UTAH VALLEY UNIVERSITY

FACILITIES MASTER PLAN

2021 UPDATE

CRSA

UVU UTAH VALLEY UNIVERSITY


UTAH VALLEY UNIVERSITY

Contents

INTR


STUDENT LIFE & WELLNESS CENTER
SL
ODUCTION

Mission Statement

Utah Valley University is an integrated university and community college that educates every student for success in work and life through excellence in engaged teaching, services, and scholarship.

Institutional Values

Exceptional CARE

We invite people to “come as you are” and let them know that “UVU has a place for you.” Care means that we strive always to “see” the person in front of us — their strengths and weaknesses, struggles and triumphs, past and potential, and inherent dignity and worth. This does not mean that we set low expectations or make excuses for poor efforts. Instead, our commitment to exceptional care means that we set the bar high and provide challenging, honest conversations and feedback because we are deeply invested in seeing every member of our community succeed.

Exceptional ACCOUNTABILITY

We are strongly committed to working ethically and effectively. We approach each situation from a position of integrity, knowing that everything we do can help or hinder a positive student experience. We honor the resources and mandates we have been entrusted with and strive always to do our best to honor that trust. We respect each member of our community, seek to understand and fulfill our responsibilities, and recognize both individual and collective successes.

Exceptional RESULTS

We are committed to creating opportunity systematically for as many people as possible. Our engaged curricula, programs, and partnerships address the intellectual and practical needs of our service area and the larger community. We seek to prepare our students to thrive in a rapidly changing economy and an interdependent, complex world. We aspire to greatness in all that we do, while also measuring progress against rigorous metrics that show our students are becoming competent and ethical professionals, lifelong learners, and engaged citizens.

Message from the President

Utah Valley University (UVU) celebrates eighty years in 2021. This is a significant milestone.

Over time, as UVU's mission and role have evolved (from a small technical college in 1941 to a vibrant public university with the largest enrollment in the state of Utah), the university's physical footprint has also changed.

We celebrate change. We also celebrate UVU's growing impact on students, families, industry, the community, and the state of Utah. Our core values of exceptional care, exceptional accountability, and exceptional results have guided the creation of our new Facilities Master Plan. This plan looks to the future. It will facilitate UVU's ability to deliver inclusive, effective, and affordable education. It reflects the strategic goals of our UVU Vision 2030 plan. It honors our commitment to meet the educational and workforce needs of the state of Utah and beyond.

The plan includes traditional and non-traditional growth concepts for all our campus locations. We will expand our digital and physical footprint to serve students, industry, and the community more effectively. We will be accountable to our stakeholders. UVU is prepared to meet the needs of diverse students as Utah County continues its unprecedented growth.

Thank you for your support and engagement as we plan for, and build, the future!

Dr. Astrid S. Tuminez
President

Introduction

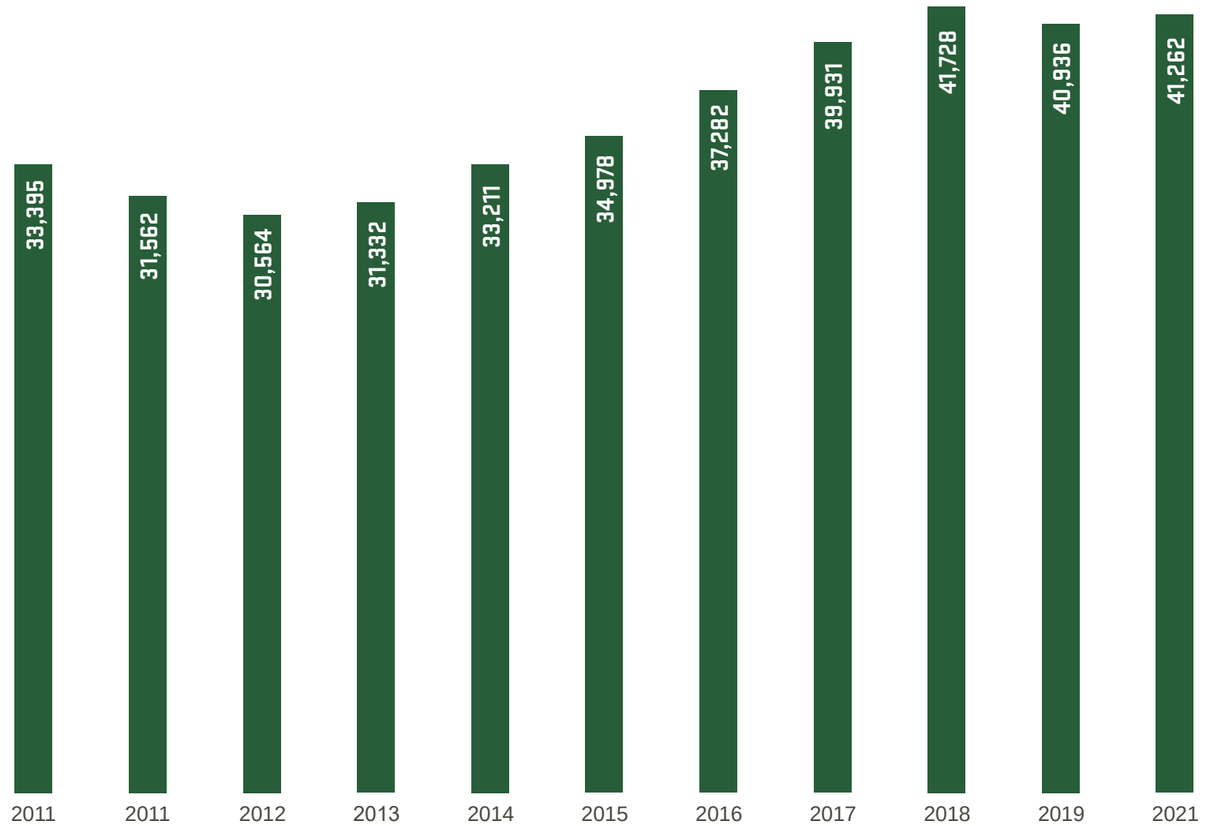
The Facilities Master Plan is designed to establish the guiding and organizing principles that apply across all UVU campuses and highlight considerations for future expansion. This facilities master plan aims to layer the several challenges laid out in the values and mission of Utah Valley University, the projected growth in the student body, the needs of one of the most expansive university in the state, and provide a flexible vision for growth that sustainability and future investment.

2016 Facilities Master Plan

This document is an update to the 2016 master plan. The 2016 Plan focused specifically on the current and development strategies for the Orem and Vineyard campuses.

Flexible Growth

Campuses are never finished or complete, they are dynamic and always changing. To help shape and direct this constant flow of change, master plans provide strategic guidance to make ensure the goals and vision of the organization is realized. The University needs to have clear direction for the decision-making processes and meet the needs of more students than ever as UVU continues to grow at an exceptional rate.



Planning Strategies

Goal of this document

Master Planning is a broad term applied to a plan or document that guides the long-term goals and vision of the physical environment of the campus. This can include a myriad of topics from land use analysis, utilities and infrastructure, circulation, parking, open space, landscaping, building programing and use, site development and urban design features, sustainable strategies, and historic preservation.

This document specifically focuses on planning efforts for UVU's facilities across all campuses and gives an overview of the specific needs of the many UVU campuses, including specialty campuses around the State in the context of UVU's need to expand while being stewards of the resources already at hand. Crucially, much effort was put toward the future development of the Vineyard campus as a new and innovative approach to campus planning. Also examined was the Orem Campus and the need to densify and intensify the academic uses. The Orem campus will remain the heart of the UVU campus system. For this location to remain so, the remaining space and facilities must be carefully considered. Well planned and successfully executed development of the other, less constrained campuses will reap rewards in the future — planning for future needs now will accommodate reconfiguration and provide necessary infrastructure to maximize the outcomes of future investment.

Sections of this document touch on areas of design related to land use, pedestrian and vehicular circulation, streetscape, and building typology. It is recommended that in-depth and comprehensive analysis of these topics deserve further exploration and development in future master planning efforts as they are critical to successful, sustainable, and desirable campus environments.

UVU Campuses

Each campus offers unique conditions and opportunities for development over the next 40 years. The following is a summery of the plan development considerations provided for each:

UVU Orem Campus

Look toward infill and higher density development opportunities, work with and improve existing facilities. Continue to develop and maintain site as centralized hub of academic and student services.

Vineyard

Create an Innovation District that can support a variety of potential uses including research, education, business, athletic, retail, and residential uses. Site has the potential to become a leader in future campus development models for the State moving forward.

Wasatch

Potential for new focus with hospitality, recreation and outdoor experiences as the primary campus focus.

Lehi

Capitalize on FrontRunner connection to move forward with potential infill and mixed-use development opportunities.

Payson

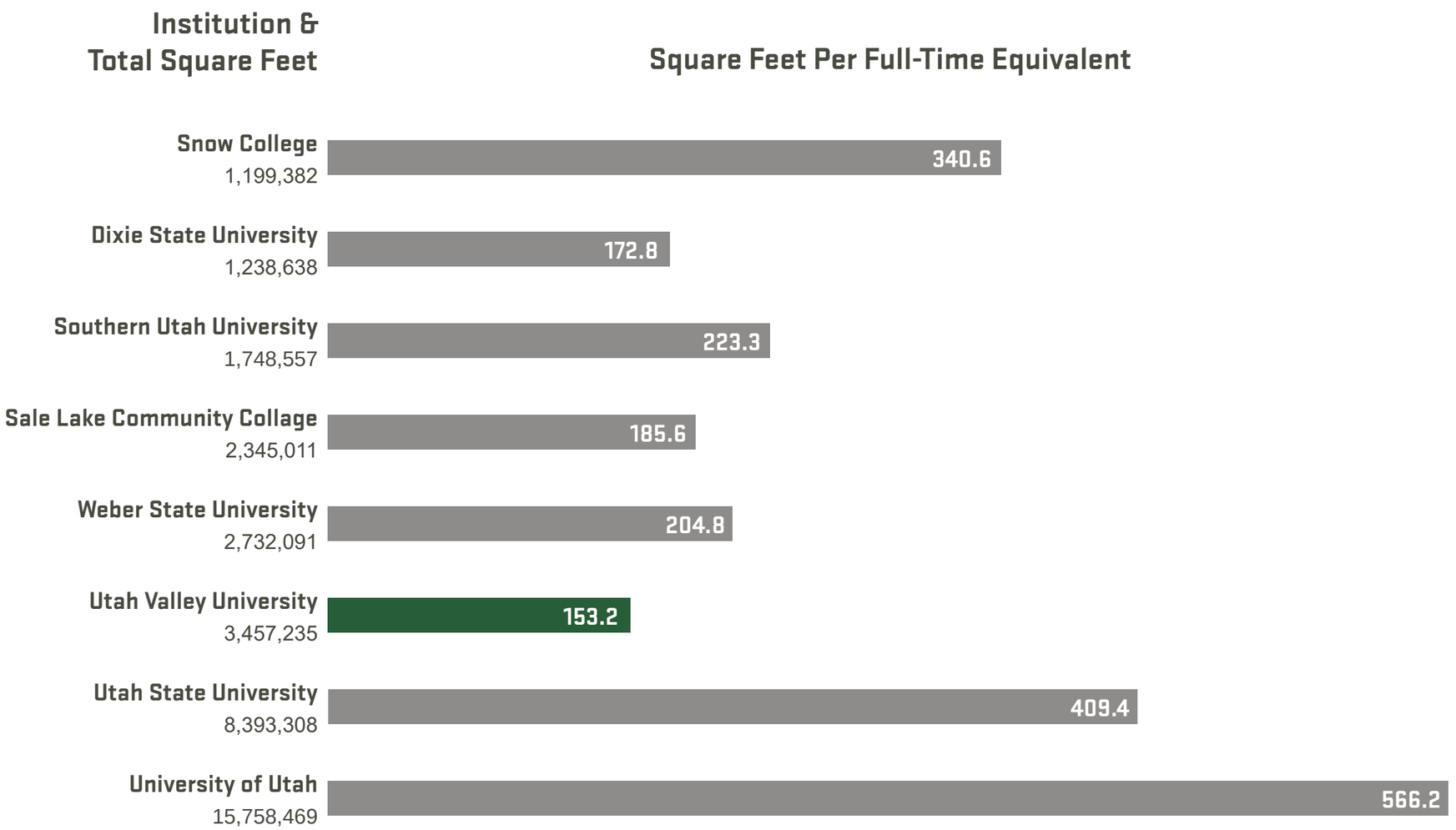
Reserved initial development with potential for multi-facility campus in the future.

Capital Reef

Maintain sustainable development standards with current facilities and continue to explore additional sustainable alternatives with future development.

Facilities Demand

Despite having one of the larger student population in the State, UVU has the smallest square feet per full-time equivalent in the state as of 2019. There have been significant changes to meeting, lectures, and general use of space since the global pandemic began. As this is has many unknown ramifications and responses to in person vs online meeting in the future, it is evident that there still is a need for meeting, classroom, research, living and social space for students and facility in the institution.

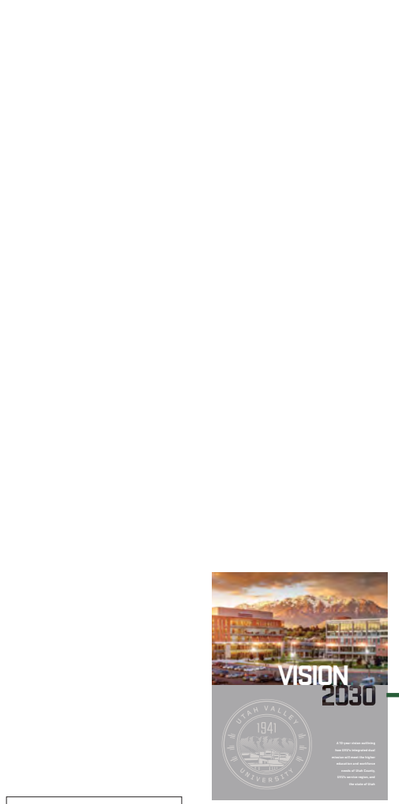


Institutional Strategic Planning

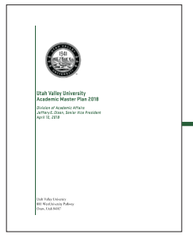
University-level planning at Utah Valley University focuses on a set of institutional strategic and master plans. The central guiding principles are those of the university's mission as articulated in its core themes and administrative imperatives, and put into practice in its objectives. University plans drive implementation of the mission in critical medium- and long-term areas. As each area presents unique challenges that call for significant variation in structure, UVU has determined that it is not appropriate to maintain a single unified strategic planning document beyond the mission fulfillment framework.

Facilities Master Plan
2016

Strategic Plan for Managing Growth 2016-2025 Update
2016

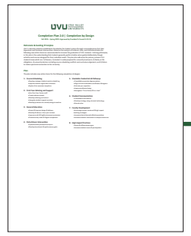


Vision 2030
2019



Academic Master Plan
2018

Strategic Planning Integration
2018



Completion Plan
2019

Digital Transformation Task Force Report
2019

Inclusion Plan 2020-2024
2020

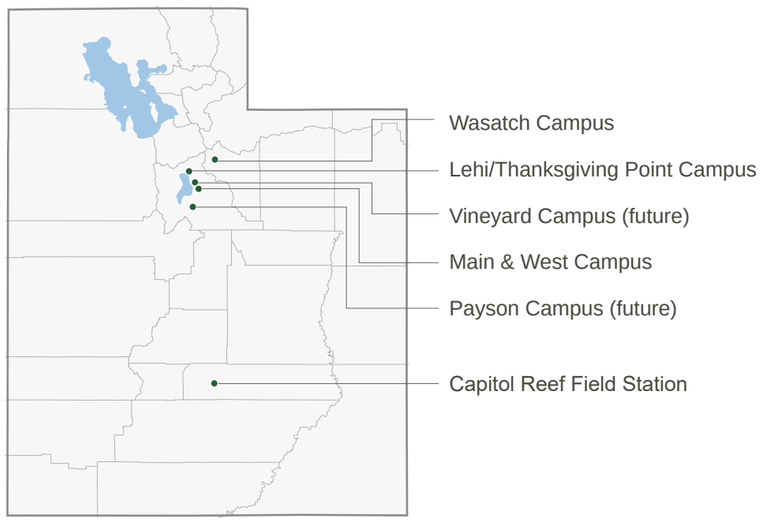
Mission Statement, Values, and Action Commitments and Objectives
Current

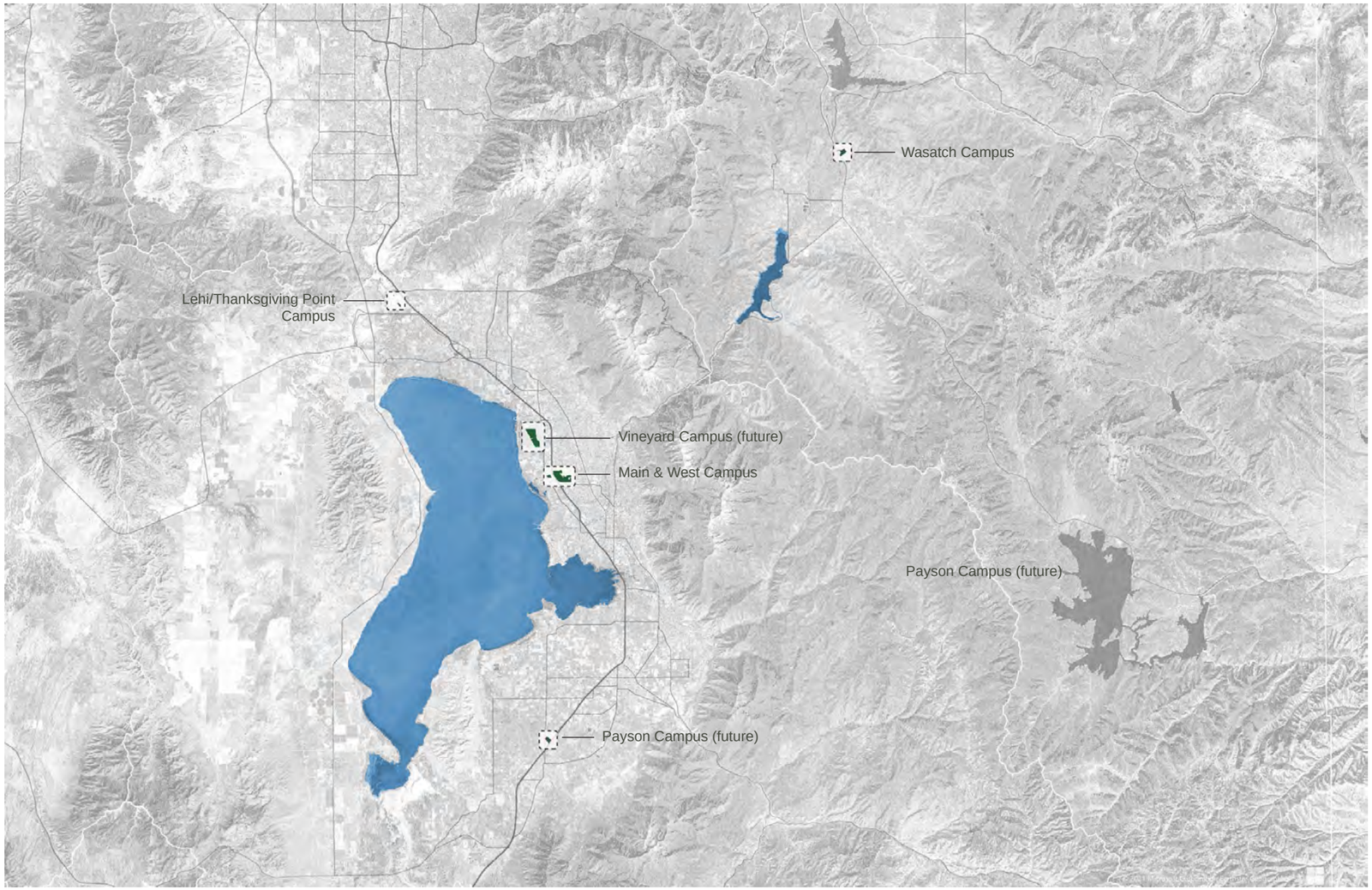
Facilities Master Plan
2021

2016 2017 2018 2019 2020 2021

System Map

UVU is the largest university in Utah with multiple campus locations found throughout the State. These campuses provide general and specialized services for student learning in addition to the Orem Campus. The campuses are evolving and changing change over time to best meet the physical, social, and education interests of an evolving and changing student population.





Planning Strategies

A Maximize Main Campus capacity within identified boundaries

At 228 acres, the Main Campus currently serves as the primary hub of academic, athletic, administrative, and outreach activities. Land is a diminishing resource in Utah Valley, therefore, the Master Plan must address the campus' capacity to support sustainable future development. It must address how the institution can most effectively plan for physical facilities and infrastructure to meet demands. The Master Plan is the ideal development scenario with milestones identified where significant planning of built facilities and infrastructure are required. To support the desired growth along with balancing budget and physical constraints, the Master Plan should serve as a guide to development. Growth and capacity have been addressed through the Master Plan.

1 In the stages of development, allow for infill/building expansion projects or creation of higher-density areas within the older areas of campus. Buildings on the south and east side of campus tend to not exceed three stories high, although some bridge the considerable site slope and in aggregate are greater than three stories. Single story facilities can offer the opportunity to redevelop areas of campus for greater land use value.

2 Where new buildings will occupy undeveloped land on campus, the University needs to consider building height and density of development when planning new facilities. The existing building height average is two stories. Some newer buildings are five stories. As buildings are planned and designed to have very long life spans (50 to 100 years), building for greater density means greater capacity for growth beyond the fifty year Master Plan horizon.

Planning Strategies

B Relocate non-academic facilities and services off the Main Campus

Every campus includes a mixture of administrative, academic, recreational and athletics, building management, auxiliary support, and research facilities. With UVU's broad academic focus – from community college curricula to master's level research to community education – the campus will demand a variety of building types, sizes and functions. The UVU campus has facilities that, while serving the University mission, may not need to be within steps of the core academic functions of the campus.

The close proximity of the Vineyard and West/Health campuses provides the opportunity to have support facilities close, without impacting land use resources on the Main Campus. Facilities, such as large-scale campus maintenance buildings or athletics practice/competition fields and facilities, can better serve UVU on these campuses.

The Vineyard campus development focus is to serve as Athletics and Specialized Programs.

1 Capitalize on abundant property to innovatively develop athletics facilities. The first facilities on the Vineyard Campus serve athletics and will serve as an anchor for future development of new buildings, practice / competition facilities and academic and administrative building. Large scale stadia or arena facilities should be planned and designed to be multi-use, housing more than their intended sport(s) and providing for broader opportunities, such as partnership with community activities or organizations.

2 With its focus on adult and youth education outside normal degree seeking routes, the Vineyard Campus makes an accessible and community integrated-site option for Professional and Continuing Education. A Business Innovation Center, UVU provides opportunities to integrate the Business Resource Center and Entrepreneurship and Business Cohort/Incubator space.

3 Develop Facilities and Administrative Support Services, including operations warehouse, grounds and landscape maintenance, motor pool, facilities planning and support services.

4 Future Academic Facilities will be accommodated on the 200+ acre site. The Vineyard Campus may best suit stand alone or professional degree programs. Development of site use options should be coordinated with the Academic Master Plan.

Planning Strategies

C Improve vehicular, transit and pedestrian circulation systems

Utah Valley University is currently planning for expansive multi-modal circulation systems. Plans include expanded roadways, linking to light rail, BRT lines, future TRAX expansion, bike and pedestrian friendly walkway, and trail systems, and planning for necessary parking, UVU is out front of the planning curve.

1

In the stages of development, allow for infill/building expansion projects or creation of higher density areas within the older areas of campus. Buildings on the south and east side of campus tend to not exceed three stories high, although some bridge the considerable site slope and in aggregate are greater than three stories. Single story facilities can offer the opportunity to redevelop areas of campus for greater land use value.

2

Where new buildings will occupy undeveloped land on campus, the University needs to consider building height and density of development when planning new facilities. The existing building height average is two stories. Some newer buildings are five stories. As buildings are planned and designed to have very long life spans (50 to 100 years), building for greater density means greater capacity for growth beyond the fifty year Master Plan horizon.

Planning Strategies

D Plan for campus future improvements

Implement landscape, open space, and campus development into building development. The University needs to ensure that the campus itself is accounted for in future improvements and development, including oversight to ensure campus improvements are budgeted and built into future projects.

1 Develop a comprehensive landscape, open space, and urban design master plan that integrates existing and future campus development into a unified and attractive campus experience that preserves valuable open space and plans for future student generations.


UTAH VALLEY UNIVERSITY
12TH WOLVERINES PROTECT THE DEN UTAH VALLEY IS ALL IN

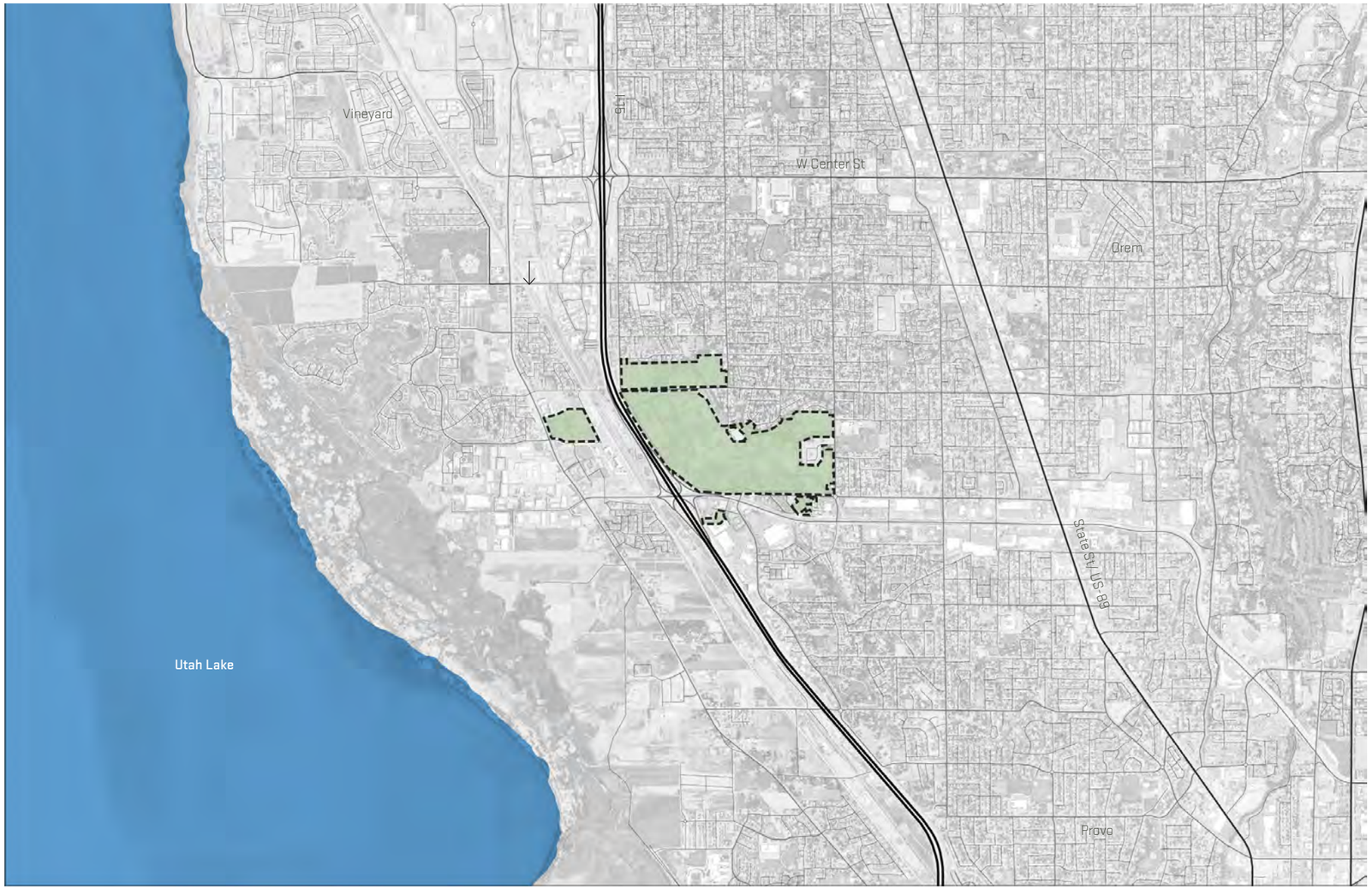
OREM

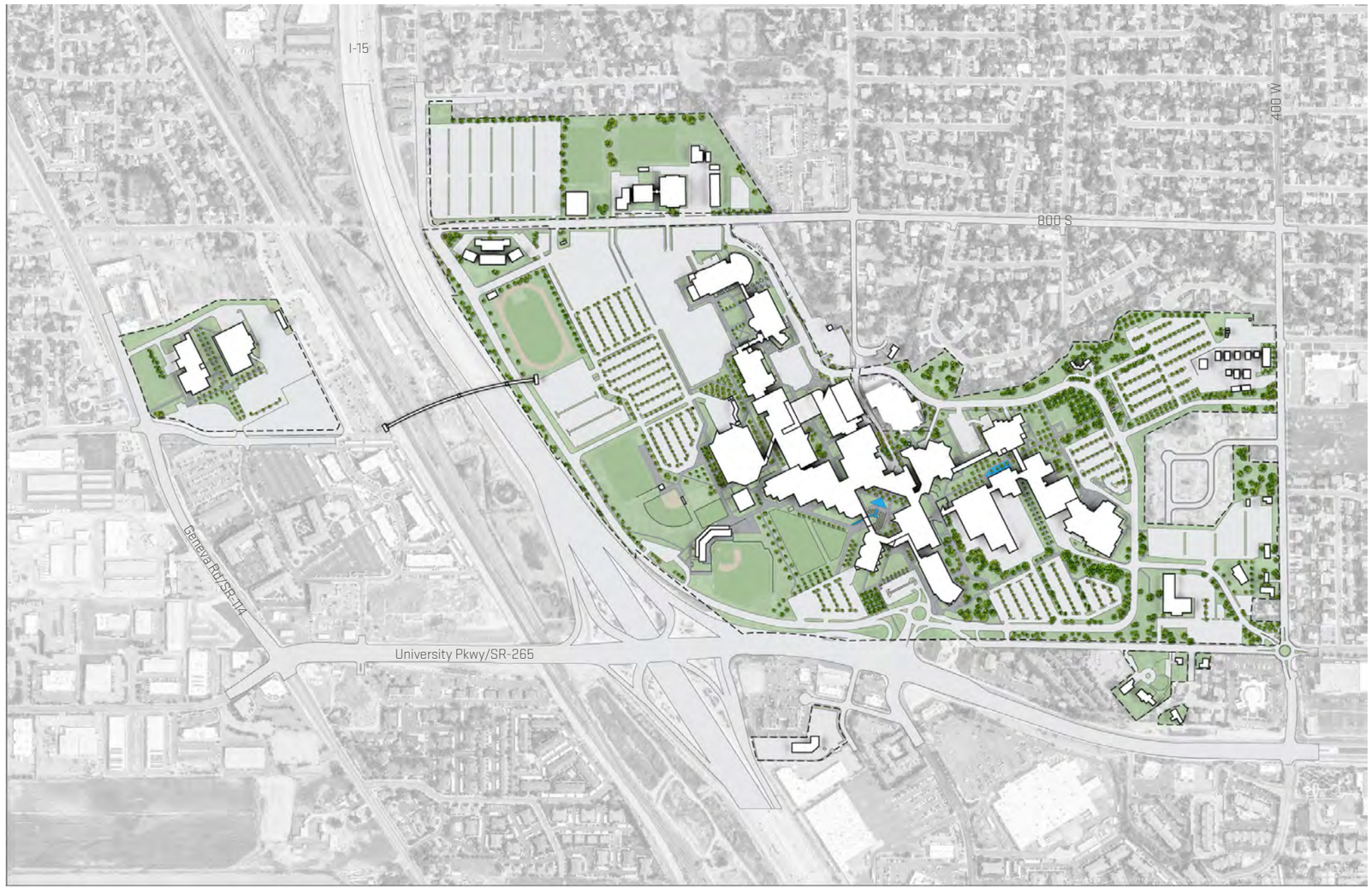
Context

At nearly 265 acres and located in Orem, UT the Orem and West Campuses together are considered the Main Campus for the UVU system. It is located adjacent to I-15 and is served by numerous UTA bus lines. The Main Campus accommodates an array of academic, athletic, administration, and support functions that form of the core of UVU.

With recent rapid growth in academic enrollment mirroring the population trends in the UVU service area, the Main Campus has been the location for many new facilities, including, among others and various renovations, the Keller Building (2021), Noorda Center (2019), NUVI Center (2017), Melisa Nellesen Center for Autism (2017), and Student Life and Wellness Center (2014), and Classroom Building (2014).

With projections indicating that population and enrollment will continue to increase rapidly, and as the centerpiece of the UVU system, the Main Campus will continue to be the location of significant future construction for university facilities.





Existing Conditions

Orem Campus currently serves as the academic and administrative hub of the UVU campus system. As the campus is landlocked by existing neighborhoods and the interstate, it is becoming increasingly necessary to thoughtfully approach space planning on the campus. Unique to UVU Orem campus are the physical connections that link a majority of the of the buildings on site. Bridges and tunnels provide an interconnected network of interior spaces, giving students uninterrupted interior access to primary campus buildings.

A newly completed pedestrian bridge has provided a critical link between the FrontRunner station and Orem campus, and equally important, a pedestrian connection to West campus. New student housing on the east edge of campus gives students the opportunity to live on-campus and have immediate access to academic buildings and food services. New projects include the reconstruction of the Sorensen Student Center, construction of the Keller Business Building, and demotion of structures to the north of campus to make way for the new Alumni Center.

25-Year Plan

With enrollment and population projections indicating that the UVU student body and surrounding service area will continue to experience rapid growth in the coming years and decades, the Main Campus will continue to serve as the primary location for facility expansion and new construction.

In the near- to medium-term future, here referenced as “25 Years”, UVU has identified five specific future facility needs: New McKay Education Building, a Computer Science Building, an Athletics center, a new academic building on the West Campus, and student housing.

The 25-Year Plan shows the prospective location for each of these facilities. The four academic buildings would be located on existing UVU property; as shown, the student housing facility requires acquisition of adjacent property.

The New McKay Eduction building is located in the parking area at the west side of campus and is aligned with the existing Classroom building to initiate a new physical spine for the campus and to reinforce the location of the new pedestrian bridge and connection to West Campus. The new computer science building is located next to the existing facility and Losee Center. The new athletic facility -- for which a feasibility study has already been completed -- is located adjacent to the UCCU Center.

The prioritization of these facilities is covered elsewhere in UVU’s strategic planning efforts.

Buildings

~~	Bastian Property
BA	Browning Administration
BR	Business Resource Center
~~	Central Plant
CB	Classroom Building
CS	Computer Science
EN	Environmental Technology
EE	Extended Education
FC	Facility Annex
FL	Fulton Library
GT	Gunther Technology
HP	Health Professions
LA	Liberal Arts
~~	Library
LC	Losee Center
ME	McKay Education
NG	National Guard
NB	Nellesen Center for Autism
NC	Noorda Center for Performing Arts
BC	Nuvi Basketball Center
~~	Physical Education
PS	Pope Science
RL	Rebecca D Lockhart Arena
SB	Science Building
SC	Sorensen Center
SA	Sparks Automotive
SL	Student Life and Wellness Center
BB	UCCU Center
WE	Wee Care Center
WS	Wolverine Service
WH	Warehouse
WB	Woodbury Business
F1	New McKay Education Building
F2	New Computer Science Building
F3	Future Academic Building
F4	Future Athletics Facilities
F5	Proposed Future Student Housing


NB
ME
WS
CB
F1
F5
FL
NG
F3
HP
LA
FC
SL
RL
F2
CS
BB
SC
LC
GT
F4
SB
PS
BC
EN
WB
SA
NC
BA
WE
BB
WH
EE
BR
0'
500'

Projective Plan

Looking beyond the facilities included in the 25-Year Plan, the Projective Plan shows additional building locations, redevelopment sites, and property acquisition that comprise the long-term development strategy for the Main Campus to accommodate projected enrollment growth.

Two new academic buildings extended from the axis created by the Classroom and New McKay Education buildings replacing existing parking lots and creating a spine for the western portion of campus. Along 400 W, the redevelopment of existing single-family homes for future academic buildings creates a new cluster to anchor and the eastern edge of campus and reinforce the UVU campus identity. Property acquisition at the southwest corner of campus provides additional development potential. The larger of the two ponds in the center of campus provide a unique opportunity for re-imagining and re-using that critical location on campus.

Buildings

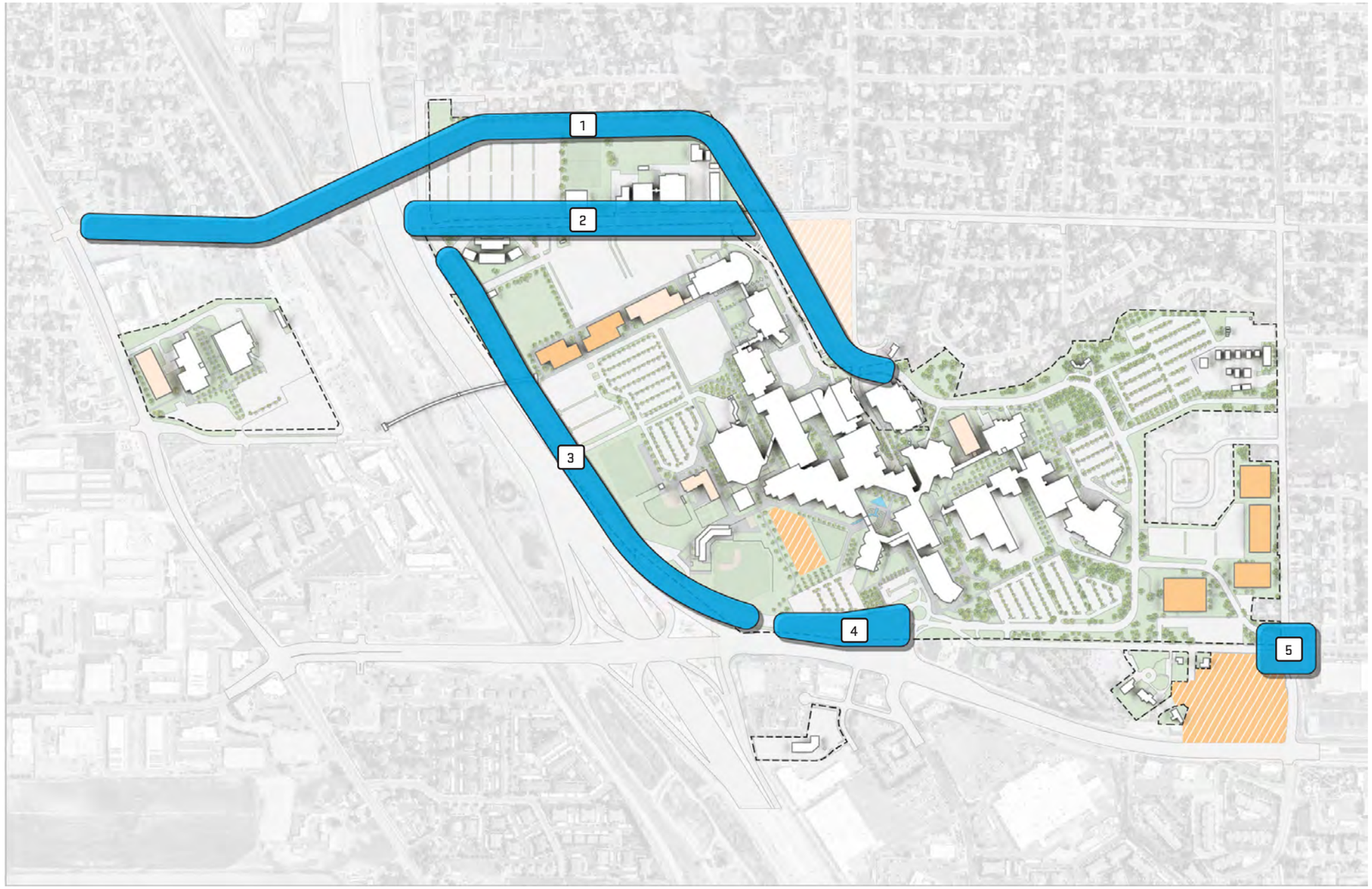
- ~~ Bastian Property
- BA Browning Administration
- BR Business Resource Center
- ~~ Central Plant
- CB Classroom Building
- CS Computer Science
- EN Environmental Technology
- FC Extended Education
- FA Facility Annex
- FL Fulton Library
- GT Gunther Technology
- HP Health Professions
- LA Liberal Arts
- ~~ Library
- LC Losee Center
- ME McKay Education
- NG National Guard
- NB Nellesen Center for Autism
- NC Noorda Center for Performing Arts
- BC Nuvi Basketball Center
- ~~ Physical Education
- PS Pope Science
- RL Rebecca D Lockhart Arena
- SB Science Building
- SC Sorensen Center
- SA Sparks Automotive
- SL Student Life and Wellness Center
- BB UCCU Center
- WE Wee Care Center
- WS Wolverine Service
- WH Warehouse
- WB Woodbury Business
- F1 New McKay Education Building
- F2 New Computer Science Building
- F3 Future Academic Building
- F4 Future Athletics Facilities
- F5 Proposed Future Student Housing
- F6 Future Academic Building
- F7 Future Academic Building
- F8 Future Academic Building
- F9 Future Academic Building
- F10 Future Academic Building
- F11 Future Academic Building
- FG Future Growth Area
- FD Future Development Area


NB
ME
WS
CB
F1
F5
FL
F6
F7
NG
HP
F3
LA
FA
SL
RL
F2
CS
BB
SC
LC
GT
SB
PS
F4
BC
EN
WB
SA
NC
F11
F10
F0
BA
F9
BB
F8
FG
BR
0'
500'

Existing Transportation Planning

In 2019 UVU commissioned Avenue Consultants to conduct a Transportation Study for the area surrounding the Main Campus. The study gathered input from UDOT, UTA, UVU, MAG, local municipalities, and the public. Various transportation projects were identified during the study, and the five that most directly impact campus are included here. They include: an extension of College Dr connecting to 680 S; widening of College Dr along I-15; expansion and enhancements to 800 S; various changes to the Campus Dr intersection with W University Pkwy; and improvements to the 400 W roundabout.

These projects, and the contents of this 2019 Transportation Study serve as the current transportation planning work for the Main Campus.



Source: UVU Transportation Plan, Avenue Consultants, 2019

Legend

1. 800 S Overpass, Ring Rd Realignment,
2. 800 S Access Management Improvements
3. Northbound Tunnel
4. Campus Drive to SB I-15 Dual Lanes
5. 400 W Roundabout Improvements

Transportation Projects

1

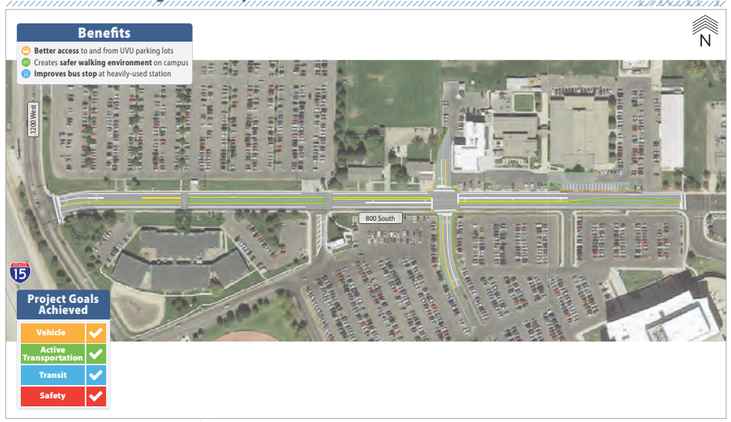
800 S Overpass, Ring Rd Realignment & I-15 SB Access - Opt A & Concept No. 13 & 15 & Opt C

UVU Area Transportation Study PIN 16368

avenue CONSULTANTS

2

800 S Access Management Improvements - Concept No. 14 & 17



UVU Area Transportation Study PIN 16368

avenue CONSULTANTS

3

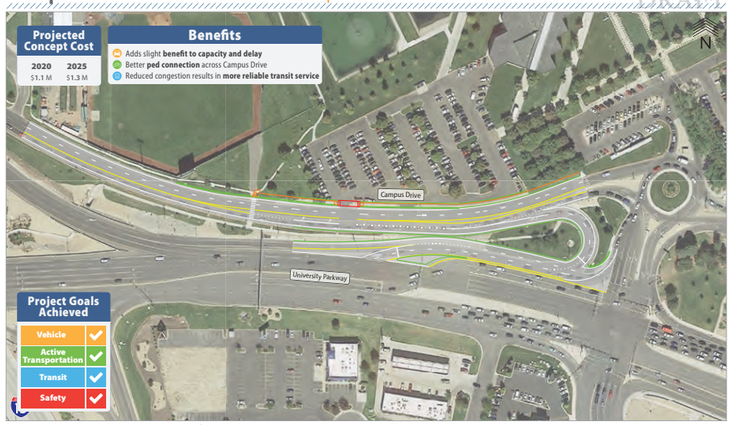
Northbound Tunnel - Option B & B (add)

UVU Area Transportation Study PIN 16368

avenue CONSULTANTS

4

Campus Drive to I-15 SB Dual Lanes - Concept No. 26

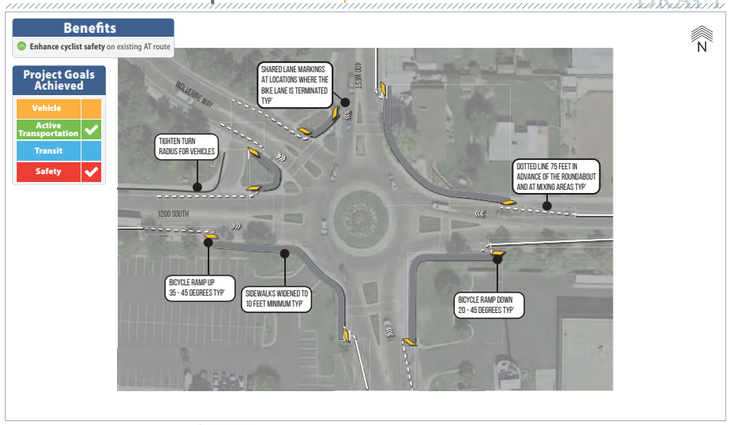


UVU Area Transportation Study PIN 16368

avenue CONSULTANTS

5

400 West Roundabout Improvements - Concept No. 28



UVU Area Transportation Study PIN 16368

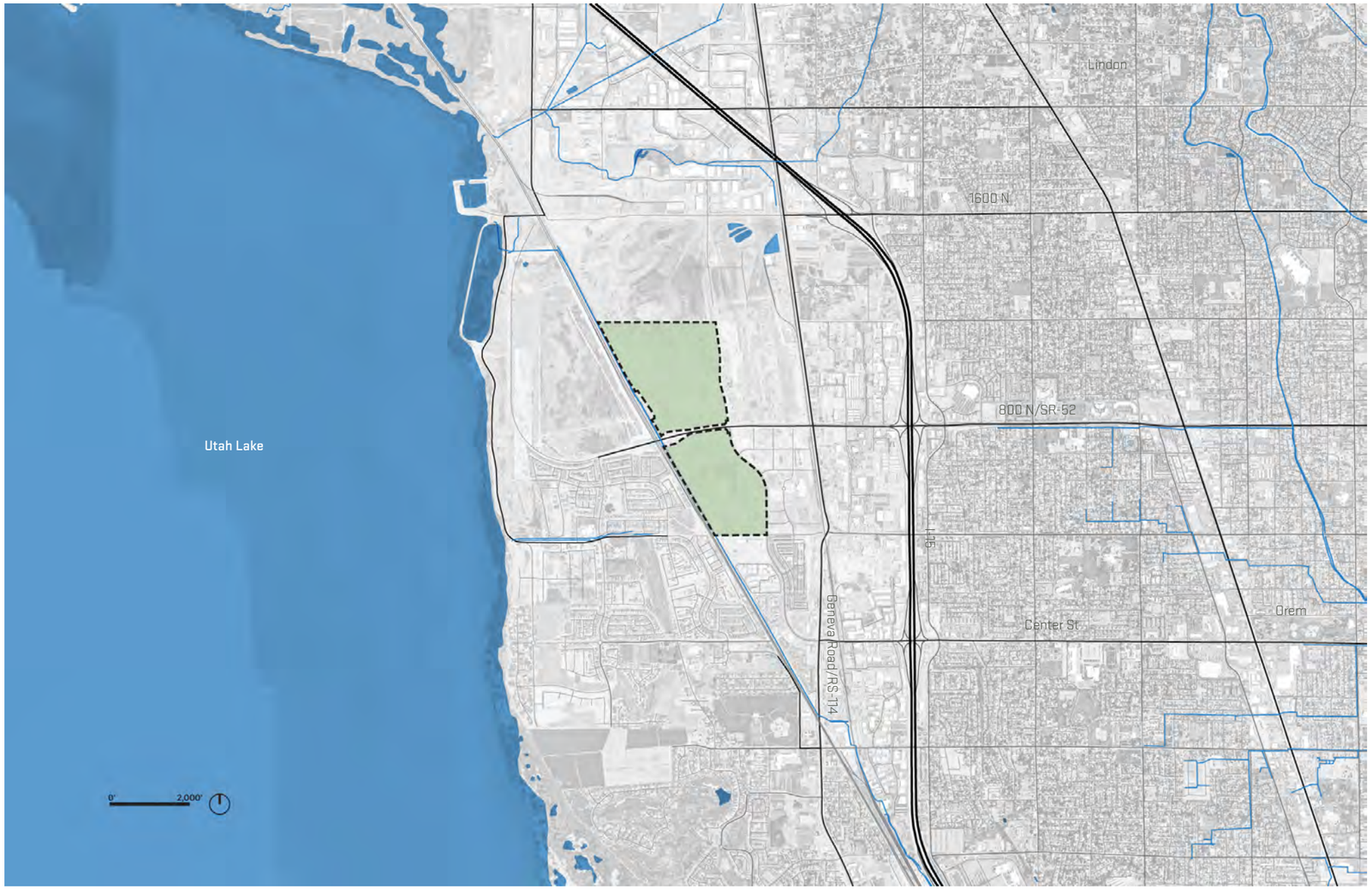
VINEYARD

Context

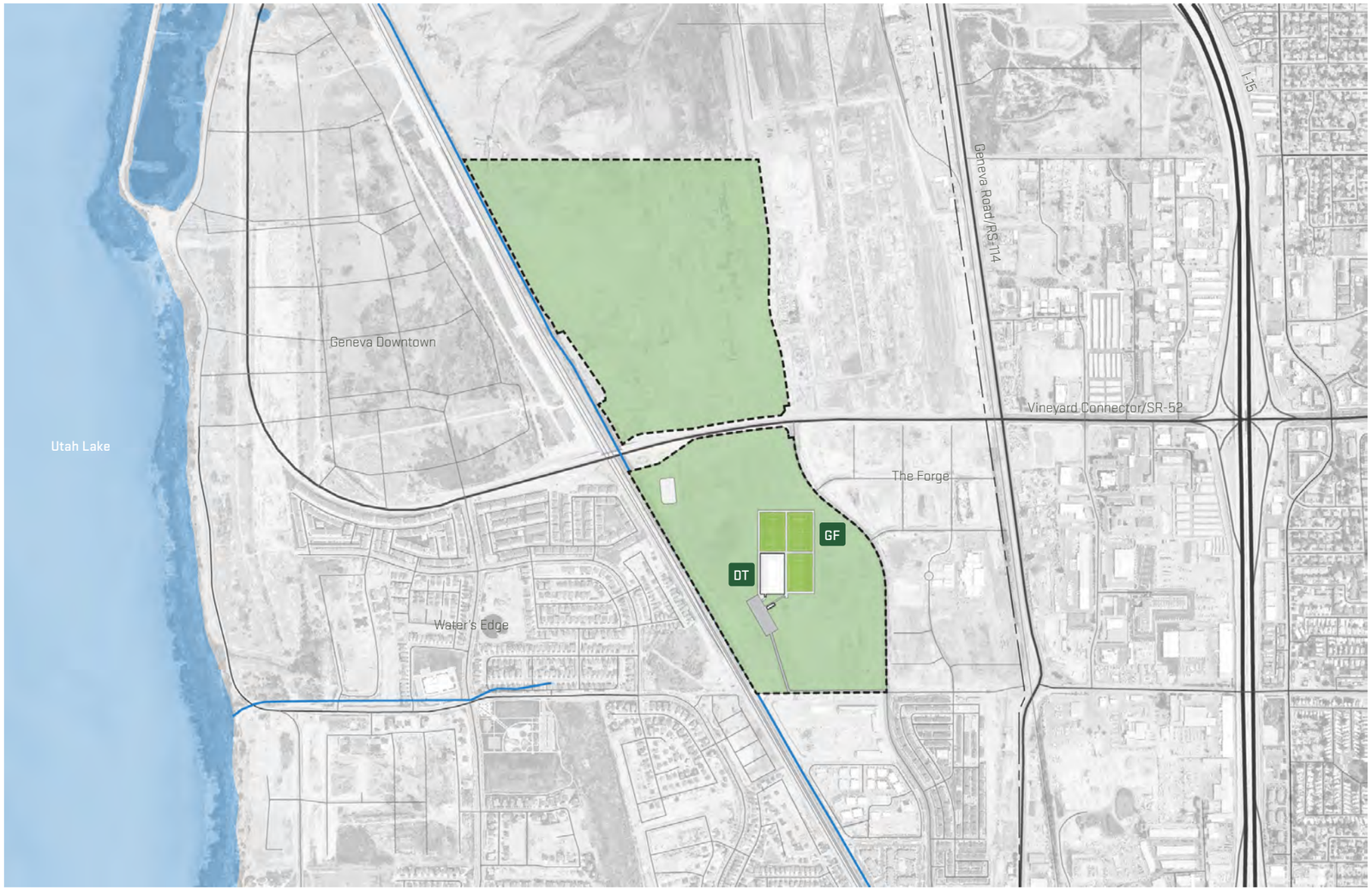
The UVU Vineyard Campus is located in Vineyard, UT two miles northwest of the Main UVU campus on the site of the old Geneva Steel facility. The campus is approximately 240 acres split across two parcels. The Vineyard Connector road divides the campus into a northern and southern half. The northern parcel is approximately 140 acres; the southern is approximately 99 acres.

The property's west side abuts the FrontRunner and Union Pacific railroad lines. The southern parcel is accessed by Mill Road. There are no municipal roads accessing the northern parcel.

A master-planned development (Geneva Downtown) is located to the west of the campus and is currently in the early stages of development. A new UTA FrontRunner station located in the Geneva Downtown development will also serve the campus via a new pedestrian bridge over the railroad tracks.



Existing Conditions



The Vineyard Campus site is mostly undeveloped. Four sports fields (three outdoors; one under an inflatable dome) have been constructed as an interim strategy to provide additional athletic facility capacity. The remainder of the property is currently in an industrial, post-remediation condition awaiting future development.

There is an existing UDOT Environmental Study from 2008 showing potential limited-access 5- and 7-lane expansions to the Vineyard Connector.

Legend

- DT — Do'TERRA Training Dome
- GF — Geneva Fields

Open Space, Bikes, Pedestrians & Trails | Vineyard City

With alternative transportation and open space becoming increasingly more desirable and in-demand by both students and the larger population, providing a interconnected system of bike lanes, trails, and open space is critical to the development of the Vineyard Campus and Vineyard City. Vineyard City's existing Parks & Trails map provides a guiding framework for trails and open space.

Pedestrian access from the Frontrunner Station allows regional connections to the network of trail systems that can allow users to safely navigate the City and campus without the use of a car.

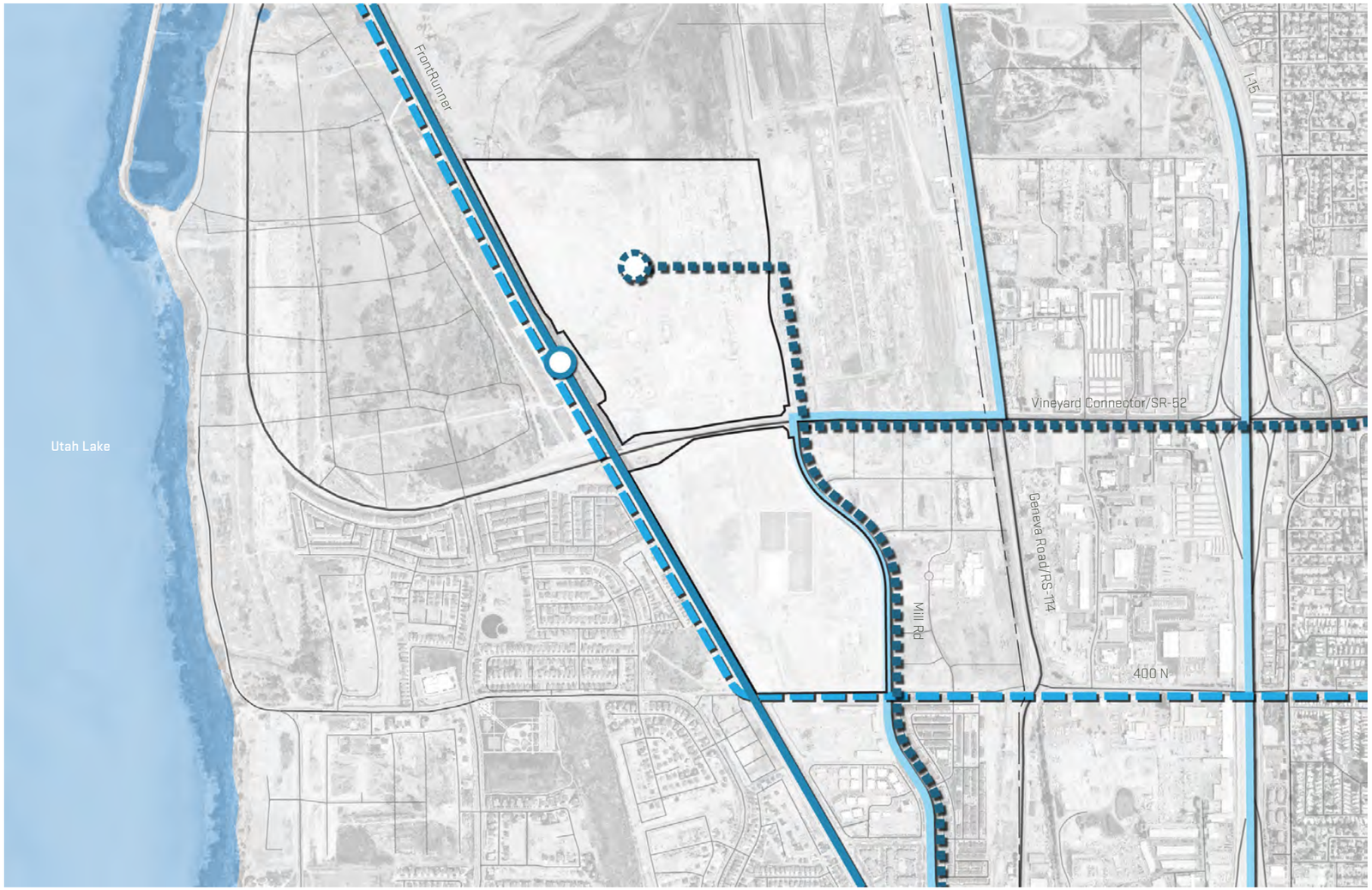
Additionally, connections to the unique resource of Utah Lake and the recreational opportunities it provides should be a priority to planning efforts moving forward.

Source: Vineyard City Parks & Trail Map (Draft), dated March 2017

Legend

- Open Space (Existing + Proposed)
- Bike Lanes (Proposed)
- Multi-Use Trail (Existing/Proposed)
- Waterfront Trail
- Lake Trailhead
- FrontRunner Station (2022)

Transit | UTA



Source: Utah Unified Transportation Plan, Interactive Map

The Vineyard Campus is served by an existing FrontRunner station and UTA bus routes (806, 807). A major Mountainland Association of Governments (MAG) transit project to add a north/south Bus Rapid Transit (BRT) line to State Street is funded and moving forward. The site and scale of the combined development of the UVU campus and Geneva Downtown provide a sufficient anchor for a potential spur connection to this new BRT line.

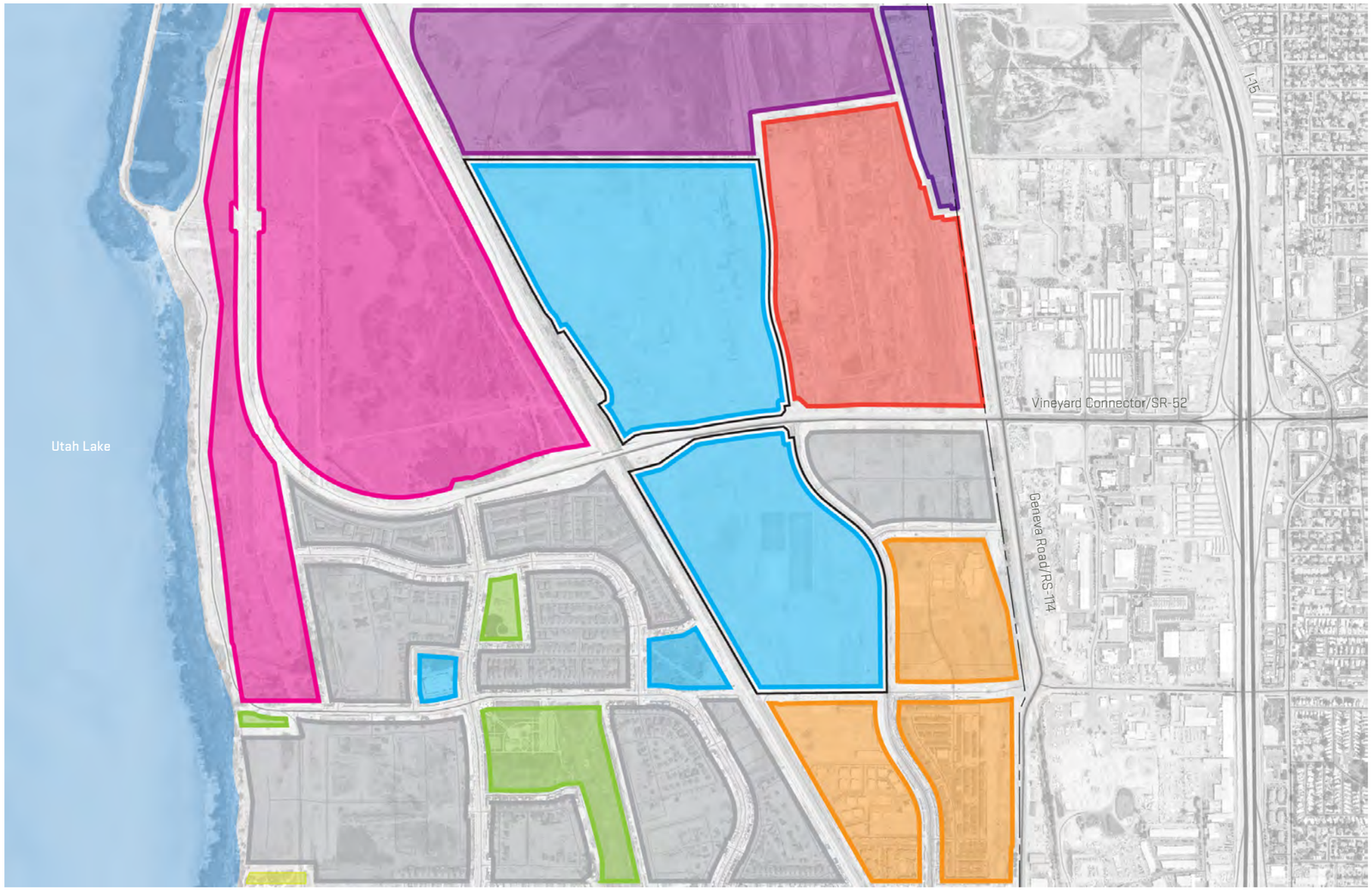
An extension of a light-rail line connecting Pleasant Grove, Vineyard City, and Orem is another future MAG project that is not currently funded, but its planned alignment serves the Vineyard Campus.

Legend

- Potential BRT Route
- FrontRunner
- Future TRAX Extension
- Existing UTA Bus Route(s)
- Potential BRT Station
- FrontRunner Station (2022)

Zoning | Vineyard City

The property around the Vineyard Campus is zoned by Vineyard City for a variety of uses: industrial, commercial, residential, and various mixed/shared uses. Generally, there is a gradient of zoned use intensity from more intense to the north (Industrial) to less intense to the south (Regional Mixed-Use).

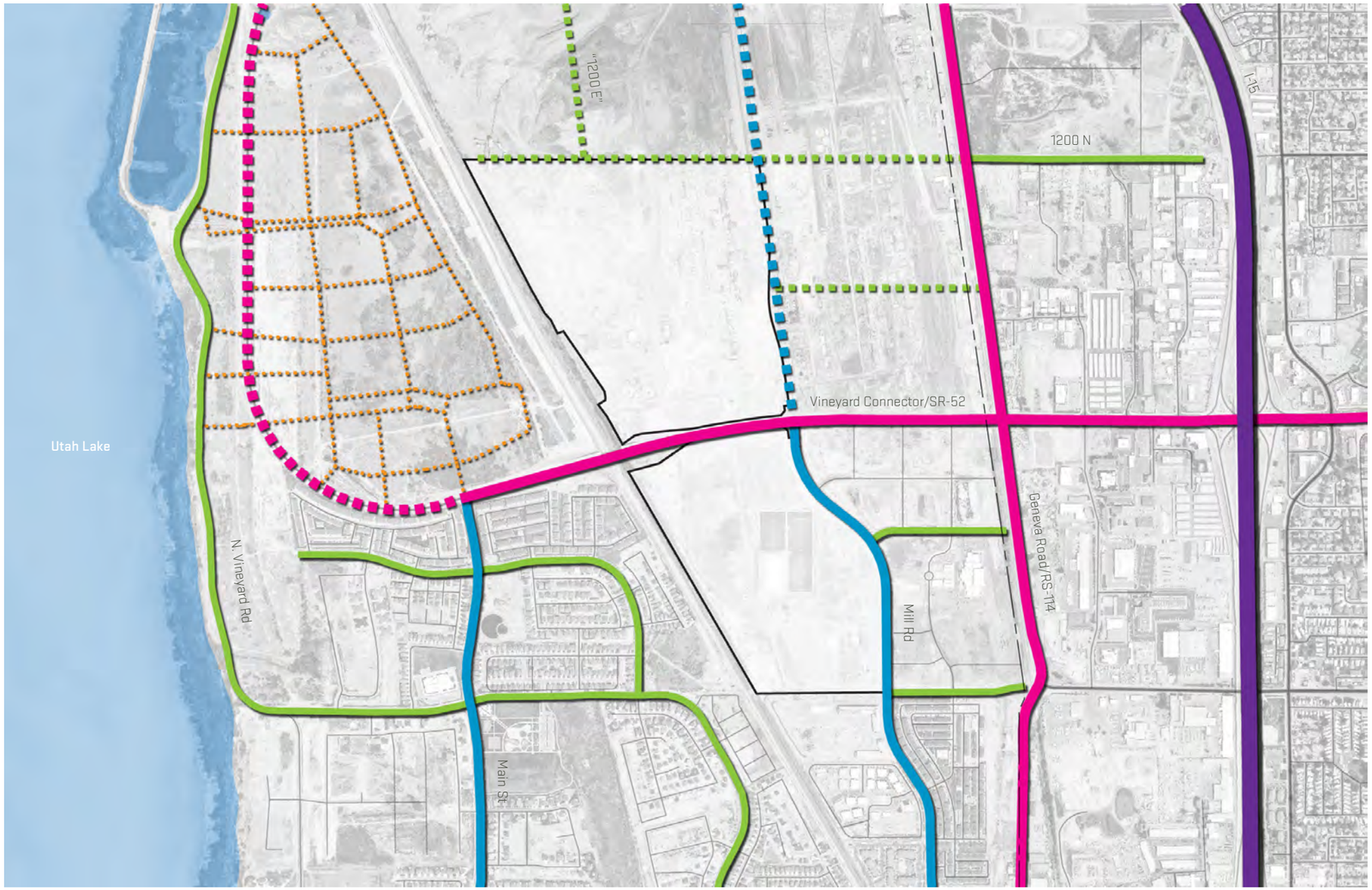


Source: Vineyard City Zoning Map, date April 30, 2020

Legend

- Industrial
- Industry & Flex Office
- Vineyard Downtown
- Regional Commercial
- Regional Mixed-Use
- Public Facility
- Open Space
- Existing Developments

Street Network | Vineyard City



The Vineyard Campus is proximate to I-15 and is bisected by the Vineyard Connector road. The southern half of the campus is accessed from Mill Road, while the northern half is undeveloped and there a no municipal rights-of-way currently platted or developed. The development of multiple city streets will be necessary to access and develop the northern half of campus.

This plan anticipates the extension or initiation of various grid-based streets in Vineyard City, including 1200 N, “1000 N”, “1200 E”, and Mill Road.

The synergy between the existing street network, the proposed streets in the area (e.g. UDOT Vineyard Connector expansion, Mill Rd extension), and the internal Vineyard Campus streets will be a critical interaction in the future development of the campus and the City.

Legend

- Highway (I-15)
- Major Roads (Existing/Proposed)
- Minor Roads (Existing/Proposed)
- Local Roads (Existing/Proposed)
- Geneva Downtown (Proposed)

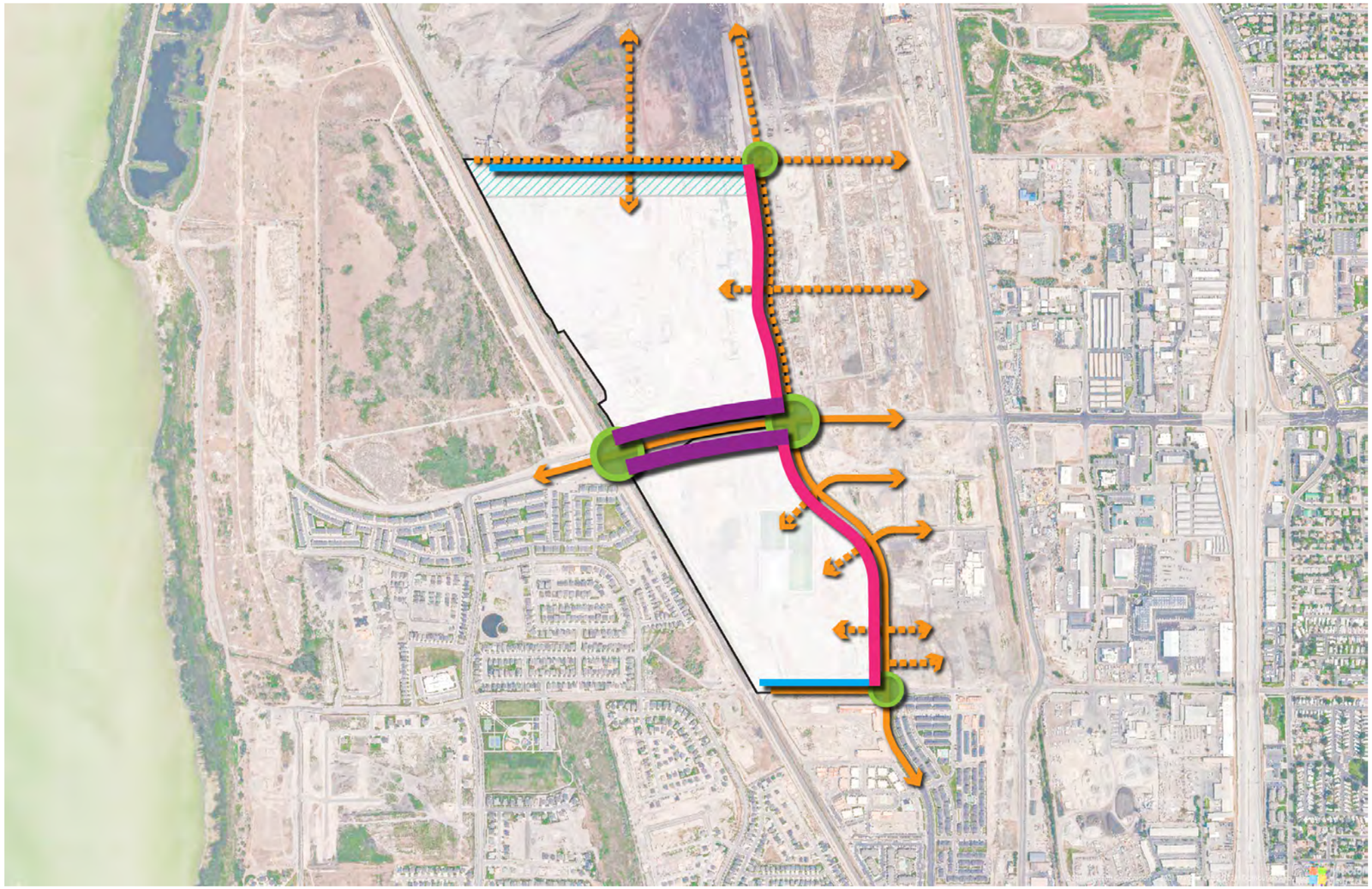
Site Analysis

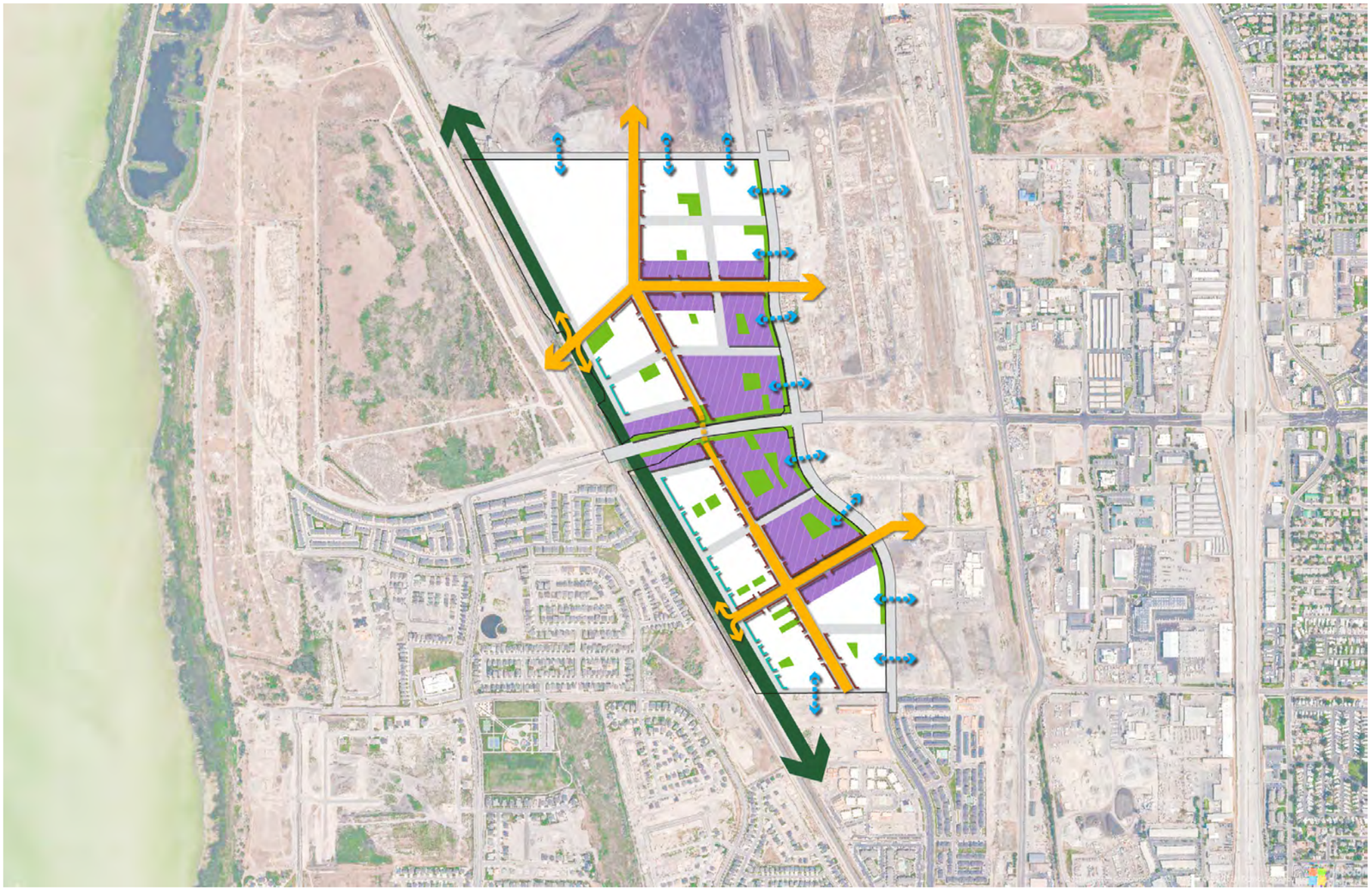
With the exception of the temporary sports fields and dome in the southern half of the campus, Vineyard Campus is an undeveloped, blank canvas for future development. Further, much of the surrounding land is also undeveloped or in the early stages of development. With very little context and adjacent development to offer a starting point for an organizing campus structure or layout, three main characteristics of what does exist can still be articulated as key site elements:

First, the campus has three different types of street frontages: the main frontage on either side of Vineyard Connector, which will be a high-visibility, but auto-dominant frontage; the community-facing frontage along Mill Road and its potential northern extension where the campus will abut other developments in Vineyard City; and the side road frontages at the north and south ends of the campus.

Second, based on the projected street network, there will be two types of entry-points/arrival moments to the campus. First, the intersection of Vineyard Connector and Mill Rd will be the primary point at which people encounter the campus. A similar arrival moment will exist at the west end of Vineyard Connector, for all east-bound vehicle traffic. However, without an intersection, while still a very high-volume entry-point, it will be less prominent than the aforementioned intersection. Second, at the northeast and southeast corners of the campus Mill Rd intersects a local road. These intersections will be important secondary arrival moments to the campus for students, employees, visitors, and members of the community passing the campus.

Third, around the perimeter of the campus there are be existing and planned streets, to which any internal campus street network should align and coordinate with.





The Big Idea

The new Vineyard Campus plan is designed to stitch and integrate itself into the surrounding urban context of Vineyard City. This integration is based upon the continuation or extension of land uses and circulation routes from within the campus into the surrounding city with removal of barriers between the campus and surrounding properties. The plan is also based upon an internal, multi-modal circulation network and open space network, to cultivate a distinct campus atmosphere for students, employees, and surrounding citizens to enjoy as a centerpiece of Vineyard City. More specifically, the plan is based upon the three primary elements:

New Campus Frontage

The plan introduces a linear open space along the entire western edge of the campus. This creates significant additional frontage for all of the abutting uses, contributes a significant and crucial link in the north-south trail/open space network, offers a buffer to the multiple rail lines, and creates space for campus recreation and amenities.

Campus Arteries

The plan includes boulevards bisecting the north and south half of campus to offer a strong organizing layout and creating a green spine to the campus where pedestrian, bicyclists, and vehicles can coexist in a functional and value-added arrangement.

Innovation District

The plan clusters a new innovation district around the main campus entrance and along the main frontage on Vineyard Connector as a strong anchor for the campus identity.

Site Plan

The site plan for the Vineyard Campus advances the site plan(s) developed for the 2016 Facilities Master Plan. It provides a long-term, build-out vision for the campus situated within a similar long-term, build-out vision for the surrounding City and adjacent developments. The plan does not include a specific vision for athletic facilities, rather zones where these facilities would be accommodated.

The site plan for the Vineyard Campus is based in the concepts articulated in The Big Idea: a linear open space along the western boundary; generous boulevards to serve as the structure and “arteries” for the campus; an innovation district clustered around the main entrance and main frontage; micro-open spaces sprinkles around the campus; and pedestrian connection around the campus perimeter to help stitch the campus into the surrounding community.

Additionally, the campus street network is aligned and to the various geometries or surrounding roads, and the blocks sizes and dimensions are intended to support their attendant uses and are calibrated to the surrounding developments (e.g. Geneva Downtown).

The Vineyard Campus site plan is intended to be referenced as a single representation of the Big Ideas, rather than a projective plan for individual building locations.

Legend

- AT Athletics Zone
- TP Transportation Plaza
- CB Campus Boulevard
- RP Railroad Park


AT
CB
CB
CB
RP
TP
AT
RP
40
41
39
38
37
36
1C
20
18
7E
7C
1A
15C
15C
0'
500'

Open Space Network

A foundational element of the Vineyard Campus plan is the open space network. In combination with the street network, it defines the public realm of the new campus, providing amenities and functional benefits, while offering a diversity of uses to UVU students/faculty and the surrounding Vineyard and Utah County community.

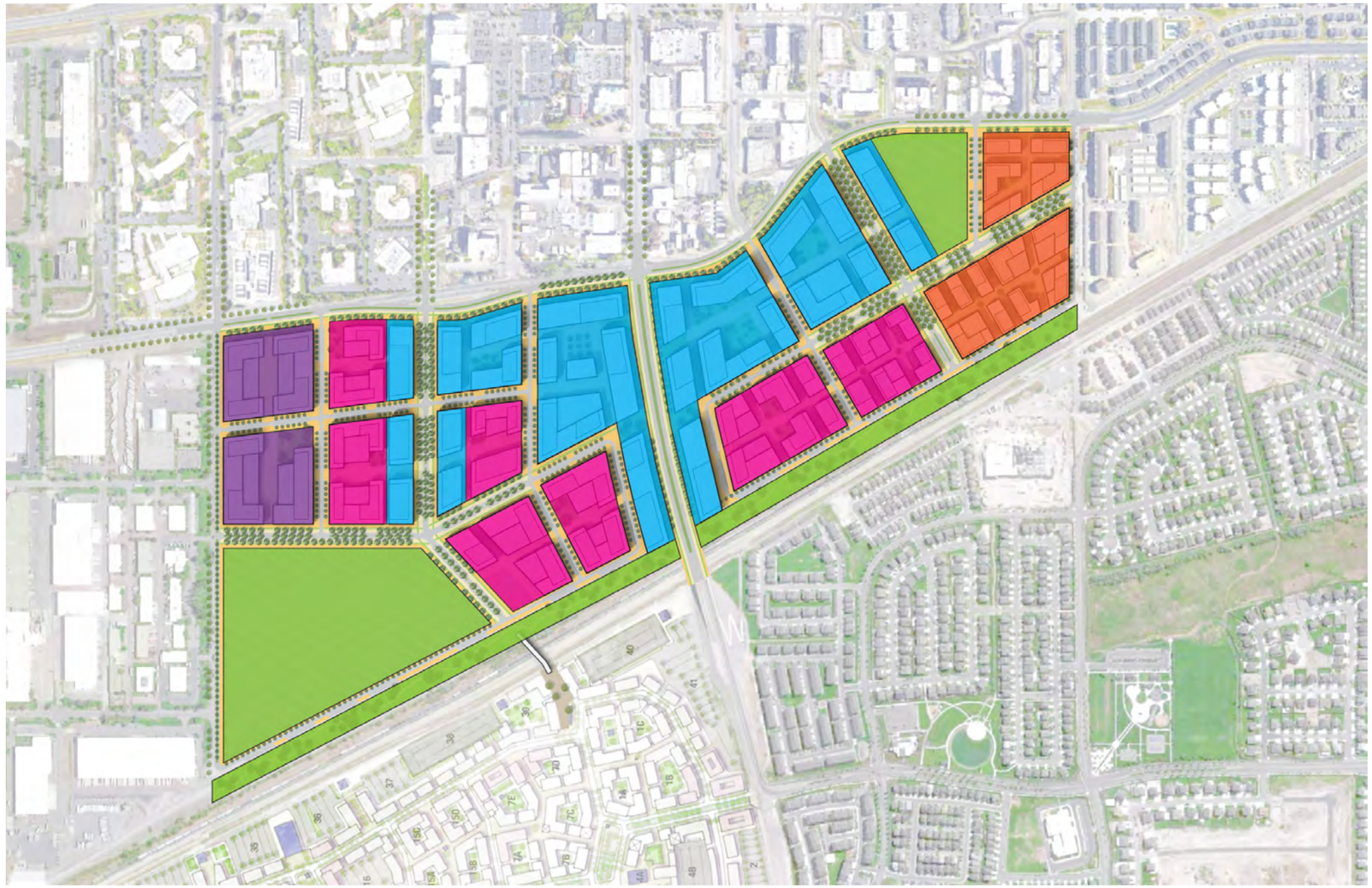
A linear park along the railroad, here called “Railroad Park”, serves as a north-south connection in the larger Vineyard City open space system, while also creating a new frontage for various campus blocks, and acting as a buffer to the various rail lines. It is intended to accommodate trails, active and passive recreation (e.g. small sports courts, workout stations, picnic/seating areas, etc.), and natural stormwater facilities.

Along the two major street frontages (Vineyard Connector and Mill Rd) there is a strip of open space to serve multiple purposes: allow for the campus to have and a soft, vegetated edge defining the UVU Vineyard Campus identity; to act as a buffer to these vehicle-focused streets; and to provide for off-street bicycle/pedestrian circulation and recreation/amenity space.

Within each campus block are micro-open spaces (either small, green parks or hardscape plazas) intended to provide outdoor gathering spaces across the site as a defining feature of the campus.

Legend

- Railroad Park
- Campus Buffer Open Space
- Micro Open Space
- Plaza



Zones//Block Typologies

The Vineyard Campus is organized into various zones. The focal point of the campus is an innovation district located around the main entrance. A research park is located in the northeast corner next to adjacent industrial and mixed-use properties. A flexible, mixed-use zone provides for a diversity of future uses, and serves as a buffer to the residential zone at the southern end of the campus.

The Innovation District accommodates large, institutional-scale buildings, with deep floor plates (up to 180 ft.), taller buildings (up to 4-6 stories), and a campus-like feel with inter-block public spaces, plazas, pedestrian circulation, and with out vehicle circulation.

The Institutional Flex Zone accommodates large buildings (up to 150ft floor plates, and 3-5 stories) with a similar focus on inter-building pedestrian-focused public space.

The Research Park Zone, situated next to industrially-zoned property, is intended to accommodates large-scale research facilities that bridge the academic/light-industrial designation.

The Residential Mixed-Use Zone accommodates on-campus living with ground-level commercial uses and acts as a transition to lower-intensity use south of campus.

Legend

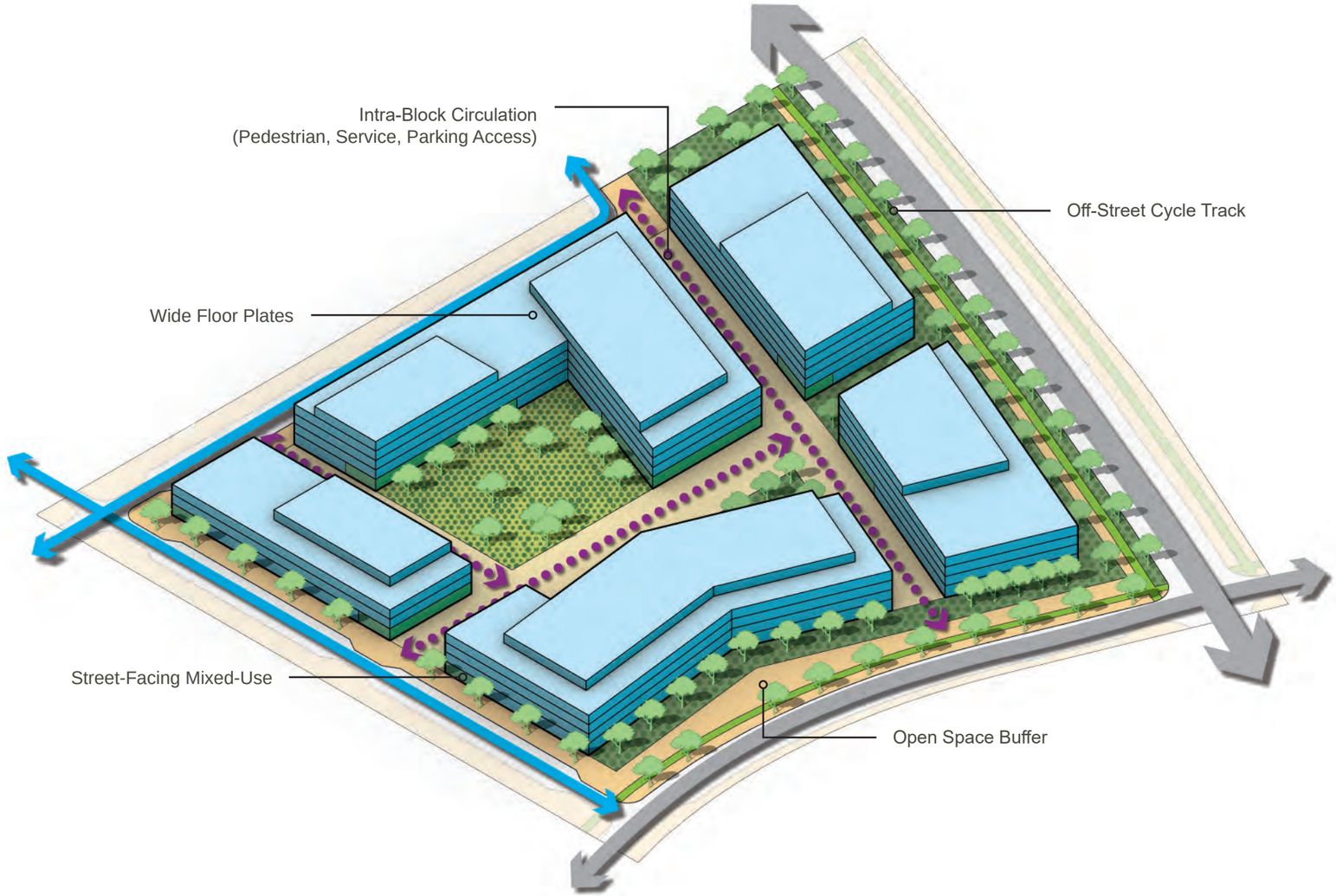
- Innovation District
- Institutional Flex Zone
- Research Park Zone
- Residential Mixed-Use Zone
- Open Space (Athletics + Parks)

Block Typologies | Innovation District

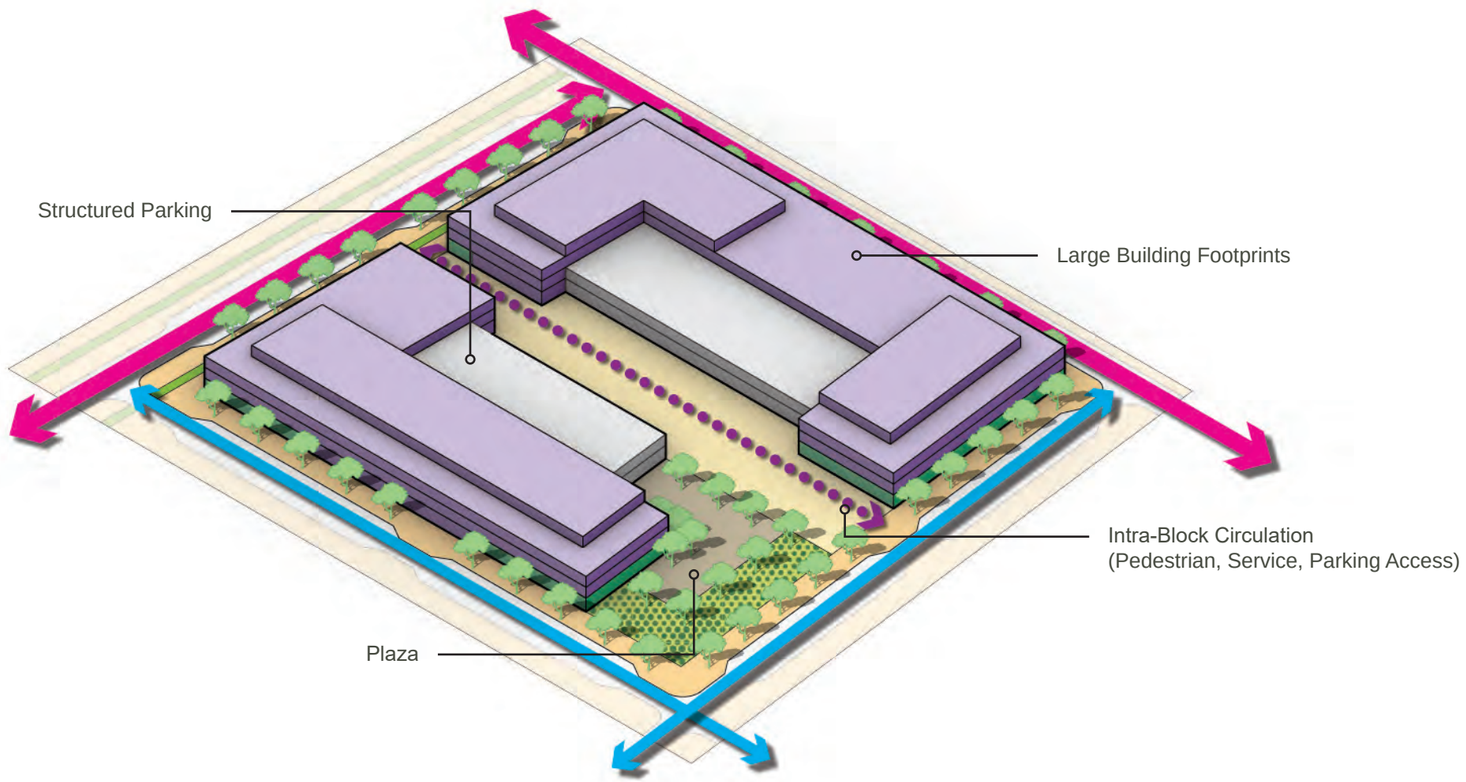
The Innovation District is the heart of the Vineyard Campus. Located at the main entrance (Vineyard Connector/Mill Rd), along the Vineyard Connector corridor, and along the main internal campus entrances it provides the defining character for the new campus.

Large buildings with deep floor plates accommodate the largest potential uses. Tall buildings (up to 5+ stories) provide spatial definition to the various surrounding streets. Strategically-placed first-floor food/beverage, retail, and other public-facing uses foster a vibrant space within each block.

Intra-block pedestrian circulation space, plazas, and micro-open spaces allows pedestrians to move freely between buildings and through the campus creating an pedestrian-focused environmen, and an urban campus feel within individual blocks.



Block Typologies | Research Park



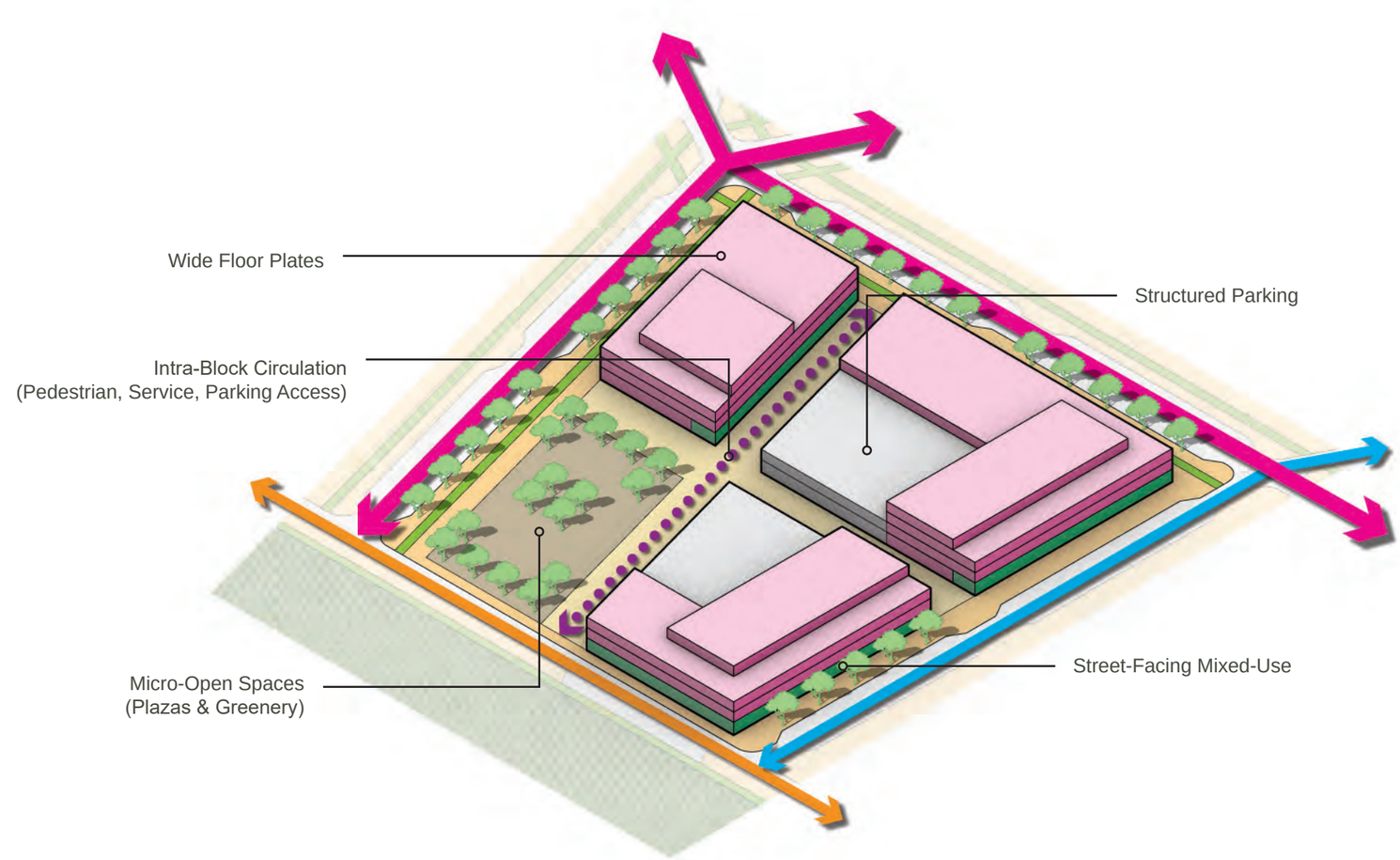
To advance UVU's commitment to innovation, a research park is park is one of the Vineyard Campus's zones. The park is located at the northeast corner of campus so that its intense use is adjacent to industrial and mixed-use commercial properties. The park is laid out to allow the large-foot print buildings typical of research parks, while simultaneously including public spaces that tie the zone into the surrounding campus and City blocks. Small plazas, micro-open spaces, and targeted first-floor food/beverage, retail, etc. uses create inviting public spaces between the various facilities.

Block Typologies | Institutional Mixed-Use

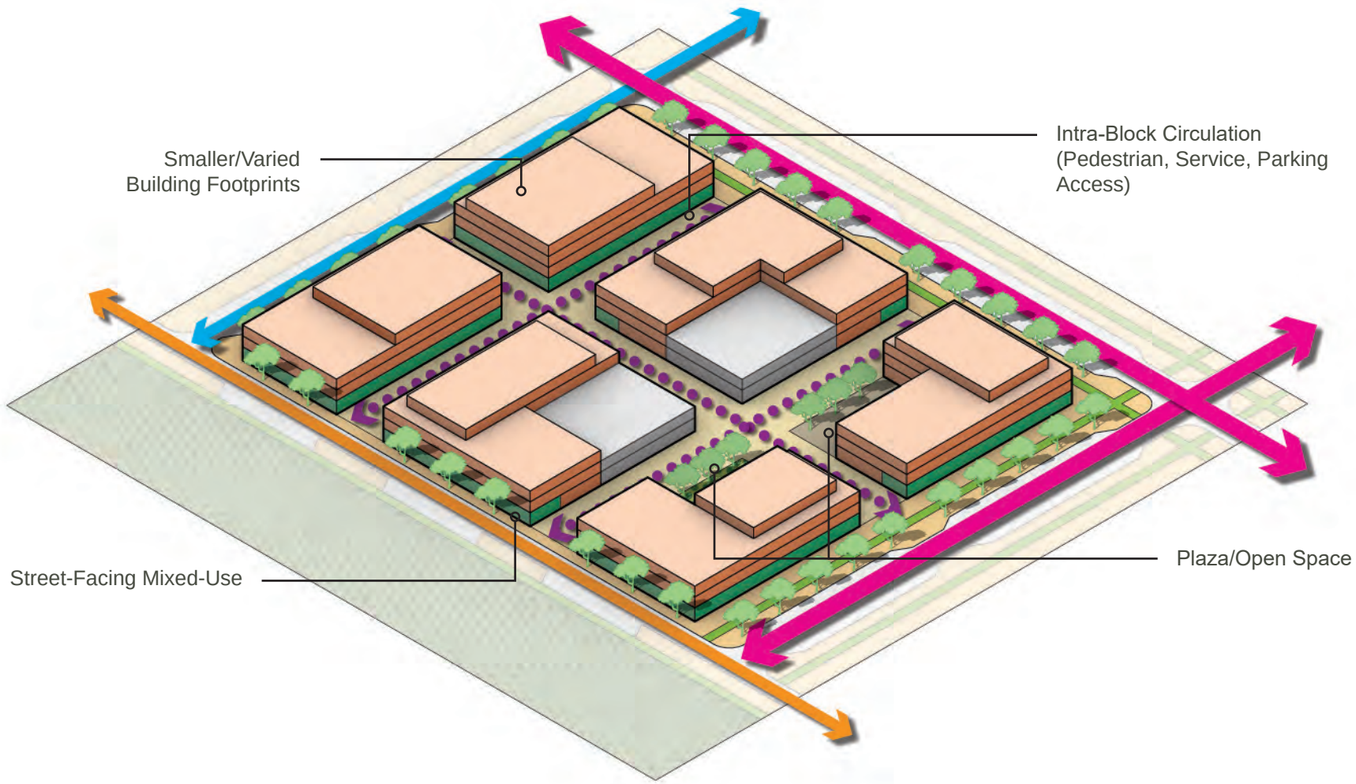
The institutional mixed-use block typology is the most flexible block type; it is intended to accommodate nearly any use. A dense, multi-story typology, it is based around the same concepts and principles as the other blocks, with internal block pedestrian circulation, first-floor/street-facing mixed uses, and small, dispersed open spaces/plazas.

Strategically placed between the high-intensity use of the Innovation District Zone and the low-intensity use of the Residential Mixed-Use Zone, these blocks serve as a transition

Structures in this zone could be developed initially for private, commercial use and then transitioned to UVU and academic uses as the campus reaches critical mass.



Block Typologies | Residential Mixed-Use

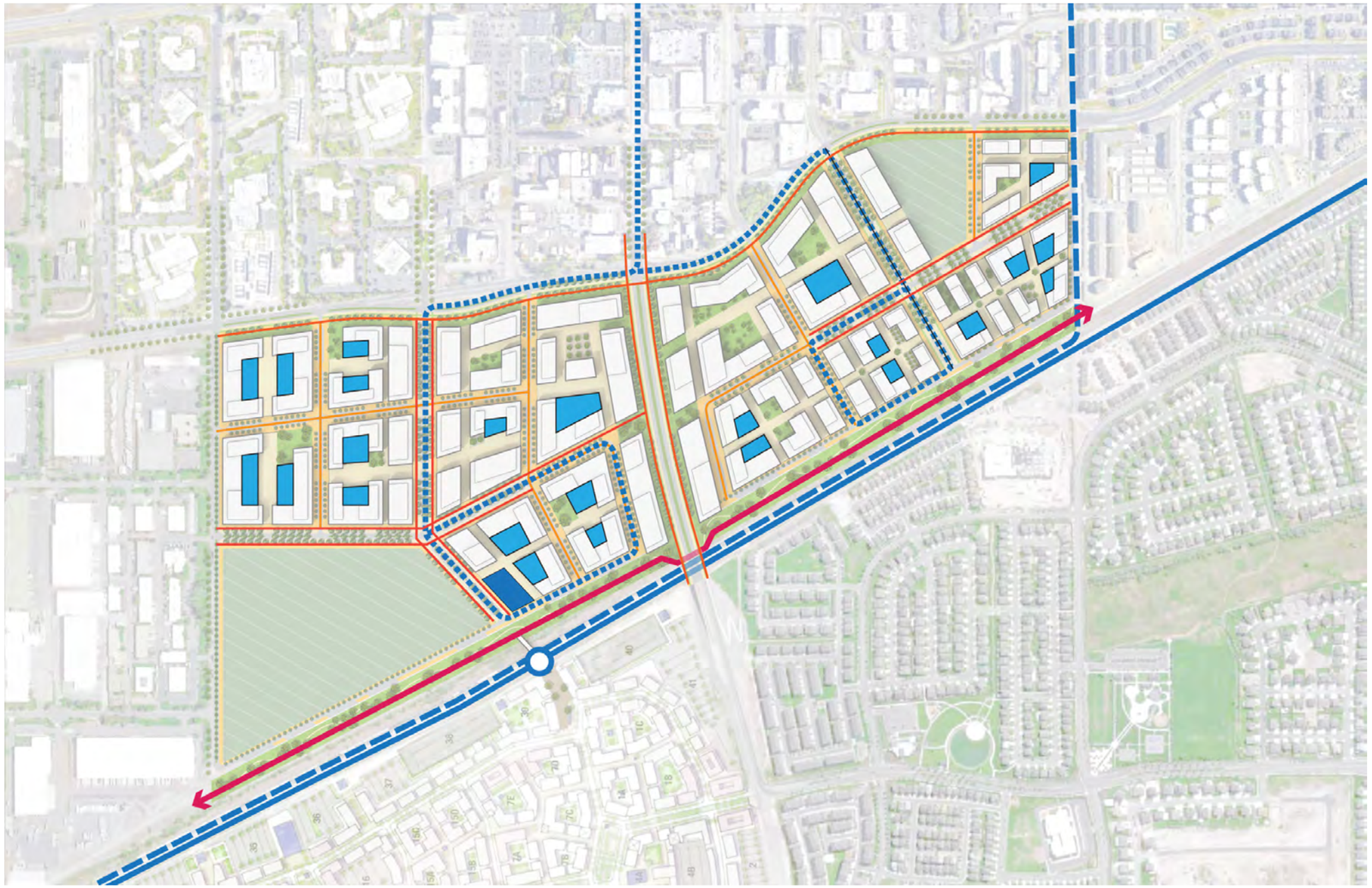


The Residential Mixed-Use block type accommodates narrower floor-plate, multi-story housing in conjunction with first-floor, street-facing commercial uses, and structured parking. Intra-block pedestrian circulation, absent vehicles, creates vibrant, valuable public realm within the blocks.

This typology accommodate smaller-scale development to serve the various needs of the campus, while also acting as a natural transition into the surrounding residential neighborhoods.

Transit

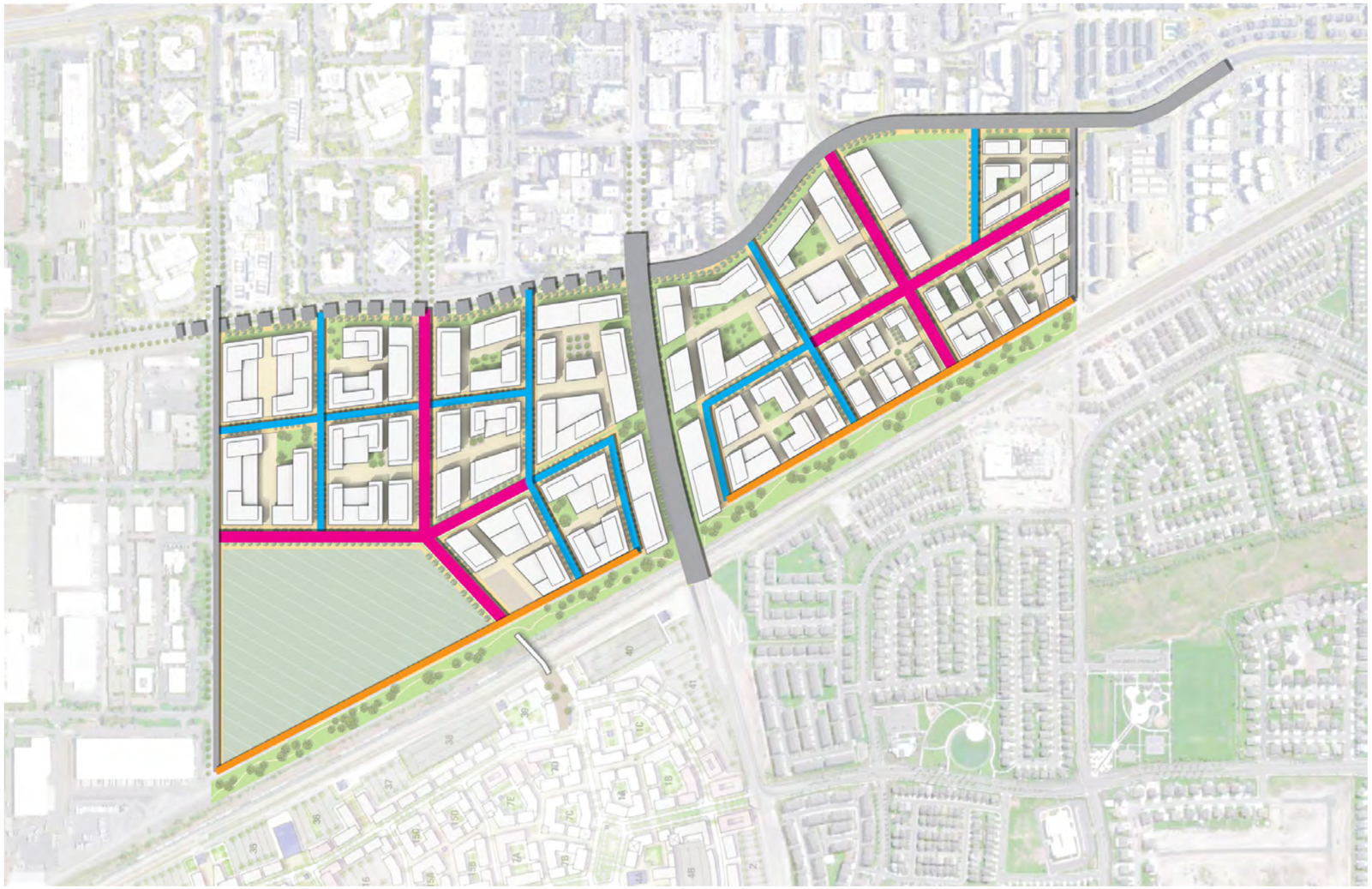
Vineyard Campus will be a multi-modal campus. A new FrontRunner Station at Geneva Downtown is accessed from campus via a pedestrian bridge. Also, a potential spur from the new BRT line would serve both the north and south portions of campus, with an intermodal transit plaza at the campus end of the pedestrian bridge serving to connect various transit systems. Future, bike lanes, cycle tracks, and multi-use trails serve internal campus mobility and connect out into existing networks in the surrounding city. Structured parking supports the “highest and best use” densities envisioned at campus build-out.



Legend

- FrontRunner
- Potential Light-Rail Route
- Potential BRT Route
- Regional Multi-Use Trail Corridor
- Separated Cycle Track
- On-Street Bike Lane
- Intermodal Transit Plaza
- Structured Parking
- FrontRunner Station

Street Network



The Vineyard Campus plan is based upon a hierarchical street network, with robust internal boulevards serving as the “arteries” of the campus. These boulevards have the widest right-of-way (ROW) to allow for the diversity of uses that allow them to be the multi-functional, character-defining public spaces for the campus. The campus streets provide multi-modal corridors to accommodate pedestrians, bicycles, and vehicles, with ample public realm to allow these ROWs to be corridors of non-vehicular activity. The ROW along Railroad Park is asymmetrical, to create a generous street environment along the building frontages and easy access and street parking .

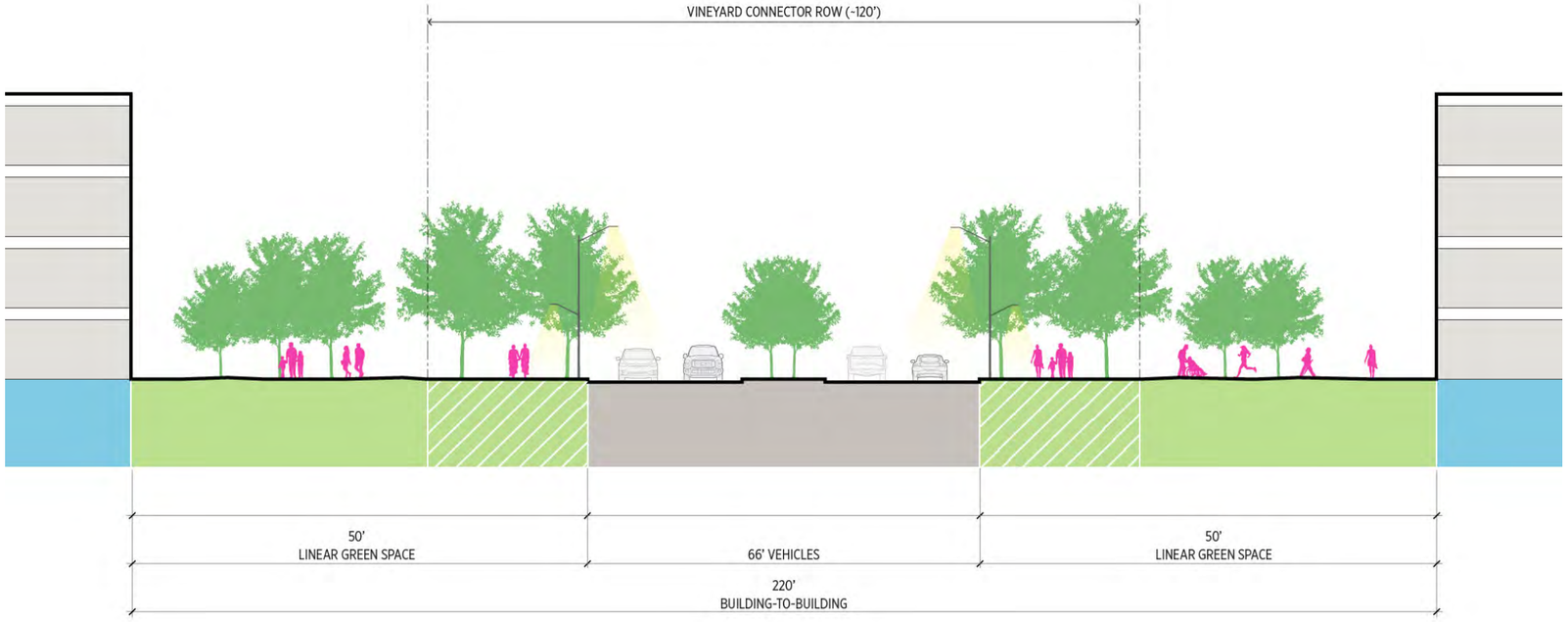
Legend

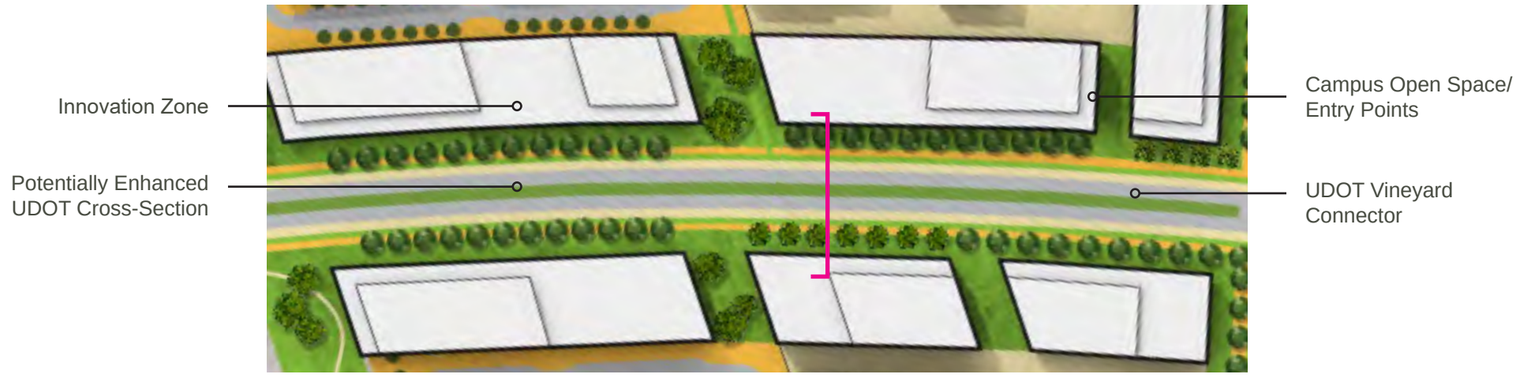
- Campus Boulevard
- Campus Street
- Railroad Park Road
- Municipal/State Roads

Street Section | Vineyard Connector

Vineyard Connector is undergoing change from a small local street into a major transportation corridor. A 2008 UDOT Environmental Study explores Vineyard Connector as a limited-access 5- or 7-lane road. With the vastly different context for Vineyard Connector in 2021 than in 2008, this plan -- and specifically this cross-section -- suggests a more contemporary, holistic, and complete-street approach to Vineyard Connector, accommodating pedestrians, cyclists, and vehicles in the ROW in a manner that creates a public space that contributes to adjacent property, instead of detracting from it.

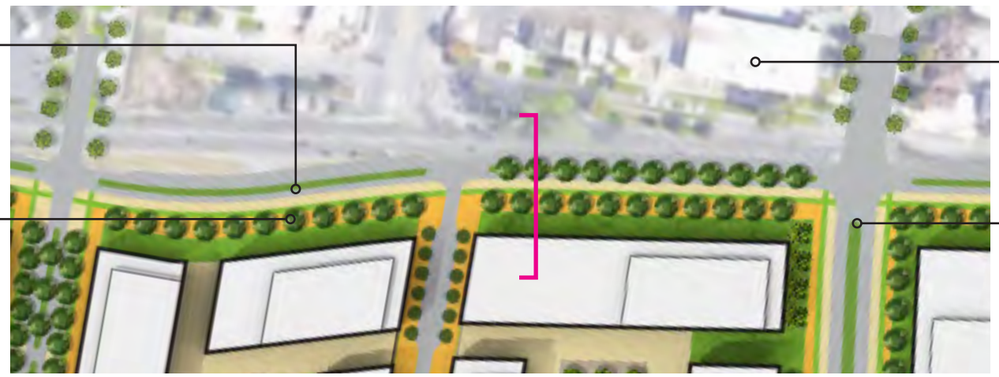
Any future plans for Vineyard Connector would be an important collaboration between Vineyard City, UVU, and UDOT. This section is intended to spur conversations about the impacts of transportation development on adjacent property and make the planning of a road critical to the future development of the Vineyard Campus more holistic.

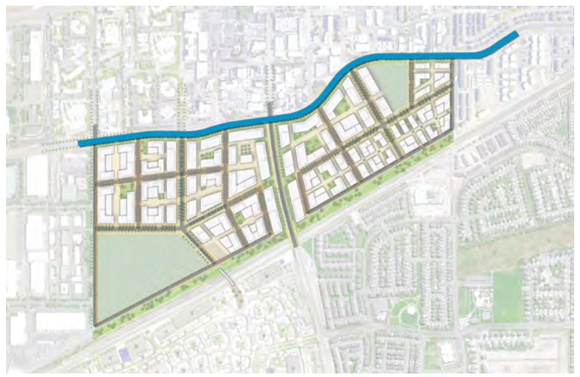




Street Section | Mill Road

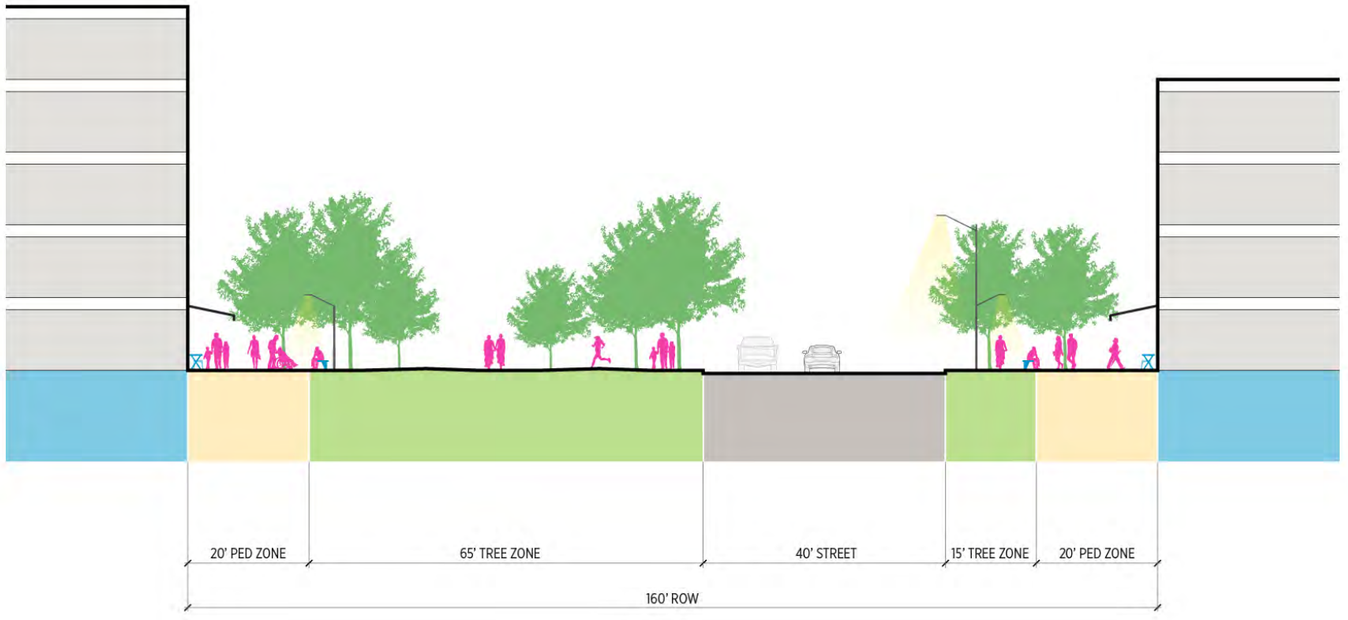
Mill Road is a crucial interface between the Vineyard Campus and surrounding Vineyard City. The section includes a pedestrian zone along the traveled way, a linear open space buffer, and a second pedestrian zone along the building frontages. The vegetated open space serves multiple functions: it identifies the edge of campus and does so in a manner that is a counter-point to the ubiquitous asphalt-/concrete-dominated development pattern; it serves as a recreation amenity and off-street circulation corridor for the campus and surrounding community; it provides a buffer between the anticipated vehicular traffic and the adjacent campus facilities; and it offers the potential for performative landscape (e.g. counteracting urban heat-island effect, treating stormwater, etc.).

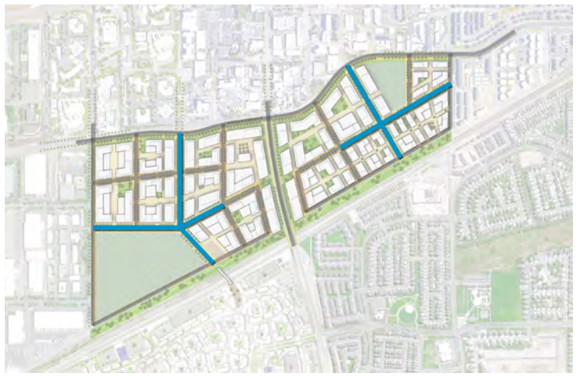


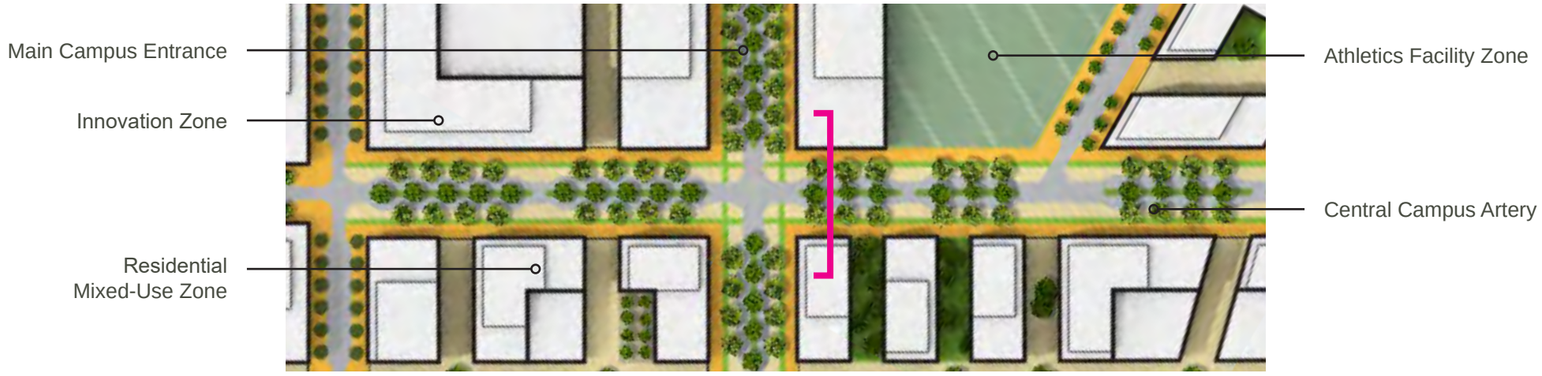


Street Section | Campus Boulevard

The Campus Boulevard street type serves as the main “artery” for the campus. It is intended to provide ample space for pedestrians and cycles, while also accommodating vehicular traffic and limited on-street parking. With the widest ROW of the internal campus streets it is a signature component of the campus site plan. To create a vibrant public realm pedestrian zones along the building frontages are wide enough to accommodate dining, seating, street furniture, street trees, and general circulation. Additional street width is dedicated to open space. This portion of the ROW is meant to be flexible and respond to the adjacent uses; over it’s length through campus it could morph from a micro-park to a playground to a plaza to a parking area, and so on.

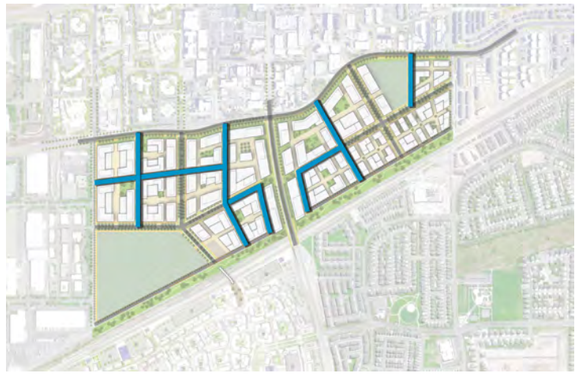






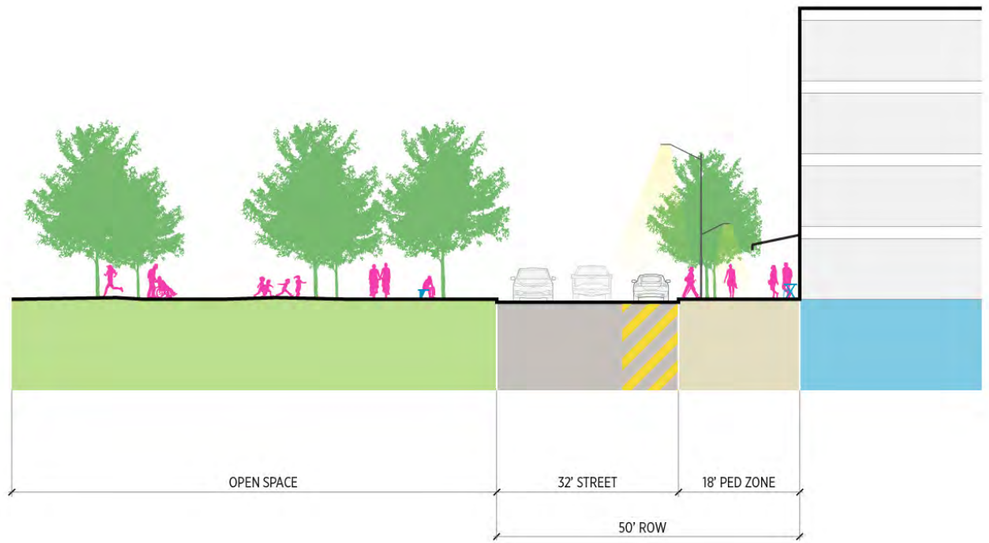
Street Section | Campus Street

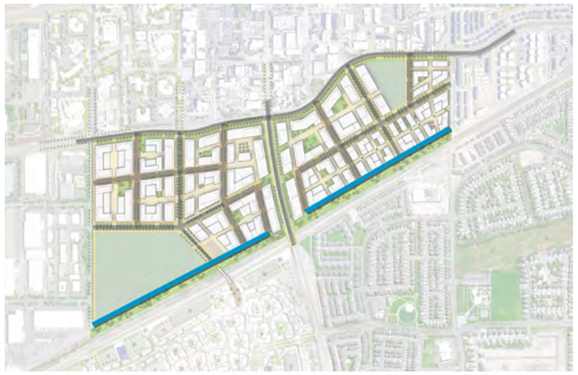
The Campus Street is a low-volume ROW that prioritizes the pedestrian, urban design, and the creation of engaging public realm that is an asset to the campus. This ROW type strikes a balance between being narrow enough to keep spatial definition between abutting buildings, while being wide enough to accommodate a diversity of users. There are generous pedestrian zones along the building frontages to encourage seating, street furniture, circulation, etc. There is a flex zone to accommodate either street tree planting and stormwater treatment swales, or parallel parking.

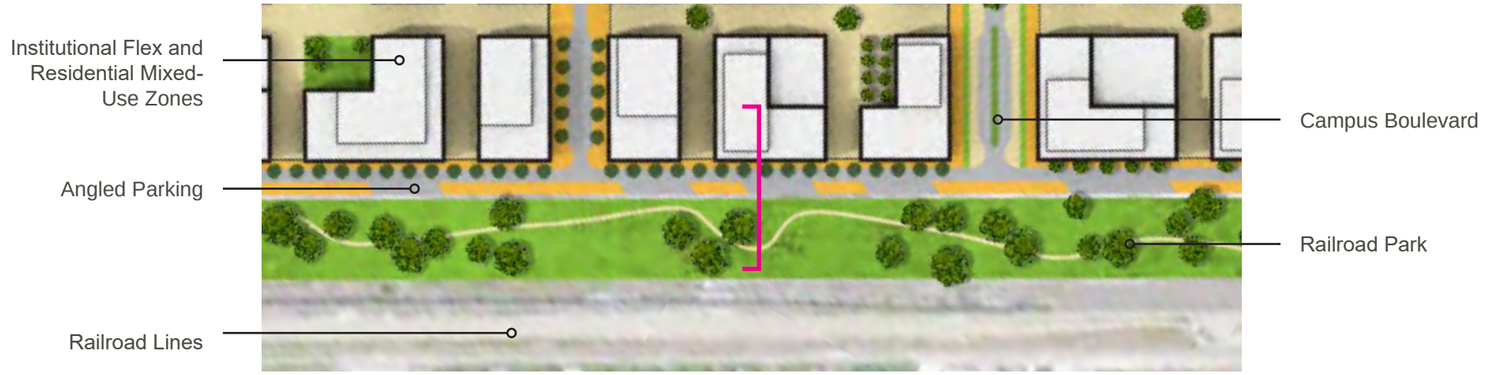


Street Section | Linear Park Street

The street section along Railroad Park is simple and asymmetrical. Along the building frontages there is a wide pedestrian zone to facilitate indoor/outdoor uses for first-floor tenants that may benefit from adjacency to the park (e.g. seating, sidewalk retail, etc); along the park there is parking to facilitate trail and open space access.

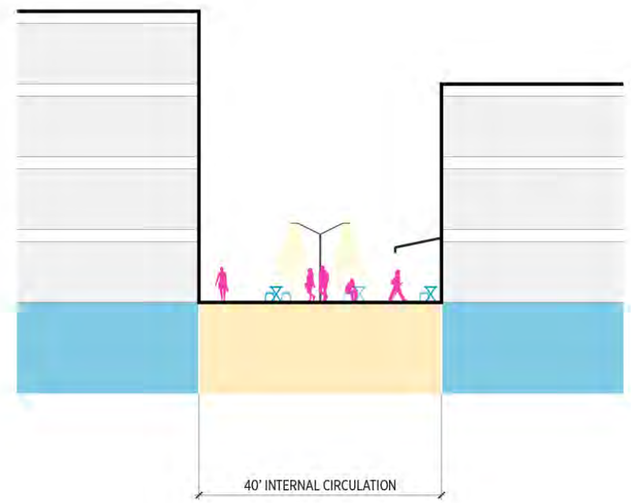


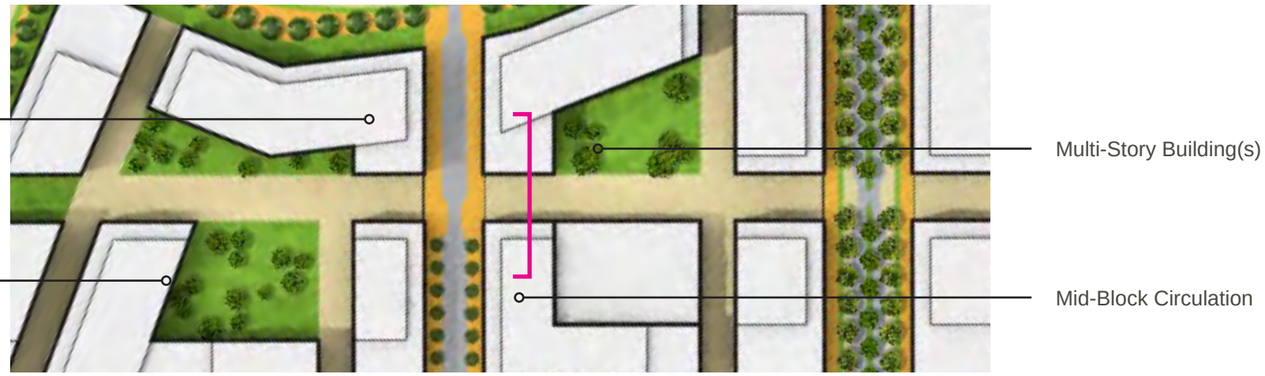


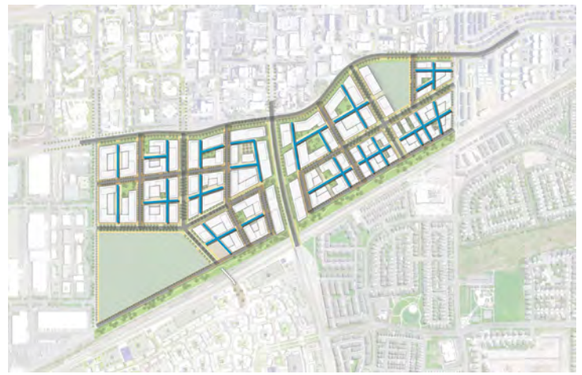


Street Section | Campus Alley

The blocks on the Vineyard Campus are designed to have internal circulation. This hardscaped public realm is flexible and multi-functional. It serves as plaza space for pedestrian and bicycle circulation, outdoor amenity space to support first-floor uses, and also as access for service/delivery vehicles and to structured parking. With a curbless design pedestrians and vehicles share the public space.








8217
8217
8217

PAYSON

Context

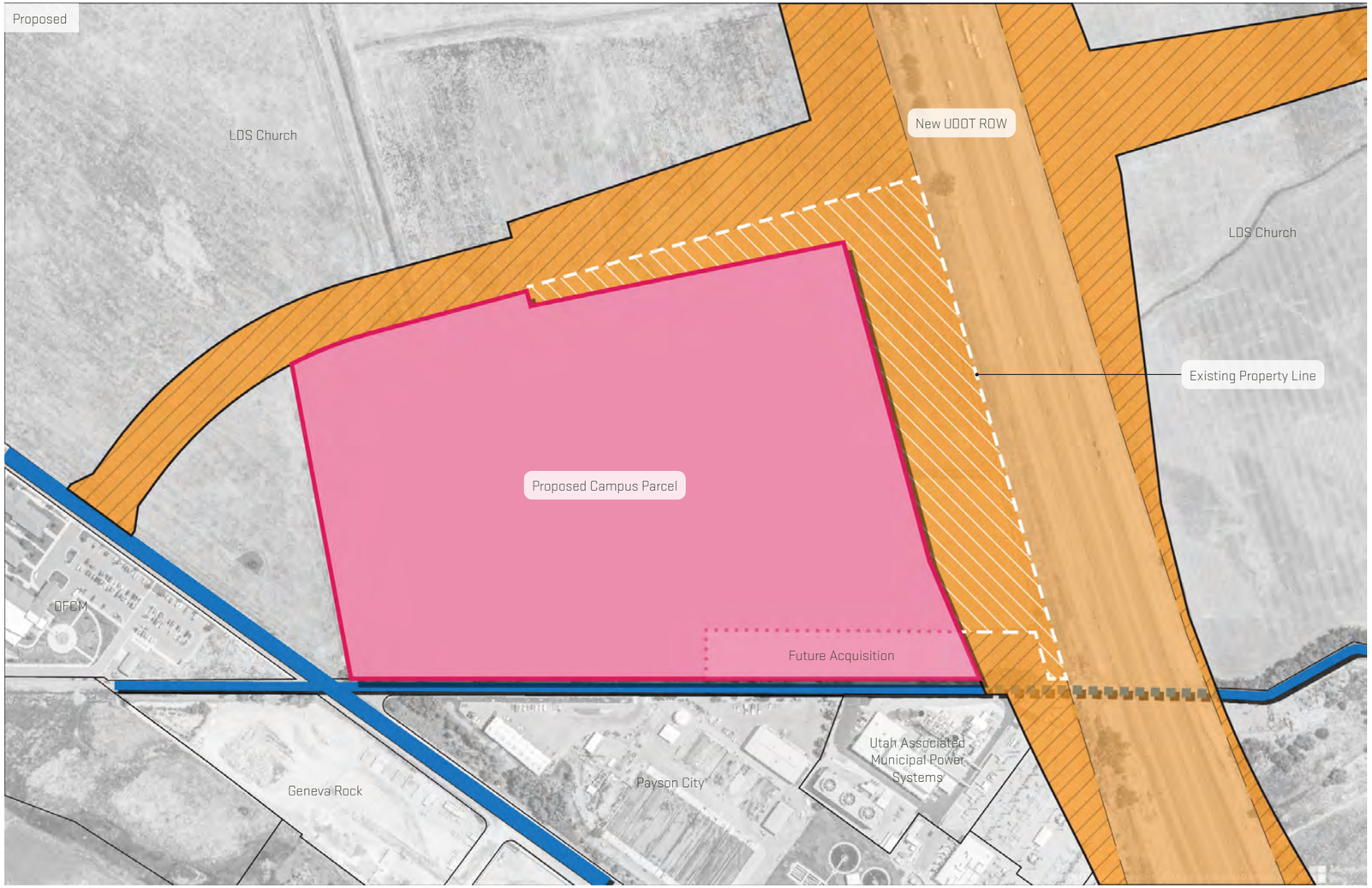
The Payson Campus is the newest addition to the network of UVU. Purchased in the summer of 2020, this parcel of land consists of 38.7 acres. Situated just off of I-15, this campus will be visually prominent from the interstate. The campus parcel is largely surrounded by large undeveloped land owned by the LDS Church to the north, east, and west. To the south are the Nebo and Payson Power Plants. Payson town center is approximately 1.5 miles south with the most immediate access to the City being Bamberger Road which runs on the southern edge of the site and travels under the freeway. Current UDOT plans for a new highway interchange may impact the configuration of the property.

Existing Conditions

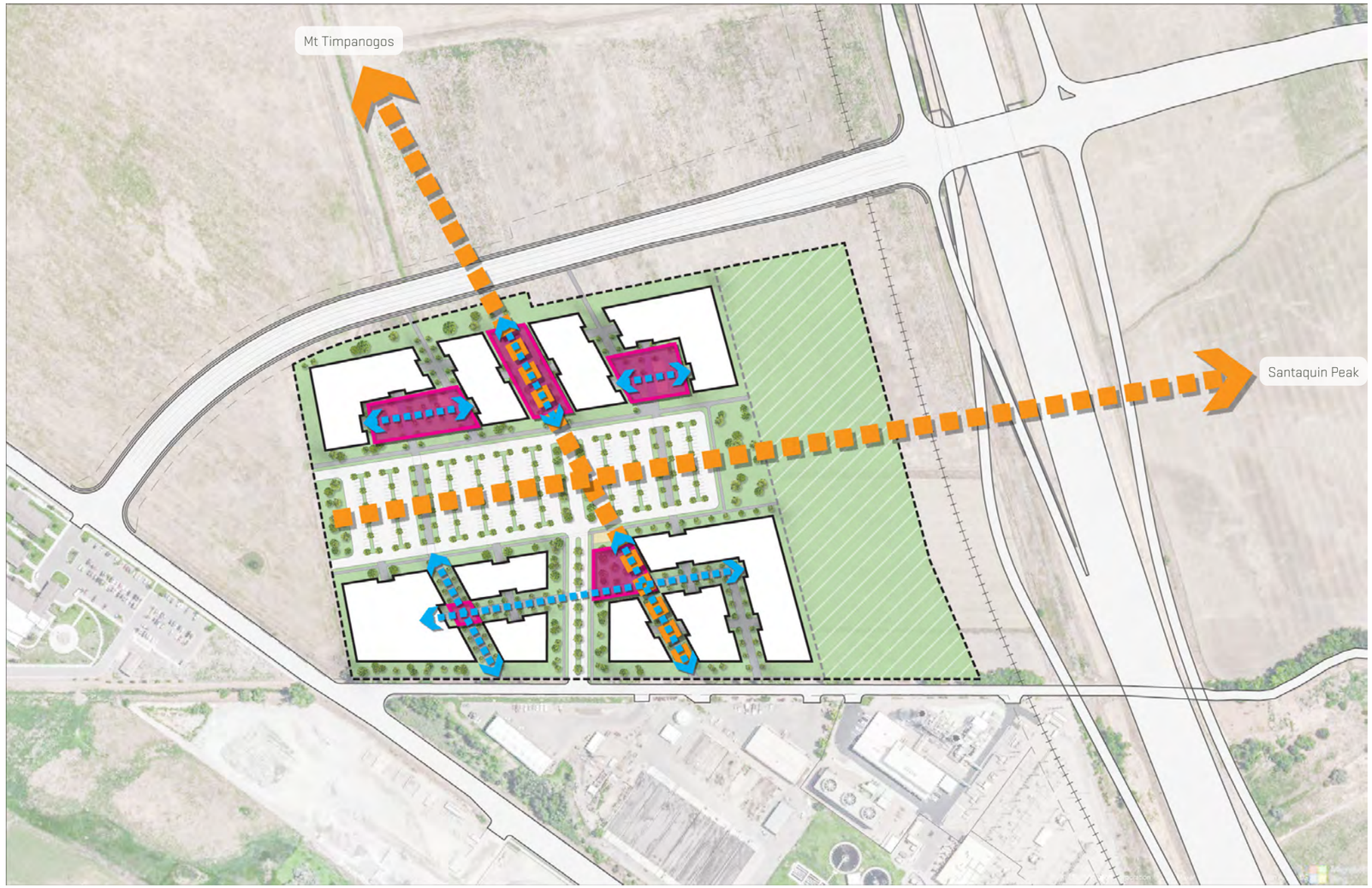
The site is primarily undeveloped agricultural land with a small section containing some tree stands and outbuildings The closest development is the Central Utah Veterans Home that is just north west of the site; two power generation facilities abut the campus to the south. Thus far much of Payson's residential and commercial development has occurred east of I-15, while the west side remains primarily agricultural land.

Property Boundaries

As the population continues to grow in Utah County it is anticipated that UDOT will develop a new freeway interchange and right-of-way expansion around the property. This diagram shows the anticipated boundary of the new interchange and road configuration.



The Big Idea



The campus is organized along two primary axes, the first running east and west to highlight the views of the surrounding mountain ranges. The second a north to south pedestrian corridor.

Within the site and are connecting micro-quadrants of small plazas and green space to link the buildings and interstitial spaces into the public realm.

Legend

- Pedestrian Plaza
- Main Campus Axis (Wasatch Peaks)
- Pedestrian Circulation Axis

25-Year Plan

Initial development of the Payson Campus is not anticipated to extend beyond the need for one building and surface parking. As this location is currently situated at the edge of the City's current development, the population demand will take some time to justify any major development on the site beyond one or two buildings. It is anticipated that a joint facility will be developed with Mountainland Technical College as well as Nebo School District to create a centralized location for post-secondary eduction.

Legend

- FA Future Academic Building
- FP Future Parking Area
- FU Future UTA Development


FU
FP
FA
0'
200'

Projective Plan

The Payson Campus is well situated as a sizable parcel of land that can accommodate a substantial amount of future development. Future growth will vary according with potential partnerships between Mountainland Technical College, Nebo School District, and any other pertinent organizations. As the demand for technical and trade services grows, and programing needs and opportunities as this campus develops, and organized system of buildings can evolve over time to create a centralized and organized campus development focused on both vehicular and pedestrian movement through the campus.

Legend

- FA Future Academic Building
- FP Future Parking Area
- FU Future UTA Development


FA
FA
FA
FA
FA
FA
FA
FA
FA
FA
FP
FP
FP
FU
0'
200'

LEHI

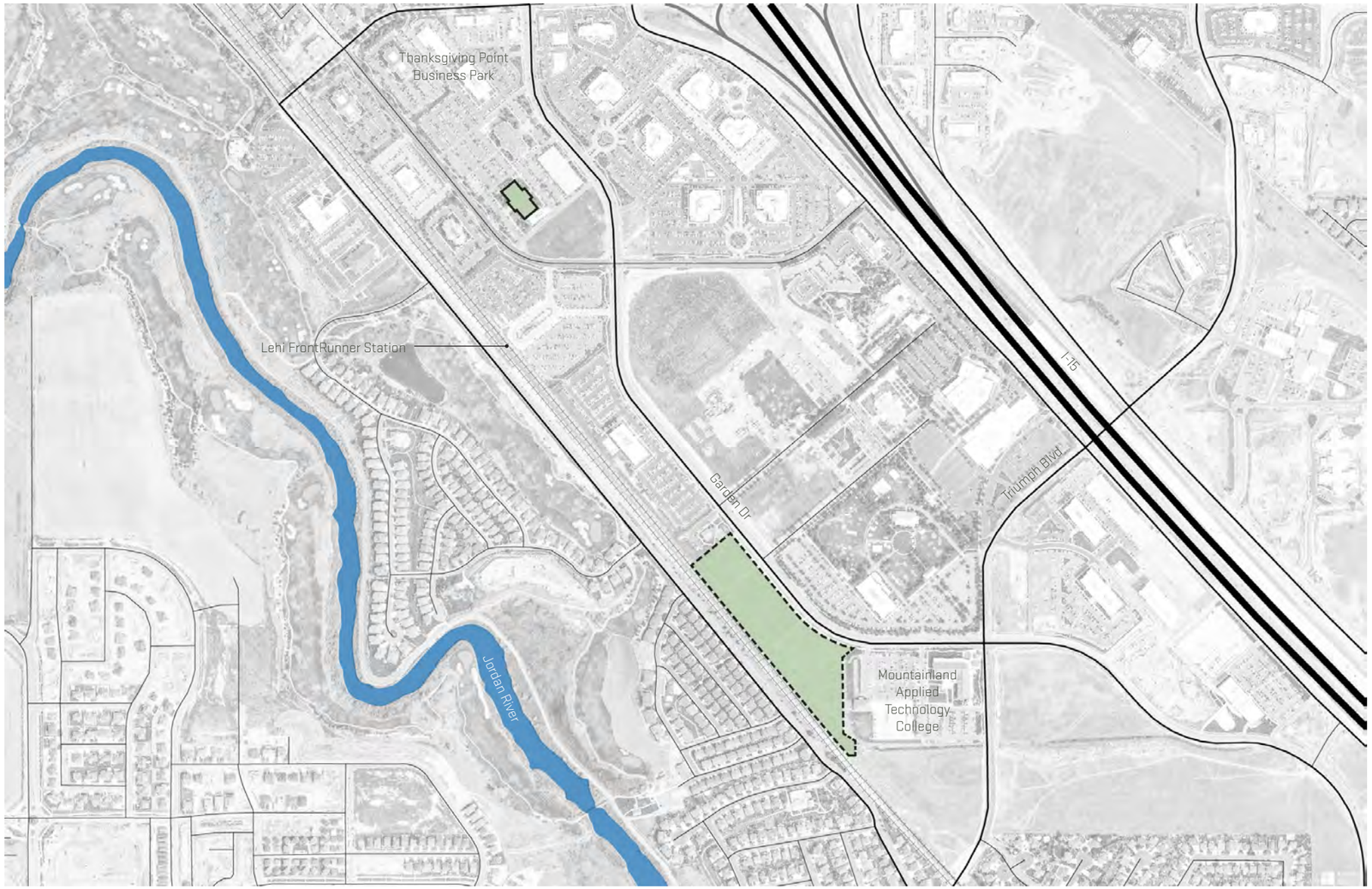
Context + Existing Conditions

In the Spring of 2020 UVU finalized the purchase of a 103,000 square foot office building to use as its Thanksgiving Point campus in Lehi, Utah. Just south of the building along the FrontRunner transit line is approximately 30 acres of land owned by the University. This land sits directly adjacent to Mountainland Applied Technology College.

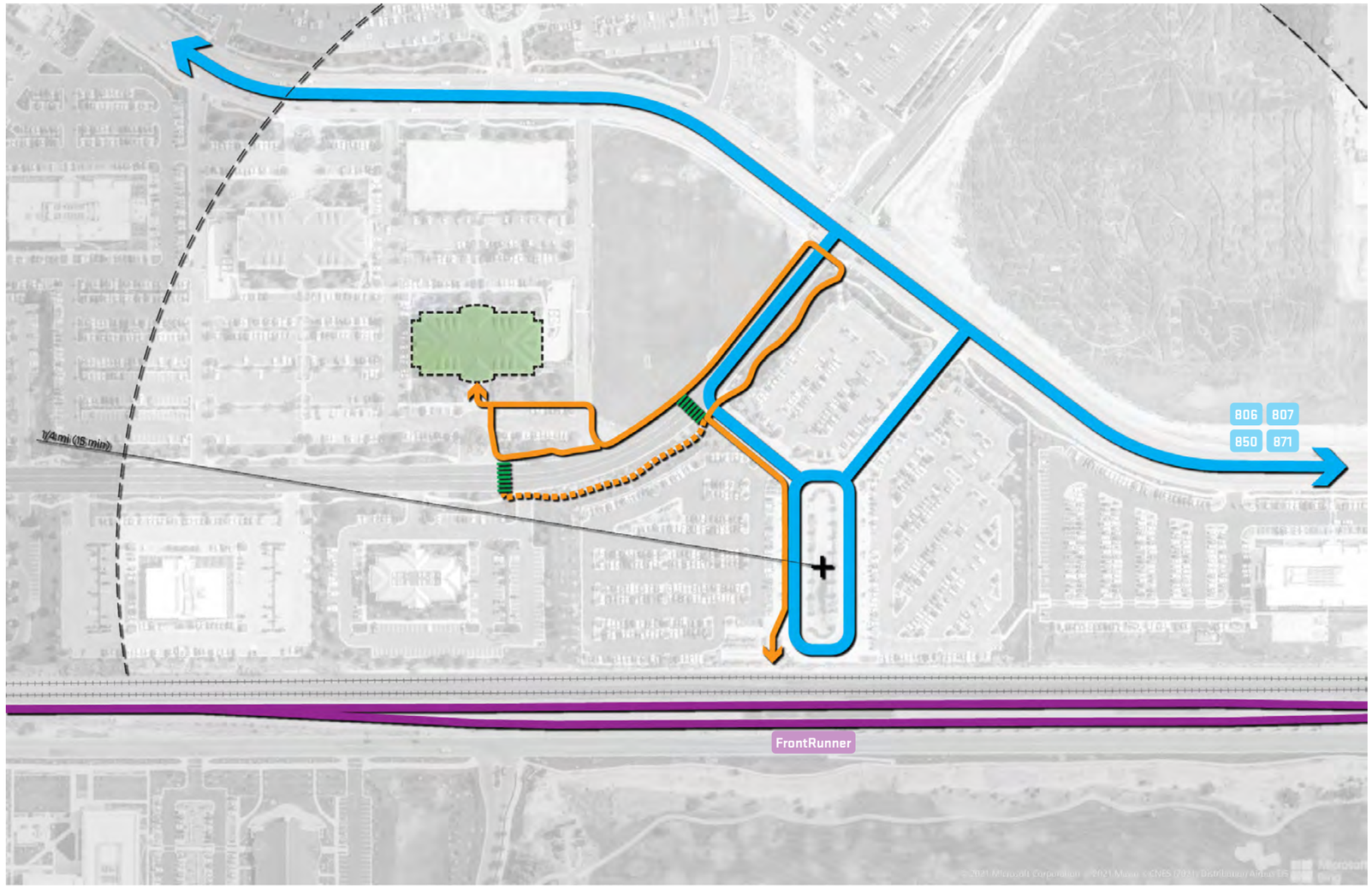
The building is a three story structure is situated in a typical office park development of stand along office structures surrounded by parking lots. The building is approximately 15 years old. Proximity to the Lehi FrontRunner Station and the Orem Station provides direct access between the two campuses.

The 30 acres of land to the south of the campus building remains an undeveloped parcel adjacent to the Frontrunner rail line the runs along the west boundary of the site and Ashton Boulevard that runs along the east boundary. It is anticipated that a property negotiation with Mountainland Technology College will better serve each respective party moving forward in the future. The land is an ideal opportunity for campus growth for Mountainland to better provided additional business and technical skills education for the area.

The residential and commercial development around Thanksgiving Point continues its rapid growth south and west in Lehi and will further the rapid population growth of Utah County.



Walkability



A key selling point and consideration for the Thanksgiving Point building acquisition was the ability to provide an interconnected network of campuses through mass transit. The site is withing easy walking distance of the Lehi Frontrunner Station and is serviced by several UTA bus routes in the area.

There is substantial infill potential around the numerous surrounding parking lots that would create opportunity for the development of a walkable mixed-use community and education center.

Legend

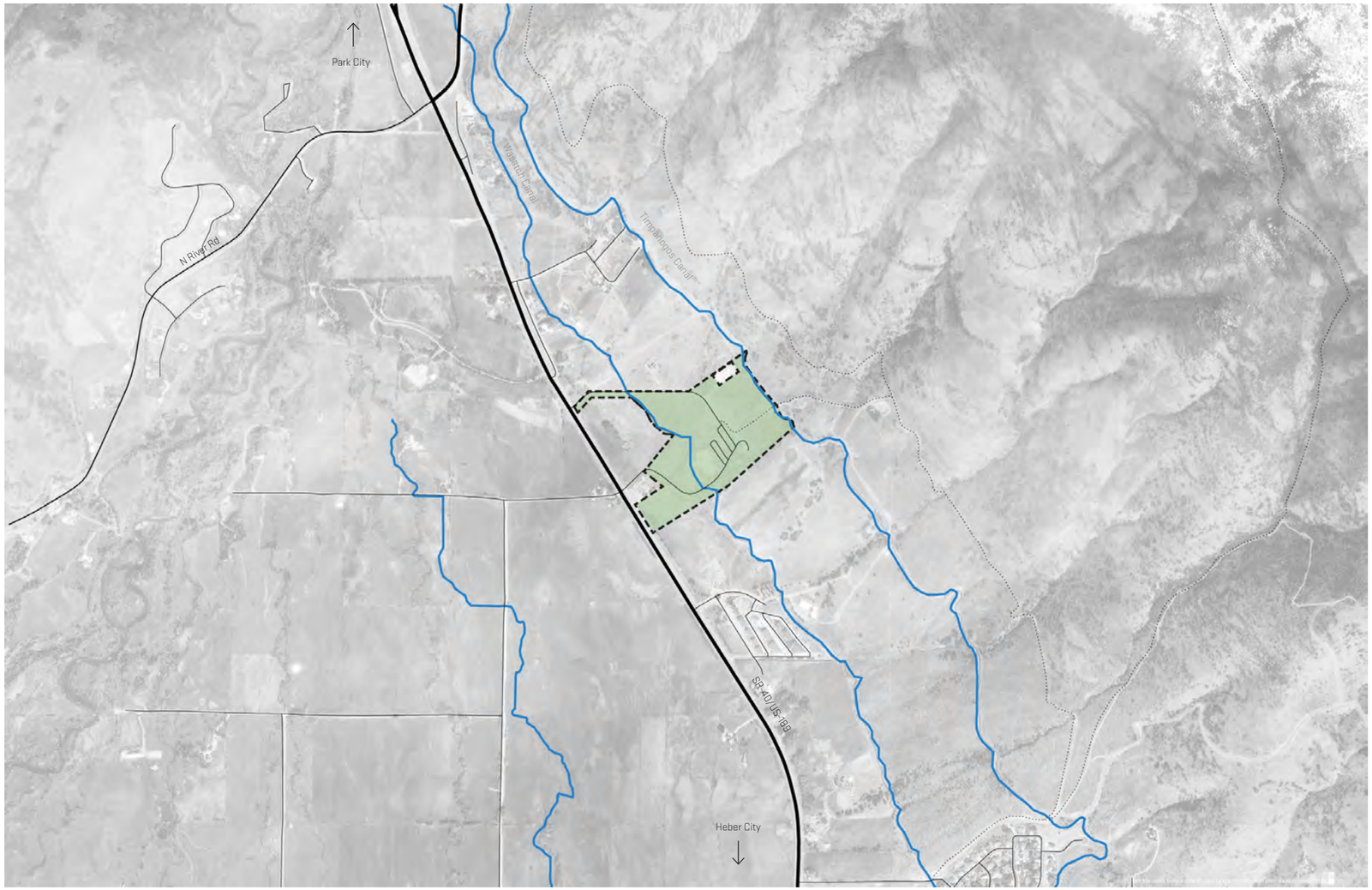
- Bus Route(s)
- FrontRunner
- Pedestrian Route (Existing/Potential)
- Proposed Pedestrian Crossings
- Walking Radius

WASATCH

Context

The Wasatch Campus sits just off of State Route 189 on the north east bench of the Heber Valley. SR-189 is a primary road entering the city and the campus is passed by many drivers on a daily basis. The site is located just over two miles north of Heber City.

The building sits on the bench and offers views of the valley and mountain ranges. Adjacent development is limited to a Jehovah's Witness kingdom hall located at the edge of the property near the road and an apartment complex just south of the site. Otherwise much of the surrounding land is agricultural or wilderness.



Existing Conditions

Currently the site features the two-story main campus building, completed over 20 years ago, Much of the site remains undeveloped, with native vegetation and tree species scattered throughout. The Wasatch Canal runs north to south through the site, running directly in front of the existing campus building. The Coyote trail system that sits just above the Campus is anticipated to be expanded with a larger transit pathway that will connect to an expansive 5,500 home housing project.

In 2016 the Wasatch Center for Advanced Professional Studies (CAPS) program opened a facility within the campus building to create a partnership with UVU and the Wasatch School District.

25-Year Plan

To capitalize on the natural beauty and recreational opportunities of the area, a cluster of yurts is planned to provide unique accommodations that can be utilized by the UVU community.

Additional programing and space utilization changes may occur to the existing campus building as further partnerships with external partners, or internal curriculum programs change and develop over time.

Further recreational activities may be developed on the campus through the canal and trail systems that run through and adjacent to the site.

Buildings

- WC — Main Campus Building
- TB — Technology Building
- FY — Future Yurts


TB
FY
WC
0'
200'

Projective Plan

It is anticipated the additional partnerships with educational or community organizations can be made to further utilize the Wasatch Campus building. Programing or curriculum changes could direct the campus into a hospitality lead education center that corresponds with the surrounding resort communities.

Hotels and other resort-focused buildings can be developed on the northern edge of the property to create a one-of-a-kind campus with a focus on recreation, hospitality, and executive education.

Buildings

- WC Main Campus Building
- TB Technology Building
- FH Future Hospitality Development


TB
WC
FH
0'
200'


7
CAP

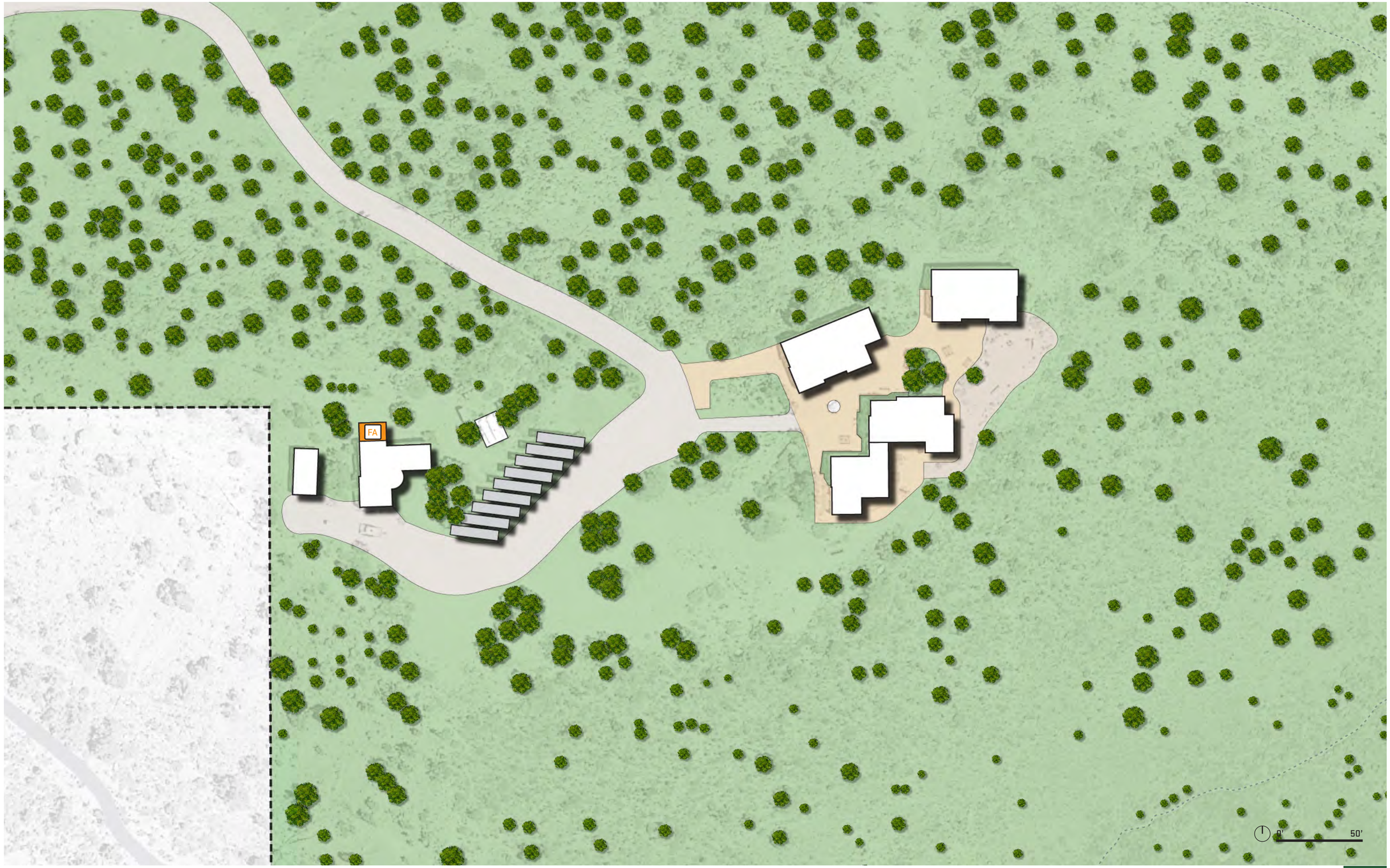
PITOL REEF

25-Year Plan

The Capitol Reef Field Station will continue to support research and environmental education within Capitol Reef National Park. With time, if new structures or other improvements are needed to the site all efforts should be made to continue to promote sustainability in the design and construction of its buildings. The Field Station can continue exploring energy saving ideas and innovations that can be translated into other building projects throughout all of UVU's campuses.

Buildings

~~ Bastian Property
BA Browning Administration
BR Business Resource Center
FA Future Apartment


FA
0'
50'

APPENDIX

Vineyard Precedent | SDSU Mission Valley Campus

As San Diego State University continues to grow the University is looking to a new 169-acre site to develop an innovative and sustainable campus. The goal of the new campus expansion is to create a mixed-use, transit-oriented educational hub that serves the academic, athletic, economic, and environmental needs of the University and region.

Key to the plan is a proposed joint-use stadium that will host professional sports organizations. The campus will also feature over 80 acres of active and passive recreations space available for students and the wider community including recreation and practice fields, biking and walking paths, and a river park.

Tantamount to the athletic and recreational focus of the campus will be the 1.6 million square feet of space dedicated to educational, research, entrepreneurial, and technology programs that will create the “Innovation District” on the campus. Additionally the district will provide 95,000 square feet of retail space.

4,600 units of new housing will be integrated into the design and available for students, athletes, faculty and will play a vital role in the mixed-use, transit oriented goal of the campus. Regional public transportation will run through the campus and provide access to downtown San Diego and the surrounding communities.

The project broke ground in the Fall of 2020 and has been funded through revenue bonds and public-private partnerships. It is anticipated that this joint venture will expand the University’s economic impact in the region by $3 billion annually.

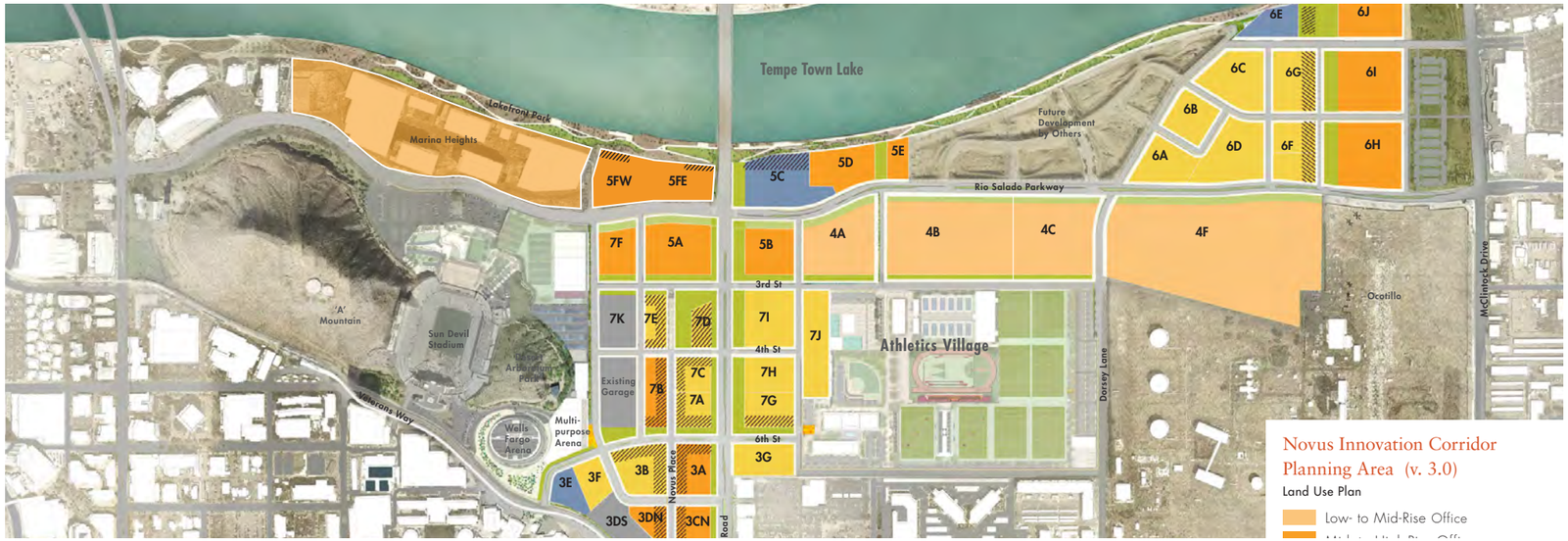
Vineyard Precedent | Novus Innovation Corridor Arizona State University

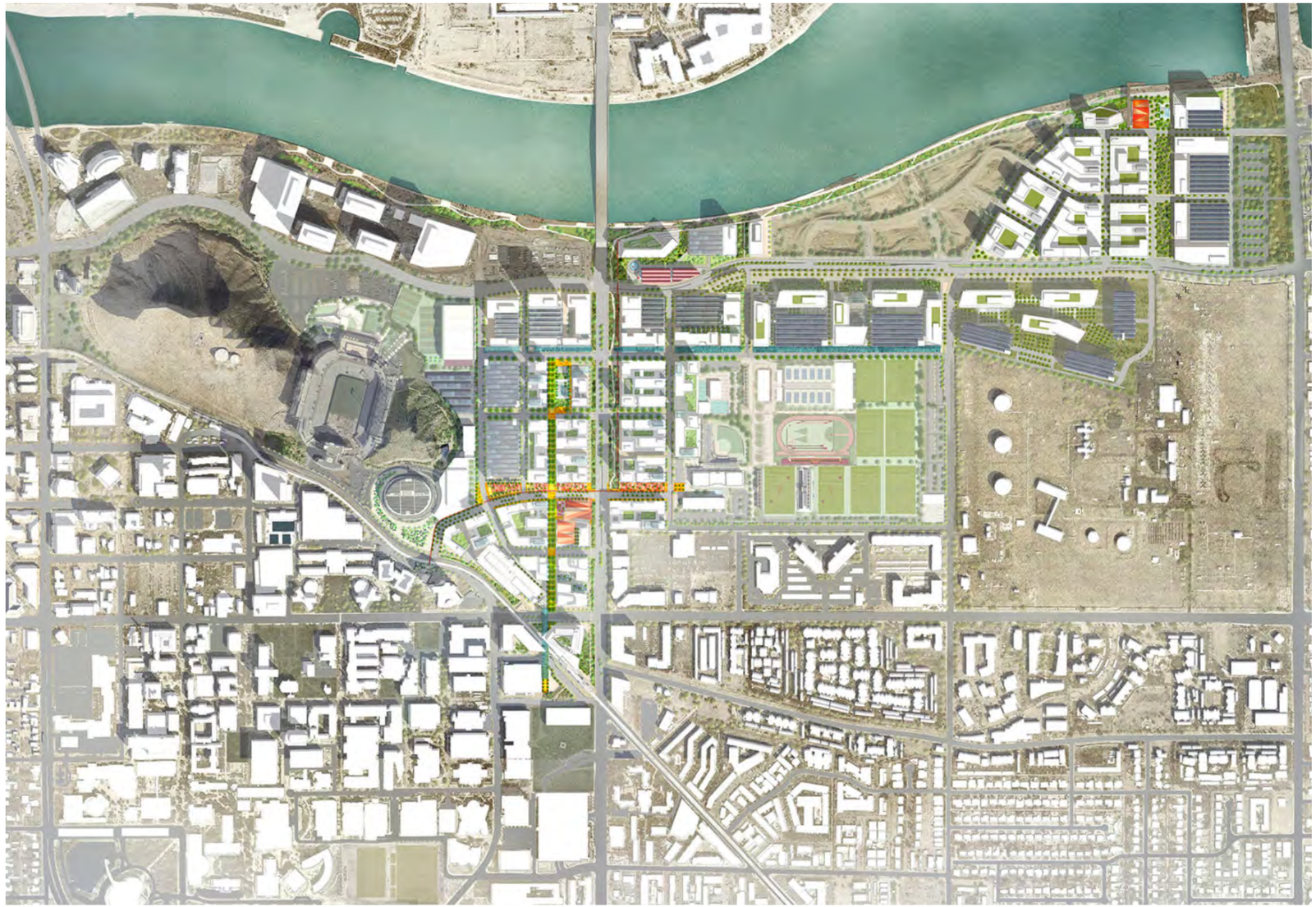
The Novus Innovation Corridor is a large scale planning effort by Arizona State University to utilize 355-acres of University-owned property and transform into a thriving campus and downtown community, with business, education, shopping, dining, housing, sports facilities and light rail transit, each feeding into the other to create a vibrate downtown and university campus development.

The project has been driven by several motivating forces, the first being reduced states funds for operating costs. By allowing private developers to building on university land, ASU will be able to use revenue to maintain and construct existing and future sports facilities. Additionally the University recognizes the strategic value in providing a university-adjacent business hub would provide a synergistic relationship with ASU students for real-world experience and workforce recruitment.

The mixed-use center will include a future multi-purpose arena adjacent to the existing ASU Stadium and Arena. There is a proposed 3,500 units of multi-family housing, 3.5 million square feet of office space, and over 300,00 square feet of restaurant and retail space, as well as hotels and parking structures. The project will also feature a network of public spaces including parks, plazas, and squares. This development will be connected through multi-modal network of pedestrian, bicycle, transit, and vehicular connections.

Construction has begun on office buildings, multifamily housing, a hotel and parking structure, with anticipated build-out of the project expected over the next 15-20 years.





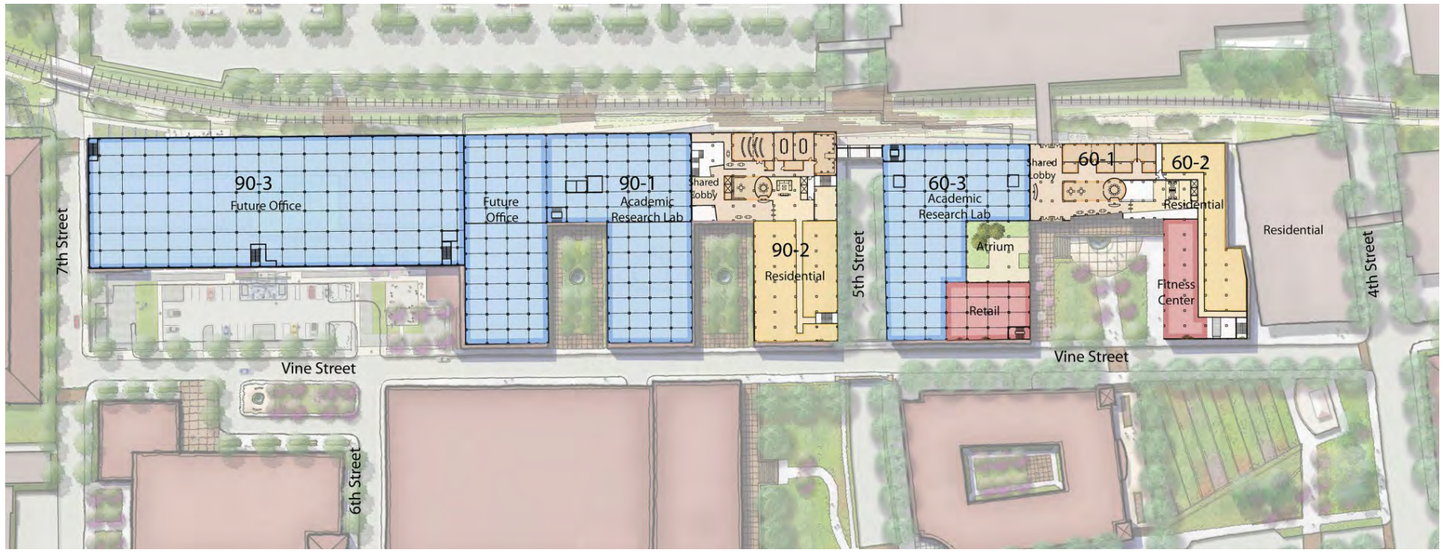
Vineyard Precedent | Wake Forest Innovation Quarter

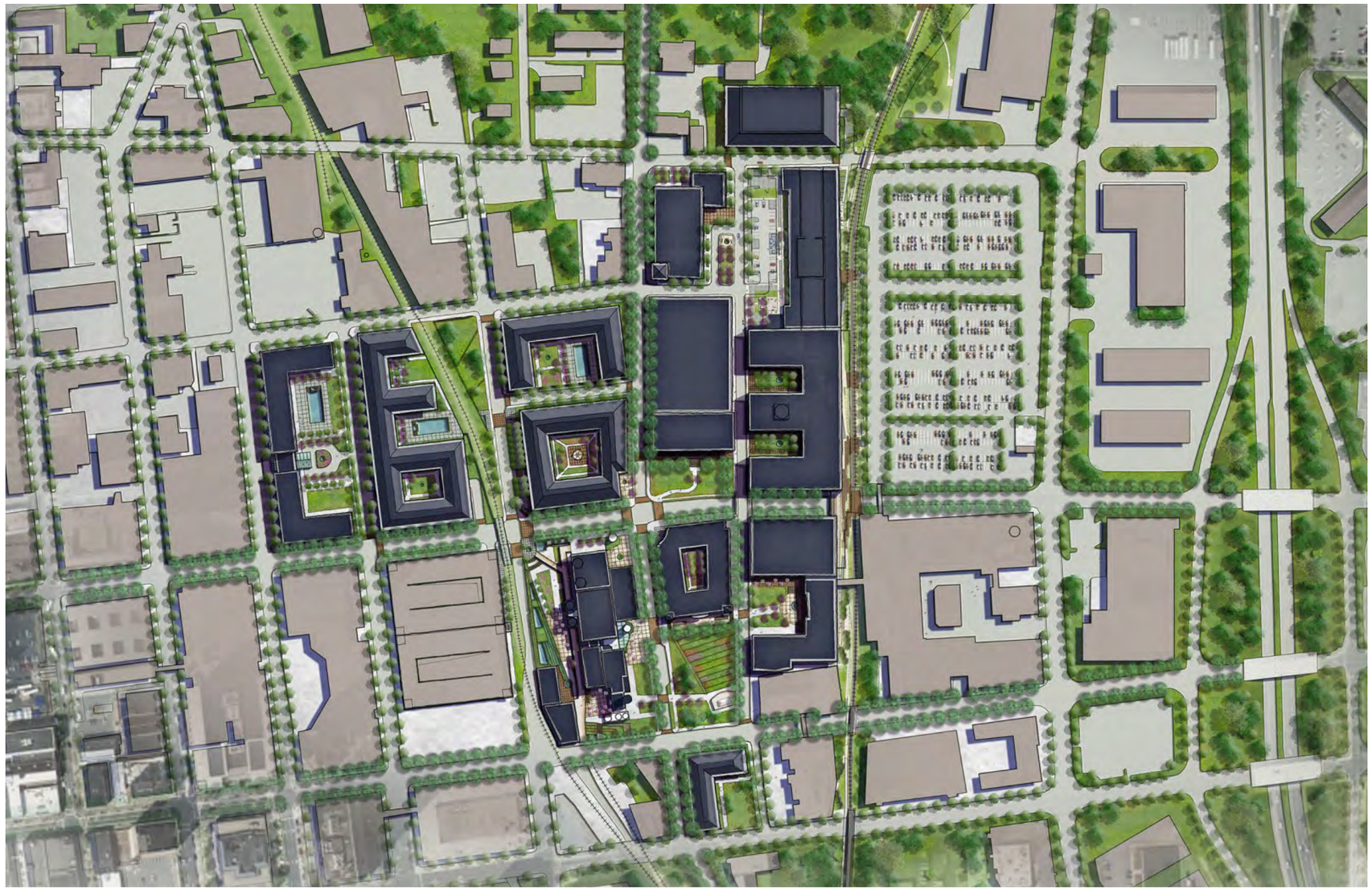
In the 1990's the R.J. Reynolds Tobacco Company closed in downtown Winston-Salem, North Carolina. In 1993, shortly after the closure, researchers from the nearby Winston-Salem State University moved into one of the former Reynolds warehouses. This move lead to a discussion regarding an expansion and reuse of the warehouse and surrounding land in order to create a research park.

A team from Sasaki Associates was hired to create a master plan for the new development. As part of the redevelopment effort, the Innovation Quarter's expansion plan included a strong public-private collaboration. The city and county helped to leverage $350 million in state, federal, and private investment. Input for the plan included voices from the university, city officials, regional stakeholders, and members of the community.

Initially, plans called for building a 1200-acre research park between the city and its neighboring municipality. City leaders realized an infill/redevelopment project would be better for the city and would present more opportunities. They then focused on the 220 acre brownfield site. The project provided an example of how generating infill development with research parks can help to revitalize a deteriorating city center.

The plan includes an eventual 5 million square feet of office, lab, mixed-use space, and 55 acres of open green space. The project seeks to be environmentally friendly and does so through such methods as reuse of existing materials, re-purposing existing buildings and LEED development practices.





Vineyard Analysis | Street Alignment Studies

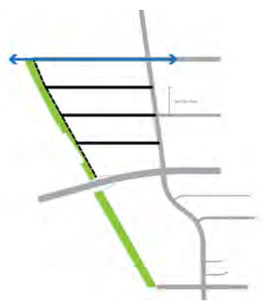
The internal circulation network for the Vineyard Campus is the foundational framework for all future campus development. Synchronizing the internal streets with the existing, external street network is an essential component in the master planning of the campus.

The campus is surrounded by numerous street alignments. These studies identify these numerous geometries, and attempt to suggest approaches for combining them into plausible street layouts.

Single-Axis Street Alignment Studies

Northern Campus

Existing North-South Grid



Existing East-West Grid

Mill Rd

Railroad

Perpendicular to Railroad

Hybrid: Perpendicular + East-West

Hybrid: Railroad + North-South

Hybrid: Intersecting Railroad + North-South

Southern Campus

Existing North-South Grid

Railroad

Existing East-West Grid

Perpendicular to Railroad

Dual-Axis Street Alignment Studies

Mill Rd + East-West

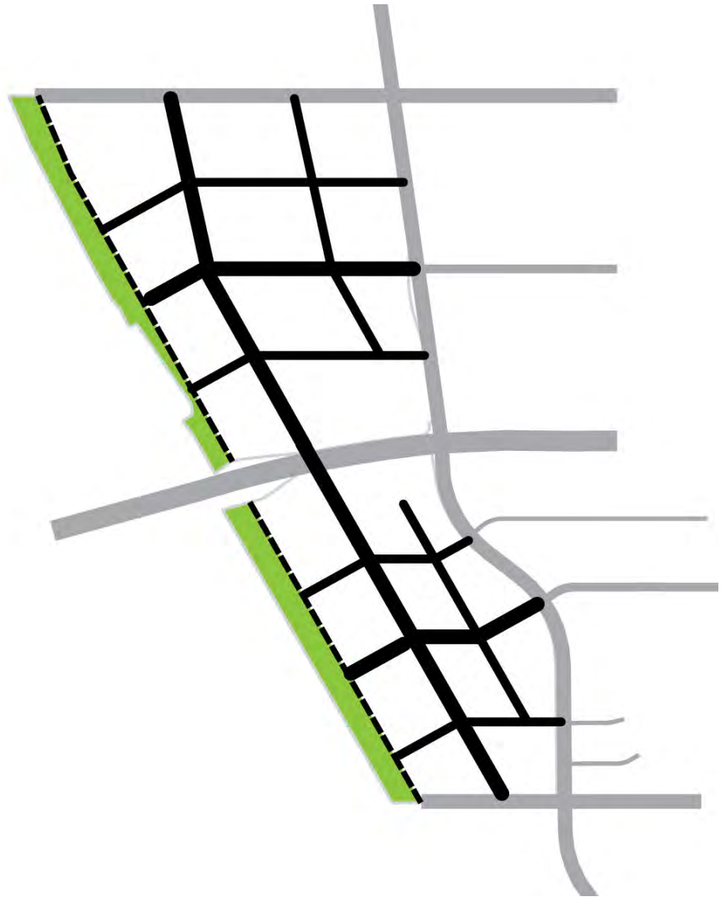
Hybrid

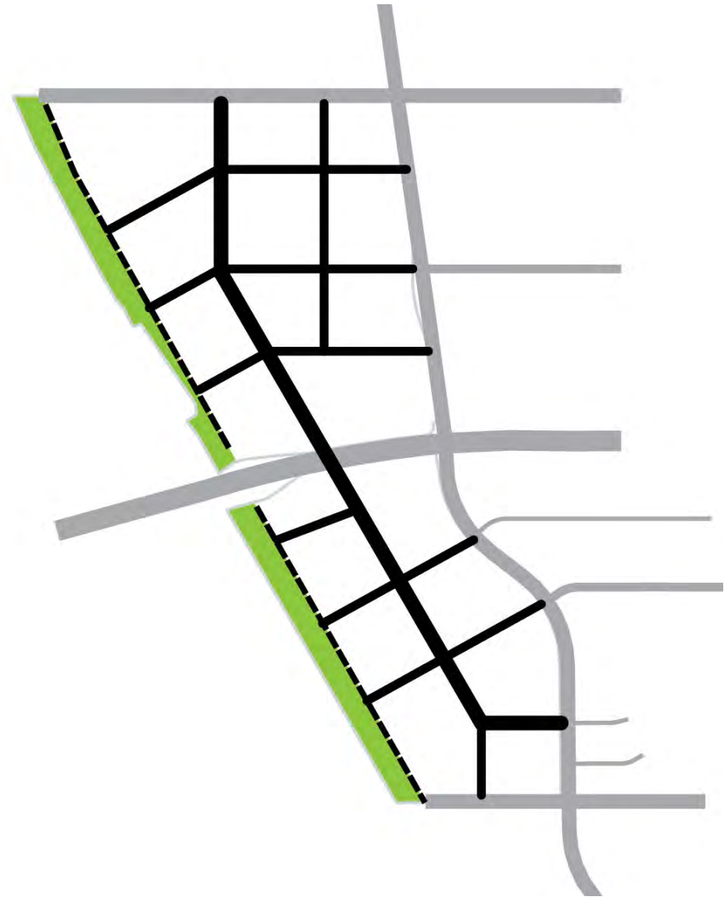
Hybrid

Hybrid

Hybrid

Combined Campus Street Alignment Studies





Vineyard Analysis | Connectivity Concepts

The Vineyard Campus is divided into north and south portions by the Vineyard Connector Road. This road is converting from a local Vineyard City road into a significant UDOT project. Thus far the evaluation of the road has been narrowly focused on the vehicular transportation considerations. Depending on the development of the road, pedestrian and cyclist considerations, and all the adjacent land use and urban design impacts, the Vineyard Campus has a chance to function in very different ways, either as a unified campus, two separate campuses, or a partially connected campus.

Further collaboration with Vineyard City and UDOT are necessary steps to develop Vineyard Connector in a holistic, interdisciplinary manner which acknowledges and incorporates the design considerations of users at a major new state-owned educational facility.

Vineyard Analysis | North-South Crossing

While it is unknown exactly how the Vineyard Connector will evolve as surrounding development increases, it is clear from the vehicular-transportation focus of UDOT that the road will be developed to maximize vehicle capacity. However, with the acquisition of the Vineyard Campus property by UVU the calculus of an appropriate road design has changed. As a vehicle-first road, the Vineyard Connector will divide the Vineyard Campus into two, separate halves. To make it function as a unified campus north-south connections across the Vineyard Connector will be essential. Some concept-level alternatives examine a range of pedestrian, cyclist, and vehicular options.

Separated

Circulation + Access

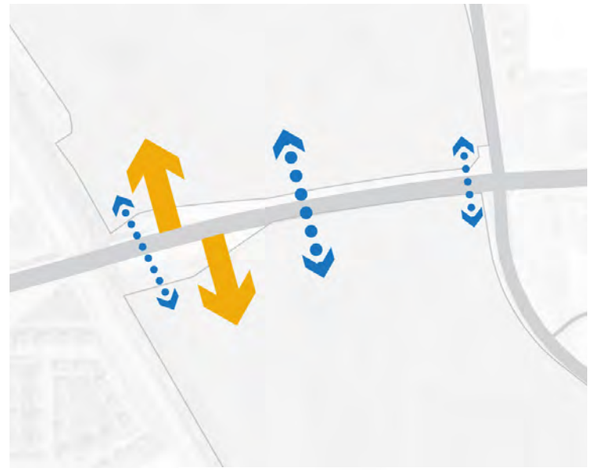
- Bike-Ped Crossing

Unified

Circulation + Access

- Enhanced Bike-Ped Crossing
- Regular Bike-Ped Crossing
- Full Vehicle Crossing
- Potential Transit Hub Access Point

Partially Connected



Circulation + Access

- Enhanced Bike-Ped Crossing
- Regular Bike-Ped Crossing
- LImited Vehicle Access (No Crossing) (e.g. Transit Hub Access)

CRSA

UVU UTAH VALLEY UNIVERSITY™