

# UTAH VALLEY UNIVERSITY



## VINEYARD CAMPUS CONCEPT DEVELOPMENT PLAN



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# ACKNOWLEDGMENTS

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VINEYARD CAMPUS CONCEPT DEVELOPMENT PLAN

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# 01

**BACKGROUND,  
VISION & GOALS**

# 01

## BACKGROUND, VISION & GOALS

### INTRODUCTION

Utah Valley University's unique property holding in the City of Vineyard is an important asset providing a solid foundation for future growth and development. The property is strategically located within a dynamic and rapidly growing region along Utah County's public transit corridor.

Leveraging access to the site via public transportation supports convenience of movement between UVU's campuses and to areas beyond. The unique features of the site allow for a campus fabric that is integrated with the surrounding community, providing opportunities for civic engagement and cultural exchange and fostering a strong sense of place and belonging. Stakeholder discussions for the development emphasized a strong interest in public art installations, outdoor gathering spaces, and cultural events that showcase the diversity and vibrancy of the Utah Valley University and the City of Vineyard.

An important first step was establishing clear guiding principles for the new Concept Development Plan. By defining these principles, the University can test emerging ideas for alignment with their values and goals to guide the decision-making process for site development and potential partnerships. The intent of these principles is to foster a vibrant, sustainable, and inclusive campus that prioritizes the well-being of students, faculty, staff, and the community and promote the success of the University and its partners.



*Vision Workshop: Rose, Bud, Thorn Activity*

As Utah Valley University's enrollment and academic offerings grow, the available space at the Vineyard Campus ensures that the University is able to meet its expanding needs.

This document represents an exploration of planning opportunities in support of the University's growth and strategic development.

The concepts developed promote collaboration and innovation, both within the university and with external partners. The Concept Development Plan creates spaces that facilitate interdisciplinary collaboration, research, and entrepreneurship, all with the goal of forging partnerships with businesses and community organizations.





Mountain View from Vineyard Connector

VISION AND GOALS

This 220-acre site is a tremendous opportunity to further catalyze and anchor the fast-growing City of Vineyard. With any new development, planning for strategic growth and its potential uses is paramount for future success. Visioning for the potential future 30-60 and 100 years out helps define the desired outcomes that lead to long-term success.

The Steering Committee’s vision for this site is to establish a forward-thinking and innovative campus. The creation of a vibrant, interconnected campus environment is central to the vision, with a focus on promoting interdisciplinary collaboration, academic excellence, and personal and professional growth for students.

The thoughtful integration of various uses including healthcare, research, housing, academics, and shared open spaces will allow the campus to function as a cohesive ecosystem.

Encouraging innovation is an essential goal that will involve the creation of spaces designed to foster collaboration among students, faculty, and partners on groundbreaking research and projects. The design of the campus aims to create an environment where opportunities and resources for interdisciplinary collaboration and learning are abundant.



Vision Workshop: Space Visioning

Some of the specific needs and opportunities that were defined by the stakeholder groups during this process include the following:

- A future healthcare anchor tenant to leverage UVU academic programs.
- A conference center to support various programs on the site.
- A hotel to attract people to the site and provide a place for short-term visitors to stay.
- Research spaces to support functions related to private and academic research.
- Spaces that integrate both private and public uses to catalyze innovation.
- Housing on-site to integrate live/work/play in the community.
- Connectivity between campus, downtown Vineyard, the lake, and future development to the north and east.
- Additional academic space that is synergistic with other UVU campuses.





Clarke Building on UVU Orem Campus

## VINEYARD CAMPUS NEEDS

The Vineyard Campus is a significant opportunity for the University to address rapid county population growth, landlocked campus challenges on the Orem Campus, emerging academic markets, advancing technological requirements, and limited funding streams. The efforts of this study bring forward a Concept Development Plan that is in concert with the institutional mission and vision.

To meet the needs of Utah Valley University, the Concept Development Plan of the Vineyard Campus is intended to provide a long-term approach to mixed-use campus development.

The framework of the campus neighborhoods allows for growth of the campus in a meaningful and thoughtful way, maintaining a

consistent and harmonious approach to fulfill the institutional mission and collaborate with future tenants.

The needs of the University will change over time as it relates to the growing community, new technologies, and emerging markets. The Vineyard Campus Concept Development Plan is a guide to further planning efforts and strategies to accommodate physical development and growth over time.

A broader and deeper needs analysis of ongoing and new academic programs, classroom space needs, and emerging technology will need to be explored as the Vineyard Campus develops.

## BUILDING ON IDEAS

The UVU Vineyard Campus is central to the growth of Vineyard City and Utah County. The site has excellent transportation access, both public transit and vehicular. To leverage efforts by the University, Vineyard City, and Mountainland Association of Governments, this Concept Development Plan aims to be in alignment with the visions and goals established by existing planning documents.

### UVU MASTER PLAN 2016 + UVU FACILITY MASTER PLAN 2021 UPDATE

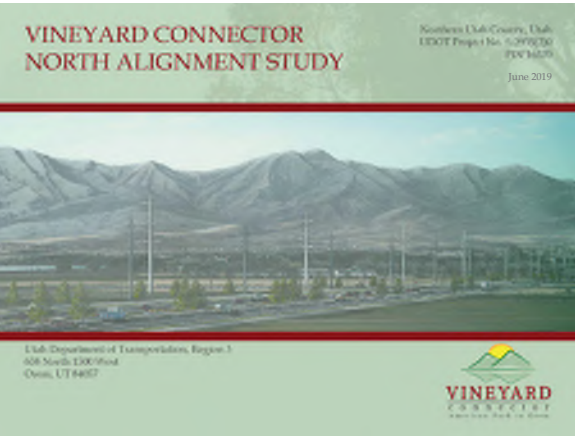
These planning document outline phased development plans for the Vineyard Campus. Key features include a linear open space and trail along Rail and an open space network across campus, and a multimodal street network with an emphasis on structured parking. A high density of buildings was featured, including an innovation district, institution zone, research park, and multifamily housing.

### VINEYARD GENERAL PLAN UPDATE (2019)

Outlines goals and implementation strategies for the growth of the city that include thoughtful land use, a multimodal transportation system, an open space network, and a rich mix of housing opportunities and recreation. This document establishes a proposed density, designates future green space parks and trails, including the Lake Promenade, and prioritizes transportation improvements, including future streets, bike lanes, a pedestrian bridge, and a multimodal hub at Vineyard Station.

### VINEYARD CONNECTOR NORTH ALIGNMENT STUDY (2019)

UDOT and Mountainland Association of Governments study of the need for a transportation connection between Orem and American Fork to accommodate growth in the area. Proposes a 105 foot right-of-way, comprised of two lanes and a shoulder in each direction, with a median/center turn lane. Construction is proposed to start between 2025 and 2034, with the potential to expand the roadway by an additional lane in each direction by 2045.

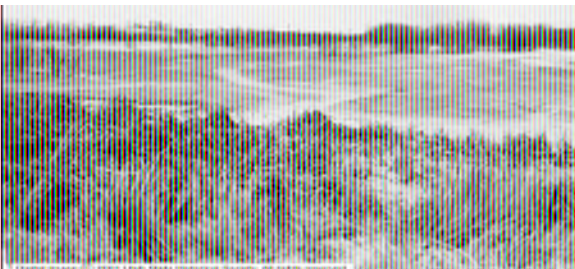




INSPIRATION



Zion Bancorporation Campus in Bingham Junction



Brownfield in Midvale, UT



Midvale Slag Superfund Site in 1941

BINGHAM JUNCTION, MIDVALE, UT

Midvale City, formerly known as Bingham Junction, was established at an important railroad crossing and became a center of mining industries. From 1871 to 1987 several different companies operated a number of smelters, refineries, and mills just west of Main Street. These operations processed copper, lead, zinc, arsenic, silver, and cadmium from ores that originated from mines in both the Bingham and Little Cottonwood canyons. The Main Street neighborhood sprang up directly adjacent to these extensive ore industries and became the thriving downtown of Midvale City. Since the height of Midvale’s mining industry, the Main Street neighborhood has faced significant challenges. Main Street is no longer

the commercial and social center of the City. It was incrementally isolated by the construction of I-15, freight and commuter railways, and the contaminated land left behind by the smelters. Recent changes have added new value and activity to the neighborhoods around Main Street. The large Bingham Junction commercial and residential development on the previously contaminated smelter land, the TRAX light rail commuter station, and new multi-family residential buildings in the area, including City Hall, have given the neighborhood momentum for improvement. Recent planning efforts are guiding this momentum to produce a thriving town center type of neighborhood.



Campus Aerial View



Map of University of Colorado



Campus Plaza

UNIVERSTIY OF COLORADO, ANSCHUTZ MEDICAL CAMPUS, AURORA, CO

Similar in size to this campus in Vineyard at 256-acres, The University of Colorado Anschutz Medical Campus in Aurora Colorado combines academic, mixed-use commercial, residential and healthcare into a vibrant campus East of Denver. Located close to light-rail, the campus is anchored by UCHealth to the West and Children’s Hospital to the East. To the North lies the Fitzsimmons Innovation Park, which is a P3 innovation park that includes private, academic and public research facilities. The core of campus houses the University of Colorado’s six health sciences-related schools and colleges,

including the University of Colorado School of Medicine, the CU Skaggs School of Pharmacy and Pharmaceutical Sciences, the CU College of Nursing, the University of Colorado School of Dental Medicine, and the Colorado School of Public Health, as well as the graduate school for various fields in the biological and biomedical sciences. The Anschutz campus hosts administrative and teaching functions, as well as clinical and research programs with nearly 25,000 faculty, employees, and support staff.



GUIDING PRINCIPLES

To ensure a comprehensive approach that aligns with Utah Valley University’s core values and vision for the future of the Vineyard Campus. The following principles were established by the UVU Steering Committee to serve as a compass through the planning and development process.



ACADEMIC AT THE CORE

*Development should support the mission and growth of the University and have academia at the core of the Campus.*



ECONOMIC ENGINE

*Be financially positive land owners in making decisions that will support the fiscal mission of University long term.*



HEALTHCARE DESTINATION

*Serving the community and surrounding region with expanded healthcare services. Direct connection to academic core and research programs.*



LEVERAGE TRANSPORTATION ACCESS

*Leverage the access to the Campus via public transportation modes and the Frontrunner station adjacent to the site (train, bus, ride share). Maintain identity of UVU on the Vineyard Campus through creative branding, planned development, student access, campus-to-campus shuttle transport, and academic program development.*



SERVE THE COMMUNITY

*Amenities and programs on the campus should reinforce service to the community and support student growth through work partnerships with the student body of UVU. Innovative programs to allow crossover from learning to employment. Provide space for performances, art exhibits, and conferences.*



FOSTER A SOCIAL ENVIRONMENT

*Provide open green spaces that offer places to gather, observe the panoramic views, and find points of respite on campus.*

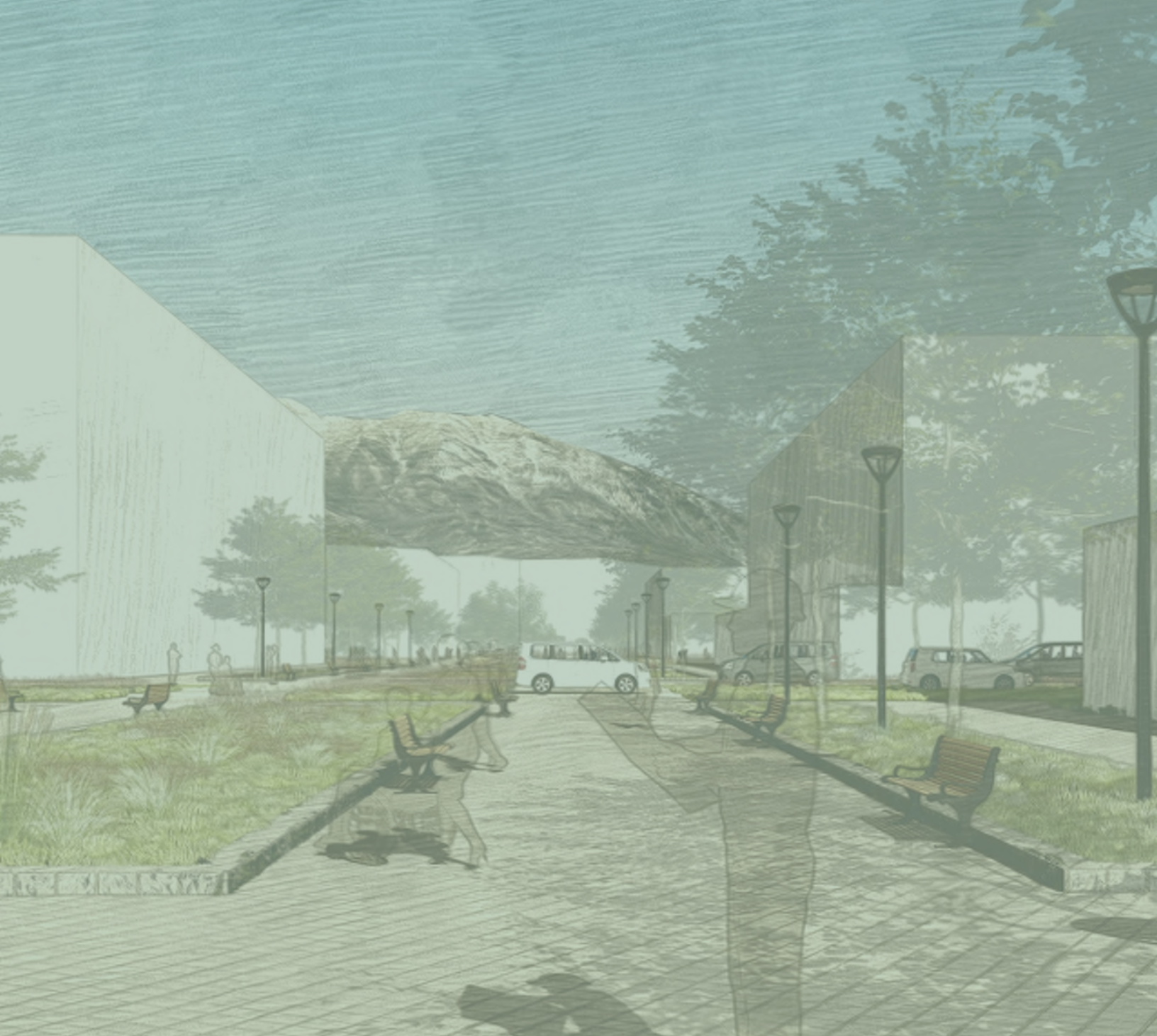


EMBRACE ECOLOGICAL LOCATION

*Leverage the location of being adjacent to Utah Lake shoreline with outdoor programs, studies, and explorations. Ensure there is access to the shoreline from the Campus.*







# 02

**SITE  
ANALYSIS**



# 02

SITE  
ANALYSIS

## EXISTING SITE CONDITIONS

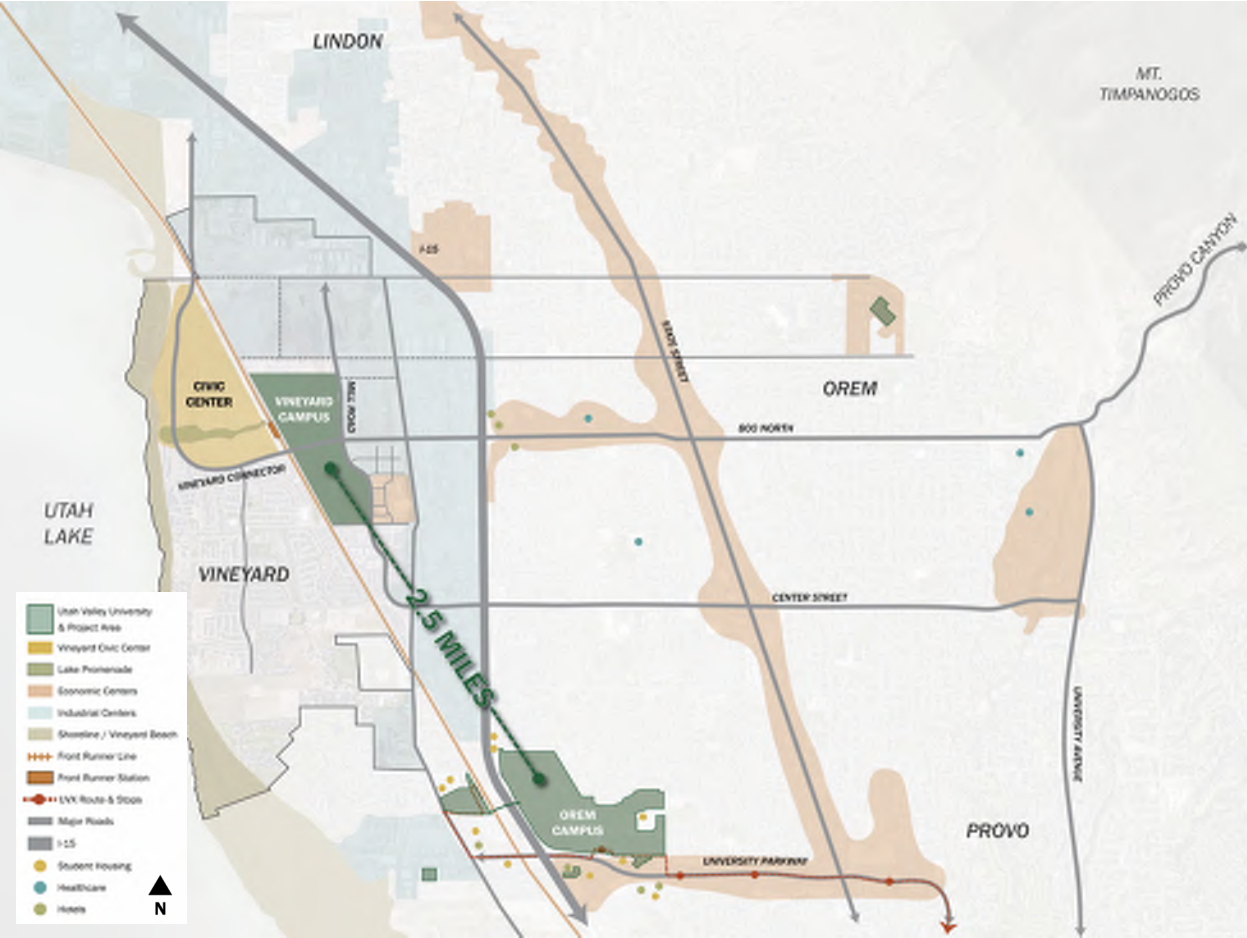
To understand the opportunities of the site and to integrate successfully with adjacent land use and infrastructure, the Planning Team has analyzed the local and regional context. This analysis helped in discovering assets, weaknesses, and opportunities for future campus frameworks, including building and land use, landscape and open space, and transportation and mobility.

Connecting the UVU Orem and Vineyard campuses by a variety of active, public, and private transportation modes is critical to the success of the campus. The FrontRunner tracks to the west and UDOT restricting additional access across Vineyard Connector create barriers to the site’s access. Integration with the existing and future street grid and connections over the tracks is a high priority to create an accessible and connected campus.

For the Concept Development Plan to be fully integrated with its land use context in ways that will be synergistic, it is crucial first to understand what is in place today and what is planned for the future.

Vineyard has significant development plans for a Town Center immediately west of campus, as well as a vibrant waterfront on Utah Lake, with a promenade connecting these two important community nodes. Understanding this future context enables the Concept Development Plan to consider opportunities to leverage this future asset.

The following chapter focuses on identifying and exploring which potential assets and opportunities to leverage for the development of the campus.



Regional Map of Vineyard and Neighboring Cities

## REGIONAL CONTEXT

The Vineyard Campus is located two and a half miles north of the Orem Campus. The regional context includes access to Interstate 15, large economic centers along the State Street corridor, access to Provo Canyon along 800 North, Utah Lake to the west, and access to FrontRunner rail system.

The region is quickly growing with housing, commercial, and industrial developments.

The location of the UVU Vineyard Campus positions UVU to grow in concert with the region.

Utah County has seen extensive population growth over the last thirteen years and is projected to continue to grow with projections of one million people over the next thirty years, more than doubling the current population.





Vineyard Project Area and Zoning



Downtown Vineyard Master Plan by Vineyard City (2019)

## LOCAL CONTEXT AND ADJACENT LAND USE

### ZONING AND ADJACENT DEVELOPMENT

Zoning around the Vineyard Campus includes “Regional Commercial” to the east that intends to leverage vehicular access and create destination commercial for the Utah Valley. To the north of the site, the zoning code defines “Flex Office and Industry,” a broad zoning definition that allows for the expansion of existing industry in northern Vineyard and more transitional uses.

East of the southern half of campus is “The Forge,” a planned development with a mixture of commercial, office, and residential with an urban neighborhood experience. “The Yard” to the south is an expanding food, retail, and entertainment center for the city.

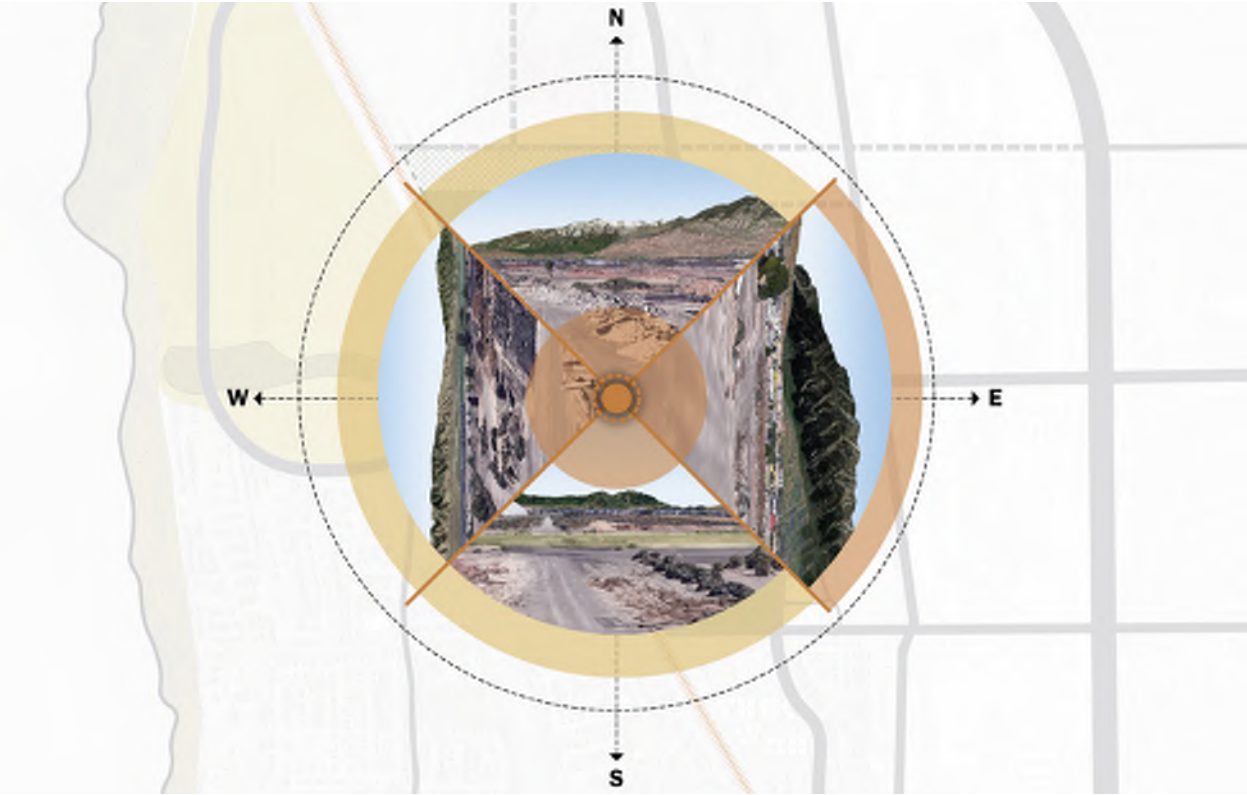
Existing residential borders the site to the south and across the train corridor, as well as an elementary school near the planned pedestrian bridge.

### VINEYARD AND TOWN CENTER

While much of Vineyard City’s historical land use was comprised of industrial uses, recent development has largely been single and multifamily housing communities. With the installation of the Vineyard FrontRunner station and proposed transit improvements to the area, Vineyard City’s efforts have been driven by a desire for intentional growth and a high quality of life for its residents. A keystone of these efforts is the Vineyard Town Center Master Plan.

Directly west of the UVU Vineyard Campus, this plan proposes transforming the 294-acre brownfield site into a high-density, mixed-use town center with walkable streets and abundant access to green space and other public spaces. This including an improved Utah Lake waterfront with the Lake Promenade connecting the waterfront to the FrontRunner station.





Views from Vineyard Connector

IEWS & VIEWSHEDS

IEWS FROM THE SITE

Several mountain views are experienced on the site. From the Oquirrh Mountains in the northwest, Mount Timpanogos and Provo Peak to the east, and the Lake Mountains to the West. Many of these views will remain even as the area develops. Views may be framed by building orientation and design. Upper levels of buildings may also have views of Utah Lake.



Utah Lake from Vineyard Beach



Timpanogos Mountain



UTA FrontRunner and Vehicular Travel Time

TRANSPORTATION ANALYSIS

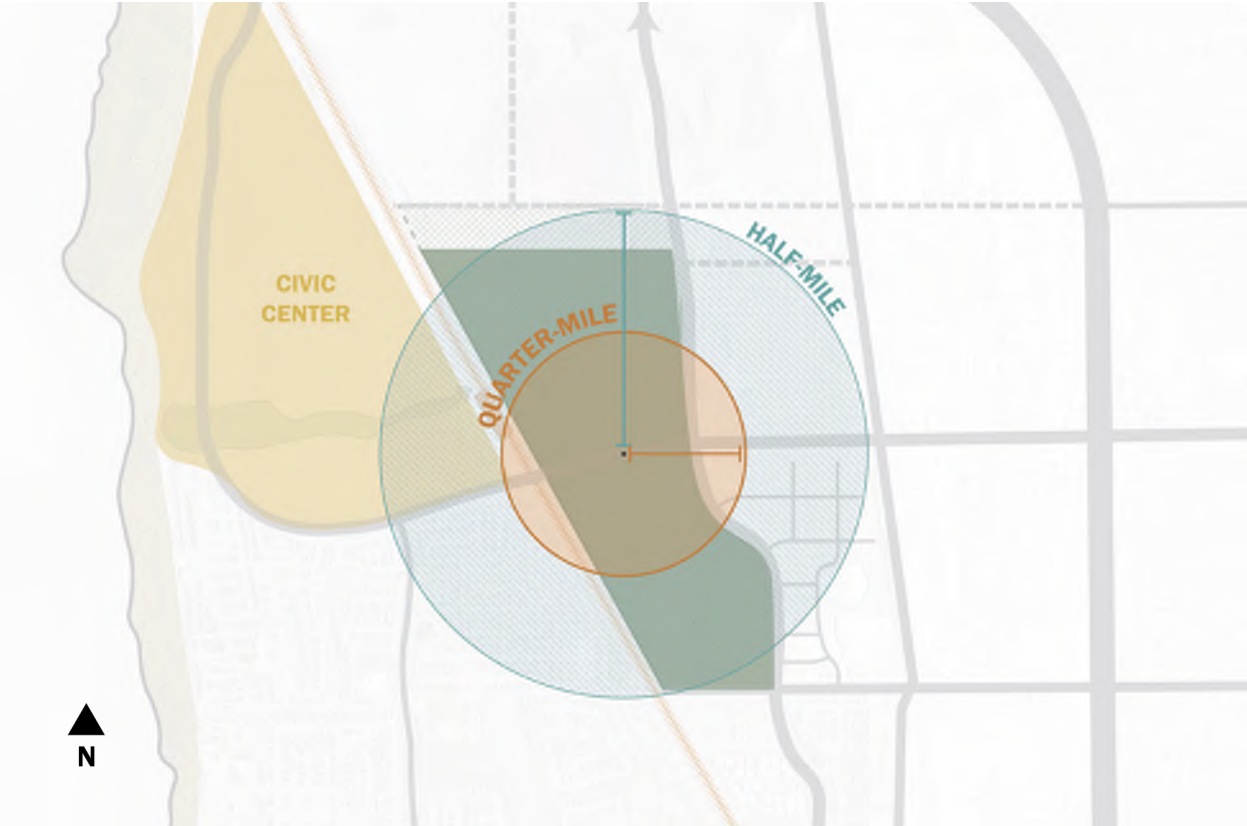
VEHICULAR TRANSPORTATION

The proposed UVU Vineyard Campus is split across two parcels – one on the north side of Vineyard Connector and the other on the south side of Vineyard Connector. Vineyard Connector currently carries approximately 14,000 vehicles a day (based on 2019 data from Utah Department of Transportation [UDOT]). There is an existing traffic signal at the intersection of Vineyard Connector & Mill Road. Vineyard Connector is a state highway (SR-114) that UDOT has classified as an Access Category 3 (System priority-urban importance) facility, which means signalized intersections can be placed 2,640 feet apart, and no unsignalized access or is permitted along its frontage.

The Mountainland Association of Governments (MAG) Regional Transportation Plan identifies Vineyard Connector extending a 5-lane cross-section northeast to Pioneer Crossing in Lehi in Phase 1 (2019-2030) of the plan.

The site has excellent freeway access with a close off-ramp at 800 N, an off-ramp to the North at 1600 N, and to the south at Center Street, which transitions into Mill Road. Vineyards Master Plan includes a Mill Road extension to 1600 North, with east-west connections to Geneva Road at 1000 North and 1200 North.





Vineyard Campus Walkshed

PUBLIC AND ACTIVE TRANSPORTATION

The Utah Transit Authority (UTA) has a FrontRunner station and a park-n-ride lot adjacent to the campus with access on the west side of the tracks. Bus route 834 begins and ends trips at this FrontRunner station and provides access to Orem, Provo, and the Brigham Young University Campus, with 30-minute headways. Bus route 807 passes nearby on Geneva Road, Vineyard Connector and Mill Road to the south and travels from the Lehi FrontRunner station to the UVU main Orem campus. The frequency of this route is limited, with approximately 4 trips in the morning and 4 trips in the afternoon on weekdays.

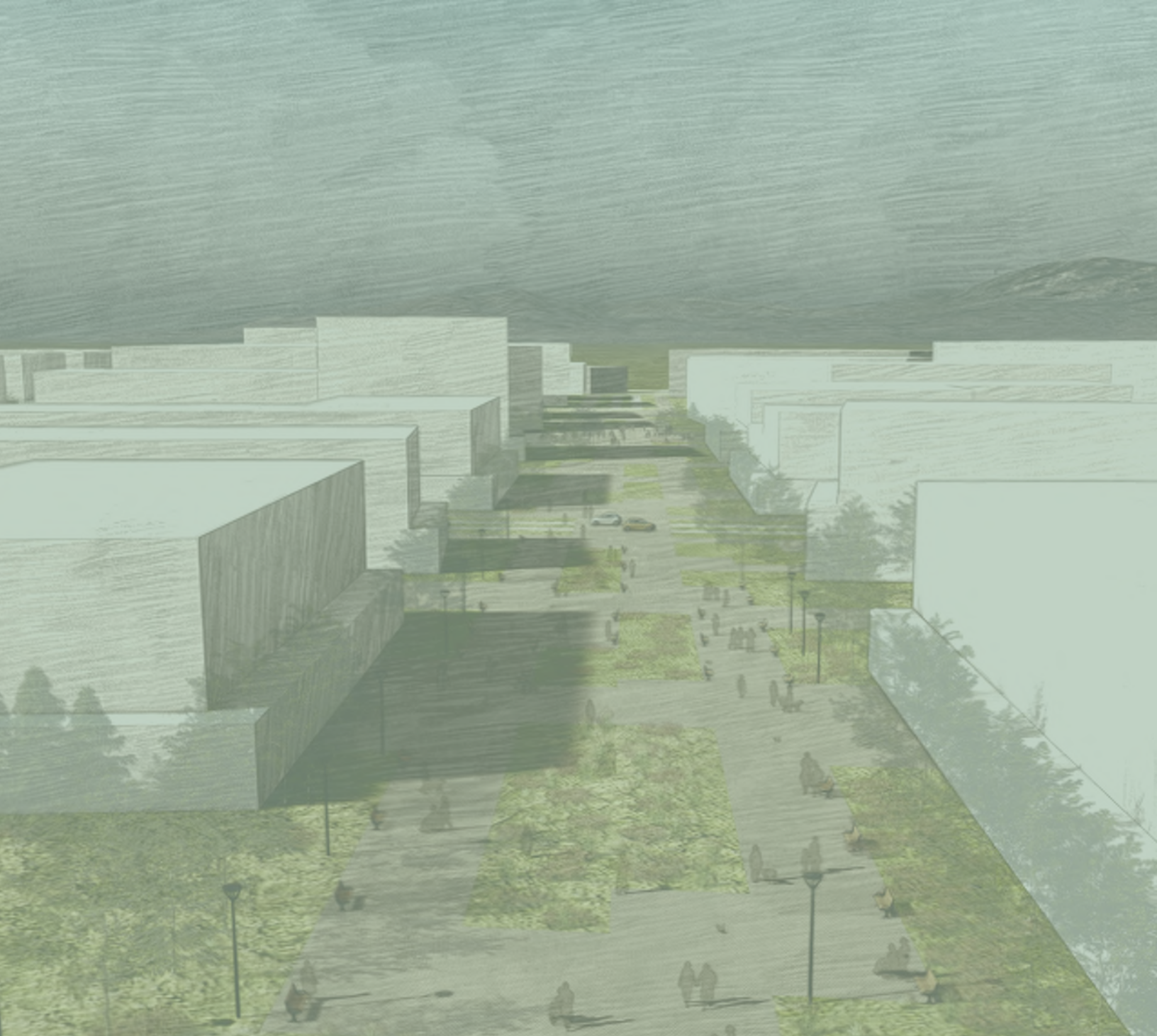
The Central Light Rail Line is unfunded and is planned for Phase 2 (2031-2040) and will connect from American Fork to Provo with a stop at the Vineyard FrontRunner station.

City of Vineyard planning includes bike lanes along future roads in the area. With the expansion of Vineyard Connector, trails and buffered bike lanes are also planned.



Vineyard Transportation Routes





03

CONCEPT  
DEVELOPMENT PLAN



03  
CONCEPT  
DEVELOPMENT  
PLAN

INTRODUCTION

The University Valley University (UVU) Vineyard Campus Concept Development Plan sets forth a bold vision for the institution’s expansion and future development. The preferred concept plan approach incorporates the guiding principles and best practices for campus design. The framework aims to create an interconnected, vibrant, and sustainable community that caters to the needs of students, faculty, staff, and visitors. The plan seeks to strengthen the University’s mission and promote the success of tenants and University partnerships.

As the campus evolves over the next 30+ years, the preferred concept plan is designed to adapt to changing needs while maintaining a cohesive and distinctive identity. The approach creates and external orientation to create and a campus that is welcoming and integrated within the community while also providing ample green space and a cohesive internal campus environment. The plan emphasizes connectivity and accessibility and promotes a pedestrian-friendly environment that fosters a sense of community and well-being among its users.

These key features of the concept plan include a strong campus edge and community connections, ample green space and outdoor amenities, and a multimodal transportation system that prioritizes accessibility. These elements work together to create a functional campus with a strong identity, fostering an enriching academic and social experience for all who visit or call the UVU Vineyard Campus home.



FRAMEWORK PLAN CONSIDERATIONS

DISTRICTS	USES	BUILDINGS
ACADEMIC	Research	Conf. Center
	Conference	Hospital
	Housing	Parking Structure
PUBLIC-PRIVATE PARTNERSHIPS	Start-Up	Student Housing
	Innovation	Office
	Treatment	Hotel
HEALTH	Mixed-Use	Restaurant
	Dining	Performance
	Entertainment	Gym/Fitness
HOUSING	Recreation	Childcare
		Park
		Academic Hall

Figure (note this is not inclusive of every potential use or building).

This Concept Development Plan organizes the site into districts that may contain different uses:

LANGUAGE/NOMENCLATURE:

DISTRICTS: These are the zones that have been created to signify specific identities within the site. While multiple functions can be serviced by each zone, the zone is typically anchored by a building or institution and has a specific feel and identity within the campus/site.

USES: These are use and activity oriented programmatic pieces. They may nor not be defined by and within a single neighborhood. Activities such as ‘research’ will likely take place throughout the campus/site in different ways throughout each zone.

BUILDINGS: Specific buildings give life and identity to the neighborhoods and overall site/campus. Like Functions/Activities, the buildings may wind up servicing the users of multiple neighborhoods in different ways.

When considering the high-level zoning and concepts for the site, there were several critical factors that were evaluated for the efficacy of each. These are as follows:

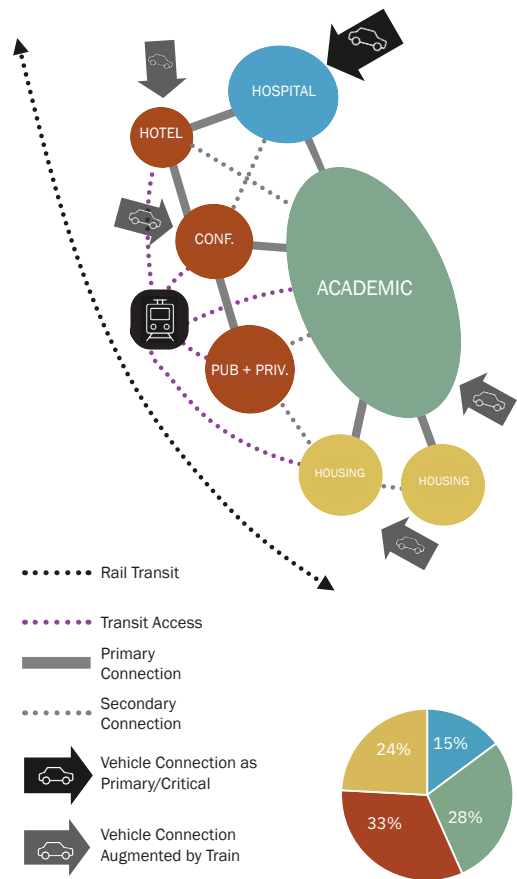
CRITICAL FACTORS FOR SITE ORGANIZATION		
	FACTOR	WHY
01	Train access is adjacent to those uses that support people arriving by train.	Shorter paths encourage use of the train, campus safety, creates a pedestrian zone on campus with the opportunity to extend the Lake Promenade.
02	Consolidate the academic zones as much as possible.	Contiguous site placement of academic uses: 1. supports student + staff connection between academic buildings 2. builds a campus identity 3. assists in wayfinding 4. builds community
03	Position the hospital/medical uses for easy vehicle access from primary roads.	The hospital function will need a clear front door and a clear back-of-house service path. Back-of house will include ambulance traffic, loading docks for supplies, services, medical gas yard, and central utility plant (CUP). Both the “front door” and “back door” require clear wayfinding to support patients and families and make the journey easier coming from off-campus.
04	Consider smart extension of the Lake Promenade.	This will be a primary, natural path into the campus from the western residential/commercial zone and the train station stop. It could either have a clearly developed and meaningful end-point on campus that serves the entire site, or alternately, be a connector across campus from the west to the future development east of the site.
05	Hospital site is pulled back from noise & rumble of the train.	Two reasons: better patient experience and potentially reduced construction costs, as there likely won't need to be the same mitigations for sound and vibration.

Using these critical factors, each concept was discussed and evaluated in partnership with the stakeholders to determine the path forward in the conceptual plan design.





ADJACENCY BUBBLE DIAGRAM



CONCEPTUAL BUBBLE DIAGRAM

Guided by visioning exercises with the steering committees, the guiding principles, and the critical factors for site organization, a conceptual layout for the site emerged. Several layouts were explored with one emerging as the preferred concept.

OPTION A PLUS/Delta

Note  
+ = things that work well  
Δ = things that could be improved

+	Δ
Hospital site running E-W suggests E-W orientation of primary hospital building - preferred for energy use, passive thermal, and visual comfort.	Academic connection will rely on pedestrian bridge, underpass, or significant crosswalk to extend across Vineyard Connector.
Hospital “front door” could face the academic campus while still having back-of-house service access from a secondary road.	
Initial phase of academic campus is adjacent to train station.	
N-S pedestrian connector brings vibrancy to the entire site.	
Site is bookended by housing functions, opening up the middle of the site for daytime activity. At the south end, housing is adjacent to nearby housing.	

This layout balanced the proposed districts on the site, emphasized connections between uses with synergetic adjacencies, and aligned uses with appropriate transportation connections. This diagram guided the development of the preferred concept.

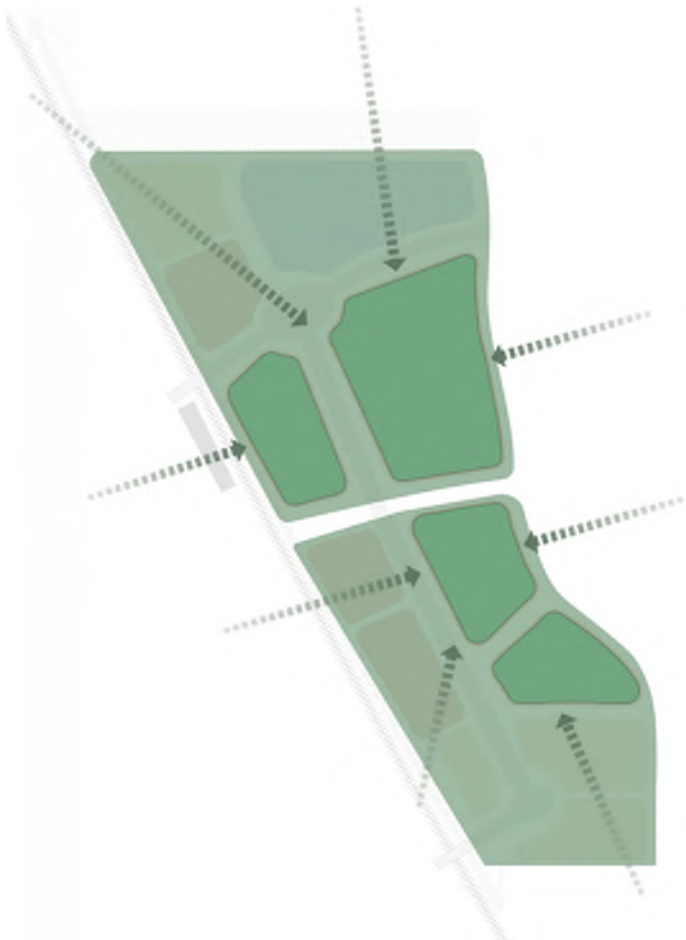


BIG IDEAS TO DRIVE CAMPUS ORGANIZATION

**ACADEMIC CORE**  
An Academic Core that Enhances Education and UVU Identity.



The central purpose of the Vineyard Campus is to provide educational opportunities for students in Utah County. The position of the academic core is important to maintaining strong and identifiable campus boundaries, meaningful adjacencies, and easy access via all modes of transportation to and through campus. As the largest and most centrally located neighborhood on campus, the academic core of UVU buildings will be located adjacent to the Innovation and Healthcare Neighborhoods to provide collaborative training opportunities, jobs during and after education, and access to economic opportunities.



UVU Orem Campus



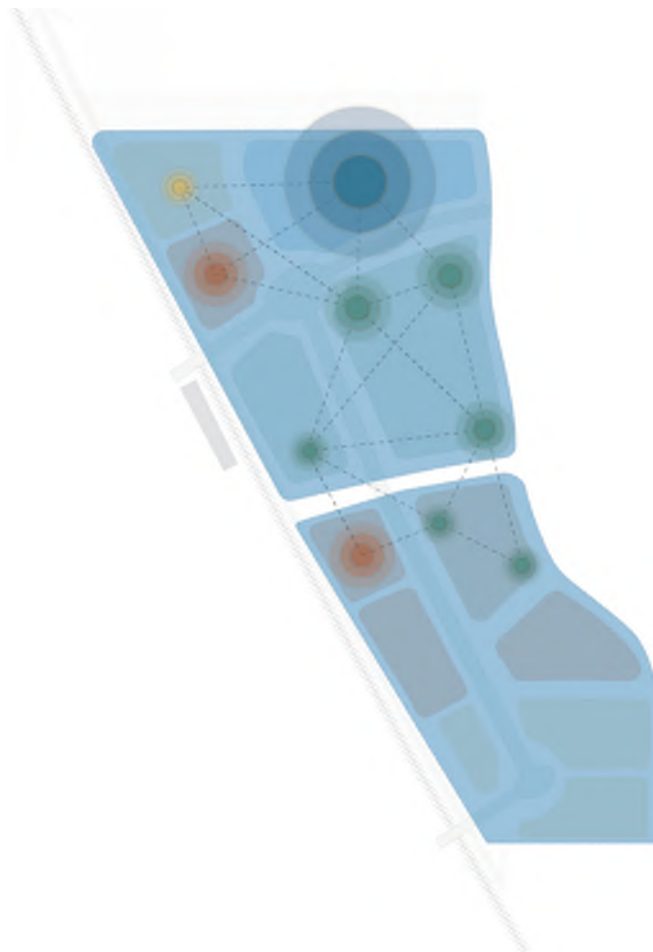
UVU Fulton Library



**HEALTH VILLAGE CORE**  
A Focus on the Healthcare that Anchors the Site.



The primary anchor tenant of the campus is anticipated as a Healthcare facility located at or near the northeast corner of the site. These 30 acres become a primary driver of campus organization, including the location of adjacent neighborhoods and the internal grid and roadway network. If located properly, the Healthcare Anchor Tenant acts as a landmark on campus, generating destination use on a frequent basis and assisting in activating the public spaces of campus. While internal campus network connections will be crucial to the success of this anchor tenant, it also thrives at the campus perimeter with its own unique gateway, parking (surface and structure), and arrival sequence.



District 2243 in Leander City, Texas



Maple Grove Medical Center, Minnesota Health Village



POM Limburg, Hasselt, Belgium





**GATEWAY**  
Robust Gateways that Connect the Site, Community and Region.



The Campus has several strong gateways from various transportation modes. The town-to-gown connection between campus and the surrounding community's will be defined in these liminal zones.

The Vineyard Connector connects Interstate-15 with Vineyard City, and presents the primary campus vehicular gateway. UVU academic buildings should anchor this key intersection to signal arrival to campus. Minor vehicular gateways exist at entrances to the site along Mill Road. Each gateway should signal arrival to the campus districts and connect intuitively to the rest of campus.

Organization of campus buildings, land use, and mobility systems around the Vineyard FrontRunner Station, is important to leverage this key asset. This public transportation gateway will be important to defining the campus identity.



Gateway of Ohio State Campus



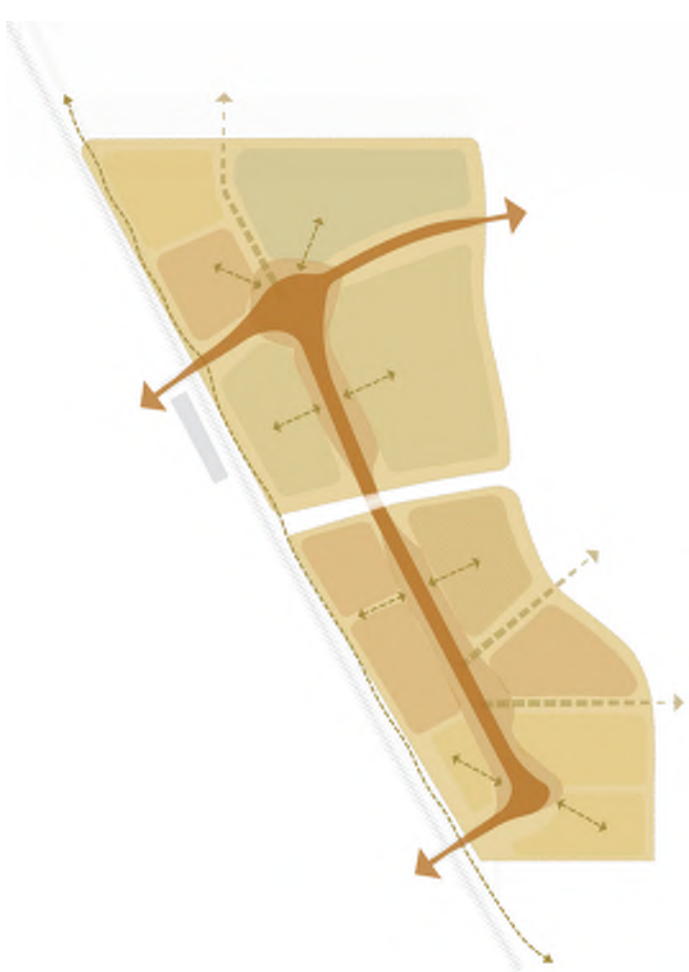
Gateway of University of Alabama



**THE CATALYST**  
Catalyzing the Site Through Planned Transit and Open Space.



The Catalyst is a primary active transportation linear pathway network connection north-south through campus. It serves to extend first-mile / last-mile connections to the FrontRunner station by users walking, biking, or using other forms of active transportation and micro-mobility. In addition to providing active transportation needs, the catalyst also dramatically increases the campus landscape and open space, providing campus occupants with access to campus open space that responds to place and expresses the seasons. This signature campus outdoor space connects all neighborhoods on campus to encourage 'bump-ability' and interactions between users. Lastly, The Catalyst creates a lasting impression of the campus, making it memorable and encouraging visitors to want to return.



Second Creek Campus, Denver



Arizona State University Polytechnic Academic District





**RAIL TRAIL**  
The Spine that Activates the Western Edge of the Campus.



The western edge of the site is aligned with the FrontRunner rail corridor. Utilizing the space along the rail corridor presents an excellent opportunity for north-south active transportation. Connecting the campus across the Vineyard Connector, which divides the site. The rail trail will connect with existing and planned trails in Vineyard and may connect active transportation users to the UVU Orem Campus two miles to the south via the recently completed bridge over I-15.

This linear spine at the west edge of the campus creates ease of access to all neighborhoods via an interconnecting series of east-west connections through campus. Combined with thoughtful landscaping, The Rail Trail creates a distinctive campus boundary at the western edge of campus for visitors and onlookers from the FrontRunner and future Vineyard Downtown.



University of Washington Walking and Biking Paths



Poppy Plaza in Memorial Center, Calgary Canada



**ECO TRANSECT**  
Connecting the Site and Development to View Corridors and the Environment



For the campus to feel connected to its geographic location in Utah County, the campus organizing framework seeks to maximize viewsheds east-to-west to create connections to the mountains and Utah Lake. The Lakeview Promenade is one of the key campus view corridors connecting the Vineyard FrontRunner station with a commanding view of Mount Timpanogos to the east and Utah Lake to the west. These views will become powerful landmarks for visitors to campus as they orient themselves to the campus layout and serve as powerful memories. Similar east-west corridors are encouraged throughout the campus for similar viewshed while also orienting buildings with the sun to optimize daylight harvesting.



Timpanogos Mountains



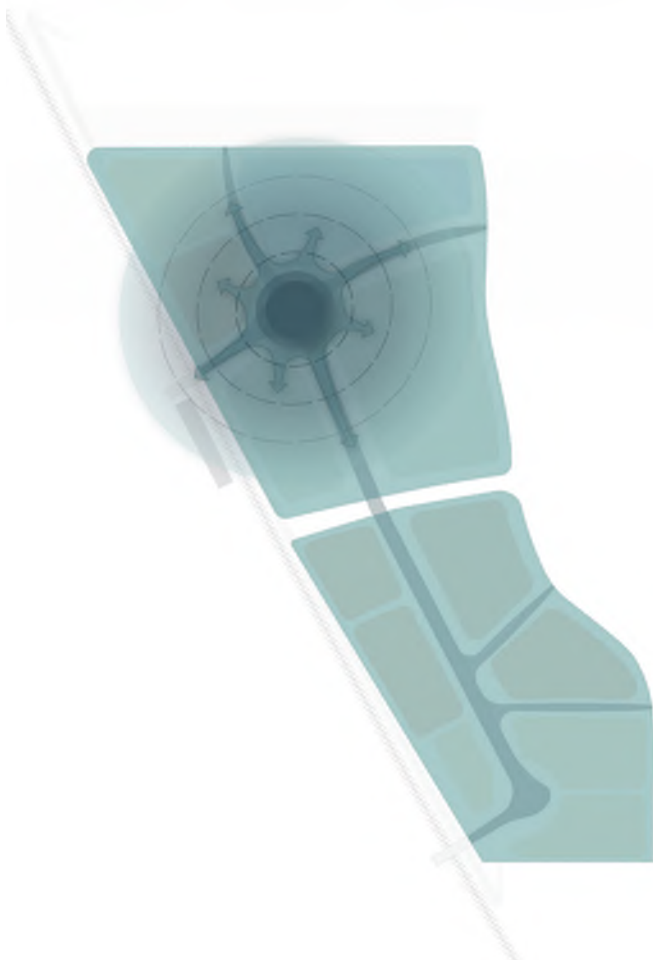
Lake & Mountain Views from Vineyard FrontRunner Station



**THE HUB**  
A Hub of Innovation that Leverages  
Live, Work, Learn, and Play Opportunities.



The key internal crossroads on campus, The Hub is a vibrant public space. Flanked on all sides by the four campus neighborhoods, The Hub is active 18 hours per day, over 300 days per year. Visitors of the Innovation District, Healthcare Anchor Tenant, and Academic Core will activate this space during the day, while residents of housing neighborhoods and Hospitality extend the activity into the evening hours. A careful blend of hardscape and landscape surfaces, balanced with gathering areas for small and large groups, ensures a variety of uses for the space at different times. Designed with the intention to frame views to Mount Timpanogos, Utah Lake, and views to key campus buildings. As campus development progresses, The Hub will feel inevitable, as if it was always there.



University of Wisconsin-Eau Claire



Plymouth Mobility Hubs



SITE ORIENTATION CONCEPTS

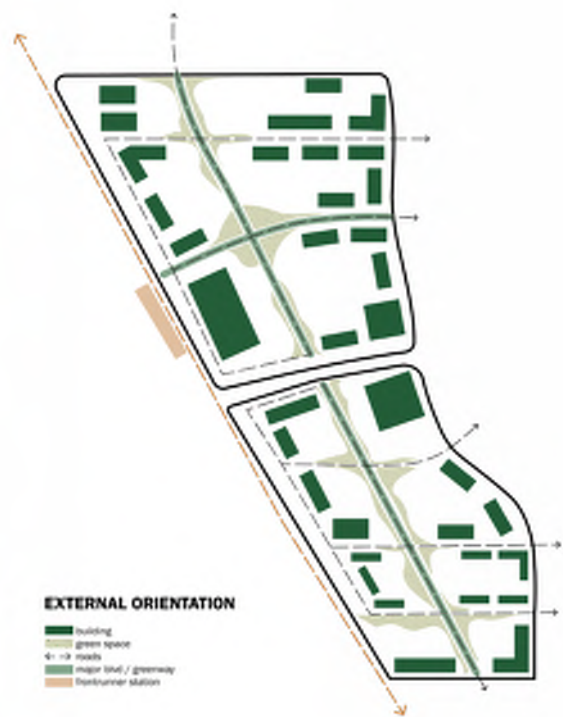
The organization of the Vineyard campus will set a precedent for the overall campus development and create a framework to reinforce campus identity, neighborhood connections, clear access for vehicles and pedestrians, and comprehensive development strategies. The site organization framework is intended to be a foundation

for development today and in the future while ensuring cohesiveness as the campus continues to grow over the next 30+ years.

Many site organization concepts were explored for the site. Two orientations were selected to guide the site organization.



**Green Space and Open Space Orientation:**  
To create a green space buffer at the edges of the campus while keeping the built structures closer to the “Catalyst” and allowing for more open space as an outdoor amenities that soften building density and negative impacts from major roads.



**External Orientation:**  
Develop buildings along the campus edge, creating a more urban feel along the street front. Creating more density at the edges certainly gives a different look and feel of the campus facing the adjacent and surrounding community.

**SELECTED CONCEPT**

A site plan diagram illustrating the 'Hybrid' concept. It shows a campus layout with buildings (dark green) and green space (light green). A major road (dashed line) runs along the left side, and a major trail/greenway (dashed line) runs along the right side. A bus stop (orange rectangle) is located near the road. The legend indicates: building (dark green), green space (light green), major road (dashed line), major trail / greenway (dashed line), and bus stop (orange rectangle).

**Hybrid Concept:**  
The preferred concept leverages the strengths of both conceptual site orientations to create a campus that has a strong campus edge and connection to nearby communities and pedestrian orientation while also providing ample green space.



PREFERRED CONCEPT

The concept plan integrates the guiding principles with big-picture site organization concepts to create an interconnected community that caters to the diverse needs of students, faculty, staff, and visitors. While also strengthening the University’s mission and promoting the success of tenants and partnerships.

Situated in the northeast corner is an approximately thirty-acre healthcare anchor tenant, carefully designed to allow for smooth vehicular, ambulatory, and service access while orienting its front door along the active Lake Promenade. This prominent location ensures a strong connection between the healthcare facility, academic core, and other uses on the site.

The Lake Promenade is an extension of the Vineyard City plans, creating a vital connection between Utah Lake, the future Vineyard City town center, and the UVU Vineyard Campus. This central feature creates a strong, inviting green space and active transportation connection within the campus.

A defining feature of the site is the “Catalyst,” a north-to-south connection that weaves together many of the buildings and quads with ample green space, gathering areas, and pedestrian pathways.

At the heart of the campus, where the Catalyst intersects with the Lake Promenade, is “the Hub,” a vibrant plaza where the innovation district, academics, and healthcare intersect. This lively space encourages connection, collaboration, and idea exchange among students, faculty, staff, and visitors, ultimately creating an enriching campus culture. The hub

is designed to serve as a focal point, drawing people together and providing a sense of place.

A trail alongside the rail line links the campus across the Vineyard Connector, with the potential for extending further along the rail line promoting connectivity and cohesion within the campus and into the community.

Uses that are likely to benefit from proximity to the rail station, such as the academic core, housing, retail, and innovation space, are strategically located nearby to maximize accessibility and convenience for users.

While vehicular traffic is accommodated with necessary access around the site, the plan encourages users to park and explore the campus on foot or by bike, fostering a more sustainable, pedestrian-friendly environment. This approach minimizes the impact of vehicles on campus life and contributes to a more connected and active community.

A strong Utah Valley University presence is maintained throughout the campus with visible buildings at major gateways like FrontRunner station and Vineyard Connector. These defining features create a functional campus with a strong identity and connections to the community.



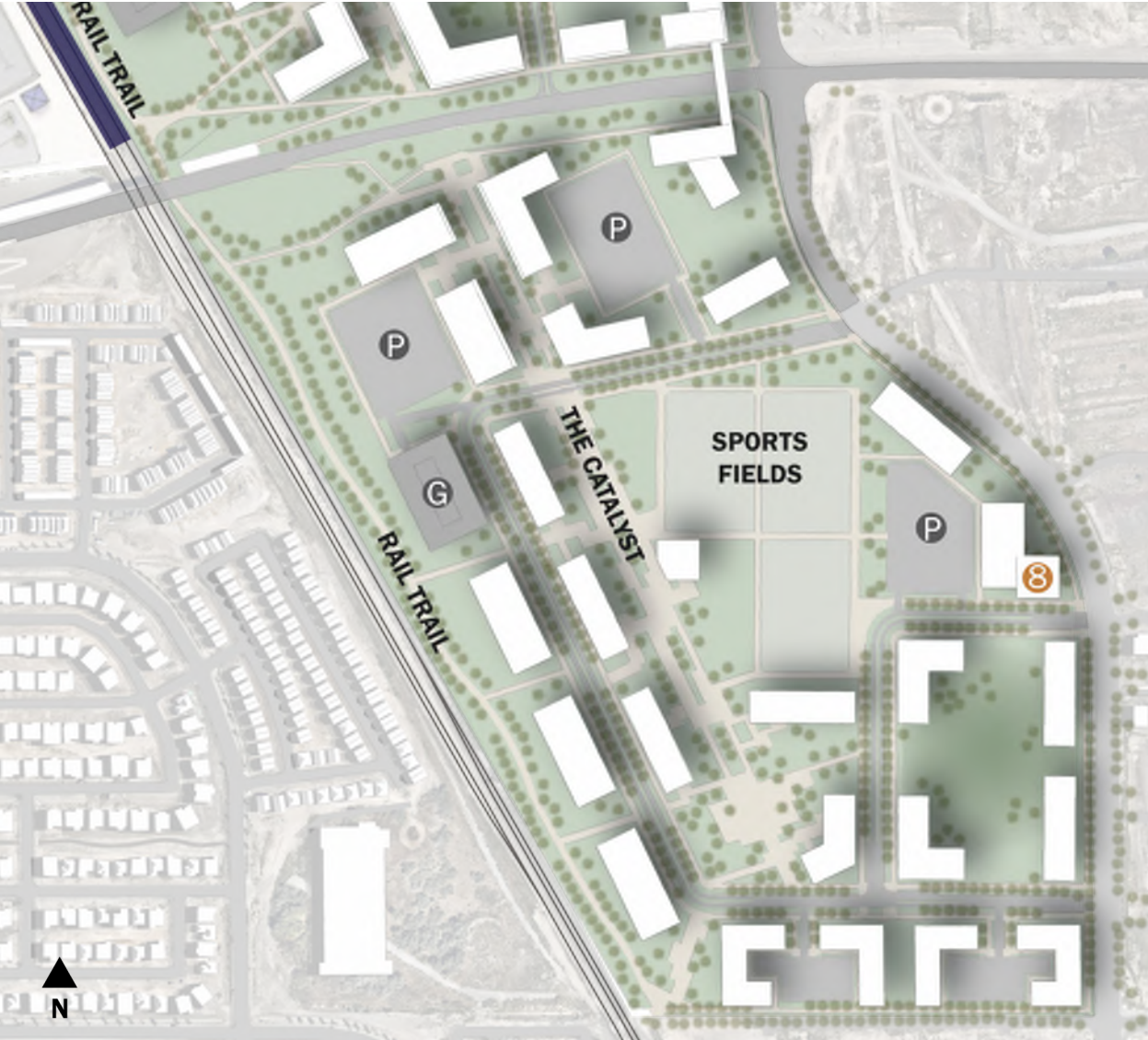
UVU Vineyard Campus Concept Plan







North of UVU Vineyard Campus Concept Plan



South of UVU Vineyard Campus Concept Plan

- 1

Hospital, Academic, and Research Center
- 2

Hospital (Phased)
- 3

Cancer Research
- 4

Long-term Stay Hotel
- 5

Conference Center
- 6

P3 Anchor Tenant
- 7

Utah Lake Environmental Center
- 8

Culinary Arts Test Kitchen and Restaurant
- G

Parking Garage
- P

Surface Parking Lot





CAMPUS DISTRICTS

Four key components emerged out of the workshop that shaped the layout of the site. Academics, Healthcare Core, Innovation and Hospitality, and Housing District. Defining these districts guided the thoughtful layout of the campus and defined beneficial adjacencies.

Within these districts, building type and specific uses will likely be diverse and varied. A fine-grain and vertical mixed-use is desirable to encourage collaboration, social interaction, and a vibrant campus.



ACADEMIC DISTRICT

The main focus of the Vineyard Campus is to grow and expand the academic core and continue to fulfill Utah Valley University’s vision and mission. The academic programs are intended to be integrated into a campus fabric that allows for and encourages interactions with public, private, commercial, research, and healthcare entities.

The very interface of academics with public/private partners will advance the academic programs, yield greater educational opportunities to students, and provide potential work/study options.

The academic districts are strategically located adjacent to the “Hub” with access to the train station so that travel between the Orem and Vineyard campuses is efficient for students and staff.

The academic districts are planned to reinforce the identity of UVU at Vineyard and provide flexibility for physical development as the university continues to grow. Academic strategic planning will help inform how the Vineyard Campus is developed over time and maintain important adjacencies with neighboring developments and programs.

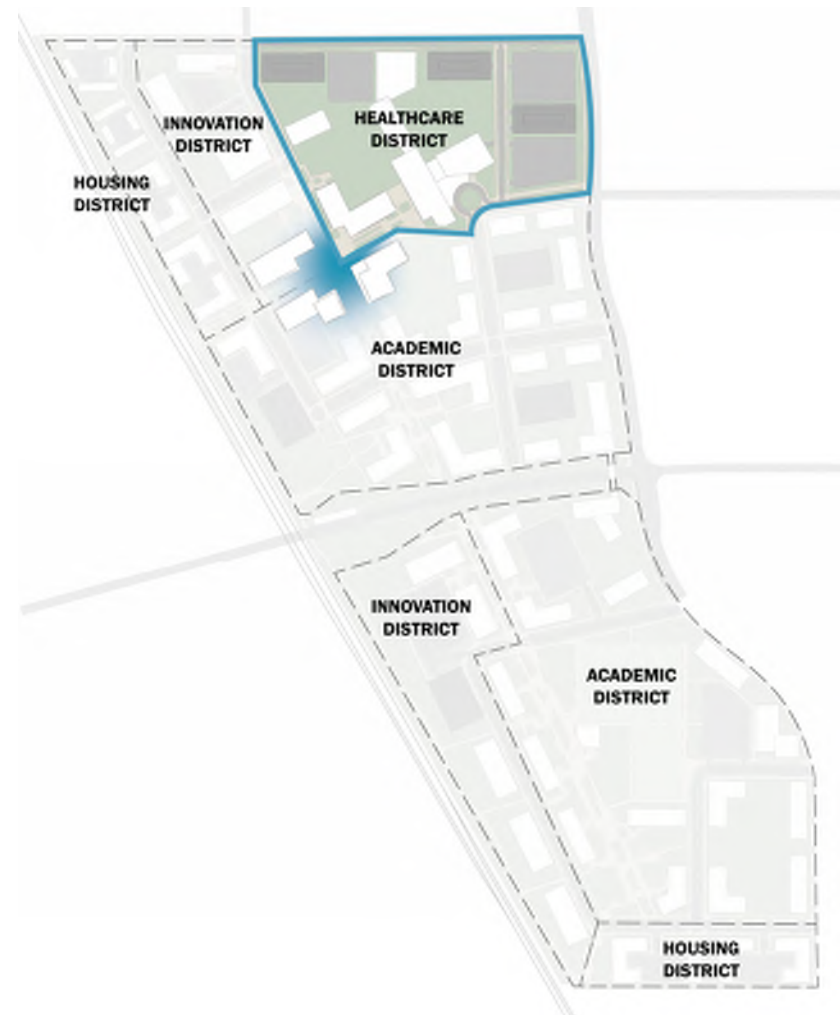


UVU Vineyard Campus Academic District



HEALTHCARE DISTRICT

The proposed Health District site anchors the larger overall concept of the campus as a Health Village. Including a key hospital tenant will energize the entire campus for mutual benefit. The hospital itself will support the academic and training programs directly offered by UVU while growing the available healthcare workforce. Adjacent academic research programs and health-specific research programs (including clinical trials) present an opportunity for students and faculty to cross-pollinate.



UVU Vineyard Campus Healthcare District

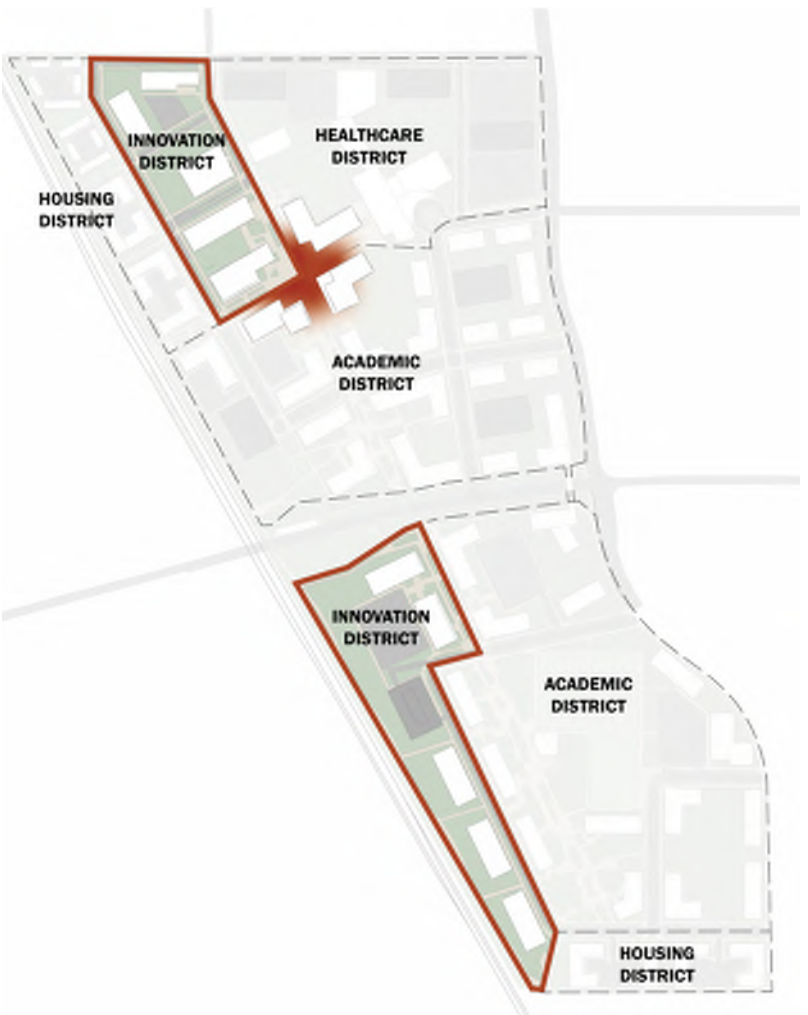


INNOVATION & HOSPITALITY DISTRICT

The underpinnings of successful innovation districts rely on the diverse exchange of ideas in an inclusive environment. This site has the opportunity to promote this exchange. There are several key ingredients that will be needed to make this work:

- Blurred lines between the public, private and academic use of various buildings in the heart of campus.
- Mixed-use amenities such as housing, hospitality and retail/dining to support the user experience.

- Public/private partnerships that bring together capital and tenancing strategies that successfully integrate academic use, startup activity, and anchor company research.
- Connectivity from both a transit and pedestrian perspective are critical in the successful implementation of these districts.



UVU Vineyard Campus Innovation & Hospitality District





HOUSING DISTRICT

In response to dramatic growth at UVU and throughout Utah County, a housing neighborhood will support the desired synergies for the campus and help address the regional housing shortage.

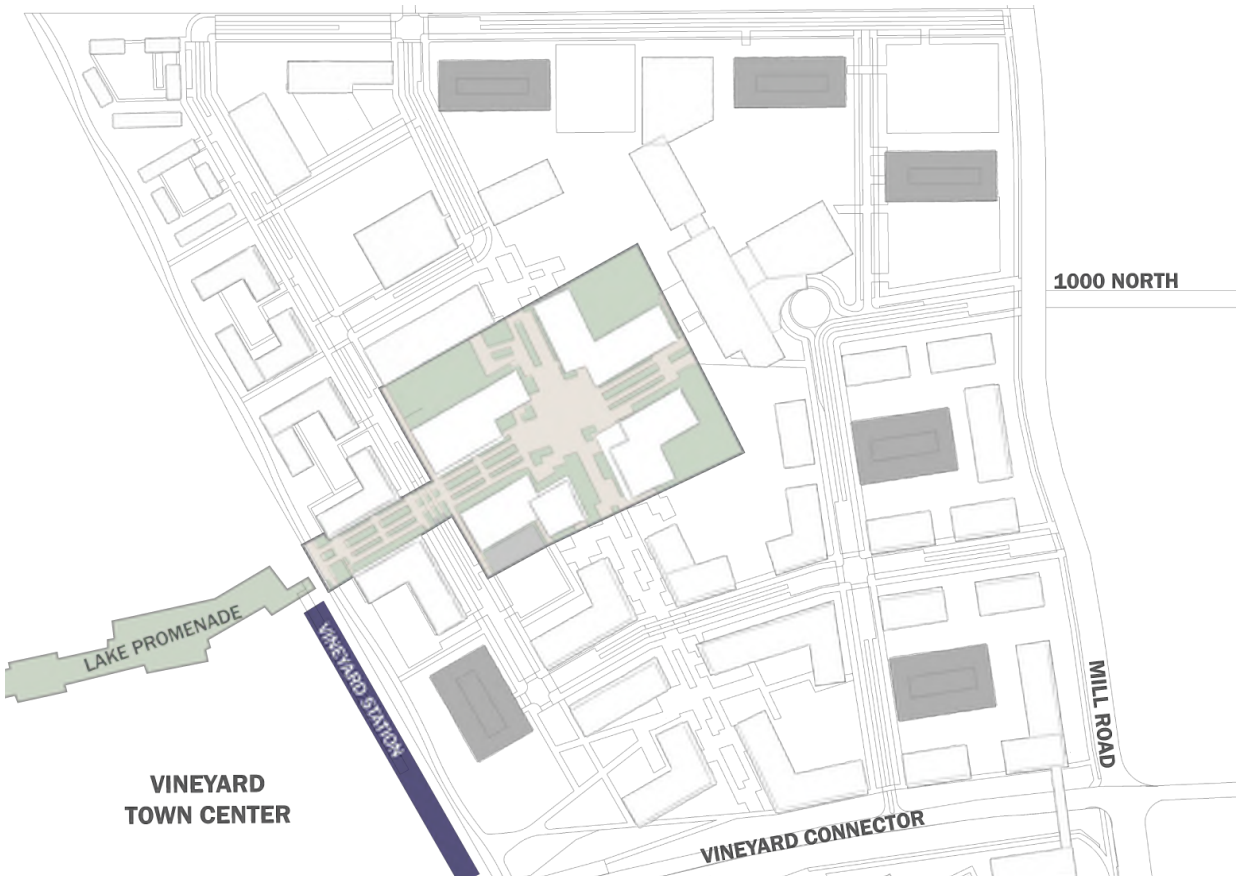
The Concept Development Plan proposes housing for students, married student families, faculty and staff. There is also opportunity for workforce housing for the innovation and healthcare districts. Additionally, State of Utah House Bill 462 requires transit station areas to

provide access to a variety of housing types to leverage the transit opportunity.

Housing is located close to the transit station and at the campus edges, transitioning from campus to the surrounding residential neighborhoods. Further from the station, housing incorporates larger shared outdoor space. Buildings will be arranged around active transportation opportunities to encourage easy first-mile and last-mile connection to the transit station.



UVU Vineyard Campus Housing District



PHASE ONE

DISTRICT PHASING STRATEGIES

The recommendation for this plan would be to begin development in a phased manner beginning with the HUB. With a direct connection to Vineyard Station and Lake Promenade, the HUB allows development to occur that brings all of the surrounding districts together. Forming opportunities for Public-Private-Partnerships (P3) development and programs, The HUB will serve as the heartbeat of all future development. As future phases are planned, they can grow out of the HUB and continue to connect with the rest of the campus.



FUTURE PHASES

TRANSPORTATION VISION



VEHICULAR TRANSPORTATION

North of Vineyard Connector the campus transportation vision includes three roadway connections to the extension of Mill Road on the east side of campus. The site will have one connection to the north to connect to the future 1200 North extension. Due to spacing requirements by UDOT, no roadway access to the south on Vineyard Connector has been planned; however, a variance to this requirement could be pursued to allow right-in-right-out access. This would help with general vehicular circulation by balancing the distribution loads to other roadways and intersections.

South of Vineyard Connector, the proposed vision for the campus includes roadway connections to Mill Road at existing intersections, including Cauldron Road at The Forge and the main entrance, at The Yard, 554 North, which would connect to the existing road on the southern property line, 400 North. Minor access roads would provide service access and connect to surface and structured parking.



ACTIVE TRANSPORTATION

An active transportation connection across the FrontRunner tracks to the Vineyard station will be a crucial connection to help emphasize the use of transit and alternative transportation modes beyond the single-occupant vehicle. A 20-foot rail trail is proposed to parallel the train tracks from the north to the south, routing underneath Vineyard Connector, thereby connecting the north and south parcels. A connection under or over the

Vineyard Connector at the Catalyst or between Academic buildings could be explored with more study to provide additional connections across the road.

Bus Rapid Transit and campus shuttle extensions should be pursued to connect to the Orem Campus and the Utah Valley. Stops can be located near the Vineyard Station and major campus hubs.





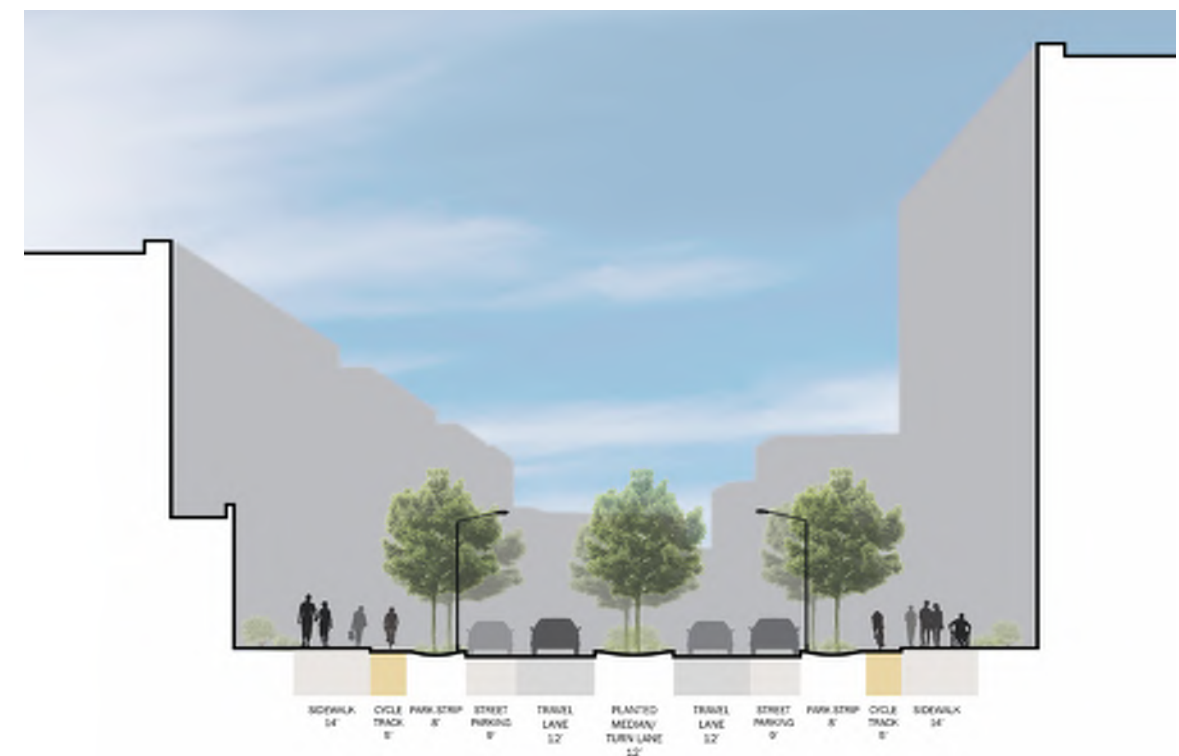
## SCALE STUDIES

## STREETSCAPE CONCEPTS

The proposed typical street cross-section will have a multimodal focus with wide sidewalks, a protected cycle track, on-street parking, and two vehicular travel lanes, with a landscaped median and landscaped park strips. Minor roads will have a smaller cross-section with wide sidewalks and two vehicular travel lanes with landscaped park strips. The proposed scale of buildings and street organization emphasizes a comfortable human scale, encourages active transportation, and generates activity around the campus.

Active transportation pathways such as the Lake Promenade, the Rail Trail, and the Catalyst provide generous space to traverse the campus with landscape and tree cover creating gathering places and opportunities near buildings for outdoor dining and other ground-floor activation elements.

## A1 CAMPUS TYPICAL STREET





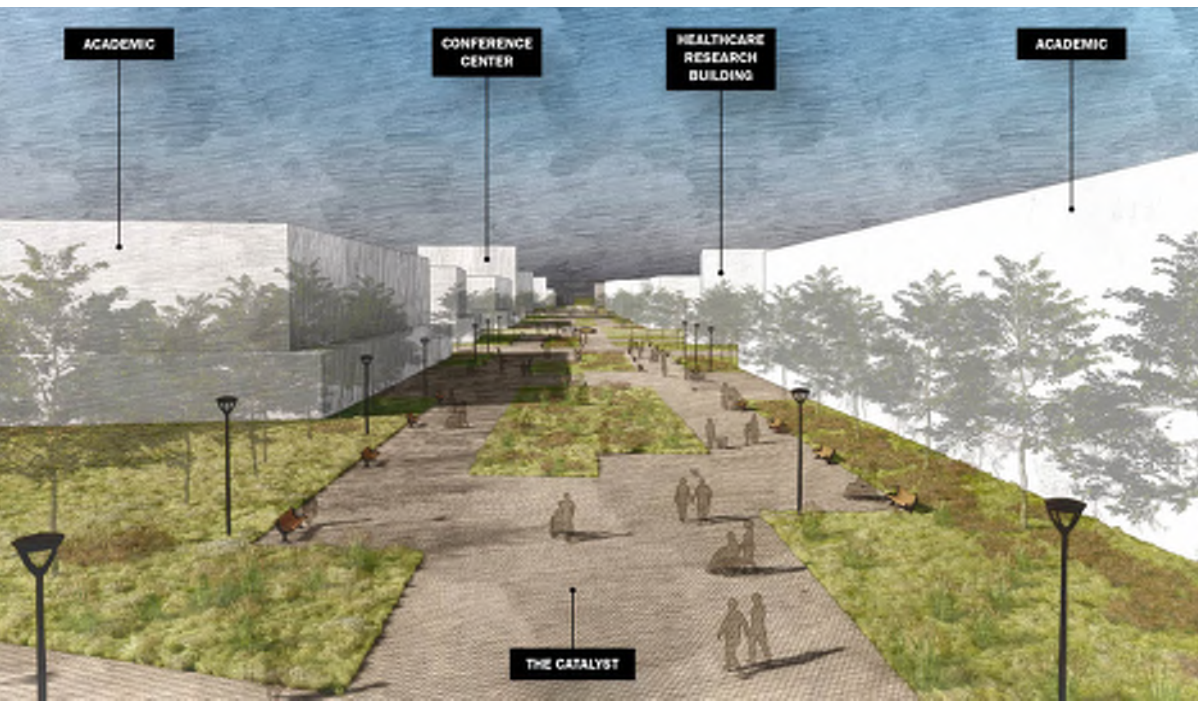
A2 CAMPUS MINOR ACCESS



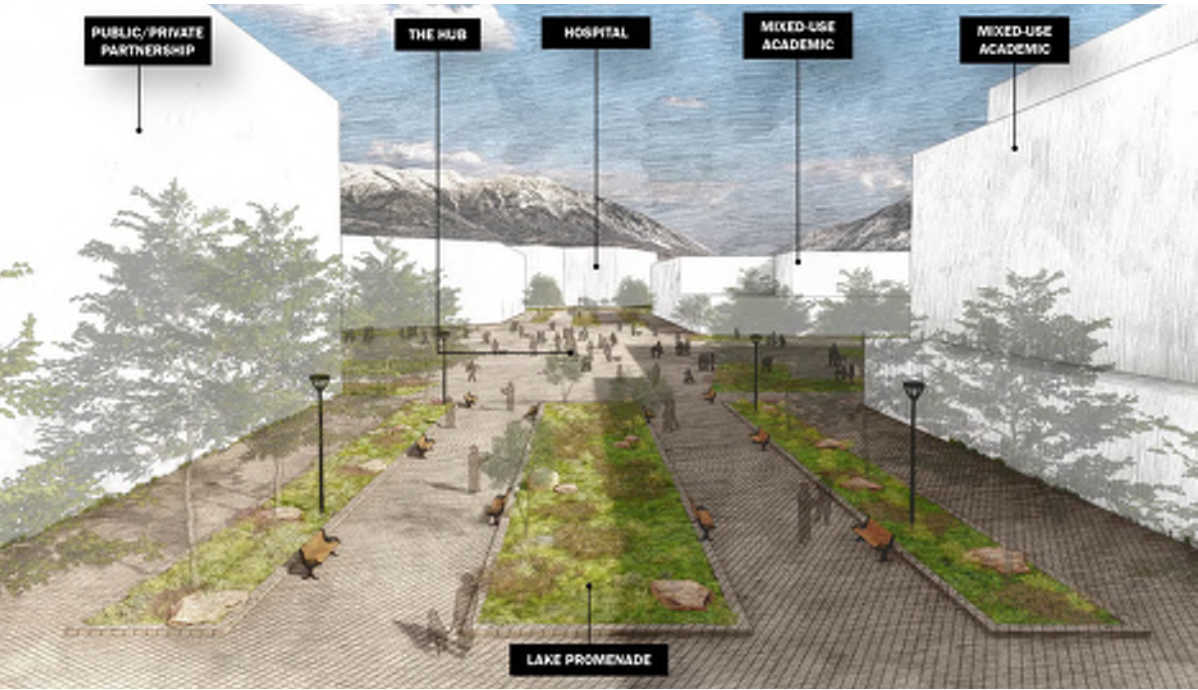
A3 RAIL TRAIL



B1 THE CATALYST



B2 LAKE PROMENADE









04

APPENDIX



04  
APPENDIX

04.1	Transit Oriented Development Best Practices
04.2	Schedule & Process
04.3	Visioning Workshop
04.4	Anchor Tenant Diagram Iterations
04.5	Meeting Reports

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TRANSIT ORIENTED DEVELOPMENT BEST PRACTICES

Transit Oriented Development (TOD) encourages development that maximizes multiple uses and accommodates a variety of users in a single space. It intentionally blends where people travel, live, work, play, and learn, which is appropriate for the UVU Vineyard Campus. Amenities and other services are meant to be within walking distance of campus neighborhoods, landmarks, and other destinations. The goal is to make using transit comfortable by adding amenities such as shelters, seating, art, and other elements to enhance the experience of transit use. Other best practices include:

- Provide clear signage and adequate lighting at designated stations and stops.
- Provide adequate space for people waiting and reduce any obstructions to improve the experience for people with disabilities or varying mobility needs.
- Provide amenities for first-mile and last-mile transportation options (i.e. micro-mobility, bike parking, etc.)
- Create accessible entries and pathways for different modes and have the infrastructure integrated with the surrounding neighborhood.
- Consider space for bike share or micro-mobility opportunities.

In Transit-Oriented Development (TOD) the development form plays a significant role in creating a destination and making the journey there enjoyable. With this strategy for development, transit centers can catalyze future economic development opportunities and build additional services for the campus neighborhoods, adjacent communities, and regional users. Encouraging development that attracts foot traffic and allows multiple access to destinations.

- Create sight lines to transit stations, landmarks, art, and other interesting views to help orient pedestrians.
- Enable spaces that foster social interactions and community participation.
- Make walking along streetscapes engaging throughout all seasons.
- Cluster development and use space efficiently to provide opportunities to grow, as well as establish intuitive walking networks to nearby destinations.
- Build in public gathering spaces, such as plazas, small parks, and/or waiting or drop-off areas.
- Orient buildings towards the streetscape.



Comfortable Transit Station & Stops



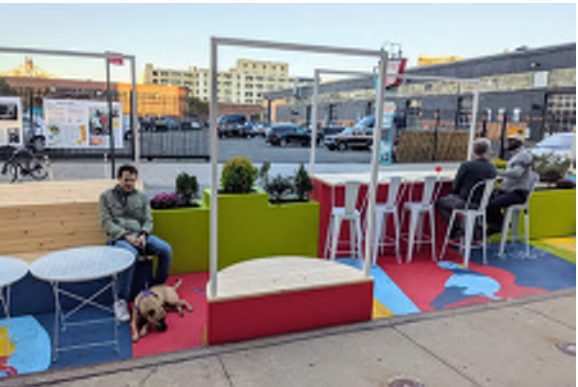
Streetscape and Walkability



Bike-friendly Facilities & Parking



Mixed Uses & Compact Development



Pedestrian-Focused Outdoor Dining Spaces



Gateway Signage



# UTAH VALLEY UNIVERSITY PROJECT UNITE



## SCHEDULE & PROCESS

This Concept Development Plan was created in March 2023 in response to University Leadership’s desire to establish a vision for the UVU Vineyard Campus. As rapid development occurs in the adjacent City of Vineyard and throughout Utah County, the 220 acres with FrontRunner access have become a prime site for development, centrally located in the county. UVU has been approached by a potential healthcare anchor tenant in search of 30 acres with rail access. This opportunity creates strong potential for research and job opportunity synergy with an academic core at the Vineyard Campus.

The process for creating the Concept Development Plan was expedited in response to the rapidly evolving situation with the potential anchor tenant. The Plan was developed over a ten-week period between January and March and began with an in-person workshop. The project Steering Committee met with the Planning Team to discuss trends in campus planning, innovation districts, and healthcare villages.

Additionally, several charrette-style interactive activities at the workshop allowed the project Steering Committee to share site programming preferences, explore potential locations for anchor tenants and other key program land uses, and define Guiding Principles for the project.

Thereafter the Planning Team met virtually every other week with the Steering Committee to review progress on conceptual framework layouts and site development concepts. Ultimately the team selected a preferred development concept to be documented.

The Steering Committee provided feedback throughout the process via virtual check-in meetings and email input based on a review of materials shared. The process culminated with an in-person workshop held on campus to review the preferred concept and provide final input prior to the completion of the document.



VISIONING WORKSHOP



ANCHOR TENANT DIAGRAM ITERATIONS

CONCEPT A1  
2.8.2023

ADJACENCY BUBBLE DIAGRAM



OPTION A1 PLUS/Delta

Note	
+	things that work well
Δ	things that could be improved
+	Δ
Hospital site running E-W suggests E-W orientation of primary hospital building - preferred for energy use, passive thermal, and visual comfort.	Academic connection will rely on pedestrian bridge, underpass, or significant crosswalk to extend across Vineyard Connector.
Hospital "front door" could face the academic campus while still having back-of-house service access from a secondary road.	
Initial phase of academic campus is adjacent to train station.	
N-S pedestrian connector brings vibrancy to the entire site.	
Site is bookended by housing functions, opening up the middle of the site for daytime activity. At the south end, housing is adjacent to nearby housing.	

CONCEPT A2  
2.8.2023

ADJACENCY BUBBLE DIAGRAM



OPTION A2 PLUS/Delta

Note	
+	things that work well
Δ	things that could be improved
+	Δ
Hospital site running E-W suggests E-W orientation of primary hospital building - preferred for energy use, passive thermal, and visual comfort.	Academic connection will rely on pedestrian bridge, underpass, or significant crosswalk to extend across Vineyard Connector.
Hospital "front door" could face the academic campus while still having back-of-house service access from a secondary road.	
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UVU Unite Vision Kickoff - Workshop 1

Report No. 1

Project: UVU Unite  
Project No.: 2023505

Date: 1/26/2023  
Location: UVU Campus in-person

Attendees:	Representing:	Email:
UVU		
X Astrid S. Tuminez	President	<a href="mailto:ATuminez@uvu.edu">ATuminez@uvu.edu</a>
X Wayne Vaught	Provost & Senior Vice President of Academic Affairs	<a href="mailto:WVaught@uvu.edu">WVaught@uvu.edu</a>
X Kara Schneck	Chief of Staff, Vice President of Marketing & Communications	<a href="mailto:KSchneck@uvu.edu">KSchneck@uvu.edu</a>
X Val Peterson	Vice President of Administration & Strategic Relations	<a href="mailto:PETERSVA@uvu.edu">PETERSVA@uvu.edu</a>
X Kyle Reyes	Vice President of Institutional Advancement	<a href="mailto:Kyle.Reyes@uvu.edu">Kyle.Reyes@uvu.edu</a>
X Frank Young	Associate Vice President of Facilities & Planning	<a href="mailto:Frank.Young@uvu.edu">Frank.Young@uvu.edu</a>
X Cheryl Hanewicz	Dean, College of Health Public Services	<a href="mailto:HANEWICH@uvu.edu">HANEWICH@uvu.edu</a>
X Trish Baker	Special Assistant to Provost Vaught	<a href="mailto:Trish.Baker@uvu.edu">Trish.Baker@uvu.edu</a>
X Steven Clark	Dean, College of Humanities & Social Science	<a href="mailto:Steven.Clark@uvu.edu">Steven.Clark@uvu.edu</a>
X Daniel Horns	Dean, College of Science	<a href="mailto:HORNSDA@uvu.edu">HORNSDA@uvu.edu</a>
X Kelly Flanagan	Dean, College of Engineering & Technology	<a href="mailto:Kelly.Flanagan@uvu.edu">Kelly.Flanagan@uvu.edu</a>
X Jacob Atkin	Associate Vice President of Finance	<a href="mailto:Jacob.Atkin@uvu.edu">Jacob.Atkin@uvu.edu</a>
X Sue Jackson	Associate Dean, College of Health Public Service	<a href="mailto:Sue.Jackson@uvu.edu">Sue.Jackson@uvu.edu</a>
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X Ryan Wallace	Principal, Director of Urban Design	<a href="mailto:ryan.wallace@mhtn.com">ryan.wallace@mhtn.com</a>
X Curtis Leetham	Associate Principal, Healthcare Environments Leader	<a href="mailto:curtis.leetham@mhtn.com">curtis.leetham@mhtn.com</a>
X Lauren Leydsman	Community/Campus Planner	<a href="mailto:lauren.leydsman@mhtn.com">lauren.leydsman@mhtn.com</a>
CannonDesign		
X Tim Barr	Senior Vice President, Denver Office Leader	<a href="mailto:tbarr@CANNONDESIGN.COM">tbarr@CANNONDESIGN.COM</a>
X Stacey Root	Senior Vice President, Health Practice Leader	<a href="mailto:sroot@CANNONDESIGN.COM">sroot@CANNONDESIGN.COM</a>

X – In attendance

Report By: MHTN Architects

Information or Action Required:

Item No	Item	Action By:	Due By:
1.01	MHTN and CannonDesign process of design		

KEY TAKEAWAYS

- The need of two anchor tenants are not necessary. Locking in on one is most important, while adding more may cause competition, which is not necessarily bad. A possibility of multiple anchor tenants
- Focus is Education / Academic is the core
- A “Health village” a strong opportunity
- Strong partnership opportunities (education and community partners) with Vineyard City and other businesses
- Engage private sector
- Strong green space and pathways
- Must drive a revenue stream for UVU development in some way
- Innovation
- Serving the Community

CONCEPT B1

2.8.2023

ADJACENCY BUBBLE DIAGRAM



OPTION B1 PLUS/DELTA

Note  
+ = things that work well  
Δ = things that could be improved

+	Δ
Primary academic campus is fully contiguous on north side of Vineyard Connector.	Puts hospital traffic closer to Vineyard Connector, which already has a lot of pressure on it.
Hospital is positioned to have many possibilities for patient/family and service access from major roads.	
N-S pedestrian connector brings vibrancy to the entire site.	
Site is bookended by housing functions, opening up the middle of the site for daytime activity. At the south end, housing is adjacent to nearby housing.	

CONCEPT B2

2.8.2023

ADJACENCY BUBBLE DIAGRAM



OPTION B2 PLUS/DELTA

(Same as B1)

Note  
+ = things that work well  
Δ = things that could be improved

+	Δ
Primary academic campus is fully contiguous on north side of Vineyard Connector.	Puts hospital traffic closer to Vineyard Connector, which already has a lot of pressure on it.
Hospital is positioned to have many possibilities for patient/family and service access from major roads.	
N-S pedestrian connector brings vibrancy to the entire site.	
Site is bookended by housing functions, opening up the middle of the site for daytime activity. At the south end, housing is adjacent to nearby housing.	



GUIDING PRINCIPLES

- Synergize with Silicon Slopes
  - biomedical research & manufacturing; to synergize with both
  - large entrepreneurial spirit; innovation
- Leverage Transportation Access
  - the bridge has been a game changer for commuters. leveraging the frontrunner, shuttle buses, removing more cars off the road;
- Other Ideas:
  - liquidity for the University
  - student experience; commuters; places for socialization; places to gather; businesses where students can work
  - professional services that are delivered by students - central theme: students are involved everywhere
  - for our students; greater access to education, academia is at the core
  - flexibility of the spaces/land to be more modular - to adjust to change over the future immense growth over the next 40 years in UT county
  - conference/convention center
  - innovation; health campus.
  - Serving the community:
    - Innovation Park
    - Areas for social life - gathering spaces
    - Professional services delivered by students
    - Performance space/Conferencing/Art Space
    - Biomedical & manufacturing mixed with research
- Invest in core academic business
  - Fulfilling academic mission
  - For students and greater success
  - Academia at the core of the campus development
  - Innovative – do things differently
- Programs
  - Environmental studies and programs
  - Mental Health Services
  - Living Space

ROSE, BUD, THORN ACTIVITY



Rose | Key Findings:

- Central location and proximity for recreation, businesses, Vineyard City, UVU main campus, development, highway, UTA FrontRunner Stations, good relationship with community, relative to development and demographics in county
- Vineyard City as a partner
- Space for different options
- Recreation, residential and commercial development; a “Health Village,” stand-alone academic programs, such as nursing and dental could be relocated to on property
- Easy access to the site via vehicle and FrontRunner station; Visibility to freeway

Other Rose comments:

- Anchor #1: Healthcare; Anchor #2: Healthcare or Hospitality
- Three ways to get to the site

Bud | Key Findings:

- Academic focus and future development: Culinary, faculty houses, classes for healing and mindfulness, engage learning for students, Health Village, academic future
- Revenue stream from anchor tenants such as Whole Foods
- Possible partnership opportunities: (education partners) Living Planet, Thanksgiving Point; (Community partners) HCI, and Biomed businesses
- Pathway connections: Gateway entry points located at Vineyard Connector and Mill Road intersection; Green spaces and walkway to water; easy connection for faculty and staff between Main and Vineyard Campus; creating intuitive wayfinding, path can be created from under the bridge, easy access

Other Bud comments:

- Transportation (free \_\_\_?)
- Student \_\_\_ by life? \_\_\_ connection to main campus
- Growth potential
- Collaboration in economic development
- Mastery? C\_? \_
- Entry (Located at southwest corner of Vineyard Connector + Mill Road)
- Entry to Hub or Anchor (Located at northwest corner of Vineyard Connector + Mill Road)
- Class while healing mindfulness.
- Network software infrastructure roads à industry
- Sell 10 Acres and pay for CHPS
- Path (located at under the Vineyard Connector, by FrontRunner rails—located at southwest edge)
- Collaborations with academic programs
- Space for anything that is desired including large anchors
- Growth in all aspect
- Vineyard connector, below, room for a path to access both sides



Thorn | Key Findings:

- The current transportation, traffic, and parking (egress, ingress)
- Faculty needed to move back and forth between campuses at least initially
- Health hazard perceptions from Geneva, and changing the perception for those moving in; brown site
- Close proximity to the waterfront leads to too many bugs and mosquitoes
- Funding for the first building, developments, and speed of growth; first building may be awkward due to no other developments
- Variety of people that may come into

Other Thorn comments:

- Changed? Property owner attitude
- Current transportation - main corridors; Transportation / flow of traffic / parking
- Faculty needed to move back and forth between campuses at least initially
- Phasing - first building down there might be awkward, nothing else around.

DAY IN THE LIFE

Who are you? Why are you at the UVU Vineyard Campus?

- **Cancer patient:** Year over year returns. I live in Springville 15 minutes away, drove, 38 years old
- In remission, flue treatment, stopping over for care. After cancer treatment
- **Entrepreneur:** Reside in Vineyard to visit UVU KILN
- Biomedical 40 year mom bids off at college “momprenuer” newly divorced
- **Culinary Student**
- **Nursing Student**
- **For work-office here and/or faculty on campus**
- **Patient family caregiver/medical care-negative life event**

How did you arrive at the campus? (Walk, vehicle, bike, shuttle, frontrunner, etc.)

- **Cancer Patient:** Love one drove me. Too gerry on the train
- **Entrepreneur:** I walked.
- **Nursing Student:** Train/bus, axis on Geneva Rd and West Campus
- **For work-office here and/or faculty on campus:** Drive by car
- **Patient family caregiver and/or medical care-negative life event:** Car Valet

What are your initial impressions as you enter the campus?

- **Cancer patient:** Intuitive, parking easy, I'm dropped [off].
- **Entrepreneur:** Colorful, nontraditional space. Art. Feels forward thinking. Scodde at CHG Stn?
- **Nursing Student:** Modern, fresh-landscaping, wow.
- **For work-office here and/or faculty on campus:** Open, inviting, green space, good flow
- **Patient family caregiver and/or medical care-negative life event:** Easy to navigate, welcoming, beautiful
- Arch-comfortable, not main campus
- Campus designed for public





- What do you experience as you navigate to your destination? Examples to think about: Visual, sound, touch/materials, and overall feeling.
- **Cancer patient:** calm, hope, serenity, green space, trees. Stuff for after visit. Food, Coffee, Walk to the lake.
  - **Entrepreneur:** Inviting, concert in the park, lost of restrooms, new car? To the lake. Inspiring words all around. Welcome to KLN—made for small business, personal look.
  - **Nursing Student:** Snow on Timp, seating area; eBikes, scooters, stations; water feature, pocket park, augmented signage
  - **For work-office here and/or faculty on campus:** View of Timp, sounds of nature, places to dream; Housing for international students, faculty (new or U317?), Cancer center family, students/affordable
  - **Patient family caregiver and/or medical care-negative life event:** Easy navigation signs, feeling-comfort/pace-not parking lots/building only, green space

- How did your experience connect you to the campus community?
- **Cancer patient:** My nurse is a student. Lots of student volunteers. Art therapy with students. Music the. Can do research here.
  - **Entrepreneur:** women success welfare? Center tech moms. UVU branding experience is all around.
  - **Nursing Student:**
  - **For work-office here and/or faculty on campus:** Places to visit, to meditate
  - **Patient family caregiver and/or medical care-negative life event:** Options for caregivers-art, food, library, wellness, chocolate, \_\_ partnerships with students
  - Cafe

- What surprised you about your experience at UVU Vineyard Campus?
- **Cancer patient:** Easy to navigate. Ability to do my own.
  - **Entrepreneur:** Walkable! So many resources here to network. Meet at chat.
  - **Nursing Student:** So many things to do-great business-faculty
  - **For work-office here and/or faculty on campus:** seamless transition from UVU main campus
  - **Patient family caregiver and/or medical care-negative life event:** Designed for public, different feel than a college campus, belonging, inviting
  - Easter egg in every building

- Use three words to describe your impression of the UVU Vineyard Campus.
- **Cancer patient:** Organized, welcoming, convenient
  - **Entrepreneur:** Energizing, green, forward-thinking
  - **Culinary student:** Opportunity, creative, relevant/real-world
  - **Nursing Student:** Innovative work and play
  - **For work-office here and/or faculty on campus:** Feel like one belongs, inclusive, community destination.
  - **Patient family caregiver and/or medical care-negative life event:** serene/calm, hopeful, helpful



SPACE MODELING ACTIVITY



Model #1



Model #2



MEETING NOTES  
PLAN TO PLACE

- Group was excited about the concept of “Health Villages”

SITE

- Site was purchased 10 years ago to expand UVU mission

HCI Plan Analysis

- Comments:
  - everything is a learning laboratory and more
  - Plan for phased development – clear and strategic growth paths that connect (visually, physically) with the neighbors within the UVU planned development area so that the healthcare modality is in harmony with the other service types

The Point vs Vineyard DT

- what’s the difference? Do we want to be different, or the same?

Geneva

- E-W corridors might be backed up with traffic, in talks with UDOT to make updates
- Geneva Road shouldn’t be an issue
- Funding is an issue
- Overpass at 1600.

Vineyard Development

- Maintain UVU identity and work closely with the city of Vineyard as a partner

President

- Higher education is in trouble in recent memory, as well as COVID
- 1 million more people in Utah County in future years
- Health park, technology & innovation park

Kyle Reyes

- Learning laboratories / program elements

Next Meeting: Thursday, January 26 or Friday, January 27 at Time  
Location: Remote Zoom/Microsoft Teams

End of Meeting Report

UVU Unite Team Recap

17 January 2023

- UVU seems like they will want items fast as we can create
- To check on:
  - o Schedule
    - Micro workshops
      - 15 min presentation
      - 45 min discussion / exercise
    - We can meet as frequently as much.
    - Frank & Val would like to meet bimonthly
  - o Memo of recap
    - MHTN working on it currently
    - CD to add and fill in as needed
  - o Set up some guiding principles
    - Not ready for vision yet
  - o Bubble diagrams for potential anchor tenant locations
    - Where we think make sense
    - “placing big rocks first”
    - Initial impressions of where it might land. Locations that were placed in the exercise were not ideal to internal team
  - o Bubble out the synergies between the programming
    - Blocking out the neighborhoods
  - o Conceptual development plan - not a ‘master plan’
  - o How many options do we want to produce>
    - 10, and narrow down to 3-5
- Healthcare Villages
  - o Group really latched onto that idea.
  - o They want to center on academia, but need money to fund their projects.
  - o Need to help the President understand the development process
    - To ensure they don’t just have an anchor tenant with a research park – no academia.
    - Putting in the agreement that HCI would be required to build an academic building
- Creating bubble diagrams of general areas that were come up with in the exercise
  - o ‘start with what the client wants’
  - o Super high level
- Stacey: a couple cutsheets Healthcare Villages (already has something produced).
  - o Not a Cannon project, but has approval to share
  - o Would prefer to present it, rather than share via email
- Next Meeting: Friday?
  - o CD availability – Stacey is open
  - o Curtis & Ryan: AM 8-12
- Internal Check In setup: TUES 4-5 PM works for everyone
- Big Zones
  - o Healthcare – Commercial/Hospitality -

FRIDAY MTG AGENDA:

- Memo recap of (MHTN)
- Schedule (MHTN)
- Bubble diagram (CD)
  - o Synergies
  - o neighborhoods
- Healthcare village discussion (CD)
- Guiding principles (MHTN)







Meeting Report

Project: UVU UNITE  
Project No.: 2023505

Report No. 02

Date: 1/31/2023  
Location: Virtual, Teams

Attendees:	Representing:	Email:
X Astrid Tuminez	UVU	<a href="mailto:atuminez@uvu.edu">atuminez@uvu.edu</a>
X Val Peterson	UVU	<a href="mailto:petersva@uvu.edu">petersva@uvu.edu</a>
X Frank Young	UVU	<a href="mailto:Frank.young@uvu.edu">Frank.young@uvu.edu</a>
X Kyle Reyes	UVU	<a href="mailto:Kyle.reyes@uvu.edu">Kyle.reyes@uvu.edu</a>
X Clark Collings	UVU	<a href="mailto:ccollings@uvu.edu">ccollings@uvu.edu</a>
X Trish Baker	UVU	<a href="mailto:Trish.baker@uvu.edu">Trish.baker@uvu.edu</a>
X Kara Schneck	UVU	<a href="mailto:kschneck@uvu.edu">kschneck@uvu.edu</a>
X Wayne Vaught	UVU	<a href="mailto:wvaught@uvu.edu">wvaught@uvu.edu</a>
X Stacey Root	CD	<a href="mailto:sroot@cannondesign.com">sroot@cannondesign.com</a>
X Tim Barr	CD	<a href="mailto:tbarr@cannondesign.com">tbarr@cannondesign.com</a>
X Clay Martin	CD	<a href="mailto:cmartin@cannondesign.com">cmartin@cannondesign.com</a>
X Chad Nielsen	MHTN	<a href="mailto:Chad.nielsen@mhtn.com">Chad.nielsen@mhtn.com</a>
X Ryan Wallace	MHTN	<a href="mailto:Ryan.wallace@mhtn.com">Ryan.wallace@mhtn.com</a>
X Curtis Leetham	MHTN	<a href="mailto:Curtis.leetham@mhtn.com">Curtis.leetham@mhtn.com</a>
X Logan Hunt	MHTN	<a href="mailto:Logan.hunt@mhtn.com">Logan.hunt@mhtn.com</a>
X Lauren Leydsman	MHTN	<a href="mailto:Lauren.leydsman@mhtn.com">Lauren.leydsman@mhtn.com</a>

X- In attendance  
Report By: Logan Hunt

Information or Action Required:

Item No	Item	Action By:	Due By:
1.01	Concept Board Focus Group Presentation Link: <a href="https://app.conceptboard.com/board/0kn5-nbnf-2boc-231e-shn9">https://app.conceptboard.com/board/0kn5-nbnf-2boc-231e-shn9</a>  This link will be updated for each meeting		
1.02	Guiding Principles, the design team is looking for feedback on principles and prioritization.	MHTN	2/3
1.03	Design team to send Workshop recap to focus group.	MHTN	2/3
1.04	Site Organization: Academic is the primary focus.  Which adjacencies are can support the success of the site?  Conference Center can be a central point of connection for all uses.		
1.05	Design team to send two concepts for anchor tenant locations. A link will be included to provide feedback.	MHTN/CD	2/3

Next Meeting: 2/7/2023 at 4:30 PM MT

Location: Virtual Teams Meeting

End of Meeting Report

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



Meeting Report

Project: UVU UNITE  
Project No.: 2023505

Report No. 04

Date: 3/1/2023  
Location: Virtual, Teams

Attendees:	Representing:	Email:
X Astrid Tuminez	UVU	<a href="mailto:atuminez@uvu.edu">atuminez@uvu.edu</a>
X Val Peterson	UVU	<a href="mailto:petersva@uvu.edu">petersva@uvu.edu</a>
X Frank Young	UVU	<a href="mailto:Frank.young@uvu.edu">Frank.young@uvu.edu</a>
X Kyle Reyes	UVU	<a href="mailto:Kyle.reyes@uvu.edu">Kyle.reyes@uvu.edu</a>
X Clark Collings	UVU	<a href="mailto:ccollings@uvu.edu">ccollings@uvu.edu</a>
X Trish Baker	UVU	<a href="mailto:Trish.baker@uvu.edu">Trish.baker@uvu.edu</a>
X Kara Schneck	UVU	<a href="mailto:kschneck@uvu.edu">kschneck@uvu.edu</a>
X Wayne Vaught	UVU	<a href="mailto:wvaught@uvu.edu">wvaught@uvu.edu</a>
X Stacey Root	CD	<a href="mailto:sroot@cannondesign.com">sroot@cannondesign.com</a>
X Tim Barr	CD	<a href="mailto:tbarr@cannondesign.com">tbarr@cannondesign.com</a>
X Clay Martin	CD	<a href="mailto:cmartin@cannondesign.com">cmartin@cannondesign.com</a>
X Jan Gao	CD	<a href="mailto:igao@cannondesign.com">igao@cannondesign.com</a>
X Susan Silverman	CD	<a href="mailto:ssilverman@cannondesign.com">ssilverman@cannondesign.com</a>
X Chad Nielsen	MHTN	<a href="mailto:Chad.nielsen@mhtn.com">Chad.nielsen@mhtn.com</a>
X Ryan Wallace	MHTN	<a href="mailto:Ryan.wallace@mhtn.com">Ryan.wallace@mhtn.com</a>
X Curtis Leetham	MHTN	<a href="mailto:Curtis.leetham@mhtn.com">Curtis.leetham@mhtn.com</a>
X Logan Hunt	MHTN	<a href="mailto:Logan.hunt@mhtn.com">Logan.hunt@mhtn.com</a>
X Lauren Leydsman	MHTN	<a href="mailto:Lauren.leydsman@mhtn.com">Lauren.leydsman@mhtn.com</a>

X- In attendance  
Report By: Logan Hunt + Lauren Leydsman

Information or Action Required:

Item No	Item	Action By:	Due By:
1.01	Conceptboard Presentation Link: <a href="https://app.conceptboard.com/board/0kn5-nbnf-2boc-231e-shn9">https://app.conceptboard.com/board/0kn5-nbnf-2boc-231e-shn9</a>  <i>This link will be updated for each meeting.</i>		
2.01	Reviewed the schedule and the guiding principles.		
3.01	Presented Concept A blend.		
4.01	Presented <b>Seven Big Ideas</b> : Academic Core, Gateways, Health Village Core, The Catalyst, The Hub, Rail Trail, Eco Transects.		
5.01	<b>Health Village Core</b>  The design team has made assumptions with the feedback of Oncology planning specialist about the needs and layout of the Health Village Core anchor tenant.		



- 5.02 The design team has questions regarding the needs, vision, and phasing of the anchor tenant. 50 beds is atypical for a standalone hospital. Typically, 100+ beds for efficiency of support elements.  
  
UVU indicated that the hospital may start off as a 25 bed and then expand, perhaps creating a shelled space to grow into.  
  
Anchor tenant intends it to be a full-service hospital, not a satellite.
- 5.03 Comprehensive Cancer Center Services  
  
An overview of potential components of the Health Village Core facilities.  
  
Research based programs add a level of complexity
- 5.04 Stacey has proposed a meeting with the Anchor Tenant to discuss details their site needs to make informed decisions on how to incorporate them on the campus.  
  
UVU – Once the University has something on paper, a meeting may be possible. This may take a couple of weeks.  
  
The current goal is to get the land deal signed while understanding the potential for the property and its value.  
  
The design team wants to ensure that the materials are sufficient to provide UVU with the information needed to progress negotiations.
- 5.05 **The current negotiations with the anchor tenant:**  
  
The NE corner has been presented as an option, but they are primarily looking at the center of the northern section. They prefer the potential of the view corridor provided by the Lake Promenade.  
  
The NE corner as shown by the design team has not been presented.
- 6.01 **Renderings**  
  
Long-term stay hotel (150 keys), conference center, and P3 buildings near the hospital allow for synergy between uses. P3 distanced from the rail line to avoid costly building vibration mitigation requirements.  
  
Housing variety, with density near the FrontRunner station, in this area, creates a district to live, learn, launch, work, play, and research.  
  
Uses intersect at “The Hub”.  
  
Academics are prominent Gateway at the Vineyard Connector intersection and orient towards “The Catalyst” and green space.

There will likely need to consider structured parking for academics.

- 6.02 **Initial Feedback:**  
  
Kyle: At first glance, feels the site is a little congested may be due to visual scale of renderings. Hoping for a more open space around the hub. Envision the area to be grand and connective. Likes the precedent imagery and liked that route.  
  
Wayne: Envisioning that the first block on the SE section would be the first to develop and would link to the Huntsman side.  
  
Frank: Wants to see more green space. Didn’t imagine there to be so much vehicular space at the heart.  
  
Kara: Wants to see more green space. Visually connect the healthcare zones to the academic. Make the connection to health and academic areas more apparent. With a strong UVU identity at the east entrance, rather than a divided campus. Concerns around light industrial zoning to the north and the adjacency to the hospital. Stacey shared that the placement of structured parking along that edge will create a buffer.

7.01 **The next meeting (3/14) will need to be rescheduled to allow for President Tuminez to join**

UVU

ASAP

Next Meeting: 3/14/2023 at 4:00 PM MT – To be rescheduled

Location: Virtual Teams Meeting

End of Meeting Report

