UTAH STATE UNIVERSITY REVIEW SIGNATURES
We have reviewed the East Gateway District Plan Study for Utah State University and warrant that it adequately represents our request for a detailed analysis and direction for future development in this district on campus: appropriate parties representing the University have reviewed the document for approval.

Charles G. Darnell, Associate Vice President for Facilities

Ben Berrett, Director of Facilities Planning, Design and Construction

Jordy Guth, Assistant Director of Facilities Planning

Date

Date

Date
ACKNOWLEDGMENTS

THE FOLLOWING STEERING COMMITTEE AND CAMPUS STAKEHOLDERS HAVE CONTRIBUTED TO THE COMPLETION OF THIS DISTRICT PLAN

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DISTRICT PLAN TEAM
DISTRICT BOUNDARIES
EXECUTIVE SUMMARY - INTRODUCTION

The East Gateway District Master Plan commenced in the Fall of 2017 to provide a detailed analysis of the area of the Logan campus extending from Highway 89 north to approximately 850 North, and east from approximately 1100 East to the campus boundary near 1350 East.

The plan addresses the complex needs and demands required to accommodate campus growth. A range of ideas and options were explored, establishing what uses and activities should remain, what future uses and functions should be added, and how they should be configured and coordinated to create a complete district as part of a unified campus.

The plan addresses current and future needs, utilizing a robust outreach process for input and direction. The plan identifies priorities for future development, improves efficiency and clarity of land uses and zones, and includes strategies to enhance the image and character of the USU campus and to strengthen the district’s connection to the academic core of campus.

The East Gateway has good potential to accommodate growth of the academic and institutional programs of the University and the functions to support the targeted future enrollment projections. The enhancement and visibility of the campus entrance on the south edge of the District was carefully considered. The Master Plan attempts to extend existing campus patterns into the District, providing a coherent and unified pattern that also recognizes the city and community grid, and incorporating a mix of academic and administrative uses, parking structures, mixed use/retail and great public spaces to create a distinguishable district that is nonetheless unified with the campus. The Master Plan also includes new courtyards and quadrangles and incorporates a robust open mix of open spaces and civic destinations that express the “Green Necklace” framework established for the campus as a whole.

The East Gateway District Master Plan provides parking structures and transit connections as part of creating a more walkable, compact campus environment that is accessible to all. It also addresses infrastructure, utility and storm water needs as they relate to future development of the district, and incorporates existing planning policies developed for the greater campus, including the recently completed Transportation Master Plan.

The final result is a District Master Plan that is forward-thinking yet realistic. The plan concludes with specific strategies for meeting short and long-term needs in four phases (0-10 years, 10-15 years, 15-20 and 20+ years), and illustrations that encapsulate the visual characteristics of the area.

EAST GATEWAY DISTRICT VISION, GOALS, NEEDS AND CONCEPTS

• Express what draws students to campus (outdoors, regional recreation) to enhance livability, campus life and community connection. The district should exemplify great design.
• Take advantage of canyon, mountain / nature views.
• Ensure parking decisions reflect long-term transportation policies.
• Create a great entrance at 1200 East / US-89 intersection. A building at this location should be iconic and encapsulate what the USU experience is (this is the real welcome center).
• Balance the needs of vehicles, pedestrians, and cyclists to improve flow, connections and safety.
• Transform the East Gateway District from a neglected entrance into a thriving, active destination.
• Incorporate, highlight and demonstrate sustainable design and development principles throughout the district.
DISTRICT PLANNING PROCEDURE

INTRODUCTION

The planning process was organized around a series of meetings, interviews and campus visits. The process was inclusive and open, and involved sharing of information and ideas and discussions with USU stakeholders as part of establishing the goals, objectives and vision for the East Gateway District. A wide range of voices were encouraged to participate, including students, faculty and staff, college and departmental leadership, campus facilities management and personnel, and members of the USU upper administration.

Outreach efforts helped the planning team understand the issues and ideas for the area as part of an open and collaborative process. This then allowed the planning team to identify existing uses to remain and new uses to incorporate to meet future needs of various colleges and the campus as a whole. This effort has identified and documented the critical issues and challenges in the district at present, and how the vision established in the planning effort should be incorporated and interpreted as part of the District Master Plan.

Once existing needs and desires had been established, the planning team developed three alternative plans, each illustrating a distinct approach for addressing the identified needs and vision for the area. These were reviewed by the project Steering Committee and other project stakeholders, resulting in the establishment of a preferred Master Plan. This plan was later refined, and a Phasing Plan was established to address how the district is envisioned be implemented during the next twenty years and beyond.

IN SUMMARY, THE PLANNING PHASE INCLUDED THE FOLLOWING:

- A collaborative, open and welcoming environment for participation
- A series of opportunities to participate to ensure a comprehensive outreach effort
- Incorporation of input from University administration and leadership
- Careful site reconnaissance and documentation/analysis of existing conditions
- Careful consideration of established campus plans and policies
- Consideration of district and site opportunities and integrating of future buildings and uses within the larger campus context
- Coordination with transportation, utility and infrastructure needs and requirements
- Establishment of improved pedestrian environments and good linkages between buildings and destinations
- Enhancement of the district as the Arts Node of the USU Campus

THE SCOPE OF WORK INCLUDED:

- A comprehensive outreach effort to solicit requirements, ideas and input
- Documentation and analysis of existing conditions and opportunities
- Consideration of established plans and policies
- Establishment of Guiding Principles to direct the decision-making process
- The development of Planning Alternatives
- The Selection of a Preferred District Master Plan
- The development of a Long-term Phasing Plan and Illustrative Images
PLANNING FRAMEWORK

As part of the planning process, existing USU campus planning documents were reviewed and used as a framework throughout the planning process for the East Gateway District. The following summarize relevant, key points extrapolated from those existing planning documents:

UTAH STATE UNIVERSITY CAMPUS MASTER PLAN (2011)

- Compatibility with the community grid system, for civic clarity and infrastructure efficiency.
- Incorporate quadrangles and courtyards.
- Identify key nodes and gateways.
- Maintain a network of interconnected large and diverse open spaces, which may include quads, courtyards, plazas, squares, and recreational fields.
- Three to four story buildings, to increase density for more efficient land use of the finite land resource. Buildings should be used to strengthen the street frontage and to frame open space features.
- Pattern and density of new developments to be compatible with the scale and character of the surrounding university, community and region, and should enhance the campus image.
- Architectural style and building materials standards should be developed to support the image of USU and the regional context of the site.
- Incorporate principles of green building and sustainability, for site, building, and Utility Design.

RECREATION AND OPEN SPACE MASTER PLAN (PRIORITIES / GOALS)

- Establish standard of No Net Loss in Open Space. Preserve and protect areas designated as Open Space and seek to provide open space as needed.
- Prioritize the various open spaces on campus based on the needs and values placed on them by the USU community.
- Prioritize pedestrian and bike connectivity improvements.
- Identify and establish general uses for open space.
- Layout the additional key needs of the major individual open spaces on campus.
- Focus on tracking and improving water conservation.

SCHOOL OF ARTS MASTER PLAN (2003) GOALS

- Overcome limitations of site access by increasing the number of entrances, designing new architecture that can serve as visual icons, and creating glass walls and/or windows to make building uses transparent to the larger community.
- Improve the complex users enjoyment by creating more places for casual interaction and cross-fertilization across the Arts and creating more views that orient to sunlight and the mountains, expanding opportunities to display art, and sizing spaces appropriately.
- Address overcrowding through construction of infill and replacement (of efficiently sized interior space and located buildings) on the existing site and through site expansion to the Northwest.

TRANSPORTATION MASTER PLAN KEY STRATEGIES

- Develop a transportation network and auxiliary facilities that foster and support an engaged and vibrant student life experience and campus community and accommodate the projected growth of population and goods movements on campus.
- Create a safe, convenient, and well-connected network that facilitates all modes and promotes environmentally-friendly travel alternatives such as biking, walking, and public transit.
- Reduce greenhouse gas emissions from the transportation sector to help achieve carbon neutrality by 2050, as outlined in the USU Climate Action Plan.

The plan strives to create a transportation network that encompasses:

- Safety First
- Multi-Modal Infrastructure
- Access for All
- Informed Choices
- Clean Environment and Healthy Community
- Smart Investments
EAST GATEWAY DISTRICT WITHIN THE PLANNING FRAMEWORK

The following graphics represent key concepts from the Utah State University Campus Master Plan (2011) and were used during focus group meetings to quickly summarize the Campus Master Plan in the East Gateway District area. (Note: These illustrations are conceptual only and do not reflect actual sizes and dimensions.)
FOCUS GROUP / STEERING COMMITTEE
SCHEDULE SUMMARY

Kick-off Meeting: 24 OCT 2017

Focus Group Meeting: 27 OCT 2017
  •  CCA Student Arts Council

Focus Group Meetings: 31 OCT 2017
  •  Transportation and Parking
  •  CCA Faculty
  •  Neighborhood Focus Group
  •  Planning / Design / Utilities

Focus Group Meetings: 09 NOV 2017
  •  CAAS Dean’s Leadership Council

Focus Group Meetings: 10 NOV 2017
  •  Facilities
    •  Student Leadership Council
    •  LAEP Advancement Board working session
    •  LAEP Students
    •  Faculty Campus wide

Focus Group Meetings: 15 NOV 2017
  •  Housing / Dining Focus Group

Steering Committee Meeting: 21 NOV 2017
  •  Initial Findings from Focus Groups

Steering Committee Meeting: 14 DEC 2017
  •  Preliminary Site Plan Options

Steering Committee: 11 JAN 2018
  •  Master Plan Options

Steering Committee: 16 FEB 2018
  •  Phasing Options.

Steering Committee: 22 MAR 2018
  •  Final Presentation
FOCUS GROUP FINDINGS SUMMARY

BUILDINGS / ELEMENTS TO REMAIN (INCORPORATED, FIXED, IMPROVED, ENHANCED)
• Facilities Complex
• Nutrition and Food Sciences Building
• Fine Arts Complex
• Communication Towers
• Forestry Science Laboratory
• 1200 East - Modify to ensure safe pedestrian / bicycle crossings (grade-separated pedestrian crossings / traffic calming).
• Convenient and safe drop-off area’s throughout the district.
• Mount Aire Park - Maintain as open space, preserve views.
• Space to accommodate long-term expansion needs of established uses.

POSSIBLE FACILITY ADDITIONS AND OTHER DISTRICT IMPROVEMENTS
• Future Academic Building at the ‘gateway’ corner of 1200 East and Highway 89.
• Other future Academic Buildings as feasible / space permitting in the long-term.
• Future Administrative Services Building and Emergency Operations Center.
• Future Parking Structures near major uses.
• Satellite recreation and student amenities (recreation pods, student center, bowling alley, informal performance space).
• Outdoor areas for performance, display, demonstration, meeting, campus events.
• Green spaces to provide a natural link with the rest of campus.
• A range of retail with a local vibe - small market, local shops, USU Outdoor Products retail, niche bookstore, art supply store, a hang out cafe, food trucks, a bakery, a bar or a restaurant that serves alcohol, a movie theater, drug store, computer repair shop, satellite USU bookstore and ATM’s.
• Evening / weekend sit-down eating options.
• Environmental art, sculpture, district branded way finding.
• Black box theater.
• Re-alignment and future traffic light at 1200 East and Highway 89.

POSSIBLE BUILDINGS / ELEMENTS TO ELIMINATE / RELOCATE FROM DISTRICT
• Caine College of the Arts Dean’s Suite
• East Office Building (ECOB)
• Human Resources Building
• Quonset Hut
• Surface Parking (as much as possible) - make room for buildings and structured parking to meet campus parking goals.
• University Reserve
• Forage and Range Research Laboratory (USDA)
• Tennis Courts
FOCUS GROUP FINDINGS SUMMARY

The accompanying diagram encapsulates preliminary planning issues and needs that emerged in the early stages of the planning process. Key issues addressed roadway/intersection improvement needs, and the preliminary identification of buildings to remain or be eliminated. The latter were later assessed with the participation of the Steering Committee, and it was determined that the tennis complex, Caine College of Arts, NFS, Nutrition & Food Science, Forest Science Laboratory and Facilities buildings would remain.

Other key ideas illustrated in the diagram include the need to address the need to provide drop-off areas at Caine College of Arts, the desire to create a retail district on the southeast edge of the campus, the creation of a campus gateway near the intersection of US-89 and 1200 East, the preservation of Mount Aire Park as a key green entry, and the need to create buffers between existing neighborhoods to the east and against noise and traffic emanating from US-89.
FOCUS GROUP FINDINGS SUMMARY

BUILDINGS / ELEMENTS TO REMAIN & ELIMINATE
SITE CONSIDERATIONS / ANALYSIS

AVAILABLE AREAS
The area indicated shows the blocks within the East Gateway that remains when all structures that are to be retained have been eliminated from improvement consideration. This area is what is considered as available for redevelopment.
SITE CONSIDERATIONS / ANALYSIS

BUILDABLE AREAS
The area indicated shows where physical structures could be located within the available area’s.
SITE CONSIDERATIONS / ANALYSIS

BUILDABLE AREAS WITH PRIMARY CIRCULATION CORRIDORS
SITE CONSIDERATIONS / ANALYSIS

GREEN SPACES AND GREENWAYS
A key part of the Utah State University master plan is maintaining the existing ‘green necklace’ or network of existing green / open spaces. Here we analyzed where those existing key green spaces were and then indicated where potential future green spaces might occur within the East Gateway District. We also indicated where potential greenways - or potential enhanced connections- between those key green spaces might occur. To enable a safe pedestrian crossing at 1200 East, key crossing and potential solutions for those crossings (pedestrian bridge and at-grade, signaled pedestrian crossing) were also included.
SITE CONSIDERATIONS / ANALYSIS

POTENTIAL BUILDING AND / OR PARKING AREAS
Areas for potential buildings and parking areas and their relationships to the proposed future green spaces within the district were added to create a clearer picture of the potential synergy between future buildings and green spaces.
SITE CONSIDERATIONS / ANALYSIS

TRANSPORTATION CONSIDERATIONS

The Utah State University Transportation Study notes that there will be an approximate 397 parking stall shortfall in 2040 to meet the recommended parking ratio goal of 0.30. Therefore, it is recommended that all surface parking stalls be replaced at a 1:1 ratio in the East Gateway District so that this shortfall does not grow larger. After assuming campus population growth, the reduction in parking stalls in the Central Campus area due to building construction, and accounting for planned parking structures in the Central Campus – there will be a shortfall of 500 stalls (that assumes their reduced goal of 0.30 stalls/person). With this understanding it is recommended, to the extent possible, to implement additional parking stalls in this District to help offset a portion of the 500 shortfall that is projected for 2040. By the end of Phase 3 there are a total stall count of 1,675 (Terrace + Street). This is 633 stalls above the existing surface parking stall count.

Transit stops should be maintained according to the Utah State University Transportation Study. The proposed road configuration does not require changes to transit routing for either CVTD or Aggie Shuttle Routes. Additional stops along 1200 East should be added consistent with the recommendations from the Utah State University Transportation Study.

Active transportation recommendations include a protected bike lane on Aggie Boulevard (700 North) and buffered bike lanes on 1200 East between Aggie Boulevard (700 North) and 1400 North. A separated shared-use pathway is recommended along the north side of US 89, west side of 1200 East and south side of Aggie Boulevard (700 North). Bike parking is recommended at all future buildings, located in easily accessible areas near entrances. Bike racks should be compatible with the dockless bike-share system that Logan/USU will launch in March 2018. Wayfinding should be considered at major bike network junctions to inform users of building locations and bike parking.

Recommended Improvements in the study area as it relates to the Transportation Master Plan Include:

• 850 North / 1200 East Roundabout.
• US-89 / 1200 East traffic signal
• 700 North shared use path East of 1200 East.
• 700 North protected bike lanes West of 1200 East
• 1200 East buffered bike lanes.
• Transition Performance Hall surface parking lot to 500 + stall parking structure.

Transportation General Notes:

• There is a sufficient supply of parking currently to meet the 0.30 parking spaces per campus population goals, but by 2025 and beyond there will likely be a parking shortfall as campus population grows and future buildings are built in place of existing parking lots.
• Parking Areas should be located on the perimeter of campus as much as possible (trying to limit the amount of traffic in the core of campus and limit the amount of total traffic to/from campus - this is important in order to achieve the sustainability goals of Utah State University).
• More services (i.e. retail, restaurant, grocery, entertainment, etc.) are needed on campus to keep people on campus and limit the amount of vehicle trips to/from campus throughout the day.
• The need to accommodate safe and efficient pick-up/drop-off necessary for elementary students, USU students, and event patrons.
SITE CONSIDERATIONS / ANALYSIS

EXISTING DISTRICT PARKING ANALYSIS

LEGEND

| EAST GATEWAY DISTRICT SURFACE PARKING |

PARKING TOTAL = 1,042 EXISTING SURFACE STALLS
SITE CONSIDERATIONS / ANALYSIS

TRANSPORTATION CONSIDERATIONS - 1200 EAST REALIGNMENT DIAGRAM

Alternative 1
US 89 & N 1200 E

CONCEPTUAL - NOT FOR CONSTRUCTION
DETAILED ENGINEERING DESIGN REQUIRED
SITE CONSIDERATIONS / ANALYSIS

TRANSPORTATION CONSIDERATIONS - 1200 EAST REALIGNMENT DIAGRAM

ADVISORY SPEED FOR CURVE WARNING SIGNAGE

SHIFT DRIVEWAY APPROACH 20' NORTHEAST

CONCEPTUAL - NOT FOR CONSTRUCTION
DETAILED ENGINEERING DESIGN REQUIRED

Figure 1

Alternative 2
US 89 & 1200 E Realignment
SITE CONSIDERATIONS / ANALYSIS

EXISTING UTILITIES / INFRASTRUCTURE ANALYSIS

Overview of Existing Conditions
The utility analysis for East Gateway District included a compilation of utility data from current Utah State University Facilities and Logan City GIS. Generally, the data was combined and simplified to identify major components of infrastructure associated with each of the primary civil utilities; sewer, water and storm drain.

Other utility infrastructure has been mapped for coordination and reference only. Existing gas lines, high voltage ductbanks/vaults, secondary irrigation and future tunnel connections have been mapped to identify major utility corridors throughout the district. The data has been provided and maps correlated from current Utah State Facilities mapping data and current utility master plan information.

Utility mapping & analysis of the East Gateway District was completed at the 20 year planning horizon.

Existing utility corridors are well defined based upon existing utility locations, typically these corridors interface with roadways and access drives. Within the East Gateway District an additional utility corridor has been identified and recommended. This additional corridor is recommended based upon alignment of future development/utilities coming from the North Core area of campus with an existing corridor of utilities east of 1200 East.

Existing Utility Corridors
- 1200 East Roadway
- 700 North Roadway
- Facilities Shops Access Drive (850 East)
- Recommended Utility Corridor: Facilities Shops Access Drive (800 North)

Existing Sewer
- Logan City’s sanitary sewer services the East Gateway District
- Main line located in 1200 East
- Main line located in 700 North
- Utah State has improved a 10” main line due west of the East Gateway District – this improvement was made in anticipation of servicing portions of the North Core & East Gateway Districts of campus
- This 10” line is limited by an existing 6” sewer main line located in 800 East
- Servicing the East Gateway District with this 10” main line is limited by the 6” sewer and service will be dependent upon Logan City improving the 6” line

Existing Water
- 700 North provides a corridor for two (2) Logan City existing 24” water main lines that convey water from the Logan City reservoir/tank to the city’s culinary water system
- 700 North provides a corridor for a single USU 14” water main line that conveys water from the Logan City reservoir/tank to the Utah State University campus
- 1200 East provides a corridor for a single USU 6” water main line that is currently undersized and in need of replacement/enlargement – including shallow portions of pipe (+/- 3’) as well as portions of transite pipe
- 1200 East is planned to be milled and resurfaced which will lower the finish grade of the roadway surface and further limit the usefulness of the existing water line
SITE CONSIDERATIONS / ANALYSIS

UTILITIES / INFRASTRUCTURE ANALYSIS

Existing Storm Drain
- The existing storm drain system throughout the East Gateway District is composed primarily of dry wells or sumps that allow water to infiltrate on site
- The piping to these dry wells consists of a network of short pipe runs that connect surface drains from parking areas as well as roof drains from existing buildings
- Overall the piping is discontinuous and does not provide a storm drain network for future development to connect to
- Logan City’s storm drain system does not service the East Gateway District

Existing Gas
- There is existing gas available within the East Gateway District (see map)

Existing High Voltage
- Existing high voltage lines is available within the East Gateway District (see map)

Existing Tunnel
- No existing tunnel in the East Gateway District
- Existing utilities within the district are primarily direct bury
- Existing tunnel extension/expansion to 1200 East is cost prohibitive
SITE CONSIDERATIONS / ANALYSIS

UTILITIES: EXISTING SEWER (EAST GATEWAY DISTRICT)

EXISTING SYSTEM NOTES:

EXISTING 6" SEWER LINE (LOGAN CITY)

EXISTING 6" SEWER LINE LOCATED IN 800 EAST (LOGAN CITY)

EXISTING 10" SEWER LINE (USU)

EXISTING 6" SEWER LINE (LOGAN CITY)
SITE CONSIDERATIONS / ANALYSIS

UTILITIES: EXISTING WATER (EAST GATEWAY DISTRICT)

EXISTING SYSTEM NOTES:
EXISTING 6" WATER MAINLINE
CAST IRON (LOGAN CITY)

EXISTING 6" WATER MAINLINE
CAST IRON (USU)

2 EXISTING 24" WATER MAINS
FROM CITY TANK/RESERVOIR
STEEL & DUCTILE IRON (LOGAN CITY)

EXISTING 14" WATER MAINS
FROM CITY TANK/RESERVOIR
CAST IRON (USU)

EXISTING 15" IRRIGATION MAIN
PLASTIC/PVC (USU)

EXISTING IRRIGATION PUMP STATION

EXISTING WATER PLAN DIAGRAM
SITE CONSIDERATIONS / ANALYSIS

UTILITIES: EXISTING UTILITY CORRIDORS

EXISTING UTILITY CORRIDORS

RECOMMENDED UTILITY CORRIDOR THROUGH DISTRICT

CONSTRAINTS

X.XX

REQUIRED IMPROVEMENTS/SERVICES

X.XX

EXISTING UTILITY CORRIDOR (LOGAN CITY • USU)

RECOMMENDED UTILITY CORRIDOR (USU)
03

DISTRICT PLAN
APPROVED CONCEPT
PHASE 1: 0-10 YEARS

OVERVIEW AND SUMMARY

The first phase of development focuses on the development of a future academic building and adjacent parking structure and on the east side of 1200 East. The design of the academic building and its surrounding edges should be coordinated with the development of an above-grade pedestrian bridge to create an obvious and iconic gateway experience from US-89 into the campus. Landscape and streetscape design, public art, signage and other public realm treatments should also be carefully coordinated to reinforce the experience of entering the campus. The sense of entering a special part of campus will be further enhanced with the development of outdoor recreation node east of the building, incorporating climbing walls and similar uses to signal the unique nature experience that helps to define the USU experience.

The parking garage is located just north of the future academic building on the northeast corner of 1200 East and Aggie Boulevard, which is a key campus intersection. The important location is leveraged through the inclusion of mixed use structure on the south and west edges of the structure.

Other key changes include (1) the development of a future Administrative Services Building and Emergency Operations Center to the north, which will eventually be merged with a parking structure in a future phase, (2) a future addition to the west side of the Fine Arts Building, (3) the development of Aggie Boulevard east of 1200 East into a pedestrian promenade with drop-off and short-term parking to facilitate district events, and (4) green space enhancements, including a future plaza on the north side of the future academic building and temporary landscapes where the CCA and HR buildings are located.

Key Buildings / Uses Eliminated
- CCA – Caine College of the Arts (Dean’s Office)
- ECOB – East Campus Office Building

Future Buildings / Uses
- Future Academic: Fine Arts Building Addition (West side of Fine Arts Complex)
- Future Academic: Building on old “Golden Toaster” site (1200 East between US 89 and 700 N)
- Future Retail: (Northeast corner of 700 N and 1200 E)
- Future Parking Terrace: (Northeast corner of 700 N and 1200 E)
- Future Administrative Services Building and Emergency Operations Center (850 North and 1200 East (East side of 1200 East).

Other Additions
- Promenade/plaza space from along both sides of 700 North (Aggie Blvd) east of 1200 East. [To connect the future campus commercial (and future campus commercial) to the existing neighborhood commercial.]
- Narrowing of the 700 North (Aggie Blvd) east of 1200 East (Note: To create a more pedestrian-friendly zone, this section of the 700 North would be limited to bus and local traffic. Drop-off zones and short-term parallel parking is provided on both sides of the roadway.)
- Pedestrian crossings to create safer pedestrian access between the future campus commercial to the existing neighborhood commercial.
## PHASE 1: 0-10 YEARS

### Square Footage Summary for Buildings / Uses Eliminated:

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<thead>
<tr>
<th>Phase</th>
<th>Building Name</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Caine College of the Arts (Dean's Suite)</td>
<td>700 North between 1200 East and Bullen Hall</td>
<td>3,189</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>East Campus Office Building</td>
<td>700 North between 1200 East and 1350 E</td>
<td>14,370</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Square Footage Eliminated Phase 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>17,559</td>
<td></td>
</tr>
</tbody>
</table>

### Square Footage Summary for Phase I Improvements:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Type</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Future Academic</td>
<td>1200 East between US 89 and 700 N</td>
<td>170,000</td>
<td>Per Design Center Feasibility Study (2018)</td>
</tr>
<tr>
<td>1</td>
<td>Future Fine Arts Building Addition</td>
<td>West side of Fine Arts Complex</td>
<td>93,000</td>
<td>Per completed Needs Assessment document for Caine College of the Arts (2015)</td>
</tr>
<tr>
<td>1</td>
<td>Future Retail</td>
<td>NE Corner of 700 N and 1200 E</td>
<td>10,000</td>
<td>(1) Level at street</td>
</tr>
<tr>
<td>1</td>
<td>Future Parking Terrace</td>
<td>NE Corner of 700 N and 1200 E</td>
<td>150,000</td>
<td>(1) Level below grade, (4 above Grade 31k SF per floor)</td>
</tr>
<tr>
<td>1</td>
<td>Future Administrative Services Building and Emergency Operations Center</td>
<td>850 N and 1200 East (East side of 1200 E)</td>
<td>37,500</td>
<td>(3) Levels, (12.500 SF per floor)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total Square Footage Phase 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>460,500</td>
<td></td>
</tr>
</tbody>
</table>
PHASE 1 SITE PLAN

East Gateway: Gateway features include an iconic above grade pedestrian bridge and academic building, landscape and streetscape design, public art and signage.
PHASE 1: 0-10 YEARS

TRANSPORTATION CONSIDERATIONS

Transportation Improvements

- Protected bike lanes will be installed on 700 North from 800 East to 1200 East.
- Buffered bike lanes will be installed on 1200 East from 700 North to 1400 North.
- A separated shared-use path will be installed on the south side of 700 North from 1200 East to the base of Logan Canyon.
- Additional bike parking should be added near the future academic buildings, administration buildings and mixed use buildings. The bike parking should be available to the dockless bike share bikes that will be added to campus in March 2018.
- Wayfinding signage should be added at junctions, directing pedestrians and cyclists to locations along the network.
- An additional crossing should be added east of 1200 East at the small side road.
- Bus stops on the west and east side of 1200 East should be added near the intersection of 1200 East/Aggie Boulevard.
- Replace eliminated 515 parking stalls and add additional 600 parking stalls (Terrace + Street) for a total parking stall count of 1,177.

PARKING CALCULATIONS PHASE 1:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Existing:</td>
<td>1,042</td>
</tr>
<tr>
<td>Phase 1 Parking Eliminated:</td>
<td>515</td>
</tr>
<tr>
<td>Phase 1 Proposed Parking (Terrace):</td>
<td>650</td>
</tr>
<tr>
<td>Total Parking:</td>
<td>1,177</td>
</tr>
</tbody>
</table>

LEGEND

- EAST GATEWAY DISTRICT SURFACE PARKING
- EAST GATEWAY DISTRICT SURFACE PARKING REMOVED IN PHASE I
PHASE 1: 0-10 YEARS
TRANSPORTATION CONSIDERATIONS DIAGRAM
PHASE 1: 0-10 YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Summary:
Phase 1 has the greatest direct physical impact to existing utilities and is anticipated to require the largest capital investment in preparation for East Gateway District growth.

Future Administrative Services Building and Emergency Operations Center (850 N and 1200 East on East side of 1200 E):

Sewer:
- Construction of the future administrative services and emergency operations center building will impact the existing sewer system servicing a portion of the East Gateway district – this trunk line must be relocated or re-routed.
- Service to the future administration building is recommended to be provided via the improved 10” line extended from the North Core District.

Water:
- Construction of the future administrative services and emergency operations center building will impact an existing 6” water service/loop within the East Gateway district which services the Facilities Shops.
- The existing 6” cast iron water main in 1200 East is currently undersized and in need of replacement/enlargement – including shallow portions of transite pipe – it is recommended that this line be replaced with a new 12” line.
- It is recommended that this waterline improvement be coordinated with the Logan City 1200 East re-paving project.
- Water service to the future administrative services and emergency operations center building may be supplied by the improved line in 1200 East or the recommended connection to the 8” service/loop replacement line.

Storm Drain:
- Construction of the future administrative services and emergency operations center building will impact two existing storm drain wells that must be removed and/or abandoned prior to construction.
- New storm drain infiltration/detention/storage will be required for the run-off generated by the new construction.
- A surface infiltration (LID) approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction.
- Limiting impervious surface is an important consideration for all new construction.
- It is not anticipated that the runoff will increase significantly due large quantity of impervious surface in the existing condition.

Gas:
- Gas is available for the future administrative services and emergency operations center building.

High Voltage:
- High Voltage is available for the future administrative services and emergency operations center building.

Tunnel:
- Tunnel or branch tunnel connection is not available for construction of the future administrative services and emergency operations center building.
- Steam can be provided to the future administrative services and emergency operations center building via direct bury lines.
- Chilled water is not available to the future administrative services and emergency operations center building.
PHASE 1: 0-10 YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Future Retail + Future Parking Terrace (NE Corner of 700 N and 1200 E):

Sewer:
• Service to the future retail and parking terrace is recommended to be provided via the improved 10” line extended from the North Core District.

Water:
• Construction of the future retail and parking terrace will impact an existing 8” service/loop within the East Gateway district which services the NFS building & Facilities buildings.
• It is recommended that service to the future retail and parking terrace be supplied from the 8” service/loop replacement line.

Storm Drain:
• Construction of the future retail and parking terrace building will impact one existing storm drain well that must be removed and/or abandoned prior to construction.
• New storm drain infiltration/detention/storage will be required for the run-off generated by the future construction.
• A surface infiltration (LID) approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all future construction.
• Limiting impervious surface is an important consideration for all future construction.
• It is not anticipated that the runoff will increase significantly due large quantity of impervious surface in the existing condition.

Gas:
• Gas is available for the future retail and parking terrace building.

High Voltage:
• High Voltage is available for the future retail and parking terrace building.

Tunnel:
• Tunnel or branch tunnel connection is not available for construction of the future retail and parking terrace building.
• Steam may be provided to the future retail and parking terrace building via direct bury lines.
• Steam may be cost prohibitive to provide to the future retail and parking terrace building.
• Chilled water is not available to the future retail and parking terrace building.

Future Fine Arts (FA) Building Addition (West side of Fine Arts Complex):

Sewer:
• Service to the future FA building addition is recommended to be provided via the trunk line (west of the addition) that flows north.
• Existing sewer in this area is shallow - manhole investigation data identified a depth of -5.3’ from existing rim elevation (finish grade) to the flow line.
• Shallow sewer may limit the feasibility or depth of basement floors on the future FA building addition.

Water:
• Construction of the future FA building addition will impact an existing 6” service/loop within the East Gateway district which services the Fine Arts building.
• It is recommended that this existing service/loop line be replaced with a new 8” service/loop line located further to the west.
• It is recommended that service to the future FA building addition be supplied from the new 8” service/loop replacement line.

Gas:
• Gas is available for the future fine arts building addition.

High Voltage:
• High Voltage is available for the future fine arts building addition.

Tunnel:
• The existing FA building is currently serviced by a branch tunnel connection.
• No additional tunnel connection or expansion is anticipated as part of the future FA building addition.
PHASE 1: 0-10 YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Future Academic Building (1200 East between US89 and 700 N):

Sewer:
- Service to the future academic building is recommended to be provided via the improved 10” line extended from the North Core District.

Water:
- It is recommended that service to the future academic building be supplied from the 14” USU main line located in 700 North.

Storm Drain:
- New storm drain infiltration/detention/storage will be required for the run-off generated by the future construction.
- A surface infiltration (LID) approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction.
- Limiting impervious surface is an important consideration for all future construction.
- It is anticipated that the runoff volume will increase significantly due to a large quantity of pervious (landscape) surface in the existing condition that will be replaced with impervious material.

Gas:
- Gas is available for the future academic building.

High Voltage:
- High Voltage is available for the future academic building.

Tunnel:
- Tunnel or branch tunnel connection is not available for construction of the future academic building.
- Steam can be provided to the future academic building via direct bury lines.
- Steam may be cost prohibitive to provide to the future academic building.
- Chilled water is not available to the future academic building.
PHASE 1: 0-10 YEARS

UTILITIES: SEWER PHASE I DIAGRAM

EXISTING SYSTEM NOTES:

EXISTING 6" SEWER LINE (LOGAN CITY)

EXISTING 6" SEWER LINE (LOGAN CITY)

CONSTRAINTS
1. SEWER DEPTH LIMITED IN THIS AREA
2. EXISTING SEWER IMPACTED BY NEW BUILDING
3. LARGE MAIN LINE PROJECT (1,896 LF) REQUIRED TO SERVICE EG DISTRICT
4. CAPACITY / IMPROVEMENT LIMITED BY SIZE OF LOGAN CITY MAIN LINE

REQUIRED IMPROVEMENTS/SERVICES
1. PROVIDE NEW SERVICE CONNECTION
2. PROVIDE NEW 10" SEWER MAIN LINE TO EG DISTRICT
3. PROVIDE NEW SERVICE CONNECTION TO EXISTING NFS BUILDING
4. ABANDON SEWER OUTLET TO WEST RE-ROUTE TO SEWER MAIN IN 800 EAST

SANITARY SEWER
EXISTING
REPLACE/ABANDON
FUTURE SEWER

PHASE 1 SEWER PLAN DIAGRAM
PHASE 1: 0-10 YEARS

UTILITIES: WATER PHASE I DIAGRAM

EXISTING SYSTEM NOTES:

EXISTING 6" WATER MAINLINE
CAST IRON
(USU)

EXISTING 6" WATER MAINLINE
CAST IRON
(LOGAN CITY)

EXISTING 14" WATER MAINS
FROM CITY TANK/RESERVOIR
CAST IRON
(USU)

EXISTING 15" IRRIGATION MAIN
PLASTIC/PVC
(USU)

2-EXISTING 24" WATER MAINS
FROM CITY TANK/RESERVOIR
STEEL & DUCTILE IRON
(LOGAN CITY)

EXISTING IRIGATION PUMP STATION
EXISTING PIPE DEPTH AND MATERIALS NEED UPGRADE

CONSTRAINTS

1) FINE ARTS BUILDING ADDITION ENCROACHES ON EXISTING WATER MAINLINE - MUST BE RELOCATED
2) NEW MIXED USE BUILDING ENCROACHES ON 8" MAIN LINE LOOP TO FACILITIES
3) NEW ADMINISTRATION BUILDING ENCROACHES ON 8" MAIN LINE LOOP TO FACILITIES
4) EXISTING PIPE DEPTH AND MATERIALS NEED UPGRADE

REQUIRED IMPROVEMENTS/SERVICES

1) PROVIDE NEW 12" LINE + HYDRANT REPLACEMENT
2) RET-CONNECT 4" SERVICE TO FINE ARTS
3) PROVIDE NEW 6" SERVICE LINE
4) ABANDON EXISTING 6" MAIN LINE
5) PROVIDE NEW 12" MAIN LINE - INSTALL WITH LOGAN CITY 1200 EAST IMPROVEMENTS
6) RELOCATE 8" LINE TO NFS/FACILITIES
7) PROVIDE 4" SERVICE LINE TO NEW RETAIL BLDG
8) PROVIDE NEW SERVICE LINE
9) PROVIDE NEW 8" MAIN TO RE-CONNECT LOOP
10) LOGAN CITY TO INSTALL NEW SECONDARY MAIN LINE
11) HYDRANT RE-LOCATION & SERVICE TO BUILDING

SECONDARY WATER

USU - EXISTING
LOGAN - EXISTING
USU - REMOVE/ABANDON
LOGAN - FUTURE
USU - FUTURE

USU CULINARY WATER
LOGAN CULINARY WATER

DISTRICT PLAN
APPROVED CONCEPT

03

SPARANO + MOONEY ARCHITECTURE
PHASE 2: 10-15 YEARS

OVERVIEW AND SUMMARY

This phase includes the addition of two future academic buildings on the northwest corner of the Aggie Boulevard and 1200 East intersection. The two buildings are to work in concert with each other and are tied together by an interior courtyard and landscape.

Key Buildings / Uses Eliminated

- MDLS - Multimedia & Distance Learning Services (Quonset Hut).
- HR – Human Resources.

Future Buildings / Uses

- Future Academic: (2) buildings on Northwest Corner of 700 North (Aggie Blvd) East of 1200 East.

Square Footage Summary for Buildings / Uses Eliminated:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Name</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>MDLS Multimedia &amp; Distance Learning</td>
<td>1200 East between 700 N &amp; 800 N (West side of 1200 E)</td>
<td>10,106</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Human Resources</td>
<td>NW Corner of 700 N and 1200 E</td>
<td>5,185</td>
<td></td>
</tr>
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<td></td>
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</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td>15,291</td>
<td>Total Square Footage Eliminated Phase 2</td>
</tr>
</tbody>
</table>

Square Footage Summary for Phase I Improvements:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Type</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Future Academic</td>
<td>NW Corner of 700 N and 1200 E</td>
<td>150,000</td>
<td>(3) Story, (50,000 SF per floor)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Future Academic</td>
<td>NW Corner of 700 N and 1200 E</td>
<td>150,000</td>
<td>Total Square Footage Phase 2</td>
</tr>
</tbody>
</table>
PHASE 2: 10-15 YEARS

TRANSPORTATION CONSIDERATIONS

Transportation Improvements
- An extension of the separated share-use pathway system will be installed in phase 2. The extension will run along the southwest edge of campus along US-89.
- Additional bike parking and wayfinding should be added near the future academic buildings that come online in phase 2.
- Removal of 158 surface parking stalls does not reduce parking stall count significantly as an additional 650 stalls were developed in Phase 1. Phase 2 has a total parking stall count of 1,019 stalls.

PARKING CALCULATIONS PHASE 2:

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 Parking Total:</td>
<td>1,177</td>
</tr>
<tr>
<td>Phase 2 Surface Parking Eliminated:</td>
<td>158</td>
</tr>
<tr>
<td>Phase 2 Proposed Parking:</td>
<td>0</td>
</tr>
<tr>
<td>Total Parking:</td>
<td>1,019</td>
</tr>
</tbody>
</table>
PHASE 2: 10-15 YEARS
TRANSPORTATION CONSIDERATIONS DIAGRAM

- Future Academic Building
- Future Administration Building
- Future Retail Building (at street level), Parking structure above
- Parking Structure
- Parking Structure (Future Phase)
- Green/Open Space
- Courtyard/Plaza
- Existing Buildings, To Remain
- Future Buildings (North Core MP)
- Existing Buildings, To Be Removed
- Future Buildings (North Core MP)
- Potential Above Grade Pedestrian Crossing
- Drop-off/Short-term Parking along Narrowed Roadway; Roadway limited to Local and bus traffic only to create a pedestrian-friendly zone
- Electric Vehicle Charging Station
- Recommended Wayfinding Location
- Recommended Bus Stop
- Fine Arts Building Addition
PHASE 2: 10-15 YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Summary:
Phase 2 direct physical impact to existing utilities are much more limited than the constraints identified in Phase 1. However, several Phase 1 recommendations are required in order provide adequate services for continued Phase 2 growth.

Future Academic Buildings (NW Corner of 700 N and 1200 E):
Sewer:
• Service to the future academic buildings is recommended to be provided via the improved 10” line extended from the North Core District.
Water:
• It is recommended that service to the future academic buildings be supplied from the new 12” main line proposed in 1200 East.
Storm Drain:
• New storm drain infiltration/detention/storage will be required for the run-off generated by the new construction.
• A surface infiltration (LID) low impact development approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all future construction.
• Limiting impervious surface is an important consideration for all future construction.
• It is not anticipated that the runoff will increase significantly due large quantity of impervious surface in the existing condition.
Gas:
• Gas is available for the future academic buildings.
High Voltage:
• High Voltage is available for the future academic buildings.
• The existing communications tower is impacted as part of Phase 2 expansion
• Relocation of the communications tower is a major expense that should be taken into consideration during building programming.
Tunnel:
• Tunnel connectivity is required for the future academic buildings.
• A branch tunnel connection will be required at minimum.
• Options have been provided for planning tunnel connection to the future academic buildings.
• Further building programming is recommended to identify more specific tunnel alignment options.
PHASE 2: 10-15 YEARS

UTILITIES: SEWER PHASE 2 DIAGRAM

EXISTING SYSTEM NOTES:

EXISTING 6" SEWER LINE (LOGAN CITY)

CONSTRAINTS

1. N/A

REQUIRED IMPROVEMENTS/SERVICES

1. PROVIDE NEW SERVICE CONNECTION

SANITARY SEWER

EXISTING

REMOVAL/ABANDON

FUTURE SEWER

PHASE 2 SEWER PLAN DIAGRAM

00 200' 400'

UTILITY AREA

NEDA 

NTS
PHASE 2: 10-15 YEARS

UTILITIES: WATER PHASE 2 DIAGRAM
PHASE 3: 15-20 YEARS

OVERVIEW AND SUMMARY

This phase includes a second parking structure to the north, adjacent to the Administrative Services and Emergency Operations Center completed in Phase 1. Other key changes include the completion of a designated mixed-use sub-district on both sides of Aggie Boulevard east of 1200 East, and associated landscape enhancements.

Key Buildings / Uses Eliminated

- None

Future Buildings / Uses

- Future Street level Retail: North and South frontage Mid-Block on 700 North
- Future Housing (Above Retail): North and South frontage Mid-Block on 700 North
- Future Parking Terrace: Approximately 850 North and 1200 East (East side of 1200 E, Behind future Administrative Services Building).

Square Footage Summary for Buildings / Uses Eliminated:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Name</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>None</td>
<td></td>
<td>0</td>
<td>Total Square Footage Eliminated Phase 3</td>
</tr>
</tbody>
</table>

Square Footage Summary for Phase I Improvements:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Type</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Future Retail (Street)</td>
<td>North and South Frontage Mid-Block on 700 North</td>
<td>24,000</td>
<td>(1) Story, Both sides of street, 12,000 SF footprint per retail.</td>
</tr>
<tr>
<td>3</td>
<td>Future Housing (Above Retail)</td>
<td>North and South Frontage Mid-Block on 700 North</td>
<td>72,000</td>
<td>(3) Stories, Both sides of street, 12,000 SF footprint per housing.</td>
</tr>
<tr>
<td>3</td>
<td>Future Parking Terrace</td>
<td>850 N and 1200 East (East side of 1200 E, Behind Administrative Services Building)</td>
<td>200,000</td>
<td>(1) Level below grade, (3 above Grade 50k SF per floor)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>296,000</td>
<td>Total Square Footage Phase 3</td>
</tr>
</tbody>
</table>
PHASE 3: 15-20 YEARS

TRANSPORTATION CONSIDERATIONS

Transportation Improvements
- Additional bike parking and wayfinding should be added near the future academic buildings, administration buildings, and mixed use buildings that come online in phase 3.
- Replace surface parking stalls with a 1:1 ratio within the District. To the extent possible, implement additional parking stalls to help offset the future deficit of parking from the core of campus.
- Replace eliminated 244 parking stalls and add an additional 900 parking stalls for a total parking stall county of 1,675

PARKING CALCULATIONS PHASE 3:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 2 Parking Total:</td>
<td>1,019</td>
</tr>
<tr>
<td>Phase 3 Surface Parking Eliminated:</td>
<td>244</td>
</tr>
<tr>
<td>Phase 3 Proposed Parking (Terrace):</td>
<td>900</td>
</tr>
<tr>
<td>Total Parking:</td>
<td>1,675</td>
</tr>
</tbody>
</table>

LEGEND
- EAST GATEWAY DISTRICT SURFACE PARKING
- EAST GATEWAY DISTRICT SURFACE PARKING REMOVED IN PHASE 3
- PARKING TERRACE
PHASE 3: 10-15 YEARS
TRANSPORTATION CONSIDERATIONS DIAGRAM
PHASE 3: 15-20 YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Summary:
Phase 3 direct physical impact to existing utilities are much more limited than the constraints identified in Phase 1. However, several Phase 1 recommendations are required to provide adequate services for Phase 3 development.

Future Mixed-Use Retail with Housing Above (North and South Frontage Mid-Block on 700 North):

Sewer:
- Service to the future mixed use (retail) buildings is recommended to be provided via the trunk line that flows west in 700 North.

Water:
- It is recommended that service to the future mixed use (retail) buildings be supplied from the existing 14” USU main line located in 700 North.

Storm Drain:
- Construction of the future mixed use (retail) buildings will impact one existing storm drain well that must be removed and/or abandoned prior to construction.
- New storm drain infiltration/detention/storage will be required for the run-off generated by the new construction.
- A surface infiltration (LID) low impact development approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction.
- Limiting impervious surface is an important consideration for all new construction.
- It is not anticipated that the runoff will increase significantly due to large quantity of impervious surface in the existing condition.

Gas:
- Gas is available for the future mixed use (retail) buildings.

High Voltage:
- High voltage is available for the future mixed use (retail) buildings.

Tunnel:
- Tunnel or branch tunnel connection is not available for construction of the future mixed use (retail) buildings.
- Steam may be cost prohibitive to provide to the future mixed use (retail) buildings.
- Chilled water is not available to the future mixed use (retail) buildings.
PHASE 3: 15-20 YEARS

UTILITIES: SEWER PHASE 3 DIAGRAM

EXISTING 6" SEWER LINE (LOGAN CITY)

EXISTING 6" SEWER LINE (LOGAN CITY)

CONSTRAINTS
1 N/A

REQUIRED IMPROVEMENTS/SERVICES
1 PROVIDE NEW SERVICE CONNECTION

SANITARY SEWER
EXISTING
REMOVAL/RENOVATION
FUTURE SEWER

PHASE 3 SEWER PLAN DIAGRAM

0 100 200 300

DISTRICT PLAN
APPROVED CONCEPT
PHASE 3: 15-20 YEARS

UTILITIES: WATER PHASE 3 DIAGRAM

EXISTING SYSTEM NOTES:
EXISTING 6" WATER MAINLINE
CAST IRON (LOGAN CITY)

NEW 10" WATER MAINLINE
(USU)

2- EXISTING 24" WATER MAINS
FROM CITY TANK/RESERVOIR
STEEL & DUCTILE IRON
(LOGAN CITY)

EXISTING 14" WATER MAINS
FROM CITY TANK/RESERVOIR
CAST IRON (USU)

EXISTING 15" IRRIGATION MAIN
PLASTIC/PVC (USU)

EXISTING IRRIGATION PUMP STATION

REQUIRED IMPROVEMENTS/SERVICES
- PROVIDE NEW SERVICE LINE TO MIXED-USE/RETAIL BUILDING
- PROVIDE NEW SERVICE LINE TO MIXED-USE/RETAIL BUILDING

CONRAINTS
N/A
PHASE 4: BUILDOUT 20+ YEARS

OVERVIEW AND SUMMARY

The terminal phase includes future academic buildings along Aggie Boulevard, west and north of the Fine Arts complex. The timing acknowledges the challenge of utilizing the existing USDA Forest & Range Research Laboratory site. It should be noted that the buildings should be designed to maintain a major north-south pedestrian promenade from the FAC building northwards. Other changes include the completion of remaining landscape and streetscape enhancements.

Key Buildings / Uses Eliminated

- FRRL - Forage and Range Research (USDA)
- UR - University Reserve

Square Footage Summary for Buildings / Uses Eliminated:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Name</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>FRRL - Forage and Range Research</td>
<td>West of Fine Arts Visual 700N</td>
<td>35,077</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>UR - University Reserve</td>
<td>West of Fine Arts Visual 700N</td>
<td>15,454</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>ASL - Art Sculpture Lab</td>
<td>West of Fine Arts Visual 700N</td>
<td>3,981</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>54,512</strong></td>
<td>Total Square Footage Eliminated Phase 4</td>
</tr>
</tbody>
</table>

Square Footage Summary for Phase I Improvements:

<table>
<thead>
<tr>
<th>Phase</th>
<th>Building Type</th>
<th>Location</th>
<th>Square Footage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Future Academic</td>
<td>Current Location of Forage and Range, to the West of Fine Arts Visual</td>
<td>150,000</td>
<td>(3) Story, (50,000 SF per floor)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>150,000</strong></td>
<td>Total Square Footage Phase 4</td>
</tr>
</tbody>
</table>
PHASE 4: BUILDOUT 20+ YEARS

TRANSPORTATION CONSIDERATIONS

Transportation Improvements
  • Additional bike parking and wayfinding should be added near the future academic buildings, administration buildings, and mixed use buildings that come online in phase 4.
  • No reduction in parking; total parking stall count remains 1,675.

PARKING CALCULATIONS DIAGRAM PHASE 4:

Parking Summary By Phase:

- **Parking Existing:** 1,042
- **Phase 1 Parking Eliminated:** 515
- **Phase 1 Proposed Parking (Terrace):** 650
- **Total Parking Phase 1:** 1,177

- **Phase 1 Parking Total:** 1,177
- **Phase 2 Surface Parking Eliminated:** 158
- **Phase 2 Proposed Parking:** 0
- **Total Parking Phase 2:** 1,019

- **Phase 2 Parking Total:** 1,019
- **Phase 3 Surface Parking Eliminated:** 244
- **Phase 3 Proposed Parking (Terrace):** 900
- **Total Proposed Parking Phase 3:** 1,675

- **Phase 3 Parking Total:** 1,675
- **Phase 4 Parking Eliminated:** 0
- **Phase 4 Proposed Parking (Terrace):** 0
- **Total Parking Buildout:** 1,675
PHASE 4: BUILDOUT 20+ YEARS
TRANSPORTATION CONSIDERATIONS DIAGRAM

Phase 4: 20+ years
North
USU East Gateway District Plan
1200 E
US-89
Aggie Blvd (700 N)
Parking Structure
(Parking Structure: (North Core MP))
Potential Above Grade Pedestrian Crossing
Fine Arts Building Addition

Future Mixed-Use Building, if needed

Drop-off/Short-term Parking along Narrowed Roadway; Roadway limited to Local and bus traffic only to create a pedestrian-friendly zone

NE Corner

PHASE 4 TRANSPORTATION DIAGRAM

DISTRICT PLAN
APPROVED CONCEPT
PHASE 4: BUILDOUT 20+ YEARS

UTILITY / INFRASTRUCTURE ANALYSIS

Future Academic (Current Location of Forage and Range):
Sewer:
• Service to the future academic buildings is recommended to be provided via the trunk line that flows west in 700 North.

Water:
• It is recommended that service to the future academic buildings be supplied from the existing 14” USU main line located in 700 North.

Storm Drain:
• New storm drain infiltration/detention/storage will be required for the run-off generated by the future construction.
• A surface infiltration (LID) low impact development approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction.
• Limiting impervious surface is an important consideration for all new construction.
• It is not anticipated that the runoff will increase significantly due large quantity of impervious surface in the existing condition.

Gas:
• Gas is available for the future academic buildings.

High Voltage:
• High voltage is available for the future academic buildings.

Tunnel:
• Tunnel connectivity is required for the future academic buildings.
• A branch tunnel connection will be required at minimum.
• Options have been provided for planning tunnel connection to the future academic buildings.
• Further building programming can identify more specific tunnel alignment options.
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: SEWER PHASE 4 DIAGRAM

EXISTING SYSTEM NOTES:

EXISTING 6" SEWER LINE (LOGAN CITY)

REQUIRED IMPROVEMENTS/SERVICES

1. PROVIDE NEW SERVICE CONNECTION

CONSTRAINTS

1. N/A

SANITARY SEWER

EXISTING

REMOVAL/ABANDON

FUTURE SEWER

PHASE 4 SEWER PLAN DIAGRAM

03

DISTRICT PLAN
APPROVED CONCEPT
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: WATER PHASE 4 DIAGRAM

EXISTING SYSTEM NOTES:
EXISTING 8" WATER MAINLINE
CAST IRON
(LOGAN CITY)

NEW 10" WATER MAINLINE
(USU)

EXISTING 14" WATER MAINS
FROM CITY TANK/RESERVOIR
CAST IRON
(USU)

EXISTING 15" IRRIGATION MAIN
PLASTIC/PVC
(USU)

EXISTING 24" WATER MAINS
FROM CITY TANK/RESERVOIR
STEEL & DUCTILE IRON
(LOGAN CITY)

CONSTRAINTS
1. NEW ACADEMIC BUILDING ENCROACHES ON 8" MAINLINE & HYDRANT
2. FUTURE RETAIL TO IMPACT IRRIGATION PUMP HOUSE

REQUIRED IMPROVEMENTS/SERVICES
1. PROVIDE NEW SERVICE LINE CONNECTIONS TO FUTURE ACADEMIC BUILDINGS

PHASE 4: BUILDOUT 20+ YEARS
UTAH STATE UNIVERSITY EAST GATEWAY DISTRICT PLAN

DISTRICT PLAN
APPROVED CONCEPT
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: PHASE 4 GAS MAIN DIAGRAM

EXISTING GAS LINE (DOMINION ENERGY)

CONSTRANTS
1 N/A

REQUIRED IMPROVEMENTS/SERVICES
1 N/A

GAS MAIN LINE (DOMINION ENERGY)
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: HIGH VOLTAGE PHASE 4 DIAGRAM

UTAH STATE UNIVERSITY EAST GATEWAY DISTRICT PLAN

PHASE 4 HIGH VOLTAGE DIAGRAM
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: STORM DRAIN PHASE 4 DIAGRAM

Constraints:
- N/A

Required Improvements/Services:
- Existing sump/well to be removed for new building

UTAH STATE UNIVERSITY EAST GATEWAY DISTRICT PLAN

03

DISTRICT PLAN
APPROVED CONCEPT
PHASE 4: BUILDOUT 20+ YEARS

UTILITIES: PHASE 4 TUNNEL DIAGRAM

CONVERNTS
1. EXISTING STEAM (DIRECT BURY) REQUIRES RELLOCATION
2. EXISTING CHILLED WATER IS DIRECT BURY TO THIS LOCATION - FUTURE TUNNEL AND NODE REQUIRED - NO CHILLED WATER IN EAST GATEWAY
3. TUNNEL ACCESS TO THIS PORTION OF THE DISTRICT IS LIMITED - 1200 EAST IS A BARRIER

REQUIRED IMPROVEMENTS/SERVICES
- STEAM LINE MUST BE RELOCATED BEFORE HOUSING BUILDING OUT TO CONTINUE STEAM SERVICE TO EAST GATEWAY
- OPTION 1: PROVIDE BRANCH TUNNEL FOR FUTURE BUILDING CONNECTIONS
- OPTION 2: STUDY FEASIBILITY FOR PROVIDING A SATELITE PLANT (STEAM & CHILLED WATER) FOR THE EAST GATEWAY DISTRICT (EAST OF 1200 EAST)
- PROVIDE BRANCH TUNNEL CONNECTION TO NEW BUILDING

RECOMMENDATION FOR UTILITY CORRIDOR THROUGH DISTRICT

EXISTING TUNNEL NODE (USU)

FUTURE TUNNEL CONNECTION (USU)

EXISTING UTILITY TUNNEL (USU)
EXISTING BRANCH TUNNEL (USU)
EXISTING STEAM LINE (DIRECT BURY)
FUTURE UTILITY TUNNEL (USU)
FUTURE BRANCH TUNNEL (USU)

PHASE 4 TUNNEL DIAGRAM
VISUALIZATION / RENDERINGS: BIRDSEYE VIEW

- Future Parking Structure/Administrative Services Bldg.
- Future Parking Structure/Retail Bldg.
- Future Retail
- Future Housing Above
- Future Academic Bldg.

03 DISTRICT PLAN APPROVED CONCEPT

UTAH STATE UNIVERSITY EAST GATEWAY DISTRICT PLAN
03
DISTRICT PLAN
APPROVED CONCEPT

SPARANO + MOONEY ARCHITECTURE
VISUALIZATIONS / RENDERINGS: VIGNETTE 4
SUSTAINABILITY GOALS AND STRATEGIES

Utah State University (USU) is one of the nation’s premier, student-centered, land-grant, and space-grant universities. The University is committed to enhancing the quality of life for individuals and communities by promoting sustainability in its operations and academic and service missions.

USU will develop appropriate systems for managing environmental, social, and economic sustainability programs with specific goals and objectives. This policy supports the goal of the USU statewide system to prepare students, faculty, and staff to proactively contribute to a high quality of life for present and future generations.

(Source: Utah State University Sustainability Policy 106)

UTAH STATE UNIVERSITY SUSTAINABILITY PLAN

GOALS:

1. Sustainability Education & Engagement
   • Reach 75% of all students with at least one sustainability focused or related course by FY 2018.
   • Engage 10% of the USU FTE student enrollment in sustainability events or activities by FY 2016.
   • Engage 10% of students in on-campus housing in sustainability events or activities by FY 2016.
   • Double media reach by FY 2016.

2. Greenhouse Gas Reduction
   • Energy
     i. Reduce energy 5% in FY 2014.
     ii. Reduce energy 10% in FY 2015.
   • Transportation
     i. Increase fuel efficiency average from 18.25 MPG in 2013 to 20 MPG for university-owned vehicles by 2020.
     ii. Maintain 2013 adjusted total miles for university-owned vehicles.
     iii. Increase the share of low-carbon transportation alternatives (carpool, bus, and non-motorized transportation) to, from, and within campus by students and employees by 5% by 2016 from a FY 2014 baseline.

3. Waste reduction
   • Implement a pre-consumer waste compost program by FY 2016.
   • Gather data on the waste stream by FY 2016.
   • Reduce waste by 3% by FY2016 from a FY 2012 baseline.
   • Increase waste diversion to 35% by FY 2016 from 25% in FY 2012.

4. Principled Practice
   • Purchase 30% of food served in university-owned facilities that is grown or produced or both within 250 miles of Logan by FY 2016.
   • Increase the percentage of recycled office paper by cost from 43% to 60% by FY 2016.
   • Meet LEED Existing Building requirements for green cleaning by FY2015, including maintaining 30% Ecologo, Green Seal, or EPA qualified purchases as measured by expenditure.
SUSTAINABILITY GOALS AND STRATEGIES

LEED Sustainable Sites (SS) Considerations:

SITE ASSESSMENT:
To assess site conditions before design to evaluate sustainable options and inform related decisions about site design.
Complete and document a site survey or assessment that includes the following information:
  • Topography. Contour mapping, unique topographic features, slope stability risks.
  • Hydrology. Flood hazard areas, delineated wetlands, lakes, streams, shorelines, rainwater collection and reuse opportunities, TR-55 initial water storage capacity of the site (or local equivalent for projects outside the U.S.).
  • Climate. Solar exposure, heat island effect potential, seasonal sun angles, prevailing winds, monthly precipitation and temperature ranges.
  • Vegetation. Primary vegetation types, greenfield area, significant tree mapping, threatened or endangered species, unique habitat, invasive plant species.
  • Soils. Natural Resources Conservation Service soils delineation, U.S. Department of Agriculture prime farmland, healthy soils, previous development, disturbed soils (local equivalent standards may be used for projects outside the U.S.).
  • Human use. Views, adjacent transportation infrastructure, adjacent properties, construction materials with existing recycle or reuse potential.
  • Human health effects. Proximity of vulnerable populations, adjacent physical activity opportunities, proximity to major sources of air pollution.

OPEN SPACE:
To create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities:
  • Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated (turf grass does not count as vegetation) or have overhead vegetated canopy.
  • The outdoor space must be physically accessible and be one or more of the following:
    • a pedestrian-oriented paving or turf area with physical site elements that accommodate outdoor social activities;
    • a recreation-oriented paving or turf area with physical site elements that encourage physical activity;
    • a garden space with a diversity of vegetation types and species that provide opportunities for year-round visual interest;
    • a garden space dedicated to community gardens or urban food production;
  • preserved or created habitat that meets the criteria of SS Credit Site Development—Protect or Restore Habitat and also includes elements of human
SUSTAINABILITY GOALS AND STRATEGIES

LEED Sustainable Sites (SS) Considerations:

RAINWATER MANAGEMENT:
To reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region.
- In a manner best replicating natural site hydrology processes, manage on site the runoff from the developed site for the 95th percentile of regional or local rainfall events using low-impact development (LID) and green infrastructure.
- Use daily rainfall data and the methodology in the U.S. Environmental Protection Agency (EPA) Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act to determine the 95th percentile amount.

HEAT ISLAND REDUCTION:
To minimize effects on microclimates and human and wildlife habitats by reducing heat islands:
- Use the existing plant material or install plants that provide shade over paving areas (including playgrounds) on the site within 10 years of planting. Install vegetated planters. Plants must be in place at the time of occupancy permit and cannot include artificial turf.
- Provide shade with structures covered by energy generation systems, such as solar thermal collectors, photovoltaics, and wind turbines.
- Provide shade with architectural devices or structures that have a three-year aged solar reflectance (SR) value of at least 0.28. If three-year aged value information is not available, use materials with an initial SR of at least 0.33 at installation,
- Provide shade with vegetated structures.
- Use paving materials with a three-year aged solar reflectance (SR) value of at least 0.28. If three-year aged value information is not available, use materials with an initial SR of at least 0.33 at installation.
- Use an open-grid pavement system (at least 50% unbound).
- Install a Vegetated Roof.

LIGHT POLLUTION REDUCTION:
To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people:
Meet these requirements for all exterior luminaires located inside the project boundary (except those listed under “Exemptions”), based on the following:
- the photometric characteristics of each luminaire when mounted in the same orientation and tilt as specified in the project design; and
- the lighting zone of the project property (at the time construction begins). Classify the project under one lighting zone using the lighting zones definitions provided in the Illuminating Engineering Society and International Dark Sky Association (IES/IDA) Model Lighting Ordinance (MLO) User Guide.
APPENDIX: DISTRICT PLAN PRELIMINARY CONCEPT 1
CONCEPT 1

OVERVIEW AND SUMMARY

Key Buildings / Uses Eliminated
- Dean’s Office.
- East Office Building (ECOB)
- Human Resources Building
- Quonset Hut
- University Reserve
- Surface Parking - as much as possible to make room for buildings / structured parking.

Key Buildings / Uses Maintained
- Facilities Building / Related Uses.
- Nutrition and Food Science Building
- Forage and Range Research Laboratory / USDA
- Tennis courts
- Radio Tower

Future Buildings / Uses
- Future Academic Building on Golden Toaster site – this will be the cornerstone of a future academic/retail sub-district
- Future Academic Building on NW corner of Aggie Boulevard/1200 East
- Four future retail buildings located in the future academic/retail sub-district. Approximately 35,000 sf footprint, 1-2 stories.
- Future parking structure skinned with Administrative Offices/EOC, approximately 900 parking spaces, 10,000 to 12,000 sf footprint/3 stories
- Future stand-alone parking structure, approximately 600 parking spaces.
- Major new green space/campus common on SE corner of Aggie Boulevard/1100 East. Extends “green corridors” on central campus to the district, links Caine College to the Academic/Retail sub-district to the east and the proposed dining/academic building to the north.
- Bike/pedestrian links provided to central campus and adjacent residential neighborhoods.
- Skybridge and HAWK Beacon crossings of 1200 East
CONCEPT 1

OVERVIEW AND SUMMARY

Parking Existing: 1,042
Parking Proposed: 1,500
• Campus policy is to reduce parking in the campus core and focus in perimeter areas of campus. The East Gateway District is a perimeter area.
• The goal is to match the amount of parking spaces at a minimum, and to provide additional parking if possible.
• Goal is met as designed.

Transportation
• Disconnecting Aggie Boulevard east of 1200 East has major impacts on transit routing. There is no reasonable alternative corridor to replace this route.
• Disconnecting Aggie Boulevard will push local traffic onto Highway 89. It will also provide less effective bike/pedestrian access than a through road.
• Parking structure at terminus of Aggie Boulevard is less direct than from the west.
• Use of HAWK Beacon or other treatment requires further study.

Utilities
• The impact to sewer and storm water trunk lines is generally equal for all alternatives, except for areas where buildings are located in existing roadways.
• Proposed open spaces and courtyards provide excellent options for LID and similar storm water approaches.
• Location of southernmost parking garage blocks existing culinary and secondary water mains.
• Electrical power, telecommunication, heating and other utility needs to be addressed in more detail as phasing for the preferred alternative is explored.

Retail
• Initial research indicates that successful campus or campus/community retail is a function of multiple variables. Each situation is unique.
• Key variables to consider include the type, amount and location of potential retail, and how it corresponds with the campus/local retail market.
• Other considerations include synergetic relationships with other retail, and support of university.
CONCEPT 2

OVERVIEW AND SUMMARY

Key Buildings / Uses Eliminated
- Dean’s office
- East Office Building (old motel)
- Human Resources Building
- Quonset hut
- University Reserve
- Surface parking – as much as possible to make room for buildings/structured parking
- Radio Tower – to be relocated elsewhere in district?
- Tennis Courts – relocated on roof of future parking garage

Key Buildings / Uses Maintained
- Facilities Building/related uses
- Nutrition and Food Science Building
- Forage Range Research Laboratory/USDA

Future Buildings / Uses
- Future Academic Building on Golden Toaster site – will be the cornerstone of a future academic/retail sub-district.
- Four additional future Academic Buildings located elsewhere in the district.
- Three future retail buildings located in the future academic/ retail sub-district. Approximately 45,000 sf footprint combined total, 1-2 stories.
- Future parking structure (approximately 600 parking spaces), skinned with retail and tennis courts moved to roof.
- Future Administrative Offices/EOC building on the east side of 1200 East, 10,000 to 12,000 sf footprint/3 stories
- Future parking structure (approximately 600 parking spaces) skinned with retail.
- Future north/south running green corridor links Caine College of the Arts with academic buildings and food services on north side of Aggie Boulevard. East/ west running corridor links academic buildings with proposed dining hall and uses further west.
- Bike/pedestrian links to central campus and adjacent residential neighborhoods
- Skybridge and HAWK Beacon crossings of 1200 East
CONCEPT 2

OVERVIEW AND SUMMARY

Parking Existing: 1,042
Parking Proposed: 600

- Campus policy is to reduce parking in the campus core and focus in perimeter areas of campus. The East Gateway District is a perimeter area.
- The goal is to match the amount of parking spaces at a minimum, and to provide additional parking if possible.
- Goal is not met as designed. Elimination or modification of future buildings and uses should be weighed against the stated parking goals. Implementation of specific Transportation Demand Management strategies should also be considered.

Transportation

- Disconnecting Aggie Boulevard east of 1200 East has major impacts on transit routing. There is no reasonable alternative corridor to replace it.
- Disconnecting Aggie Boulevard will push local traffic onto Highway 89. It will also provide less effective bike/pedestrian access than a through road.
- Parking structure access from east is less direct than from the west.
- Use of HAWK Beacon or other treatment requires further study.

Utilities

- The impact to sewer and storm water trunk lines is generally equal for all alternatives.
- Open spaces and courtyards provide excellent options for LID and similar storm water applications.
- Location of southernmost parking garage blocks existing mains and secondary water mains. Electrical power, telecommunication, heating and other needs to be addressed in more detail as part of phasing for the preferred alternative.

Retail

- Initial research indicates that successful campus or campus/community retail is a function of multiple variables.
- Key variables to consider include type, amount and location of uses, and synergetic relationships with other uses.
- Other considerations include coordination and collaboration with local community, marketing, and support provided by university.
CONCEPT 3

OVERVIEW AND SUMMARY

Key Buildings / Uses Eliminated
- Dean’s office
- East Office Building (old motel)
- Human Resources Building
- Quonset hut
- University Reserve
- Surface parking – as much as possible to make room for buildings/structured parking
- Radio Tower – to be relocated elsewhere in district?
- Tennis Courts – relocated on roof of future parking garage

Key Buildings / Uses Maintained
- Facilities Building/related uses
- Nutrition and Food Science Building
- Forage Range Research Laboratory/USDA

Future Buildings / Uses
- Future Academic Building on Golden Toaster site – will be the cornerstone of a new academic/retail sub-district.
- Four additional future Academic Buildings located elsewhere in the district.
- Three future retail buildings located in the future academic/retail sub-district. Approximately 45,000 sf footprint combined total, 1-2 stories.
- Future parking structure (approximately 900 parking spaces), skinned with retail and tennis courts moved to roof.
- Future Administrative Offices/EOC building on the east side of 1200 East, 10,000 to 12,000 sf footprint/3 stories
- Future parking structure (approximately 900 parking spaces) skinned with retail.
- Future north/south running green corridor links Caine College of the Arts with academic buildings and food services on north side of Aggie Boulevard. East/west running corridor links academic buildings with proposed dining hall and uses further west.
- Bike/pedestrian links to central campus and adjacent residential neighborhoods
- Skybridge and HAWK Beacon crossings of 1200 East
CONCEPT 3

OVERVIEW AND SUMMARY

Parking Existing: 1,042
Parking Proposed: 900
• Campus policy is to reduce parking in the campus core and focus in perimeter areas of campus. The East Gateway District is a perimeter area.
• The goal is to match the amount of parking spaces at a minimum, and to provide additional parking if possible.
• Goal is not met as designed. Elimination or modification of future buildings and uses should be weighed against the stated parking goals. Implementation of specific Transportation Demand Management strategies should also be considered.

Transportation
• This option is least disruptive to existing systems.
• Use of HAWK Beacon or other treatment requires further study.

Utilities
• The impact to sewer and storm water trunk lines is generally equal for all alternatives.
• Open spaces and courtyards provide excellent options for LID and similar storm water applications.
• Location of southernmost parking garage blocks existing mains and secondary water mains. Electrical power, telecommunication, heating and other needs to be addressed in more detail as part of phasing for the preferred alternative.

Retail
• Initial research indicates that successful campus or campus/community retail is a function of multiple variables.
• Key variables to consider include type, amount, location, synergetic relationships with other uses, coordination and collaboration with local community, marketing, and support by university.
PROGRAMMING REFERENCES

- Fourth North Corridor Plan, 2015
- Logan Bicycle and Pedestrian Master Plan, 2015
- USU Recreation and Open Space Master Plan
- School of Arts Master Plan, 2003
- USU Master Plan, 2011
- USU Transportation Study, 2016
- USU Campus Core North Master Plan, 2013
- NDFS Facility Master Plan, 2015
- USU Core Master Plan