



North District Master Plan

Utah State University

Project No. 24360

MAY 2026

Acknowledgments

This North District master plan reflects the vision, input, and needs of a broad range of USU stakeholders. The Design Team wishes to thank the following persons for their time, efforts, broad contributions, and dedication to this program.

Steering Committee

- Ben Berrett, Associate Vice President for Facilities
- Brent Beerends, Senior Associate AD, Strategic Communications
- Cameron Walker, VP and Director of Athletics
- Carter Young, Deputy AD, Chief Revenue Officer
- Corey Ansfield, Associate AD, Development
- Dave Cowley, Vice President for Finance and Administrative Services
- Dwight Davis, Associate Vice President for Finance & Administrative Services
- Ike Ukaegbu, Deputy AD, Chief Operating Officer
- Jordy Guth, Associate Director of Planning & Sustainability
- Katie Haslam, Campus Planner
- Ken Carrillo, Director of Planning, Design & Construction
- Lorin Wilcox, Project Manager
- Michael Bair, Director of Operations
- Ronda Christoffersen, Financial Officer

Master Plan Team

- Derek Payne, Principal in Charge, VCBO
- Whitney Ward, Principal Planner, VCBO
- Rachel Stein, Project Coordinator, VCBO
- Brent Tippets, Athletic Planner, VCBO
- Jeff Funovits, Principal Athletic Planner, Populous
- Megan Rand, Project Architect, Populous
- Eric Williams, Project Architect, Populous
- Lance Anderson, Civil Engineer, Cache Landmark
- Preston Stinger, Transportation Consultant, Fehr & Peers
- Chris Kobayashi, Electrical Engineer, Spectrum Engineers
- Ray Vernon, Mechanical Engineer, Resolut

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01 | Executive Summary

Overview

Utah State University supports thoughtful and effective growth and development through the creation of strategic master plans, created at a district level. These plans are typically updated on a ten year cycle to ensure the University has a thorough understanding of the current needs as well as a clear vision for growth. The last North District Master Plan was completed in 2017, and while it has not quite been ten years, a number of changes have occurred at the University level and an updated master plan was needed for this area.

VCBO Architecture, partnered with Populous, was hired to facilitate the updated North District Master Plan in 2024.

The North District Master Plan is designed to guide change over time, bridging ideas and information with implementation as we continue to advance Utah State University’s mission of excellence, access, and inclusion. Its purpose is to strategically position the university to make informed, ongoing decisions and to take full advantage of future opportunities, while steadily progressing toward a bold, long-term vision.

- As the planning process began, several key questions were raised, including:
- How can we balance the critical infrastructure and facilities within this location with ease of access?
 - How can we accommodate the varied needs of the district in a cohesive and thoughtful way?
 - What improvements are needed to ensure athletic facilities meet Pac-12 standards?
 - How can we create an environment that accommodates the everyday needs of students and staff while also being welcoming to the large crowds that gather here for events?
 - How do we support the needs of programs that rarely receive funding while planning visionary projects?

These complex questions call for the university to adopt an agile mindset—one capable of responding strategically as new opportunities and ideas arise. This level of flexibility requires a new and adaptable plan to ensure success.

The North District Master Plan engages a diverse array of university space types, including academics and research, athletics and events, support services, accessibility and wayfinding, student life, and sustainability. Stakeholders representing these topics collaborated extensively in the planning process to ensure a feasible and long-term solution for addressing the district’s current challenges.

Physical concepts encompass a range of scales, from large organizational frameworks to recommended urban design strategies to specific project timelines and designs. **The ideas presented in this Master Plan are grounded in the district’s guiding principles of being strategic, flexible, innovative, and inviting.**



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Vision

The North District is an integral part of the USU Campus.

While this might seem inherent to any USU district master plan, the North District has evolved in a way that currently feels distinct from other areas of campus. As the North District evolves, the development and improvements must reflect the character, quality, and experience of the Core Campus area and be an integral part of the campus experience.

Guiding Principles

The North District will:

Accommodate strategic phasing and flexible development that meet immediate needs while accommodating future growth and improvements.

Reflect the design excellence and USU's innovative spirit, architectural character, and the distinct identity of USU Athletics.

Enhance connectivity and accessibility through improved wayfinding, multi-modal transportation, and seamless links to adjacent campus areas.

Create welcoming and functional outdoor environments that foster community, activity, and a strong sense of place.

Support the broader commitment to sustainability through alignment with USU's decarbonization and environmental goals.

Have high-performing facilities that meet PAC-12 standards and provide efficient, effective spaces supporting academic and athletic excellence.



Strategic



Design Excellence



Connected



Welcoming



Sustainable



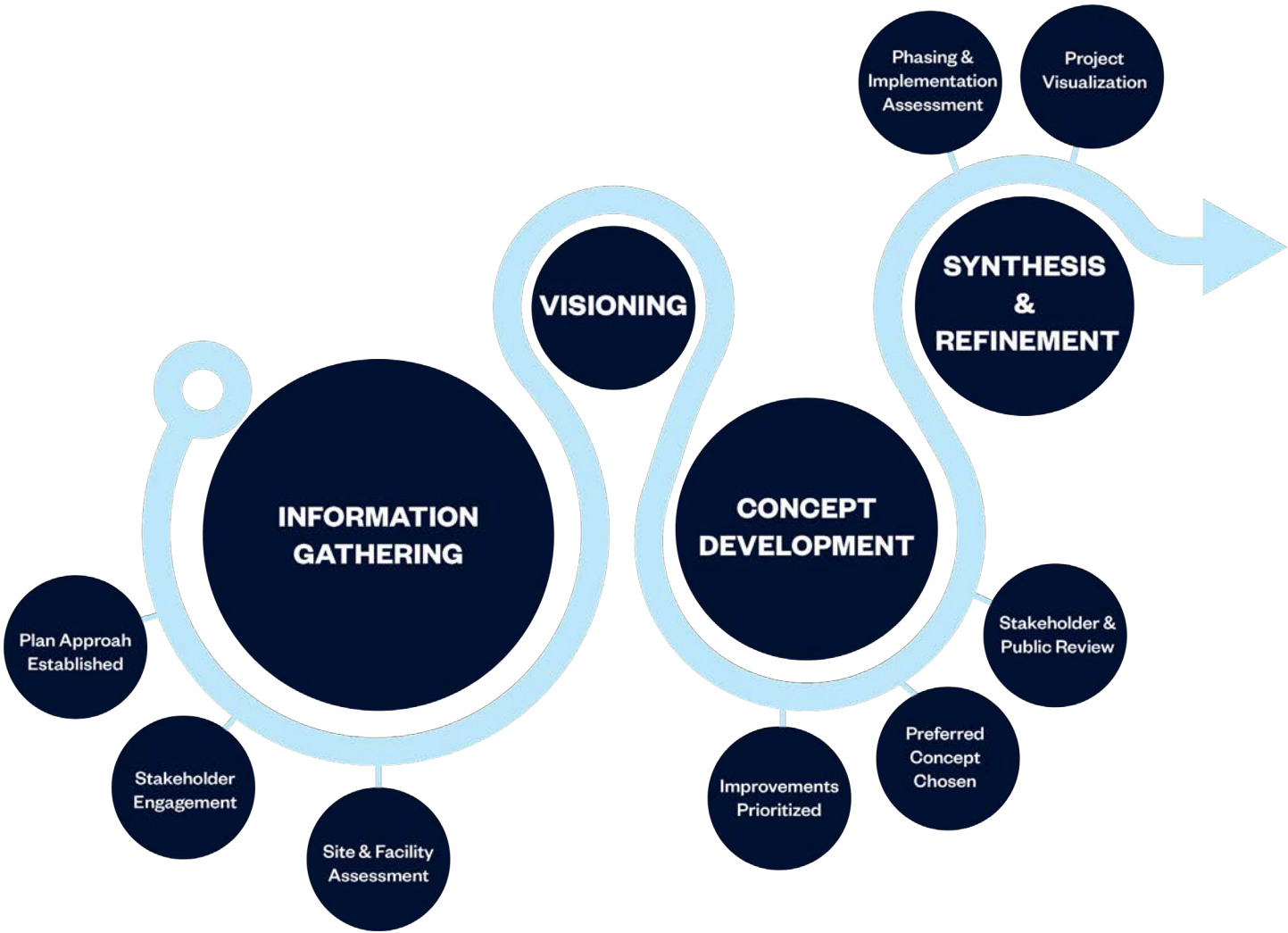
High-Performing

Planning Approach

The North District Master Plan was developed over the course of a year. A robust stakeholder engagement process was initiated during the information gathering phase which greatly contributed to the vision and concept development of the plan. Continuous feedback was provided by a steering committee who guided project priorities and selected the preferred concept option.

Finally, review from community members, including students and the general public led to the recommendations proposed in this Master Plan.

The diagram below represents the key stages of the planning process and the associated outcomes of each stage.



Plan Organization

The North District has evolved over the years to serve the broad needs of Utah State. From campus support services to athletics and research facilities, the North District provides a home for many of the unique elements of campus. As the master plan began, it was apparent that a strategic plan was needed to ensure the priority programs could continue to grow and thrive within the district. In contrast, the planning process identified services that may not need to be located in the district and explored relocation opportunities.

The master plan must also be financially feasible. To this end, the North District Master Plan reflects a series of moves and improvements that do not put a financial strain on Utah State and allow for flexibility in implementation if funding becomes available for the various improvements.

Short Term

Short-term improvements accommodate some of the most pressing concerns, including alignment with Pac-12 standards in athletic facilities, reconstructing aging facilities such as the Hazardous Materials Facility (formerly known as RAD/RACC), and relocating key programs for better accessibility and intuitive land use consolidation, such as the various storage sheds and lesser used motor pool vehicles. There are also strategic opportunities to provide enhanced fan experiences and generate additional revenue for athletics programs and improvements.

The short term also includes most improvements that can occur without displacing other programs, services, or amenities. The master plan steering committee wanted to ensure that improvements that do not have major hurdles to their implementation other than funding are noted in phase 1 to support the plan's vision.

Mid Term

Mid-term improvements can be made on a more flexible timeline, with some big moves being the construction of a new Surplus Building and the renovation of the vacated surplus building into an athletic facility to centrally locate among the other sport competition facilities. Access and circulation improvements in the northern portion of the district will also be a priority at this time, with consolidation of support services such as the Recycling Center, LOAM Greenhouses, and Heavy Equipment teams consolidating and building out in the Coal Yard.

Long Term

With the first two phases focused on current needs and priorities, the final phase includes visionary opportunities that can be implemented when appropriate funding allows. These improvements include a new 4,000-seat venue to fill the gap for events and activities that are too big for the Estes Center and too small for the Spectrum. This facility would support increased attendance at gymnastics, women's basketball, and volleyball games. This facility also includes an associated parking structure, which will enhance connections between parking, the Spectrum, the mid-size venue, and Maverik Stadium.

Other improvements noted in the long term include two opportunity buildings, one at 1400 North and one at 1000 North, that can create iconic gateways and be prominently located to support future campus needs.

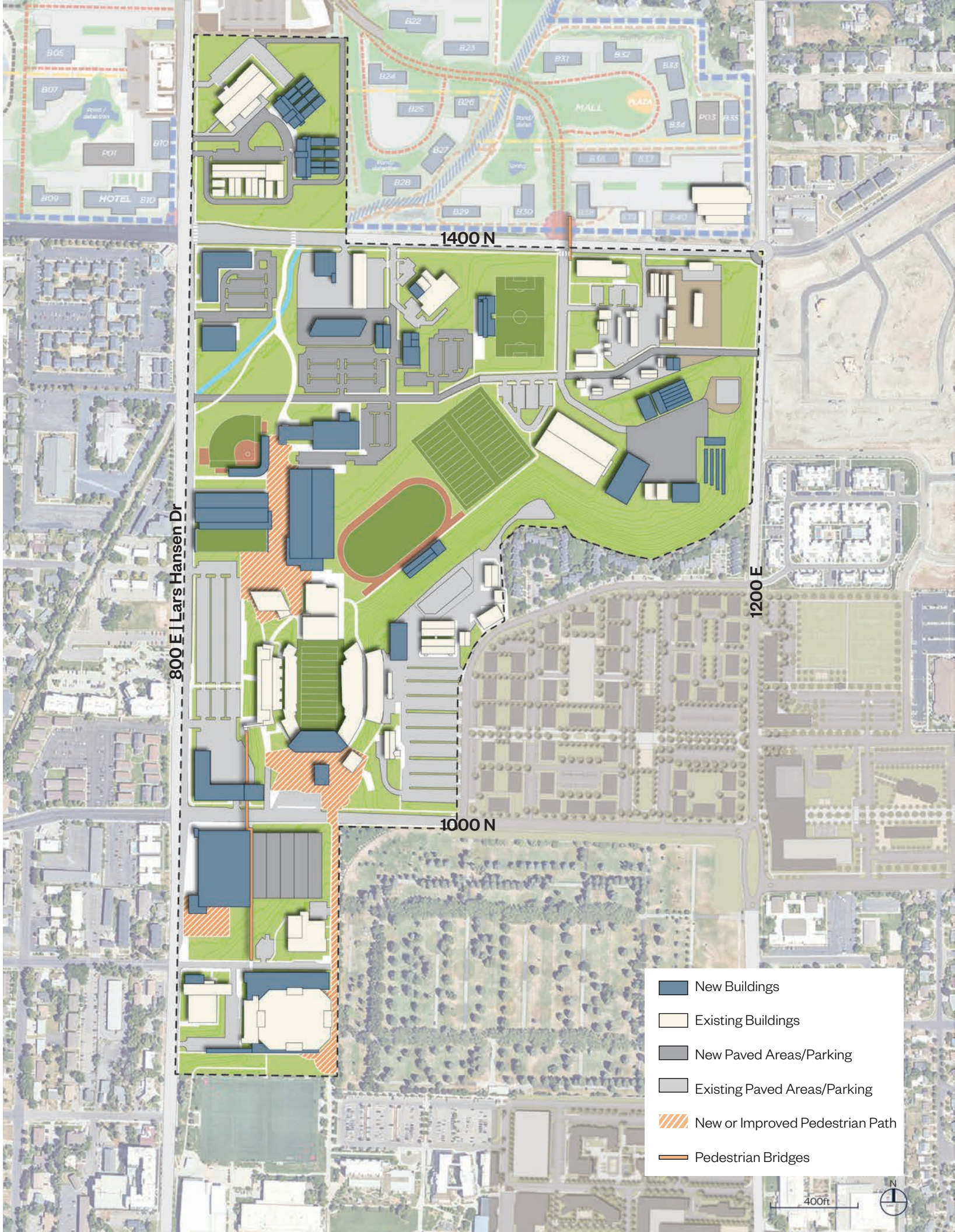


Recommendations

This site plan and rendering present the overall vision for the North District. They provide a comprehensive view of how the district is intended to develop and function over time.

The proposed improvements include a range of efforts, from projects already in progress or under feasibility review to those necessary for maintaining optimal campus operations. In addition, the plan outlines initiatives aimed at enhancing the overall experience within the district, including forward-thinking concepts that strengthen the university's standing as a leading campus.

To support implementation, these improvements are organized into three key phases. The phasing reflects a balance of timing and priority, addressing immediate needs while allowing other projects to move forward as resources and funding become available.

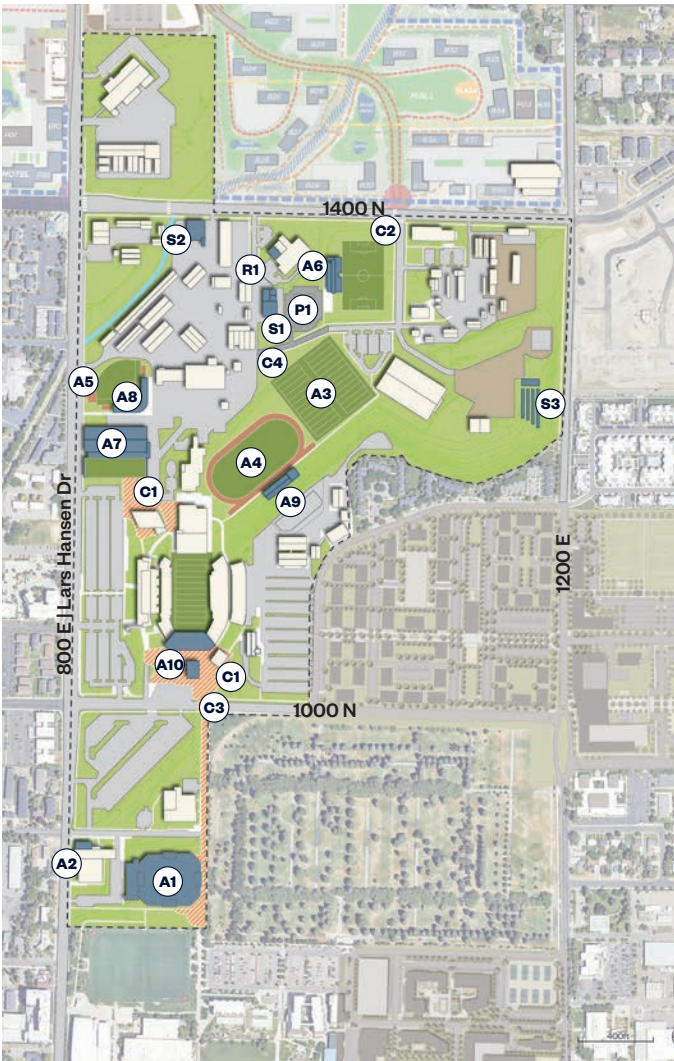


Phasing Plan

The master plan is supported by three phases to time the implementation of projects. These phases align with the Plan Organization categories of short, mid, and long term improvements. Reference the Master Plan and Implementation chapters for more specific project information.

Phase 1 (0-10 Year) Projects

PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R1	VDL Addition and Renovation	22,800	-	3,500	26,300
Athletics Related Projects					
A1	Spectrum Upgrade	69,800	-	-	69,800
A2	Estes Center Addition	33,000	-	3,200	36,200
A3	Football Field Expansion				
A4	Track Resurfacing				
A5	Softball Field Safety Improvements				
A6	New Soccer Stadium	6,000	6,000	13,350	13,350
A7	New Tennis Center (Sprung Structure)	-	-	87,600	87,600
A8	New Softball Stadium	7,000	7,000	10,680	10,680
A9	New Track Stadium	3,150	3,150	11,100	11,100
A10	New South Endzone Team Store	-	-	5,400	5,400
A10	New South Endzone Full Build Out	-	-	79,000	79,000
Support Services Related Projects					
S1	Rebuild Hazardous Materials	3,396	3,396	8,500	8,500
S2	Motor Pool Mezzanine	12,000		2,100	14,100
S3	New Compost Facility	12,000	-	-	12,000
Campus Experience Related Projects					
C1	Aggie Plaza North				
C2	1400 North Pedestrian Hybrid Beacon				
C3	1000 North Pedestrian Hybrid Beacon + Aggie Plaza South				
C4	Roadway Connection				
P1	Soccer Parking Lot				



Phase 1 Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,835	473	121	2,483

The primary contribution to parking lost in this phase result from the new Tennis Center which is proposed in the northwest area of the west Maverik Stadium parking lot. This area is currently a tailgate lot for football game days. A new portion of the parking lot should be designated as a replacement tailgate area once the Tennis Center begins construction.

Some stalls are gained from the paving of the soccer stadium parking area, which will provide more efficient parking for soccer games as well as serve the new College of Veterinary Medicine and other uses in the northeast quadrant.

Phase 2A (10-15 Year) Projects

PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R2	New Teaching and Research Greenhouses	38,140	-	38,700	76,840
Athletics Related Projects					
A1	Spectrum Improvements	69,800	-	-	69,800
Support Services Projects					
S4	Relocate Student Health	12,392	12,392	-	0
S5	New Surplus Building	35,497	35,497	34,000	34,000
S6	New Print Services in Old Storage	12,200	12,200	6,200	6,200
S7	New Heavy Equipment Building	-	-	9,960	9,960
S8	Relocate Art and Sculpture Lab Pavilion	960	960	-	0
Campus Experience Projects					
C5	1400 N 1200 E Roundabout				
P2	Northern Lot				

Phase 2A Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,483	32	100	2,551

A small amount of existing stall will be impacted by development in this phase. The Northern Lot will replace some of the current parking and storage east of the surplus building. The new print building is not expected to impact any formal parking stalls. As storage buildings are demolished, some informal parking areas may be available for staff operating in this area, but these are not included in the stalls gained count.



Phase 2B (15-20 Year) Projects

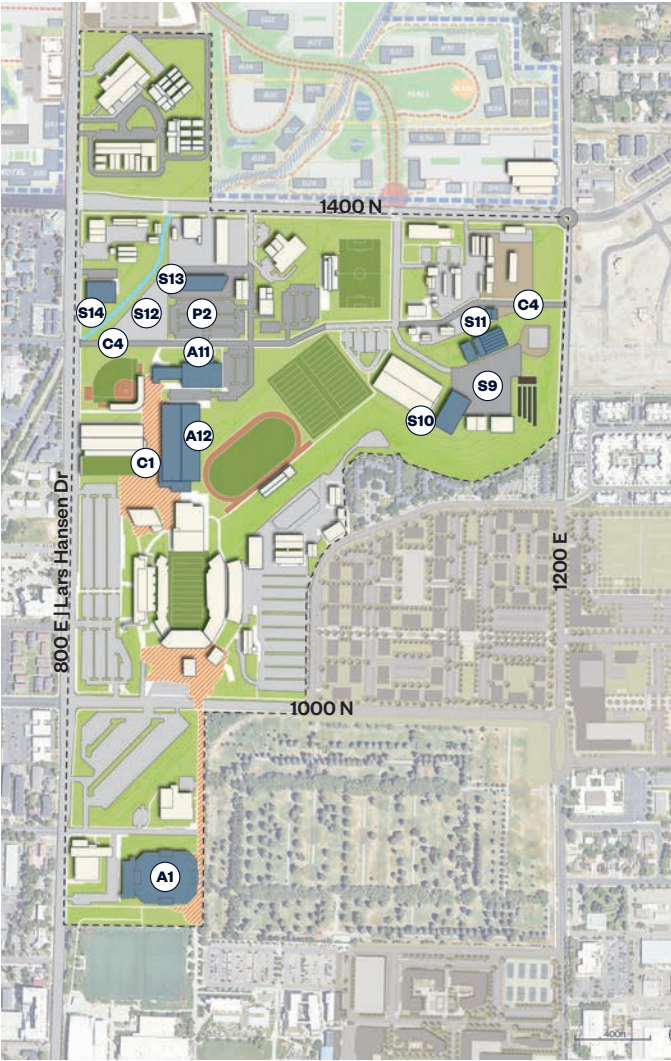
PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R3	Poisonous Plants Shed Replacement	3,175	3,175	3,200	3,200
Athletics Related Projects					
A1	Spectrum Improvements	69,800	-	-	69,800
A11	Gymnastics Practice and Olympics Sports Center	8,456	8,456	47,700	47,700
A12	Indoor Football Practice Facility	-	-	132,750	132,750
Support Services Projects					
S9	Coal Yard Paving and Grading				
S10	New Recycling Center	9,773	9,773	23,000	23,000
S11	New LOAM Greenhouses	13,430	13,430	22,320	22,320
S12	130 New Parking Stalls at Wuthrich				
S12	Replace Storage at Wuthrich	45,539	45,539	43,600	43,600
S13	New Bus Shelter	5,857	5,857	19,600	19,600
S14	New Public Safety Building	10,856	10,856	33,000	33,000
Campus Experience Projects					
C1	Aggie Plaza North				
C4	Roadway Connection				
P2	Northern Parking Lot				

Phase 2B Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,551	239	237	2,549

As athletic facilities and the Aggie Plaza are built up, the plaza and pedestrian improvements will impact some existing parking north of the Maverik Stadium. However, new stalls will be developed in the Northern Parking Lot.

As support service buildings south of the new bus shelter are demolished, some informal parking areas may be available for staff operating in this area, but these are not included in the stalls gained count. Additionally, up to 130 motorpool stalls may become available as motor pool vehicles are relocated to the Wuthrich property.



Phase 3 (20 Year+) Projects

	PROJECT	EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Athletics Related Projects					
A1	Spectrum Addition	69,800		18,200	88,000
A15	4,000 Seat Venue	-	-	80,920	80,920
Campus Experience Projects					
C6	1400 N Pedestrian Bridge				
C7	1000 N Pedestrian Bridge				
C8	1400 N Gateway Opportunity Building	-	-	100,000	100,000
C9	1000 N Gateway Opportunity Building	-	-	110,000	110,000
P3	Parking Garage	-	-	367,200	367,200
P4	1400 N Parking Lot				

Phase 3 Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,549	614	1,088	3,023

Visionary projects in this phase will impact the existing parking, but the proposed parking garage will replace this parking, and provide additional stalls that are ideally located to serve the Core Campus and adjacent athletic facilities.



Overall Parking Demand

The overall parking demand was determined to ensure **sufficient parking is available at every phase of the master plan**. To accommodate daily use and events, he following table shows peak demand usage for a typical school day and the two most popular sporting events: football and basketball.

TYPICAL DAY DEMAND	FOOTBALL GAME DEMAND	BASKETBALL GAME DEMAND
1,892	1,900	1,519

For more information about how the parking demand was calculated, please reference the Master Plan Recommendations chapter and Appendix K: North District Transportation.

02 | Information Gathering

The first phase of the planning process included a comprehensive information gathering session, which compiles both in-person observation and virtual research to create a background that will inform future site opportunities.

During site visits to the North District, the design team observed existing conditions, including building conditions, open spaces, parking, access paths, and general accessibility.

Initial observations for athletic facilities included the significant opportunities given the availability of developable land in the District and the desire to improve many prominent athletic facilities, including the Spectrum and Maverik Stadium. Upon closer inspection, many smaller improvements and upgrades are needed in the short term to support the University’s transition to the Pac-12 Conference.

Support services also encompass a large part of the district. These facilities house vital campus services and create a network of access paths through the district used by employees and equipment, but they are not easily navigable for other users, such as students and the general public.

The northern end of the North District has emerged as an academic and research area serving the College of Agriculture and Natural Resources, and is seeing exciting changes with the new College of Veterinary Medicine just across the street.

The current undefined circulation patterns revealed both opportunities for improved pedestrian linkages and challenges in navigating between key campus nodes.

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Laub Indoor Practice Field



Workspace in Spectrum



Service Station



Estes Center

Site Analysis

After the site walk, the following analysis was conducted to inform additional areas of constraint and opportunity within the North District.

Site Context

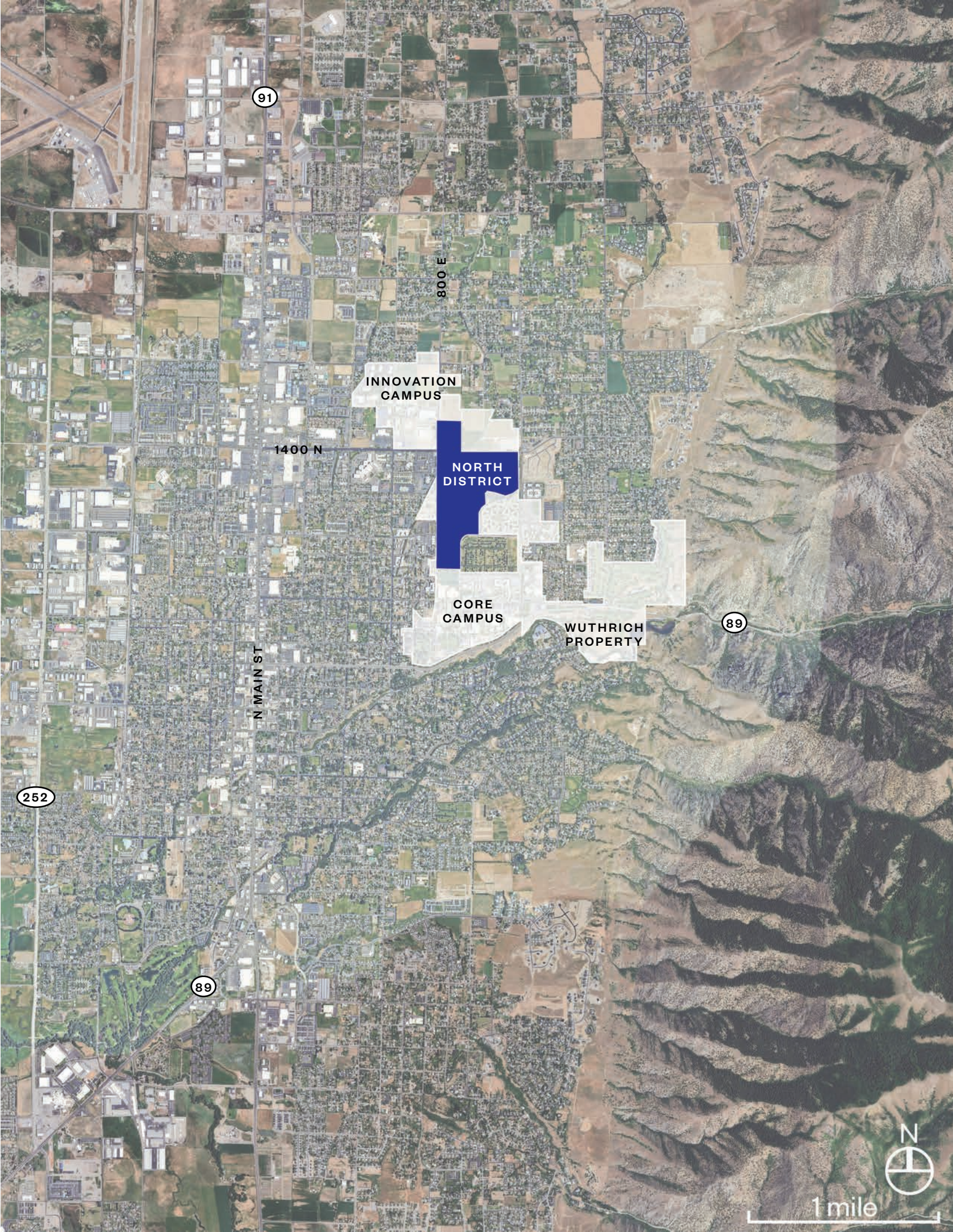
Utah State University, nestled in the foothills of Logan, was established in 1888 and is Utah’s designated land-grant university.

The North District features a **diverse combination of athletic, teaching and research, and support service facilities**. Athletic facilities such as Maverik Stadium, Spectrum Arena, Estes Center, Track and Field, and Soccer Field are **prominent facilities that occupy large areas in the district and define the district as an athletic destination** for student athletes and fans alike.

A combination of support services and campus maintenance facilities also resides in the district, though these **back-of-house facilities are not often accessed by students or the general public**. While the placement of these facilities was initially ideal for staff access and adjacency to the core campus (being near campus but not in the academic core), their location has become a **challenge for campus connectivity**, particularly with the growing space needs of the athletics department to expand and improve their training and competition facilities.

The support service buildings are also surrounding the teaching and research facilities south of 1400 N. Students and research professionals who work in the Teaching and Research Greenhouses, Poisonous Plants Research Lab, Veterinary Diagnostic Lab, or the newly constructed College of Veterinary Medicine may pass through or by this back-of-house area, **creating an inconsistent campus experience**.

While envisioning the North District Master Plan, **circulation, wayfinding, and overall accessibility were identified as primary challenges**. Vehicular transportation, whether by personal vehicle, Aggie Shuttle, or local buses, is currently the most common way to navigate the site, but **an established pedestrian or multi-modal pathway is desired as a clear connection to the core campus**.



Existing Features

Topography

Being located at the foothills of the Bear River Mountain Range presents a common challenge for most developments in Logan: grading. A prominent feature in the North District is the distinct change in grade along the eastern edge of the site. With more than 80 feet of grade change within the district, existing buildings and sports fields have been oriented and sized to conform to the topographic restraints, stepping down the hillside, and adjusting program and form to align with land constraints. This has resulted in inefficiencies in the programs and adjacencies within the District.

New developments and improvements in the North District can help mitigate the topographic challenges and support enhanced landscapes and experiences.

Natural Features

Celebrating the connection between the built and natural environments is a common theme at USU. Logan as a whole embraces this connected mindset, as evidenced by the ever-present trail system that aligns with natural features throughout the city.

The Northern Canal and associated trail are key features and opportunities for the District. The canal is used for stormwater irrigation and management, and the trail is commonly used by students and Logan residents alike as a connection through the city. Crosswalks at 800 E and 1400 N have recently been installed to improve pedestrian safety. The trail also connects to D. Craig Aston Park, closely associated with the on-site teaching greenhouses, creating a pocket of public open space among the rest of the campus.

Parking and Vehicular Circulation

Given the concentration of athletic facilities in the North District, the associated parking is effective at accommodating the large crowds the games attract. During the school day, it is also commonly utilized by those holding a Yellow or Green parking permit, though it is important to note that the lot is rarely fully utilized during the day. It will still be critical to ensure parking in the North District continues to support the daily needs of the campus in addition to special events hosted in the District.

One of the primary concerns in this area is the lack of clear circulation and wayfinding throughout the district. Specifically, the area south of 1400 North, north of the Stadium and west of the Soccer Fields. This central area houses a range of campus services, including storage buildings, the Recycling Center, Public Safety, and Transportation and Motor Pool. This area has expansive paved areas with little direction on traffic flow, creating confusion for those unfamiliar with the area. This is particularly challenging for public-facing facilities such as the Recycling Center and Transportation offices. Similarly, the Coal Yard, a back-of-house space for the LOAM and Heavy Equipment teams, lacks designated circulation, and equipment and materials are placed throughout, utilizing a large area.

Pedestrian Access

Similar to circulation, the pedestrian access throughout the site is a frequent challenge for all users. There is limited sidewalk access along 800 E, abruptly ending across from the Blue Square mixed-use housing building. Student athletes can reach the northern athletic facilities by cutting across Maverik Stadium at both the east and west ends, but the route is not defined by signage or other wayfinding systems.

The topographic changes and the lack of continuous pedestrian paths are primary concerns for this master plan. The need for clearly defined north-south and east-west connections across the site offers an opportunity to establish pedestrian and vehicular access that is clear, accessible, and effective for the North District.



Buildings Uses

While the North District predominantly features athletic facilities, there are significant other uses that define the character of this area. A mixture of academic and research, athletic, and support service buildings that have previously been accommodated by this within this district are increasingly becoming crowded with the growing attendance at games and developments along 1400 N.

Academic and Research

1400 N has been a defining campus boundary since campus planning efforts were initiated. Federal institutions, including the Poisonous Plants Research Laboratory and Veterinary Diagnostic Lab, support the transition of the North District into the Innovation Campus, establishing robust relationships between students and working professionals. These relationships are further enhanced with the construction of the College of Veterinary Medicine at the northwest corner of 1400 N and 1200 E, which will be a premier academic and research center. This corner of the campus is well suited to increase access and collaboration between federal and state entities.

The opposite corner at Lars Hansen Dr features the Teaching Greenhouse on the south side of 1400 N and the Agricultural Science and Technology Education (ASTE), Research Greenhouses, and Bee Bio Lab Complex on the North side. A previous master plan at the Research Greenhouses has been conducted, which allows for the consolidation of the Teaching Greenhouse on site while expanding facilities for graduate-level research.

Athletic

Large athletic facilities and associated parking define the character of the North District. The large fields and stadiums occupy a significant area and create challenges when moves are suggested.

Additionally, some teams, including Gymnastics and Tennis, do not have dedicated space within the North District, disconnecting them from student-athlete resources such as the nutrition center and coach offices. Consolidating all sports practice and competition facilities within the North District will promote accessibility to these resources, and creative application of the proposed projects may lead to an enhanced pedestrian experience from the Spectrum Arena to the Soccer Stadium.

One goal of the North District is to consolidate athlete support spaces and athletic facilities within the District to the extent possible.



Support Services

The support services comprise nearly a quarter of the District area. These critical operations have primarily been located in the Coal Yard and the district’s northwestern area. The Coal Yard is an ideal location for these support services, as its topography can hide the back-of-house uses. Consequently, the northwestern area, where support services are most concentrated, remains a difficult-to-navigate obstacle for anyone other than those who regularly work in this area. With this area’s proximity to regularly attended athletic facilities, the “highest and best use” of this site is called into question, but relocating the multitude of buildings here is not a quick fix.



Athletics Academics Complex



Estes Center (front) and Spectrum Arena



Veterinary Diagnostic Lab



Agricultural Experiment Station Greenhouses



Teaching Greenhouse



Coal Yard Area

Building Conditions

Building conditions were analyzed under two scopes. The first, and most straightforward, is the physical condition of the buildings. This considers all the building systems and their impact on the expected remaining lifespan of the facility. Buildings were ranked into five categories:

Excellent: New, Like new and have at least 20 years of low-maintenance lifespan

Good: Fully functional, will require ongoing maintenance and investment in the next - 15 years

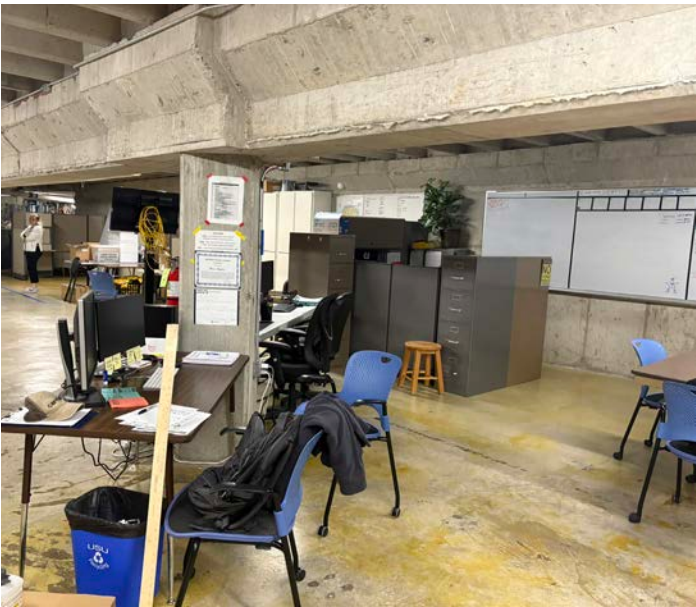
Adequate: Meets current needs, will require investment - 10 years

Poor: Will need investment in the next 5 years

Urgent: Needs immediate investment

The Spectrum is currently in critical condition, and a budget has been allocated to bring it into safety compliance.

The size of the buildings was the second criterion for assessing building condition. Interviews with regular facility users led to a recurring discussion regarding whether the building was “right-sized” for what it was used for. Undersized facilities are identified by a hatched overlay so physical and size conditions can be assessed at the same time. Buildings that are undersized but in adequate physical condition, present opportunities for existing facility renovation and/or additions to increase the usability of the space.



Spectrum lacking adequate office and storage spaces



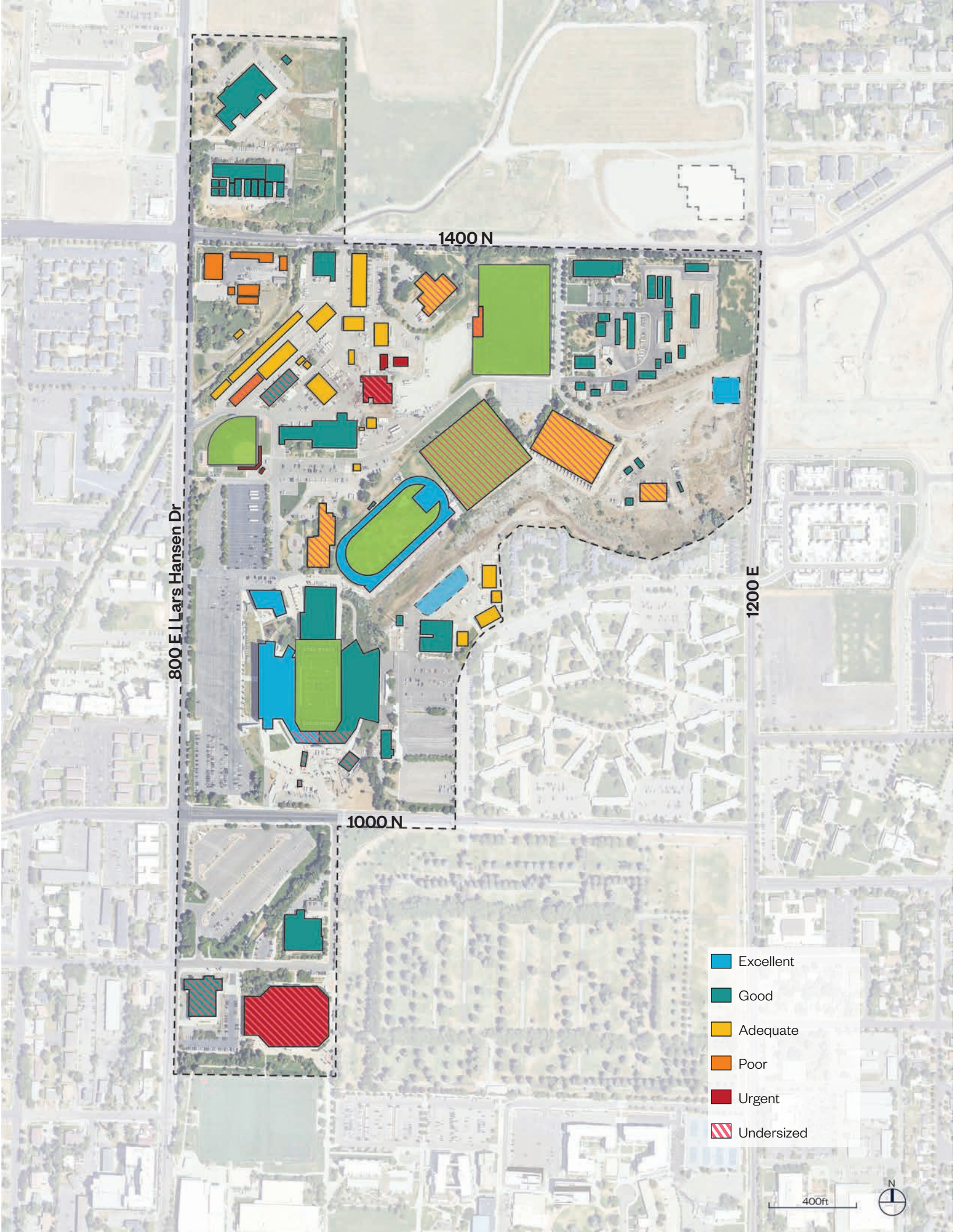
Recycling Center is undersized



Student Health and Wellness currently shares the building with the Olympic Sports Complex, and has limited room to grow.



ASTE building may accommodate additional users



Building Condition Table

Excellent Adequate Urgent
Good Poor No Data

NUMBER	BUILDING NAMES	USE	SQUARE FOOTAGE	YEAR BUILT	CONDITION	RECOMMENDATION
1	Teaching Greenhouses - building	Academics	8,885	1971	Poor	Replace/Relocate
1	Teaching Greenhouses - greenhouses	Academics	6,720	2007	Poor	Replace/Relocate
2	Research Greenhouses - main	Academics	28,255	1975	Good	Maintain
2	Research Greenhouses - bee bio	Academics	9,884	1995	Good	Maintain
3	ASTE Building	Academics	37,537	1991	Good	Maintain
4	College of Vetrinary Medicine	Academics	106,646	2025	Excellent	Maintain
5	Poisonous Plants	Federal			Good	Maintain
6	USDA Greenhouses	Federal				Maintain
7	Vetrinary Diagnostic Lab	Federal	22,802	1994	Adequate/ Undersized	Renovate/Addition
8	Dee Glenn Smith Spectrum Arena	Athletics	69,793	1970	Urgent	Renovate/Addition
9	Wayne Estes Center	Athletics	33,026	2013	Good/ Undersized	Renovate/Addition
10	Maverick Stadium - West	Athletics	113,964	2016	Excellent	Maintain
10b	Maverick Stadium - East	Athletics	1,391	1971	Good	Maintain
10c	Maverick Stadium - East bathrooms	Athletics	5,031	2023	Good	Maintain
10d	Maverick Stadium - Concessions Stand	Athletics	1,096	2005	Good	Maintain
11	Jim & Carol Laub Athletics Academics Complex	Athletics	70,295	2007	Good	Renovate
12	ICON Sports Performance Center	Athletics	28,051	2013	Excellent	Maintain
13	Olympic Sports Complex	Athletics	8,456	1987	Poor	Replace/Relocate
14	Legrand & Laree Johnson Softball Field	Athletics			Urgent	Renovate
15	Ralph Maughan Track Stadium	Athletics			Excellent	Replace/Relocate
16	Football Practice Fields	Athletics	112,148		Adequate/ Undersized	Addition
17	Stan Laub Indoor Training Center	Athletics	63,754	1998	Adequate/ Undersized	Maintain
18	Chuck & Gloria Bell Soccer Field & Stadium	Athletics			Poor/ Undersized	Replace
19	Central Energy Plant	Support Services	25,000		Good	Maintain

NUMBER	BUILDING NAMES	USE	SQUARE FOOTAGE	YEAR BUILT	CONDITION	RECOMMENDATION
20	Student Health and Wellness	Support Services	12,392	1987	Poor	Replace/Relocate
21	Surplus & Aggie Print	Support Services	37,888	1995	Good	Replace/Renovate
22	Campus Stores	Support Services	9,809	1986	Good	Replace/Relocate
23	Landscaping Greenhouses	Support Services	13,430	1981	Urgent	Replace/Relocate
24	RAD	Support Services	1,574	1995	Urgent	Replace/Relocate
24	RAC	Support Services	1,822	1982	Urgent	Replace/Relocate
25	Recycling Center	Support Services	9,773	1994	Adequate/ Undersized	Replace/Relocate
26	Public Safety	Support Services	10,856	1986	Good	Replace/Relocate
27a.1	Motor Pool Storage 2	Support Services	11,938	1967	Adequate	Wuthrich
27a.2	Motor Pool Storage 2.2	Support Services	7,483	1967	Adequate	Wuthrich
27b	Motor Pool Storage 3	Support Services	13,551	1967	Adequate	Wuthrich
27c	Motor Pool Storage 4	Support Services	3,009	1983	Adequate	Wuthrich
28	Bus Shelter	Support Services	5,857	1996	Poor/ Undersized	Replace/Relocate
29	Motor Pool Storage 1/Heated Storage	Support Services	9,558	1967	Adequate	Maintain
30a	Motorpool - Main Garage	Support Services	15,638	1967	Adequate	Maintain
30b	Motorpool - Extension Services	Support Services	6,180	1978	Adequate	Replace/Renovate
31	Service Station	Support Services	11,986	1967	Good	Maintain
32	Landscaping Storage (LOAM)	Support Services	1,025	1941	Urgent/ Undersized	Addition
33	Compost	Support Services			Poor/ Undersized	Replace/Relocate
34	Heavy Equipment	Support Services			Good	Maintain
35	City of Logan Substation	Support Services			Excellent	Maintain
36	USU Substation	Support Services			Excellent	Maintain
37	Housing Office & Support Services	Support Services			Good	Maintain
38	Recreation Annex	Support Services	9,716	1956	Good	Maintain

Adjacent Master Plans

USU takes a unique approach to campus master planning. The campus and associated properties are divided into districts or general uses that address specific needs as well as integrate into the University's shared vision. While it is crucial for the North District master plan to complement the needs of each master plan USU has established thus far, the following two plans are critically important to align with, as they are directly adjacent and impacted by development within the North District.

Innovation Campus District Plan

The latest Innovation Campus District Plan was completed in 2017. A combination of university research hubs and private businesses defines the research park-style district, with key considerations for connection to the core campus, sustainability integration, and overall accessibility throughout.

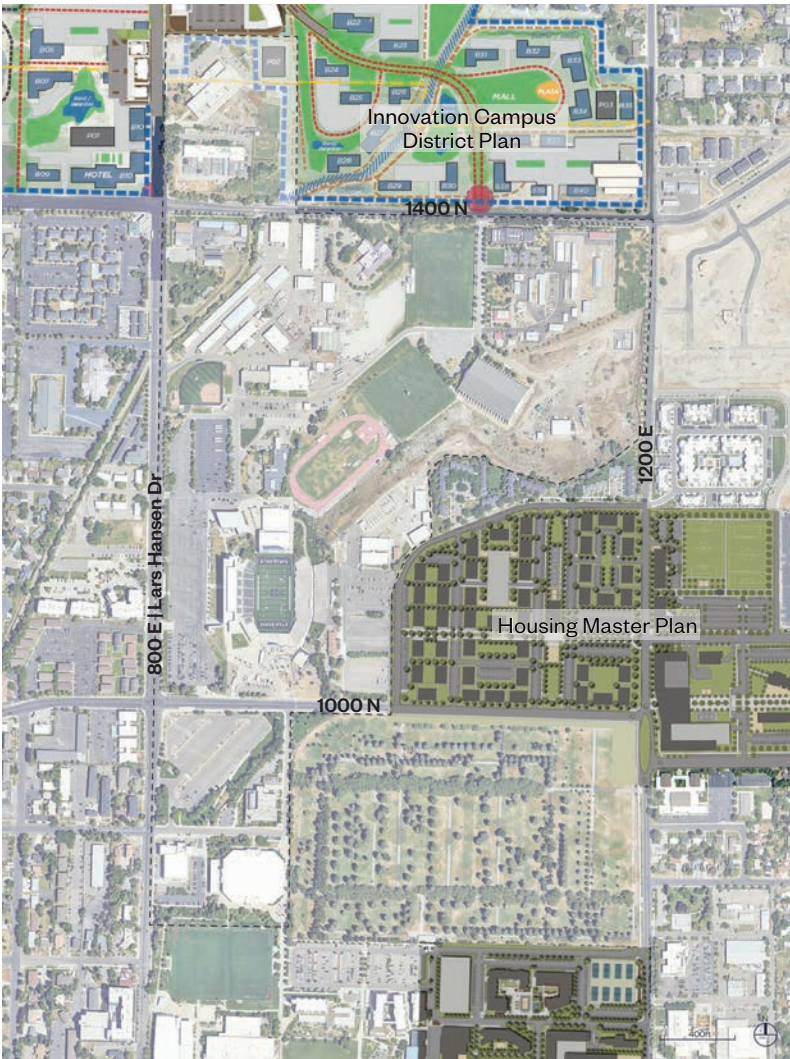
Development along 1400 N will have the most significant impact on North District planning. An extension of the roadway, "Grand Ave," will align with Jack B. Parsons Drive, and proposed buildings are envisioned to support 1400 N as a retail corridor. North District planning efforts have focused on supporting development in this area and enhancing the 1400 N corridor, with the corner of 1400 N and Lars Hansen Drive serving as the primary campus gateway.

Housing Master Plan

USU's Housing Master Plan, released in 2022, supports the university through calculated growth management planning across four existing and two new housing sites. The North District plan considers potential impacts to housing supply and enhances the vision for adjacent housing areas. An increased supply of specialized student housing opportunities, such as student-athlete housing, is also considered to supplement the vision for both the Housing and North District Master Plans.

Overview

Although these areas are planned and developed separately from the North District, it is important to consider and coordinate planning efforts. Buildings along district edges, like the new College of Veterinary Medicine, are closely tied to the North District and play a role in determining the character and transitions between districts. Complementing surrounding districts will continue to be a key component in master plan refinement, and the vision set forth for the North District should be embraced and supported by future master plan efforts.



2017 Innovation Campus Master Plan - Phased Improvements



Jake Garn Space Research Complex at the Innovation Campus



Central Campus Rendering from 2017 Housing Master Plan



Rendering of Housing Across 1200 E at the Soccer Fields from 2017 Housing Master Plan

Opportunity Areas

This diagrammatic analysis reveals specific areas that present opportunities for future development. The visioning workshop conducted with project stakeholders formally established these areas as priority opportunities for future development. Stakeholder input was instrumental in articulating the projected timelines associated with each opportunity, thereby informing and guiding the phased implementation strategy of the master plan.

Investment Area

The areas highlighted in this category are well utilized, and the location of facilities ideally align with the intended and foreseeable use of the area. However, the current physical condition of these spaces has been identified as a critical challenge requiring immediate investment. By investing and improving in facilities in these areas, these spaces will continue to serve the needs of the campus into the longer term future.

Repurpose Opportunity

Several existing facilities in substandard condition have also been designated as opportunities for improvement. An exception is the support services area, which contains many adequately functioning facilities but has nonetheless been included as an opportunity zone. This inclusion is due to the relatively low cost and ease of replacing buildings in this area, as well as its highly central location, which makes it an ideal site for future initiatives aimed at strengthening the district's overall identity.

Undeveloped Areas

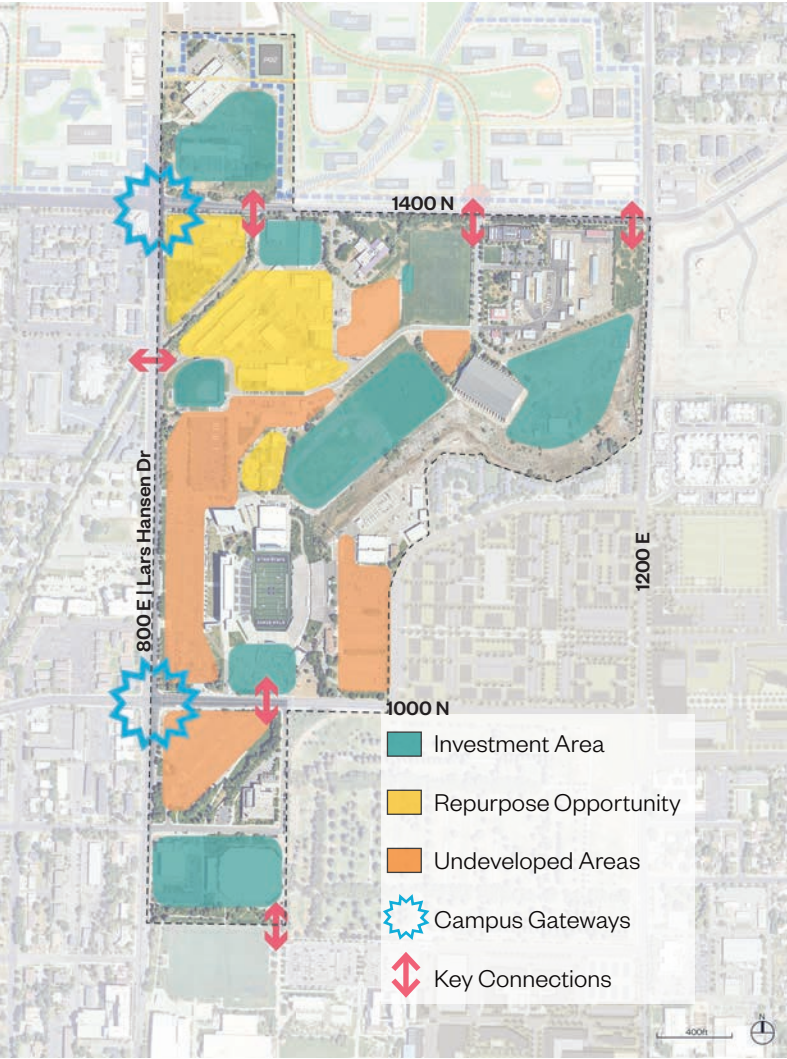
These areas, located throughout the district, house parking lots, storage, and other uses that may be considered for a higher and better use in the future. While parking is important to maintain, these large areas present some of the most opportunities to fill in the North District with visionary facilities.

Campus Gateways

Campus gateways are high-traffic areas that define the entrance onto the USU campus. It is important that these areas highlight the transition onto campus and support the guiding principle of design excellence by featuring defining architecture.

Key Connections

Key connections are crossings that are commonly made by site users, predominantly pedestrians, that present opportunities for better definition and safety improvements. Crosswalks in these areas should be highly visible and support the university's brand standards to encourage usage.



1400 N Gateway



Parking area south of softball field



Paved areas between support service facilities



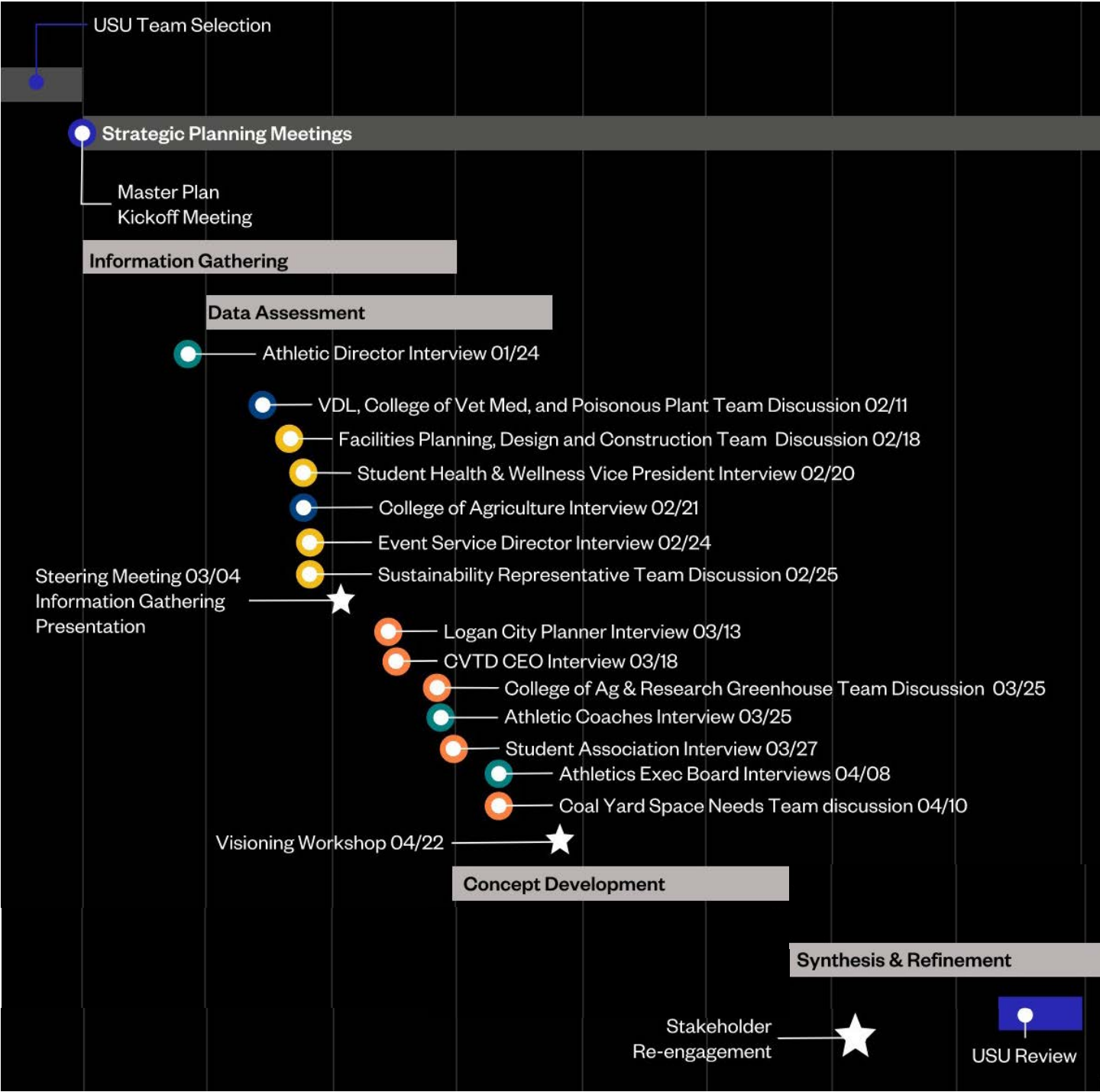
1000 N Gateway

Stakeholder Engagement

It was important for the planning team to not only walk through and explore the district, but to talk to key stakeholders who work, study, train, and operate facilities within the North District. The planning team met with more than 60 individuals, including students, athletic coaches and staff, department heads, and service managers, each of whom defined their goals and vision for this project.

Each interview was an opportunity to understand the current state of the North District while also exploring the challenges, opportunities, and needs for those who experience it regularly. A discussion around immediate needs and longer-term visions was also held within these stakeholder discussions.

The image below illustrates the various stakeholder meetings that were held throughout the planning process.



Stakeholder Engagement Schedule



Open House in the International Lounge

Student Engagement

Key takeaways from the stakeholder discussions include:

ACADEMIC & RESEARCH NEEDS

- Plan for strategic growth and consolidation
- Teaching Greenhouses at the end of their life
- Opportunities at CVM and Research Greenhouses

SUPPORT SERVICE NEEDS

- Many facilities are at the end of their life and need additional space
- Wuthrich relocation opportunities
- Finance and Admin services have goals to increase programs and have a greater presence on the core campus

ATHLETIC NEEDS

- Priority deficiencies in event areas: Spectrum & Estes
- Undersized and shared facilities are a pain point
- Opportunities attached or adjacent to existing facilities

In addition to meeting with faculty and staff, students were also engaged throughout the process. This engagement was threefold. The design team met with the Student Association and HERD representatives early in the process to understand the current student experience within the North District, who emphasized a lack of wayfinding and connection up to 1400 N. These students also expressed a desire for more on-campus events that could be hosted through some of the existing venues.

Follow-up discussions with students included student staff members who support the operations of the Facilities and Sustainability Departments. These meetings aligned some of the current on-campus efforts to create a more sustainable campus, including alignment with the Composting Master Plan.

Finally, the design team held an open house at the Student Union to share the final findings from the master planning process and solicit feedback. Some of the key outcomes from this discussion include:

- Excitement around pedestrian-centric design and connecting pathways to the north
- Emphasis on parking as a limited resource during game days and events
- Concerns about the university's budget for large projects and how funds will be prioritized

03 | Master Plan Recommendations

Vision

The North District is an integral part of the USU campus.
As improvements occur within the North District, they will align with the architectural quality, campus landscape, and streetscape quality within the core campus.

Guiding Principles

The North District Master Plan identifies improvements that enhance campus operations, athletics, and student and visitor experiences. These projects are prioritized and allow flexible implementation based on funding and evolving needs.

The North District will feature:

- **Strategic phasing and flexible development** that meet immediate needs while accommodating future growth and improvements.
- **Design excellence** that reflects USU's innovative spirit, architectural character, and the distinct identity of USU Athletics.
- **Enhanced connectivity and accessibility** through improved wayfinding, multi-modal transportation, and seamless links to adjacent campus areas.
- **Welcoming and functional outdoor environments** that foster community, activity, and a strong sense of place.
- **Commitment to sustainability** through alignment with USU's decarbonization and environmental goals.
- **High-performing facilities** that meet PAC-12 standards and provide efficient, effective spaces supporting academic and athletic excellence.

The following icons are associated with each of the guiding principles, and each project description will display the icon of the guiding principles it supports.



Strategic



Design Excellence



Connected



Welcoming



Sustainable



High-Performing

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Improvements

The site plans in this chapter illustrate the overall North District Master Plan and identify the projects anticipated for the corresponding section.

The following proposed improvements include projects that are currently underway or being studied for feasibility, projects that will be necessary to maintain ideal functionality of USU’s campus, projects that are desired by the university to improve the experience of the North District, and visionary projects that enhance USU as a premier campus.

These improvements have also been distributed into three key phases. These phases reflect a combination of timing, supporting improvements that priorities for need and those that can progress forward as funding becomes available.

Academic and Research

The current distribution of academics and research facilities in the North District predominantly occur along 1400 N. Through the planning process, this roadway has emerged and an Academics and Research Corridor that will define USU’s campus as it transitions into the Innovation Campus to the north.

R1 Veterinary Diagnostic Lab

Phase:1 **Square Footage:** 3,500

Project Type: Renovation and Addition **Principles:** 

The Veterinary Diagnostic Lab (VDL) has been a long time tenant of the North District. With plans to continue it’s operations, the current facility should be upgraded to ensure longevity. Renovations should include an upgraded locker room and necropsy suite. An addition is also recommended to expand learning and break spaces for students.

Appendix A: VDL Addition/Renovation Mechanical
Appendix C: USU Veterinary Diagnostic Lab Study



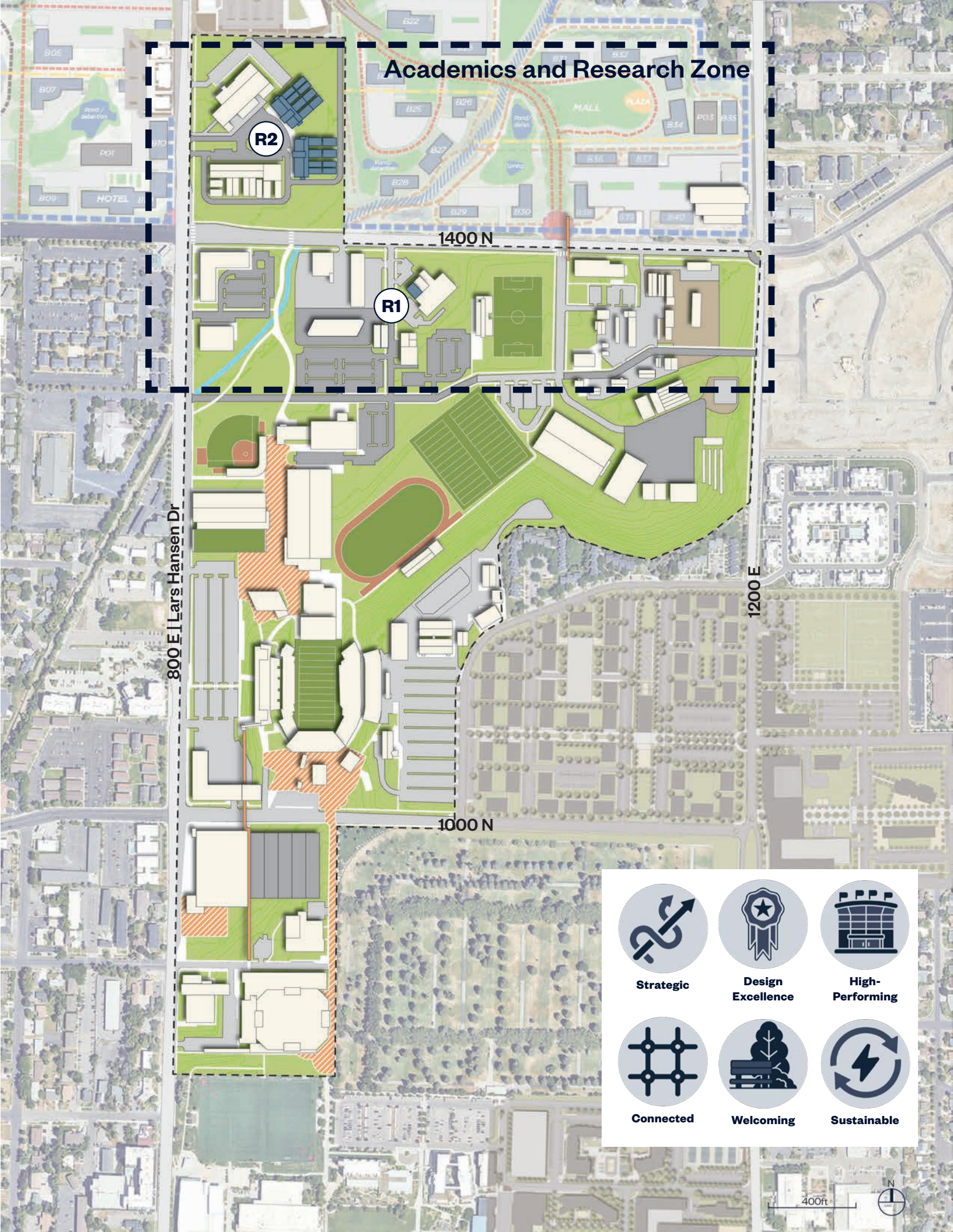
R2 New Teaching and Research Greenhouses

Phase: 2A **Square Footage:** 38,700

Project Type: New Construction **Principles:**  

On the northern side of 1400 N, the new Teaching and Research Greenhouse facilities will create a consolidated support campus for the College of Agriculture. This academic hub will serve both undergraduate and graduate-level teaching and research with space for growth.

Appendix D: USU Research Greenhouse Feasibility Study



Athletics

Aggie athletics has the largest presence in the North District with many unique facilities that accommodate the needs of student athletes, university staff, coaches, athletic administration, and game day attendees.

Athletic facilities have the largest footprint areas to accommodate the size requirements for their associated fields and equipment. However, collocating the athletic facilities around the Aggie Plaza can help consolidate support spaces such as storage, offices, lockers, and team meeting rooms in one central location.

A1 Spectrum Improvements

Phase: 1-3 Square Footage: 18,200

Project Type: Renovation and Addition Principles:

The Spectrum is the most utilized building by athletics in the North District. It hosts competitions across multiple sports while simultaneously supporting a majority of the administrative offices for the athletic department. Built in 1970, it has been an iconic part of the USU experience for many years and locals regard it highly. Given the building’s age, the Spectrum requires many renovations to preserve its longevity, bring it up to safety codes, and align it with Pac-12 standards. These are classified as phase 1 improvements as they are necessary to continue using the building. Improved spectator seating is also a priority to generate revenue for athletics which will contribute to other project budgets.

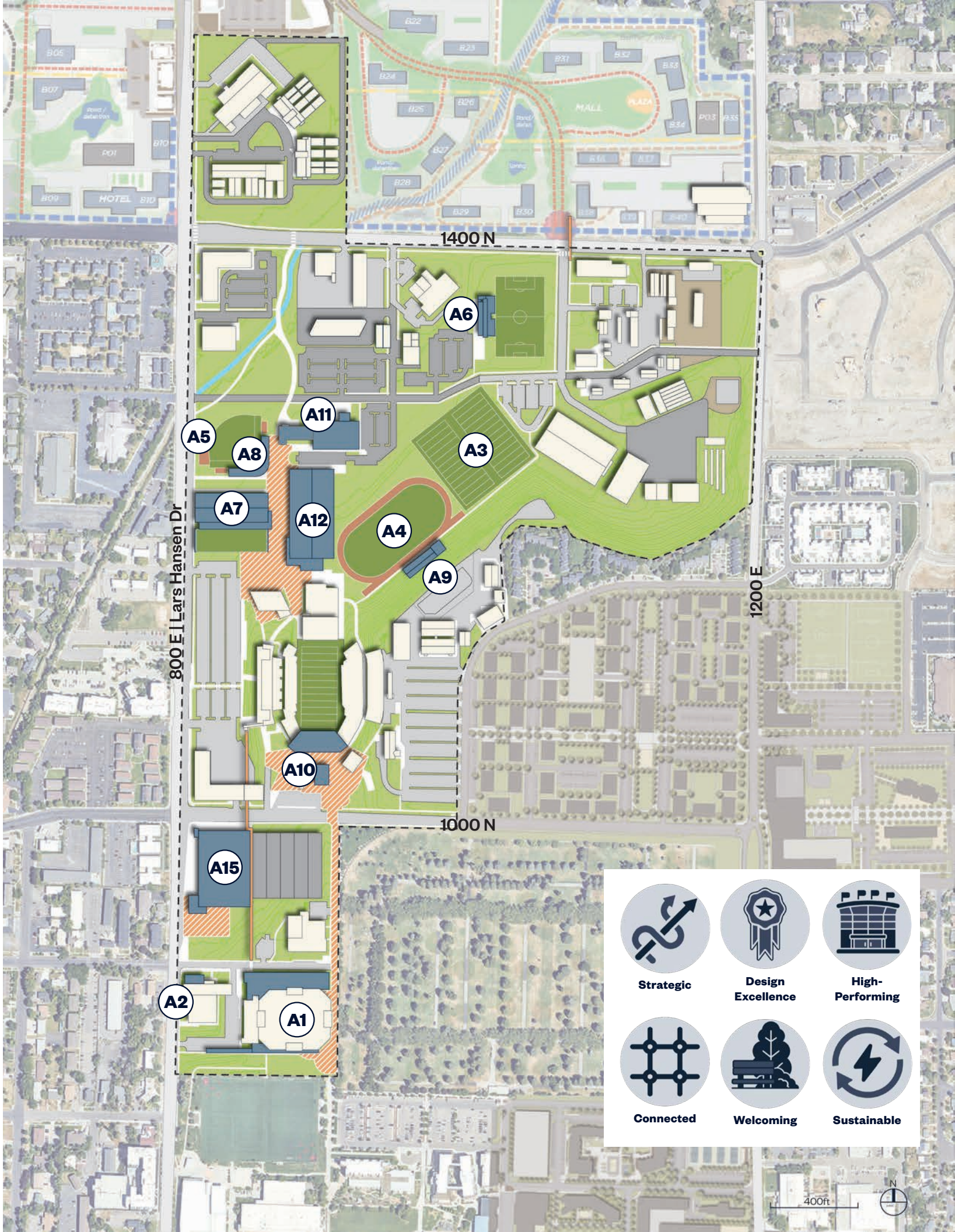
Longer term improvements are also envisioned for the Spectrum to increase its functionality for campus athletics. Building additions will increase accessibility for delivery and equipment vehicles, and administrative office spaces will be added to allow the athletics department to grow comfortably within the North District.

A comprehensive feasibility study for the Spectrum was completed in 2023 to outline improvement opportunities and associated costs.

Appendix A: Mechanical Information: Spectrum Arena
Appendix E: Spectrum Feasibility Study



Rending from the Spectrum Feasibility Study completed in 2023



A2 Estes Center Improvements

Phase: 1 Square Footage: 3,200

Project Type: Renovation and Addition Principles:  

The Estes Center has comfortably served campus athletics since 2014, but with the transition into Pac-12, the Estes Center will need to be upgraded to meet the division standards. Additional space for visiting team locker rooms is a key component of the new standards and will be prioritized in the reconstruction of this space. Additional strength and conditioning space is also needed and should be included in this addition.

Appendix A: Mechanical Information: Estes Center Additional



A5 Softball Field Safety Improvements

Phase: 1 Square Footage: NA

Project Type: Netting Installation Principles: 

Safety netting is an immediate need for the softball field to provide a buffer between the field and the berm crowd seating areas.

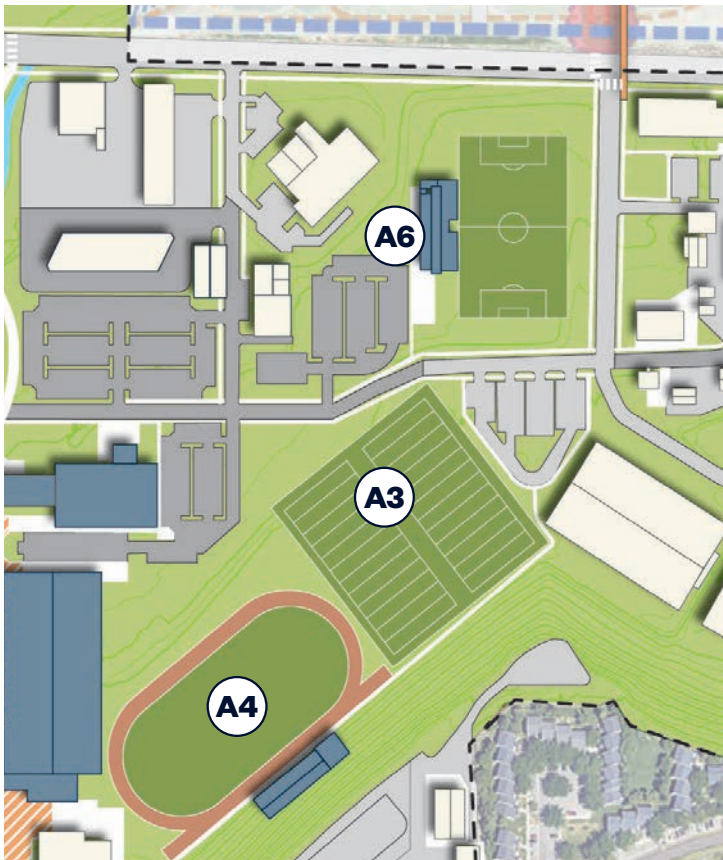


A3 Expanded Football Practice Fields

Phase: 1 Square Footage: NA

Project Type: Grading and New Field Principles: 

Historically, the Aggie football team has been practicing with undersized fields that do not have an adequate runout area. By regrading the hill they sit atop of, these fields can be resodded with turf to an ideal length. This regrading requires some roadway improvements as well as extensive retaining along the north side of the fields. These improvements will contribute to the east-west connection across the North District.



A4 Track Resurfacing

Phase: 1 Square Footage: NA

Project Type: Resurfacing and Hammer Throw Relocation Principles: 

The track was last resurfaced in 2015, and it will be due for another resurfacing in approximately 5 years.

In addition to the standard resurfacing, the hammer throw cage and area will need to be relocated and reoriented as to not interfere with the new Football Practice Fields. Concurrent with the fields expansion, the hammer throw will either be shifted back from it's current location or reoriented within the track area so that the landing sector does not interfere with any other track or field

elements. Several orientation options have been shared and should be reviewed when improvements are being planned to identify a preferred option.

Appendix F: Hammer Throw relocation Options



A6 Soccer Stadium and Parking

Phase: 1 Square Footage: 13,350

Project Type: New Construction and Paving Principles: 

Located along 1400 North, the soccer field has recently been replaced and is optimally graded and sod. A new soccer stadium is now needed to support soccer operations in its existing location.

A key component of this improvement includes new parking lots which will replace existing gravel lots and create designated parking stalls that will support the surrounding research and academic buildings that lack sufficient stalls on-site.

Appendix A: Mechanical Information: Soccer Stadium
Appendix G: Soccer Stadium Feasibility Study



A7 Tennis Practice Facility

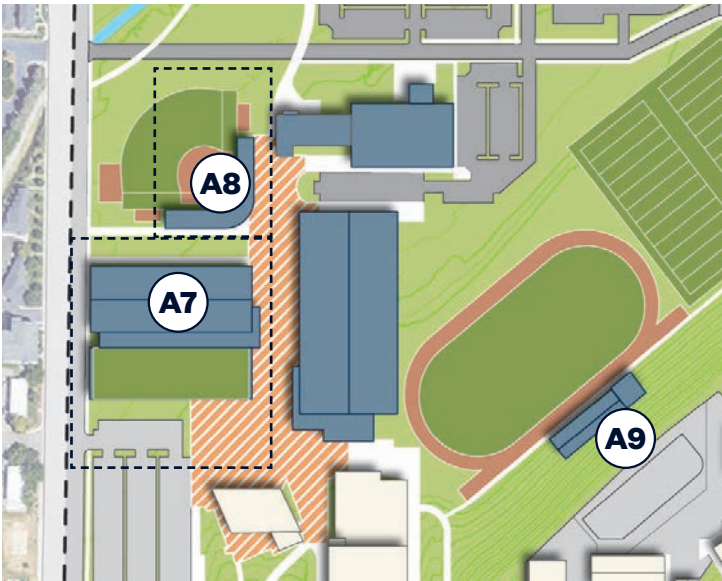
Phase: 1 **Square Footage:** 87,600

Project Type: New Construction **Principles:** 

A new athletic facility, the Tennis Center, has both indoor and outdoor space available for team practices and game days. The center may not need locker rooms or other team spaces if they are located in the Olympic Sports building. This facility will include 6 indoor courts and 6 outdoor courts.

A range of construction techniques have been considered for this facility including a traditional steel building and a Sprung Structure.

Appendix A: Mechanical Information: New Tennis Center



As each of these projects are constructed, the adjacent pieces of the Aggie Plaza should also be developed.

A8 New Softball Stadium

Phase: 1 **Square Footage:** 10,680

Project Type: New Construction **Principles:** 

A new softball stadium will increase capacity and quality of the existing spectator seating. Other improvements envisioned for this new stadium include new dugouts and branding that highlights the history and alumni of Aggie Softball. Additional fan amenities such as family oriented and luxury seating options are proposed to increase attendance and revenue generation during gamedays. This project can be completed as soon as funding is available.

Appendix A: Mechanical Information: New Softball Stadium

A9 New Track Stadium

Phase: 1 **Square Footage:** 11,100

Project Type: New Construction **Principles:** 

Similar to the softball stadium, a new track and field stadium is recommended to increase spectator capacity during competitions. The existing orientation is ideal for spectators, so a new stadium will be constructed in the same location to maintain the good views of the field. This project can be completed as soon as funding is available.

Appendix A: Mechanical Information: New Track Stadium

A10 South Endzone and Team Store

Phase: 1 **Square Footage:** 84,400

Project Type: New Construction **Principles:**   

There are currently opportunities for two distinct projects in this area. There is a feasibility study for a new stand-alone team store, as well as a vision for a new South Endzone Building.

The Maverik Stadium South Endzone will transform into an impressive building with multiple stories that include premium fan amenities, a team store, offices, conference rooms, space for student-athletes, and Hall of Fame. In order to construct this new building, the existing concessions and ticket booth will need to be demolished to make way for the new facility.

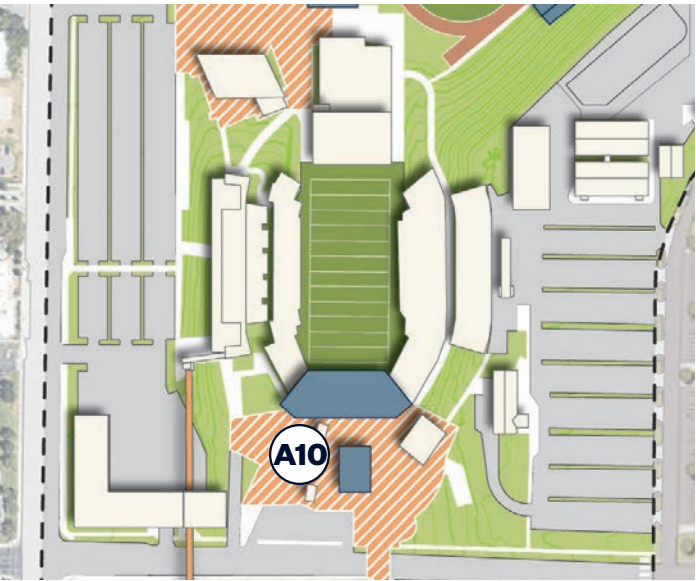
This project is a monumental step for Aggie athletics that will elevate the game day experience. New, premium seating will be located here to increase revenue generation for athletics and support other planned projects.

The location of the South Endzone will complement the plaza improvements that continue down 900 East, creating a pedestrian oriented environment that will serve as a grand entrance from the heart of USU's campus to the premier entryway oto the North District.

Dependent on funding, the team store may be constructed earlier than the full South Endzone as a separate building.

Appendix A: Mechanical Information: New South Endzone Team Store

Appendix A: Mechanical Information: New South Endzone Full Buildout



A11 Gymnastics Practice and Olympics Sports Center

Phase: 2B **Square Footage:** 47,700
Project Type: Renovation **Principles:**   

The gymnastics team currently practices in the HPER building, outside of the North District. Once the surplus and print services have been relocated to their new building, the vacated building can accommodate the gymnastics practice needs and achieve the goal of consolidating olympic sports into a centralized location. Renovations to the existing space will be required including addition of windows, locker rooms, strength and conditioning, gymnastics apparatuses, and athletic training as well as coaches offices.

The new Olympic Sports Center will take place in the renovated stores portion of the old surplus building. This area will provide space for coach offices, team locker rooms, and meeting rooms. It is ideally located between the sport facilities it will serve including the tennis, softball, and track and field stadiums.

Appendix A: Mechanical Information: New Gymnastics Practice and New Olympic Sports Renovation in Old Surplus Building

Appendix H: Gymnastics Practice at Surplus Space Study



As each of these projects are constructed, the adjacent pieces of the Aggie Plaza should also be developed.

A12 Indoor Football Practice Facility

Phase: 2B **Square Footage:** 132,750
Project Type: New Construction **Principles:**  

The Indoor Football Practice field will replace the existing Student Health and Wellness building. It is ideally located with adjacency to the north endzone and ICON Center. This new field is a full football field in length and width, unlike the existing Stan Laub Indoor Facility, and it is dedicated to football, freeing up space in the Stan Laub for all other sports. To accommodate the grade changes, the northwest ground level will include a nutrition center and storage space.

Appendix A: Mechanical Information: Indoor Practice Field



A13 New 4,000 Seat Venue

Phase: 3 **Square Footage:** 81,000
Project Type: New Construction **Principles:**  

In the long-term future, a new 4,000 seat venue is planned at the corner of 800 E and 1000 N. This facility is envisioned to serve sports that have outgrown the Estes Center but are not quite large enough to fill out the Spectrum. This includes many of the women's sports which have experienced growing audiences over the past years. This new venue may also accommodate a range of community and campus events such as graduations, performances, and more.

The new building will be constructed with an attached parking garage that connects with the pedestrian bridge. While this project is proposed for a later phase, it could be implemented earlier if the funding becomes available.

Appendix A: Mechanical Information: 4,000 Seat Venue



Campus Support Services

The Support Service facilities are critical to the operations of USU, and any proposed relocations are intended to increase accessibility and strengthen adjacencies between different departments. With the exception of the new Surplus/Print Building and relocation of Student Health, the timing of these projects does not impede other district projects, so their implementation can occur as funding is available.

S1 Rebuild Hazardous Materials

Phase: 1 Square Footage: 8,500

Project Type: New Construction Principles:

The current Hazardous Materials facilities are in poor condition and needs to be rebuilt into a single consolidated facility. Studies for a new building are currently underway, and a new facility will be built in the upcoming years.

Appendix A: Mechanical Information: Rebuild Hazardous Materials



S2 Motor Pool Mezzanine

Phase: 1 Square Footage: 2,100

Project Type: Renovation Principles:

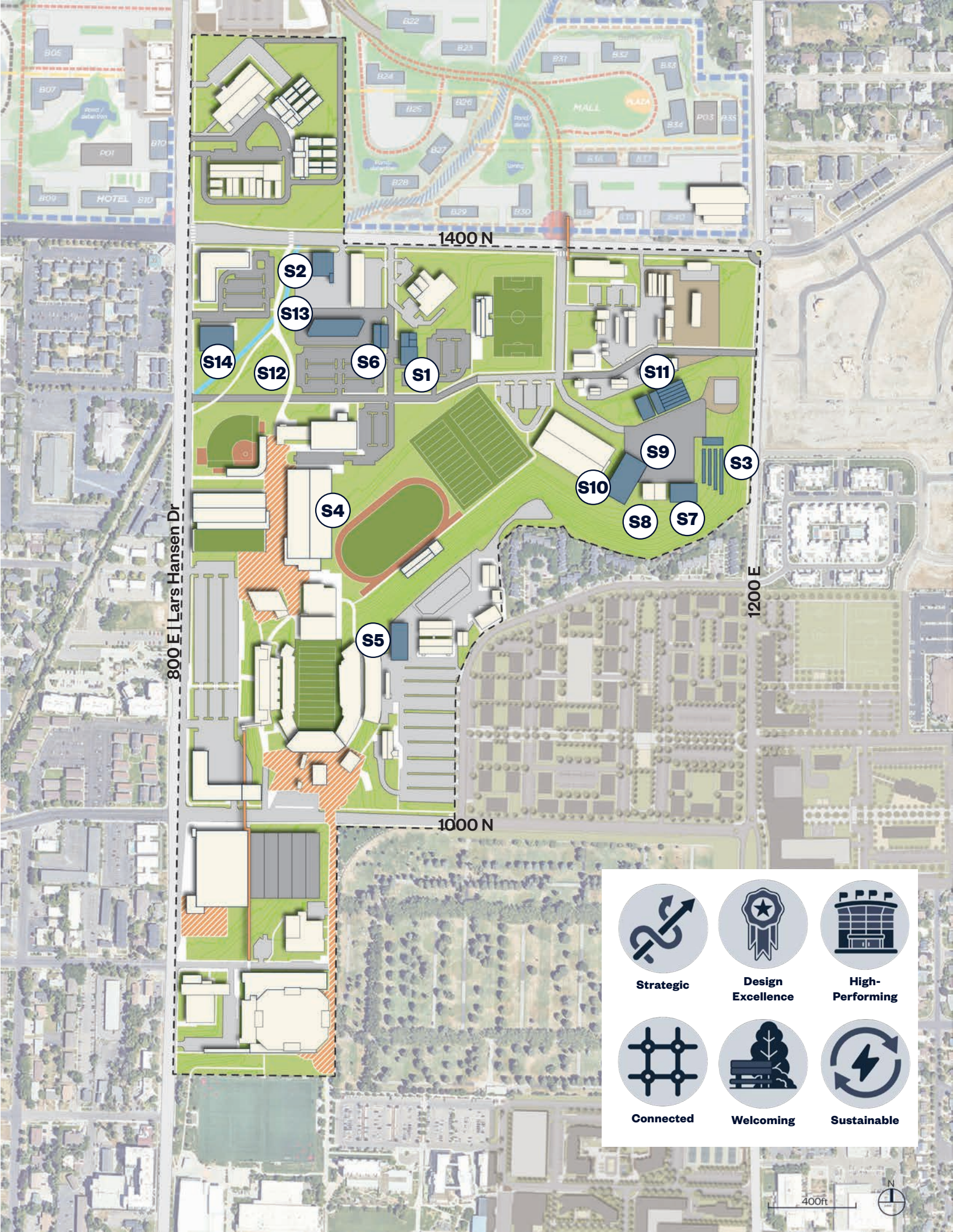
The current motor pool and service station building is about 20 feet high. While some of the high bay space is used to support the service station equipment, there is a large area where a mezzanine could be added to create a secondary floor that hosts more offices. These offices are necessary to relocate parking and transportation staff out of the current public safety building, freeing up necessary space for public safety.

S3 New Compost Facility

Phase: 1 Square Footage: NA

Project Type: New Construction Principles:

In 2025, campus facilities produced a compost strategic plan to implement a windrow system within the Coal Yard area. This master plan relocates the proposed compost area to the west edge to create more space for additional facilities planned to move into the Coal Yard.



S4 Relocate Student Health

Phase: 2A Square Footage: 12,400

Project Type: Relocating Services Principles: 

Student Health and Wellness is facilitated through a partnership Intermountain Health and is well utilized by students throughout the year. While the existing location is currently adequate for staff, it is removed from major student hubs like the core academic and housing areas. It has also been noted that the center is anticipating growth and would like a larger space and greater presence on the core campus. For these reasons, it would greatly benefit the center to relocate within the core campus, ideally in an existing central location such as the Taggart Student Center or another available space. This relocation is needed to accommodate the construction of the new Indoor Football practice facility.

S5 New Surplus Building

Phase: 2A Square Footage: 34,000

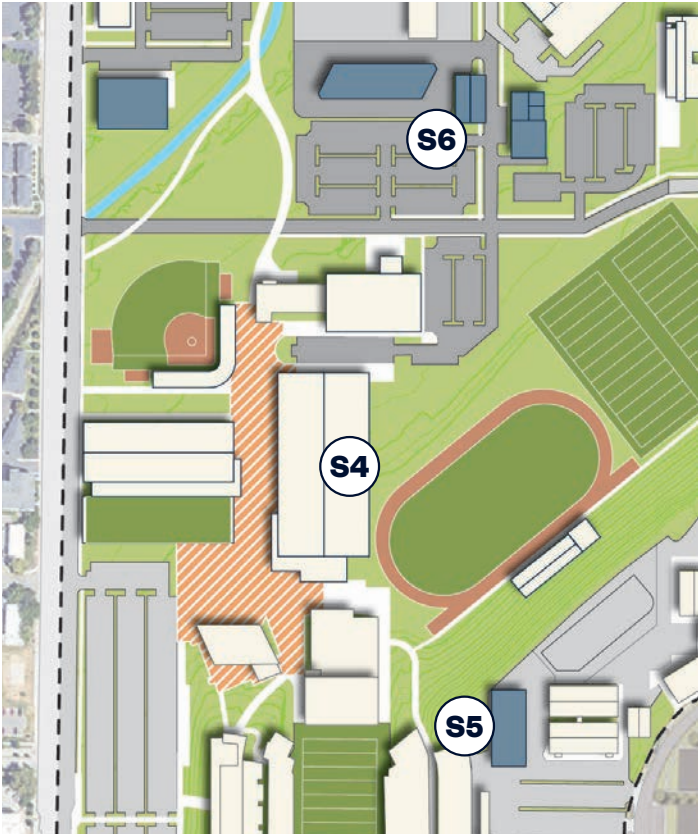
Project Type: New Construction Principles:  

One of the key moves of support services is the relocation of Aggie Surplus and Print to a new building. While the existing building is in good condition, the location is better suited for athletic use given it's placement between several of the existing athletic facilities.

The planned new building will be a two story facility located west of the Maverik Stadium, behind the University Housing Offices. Students staff both surplus and print shops, so this on campus location is ideal to maintain accessibility. A key site consideration is delivery and pick-up access. A truck path and loading dock needs to be created and coordinated with the adjacent housing support facilities to the east.

It is anticipated that storage space will be reduced in this new facility, so surplus goods that do not fit will need to be rehomed or relocated to the Wuthrich property.

Appendix A: Mechanical Information: New Surplus/Print Building



S6 New Print Services in Old Storage

Phase: 2A Square Footage: 6,200

Project Type: Renovation Principles: 

In order to make space for the Gymnastics Practice elements, Print Services will be relocated to a renovated storage building across from the new Hazardous Waste facility. The storage elements will be downsized and relocated into the surrounding storage facilities or within the Coal Yard.

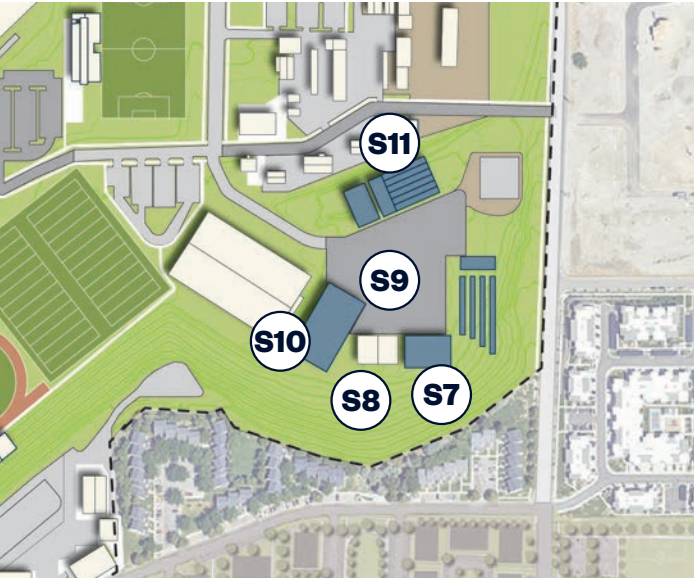
Other potential locations to house Print services have been assessed including the following:

- 1: Within the Core Campus where it would be more accessible to the student staff who work there.
- 2: In the Distribution Center if ESports does not continue using this facility.
- 3: Within the new Public Safety building which is designed to have an excess of square footage for an additional use.

S9 Coal Yard Improvements

The Coal Yard is an integral area for this master plan. It can benefit from reorganization and formalization and ensure many campus maintenance programs can continue to be housed in the district. In order for more facilities to locate into the Coal Yard, it will need to be graded and paved or graveled at the center.

Additionally, the side slopes will need to be retained and/or tiered to accommodate future improvements as noted below.



S7 New Heavy Equipment Building

Phase: 2A Square Footage: 9,960

Project Type: New Construction Principles:  

The existing structure in the Coal Yard is currently shared by LOAM, Heavy Equipment, and the garbage truck. With all of these departments requiring additional space, a new, 10,000 sf Heavy Equipment building is planned east of the existing one, built into the grade. The building will accommodate the equipment needs and include new space for an office and breakroom. Once the garbage truck can be relocated into the New Recycling Center, LOAM will be able to expand into the eastern half of the existing building, doubling their area.

Appendix A: Mechanical Information: All other Buildings

S8 Relocate Art and Sculpture Lab Pavilion

Phase: 2A Square Footage: 960

Project Type: Relocating Services Principles: 

The existing Art and Sculpture Lab Pavilion will be relocated to the Wuthrich property to provide more space in the Coal Yard for the planned facilities.

S10 New Recycling Center

Phase: 2B Square Footage: 23,000

Project Type: New Construction Principles:  

The Recycling Center will be relocated into the Coal Yard to consolidate near other support services and allow for improvements in the center of the North District. The new recycling facility should be twice the size of the existing, enhancing operations and enclosing the current yard to reduce debris and support the zero waste and recycling policy. The new building will also house the garbage truck, freeing up space for LOAM storage. This building will have a drop off area on the north side, making the facility easily accessible for public access and large vehicles.

Appendix A: Mechanical Information: All other Buildings

S11 New LOAM Greenhouses

Phase: 2B Square Footage: 22,320

Project Type: New Construction Principles:  

The LOAM greenhouse, headhouse, and lathe house may be replaced in one of these ways:

- 1: In the Coal Yard along the northern edge which will be graded to create a flat space.
- 2: With the Teaching and Research Greenhouses if funding for full build out becomes available.
- 3: Space could be purchased if a new facility in not financially viable.

S12 Replace Storage & Parking at Wuthrich

Phase: 2B **Square Footage:** 43,600

Project Type: New Construction **Principles:**  

The North District has historically housed campus facilities that support core academic and campus maintenance needs. As more public facing elements are planned within the North District, it is necessary for some of these elements to relocate for future projects. Over 40,000 sf of the existing storage and 130 parking stalls will be relocated to the Wuthrich Property, south of campus to free up space for improvements in the North District including additional parking, open space, and new support service facilities. These elements were considered best suited for relocation since they are not frequently used and locating them off-campus is not a burden for the majority of users.

Once the storage elements have been replaced, the old buildings will be demolished and transformed into a green space that softens the transition of the Aggie Plaza northward.



S13 New Bus Shelter

Phase: 2B **Square Footage:** 19,600

Project Type: New Construction **Principles:**  

The new bus shelter will be a roofed structure that protects the campus shuttles and busses from the sun and weather. This structure will be sized to accommodate 20 buses, and will allow effective pull-in, parking, and pull-out for the buses. Electric vehicle charging stations, and integral solar panels will also be installed, as appropriate, to support USU's decarbonization goals.

The circulation path shown in orange has been tested to accommodate a 40-foot long bus.

S14 New Public Safety Building

Phase: 2B **Square Footage:** 33,000

Project Type: New Construction **Principles:**  

A new public safety building is envisioned to sit on 800 East, improving visibility and providing additional space to meet the long-term needs for campus public safety and security. This building sits on the current D Craig Aston Park. Recognizing the value of the park and open space, the master plan team recommends that the existing park be shifted to the south and east of the new public safety building to buffer the canal and create a natural environment for the walking path through this area.

Appendix A: Mechanical Information: All other Buildings



Campus Experience Improvements

Defining and continuing the campus experience in the North District is a priority for the University. The North District has developed as an athletics and support area for the core campus, and as such has a distinct character. The current North District has more and larger parking areas, less formal pedestrian and landscaped space, and less consistent wayfinding and branding than the core campus. This master plan has identified a range of improvements to improve various aspects of the campus experience including pedestrian and vehicular navigation, wayfinding, and branding.

C1 Aggie Plaza

Phase: 1 - 2 Square Footage: NA

Project Type: New Construction Principles:

One of the most prominent features of the North District Master Plan is the Aggie Plaza. The plaza provides a pedestrian-oriented space with landscape, enhanced plazas, and a pathway for multi-modal access. This space serves many purposes. It connects many of the existing and planned athletic facilities and ends north of the New Olympic Sports and Gymnastics Practice facility where it will transform into a paved trail that links to the Teaching and Research Greenhouses.

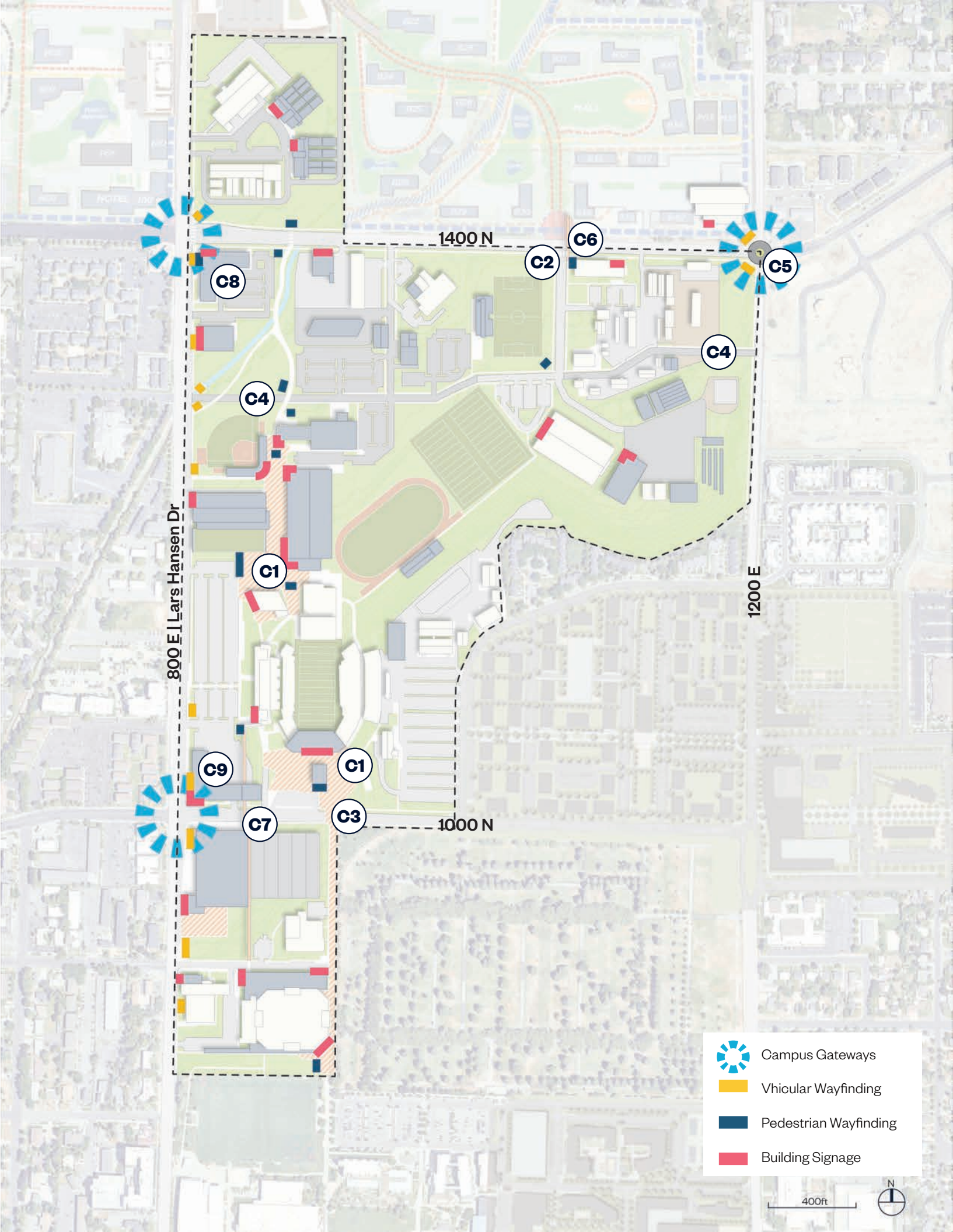
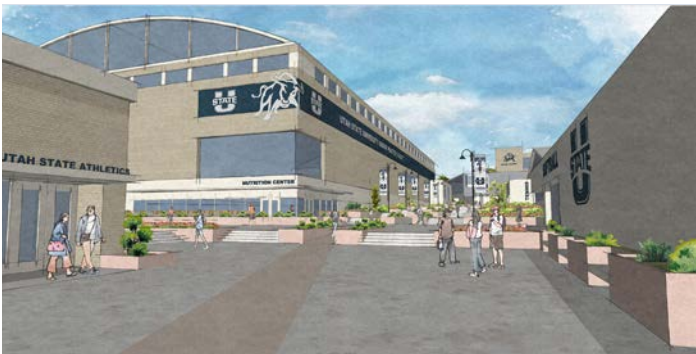
It is an alternative and improved pedestrian path to the sidewalk along 800 E. It is an event-day space to support fans and students in a unique and safe activity space where booths, activities, and gatherings can occur. It is an opportunity to tell the story of USU. This key node in the north/south path connecting Innovation Campus to the Core Campus has the opportunity to become an integral experience for all campus users.

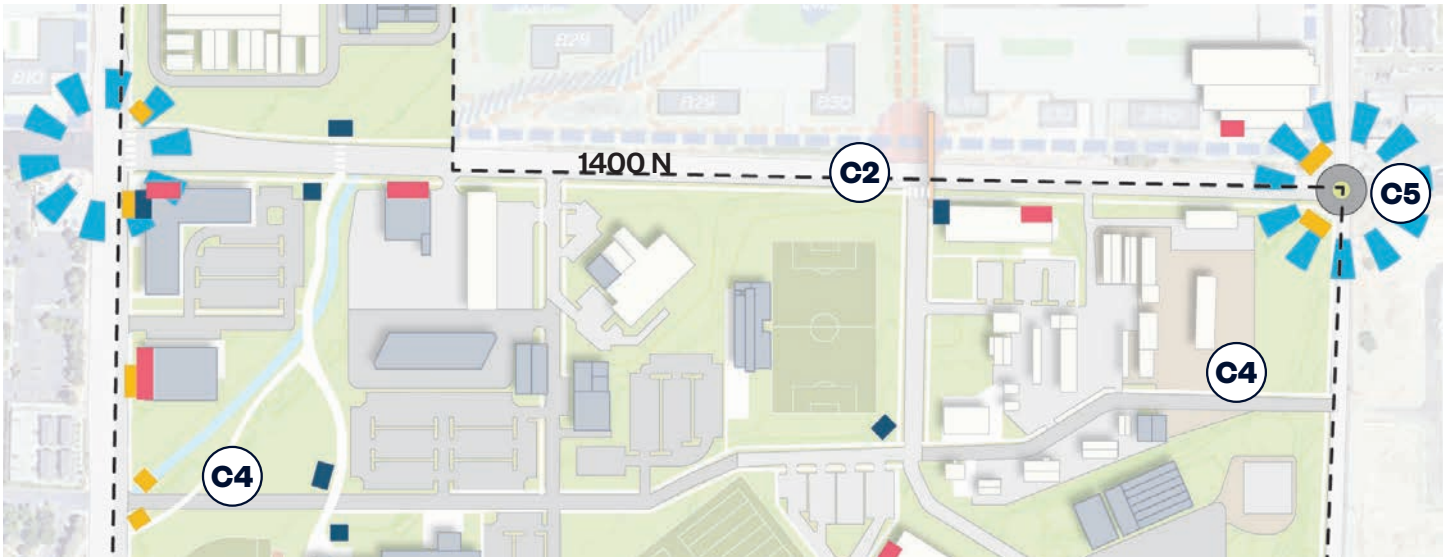
The plaza will not only contribute to a safer experience for students traveling between classes and training sessions, but it will be used during gamedays as a tailgate experience, showcasing the Aggie spirit.

Aggie Plaza North will be constructed as a part of many projects, ensuring that each improvement along the plaza contributes to the development and success of the whole. These areas are noted in the Athletic and Campus Support project improvements.

Aggie Plaza South

The Aggie Plaza is also identified from the South Endzone to the south end of the Spectrum. The paving of at the 1000 N crossing will continue south to reimagine 900 E as a pedestrian oriented street that connects directly with the core campus. This continues the condition of 900 E south of the Spectrum and creates a consistent experience from Aggie Boulevard to 1400 North.





C2 1400 North Pedestrian Hybrid Beacon

Phase: 1 **Square Footage:** NA

Project Type: New Construction **Principles:**

With the new College of Veterinary Medicine on the north side of 1400 North, there will be students, faculty, and staff moving back and forth to the Poisonous Plant Lab and the Veterinary Diagnostic Lab. A safe and accessible pedestrian path from the North District to Innovation Campus is needed. A pedestrian hybrid beacon (PHB) is proposed as an initial, lower-cost crosswalk safety improvement that will facilitate this intermingling of academic and research programs.

The segment of 1400 N between 800 E and 1200 E currently has one travel lane in each direction (see Figure 2), a shared central turn lane, and recently added buffered bike lanes. A crosswalk with Rectangular Rapid Flashing Beacons (RRFB) and a central island currently connects the canal trail across 1400 N at approx. 880 E. As the new College of Veterinary Medicine opens it is anticipated

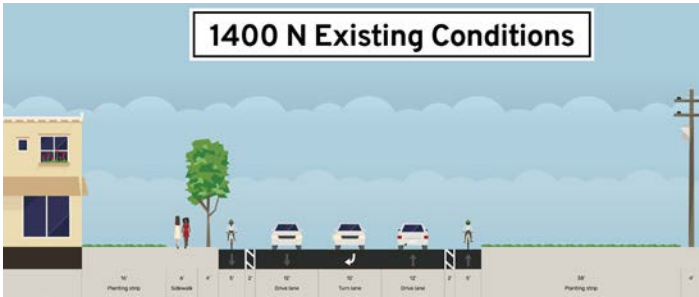


Figure 2. 1400 North Existing Street Section

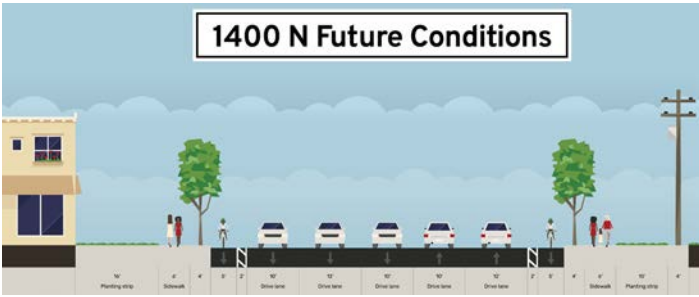


Figure 3. 1400 North Proposed Street Section from the City's Transportation Master Plan

that pedestrian traffic crossing at 1400 N and Jack B Parson Dr. will significantly increase safety. This crosswalk should also include the following:

- High visibility crosswalk markings, parking restrictions on crosswalk approach, adequate nighttime lighting levels, and crosswalk warning signs.
- Advance "Yield Here to Pedestrians" signage and yield/stop lines.

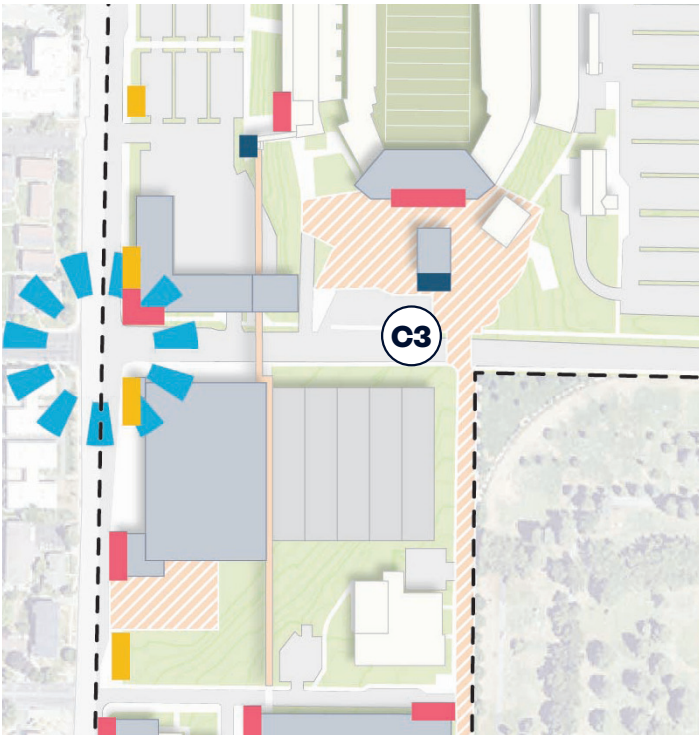
If 1400 N is widened to include two travel lanes in each direction as shown in Figure 3 (as indicated in the Logan City Transportation Master Plan), a pedestrian refuge island should be added to the PHB to increase user safety and visibility. Curb extensions or a road diet may also be considered to improve the crossing further.

C3 1000 North Pedestrian Hybrid Beacon

Phase: 1 **Square Footage:** NA

Project Type: New Construction **Principles:**

Many students use the parking lots east and west of the stadium to park during the day and access their classes in the core campus to the south. The current crossing experience has been identified as unsafe due to the low visibility from vehicles to the crosswalk. A new hybrid beacon and raised crosswalk with enhanced paving will increase visibility and make sure vehicular traffic is completely stopped when pedestrians are present.



C4 East/West Roadway Connection

Phase: 1-3 **Square Footage:** NA

Project Type: New Construction **Principles:**

The USU North District Master Plan aims to prioritize safety and connectivity for pedestrians and cyclists and provide efficient circulation for vehicles. To meet this goal, 1250 North will be extended east and west to connect to 800 East and 1200 East.

800 East prioritizes pedestrian and cyclist safety, with dedicated bike lanes in each direction and a landscape buffer between the street edge and sidewalk.

1200 East should be improved with a shared-use path for pedestrians and cyclists, with a wide park strip distancing users from traffic on the west side of the road. If many driveways are placed together, a center turn lane should be considered. As plans for the North District are further developed, appropriate sight distances, accessible pedestrian facilities, and intersection treatments should be considered.

Clear and effective pedestrian and bicycle pathways with landscape buffers and enhanced pathways should be provided to all roadway improvements developed within the North District.

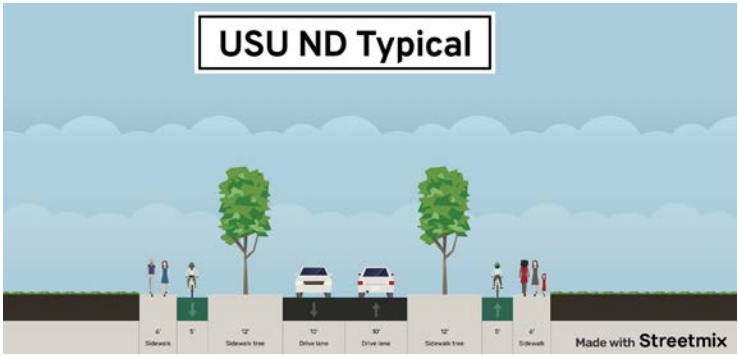


Figure 4. New east/west roadway connection proposed street section

Figure 1. USU North District Recommended Typical Street Section



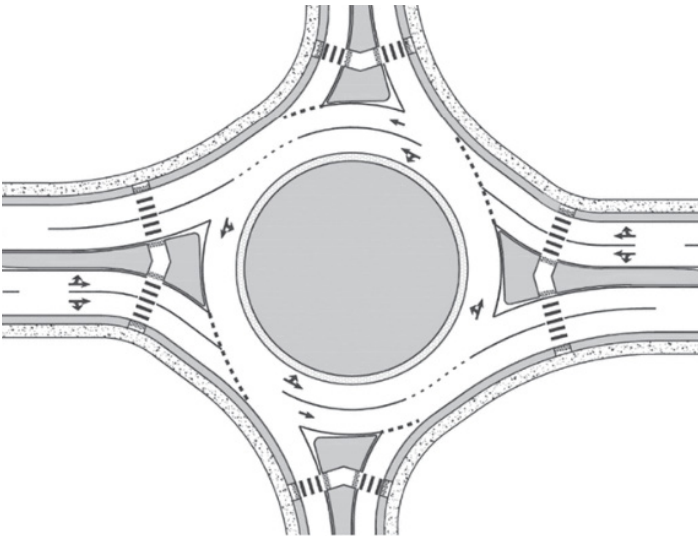
C5 1400 N 1200 E Roundabout

Phase: 2A **Square Footage:** NA

Project Type: New Construction **Principles:**

Utah State has developed a series of roundabouts along 1200 East to support clear and safe vehicular flow at the eastern edge of campus. During stakeholder meetings, a desire to continue this treatment at the intersection of 1200 East and 1400 North was expressed. This roundabout would be visually consistent with the campus edge and allow for branding and wayfinding in alignment with other areas of campus.

However, rudimentary tests indicate that it would be challenging to fit a roundabout that accommodates the semi-trucks that use 1400 N. Additional tests for viability are necessary to see if this is a feasible option.



Example of 2 x 1 multi lane roundabout configuration sourced from NCHRP Report 672 (1)



C6 1400 North Pedestrian Bridge

Phase: 3 **Square Footage:** NA

Project Type: New Construction **Principles:**

In addition to the pedestrian hybrid beacon developed in phase 1, a future pedestrian bridge spanning 1400 N is envisioned in the future to bolster the connection between the North District and Innovation Campus. As these areas of campus grow and develop, a clear, safe access becomes more important. This bridge also brings an opportunity to increase USU branding and architectural design along the northeastern corner of the campus.



C8 1400 North Opportunity Building

Phase: 3 **Square Footage:** 100,000

Project Type: New Construction **Principles:**

The 1400 North Gateway is a visitor’s first introduction to the new USU academic and research corridor. The intersection of 800 East and 1400 North is an opportunity for a prominent 4-story building. This building use has not been defined. This new building could host a variety of campus services, but a public-facing use, such as an event center or hospitality resource, should be considered, given the great accessibility of this location and convenient access to the surrounding athletic facilities. In alignment with the Aggie spirit, it has also been suggested that this building could include a large conservatory celebrating local flora and with capabilities for hosting grand events. The new building should reflect the scale, quality, and character of campus, and become a prominent new gateway and icon for USU.

Appendix A: Mechanical Information: All other Buildings

C7 1000 North Pedestrian Bridge

Phase: 3 Square Footage: NA

Project Type: New Construction Principles:

Also envisioned as a long-term future improvement, a pedestrian bridge crossing 1000 North can be an opportunity to provide a single, level pedestrian connection from the Spectrum to the new 4,000 Seat Venue, and to the Stadium elevator tower. This is a great opportunity to enhance accessibility, access to parking, and overall campus event experience.

During gamedays, this bridge will support access to the new parking structure, connecting to both the Maverik Stadium and the Spectrum. The bridge will regularly be accessible to students, faculty, and staff parking in the West Stadium Lot or the new parking structure. It aligns with the Spectrum, at grade, which mitigates some of the current accessibility issues site user have noted.

A key requirement for this bridge to be built is for the existing power lines along 1000 North to be re-routed or put underground for the bridge to be constructed.



C9 1000 North Opportunity Building

Phase: 3 Square Footage: 110,000

Project Type: New Construction Principles:

The corner of 1000 North and 800 East is a primary campus gateway that will celebrate USU athletics. The proposed Gateway Opportunity Building has a prominent presence along the campus edge and anchors the corner across from the future 4,000 seat venue. It also physically connects to the Maverik Stadium and the new 4,000 Seat Venue via the future pedestrian bridge that is envisioned to span north and south of the building.

This building should also reflect the scale, quality, and character of the core campus, with integral athletics branding to create this enhanced event gateway and enhance the campus experience. Uses for this building have been discussed with opportunities for public-private partnerships, student-athlete housing, athletic event spaces, or other possibilities. It is recommended that when this project is being assessed in phase 3, USU considers the best and highest use for this premier location.

Appendix A: Mechanical Information: All other Buildings

Campus Character Improvements

Building Character

As building improvements occur within the North District, the exterior improvements should reflect the quality and character of USU. Utah State University's core campus is a beautiful, diverse collection of historic and contemporary buildings woven into a picturesque campus landscape. Recent buildings reflect the innovative nature of the University rooted in the history and traditions of Utah State University.

The expansion to the Caine College of Arts and the Nora Eccles Harrison Museum of Art, the Huntsman School of Business, the Agricultural Science Building, the Sorenson Center for Clinical Excellence, and the Life Sciences Building all represent an updated campus material palette and contemporary design style.

In addition, the architecture of USU's Innovation Campus is a modern and inspiring combination of research buildings that reflect the high-tech nature of the work that occurs within those buildings.

Most importantly, for the North District, there is a unique brand and architecture for athletic facilities. The use of a light brick and exposed concrete, prominent stainless steel bull iconography, and blue accents are typical of the athletic facilities at USU.

New buildings in the North District should reflect not only the core campus and athletics design aesthetic but should also complement the neighboring scientific research facilities on the Innovation Campus. Exterior materials that will reinforce these campus traditions include:

- Brick masonry
- Exposed, architectural concrete
- Glass
- Panelized metal cladding

These materials used either in combination or in a limited singular palette, can represent and complement the architectural traditions and recent modern leanings of the proud history of great Utah State University buildings.

Landscape Design

The site and landscape design is a key component of the campus experience, and should be considered with each improvement that occurs in the North District.

Long-term use, future needs, quality, and durability considerations shall be integrated into the landscape design decisions and material selection.

Connections are important to support the site experience. All landscape projects will be designed to connect to neighboring buildings and site improvements, and support the future development within the district. Attention will be paid to the landscape and sidewalks that connect to current and future Utah State University facilities and primary pedestrian pathways.

Landscape design and pedestrian plaza design shall align with the quality and character defined by the core campus and the Aggie Boulevard improvements. A comprehensive landscape design plan should be considered for the Aggie Plaza (north and south) to ensure projects can implement their respective improvements as they occur.

Accessibility

All building entryways and adjacent sidewalks will be fully accessible and support universal access to the building and site amenity areas.

Utility and Service Equipment

All landscape plans should be coordinated with mechanical vents, air intake, transformers, generators, dumpsters, air conditioning units, fire hydrants, etc...

Additionally, above grade and buried utilities will also be coordinated to avoid conflicts during construction, and ensure access as feasible after project completion.



Fire Access

Access for emergency vehicles shall be planned and coordinated with the site design and landscape approach to ensure effective life/safety systems and access.

Existing Tree Preservation

USU is a certified Tree Campus USA. Mature trees that are positively contributing to the district and not impeding improvements shall be preserved through design and construction processes to enhance the site and building.

Landscape Materials

Landscape materials will reflect the quality of the USU campus. Consideration will also be given to plant and landscape materials that are maintainable and durable for campus operations.

All sidewalks that need to be snow-plowed will be designed to be 8’ wide minimum to accommodate snow plows. Snow storage areas will be identified for both sidewalk and parking lot winter maintenance.

Plant Materials

Local, adaptive, and water-wise plants will be prioritized to meet the water efficiency goals of campus. Simple planting beds will provide ease of maintenance, and turf will only be used sparingly, and in areas that are actively used by the students or facility users.

The landscape architect will meet with campus maintenance to determine plant palettes and planting schemes as a part of the design process. Rock mulches will be used in the beds to help reduce soil moisture evaporation, maintenance and reduce long-term costs.

Irrigation

The overall goal of the irrigation system is to reduce water consumption for irrigation by 50% from a calculated mid-summer baseline case. This can be accomplished through the integration of efficient irrigation system design and designing irrigation systems per zone and for the plant material used.

The automatic irrigation system should tie into the campus secondary irrigation system, controller, and follow all campus system

Branding and Iconography

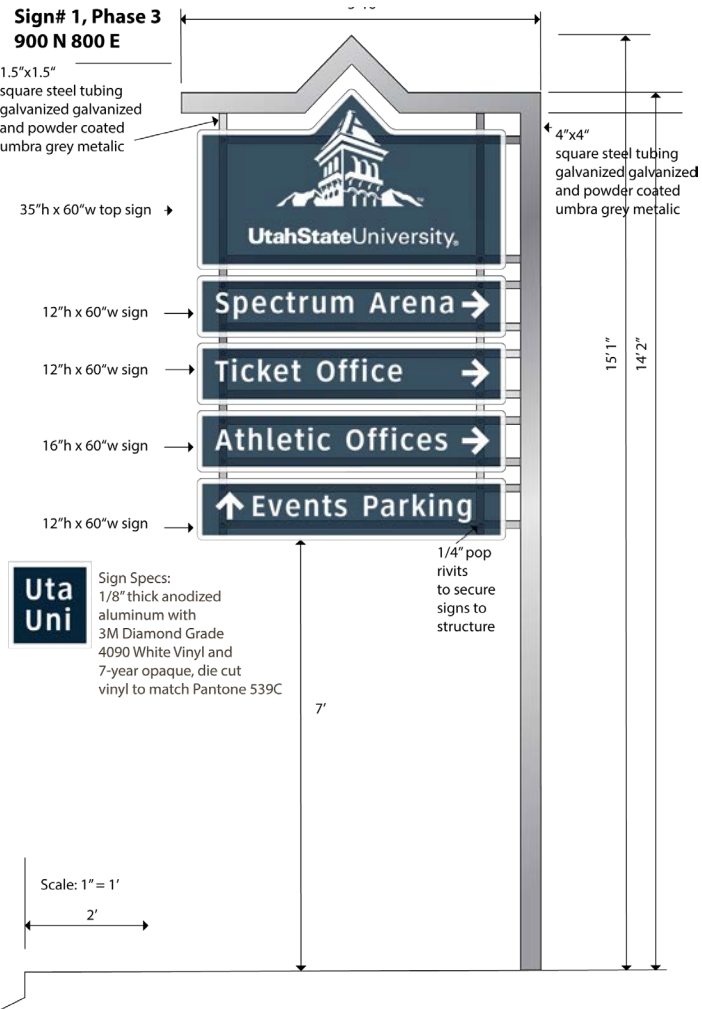
All improvements within the North District shall align with the USU Brand Standards and be coordinated with Campus Planning and Design to ensure continuity with current iconography, fonts, colors, and hierarchy. The USU Brand Standard website is a great resource for all visual branding elements, and can be found at <https://www.usu.edu/brand/standards/>.

Signage and Wayfinding

Signage is a key element for brand and wayfinding continuity and should be reflective of the campus standards throughout the North District. The following district map illustrates three key types of wayfinding and location considerations for the North District.

- Gateway and vehicular-oriented wayfinding
- Pedestrian-oriented wayfinding (<https://www.usu.edu/brand/standards/signage/wayfinding>)
- Building Signage (<https://www.usu.edu/brand/standards/signage/exterior-signage>)

All signage shall be coordinated and approved by campus facilities.



Parking Improvements

Parking within the North District aims to provide enough access for commuting students on a typical school day. Current conditions provide an excess of parking for students. Once phase three of the North District Plan is complete, parking supply will be greater than current conditions, allowing for ample parking opportunities and room for campus population growth. Under game-day conditions for both football and basketball, parking supply is still sufficient for the demands of those events.

The following projects contribute keeping the university sufficiently parked.

P1 Soccer Stadium Lot

Phase: 1

Parking Stalls: 121

Project Type: New Construction

The existing gravel lot near the soccer field will be formalized into a parking lot during the construction of the new soccer stadium.

P2 Northern Lots

Phase: 2

Parking Stalls: 337

Project Type: New Construction

Parking lots surrounding and north of the current Surplus building will be reconstructed to formalize parking in this area.

P3 Parking Garage

Phase: 3

Parking Stalls: 918

Project Type: New Construction

In association with the 4,000 seat venue, a new parking garage will be constructed concurrently with direct access to both the Spectrum Arena and the Maverik Stadium via pedestrian bridges.

P4 1400 N Parking Lot

Phase: 3

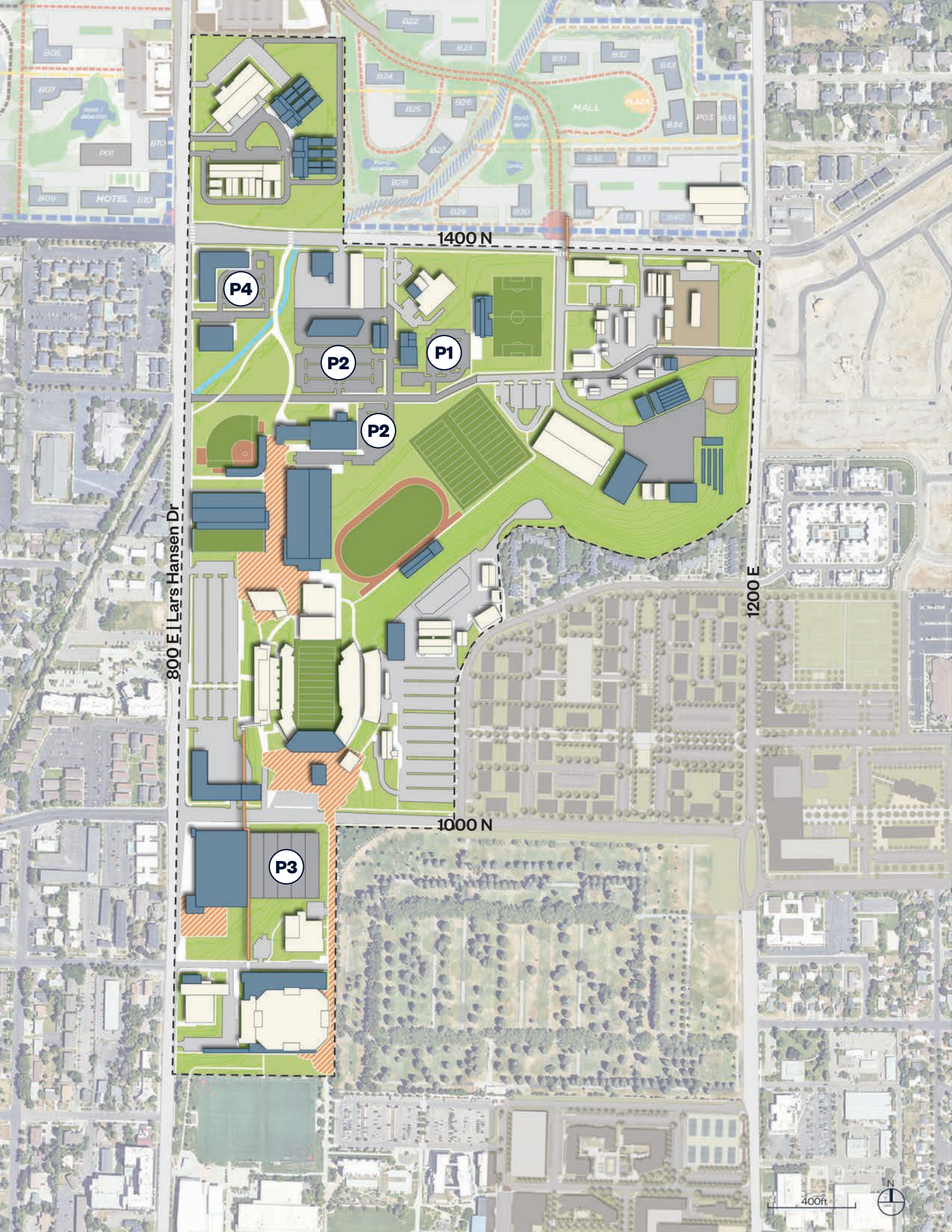
Parking Stalls: 170

Project Type: New Construction

When the 1400 N Gateway Opportunity Building is under being built, the associated lot should feature a repaved parking lot to serve that building and the new Public Safety Building.



University of Utah Business Loop Parking Structure built across a site with significant grade change



Parking Count Analysis

Parking counts conducted in April 2025 identified a peak utilization of 1,392 parking stalls at 11:00 AM during a school day. These include a 30% upward adjustment for the stadium and spectrum parking lots, which are used most by students, to account for reduced demand at the end of the semester when parking counts were conducted. An additional 500 users were added to the parking demand to account for the new veterinary college, located directly north of the study area. Within the North District, approximately 2,836 parking stalls were identified in all marked parking areas in existing conditions. This includes an estimated 100 stalls in the gravel parking area near the soccer field. The estimated parking stall availability per phase of each concept is shown below.

TYPICAL DAY PARKING CONDITIONS

PHASE	PARKING SUPPLY	PARKING DEMAND	AMOUNT IN EXCESS
Phase 1	2,483	1,892	591
Phase 2A	2,551	1,892	659
Phase 2B	2,549	1,892	657
Phase 3	3,023	1,892	1,131

Overall parking in the district should be sufficient for typical school days, with the exception of high use parking areas near the Spectrum and the Stadium. These areas see a higher demand due to their proximity to jobs, shuttle stops, student amenities and reduced parking costs. Parking overages may spill over into other areas in the North District but should still be accommodated within the planned parking supply.

Game-Day Parking

Football

During football game days, parking demand shifts dramatically in the North District. Fehr & Peers staff observed parking counts for a typical game day scenario in November 2025. During the first half of the game, approximately 1,900 private vehicles were observed in the North District. This does not account for media, staff, or event vehicles. Many areas within the North District were parked beyond typical capacity, with garage entrances, delivery bays, and paved areas not dedicated to drive aisles being parked in. Tiered parking pricing and tailgating left many spaces in prime parking areas unused. Overall, approximately 65% of all available parking stalls in the lots counted were occupied.

FOOTBALL GAME DAY PARKING CONDITIONS

PHASE	PARKING SUPPLY	PARKING DEMAND	AMOUNT IN EXCESS
Phase 1	2,483	1,900	583
Phase 2A	2,551	1,900	651
Phase 2B	2,549	1,900	649
Phase 3	3,023	1,900	1,123

Basketball

While still significant, parking demand in the North District during basketball games is less than parking demand during football games. Fehr & Peers staff observed parking counts for a typical game day scenario in January 2026. During the first half of the game, approximately 1,519 private vehicles were observed in the North District. This does not account for media, staff, or event vehicles. Most areas within the North District were not parked beyond typical capacity, with 38% of all stalls occupied during the game. In some cases, areas not designated as parking were being parked in. Tiered parking pricing and tailgating left many spaces in prime parking areas unused.

BASKETBALL GAME DAY PARKING CONDITIONS

PHASE	PARKING SUPPLY	PARKING DEMAND	AMOUNT IN EXCESS
Phase 1	2,483	1,519	964
Phase 2A	2,551	1,519	1,032
Phase 2B	2,549	1,519	1,030
Phase 3	3,023	1,519	1,504

Appendix K: North District Transportation.

Infrastructure & Utilities

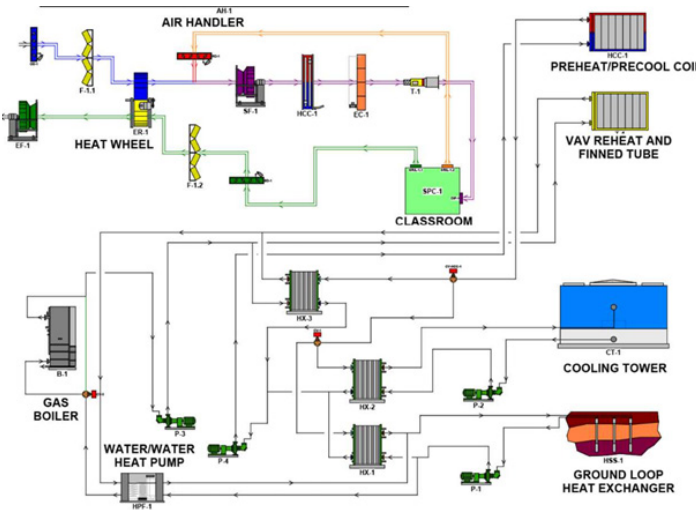
Decarbonization Master Plan Coordination

The current decarbonization master plan identifies a number of well field locations within the North District. This master plan will locate future buildings on the northeast and southeast corners of 1000 North and 800 East, reducing some of the potential well field areas. Site space is being held on the east and west sides of the Maverik Stadium to accommodate some well fields, but additional field locations should be explored on the south side of the Spectrum to offset the carbon impacts of the central plant in a more adjacent location.

Ground-Source Systems

Option 1; Ground Loops, also known as ground heat exchangers, consist of a series of boreholes and buried pipes to transfer heat to and from the surrounding earth. Approximately 1:1 wellfield area to building area is required. Bore holes shall be installed 25-ft O.C. at 350-ft deep. Each bore hole provides approximately 30,000 Btu/h of heating/cooling energy. Prior to wellfield design, a test bore hole shall be installed and the thermal conductivity shall be tested to verify capacity.

Option 2; Open-Loop system may be used as a viable alternative to a closed loop wellfield. The open-loop system uses a direct source of clean ground water (or surface water from a canal, or lake) as the heat exchange fluid serving the water source heat pumps. Water is pumped directly into the heat pump, where heat is absorbed or released, and then the water is discharged back into the environment via a discharge well or into a pond or river. Open-Loop systems, when attainable, are very efficient and have a lower installation cost than closed-loop systems, however they require a consistent, clean, and abundant water source. More maintenance is required to prevent clogging and mineral build-up in the system. Flow rate requirements may be tested by installing a test hole to determine water source flow (GPM) & temperature extending across seasonal changes.



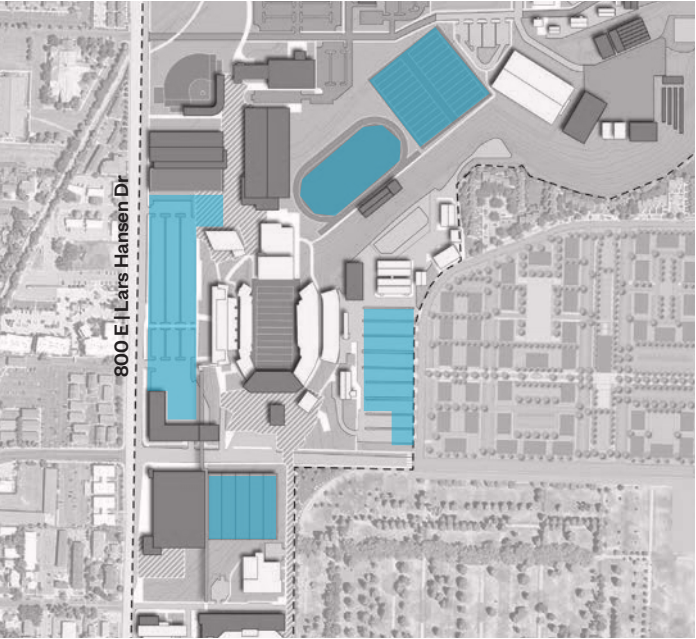
Ground Loop Heat Exchanger Piping Diagram

In the winter, the heat from the ground is transferred to the water inside the piping. This pre-heated water is then piped through a heat pump, transferring the heat to a secondary heating water piping loop within the building, and minimizing the amount of energy required to maintain the building heating loop temperature. The process is reversed for cooling; heat in the building is carried through the building cooling loop, transferred to the ground loop through a heat pump, then dispersed into the ground. See Figure 1.

As the average ground temperature in Logan, UT is consistently 55-degF, and based on the provided new building map, Resolut has determined that not only is a well field feasible, but highly recommended

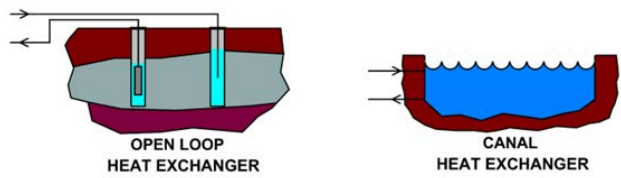
The anticipated size of the well field roughly equates to 1 square foot of well field space for 1 square foot of building being served by the field.

The future decarbonized central plant is anticipated to require 1,500 tons of wellfield capacity. A healthy wellfield will produce approximately 1-ton of cooling for every 112-square-foot of wellfield. The future decarbonized central plant therefore requires approximately 168,750 sq.ft. of wellfield. Figures 3 & 4 above identify approximately 646,000 sq.ft of potential wellfield. The existing campus therefore has adequate wellfield area to serve the future central plant as well as the North District. The attached wellfield plan depicts a total of 532 boreholes equating to approximately 1,330-tons of cooling. The USU Decarbonization Master Plan identifies a total required cooling load of 1,500 tons to achieve the campus’s carbon neutral goals by 2040.



Potential borefield areas within the North District.

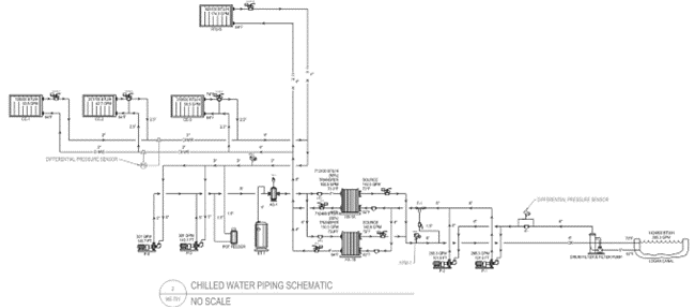
Appendix A: Mechanical Information: Borefield Plan



Alternative ground loop heat exchangers

Utilization of Canal Water; On the north west corner of the area in question, a storm water canal runs through the property. While storm water does not yield a consistent energy sink, continuous flowing canals provide an excellent opportunity for heat rejection. All nearby canals that have consistent flowing water from March thru October should be considered for this application. Resolut has previously designed cooling systems that take advantage of nearby canal water to cool the Ellis Elementary School and Ellen Eccles Theater in Logan, UT. See Figure 3 below for an example piping diagram. The 62-degF canal water is piped through one side of a plate and frame heat exchanger, then returned to the canal at 72-degF. The building chilled water loop is fed through the other side of the heat exchanger and is able to provide chilled water to the cooling coils at 62-degF. The leaving air temperatures on the 4 coils shown below range from 66 to 68-degF.

While we do not believe there is enough capacity in the canal to provide adequate flow to all the proposed buildings, Resolut would like to explore the possibility of utilizing this type of system for the buildings closest to the canal. The canal currently only serves storm water.



Canal Water Cooling System Diagram

Plumbing

Water Supply: It is anticipated that each building will require a 3" domestic water connection, although it is feasible that the proposed stadiums will have large enough restrooms to require a 4" connection. This connection will extend from the building to the nearest domestic water main. If the building’s fire suppression system is combined with the domestic water supply, then the required connection will be increased accordingly.

Domestic Water Heating: Heat pump water heaters will be used to simultaneously heat the domestic water and cool the surrounding space. These water heaters will have a natural gas or electric backup heater, should the water require more heat than the surrounding space can provide.

Waste: It is anticipated that each building will require a 6" waste connection (or multiple smaller connections), extending from the building to the closest main waste line.

Electrical

The full master plan build out in the north district includes the addition of approximately 1.25 MSF. It is estimated that this will result in an additional demand on the USU substation and 12.47kV distribution system of somewhere between 3.75-6.25 MVA of additional load to the electrical system. Depending on the ultimate timing of the north district build out along with the build out and additional loads added to the rest of the USU campus, an upgrade to the USU owned substation will likely be required somewhere between the 10-20 year timeframe. This may include an expansion to the existing substation with an additional substation transformer or the replacement and upsizing of the existing substation transformers to provide the additional capacity needed to serve the increased campus electrical demand. In addition to this it is anticipated that 1-2 new 12.47kV feeders will need to be extended to the north district likely starting somewhere around the 10 year timeframe; however the need for the new feeder(s) will depend significantly on how the entire campus is built out due to how the existing feeders on campus serve more areas than only the north district. During the various phase of expansion in the north district that will be a few existing 12.47kV electrical ductbanks that will need to be relocated due to conflicts with their current location and proposed new buildings, the relocation of the medium-voltage ductbanks will need to occur prior to beginning construction on the new buildings to ensure power remains fully operational to the other buildings on the existing circuit.

Communications General Summary:

With the addition of new buildings, the existing USU communications ductbank and fiber infrastructure will need to be expanded to serve the new buildings. In addition to this there are a few existing communication ductbanks and fiber backbone cables that will need to be relocated due to conflicts with their current location and proposed new buildings, the relocation of the communication ductbanks will need to occur prior to beginning construction on the new buildings to ensure communication systems remain fully operational to the other buildings fed by the ductbank.

Grading

This district has some steep existing grades. Some of the new buildings and building additions will require the construction of retaining walls up to 10’ – 12’ in height.

Some projects in this district may have large excavation quantities. Sewer

New construction will require connection to existing sewer infrastructure

There are sewer mains located in 900 North, 1000 North, and 1400 North. Existing topography slopes down to the north and west.

Additions to or replacement of any existing buildings may require up sizing of sewer laterals. Sizing requirements will need to be determined by the civil engineer once building use and plans have been finalized.

Water

New construction will require connection to the existing infrastructure. Existing water mains are located throughout the district.

Some of the buildings in this area are serviced by Logan City water. If possible, these buildings should be connected to USU water. New projects should connect to USU water where possible.

Additions to or replacement of any existing buildings may require up sizing of water laterals. Sizing requirements will need to be determined by the civil engineer once building use and plans have been finalized.

Additional fire hydrants may need to be installed throughout the district in order to meet the distance requirements for the new buildings and building additions.

Storm Drain

New construction of buildings and parking lots will require new storm water infrastructure.

Due to limited open space in the district drainage will likely need to be managed through the use of low impact elements such as sumps, underground storage systems, and infiltration areas.

There is an existing canal that runs through the district. Drainage overflow may be able to be directed to this canal.

Gas

Gas throughout the district is supplied by Enbridge. Existing lines may need to be up sized depending on the required energy loads of the new building or building addition.

Alignment with Guiding Principles

The final master plan depicts the full build-out of the North District area, so all possible projects are shown regardless of planned phasing and funding opportunity. The implementation chapter breaks down the various phases through which projects may be achieved.

The master plan sets a guiding path to achieve the vision that the north district will be integral to USU’s campus. By focusing on a concept that supports the following guiding principles, the vision will be realized through the planned projects.

Strategic Phasing and Flexible Development

Throughout many conversations with USU’s facilities and athletic staff members, specific projects and improvements were noted as high priorities that must become realized projects in the next 5 years. The highest priority projects include improvements or replacements of buildings that are not meeting the current needs of the campus. Many of the athletic facilities require immediate investment to bring them up to Pac-12 standards. Athletic facilities are also good to invest in earlier phases because they are revenue-generating for the campus, which may support other future projects.

Projects that were communicated to be less of a priority and may have a difficult time receiving funding are difficult to plan for. Many of the support service buildings are recommended for replacement in alternative locations, but the exact timeline of their replacement is uncertain. Because of this uncertainty, it is important that there are no priority projects that will rely on the relocation of multiple support service buildings. For example, there is a parking lot planned over a majority of the existing support service district. Since parking is not an immediate need, there is no pressure to relocate the existing buildings in this area, including the recycling building, LOAM greenhouses, and Public Safety building.

More information on the anticipated phasing timeline of each project can be found in the implementation chapter.

Design Excellence

To maintain Utah State University’s design excellence as the campus evolves, new projects should build upon the university’s established architectural values—responding to the dramatic mountain landscape, prioritizing natural light and outdoor connectivity, and reinforcing a cohesive campus fabric through thoughtful scale, massing, and material choices. Future development should integrate sustainability and innovation while respecting historic context, ensuring that new facilities enhance rather than dilute the university’s character. By adhering to design standards that balance tradition and modernity, fostering pedestrian-friendly spaces, and promoting collaboration between planners, designers, and the campus community, USU can continue to strengthen its distinctive sense of place and uphold its legacy of design quality.

Enhance Connectivity and Wayfinding

Currently, the North District is primarily accessed during the academic week for parking. The west and east stadium lots are the terminus for most students traveling into the north district. The proposed concept enhances this terminus with a strengthened pedestrian connection at 900 E and 1000 N to the south endzone and into both of the lots.

The plan also increases connections through the entirety of the north district. Existing sidewalks and pathways have been identified for investment with specific note to add connections between current gaps such as the abrupt sidewalk end on Lars Hansen Dr. An Aggie Plaza is also planned through the middle of the district, enhancing the safety and connection between many of the most used athletics facilities, including the ICON Performance Center, North Endzone, and proposed renovated Olympics Sports complex.

Commitment to Sustainability

USU’s Decarbonization Master Plan sets forth a roadmap that will guide the campus to limit carbon emissions on campus and use innovative solutions to achieve the campus’s sustainability goals. The proposed concept supports the renewable energy approaches of this master plan and identifies any areas where future projects may conflict with the various pathways in the decarbonization plan.

High-Performing Facilities

Buildings are planned to maximize their efficiency through strategic renovations, additions, and new projects.

Renovations and additions are planned for buildings like the Spectrum and Estes Center to make them usable for the foreseeable future. Similarly, buildings like the Surplus and Sales center have a long life ahead of them, but the facility is oversized for the existing programs. Renovating and repurposing the building as an Olympic Sports Center will provide coaches and teams with the space they require, with the opportunity to collocate even more offices and athletic resources in one building.

Planned new buildings will also be efficiently sized for their intended purposes. In alignment with the Decarbonization Master Plan and campus sustainability initiatives, these new buildings shall be electrification and solar ready and achieve at minimum a LEED Silver certification. Connecting to the proposed geothermal systems identified in the Utilities section of this chapter will support these initiatives.

04 | Implementation

Phasing Plan

A strategic phasing plan is necessary to ensure key programs will continue to grow and operate effectively within the district. At the same time, the planning process highlighted opportunities to relocate certain services to more suitable areas, improving efficiency and land use. Financial feasibility remains central to the plan, resulting in a flexible approach that allows improvements to be implemented over time without placing unnecessary strain on the university.

In the short term, the plan prioritizes addressing immediate needs and critical concerns. These efforts include updating aging facilities, improving athletic infrastructure to meet evolving standards, and reorganizing select programs to enhance accessibility and create more intuitive site organization. Additional opportunities focus on enhancing user and visitor experiences while supporting revenue generation. Many of these early improvements are intentionally designed to move forward without displacing existing services or programs, ensuring that initial phases can be implemented with minimal obstacles beyond funding.

Mid-term improvements involve more substantial changes that can be carried out over a flexible timeline. These include constructing new support spaces, repurposing existing facilities to better align with surrounding uses, and improving access and circulation throughout the district. Consolidation of related services into more efficient configurations is also a priority during these phases.

Looking further ahead, long-term opportunities focus on larger, visionary projects that can be realized as funding becomes available, including the addition of a mid-sized event venue, expanded parking solutions, and the development of prominent gateway buildings. Together, these efforts position the district to adapt to future needs while strengthening its overall identity and functionality.

The following pages detail the projects and improvements associated with each phase. These phases should be used as a guide for prioritization of projects with the understanding that the specific time frames may be adjusted to accommodate financial and space constraints.

For associated utility improvements, see Appendix B: Electrical Information by Phase



Phase 1 (0-10 Years)

Phase I includes ongoing and priority projects that are required and/or recommended within the next 10 years. There are also several large projects that have adequate space for immediate implementation and could be donor-funded. These types of projects are also potential revenue generators that support the long-term vision of the North District.

Phase 1 Projects

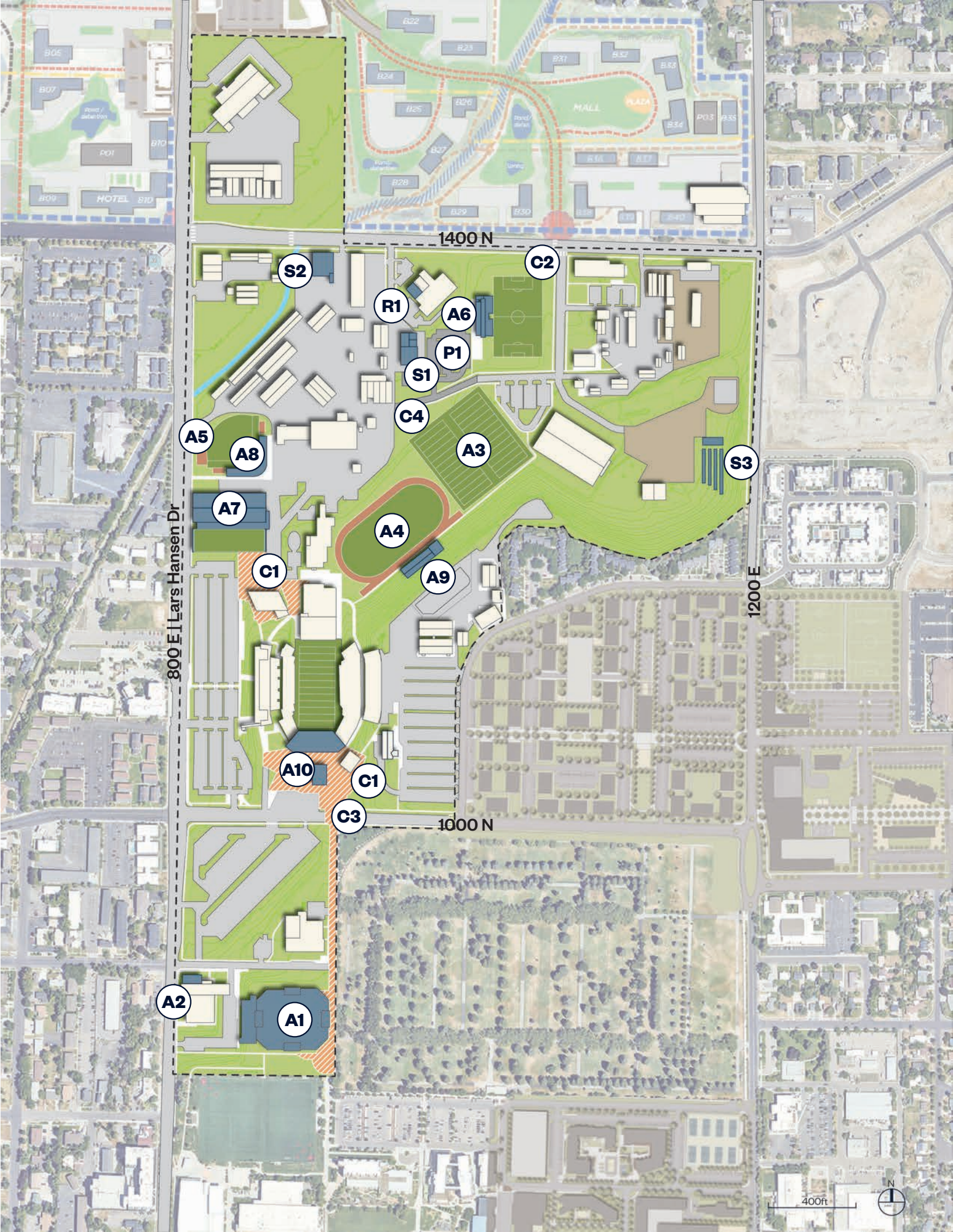
PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R1	VDL Addition and Renovation	22,800	-	3,500	26,300
Athletics Related Projects					
A1	Spectrum Upgrade	69,800	-	-	69,800
A2	Estes Center Addition	33,000	-	3,200	36,200
A3	Football Field Expansion				
A4	Track Resurfacing				
A5	Softball Field Safety Improvements				
A6	New Soccer Stadium	6,000	6,000	13,350	13,350
A7	New Tennis Center (Sprung Structure)	-	-	87,600	87,600
A8	New Softball Stadium	7,000	7,000	10,680	10,680
A9	New Track Stadium	3,150	3,150	11,100	11,100
A10	New South Endzone Team Store	-	-	5,400	5,400
A10	New South Endzone Full Build Out	-	-	79,000	79,000
Support Services Related Projects					
S1	Rebuild Hazardous Materials	3,396	3,396	8,500	8,500
S2	Motor Pool Mezzanine	12,000	-	2,100	14,100
S3	New Compost Facility	12,000	-	-	12,000
Campus Experience Related Projects					
C1	Aggie Plaza North				
C2	1400 North Pedestrian Hybrid Beacon				
C3	1000 North Pedestrian Hybrid Beacon + Aggie Plaza South				
C4	Roadway Connection				
P1	Soccer Parking Lot				

Phase 1 Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,835	473	121	2,483

The primary contribution to parking lost in this phase if from the new Tennis Center. This area is currently a tailgate lot for football game days. A new portion of the parking lot should be designated as a replacement tailgate area once the Tennis Center begins construction.

Some stalls are gained from the paving of the soccer stadium parking area, which will provide more efficient parking for soccer games.



Phase 2A (10-15 Years)

Phase 2 is broken up into 2 sub-phases. Many improvements proposed in this Phase 2A pave the way for those proposed in Phase 2B, including the relocation of certain facilities to other parts of campus or the Wuthrich Property, on the southern side of Highway 89.

Phase 2A Projects

PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R2	New Teaching and Research Greenhouses	38,140	-	38,700	76,840
Athletics Related Projects					
A1	Spectrum Improvements	69,800	-	-	69,800
Support Services Projects					
S4	Relocate Student Health	12,392	12,392	-	0
S5	New Surplus Building	35,497	35,497	34,000	34,000
S6	New Print Services	12,200	12,200	6,200	6,200
S7	New Heavy Equipment Building	-	-	9,960	9,960
S8	Relocate Art and Sculpture Lab Pavilion	960	960	-	0
Campus Experience Projects					
C5	1400 N 1200 E Roundabout				
P2	Northern Lot				

Phase 2A Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,483	32	100	2,551

A small amount of existing stall will be impacted by development in this phase. The Northern Lot will replace some of the current parking and storage east of the surplus building. The new print building is not expected to impact any formal parking stalls. As storage buildings are demolished, some informal parking areas may be available for staff operating in this area, but these are not included in the stalls gained count.



Phase 2B (15-20 Years)

This Phase includes many characterizing facilities that will begin to define the North district as a hub for athletics and consolidated and strategically located support services. Many of the projects in this phase are not able to begin construction until the moves from Phase 2A have been made.

Projects

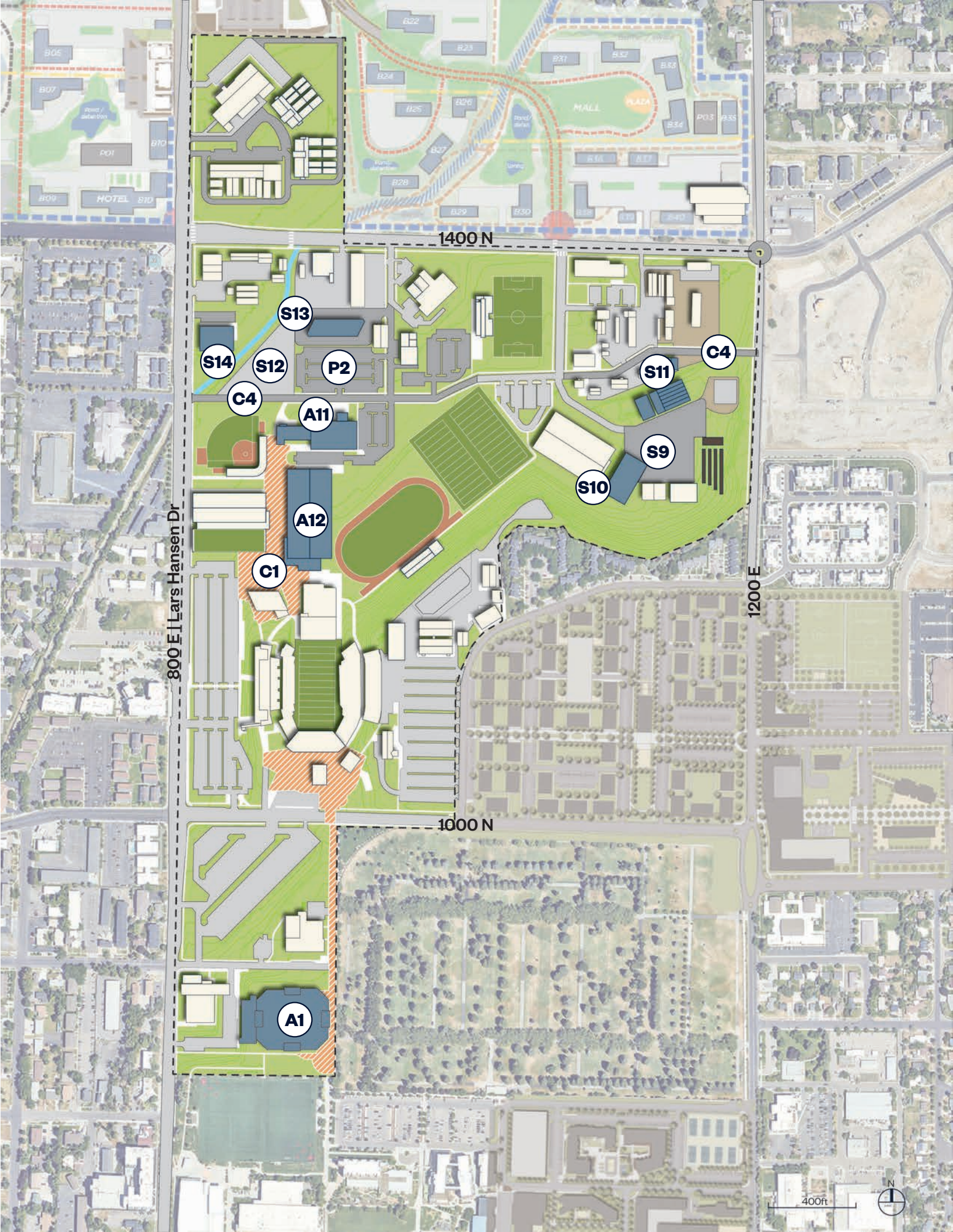
PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Academics and Research Related Projects					
R3	Poisonous Plants Shed Replacement	3,175	3,175	3,200	3,200
Athletics Related Projects					
A1	Spectrum Improvements	69,800	-	-	69,800
A11	Gymnastics Practice and Olympics Sports Center	8,456	8,456	47,700	47,700
A12	Indoor Football Practice Facility	-	-	132,750	132,750
Support Services Projects					
S9	Coal Yard Paving and Grading				
S10	New Recycling Center	9,773	9,773	23,000	23,000
S11	New LOAM Greenhouses	13,430	13,430	22,320	22,320
S12	130 New Parking Stalls at Wuthrich				
S12	Replace Storage at Wuthrich	45,539	45,539	43,600	43,600
S13	New Bus Shelter	5,857	5,857	19,600	19,600
S14	New Public Safety Building	10,856	10,856	33,000	33,000
Campus Experience Projects					
C1	Aggie Plaza North				
C4	Roadway Connection				
P2	Northern Parking Lot				

Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,551	239	237	2,549

As athletic facilities and the Aggie Plaza are built up, the plaza and pedestrian improvements will impact some existing parking north of the Maverik Stadium. However, new stalls will be developed in the Northern Parking Lot.

As support service buildings south of the new bus shelter are demolished, some informal parking areas may be available for staff operating in this area, but these are not included in the stalls gained count. Additionally, up to 130 motorpool stalls may become available as motor pool vehicles are relocated to the Wuthrich property.



Phase 3 (20+ Years)

The final phase of the master plan includes some of the more visionary projects that not only further the vision of integrating the North District into the rest of the campus but also establish the district as an epicenter of activity. New, highly architectural buildings will define campus gateways with the opportunity to house a variety of mixed uses that may include student housing, hospitality, retail, office, and/or events, fully supported by accessible parking and distant pathways.

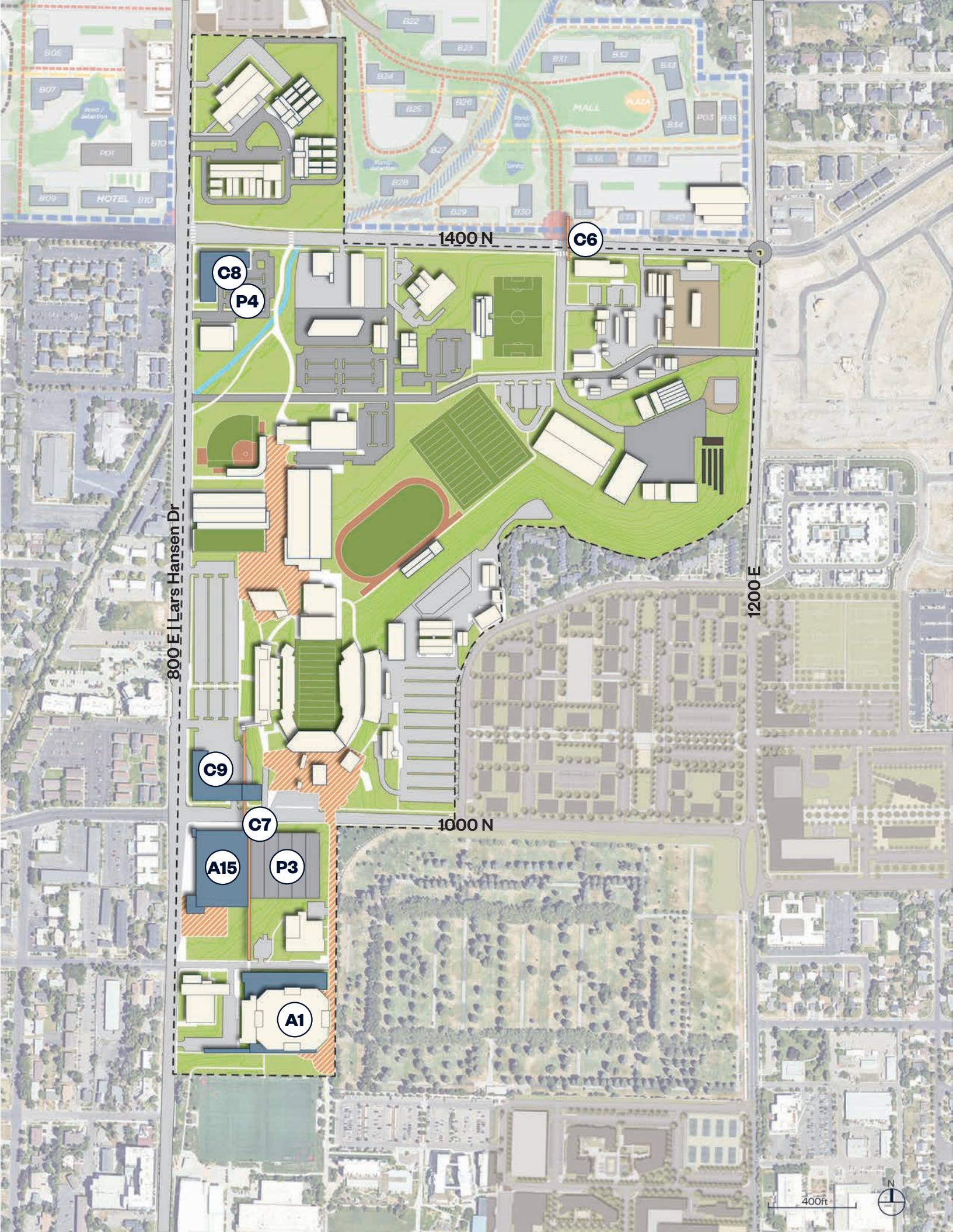
Phase 3 Projects

PROJECT		EXISTING SF	SF LOST	SF GAINED	REMAINING SF
Athletics Related Projects					
A1	Spectrum Addition	69,800		18,200	88,000
A15	4,000 Seat Venue	-	-	81,000	81,000
Campus Experience Projects					
C6	1400 N Pedestrian Bridge				
C7	1000 N Pedestrian Bridge				
C8	1400 N Gateway Opportunity Building	-	-	100,000	100,000
C9	1000 N Gateway Opportunity Building	-	-	110,000	110,000
P3	Parking Garage	-	-	367,200	367,200
P4	1400 N Parking Lot				

Phase 3 Parking

EXISTING STALLS	STALLS LOST	STALLS GAINED	REMAINING STALLS
2,549	614	1,088	3,023

Visionary projects in this phase will impact much of the existing parking, but the proposed parking garage will contribute to an excess of parking that is closely associated with a connection to the Core Campus and surrounding athletic facilities.



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SLO (HQ)
524 South 600 East
Salt Lake City, UT 84102

+1 801 575 8800
vcbo.com

STG
20 N. Main Street, Suite 103
St. George, UT 84770