

CAMPUS MASTER PLAN

UTAH STATE UNIVERSITY



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University Physical Resources
Planning committee

Facilities Planning, Design and Construction
Utah State University

Sasaki Associates Inc.

A Growth Management Concept for Utah State University

INTRODUCTION

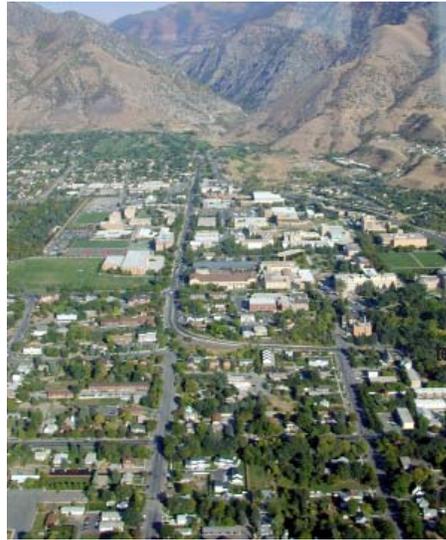
The Long Range Development Plan for the Logan campus of Utah State University defines the campus structure, organization of land uses and general land and building area requirements necessary to accommodate long range enrollment growth from a current population of 14,000 full-time equivalent (FTE) students to 26,000 FTE students in the future. Although the pace of enrollment growth and the space needs for the University operations might vary in the future due to unpredictable factors, the plan is based on conservative assumptions to ensure that the University can provide for its future land and resource needs in a prudent way. The plan sets out a development framework that is based on compactness and efficient use of land, so that future growth can be effectively managed. Most importantly, the plan preserves and enhances the spatial qualities that will continue to make Utah State University a memorable, timeless and inviting public legacy.

THE SETTING

Utah State University in Logan occupies one of the most splendid campus settings in the United States. Sitting on a topographical bench 340 feet above the verdant Cache Valley, at the foot of Logan Canyon, the campus is graced by the backdrop of the northern Wasatch range on the east, and broad vistas to the valley on the west, south and north. Nearly 20 percent of the 400-acre campus is given over to working agricultural fields that sustain the Land Grant legacy of the University and provide yet another visual amenity.

At the same time, Utah State University possesses many of the distinct characteristics of an institution that is in an urban environment. The campus is bounded on

its eastern, western and southern edges by Logan residential neighborhoods. Beyond the University's northern perimeter, land is filling in with rapidly growing residential and commercial subdivisions. A large part of the student population resides in adjacent neighborhoods, blending



View of the campus built on ancient alluvium at the mouth of Logan Canyon.

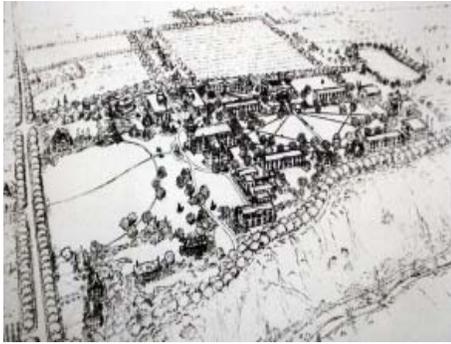
seams between campus and community. The center of campus academic, administrative and cultural activity occupies a compact 130 acres on the University's southwest quarter in buildings that comprise 73 percent of the campus building stock. The dimensions of the academic core zone are relatively fixed by the surrounding neighborhoods and the Logan City Cemetery.

Such are the legacies and limitations into which the future pattern of University growth and change must be made to fit.

HISTORIC DEVELOPMENT OF THE UNIVERSITY

The historic development of the Logan campus has been based on ideas of form and place that have endured since the founding of the University. Those ideas will continue to be valid for the structure of the campus in the future. The site of Utah's Land Grant College on the Logan

The 1912 Master Plan prepared by White, Hubbard, and Pray, Boston Ma. showing the Quad and Old Main Hill defined by buildings at the edges.



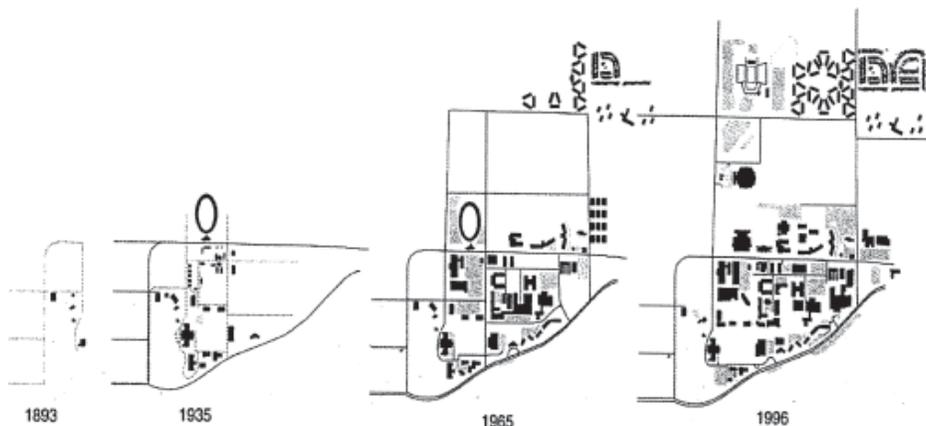
bench, purchased for \$2,500 in 1889, was planned at the outset to convey the sense, drama and spatial order that has served the University with remarkable consistency. In April of that year, plans for the “College Building” (Old Main) were made for the landmark site on the promontory chosen so that the tower would serve as the visual anchor on what is now Fifth North. Although a 1912 master plan envisioned buildings to the west of Old Main that would have encroached on the Old Main hillside, that notion was never adopted, and the hillside remains as a splendid park-like foreground to the campus. The 1912 plan did, however, propose a quadrangle on the bench east of Old Main lined with buildings. The Quad became the progenitor of the grid of open spaces and building clusters that has given structure to the campus through the twentieth century. (It was also the prototype for a vital mixing of uses,

with housing for married students provided on the upper floors of the Plant Science Building.) The campus retained its compact dimensions on and around the Quad up to the World War II years, but expanded rapidly in the 1950s and 1960s to its present dimension.

The period of post-war growth also saw somewhat of a devolution of the coherent spatial order that had been inspired by the Quad and Old Main. Many structures were positioned along streets, as object buildings, rather than to frame quads and courts. Outlying residential complexes were laid out in a “suburban” arrangement that is indifferent to grid. Parking lots were located interstitially among buildings. In recent years, there have been notable initiatives to restore a hierarchy of defined open spaces, such as the development of new campus space east of the Science Library, replacing a parking lot that dominated the heart of the campus. The underlying grid of streets and pedestrian ways has given the campus a sustained structural order, providing the framework in which future development will be accommodated.

The growth of building space has been steady throughout the 100-year history of the campus, expanding at an average rate of 3.7 percent per year. As with many

This sequence of diagrams illustrates the evolution of the campus from its nineteenth century beginnings to the twenty-first century.



American public universities, space growth accelerated in the post-war period through the 1960s to match the spikes in enrollment created first by veterans returning under the GI Bill and then by the burgeoning “Baby Boom” generation. The building area expansion reflected, as well, the scale of space required for science, sports and student life facilities in the last half of the twentieth century.

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 indicate 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. To maintain the present ratio of on-campus resident students in the future, a net increase of 3,000 student beds in a relatively diverse array of housing types would be necessary. Currently, there are 3,200 student beds on campus, housing nearly 2,700 students.

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.

LONG RANGE GROWTH MANAGEMENT PRINCIPLES

The growth management strategy for the Logan campus is based on ten principles conceived to ensure that the University’s long range enrollment and space needs can be accommodated to reinforce the superb setting of the campus and its relationship with the surrounding community:

- Rigorously define the land and building capacity necessary to support the academic and ancillary needs of a 26,000 FTE student enrollment on the Logan campus.
- Develop a land use and physical organization pattern that ties the diverse land holdings of the University together in a unified and functional way.
- Preserve the University’s Land Grant legacy by the protection of key agricultural lands for their research, teaching and environmental values to the University.
- Sustain a resident population of at least 20 percent of the student enrollment to maintain the collegial character and vitality of the University.
- Maintain the compact, walkable academic core area between Route 89 and the cemetery by selective infill and redevelopment for future buildings.
- Strengthen and clarify the spatial and visual image of the campus as experienced by students, faculty, staff, visitors and the statewide community.
- Direct and contain growth in a way that is compatible with and respectful of the surrounding community fabric.
- Establish guidelines for development density and spatial order to ensure frugal utilization of the University’s finite land resource.

- Define a land development pattern that allows for infrastructure systems to be deployed in an efficient, accessible and cost-effective manner.
- Organize future vehicle circulation and parking to ensure clear, safe public and service access to the campus while conserving land and reinforcing the pedestrian environment.

The Long Range Development Plan

INTRODUCTION

The Long Range Development Plan described herein is a structural framework for future campus growth made up of eight constituent elements - program capacity, land use, open space/civic structure, development density, circulation/parking, infrastructure, community interface and future land needs. The elements that make up the plan are interdependent. Capacity, density and future land needs, for example, are intricately related to one another. Similarly, the land use pattern, open space structure and circulation system are integrated parts of the campus fabric. The plan is described in broad terms as a growth management and spatial organization strategy. Subsequent and continuing planning by the University will address specific areas, site, circulation and design issues in greater detail.

PROGRAM CAPACITY AND ACCOMMODATION

The plan lays out a long range capacity to accommodate future enrollment somewhat in excess of the target of 26,000 full-time equivalent students on campus, to be sure that the University has flexibility in the future for unforeseen trends in demography, technology, enrollment pro-

files, pedagogical change, and changes in the strategic objectives of the institution. The program capacity is a consequence of the plan recommendations that are described further in this document relative to land use, density, spatial organization, circulation and land acquisitions.

Future capacity for building space and land is summarized as follows:

- 7.8 million gross square feet of building area for academic, academic support, administrative and general use facilities.
- 2.1 million gross square feet of building area for residential and residential support facilities (approximately 6,100 student beds in a diverse array of suites, apartments and “traditional” dormitories).
- 3.4 million gross square feet of building area for research facilities (including academic research laboratories in the academic core) and an integrated research complex of up to 2.9 million gross square feet north of 1400 North for University applied and specialized research facilities, research affiliations with agencies and other institutions.
- 132 acres of agricultural land to be preserved for research, teaching and open space conservation.
- 84 acres of outdoor sports facilities and fields for intercollegiate and recreational sports.
- 13,000 parking spaces in strategically located terraces and surface lots south of 1400 North (parking associated with the North Research Complex will be provided on-site as research facilities are developed).

LAND USE

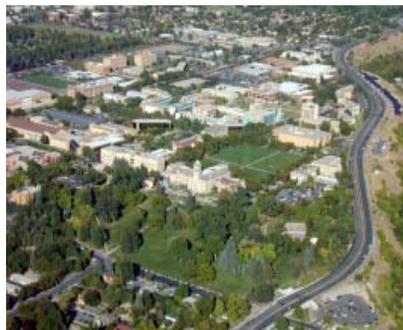
To a large extent, the plan reinforces the established land use pattern of the University, emphasizing two factors:

- The University needs to strive for progressively more efficient utilization of the land resource.
- Land uses need to be arranged so that they complement one another in a dynamic way.

Accordingly, the plan defines six major land use zones that should be dedicated to accommodating the primary functions of the University:

- The land area between Route 89 on the south and the Logan City Cemetery on the north will be reserved principally for academic/instructional uses and central functions that serve the campus community (Merrill Library, University administration, the Taggart Student Center, the Chase Fine Arts Center, etc.). Practically all of the area lies within a half-mile diameter circle typically regarded as a reasonable class-change walking zone, maintaining the proximities necessary to ensure the vitality of the academic environment. As the University's enrollment increases, the intent is to develop and infill the central campus location with academic and related functions, displacing facilities that are inappropriate for the core or that can function as readily in a peripheral location.

Aerial view of the central campus to be reserved for academic and instructional expansion.



Thus, campus support services such as Facilities, Purchasing, Police, Parking, Personnel, and low-density laboratory space of an "industrial" nature will eventually be relocated to sites outside of the academic core where their operations can be more suitably accommodated. A complement of parking to serve the academic core will remain. Most existing student housing in the core area will be replaced for life cycle reasons, but a complement of new housing along the cemetery edge is recommended in order to retain 24-hour life in the academic core.



Aerial view of the existing student housing areas in the northeast portion of the campus.

- Campus land on the north, northeast and south sides of the Logan City Cemetery will 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 Mobile Home Park, 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 the twenty to thirty-year horizon of the plan. At the same time, the housing stock could increase by 20 percent. Priority locations for future residential development or redevelopment are the Mobile Home Park and 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 toward the latter part of the 20-30 year planning horizon, 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 lawn. The largest “Village Common” will be located east of 1200 East surrounded by housing. This open space will be used primarily for recreation. The development of the Commons will create a new residential community node on the northeast side of the campus. The cemetery itself should be regarded as an open space that provides visual amenity for the residential community.

- The band of University land extending from the west side of the cemetery to the north side of Aggie village is intended to be the Sports and Recreation Zone. The open space and the sports activity conducted on the space will be a unifying theme of the campus, proximate to the academic core and the student residential community on and off the campus, as well as being accessible to the public attending sports events at the University. The plan strongly recommends that the

Aerial view of the existing athletic facilities to be expanded for additional practice and recreation uses.



University acquire the vacant land north of the Mobile Home Park for additional housing and as an extension of the Sports and Recreation Zone. Major University parking areas will con-

tinue to occupy this zone, in part because of the need for high capacity parking associated with sports events. The functional imperative of this land use designation is to ensure that adequate contiguous land is conserved to meet shortfalls and future needs for sports and recreation space.

- The fourth major land use area is the Research Zone, occupying the bulk of the University’s land north of 1400 North. The Research Zone will contain a diverse range of research functions, including specialized University research activity requiring large amounts of flexible, highly technical or “industrial” space that doesn’t need to be in the academic core; facilities occupied by state or federal agencies, or affiliated institutions; institutes for advanced research; businesses engaged in applied research that has a linkage with the University; and agricultural fields on which long duration field experiments are conducted.



Aerial view looking north along 800 East. The existing and expanded research areas are in the upper portion of the photograph. Concentrated along 1400 North.

The primary characteristics of the Research zone are to provide substantial capacity for diversified, long range research activity in an ordered development fabric that utilizes the land in an efficient, unified way, and to preserve the prime, irreplaceable agricultural lands where the experimental history can be sustained over the long term. The fundamental intent is to

avoid sprawling “suburbanization” of the land resource by organizing buildings on the street grid and consolidating parking in the cores of the blocks. The long range strategy is to phase out ancillary agricultural buildings, yards and stock areas, and relocate these facilities to outlying University farm sites as the research enterprise expands.

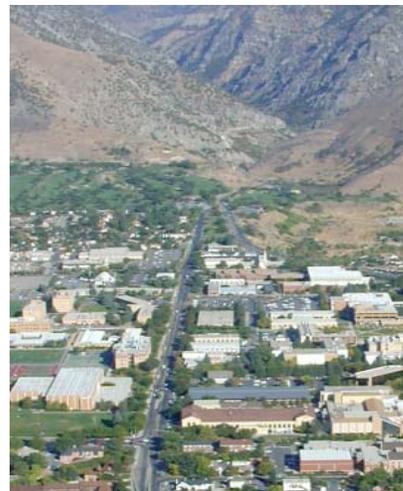
- The fifth use area is the Service Zone, occupying land at the southeast corner of the intersection of 800 East and 1400 North. The area currently accommodates the motor pool, technical services, yard and storage facilities, and will be incrementally redeveloped and reorganized to house the Facilities organization and related buildings that will eventually be displaced by academic expansion. The area is geographically central to the University as a whole, and highly accessible by way of major regional streets such as 800 East and 1400 North.

Aerial view of the motor pool and storage area (lower center). This area will transition to house major services such as purchasing, personnel, police, parking, facilities, printing, and photography.



- Finally, among the primary land use areas of the University is the “Foothill/ Canyon” Zone, the zone on the east/southeast side of the campus occupied by the golf course, the former orchard land south of Route 89, and properties generally paralleling the river bank. The plan does not envision any changes in the uses of these lands in the foreseeable future. There are no programmatic demands for their

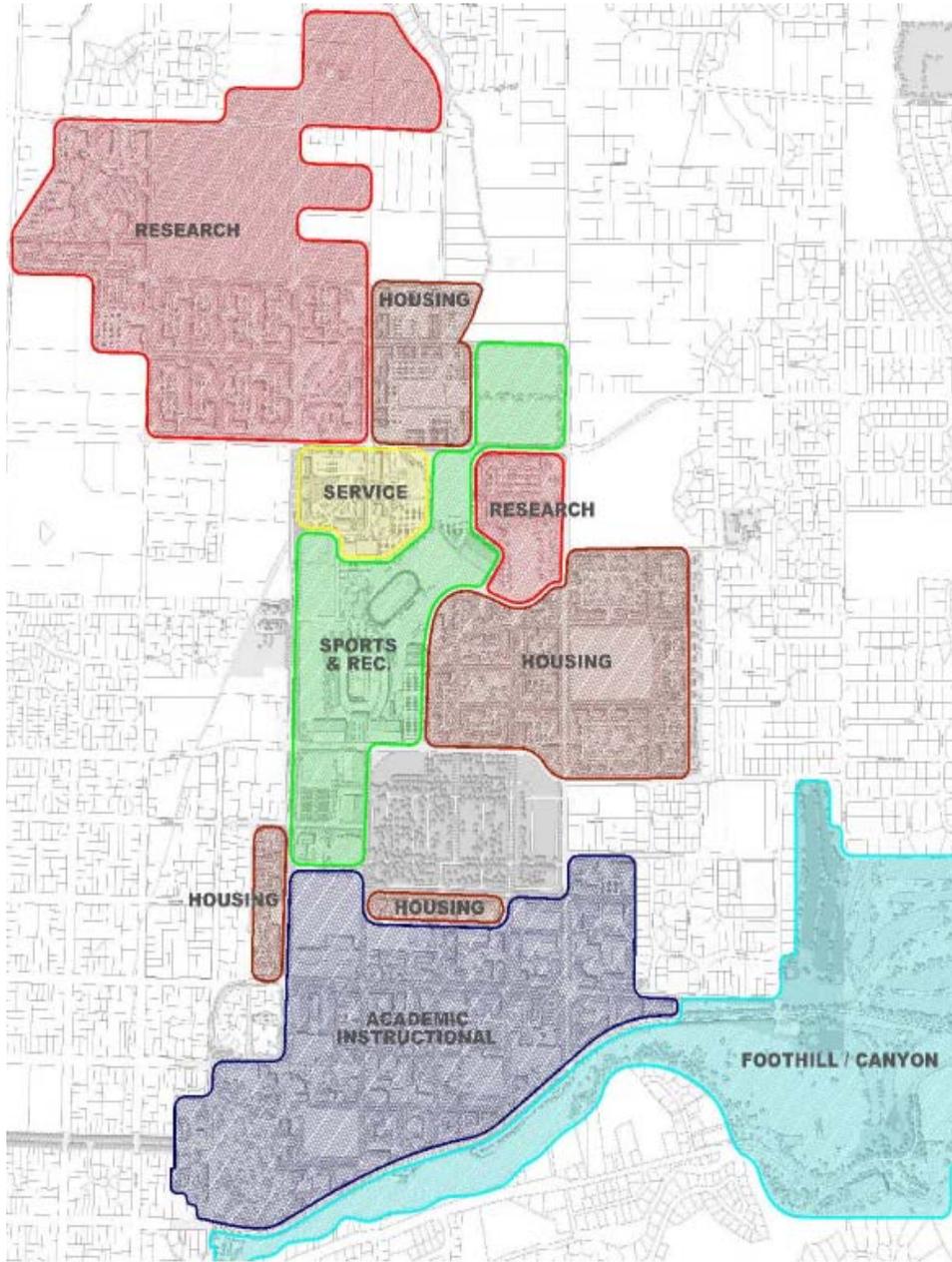
development or reuse. Steep terrain, distance and physical separation from the heart of the campus limit the area’s utility for any uses integral to the academic functions. On the whole, the area represents an extraordinary visual and spatial link between the campus and the Cache National Forest. Thus the name given to the zone is descriptive of its environmental character rather than its functions. The designation is not meant to preclude the future development of land for a use that can be appropriately fitted to the sites, such as residential. However, any future development scenario should be undertaken with careful regard for the superb visual and natural qualities that distinguish the land.



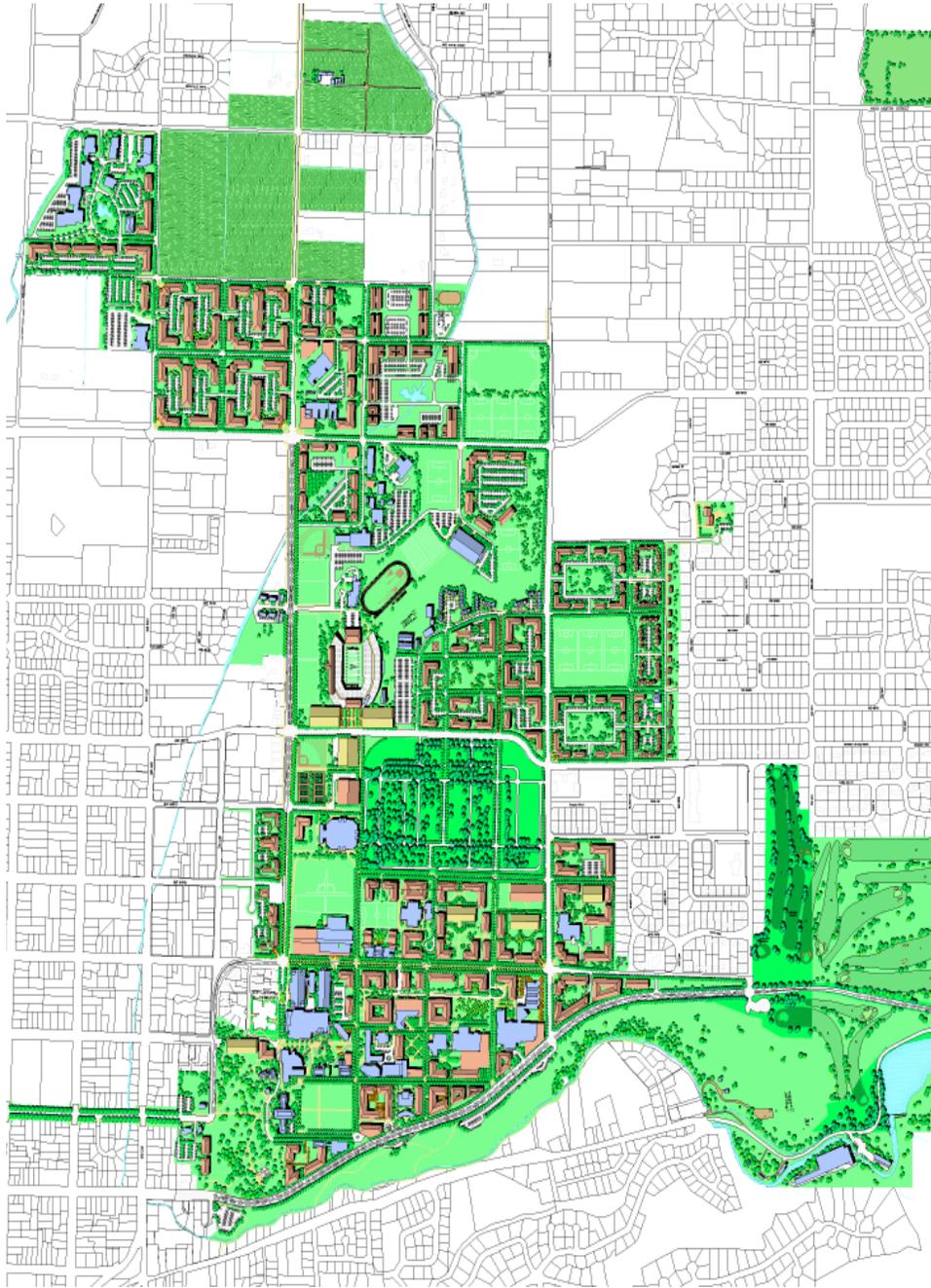
Aerial view of the foothill/canyon zone(center). This zone contains the orchard property, water lab, and golf course property.

OPEN SPACE/CIVIC STRUCTURE

The unifying fabric of the campus is its “civic structure” - the interlocking system of open spaces, public places, streets, pedestrian corridors and building facade lines that frame the spaces. Civic structure is the armature in which the buildings are located. A campus is generally perceived more by the strength and clarity of its civic structure than by individual buildings, except for significant icons such as Old Main. The open space system and civic structure embodied in the plan draws from and en-



Use Zones



LEGEND

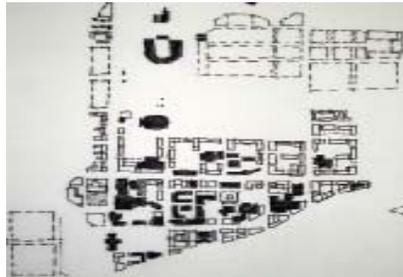
- FUTURE BUILDING SITE 
- EXISTING BUILDINGS TO REMAIN 
- FUTURE PARKING TERRACE 

Master Plan

hances the existing spatial system of the campus. It consists of four elements:

- Preservation of the Community Grid in the Academic Core. The core campus has evolved from a street grid that reflects the traditional grid of the City of Logan. While many of the old street corridors no longer function as vehicle ways, they remain as pedestrian and utility corridors and, importantly, as visual and spatial links that tie the campus together and offer splendid vistas to the valley and mountains beyond the campus. The preservation (and reclamation) of the grid is an essential component of the University's civic structure to maintain the integrity of the streets, the linear open space and pedestrian corridors and the primary utility systems, and to provide the matrix in which buildings can be located.

Conceptual diagram (by Sasaki Assoc.) of the campus grid which reflects the community grid and gives organization to the campus. Black shapes represent existing buildings to remain. Outline shapes are future building forms.



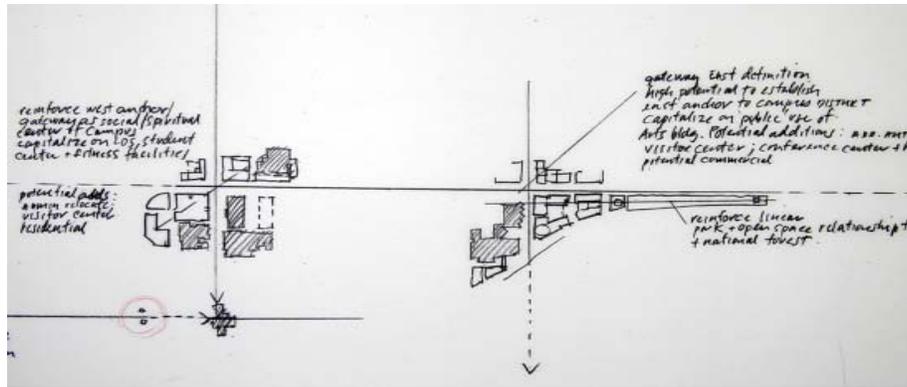
- Quadrangles and Courtyards. The campus must continue to be punctuated by a system of quadrangles and courtyards that function not only as informal gathering spaces, but as the public settings around which important buildings will be located. The Quad between Old Main and the library will remain as the principal "icon" space in the spatial hierarchy of the campus core, but be augmented by other existing and future spaces that define the various precincts of the academic core, each with their own landscape character-

istics. The new quad to the east side of the Science and Technology Library is a prototype for a simple open space that defines an emerging academic precinct. The open area southeast of the Student Center is an example of a rich outdoor social gathering area that is made up of small scale plazas, fountains and seating areas. Future quads illustrated in the plan will highlight the arts precinct and yet unprogrammed academic clusters north of 700 North and west of 1200 East. The plan also encourages the layout of building complexes to form internal courtyards. As the density of the core area builds up over time, the vitality and diversity of the quads and courts will increasingly shape the collegial character of the University. A strategy for the placement of outdoor art should be geared to the urban design character and movement patterns of the various campus open spaces.



Aerial view of the Quad, the basic organizational structure of the campus well defined by buildings and trees on its edges.

- Nodes and Gateways. The civic structure of the campus will be highlighted by four "nodes" of activity that bring the campus community and the regional community together. Each "node" occupies a location near a major street intersection and a primary gateway to the University. The "Community" node of the University is the area encompassing the Student Center and the LDS Institute, the most heavily attended precinct of the Uni-



Sketch of the nodes concept (by Sasaki Assoc.). The intersection on the left represents 700 North and 800 East. The one on the right shows the intersection of 700 North and 1200 East.

versity for the campus and community population, located near the key gateway intersection of 700 North and 800 East. The “Arts” node at the intersection of 700 North and 1200 East includes performance facilities and galleries attended by public and University audiences. Future development east of 1200 East will provide street-level retail, dining and above-grade parking facilities, serving those audiences as well as the immediate community as a lively “campus square.”

The Arts node will reinforce the segment of 1200 East between Route 89 and 700 North as a campus gateway. The north side of the intersection of 800 East and 1400 North is projected to be the University’s “Research” node, with somewhat taller buildings (4 to 6 stories) framing the northwest and northeast corners, and forming the north gateway to the campus. The segment of 800 East between the “community” and “research” nodes will be improved as a great “University Boulevard.” The aforementioned “Village Commons” will be a major node for the University, defining the heart of the campus residential community and the gateway into the various residential precincts.

Aerial view of the intersection of 700 North and 1200 East where a major activity node should be created.



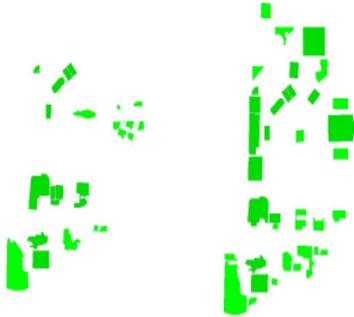
Aerial view of the intersection of 700 North and 800 East. A major activity node should be established to increase pedestrian activity and entrance awareness.



- The Green Necklace. The fourth component of the civic structure is the network of large and diverse open spaces that make up the prominent edges and seams in the campus fabric. The “Green Necklace” consists of those spaces that must be protected and enhanced for their visual, functional, and iconographic importance to the University. The Old Main Hillside is the historic landmark space in this network. The “Necklace” includes, as well, the system of sports and recreation fields envisioned to extend in a continuous arc from HPER around to

the north of Aggie Village and, eventually, to the land north of the existing Mobile Home Park. From a visual and environmental standpoint, Logan City Cemetery is one of the great spaces that comprise the Green Necklace. The agricultural fields west and east of 800 North in the Research Zone are essential parts of the Necklace, framing the north approach to the University and becoming “grand quads’ in the Research Zone. The golf course and the former orchard land extending to the river valley form major elements of the Necklace, connecting the University with the natural grandeur of the canyon and Cache National Forest.

Open space diagrams showing existing green space (left) and future green space (right), referred to as the Green Necklace.



DEVELOPMENT DENSITY

For the University to effectively accommodate its long-term growth needs, it is critical that campus land is utilized in the future in a frugal way. This is especially important in being able to maintain a compact, walkable academic core area. The master plan envisions that future development will occur at higher densities than in the past, in large part to ensure more efficient use of the finite land resource, but not the least for density to be a means of bringing vitality and coherence to the campus environment. That will be manifested by development of buildings generally in the three to four story range in the academic core, in the residential zone and in the “gateway” district of the Research Zone. The intent is to incrementally re-

place single story buildings in high use areas such as the academic core, based on the premise that core buildings should be not less than three stories above grade (plus usable basement) unless there are functional reasons for any structure to have fewer floors. At the same time, high rise buildings (say, six stories or more) for academic or residential use should be viewed skeptically. High rise structures should be considered only if there are functionally compelling reasons, and only in circumstances where height does not violate the human scale and spatial consistency of an area.

There will continue to be a practical need for single story structures for service, storage, research and agricultural uses in outlying areas of the campus. The goal in those circumstances is to lay out future low rise building sites in more efficiently organized clusters.

The recommended density averages (measured as floor area ratios) for various precincts of the University will enable the University to accommodate projected growth while preserving critical open spaces and minimizing land acquisition other than for strategic purposes. The projected density for the academic core area as a whole will be comparable to the current density of the block containing the Science and Technology Library, Eccles Conference Center, Agricultural Science and Biotechnology, inclusive of its associated open space.

CIRCULATION/PARKING

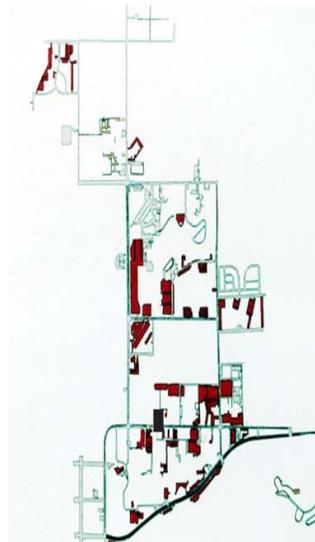
The existing primary street system serving the University area remains unchanged in the plan, other than for remediations at street segments and intersections to alleviate congestion and mitigate pedestrian/vehicle conflicts. The diversity of regional access afforded by major arteries such as Route 89, 800 East, 1200 East and 1400 North must be preserved to distribute traffic loads on the campus. Currently, daily

traffic volumes entering the campus are almost equally divided among the “gateways” at 800 East/700 North, 89/1200 East and 800 East/1400 North. The streets that traverse the campus - 700 North, 1000 North and 1400 North - will remain to ensure that there is diversity and flexibility of access to the various parts of the University. Because 700 North bisects the area projected to be the Academic Core Zone, measures must be undertaken to minimize vehicle/pedestrian conflicts. The principal measure will be to reduce through-traffic by eliminating the majority of parking spaces that can only be accessed from 700 North. Other remedial measures should include narrowing the street, introducing extended pavement rises and texture changes at key pedestrian crossings, and enforced pedestrian rights of way.

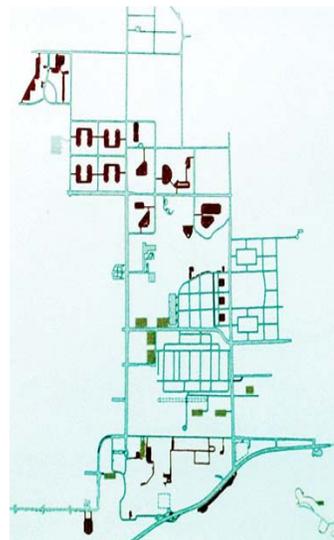
The plan recommends the improvement of 800 East from 700 North to 1400 North by simplifying the numerous lane offsets and introducing a planted median to mitigate the visual impact of the street width while retaining the capability to accommodate left-turn movements. The street will continue to be the principal access to major parking areas for daily use and sports events, making it essential that the multi-lane capacity and turning capacity be maintained.

Parking demand for a campus with 26,000 FTE enrollment will require an increase from the current supply of 6,900 parking spaces to a future supply of nearly 13,000 spaces. The increased amount is based on the assumption that the per capita automobile demand does not change in the long-term future. In fact, the University should apply demand management procedures over time to control congestion, air quality impacts, land consumption and capital costs. Given that parking demand will grow in any event, the plan recommends the incremental development of parking terraces to conserve property for

academic and other uses. The plan illustrates several strategic parking terrace locations to ensure geographic distribution among campus precincts. The primary terrace location will be the site of the commuter lots west of the stadium and between the Spectrum and the stadium, off 800 East. The location and terrain allows for large and relatively efficient terrace structures that will enhance the continued use of the existing shuttle system, and will provide superior pedestrian linkage with the 900 East pedestrian corridor and with sports events occurring in the stadium and the Spectrum.



EXISTING PARKING
Surface parking lots shown in red. Black rectangle shows single 3 story parking terrace.



FUTURE PARKING
Surface parking lots shown in red. Black rectangles show multi-story parking terraces located close to major roadways and activity areas but on the edges of the central campus.

While there will continue to be multiple vehicle approaches to the campus for daily occupants and visitors, the plan recommends the “symbolic” approach to the University for first-time visitors take place on 500 North from Main Street to the base of Old Main Hill. The spire of Old Main is an extraordinary regional landmark when viewed at day or night. Standing as the visual anchor of 500 North, Old Main provides a direct and compelling visual cue to the visitor approaching on Main Street. The buttressing of 500 North as a visitor approach will require a signage/wayfinding system directing visitors to 500 North, creating a dignified portal at 500 North and working with the City to preserve the quality of the streetscape and land uses on the street.

Historic photograph of Old Main taken from the traditional approach to campus, 500 North.



Current photograph of 500 North with Old Main in the background. This should be reestablished as the visitor approach to campus.



INFRASTRUCTURE

The intent of the long range plan is to maintain the compactness of the core area to mitigate the need for extensive line expansion of infrastructure systems. An underlying premise for the retention of the grid as an organizing structure for the core area is to protect underground utility distribution and collection corridors.

Heating and chilling will be the key infrastructure factors in the long range strategy for management of campus growth. Replacement of the central heating plant will be necessary at an early stage on the planning horizon to upgrade obsolescent equipment and expand generating capacity to serve future growth. The conversion to a new gas-fired plant would provide the benefit of a highly energy efficient and low pollution system. While coal is currently a less expensive fuel source, the elimination of frequent truck delivery and on-site storage would have measurable economic and environmental advantages. In the event that a new facility is constructed, the recommended location would be along 800 East in the vicinity of the Spectrum, which provides centrality to the contiguous areas of the campus between Route 89 and 1400 North. By vacating the current site on 700 East, the opportunity will be created to develop a new entry and parking facility to serve the Old Main/Student Center area, and to improve the landscape edge of the campus on 700 East.

Further study by the University will be necessary to determine whether satellite heating and chilling facilities will be appropriate to serve campus-wide growth. The concept of district chilling, to serve clusters of buildings, should be investigated. The incremental development of district chillers in key new buildings and parking terraces would allow for gradual investment in a campus-wide system.

Stormwater management is also a significant determinant of the future structure and layout of the campus. In the intermountain west, stormwater management is not solely an issue of runoff quantity and quality, but also of recapture of the water resource. Here again, the University will have to investigate the means of controlling and recapturing runoff in greater detail. One of the intents of the plan is to delineate a system of open spaces of some magnitude, distributed among the various drainage basins that the campus straddles, in order to provide flexibility for the University to determine possible detention and retention facilities that can be integrated with the landscape.

COMMUNITY INTERFACE

The Logan campus is a seamless part of the fabric of the larger community, surrounded by established and developing residential and commercial neighborhoods. The student residence pattern extends significantly into the community, with as many off-campus residents residing within walking distance of the campus as do those that commute by car and public transportation.

The plan defines campus land use patterns and densities that are intended to be compatible and in scale with the land uses in the surrounding community. The plan to retain a diverse network of road approaches and distribution of parking facilities seeks, in part, to disperse campus traffic impacts on the surrounding community so that no single area will bear a disproportionate traffic burden. The concept of “nodes and gateways” is intended to make the University a welcoming and vital part of the cultural, social and business fabric of the Logan community.

There are larger, lasting issues of community-University impact that will require continuous monitoring and policy coordination as the University and community grow and change in the future. The effects of off-campus student residential activity (parking, congestion, absentee ownership, property values) need to be jointly addressed to maintain community stability. The presence of a student population in the neighborhoods brings a vitality and diversity that is beneficial to Logan and the University, provided that its deleterious side effects are managed.



Aerial photograph of the central campus illustrating the interface of private student housing areas west of the campus (foreground).

The plan assumes that 20 percent of the students will be housed on-campus in the future. Nonetheless, the absolute number of off-campus students in the Logan area will grow significantly, from a headcount of about 13,000 students today to roughly 24,000 in the future. The community implication will be vigorous demand for rental housing stock in the region. Currently, City of Logan projections of rental housing as a land use category are not commensurate with the demand that could result from the enrollment growth envisioned in the long range plan for the campus. Ongoing dialogue with the City should be directed to reconciling those circumstances, possibly by proactive strategies for public-private partnerships for student housing.

FUTURE LAND NEEDS

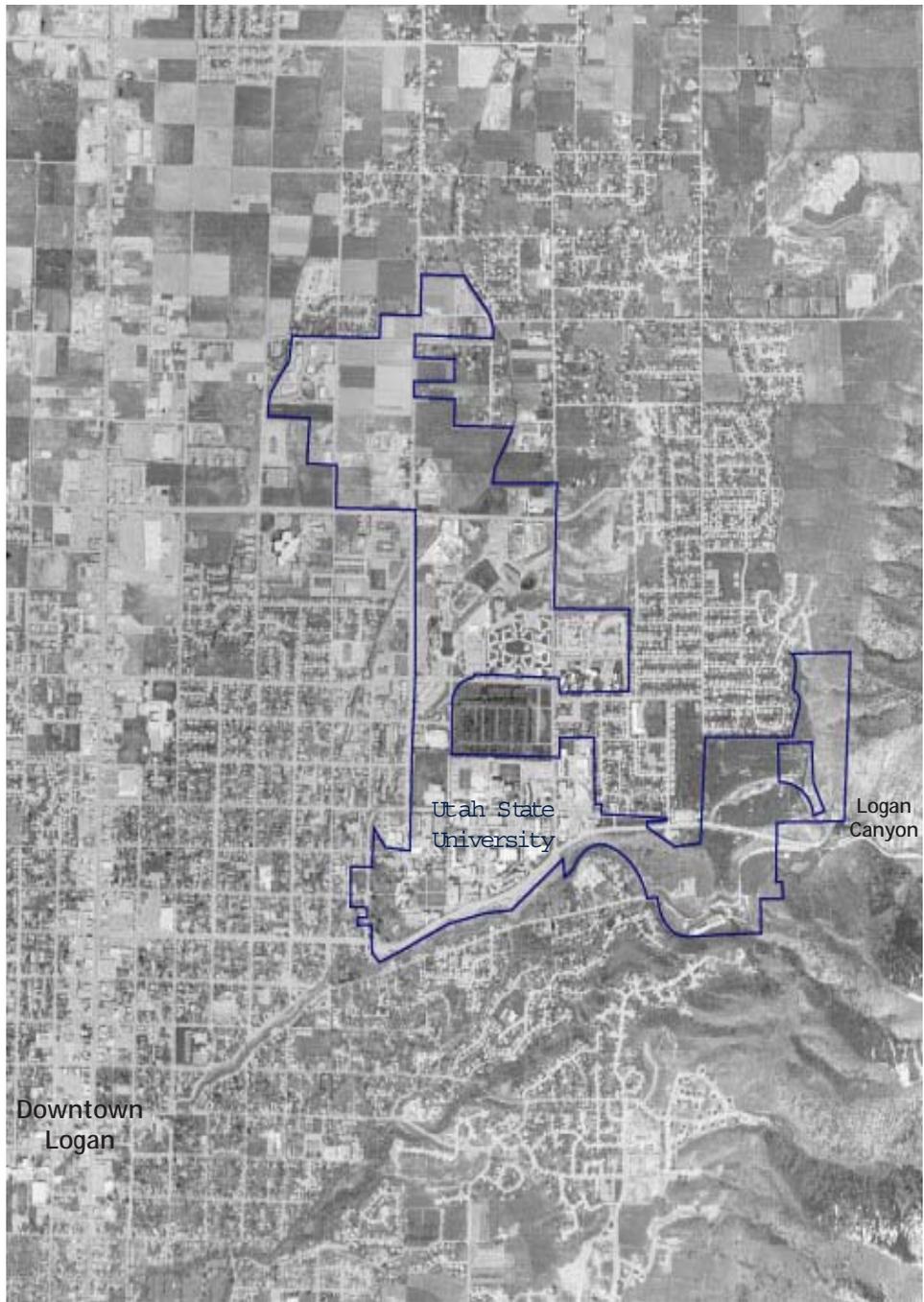
The plan contains a modest and strategic array of areas surrounding the campus which are recommended for future acquisition. The acquisition strategy is intentionally limited to avoid a destabilizing effect on the surrounding community and to make sure that the financial and political capital involved in property acquisitions is invested in those areas that are most critical to achieving a qualitatively sound campus environment in the long range.

FUTURE PLANNING

The Long Range Growth Management Plan is a guide for the future development of the Logan campus. It sets principles and directions for land use, density, open space, circulation/parking and infrastructure systems that will accommodate enrollment growth in a coherent and effective manner. It will progressively enhance the University environment. Plan execution and implementation, however, will depend on plan stages that are more technically detailed to measure feasibility, and more geographically specific to ensure that design and development is responsive to needs at

the human, working level. Among the planning steps recommended to be undertaken in the next five years are the following:

- Heating Supply and Distribution Feasibility Study to verify the most effective way of upgrading facilities and meeting growth needs. (complete)
- Precinct Plans in more specific detail for areas of the campus on which measurable development is likely to occur in the next ten years. (in process)
- Stormwater Management Plan to delineate a cost-effective incremental program for stormwater detention, retention and quality control. (complete)
- Parking/Transportation Master Plan to measure cost feasibility, operating measures and staging priorities for circulation improvements and parking enhancement. (in process)
- Sports and Recreation Master Plan to ascertain short- and long-term indoor/outdoor facilities needs and priorities for capital development. (in process)
- Landscape/Open Space Strategic Plan to establish a landscape system for streets, walks and open spaces, and priorities for capital funding and development. The landscape plan should incorporate a strategy for the placement of outdoor public art.
- Architectural and Site Design Guidelines setting forth criteria for massing, location, materials, and design consistency to be followed in project design, as well as procedures for design reviews that are practical to follow.
- Student Housing Master Plan to establish a long-range strategy to replace, maintain, finance, and manage on-campus student housing.



Downtown
Logan

Utah State
University

Logan
Canyon

USU Eastern

Campus Data

Square Footage	613,969 sq. ft.
Total Acreage	86
Current Enrollment	3,700

Price Campus, Background/Description

In 1937, the legislature established Carbon College, Utah's first state-supported two-year institution. The local newspaper described the event as "one of the most important educational advancements in the history of eastern Utah." During the first week of October, 1938, about 100 students enrolled in the first classes offered at the College. The campus has grown from those early days to encompass an additional campus in Blanding, and a sizable enrollment of over 3,000 students today.

The Price Campus is located in a community of 17,000 in central Utah. The intersection of 400 North and 300 East is the prominent and traditional community main entry to the campus. The campus is located an hour's drive from the high alpine landscape of the Wasatch Plateau to the west and the spectacular deserts of the Book Cliffs and the San Raphael Swell to the east and south.

Forty percent of credit-seeking students are enrolled in career and technical education programs. Other students enroll in general education programs as preparation for a four-year degree. The recent merger with Utah State University has allowed students to now pursue many of those degree programs without transfer. The College's affordable tuition rates combined with a residential atmosphere create a setting where students can learn to navigate the college experience.

Current Planning

The main priority for the USU Eastern campus in Price is a new Arts and Education Building to replace the aging Music Building and the Geary Theatre. Both buildings have significant life/safety and ADA issues. The project will bring together theater, music, and visual arts into one facility on campus.



*usu eastern price
future development*



PLANNING LEGEND:

- SHORT TERM PRIORITY
- INTERMEDIATE TERM PRIORITY
- LONG TERM PRIORITY

0 100' 200' 400'
SCALE: 1" = 200'-0"



San Juan Campus, Background/Description

The USU Eastern, San Juan Campus, established in 1977, serves students who come from Blanding as well as the wider Four-Corners region: Monument Valley and Montezuma Creek to the south, Monticello, Utah, to the north, and Navajo Mountain, near Lake Powell, to the west. The campus is surrounded by the beauty of mountains, high deserts and deep canyons.

The main San Juan campus is accessed from 200 South Street which connects to Main Street in Blanding. The 700 West and 200 South Streets create the planning structure of the campus and provide easy vehicular access to the commuter population. The San Juan Campus of Applied Technology is located at 699 West 500 South in Blanding, Utah and the Heavy Equipment and Trucking Center is located at 1666 South Main, Blanding, Utah.

USU Eastern San Juan Campus provides education to more than 500 students, primarily from southeastern Utah, Arizona Colorado, and New Mexico. A rich mix of cultures allows all students to learn about the rich heritage of the Four Corners Region where more than half of San Juan Campus students come from Native American backgrounds and almost seventy percent are women. The San Juan Campus provides a launching point to four-year universities and technical careers in one of the most remote areas of the nation. New bachelors and masters degree programs are now made possible through the new partnership with USU.

Current Planning

Enrollment increases have created a demand for additional housing on campus. The small town of Blanding is not able to support the growing student rental market. USU Eastern has begun planning for a new 75 bed addition to the residential Quad.

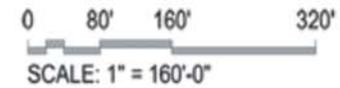


*usu eastern san juan
future development*



PLANNING LEGEND:

-  SHORT TERM PRIORITY
-  LONG TERM PRIORITY



Brigham City Regional Campus

Campus Data

Square Footage	66,650 sq. ft.
Total Acreage	48
FTE Faculty	20
FTE Staff	13
Degree Programs	4 Associate, 21 Bachelors, 13 Masters
Current Enrollment	1,971

Background and Description

Utah State University Brigham City started operating in the Box Elder County Courthouse in 1984. For the following two years, classes were offered at the courthouse via the Utah State University Com-Net delivery system and face-to-face classes were offered in rooms rented from the Box Elder School District. In 1985, a turn-of-the-century home (located at 23 South 200 East) was rented from Box Elder School District and the Com-Net system was expanded and moved into the old home. The living room became a computer lab, one bedroom an office, and other bedrooms became Com-Net classrooms. In 1991, a store-front in an abandoned strip mall was rented and remodeled for use as classrooms for both Com-Net classes and face-to-face classes. Student enrollment and degree offerings continued to expand over the next five years. In 1996 State Representative Rob Bishop, from Brigham City, spearheaded a campaign to appropriate money to expand the Utah State University Brigham City campus. The entire strip mall was purchased and 15,000 square feet of space was renovated for use by Utah State University Brigham City campus. Today, USU leases 57,000 square feet of renovated space in the former mall. In 2010, USU purchased 48 acres of new land in a favorable location near downtown Brigham City in anticipation of a new campus location.

Current Planning

Program and enrollment growth at the regional campuses has led to the need for expansion at the Brigham City Regional Campus. An initial feasibility study has been completed, and master planning is underway for the new 48 acre campus. The first building will be approximately 60,000 square feet and will house classrooms, faculty offices, and student support spaces.



Utah State University Brigham City Regional Campus

Illustrative Campus Plan

Legend:

-  Campus Building
-  Innovation Campus Building
-  Campus Plaza/Circulation
-  Auto Circulation/Surface Parking
-  Parking Structure
-  Green Space



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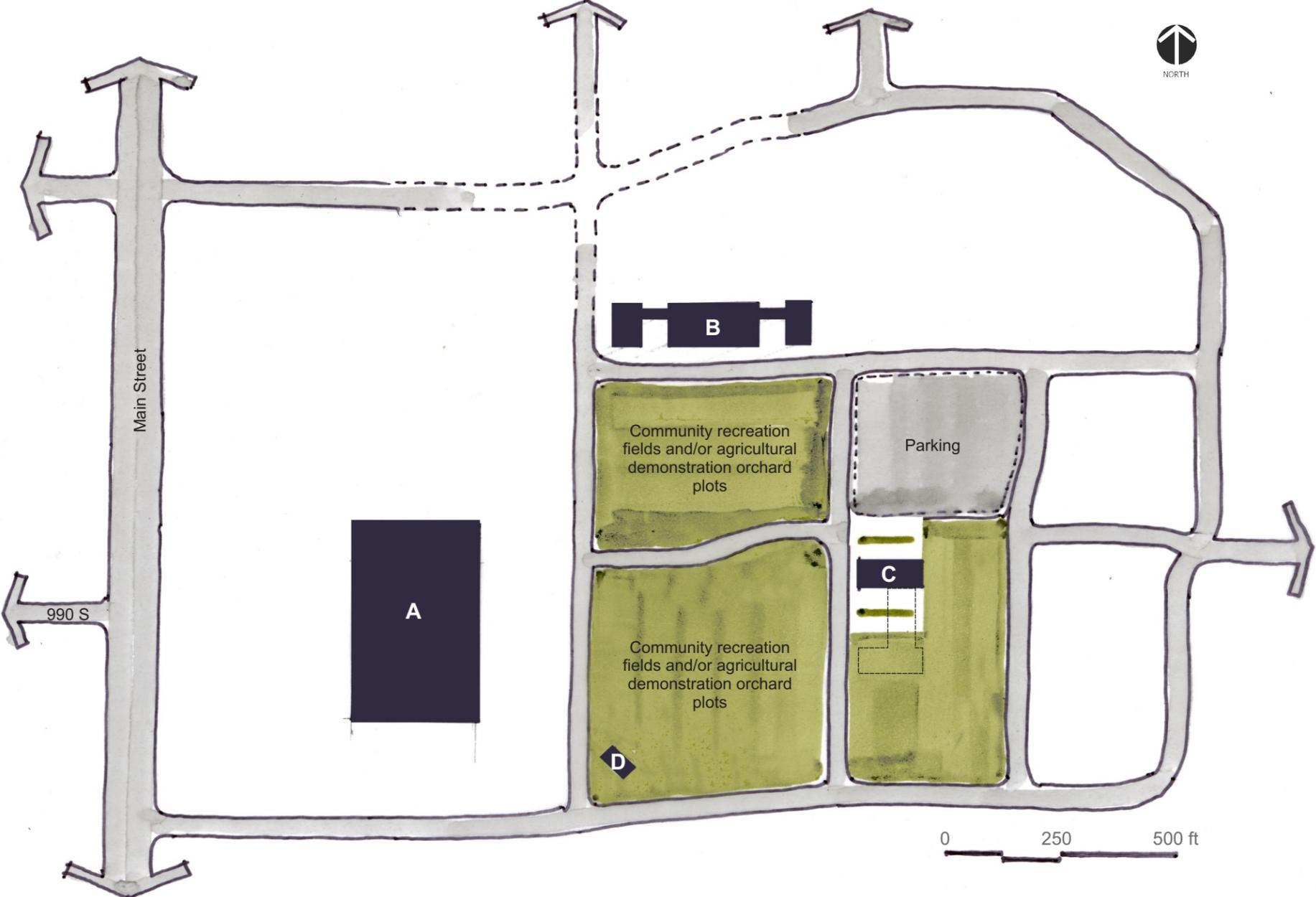


Utah State University Brigham City Regional Campus

Phase 1: 0 to 25 Years

Legend:

- Campus Open Space
- Phase Structure:
 - A. Existing Kmart Building
 - B. Future Innovation Campus Building
 - C. Future First Wing of Main Campus Building
 - D. Existing Historic Structure



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Uintah Basin Regional Campus

Campus Data

Square Footage	172,000 sq. ft.
Total Acreage	150
Faculty (full-time)	19
Faculty (part-time)	12
FTE Staff	26
Degree Programs	23 Bachelors, 12 Masters, 1 Doctorate

Background and Description

Approximately 39 years ago, the Uintah Basin Regional Campus began life as the Uintah Basin Continuing Education Center, initially a one-room office and classrooms from the local high school were used to teach evening classes. The first classes taught concentrated on courses that filled general education requirements. During the evolution of the Campus, efforts have been directed toward not only offering classes that fill general education requirements, but to offer classes that lead to complete associate, baccalaureate, and master's degrees.

Permanent buildings have been acquired with community assistance in Roosevelt and Vernal through grants from the State Impact Board, Utah State Legislative process, and through private donations. The facilities in Roosevelt include a 22,000 square foot classroom building, a 4,100 square foot administration building, and a 33,600 square foot student center. In Vernal, the new 69,700 square foot Bingham Entrepreneurship and Energy Research Center was completed in 2010 with funding provided through a private donor. The campus has now moved to the new 138 acre campus site, also privately donated to USU.

Current Planning

In 2008, an illustrative campus plan was completed for the new Vernal site.





UtahState
UNIVERSITY

Uintah Basin Campus Master Plan

Vernal, Utah

Map Key

No.	Item	Organization	Size (Sq Ft)	Phase
1	New Classroom/Technology Center	All	84,300	I
2	Bingham Research Center	USU	74,000	I
3	Technology Center	UCAT	48,000	II
4	Administration Facility	All	25,000	II
5	Classroom Facility	USU	56,000	II
6	Ground Water Reclamation Ponds	All	N/A	I
7	Research Facility	USU	75,000	II
8	Multi-Use Community Center	All	85,000	III
9	Co-Gen Plant	USU	60,000	I
10	Campanile	USU	5,000	II
11	Digital Learning/Student Center	USU	40,000	II
12	Wet Land/Water Reclamation Area	USU		I & III
13	Public Pathways/Trails	All		II & III
14	Parking - 1600+ Spaces	All		All
15	Public Recreation Areas	All		All
16	Agi Rock	All		II
17	Crops-Landscape Feature	All		I

Harris & Associates.
Architects • Engineers • Program and Construction Managers

265 EAST 100 SOUTH SUITE 350
SALT LAKE CITY, UTAH 84111
801.521.8564

Tooele Regional Campus

Campus Data

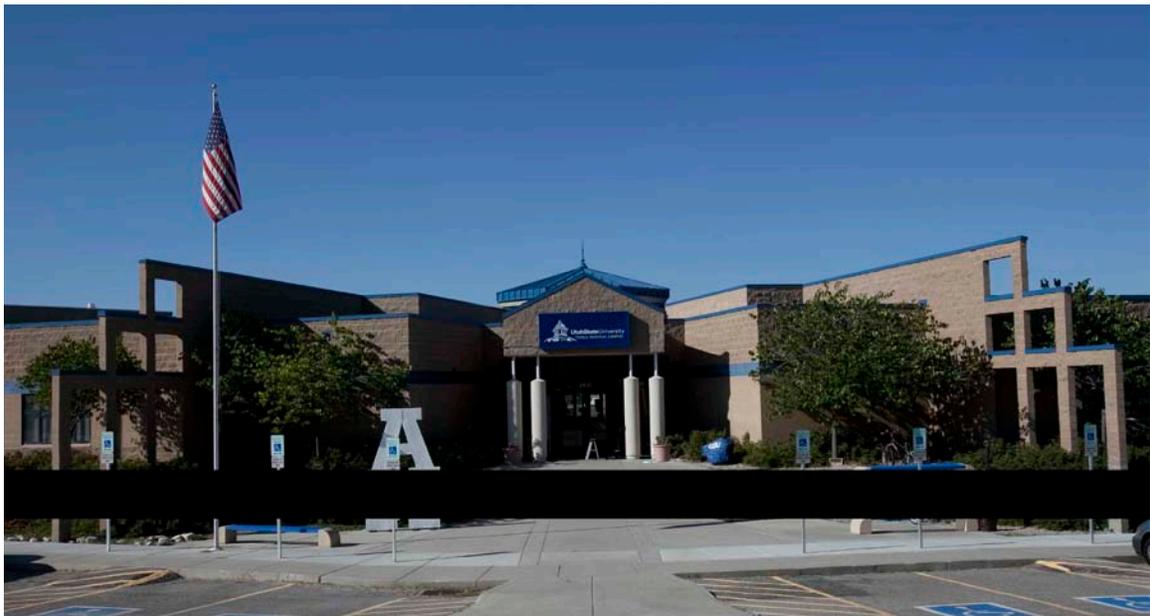
Square Footage	34,493 sq. ft.
Total Acreage	67
Faculty (full-time)	10
Faculty (part-time)	20
FTE Staff	20
Degree Programs	35
Current Enrollment	971

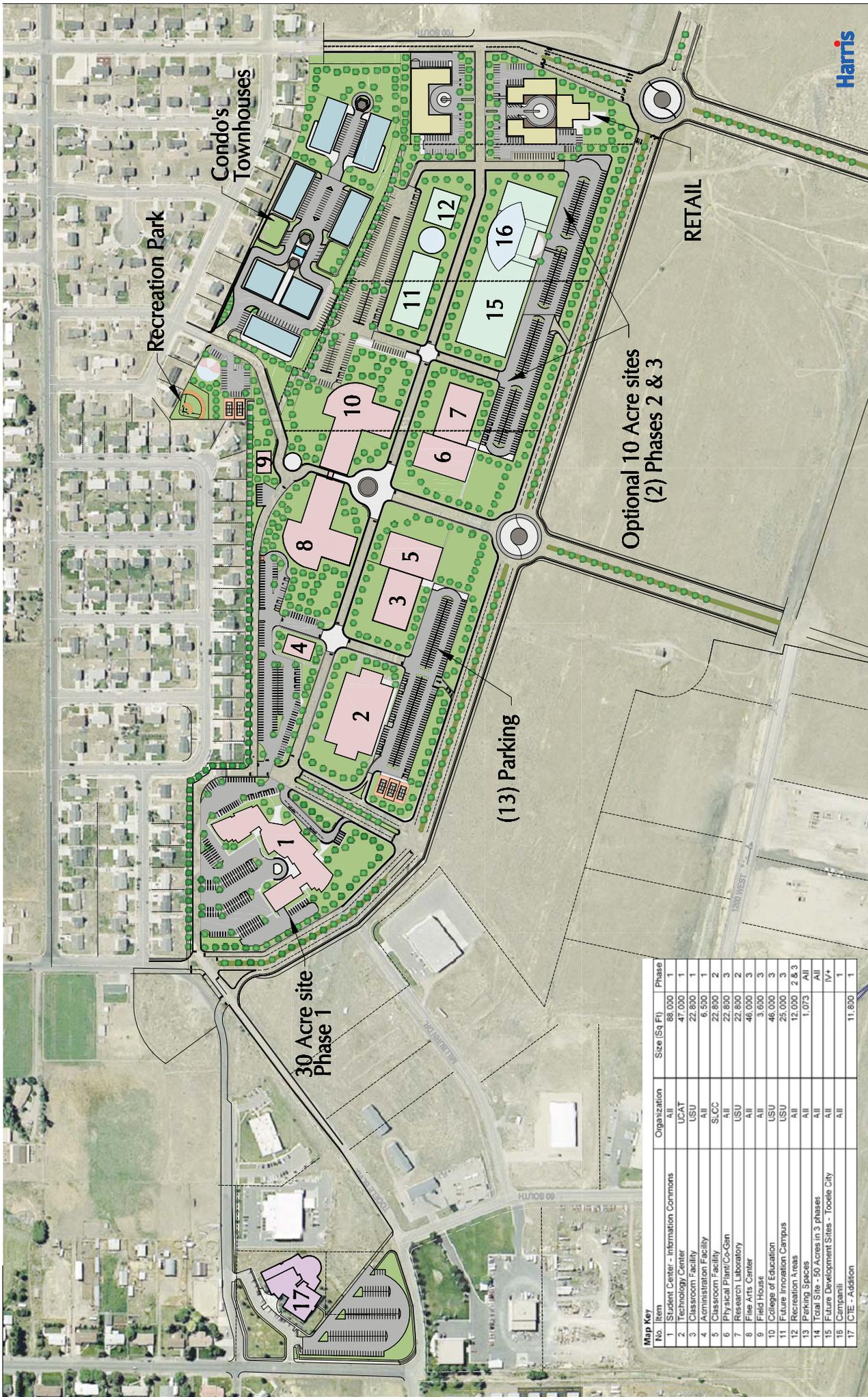
Background/Description

Utah State University Tooele Regional Campus has been serving the education needs of the citizens of Tooele County since the early 70's. In the beginning classes were held at the Tooele Army Depot and from there moved to an office building on Main Street eventually moving to the current location on Vine Street in 1994. The Tooele Campus is composed of a one story masonry building with associated parking and landscape. The 15,000 square foot building was completed in 1995 with eight classrooms, office space and computer labs. In 2010, the Tooele Regional Campus completed an 18,000 square foot addition to the facility.

Current Planning

The Tooele Regional Campus has recently received a generous donation of 30 acres of property from Tooele City, south of the current facility. Thirty-two acres of adjacent property has been purchased, allowing for further expansion and connection with the existing property. In 2011, the Tooele Applied Technology Center (TATC) received funding from the state, and is partnering with USU Tooele to construct a joint facility on the new property. Tooele is concurrently developing a comprehensive master plan for the entire site.





Map Key

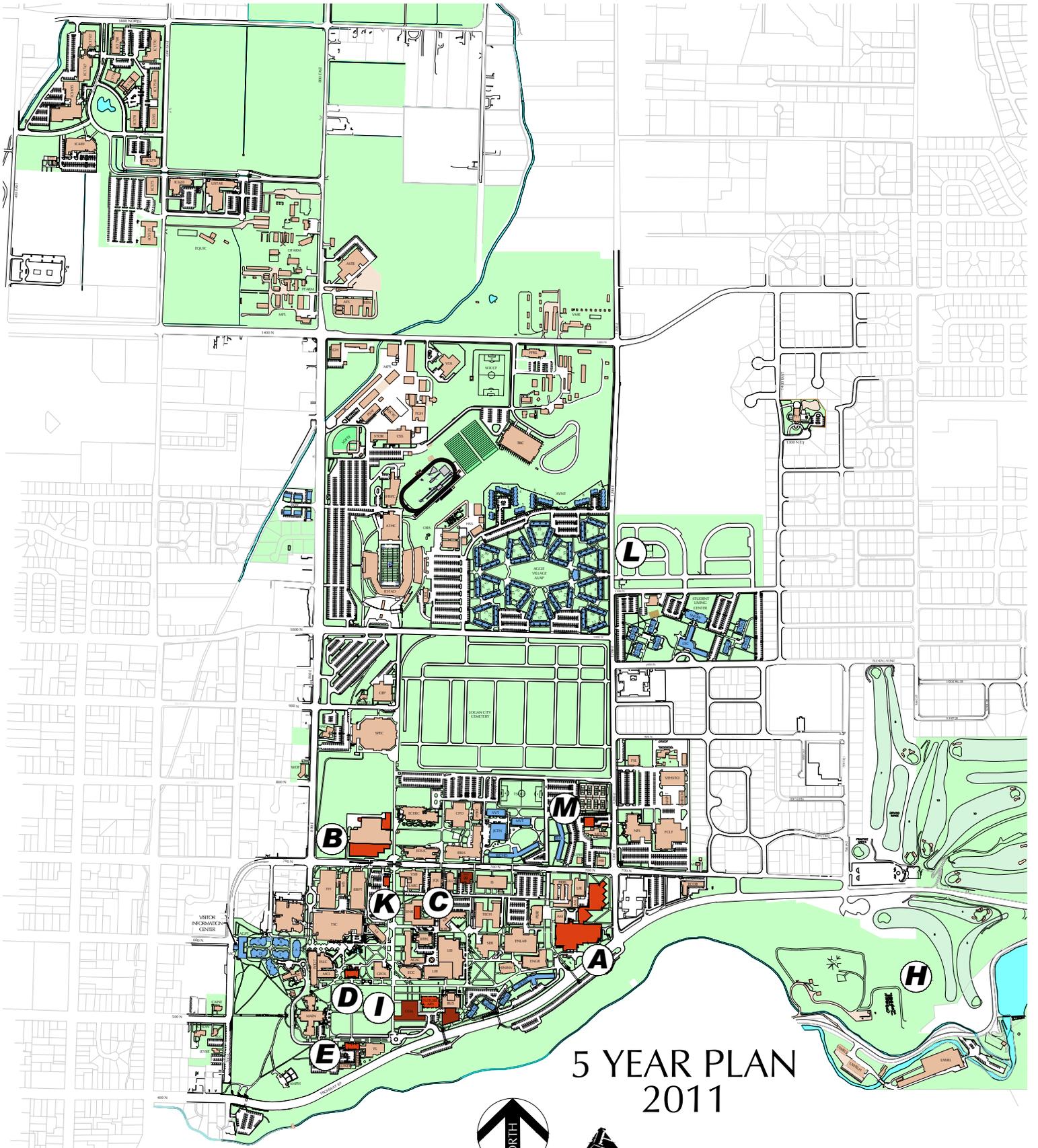
No. Item	Organization	Size (Sq Ft)	Phase
1 Student Center - Information Commons	All	68,000	1
2 Technology Center	UCAT	47,000	1
3 Classroom Facility	LSU	22,800	1
4 Administration Facility	All	6,500	1
5 Classroom Facility	SLCC	22,800	2
6 Physical Plant/Co-Gar	All	22,800	2
7 Research Laboratory	LSU	22,800	3
8 Fine Arts Center	All	46,000	3
9 Field House	All	3,600	3
10 College of Education	LSU	46,000	3
11 Future Innovation Campus	LSU	25,000	3
12 Recreation Areas	All	12,000	2 & 3
13 Parking Spaces	All	1,073	All
14 Total Site - 50 Acres in 3 phases	All		All
15 Future Development Sites - Tooele City	All		IV+
16 Campanelli	All		I
17 CTE - Addition	All	11,800	1

TOOELE REGIONAL CAMPUS CENTER 10 YEAR PRELIMINARY MASTER PLAN STUDY

USU+SLCC+UCAT JOINT CAMPUS FACILITY



APRIL 22, 2008



5 YEAR PLAN 2011



Utah State University
Five Year Plan
June 23, 2011

The anticipated State Funded Capital Development projects planned for Utah State University over the next five years are listed below:

A Fine Arts Complex Addition/Renovation

The Fine Arts Complex includes the Fine Arts Center (1967), the Fine Arts Visual (1980), and the Fine Arts Museum (1982). This project consists of a comprehensive renovation of the Fine Arts Center and the Fine Arts Visual buildings and does not include the Museum. Improvements to these buildings will improve life safety, functionality, maintenance, energy efficiency and aesthetics of the space in a significant way.

The renovation will include general improvements to both buildings, including asbestos abatement, the addition of a new sprinkler system, emergency lighting and generator, ADA upgrades for restrooms and elevators, and a new security system.

The Fine Arts Center includes two major venues, the Kent Concert Hall and the Morgan Theatre. The concert hall is a high-use classroom that seats over 2,000 people, and the Morgan seats over 600 people. Both have a number of systems that are at the end of their service life. The ceilings are suspended on wire hangers that are old and do not comply with current structural standards. The catwalk system has serious safety concerns in some locations. The house light fixtures are old and difficult to maintain because spare parts are obsolete. The heating systems are inefficient because the entire building complex is served from one central system. The building controls no longer operate and need to be replaced. The stage lighting and shell needs to be replaced because of age and safety concerns.

The Fine Arts Visual renovations consist of the addition of air conditioning and other HVAC upgrades, new ceilings and lighting, and new power distribution system to handle increasing power loads.

Several small additions, including a scenery shop, elevator/restroom lobby, and black box theatre are needed to support both of the theatres in the building. The music and theatre programs will both be greatly enhanced by these improvements, and the entire campus and community will be served by increasing safety and quality of the venue.

Approximate Budget: \$ 20,300,000

B Health, Physical Education, and Recreation (HPER) Renovation/Addition

The HPER building was constructed in 1972 and was projected to support a student population of 12,000. The main purpose for the facility is to serve the instructional needs of the Emma

Eccles Jones College of Education and Human Services as it prepares students to serve in the areas of physical education, parks and recreation and other exercise careers. In addition it was intended to serve as a recreational facility for students at large. The present on-campus student population is approximately 17,000 and the existing facility is inadequate for the instructional needs of the university, much less the recreational needs of its students. Class scheduling is limited by the space available and recreational use is crowded out by class time. This project would add approximately 80,000 square feet of new space for additional classrooms and labs for exercise physiology and cardiovascular research as well as gymnasias, ball courts, weight training and instructional space for rock climbing. In addition, a number of much-needed repairs and upgrades to the existing mechanical systems will be implemented. The swimming pools have rust stains around the edges of the pools indicating that the steel reinforcing in the concrete is corroding and there is public concern about the ability to maintain a sanitary environment for students and visitors.

Approximate Budget: \$45,000,000

C Biology-Natural Resources Renovation/Addition

This project will renovate the existing Quinney Biology-Natural Resources building to address life safety concerns, replace heating ventilating and electrical systems, improve disability access and improve energy efficiency. The addition of study spaces and labs are necessary to accommodate growth within both colleges housed in the building. A study was done a few years ago to identify all the needs and the College of Natural Resources is attempting to raise part of the necessary funding from private sources.

Approximate Budget: \$45,000,000

D Animal Science Renovation

The existing Animal Science building located on the north side of the Quad is listed on the national register of historic buildings. It occupies a major presence on the Quad and has served a variety of functions throughout its life. The building is constructed of un-reinforced masonry and has concrete floors and a timber roof. The roof is structurally deficient and is not connected to the walls other than by gravity. The building has no air conditioning and occupants struggle during the summer months to keep computers operating. The open stairway is a life safety concern and needs to be addressed because in the event of a fire it would act as a chimney.

Approximate Budget: \$12,000,000

E Ray B. West Renovation

This project will renovate the historic Ray B. West Building on the south side of the Quad. This three story building is listed on the national historic register, and houses classrooms, computer labs, and faculty offices. The walls are constructed with un-reinforced masonry and the roof is timber. There is a central stairway that will act as a chimney in the event of a fire, although there are other exit stairways in the building. The heating system is old and needs to be replaced.

Approximate Budget: \$12,000,000

F USU Eastern Arts and Education Building

The USU Eastern Campus in Price proposes to construct a new 62,000 square foot building adjacent to the Geary Theater on the prominent historic site previously occupied by the Old Main Building, demolished about 10 years ago. The remodel of 8,000 square feet of space in the Career Center is also included to accommodate expansion of the nursing program.

The new building will bring together theater, music, visual arts into one facility on campus, currently spread between three buildings. This project will replace the Geary Theater and the Music Building, buildings that are aging and have significant life safety and ADA deficiencies, made more acute since these spaces function to accommodate large assemblies of people. The merging of these buildings will also allow greater energy and space efficiencies to occur. The new building will serve the campus and community by providing a high quality, safe place to accommodate the academic needs of the diverse arts program, as well as large performances and other public gatherings. The Geary Theater and the Music Building will be demolished upon completion of the project.

The project will also free up much needed expansion space for the growing nursing program, in high demand throughout the state. Remodeling costs for this space is included in the project cost.

Approximate Budget: \$22,000,000

G Brigham City Regional Campus Academic Building

Brigham City Regional Campus has recently acquired 40+ acres of new land in downtown Brigham City on which to locate its new campus. The campus is quickly outgrowing their current facility, which consists of leased commercial buildings adapted to academic use. The new land is a brownfield site, occupied by dilapidated buildings historically used as a naval hospital and Indian school. The new location is ideally situated near downtown Brigham City, with convenient and safe access from Main Street and Highway 89.

Master planning for the new campus is currently underway, and will identify the optimal site for the first building to be built. The new building will be approximately 60,000 square feet, and will

house classrooms, faculty offices, and student support spaces such as study space, food services, a bookstore, and child care. It will accommodate Phase I of the move to the new site, consisting of most of the academic program space with the exception of certain science programs that already have high quality lab space in the current facility.

Approximate Budget: \$15,000,000

H Wind Turbine Generator

A feasibility study has been conducted to explore the possibility of developing a wind power project adjacent to USU's south electrical substation at the mouth of Logan Canyon. This area of the campus has long been considered as a possibility for a wind project because of the strong regular diurnal (cold air spilling from the mountains out the canyon from evening to mid morning) wind. This USU site is a good location for construction due to its close proximity to the USU substation, which will help the economics of the project. The two year analysis of the site indicates that the average potential capacity is approximately 1.5 -2.0 megawatts of power.

More work is needed in negotiating power purchase agreements to determine the final economics of the project. The capacity factor for this project isn't high enough to justify a commercial project, but is still feasible. The wind power project offers a long-term protection from rising energy prices. The project has many other benefits for USU as well; such as marketing and recruitment, education, research, reducing carbon footprint, and meeting the American College and University Presidents Climate Commitment. This study is complete and the project is ready to move to the next step.

Approximate Budget: \$4,000,000

I Utility Tunnel Extension

This project will extend the existing tunnel system into the Quad to enable several buildings to connect to the Central Energy Plant. The benefit of this will be that the university will have a means of serving the Quad from a second direction and avoid the inconvenience and risk of a loss of heating and cooling at the wrong time of year. In the past, several buildings have been without heat for an extended period of time during the winter and the university was at risk of property damage as a result of cold weather. This is part of the long range need that was identified by an infrastructure study completed in February 2000.

Approximate Budget: \$ 5,000,000

J Tooele Regional Campus Utilities

This project would install major utility infrastructure along the edge of the new parcel of land. The first project on this site has been built, and is a shared facility with the local school district. The second building will be a new facility for Tooele Applied Technology Center (TATC), funded and scheduled for construction in 2012. The intent is that the major utility systems would be installed during the construction of this facility, to serve the campus current and future needs.

Approximate Budget: \$5,000,000

The anticipated Non-State Funded Capital Development projects planned for Utah State University over the next five years are listed below:

K Art Barn Renovation

This project proposes to restore and remodel the existing historical Art Barn to house the Anthropology Museum and a new visitor's center. The Art Barn is in the heart of campus and has housed a number of activities over the years. The building has historical significance but is in need of some life safety upgrades. There is no fire suppression system, the heating system is inadequate, the stairways are a hazard because they are exterior and are not covered from the ice in winter, the uppermost floor has only one exit through a classroom, and the restrooms in the building are inadequate. The renovation will allow the building to remain a landmark on campus, but will provide high quality space for the programs housed. It is hoped to secure private funds for the project.

Approximate Budget: \$2,500,000

L 1200 East Future Development

In 2010, the mobile home park located along 1200 East was decommissioned. This 20 acre area is positioned along the northeast edge of the campus, adjacent to student housing and in the vicinity of the athletics complex. The 1998 USU Master Plan identified this area as a residential village, to accommodate housing and supporting functions. A village commons area was suggested to provide supporting amenities, such as recreational fields, retail, and service facilities to students to enhance the living experience on campus.

In the short term, the area will remain as open space. In the future, this area will be of interest as the campus continues to grow due to its proximity to the academic core. The scope and budget of a future project has yet to be determined.

Approximate Budget: TBD

M UPR Radio Station

Utah Public Radio is currently fundraising for a new building to replace the aging WWII era Quonset hut in which the program currently resides. The Quonset hut is in very poor condition, with many life safety deficiencies. The new building will include new offices, studios, equipment rooms, and support spaces for the department. It will also plan for a future addition to house television studio and production spaces.

Approximate Budget: \$2,500,000

N Blanding Housing Project

The USU Eastern Ucp"Lxcp campus is set in a remote area in the southeast portion of the state. The campus has become an important location to serve that portion of the state, as well as other remote areas in the Four Corners region. Most of the students live on campus, as there are few other rental opportunities available in the area. The student housing is full, and there is sufficient demand to build new residence halls on campus. The project proposes to add a new residence hall on campus, providing approximately 75 new beds.

Approximate Budget: \$4,000,000

