



ACKNOWLEDGMENTS

The following contributed to the Utah State University Innovation Campus East Precinct Plan May 2025 Update

STEERING COMMITTEE

UTAH STATE UNIVERSITY

- Dave Cowley
Joe Beck
Jordy Guth
Ken Carrillo
Katie Haslam
Joseph Jenkins

PLANNING TEAM

MHTN

- Ryan Wallace
Naarah Kristensen
Lauren Leydsman

CACHE LANDMARK

- Lance Anderson
Wade Hendrickson

FEHR AND PEERS

- Preston Stringer
Katelynn Hall

TABLE OF CONTENTS

01 INTRODUCTION

Introduction 1.4
Vision: The Innovation Campus 1.5
Project Goals 1.6
Project Schedule 1.7

02 STAKEHOLDERS

Stakeholder Needs 2.2
Future Developer 2.3
Future Hotel Developer 2.4
Space Dynamics Lab 2.5
Academic / Office 2.6

03 PRECINCT PLAN

Retail Site Plan 3.2
East District Site Plan 3.3
Grand Ave Street Section 3.4
Axonometric View 3.5
Axonometric View 3.6
Civil Coordination - Retail 3.7
Civil Coordination - East District 3.8

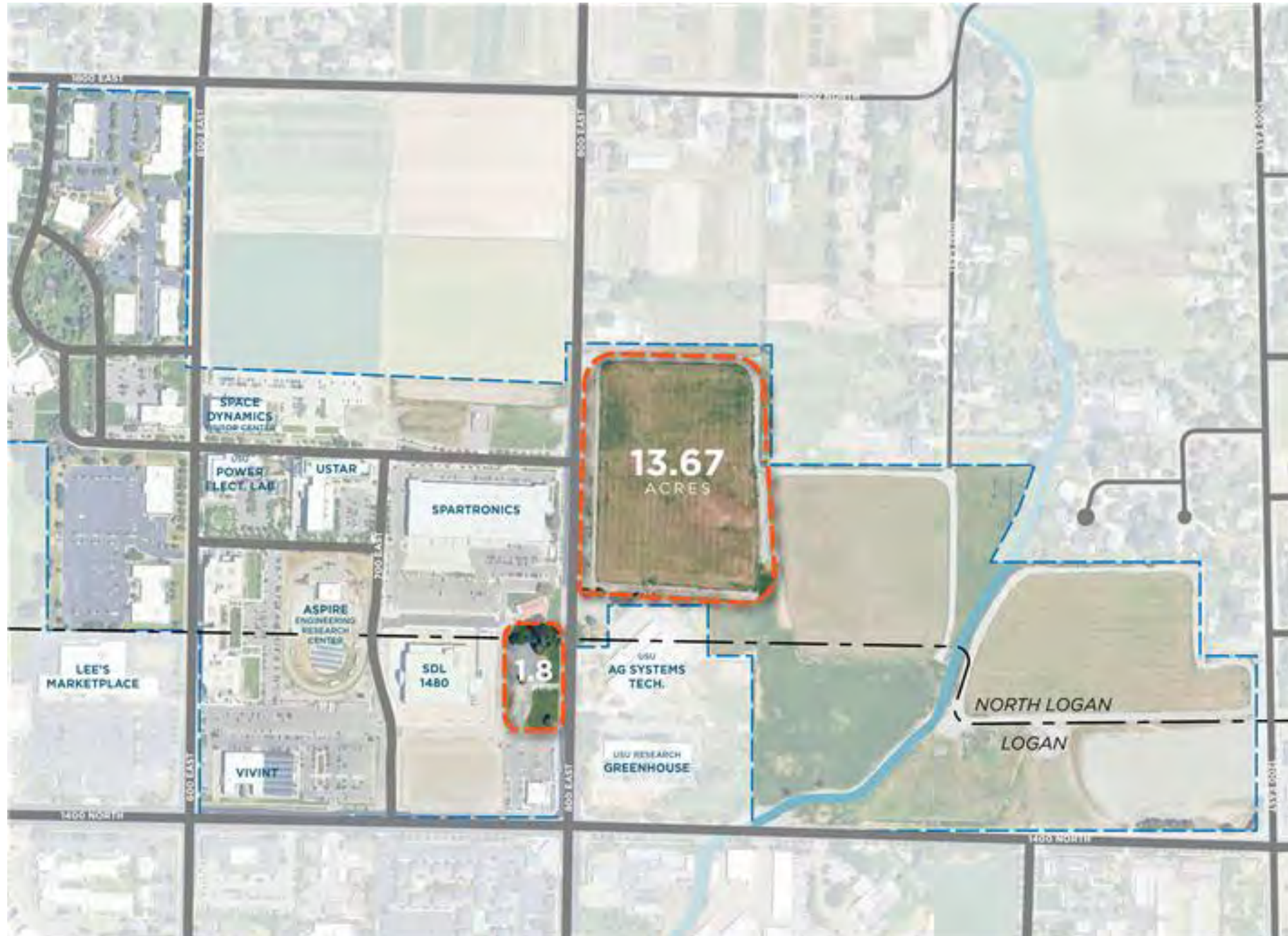
04 TRANSPORTATION CONSIDERATIONS

Site Dimensions and Boundaries 4.2
Public Transportation Analysis / 4.3
Parking Analysis
Active Transportation Analysis 4.4

05 APPENDIX

Meeting Minutes 5.2

01 | INTRODUCTION



UTAH STATE UNIVERSITY INNOVATION CAMPUS - EAST PRECINCT 2025 BOUNDARY

INTRODUCTION

Since the adoption of the 2017 Utah State University Innovation Campus District Plan, the Innovation Campus has seen rapid growth and development. This plan, the Utah State University Innovation Campus East Precinct Plan 2025 Update, was created to ensure alignment between the 2017 Master Plan, along with the 2020 Master Plan Update and the new development opportunities occurring on the Innovation Campus. The site of this plan update is located in the central district, along 800 East and adjacent to the 1480 building, along with the 13.67 acres in the East District, along 800 East and including the extension of Grand Avenue. Some of the new development that has occurred on within the Central District, includes retail along 1400 North between 700 East and 800 East, along with the 1480 Space Dynamics Lab tilt-up building.

This document serves as a small-area update to the 2017 and 2020 plan. A series of meetings with site stakeholders led to the development of the Utah State University Innovation Campus Plan 2025 Update. Stakeholders included university staff from the planning, facilities, and real estate departments.

Space Dynamics Lab is likely to occupy up to two buildings within the north portion of the east district. The plan takes into consideration their unique security needs, along with the flexibility of an administrative building. The 2025 update also accounts for additional retail and plaza space within the central district, and a hotel and educational buildings within the east district.

The updates included here form a guiding document that balances building placement, circulation of pedestrians and vehicles, and parking requirements for all potential tenants. Therefore, this plan is intended to reflect and guide a collaboration of ideas put forth for how the site can best fit each stakeholder's needs in an integrated and holistic way.

VISION: THE INNOVATION CAMPUS

The Innovation Campus Master Plan Update from 2017 was developed around five guiding principles. This update is a reflection of changing market forces and a desire to best utilize the remaining campus land with commercial frontage along 1400 North. This Utah State University Innovation Campus East Precinct Plan 2025 Update will organize and implement the new proposed uses, phasing, and building configurations in harmony with the established



PLANS THOUGHTFULLY

- Implements guidelines and standards that encourage high quality development.
- Provides a planning construct that attracts development and growth
- Encourages an appropriate mix of commercial and retail tenants to serve the needs of the innovation and research organizations and their employees, such as a hotel, a convention center, dining establishments, shipping and delivery services, etc.



LOOKS TO THE FUTURE

- Organizes itself using details of highly desirable amenities sought by research and technology entrepreneurs.
- Continues streetscapes that tie the Campus together using Grand Avenue as a blueprint for future growth.
- Plans “Complete Streets” for pedestrians, bicyclists, automobiles and public transit.
- Inspires state of the art new facilities and site amenities.
- Vibrantly supports interaction with human scaled landscaping
- Allows food trucks and off site vendors to participate in serving the tenants’ needs.
- Encourages desirable amenities such as outdoor eating areas, trails, walking paths and fitness stations to help attract and retain new technology companies.
- Maintains an open and unrestrained ambiance.
- Has sufficient flexibility in its master plan to allow for alternate uses of existing facilities and land areas such as the



CREATES CONNECTIONS

- Encourages and maintains the important connections between the main campus and the innovation campus.
- Provides Physical Connections, Experiential Connections, and Digital Connections.
- Allows collaboration between tenant groups to flourish and generate new ideas.
- Maintains strong relationships with the Logan City and North Logan City governments, and coordinates development with their future growth plans, such as the North Logan housing initiative and their “downtown” concepts.



PROMOTES SUSTAINABILITY

- Identifies appropriate locations for solar panels to act as an energy source for campus buildings.
- Encourages tenants to implement sustainable initiatives in their own buildings.
- Sets a standard of LEED Silver for all new campus buildings, consistent with the standards on the main campus.
- Uses prevailing and readily available technologies to be energy efficient.
- Reduces the overall carbon footprint of the campus.
- Considers a central plant for specific building types on the campus best suited for such energy delivery.
- Follows the State’s High Performance Building Guidelines.



PROVIDES ACCESS

- Has sufficient parking in appropriate interior (off roadway) locations.
- Considers parking garages to allow greater campus density over time.
- Maintains a relationship between the buildings and pathways like Grand Avenue throughout campus, unburdened by roadside parking.
- Develops opportunities for multi-modal transportation options.

PROJECT GOALS

The plan update started with reviewing project purpose and goals from the 2020 update. The five goals listed on this page reflect the steering committees alignment to the original master plan and evolving goals for the east district of Innovation Campus. Understanding the evolving goals and their alignment with original goals, and the sites aesthetic, was important to help create clear solutions and recommendations on layout, configuration, circulation, and parking.

Paramount to the development of those solutions were conversations with the steering committee, and ensuring the new design was walkable, green, and comfortable for pedestrians. Consistent with the existing innovation campus. Conversations centered around the four main stakeholders/developments:

- Space Dynamics Lab (SDL): Requires specific secure needs for laboratory space. The desire was to also plan for flexibility for the SDL areas for administration or other non-secure type facilities.

- Cross Country Track: The desire is to maintain the NCAA rating of the track as long as possible. If keeping the rating in the future is possible, it is desirable to pursue those options. However, it is desired to open up the area to the community, and create engagement areas along the track for planting, seating, and outdoor enjoyment.

- Hotel and Office: Providing a building footprint that engages the street fronts of 800 East and the curving road of Grand Avenue is a project goal. A larger footprint is desired to provide conference space within the hotel. Parking is desired to be minimal and hidden behind the building, and also creating efficient drive access and pedestrian walkways between the SDL buildings, hotel, office/education building, and also the retail located in the central district are essential.

- Educational Building: Visually showing a building footprint that enables a thoughtful future design, that engages the street front of Grand Avenue is a project goal. Parking is desired to be minimal and hidden behind the building, and also creating efficient drive access and pedestrian walkways between the SDL buildings, hotel, office/education building, and also the retail located in the central district are essential.

- Retail in the Central District: Key items for the retail area are to engage the edge of 800 East creating plaza space along the west side of the retail buildings. The desire is to create outdoor space that allows those working in the area an opportunity take breaks and lunches outdoors. An additional

PROJECT GOALS

01

CREATE AN ENGAGING CAMPUS COMMUNITY INCLUDE BIKE INFRASTRUCTURE, INTEGRATED GREEN SPACES, SEATING OPPORTUNITIES ALONG THE TRACK, AND

02

INTEGRATE GREEN BUFFER ZONES BETWEEN AGRICULTURAL SYSTEMS TECHNOLOGY AND EDUCATION BUILDING AND ALONG SPACE DYNAMICS LAB BUILDINGS FROM RESIDENTIAL COMMUNITIES.

03

INCORPORATE A COHESIVE DESIGN THAT MAINTAINS THE BEAUTIFUL AESTHETIC OF THE AREA AND PROTECTS AS MANY EXISTING TREES AS POSSIBLE.

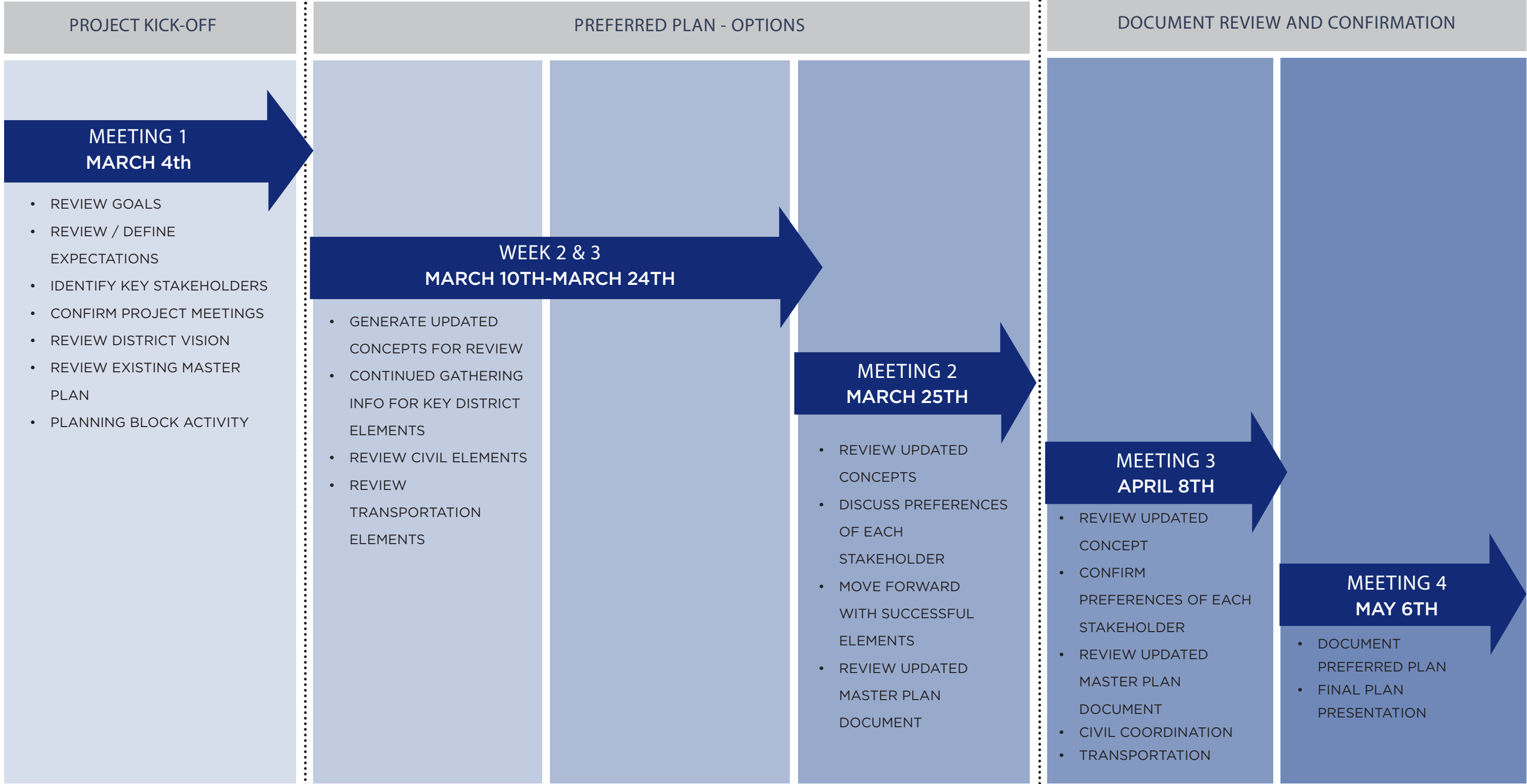
04

PROVIDE A MORE INTENTIONAL HOTEL FOOTPRINT AND OFFICE/EDUCATIONAL BUILDING FOOTPRINT THAT ENGAGES THE STREETScape AND MAINTAINS THE BEAUTY OF THE AREA.

05

CONSIDER RETAIL SOLUTIONS THAT ENCOURAGE COMMUNITY ENGAGEMENT, OPEN PLAZA AREAS, ENGAGES THE STREET FRONT, AND AVOIDS DRIVE-THRUS.

PROJECT SCHEDULE



02 | STAKEHOLDERS

STAKEHOLDER NEEDS

The table below reflects data gathering conducted with the steering committee, and also includes previous data collected from potential stakeholders from the 2017 and 2020 updates. Information pertaining to potential building square feet, building use, landscape and walkways, building access and delivery, security, parking, utilities, and other data points were gleaned during design meetings

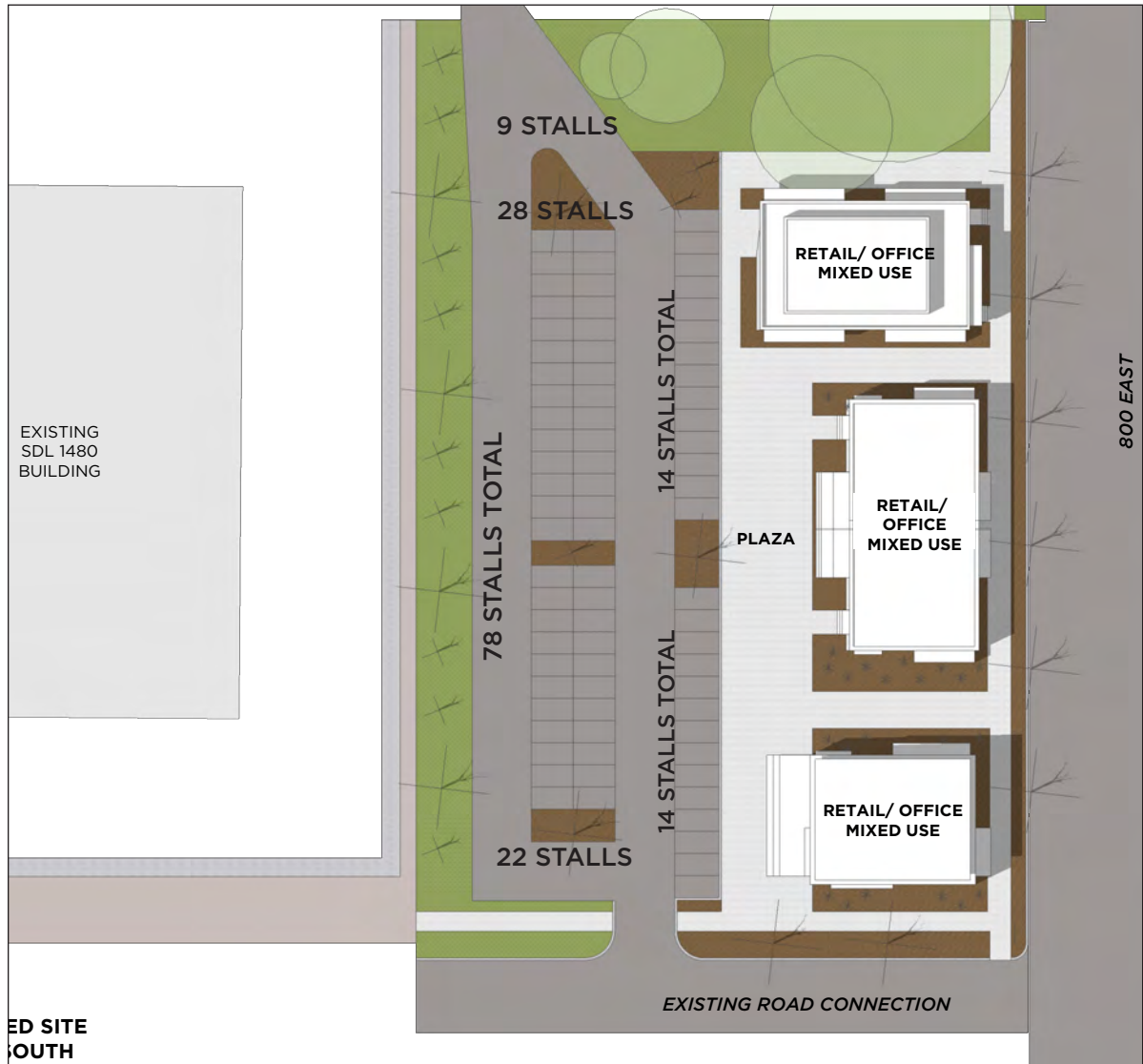
with the steering committee. These preliminary details were translated into a site plan that was refined over the course of this project. Information in the table may not reflect the current site plan recommendations but serves to illustrate the planning process and important details that persisted from the beginning to the finalization of the

	Building Sqft	Building Use	Landscape and Walkways	Building Access/Delivery	Security Needs	Parking	Utilities	Other
Space Dynamics Lab	21,850 square foot footprint, 30-32' tall ceilings	Secure assembly and integration test facility; potentially 6 high bays (environmental testing); cleaning room; some office and conference space	Pedestrian access across 800 East to existing building in the central district. Walkway to potential second building onsite. Boulders and natural barriers/buffers preferred for secure facilities.	Screened semi-truck access (1-2 trucks at a time); access from north end 800 East. Preferred to keep truck access as far from 800 East and Grand Avenue intersection.	Security is utmost concern; do not want businesses that bring long-term unknown visitors to be within close proximity; placing buildings or obstructions between theirs and such buildings could help; no windows facing their building could also help	60 stalls not shared; parking on the south side of building. Potential for sharing spaces with SDL Admin building on same lot.		High number of long-term visitors; would not participate in parking structure costs
Space Dynamics Lab	68,000 square foot total, each floor approximately 22,000 square foot footprint, 16' floor-to-floor minimum height preferred. Potentially 3-story building.	Flexibility of having a non-secure administration building type. Could potentially be a secure facility as well, or partial secure facility.	Pedestrian access across 800 East to existing building in the central district. Walkway to potential second building onsite. Boulders and natural barriers/buffers preferred for secure facilities.	Parking access for visitors and employees. Non-shared with adjacent businesses and buildings.	Security is utmost concern; do not want businesses that bring long-term unknown visitors to be within close proximity; placing buildings or obstructions between theirs and such buildings could help; no windows facing their building could also help	45 stalls not shared; parking on the east side of building. Potential for sharing spaces with SDL Lab building on same lot.		High number of long-term visitors; would not participate in parking structure costs
Future Hotel Developer	30,529 approximate square footage. The additional square footage from the 2020 update is ideal for rentable conference space.	Hospitality; Hyatt "lite" style hotel (like Hyatt place); all amenities on the first floor; 3-story: 168 rooms	The more pedestrian walkways the better	Frontage on 800 East and Grand Avenue. Ingress from Grand Avenue. Walking access across 800 East to retail area and across Grand Avenue to SDL facilities.		146 stalls (6 ADA); would like a shared parking agreement because they typically see 30% stalls empty when sold out		Approx. need 2 acres of land; previous build out timeline was 1-2 years away; would not be interested in paying for structured parking
Future Retail/Office Developer	2-3 buildings; 1 could be L shaped; No drive-throughs preferred; Plaza space preferred for community outdoor engagement.	2-3 more buildings for restaurants and retail. Open to mixed use space of office and retail.	Plaza space with shade protection and natural landscaping is desired.	Single access from 800 East. Walking pathways from adjacent businesses and across 800 East.		Could do shared parking. Desire is to minimize parking as much as possible.		Would not participate in additional structured parking costs
Utah State University Innovation Campus - Academic/Office Building	Approximately 91,594 square foot total, each floor approximately 30,531 square foot footprint, 20' floor-to-floor minimum height preferred on the main floor. 15' floor-to-floor level 2-3. Potentially 3 stories.	Flexible usage between office space and academic space. Types of spaces could be office, open areas for collaboration, conference rooms, classrooms, and workspace	walkable connections to the area, including SDL building, hotel, and retail/restaurants across 800 East. Access to the walking trail is preferred.	Single shared access with the hotel from Grand Avenue. Walking pathways from adjacent businesses and across 800 East.		Shared 188 parking stalls with hotel		
Utah State University Innovation Campus			Green trail and paths need to be incorporated; preserving existing trees is preferred; other trees along 800 East could be saved, but not critical			Shared parking arrangement		

Stakeholder and Utah State University Needs

FUTURE DEVELOPER

	Building Sqft	Building Use	Landscape and Walkways	Building Access/Delivery	Security Needs	Parking	Utilities	Other
Future Retail/Office Developer	2-3 buildings; 1 could be L shaped; No drive-throughs preferred; Plaza space preferred for community outdoor engagement.	2-3 more buildings for restaurants and retail. Open to mixed use space of office and retail.	Plaza space with shade protection and natural landscaping is desired.	Single access from 800 East. Walking pathways from adjacent businesses and across 800 East.		Could do shared parking. Desire is to minimize parking as much as possible.		Would not participate in additional structured parking costs



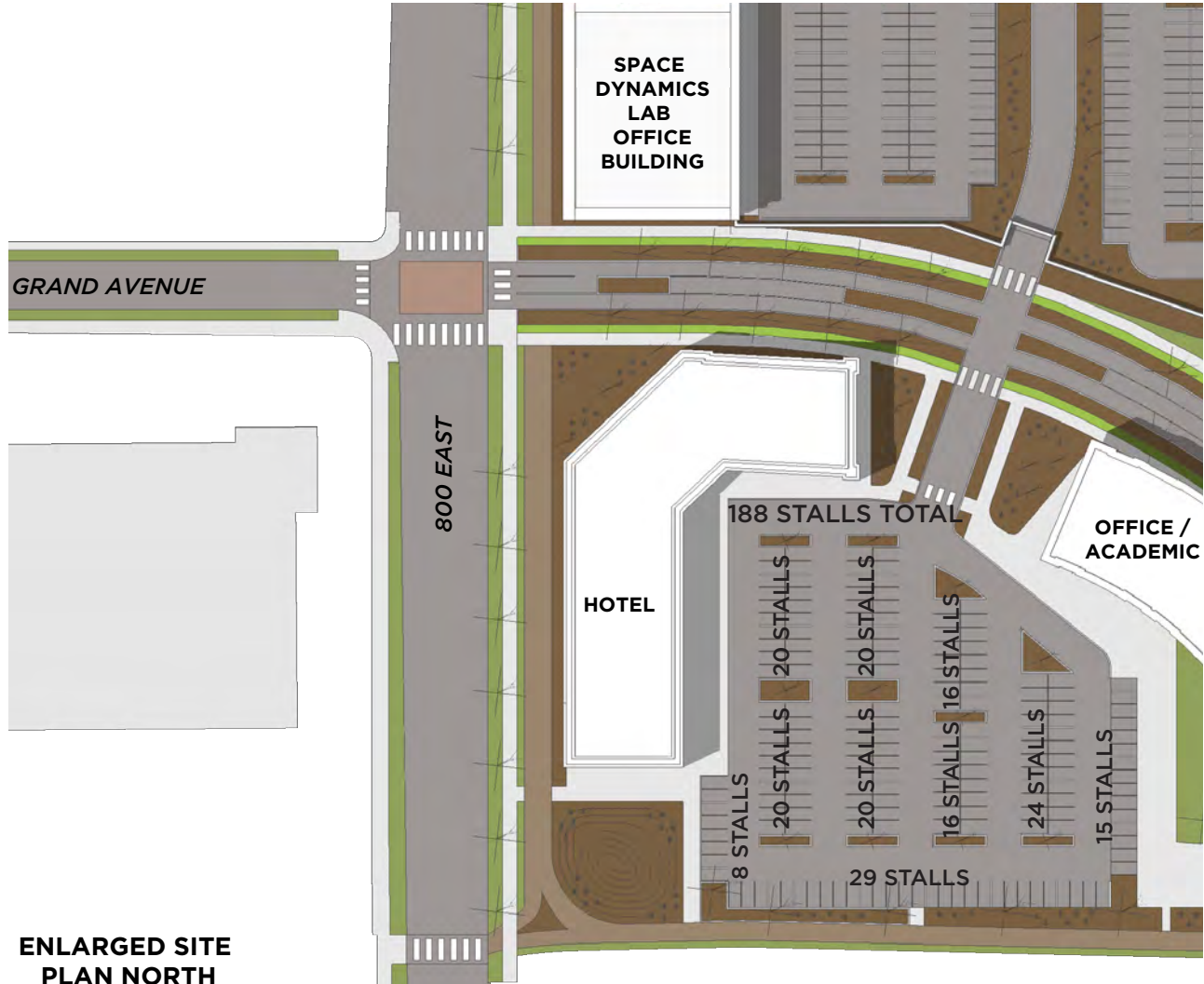
Plan View: Retail and Parking Stalls



Axon View: Retail Along 800 East

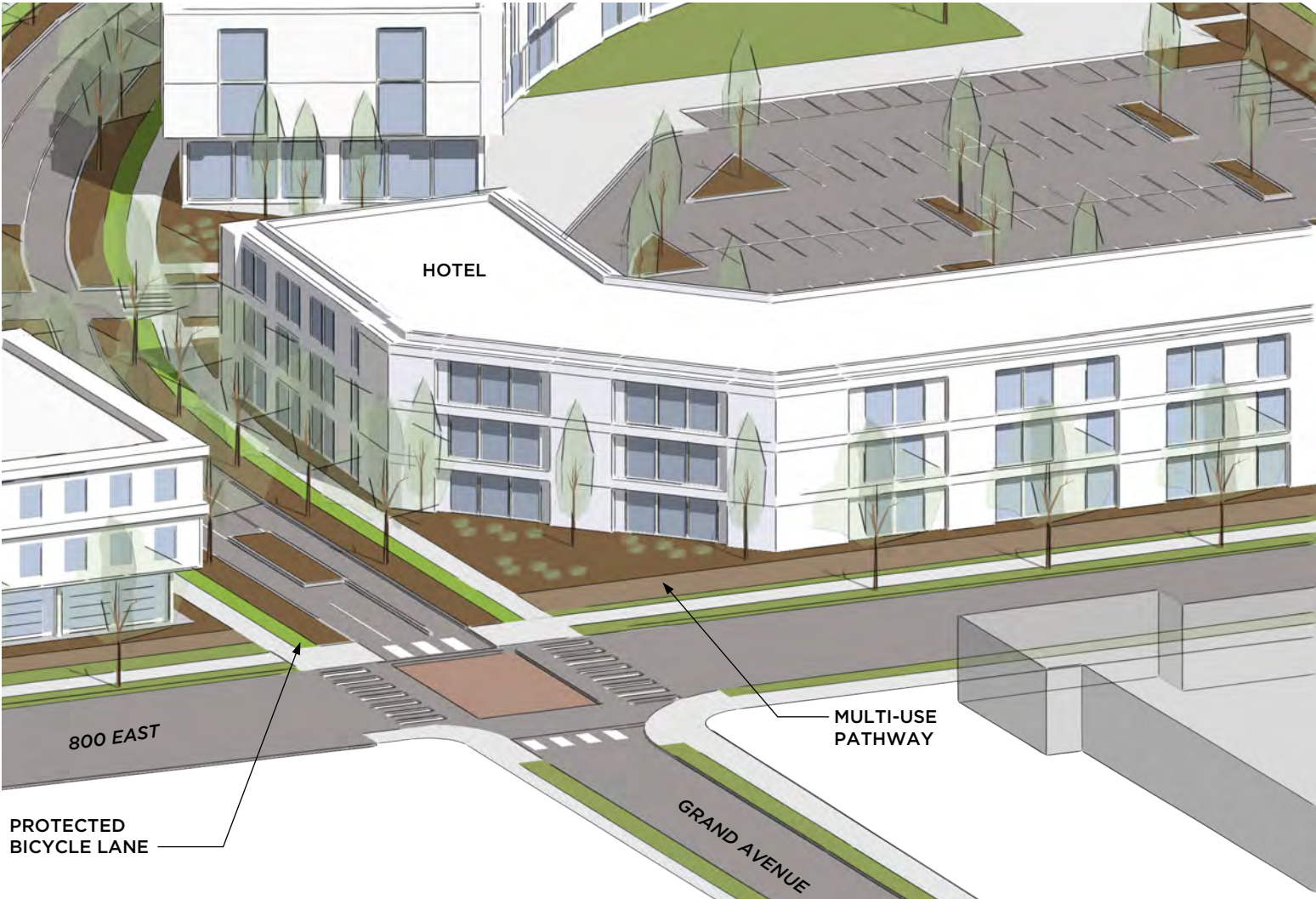
FUTURE HOTEL DEVELOPER

	Building Sqft	Building Use	Landscape and Walkways	Building Access/Delivery	Security Needs	Parking	Utilities	Other
Future Hotel Developer	30,529 approximate square footage. The additional square footage from the 2020 update is ideal for rentable conference space.	Hospitality; Hyatt "lite" style hotel (like Hyatt place); all amenities on the first floor; 3-story: 168 rooms	The more pedestrian walkways the better	Frontage on 800 East and Grand Avenue. Ingress from Grand Avenue. Walking access across 800 East to retail area and across Grand Avenue to SDL facilities.		146 stalls (6 ADA); would like a shared parking agreement because they typically see 30% stalls empty when sold out		Approx. need 2 acres of land; previous build out timeline was 1-2 years away; would not be interested in paying for structured parking



ENLARGED SITE PLAN NORTH

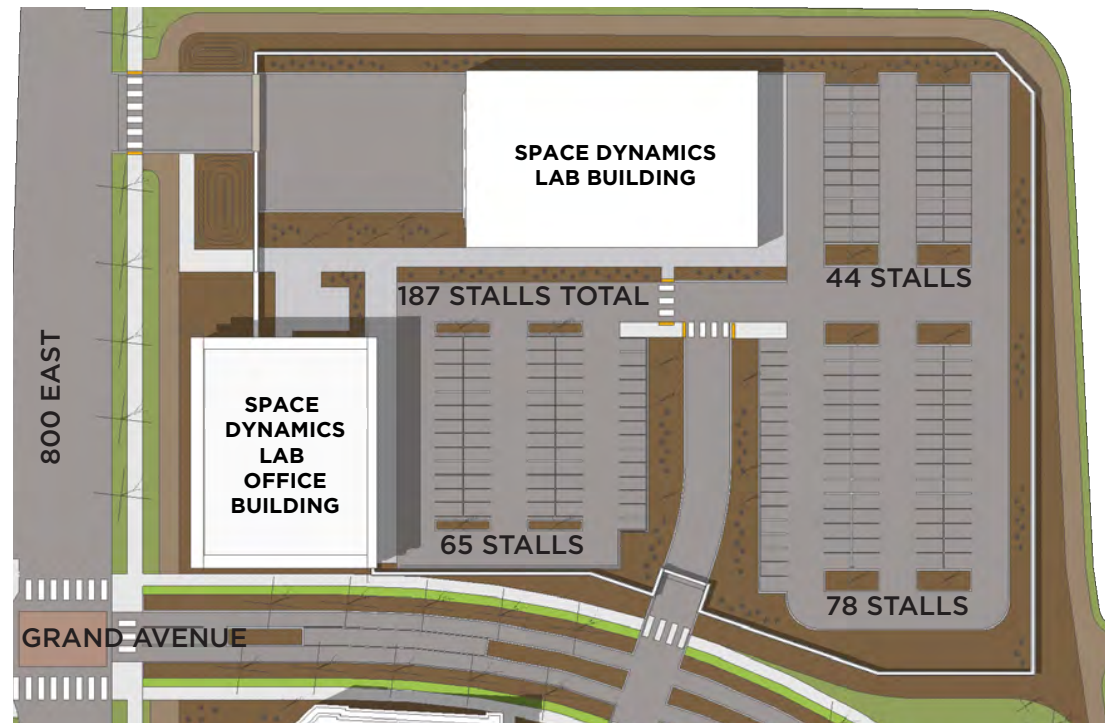
Plan View: Hotel and Parking Stalls



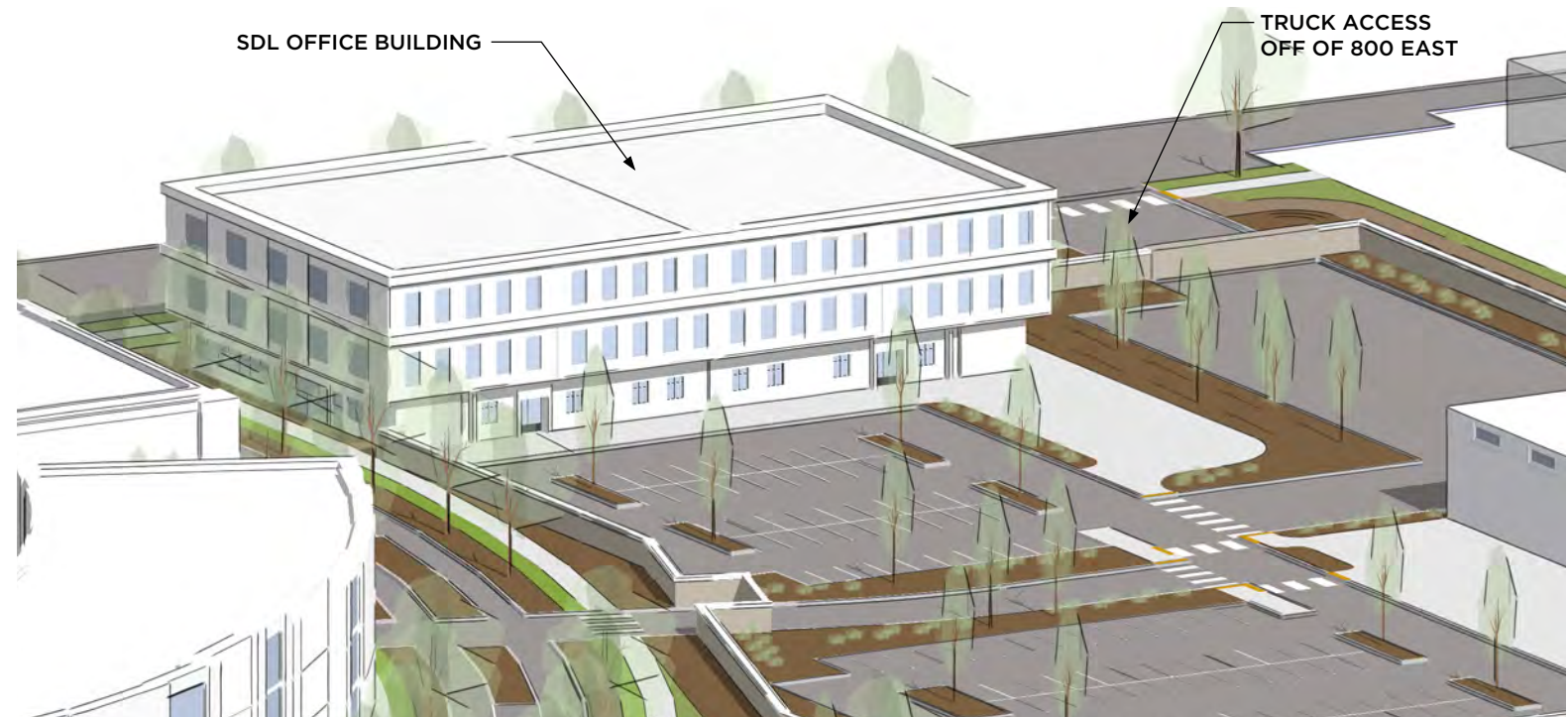
Axon View: Hotel at 800 East and Grand Avenue Intersection

SPACE DYNAMICS LAB NEEDS

	Building Sqft	Building Use	Landscape and Walkways	Building Access/Delivery	Security Needs	Parking	Utilities	Other
Space Dynamics Lab	21,850 square foot footprint, 30-32' tall ceilings	Secure assembly and integration test facility; potentially 6 high bays (environmental testing); cleaning room; some office and conference space	Pedestrian access across 800 East to existing building in the central district. Walkway to potential second building onsite. Boulders and natural barriers/buffers preferred for secure facilities.	Screened semi-truck access (1-2 trucks at a time); access from north end 800 East. Preferred to keep truck access as far from 800 East and Grand Avenue intersection.	Security is utmost concern; do not want businesses that bring long-term unknown visitors to be within close proximity; placing buildings or obstructions between theirs and such buildings could help; no windows facing their building could also help	60 stalls not shared; parking on the south side of building. Potential for sharing spaces with SDL Admin building on same lot.		High number of long-term visitors; would not participate in parking structure costs
Space Dynamics Lab	68,000 square foot total, each floor approximately 22,000 square foot footprint, 16' floor-to-floor minimum height preferred. Potentially 3-story building.	Flexibility of having a non-secure administration building type. Could potentially be a secure facility as well, or partial secure facility.	Pedestrian access across 800 East to existing building in the central district. Walkway to potential second building onsite. Boulders and natural barriers/buffers preferred for secure facilities.	Parking access for visitors and employees. Non-shared with adjacent businesses and buildings.	Security is utmost concern; do not want businesses that bring long-term unknown visitors to be within close proximity; placing buildings or obstructions between theirs and such buildings could help; no windows facing their building could also help	45 stalls not shared; parking on the east side of building. Potential for sharing spaces with SDL Lab building on same lot.		High number of long-term visitors; would not participate in parking structure costs



Plan View: Space Dynamics Lab and Associated Support

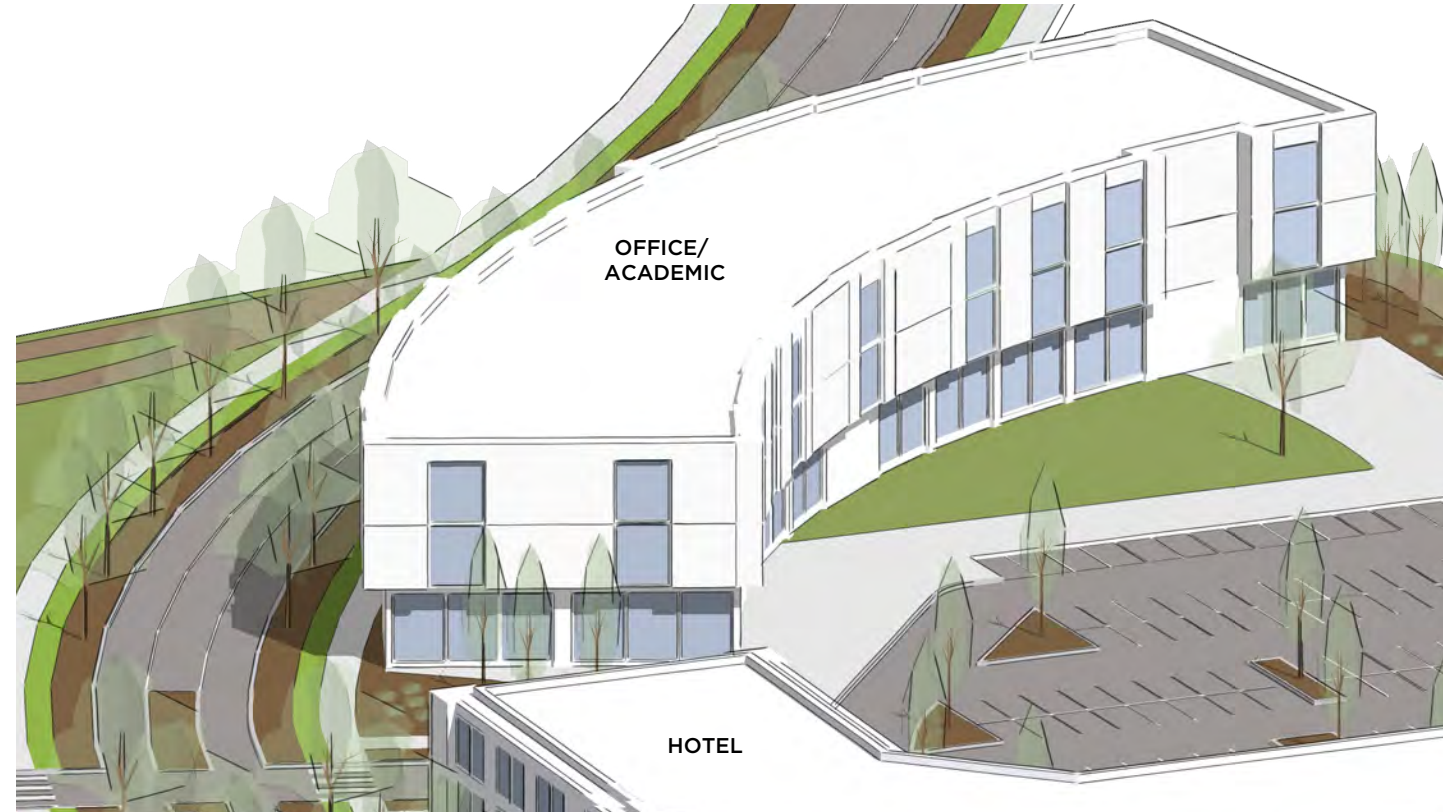


Axon View: Space Dynamics Lab - Possible Administrative Building

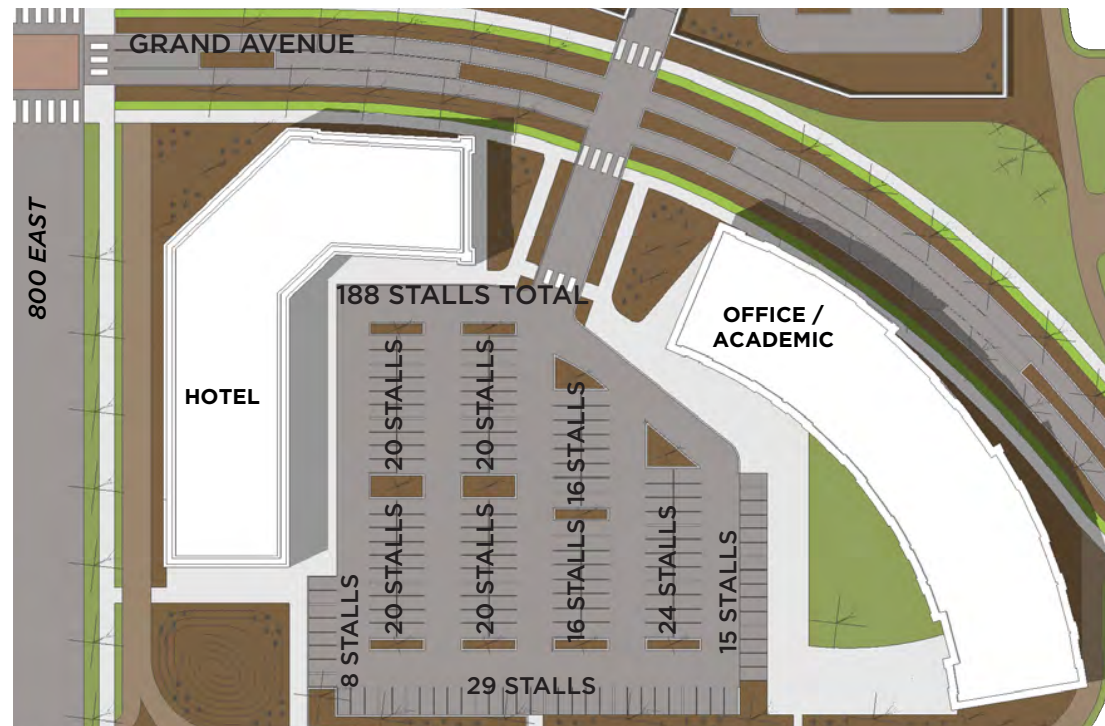
ACADEMIC/OFFICE NEEDS

	Building Sqft	Building Use	Landscape and Walkways
Utah State University Innovation Campus - Academic/Office Building	Approximately 91,594 square foot total, each floor approximately 30,531 square foot footprint, 20' floor-to-floor minimum height preferred on the main floor. 15' floor-to-floor level 2-3. Potentially 3 stories.	Flexible usage between office space and academic space. Types of spaces could be office, open areas for collaboration, conference rooms, classrooms, and workspace	walkable connections to the area, including SDL building, hotel, and retail/restaurants across 800 East. Access to the walking trail is preferred.

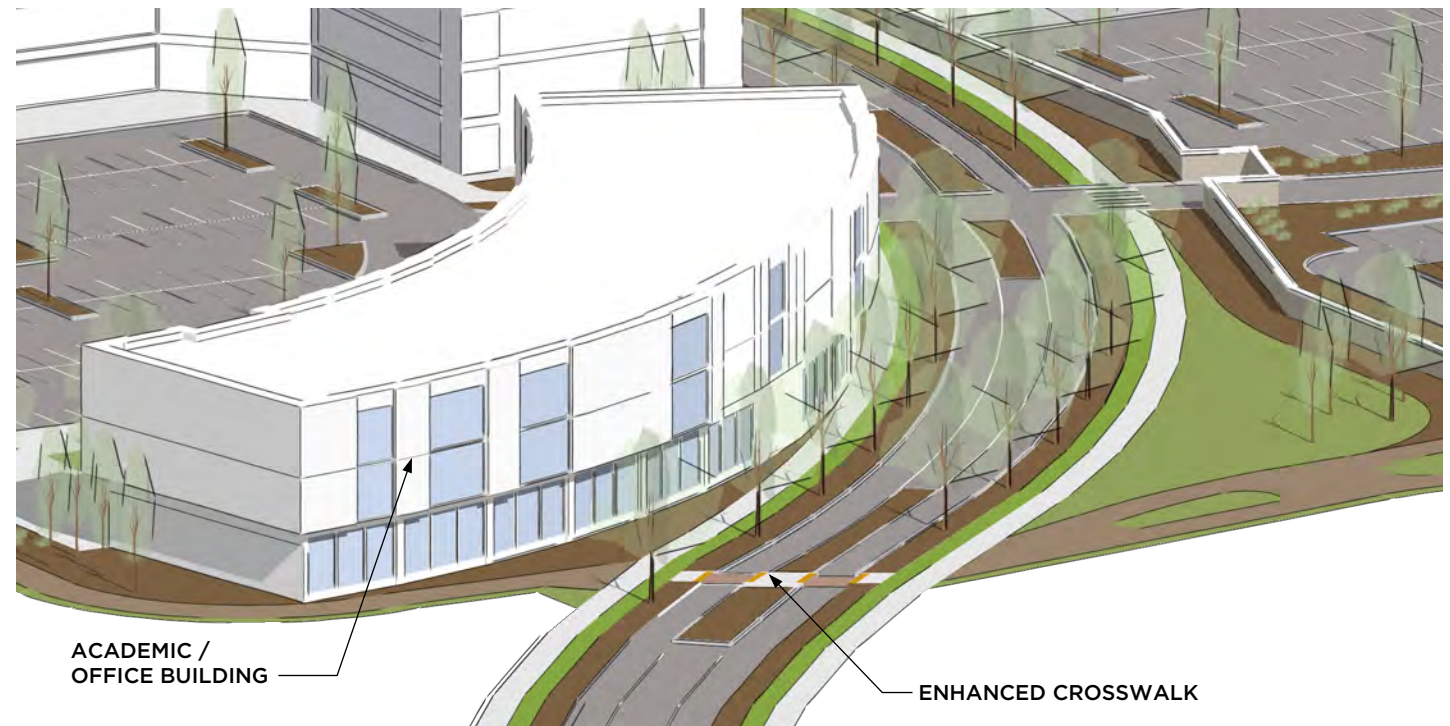
Building Access/Delivery	Security Needs	Parking	Utilities	Other
Single shared access with the hotel from Grand Avenue. Walking pathways from adjacent businesses and across 800 East.		Shared 188 parking stalls with hotel		



Axon View: Academic/Office- Possible Administrative Building



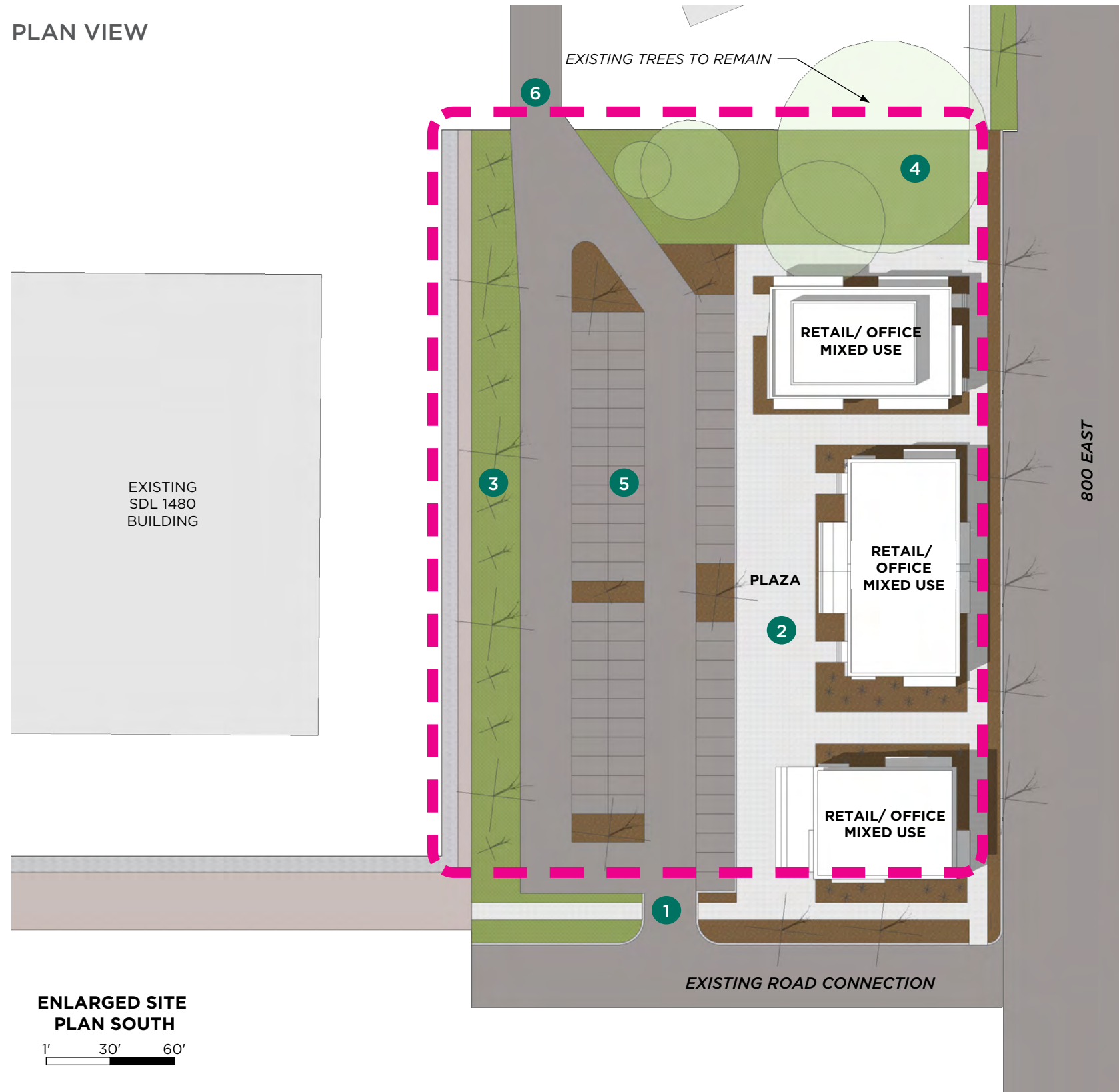
Plan View: Academic/Office and Associated Support



Axon View: Academic/Office - Possible Administrative Building

03 | PRECINCT PLAN

PLAN VIEW



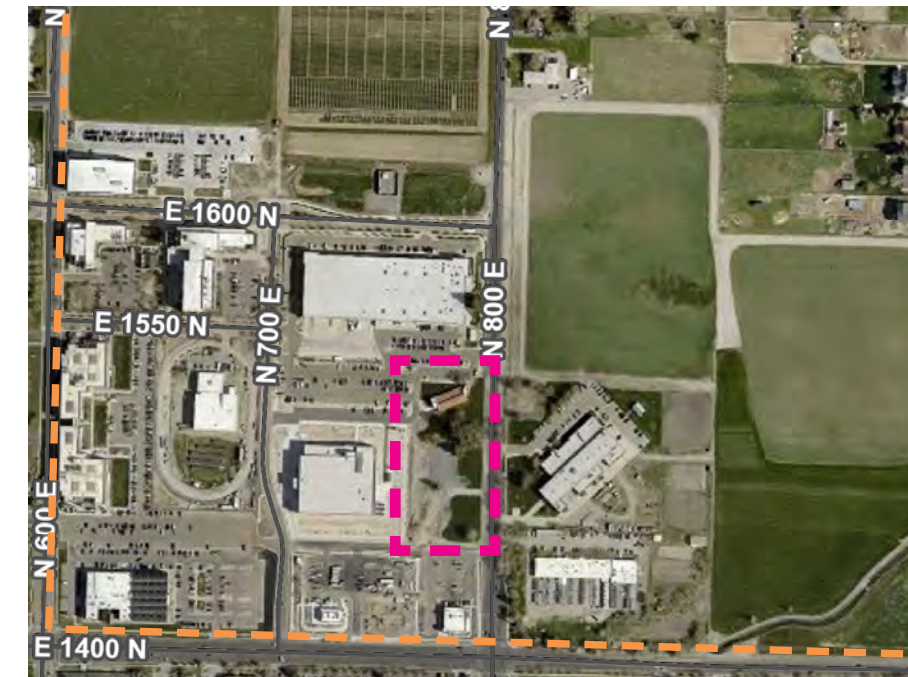
RETAIL SITE PLAN

The dashed pink line indicates the boundary of the site plan. The proposed alignment for the vehicle access is parking adjacent to the Ruby Pizzeria and Grill entrance. This site is in both North Logan and Logan cities and utilities in the site will need to be coordinated to reflect those jurisdictions. The building placement and approximate square footage has been aligned to keep each of the three buildings within Logan City boundaries.

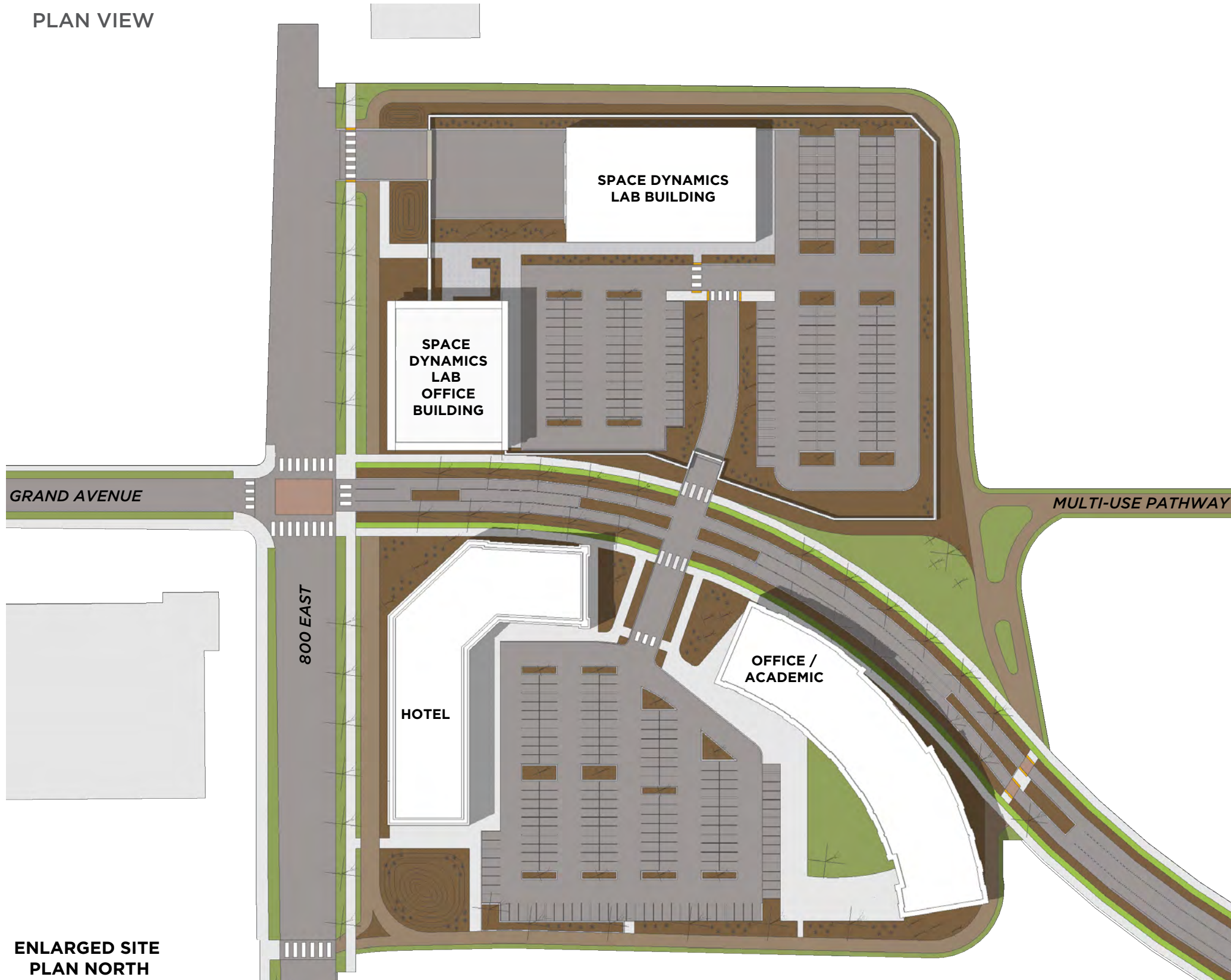
Proposed site improvements include:

1. Extending drive access from 800 East.
2. Providing an outdoor plaza area for customers and local community.
3. Providing vegetation buffers between retain and the Space Dynamics Lab 1480 building.
4. Preservation of existing trees.
5. Parking stalls.
6. Connect access north.

KEY PLAN



PLAN VIEW



ENLARGED SITE PLAN NORTH

Innovation Campus East Precinct Plan May 2025 Update

EAST DISTRICT SITE PLAN

The project area is approximately 13.67 acres and includes the area north of the Agricultural Systems Technology building extending to the Mountain View Veterinary Health Center North Logan Hospital. The area resides along 800 East and extend to the boundary of the cross country track.

The primary focus for this master plan is to update the location of the hotel, and how this portion of the east district will interact with the street scape of 800 East and Grand Ave, along with the Office/Educational building, and Space Dynamics Lab buildings.

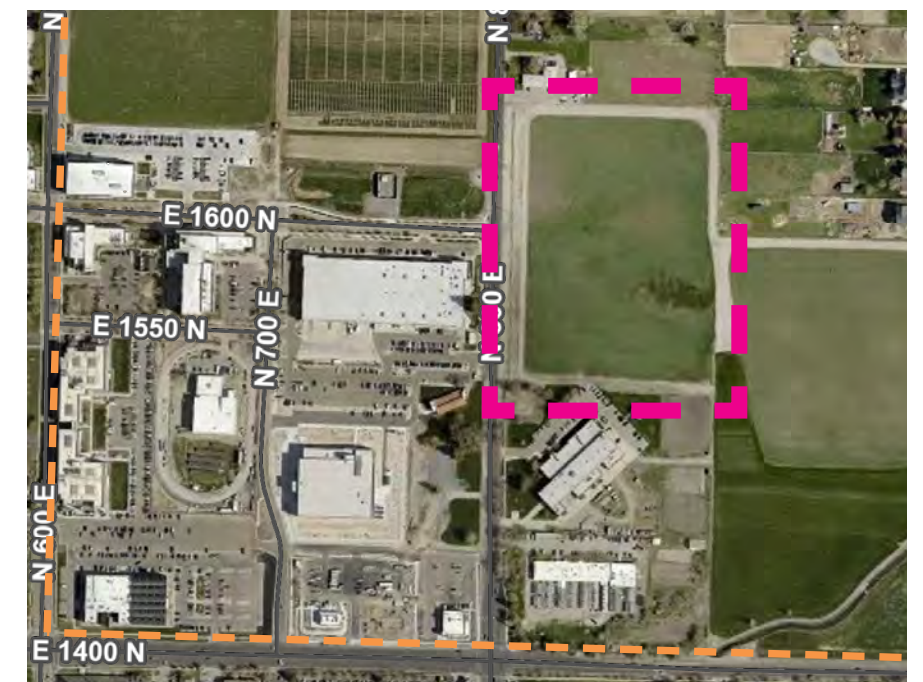
The proposed site plan illustrates how these buildings can help add to the Innovation Campus' identity as a walkable, green, and collaborative place. Consideration was given to provide enough security to meet the needs of Space Dynamics Lab while still allowing the site to feel connected and integrated. This is accomplished by using trees and greenery to help form some visual boundaries while providing comfortable environments for pedestrians.

The cross country track will be re-purposed to allow for the track to be engaged by the community. Bench and landscape areas are recommended to create gathering outdoor spaces, along with enhancing the natural environment of the area. The landscaping will also create a barrier between buildings and community areas.

Finally, careful consideration was taken to ensure the site did not provide too much parking. (See parking analysis)

All of these strategies aim to create a site that meets the connectivity, land use, density, landscaping, and identity goals of the district.

KEY PLAN





GRAND AVENUE STREET SECTION - EAST PRECINCT

GRAND AVENUE STREET SECTION

The Grand Avenue street section illustrates the purpose of providing safe, alternate means of transportation. The street section also aims to continue the environment beauty of the area and create community access and engagement.

The street section provide 8'-0" wide sidewalks, a 5'-0" biking lane separated by a 10'-0" planter strip from vehicles. A 12'-0" turn lane is provided in specific areas to minimize traffic impacts between the Hotel, Educational building, and Space Dynamics Lab buildings. Planting islands will be utilized strategically instead of the turning lane to provide signage/way-finding opportunities.

AXONOMETRIC VIEW



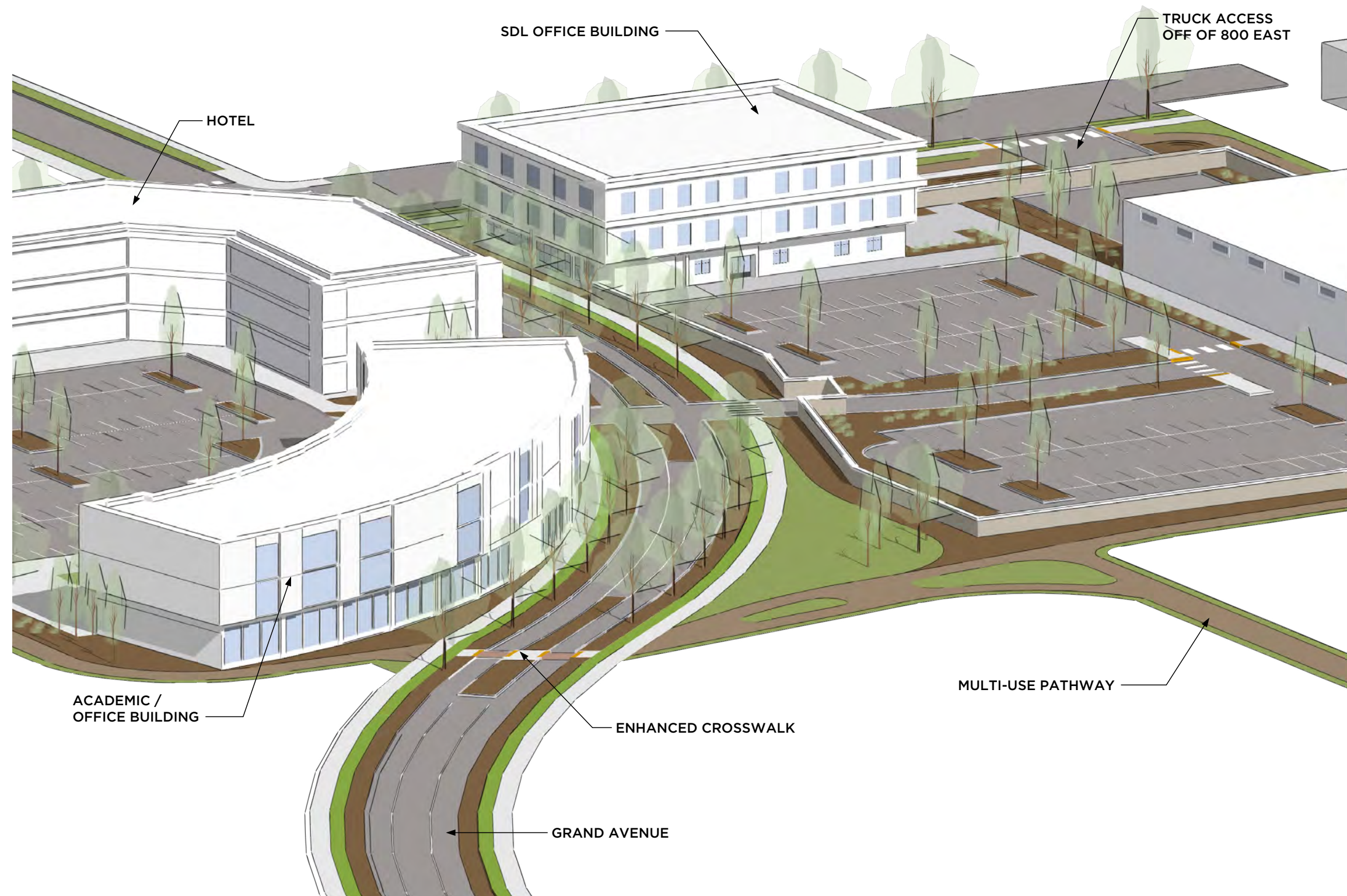
800 EAST CAMPUS GATEWAY

The proposed Innovation Campus site layout responds to the Steering Committee's desire to create a gateway aesthetic along 800 East, and especially at the intersection of Grand Avenue and 800 East.

Buildings are placed to engage the street and convene at the intersection, creating a "sense of arrival" at the campus. Landscaping and center islands also create monument opportunities to enhance the building engagement.

Innovation Campus East Precinct Plan: Axonometric View at 800 East

AXONOMETRIC VIEW



GRAND AVENUE CONTINUATION

The continuation of Grand Avenue through the East Precinct should create continuity between the existing west portion, and future east portion.

The design accounts for a continuation of the width in lane type, a center turning lane and strategic locations for traffic control, and engages bike lanes for alternative transportation and community access.

Landscape will include natural planting to assist with the aesthetic of the area and drainage of water. Island should be designed thoughtfully with local plant types and not over populated for maintenance and drainage ease.

CIVIL COORDINATION

Utilities -- Retail / Office Mixed Use

The proposed site is located in Logan City. It is anticipated water, sewer, and power will be provided by Logan City. Stormwater will connect to the existing stormwater system for the EVR stormwater pond. 800 East requires street improvements along the frontage to meet city requirements.

Sewer

A new sewer line was installed for the SDL building that will allow for a Logan City sewer connection. Individual building sewer laterals will connect to the 8" sewer main to the west.

Water

Logan City has water in 800 East; however, it is an existing 6-inch and will need to be upsized to an 8-inch water line. Water meters are anticipated to connect to the main in 800 East.

Storm Water

This area is part of the larger regional stormwater detention area. Storm drainage pipes will need to be connected to the existing storm water system that drains to the EVR storm water pond.

Gas

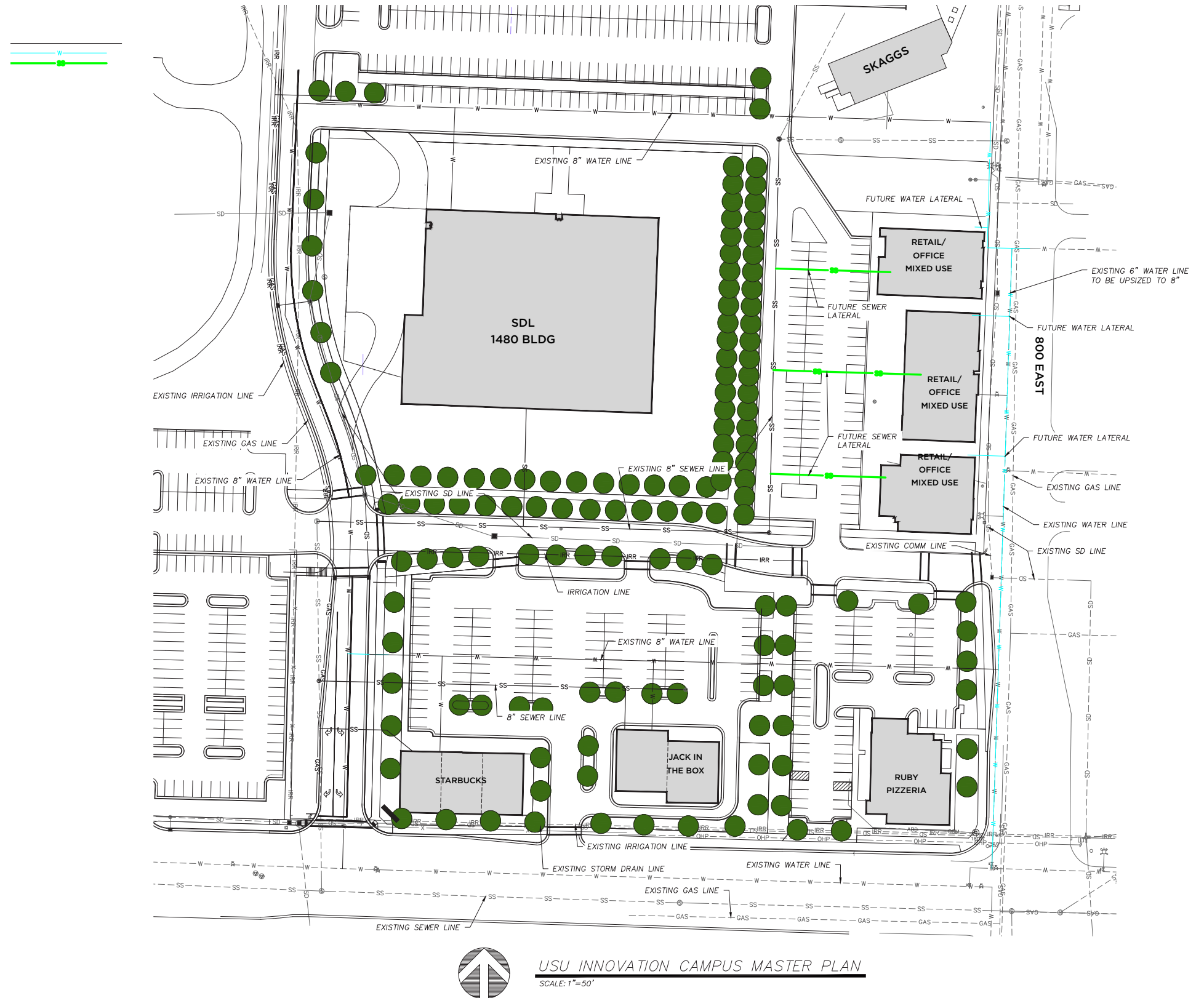
Enbridge supplies this area with natural gas and can be utilized for the project area. The existing size may need to be upsized depending on the energy loads for the building.

Power

The area is serviced by Logan Power. Connection to Logan City Power will require an extension to the south of the project area.

Communications

Connecting to USU communications will require a connection to the new communications line installed along 1400 North and down 800 East.



USU INNOVATION CAMPUS MASTER PLAN
SCALE: 1"=50'

Innovation Campus East Precinct Plan: Civil Coordination

CIVIL COORDINATION

Utilities -- Hotel and SDL

The proposed Hotel and SDL is within the City Boundaries of North Logan City. It is anticipated water and sewer will be provided by North Logan City.

Sewer

North Logan has a sewer in 800 East; however, it is located on the parcel to the north. Sewer will need to extend along 800 East then to the east on Grand Avenue to service the property and projects to the east.

Water

North Logan has water in 800 East. Water will need to extend on the new Grand Avenue to the east to service the property and projects to the east.

Stormwater

This area and development will require the addition of stormwater detention ponds. The project area is the low spot for the area; therefore, it will require new stormwater conveyance systems to connect to the existing conveyance system located along 800 East.

Gas

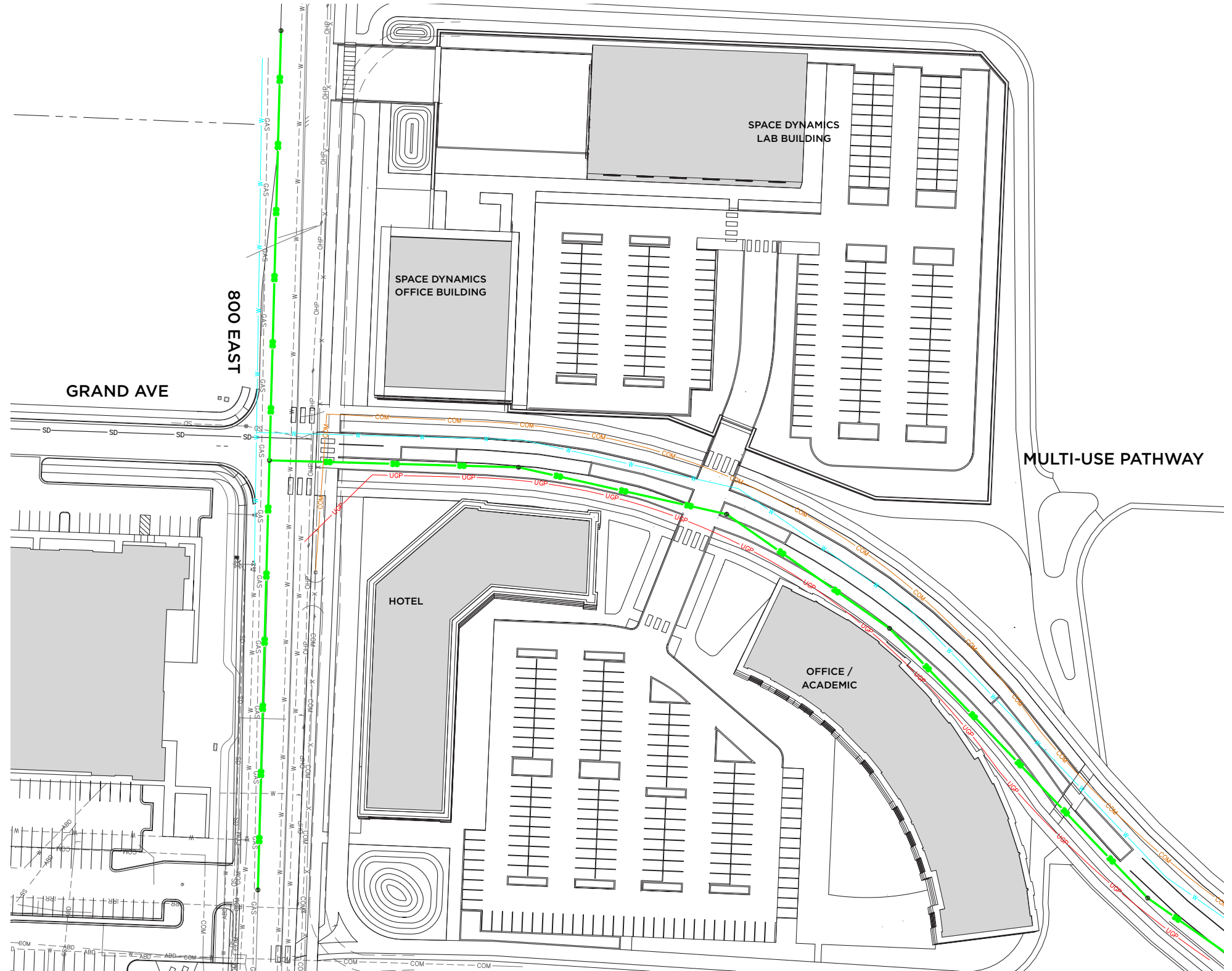
Enbridge supplies this area with natural gas and can be utilized for the project area. The existing size may need upsized depending on the energy loads for the building. Anticipate the utilities extending to the east and looping back to 1400 North.

Power

The area is serviced by Rocky Mountain Power (RMP). Some buildings on Innovation Campus are serviced by RMP and Logan City Power. This area will be serviced by RMP.

Communications

To connect to USU communications would require a connection to the new communications line installed to the communications tower. The communications will need to be extended along 800 East and new Grand Avenue to the east.



USU INNOVATION CAMPUS MASTER PLAN
SCALE: 1"=50'

Innovation Campus East Precinct Plan: Civil Coordination

LEGEND	
FUTURE COMMUNICATIONS LINE	COM
FUTURE WATER LINE	W
FUTURE SEWER LINE	S
FUTURE UNDERGROUND POWER LINE	UGP

04 | TRANSPORTATION CONSIDERATIONS



Innovation Campus East Precinct Boundaries and Acreage

SITE DIMENSIONS AND BOUNDARIES

The project consists of two boundaries:

The central district retail/office parcel is outlined by 800 East, engaging the edge of the street and extending to the west. To the south of the parcel is a Hospitality-focused retail frontage with the following restaurant vendors Ruby's Pizzeria & Grill, Starbucks, and Jack in the Box. To the north is Spartronics, and to the west is the Space Dynamics Lab 1480 building. The areas surrounding the central district parcel have all been developed. Also noted, portions of the central district parcel reside in North Logan City, while the majority reside in Logan City.

The east precinct parcel is outlined by 800 East, engaging the edge of the street and extending to the east. To the south there is the USU Agricultural System Technology building. To the north is the Mountain View Veterinary Health Center and North Logan Hospital.

The east district parcel identified is approximately 13.67 acres. The 2025 update does not include the remaining east precinct parcel to the east.



PUBLIC TRANSPORTATION ANALYSIS

Proposed alterations to the Aggie Shuttle and Connect Transit routes are shown here, moving service onto Grand Ave, allowing access to Innovation Campus as it builds out. A proposed bus stop near the intersection of Grand Ave and 800 East is shown. This location is easily accessible from both 800 East and Grand Ave, allowing to serve both roadways as needed. Given the frequent use of both transit systems by college students, transit access will be key for many users accessing the site.

PARKING ANALYSIS

To accommodate the parking demand for the proposed sites, estimates were developed based on Urban Land Institute's (ULI's) Shared Parking tool, in addition to observed parking rates developed from past parking counts on Innovation Campus. The Shared Parking tool integrates parking demand distributions by time of day for different land uses. Using this tool, it is possible to identify the peak parking time of day for a given set of uses and any instances where uses might be able to share parking. Using this tool and the local rates, a parking analysis was performed for the retail, academic, and hotel parking areas. The proposed SDL buildings were assessed separately from this analysis, as they are required to provide dedicated parking due to use-specific security requirements. Based on past parking rates established for the Innovation campus, the Warehouse and Administration buildings will require 176 parking stalls, the Hotel and new Academic building will need 188 stalls, and the southern retail area will need 98 stalls. This results in a base total parking requirement of 474 stalls for all uses. The shared use analysis estimated a potential 17% reduction from typical parking rates due to shared use between the land uses outside of the SDL zone.

The results of the Shared Parking analysis indicate that the surface parking lots provided in the conceptual plans will meet the parking needs of the proposed facilities. Additionally, the future development of centralized parking structures within Innovation Campus will serve to alleviate parking pressure during peak times, further benefiting the site.

OVERALL SITE PLAN

1" = 100' 200'

ACTIVE TRANSPORTATION ANALYSIS

The Active Transportation plan fills gaps in the existing network and provides pedestrian and cyclist-friendly streets where Grand Ave will be developed. Existing sidewalk gaps on 800 East will be filled between Grande Ave and 1400 North. The eastern extension of Grand Ave will have multi-use paths on both sides of the roadway with 8' sidewalks, 5' bike lanes, and 10' park strips. A pedestrian hybrid beacon (PHB) crossing is recommended on 800 East along the southern extent of the hotel site, and rectangular rapid flashing beacons (RRFBs) at the cross-country track crossing on Grand Ave.

When the development of this site moves further into design, the shape of any proposed buildings should be analyzed to confirm adequate sight distances for vehicles turning onto Grand Ave from the proposed parking lots and for vehicles to safely stop when approaching the proposed crosswalks.



OVERALL SITE PLAN

1" = 100' 200'

Innovation Campus East Precinct Active Transportation Analysis



Meeting Report

Report No. 01

Project: USU Innovation Campus East District Update
Project No.: 2025503

Date: 3/4/2025
Location: Utah State University

Attendees:	Representing:	Email:
X Joseph Jenkins	USU	
X Jordy Guth	USU	
X Katie Haslam	USU	
X Ken Carrillo	USU	
X Lance Anderson	Cache Landmark	
X Preston Stinger	Fehr & Peers (online)	
X Katelynn Hall	Fehr & Peers (online)	
X Ryan Wallace	MHTN	
X Naarah Kristensen	MHTN	
X Lauren Leydsman	MHTN	

X - In attendance

1. SCHEDULE

- a. Completion date: May 6th seems fine
- b. Follow up meeting:
 - i. March 25th. 3-4PM - this date may have scheduling conflicts. Naarah to work with Allison to ensure date/time works.
 - ii. April 8th: 3-4PM
 - iii. May 6th: 2-3PM

2. SITE OVERVIEW

- a. Confirmation that project area boundary is correct
- b. Quick review of guiding principles from previous master plan effort

3. SPACE PLANNING ACTIVITY

- a. Transportation
 - i. No island down roadway, would prefer wider sidewalks and park strips (8-12' wide)
 1. USU has experienced maintenance issues with the islands.
 2. Would like to see some type of low impact design for water management and planting.
 - ii. The existing Track & Field pathway would prefer to maintain, if feasible. If maintained in updated concept, it would preferred by the USU program to maintain NCAA guidelines for Cross Country course.
 1. If that is not necessary, this path could remain a multi-use, public path.
 - iii. 1400 North is going to be widened - 102'+. The park strip on the west side will be removed.
 - iv. The master planned roadway through the total east district - do we build it all out in phase 1, or phase it out? No decision was made.
 1. The current feeling was Dave was expecting to build the road only for the first phase.
 - v. Traffic light at Grand & 800 East? Probably too close between existing

traffic lights. Signal is already planned at 800 East. A roundabout is not an option for this intersection.

b. Uses/Layout

- i. Retail - would prefer that no drive-throughs to be allowed on the west side of 800 E.
- ii. Retail - Area desired adjacent to 1480 in replace of the original hotel lot.
- iii. Hotel - would prefer an L-shape at the SW corner of the project area, and a more intentional design to speak to the aesthetics of the area.
- iv. Hotel - needs to have 8th east access.
Hotel - no size target known. Would prefer for that to be developer driven.
- v. SDL Lots - need/preferred to be as far from the hotel as possible for secure building requirements.
- vi. ASTE needs:
 1. Landscape buffer between ASTE and development to account for welding exhaust and diesel fuel.
 2. Need to keep access to the cell town adjacent to ASTE.
- vii. Will need integrated green spaces
- viii. The area has a beautiful aesthetic and we want to continue that design integration.



Meeting Report

Report No. 02

Project: USU Innovation Campus East District Update
Project No.: 2025503

Date: 3/25/2025
Location: Utah State University

Attendees:	Representing:	Email:
X Joseph Jenkins	USU	
X Jordy Guth	USU	
X Katie Haslam	USU	
Ken Carrillo	USU	
X Lance Anderson	Cache Landmark	
Preston Stinger	Fehr & Peers (online)	
X Katelynn Hall	Fehr & Peers (online)	
X Ryan Wallace	MHTN	
X Naarah Kristensen	MHTN	
X Lauren Leydsman	MHTN	

X - In attendance

1. SCHEDULE
 - a. Completion date: May 6th
 - b. Follow up meetings:
 - i. April 8th: 3-4PM
 - ii. May 6th: 2-3PM
2. PROJECT OVERVIEW
 - a. Quick review of key project items discussed in the March 4th Kickoff Meeting.
3. SPACE PLANNING ACTIVITY
 - a. Concepts 1 and 2 Review:
 - i. Concept 2 is preferred:
 1. The engagement of the hotel at the intersection of Grand Ave and 800 East is preferred.
 2. The separation of SDL buildings is preferred.
 - ii. SDL Buildings:
 1. Would like to remove the berms and push one of the buidings against 800 E to engage and “show off” the building.
 2. Perhaps one of the buildings has an executive component rather than both being labs.
 3. Don’t want to pigeon hole all the buidlings into secure type spaces.
 4. Shift trik access as far north as possible and hide utility items off the main streets.
 5. The buffer landscaped area between the SDL buildings and track is good.
 - iii. Track:
 1. Would like to keep it available for cross country as long as possible.
 2. Like the introduction of native plantings and materials along the edge.

3. Would like benches and other engagement areas along the track.
- iv. Hotel and Office / Education Buildings:
 1. Prefer the hotel to be along the Grand Ave and 800 East corner.
 2. Prefer the Office/Educational building to engage Grand Ave rather than being positioned in the south area of the lot.
 3. The Hotel needs to remain obvious and findable.
- v. General:
 1. Would like to see a street section of Grand Ave.
 - a. Road looks wide, only a 2-way road.
 2. Would like to see engagement at the intersection of Grand Ave and 800 E.
 3. Prefer less drive access to each building. Reduce and align to minimize.
- vi. Retail in Central District:
 1. Would prefer to push the retail to the edge of 800 E. with plaza space behind.
 2. Look at parking count and reduce.
 3. Multi-use space between office and retail was discussed. Would need to be lead by a developer.
 4. Outdoor/Plaza space discussed to create outdoor break space or lunch space for those in the area.
 5. Discussed the lot also being allocated for an SDL building with its proximity to the 1480 building.

Next Meeting: April 8th at 3:00-4:00 PM
Location: Facilities Conference North 114 or via Zoom

End of Meeting Report

Minutes will stand as recorded unless notified within 3 working days of any discrepancies or inaccuracies.



Meeting Report

Report No. 03

Project: USU Innovation Campus East District Update
Project No.: 2025503

Date: 4/08/2025
Location: Virtual

Attendees:	Representing:
X Joseph Jenkins	USU
X Jordy Guth	USU
X Katie Haslam	USU
X Ken Carrillo	USU
X Lance Anderson	Cache Landmark
X Preston Stinger	Fehr & Peers (online)
X Katelynn Hall	Fehr & Peers (online)
X Ryan Wallace	MHTN
X Naarah Kristensen	MHTN
X Lauren Leydsman	MHTN

X - In attendance

1. SCHEDULE
 - a. Completion date: May 6th
 - b. Follow up meetings:
 - i. May 6th: 2-3PM - This will be in person.
2. PROJECT OVERVIEW
 - a. Quick review of key project items discussed in the March 25th Design Meeting.
3. SPACE PLANNING ACTIVITY
 - a. Concept Review:
 - i. Overall Layout was well received.
 - ii. Would be okay to show the Academic/Office Building curved, following the curve of Grand Ave.
 - iii. The lined-up drive access between the north and south lots is preferred. Would like to put in a corsswalk at the drive access. Katelynn to confirm the distance from the intersection of Grand Ave. and 800 E.
 - iv. Like the separation and placement of the SDL buildings.
 - v. Like the payout of the retail/office mixed use area between buildings and plaza areas.
 - vi. The crosswalk at the southwest corner of the hotel connecting the central district would require a HAEK signal because the road is 4 lanes.
 - vii. Would like to see area wayfinding/gateway signage.
 - viii. Would like to have the retail area to work around the existing trees as much as possible.
 - ix. Concerns about the retail buildings landing between North Logan and Logan city. Would like to see the north building shift south so it lands within Logan City boundaries.
 1. Lance to confirm the boundary line.
 - x. Would like to show the hotel a little larger and account for some conference room spae.

- b. Civil and Transportation Items:
 - i. Would like to understand if all the parking for the SDL, Hotel, and Academic building is required. Would prefer to reduce parking and have some green spaces built into this section of campus. Jordy prefers to not overbuild parking.
 - ii. Parking and green space areas should double as swales for drainage, since this is a low spot for the area.
 - iii. Gas pipe size may need to be upsized. The service is available in the area. Lance to confirm the existing sizes.
 - iv. The question was asked if there were any studies done to understand if there are any ground source options.
 - 1. This study has not been done.
 - v. Water will need to extend on the new Grand Ave to the east to service the property and projects to the East.
 - 1. Lance to check on depths. They're likely 6'-0", they will work at 8'-0".
 - vi. Storm water will require a management plan for the area or sites. Can look at a regional site, taking into account the fill east development, or a site-by-site approach.
 - 1. Katelynn brought up that the regional approach may create a burden on the first project that is constructed.
 - 2. When a regional approach was done previously for other projects, USU paid up front and an impact fee was charged to the projects as developed.
 - vii. Double check the width of 800 E to ensure total ROW is accounted for.
 - viii. Will need to replace the existing 6" culinary waterline with an 8" water main.
- c. Grand Ave Street Section:
 - i. All agreed separated bike lanes are wanted for the area. (shown in option 2)
 - 1. Lane would like to see the separated bike lanes to be 8'-0" to 10'-0" wide.
 - ii. A center turning lane for the entire road is preferred for future planning.
 - iii. Would like to see some center islands (or other options) to help with wayfinding, beautify the area, especially before development further to the east happens.
 - 1. Don't want plants to be too densely planted. This has been an issue before.
 - 2. Want us to be selective on where a feature would be placed.
- d. Trees:
 - i. Pull back trees from intersections and pedestrian crossings (50' in all directions) for visibility.
 - ii. Ensure trees are spaced 30' apart (city requirements).

Next Meeting: May 6th at 2:00-3:00 PM
 Location: Facilities Conference North 114 or via Zoom

End of Meeting Report

Minutes will stand as recorded unless notified within 3 working days of any discrepancies or inaccuracies.