



UTAH VALLEY UNIVERSITY  
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**UVU's Position Statement** (approved September 7, 2018)

***The following is the position statement of Utah Valley University and its Board of Trustees regarding Proposition 5 (ordinance No. 0-2018-0005 authorizing the rezoning of a 9.58-acre plot of land surrounded by UVU property at approximately 1000 South 400 West, from the R8 residential zone to the PD-48 student housing zone).***

Utah Valley University ("UVU") and its Board of Trustees (the "Board") support Orem City Council's vote on February 13, 2018 to create the PD-48 zone on the property, located at approximately 1000 South and 400 West in Orem, commonly known as Palos Verdes. This zoning change allows that land to be developed for much-needed student housing surrounding UVU's Orem Campus. The zoning change is in harmony with UVU's state-approved facilities master plan, which identifies three contiguous properties, of which Palos Verdes is one, to the Orem Campus for potential future student housing. UVU and the Board **support Proposition 5** that affirms the City Council's vote to create a student housing zone. For clarity, if UVU or the Board were an individual, it would vote **"for" Proposition 5, upholding the PD-48 student housing zone.**

***The following is additional information about Proposition 5.***

**Fast Facts**

1. Proposition 5 is only about upholding Orem City Council's vote to allow student housing on the land known as Palos Verdes. **It is not about high-density housing issues throughout Orem.**
2. The student housing complex currently before Orem for the Palos Verdes land is designed to provide a home for 1,600 students.
3. Nearly 90 percent of the Palos Verdes land is surrounded by UVU property — the remaining faces the street of 400 West (see *Image A*).
4. Convenient student housing — coupled with mass-transit options — reduces student need for vehicles, and encourages walking (1,600 students will not need to drive to campus).

Note: The ability of UVU students and employees (and their dependents) to now ride UTA buses and trains for free has already decreased traffic and parking demands around campus.

5. A traffic light and crosswalk will be added at the corner of 960 South and 400 West to mitigate potential pedestrian concerns.

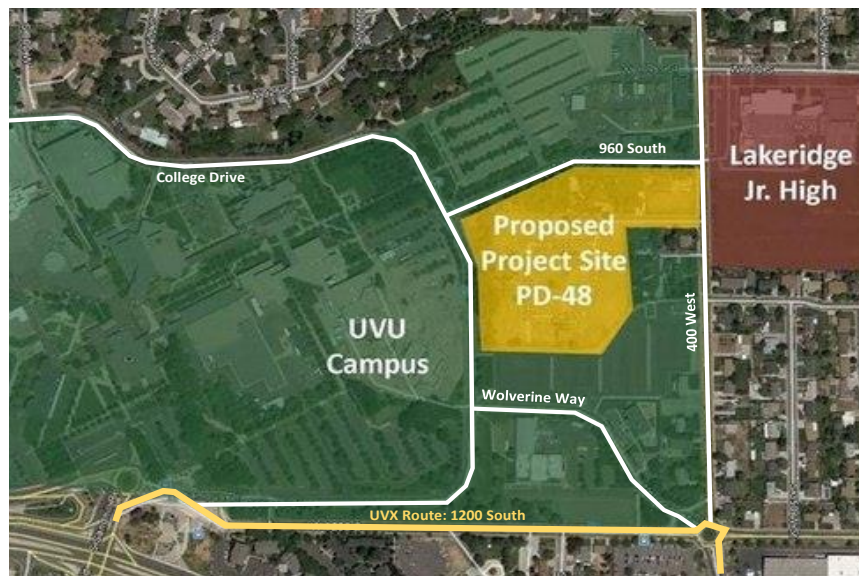
Note: According to Orem Police records dating back to 2005, only one auto-pedestrian accident has occurred near Lakeridge Junior High School, even as UVU's enrollment has expanded. In contrast, four such accidents occurred in the same timeframe near Orem Junior High School.



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6. \$400,000 in estimated property tax revenue will go to Alpine School District annually, with no increased cost to the school district because the housing residents will be college students, not Alpine K-12 students. Orem will receive approximately \$74,000 annually in property tax revenue. If the property is owned by UVU, no property tax revenue would be realized.
7. Studies show that student housing in close proximity to a campus increases student engagement, retention, and graduation rates.
8. Over the past three years, UVU hosted more than 40 meetings involving neighbors, developers, and university and Orem officials. Feedback received by university officials informed and shaped UVU's facility master plan.

Image A



**Background**

Utah Valley University's mission is to meet the educational needs of its service region, which in large part is in Utah County. As the county grows, so does UVU. UVU's composition of students is a direct reflection of the region it serves. Focusing the general education growth on one main campus avoids duplicating administrative and student services, while increasing the synergies among academic programs. Over time, UVU will build-out its satellite campuses to support stand-alone programs.

Meeting the housing needs of UVU students is not mutually exclusive to building a peaceable, accessible, and vibrant community, or maintaining the integrity of neighborhoods surrounding UVU. It is the belief and position of UVU and the Board that



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passing Proposition 5 will improve the UVU student learning experience, mitigate traffic issues, and preserve the integrity of surrounding neighborhoods.

Beginning in April 2015, UVU hosted more than 40 meetings, convened by neighbors, developers, and university officials to discuss the issues pertaining to the growth of UVU and its facilities master plan (which was approved by the UVU Board of Trustees in October 2016 and the Utah State Board of Regents one month later). Through this planning process, the input received by the university from its various constituents was heard — and thereby informed and shaped the approved facilities master plan.

UVU and the Board believe that through continued careful planning and design of a student housing complex on the Palos Verdes land, the following will occur:

- a) Traffic concerns surrounding the UVU Orem Campus will be mitigated because convenient student housing, coupled with the new Utah Valley Express (UVX) bus rapid-transit system, will help reduce the need for UVU students to drive cars to campus (refer to *Image A* to see how convenient and close the UVX line is to the Palos Verdes land). Additional vehicle traffic relief will come as more UVU students are able to walk to campus from housing contiguous to campus.

Note: There is no correlation between the growth of UVU and the number of pedestrian-automobile accidents on 400 West near Lakeridge Junior High. In fact, according to Orem Police records, since 2005 there has only been one auto-pedestrian accident near Lakeridge Junior High, and it did not involve a person associated with UVU. In contrast, over the same timeframe there were four auto-pedestrian accidents near Orem Junior High School.

- b) The number of life-safety measures will be increased with the development of this property. Specifically, a traffic light and crosswalk at 960 South 400 West will be installed. Additionally, traffic accessing this property will be directed to use College Drive and Wolverine Way, which are roads interior to UVU property.
- c) The number of illegal rentals in neighborhoods throughout Orem due to the lack of convenient housing options near UVU's Orem Campus should decrease as the inventory of student housing options adjacent to campus increases.
  - Note: Two of the three contiguous properties identified in the UVU state-approved facilities master plan for potential future student housing are east of I-15. The third property is west of I-15.
- d) The number of students accessing UVU services and events will increase while reducing traffic because students living on this property will walk to campus.
- e) Student engagement, retention, and graduation rates will increase.

Additionally, there has been much confusion about the scope and purpose of the referendum and its impact on Orem, Alpine School District, and UVU. The scope of the referendum that created Proposition 5 is, by law, to specifically uphold the 5-2 vote of the Orem City Council on February 13, 2018. The referendum is not about high-density housing issues throughout Orem.

Based on cost estimates from the developer, Utah County, and Orem, the passing of Proposition 5 (a “for” vote) will generate approximately \$74,000 to Orem and \$400,000 to




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Alpine School District annually — without increasing costs to the school district because the housing residents will be college students, not Alpine K-12 students. If the property is owned by UVU, no property tax revenue would be realized.

UVU and the Board support Orem City Council’s decision to place Proposition 5 on the November 6 ballot. Orem residents successfully petitioned to have the opportunity to vote on the referendum. It is the opinion of UVU and the Board that the language of Proposition 5 accurately describes the scope and purpose of the referendum (see *Image B*).

*Image B*



**On February 13, 2018, the Orem City Council passed Ordinance No. O-2018-0005 to rezone 9.58 acres at approximately 1000 South 400 West from the R8 residential zone to the PD-48 student housing zone. The PD-48 zone allows the development of a student housing village adjacent to Utah Valley University. The zone change will take effect only if approved by voters.**

**Are you for or against the zone change taking effect?**

**For \_\_\_\_\_ Against \_\_\_\_\_**

**Proponents and Opponents of the PD-48 Student Housing Zone**

As a public entity, and pursuant to state statute (Utah Code Ann. § 20A-11-1203), UVU must provide equal access to both opponents and proponents of a ballot proposition or referendum on which it takes a position. Below are links to viewpoints of proponents and opponents of Proposition 5.

Proponents: <https://uvush.com/is-this-student-housing/>

Opponents: <https://letoremvote.com/>

**Questions**

Please contact Vice President Cameron Martin in University Relations if you have questions about UVU’s position on Proposition 5. He can be reached at 801-863-8514 or [cameron.martin@uvu.edu](mailto:cameron.martin@uvu.edu).