

November 8, 2017

MEMORANDUM

TO: State Board of Regents

FROM: David L. Buhler

SUBJECT: Utah State University – Campus Master Plan Approval

Issue

Regent policy R706, *Capital Facilities Master Planning* requires the Board of Regents to review and approve institutional campus master plans every two years. Utah State University (USU) seeks approval of its institutional campus master plan, which was last approved on September 18, 2015.

Background

USU requests the review and approval of its updated campus master plan which was last approved in 2015. A letter from the University describing the updates to the master plan is attached along with a five-year plan for the University, a master plan map of the Logan campus, and a state-wide campus master plan overview. In addition, USU has included additional information regarding the Brigham City campus master plan to help illustrate the long-term development plans for that particular campus location. This additional information is being included to help provide background for the Board as they consider not only the overall campus master plan, but also the Brigham City property purchase being advanced by the University for Board ratification. University officials will be present at the meeting and be available to respond to Board questions.

Commissioner's Recommendation

The Commissioner recommends that the Board approve the Utah State University Campus Master Plan.

David L. Buhler
Commissioner of Higher Education

DLB/KLH/RPA
Attachments

October 25, 2017

Commissioner David L. Buhler
Utah State Board of Regents
Board of Regents Building The Gateway
60 South 400 West
Salt Lake City, Utah 84101-1284

Subject: Utah State University Campus Master Plan

Dear Commissioner Buhler:

Utah State University appreciates the opportunity to host the November 17, 2017 Board of Regents' meeting at the Logan Campus. At the meeting, we request the opportunity to present for approval USU's Campus Master Plan.

Over the past two years, the University has completed several significant master planning and construction projects.

On the Logan Campus, Huntsman Hall was completed in 2016 with approximately 149,000 square feet of new space, Maverik Stadium Renovation was completed in 2016 with a 115,000 square-foot facility on the west side of the existing stadium, and the Aggie Recreation Center was completed in 2015 with approximately 105,500 square feet of new space. On the Statewide Campuses the Academic building in Brigham City was completed in 2015 with approximately 61,000 square feet of new space.

Projects in the programming/design phase or construction include Life Science building, Valley View Residence Hall replacement, Center for Clinical Excellence, Fine Arts renovation, and the Space Dynamics Lab building.

The University has prioritized additional capital development projects over the next five years. The top priorities are the Biology and Natural Resources renovation, Center for Languages and Cultures, and Phase II of the Space Dynamics Laboratory building. Additional future priorities include the Ray B. West renovation, Animal Science renovation, Health, Physical Education, and Recreation (HPER), and Mountain View Residence Hall replacement.

The Utah State University Campus Master Plan was approved by the Board of Trustees during the October 13, 2017 meeting.

As always, we appreciate your ongoing support of the University.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cowley', with a stylized flourish at the end.

David T. Cowley
Vice President for
Business and Finance

Enclosures

C: Kimberly Henrie, Associate Commissioner for Finance & Facilities
 Rich Amon, Assistant Commissioner for Business and Facilities
 Noelle Cockett, President
 Charles Darnell, Associate Vice President for Facilities

FIVE YEAR PLAN

SORENSEN CENTER FOR CLINICAL EXCELLENCE

A new building for the Emma Eccles Jones College of Education and Human Services is under construction on the site previously occupied by the Center for Persons with Disabilities building, a prime location on the Education Quad. The project began construction in the spring of 2016, and consists of 116,000 GSF to house multiple clinics and services in a multidisciplinary center. The building will include early childhood education classrooms, distance education classrooms, specialized behavioral health therapy rooms, a nursing simulation lab, a hydrotherapy pool, a gross motor skills room for physical and occupational therapy, a speech-language clinic, a hearing and balance clinic, a memory clinic, a café, a teaching kitchen, and an underground parking garage. The project budget is \$37.3 M and is expected to be completed in November 2017 (pictured right).



VALLEY VIEW RESIDENCE HALL REPLACEMENT

The Valley View Residence Hall replacement project is currently under construction on the main USU campus in Logan. The site is adjacent to the existing Valley View Tower, which will be demolished when the project is complete. Construction began in the spring of 2016, and is scheduled to be complete in the spring 2018. The project will provide 110,000 GSF (366 beds) of new residential space, configured in compact suite style with multiple common spaces on each floor. The total budget for the project is \$24.5 M. (pictured right)



BIOLOGY AND NATURAL RESOURCES (BNR) RENOVATION

The proposed Biology and Natural Resources (BNR) renovation consists of 50,000 GSF of renovated space and 10,000 GSF of new space, including a new circulation tower on the NW corner to serve all four levels. This addition provides needed ADA, restroom, exit stairs, and elevator upgrades for the building. A 3,000 GSF addition to the west entrance will provide a lobby and student study space outside the 300 seat auditorium. The BNR does not currently have any study or collaboration space available for students. The project budget is \$26 M.



LIFE SCIENCES

The new \$45 M Life Sciences Building was funded primarily by state capital development funds in FY 2017, and is currently under construction. The building sits in the heart of the academic core of the USU Logan campus on an open site to the south of the BNR building, providing optimal adjacency for programs in the College of Science and the College of Natural Resources. The 96,000 GSF project will consist of new teaching and research labs, large classrooms, faculty and graduate student offices, and student study and collaboration space. The project construction is expected to conclude in the fall of 2018. (pictured left)

CENTER FOR LANGUAGES AND CULTURES

The proposed 56,000 GSF building will be sited in the area between Ray B. West and Old Main, at the SW corner of the Quad. It will house units of the Department of Languages, Philosophy, and Communication Studies; units of the Department of Sociology, Social Work, and Anthropology; the Anthropology Museum; Utah Public Radio; and new class labs, seminar rooms, and student study spaces. The project budget is \$20 M.

PHASE I SPACE DYNAMICS LAB

Construction began on a new Space Dynamics Lab building at the USU Innovation Campus in the summer of 2016. The \$28.8 M project will be completed in October of 2017, and will add 76,200 GSF of new research and prototyping space for the development of intelligence, surveillance, and reconnaissance technologies. The project was initially planned as two phases, which have been combined into one. The building will include offices, electronics and computer testing labs, server rooms, conference rooms, and a marketing board room. The building will require a high level of security and redundancy of systems.

PHASE II SPACE DYNAMICS LAB

Phase II of the Space Dynamic Lab is proposed to begin design and construction in 2018. Phase II will consist of 75,700 GSF of new space, and will occupy the site directly to the south of the Phase I building. The project budget is \$31.3 M. (pictured left)



Photo courtesy of USU Public Relations and Marketing

2017
UTAH STATE
UNIVERSITY
MASTER
PLAN
LOGAN CAMPUS

CAMPUS MASTER PLAN 2017

LEGEND

- EXISTING UNIVERSITY BUILDINGS
- EXISTING UNIVERSITY HOUSING
- BUILDINGS UNDER DESIGN/ CONSTRUCTION
- PROPOSED NEW BUILDING OR RENOVATION

MAP LEGEND

- BIOLOGY AND NATURAL RESOURCES (BNR) RENOVATION
- CENTER FOR LANGUAGES AND CULTURES (CHaSS)
- RAY B. WEST RENOVATION
- ANIMAL SCIENCE RENOVATION
- STUDENT CENTER
- HEALTH, PHYSICAL EDUCATION & RECREATION (HPER) RENOVATION/ ADDITION
- PHASE II SPACE DYNAMICS LAB
- MOUNTAIN VIEW RESIDENCE HALL REPLACEMENT
- LIFE SCIENCES
- FINE ARTS COMPLEX ADDITION/ RENOVATION
- CENTER FOR CLINICAL EXCELLENCE
- VALLEY VIEW RESIDENCE HALL REPLACEMENT
- PHASE I SPACE DYNAMICS LAB
- INOVAR



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USU MASTER PLANNING

Utah State University is located in northern Utah's beautiful Cache Valley. Established in 1888, USU is the state's land-grant university. USU's central campus sits above downtown Logan, Utah at the base of the Bear River Mountains. The University was historically planned around two central tenets: the main quadrangle and the underlying city grid system. Current USU master planning has set the following goals to accommodate long range growth on campus:

- Accommodate anticipated increases in enrollment
- Preserve USU's land-grant legacy
- Sustain student residency on campus
- Maintain a compact, walk-able academic core
- Strengthen the image of USU
- Enhance compatibility with the community
- Maintain consistent spatial pattern and density
- Efficient and safe pedestrian and vehicular circulation

The historical basis for planning at USU will continue to provide the framework for the campus plan. Additionally, new quadrangles and courtyards will be prioritized as density of buildings increase. Main entrances and nodes of activity will be strengthened and linkages developed and maintained. Density will be increased, while maintaining a suitable, human scale. Parking structures will replace surface lots over time. Future planning will enable alternative modes of transportation as well as address sustainability goals.

STATEWIDE CAMPUSES

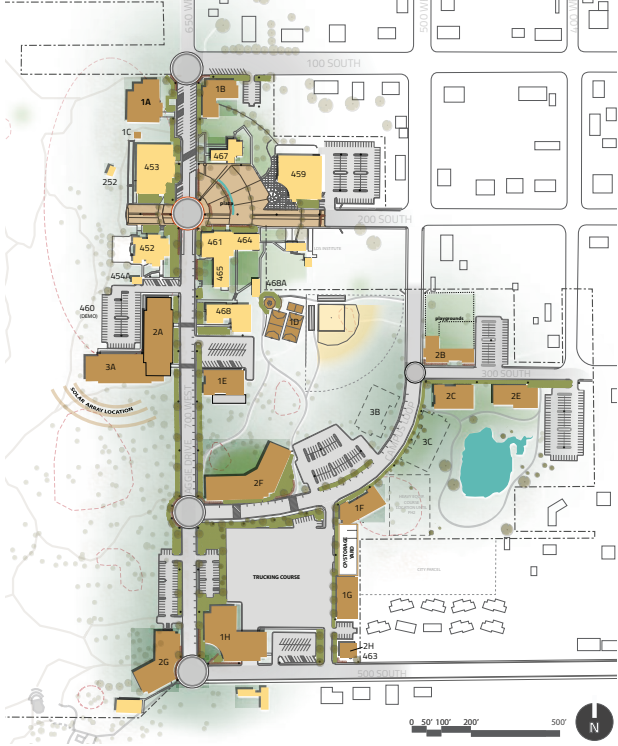


USU EASTERN CAMPUS - BLANDING

USU Eastern campus in Blanding currently serves over 650 students with 25 degree programs. The student body is more than 75% Native American, with students from Arizona, Colorado, New Mexico, and the southeastern portion of Utah.

The Blanding campus was established in 1977 and joined Utah State University in 2010. The 83-acre site sits on the southwest edge of the city of Blanding, bounded on the west by a desert plateau and trails connecting students and the community through cedars, shaded washes, and sculptural, rocky outcroppings. The campus identity is both proudly Aggie and uniquely Four Corners.

The USU Eastern Blanding Campus Master Plan addresses the current state of existing buildings, provides phased plans for new buildings and facilities to 50 years, and allows for the accommodation of unforeseen growth and needs. (pictured right)



USU BOTANICAL CENTER MASTER PLAN

The USU Botanical Center (USUBC) is located in Kaysville, Utah. Its mission is to educate Utah residents about conservation and the wise use of plant, water, and energy resources, with a particular focus on the needs and interests of urban homeowners. The USUBC Master Plan was completed in 2016. (pictured left)

KAYSVILLE EDUCATION CENTER EXPANSION

The Kaysville Education Center is being expanded in response to enrollment demand and an increase in course offerings. The 6,500 GSF addition will also provide offices for Davis County Extension Services which will relocate from Farmington to consolidate services in a single location. The project construction is expected to conclude in the fall of 2017. The projected cost is \$2.3 million. (pictured below)

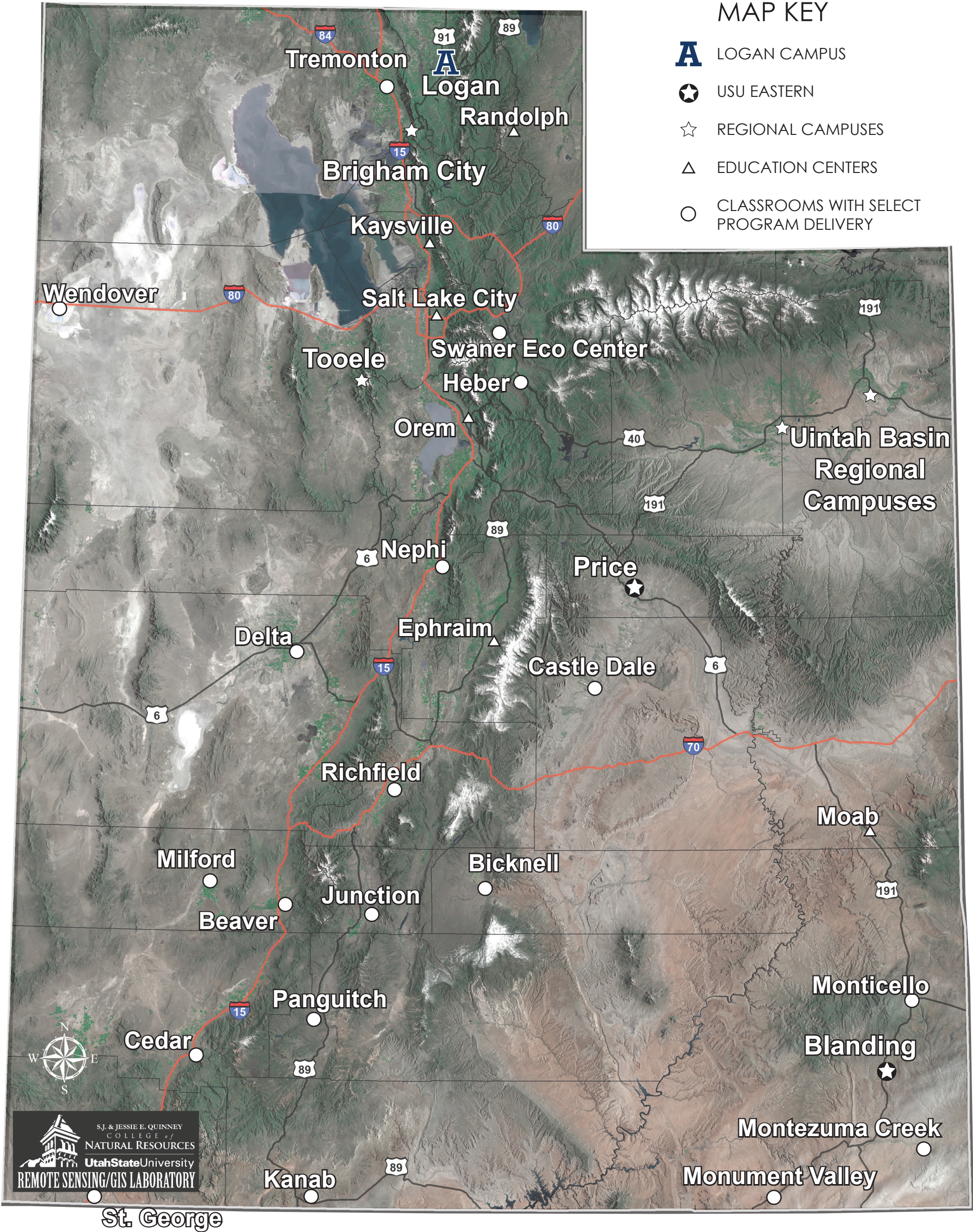


BRIGHAM CITY - TOOELE - UINTAH BASIN - USU EASTERN

Photo courtesy of Hanselmann Photography

2017 STATEWIDE CAMPUSES MASTER PLAN

STATEWIDE CAMPUSES

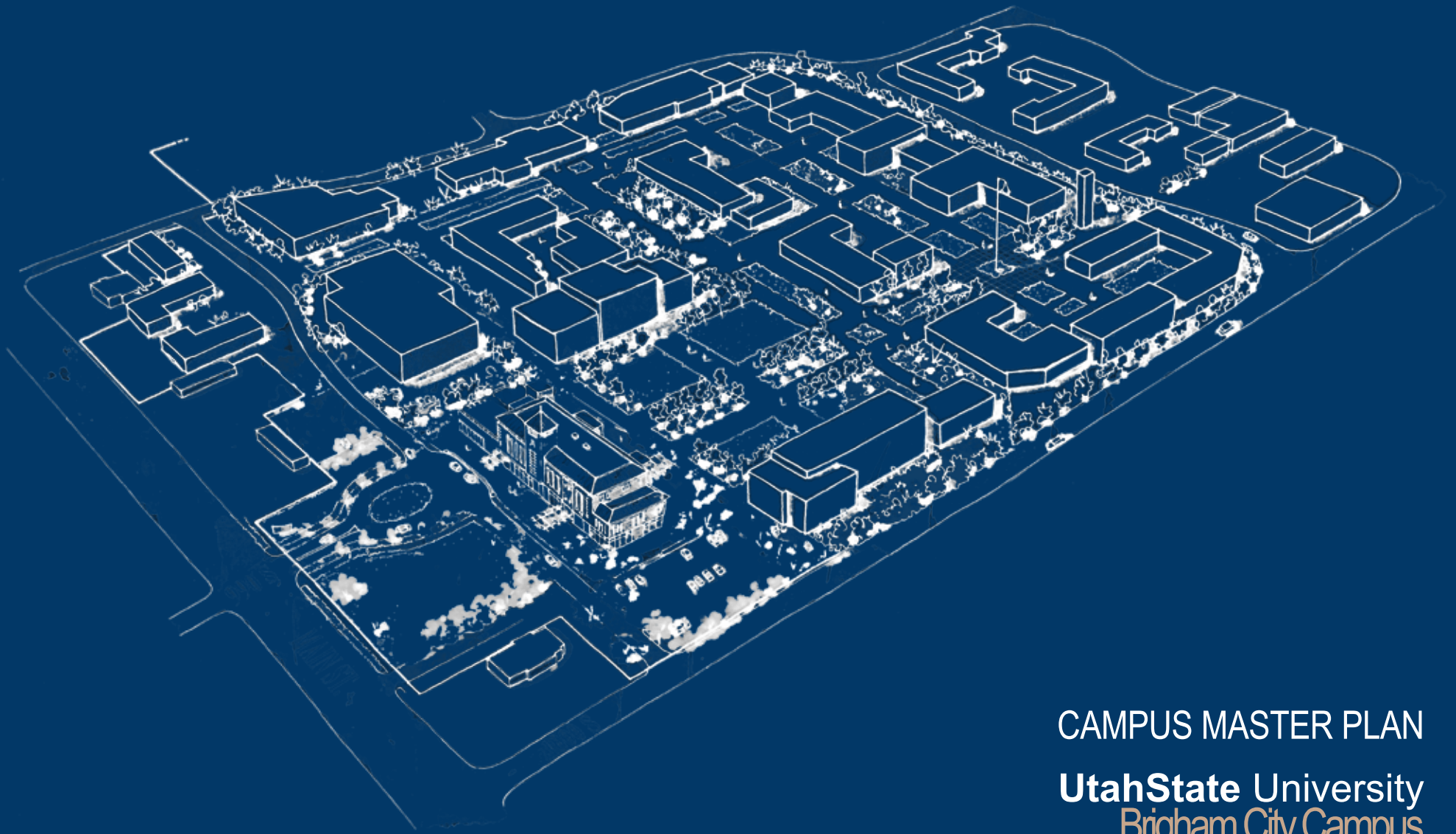


STATEWIDE MASTER PLANNING

As a public land-grant university, Utah State University is committed to expanding and enhancing the educational opportunities of the citizens of Utah. With statewide campuses, Education Centers, and multiple education sites in all of Utah's 29 counties, higher education is now more accessible than ever before. These campuses and centers support and facilitate the delivery of quality courses and degree programs to students throughout Utah. Current USU master planning has set the following goals to accommodate immediate as well as long range growth throughout the state:

- Accommodate anticipated increases in enrollment
- Sustain student residency at USU Eastern
- Preserve USU land-grant legacy
- Create and maintain compact, walk-able academic cores
- Strengthen the image of USU
- Enhance compatibility within communities
- Maintain consistent spatial patterns and density
- Efficient and safe pedestrian and vehicular circulation

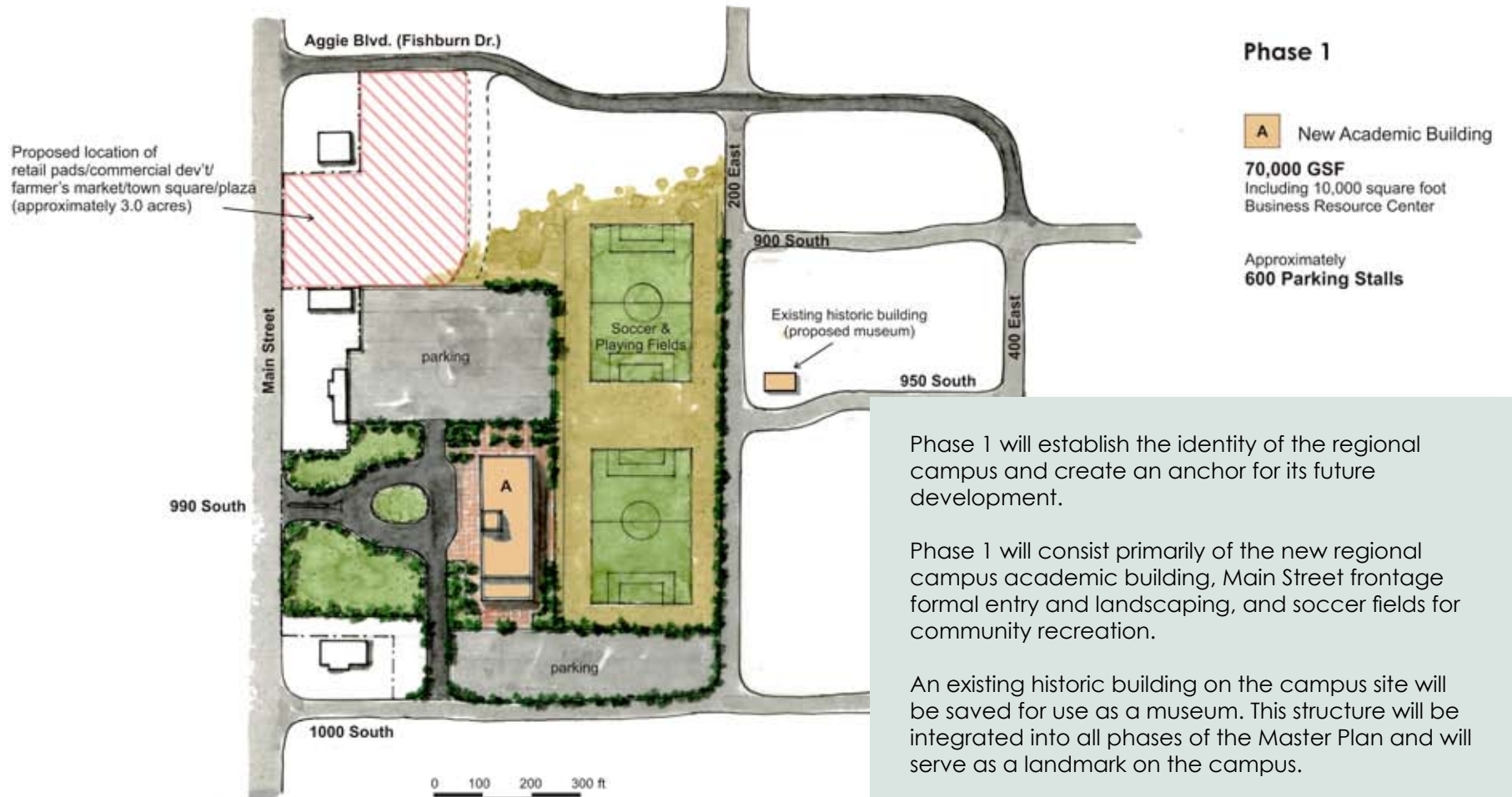
The mission of USU statewide campuses is to provide opportunities for professional and vocational learning, as well as lifelong enrichment through participation in social and cultural programs. These programs enable people of all ages and circumstances to enrich their lives and increase their knowledge without disrupting their employment or life style. Programs offered range from associate to doctoral level, including endorsements and certificates. As student enrollment increases, future planning will continue to address the needs of these facilities.



CAMPUS MASTER PLAN

UtahState University
Brigham City Campus

CAMPUS PHASING PLANS - PHASE 1

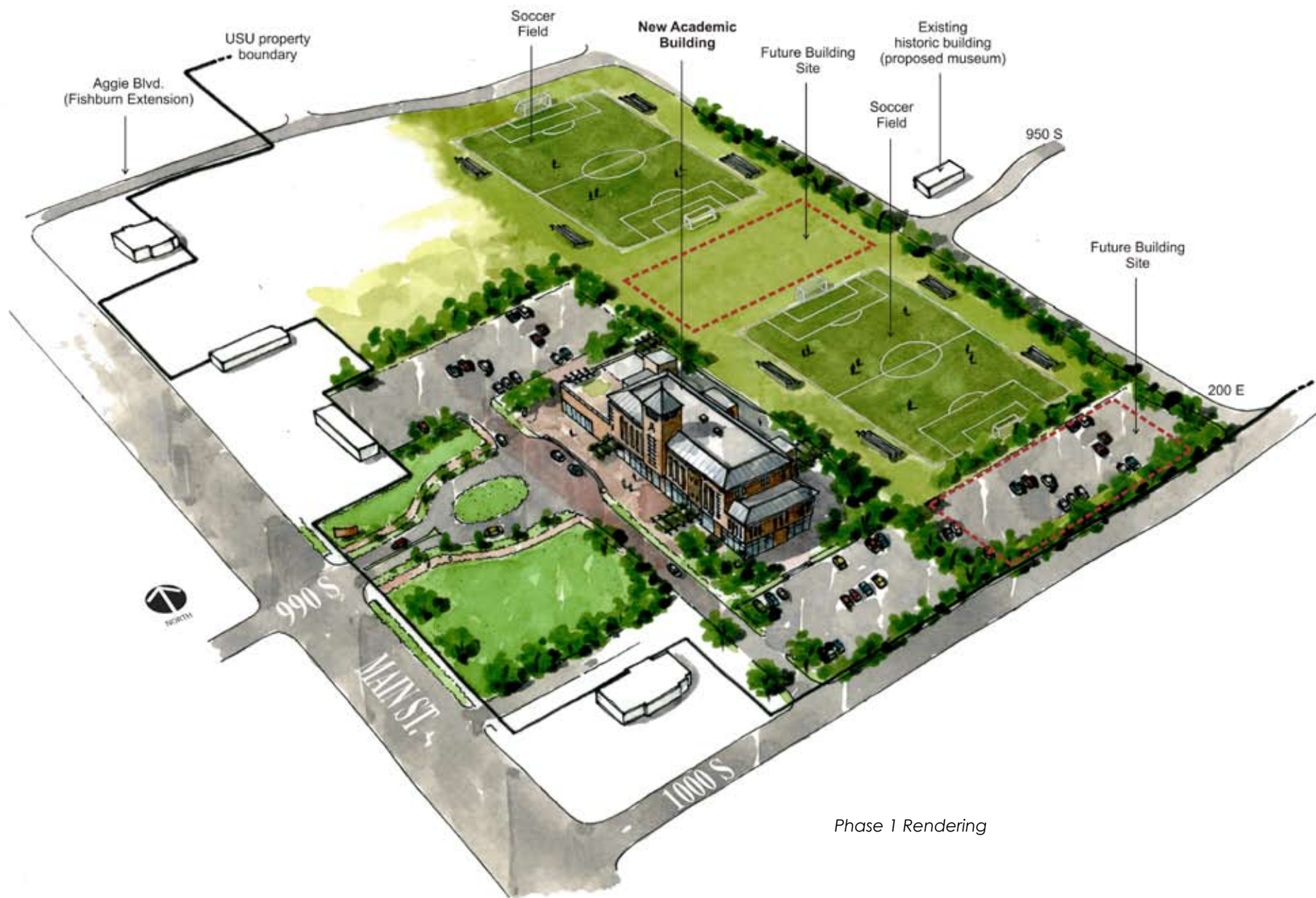


Phase 1 will establish the identity of the regional campus and create an anchor for its future development.

Phase 1 will consist primarily of the new regional campus academic building, Main Street frontage formal entry and landscaping, and soccer fields for community recreation.

An existing historic building on the campus site will be saved for use as a museum. This structure will be integrated into all phases of the Master Plan and will serve as a landmark on the campus.

USU-owned land to the northwest of campus can be developed into retail pads or commercial development as appropriate to generate revenue and to serve as a community gathering area.



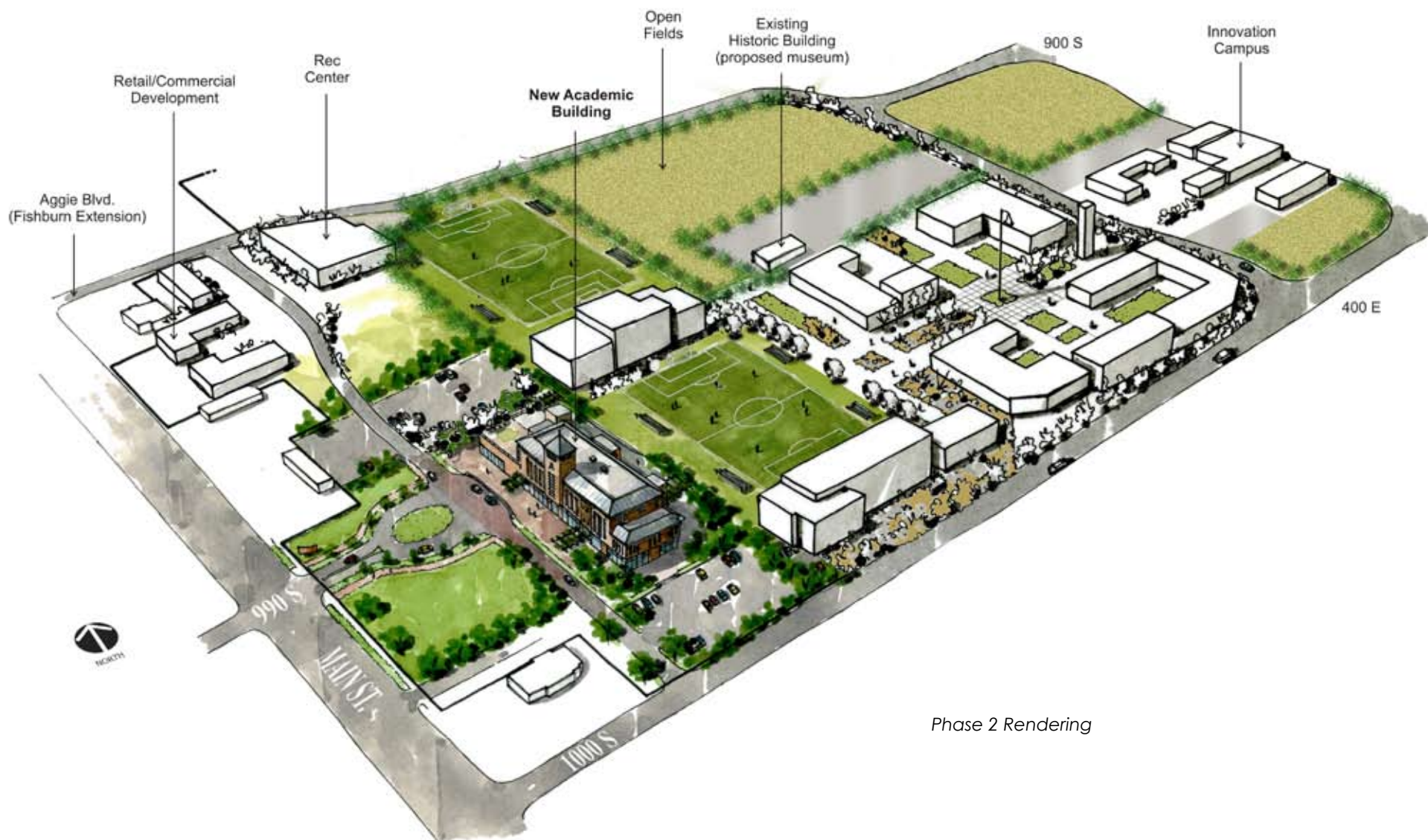
Phase 1 Rendering

CAMPUS PHASING PLANS - PHASE 2



Phase 2 introduces more campus buildings and an innovation campus. An east-west oriented pedestrian mall is laid out from the first building and terminates at a bell tower. The soccer fields are still present and development surrounds it.

A proposed community recreation center will come in at this time to take advantage of the energy from the playing fields and commercial development.



ILLUSTRATIVE CAMPUS PLAN



The Illustrative campus plan shows the third phase and 100 year buildout of the campus. It also shows the relationship between the built and natural environments. It represents an ideal future configuration, translating the principles and key planning themes into a graphical representation. The plan illustrates opportunities for development and

provides a guide for growth - representing future building envelopes, their relative scale, and how they shape the campus space.

The plan above and the 3 dimensional impression on the next page show opportunities for future buildings, roadways, open space, parking, and pedestrian zones

and accesses. The illustrative plan results from a cumulation of projected analyses of campus needs, a campus programming plan, and layers of design concepts. It introduces a spatial order and acts as a canvas to support other principles and best practices including architectural, landscape, and sustainability guidelines.

