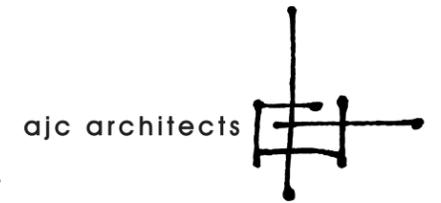




central core

Central Core District Plan Utah State University

05.10.2022



Utah State University Review and Approval Process

A signature below indicates the review and approval of the Utah State University Central Core Plan Updates and indicates that the document adequately represents the requirement of a detailed analysis and future development plan for the Central Core area on campus. The plan was reviewed by the USU UPRPC committee on June 9, 2022 for approval and adoption as part of the USU District Plan.

Though not all reviewing parties have signed the document, the following signatures represent a confirmation that the appropriate parties representing Utah State University have reviewed the document for approval.

Review Signatures

Introduction

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Steering Committee

Steve Jenson	Executive Director for Auxiliaries
Dwight Davis	Associate Vice President for Business & Finance
John Bostock	Executive Director for Housing
Alan Anderson	Director of Dining Services
Dave Cowley	Vice President of Business & Finance
Ken Carrillo	Director of Facilities Planning, Design & Construction
Jordy Guth	Associate Director for Facilities Planning & Sustainability
Ken White	Dean, College of Agriculture and Applied Sciences Ken's designee
Bradford Cole	Dean, Libraries
Jennifer Duncan	Interim Dean, Libraries
Andi McCabe	Associate Provost
Michelle Baker	Interim Dean, College of Science
Chris Luecke	Dean, College of Natural Resources
Dave Patel	Associate Dean of Student & External Affairs
Jagath Kaluarachchi	Dean, College of Engineering
James Nye	Executive Director of Parking & Transportation
Tracy Hulse	James' replacement
Nancy Hanks	Assistant to the President
Alexi Lamm	Sustainability Program Manager, Facilities
Jim Huppi	Landscape Architect, Facilities
Dwight Davis	Associate Vice President for Business & Finance
John Bostock	Executive Director for Housing
Jared Leatham	Project Coordinator
Joseph Beck	Architect

Key Stakeholders

Introduction



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Lance Anderson	Cache Landmark, Civil Engineer
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Design Team

Introduction



executive summary



Executive Summary - Introduction

The following is a summary of the process for the Central Core District Plan that began in the spring of 2021. The Central Core, for the purposes of this study, was defined as the area bounded by Aggie Boulevard to the north, Highway 89 to the south, the historic quad to the west and the Arts building to the east (see diagram on page 8).

This study aims to address the diverse and complex growth needs of the academic heart of the campus. This district houses many of the University's larger academic colleges and classroom buildings. Many of these colleges have seen significant growth over the past few years, and space for expansion and growth in this district is limited. The key area for potential growth is along the southern edge of campus. This area is bordered by the College of Engineering, Business, Science, Agriculture and the Merrill-Cazier Library. This area along the southern edge of campus, once fully developed, will become a significant public facing boundary and as such, offer unique challenges and opportunities related to this special edge condition. Some of these challenges and opportunities include:

- Creating/maintaining view corridors out from campus
- Representation/perception of the University to passing public traffic along a defined and built-out campus edge
- View corridors from existing and future campus buildings
- Access from Highway 89 for both students and public visitors and the associated traffic considerations resulting from increased visitation and density in this area

While the south edge of the Central Core District offers opportunities related to defining campus edge conditions, the northern portion of the district has challenges of it's own to be resolved. This area provides much of the internal surface parking service vehicle access for the district. As such, pedestrian circulation, public way-finding and the continuity of the green necklace are all hampered by asphalt lots and broken pedestrian corridors. The following summary analyzes these challenges and proposes several possible remediations over the various phases of the Central Core District Plan to help realize the overarching goals of the original and guiding concepts set into motion in the 2000 Campus District Plan. Those goals have been identified later in this study.

The proposed findings of our study are a balance of practical quantitative needs and qualitative goals. Quantitatively, this district completes the final academic, parking and housing growth needed to reach full FTE numbers (taking into account metrics already determined for all past district updates). Tables of this analysis and proposed growth have been outlined later in this study. Qualitatively, our team has met with a diverse range of stakeholders through extensive focus groups and open house feedback to help define what to implement and improve in the experience, character and heart of this district. Findings from the workshops have been summarized in both the following summary as well as the more granular minutes and summaries contained in the accompanying appendices.

The result of our collaborative effort is a practical and informed Central Core District Plan that takes into account immediate and long-term growth needs, and helps visualize the future of the academic heart of campus.

District Plan Objectives

Executive Summary



USU Central Core Site Boundary

The Central Core District is located on the Southern portion of the Utah State University campus. It is bounded on the North and South by Aggie Blvd (700 N) and Highway 89 respectively, and on the East and West by the Fine Arts Center and the Quad respectively.

The Central Core District is the main academic heart of the USU campus with (20) academic buildings, (4) residence halls, the Merrill-Cazier Library, the Eccles Conference Center, the Performance Hall, and a parking structure making up the architectural composition of the district. This district has significant representation by five Colleges. This includes the Agriculture and Applied Sciences, Huntsman School of Business, Engineering, Quinney College of Natural Resources.

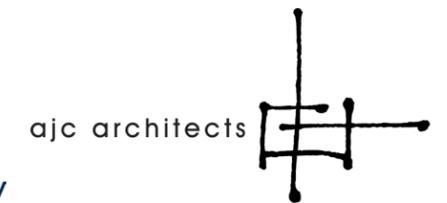
Parking is limited within the center of the district, making pedestrian, bicycle, and other modes of e-mobility crucial to the overall accessibility of the Central Core District.



Campus Context

Executive Summary

p. 7 | USU Central Core District Plan



Existing Building Inventory

- 01 agricultural sciences building (AGRS)
- 02 huntsman hall (HH)
- 03 eccles business building (EBB)
- 04 moen hall (MOEN)
- 05 greaves hall (GREAV)
- 06 reeder hall (REEDR)
- 07 merrill hall (MERRL)
- 08 engineering building (ENGR)
- 09 engineering innovation (ENINV)
- 10 merrill-cazier library (LIB)
- 11 eccles conference center (ECC)
- 12 life sciences building (LSB)
- 13 biotechnology center (BTEC)
- 14 science engineering research (SER)
- 15 engineering laboratory (ENLAB)
- 16 russell/wanlass performance hall (PERF)
- 17 technology building (TECH)
- 18 ecosystems research institute (QLIB)
- 19 natural resources building (NR)
- 20 biology and natural resources building (BNR)
- 21 laboratory animal research center (LARC)
- 22 veterinary science and biology building (VSB)
- 23 janet quinney lawson building (JQL)
- 24 lillywhite building (LILLY)
- 25 distance education (DE)
- 26 industrial science building (IS)
- 27 gateway terrace parking structure



— central core boundary

District Boundaries

Executive Summary



Planning Process

District Plan Update Objectives

The approach to the Central Core District Plan updates is defined by the following planning objectives:

- Gather enrollment data on analyzed growth projections for defined phases of development in this area
- Identify goals and replacement needs for building and open spaces
- Coordinate the analysis with the work already completed on all the previous district plans
- Coordinate the analysis with the concurrent Housing District Plan Updates
- Coordinate the analysis with local city/county and other jurisdictional ordinances
- Study surrounding land uses and future development plans and coordinate campus growth with the findings
- Incorporate input from various stakeholder groups through focus groups with both campus and community participants
- Incorporate an open house on the USU Campus during early concept development to gather feedback from students, faculty, public and staff
- Incorporate a final public presentation of the findings for USU

Analysis

The analysis for the Central Core District Plan updates included the following key steps:

- Site analysis: opportunities, constraints, natural inventory and existing site uses
- Documentation of natural site features & climatology
- Documentation of buildings, pedestrian & vehicular transportation, utilities and other built environments
- Identify building replacement needs, potential building sites, significant buildings to remain, programming for open spaces, transportation improvements and traffic mitigations
- Preparation of a range conceptual alternatives to determine a preferred approach
 - Conceptual alternatives to include 3 phases: 0-5 yr, 5-15 yr, and 15+ yr development
 - Conceptual utility improvements
 - Continuity of the Green Necklace
 - Visual and physical connections to adjoining districts
 - Sustainability goals and implementations
 - Parking analysis per phase of growth
 - Beautification of streetscapes and pedestrian pathways
 - Architectural material and landscape material considerations

Key Meetings

This study was, by nature, a highly collaborative process involving a wide range of formal and informal meetings to gather feedback for the planning process. The following list highlights formal steering committee meetings only. An expanded list of meetings and associated decisions can be found in the accompanying appendices.

2021

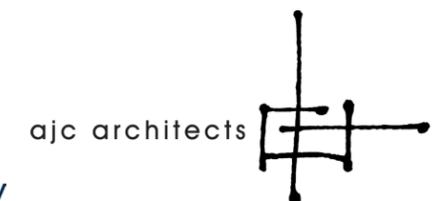
- 05/10 – Kick-Off / Vision Discussion
- 05/13 – Central Core District Plan Kickoff Meeting
- 06/02-17 – Focus Groups
- 08/09 – Steering Committee - Visioning Workshop
- 08/25 – Steering Committee - Design/Test Fit Options
- 09/29 – Steering Committee - Preferred Phasing Options
- 10/20 – Steering Committee - Updated Options
- 10/27 – USU District Plan Housing & Central Core - Open House
- 12/07 – Steering Committee - Housing & Central Core Updates

2022

- 04/06 – Steering Committee District Plan Draft Review

Planning Process

Executive Summary



Planning Precedents

As the last of the districts to be updated, the planning process included an extensive review of past district planning documents, transportation district plans, and overall district plan efforts. The intent of this research was to identify relevant planning principles and goals specific to the Central Core District.

Utah State University Campus District Plan | 2000

- Focus on connecting the “Green Necklace” through this district as there are several disconnected segments in the pedestrian experience.
- District plan calls for an increase in study activity and resident presence/activity in the academic core of campus.

Recreation and Open Space District Plan

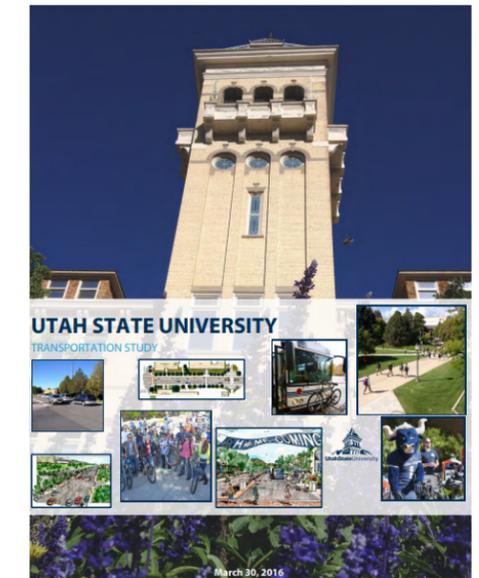
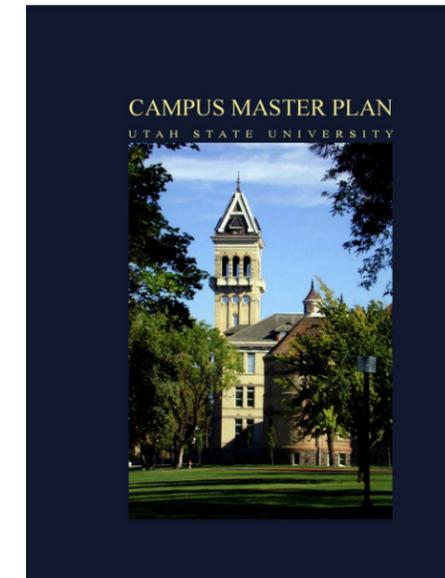
- Focus on enhancing the “Green Necklace” through this district by adding missing open space in this part of campus.
- Focus on connectivity of multi-use paths for recreational opportunity and community connectivity.

Transportation District Plan

- The service corridor along 675 N will be maintained as a service corridor as it serves a critical purpose to many buildings in the Central Core District.
-

North Central District Plan Updates

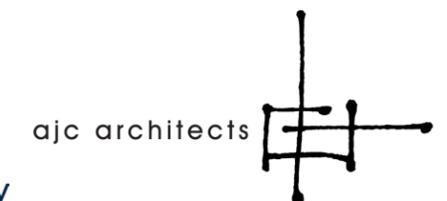
- The Central Core District will look for ways to connect the new proposed expansion of the plaza south of the Junction.
- The Central Core District will study the proposed primary pedestrian corridors extending south from the residential areas and find ways to extend the Green Necklace and connect to those proposed corridors.
- The Transportation District Plan shows pedestrian improvements along Aggie Blvd., improved pedestrian crossings, bus stops, and bike lanes.

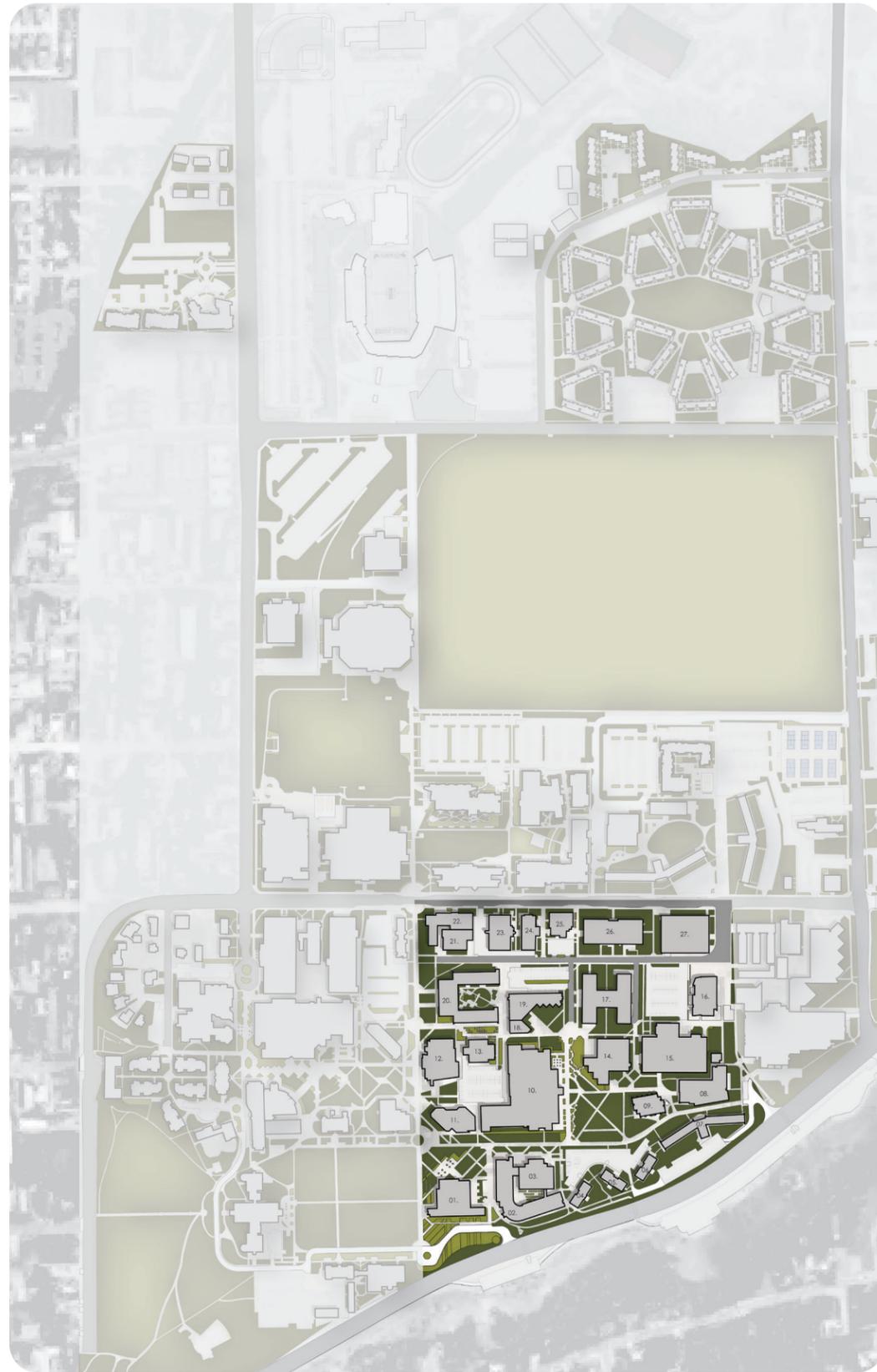


District Plan Objectives

Executive Summary

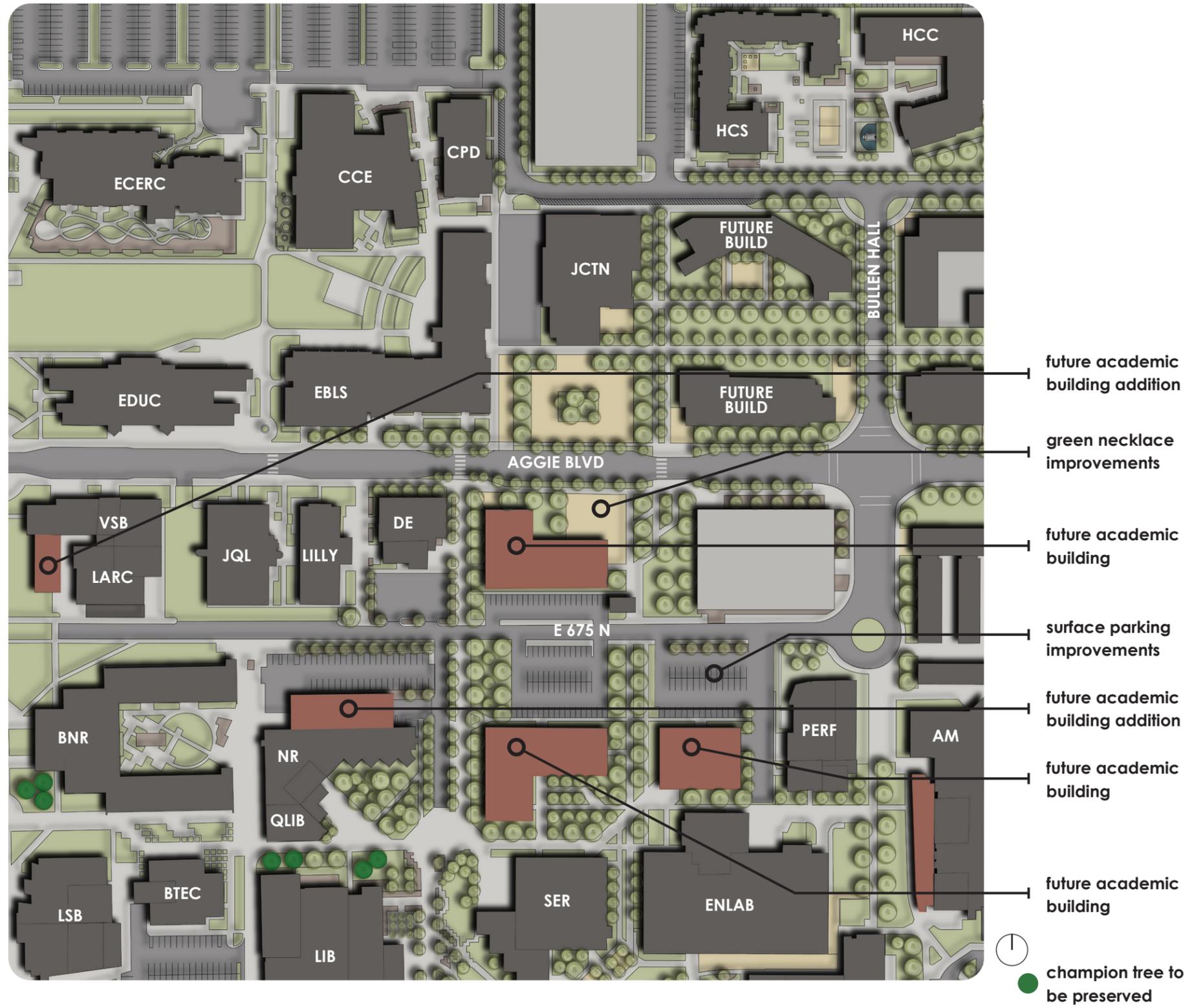
p. 10 | USU Central Core District Plan





District Plan Renderings

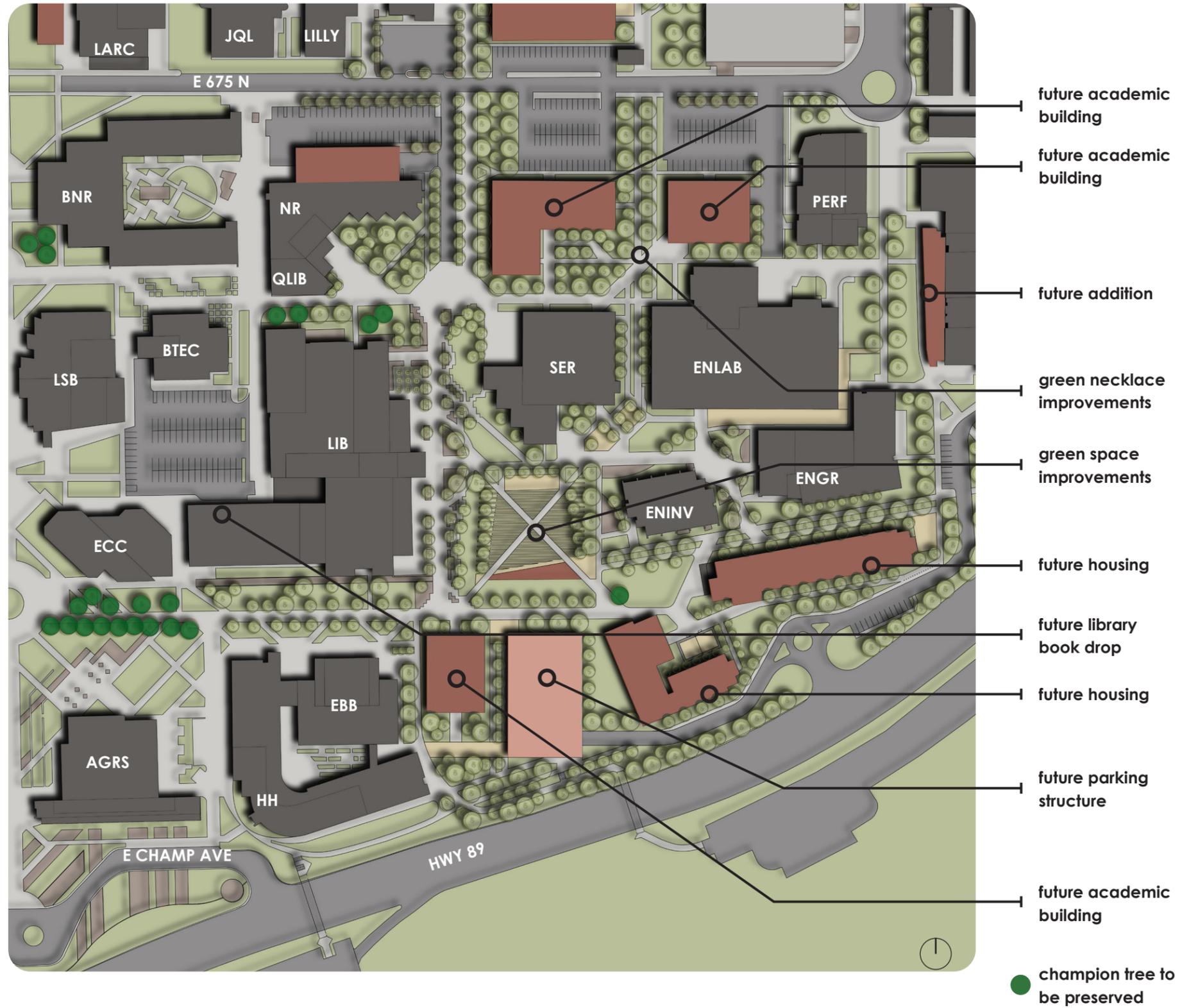
Executive Summary



District Plan Full Buildout Plan - North Quadrant

Executive Summary

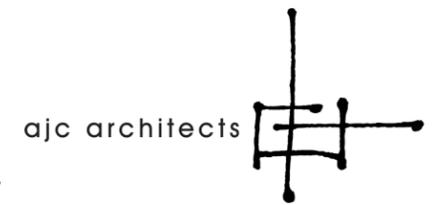




- future academic building
- future academic building
- future addition
- green necklace improvements
- green space improvements
- future housing
- future library book drop
- future housing
- future parking structure
- future academic building
- champion tree to be preserved

District Plan Full Buildout Plan - South Quadrant

Executive Summary





District Plan Birdseye View - Full Buildout

Executive Summary

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Key District Plan Findings

- **Protected view corridors:** With the prominence of the central core's southern boundary and its public facing edge, it was determined that future development in these areas should maintain protected view corridors and framed views in and out of the campus.
- **Campus edge:** Along with the proposed porosity of the campus edge, this edge of the campus should have a staggered approach, switching between built structures and extensions of the Green Necklace. This helps to express the value and strength of the campus's natural resources and open spaces.
- **Density and FTE requirements:** As this is the final District to be updated, and also the most academically condensed area, it is expected that future development would need to be as dense as campus guidelines will allow to meet anticipated growth needs.
- **Housing in the Central Core:** The original district plan's recommendation was to maintain a presence for student housing in the academic core of the campus in order to foster more activity on campus after academic hours. The current housing location is one of the most sought after locations for students, and offers an advantage that cannot be matched by private sector offerings.
- **Parking needs:** As a result of the needed density for future academic buildings and housing, many of the existing surface parking lots will be replaced by new buildings. A new parking structure has been proposed in the initial planning phase to replace lost parking and provide for the demands of future housing, academic expansion and public visitation.
- **Transportation:** This Central Core District District Plan update shows a potential relocation of the Highway 89 entry at Merrill Hall in response to the anticipated parking structure traffic and additional housing, public and academic traffic. This new entry will help reduce traffic backing up and potential impacts.
- **Pedestrian wayfinding and the Green Necklace:** The area behind the Performing Arts Building poses pedestrian wayfinding challenges and interrupts the pedestrian corridors crossing that area. The new district plan updates propose circulation, parking and green space improvements to remedy this challenge.
- **Sustainability and approach to open space:** Natural resources and open spaces for students are highly valued on this campus. These new green spaces and landscaping improvements will need to be carefully balanced with campus sustainability and water use goals.

Key District Plan Findings

Executive Summary

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focus groups



Introduction

The district planning process involved extensive collaboration with a wide range of focus groups comprised of administrative, academic, staff, student and facilities participants. The focus groups were held over the course of two weeks in an effort to engage as many participants as possible.

A questionnaire/survey was prepared specific to each focus group to prepare for each workshop. The resulting focus group minutes are included in the accompanying appendix document for future reference. The list of focus groups that participated are as follows:

- Academics
- Facilities - Landscape & Open Space
- Facilities - Operations & Maintenance
- Residential Life
- Housing
- Students
- Sustainability
- Transportation & Parking
- Administration
- Facilities - Energy & Utilities
- College of Agriculture & Applied Sciences
- College of Business
- College of Engineering
- College of Natural Resources
- College of Science
- Library



Utah State University
Central Core & Housing Master Plan
Focus Group – Sustainability - Agenda
Thursday, June 3 3:00 PM- 3:45 PM NFS Room 202

Agenda

- 1. Review Focus Group Objectives - Heber**
 - Current housing master plan schedule status
- 2. Review Questions Regarding Central Core Master Plan**
 - Outside of the standard LEED and HPBS requirements for new projects, what sustainability practices should be included in the design guidelines for the Central Core Masterplan?
 - How could the inclusion of the green necklace be incorporated into a larger vision for green spaces in the Central Core Campus District?
 - What considerations have been discussed concerning alternative transportation and bicycle use?
 - What improvements can be made to improve bicycle safety and traffic flow, referencing the proposed Bike Plan from 2012?
 - How does the President's Climate Commitment that USU will be Carbon Neutral by 2050 impact sustainable approaches to the Central Core Masterplan, considering 39% of emissions is from commuters?
- 3. Review Questions Regarding Housing Master Plan**
 - What can the Housing Masterplan include to accomplish the long-term sustainability goals of USU?
 - What areas of the current housing stock could be enhanced by future sustainability practices?
 - Is there any consideration for requiring other sustainable certifications such as Energy Star or Green Enterprise Communities?

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Project Introduction

Focus Groups

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visioning & principles



Introduction

As a key first step in the planning process, a series of workshops were held focusing on defining visioning principles that would act as design guidelines for this study. These workshops were held in collaboration with an expanded Steering Committee. A range of potential visioning options were presented that had been gathered over a series of interactive workshops where campus priorities and preferences were discussed.

These workshops resulted in the categories and principles listed on the right. Many of these principles have been captured in the following district plan concepts and all have impacted the outcomes to some extent. The accompanying appendix has more detailed minutes and graphics from those workshops for additional reference. The following pages provide a visual representation of each of these visioning ideas.

Campus Edge Identity

- create a public face for USU
- maintain view corridors
- incorporate the green necklace

Place of Higher Learning

- appropriate scale
- identifiable open space
- student activity

Green Necklace

- reflect biomes of the great basin
- high desert - 'regionally sensitive'
- pedestrian integration

Accessibility & Safety

- parking
- transit
- pedestrian

Protected View Corridors

- framed views
- open spaces
- natural landscapes

Wayfinding

- defined corridors
- strengthen USU signage standards

Project Introduction

Visioning & Principles

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01. reflect biomes of the great basin

- reduce use of excess water by replacing grass with native desert plants

02. high desert - “regionally sensitive”

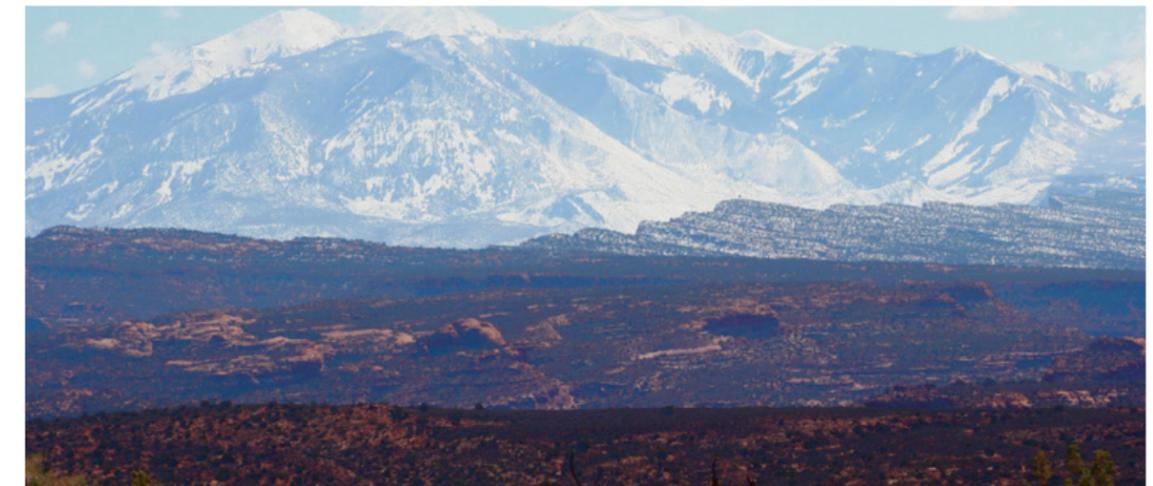
- high desert is native to this region
- bring in native vegetation to create a continuation of the great basin ecosystem

03. pedestrian integration

- green necklace is the unifying character that ties together this eclectic campus
- further development of pedestrian paths which mingle with green necklace



01.



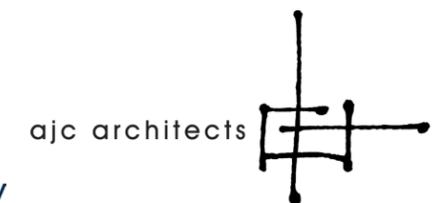
02.



03.

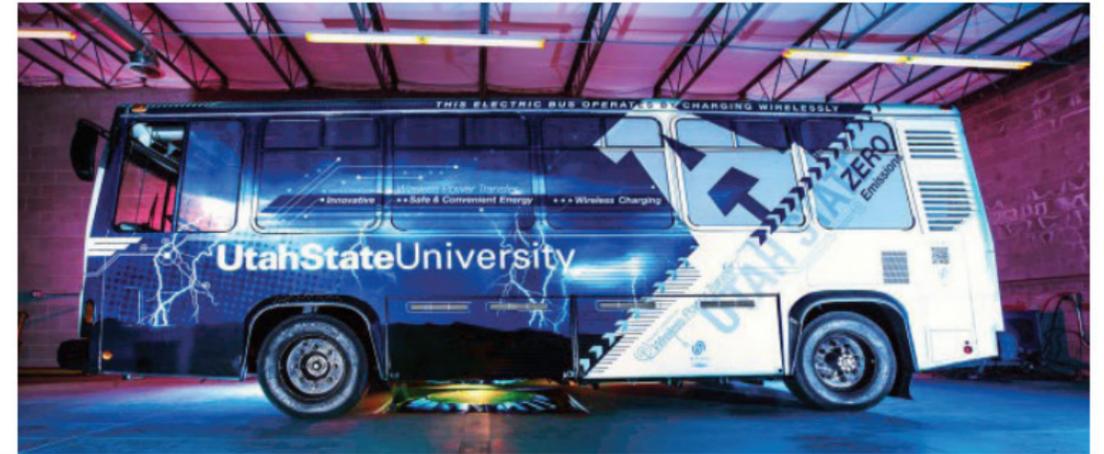
Green Space

Visioning & Principles





01.



02.



03.

01. parking

- what options exist to allow for future growth while ensuring the safety of the students & improving ease of accessibility to the Academic Core

02. transit

- how can public and vehicular traffic access the central core with minimal impact to the student pedestrian experience

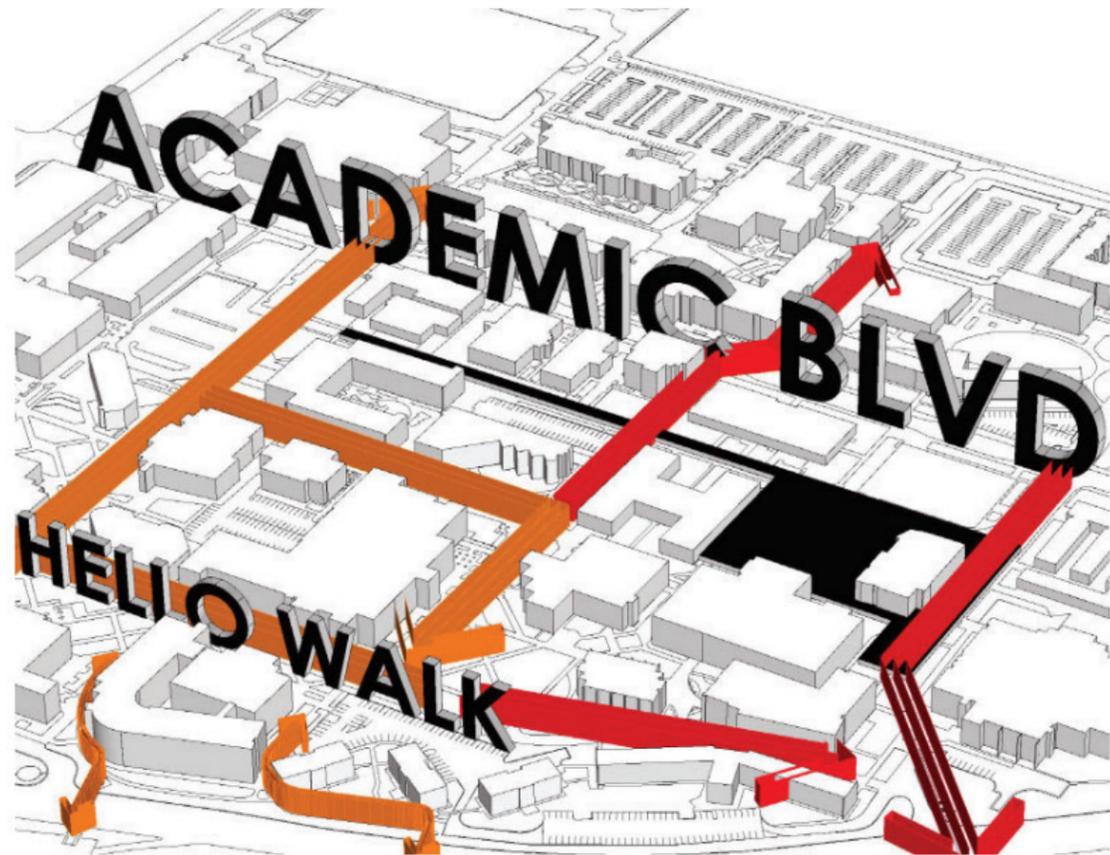
03. pedestrian

- how can the pedestrian experience be improved to enhance the student experience
- improve wayfinding and foster the identity of USU in the Central Core

Accessibility & Safety

Visioning & Principles





-  primary pedestrian corridor
-  unresolved pedestrian corridor
-  pedestrian dead zone

01. defined corridors

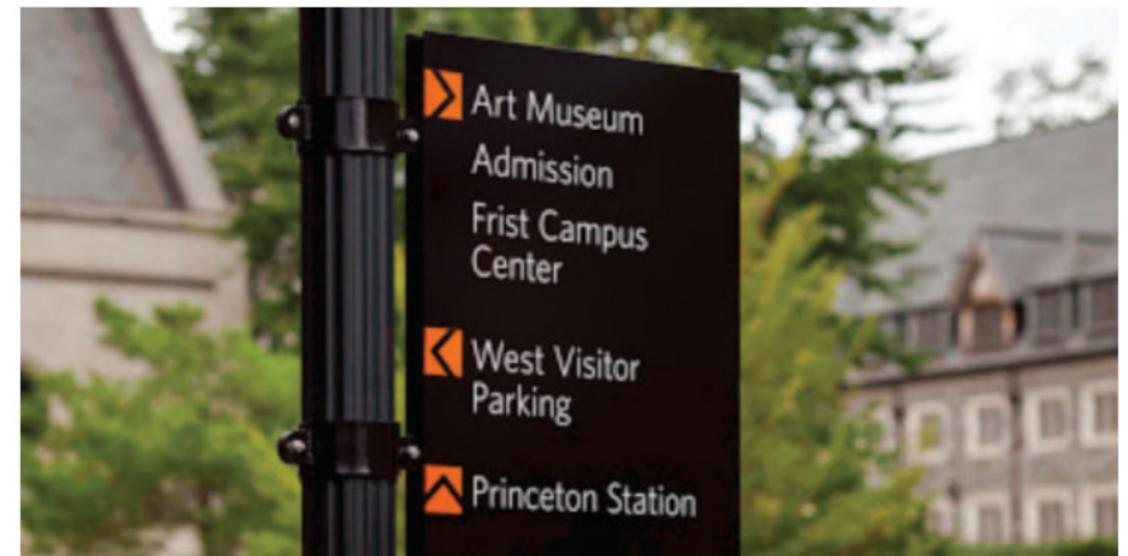
- improve existing pedestrian corridors
- strengthen east-west corridors

02. strengthen USU signage standards

- creates visual icons
- develop a sense of place



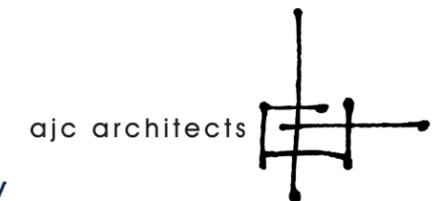
01.

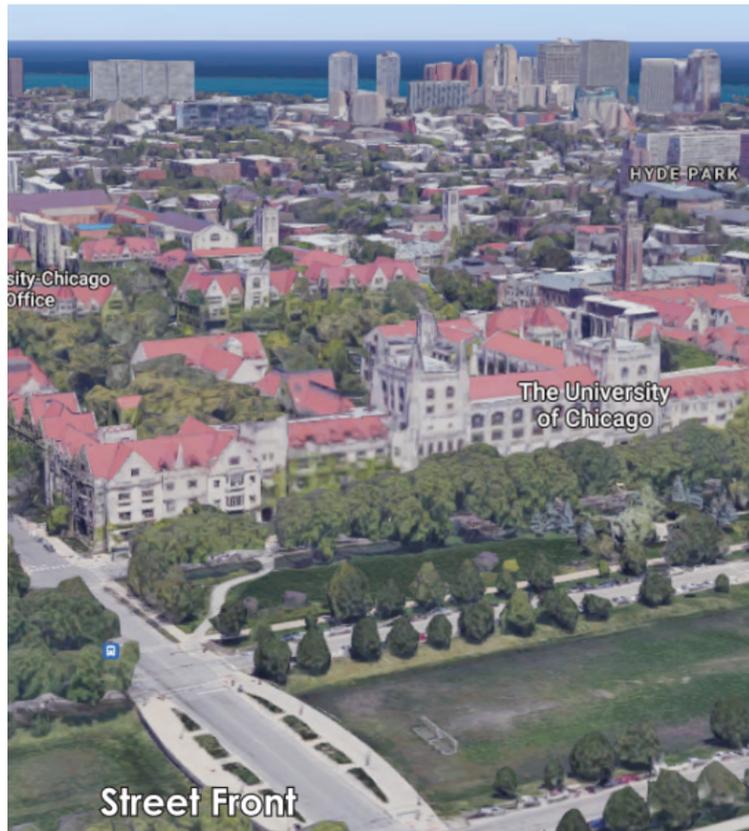


02.

Wayfinding

Visioning & Principles





01.



02.

01. create a public face for USU

- develop an identity along US 89
- improve campus identity as you enter or leave the canyon
- how can this work in coordination with future East Gateway District and the new entry experience

02. maintain view corridors

- take advantage of incredible views from new facilities along campus edge with expansive views
- protect view corridors in and out of the Central Core

03. incorporate the “green necklace”

- new development patterns should be a combination of street front and tree front and represent the campus feel unique to USU



03.

Campus Edge Identity

Visioning & Principles





01.

01. scale

- respect Old Main as campus icon
- built environment should be institutional and communicate student diversity and success

02. identifiable open space

- further development of visual icons to boost campus experience and spacial awareness
- “drop in anywhere on campus and know where you are”

03. student activity

- spontaneous social spaces
- student academic engagement in varying group sizes, requires winter shelter to be practical



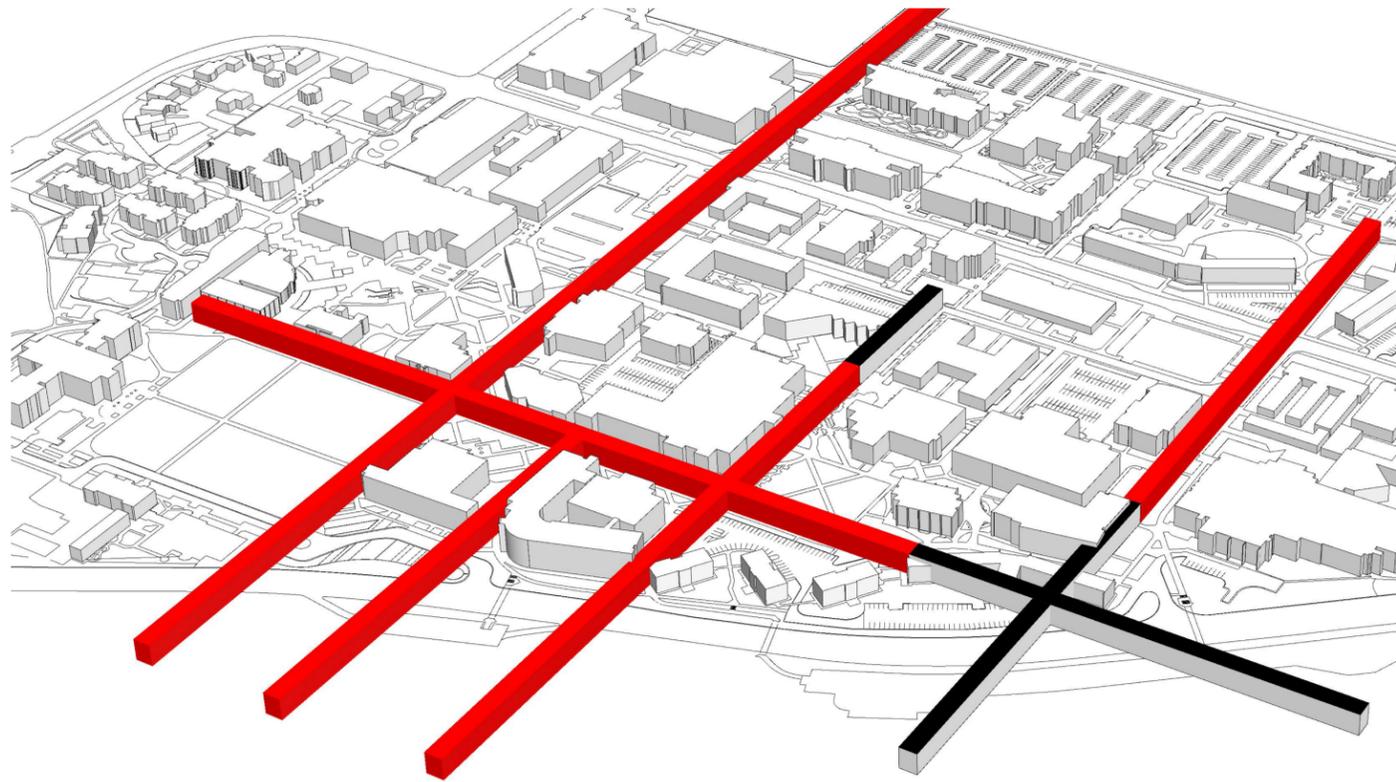
01.



02.



03.



- established view corridors
- terminated view corridors

01. framed views

- identify and strategically plan to create and protect key 'framed views' of the mountains, campus landmarks, green necklace areas
- these views will frame key elements and landmarks, cropped by current and future build out

02. open spaces

- protect views in and out of open spaces to encourage use and improve pedestrian wayfinding

03. natural landscapes

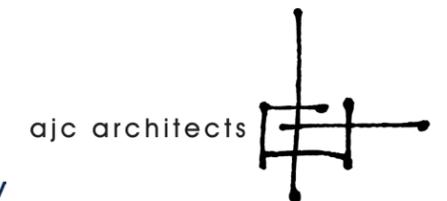
- using the high desert/great basin natural elements as a design influence in the district plan



Protect View Corridors

Visioning & Principles

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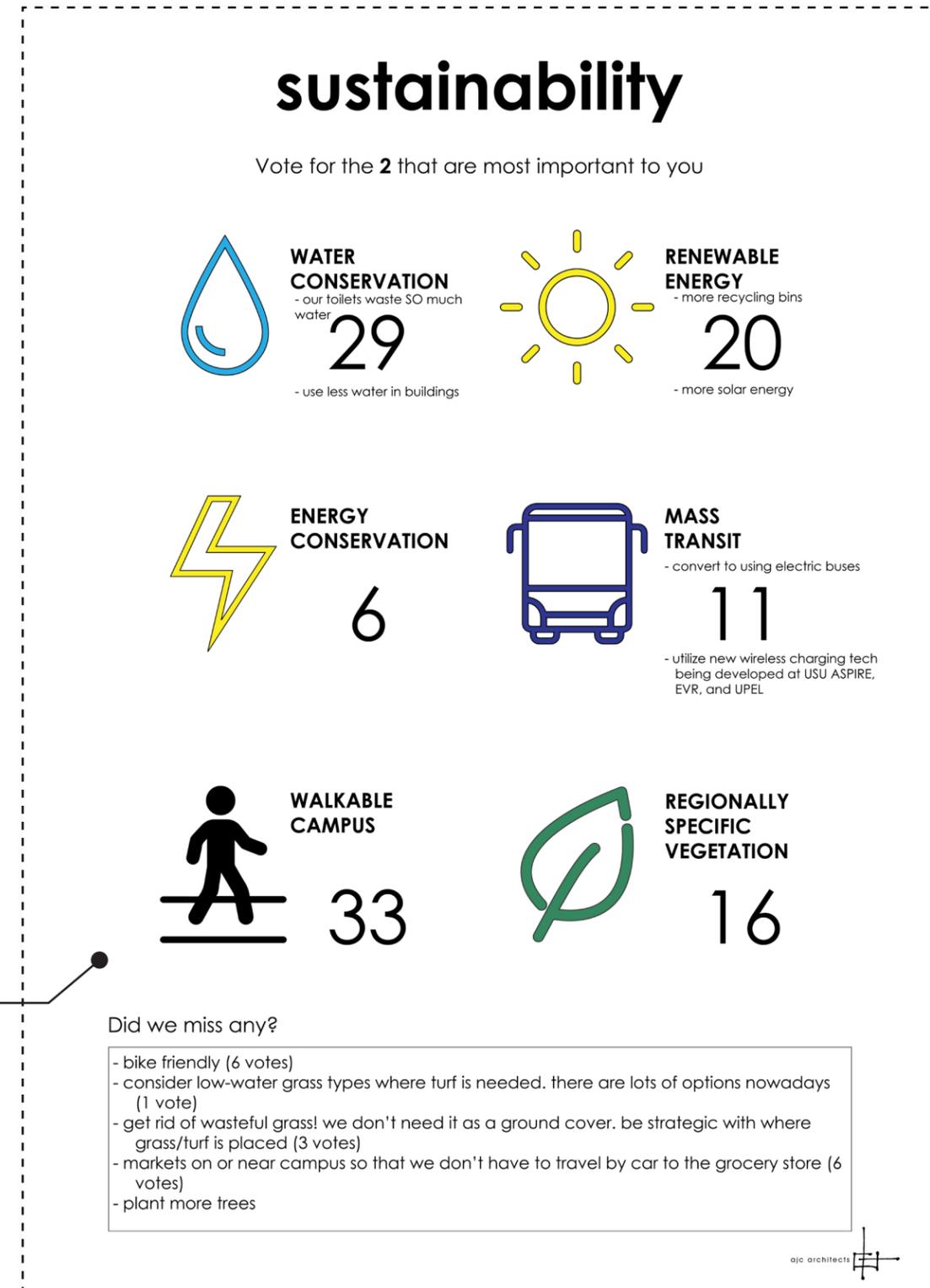
Sustainability Goals

Several coordination meetings were held with the Facilities, Energy and Sustainability staff at USU. Several sustainability guideline documents were provided, including the newly adopted "USU Greenhouse Reduction Committee Report". These documents have been included in the accompanying appendix document for future reference. These documents as well the above mentioned workshops resulted in the identification of the following sustainability principles.

- encourage a more walkable campus
- encourage mass transit in lieu of individual ridership
- promote water conservation
- reduce heat island effect
- reduce light pollution
- increase areas of green open space with water wise and native landscaping
- increased investment in solar power and other renewable energy sources

Open House Summary

- The adjacent diagram is a summary of the public input received at the open house which was attended by students, faculty staff and the general public. The numbers are a tally of the total number of votes received for each concept.



Sustainability Goals & Strategies

Visioning & Principles

open house



home away from home

Which of the following **housing** amenities would you utilize?

Academic counseling on site?

YES	NO
15	4

Study spaces?

YES	NO
36	0

- more white boards/white board walls

Classrooms in same building?

YES	NO
6	15

- flexible/adaptable classrooms, could be used for more functions

Grouping students by major?

YES	NO
8	16

Kitchenette w/ Shared Kitchens per floor

YES	NO
9	11

- could lead to frustration using at the same time, maybe awkward interactions, save money

Full Kitchen

YES	NO
29	1

- with dishwasher (4 votes)

What would make living further from the campus core more attractive? (i.e. dining services, guaranteed parking spot, larger living areas, specific amenities, etc..)

- gender inclusive housing (2 votes)
- faster transit taking Aggie shuttle from SLC takes 30 min to get to central campus (2 votes)
- electric scooters available, better spread of dining. Bring dining back to fine arts bldg
- definitely parking! guaranteed spot would be nice
- recycling bins around campus
- allows more personal time
- more personal storage
- more space! quieter area, the feeling of actually relaxing & separating 'school life' from 'personal life' boundaries; a yard to enjoy (garden, hobbies, etc) (3 votes)

What would you be willing to sacrifice to live in the campus core? (i.e. parking, full kitchen, private room, etc)

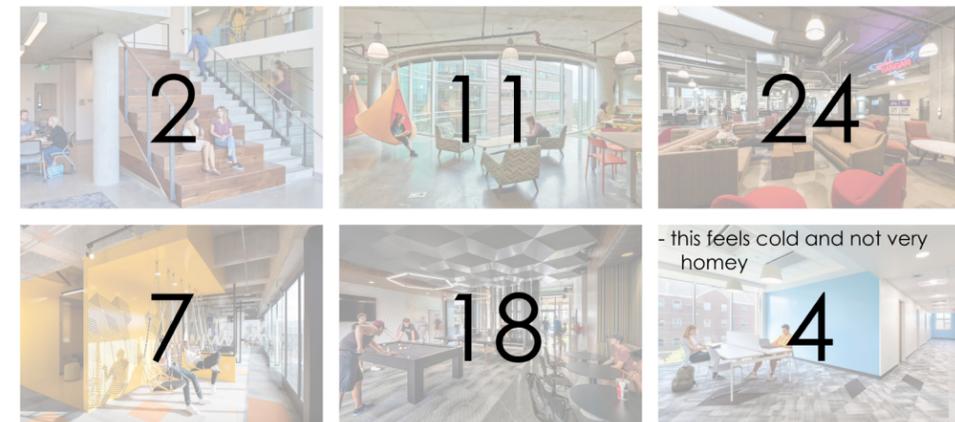
- parking. it would be beneficial to walk everywhere (4 votes)

home away from home

Which scale of campus housing feels most appropriate for USU?



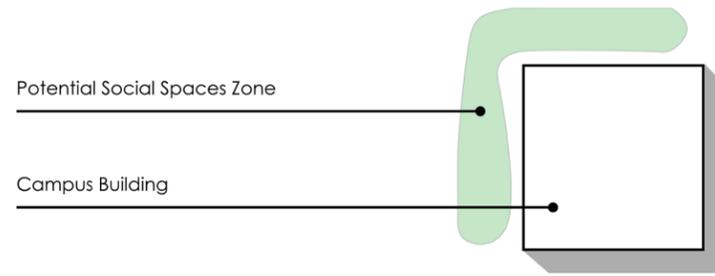
Which housing social spaces do you prefer?



Additional Comments

- social space precedents seem very cool and exciting
- comfortable places
- more places for movie nights & white boards to study

social spaces



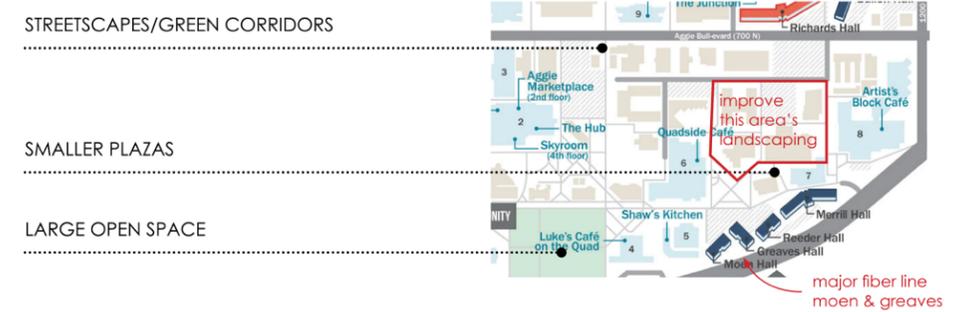
Mark which social space you would utilize the most

 25.5 Indoor/Outdoor Dining	 14.5 Outdoor Cooking	 22 Natural
 24 Informal/Relaxing	 14 Intimate	 8 Active

What social space is **most** important for you to have?

- outdoor rec opportunities on campus (2 votes)
- areas outside but still protected from sun & rain (2 votes)
- spaces that feel natural and not just concrete (5 votes)
- on campus bike park (1 vote)
 - yes! I would love if USU built a bike trail from campus
- ability for both private & intimate spaces as well as group spaces
- love the outdoor cooking & informal/relaxing ideas - those would help bring more people (1 vote)
- event venue space for 200-300 people (2 votes)
- covered outdoor recreation (volleyball, basketball, pickle ball) (2 votes)

green space



Mark which green space is most important to you

 11 Large/Uninterrupted	 4 Formal landscapes	 22 Regional/water wise - plant sage brush around USU - it is the spot where the sage brush grows!
 32 Green Buildings	 26 Green Corridors	 8 Educational - more woody, herbaceous & native gardens for LAEP students to learn & have hands-on experience - educate about pollinators & water-wise - more educational opportunities for agriculture majors - hands-on classes - agriculture & horticulture students would love this

What is **most** important to you regarding green space?

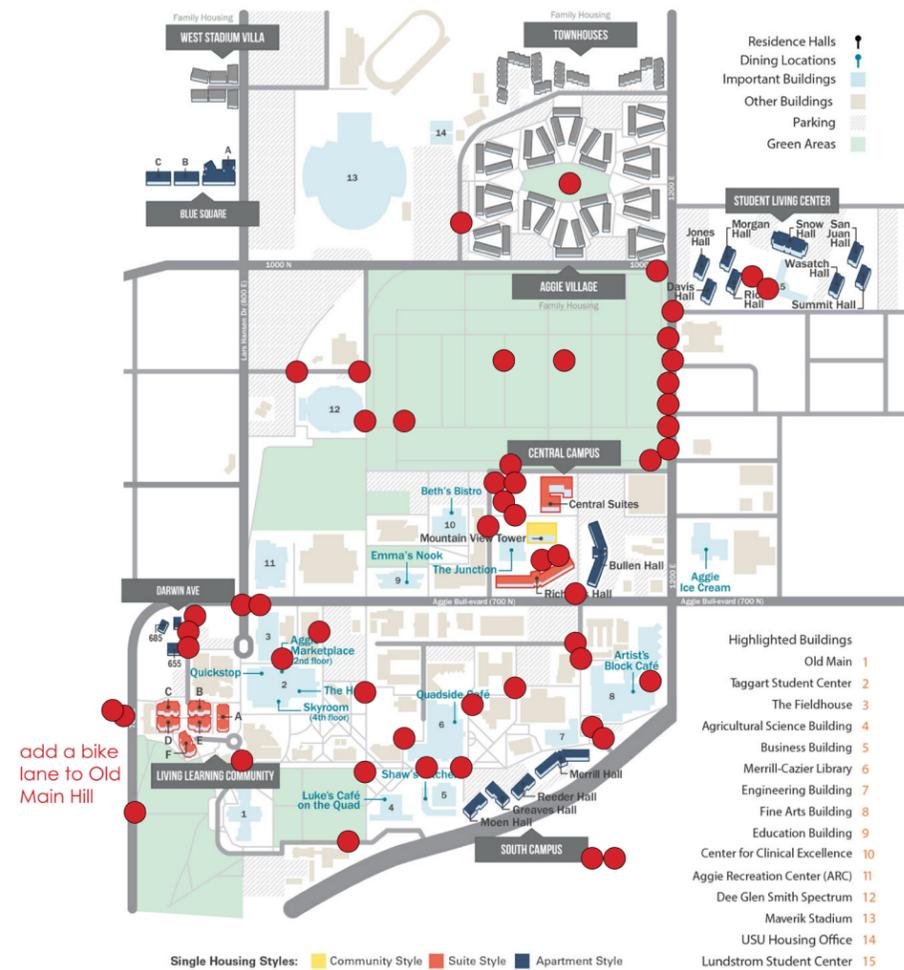
- interconnected trail system with larger community city/canyons (6 votes)
- center around native plants that can help native animals & pollinators (2 votes)
- consider indoor green spaces, could make buildings more comfortable. Greenery at every corner - even fake plants (7 votes)
- pollinators, natural plants, lush spaces (1 vote)
- say no to pruned ugly surfaces like parking and roads by the art district/library corridor
- green space that includes resilient native species/water conserving landscaping

Space

Open House

safety

Mark any areas on campus that you feel safety could improve or you feel uncomfortable walking through at night.



What would make these areas feel safer and more comfortable?

- with all the multiple modes of transportation on sidewalks (walkers, bikers, e-transportation, etc), how will these impact safety, and how will the plan keep everyone safe?
- need a safe way for bikers/e-mobility to get safely up Hwy 89 since they are not recommended on campus
- more lighting (2 votes)
- better crossing alert/notification for vehicle crossings around secondary zones/behind buildings
- extra attention to pedestrians for left-turning vehicles, especially at 800 E and 700 N

accessibility

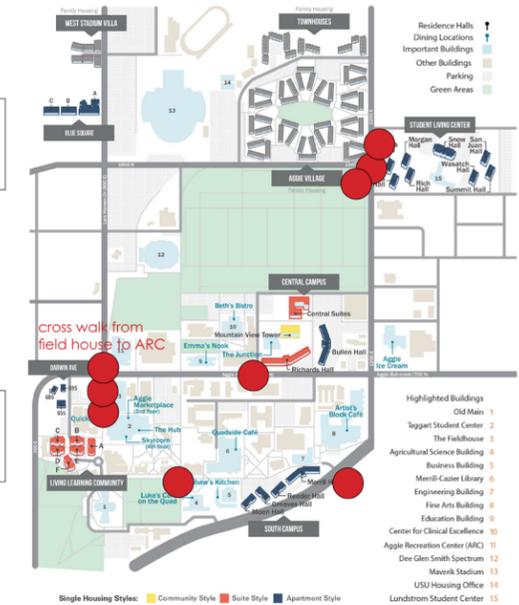
Do you have trouble getting around on campus?

YES	NO
1	25

Do you have issues where multiple transportation methods meet?

YES*	NO
9	8

*If yes, mark where on the map



turn Aggie Blvd into no private vehicle street (2 votes)

What would make getting around campus easier and more enjoyable?

- better maintenance/design for skateboard safe transitions between surfaces (1 vote)
- needs to be a crosswalk by the SLC, something similar to what's on Aggie Blvd. (5 votes)
- better lighting
- connection from canyon and benches to campus; connector from Logan Canyon to campus is great, but steep to get to Bonneville Shoreline; other connections from benches to campus? (1 vote)
- trailhead on campus; find a way to create an outdoor center where outdoor culture thrives and is the focal point of interconnectivity on campus (4 votes)
- inside bike parking/garages in housing; additional support to Aggie Blvd bikes to support bike culture (4 votes)
- the bike lane on 700 E empties into a right turn lane, a conflict point between cars and bikes
- make clear bike lanes for large pedestrian passages (1 vote)
- UDOT is putting more towards AT, could help with safer 89 if pushed hard enough
- book drop nearby the library to improve accessibility for returning materials for individuals with disabilities (1 vote)
- oval roundabout at SLC & cemetery (5 votes)
- make covered places to put bikes so they stay in good condition (1 vote)

What areas work really well for getting around on campus?

- soft surface gravel trails & connector to other trails; wayfinding to trails (1 vote)
- everything south of Aggie Blvd (2 votes)
- designated bike lanes

Movement

Open House

wayfinding

Is your campus easy to navigate?

YES	NO
32	6

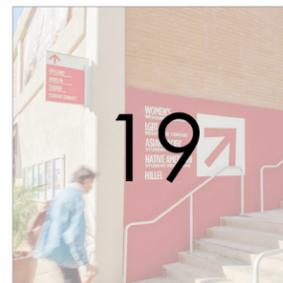
Did you use signs to get here?

YES	NO
3	29

Mark which wayfinding technique you feel is the most helpful



Campus Maps



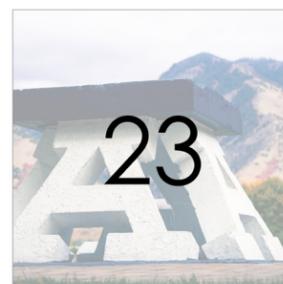
Building Signage



Pavement Paint



Digital Maps



Landmarks



Directional Signage

How could wayfinding improve on your campus?

- designated bike paths on campus and connecting to campus (2 votes)
- cohesive signage
- better defined districts where buildings have similar purposes
- cardinal directions - "I'm from out of state, didn't understand the grid system for some time, but got the hang of it later on"

Visibility

Open House

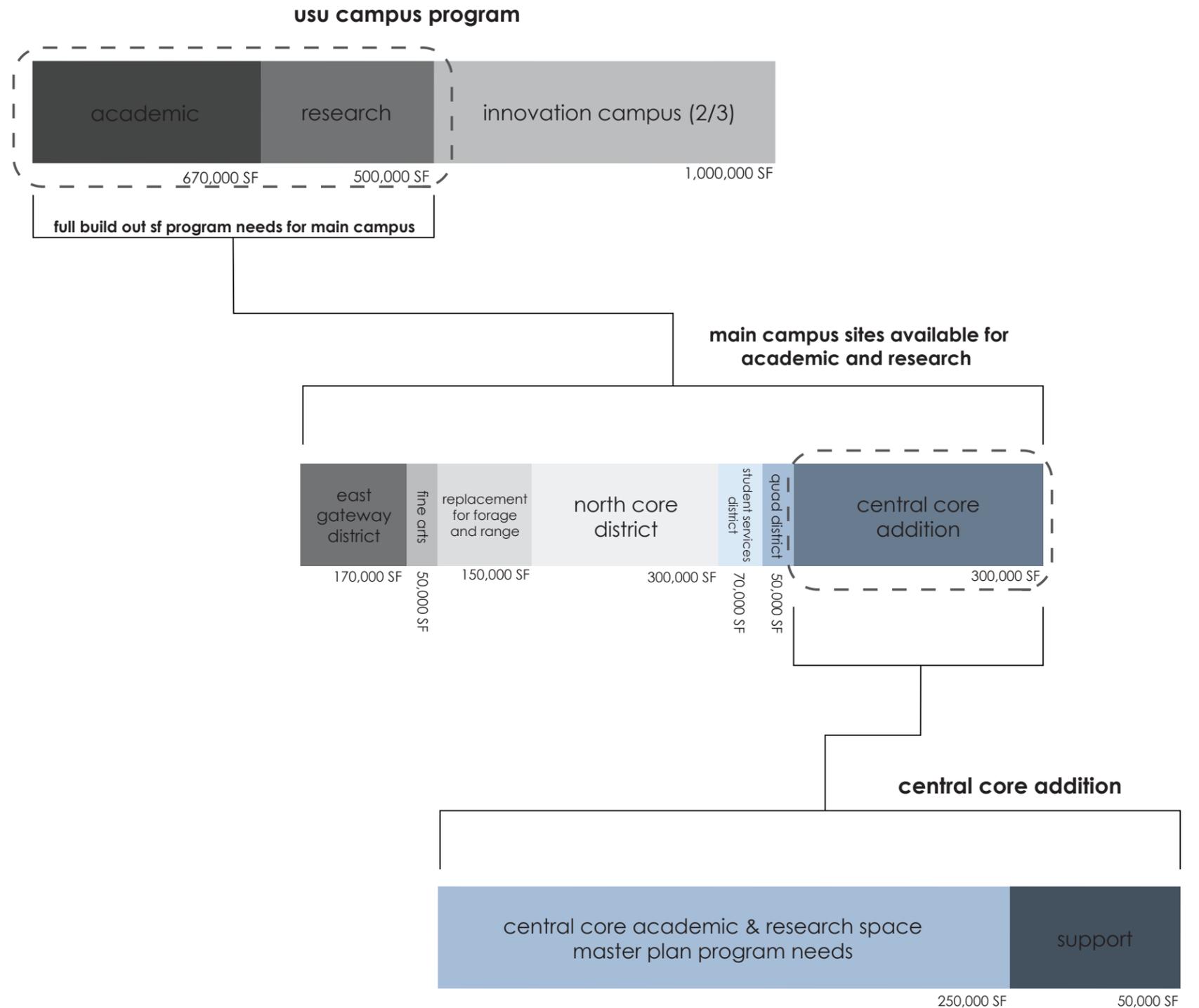
planning & site analysis



Statistics & Analysis

There are several key statistical metrics that inform the needs for this district plan. First, it is anticipated that full build out (full FTE) for the campus will be reached when the FTE reaches approximately 26,000 FTE's. This FTE would require 1,170,000 sf of academic and research space combined on the main campus. Once this is taken into account, with the potential capacity of the innovation campus, this leaves approximately 670,000 sf of academic space and 500,000 sf of research space to be located directly in the main academic campus.

The diagram to the right illustrates how the square footage has been accounted for in each preceding district plan update and what remains for the Central Core. It should come as no surprise that, as the academic heart of campus, this district will be responsible for the larger portion of the needed academic and research space on the main campus. This equates to approximately 300,000 sf of academic/research/support space total in this district alone.



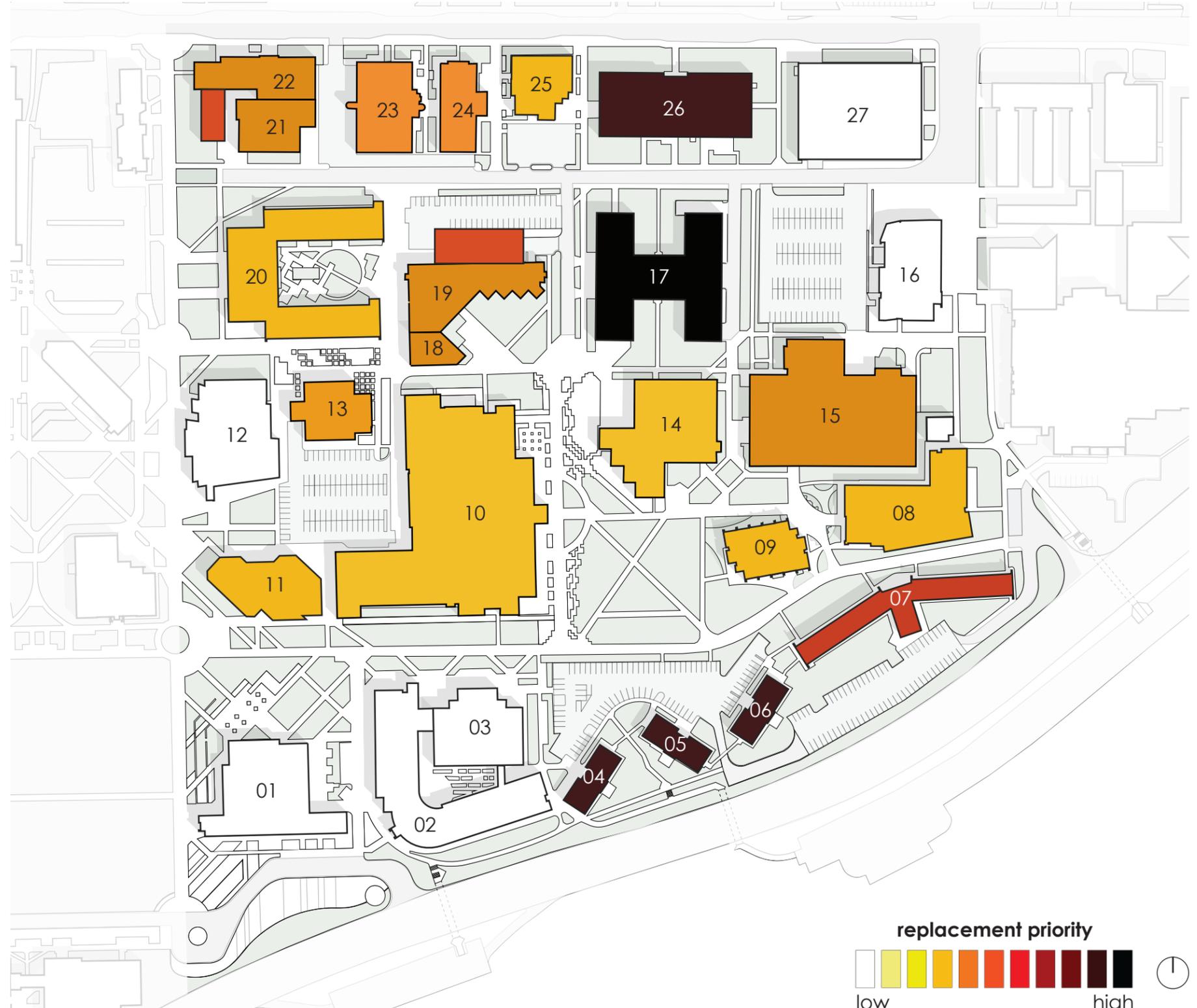
Programmatic Needs

Planning & Site Analysis

Building Replacement & Renovation Needs

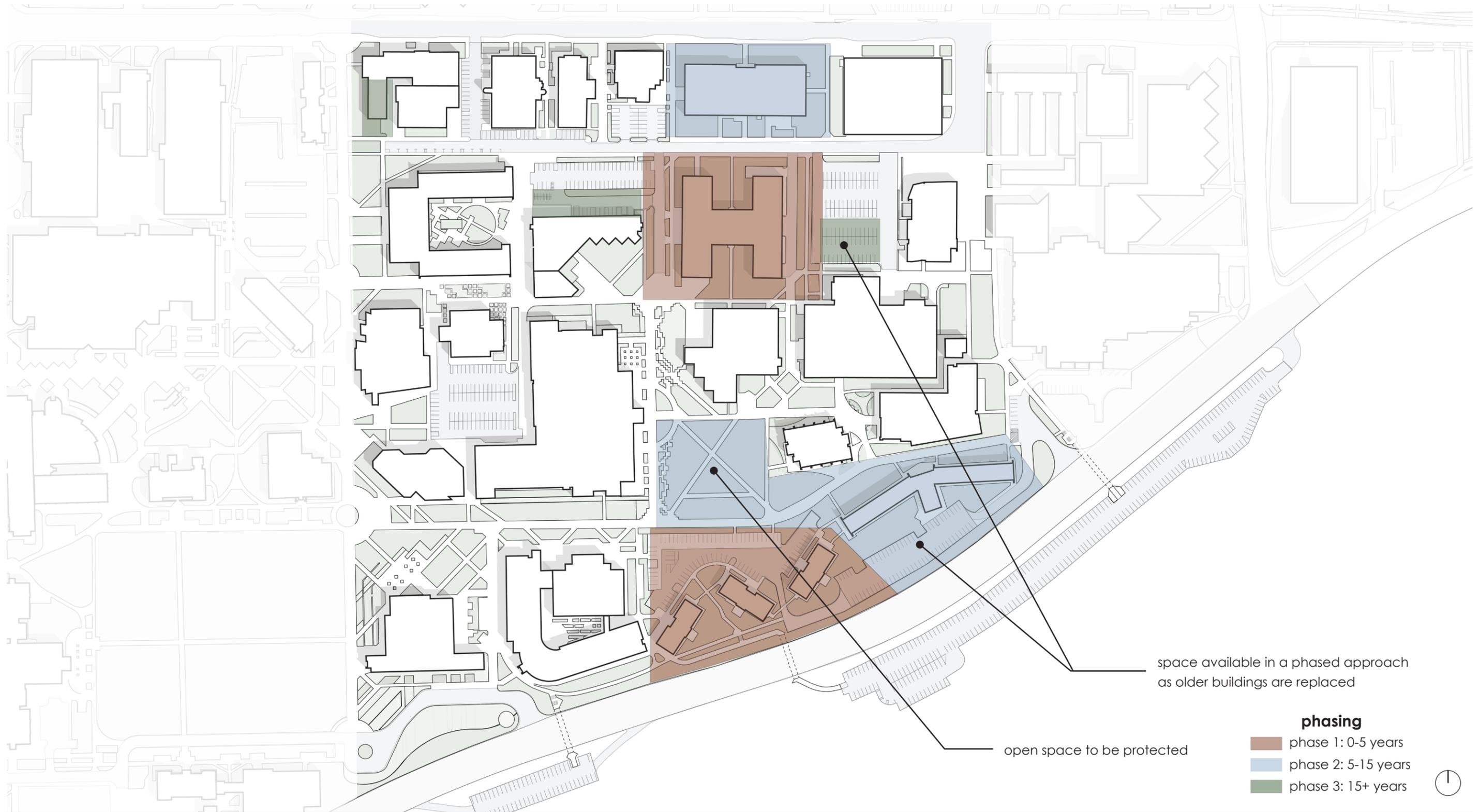
- 04 moen hall (MOEN)
 - eliminate and replace
- 05 greaves hall (GREAV)
 - eliminate and replace
- 06 reeder hall (REEDR)
 - eliminate and replace
- 07 merrill hall (MERRL)
 - eliminate and replace
- 09 engineering innovation (ENINV)
- 13 biotechnology center (BTEC)
- 14 science engineering research (SER)
- 15 engineering laboratory (ENLAB)
 - remodel
- 17 technology building (TECH)
 - eliminate and replace
- 18 ecosystems research institute (QLIB)
- 19 natural resources building (NR)
 - remodel/addition
- 21 laboratory animal research center (LARC)
- 22 veterinary science and biology building (VSB)
 - remodel/addition
- 23 janet quinney lawson building (JQL)
- 24 lillywhite building (LILLY)
- 26 industrial science building (IS)
 - eliminate and replace

Criteria for replacement priority includes building age, condition, functionality, low density massing



Replacement Heat Map

Planning & Site Analysis



Phasing Available Space

Planning & Site Analysis

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Transportation Summary

The following pages address both the existing and proposed planning improvements to all transportation related aspects of the central core district. Transportation aspects include the following forms of transportation:

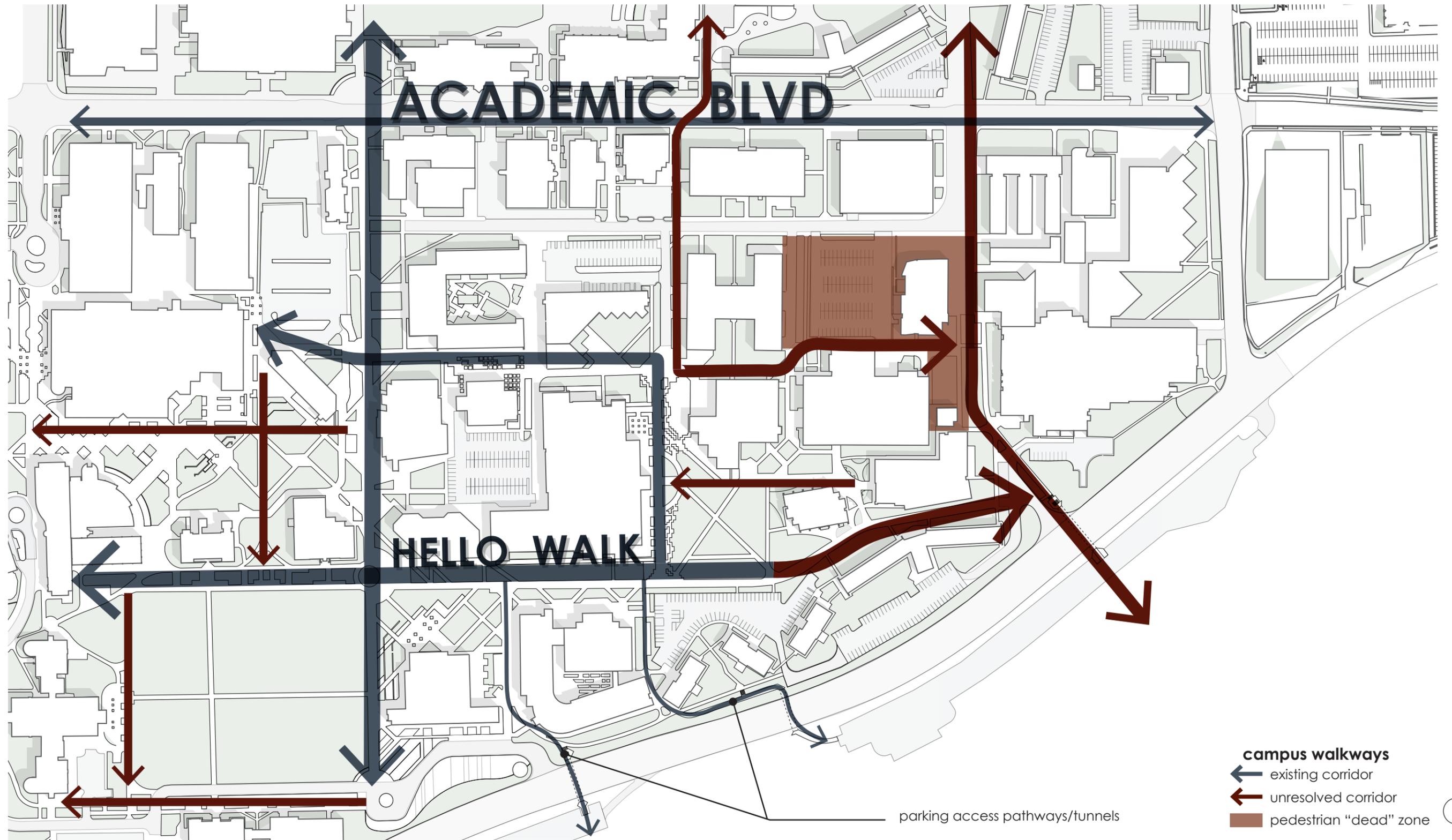
- Shuttle and mass transit
- Pedestrian
- Bicycle
- Campus roads
- Highway 89 access to the district

Planning Phase Summary

Planning & Site Analysis

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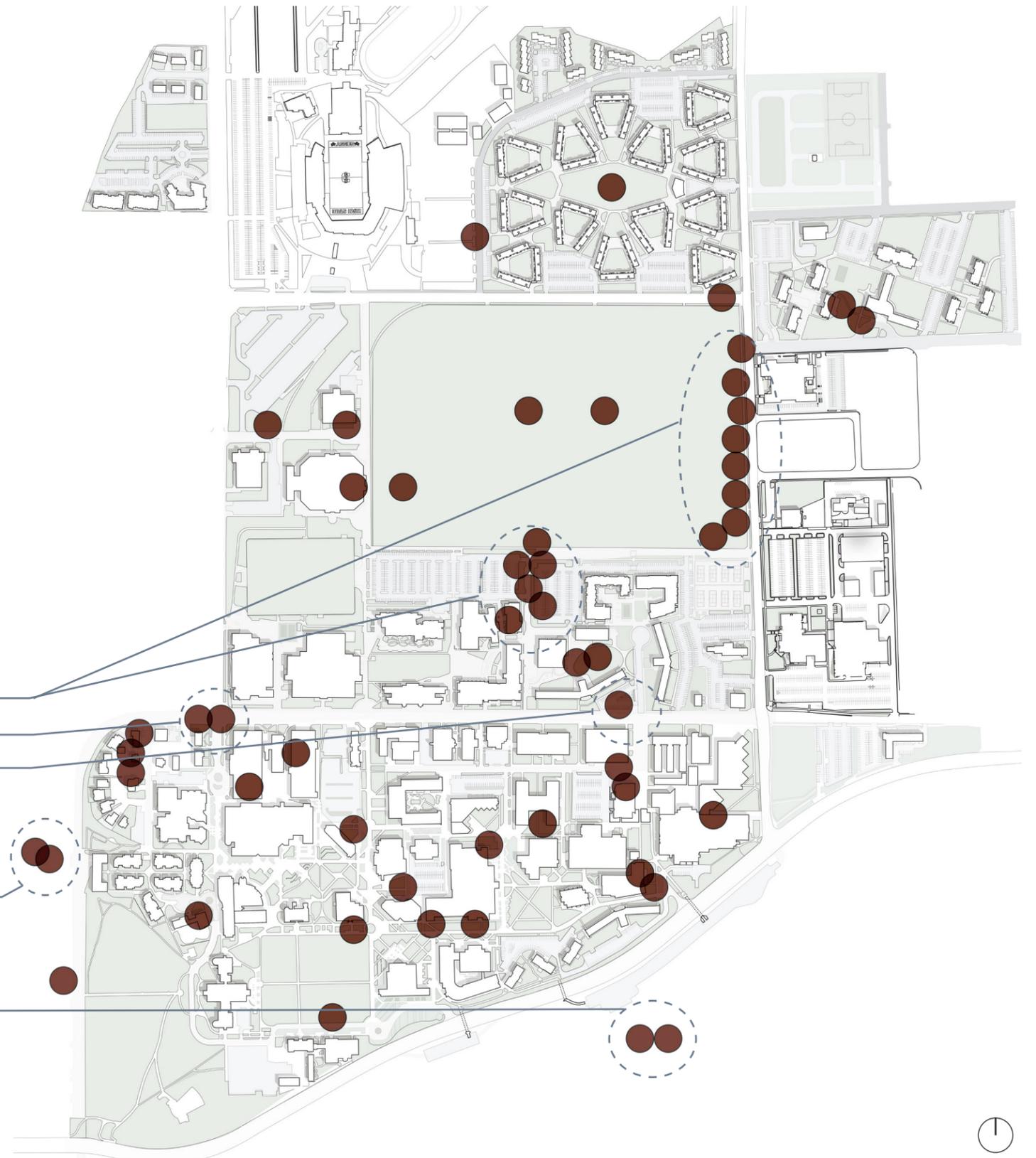
Primary Pedestrian Corridors

Planning & Site Analysis

Accessibility & Safety Concerns (student comments from open house)

● unsafe zones
(identified by current students
during district plan open house)

- improve lighting for more comfortable walking environment
- areas where multiple modes of travel intersect
- pedestrians not seen by vehicles when crossing street
- more bike racks around existing buildings
- encourage safer biking through additional bike paths
- highway 89 is not conducive to bikers/e-mobility
- increase parking integration to decrease parking dead zones

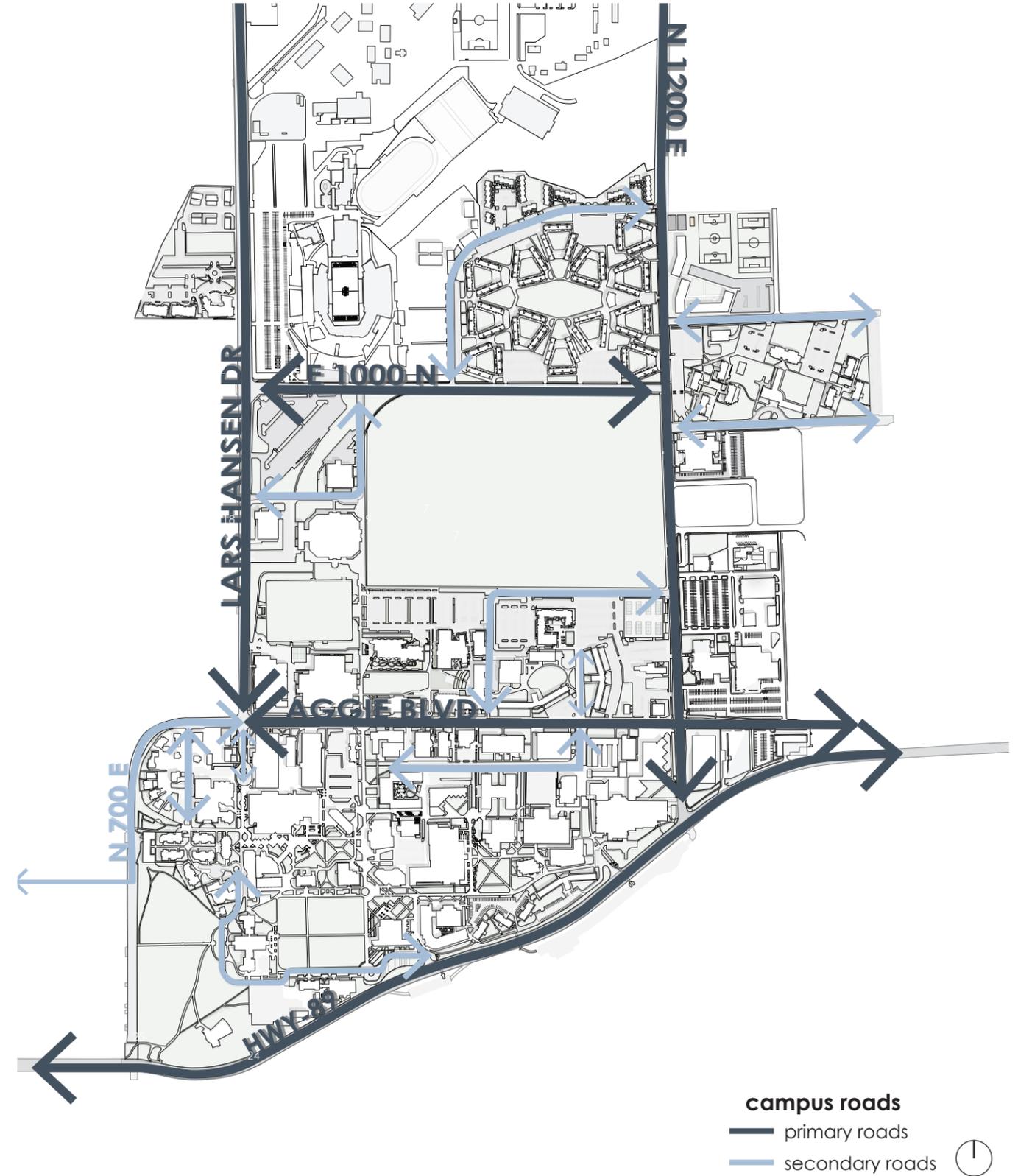
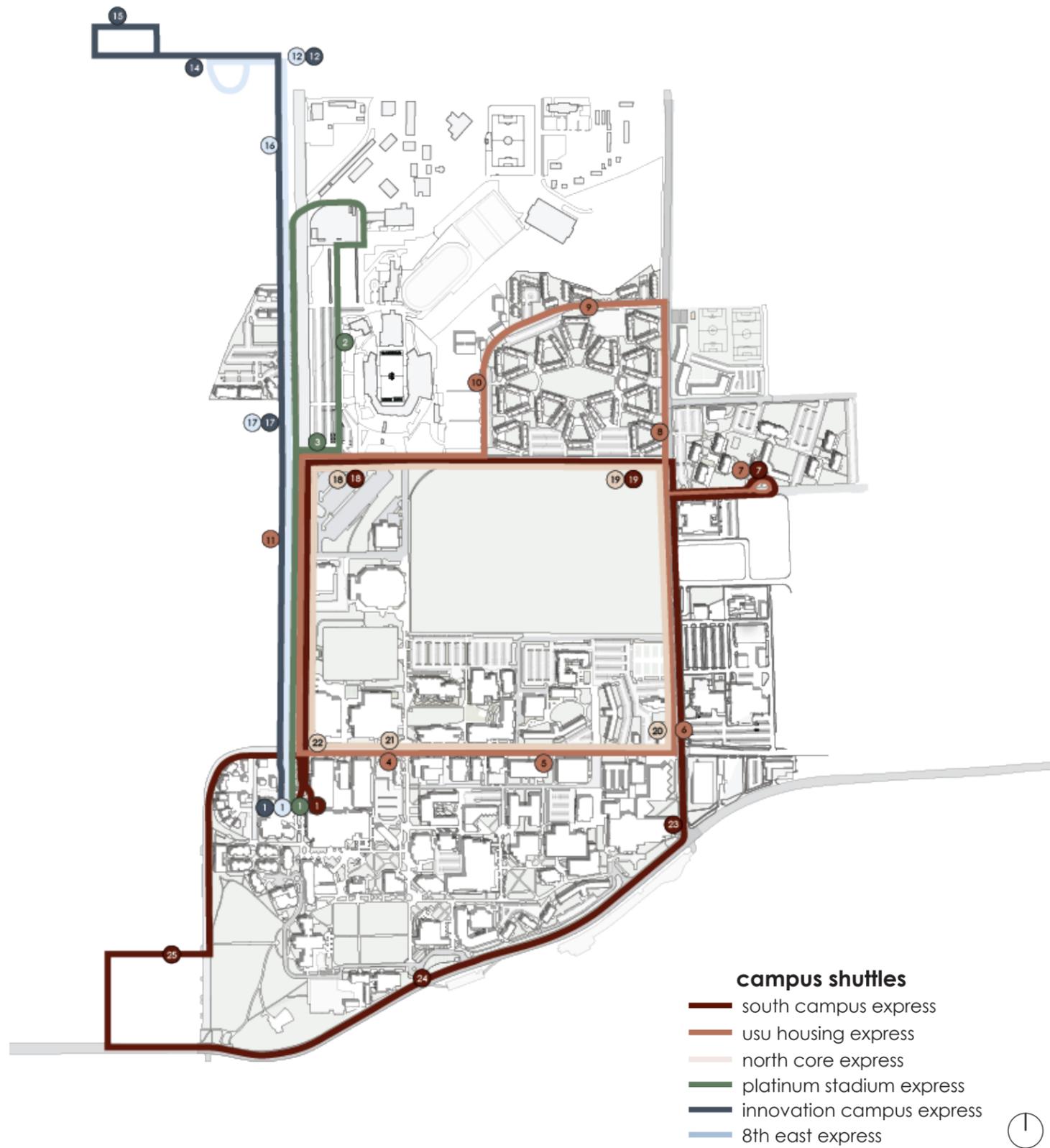


Transit Considerations

Planning & Site Analysis

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Primary Transit Corridors

Planning & Site Analysis

Accessibility Improvements

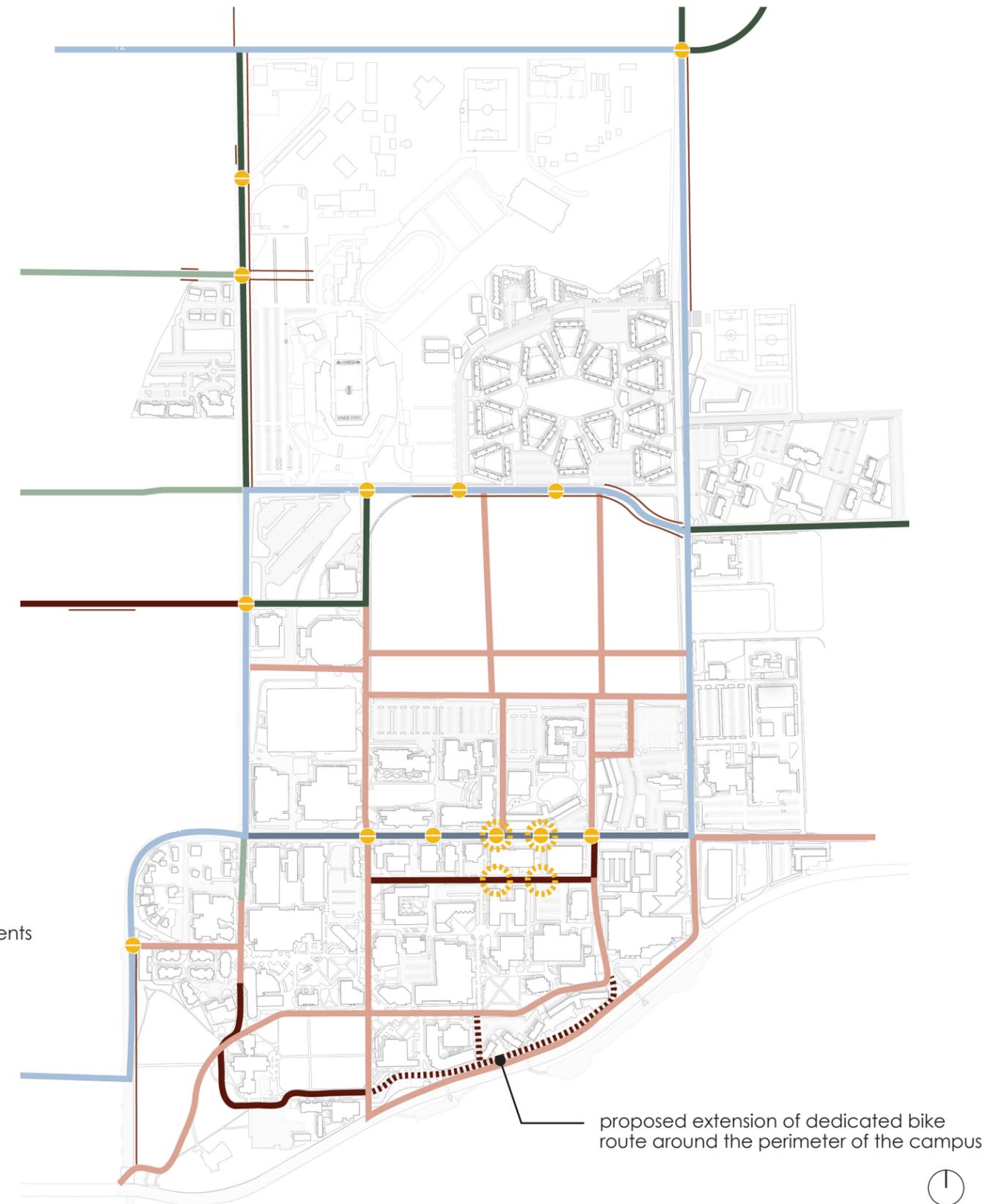
The illustration included here shows existing circulation paths and already anticipated bike route improvements. The dashed line shown on the diagram is the proposed extension of the dedicated bike route. The study proposes placing this bike path at the far edge of campus to allow a faster and safer bike path that avoids pedestrian shared roadways. The proposed overall plans show a dedicated bike path that is entirely separate from the pedestrian sidewalks in the areas that correlate to this diagram. Improvements are anticipated to be implemented in phases with the majority of improvements being completed in phase I:

Phase I Improvements:

- Pedestrian crossing improvements on Aggie Blvd (700 North) between 800 East and 1200 East - many of these are either already implemented or are in the design phase.
- Buffered bicycle lanes on 700 North between 800 East and 1200 East.
- Bike Boulevard on 675 North.
- Shared Use Path that runs from the southwest corner of campus through the central core and then turns north at 1100 East

Phase II Improvements:

- Separate pedestrian and bicycle traffic in Campus Core (pilot project)



Transit Considerations

Planning & Site Analysis

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Existing Bike Racks

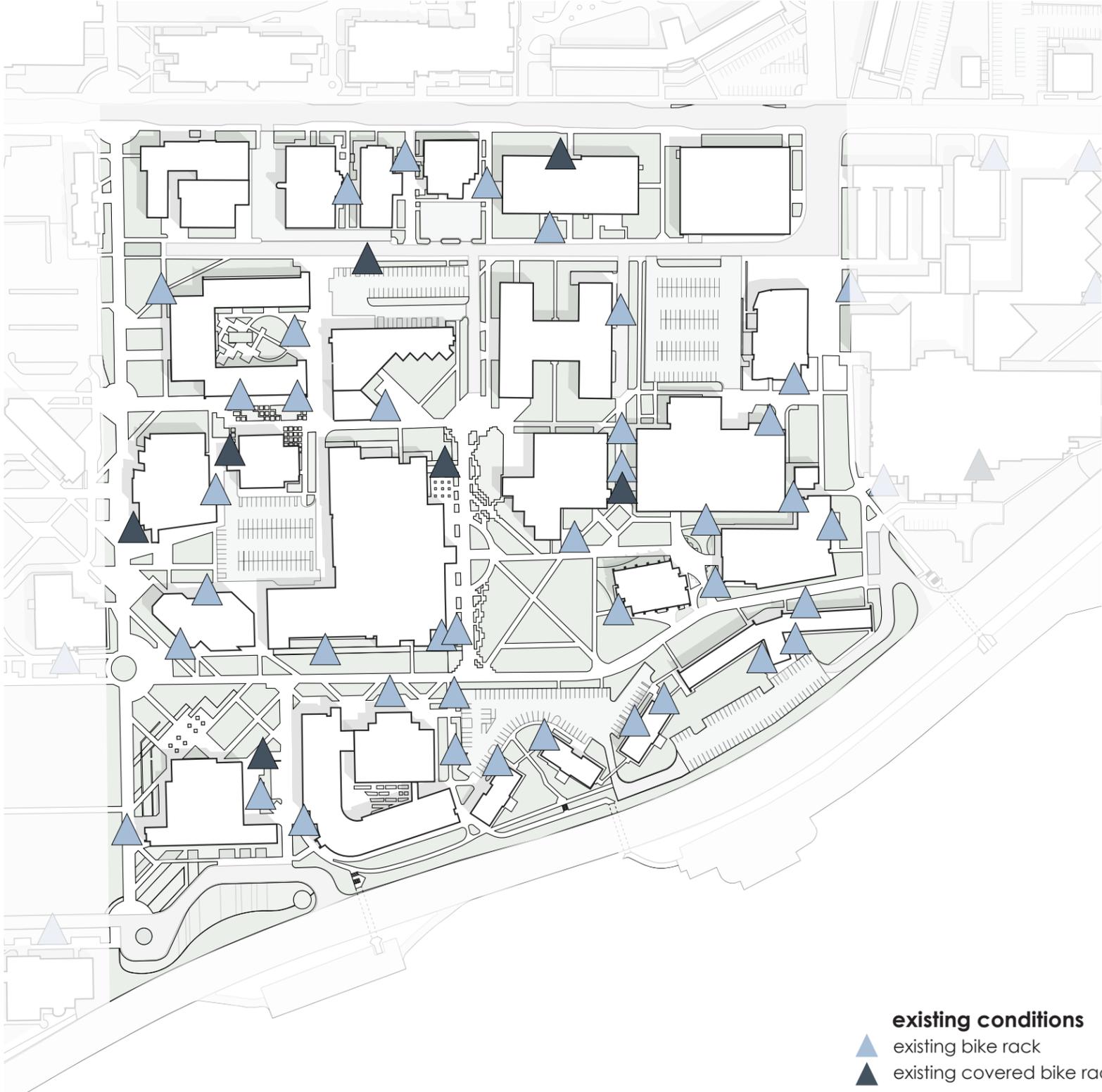
The adjacent diagram highlights the current bike rack locations that are available for student use in the Central Core District. The options of existing bike rack amenities ranges from standard fixed uncovered bike racks to covered bike shelters. The covered options tend to be more utilized due to the weather conditions during school semesters. Several of these locations will need to be replaced or relocated with the full build out proposed in this district plan.



Covered Bike Rack Example



Uncovered Bike Rack Example



Transit Considerations

Planning & Site Analysis



Bicycle Improvements

The adjacent diagram highlights the existing locations identified on the previous diagram along with the proposed updates for the full build out of Central Core district plan. The district plan proposes all new locations be covered locations similar to the image provided below of recent successful implementations on campus.

Note: the proposed plan includes a utility tunnel expansion directly along the alignment of the proposed shared-use path to separate pedestrian and bicycle traffic through the core campus. Planning and construction of this path should be coordinated with the construction of the utility tunnel.



Covered Bike Rack Example

- improvements**
- ▲ new bike rack
 - ▲ existing bike rack
 - ▲ existing covered bike rack
 - new protected bike lane
 - new bike boulevard
 - new shared use path
 - proposed bike loop



Transit Improvements

Planning & Site Analysis



Proposed 700 N / Aggie Blvd. Improvements

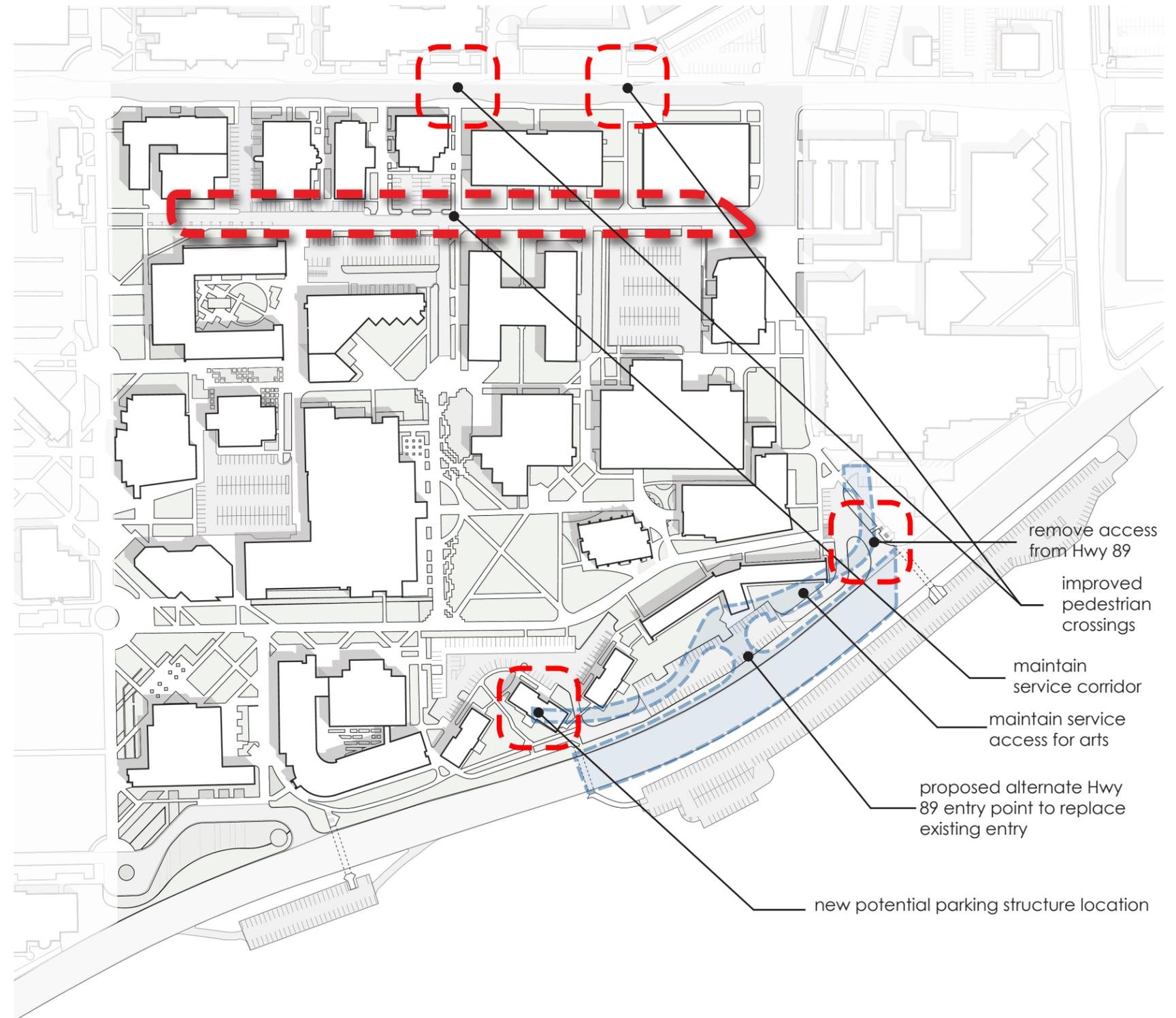
The Central Core District Plan will continue to build on the work previously completed in the Transportation District Plan for Aggie Blvd.

- The highlighted pedestrian crossings will be improved and strengthened as key connectors from the Central Core to the North Central District

Proposed US 89 Improvements

In the south campus area, the proposed plan moves the access driveway to US-89 from its current location which is about 500 feet west of 1200 East to a location approximately 900 feet west of 1200 East

- The Transportation Plan proposes restricting left-turn movements while entering onto the highway at the existing accesses on US89 to improve safety. Left turns off of the highway would be maintained. If this access were granted by UDOT, it would likely be restricted to a right-out only access. Existing access would need to be eliminated.
- The new access location also helps increase the sight-distance from its current location which could improve the safety of the turning movements at this access
- With the proposed new driveway access location, this allows for an improved direct access road to the proposed parking terrace that does not have on-street parking – this will allow more efficient traffic flow in and out of the parking terrace



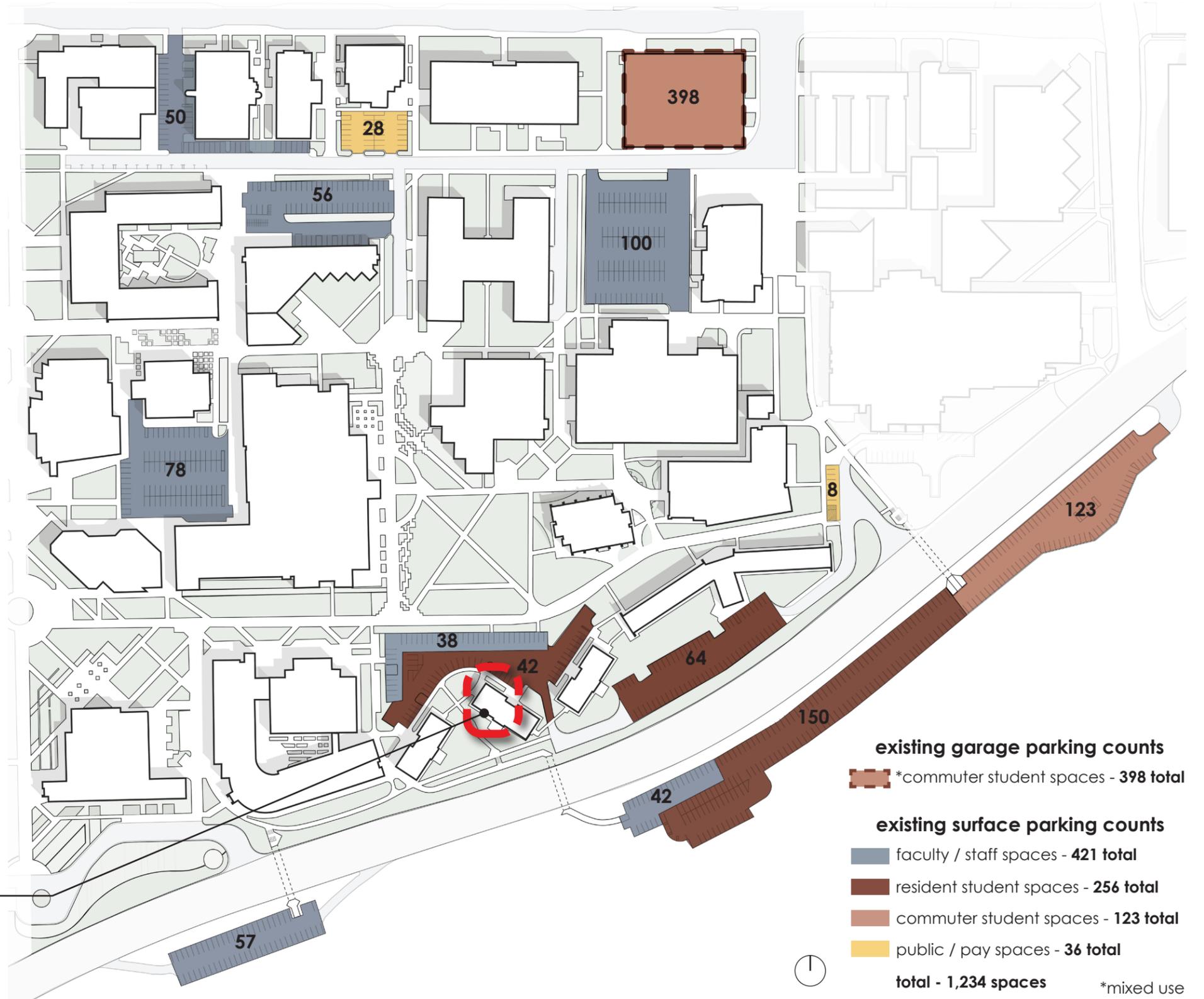
Transit Considerations

Planning & Site Analysis

Proposed Parking Improvements

The Transportation Plan parking study shows that parking in the south core campus is at capacity, while the north core campus is not currently at capacity. Since the study was completed, the Gateway Terrace parking structure has been built in the Northeast corner of the district, adding approximately 400 new parking stalls to the north Central Core area. The Core plan has also included a new parking terrace in the south core area that will add approximately 300 net new parking stalls. The new parking terrace will help alleviate the over-capacity parking issues in the core of campus.

new potential parking structure location



Existing Parking Areas

Planning & Site Analysis

Open Space Considerations

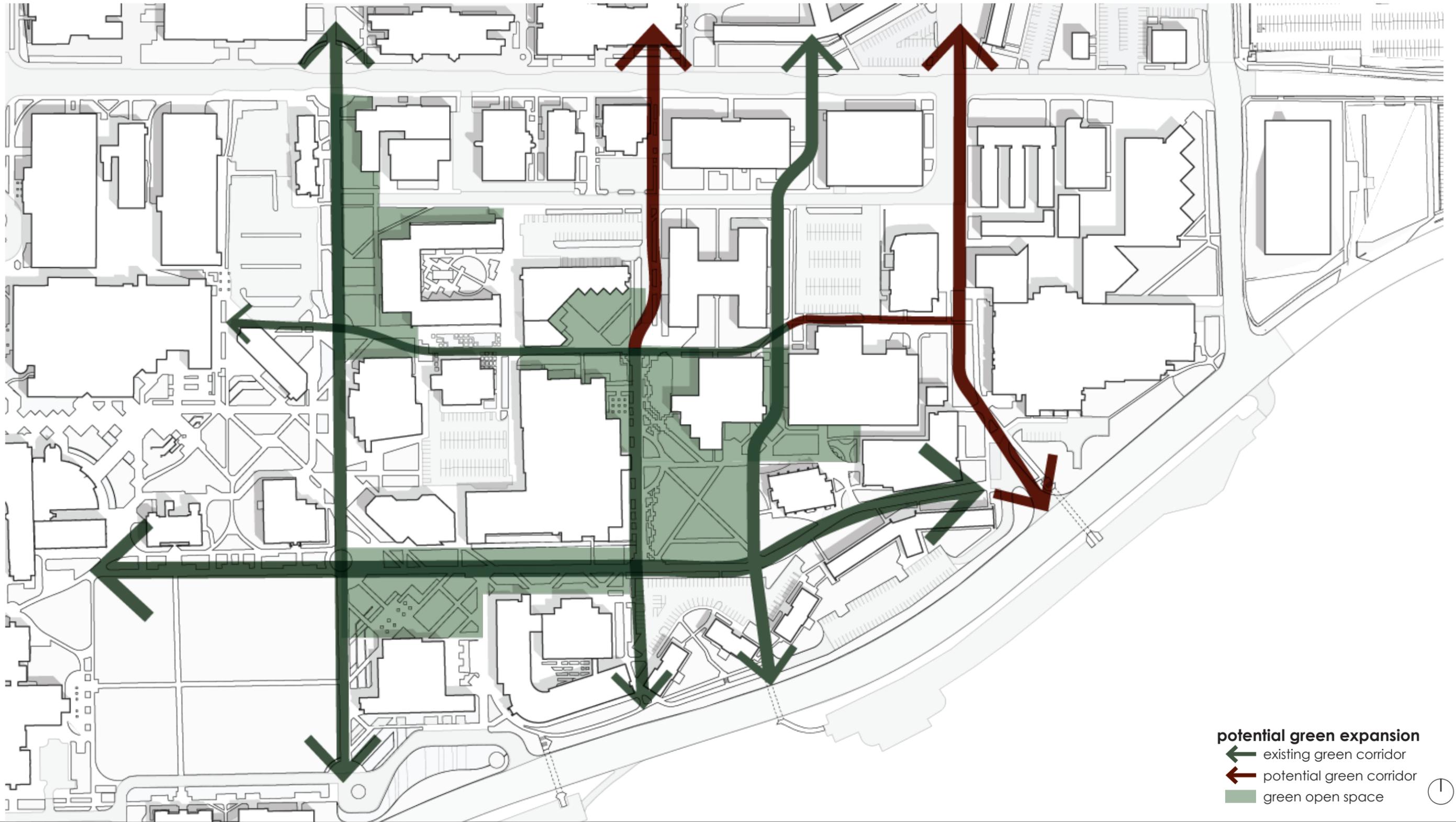
The following diagrams highlight some of the key open space considerations for both existing natural resources and diagrammatic approaches to new open spaces.



Tree Map

Planning & Site Analysis





Existing & Proposed Green Spaces & Greenways

Planning & Site Analysis

Utilities Summary

The following pages illustrate the existing utility infrastructure and proposed updates needed to match the phasing proposed for the Central Core District Plan Updates.

Utility Tunnels Analysis

Existing Steam Tunnel Analysis

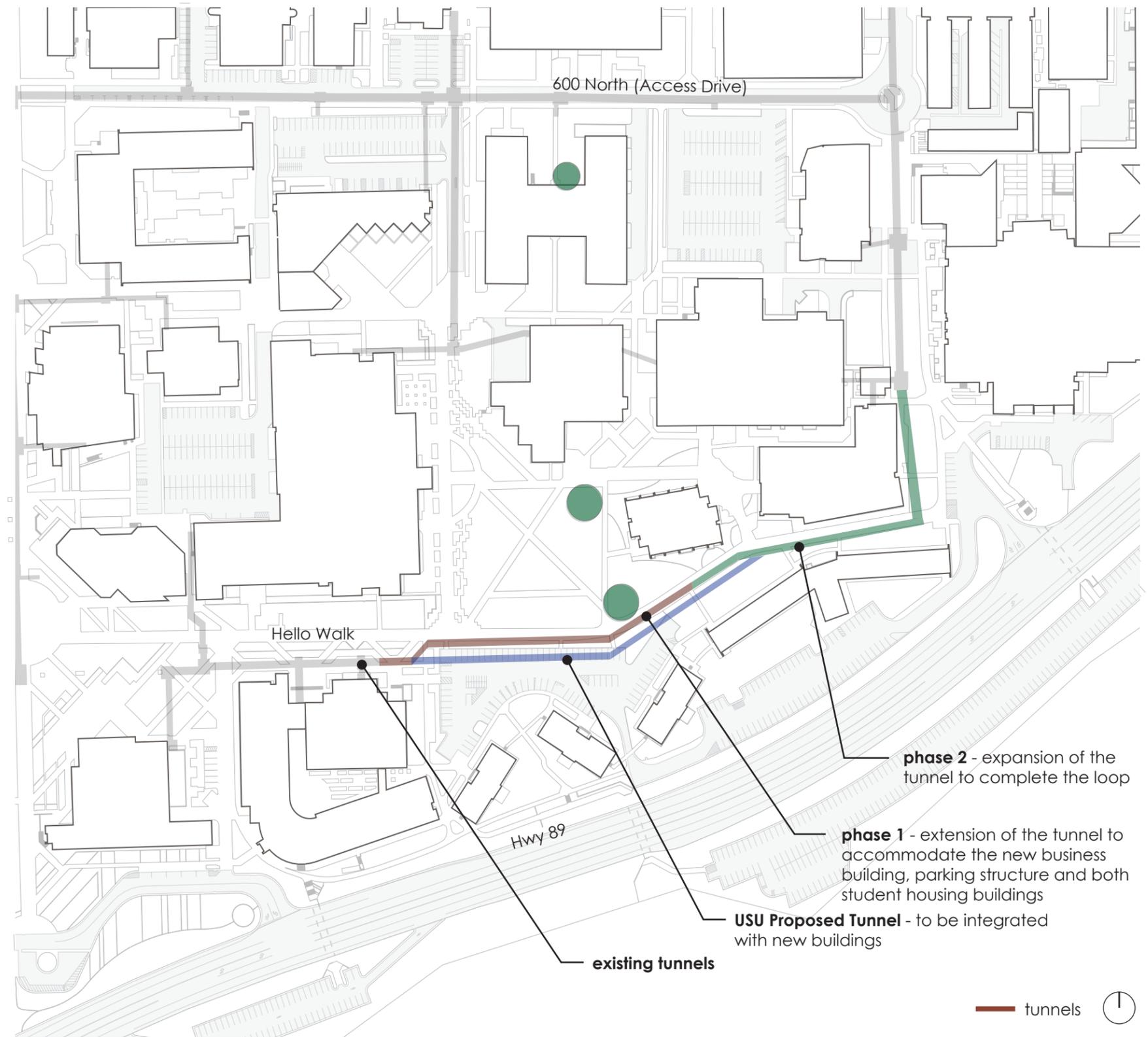
- The Central Core has main steam tunnel corridors in the Hello Walk, Service Access Drive, 1100 East. Existing buildings connect to the main tunnel with a branch tunnel or with direct bury connections. The tunnels supply buildings with steam for heating and chilled water for cooling.
- The existing housing building in the south quadrant are serviced with direct bury steam and do not have chilled water for cooling.

Phase I

- The construction of the Phase 1 south quadrant (Business, Housing, & Parking Structure) will require the extension of the Main Tunnel from the existing Business building. The extension will require the relocation of the main water, sewer, and electrical distribution lines.
- The new buildings will need to connect to the main tunnel with a branch tunnel to provide heating and cooling for each new building.
- The extension of the Main Tunnel in Phase 1 will service all new buildings in the south quadrant.
- New academic buildings that will replace B-Tech and Industrial Science Building can be provided heating and cooling on the main tunnel located in the Service Drive (600 North). The connection to the main tunnel will require a new branch tunnel and node connection.

Phase II

- Phase 2 will require the loop extension of the main Tunnel to complete the tunnel system in the Central Core.
- The new academic building next to the Performance Hall will require a connection to the main tunnel in service access (600 North). Steam and Chilled water are available and will require a branch tunnel and node to access the tunnel.



Tunnels & Corridors

Planning & Site Analysis

Sewer Analysis

Existing Sewer Analysis

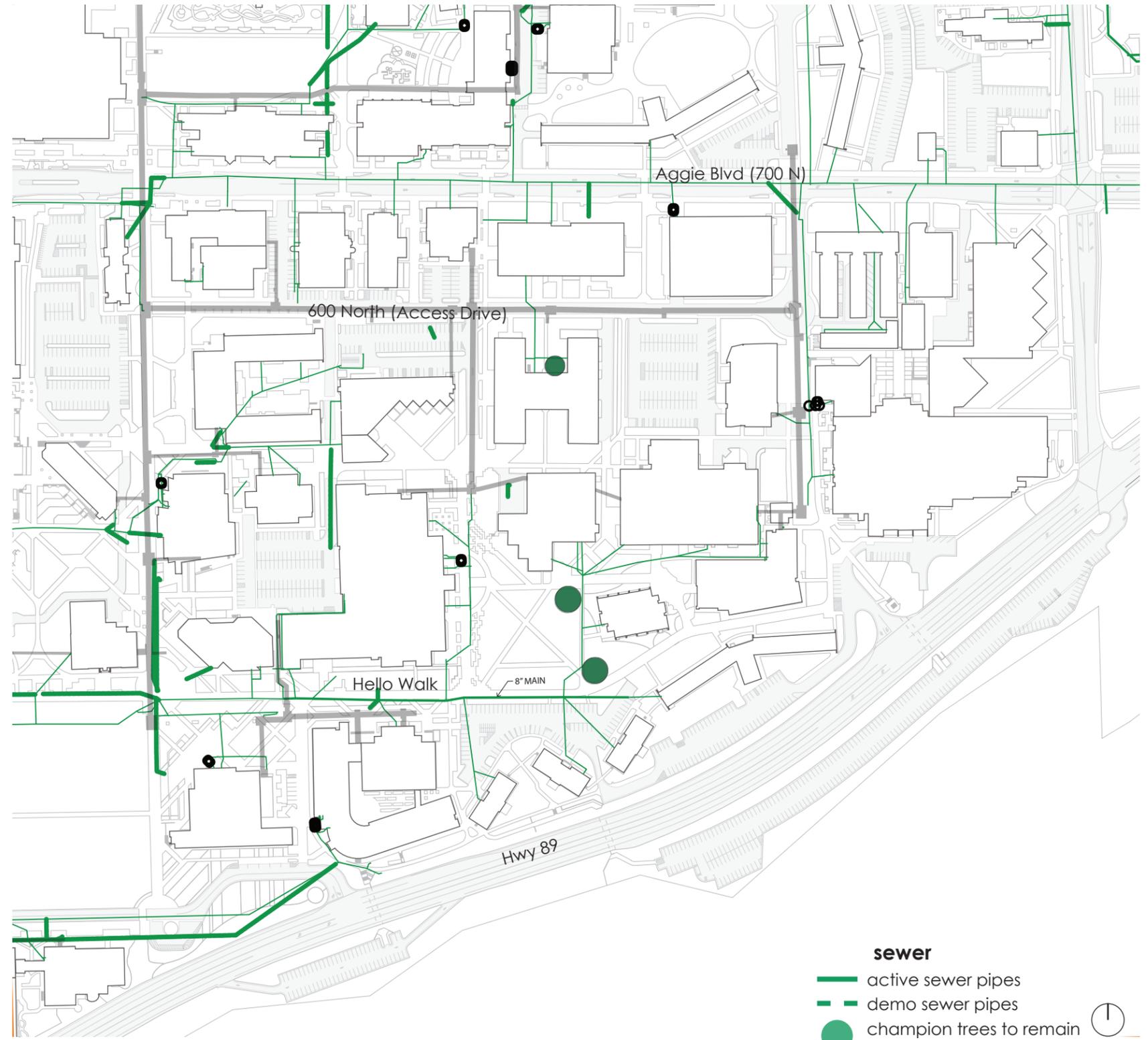
- Logan City's Main sanitary sewer is located in 700 North Street.
- USU Sewer Main line is located in Hello Walk that connects to Logan City Sewer on 700 East and 500 North.
- The existing sewer system has the capacity to service the new proposed buildings with new connections.

Phase I

- Construction of the new Tunnel Extension will **impact the existing sewer lateral servicing Engineering and Housing Buildings**. The sewer main will require relocation to service the existing Engineering Buildings. The new Business and Housing buildings will require a siphon under the new tunnel extension to service the buildings.
- To eliminate multiple siphons, a main line should be extended under the main tunnel extension to service the new buildings.
- Service to the new academic building replacing Industrial Science is **recommended to be provided via the Logan City main line that flows in 700 North**. The existing sewer connection to the City System could potentially be used depending on final water usage and condition of the service of the new building.
- A new USU main line is anticipated to connect to the new academic building replacing BTECH. This service line has been identified in USU Sewer District Plan to be replaced. The new service line would connect to Logan City's main line in 700 North and run south and would require a siphon under the existing main tunnel. This new line would service this new academic building and the new arts building in Phase 2.

Phase II

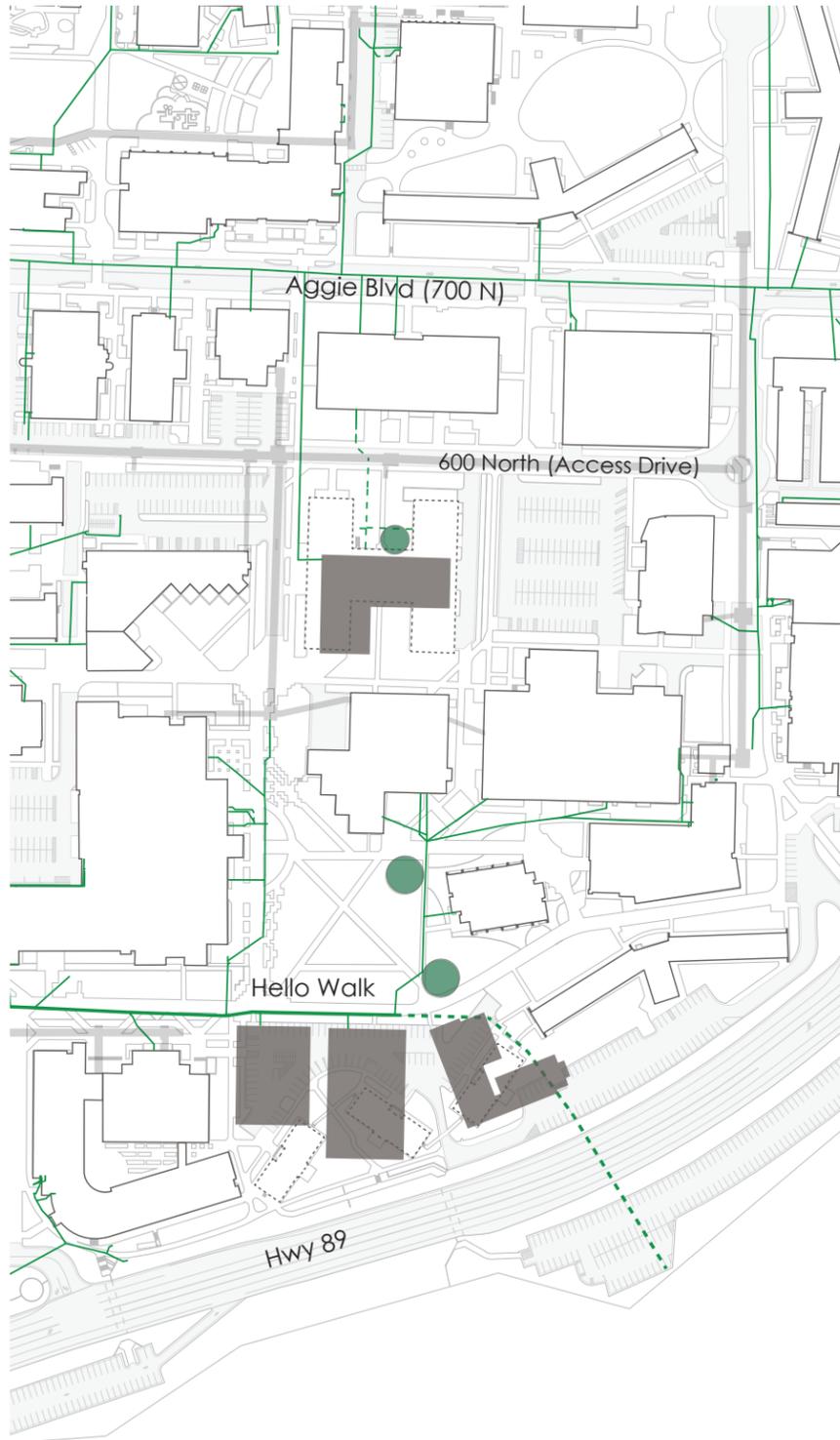
- Service to the new arts building is **recommended to be provided via the new USU main line connection to 700 North extended to the new academic building**. This location does not have any sewer that is accessible to the site without extensions of sewer infrastructure.



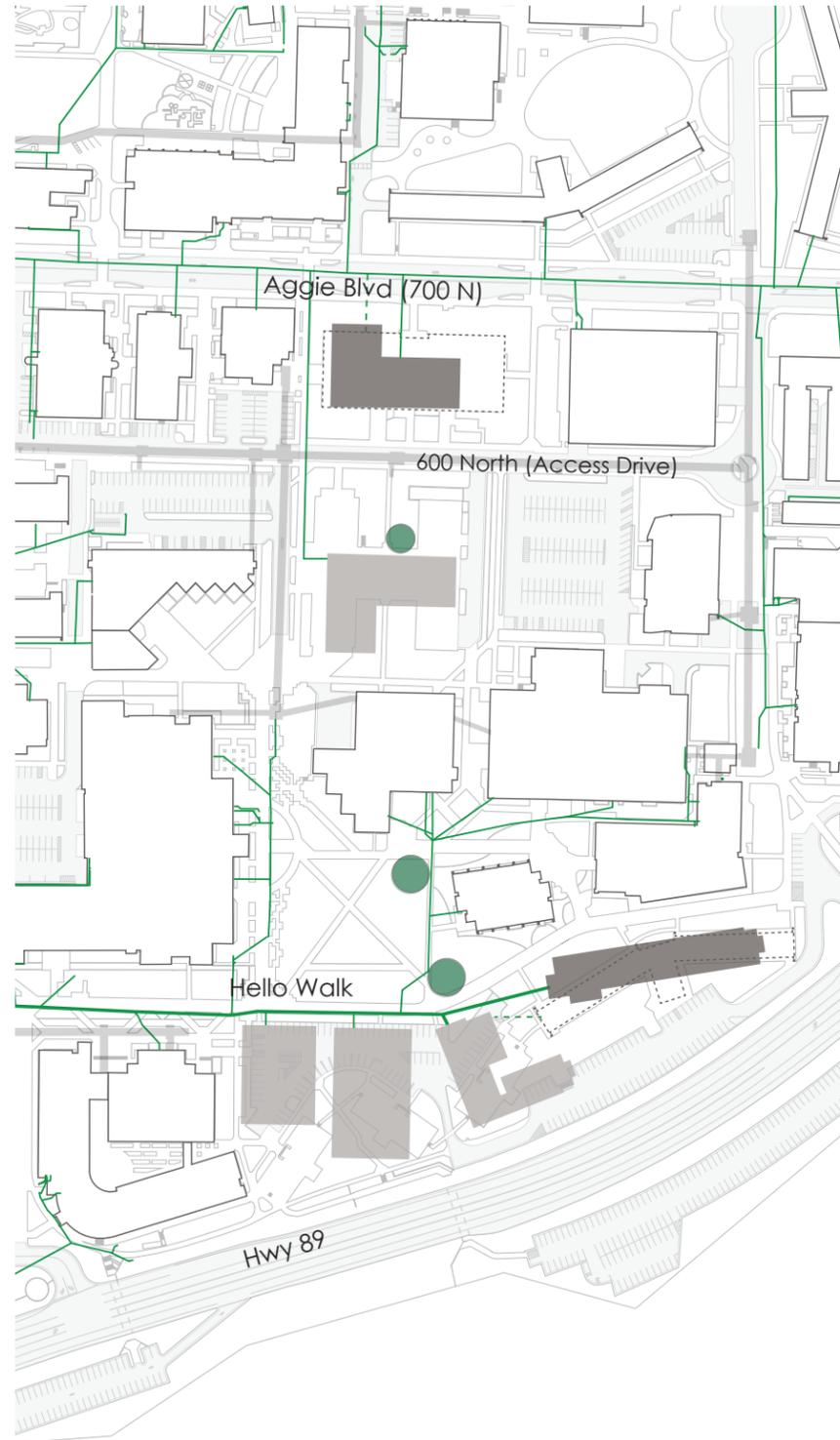
Existing Sewer

Planning & Site Analysis

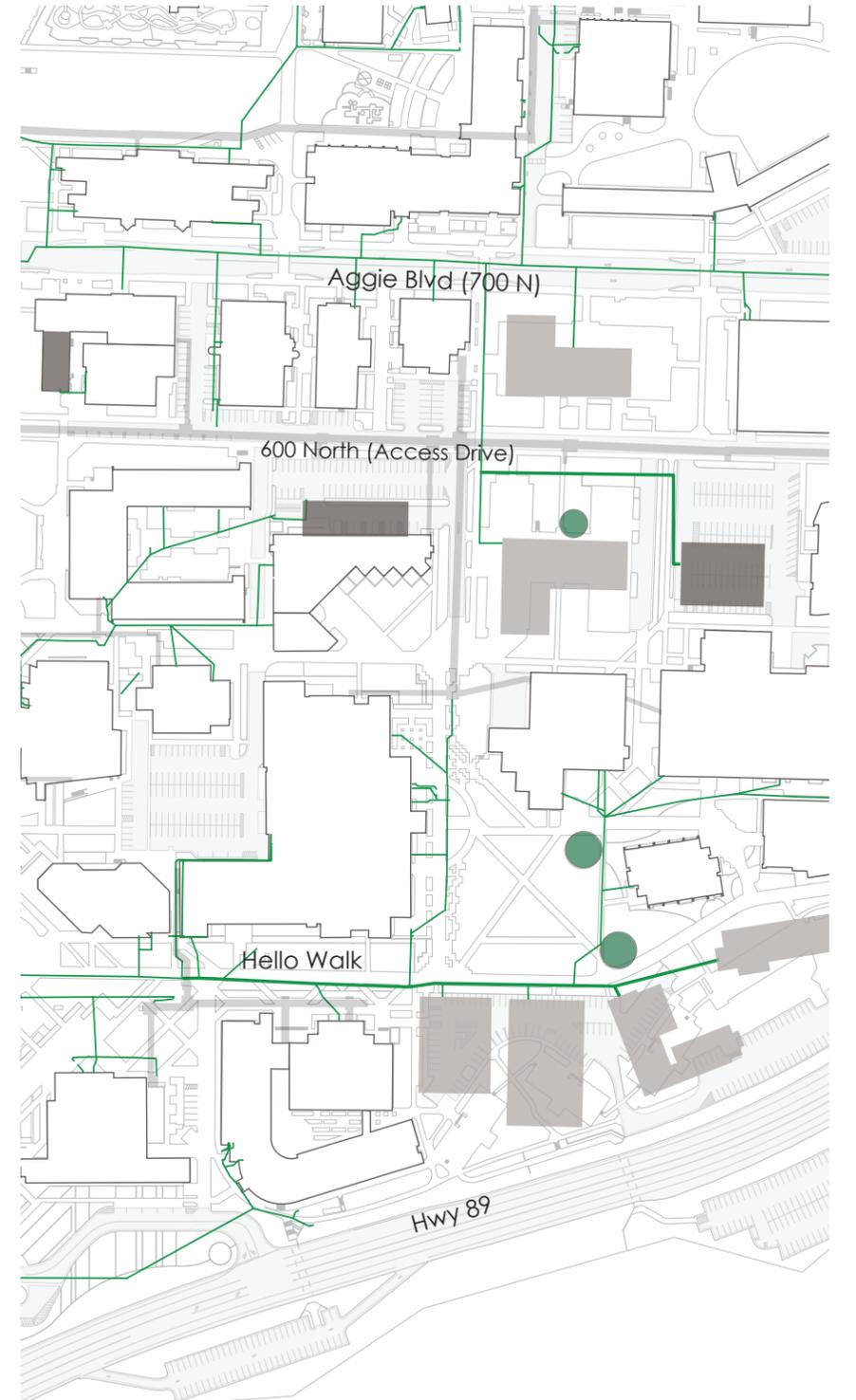
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phase 1



phase 2



phase 3

- sewer**
- active sewer pipes
- - - demo sewer pipes
- champion trees to remain

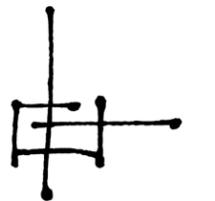
Sewer Phases

Planning & Site Analysis

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ajc architects



Water Analysis

Existing Water Analysis

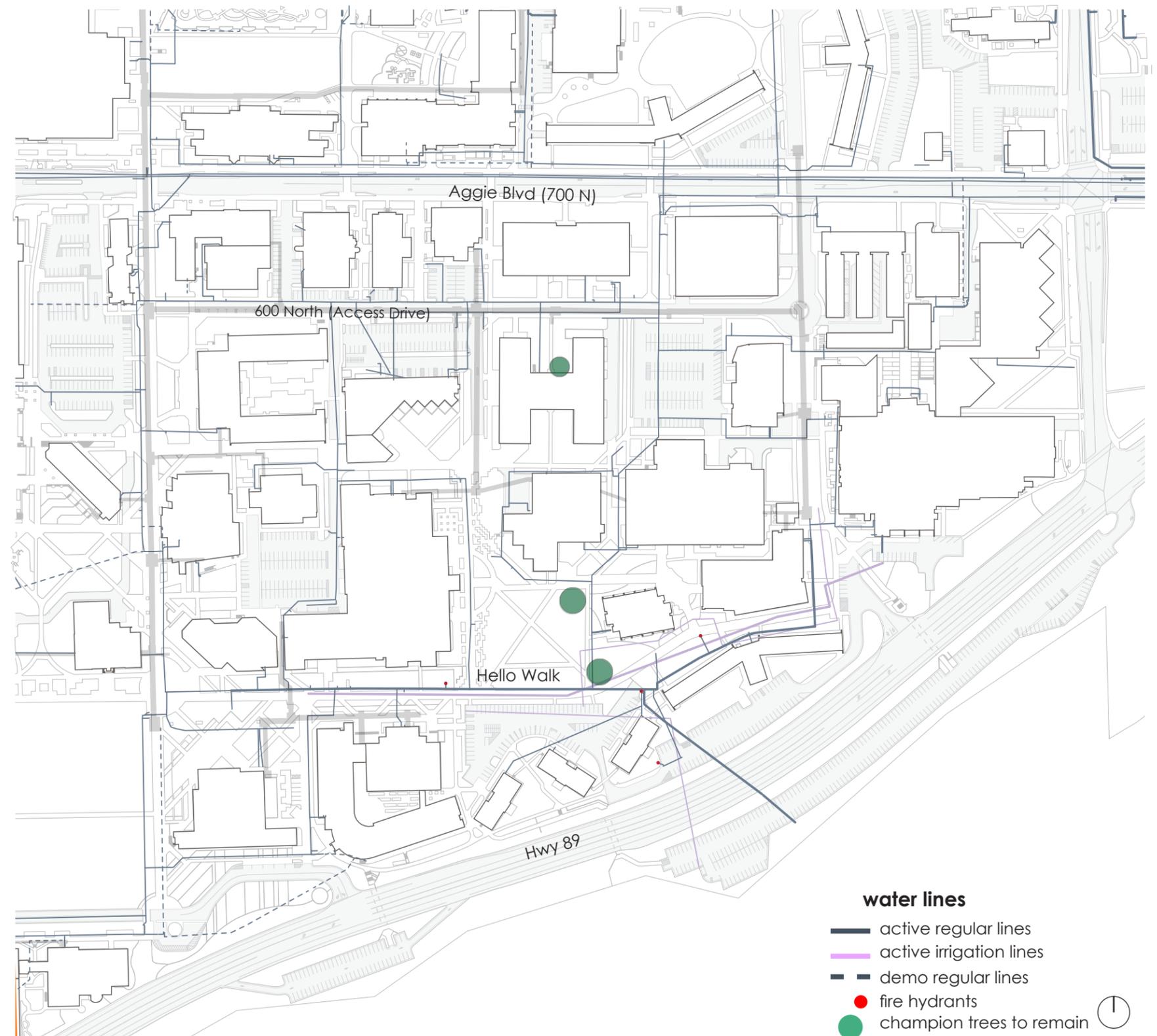
- 700 North provides a corridor for two (2) Logan City existing 24" water main lines that convey water from the Logan City reservoir/tank to the city's culinary water system. USU connects to the City System with this.
- 700 North provides a corridor for a single USU 14" water main line that conveys water from the USU reservoir/tank to the Utah State University campus.
- Hello Walk provides a corridor for a USU 12" water main line that conveys water to buildings and provides Fire Flow for fire protection services.
- Central Core has the two main wells that service USU for culinary purposes. The Natural Resources (NR) and Industrial Science (IS) wells service the main campus with Culinary Water.

Phase I

- Construction of the new housing and business buildings will **require connection to existing 12" water main in Hello Walk utility corridor.**
- It is recommended that service to the new housing buildings utilize the new branch tunnel for connection into the mechanical room.
- It is recommended that service/ fire service to the new parking structure be supplied from the **existing main in Hello Walk.**
- The new academic buildings replacing Industrial Science and BTech connect to the **existing water main located in 600 North Access Drive.**

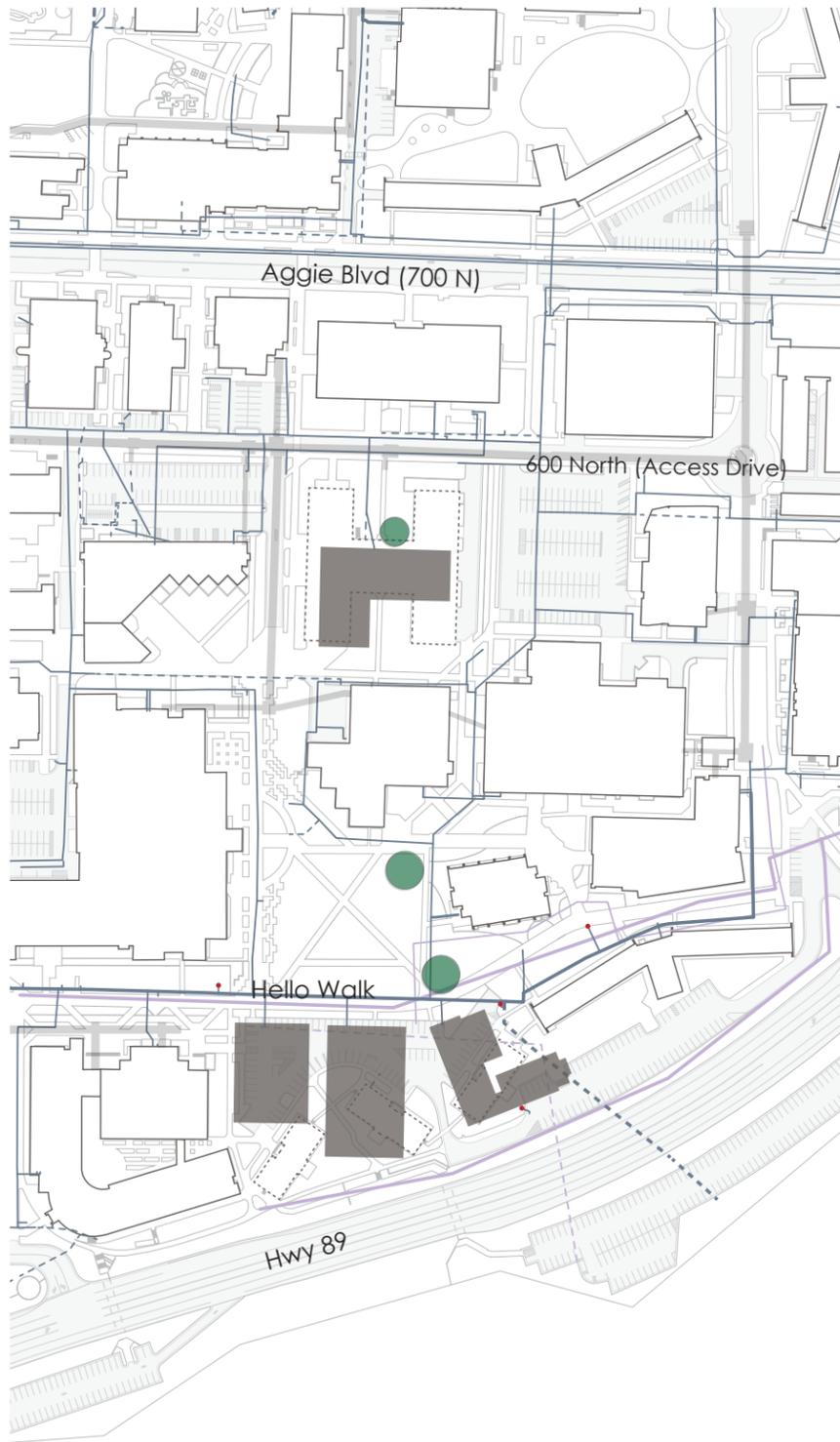
Phase II

- The new arts building will require to relocate an existing water main to maximize full extent of the building site and footprint. This new line would be utilized for culinary and fire connections to the new building.

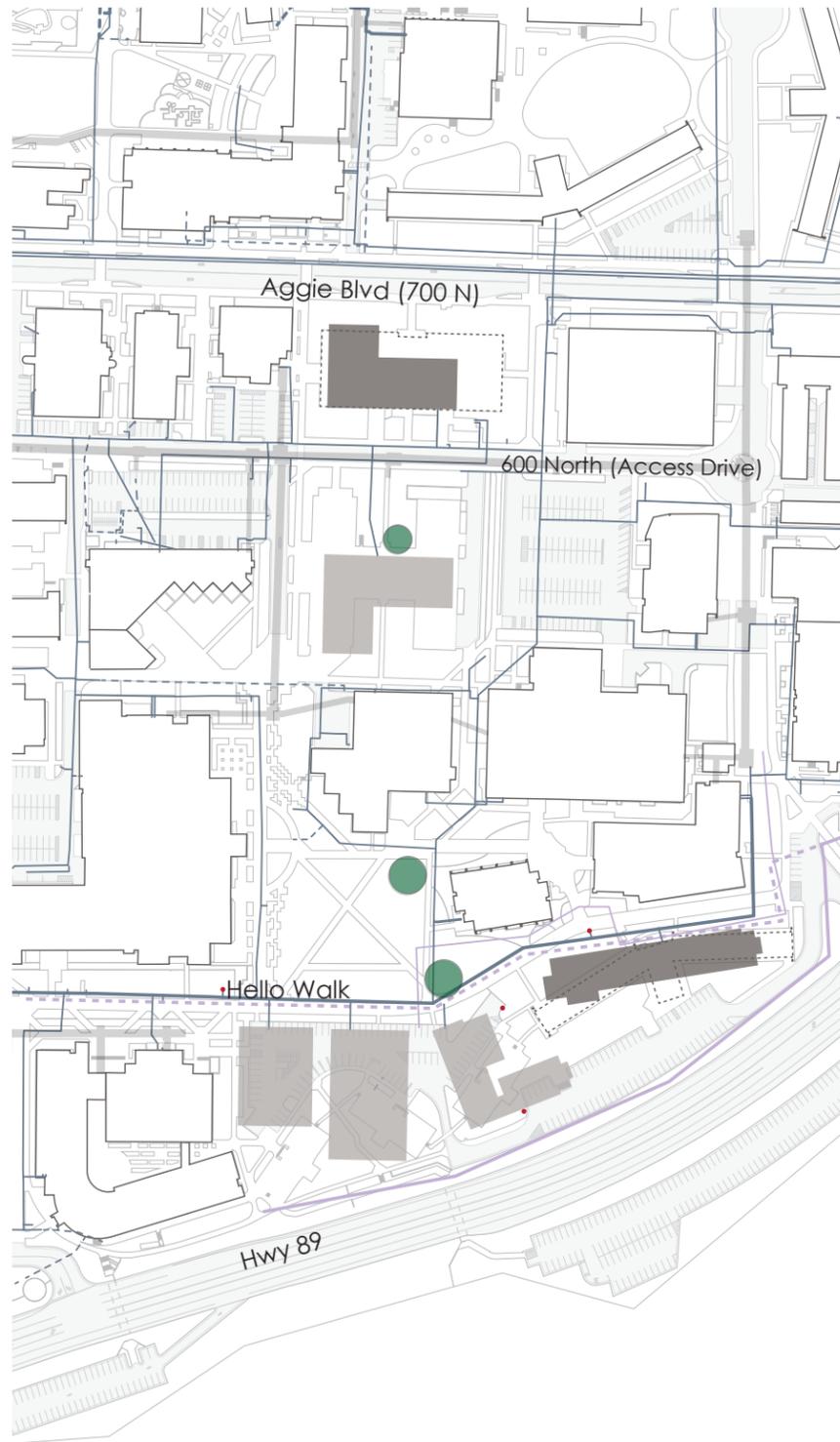


Existing Water

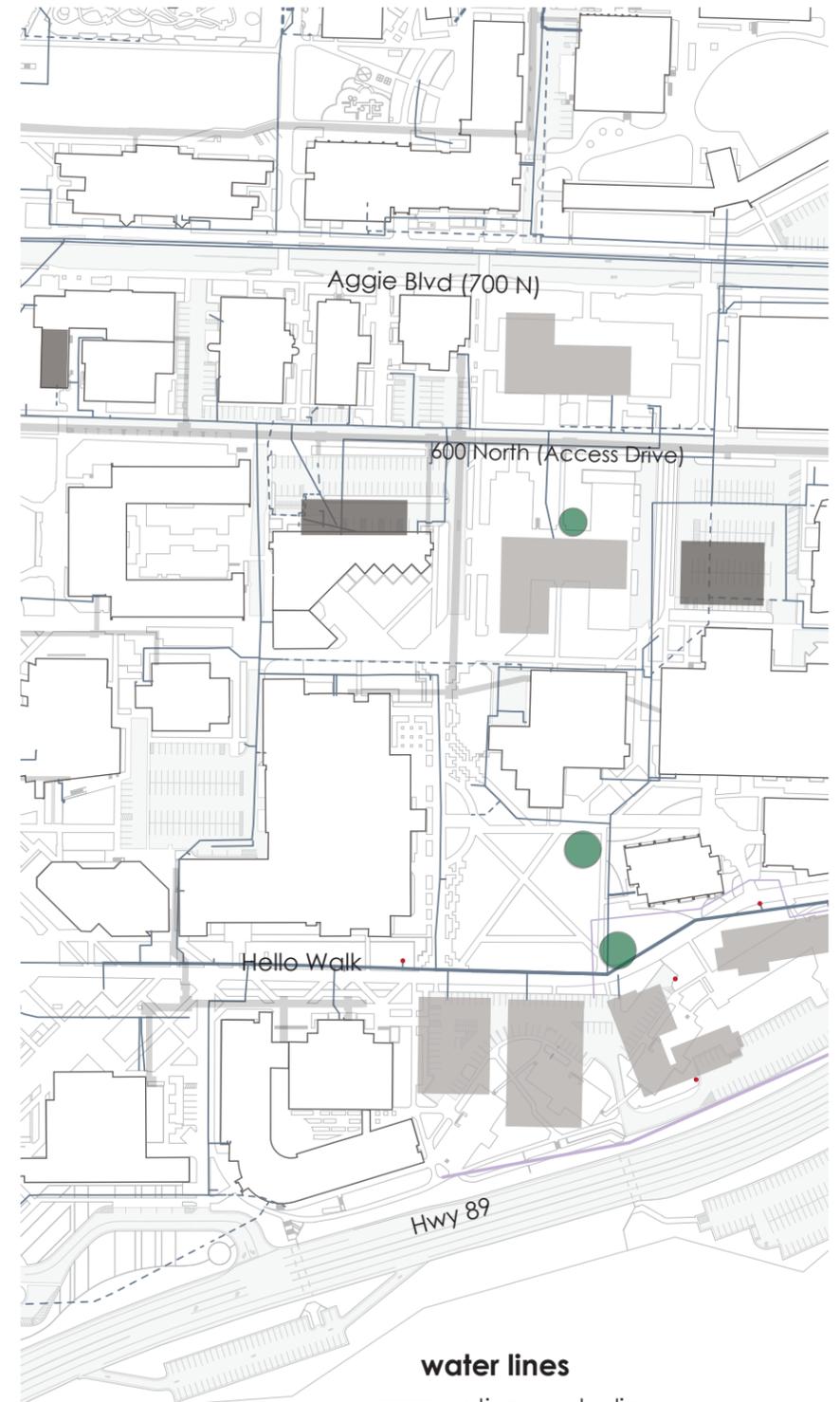
Planning & Site Analysis



phase 1



phase 2



phase 3

- water lines**
- active regular lines
 - active irrigation lines
 - - - demo regular lines
 - fire hydrants
 - champion trees to remain

Water Phases

Planning & Site Analysis



Existing Power & Telecom Analysis & Improvements

Medium Voltage Infrastructure

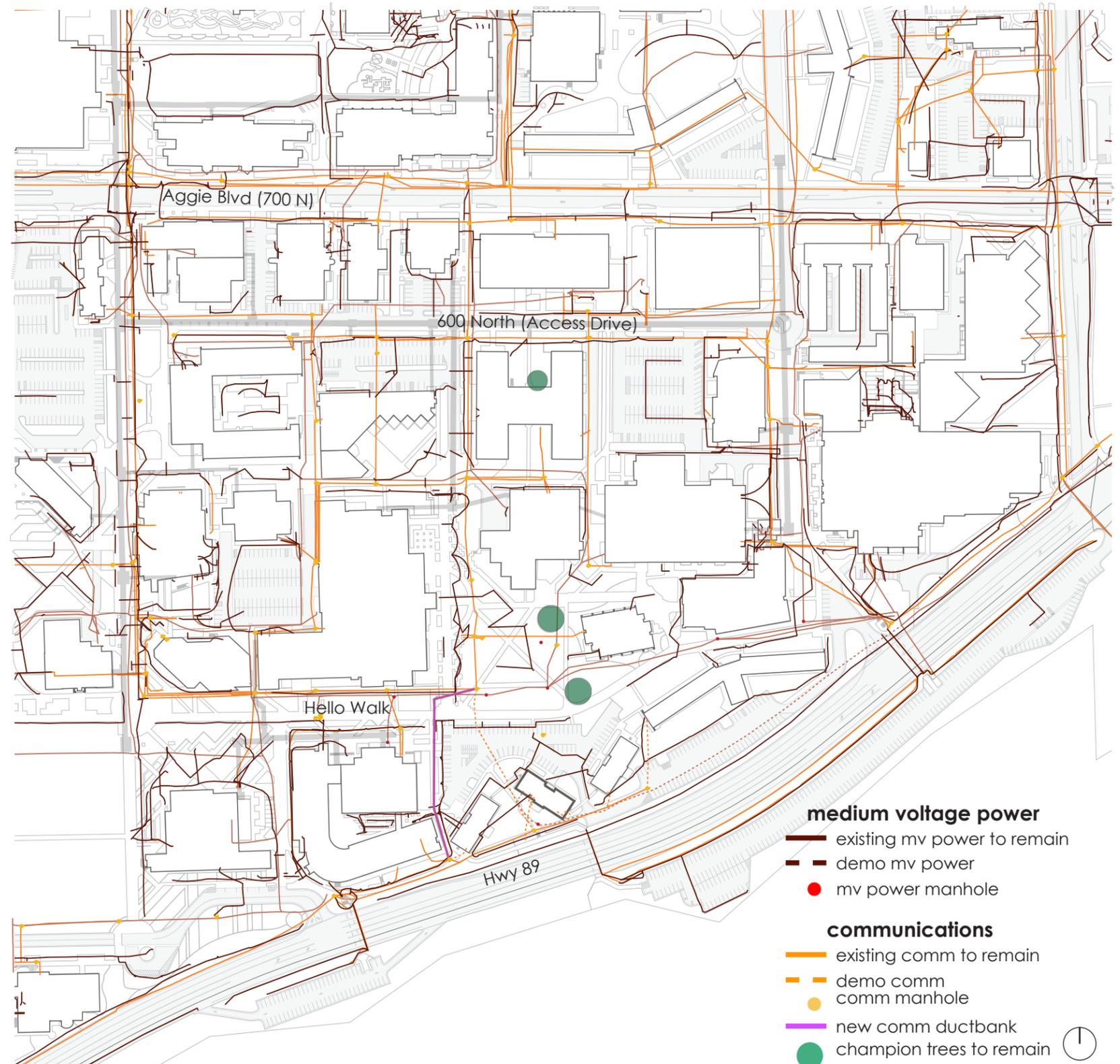
- The existing medium voltage distribution system throughout this area of campus consists of concrete encased ductbanks, manholes, medium voltage cabling, medium voltage VFI, and distribution transformers. The manholes and ductbanks are in reasonable condition. The majority of the medium voltage cabling is EPR cabling that is less than 30 years old and in good condition. There is a small amount of XLP cabling that is 35-45 years old that is in the process of being replaced as part of ongoing capital improvement projects by the University each year. The majority of the medium voltage switches are solid dielectric or SF6 type switches that are in good condition. There are a few remaining oil insulated switches that are in the process of being replaced by capital improvement projects. The transformers are generally in good condition.

Telecom Infrastructure

- The existing telecom distribution system throughout this area of campus consists of concrete encased ductbanks, manholes, outside plant copper pair cabling, and outside plant fiber cabling. The IT infrastructure is in good condition.

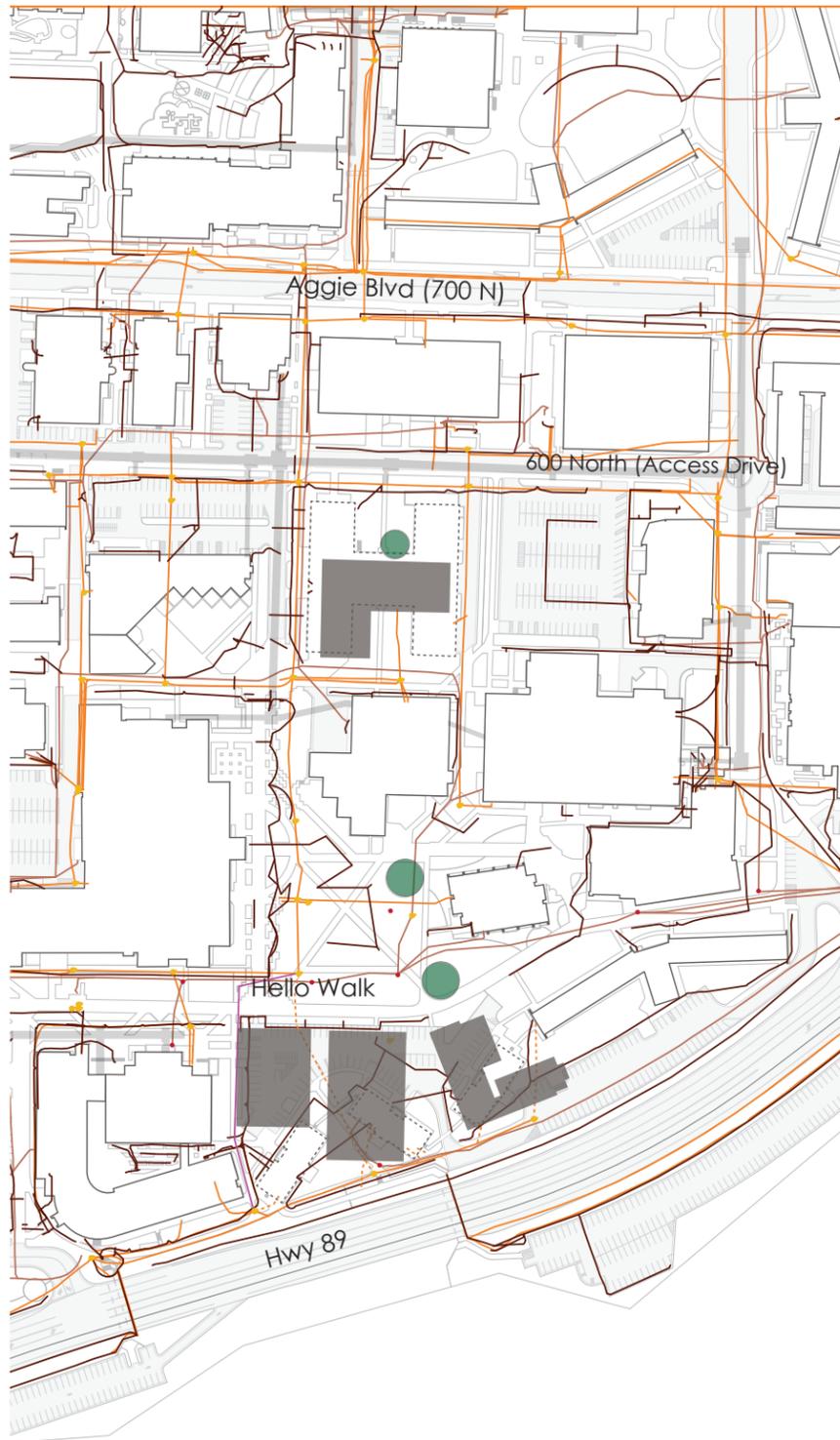
Site Lighting

- There is a mixture of older HID source cube site light fixtures and updated LED source bell housing site light fixtures throughout the central core part of campus. The older HID source cube site light fixtures should be replaced with the newer LED source bell housing campus standard fixture as new projects permit.

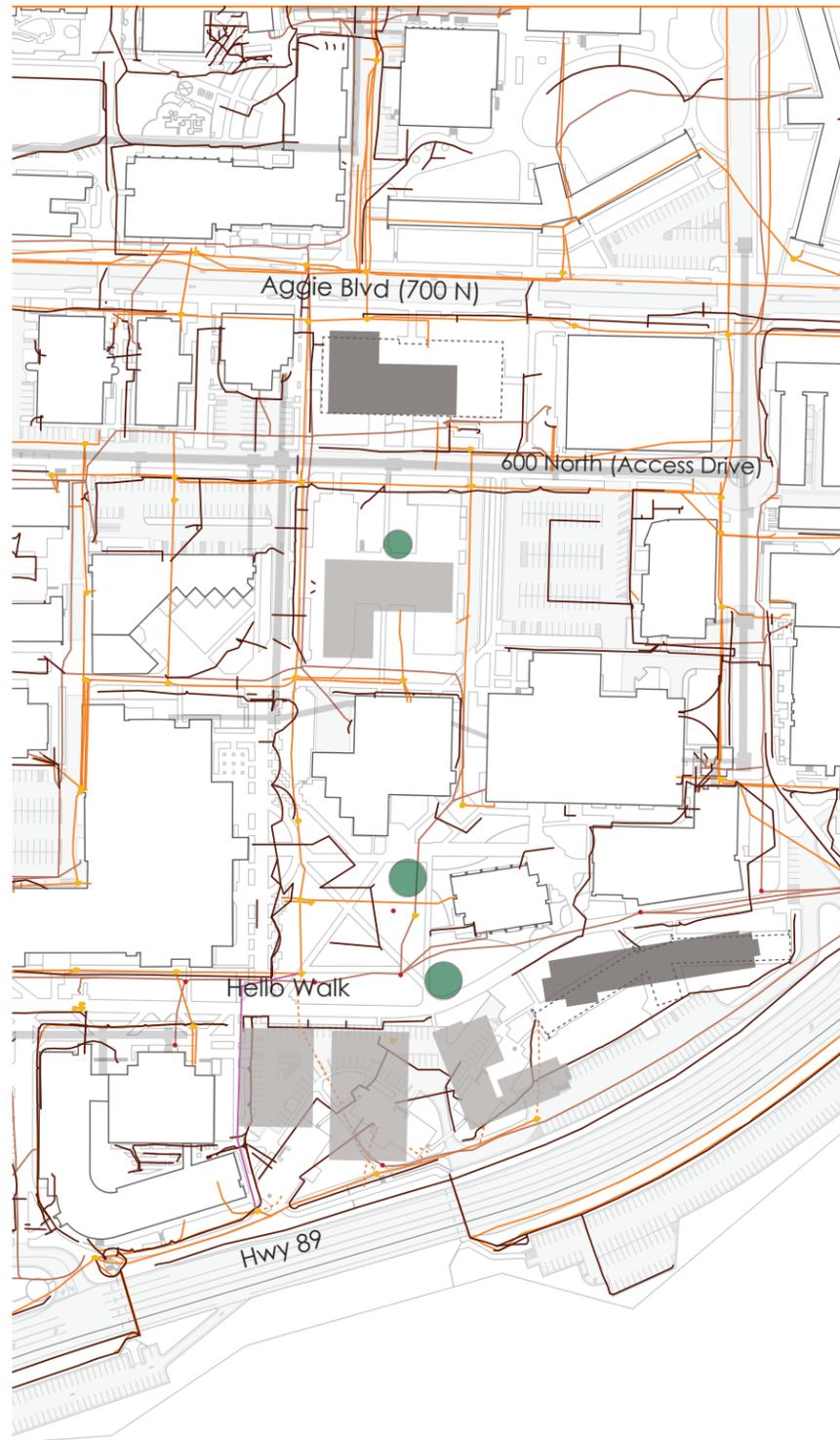


Existing Power

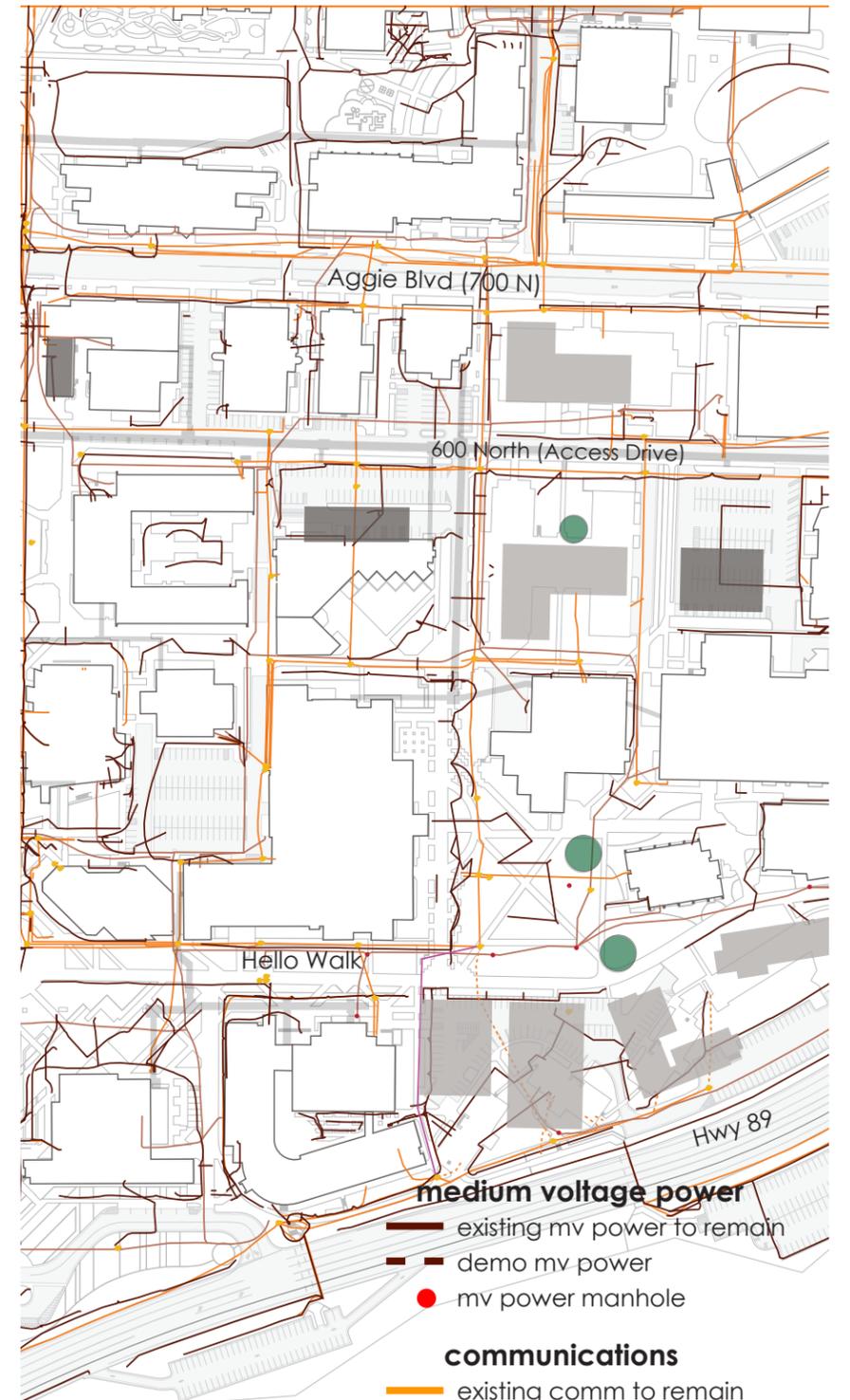
Planning & Site Analysis



phase 1



phase 2



phase 3

- medium voltage power**
- existing mv power to remain
 - demo mv power
 - mv power manhole
- communications**
- existing comm to remain
 - demo comm
 - comm manhole
 - new comm ductbank
 - champion trees to remain

Power Phases

Planning & Site Analysis



Storm Drain Analysis

Existing Storm Drain Analysis

- The existing storm drain system throughout the Central Core 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 has an existing storm drain system that services 700 North Street that collects street drainage.

Phase I

- Construction of the new buildings will **impact an 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

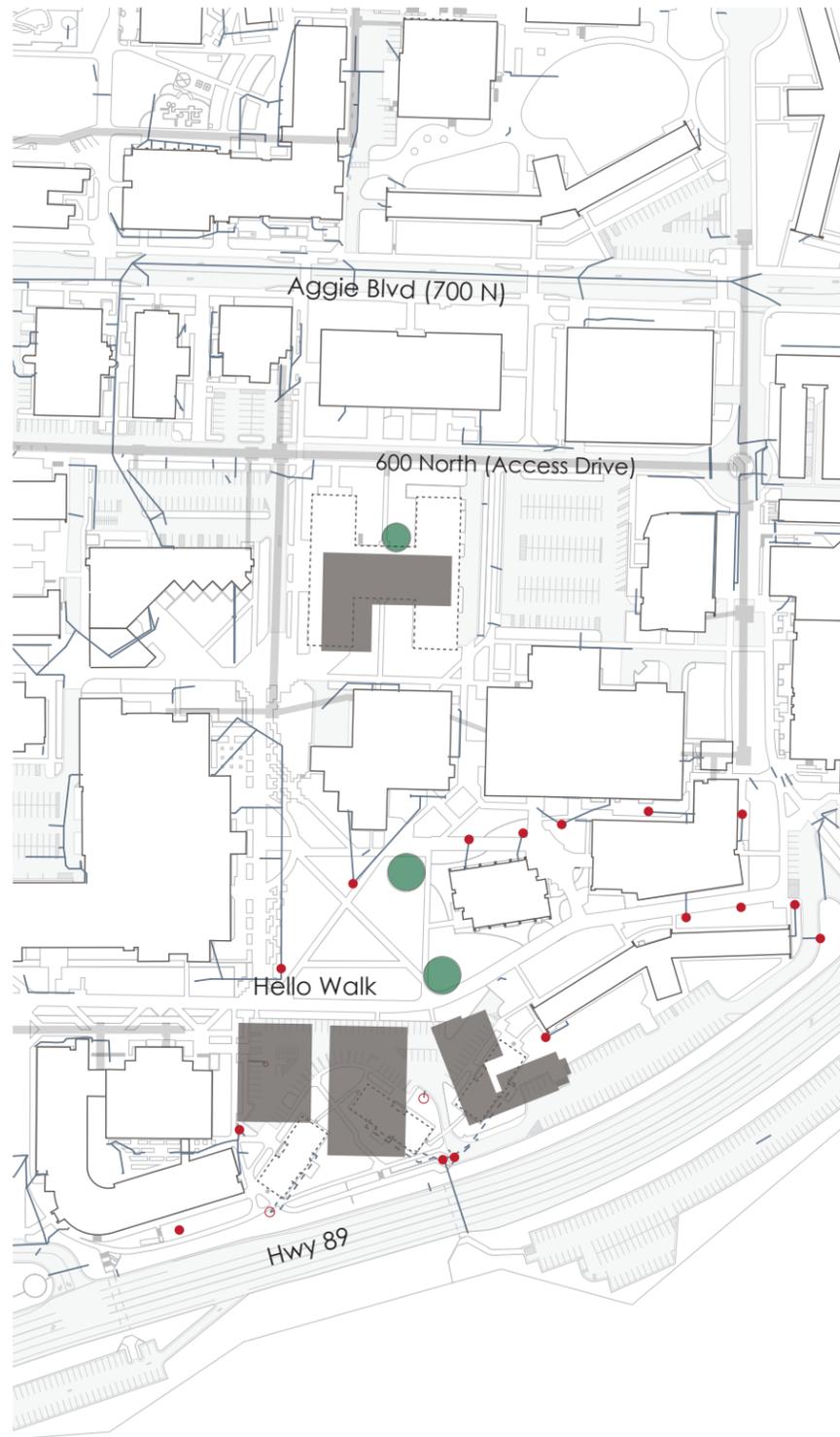
Phase II

- Construction of the new parking structure 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) 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

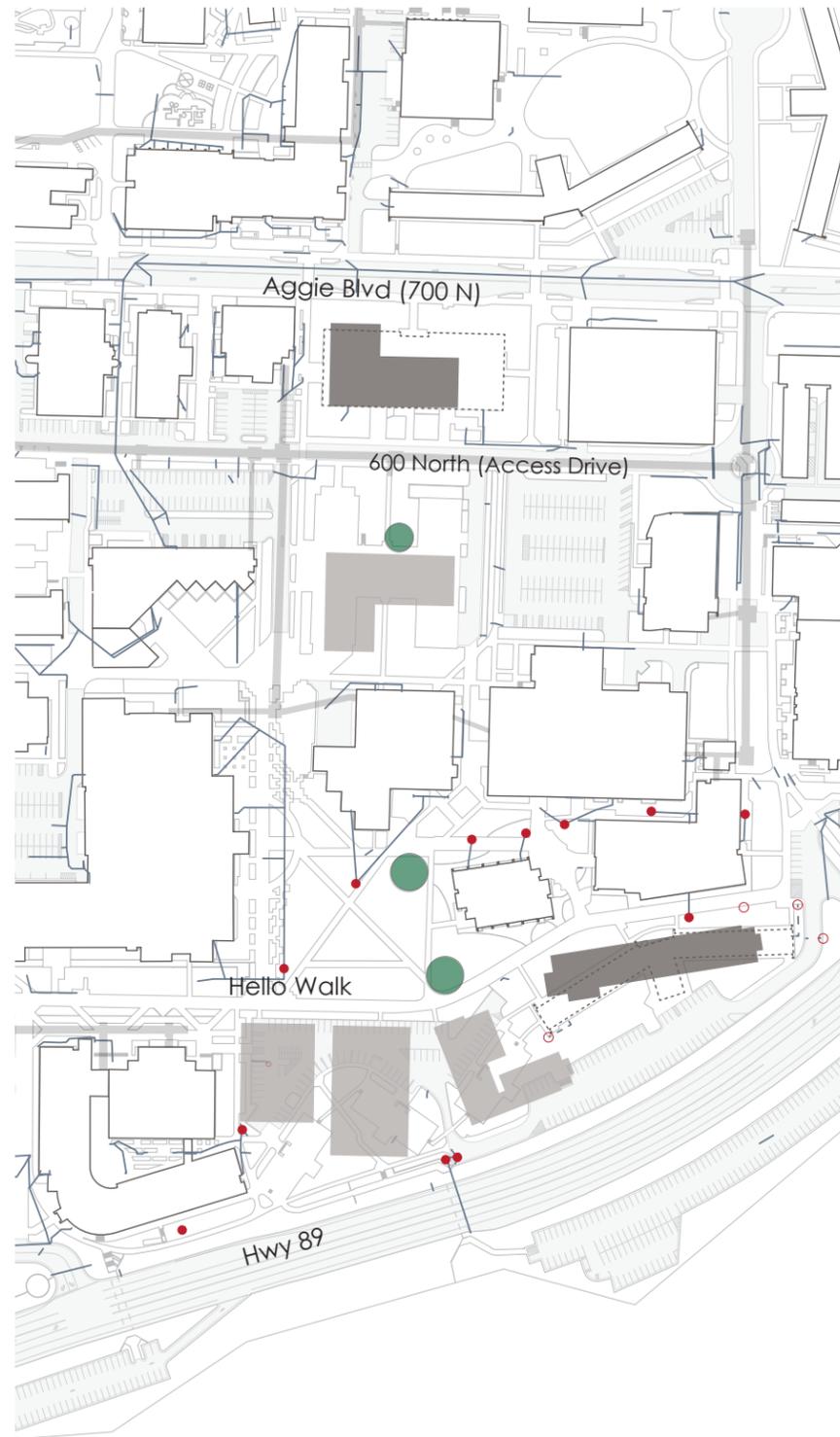


Existing Storm Drains

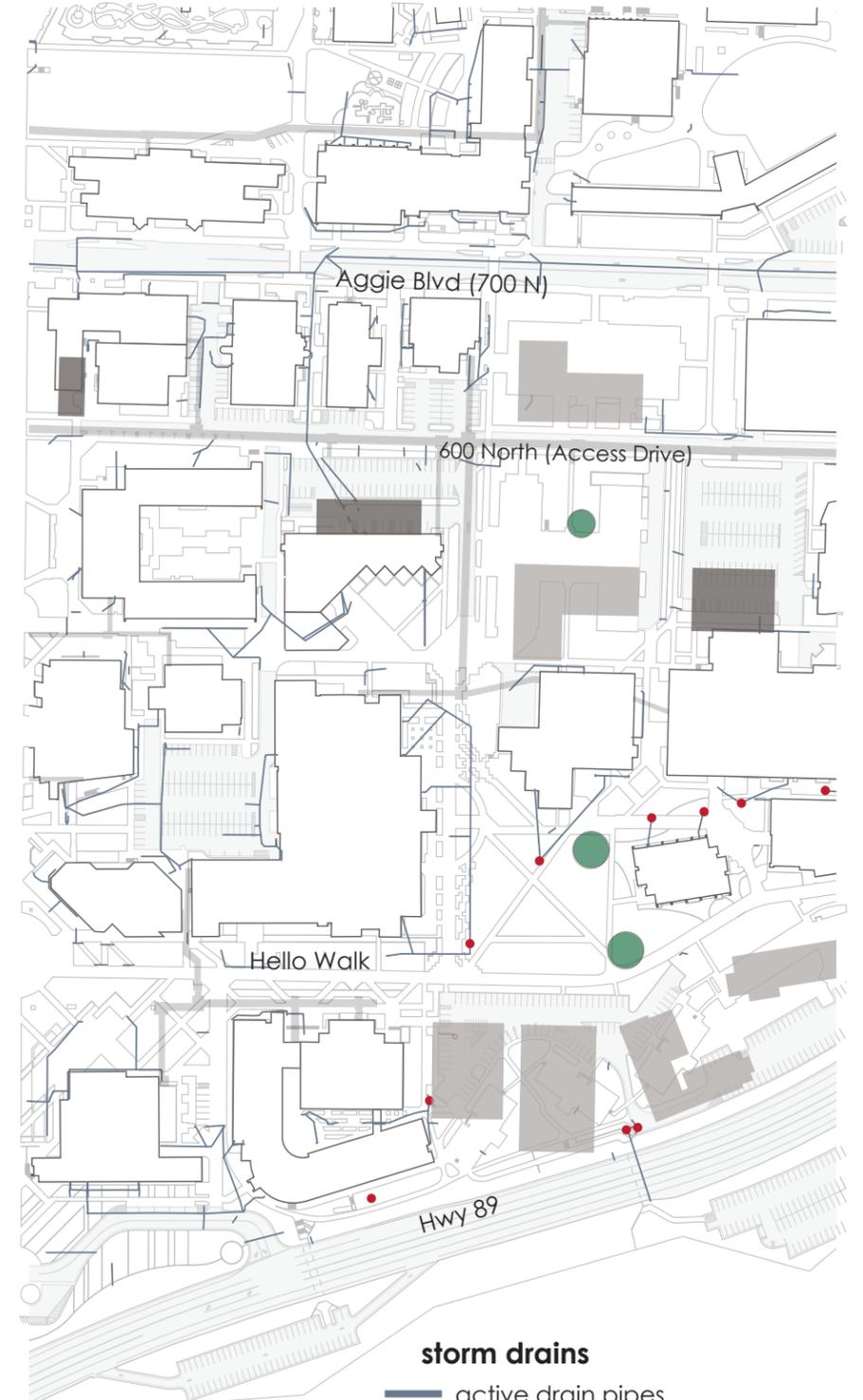
Planning & Site Analysis



phase 1



phase 2



phase 3

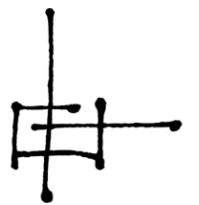
- storm drains**
- active drain pipes
 - - - demo drain pipes
 - sumps
 - demo sumps
 - champion trees to remain

Storm Drains Phases

Planning & Site Analysis



ajc architects



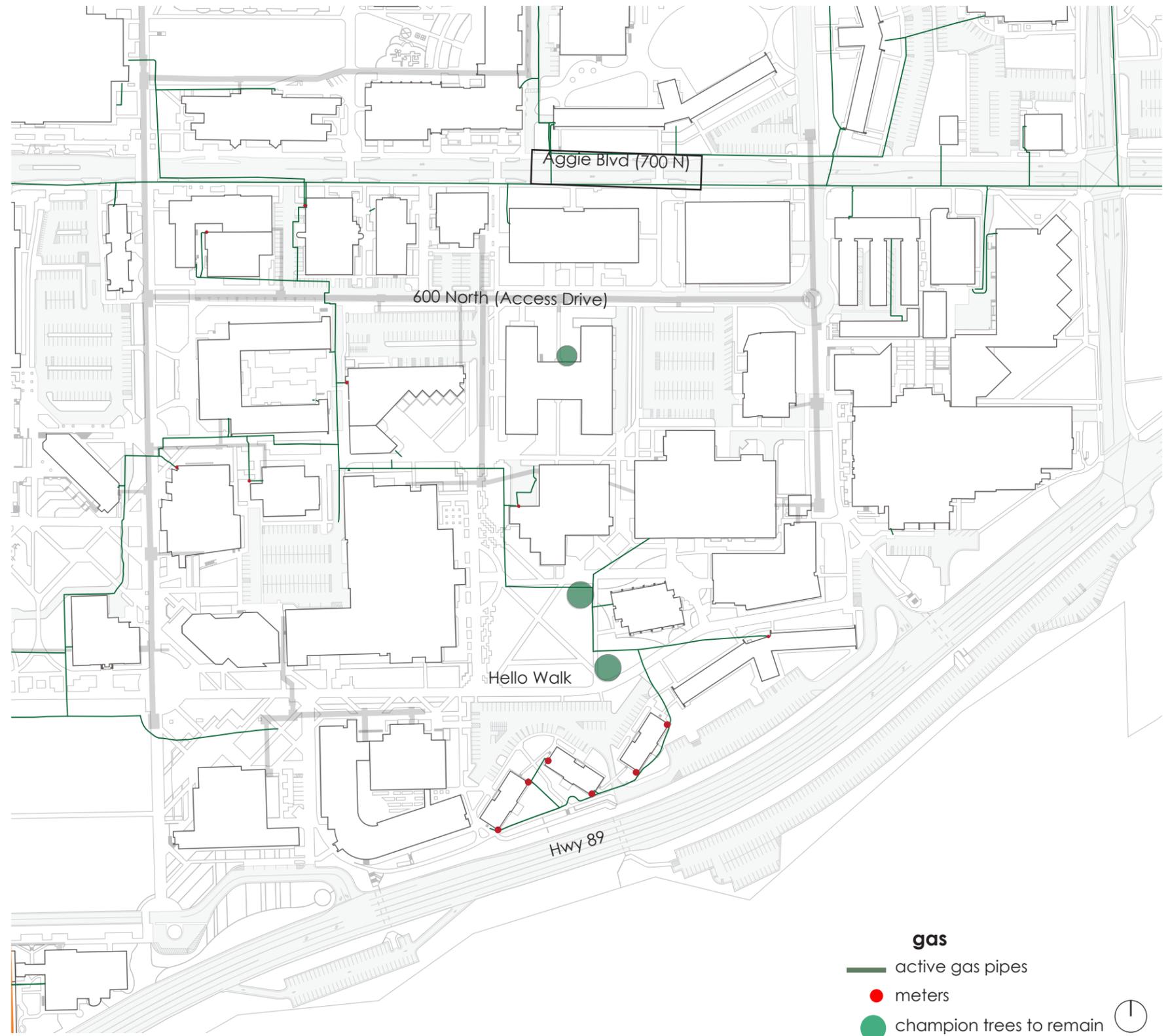
Gas Analysis

Existing Gas Analysis

- Natural gas is available within the Central Core. Dominion Energy has a main line on 700 North. USU has a meter and a main connection located at the Janet Quinney Lawson Building.
- USU has distribution lines throughout the Central Core that service building that require Natural Gas.
- Natural Gas is utilized for labs and housing buildings.

Phase I & II

- **Gas is available** for the new academic structures if needed but not anticipated that gas will be needed.
- **Gas is available** for the new housing building. It is anticipated the loads for gas will be dryers (laundry), BBQ, fireplaces for the new buildings.
- **Gas is available** for the new academic buildings (IS and BTech) if needed for labs or other research equipment. The existing main gas line is located in 700 North Street. There is an existing connection for the Industrial Science Building. If a gas service is not required for the new building the service will be required to be capped in the street.

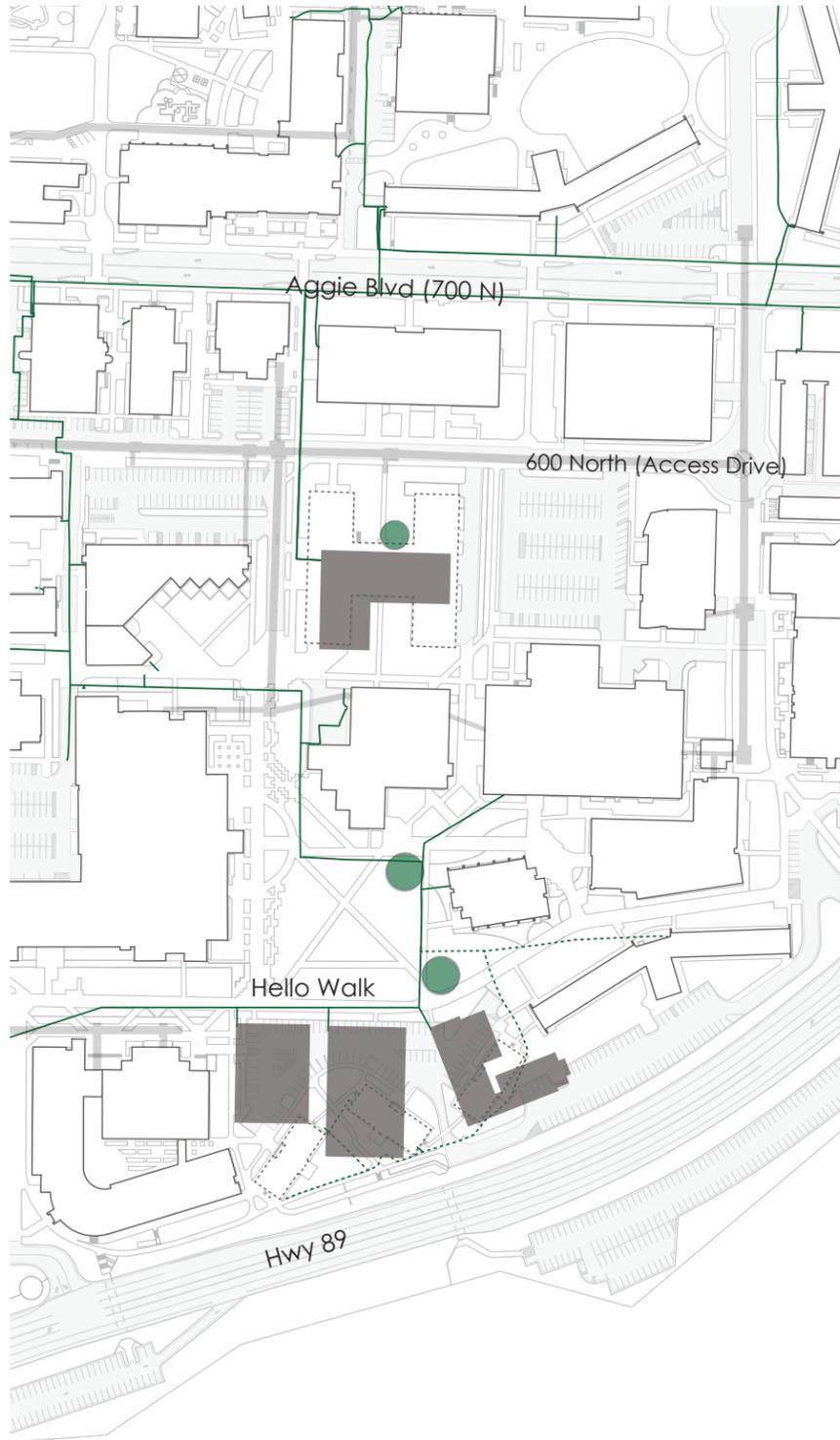


Existing Gas

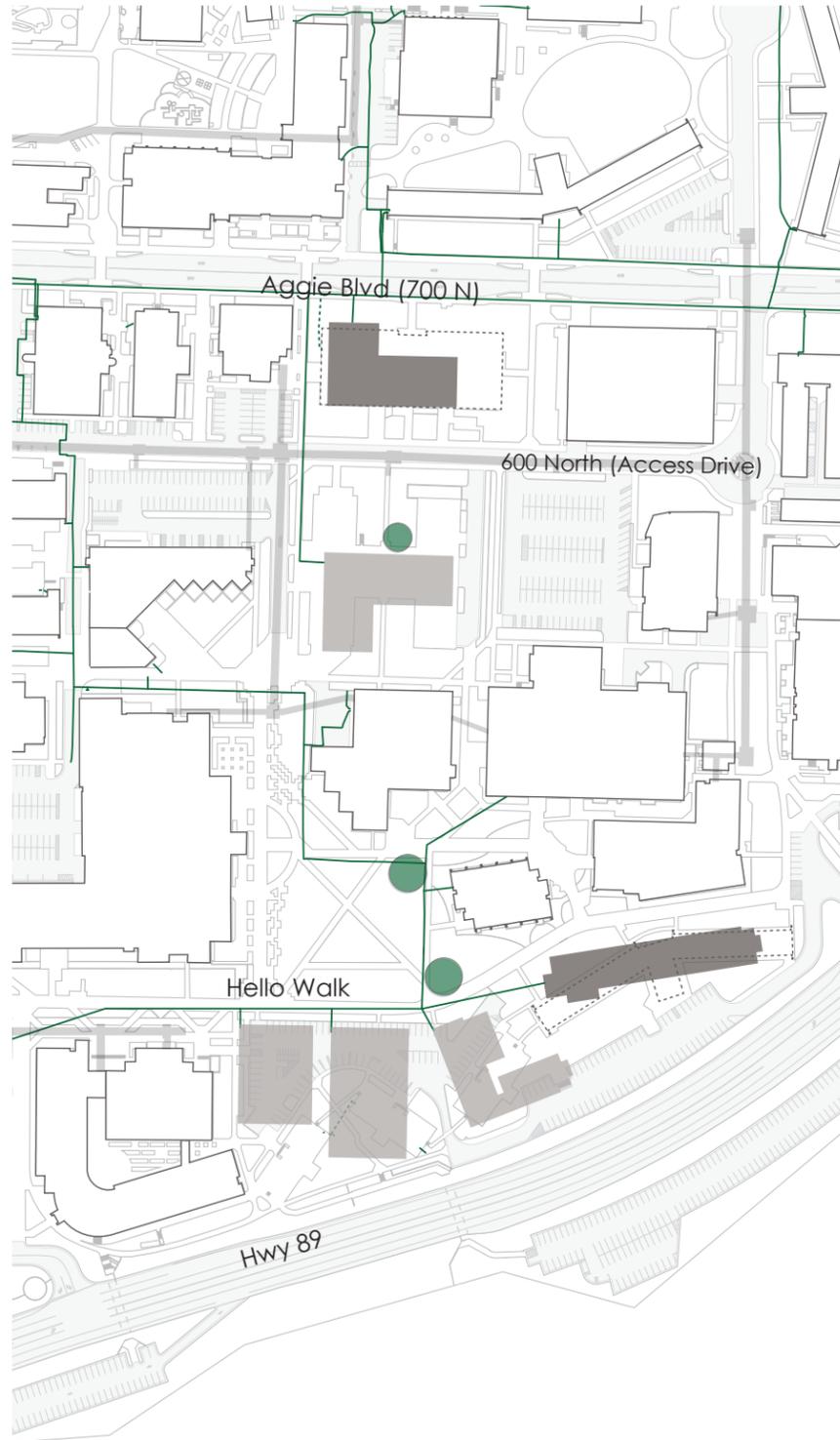
Planning & Site Analysis

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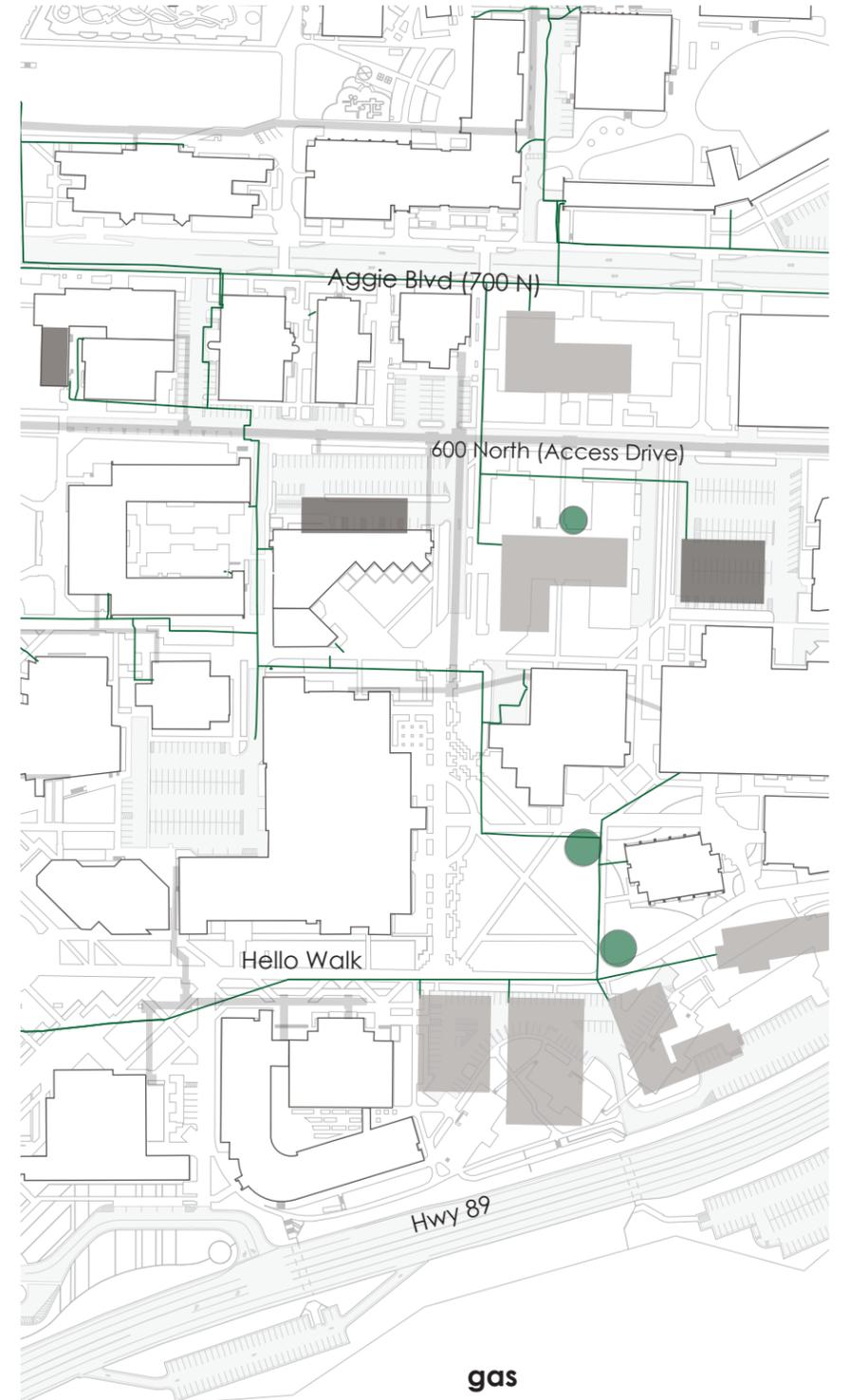




phase 1



phase 2



phase 3

- gas**
- active gas pipes
- - demo gas pipes
- meters
- champion trees to remain

Gas Phases

Planning & Site Analysis

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Improvements Summary

Phase 1 Improvements

Tunnel:

- Tunnel extension will be required to service the new buildings. The extension should extend to the west edge of Merrill Hall.
- Branch tunnels should be extended from the main tunnel to each building.

Gas:

- Gas is available for the new housing building. It is anticipated the loads for gas will be dryers (laundry), BBQ, fireplaces for the new buildings.

Water:

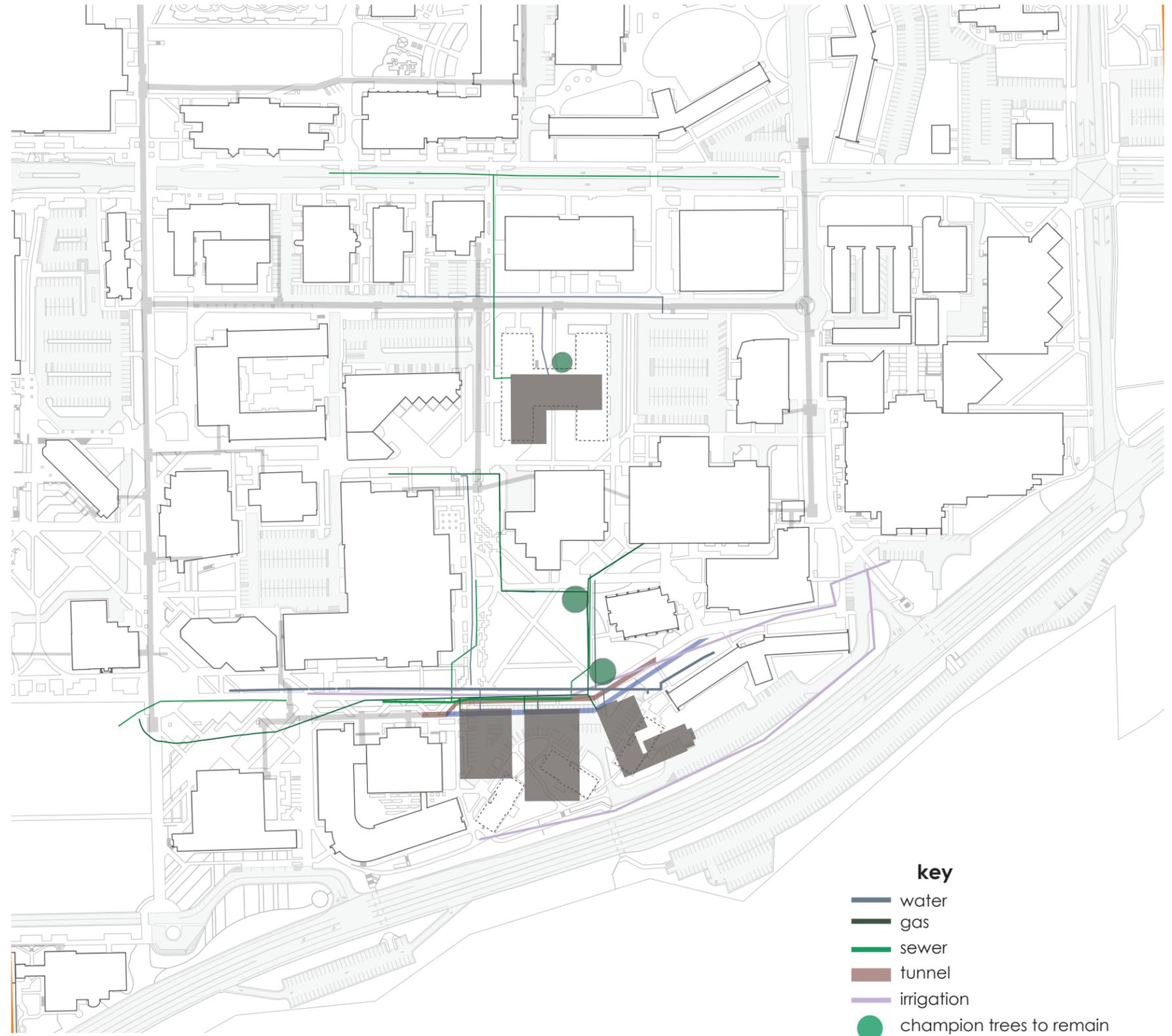
- Construction of the new housing and business buildings will require connection to existing 12" water main in Hello Walk utility corridor. This water main may be required to be relocated by the impact of the tunnel extension.

Sewer:

- Construction of the new Tunnel Extension will impact the existing sewer main servicing Housing Buildings. A new sewer main will require to be constructed to service the new buildings. The new buildings will require a siphon under the new tunnel extension to service the buildings.
- To eliminate multiple siphons a main line should be extended under the main tunnel extension to service the future housing building.

Storm Drain:

- Construction of the new buildings will impact 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 surfaced infiltration (LID) approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction



Phase 1 Improvements - Base Scheme

South Campus Phase 1: 0-5 Years

Improvements Summary

Phase 2 Improvements

Tunnel:

- Tunnel Extension and completion of the tunnel loop will be completed with the new building. This extension will complete the tunnel loop on South Campus.

Gas:

- Gas is available for the new housing building. It is anticipated the loads for gas will be dryers (laundry), BBQ, fireplaces for the new buildings.

Water:

- Construction of the new housing and business buildings will require connection to existing 12" water main in Hello Walk utility corridor. This water main may be required to be relocated by the impact of the tunnel extension loop.

Secondary Water:

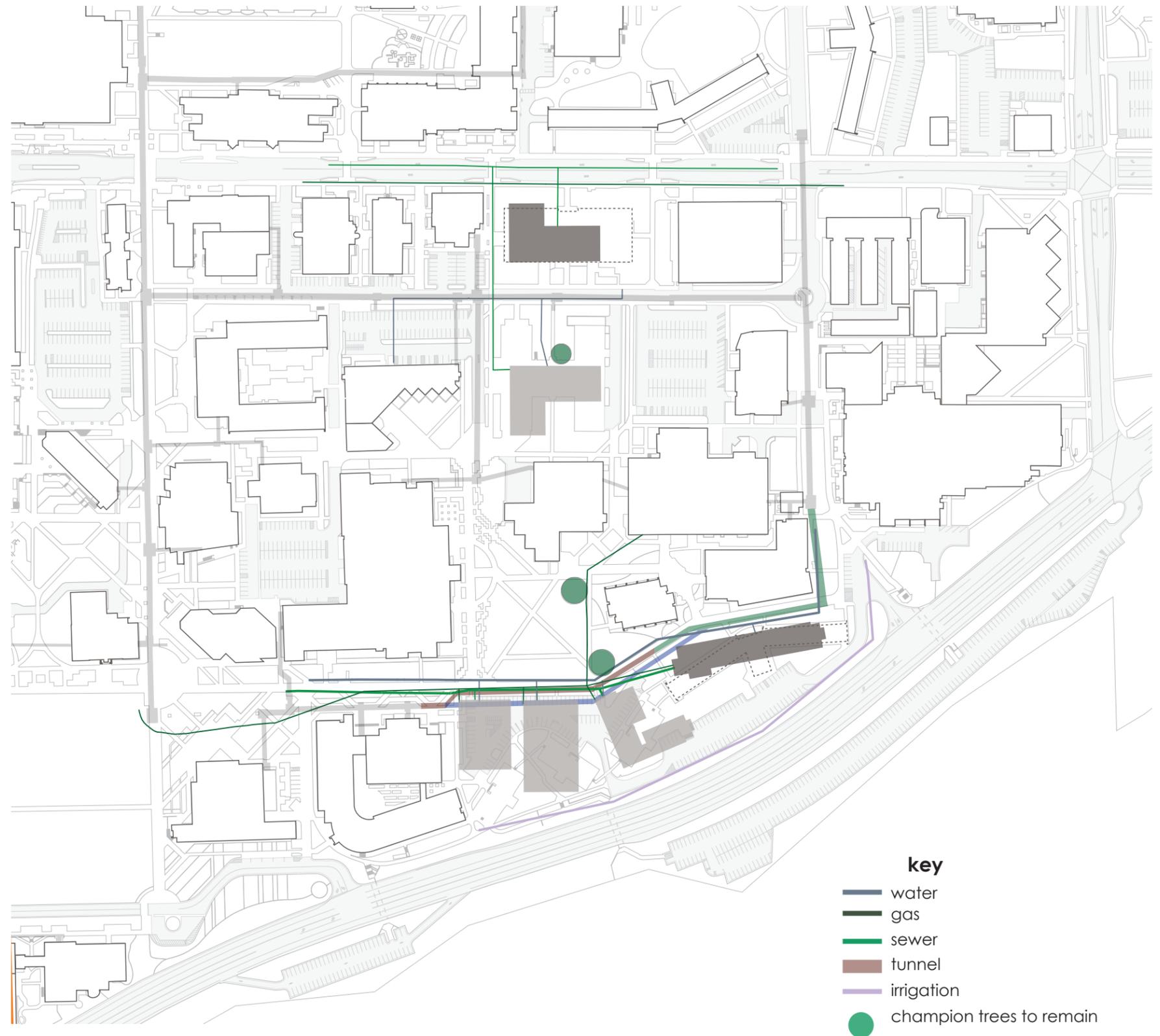
- Construction of the new tunnel loop will require the irrigation main to be relocated by the impact of the tunnel loop.

Sewer:

- Construction of the new Tunnel Extension will require the new building to siphon under the new tunnel extension to service the building.

Storm Drain:

- Construction of the new buildings will impact 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 surfaced infiltration (LID) approach that is connected to the traditional well/sump for overflow and larger run-off volumes is recommended for all new construction



Phase 2 Improvements

South Campus Phase 2: 5-15 years

central core district plan

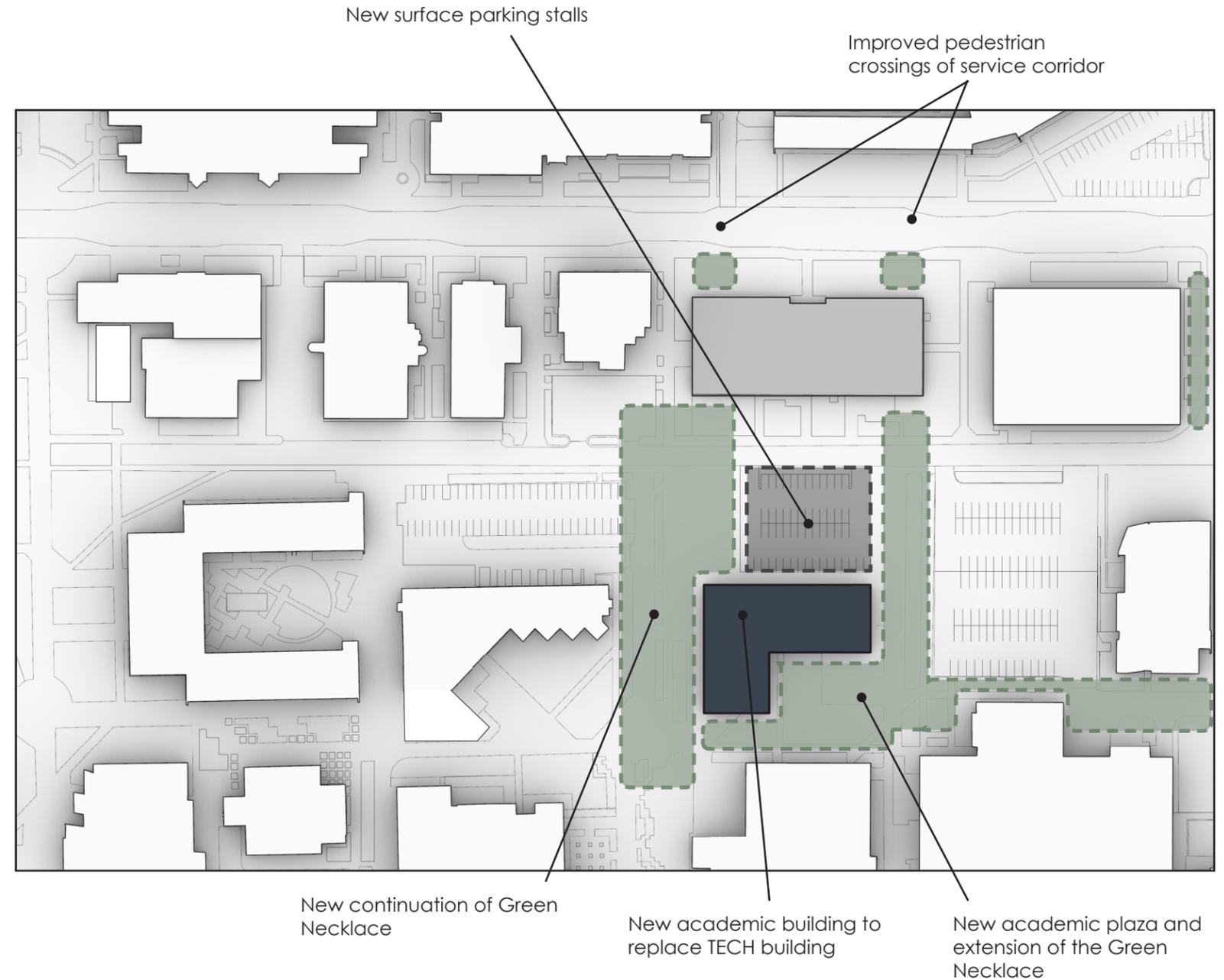




phase 1: 0-5 years

0-5 Years - North Quadrant

- Building Technology Building (TECH) gets demolished **-35,550 sf**
- Academic Building gets added **+91,000 sf**
- **+60** parking stalls added
- Academic sf **+55,450 sf net gain**
- Parking **+60 stalls net gain in north quadrant**
- Residential Units **No Change**
- Parking Striping Efficiencies
- TSC **+19 stalls** - Performance Hall West **+15 stalls**
- Parking **+94 stalls net gain in north quadrant w/re-striping**



District Plan Layout

Phase 1: 0-5 years

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0-5 Years - South Quadrant

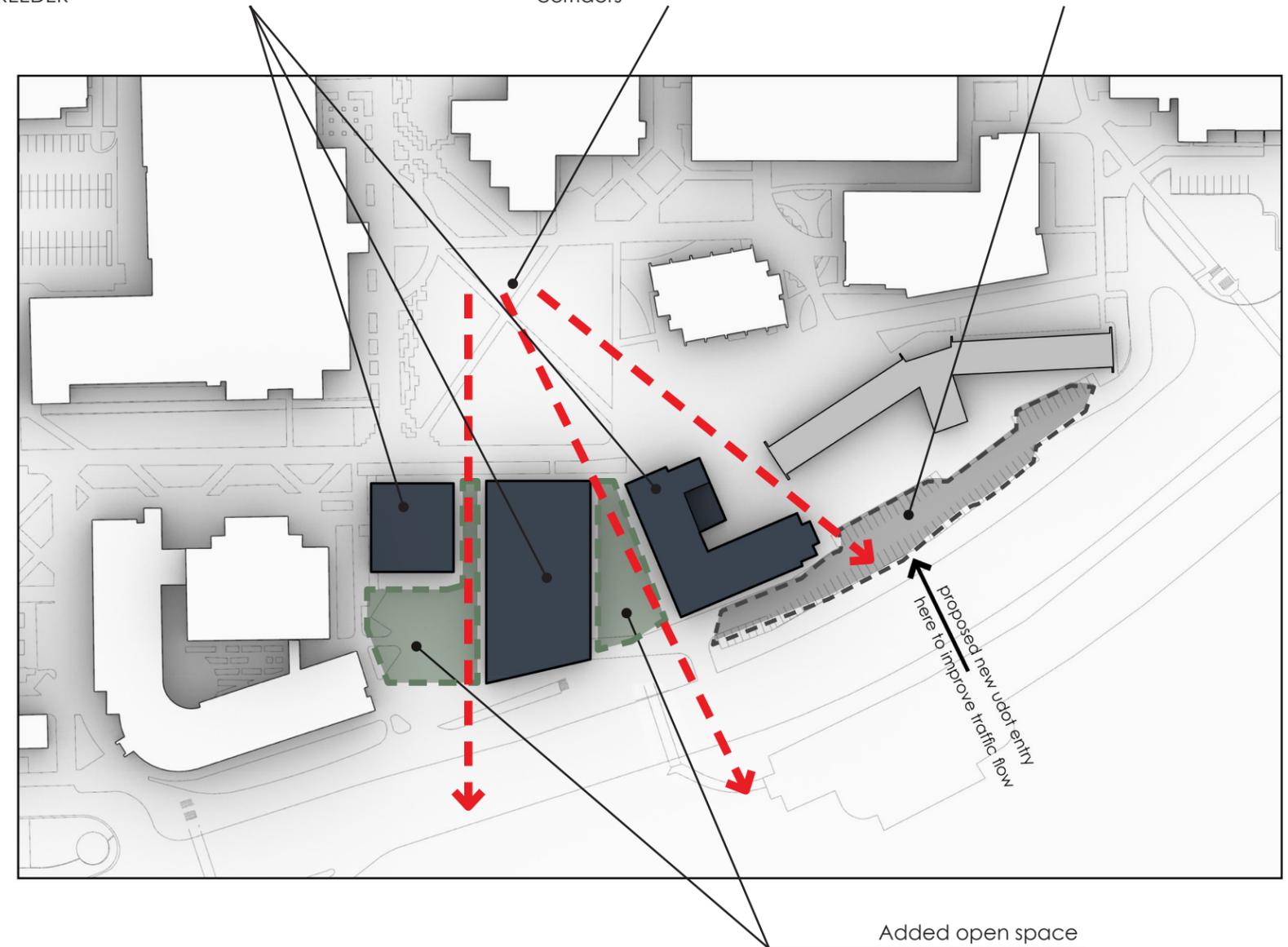
- Moen, Greaves, and Reeder Residence Halls are demolished
 - **72 beds/bldg x3 bldgs = 216 bed reduction**
- Phase 1 Residence Hall is added **+232 beds**
- Business building is added **+40,000 sf**
- **92** parking stalls removed in Grey 3
- **+408** parking stalls added by parking garage
- Parking **+316 stalls net gain in south quadrant**
- Residential Units **+ 16 beds net gain**
- Parking Striping Efficiencies
- Bullen Road **+22 stalls**
- Parking **+338 stalls net gain in south quadrant**

New academic building & parking structure to occupy space of MOEN - GREAVES

New student housing to replace REEDER

Create and protect view corridors

Modify surface parking



District Plan Layout

Phase 1: 0-5 years

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Summary for Phase 1 Eliminated Buildings/Parking

quadrant	name	type	eliminated	notes
north	technology bldg	academic	- 35,550 sf	
south	moen hall	housing	- 72 beds	single apartment-style units
south	greaves hall	housing	- 72 beds	single apartment-style units
south	reeder hall	housing	- 72 beds	single apartment-style units
south	gray 3	surface parking	- 92 stalls	resident student gray 1-12 permit stalls
		housing	academic	parking
total eliminated:		- 216 beds	- 35,550 sf	- 92 stalls

Summary for Phase 1 Improvements

quadrant	type	site	improvements	net change	notes
north	academic	TECH	+ 91,000 sf	+ 55,450 sf	
north	re-striping	various	+ 94 stalls	+ 94 stalls	+60 TECH; +19 TSC; +15 Performance Hall
south	academic	MOEN	+ 40,000 sf	+ 40,000 sf	4-story business building
south	parking terrace	GREAV	+ 408 stalls	+ 316 stalls	
south	housing	REEDR	+ 232 beds	+ 16 beds	(58) 4-bedroom units
south	re-striping	bullen road	+ 22 stalls	+ 22 stalls	
		housing	academic	parking	
total net gain:		+ 16 beds	+ 95,450 sf	+ 432 stalls	

Program Summary

Phase 1: 0-5 years



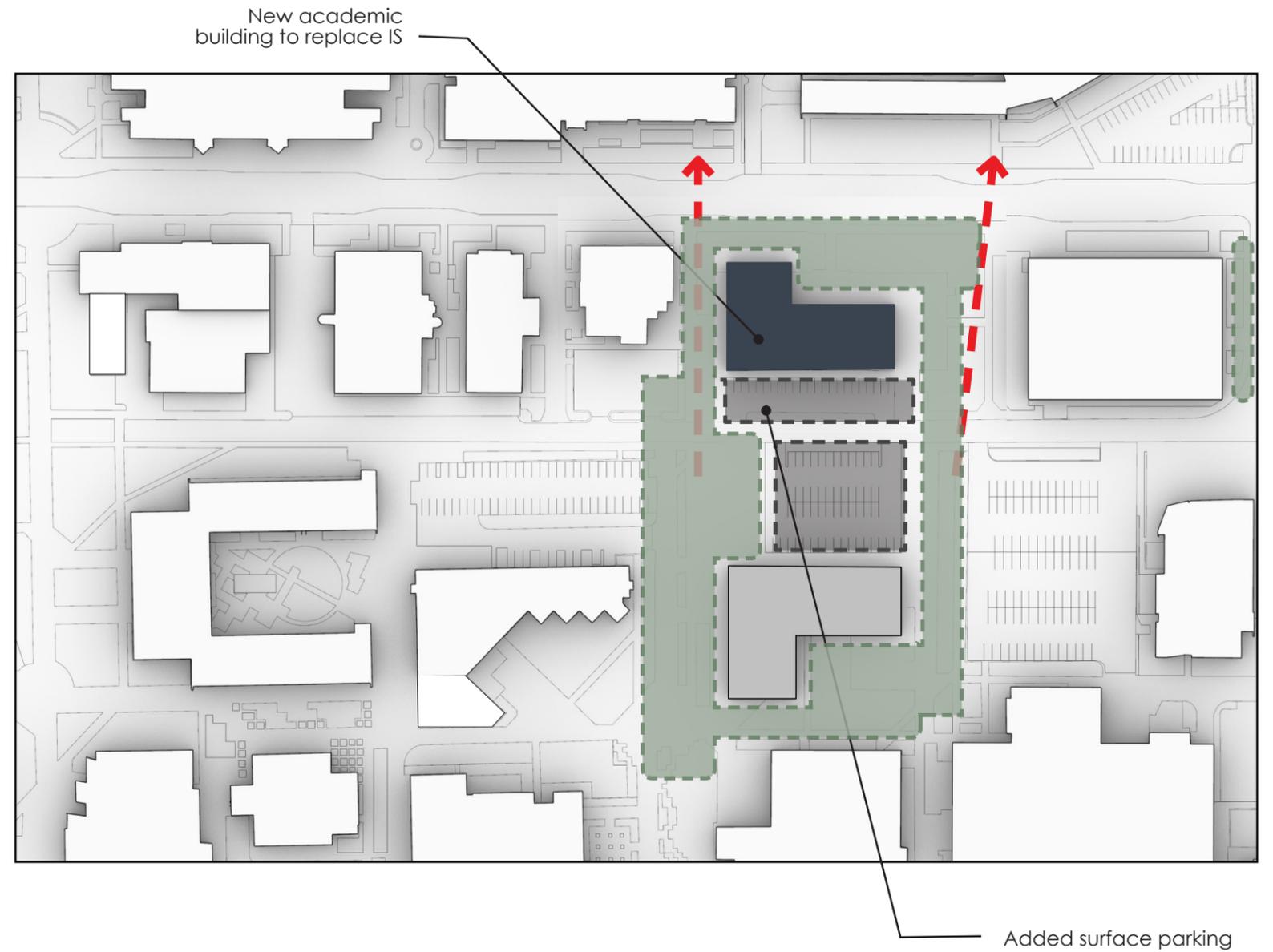


phase 2: 5-15 years

5-15 Years - North Quadrant

- Building Industrial Science (IS) gets demolished **-33,000 sf**
- Academic Building gets added **+83,000 sf**
- **+23** parking stalls added

- Parking **+117 stalls net gain in north quadrant**
- Residential Units **No Change**



District Plan Layout

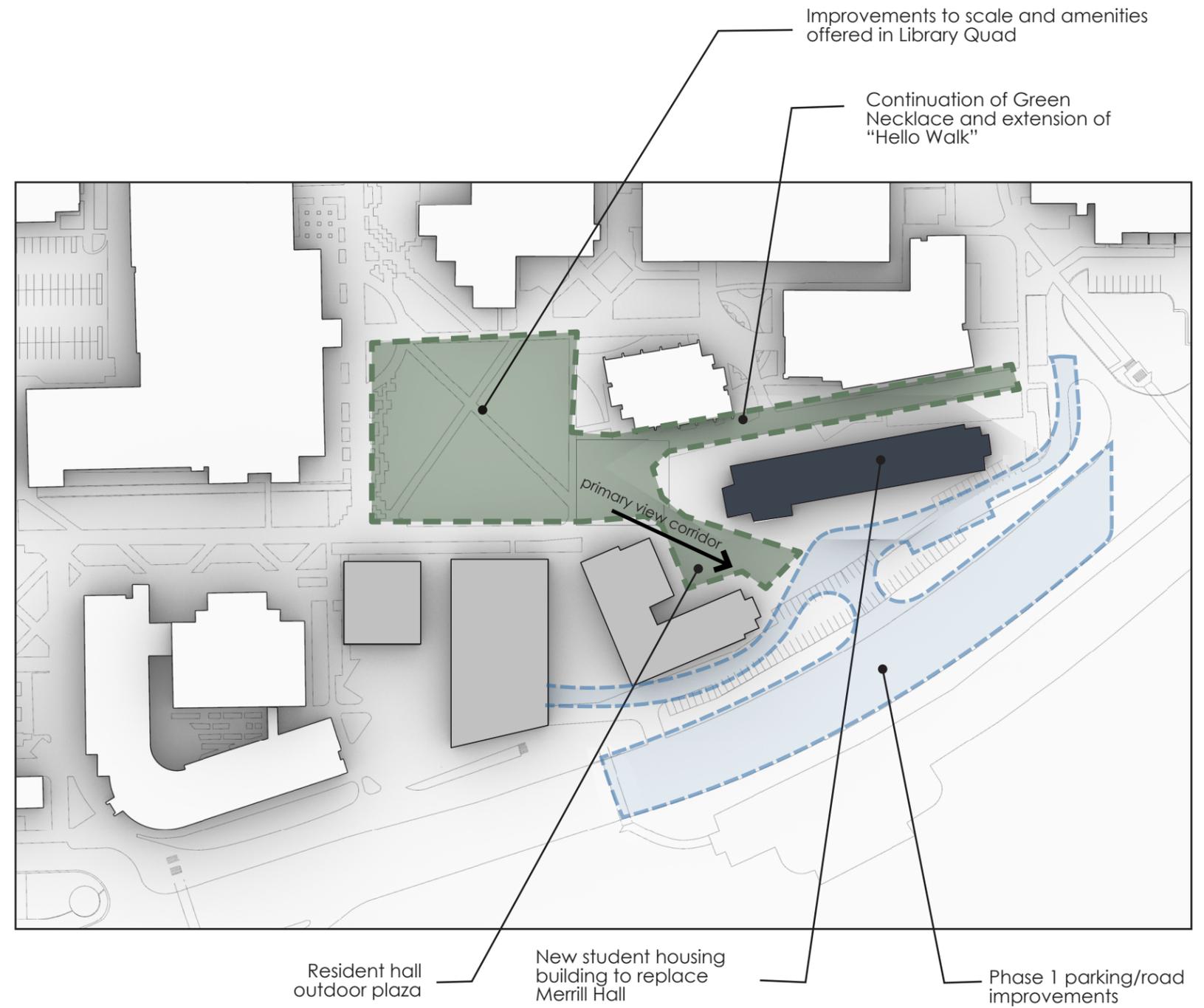
Phase 2: 5-15 years

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5-15 Years - South Quadrant

- Merrill Hall is demolished - **217 bed reduction**
- Phase 2 Residence Hall is added **+296 beds**
- Parking garage is added **+408 parking stalls**
- Traffic Engineer recommends removing all due to increased traffic and potential for accidents - would reduce current parking by **-66 stalls**
- Parking **+338 stalls net gain in south quadrant**
- Residential Units **+79 beds net gain (18% increase)**



District Plan Layout

Phase 2: 5-15 years



Summary for Phase 2 Eliminated Buildings / Parking

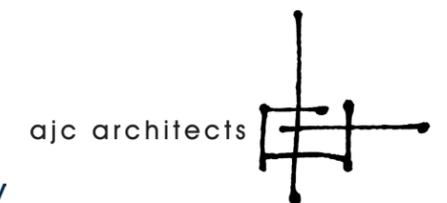
quadrant	name	type	eliminated	notes
north	industrial science	academic	- 33,000 sf	
south	merrill hall	housing	- 217 beds	
south	bullen road	surface parking	- 66 stalls	resident student gray 1-12 permit stalls
		housing	academic	parking
total eliminated:		- 217 beds	- 33,000 sf	- 66 stalls

Summary for Phase 2 Improvements

quadrant	type	site	improvements	net change	notes
north	academic	IS	+ 83,000 sf	+ 50,000 sf	
north	re-striping	IS	+ 23 stalls	+ 23 stalls	
south	housing	MERRL	+ 296 beds	+ 79 beds	(74) 4-bedroom units
		housing	academic	parking	
total net gain:		+ 79 beds	+ 50,000 sf	+ 23 stalls	

Summary

Phase 2: 5-15 years

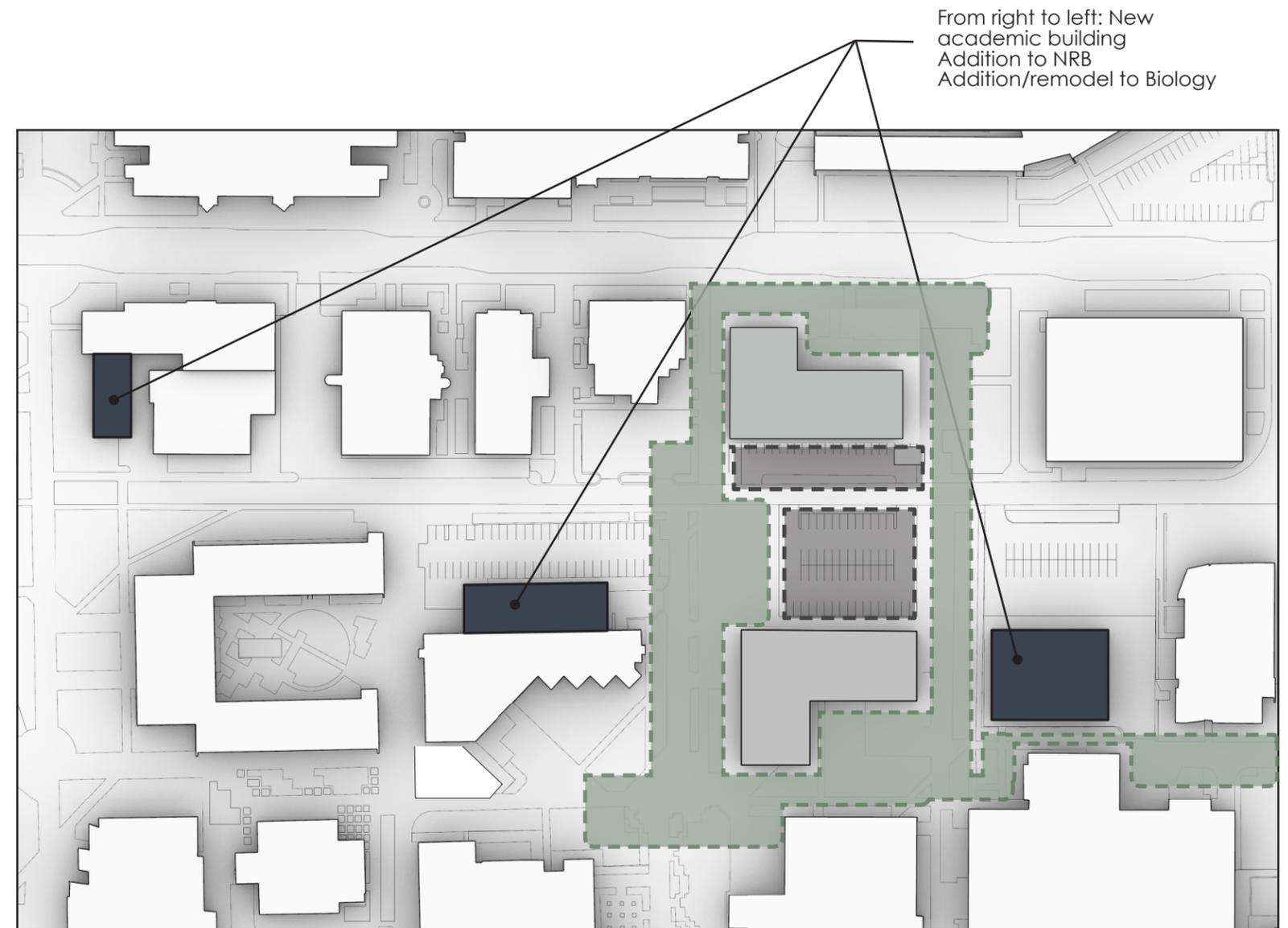




phase 3: 15+ years

15+ Years - North Quadrant

- Academic Building gets added **+56,000 sf**
- Veterinary Sciences & Biology addition **+10,000 sf**
- Natural Resources Building addition **+20,000 sf**
- **14** parking stalls removed by NR
- **52** parking stalls removed by Performing Arts
- Academic sf **+191,450 sf net gain**
- Parking **+44 stalls net gain in north quadrant**
- Residential Units **No Change**



District Plan Layout

Phase 3: 15+ years

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Summary for Phase 3 Eliminated Buildings / Parking

quadrant	name	type	eliminated	notes
north	industrial science	academic	- 33,000 sf	
south	merrill hall	housing	- 217 beds	
south	bullen road	surface parking	- 66 stalls	resident student gray 1-12 permit stalls
		housing	academic	parking
total eliminated:		- 217 beds	- 33,000 sf	- 66 stalls

Summary for Phase 3 Improvements

quadrant	type	site	improvements	net change	notes
north	academic	red south	+ 56,000 sf	+ 56,000 sf	
north	academic	NR	+ 20,000 sf	+ 20,000 sf	Natural Resources Building addition
north	academic	VSB	+ 10,000 sf	+ 10,000 sf	Veterinary Sciences & Biology addition
			academic		
total net gain:			+ 86,000 sf		

Summary

Phase 3: 15+ years





- future academic building addition
- green necklace improvements
- future academic building
- surface parking improvements
- future academic building addition
- future academic building
- future academic building
- champion tree to be preserved

*Note: the plan on the left is enlarged on the right

Final Build Out District Plan Layout - North Quadrant

Phase 3: Final Build Out

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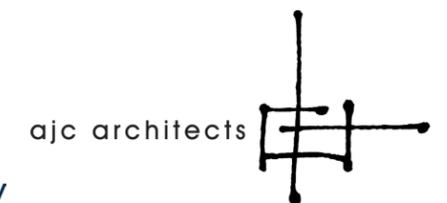


- future academic building
- future academic building
- future addition
- green necklace improvements
- green space improvements
- future housing
- future library book drop
- future housing
- future parking structure
- future academic building
- champion tree to be preserved

*Note: the plan on the left is enlarged on the right

Full Build Out District Plan - South Quadrant

Phase 3: 15+ years



New Buildings: Overall Summary

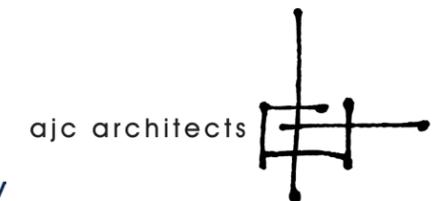
phase	quadrant	building type	site	improvements	net change	notes
1	north	academic	TECH	+ 91,000 sf	+ 55,450 sf	
1	south	academic	MOEN	+ 40,000 sf	+ 40,000 sf	4-story business building
1	south	housing	REEDR	+ 232 beds	+ 16 beds	(58) 4 bedroom units
2	north	academic	IS	+ 83,000 sf	+ 50,000 sf	
2	south	housing	MERRL	+ 296 beds	+ 79 beds	(74) 4-bedroom units
3	north	academic	red south	+ 56,000 sf	+ 56,000 sf	
3	north	academic	NR	+ 20,000 sf	+ 20,000 sf	Natural Resources Building addition
3	north	academic	VSB	+ 10,000 sf	+ 10,000 sf	Veterinary Sciences & Biology addition
				academic	housing	
total net change:				+ 231,450 sf	+ 95 beds	

New Parking Counts: Overall Summary

phase	quadrant	parking type	site	count	net change	notes
1	north	re-striped surface	various	94 stalls	+ 94 stalls	+60 TECH; +19 TSC; +15 Performance Hall
1	south	terrace	GREAV	408 stalls	+ 316 stalls	4-level structure
1	south	re-striped surface	bullen rd	22 stalls	+ 22 stalls	
2	north	re-striped surface	IS	23 stalls	+ 23 stalls	
					parking	
total net change:					+ 455 stalls	

Conclusion

Phase 3: 15+ years





Rendered Full Build Out District Plan