campus from 1200 East
- The Junction provides core dining functions for all operations on campus including the Central Bakery and a Central Production facility for the cafes. As The Junction is removed, these key functions must be addressed.

- Existing soccer field is not oriented optimally
- New Legacy Fields are a state of the art facility and are well used by many campus recreation clubs
- Limited mid-range open "green space" within the district, open spaces seem to be either large and club sport oriented or non-existent
- Others? No clear pedestrian route through large parking lots
- Insufficient "green space" adjacent to pedestrian areas
- Lots of areas within district have a service area or "back of house" feeling
- Mini quad internal to Education Core is a conflicting use and college age pedestrian pass-through should be limited or discouraged



HOUSING

EXISTING BED COUNT: 760 BEDS

PARKING

EXISTING DISTRICT STALL COUNT - 1552 STALLS

ANALYSIS & SITE CONCERNS

MASTER PLAN DEVELOPMENT

PRESENTED OPTIONS APPROVED DIRECTION PHASING HOUSING NARRATIVE

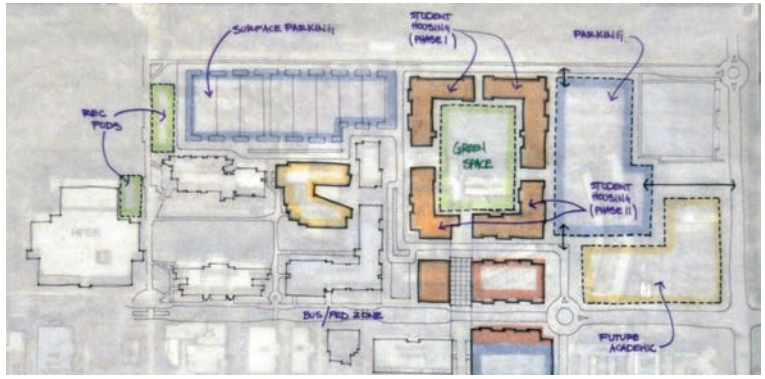
PRESENTED OPTIONS

The presented options were developed quickly based upon all the information gathered from each of the focus groups. The intent of each of the concepts was to begin to address and give form to many of the complex issues identified by the focus groups. The primary purpose of the concept plans was to get immediate feedback from the project constituents that would allow the design team to have some direct feedback at the conclusion of the intensive workshop.

Concept A

Concept A focuses on developing a large core of new housing centralized around a open green space. This concept addresses the overall circulation by providing a primary vehicular connection that circulates around the new housing complex and ties into 700 North at approximately 1100 East. Other secondary access and circulation through the district is provided by access through the interior of large parking lots. Another important component of this plan includes a themed residential living/commercial food court structure that fronts 700 North and provides a vibrant transitional space from housing to the academic core of campus. Other features of this concept include preservation of a large block of contiguous land for future academic space on the corner of 700 North/1200 East, as well as smaller recreation pods near the HPER and Early Childhood Education Building. Parking for this plan is primarily addressed through the use of large surface parking areas and single level structured parking under the new housing facilities.

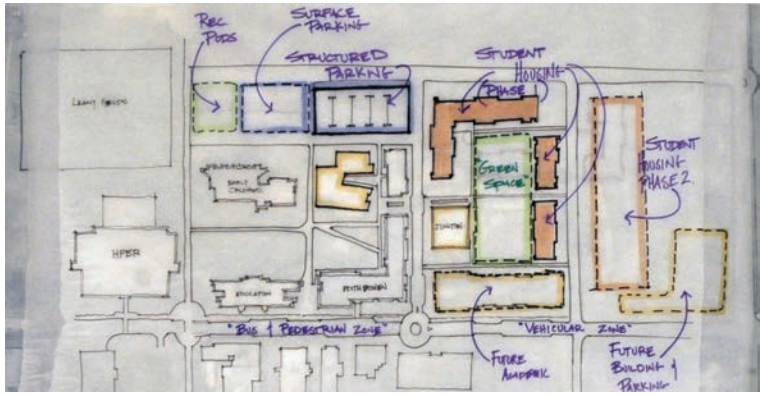
CONCEPT A



Concept B

Concept B addresses the necessary phasing and preservation of the Junction facility. It is likely that as the transition of housing takes place, it will have a dramatic impact on the structure of the current dining services. This concept provides more of a traditional dorm facility that would still need a food service venue. Another key feature of this plan is the clear and direct roadway circulation network created at approximately 1000 East and 1100 East. These new roads create a block system that allows for better overall traffic circulation and would significantly reduce vehicular congestion at peak times. Future housing and academic build-out is proposed as another clearly defined block between 1100 & 1200 East. Parking for this plan has primarily been achieved through the provision of structured parking; both stand alone and as single deck structures under the new housing buildings. Surface parking is significantly reduced in this concept.

CONCEPT B



The presentation of the four concepts prompted important dialogue and feedback. Key directives received at this point included:

- The desire to include a large multi-use open space field area that is not completely surrounded by housing structures

- Do not make a primary circulation connection/outlet onto 700 north further west than approximately 1100 east.

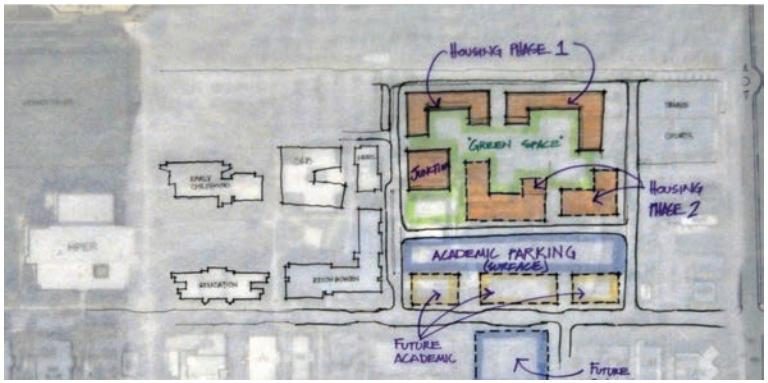
- The need for more recreation pods to be provided throughout the district

- The desire to show how the pedestrian would circulate through the district

Concept C

Concept C explores a much more dynamic approach to providing green space as the primary connector unifying the new housing area. The spaces illustrated in this plan do not allow for a large recreational field, but would facilitate a broad range of multi-use spaces and smaller recreation pods. Another key feature of this plan is the use of parking as a buffer between academic buildings fronting 700 North and the housing structures further to the North. This plan also proposes to preserve the Junction and offers traditional dorm style housing as part of the overall housing build-out.

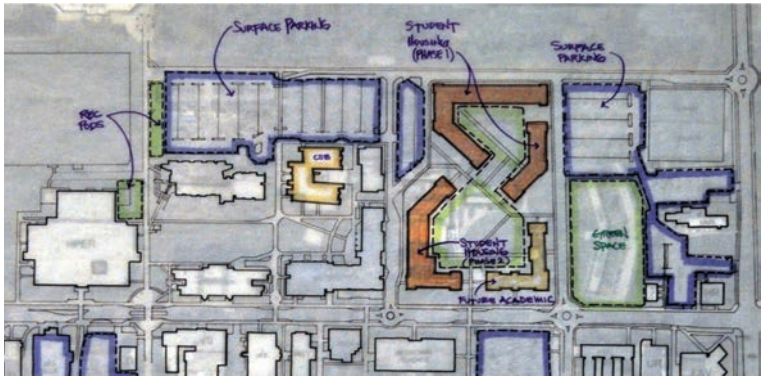
CONCEPT C



Concept D

Concept D shows the broadest range and variation in proposed housing types, with three distinct structures providing all the necessary bed replacement plus 5% increase. This concept also provides good variation and connectivity of the green space adjacent to the housing, but also provides a large multi-use field as a very visible feature from 700 North and a buffer between the academic core and large open parking areas. Because this plan has the largest housing structure of all the plans, it allows the housing area footprint to be the most compact and therefore maintains much of the surface parking within the district as it is presently configured. This concept limits the buildup of academic buildings along the north side of the 700 North corridor, but would allow for additional academic growth on the corner of 700 North and 1200 East.

CONCEPT D



PRELIMINARY MASTER PLAN

The preliminary master plan was developed to begin to precisely define the physical master plan components within the district. This plan analyzes the necessary construction implementation sequencing and arrangement of land uses around a primary circulation network. From this plan the design team was able to identify and establish the north/south location of 760 North which provides an additional outlet onto 1200 East and allows for appropriate construction sequencing with demolition of the towers and implementation of new Phase I housing facilities while maintaining the existing location of the Junction during the Phase I transition.

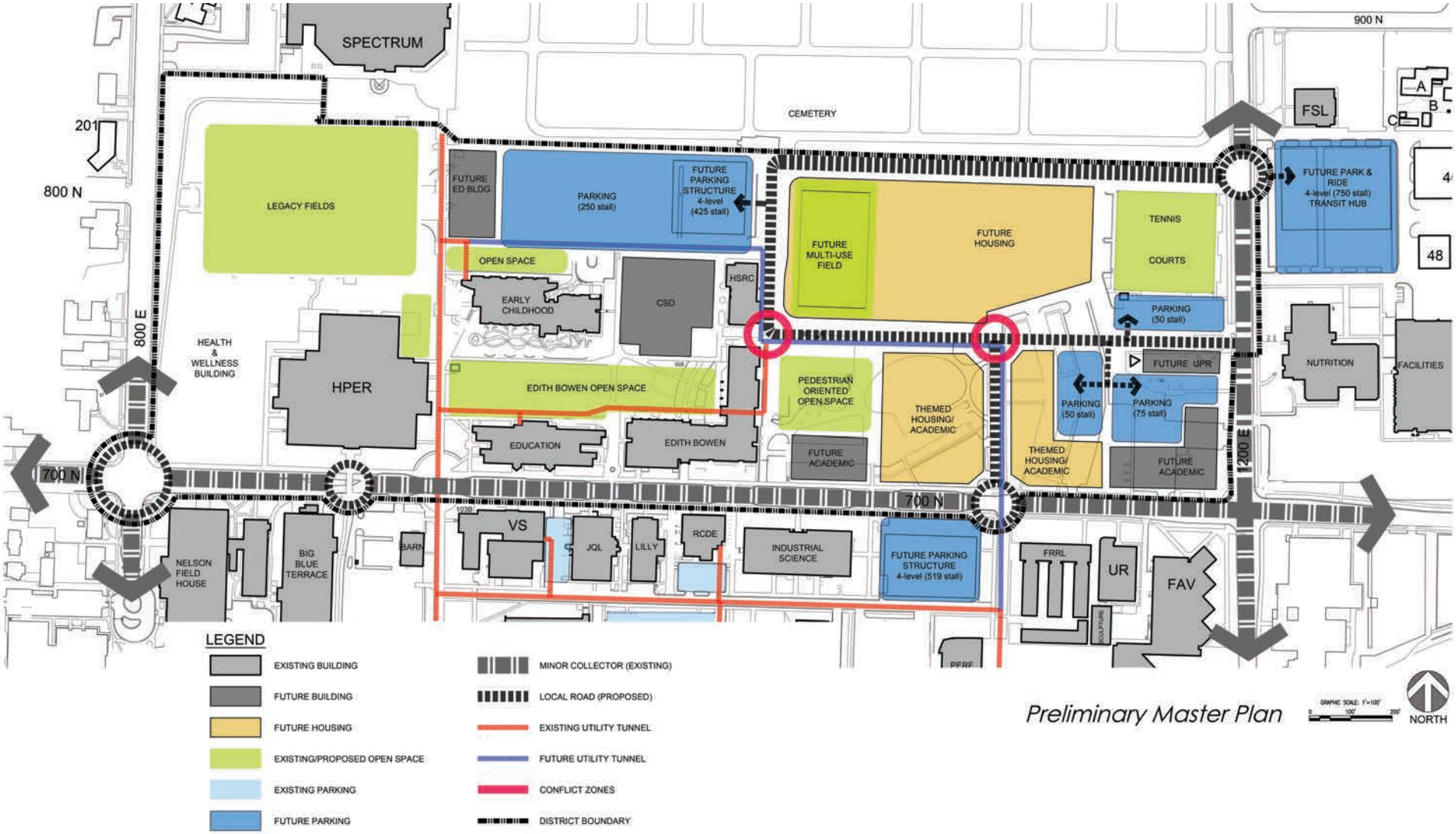
Additionally, this plan establishes a preliminary corridor for the utility tunnel corridor that will facilitate long-term building expansion within the district. This plan also identified how future academic buildings may be integrated into the district and the relationship they will have to the new housing components. This plan also identifies some of the primary conflict areas between pedestrian and vehicular traffic that will need special consideration as the master plan develops

The presentation of this plan began an in-depth discussion of the role and future of parking within the district and on the interior main campus as a whole. This plan identified the need for structured parking to be provided at build-out in order to replace lost parking and provide new parking to facilitate the proposed new construction. Parking structures structures present a present significant challenge because they are expensive to build and there is no available funding source for construction of these structures. Several recommendations were made, including the need for a higher premium to be paid for parking by those who desire to park on main campus. Another recommendation was to incorporate some parking into all new construction by providing single level parking decks under new buildings, primarily housing.

The primary directives received from presentation of the preliminary master plan were:

- Provide detailed parking numbers by phase in the final master plan

- Plan to include single deck parking structures under all proposed new housing buildings


SPECTRUM
CEMETERY
900 N
FSL
201
800 N
LEGACY FIELDS
FUTURE ED BLDG
PARKING (250 stall)
FUTURE PARKING STRUCTURE 4-level (425 stall)
FUTURE MULTI-USE FIELD
FUTURE HOUSING
TENNIS COURTS
FUTURE PARK & RIDE 4-level (750 stall) TRANSIT HUB
48
OPEN SPACE
EARLY CHILDHOOD
CSD
HSRC
PARKING (50 stall)
800 E
HEALTH & WELLNESS BUILDING
HPER
EDITH BOWEN OPEN SPACE
PEDESTRIAN ORIENTED OPEN SPACE
THEMED HOUSING/ ACADEMIC
PARKING (50 stall)
PARKING (75 stall)
FUTURE UPR
NUTRITION
FACILITIES
EDUCATION
EDITH BOWEN
FUTURE ACADEMIC
THEMED HOUSING/ ACADEMIC
FUTURE ACADEMIC
1200 E
700 N
700 N
VS
JQL
LILLY
RCDE
INDUSTRIAL SCIENCE
FUTURE PARKING STRUCTURE 4-level (519 stall)
FRRL
UR
FAV
NELSON FIELD HOUSE
BIG BLUE TERRACE
BARN
LEGEND
EXISTING BUILDING
FUTURE BUILDING
FUTURE HOUSING
EXISTING/PROPOSED OPEN SPACE
EXISTING PARKING
FUTURE PARKING
MINOR COLLECTOR (EXISTING)
LOCAL ROAD (PROPOSED)
EXISTING UTILITY TUNNEL
FUTURE UTILITY TUNNEL
CONFLICT ZONES
DISTRICT BOUNDARY
Preliminary Master Plan
NORTH

APPROVED DIRECTION

Each concept and draft presentation plan that was developed as part of this process was a critically important step. The feedback from each of these presentations was compiled and used to help guide the plan a from iteration to iteration.

Specifically, the design team prepared a list of **"top 3"** planning considerations from each focus group and the steering committee. The top 3 planning considerations from each of these groups was used as the primary directive for the planning, physical arrangement of spaces and the phasing.

A. Steering Committee

1. Provide a balanced plan that addresses the complexity of issues identified within each of the focus group meetings
2. Respond to the realities and constraints of the site to ensure a plan that can be implemented successfully and that will remain viable for the long-term (20+ years)

B. Education + Edith Bowen + ECE

1. Provide clear and safe drop-off for Edith Bowen students with adequate queuing and pass through for vehicular circulation
2. Emphasize pedestrian and vehicular safety throughout the Educational Core area
3. Maintain the educational core play area as a semi-contained space that limits pedestrian pass-through by USU students and encroachment of other recreational activities

C. Athletics + HPER + Campus Recreation

1. Provide a multi-use field with North/South orientation that is adjacent to housing
2. Provide outdoor recreation "pods" throughout the Educational Core District that provide opportunity for basketball, volleyball, etc
3. Maintain "Diamond Lot" proximity to the Spectrum for athletic events

D. Housing + Dining

1. Provide clear phasing that allows for replacement housing and appropriate dining to be constructed for the transitional period prior to starting demolition of existing facilities. Phasing must also include a parking plan for housing residents.
2. Provide a clearly defined type and location of future housing and dining within the Campus Core - North.
3. Provide single level parking structure under all proposed future housing facilities.

E. Parking + Transportation

1. Provide a clear primary vehicular circulation route through the Campus Core - North District that is safe, with emphasis on the intersection of 820 North & 1200 East
2. Provide "mission critical" parking within this core campus district – preserve the "Black" and "Blue" lot stall count
3. Develop a parking plan for each future phase

F. Utilities + Infrastructure

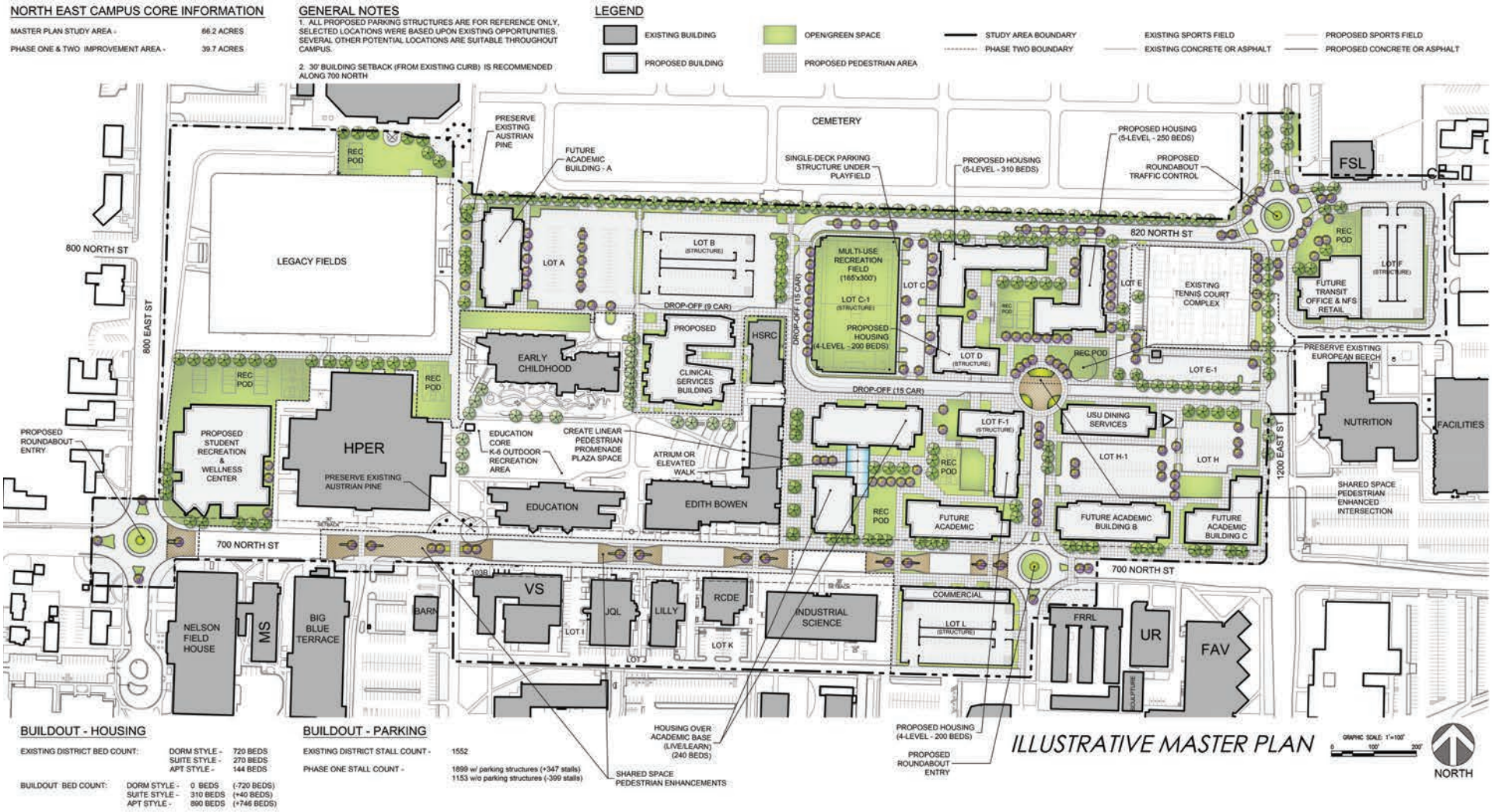
1. Provide a solution for traffic control at the 820 North & 1200 East intersection
2. Provide clearly defined vehicular and pedestrian circulation – reduce conflict between these systems throughout the Campus Core - North District
3. Plan for tunnel extensions into the district to provide utility service to new buildings

Additionally, the design team identified a lists of "site realities" that were necessary to incorporate as part of the planning process. Some of these "realities" included the development of certain assumptions that allowed for establishing firm numbers where policy decisions could have profound effects on estimated growth projections and future expansion needs.

SITE REALITIES (Site Driven Directives & Assumptions)

1. Create a clear primary vehicular transportation route through the district that doesn't extend too far west – create a block system with the district
2. Provide an additional outlet onto 1200 East Street
3. Improve Edith Bowen drop-off as early as possible in the phasing – focus should be on pedestrian safety & providing adequate queuing outside the travel lane
4. Provide bus and shuttle pull-outs along the primary circulation route
5. Enhance pedestrian corridors throughout the district to draw pedestrians through the housing area and to 700 North – reduce opportunities for pedestrians to flow through the Education Core area
6. Provide a 1-to-1 bed replacement ratio for housing in each phase – provide a 5% in crease in overall bed count at build-out
7. Create housing alternatives that could be themed or tied to academic (live/learn environments)
8. Focus on creating large contiguous blocks of land (uninterrupted by the primary circulation route) for traditional or freshman style housing
9. Create Dining that appropriately supports the type of housing in the area while supporting other Dining Operations across campus and maintaining financial viability.
9. Create an area for future academic growth built up around the 700 North & 1200 East intersection
10. Provide a large multi-use recreational field (oriented North/South) with proximity to HPER and housing
11. Provide recreation pods & other un-programmed green space linked by pedestrian corridors to continue the "green necklace" throughout the Campus Core - North District
12. Assume the trailer park site will be exclusive for new recreation fields and facilities (no housing)
13. Maintain existing cell tower location
14. Create an area with the potential for a retail/commercial component to be created along the 700 North corridor

Identification of and adherence to these "site realities" is a necessary component to ensure effective implementation and phasing of the plan.



Note: The type of housing has not been completely determined and may change based on demand and programming in the area.

PHASE 1: 0-5 YEARS

Phase One Impact Area – 23.75 AC

General Description of Phase One

Phase One is a critical step is setting the groundwork for successful implementation and build-out of the master plan. Phase One includes the construction & transition of new student housing to replace and allow for the demolition of Mountain View & Valley View Towers. Phase One would require specific sequencing of structures to allow for bed replacement and transition prior to demolition. Phase One would also develop the framework and establish a vocabulary of treatments for the primary circulation network that is proposed to extend through the district. Specific new roadway improvements, parking lot remodels, and intersection treatments have been identified throughout the district as well as several interim treatments and connections temporary connections that would be required to allow for continuous operation of the district during the phasing and implementation of the master plan.

A. Phase One Housing Improvements
- Apartment Style Housing Structure A (250 beds)
- Apartment Style Housing Structure B (310 beds)
- Suite Style Housing Structure (200 beds)

B. Phase One Building Improvements
- Student Recreation & Wellness Center
- Clinical Services Building

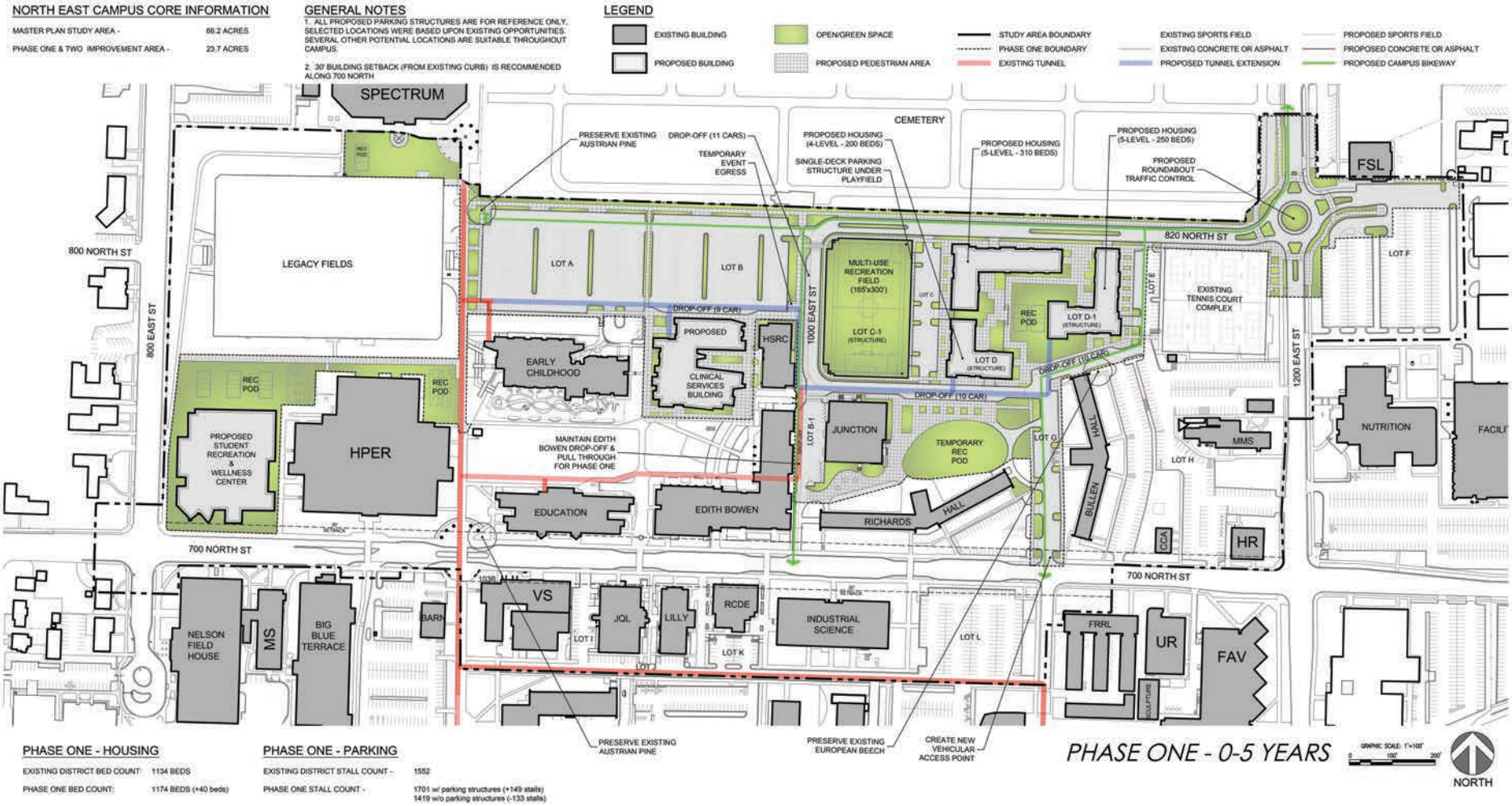
C. Phase One Parking and Transportation Improvements
- Complete Parking Lot remodel of Lot A and Lot B (see Phase One plan)
- New surface parking lot (Lot C) provided west of proposed housing
- Additional Parking proposed as single deck structured parking under all proposed housing (Lot D & Lot D-1)
- New surface parking lot (Lot E) provided east of proposed housing
- Interim surface parking lot improvements (Lot G) and interim connection/outlet onto 700 North at approximately 1100 East
- Single deck parking structure proposed under new multi-use field
- Total Parking Stalls at end of Phase One – 1701 stalls (as described)
- Reconstruction of 820 North Street from 1200 East intersection west to approximately 1000 East and extending south to HSRC building – new planted islands proposed for entry experience & campus beautification along this corridor
- Roundabout traffic control/entry feature constructed at intersection of 820 N./1200 E.
- Permanent drop-off improvements for Edith Bowen and Clinical Services created along 1000 East near HSRC building
- Interim drop-off improvements for Edith Bowen created along temporary 760 North just east of the Junction

D. Phase One Key Pedestrian Connections +Bicycle Circulation
- Improved pedestrian crossing at 820 North/1200 East intersection with well defined crossings and pedestrian refuge islands
- Expanded and improved East/West pedestrian corridor extending along the northern fringe of the district on both sides of 820 North from 1200 East to approximately 900 East
- Well defined pedestrian treatments/enhancements extending along the entire frontage of the new housing structures and creating well defined North/South pedestrian corridors extending into the core of the district
- Well defined and expanded pedestrian walkway along the East edge of 1000 East with pedestrian enhancements & traffic calming features at all driveway crossings – this pedestrian corridor would interface directly with the Edith Bowen drop-off and would provide un-interrupted pedestrian access directly to Edith Bowen Elementary without the need to cross the primary vehicular circulation route
- Designated bikeways & bike lanes defined as part of all new transportation improvements

E. Phase One Recreation & Open Space Improvements
- New multi-use recreational field (165'x300') with North/South orientation
- Recreation pods provided on the north side of new Aggie Health & Wellness Center (4); north of Legacy Field (1); on the northeast side of the HPER building (2); and the interior court area of the new housing complex (2)
- Un-programmed interim open space north of Richards Hall
- Enhanced and beautified green spaces adjacent to all newly installed pedestrian corridors linking all mid to large open spaces
- Development of the mobile home park into play fields

F. Phase One Utility Improvements
- Tunnel improvements constructed from existing node near the NW corner of the Early Childhood Education Building extending east to 1100 East with branch tunnel connection to new Clinical Services Building and to Phase One housing structures

NEW ROADWAY NOTE: It is envisioned that the new road will be designed to fit well into the community and is not a major arterial road. It is intended as a major collector type road with proposed 30 MPH speed. Based on Logan City's current master plan, the final design could accommodate various traffic calming measures while maintaining it's capacity and operational efficiency that is very much needed. Also, it is proposed as a "complete street" that could accommodate transit and proposes (where possible) a 10 foot wide separated multiuse pathway.



HOUSING NOTE: The type of housing has not been completely determined and may change based on demand and programming in the area. Current drawings maintain space and will be adjusted as necessary once housing type(s) are determined i.e. traditional, suite style, apartment, etc.

PHASE 2: 5-10 YEARS

Phase Two Impact Area – 31.7 AC

General Description of Phase Two

Phase Two is really the phase where the ideals of the master plan are met and most of the site functional concerns are addressed in physical form. Phase Two continues the construction & transition of new student housing to replace and allow for the demolition of Richards & Bullen Hall. Phase Two continues the improvement of the primary circulation network and creates some nice pedestrian oriented or shared space treatments at intersections that prevent the automobile from being the dominant feature of the circulation system. Pedestrian corridors are improved and enhanced throughout a large portion of the district, from the northeast corner extending south to 700 North. These corridors are an important component of the new housing structures and future academic buildings and should be emphasized in the programming of each individual project. These corridors will add significant improvement to the pedestrian experience in the heart of the Campus Core - North.

A. Phase Two Housing Improvements
- Apartment Style Housing Structure C (200 beds)
- Live/Learn Themed Housing over Academic Base Structure A (120 beds)
- Live/Learn Themed Housing over Academic Base Structure B (120 beds)

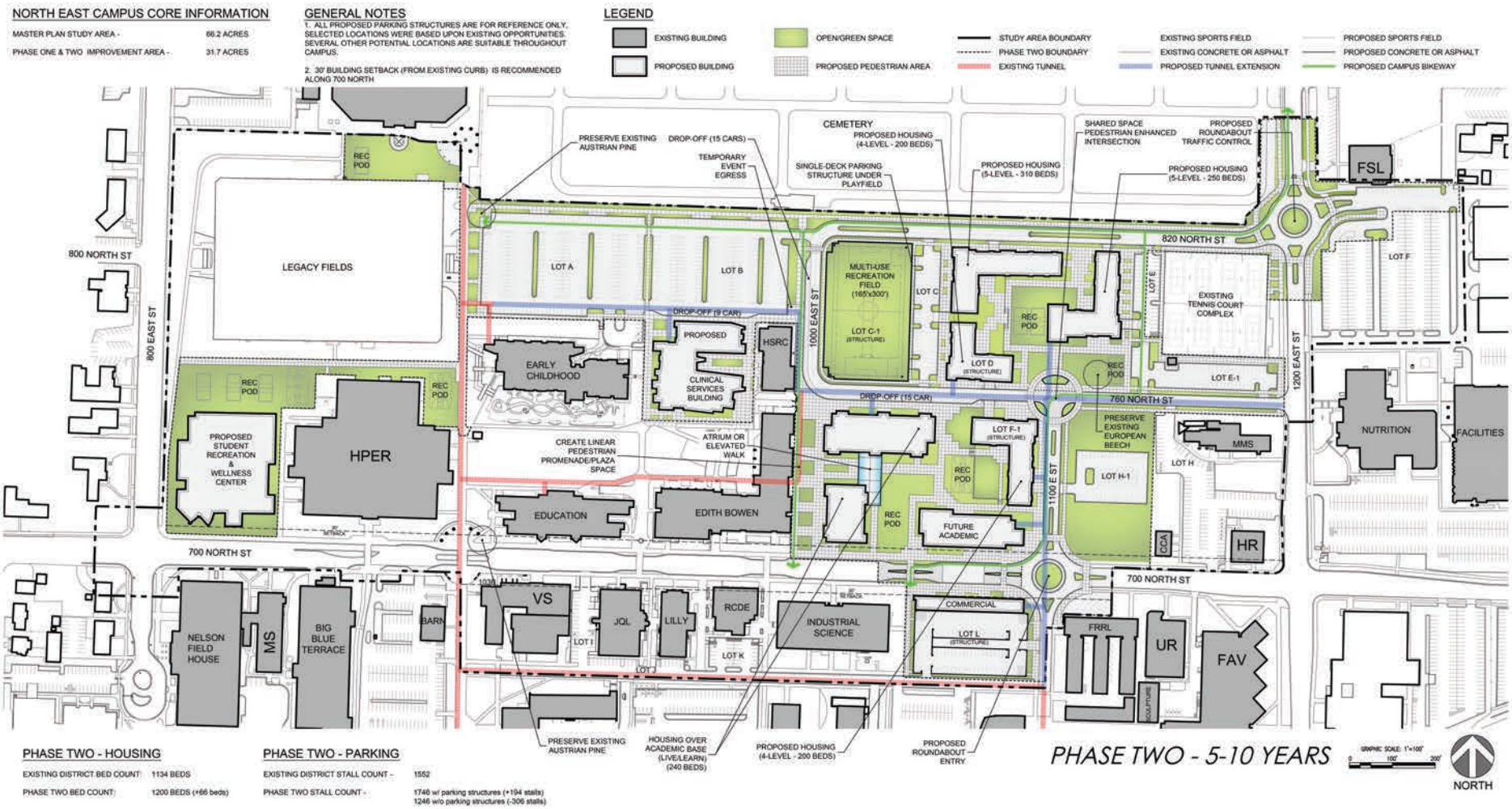
B. Phase Two Academic Building Improvements
- Two (2) live/learn academic buildings (same as above)
- Future Academic building

C. Phase Two Parking and Transportation Improvements
- Additional Parking proposed as single deck structured new standalone housing structure (Lot F-1)
- Completion of primary circulation to connect from 1000 East to 1200 East at 760 North & connection made to 700 North at 1100 East
- New surface parking lot (Lot E-1) south of existing tennis courts
- New surface parking lot (Lot H) east of new 1100 East outlet to 700 North – new planted islands proposed for entry experience & campus beautification along this new entry into the district
- New structured parking terrace (Lot L) with Commercial frontage along 700 North
- Total Parking Stalls at end of Phase Two – 1746 stalls (as described)
- Roundabout traffic control/entry feature constructed at intersection of 1100 East/700 North
- Permanent drop-off improvements for Edith Bowen and Clinical Services finished, extending from HSRC around bend (approx. 630' of pull-out drop off area)
- Reconstruct area immediately east of Edith Bowen to remove automobile circulation and access
- Begin "shared space" pedestrian enhancements along 700 North corridor extending west from new roundabout to existing pedestrian crossing

D. Phase Two Key Pedestrian Connections +Bicycle Circulation
- Construct new "shared space" pedestrian enhancements/ treatments at 760 North/1100 East intersection
- Well defined pedestrian treatments/enhancements extending through and around all newly constructed buildings to provide several North/South pedestrian corridors through the core of the district
- Well defined pedestrian enhancements along entire east frontage of Edith Bowen and extending along majority of the length of the new drop-off creating safe, un-interrupted plaza space for Edith Bowen students
- Designated bikeways & bike lanes defined as part of all new transportation improvements

E. Phase Two Recreation & Open Space Improvements
- New recreation pod (1) constructed in interior court area of proposed Phase Two structures
- Several mid-sized un-programmed open spaced created through the core of the district
- Un-programmed interim open space created immediately east of 1100 East connection to 700 North
- Enhanced and beautified green spaces adjacent to all newly installed pedestrian corridors linking all mid to large open spaces

F. Phase Two Utility Improvements
- Tunnel improvements constructed from terminus of Phase One improvements to connect and "loop" with tunnel Node near the Forest & Range Research Lab Building (FRRL) with branch tunnel connections to new housing/academic buildings



Note: The type of housing has not been completely determined and may change based on demand and programming in the area.
Current drawings maintain space and will be adjusted as necessary once housing type(s) are determined i.e. traditional, suite style, apartment, etc.

BUILDOUT: 20+ YEARS

Build-Out Impact Area – 39.7 AC

General Description of the District Plan Build-Out

Master Plan Build-Out is primarily finalizing the areas within the district that are still in need of redevelopment, and constructing several new academic buildings across the district. This plan also identifies a location for the re-constructed Food Services building – policy decisions will drive the final outcome and operations of this facility. Dining in the area is driven financially and logistically by the type of housing in the area. The Build-Out plan also identifies several locations for multi-level parking structures and other parking and transportation improvements. Other improvements include general amenities and connectivity of pedestrian corridors and green spaces.

Phase Two Housing Improvements

- Apartment Style Housing Structure C (200 beds)
- Housing and Food Services Building

Build-Out Academic Building Improvements

- Future Academic Building A – (College of Education)
- Future Academic Building B
- Future Academic Building C

B. Build-Out Parking and Transportation Improvements

- Expansion of surface lot parking east of 1100 East (Lot H-1)
- New surface parking lot to the southeast of the existing cell tower (Lot H)
- New parking structure to expand parking numbers north of clinical services building (Lot B)
- New parking structure built in conjunction with new inter-modal transit hub north of the Nutrition & Food Sciences building (Lot F) – transit hub idea is supported by Cache Valley Transit District and could likely be a joint venture partnership with USU & CVTD
- Total Parking Stalls at Build-Out – 1899 stalls (as described)
- Roundabout traffic control/entry feature constructed at intersection of 700 North/800 East
- Potential to restrict vehicular access along 700 North allowing turnaround via roundabouts – potential for seasonal and peak time closure restricting access through the corridor to pedestrian and transit only

C. Build-Out Key Pedestrian Connections +Bicycle Circulation

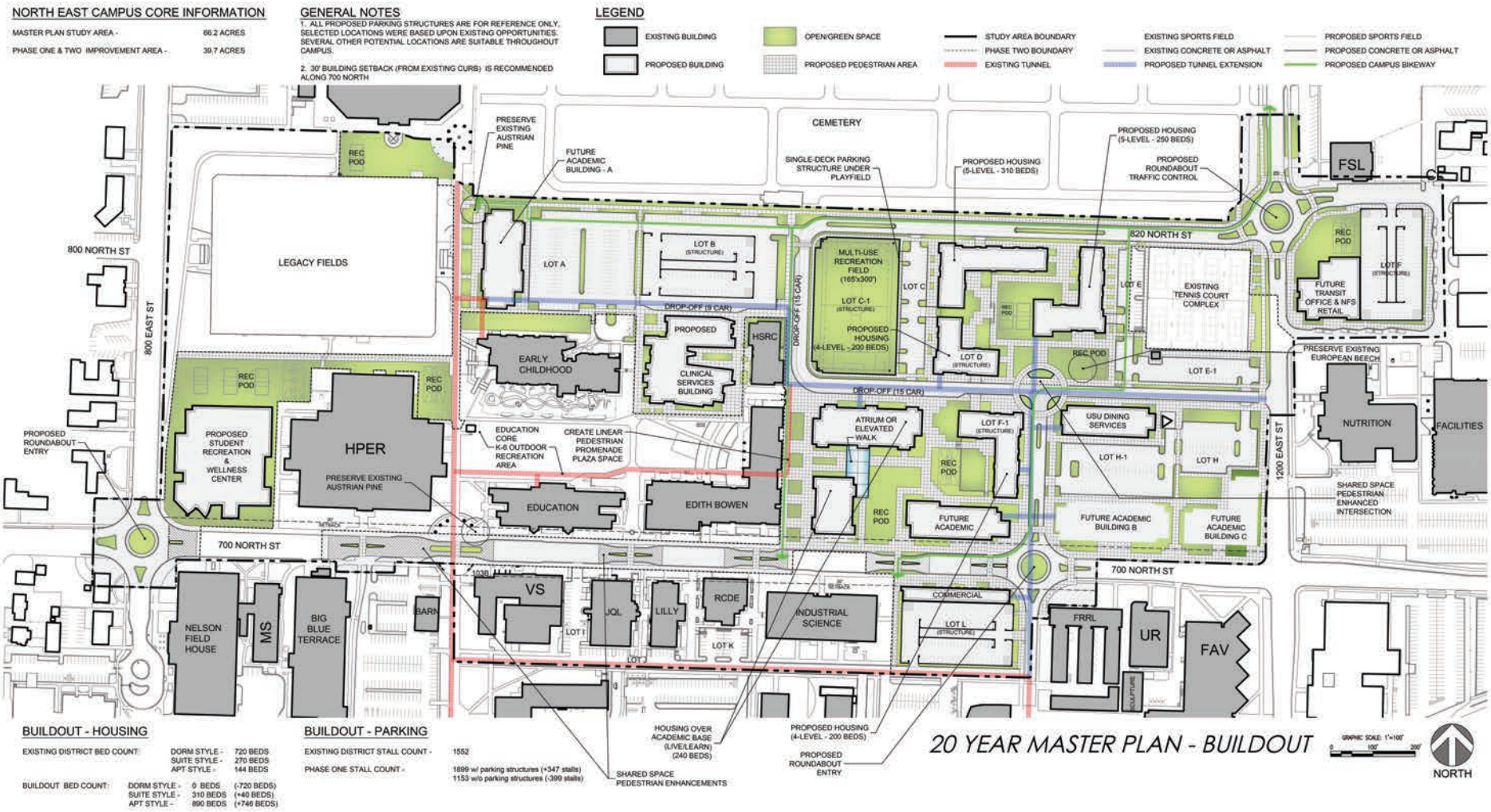
- Improved pedestrian crossing at 820 North/1200 East intersection with well defined crossings and pedestrian refuge islands
- Expanded and improved East/West pedestrian corridor extending along the northern fringe of the district on both sides of 820 North from 1200 East to approximately 900
- Development of "shared space" pedestrian enhancement along majority of 700 North corridor to become "pedestrian mall" during times of restricted vehicular access
- Well defined pedestrian enhancements along all newly constructed buildings within district providing conflict free pedestrian routes wherever possible
- Designated bikeways & bike lanes defined as part of all new transportation improvements

D. Build-Out Recreation & Open Space Improvements

- New recreation pod created adjacent to transit hub/parking structure
- Enhanced and beautified green spaces adjacent to all newly installed pedestrian corridors linking all mid to large open spaces

E. Build-Out Utility Improvements

- Branch tunnel extensions to all new housing and academic buildings



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Current drawings maintain space and will be adjusted as necessary once housing type(s) are determined i.e. traditional, suite style, apartment, etc.

PARKING TABLE

Below is a parking table that illustrates the phased parking with and without the use of structured parking. The table to the right shows the phased parking with parking under the soccer field.

Tabulation without Soccer Field Parking

LOT	Existing (mapped)	Existing (Parking Services)	Phase 1	Phase 1 (no structure)	Phase 1 (1-deck housing)	Phase 2	Phase 2 (no structure)	Phase 2 (1-deck housing)	Build-out	Buid-out (no structure)	Buid-out (1-deck housing)
A (Black Lot North of ECE)	157	186	265	265	265	265	265	265	169	169	169
A-1 (ECE Drop-Off/Parking)	30	-	-	-	-	-	-	-	-		
B (Blue Lot North of CPD)	185	189	195	195	195	195	195	195	366	195	195
B-1 (Grey Lot 1 & Junction)	58	61	10	10	10	-	-	-	-	-	-
C	-	-	55	55	55	55	55	55	55	55	55
D	-	-	98	-	98	98	-	98	98	-	98
D-1	-	-	60	-	60	60	-	60	60	-	60
E (Part of Grey Lot 2)	177	201	34	34	34	34	34	34	34	34	34
E-1 (Public/Pay Parking)	19	23	-	-	-	64	64	64	64	64	64
F (Green Lot & State Vehicles)	288	288	262	262	262	262	262	262	337	262	262
F-1	-	-	-	-	-	57	-	57	57	-	57
G (Part of Grey Lot 2-Richards,Road,Service)	63	78	95	95	95	-	-	-	-	-	-
H (Part of Grey Lot 2)	98	100	289	289	289	101	101	101	64	64	64
H-1 (Green Lot around UPR)	202	202	-	-	-	56	56	56	96	96	96
I	27	25	25	25	25	25	25	25	25	25	25
J	18	17	17	17	17	17	17	17	17	17	17
K	28	28	28	28	28	28	28	28	28	28	28
L	161	154	154	154	154	315	154	154	315	154	154
TOTAL:	**1511**	**1552**	**1587**	**1429**	**1587**	**1632**	**1256**	**1471**	**1785**	**1163**	**1378**
NET GAIN/LOSS	**-**	**-**	**35**	**-123**	**35**	**80**	**-296**	**-81**	**233**	**-389**	**-209**

Tabulation with Soccer Field Parking

LOT	Existing (mapped)	Existing (Parking Services)	Phase 1	Phase 1 (no structure)	Phase 1 (1-deck housing)	Phase 2	Phase 2 (no structure)	Phase 2 (1-deck housing)	Build-out	Buid-out (no structure)	Buid-out (1-deck housing)
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TOTAL:	**1511**	**1552**	**1587**	**1429**	**1587**	**1632**	**1256**	**1471**	**1785**	**1163**	**1378**
NET GAIN/LOSS	**-**	**-**	**35**	**-123**	**35**	**80**	**-296**	**-81**	**233**	**-389**	**-209**

IMPLEMENTATION

Utah State University should work with Logan City and the Cache Metropolitan Planning Organization (CMPO) to develop final solutions and viable alternatives for providing traffic control, while maintaining traffic flow along 1200 East where it intersects 820 North Street. The alternative shown in the master plan is a much need improvement for Utah State University. It would serve as a solution to many of the traffic challenges this area currently faces and would also serve as a vehicular gateway to the main core of campus. With proper planning and support, there is opportunity for Utah State to partner with Logan City and the CMPO to share costs and to receive funding assistance for improvements along this corridor.

The Cache Valley Transit District (CVTD) is looking to provide an additional hub for park-n-ride and transit services in Logan and Cache Valley. Some of the highest current ridership for the CVTD is from the Utah State University students and employees. It is encouraged that Utah State University contact the Cache Valley Transit District to discuss the opportunities for locating a new transit hub on or near campus. With proper planning and support, there is opportunity for Utah State to partner with the CVTD and to receive funding assistance for the development of this new transit facility.

HOUSING NARRATIVE

The Housing Master Plan designates campus land on the north, northeast and south sides of the Logan City Cemetery to accommodate the student residential community, augmented by selective student residential sites on the west side of 800 East. The area designated for residential use includes the site of Aggie Village, the Student Living Center and the tier of land parallel to the southern boundary of the Logan City Cemetery. The age and types of student residences on campus are such that most, if not all, residence facilities will have to be replaced within a ten to twenty year period. Priority locations for future residential development or redevelopment are the land south of the cemetery, where unified, low-rise (3 to 4 story) "urban" residential villages are proposed. The Aggie Village site will likely be redeveloped as the buildings in that complex reach their practical lifetimes. The centerpiece of the residential use zone will be the "Village Commons," a cluster of social, retail and service facilities centered around greenspace. The cemetery itself should be regarded as an open space that provides visual amenity for the residential community.

In an effort to address the potential of changing student demographics over the next 10-20 years housing should be planned to be flexible and easily adaptable to undergraduate housing. Currently as much as 75% of graduate students own a car and therefore a strong demand for a higher ratio of parking should be considered than what is typically provided. This masterplan effort identified the potential of providing in the range of 2 stalls per 2 bedroom apartment which would more than adequately provide the parking needed. With the campus pushing to reduce the amount of vehicular use and traffic on campus and the efforts to create a more pedestrian friendly campus, considerations should be given to reducing this baseline parking ratio. This would create less impact and cost on the site and leave more green space.

A. USU HOUSING STRENGTHS:
- Dedicated, skilled, and motivated staff that care deeply about enriching the lives of students and fellow staff members.
- Location, Location, Location, proximity to campus
- Access to key student data
- Connection/Collaboration with key university resources
- Safe supportive communities for students
- Academic success of students living on campus
- Great customer service
- Teamwork
- Directors are supportive and understanding of the needs of all employees
- New Continuous Improvement program
- Good overall commitment to improve working conditions.
- Very responsive to work orders.
- Our in house teams/crews, we have the ability to do work in house rather than subbing it out.
- Communication consistently getting better and better.
- Great work environment
- Wide variety of services (apartments), competitive costs

B. USU HOUSING WEAKNESSES:
- Older buildings with backlog of deferred maintenance and renewal.
- Buildings lacking some desirable amenities.
- Older workforce close to retirement in some areas without trained replacements
- Lack of sufficient funding to renovate facilities, or to build new,
- Need for additional staffing in Residence Life and Facilities
- Housing master plan not integrated with campus master plan.
- Communication
- Division of areas
- Perception – There is the belief that on-campus housing is for freshmen and that upper classmen are not represented or offered a lot of opportunities.
- Lacking a written 5 year plan for improvements in staffing and addressing aging buildings
- Lack of training for managers – motivation and accountability
- Ongoing change of staff (continuously new, relatively inexperienced staff) that makes things (for ex. following rules) less consistent.
- We don't have a written 5 year plan for all buildings for everyone to see so all employees know what work will be done and when.
- There seems to be silos within departments.
- Great expectations, but employees are not held to them consistently.
- We may have some old patterns that are hard to break with employees.

C. OPPORTUNITIES

- Development dollars – Competing universities in the state of Utah are utilizing development dollars to upgrade housing units.
- University Funded scholarships required to live on campus. This will enable us to keep housing units full and keep dollars on campus.
- Focused continuous improvement efforts to reduce waste and add value to our customers.
- Cross training of employees to better utilize staff and add additional skill levels.
- Document SOP's to provide consistency in our operations and processes.
- Measure KPI's (Key Performance Indicators) on a regular basis.
- Move to quarterly employee performance reviews to discuss progress and goals
- Accountability on improvement priorities and objectives.
- Staff training and development.
- Recruitment of out of state students to USU.
- Social media
- Specific community designations to meet the needs of changing student demographics
- Cross-training teams to help with specific tasks
- Work with each other to learn and build relationships.
- Get the master plan working better so we can prioritize and plan
- Aggies Think, Care, Act – can be applied to all aspects of Housing and Residence Life
- Focus on creating SOP's.
- Finally making progress toward connections with academics.
- Cross trained teams to work on specific tasks.
- Need more of a culture of getting things done - if you see something that needs to be done, do what you need to get it done, you don't need to be assigned to it.
- Even out the on and off session work load.

D. THREATS

- Change in the missionary age requirement
- Off campus high density housing units located in close proximity to the university.
- Infrastructure in older housing units that will start to fail without replacement.
- Information leaks to off campus housing units of student information.
- Funding needs far exceed available resources.
- Towers currently have low appeal to the majority of students due to the layout, lack of amenities and age of the buildings.
- Excess housing units in the community for the next couple years.
- Decrease in student enrollment
- Occupancy decrease due to outside factors.
- Student Enrollment
- Student expectations (wifi, AC)
- Not having 20 year plan for all of our buildings

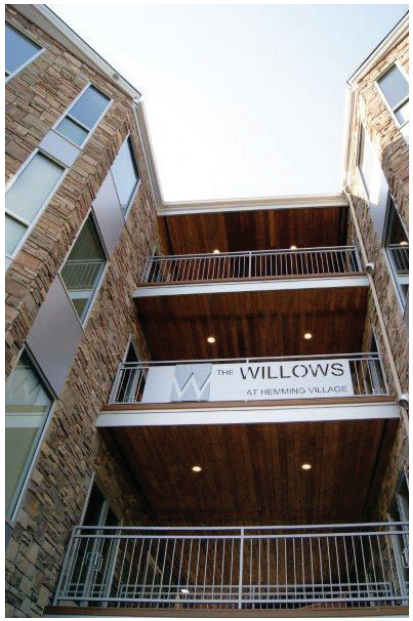
HOUSING TRENDS + HOUSING TOURS SUMMARY

In an effort to consider other student housing projects locally and regionally the Steering Committee determined to tour recently completed housing projects.

On April 8, 2013 steering committee members toured two university housing projects in Idaho including The Willows in Rexburg serving BYU-Idaho students and The Rendezvous at Idaho State University in Pocatello.

The Willows Student Housing, serving BYU-Idaho

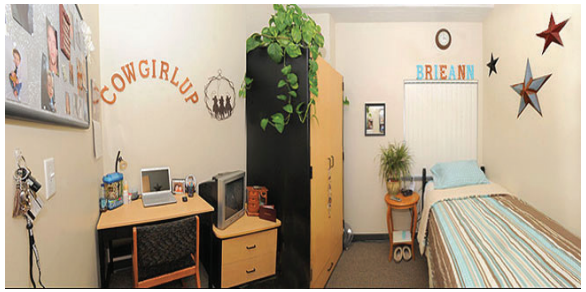
1. The group like the architectural presence of the building; modern yet referencing its context and location.
2. The group liked the warm and welcoming interiors
3. The historic wall placques depicting the stories of local women pioneers were well received. They helped to break up the corridors and provide educational reference to the female students housed in the building. They also helped to break up the long corridors - in conjunction with carpet changes and color insets.
4. The group like the amenities offered in the building including dance/ exercise room, laundry facilities, theater, and lounges and lobbies on each floor.
5. The group liked the layout of the units
6. The furnishings were also commented as unique, appropriate for students and a great value.
7. The group particularly favored the underground parking structure in the facility
8. The fireplaces were commented on as a nice amenity.


THE WILLOWS
AT HEMMING VILLAGE

HOUSING TRENDS + HOUSING TOURS SUMMARY

The Rendezvous, Idaho State University

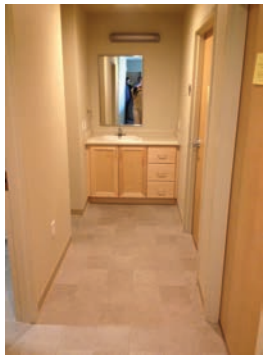
1. The group particularly liked the inclusion of classroom and multi-purpose space in the facility. however, they commented on the lack of use and "life" in the space. Providing seating and other furniture groupings and hang out space could liven up the space making it more appealing and useable.
2. The group commented on the dark space in the retail/lobby spaces, was not well lit.
3. The group also commented on the somewhat dated feel of the facility overall.
4. The units were sterile and did not foster interaction.
5. Colors and materials were undesirable
6. The connection with retail and housing is desired.

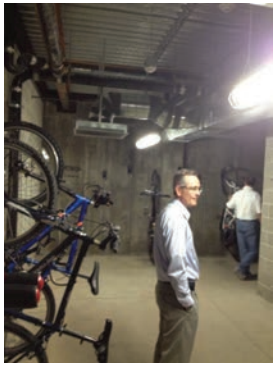


On May 13, 2013 steering committee members toured two university housing projects. Summaries of those tours follow.

University of Utah Marriott Honors Housing

1. 309 Beds, apx $660 +/- per month
2. Apx. $32m or $185/s.f.
3. They are 100% occupied with waiting list; strong demand
4. Not required to have a meal plan
5. Can use flex card for food here
6. Eat at dining hall
7. Two thirds full for summer
8. Will be expanding – start on projects next year
9. Three classrooms on main floor
10. Library, food market (not self-sustaining), offices, gathering space with fireplace on main floor
11. Outdoor firepit and BBQ grill
12. Strong branding on main level
13. Basement located laundry – central and only location.
14. Also have ski wax room, bike storage, storage in basement.
15. Basement well lit and bright



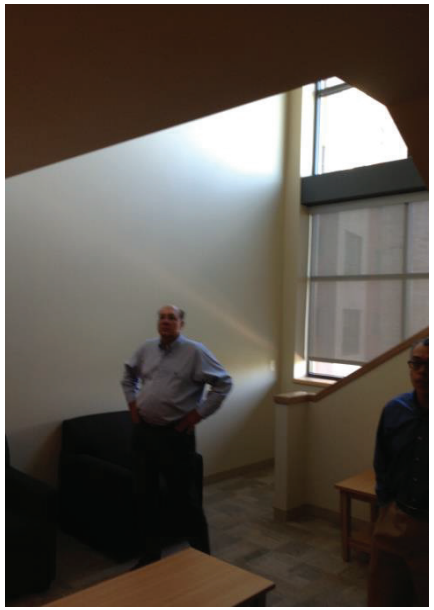


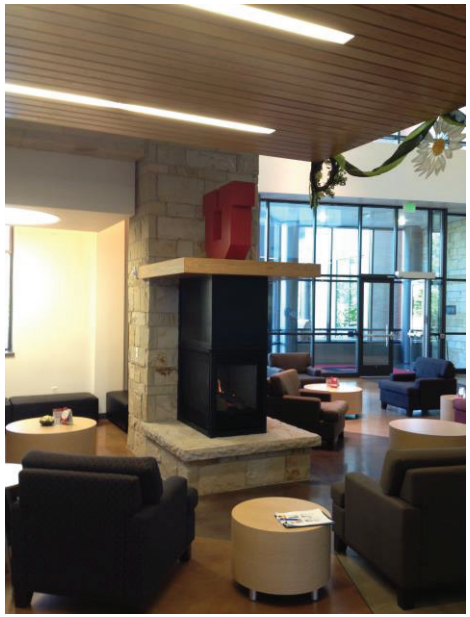
PRO'S

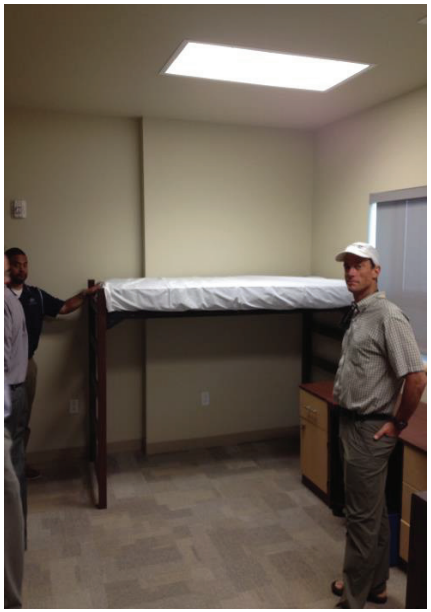
1. Proximity to TRAX – good location
2. Likegathering spaces on the main floor
3. Like the zeroscaping
4. Overall liked classroom spaces and colors
5. Liked bike storage and storage in units
6. Access, lighting and laundry in basement done well. Like the idea of centralized laundry for maintenance purposes. Liked window in laundry room.
7. Liked eating area with easy access to studying and computers
8. Nice selection of food in food market
9. Apartment style was well done with dishwasher, disposal and 2 fridges
10. Like 2 person to 1 restroom
11. Like bedroom sizes
12. Like firepit and location of firepit and BBQ grill
13. Like the monitor showing energy useage

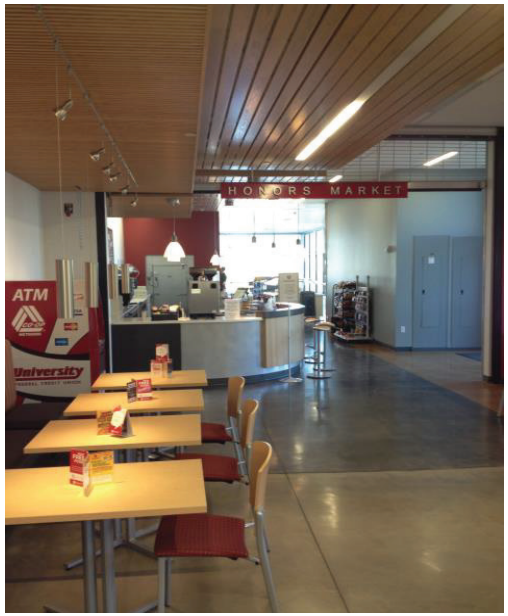
CONS

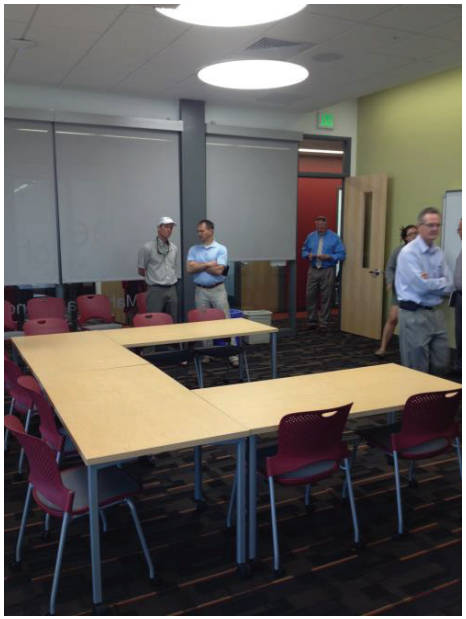
1. Common area in apartment much too small
2. Don't like 2-story – feels like tunnel and wasted space for stairs
3. Felt like a hotel - bad thing.
4. Didn't like rooms – beds looked cheap and wasted space underneath bed.
5. Light into unit too narrow – more outdoor connection would be nicer (unit commons space).
6. 8 people seemed like too many in a unit
7. 6 is about right
8. Common space needs to be better connected to outdoors
9. Added space in bedrooms came at expense of commons space in the unit. Staircase took too much room
10. Private rooms are about right in size
11. Did not care much for the bedroom furniture
12. Commented how much more The Willows (Rexburg, Idaho building) felt like home.





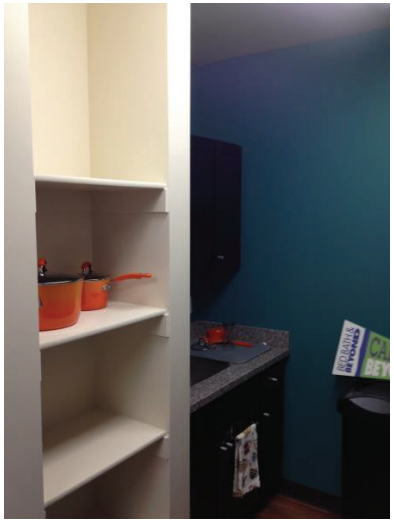


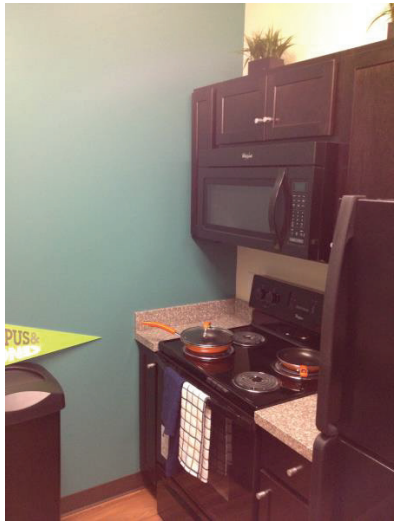

HONORS MARKET
ATM
University

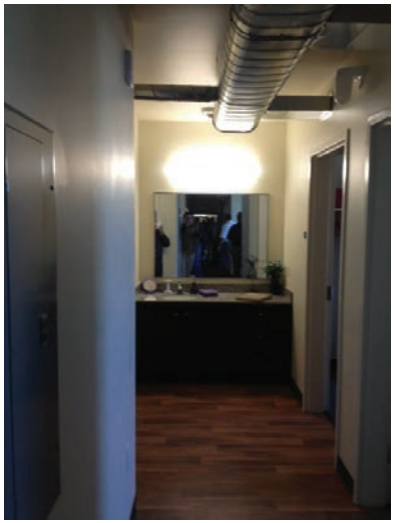


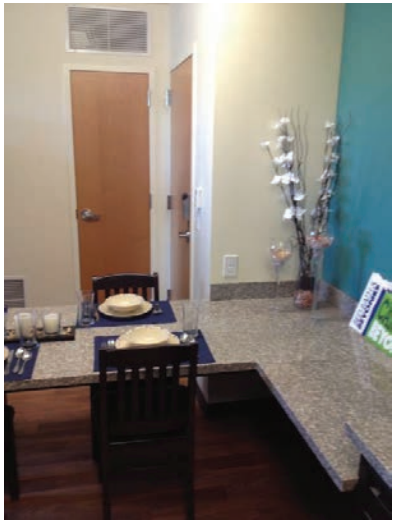
WESTMINSTER ON THE DRAW (apx. 5 minute walk to campus)

1. Single rooms
2. Upper-classmen and transfer students
3. House 3-5 individuals
4. 11 month contracts
5. Apx. $3,200 per semester
6. Provide small tv/gathering rooms on ea floor
7. Lower level for larger group events, meetings, etc.
8. Adjacent parking structure, 3-level
9. Main level retail – soon to be restaurant
10. Laundry rooms in unit
11. Very small fitness room



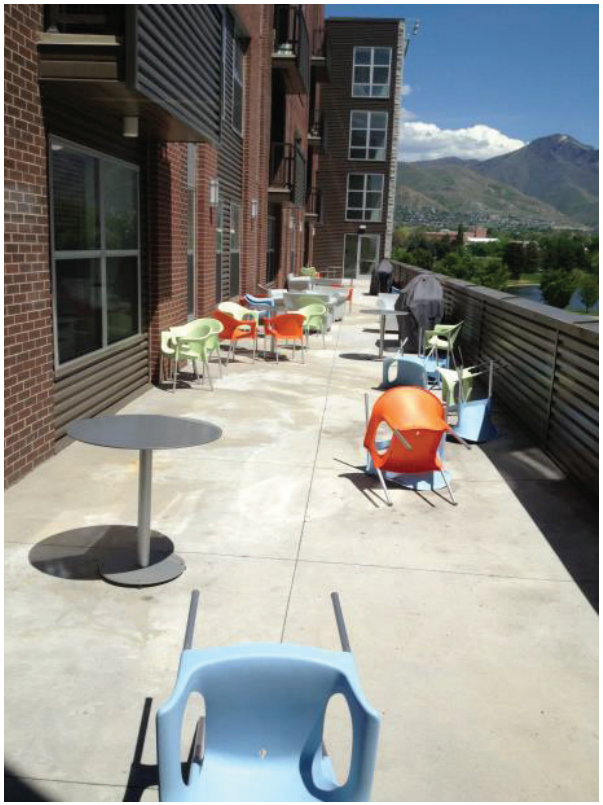


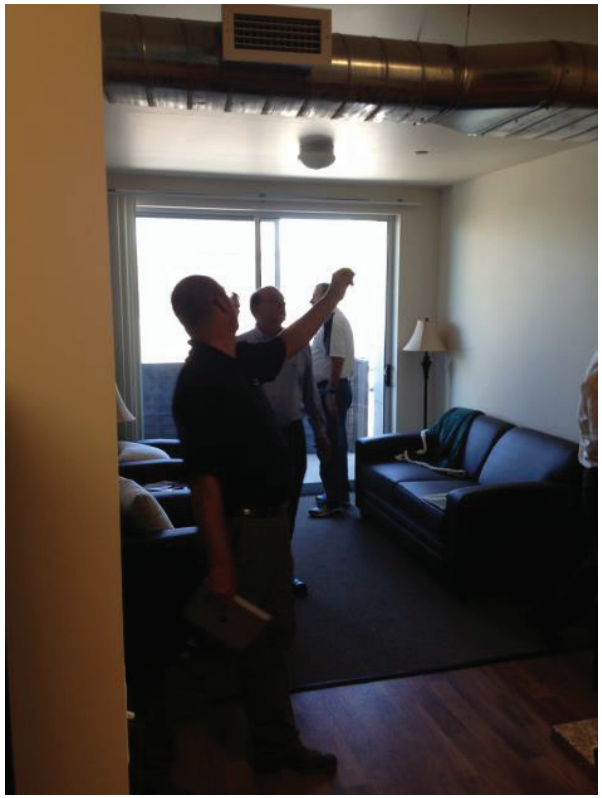


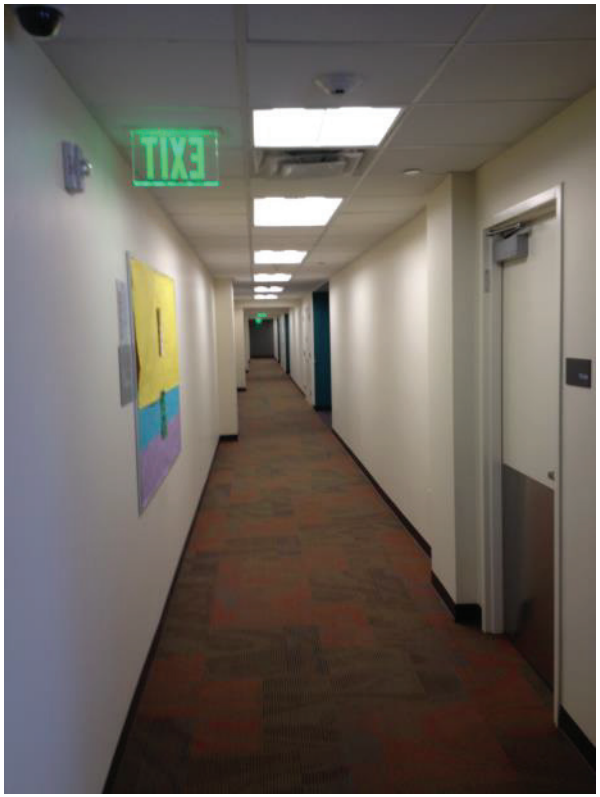


DISCUSSION

1. Did not like the exposed duct in units – seemed contrived
2. No front door – too many entrances, wayfinding poor
3. Rather vanilla in gathering spaces
4. Furniture was uncomfortable
5. Mechanical inside of unit – would have to access in the room vs. in the hall
6. Gathering space within unit still too small
7. Removed from campus (though good for the upper classmen)
8. Out of all projects toured, prefer The Willows in Rexburg. Warm and welcoming, comfortable furniture – good balance of aesthetic and also cost conscious.
9. Building was quite hot
10. Trash was located at main entry on north side of building – while located behind glass roll top door so aesthetic was better, smell was strong and unappealing.
11. Used color for wayfinding – each floor was a different color
12. Project was only 50% full though it was discussed it takes time to fill a new building.
13. Shelves in kitchen noted as cheap
14. Only provided showers (no tubs) in bathrooms
15. Storage closet provided in common space






EXIT

HOUSING TRENDS PRESENTATION AND DISCUSSION

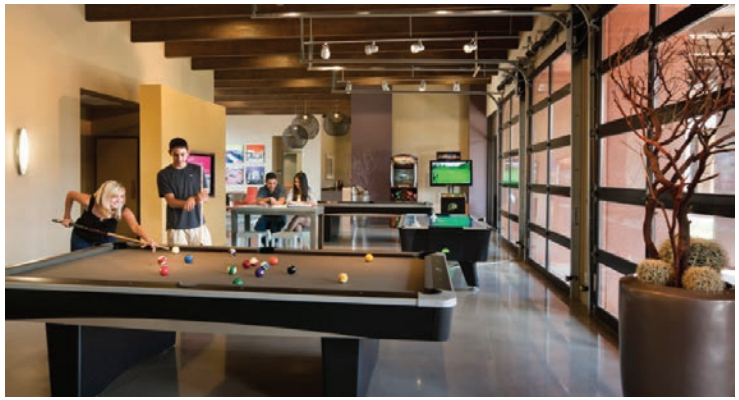
Method Studio conducted a presentation on student housing trends with projects highlighted throughout the state, region and the country.

Key Housing Trends include:

a. "Hotel" experience
b. Lively, bright environments
c. State-of-the-art, high tech amenities
d. Private room – increasing need
e. Privacy - wherever possible – nooks, crannies, dressing, even just sightlines
f. Fitness space and ATM's
g. Gathering spaces – indoor and outdoor
h. Variety of living arrangements
i. Fire safety
j. Flexible furniture
k. Flexibility in dining options
l. Security cards rather than Keys
m. Social spaces and alcoves in corridors for shared seating/conversation
n. Innovative, flexible common spaces
o. Classroom space + informal Learning Space
p. Sustainability as a lifetime learning tool

After the presentation, the group was asked to share their comments, thoughts and insights.

1. Whit commented that variety of rooms configurations/#of students gives price point options. Also commented on need for flexible furniture and social and classroom space.
2. Steve likes classroom space in residential facilities. Discussion indicated that if classrooms in housing, housing should be themed so like students and those living in the building are using those classrooms; core classes only.



3. Whit also commented the USU's LLC is not a true living learning environment. She indicates that a true living learning community includes classroom and study space within the community. Ideally, it would also include space for advising and tutoring as well, and would involve faculty members as mentors or facilitators. In many cases, students who live within a living learning community also take a cluster of classes together so that they have greater, more organic opportunities for discussion and processing of what they learn in class within their living environment. In the case of the LLC, most of what is described above is not happening. USU does not have dedicated classroom or tutoring space, and struggles with getting support from the academic side of the house in terms of faculty mentoring and participation. The exception to this is Honors House. Starting just this fall the Honors program moved their offices into temporary space in the LLC – into what had previously been the show room and the area council meeting room. These offices will relocate to the residence hall that actually houses the Honors House students (Building C) which will be ideal. It's a step in the direction toward a more solid living learning community.
4. Charles mentioned cost vs. life of building desired.
5. They would like a balance between clean and warm and welcoming. Like the modern clean feel but don't want to sacrifice a comfortable and warm space.
6. Steve would like more grand common spaces and faster elevators (LLC's are too slow).
7. James asked about cost of construction when we go up (towers) related to earthquake issues and fire proofing. There are increased structural and safety requirements.
8. Steve mentioned that smaller buildings are more personal and inviting.
9. Dave liked how Method's Snow College Housing design broke up the massing and that the spaces in the glassy volume would draw kids.
10. Bullen and Richards take too much space – take up a lot of land.
11. The discussion then again asked Traditional, Suite or Apartment? Apartments sell easier now but financial viability and Res Life issues need to be part of any discussion on type of housing.
12. Question though – what will return missionaries really want? It was noted that they will not want to be with freshmen.
13. Competition provides apartments, doesn't seem like kitchenette is appealing. Dave and Steve prefer apartment style as well.
14. It was noted that the USU freshman wants cost-conscious options.
15. USU is also catering to outside of state and international students. 26% out of state right now. This is a long-term commitment – land at apx. a 70/30 split (70% in state) and also talking about a larger class.
16. The international student either wants high class or bare bones – there are cultural considerations which includes a demand for dorm style. They also do not want a meal plan. International is becoming more and more diverse, pulling from many countries.
17. Mentioned Weber is trying a "pod" style – community bathroom and private bathrooms. Typically students don't like to share restrooms.
18. Marketing will become key with this approach
19. Should keep younger student in closer to campus.
20. Potential to try a hybrid; multiple offerings or a building with one wing apartments and one wing suite style, or dorm style, etc.

HOUSING DEMOLITION + REPLACEMENT

As part of this master planning effort the design team reviewed the potential of replacing four of the undergraduate housing facilities located within this district of campus. These include demolition and replacement of Valley View tower, Mountain View Tower, Richards Hall, and Bullen Hall. The towers in particular have been studied and identified as having significant seismic/structural and life safety issues in addition to them being outdated and functionally insufficient for the needs of campus. Richards and Bullen Halls also were identified to have life safety, functional, and maintenance concerns. In addition to the life safety concerns with these structures, the University has found it increasingly difficult to compete with the private sector in providing housing alternatives that are modern and meet the changing needs of students today.

In consideration of replacement of these structures, the University expressed the need to establish a phasing strategy and plan in an effort to keep these facilities in place and operational while the new housing structures were built and brought on line. Phase One includes the construction & transition of new student housing to replace and allow for the demolition of Mountain View & Valley View Towers. Phase Two continues the construction & transition of new student housing to replace and allow for the demolition of Richards & Bullen Hall. These two phases would complete the replacement of housing for this part of campus.

TYPES AND REQUIREMENTS

As part of this planning effort the steering committee with the design team toured and analyzed a series of current student housing projects within the state and in Idaho in addition to evaluating housing projects and trends throughout the country. Through this exercise it was determined that in order to meet the demand and current and future expectations of students as well as compete with other campuses and the local private sector, the type and mix of housing offered on this part of campus needed to change. The existing towers and halls are traditional dorm style whereas the current demand is trending towards apartment style or suite style. For this reason, the steering committee requested that this master plan study look at a mix of 75% apartment and 25% suite style for planning purposes only. **Decisions about housing types, as noted earlier in this document, are open and could also include traditional housing and/or other housing models. For planning purposes only, apartment style was used as it is the most space intensive, any other types, if selected, can fit within this the space planned.**

In addition, in consideration of costs and scale, it was determined that the planning would look at 4-story and possibly 5-story structures. The units would be a mix of single and double (shared) bedroom units with a maximum of 6 beds per unit.

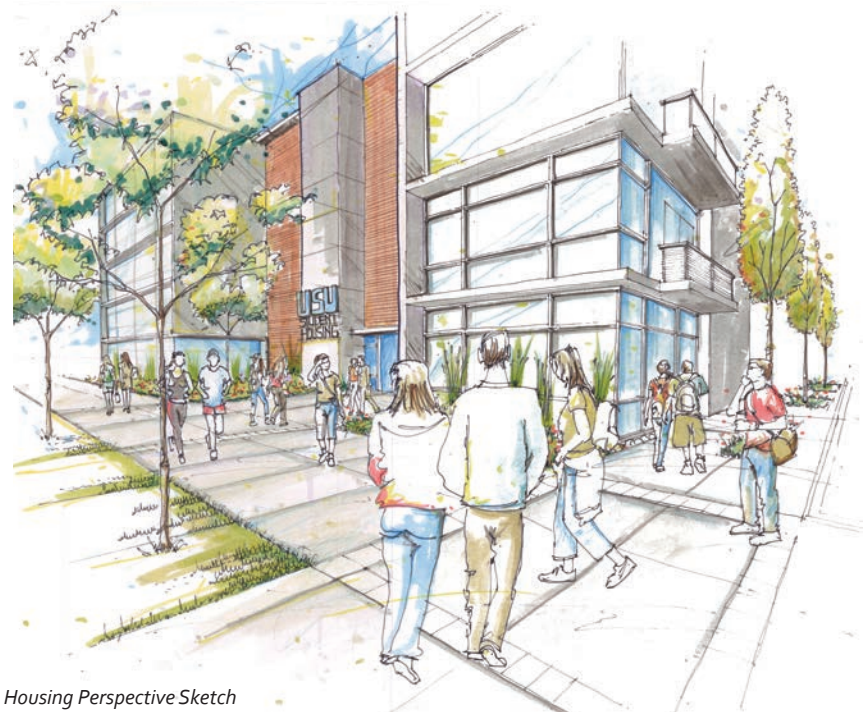
As identified earlier in this document and also in the Phasing Section, the following is a summary breakdown of the master planning assumptions for suggested replacement of student housing:

PHASE ONE HOUSING IMPROVEMENTS

- Apartment Style Housing Structure A (250 beds)
- Apartment Style Housing Structure B (310 beds)
- Suite Style Housing Structure (200 beds)

PHASE TWO HOUSING IMPROVEMENTS

- Apartment Style Housing Structure C (200 beds)
- Live/Learn Themed Housing over Academic Base Structure A (120 beds)
- Live/Learn Themed Housing over Academic Base Structure B (120 beds)
- Additional building pad available (XXsf) – Anticipated as academic and assumes food service moves to the SE corner of the Phase One Housing.Commercial food service? It should be noted again, that dining in the area is driven financially and logistically by the type of housing in the area.



Housing Perspective Sketch

COST MATRIX

USU CENTRAL CAMPUS MASTERPLAN
STUDENT HOUSING COST MATRIX
METHOD STUDIO, INC. | 08.02.13

HOUSING STYLE COMPARISON (A) - PRIVATE DEVELOPMENT

HOUSING STYLE	UNIT SF (GROSS)	2 BED/BEDROOM SF	1 BED/BEDROOM SF	UNIT COMMON AREA SF	STUDENTS/RR	TOTAL BLDG GROSS SF PER BED	CONST. COST/SF	COST/BED
TRADITIONAL DORM STYLE (2 BED)	N/A	150-185 NSF	95-120 NSF	0 GSF	4.5	210-230 GSF	$85-95/SF	$18k-22k
SUITE (6 BED)	780-1050 GSF	150-185 NSF	95-110 NSF	330-475 GSF	3	220-245 GSF	$90-110/SF	$20k-$27k
APARTMENT (6 BED)	1,180-1,340 GSF	150-185 NSF	95-110 NSF	730-785 GSF	3	275-305 GSF	$95-125/SF	$26k-$38k

HOUSING STYLE COMPARISON (B) - CAMPUS STANDARDS

HOUSING STYLE	UNIT SF (GROSS)	2 BED/BEDROOM SF	1 BED/BEDROOM SF	UNIT COMMON AREA SF	STUDENTS/RR	TOTAL BLDG GROSS SF PER BED	COST/SF	COST/BED
TRADITIONAL DORM STYLE (2 BED)	N/A	150-185 NSF	95-120 NSF	0 GSF	4.5	210-230 GSF	$125-145/SF	$26k-$33k
SUITE (6 BED)	780-1050 GSF	150-185 NSF	95-110 NSF	330-475 GSF	3	220-245 GSF	$135-155/SF	$30k-$38k
APARTMENT (6 BED)	1,180-1,340 GSF	150-185 NSF	95-110 NSF	730-785 GSF	3	275-305 GSF	$145-165/SF	$40k-$50k

STRUCTURED PARKING BENEATH BUILDINGS (1 LEVEL)
COST PER STALL: $12K - 15K / STALL

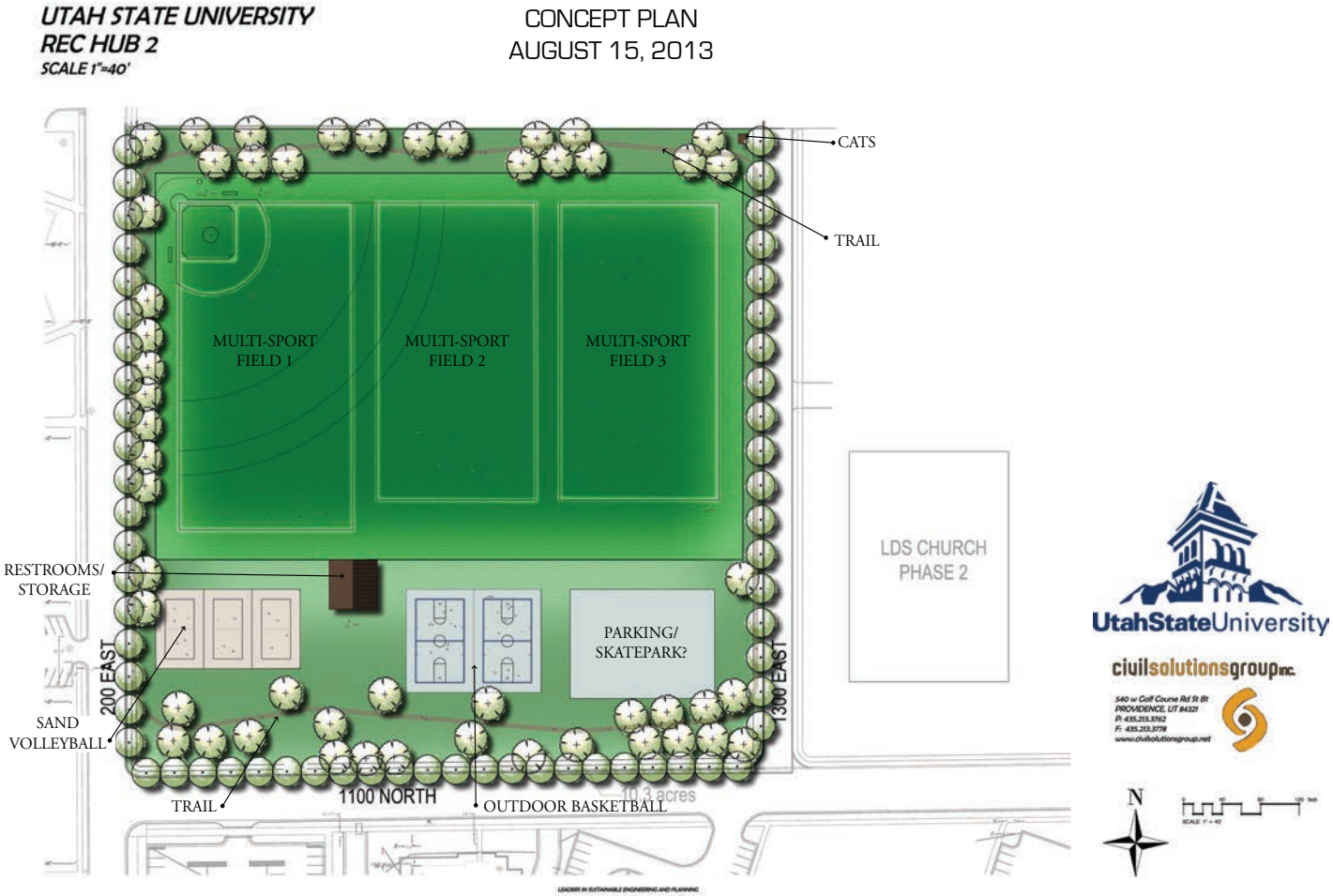
APPENDIX

REFERENCE & ADDITIONAL MATERIAL

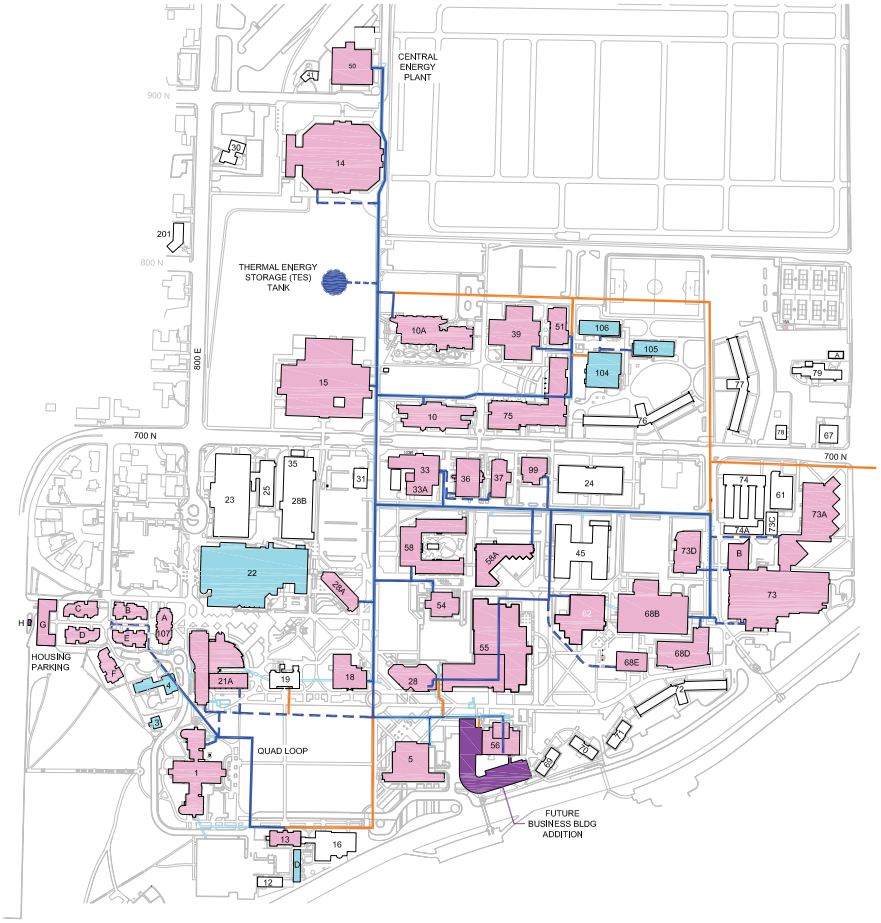
APPENDIX

The appendix includes or references several other planning efforts/documents and also key workshop minutes from the planning efforts on this project. Key documents are included and/or noted in this section.

A. Trailer Court Recreation Plan



B. Chilled Water Master Plan



CENTRAL ENERGY PLANT INSTALLED CHILLER CAPACITY

(2) 1800 TON CHILLERS
(2) 800 TON CHILLERS
5200 TONS CAPACITY

(1) 2M GALLON TES TANK

FUTURE CHILLER CAPACITY

(1) 1800 TON CHILLER

7000 TON CHILLER TOTAL BUILDOUT

LEGEND

- CHILLED WATER (IN TUNNEL)
- CHILLED WATER (DIRECT BURIED)
- CHILLED WATER (FUTURE)
- BUILDING CURRENTLY SERVED BY CENTRAL SYSTEM
- FUTURE BUILDING
- EXISTING BUILDING TO BE CONNECTED TO THE CENTRAL SYSTEM IN FUTURE (CURRENTLY AIR CONDITIONED)
- EXISTING BUILDING WITH NO AIR CONDITIONING
- EXISTING BUILDING TO BE DEMOLISHED

N

CHILLED WATER MASTER PLAN

NOT TO SCALE APRIL 2013

B. Interlocal Agreement

INTERLOCAL AGREEMENT FOR 1200 EAST STREET TASK FORCE

THIS INTERLOCAL AGREEMENT is made and entered into this 14th day of February 2007, by and between CACHE COUNTY, a Utah county, hereinafter County, SMITHFIELD CITY, a Utah municipal corporation, hereinafter Smithfield, NORTH LOGAN CITY, a Utah municipal corporation, hereinafter North Logan, HYDE PARK CITY, a Utah municipal corporation, hereinafter Hyde Park, and LOGAN CITY, a Utah municipal corporation, hereinafter Logan. The four cities shall be collectively referred to as Cities.

Whereas, the County and Cities are authorized to enter into this interlocal agreement pursuant to Section 27-12-23, Utah Code, and the Utah Interlocal Cooperation Act; and,

Whereas, the County and Cities enter into this Agreement for the acquisition, construction, and continuing maintenance of an interlocal street to be called 1200 East Street which street will extend from Smithfield's current 1200 East street on through the County, Hyde Park and Smithfield to the intersection of 1200 East with State Highway 89 in Logan, henceforth described as the 1200 East Project; and,

Whereas, portions of the right of way are now owned by the parties hereto and additional right of way will need to be acquired; and,

Whereas, portions of 1200 East Street have been constructed and additional portions will need to be improved and/or constructed; and,

Whereas, portions of 1200 East Street lie within the areas of each of the Cities and other portions lie within the unincorporated areas of the County which areas may be incorporated into the Cities during the term of this Agreement; and,

Whereas, the parties will need to agree on methods of financing and repayment of the funds necessary for acquisition, construction and maintenance of 1200 East Street; and,

Whereas, the parties desire to jointly agree on the purpose, usage and standards for this interlocal 1200 East Street and as a part thereof the standards for construction and access and control; and,

Whereas, the parties acknowledge that this Interlocal Agreement will need to be refined and amended as the 1200 East Project proceeds; and,

Whereas, the parties desire to be bound by this Agreement upon approval by all parties.

NOW THEREFORE IT IS AGREED between the parties as follows:

1. **1200 East Project:** The 1200 East Project is the joint agreement of the parties hereto to acquire, construct and maintain a continuous collector street running from Smithfield City 300 South, 1200 East Street through to 1200 East Street in Logan connecting onto State Highway 89. The roadway will pass through Hyde Park and North Logan and the unincorporated areas of the County. The exact location of the roadway will be determined by the necessary engineering studies and acquisition issues.

2. **Leadership:** The County, as a representative of the citizens of the entire County will provide staffing and leadership for the 1200 East Project. The Director of Development Services will act as the Chairman of the Task Force until agreed otherwise. The parties agree that all decisions made hereunder shall be based upon their unanimous consent except as approved in writing by this Agreement and in further written Agreements signed by all parties.

3. **Standards of 1200 East Street:** The parties agree that certain general standards will apply for the construction of the street to ensure, as much as possible, the intended capability of the street is achieved. Cities shall retain the right to establish the specific standard to be used within its boundaries and/or anticipated future boundaries. The general standards to the road are as follows:

a. Right-of-Way Width: The right-of-way will be a minimum of sixty-six feet (66') and will be eighty feet (80') where possible.

b. Width of Paved Surface: The paved surface will be a minimum of thirty-nine (39') feet and will be forty-two feet (42') where possible.

c. Cross Section: The default cross section of the roadway is attached as Exhibit A. Each separate Cities' standard cross section will be used when the entity so directs.

d. Speed: The default speed limit will be 30 m.p.h. Each separate City will determine appropriate speed limits if different.

e. Stoppages: The number of stop signs or semaphores will be minimized. It is intended that such will only be placed at major intersections where deemed necessary by a qualified traffic engineer.

f. Access: To the extent practical, the number of access points to 1200 East will be minimized. The following guidelines will be used as much as possible:

i. Limit access to no closer than 1200-foot intervals;

ii. Minimize the number of driveways directly accessing 1200 East;

iii. Design driveways as much as possible to minimize any backing up of vehicles onto 1200 East.

g. Trail: Where possible the street shall include either a five-foot sidewalk or a paved walking/biking trail alongside the roadway. The standard for the trail will be a ten feet (10') wide trail separated from the paved roadway by a ten-foot unpaved road shoulder

h. Parking: Prohibit parking on the street where possible.

3. **Financing Principles:** The parties desire to cooperate together to finance the 1200 East Project. Underlying this cooperation are a series of principles; to wit:

a. As a general principle the parties recognize the 1200 East Project provides benefits to the named Cities and also to the entire County. Because of these specific and more general benefits the financing of this project should recognize those differential benefits and be funded accordingly.

b. It is recognized that the sections of unincorporated property served by the 1200 East Project will most probably be annexed to the named Cities. Some of the rights to recoup expended funds from future development should be retained by the County even after annexation.

c. Sections of the 1200 East Project are already constructed in part by the named Cities within their own boundaries.

d. The parties have agreed that financing as to each phase will be analyzed by the parties hereto and a specific sharing percentage agreed upon.

Financing Memorandums: Each financial commitment and the percentage responsibility therefore by each party will be set forth in Memorandums signed by all parties hereto. Each financial commitment and the percentage responsibility by each party will be determined by paying for only the undeveloped segments as they apply to each party.

4. **Miscellaneous**:

a. Title and Captions. Paragraph titles or caption contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provisions hereof.

b. Governing Law. The laws of the State of Utah hereto shall govern this Agreement and all amendments.

c. Binding Effect. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the respective parties.

d. Severability. The invalidity or unenforceability of any part of this Agreement shall not invalidate or affect the validity or enforceability of any other provision of this Agreement, which shall continue to govern the rights and obligations of the parties hereto as though the invalid or unenforceable provisions were not a part hereof.

e. Attorney's Fees. In the event any party shall be in default hereof or violation of the provisions hereof, such defaulting party shall pay the non-defaulting party's (be it one or more) attorney's fees and costs incurred by such non-defaulting party in enforcing this Agreement whether by court action in a court of competent jurisdiction or otherwise.

f. Separate Executions. This Agreement may be executed by signatures on different copies and shall be treated as fully effective upon the execution of different copies of the same agreement. There is no requirement that all signatures appear on a single copy.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

CACHE COUNTY

By: _____
M. Lynn Lemon, County Executive

Attest: _____

HYDE PARK CITY

By: _____
Dave Kooyman, Mayor

Attest: _____

SMITHFIELD CITY

By: _____
Chad E. Doyle, Mayor

Attest: _____

NORTH LOGAN CITY

By: _____
Cary Watkins, Mayor

Attest: _____

LOGAN CITY

By: _____
Randy Watts, Mayor

Attest: _____

c. Previous Plans Reviewed

It should be noted that significant effort was taken to communicate and coordinate planning efforts with past and current campus planning projects to assist in preparing cohesive plans that work together as the University continues to evolve.

- *Campus Master Plan*
- *Education Master Plan*
- *Recreation and Open Space Master Plan*

D. Key Workshops - Meeting Minutes

METHODSTUDIO INC. CL

PROJECT: NE Central Campus Master Plan

MEETING LOCATION: Facilities Conference Room
MEETING DATE/TIME: April 11 – 12th, 2013
MEETING PURPOSE: NE Central Campus Charrette

CONDUCTED BY:
Method Studio, Inc. and Cache Landmark
Joe Smith, Principal, Method Studio, 801-598-2310, joe@method-studio.com
Becky Hawkins, Principal, Method Studio, 801-706-3102, becky@method-studio.com
Basil Harb, Vice President, Method Studio, 801-414-3868, basil@method-studio.com
Shawn Benjamin, Senior Assoc. Method Studio, shawn@method-studio.com
Lance Anderson, Cache Landmark, lance@cachelandmark.com
Kris Kvarfordt, Cache Landmark, kkvarfordt@cachelandmark.com
Laura B. Bandara, Planner, lbandara@cachelandmark.com

A. DAY 1, MEETING 1: STEERING COMMITTEE KICK-OFF

Attendees
LuAnn Parkinson, Dean's Office Education, luann.parkinson@usu.edu
Peter Mathesius, HPER, peter.mathesius@usu.edu
Dwight Davis, Business & Finance, Dwight.davis@usu.edu
Christian Thrapp ASUSU, Christian.thrapp@aggiemail.usu.edu
Alan Andersen, Dining Services, alan.andersen@usu.edu
Kevin Kobe, Campus Recreation, kevin.kobe@usu.edu
Scott Wamsley, Campus Recreation, scott.wamsley@usu.edu
Doug FieFia, ASUSU, douglas.fiefia@aggiemail.usu.edu
Jana Daggett, Athletics, jana.daggett@usu.edu
Steve Jenson, Housing, steve.jenson@usu.edu
Kirk Bird, Housing, kirk.bird@usu.edu
Jake Young, CSC, jyoung@civilsolutionsgroup.net
Jordy Guth, Facilities, jordy.guth@usu.edu

1. Review of issues and needs as defined by scope of work and questionnaire results
2. Dining services needs are really tied to what goes on with housing, etc. in the area. Also related to retail needs to support academic needs. Retail and restaurant component is key. Dining is major community support function of housing.
3. Housing needs to be located at core of campus to continue/enhance vibrant student community.
4. The Junction and its future are tied directly to decisions related to housing. Building is open 24/7. Bakery is in this location and they work round the clock. Current location is bridging many different needs. Would like to build this location and program to adapt to evolving student needs. Also can tie into needs for accommodating large groups of people coming in for events. The location of this facility is key/central to master planning discussion. Previous master plan determined The Junction would be replaced. Part of this master plan will determine appropriate location. Serve between 1500 and 2000 people/day.
5. Potential for private dining facilities on campus? Private groups don't have the same mission as USU, some concern there. Other campuses are doing this successfully. Should this be considered for USU? Or does the Junction get renovated to provide this "feel"? (more

restaurant style). Would need to pull people from beyond the campus. This is not the mission for dining services today. Can be designed to meet both needs.

6. There are huge housing demands in the summer i.e. football camp, cheerleading, youth campus, senior citizen summer, other camps etc. Dining services supports all of these events.
7. EBL design for new building includes café within it. Their green space is sacred. Shouldn't be shared with recreation for campus.
8. Pedestrian and vehicular issues need to be addressed. Need to develop really clear, safe, pedestrian paths.
9. HPER and Campus Recreation lost a soccer field. West end of EBL playing field – possibility to slice out a piece of green space here for recreation for volleyball court, outdoor basketball, etc. Provide an alternative to the tennis courts currently located there. Could put pickle ball there. A number of recreational opportunities. Could even be a skate park though this is better served outside of this zone. Competing demands for this location. Potential for a parking deck with green space on top.
10. Plans for space north of EBL – parking potential or rec. space potential.
11. Void in academic development – courts for teaching various sports. Need these areas/class space to teach. Wouldn't be there all the time, but would be there to use for academic purpose. Could be different location – doesn't have to be directly adjacent. When not used for academics would be used by Rec. Do not need sand or grass – all for K-12, hard court. Two or three courts, hard surface.
12. Teaching component for fields is okay right now – but as we plan for future, another field would be helpful. On legacy fields, three competing forces for use. Open rec students, intramurals and club sport activities – not to mention the teaching needs. Shift them towards outer perimeter of campus – keeping Legacy fields for intramurals and open rec is their preference. Trailer Court zone would be great for club sports and for overflow open rec. and intramurals. Depends on configuration of fields and if they are lit, as well as surface.
13. Parking can be brought in as structures and/or under fields. Need to discuss. Full build-out for parking is planned as structures. Can't achieve full build-out unless structures are incorporated. Shuttle system works well. Could incorporate parking on periphery and shuttle people in. We can't please all students and Christian Thrapp indicated it's his opinion to place on periphery and shuttle.
14. If students pay more for parking, could fund these structures. Cost for parking here is very low comparatively speaking. If parking is more on periphery, affects athletics and what they are doing at the Spectrum. Have traffic flow issue if moved to one location. Important to continue to provide different locations for parking.
15. Logan has 1200 East on master plan to increase but out 5-10 years.
16. Study was done about traffic flow in this area. There are some treatments to consider. Potential for a light or roundabout – there is enough room.
17. University does provide incentives for carpooling and biking.
18. Only one parking structure is planned for this area at this point though there is one also slated for Fine Arts, so two in the vicinity.
19. Discussion on how to multi-use parking structures i.e. police offices, retail, etc. The way to pay for parking is to attach to a building.

20. Can we design a parking lot that is planned for a deck in the future? Plan this into the layout for parking lots. Suggested to provide a parking structure that is high on campus so people are more encouraged to ride bikes and not discouraged by hills/grade change. Trailer Court site is good for structure location and/or transit hub, along with fields. Potentially include some retail here as well. Would free up this location more for housing if fields, etc. goes to Trailer Court. Could also consider bike storage and bike checkouts in this scenario as well. *Note: it was discussed later that this would not be successful at this location.*
21. Student perspective: more open space and field use beneficial for students. Location on periphery is good.
22. These decisions and moves are phased and will occur over time.

B. DAY 1, MEETING 2: ATHLETICS/HPER/CAMPUS RECREATION FOCUS GROUP

Attendees
Jordy Guth, Facilities, jordy.guth@usu.edu
LuAnn Parkinson, Education, luann.parkins@usu.edu
Peter Mathesius, HPER, peter.mathesius@usu.edu
Dennis Dolny, HPER, dennis.dolny@usu.edu
Kevin Kobe, Campus Recreation, kevin.kobe@usu.edu
Scott Wamsley, Campus Recreation, scott.wamsley@usu.edu
Jana Daggett, Athletics, jana.daggett@usu.edu

1. Athletics deciding on location for 2nd building located close to Spectrum (seats 10,000). This will affect parking. New building will be where volleyball is played. Also talking about an upgrade remodel to Romney (seats 25,000 people). Developing south end remodel with bleachers. Part of future plan to redo east side; add suites new press box and club seating. Donor parking is currently on west side. All this will add pressure to east side as they will look at larger donors wanting to park in those spaces. This impacts parking. Timeline on Romney – next 5-10 yrs, bond issue, will not be a small project – apx. $30m. Tennis facility 10-15 yrs. out. EBL has an interest in this building as well. Athletics will not fund totally.

2. Cross country course in conjunction with the College of Ag – getting ready to do a parking lot. Const. company donating it. 500-stall graveled parking, similar to soccer lot and understanding this will be started this summer.
3. Athletics prefers Terrace lots for parking structure (vs. Trailer Court). Also suggests multiple avenues in to the structure could help with traffic flow and this location provides this opportunity based on geography.
4. Event parking is huge issue for athletics.
5. Can't do without Diamond Parking. Do utilize it as a handicap option for them as well – best option they have. Parking is set up by donation level.
6. Recreation: need good signage to help locate fields and how you get access to it. Coupled with campus-wide brochure about recreation playfields and open space, and website. All come together on how these fields are managed and used.
7. Open space: anything that is green i.e. playfields, the voids on campus, huge emphasis on recreation (passive and active), academic recreation, open rec., intramurals, athletics. Great deal of feedback on ED elementary – needs to be left alone.
8. Tower soccer field – need for playfield here. Multi-use, flag football, soccer, marching band (need full-size football field). Smaller volleyball area and outdoor basketball. Trails are huge to students – on campus connecting to the foothills and campus. Like ideas that are areas for running, etc. A lot of open rec. time used on Tower field. It is a rough and uneven field – because of maintenance issue (if turf, no problem). Could be relocated, orientation and durability important.
9. HPER is good for now, nice facilities. Soccer, ultimate frisbee, flag football higher priority – softball not top priority.
10. Would like indoor tennis, but don't expect funding except from a donor.

C. DAY 1, MEETING 3: HOUSING/DINING/ASUSU FOCUS GROUP

Attendees
Alan Andersen, Dining, alan.andersen@usu.edu
Steven Jenson, Housing, Steve.jenson@usu.edu
Jim Huppi, Facilities, jim.huppi@usu.edu
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1. What is focus of on campus housing – mission? Is this area ideally for freshman? Bigger issue than number of beds is what type of housing is determined.
2. Goal is to replace bed for bed – this is a given.
3. There is a current plan by Engineering to put new building in Merrill Hall location. Not opposed to going up and creating a new efficient floorplan by removing the other less efficient configuration housing. Towers must come down first – still top priority due to safety concerns.
4. First housing master plan was aggressive in its housing approach and growth. Not growing that fast. Private housing impacts these decisions.
5. Plan for bed for bed plus 20% increase. Feeling is that if housing was nice, new, fresh they would be selling it out. Float these assumptions by administration to make sure we are moving in the right direction.
6. 360 beds in each of the Towers, 270 Richards Hall and 144 in Bullen Hall. All will need to be replaced at some point; Towers first, then others to follow. Do you put housing on top of the engineering building? This is a potential.
7. Adding a 5% growth factor to these replacement bed numbers. Seems reasonable.
8. Would like to know what Blue Square is going to do with future phases. Should consider north of trailer court development as well. Central campus location and residence life program is key to keeping this a thriving housing community.
9. If off-campus housing is closer than on-campus housing, we have set ourselves up for failure.
10. Significant demand for graduate housing, large portion international students.
11. How does Aggie Village tie into this discussion? Great option to phase out and replace with additional married housing. Could take out one quad to start building first new building – go taller. Potential for retail in the future as well.
12. Anticipate greater demand for married housing (relate to missionary age change requirement).
13. Phase 1: focus on replacement of Towers. Phase 2: Richards and Bullen. Phase3: Replacing housing Merrill for engineering. Phase 4: increasing multi-family and graduate housing at Aggie Village
14. Trend for academic, living learning facility with theme focused communities within.
15. Phase 1: location for two towers is in Towers field. Considers Trailer Court fields in place already. Height for new towers should be guided by cost-effectiveness and efficiency.

16. Mission based statement – what is housing to provide? Is it just beds? But if a residence life program, then whole different principle. If they have to compete on space, should do apartment style housing.
17. Traditional style housing wouldn't be a wise choice. Suite style could work – based on price. High demand for this type of housing on campus.
18. Need to understanding 5-15 year policy –wise before we make decisions here
19. Meal plans – have gotten involved with different ways to have card readers.
20. Should combine dining hall – just have one to support housing.
21. Could also combine suite style with apartment style and do a hybrid.
22. Loves the idea of dining hall incorporated into housing facility.
23. For planning purposes – 4-story (economical) – possibly 5 story - more appealing. Like the idea of apartment and suite style combined – 25% suite style, 75% apartment style. No more than 6 to a unit, and blend in singles –. in every suite; 2 private rooms and two shared rooms.

D. DAY 1, MEETING 4: EDUCATION/EDITH BOWEN/EARLY CHILDHOOD FOCUS GROUP

Attendees
LuAnn Parkinson, Education, luann.parkinson@usu.edu
Gaylene Merrill, EBLS, gaylene.merrill@usu.edu
Dan Johnson, EBLS, dan.johnson@usu.edu
Jordy Guth, Facilities, jordy.guth@usu.edu

1. Very concerned about safety. School serves K-6 now. Could in the long-term future accommodate older children, but not in the short term view.
2. Play area needs to be confined in an area where they can monitor and keep safe. Play area needs to be maintained.
3. The new Clinical Services Building could be taller. They feel they have a good strong educational quad so location will stay.
4. Traffic management is an absolute critical issue
5. Distribution is in multiple directions and holds
6. Wish list number for parking spaces is 20 stalls.
7. There will be a future expansion of the Education building.
8. If paths connected to city trail system, think more would use bikes.
9. Would encourage limited bike paths around EBL, would prefer somewhat removed. Have an incredible amount of foot traffic through their campus.
10. They have a number of college students coming through the building every day. When developing pedestrian paths, maneuver them around and away from the EBL access points.
11. Need to consider handicap parking needs as well.

E. DAY 1, MEETING 5: PARKING/TRANSPORTATION FOCUS GROUP

Attendees

LuAnn Parkinson, Education, luann.parkinson@usu.edu
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Steven Jenson, Parking/Housing, steve.jenson@usu.edu

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Alexi Lamm, Facilities, alexi.lamm@usu.edu
Jordy Guth, Facilities, jordy.guth@usu.edu

1. Need for academic and residential parking
2. Concerns over the ED/EBL drop-off.
3. Event parking is also an issue
4. Parking team still feels there needs to be parking on central, core of campus.
5. Discussed the transit/parking idea (Trailer Court location) – partnership with CVTD (Cache Valley Transit). Worried that they won't share that funding /source with USU. CVTD is supposedly not interested in parking more drop-off locations.
6. Cost/funding of structured parking is a challenge.
7. Where are the parking stalls and how many "mission critical" stalls are provided
8. It is eminent that parking rates need to increase. Christian Thrapp supports this idea.
9. Is there a future model for perimeter parking? BYU is working toward this model.
10. Need a "good plan" in place for the future.
11. College of business just took 75 stalls, no plan in place to replace. Need to have a vehicle to replace displaced parking.
12. Consider not allowing freshmen to have cars on campus. Many colleges are doing this nationally.
13. When housing is reconfigured, the Towers area will provide more land for parking.
14. 5 year plan – upgrade black lot is a top priority once money is received (immediate). 0-5 years – black lot improvement. 5-10 yrs – structured parking plan.
15. Car share is being considered though not a great deal of response thus far.
16. First parking structure recommendation would be orange north (adjacent to recital hall, north). Second priority would be black.
17. The idea of considering creative incentives to carpool – incentives that are truly motivating i.e. free child care, etc. Something that promotes people to change their behaviors.
18. There are methods to market/sell structured parking i.e. improved safety, meeting programmatic needs for clients, etc.
19. Do we survey students to get a better feel for if they will pay for parking?
20. Trailer court as parking lot is 15 years in the future – location of structure is too far away. Second phase option.
21. Number of stalls projected at build-out.
22. Integrate Aggie shuttle circulation and drop-off

F. DAY 1, FINAL MEETING: DAYS SUMMARY

Attendees

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Jana Daggett, Athletics, jana.daggett@usu.edu
Scott Wamsley, Recreation, scott.wamsley@usu.edu
Jake Young, CSC, jyoung@civilsolutionsgroup.net
Jordy Guth, Facilities, jordy.guth@usu.edu

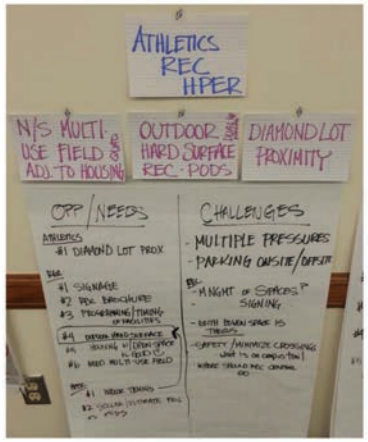
1. Steering Committee:
   a. Complexity of Issues
   b. Bike Paths & Circulation
   c. Pedestrian Pathways and Connections
   d. Car share programs – incentives to keep cars off campus
   e. Universally Legacy (350 x 570) field repeat will be created at Trailer Court. Add a couple of volleyball courts and overflow parking. (80 count on the high end).

      Another big question is will we need any housing here pending where the layouts fall for housing on the core? Still question for some retail component in this location.

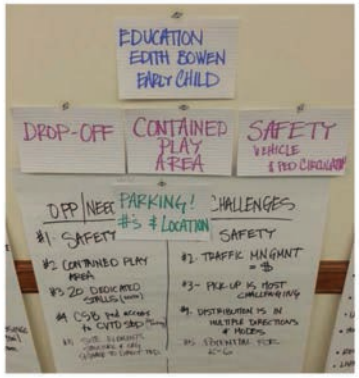
May not be viable unless some housing on this site. Rather put retail with Lundstrom. Could have retail on the Aggie Village site potentially. Square up two fields on the Trailer Court site. May add two volleyball courts here. Could increase the parking to 200 if room – hard gravel type. Trailer Court really serves as good "flex" space over time, pending where the needs are.

   f. Feral cat population can be moved up to fence and blocked off out of site.
   g. Frisbee golf located at Ropes Course site, no longer at Trailer Court site.

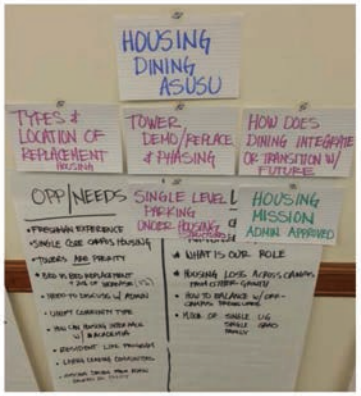
2. Athletics/HPER/Campus Recreation:
   a. Diamond Lot Proximity
   b. Outdoor Hard Surface Recreation
   c. North/South Multi-use Field adjacent to housing (north of the Early Childhood Development facility) (Sand Volleyball, Blacktop Basketball, etc.). More open recreation kind of field, future sports complex would be more program oriented.



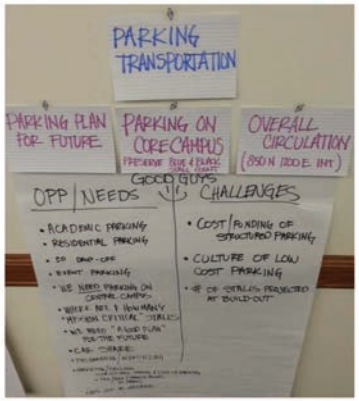
3. Education/Edith Bowen:
    a. Parking Numbers and Location
    b. Drop-off
    c. Safety – vehicle and pedestrian circulation
    d. Contained Play Area



4. Housing/Dining/ASUSU:
    a. Housing Mission/Administration Approval
    b. Types and Location of Replacement Housing, maintain current level and consider 5% growth/year – providing housing for 20% of that growth
    c. Tower Demo/Replace for Housing
    d. How does Dining integrate with Housing?
    e. Underground parking
    f. 4-5 story's with wood structure, assuming cost-effective
    g. Apartment Style – 1 building, present as "x amount of units if apartment style"
    h. Suite Style - 1 building, present as "x amount of units if suite style"

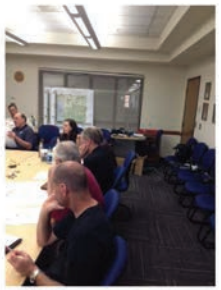


5. Parking/Transportation:
    a. Parking Plan for Future
    b. Parking on Core Campus (preserve blue and black stall count
    c. Overall Circulation (850 n. 1200 e. intersection)



6. Utilities:
    a. 1200 East, 850 north traffic control
    b. Vehicular and pedestrian circulation
    c. Tunnel
    d. Number one conflict is service access

A. DAY 2, MEETING 1: UTILITIES FOCUS GROUP



Attendees
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John Fitch, Utilities, john.fitch@usu.edu

1. Keep tunnel alignments as straight as possible. Tunnel from west to east is preferred.
2. Sewer is an issue
3. Not sure of condition of culinary lines in this area
4. Sequencing/phasing is key
5. Biggest issue is service access. A lot of service vehicles and access needs to be considered in order to operate
6. Not a fan of having service road behind Edith Bowen. Do like the line going through Bowen and Richards.
7. If roundabout is created, clean way to keep utilities in the road
8. Like to create loops, minimizes shutdowns.
9. Possible funding source is bonding for utility source.
10. Buildings pay for connections
11. Legislative report conclusions – no dedicated funding mechanism for utility infrastructure. Universities have been diverting capital improvement dollars to utility infrastructure. These dollars come from formula based on building dollars. Utility infrastructure not included. This makes deferred maintenance in buildings worse. Recommendation in the end, is that utilities in order to be self-sufficient are going to have to be quasi auxiliary. Borrow money, take care of own needs. USU is almost doing this anyway. Only resistance they will have – borrow money on project that will have pay back – administration may not have thought this through.
12. Tunnel loop – payback will be in building. First class way to do it – helps in maintenance long term. It is extremely expensive.
13. Include some branch tunnel money with buildings
14. Currently perfectly serviceable infrastructure. Doesn't anticipate any major upgrades to accommodate what is seen with this master plan – covers replacement of towers and CBD.
15. Lighting – big need in parking lots in core. Site lighting in housing areas not sufficient.
16. Biggest wish list is definitely a tunnel and direct bury to get some chilled water loop, the more loops on chilled water system the better.

17. Closure of 7th option with roundabout – has been discussed in master planning. Will embark on transportation study soon and this will be a major area to study. Pedestrian conflicts have become great. This is a favorable idea. USU needs to conduct a survey related to this.
18. SE Corner of 800 E./700 N, 10-15 yr plan
19. 850 N. to 3 lane width and pedestrian
20. Do it right for the long run

A. DAY 2, MEETING 2: CHARRETTE WRAP-UP – PRESENTATION AND FEEDBACK

Attendees
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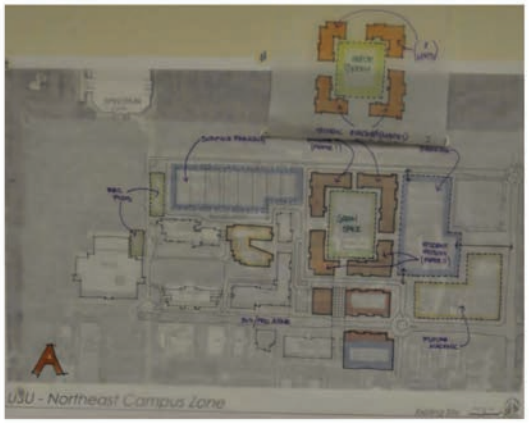
The group was welcomed to the wrap up discussions. The planning team reiterated their goals to listen and hear and that plans are based on the Universities requests and input. It was noted that at the end of the wrap-up session a dot-polling exercise will be conducted to help hone in on key aspects of the plan. Each of the four concepts - A through D – were reviewed.

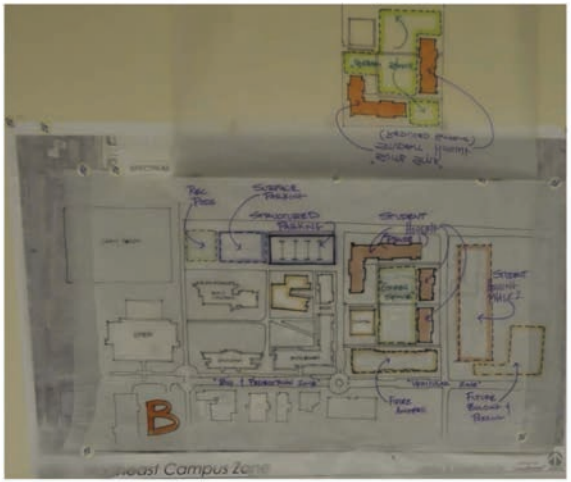
Concept A:

1. Control at 850/1200
2. Close some of 700 north to recital hall from 800 E to recital hall road
3. Address parking backup
4. Edith Bowen drop-off created with island separation
5. Green space "quad" – clean, unprogrammed captured by housing buildings
6. Retail or Junction relocation to south of housing on 700 north
7. Retail and parking structure added to south side of 700 north below housing
8. Shift CSB down for containment and to limit pedestrian through traffic
9. Preserve Tennis Courts
10. Give 700/1200 corner an academic presence
11. 760 Beds apartment style (phase 1)
12. Phase 2 – 440 beds
13. Junction and apartment style housing moves affect each other. This plan addresses food service in a new way.
14. Academic or housing could be above the food/retail space.
15. Picks up about 200 stalls under housing – would still need additional parking
    i. Overlay
        1. Suite style – able to reduce the footprint
        2. Suite space would require more food service focus
        3. 25% suite, 75% apartment was preferred
16. Utility discussion may require some movement with footprint



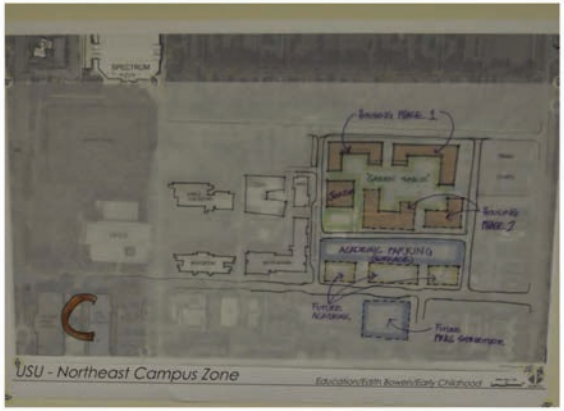
Concept B:

1. Park structure nor of new CSB allows more car egress – 500-stall.
2. Green space preserved – Junction stays where it is longer
3. Tennis kept
4. Housing west of tennis
5. Area south of tennis courts is becoming the gateway to the east side of campus
6. Roundabout at Edith Bowen on 700 north
7. Retail Component to the 700/1200 intersection area with more visibility co community
8. Green space 'Quad' kept
9. Traffic flow would be good
10. Larger recreation pod on west
11. Some surface parking on west still
    i. Overlay – allows more green space but in a more dispersed arrangement.
    ii. Suite Style for new non-traditional students may be more desirable
    iii. Some green space near roads



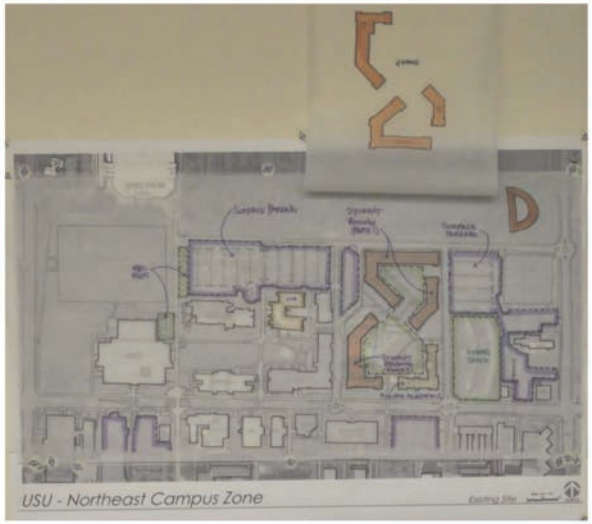
Concept C:

1. Road moved next to Tennis Courts
2. Easily phased
3. New circulation route south of upper housing zone
4. Allows greater academic face
5. Addition interior parking south of housing
6. Art district flow needs to be discussed in this context
7. CSB stays as studied
8. Surface parking
9. Circulation – island separated drop-off for Edith Bowen
10. Early care drop-off must be present
11. Most park and come in – need both (drop-off zone and park and drop-off stalls needed)
12. Restricting 700 N. from 800 east-1200, problem on event days
13. Idea to close road certain days, open others



Concept D:

1. 700 N. Open with Roundabouts
2. CSB in same space
3. Dynamic Housing arrangement takes a lot of space
4. Isolating parking on surface, apx. 300 stalls under housing possible
5. Big green space within housing area and separate programmable field for Recreation
6. Parking structure south of 700 N.
7. Combo: 5 stories - apartment and 4 stories – suite. 5-story option shown but 4-story overlay possible if using suites.
8. Close down from Edith Bowen West?
9. Phase 1 all allow R & B to remain



GROUP DISCUSSION

Discussion took place regarding the four options presented.

Concept A: Stays. Parking approach leaves most of the current parking as is.

Concept B: Massage. Parking approach leaves most of the current parking but has to massage it some.

Concept C: Crowds parking. Parking approach crowds existing parking on east without clear replacement

Concept D: More phased. Takes a phased approach to paring.

Note: Pedestrian flow still needs to be developed in options.

1. Pedestrian follows vehicular flow
    a. Utility asked to remember pedestrian flow
    b. Pedestrian corridor to 700 N. needs to be better defined
    c. A lot of pedestrian around retail
    d. Lack of path leads to deer trails
2. Large space changes nature of open space
3. Want amenities definition in 'Quad' – not just open space
4. Net loss in parking
    a. 978 in place
    b. 1500 with parking structures – not enough
    c. 2 parking terraces planned
    d. Growth of school has parking waiting list
    e. Not everyone gets a spot at building – shuttle system should be part of conversation
5. All options have 3 lane 850 north
6. 8' minimum sidewalk on campus
7. These are physical solutions
8. We can suggest policy solutions as well
9. Decide who has priority – pedestrian, bike or car
10. Housing is competing with off-site that has parking and sometimes covered parking
11. Academic mission at College
12. No shuttles in summer
13. Mission critical stalls need to be identified
14. Commuter stall not required in core

    a. 155 Stalls right now
    b. No full buy-in with current master plan
    c. Need to see the proposed phasing
    d. Fund raise for building not parking
    e. How realistic is parking structure?
    f. Parking structure revenue driven – want more convenient parking, but what are the students willing to pay? At the moment, students not willing to pay. The parking structure model is premium pay.
    g. USU charges only a quarter of what other universities charge to park
    h. Aggie Terrace not paying for itself

DOT POLLING EXERCISE

A dot polling exercise was conducted to help hone in on key goals and opportunities of the master plan. Red dots represented a "stop" or a no, while green dots represented a "like" or go to the concept or idea.

Recreation:

Red dots:

1. Recreation fields 'D' – pods too small in Concept D
2. Tower field type is needed in every concept
3. Concept D large field is not good next to road as shown
4. Still want programmable field
5. 19 acres of dedicated LaCrosse and marching band uses is what USU should have. Can't lose tower field type space too.
6. A-quad hard to program
    a. Risk management tough
    b. More conflict for Pedstrians with N/S roads
    c. Vehicle cut is issue through Legacy – design may resolve it.
7. Options are parking or recreation to campus edge
8. Solve policy approach

Facilities (Jordy):

1. Show scenario with utility corridor
2. Housing holding north edge parking interior – drop-offs model wide pedestrian/firelane model
3. Consider major connections and daily migration.

Group Discussion

1. 'C' island good – extend north, then straight out and go
2. 'A' parking good
3. 'B' parking is bad
4. 'A' building CSB bad – too far south. Need playground over pedestrian closing. Physical addition could help.
5. Luann does not want to shift CSB down
6. Luann also said no to the recreation pods by parking lots – not big enough, after thought. Recreation indicated they like pods and they do work.
7. Both Education and Parking strongly opposed to parking area pods.
8. Losing 54 stalls from the Spectrum
9. Recreation needs 3 volleyball and a basketball court
10. Recreation and Luann ok with parking and recreation to edge, with green space between
11. Parking is used by all and the challenge is the people each program accommodates are the people being shortchanged by lack of parking
12. Shovel ready on 80-stall expansion
13. Not in favor of blocking 700 n. (parking representatives)
14. Parking likes roundabouts and extra exit from parking
15. More traditional building arrangements preferred by most: housing ok with Concept D layout but too much land
16. Residents won't live on campus if no parking.

HOUSING COMMENTS:

#D - best, but too much space

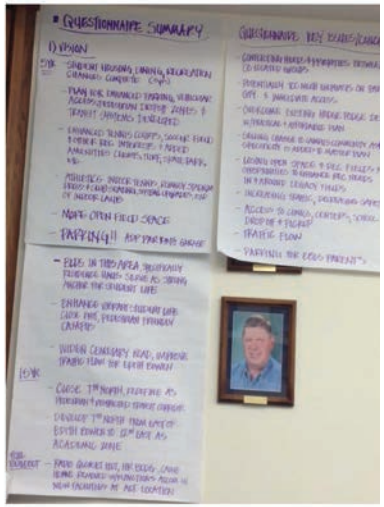
#C- just right, like Academic front

#B - Dining liked, like close off of 700 N.. Do not like elbow road. Edith Bowen to 700 is good.

#A – too much retail. Alan wants to know type of housing

Note: additional email notes from Charles Darnell:

1. *Partial to Plan D*
2. *More closure of 7th than less*
3. *The pedestrian redirection from the new CSB*
4. *Parking issues not top priority – trade-offs (agrees with James comments related to this)*
5. *Does not care for plans B or C residential layouts*



METHODSTUDIO INC. CL

PROJECT: NE Central Campus Master Plan

MEETING LOCATION: Facilities Conference Room
MEETING DATE/TIME: May 22, 2013
MEETING PURPOSE: NE Central Campus, Abbreviated Meeting

ATTENDEES:
Charles Darnell, Facilities, Charles.darnell@usu.edu
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James Morales, Student Services, james.morales@usu.edu
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Kris Kvarfordt, Cache Landmark, kkvarfordt@cachelandmark.com

1. Goal for the meeting is to identify priorities and answer some key questions related to:
    a. Housing
        i. Unit Mix
        ii. Live on Requirement
        iii. Location
        iv. Scale
        v. Dining Services
    b. Transportation and Parking
        i. Parking on Periphery vs. Parking in Structures
        ii. Future Housing/buildings with parking deck?
        iii. Pedestrian Flow
        iv. 700 North Closure and buildout
        v. Parking/Access on central campus?
    c. Open Space/Recreation
        i. Trailer Court
        ii. Future multi-use field on central campus
        iii. Rec. Pods
    d. Education
        i. CSD – underground parking

        ii. Future Building

2. Need to understand and act like the competition; short term facility – more like 20 yr, provides ability to react quicker
3. Build with the understanding that the market can change – flexibility within itself in order to adapt/course corrections. Need to accommodate shifts in student population.
4. Need to build community – not buildings; gathering spaces, outdoor spaces, etc. (Blue Squared concept is all about community- built environment that students want to belong to, not just live there).
5. Community Modules with own inherent draw – what makes you want to come?
6. As we look at our overall master plan zone, it is important to look out at the other areas (outside of this zone) and how they are impacted and how they impact this master plan.
7. Opportunity for park and ride on campus is strong and desired. Tap into potential future funds with CVTD.
8. Parking: maintain parking on periphery with some more expensive parking on campus. Parking needs some flexibility. Really an extension of what they are already doing, but in a more deliberative way.

   Could be more "either / or" in the master plan that gives them options for future direction related to parking, playing fields, etc. Middle ground approach.
9. Don't currently have an evening shuttle, concern (CVTD would help this issue potentially).
10. 700 north biggest demand – up and down 700 north because of students crossing everywhere. Needs to be considered – is a significant issue. Perhaps no traffic except for buses? Need to figure out the schedule so it services the students appropriately.
11. Can't neglect the impacts of this plan on the entire campus and campus master plan.
12. Moving away from massive surface parking lots in the direction. Concerned with economics of it. Can't build a structure and bond for it if can't put cars in it.
13. Perceived as major cultural issue to change the way this campus thinks about parking. What will the market bear? Get the ideas out there, let the conversations happen and let's see what happens.
    a. Less surface parking on the interior
    b. Create structures, mix it
    c. Provide mostly perimeter
14. Idea of showing plan as it phases over time and as plan is presented there may be economic obstacles; so flexibility is key.
15. Show a phasing plan "layered" so people understand (like old student project)
16. Make the assumption that some of these buildings have parking under them; single deck.
17. Parking Summary Priorities:
    a. shoot for balance between structure and parking on periphery
    b. some buildings and housing with single deck underneath, pedestrian flow shown clearly

c. 700 north closure either at midpoint or total buildout of plan (Phase 2 or Phase3). Graphics to support this could be important.

18. Bike share and zip cars should be considered.
19. Classroom (themed, similar to UofU) could be included in phase 1.
20. Housing:
    a. Phase 1 replaces towers
    b. Phase 2 replaces Bullen/Richards
    c. Phase 3 is themed and reaches across the street.
21. Housings mission is to sell beds and be able to complete in the market (apartment style and amenities).
22. Live-on Requirement: have had discussion. President has not traditionally been in favor of this. Not sure about overall potential. Worried about impacts to enrollment. Merits further discussion. This impacts dining services and balance of suites vs. apts. Consider for today that there is no live-on requirement. James will provide more input after meeting with President on 23rd. Potential to mention in master plan, bulleted as trend.
23. This plan assumes the competition model.
24. Dining Services: model may just have to be changed. Phase 1 – leave, gain history. Then change for Phase 2. If they do change to live-in requirement, then Dining Services grows.
25. Retail on walking path should be a consideration. Like the idea of a store like the UU Honors housing had.
26. Move forward with 70% apartment, 30% suite style. (one third/two third singles). Needs to be some separation either different buildings or a separate wing.
27. Edith Bowen – control of children and that space.
28. Open Space/Recreation:
    a. Green space – keep standard.
    b. Trailer Court – all recreation, competition (another Legacy Field essentially). Keep in mind additional recreation opportunities within housing buildings. Two north south fields, then extra space for Rec. Pods or east/west field (although not preferred). Look at a few options.
    c. Multi-use field on central campus will stay. Rec. Pods: could be located within the housing itself as one option, doesn't have to be tied to Edith Bowen location. Doesn't feel right at Early Childhood location. Need to find a way to address it elsewhere. Campus rec. will come to terms with a new model.
29. Education: CSD – surface parking is most likely. Anticipated issues with funding. Don't include parking counts or potential of this. We are making assumption that under housing we will have one deck of parking. Future building location: intended to show this in the plan.
30. UPR has plans to move out of this area. How to reflect in this plan? Tower will remain but building won't. UPR could potentially be in this building as is for many years. Need to determine. Charles to call and determine if building should be taken out.
31. Jordy noted she prefers option A (not B)

METHODSTUDIO INC. CL

PROJECT: NE Central Campus Master Plan

MEETING LOCATION: Facilities Conference Room
MEETING DATE/TIME: July 8, 2013
MEETING PURPOSE: NE Central Campus, Presentation/Review Meeting

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1. Presentation on overall master plan
2. Comments
    a. Education/EB/ECE
        i. Like the direction
        ii. Also love the POD concept
        iii. Safety: like the large field that is closer to the field. Advantage and students don't have to cross a street to get there.
        iv. Edith Bowen has docks on back side of building. Need to be addressed at the site specific level.

v. Parking under the new clinical services building is still desirable. May be around an additional $1 mil.

b. Student Services/Campus Rec./Students

i. Happy with opportunity for recreation around the campus, not just centered around HPER

ii. Appreciate response to all the comments.

iii. Transportation plan: would like to add layer related to bicycles i.e. bike lanes, how do students move through this on bikes and people in general. Once overall plan is approved, layer in paths for biking and overall pedestrian experience. Coordination with Rec. will occur.

iv. Parking: also include bike parking and note on plan. Continue to send clear message. Again, this layer needs to be added to the plan once overall direction is approved.

v. There is some discussion of this in the recreation master plan. This will be provided to the Method Studio Cache Landmark team.

vi. Every new building will receive bike racks. Should include every new pod will include bike racks.

vii. Doug FieFia: increasing parking and bike parking will be received well by students.

c. Housing/Dining

i. Impact on style of housing on dining needs to be considered.

ii. Challenge is to understand appropriate blend of housing/dining overall.

iii. With older student – apartment style will likely be desired.

iv. Interested in bed counts – private vs. singles.

v. Cost estimates would be helpful for the Housing, Academic, parking and recreation pods.

vi. Are their financial estimates that come along with the phases? Not included in scope, but a simple task to provide. Would be very helpful to understand financial implications. Cost estimates could be helpful in decision-making.

vii. Building labeled housing and food services: becomes more of a combination of retail i.e. groceries, etc. Example: 3-4 story building with housing on top (beds) and retail below (similar to a Blue Square scenario).

viii. Still have needs for future academic space. Right on that HR building becomes future academic. Continuing on down 700 North to Edith Bowen could be quite a conflict with academic. What if building labeled Housing and food services – become academic? Kind of a placeholder in planning for now. Doesn't make sense as a retail location unless solely supporting housing.

ix. For housing – plan looks great. Some kick back on future academic sites. 700 North should continue to be more and more academic. Really just the

housing and food services building is the question. Change the housing/food services label to future academic, change other building by steering wheel to housing and food services. Still commercial storefront.

x. Surprised to hear that no housing will be located on trailer court master plan. Was driven by the opportunity for recreation fields to be located there. Still back and forth between the trailer court master plan and this one. Aggie Village is not going to have rec space incorporated. Huge efficiencies planned into new aggie village. There is a lot of area there and needs to be re-planned for efficiencies.

xi. Some concern about Trailer Court area and desire for housing there. Jordy discussed issues with tight fields and overall balance wasn't quite working. Concern about who would want to be attracted to live there. Really a marketability issue. Some believe there is a desire for single students and could be marketable. Steve commented that location is a key driver. It could be very attractive for families as well. Need to come back to that at the appropriate time. Obvious next step is to get an understanding of costs.

xii. Recreation plan has Trailer Court as Recreation site #2 for recreation.

xiii. Church is not going to build another building like that until there is enough demand. May allow USU to build a field for a period of time – perhaps a decade or later.

xiv. Ben mentioned you build one building on phase 1 and start looking at the other pieces, may not need all of them and may get funding for those pieces from other funds. It was noted that there may be funding assistance for roundabouts, HUBS and other transportation pieces.

d. Parking:

i. Parking under the future housing makes a lot of sense.

ii. Parking revisions to Lot A&B is good early on as it adds to event parking

iii. Structure and playfield above conversation. This would need to be worked out quickly if it is the desired path. So that it can be taken care of in phase 1 preferably or 2 at the latest.

iv. Will have a big parking issue in first phase as we lose parking for housing.

e. Facilities

i. Cell tower service needs to be address

ii. To be able to increase housing, academic and parking – likes layout overall (Dwight).

iii. Charles – likes the overall flow improvements, possibility of limited access to 700 north, and the increased academic and housing capacity.

iv. Jordy – very happy with overall plan, balance of everything – all the pressures. Great improvement to current conditions.

v. Jim – like the plan. Thinks there are some service issues related to circulation. Need to consider circulation between HPER and new health and wellness center, requires deliveries. Jordy indicated this is not the scope of this project. Can get into some of this when planning the new Health and

Wellness building. Generally, need to be thinking about service issues and fire truck issues. May want to consider rethinking services to buildings and how that is done. Would also like to consider some types of covered bike parking integrated with the buildings. Would like a section for this in the master plan that talks about service and level of service.

vi. Utilities: need to have a section showing tunnels, branch locations, and serviceability, etc.

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