



**S** | **SNOW COLLEGE**  
M A S T E R P L A N  
May 25, 2016





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## COLLEGE HISTORY

From 1875 to 1911, the Church of Jesus Christ of Latter-day Saints created 22 higher education academies. The Sanpete Stake Academy, established in Ephraim, Utah in 1888 (now Snow College) is one of only six remaining today.

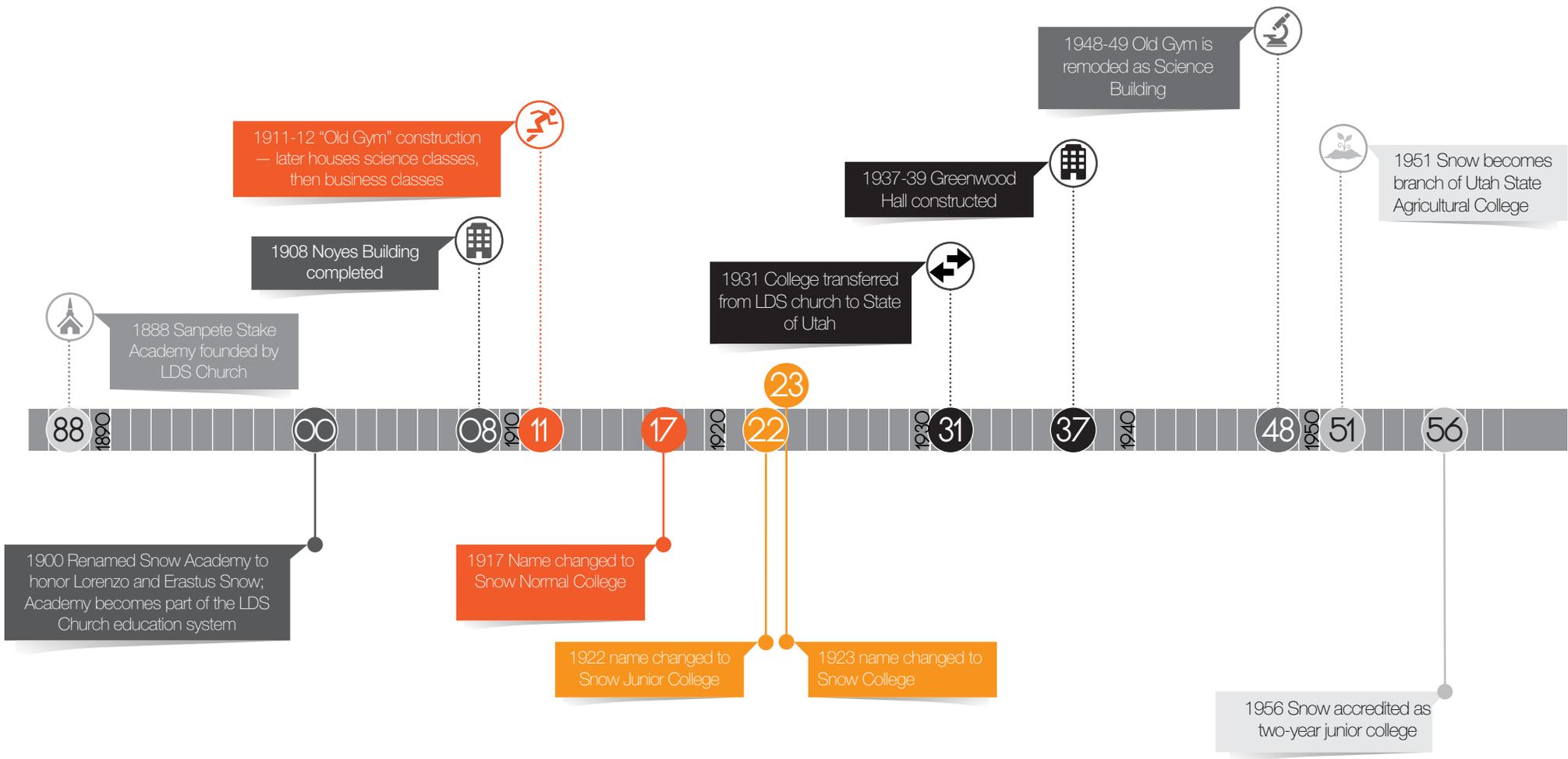
The first classes offered by the original Sanpete Stake Academy were held in the Ephraim Co-op, located on Main Street at the southeast corner of College Avenue. By 1923, the college had been renamed as Snow College to honor leaders of the LDS church, Lorenzo and Erastus Snow, and had moved the College to the Noyes Building (built in 1904), which remains an icon of Snow College to this day.

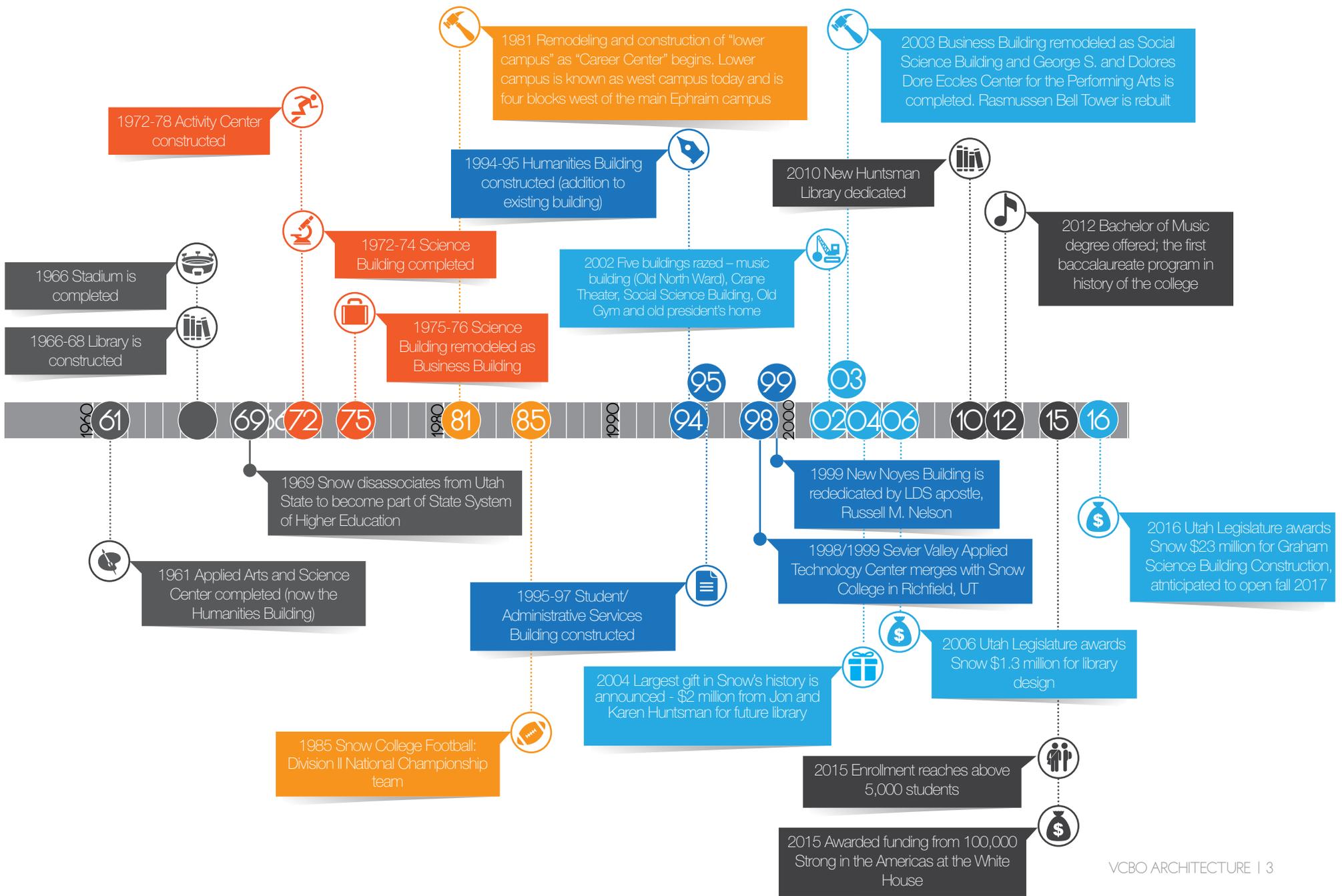
In 1999, Snow College merged with the former Sevier Valley Applied Technology Center in Richfield, Utah. The campus in Richfield houses a variety of applied technology programs, complementing its counterpart's programs in Ephraim, Utah.

The college now spans 138 acres in two Central Utah counties, serves a six-county region, providing a high quality, affordable education to more than 5,000 students annually.

Snow offers a quality education at an affordable price and offers an amazing average of 20:1 student-to-faculty ratio. The College offers a wide variety of two-year arts, science, and applied science degrees available on campus or online, as well as a four-year bachelors degree in music.

Both campuses in Ephraim and Richfield are a part of small, friendly, and safe communities. The College provides various activities, events, classes, and other amenities to these cities, including fine arts and sporting events, community education classes offered to the general public, and health and visual arts workshops.







## MISSION STATEMENT AND CORE THEMES FOR SNOW COLLEGE

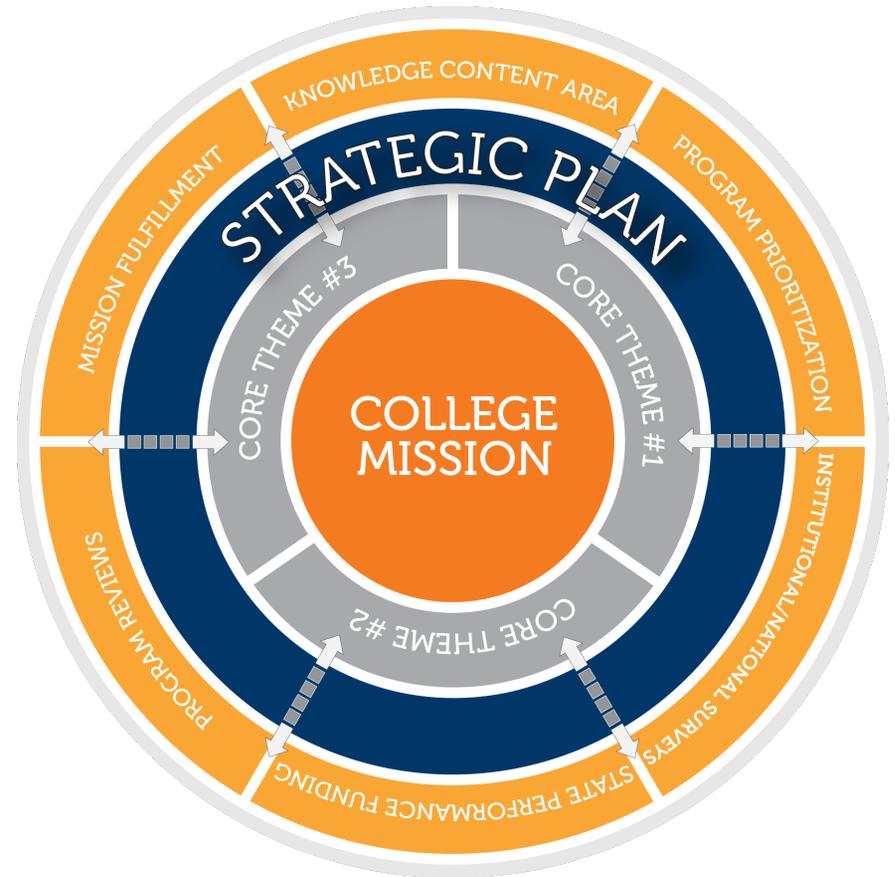
"Snow College continues a tradition of excellence, encourages a culture of innovation, and cultivates an atmosphere of engagement to advance students in the achievement of their educational goals.

Snow College strives to fulfill its mission by:

Honoring its history and advancing its rich tradition of learning by providing a vibrant learning environment that empowers students to achieve their educational goals, encouraging and supporting innovative initiatives that create dynamic learning experiences for the college community, and creating learning and service opportunities, locally and globally, to engage students, faculty, staff, and surrounding communities.

The Core Themes for the College are Tradition of Excellence, Culture of Innovation, and Atmosphere of Engagement."

- See more at: [https://www.snow.edu/catalog/general\\_information.html#sthash.oL0pTKFK.dpuf](https://www.snow.edu/catalog/general_information.html#sthash.oL0pTKFK.dpuf)



“SNOW HAS GROWN FROM THAT ONE-ROOM SCHOOLHOUSE TO CENTRAL UTAH’S LARGEST INSTITUTION OF LEARNING, SERVING 6 COUNTIES AND SERVING MORE THAN 5,000 STUDENTS ANNUALLY”

— snow.edu



## MASTER PLAN BACKGROUND

VCBO Architecture was hired by the State of Utah Division of Facilities Construction and Management on behalf of Snow College to provide a cohesive master plan for the College. A previous master plan, created in 2002, which looked at future development on the Ephraim campus, has become outdated and does not holistically address the needs for Snow College. Additionally, a formal master plan has not been created for the Richfield campus.

This plan addresses the vision for Snow College as an institution that serves students from two primary campuses and meets the higher education needs for a six-county service area in Central Utah. This plan provides an assessment of current facilities, identifies short term needs, and provides a long-term vision for both the Richfield and Ephraim campuses. Additionally, this master plan provides guidance on opportunities to connect with the broader community, future infrastructure improvements on and near each campus, as well as parking and access considerations for both now and into the future. Design guidelines for future building and landscape improvements are also provided.

## Master Plan Approach

The approach to this plan is to create a flexible, opportunity-based road map for the future of Snow College. The backbone of the plan is a broad vision for the College and specific design guidelines that, in tandem, will promote cohesive and effective growth for each campus and contribute to the high-quality residential campus that Snow College is known for.

Short-term needs have been identified and strategies assessed to meet these needs on both campuses. This assessment process has resulted in options rather than a final recommendation to allow the College flexibility in growth. The plan identifies considerations associated with the short-term needs and provides options to address these more immediate needs.

Campus growth opportunities are identified for both campuses to align with the vision set forth in the next section. However, these opportunities have not been prioritized, nor have specific users or uses been identified for each facility. Rather, a set of considerations for each facility has been provided to encourage appropriate

growth across campus in a manner that meets the future needs of the College. This approach allows for Snow College to grow as needed into the future and still work toward a cohesive vision that aligns with the current campus configuration and enhances student and campus community experiences.

Considerations associated with a growth opportunity may include:

- Physical access and visibility
- Adjacency to similar facilities or services
- Reach of the campus community served by the project
- Parking needs
- Associated infrastructure improvements
- Community engagement opportunities

Design guidelines are also an integral component of this plan. The design guidelines create a cohesive palette and define expectations for both the architectural and campus outdoor space design to ensure that, as new improvements occur, they are appropriate for the campus and enhance the Snow College experience. Considerations have also been given to maintainability, efficiency, and operational effectiveness across both campuses. These considerations are reflected in the Design Guideline section of the campus master plan.

## WHAT MAKES SNOW COLLEGE GREAT

At the outset of the planning process, we asked faculty, students, and staff to tell us what makes Snow College great. This exercise helped define the key characteristics of the College that need to be maintained and enhanced as growth occurs. It also provided valuable insight into the individual experiences on both the Ephraim and Richfield campuses, and helped the planning team and steering committee understand that the two campuses share core values and a vision for success. Some of the common elements that contribute to the success of the College are:

- Affordable, quality education
- Low student-faculty ratio
- High quality faculty and staff
- Well-maintained buildings and grounds
- Strong college leadership
- Engaged students
- Private college "feel"
- High student success rates





## MASTER PLAN VISION

### Align with the strategic plan

"Snow College, through an inclusive process of discussion and decision-making with faculty, staff, and students, has defined three Core Themes, reflecting its Mission, has established an overarching goal and a set of assessable objectives for each Core Theme. The three Core Themes have been approved by the Board of Trustees and serve to guide the College's decision-making, strategic initiatives and actions, and continuous improvement endeavors for the academic year 2011-12 and forward.

#### Core Theme 1: Tradition of Excellence

Goal: Snow College honors its history and advances its rich traditions of learning by providing a vibrant learning environment that empowers students to achieve their educational goals.

#### Core Theme 2: Culture of Innovation

Goal: Through initiatives that create and sustain a college-wide culture of innovation, Snow College encourages and supports innovation by developing dynamic teaching, learning, and engagement experiences for students, faculty, and staff, as well as for the larger College community.

#### Core Theme 3: Atmosphere of Engagement

Goal: Snow College creates learning and service opportunities, locally and globally, to engage students, faculty, staff and surrounding communities." Snow College Strategic Plan, approved November 2013.

This master plan can promote the themes and goals of the strategic plan by focusing on five key areas:

- Create effective learning environments
- Enhance creativity and innovation
- Focus on student-centered experiences
- Connect with and enrich the surrounding community
- Promote environmental stewardship

### Preserve affordable access to high-quality education for Snow College students

Snow College provides a great education to a variety of students from traditional students just out of high school to non-traditional students and community members seeking additional educational opportunities. This breadth of opportunity should be maintained into the future. The range of classes, from general education to technology education and specialty programs, provides an opportunity for each student to find a program that meets their individual needs at an affordable and accessible cost.

### Provide a strong residential-campus experience for Snow College students

Both the Ephraim and Richfield campuses offer a high-quality learning experience in a small, walkable community.

The Ephraim campus has a variety of residence halls that allow students to live on-campus in an affordable and convenient location. Additionally, the Ephraim community has grown with students and housing in mind. The campus sits within the

residential area of Ephraim, with numerous rental housing opportunities within a mile from campus. This variety of living options within walking distance promotes a strong residential campus experience. Students can stay on campus for activities, use the provided amenities such as fitness centers and study areas, and easily return to campus throughout the day as needed for classes and events.

The Richfield campus also sits at the edge of a residential area of town, but the community has not developed in the same manner around the College. This has led to a lack of available student housing and in-turn contributes to a more commuter-oriented student population. As both Richfield and Snow College grow, providing more on and near-to-campus housing opportunities for students will enhance Richfield as a college town and encourage more on-campus activities and additional student engagement. It will also broaden the range of students that attend Snow College, and help grow enrollment on the Richfield campus.

### Enhance the quality of Snow College

Snow College has a strong reputation as a high-quality community college where students excel. The historic scale and quality of construction as well as the quality landscape on each of the Snow College campuses contribute to this quality. As growth occurs, it should enhance and build upon this foundation.

### Provide for appropriate growth for the campus and community

As student enrollment grows and development occurs on both the Ephraim and Richfield campuses, the scale, quality and character of the buildings and improvements should reflect both the scale of the surrounding development and the vision for growth for the College and respective community.

### Strengthen the image of Snow College

All new development and improvements have the opportunity to strengthen the image and perception of Snow College both through their contribution to the physical campus, but also through a creating a positive impression for both the campus community and broader community.

### Engage with the broader community

Snow College is the primary economic engine for Ephraim, Utah, and a major contributor to the Richfield community. It is important that the College continue to strengthen relationships with the community through positive impacts on the built environment at campus and into the community. Snow College should also consider opportunities to engage with other municipalities in the six-county service region. Specific projects that can benefit both the community-at-large and the College should be given due consideration and priority if the project is financially feasible and contributes to the overall vision set forth in this plan.



## MASTER PLAN PRIORITIES

Through the master planning process, a number of priorities have emerged for both the two campuses. These priorities are generally unique to each area as the Ephraim and the Richfield campuses are at two different points in their development.

Additionally, it is important to recognize that the two campuses complement one another and together, will allow Snow College to meet growing educational and student enrollment needs. Richfield has ample site area to accommodate future campus growth, enhancing its position as a leader in technology education and general education programs within Central Utah. Ephraim will continue to provide the excellent general education and liberal arts education within Central Utah that it is known for.

### Ephraim Campus

The mature Ephraim campus has been developed over more than a century, and has become an icon for higher education in Central Utah. There are a number of opportunities for growth as well as improvements, including:

**Maintain and enhance the quality and character of campus.**

As growth occurs on campus, the scale, quality and character of both the buildings and the landscape should be maintained and enhanced.

**Grow the main campus to provide additional student service space and core academic space.**

Programs across campus are growing. Additional flexible learning space and faculty offices are needed to accommodate this growth. The Greenwood Student Center is also at capacity. Additional growth on the core campus should occur to accommodate these integral campus functions and needs.

**Enhance the connection between the main campus and the current Business Building.**

The Business Building is currently located on Main Street in downtown Ephraim, and is a 1-2 block walk from the main campus. The building orientation toward Main Street and the lack of clearly defined Snow College buildings between the main campus and the Business Building result in a perception of distance and disconnection between these areas. As development occurs, bridging this distance with integral campus uses and new buildings will help engage the Business Building and strengthen the overall campus experience. It will also enhance the College within the community.

**Provide additional student housing.**

The current campus housing is at-capacity, and new housing should be provided as it becomes financially feasible. As this housing develops, there should be a focus on living learning communities and married-student housing. As the student housing grows, additional food service will also be needed. A new cafeteria central to the student housing should be provided.

**Provide a venue for large campus and community events.**

An event center for 4,200 people that can be used for competition athletic events, graduation and large student events should be provided. Adequate parking for a venue of this type should also be provided within a 10-minute or half-mile walk from the venue.

### Provide improved student recreation and student-athlete training and support spaces.

Additional recreation opportunities such as an enhanced cardio and weight training area for the campus and broader community should be provided in or near the Student Activity Center. Additional sport and event space, as provided in the event venue, would also allow the competition gymnasiums in the Activity Center to become available for academic and community-based programs.

Improvements to athletic venues and student athlete spaces include replacing the student athlete weight training, locker, and treatment spaces with new, appropriately sized facilities. New coach offices and sport medicine spaces should also be provided.

The football field should be replaced with a new synthetic turf field, new lighting provided around the field, and the track should be replaced.

A new soccer field should be provided to support a competitive soccer team at the Sports Complex, north of the core campus. The rodeo facilities may also be improved to better serve the rodeo team.

### Provide a student wellness center.

A new student wellness center that offers a variety of services and includes a medical clinic, counseling center and title IX offices should be provided. This facility should be near to and readily accessed from campus, while providing a discreet entry for students, faculty, and staff. The facility should be quiet, private, and welcoming to encourage the campus community to seek the services offered within.

### Encourage alternative transportation to campus.

Discussions around parking on campus led to a discovery of a culture of driving at the Ephraim Campus. There is free and readily-accessible parking around the periphery of campus which enables the community to drive, often very short distances, to park at the College each day. As the campus population grows and new development occurs, parking will become less readily available, and even congested. A number of strategies to disincentivize short-distance driving were discussed through the workshop process. Key strategies may include defining campus parking lots and requiring parking permits, providing convenient and secure bicycle parking throughout campus, and incentivizing walking through positive recognition and campus campaigns.

### Explore opportunities for west campus.

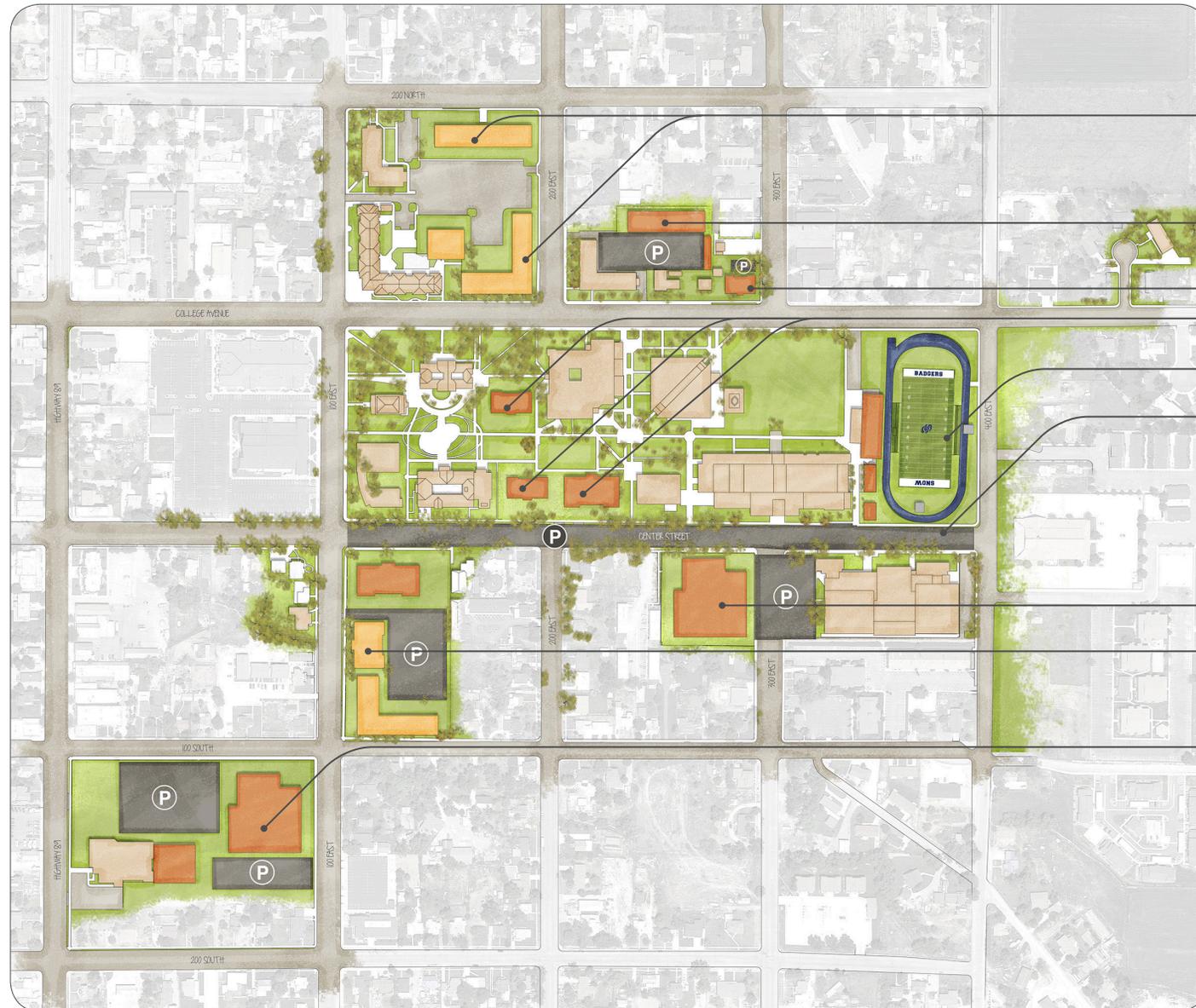
West campus is perceived as being disconnected from the main campus based on the location, four blocks to the west, as well as the change in community character between the main campus and west campus. Over the last number of years, the only programs that have been located on west campus have been relatively self-contained programs that do not require the students to travel to and from the main campus. Technology programs, self-contained programs and campus support have all used the area successfully. As Snow College grows, west campus should continue to serve the college through these uses; additionally, it should be considered as an opportunity for business and incubator space. Priority should be given to companies that can provide flexible student employment opportunities.

If west campus is no longer serving the College, or is no longer needed, Snow College should consider selling the facilities, and relocating the west campus programs closer to the core campus.

# Ephraim Campus Opportunities

## legend

- existing building
- future housing opportunity
- future building opportunity
- P future parking opportunity



- future housing
- campus service expansion
- wellness center
- core campus expansion
- athletic venue improvements
- linear parking lot
- potential event venue location
- academic and housing to enhance the connection to the business building
- potential event venue location

## Richfield Campus

The Richfield Campus has historically been a career and technical education focused center. Since the Sevier Valley Applied Technology Center merged with Snow College, the campus has grown to provide additional general education offerings and grow the technical programs on the campus.

The Richfield campus also has the luxury of available land. The campus consists of nearly 81 acres and currently contains three primary buildings, three portable classrooms, a State of Utah operated data center, and a campus facilities building.

The priorities for the Richfield campus are as follows:

### Maintain and enhance the quality and character of campus.

As the campus grows, it should be developed to maintain and enhance the quality of Snow College. The campus should maintain an academic and student service core with adjacent recreational and athletic opportunities, as well as student housing within a walkable distance.

### Grow enrollment.

There is capacity for growth within the existing facilities. Specifically, there are ten additional classrooms that will become available for use by the College in the Sevier Valley Center in January of 2017. Between these additional learning spaces and some capacity for growth in the Washburn Building, student enrollment can grow, and nearly double within the current academic facilities.

### Expand academic programs into the classroom wing of the Sevier Valley Center.

As mentioned above, ten classrooms and a number of offices will become available for use by Snow College in January 2017. Through the master planning process, it has become clear that the test center should be located in this facility. The CIS program may also be relocated to the Sevier Valley Center. All other classrooms should be shared and scheduled as general use classrooms. More specific configurations are provided in the short-term improvements section for the Richfield campus.

Once these classrooms are available, the portable classrooms west of the Administration Building should be removed from campus. The Small Business Development Center should be relocated to either another building on-campus or to a space within downtown Richfield. The location of this facility is flexible, but should have convenient access for community members and high-quality facilities.

### Provide student housing.

Richfield enrollment is currently limited to those who live within driving distance of campus as there is currently no student housing. Additionally, Richfield has limited rental opportunities within the city. This has contributed to the commuter-campus culture, and has resulted in slow enrollment growth. The lack of available rental housing in and near Richfield has also impacted faculty and staff recruitment for the College. Additional housing, specifically, student housing, will enable students to move to Richfield and have a residential campus experience.

### Provide food service on-campus.

The only current food venues on campus are vending machines in the Washburn Building and convenience-style options for sale in the campus bookstore. A small food service area should be provided on campus. It should be centrally located to provide an opportunity for socializing and collaborating outside of the learning environment.

### Create a student center.

A unique need that arose from the discussions with stakeholders on the Richfield campus was the need for a student center. This facility would be similar to a student union with food service, student study and collaboration spaces, the Badger Den for recreation opportunities, and the library. Career services should also be located in this area. This collocation of student services would again encourage students, faculty, and staff to interact outside the classroom. It would also provide a place for students to stay on campus and engage outside of class hours, heightening the student experience.

**Improve access to campus.**

The Richfield campus is located on the west side of Richfield, adjacent to I-70, but is not readily accessible or visible from either downtown Richfield or I-70. Signage to heighten awareness of the College from I-70 and wayfinding to the campus from key points in the community should be provided.

Specific signage for the Sevier Valley Center should also be provided to guide visitors along optimal routes to access parking and the center for events. Signage at shared parking area in the vicinity should also be provided for ease of access and parking.

**Provide student fitness space on-campus.**

The campus does not currently have any fitness areas available for the campus community. A small cardio space, a weight room, and a room for yoga, dance or group fitness should be provided on campus. Associated locker and changing rooms should also be provided.

**Provide for event access and parking.**

The Sevier Valley Center hosts a variety of events throughout the year. It is important that there is effective signage to guide visitors from I-70 and downtown to the campus and Sevier Valley Center. Adequate parking for events should also be provided on and near campus to accommodate the crowds of up to 4,200 people for large events.

**legend**

- existing building
- future housing opportunity
- future building opportunity
- P future parking opportunity

Richfield

- additional event parking
- future academic and student service facility growth
- recreation / athletic center
- athletic and recreation fields
- student housing
- additional campus and event parking



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## CAMPUS POPULATIONS

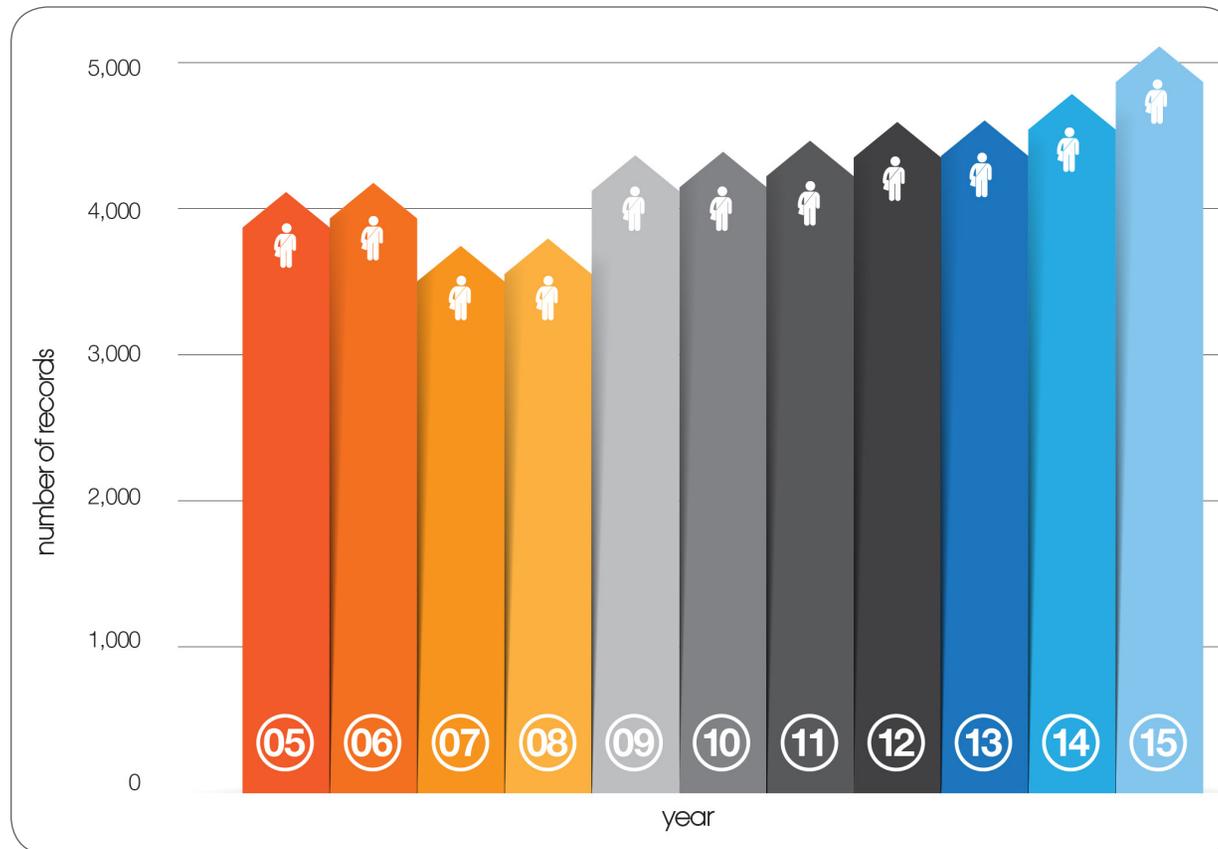


## ENROLLMENT HISTORY

Snow College is a growing institution in the state of Utah. The graph below illustrates the general upward trajectory of enrollment within the College. The graph also illustrates variation in enrollment in 2013, which was a result of the change in missionary age within the LDS church.

The graph below, as well as the graphs on the following pages provide information on the current enrollment, recent enrollment history as well as the student demographic information for Snow College.

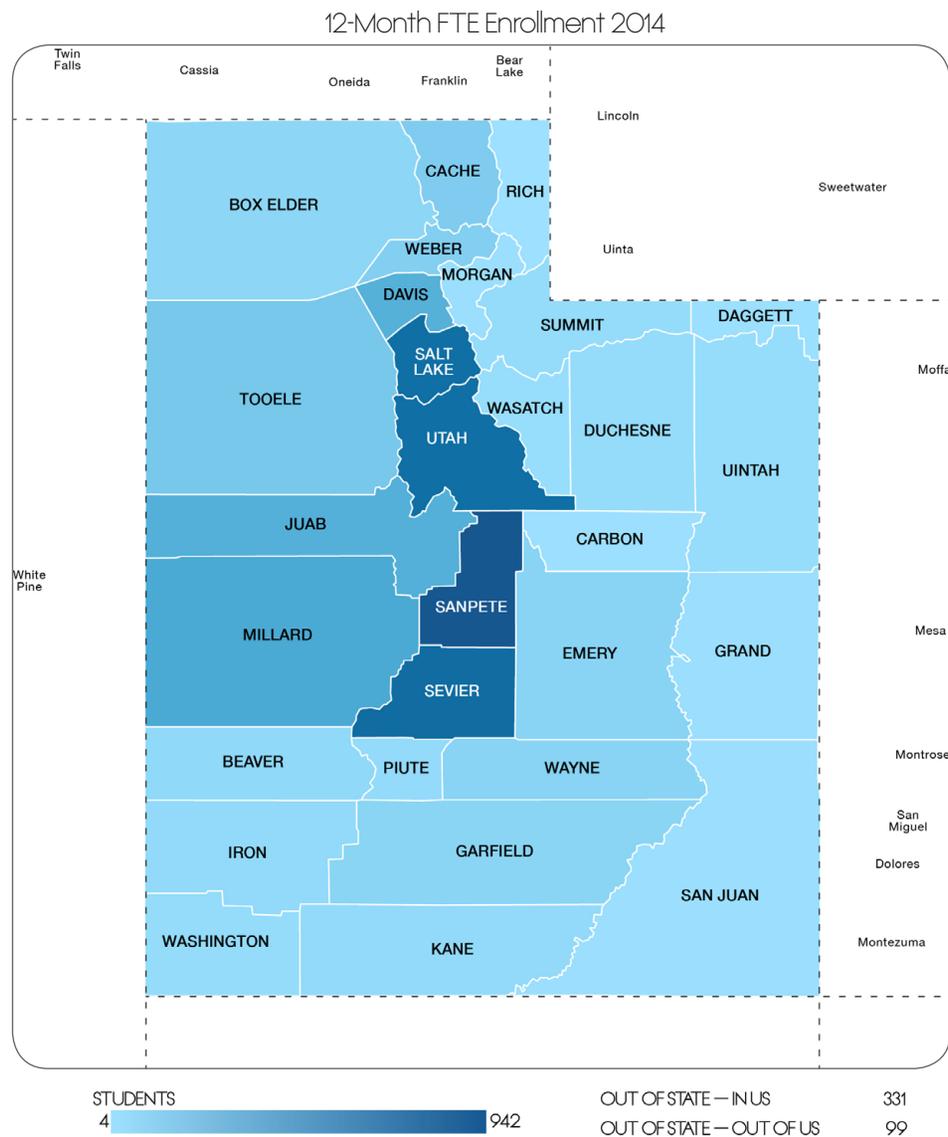
Total Head Count 2005 - 2015



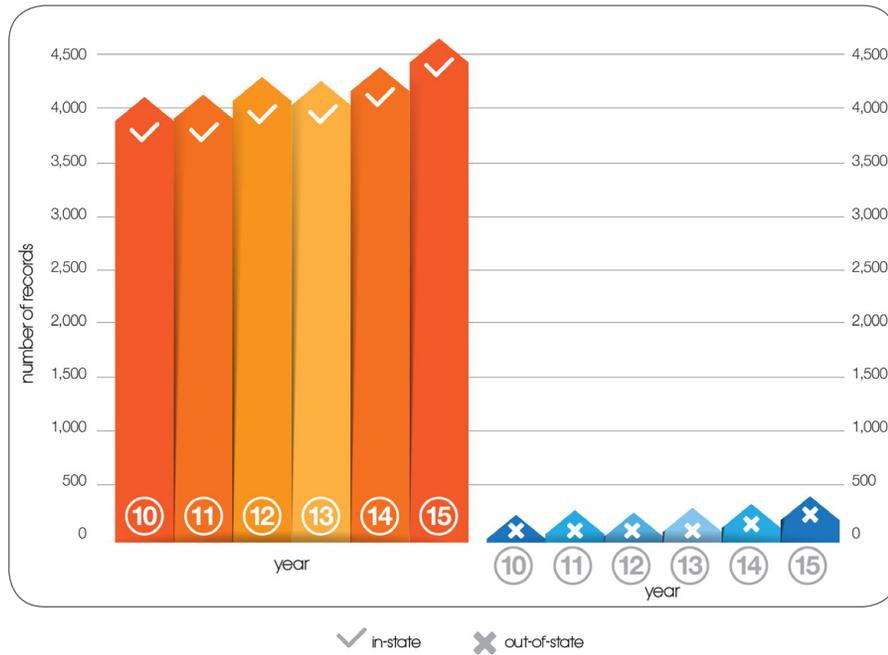


## CURRENT STUDENT POPULATION

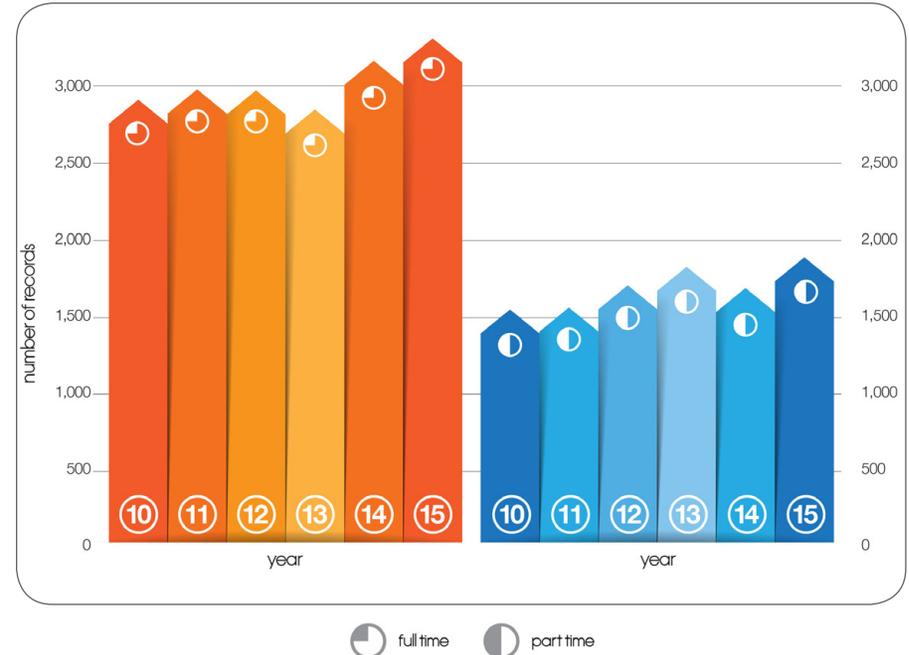
2015 was an all-time enrollment high for Snow College. “Fall 2015 headcount (was) 5,111. Students attending full-time, which is defined as 15 credit hours, also saw a percentage increase of 4.34%, or 163 students (totaling 3,909). While most USHE schools did see an increase in enrollment, Snow College exceeded growth numbers at a higher rate than most. The average USHE headcount enrollments increased 2.06%, and FTE enrollments increased 2.79% across the state.” See more at: [https://www.snow.edu/news/2015/enrollment\\_2015](https://www.snow.edu/news/2015/enrollment_2015).



In-State / Out-of-State Head Count 2010 - 2015



Part Time / Full Time Head Count 2010 - 2015

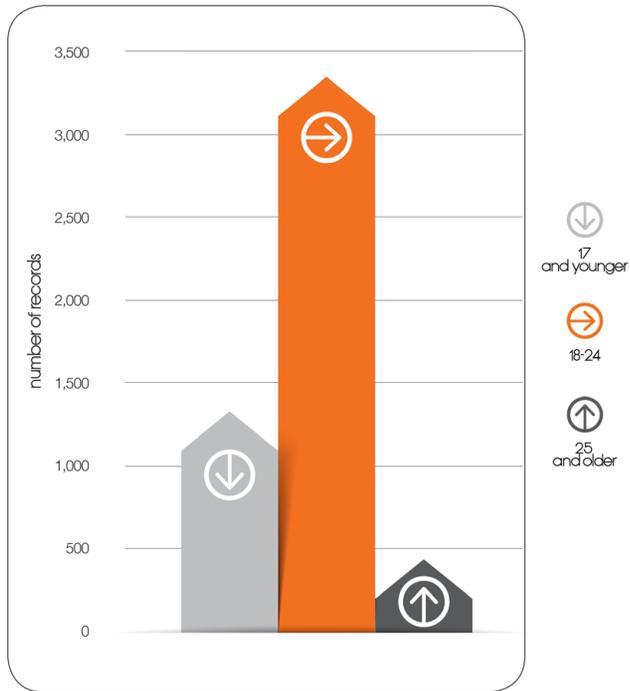


While the College is growing, there are consistent trends in demographics that have emerged over time, and are expected to continue. These trends include:

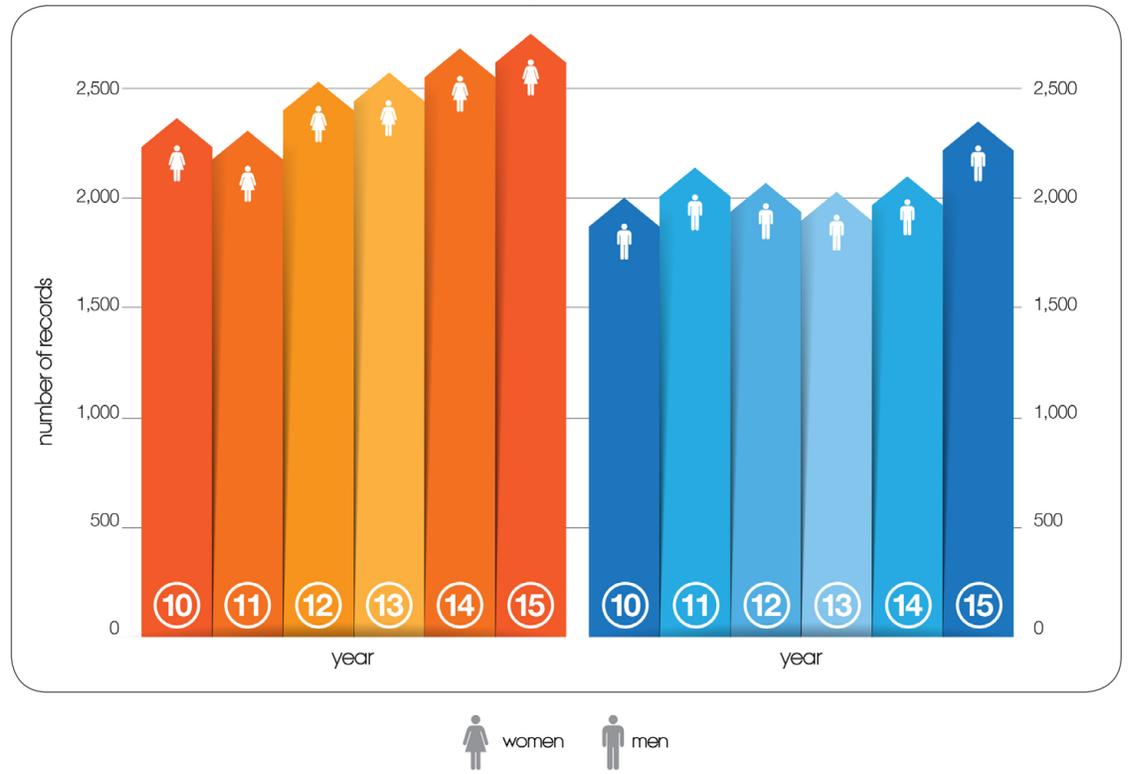
Approximately 90% of the students at Snow College are from Utah. Specifically, the majority of students are from Sevier, Sanpete, Utah and Salt Lake Counties. There are also a number of students from Juab and Millard Counties as well as Davis County.

60-70% of the students are full-time and the remainder are part-time or non-traditional students. This reflects the variety of enrollment of both traditional students planning to transition to university and local or regional students pursuing a degree or job training program while working.

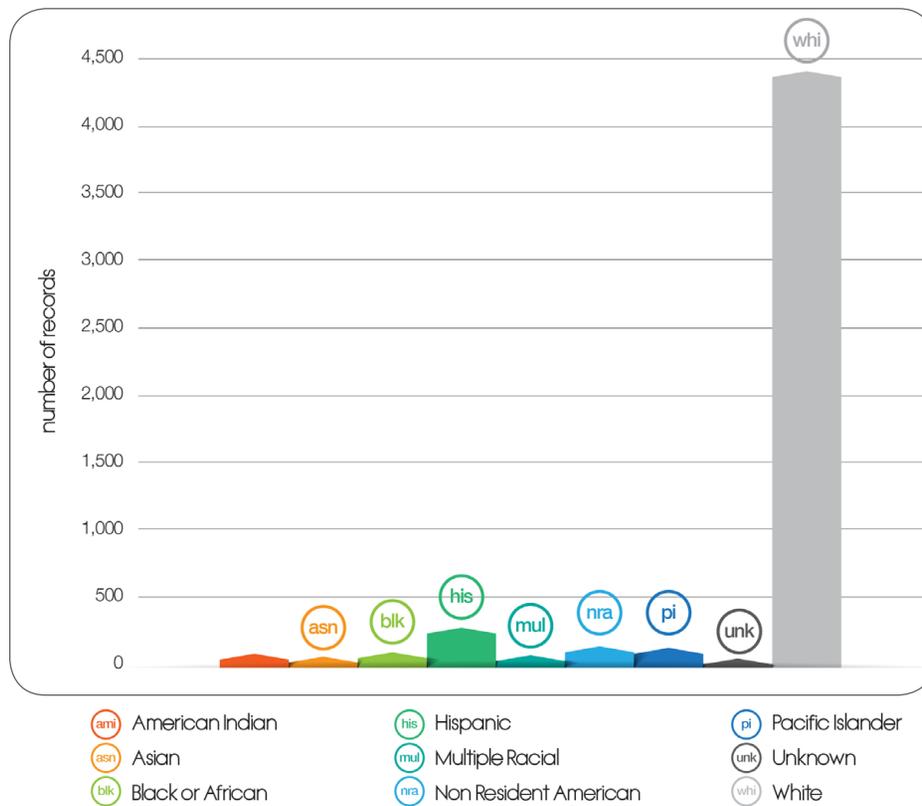
Head Count By Age 2015



Head Count By Gender 2010 - 2015



Head Count By Ethnicity 2015



Additional trends include increasing concurrent enrollment, where high school students pursue additional college-level coursework, and the trend of slightly more women than men is also expected to continue.

Promoting gender equality and fostering diversity are also two key objectives for the College. The Multi-Cultural Center and the Center for Global Engagement support this goal.

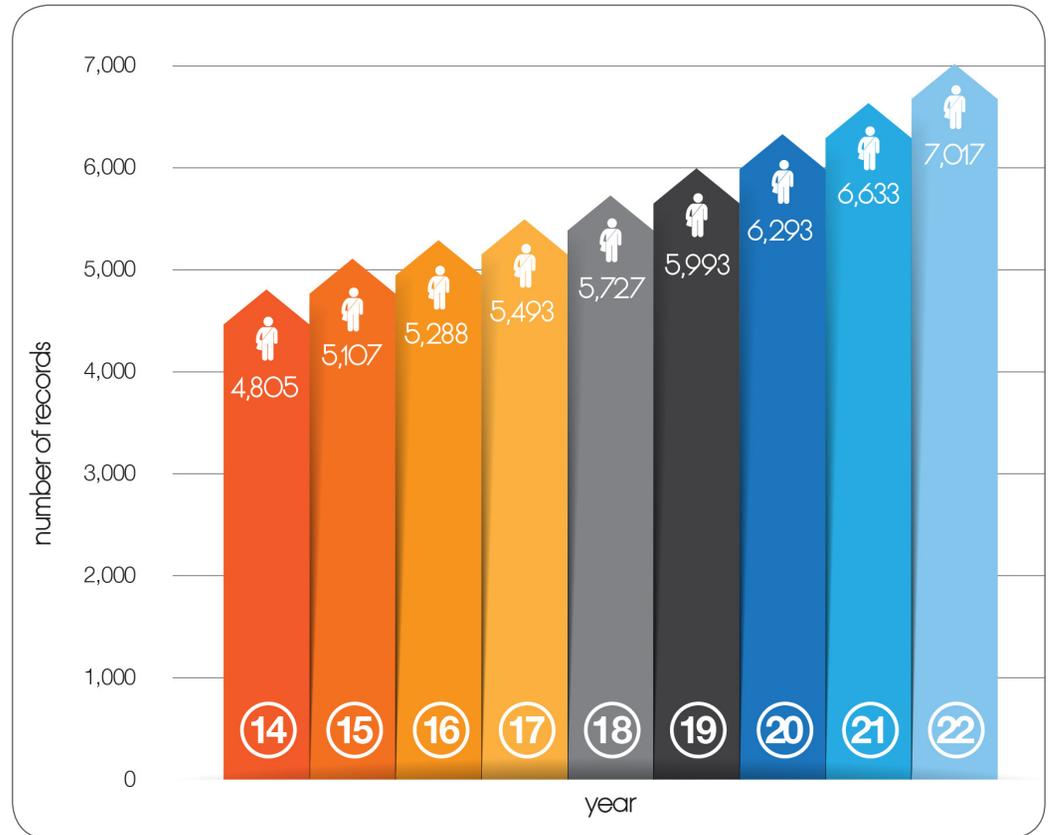
The mission of the Multi-Cultural Center “is to recruit and retain students from diverse backgrounds and provide them with a welcoming environment that promotes social, cultural and academic success.” - See more at: <https://www.snow.edu/studentlife/diversity/index.html#sthash.i37sNcBL.dpuf>

“The Center for Global Engagement serves international students from over 20 countries around the globe and is dedicated to providing global engagement experiences for all Snow College students.” - See more at: <https://www.snow.edu/international/index.html#sthash.dAtUKFuF.dpuf>

## FUTURE ENROLLMENT GROWTH

Snow College is a growing college. Specifically, Snow has experienced relatively steady enrollment growth each year for the last decade. Additionally, Snow College's enrollment growth is expected to outpace all other institutions within the state.

Snow College Fall Head Count Enrollment Projections



Fall Head Count Enrollment Projections

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	Growth Rate
Snow College	4,805	5.9%	3.4%	3.7%	4.1%	4.4%	4.8%	5.1%	5.5%	3.4%
USHE Average	174,010	5.2%	2.5%	2.4%	2.2%	2.4%	2.4%	2.4%	2.3%	2.4%

This increase in enrollment growth is based on recent growth trends at Snow College and reflects total head count growth for both campuses.



## EPHRAIM CAMPUS ANALYSIS



*Ephraim is a rural Utah community. Many of the benefits of Snow College come from the great relationship between the College and broader community.*



### LOCATION

Snow College is located in Ephraim, Utah. Ephraim is the largest city in Sanpete County with a population of 6,135 at the 2010 census. The city is located along U.S. Route 89, just east of I-15, and is home to Snow College.

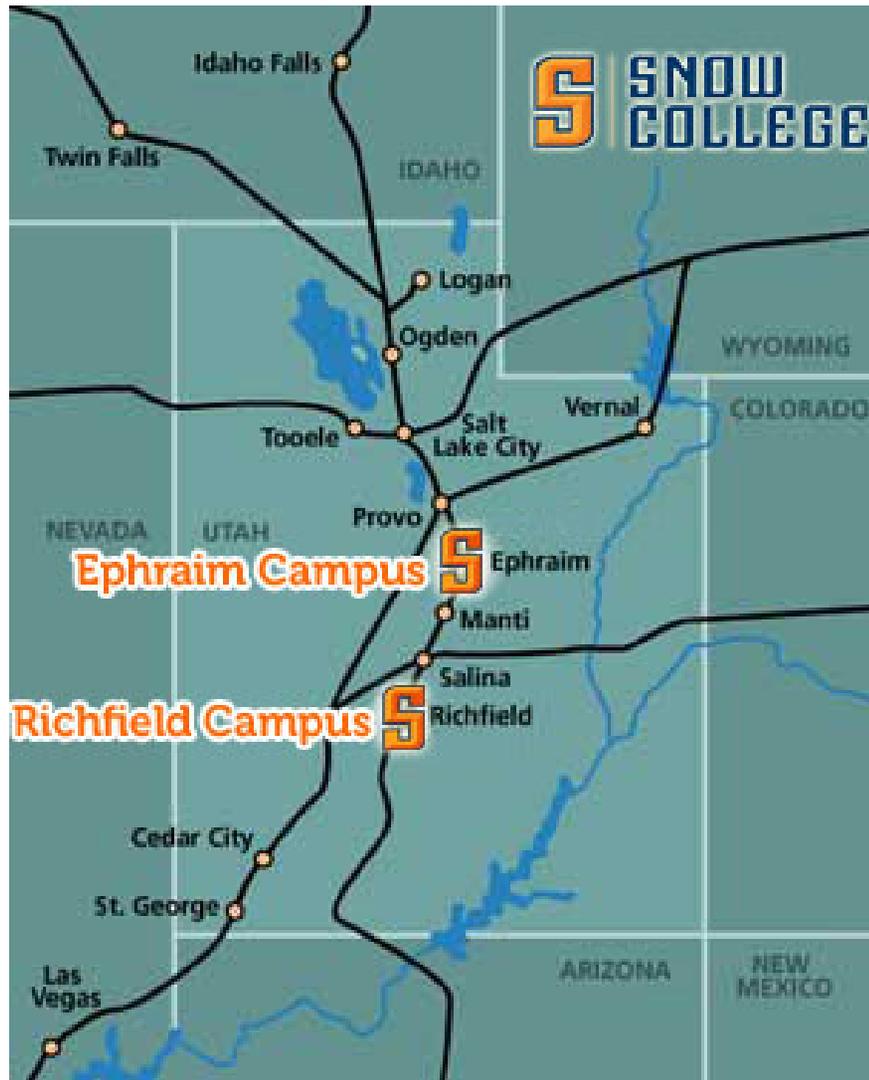
The campus is located in the heart of Ephraim City. This campus has three individual areas with the main campus, west campus and sports complex area. The College owns 82 acres in Ephraim. The main campus is just over 50 acres and houses the core academic uses, student services, student housing and most athletic facilities for Snow.

West campus is home to the more self-contained programs, such as nursing and other career and technical programs. It is also used for campus operations and maintenance storage. West campus sits on just over 6.5 acres and is located a half mile west of the main campus.

The athletic and recreation area houses recreational fields as well as competition venues for softball. Snow College owns approximately 24 acres in this sports complex, which is located just over a quarter mile north of the main campus.



## CAMPUS OVERVIEW

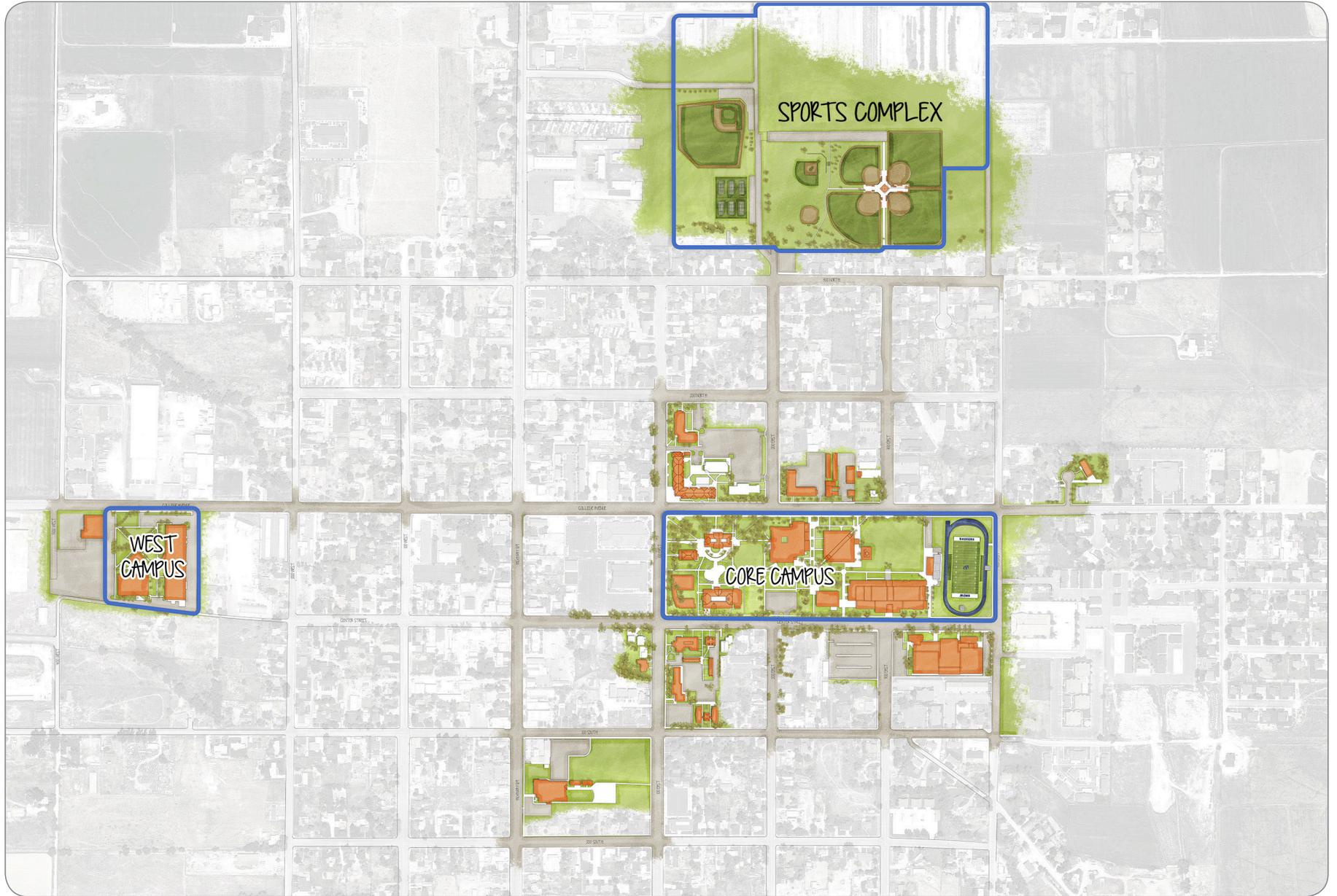


Snow College is a unique and close-knit campus. The College includes a central main campus core that is supported by athletic fields two blocks north of the core campus and two separate community-oriented satellite areas to the west.

The central, or core campus area, is the primary academic, student service and student activity area for the College. The existing buildings on campus range in scale and architectural expression. The historic Noyes Administration Building is the architectural and cultural icon of the campus.

The core campus, located between Central and College Avenues and 100 and 400 East, features large expanses of grass areas with beautiful, mature trees. The combination of open space and groves of trees create an idyllic setting that frames the buildings. There is also a central green boulevard that runs through the middle of campus. Running east to west, this central area is a primary pedestrian thoroughfare.

Current and future buildings located on the campus have four front faces. The buildings address the public streets on one to two sides and the green boulevard and pedestrian walkways on the other sides.



## Climate

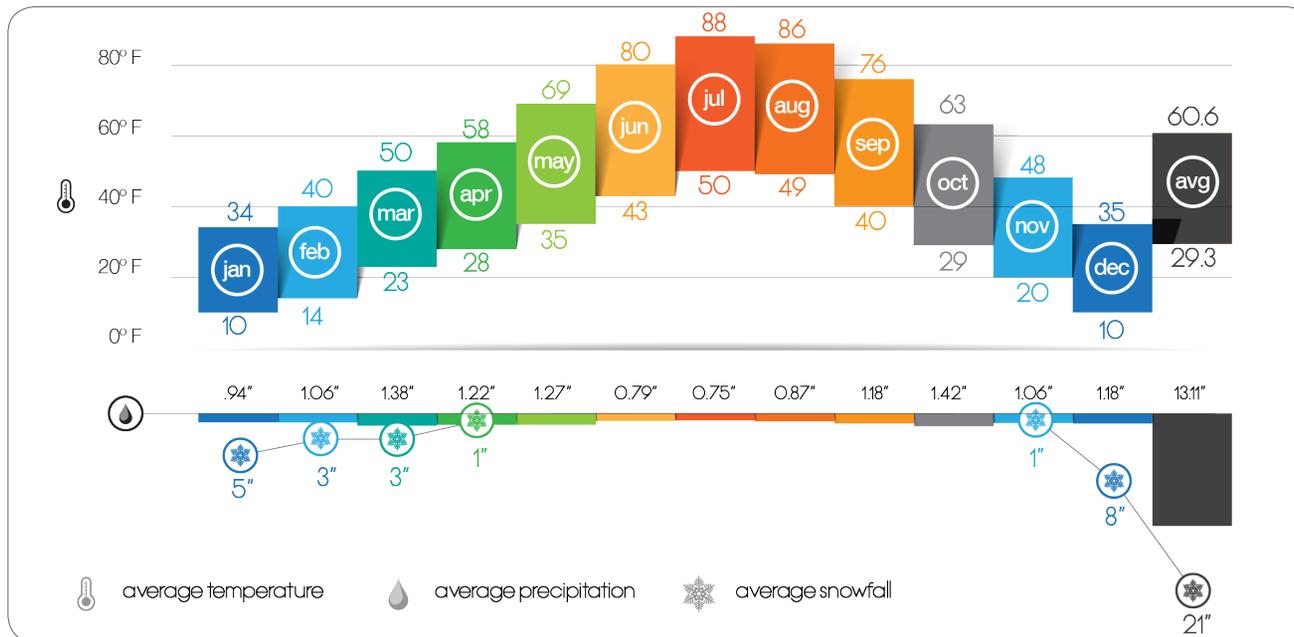
Snow College is located in the Sanpete County city of Ephraim, Utah. Ephraim is considered to have a cold, semi-arid climate. Although this area is considered a climate zone 5B based on the International Energy Conservation Code, the weather patterns and specifically the winter's low temperatures are more in keeping with a climate zone 6B. Per the table below, during the winter months, temperatures do not often rise above freezing, and can dive well below freezing.

The weather during the spring and fall seasons is very comfortable with temperatures ranging from just below freezing to the upper sixties and seventies. The summer temperatures are also temperate with the average high in the upper eighties. There are a few days per year that reach above ninety degrees, but this is relatively rare for Ephraim.

## Solar Access

The campus is oriented with the long axis running east / west. This is an optimal solar orientation for new buildings. The existing trees are deciduous, which is ideal for summer shading and winter solar heat gains. The following table provides solar altitude and azimuth information for Ephraim City, and should be used to establish solar orientation and sun shading devices for campus buildings.

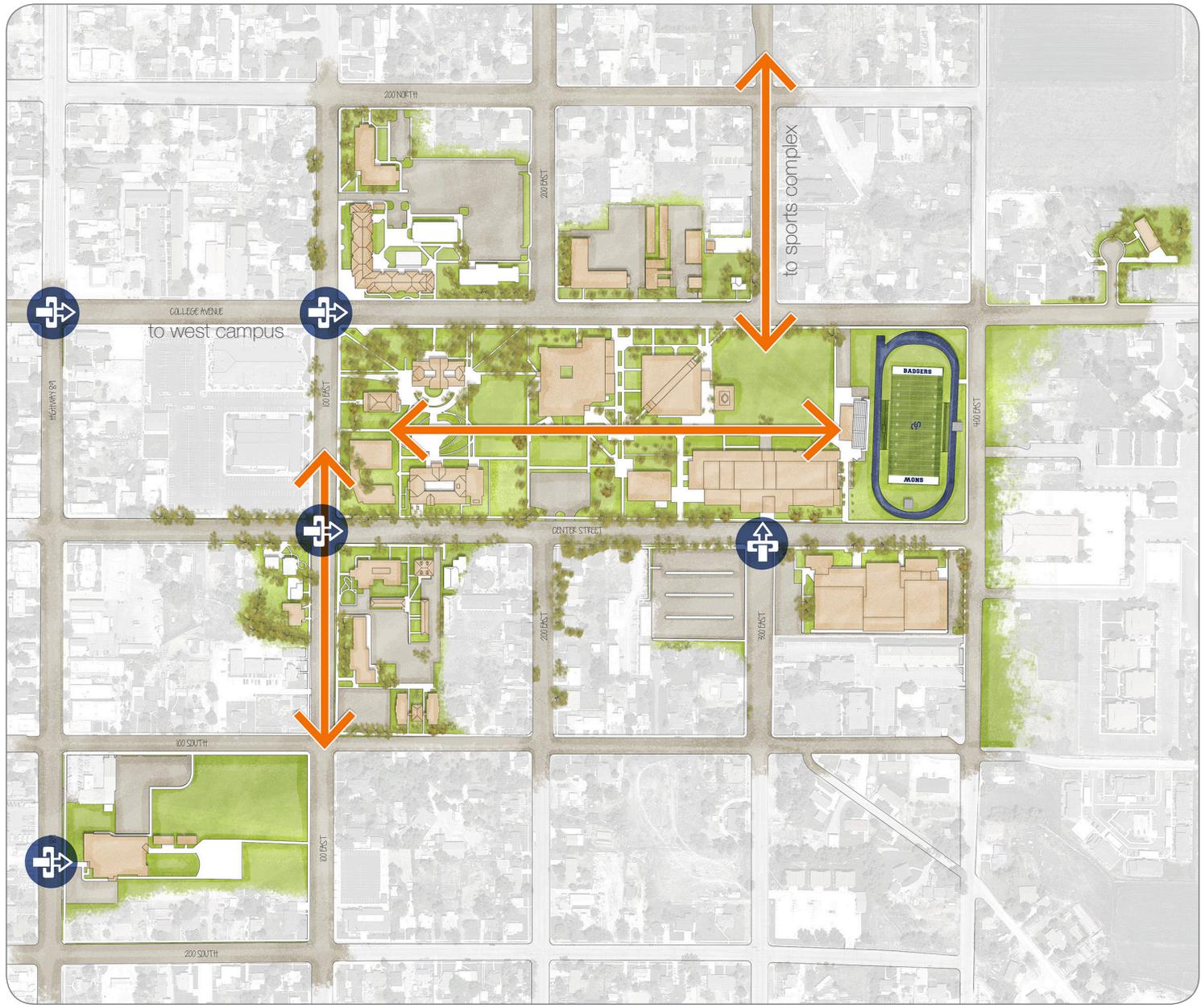
	Summer Solstice			Winter Solstice		
	Time	Altitude	Azimuth	Time	Altitude	Azimuth
Sunrise	6:30 am	4.4°	63°	8:00 am	2.3°	122.9°
Peak Sun	1:30 pm	74°	205.3°	12:30 pm	27.2°	181.4°
Sunset	9:00 pm	-1.4°	302.3°	5:00 pm	0.7°	181.5°



<http://www.usclimatedata.com/climate/ephrain/utah/united-states/usui0074>

## Prevailing Winds

Ephraim does not typically experience strong winds. However, the prevailing winds are from the southwest with strong winter storms from the northwest.



legend

-  campus gateway
-  campus circulation

## CAMPUS FEATURES

There is a significant green boulevard that runs the entire length of Snow College's core campus, running from the football stadium toward the east to the LDS Institute Buildings toward the west. Although the width of this green space limits its use to being primarily a pedestrian circulation corridor, there are elements that make this space more of a traditional campus quad including areas for students to lounge, study and collaborate in the outdoors.

### Access

The Ephraim campus is readily accessible to vehicles, pedestrians and cyclists within Ephraim. The primary campus gateway is at the intersection of 100 North and 100 East. There is a secondary gateway at Center Street and 100 East. Tertiary gateways include 300 East and Center Street, at the Home Activity Center and Eccles Center for Performing Arts, and 300 East and 100 North as a gateway between the core campus and the fields to the north.

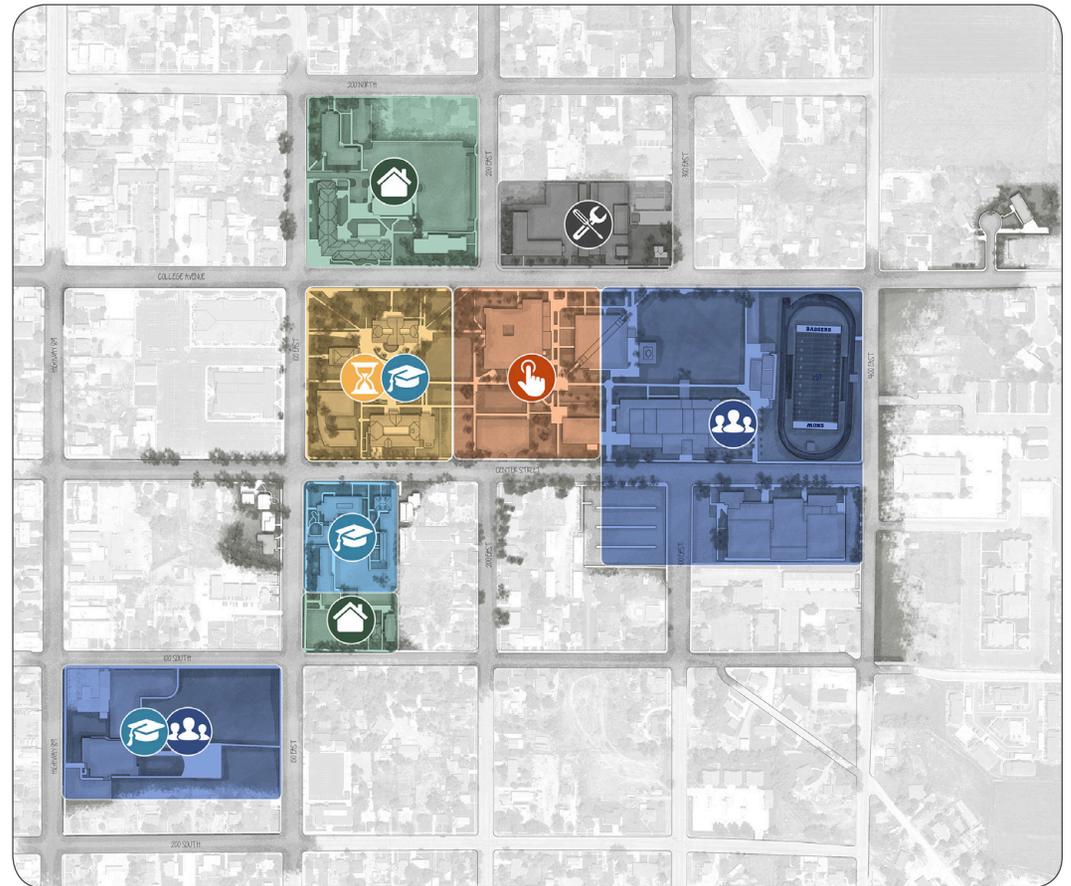
Additionally, there is a campus gateway at the intersection of Main Street and 100 North. Although this is not on or directly adjacent to campus, this is a key intersection that brings people from Main Street to the campus.

### Campus Areas

The campus has developed with similar uses clustered together. These clusters include the historic core which houses academic, administrative and student support functions, a student services area east of the historic core and community oriented and event areas that also house academic and athletic spaces to the east and southwest of the core. There are also housing areas north and south of the historic core, as shown on the diagram to the right.

### legend

- |  |                 |   |                  |   |                 |
|--|-----------------|---|------------------|---|-----------------|
|  | community/event |  | student services |  | student housing |
|  | academic        |  | historic         |  | campus services |





## EXISTING BUILDING SURVEY

### Academic Facilities

#### Noyes Administration Building

**CURRENT USE** College administration and classroom building

**YEAR CONSTRUCTED** 899-1908

**EXTERIOR FEATURES** White stone and terra-cotta colored brick with vertical windows, in groups of three. Pitched roof and prominent entryways highlight the building.

**HVAC SYSTEM** VAV reheat

**RECENT IMPROVEMENTS**  
The entire building was recently renovated to meet the modern needs of the College in 1999.

**FUTURE IMPROVEMENTS**  
None currently planned



#### Social Sciences Building

**CURRENT USE** Classrooms and offices

**YEAR CONSTRUCTED** 1912

**EXTERIOR FEATURES** Warm, golden brick with white stone accents and pitched roof. Punched openings and small scale compliment Noyes.

**HVAC SYSTEM** VAV reheat, heat distribution is a concern

**RECENT IMPROVEMENTS**  
The entire building was recently renovated to meet the modern needs of the College in 1999.

**FUTURE IMPROVEMENTS**  
Medasis system needs to be updated



#### Business Technology

**CURRENT USE** Classrooms and offices for Business and CIS programs

**YEAR CONSTRUCTED** Unknown (purchased in 2010)

**EXTERIOR FEATURES** Concrete masonry construction with punched openings.

**HVAC SYSTEM** Stand alone rooftop heating and cooling

**RECENT IMPROVEMENTS**  
Mechanical system upgrade in 2012 as well as asbestos abatement and east and north classroom wing replacement.

**FUTURE IMPROVEMENTS**



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## Family Life

<b>CURRENT USE</b>	Classrooms, offices and daycare facility for Family Sciences program
<b>YEAR CONSTRUCTED</b>	Unknown, added on to in 1965
<b>EXTERIOR FEATURES</b>	Red brick masonry constructed, un reinforced, with aluminum windows
<b>HVAC SYSTEM</b>	VAV reheat

### RECENT IMPROVEMENTS

The entire building was recently renovated to meet the modern needs of the College in 1999.

### FUTURE IMPROVEMENTS

None currently planned



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## Lucy Phillips

<b>CURRENT USE</b>	Classrooms, offices, campus data center
<b>YEAR CONSTRUCTED</b>	1966
<b>EXTERIOR FEATURES</b>	Light brick masonry construction with limited vertical windows and flat roof.
<b>HVAC SYSTEM</b>	VAV reheat

### RECENT IMPROVEMENTS

Interior renovation completed January 2011 including gut and renovate interior, replace HVAC, electrical, lighting, fire suppression. 12 flexible use classrooms, new testing center, 2 broadcast classrooms, one conference room and additional faculty offices.

### FUTURE IMPROVEMENTS

Medasis system needs to be updated



---

## Stadium

<b>CURRENT USE</b>	Locker rooms, weight training and coaches offices under stadium, event seating above
<b>YEAR CONSTRUCTED</b>	1966
<b>EXTERIOR FEATURES</b>	Terra-cotta colored brick masonry and steel construction
<b>HVAC SYSTEM</b>	VAV reheat

### RECENT IMPROVEMENTS

New equipment and finish upgrades in weight room to enhance usability

### FUTURE IMPROVEMENTS

Replace turf, track and lighting in near future

New bleachers, summer of 2016



---

## Science Building

<b>CURRENT USE</b>	Science classrooms, laboratories and offices	<b>RECENT IMPROVEMENTS</b>	None
<b>YEAR CONSTRUCTED</b>	1974	<b>FUTURE IMPROVEMENTS</b>	Slated for demolition after the construction of the new science building.
<b>EXTERIOR FEATURES</b>	Concrete and brick masonry construction with limited aluminum windows.		
<b>HVAC SYSTEM</b>	VAV reheat		



---

## Horne Activity Center

<b>CURRENT USE</b>	Recreation center, athletic practice and event venue	<b>RECENT IMPROVEMENTS:</b>	Cardio and fitness areas have been enhanced with new equipment and finishes.
<b>YEAR CONSTRUCTED</b>	1978		
<b>EXTERIOR FEATURES</b>	Exterior brick masonry with concrete masonry structure. Limited aluminum windows		Mechanical room has been recently upgraded.
<b>BUILDING SYSTEM SUMMARY</b>	VAV reheat	<b>FUTURE IMPROVEMENTS:</b>	Locker room and restroom renovations anticipated summer 2016



---

## Trades

<b>CURRENT USE</b>	Classrooms, offices, campus storage and other misc. uses	<b>RECENT IMPROVEMENTS</b>	
<b>YEAR CONSTRUCTED</b>	1988	<b>FUTURE IMPROVEMENTS</b>	
<b>EXTERIOR FEATURES</b>	Concrete masonry construction		
<b>HVAC SYSTEM</b>	Rooftop unit to VAV		



---

## HiTech

**CURRENT USE** Classrooms, offices, leased space

**YEAR CONSTRUCTED** 1990

**EXTERIOR FEATURES** Concrete masonry construction with metal panel accent

**HVAC SYSTEM** 5 rooftop units

**RECENT IMPROVEMENTS**  
#1 circuit replaced

**FUTURE IMPROVEMENTS**  
#2 circuit to be replaced in 2016



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## Humanities

**CURRENT USE** Classrooms, offices, art studios, radio studio, art gallery

**YEAR CONSTRUCTED** 1995

**EXTERIOR FEATURES** Exterior brick masonry with concrete masonry construction, limited punched metal windows.

**HVAC SYSTEM** VAV Reheat

**RECENT IMPROVEMENTS**  
A portion of the facility HVAC system was recently tested and balanced, the remainder of the building needs to be balanced and controls checked for effectiveness.

**FUTURE IMPROVEMENTS**  
Complete building commissioning, timeline unknown



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## Greenwood Student Center

**CURRENT USE** Student services, offices, event venue, food service, bookstore, campus mail

**YEAR CONSTRUCTED** 1997

**EXTERIOR FEATURES** Exterior brick masonry with punched openings and storefront at entries. Large clerestory window introduces daylight into building core.

**HVAC SYSTEM** VAV reheat, heat distribution is a concern

**RECENT IMPROVEMENTS**

**FUTURE IMPROVEMENTS**  
AV upgrades, summer 2016



---

## Eccles Performing Arts

<b>CURRENT USE</b>	Performance and event spaces, classrooms, offices, practice rooms	<b>RECENT IMPROVEMENTS</b>
<b>YEAR CONSTRUCTED</b>	2003	<b>FUTURE IMPROVEMENTS</b>
<b>EXTERIOR FEATURES</b>	Dark brick masonry exterior with punched openings and storefront at building entries.	
<b>HVAC SYSTEM</b>	VAV reheat	



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## Karen Huntsman Library

<b>CURRENT USE</b>	Recreation center, athletic practice and event venue	<b>RECENT IMPROVEMENTS:</b> Recently constructed
<b>YEAR CONSTRUCTED</b>	1978	<b>FUTURE IMPROVEMENTS:</b>
<b>EXTERIOR FEATURES</b>	Exterior brick masonry with concrete masonry structure. Limited aluminum windows	
<b>HVAC SYSTEM</b>	VAV reheat	



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## Graham Science Building

<b>CURRENT USE</b>	Science laboratories, classrooms and offices	<b>RECENT IMPROVEMENTS</b> Under construction
<b>YEAR CONSTRUCTED</b>	Breaking ground 2016, anticipated completion fall 2017	<b>FUTURE IMPROVEMENTS</b>
<b>EXTERIOR FEATURES</b>	Exterior brick construction with storefront windows and metal panel accents, pitched roofs.	
<b>HVAC SYSTEM</b>	VAV air delivery	



## Student Housing

### Greenwood Hall

**CURRENT USE** Housing

**YEAR CONSTRUCTED** 1939

**EXTERIOR FEATURES** Stone base, brick upper and pitched roof are reflective of the time constructed and local materials.

**HVAC SYSTEM**

**RECENT IMPROVEMENTS**  
Ongoing upgrades

**FUTURE IMPROVEMENTS**  
Laundry facility, summer/fall 2016



### Cottages (1-8)

**CURRENT USE** Housing

**YEAR CONSTRUCTED** 1941

**EXTERIOR FEATURES** Wood siding, simple pitched roof and minimal openings reflect post-war era.

**HVAC SYSTEM** Heat distribution is a concern

**RECENT IMPROVEMENTS**  
The entire building was recently renovated to meet the modern needs of the College in 1999.

**FUTURE IMPROVEMENTS**  
None currently planned



### Mary Nelson Hall

**CURRENT USE** Housing

**YEAR CONSTRUCTED** 1963

**EXTERIOR FEATURES** Blonde brick exterior, flat roof and punched openings reflect 1960's era architecture

**HVAC SYSTEM**

**RECENT IMPROVEMENTS**

**FUTURE IMPROVEMENTS**



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## Snow Hall

CURRENT USE	Housing	RECENT IMPROVEMENTS
YEAR CONSTRUCTED	1968	FUTURE IMPROVEMENTS
EXTERIOR FEATURES	Blonde brick exterior, flat roof and punched openings reflect 1960's era architecture	
HVAC SYSTEM		



---

## Anderson Hall

CURRENT USE	Housing	RECENT IMPROVEMENTS:
YEAR CONSTRUCTED	1968	FUTURE IMPROVEMENTS:
EXTERIOR FEATURES	Blonde brick exterior, flat roof and punched vertical openings reflect 1960's era architecture	
HVAC SYSTEM		



---

## Castilleja Hall

CURRENT USE	Housing	RECENT IMPROVEMENTS
YEAR CONSTRUCTED	1969	FUTURE IMPROVEMENTS
EXTERIOR FEATURES	Blonde brick exterior, flat roof and punched vertical openings reflect 1960's era architecture	
HVAC SYSTEM		



---

## Nuttall Hall

**CURRENT USE** Housing

**YEAR CONSTRUCTED** 196

**EXTERIOR FEATURES** Blonde brick exterior, flat roof and punched vertical openings reflect 1960's era architecture

**HVAC SYSTEM**

**RECENT IMPROVEMENTS**

**FUTURE IMPROVEMENTS**



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## Academy Suites

**CURRENT USE** Housing

**YEAR CONSTRUCTED** 2012

**EXTERIOR FEATURES** Pale concrete masonry base with warm brick above, punched windows with storefront accents and pitched roof compliment Noyes.

**HVAC SYSTEM**

**RECENT IMPROVEMENTS:**  
Recently constructed

**FUTURE IMPROVEMENTS:**  
Complete fit-out of shelled space as soon as feasible



## Campus Support

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### Facilities Maintenance

<b>CURRENT USE</b>	Offices, campus maintenance shops	<b>RECENT IMPROVEMENTS</b>	None
<b>YEAR CONSTRUCTED</b>	1966	<b>FUTURE IMPROVEMENTS</b>	Need to update mechanical systems and add air conditioning
<b>EXTERIOR FEATURES</b>	Blonde brick exterior, flat roof and punched vertical openings reflect 1960's era architecture		
<b>HVAC SYSTEM</b>	No air conditioning		

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### Heat Plant

<b>CURRENT USE</b>	Campus heating equipment	<b>RECENT IMPROVEMENTS:</b>	Recent efficiency upgrades
<b>YEAR CONSTRUCTED</b>	1973	<b>FUTURE IMPROVEMENTS:</b>	
<b>EXTERIOR FEATURES</b>			
<b>HVAC SYSTEM</b>	Houses 3 boilers that run 1 at a time. It is currently running at 60% capacity and can accommodate future facilities		

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### Institutional Residence

<b>CURRENT USE</b>	Event venue and administrative residence	<b>RECENT IMPROVEMENTS</b>	None
<b>YEAR CONSTRUCTED</b>	1977	<b>FUTURE IMPROVEMENTS</b>	To be fully renovated prior to next College president taking residence
<b>EXTERIOR FEATURES</b>	Brick construction, wood windows and large, pitched roof. Large, beautiful yard for outdoor events and entertaining		
<b>HVAC SYSTEM</b>	Furnace, air conditioning unit.		

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## RICHFIELD CAMPUS ANALYSIS



### LOCATION

Richfield is located in Central Utah, along the I-70 corridor, 40 miles east of the I-15/I-70 junction. It is the county seat of Sevier County, Utah. Richfield is in a unique location with access to two major interstate highways, and is centrally located between Denver and Los Angeles. It is also the largest city in southern Central Utah.

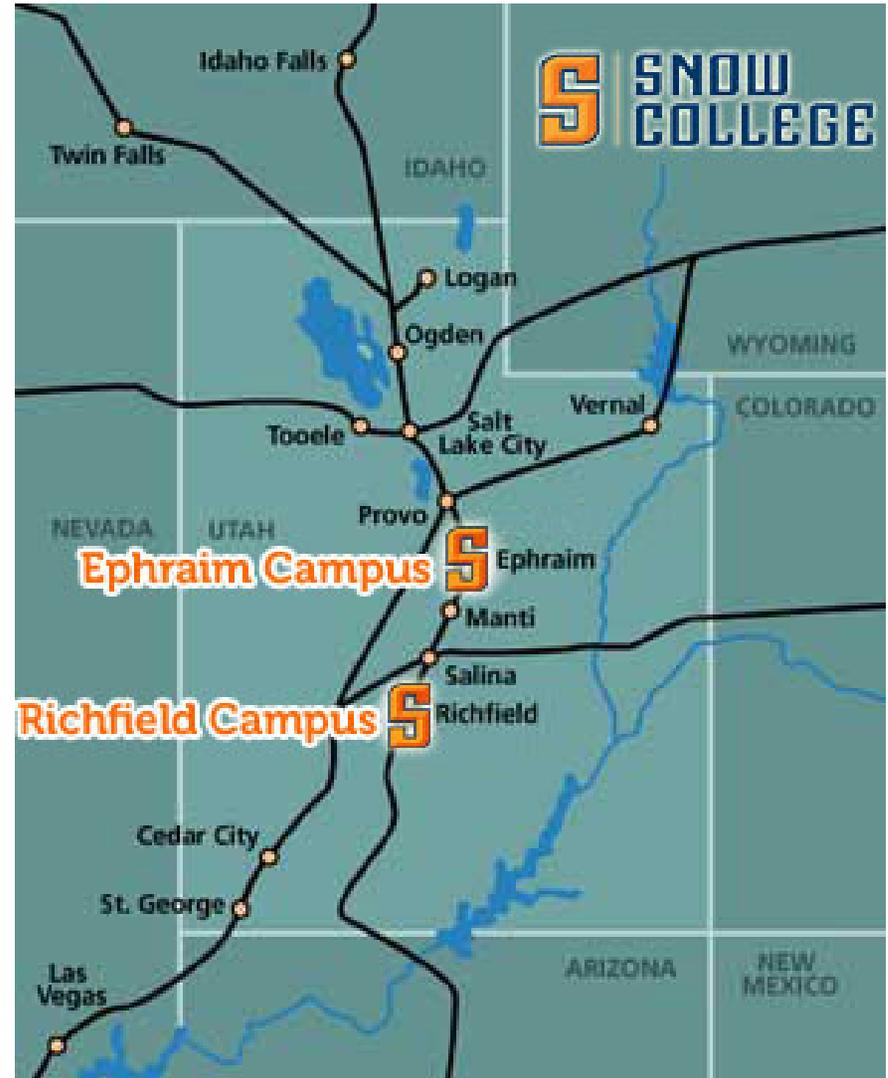
The Richfield campus is a single contiguous campus located on the west side of the city, just east of I-70, between 100 South and 530 South. The campus is 56 acres and includes three prominent structures: the Sevier Valley Center, the Administration Building and the Washburn Building.



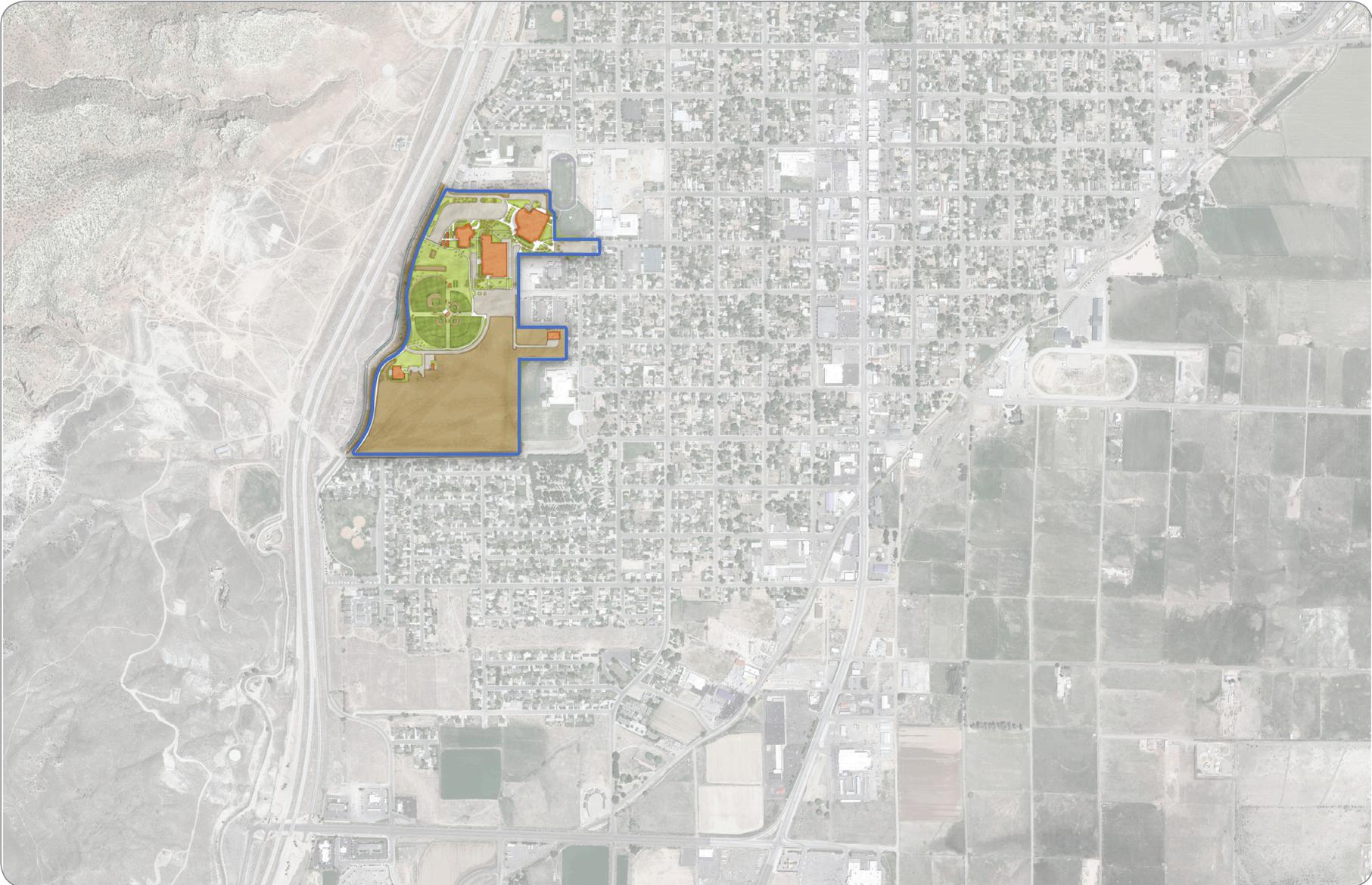
### CAMPUS OVERVIEW

The Richfield Campus is a large, mostly undeveloped campus. In the past, the Washburn Building has served as the primary educational space for the College with trade-oriented learning spaces and classrooms. The Washburn Building also includes the library and some student service functions. The Administration Building supports the campus and provides administrative office space, student services and activity space as well as community event space.

The site is relatively flat, and sits below the elevation of the I-70. The campus is visible from I-70 as well as a variety of surface streets in Richfield. Therefore, each side of the campus presents a front facade to visitors and the community, and each building facade should be considered a front door to the community.



Richfield



## Climate

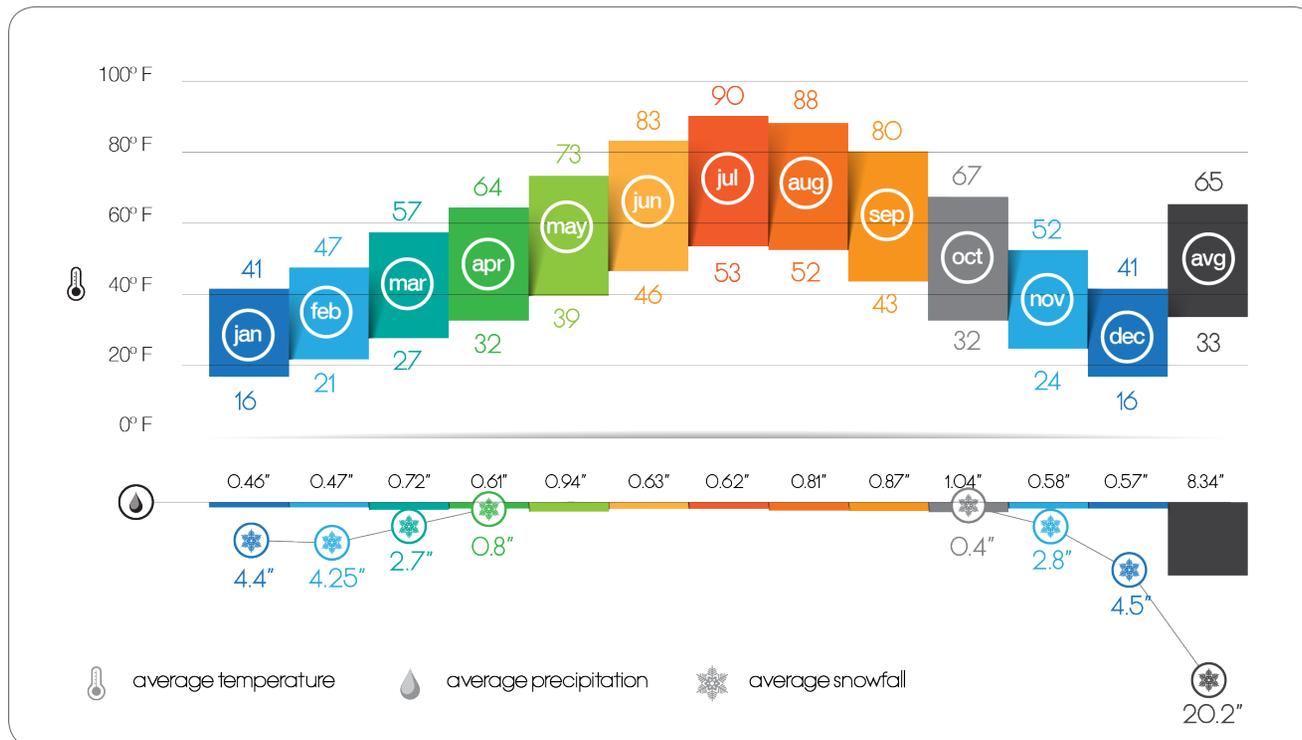
Richfield is considered a climate zone 5B based on the International Energy Conservation Code. This is the same as Salt Lake City and the majority of Utah. Richfield experiences four distinct seasons. Winter is more mild in Richfield than Ephraim. In the winter, high temperatures average in the thirties and forties and low temperatures average in the teens and twenties. Summer months are warm, with normal highs in the nineties and occasional hot spells that near 100 degrees. The temperature can drop to the fifties in the evening. Thunderstorms are frequent in the summer and early fall months, providing most of the precipitation for the area, outside of the wintertime snowfall.

### Solar Access

The campus is oriented with the long axis running north / south. This is not an ideal solar orientation for new buildings, as the east and west sun are more difficult to

control. Special consideration should be given to access to daylight, glare reduction and solar heat gain impacts as new development occurs on campus. The existing trees are predominantly deciduous, which is optimal for summer shading and winter solar heat gains. The following table provides solar altitude and azimuth information for Richfield City, and should be used to establish solar orientation and sun shading devices for the building.

	Summer Solstice			Winter Solstice		
	Time	Altitude	Azimuth	Time	Altitude	Azimuth
Sunrise	6:30 am	3.8°	62.6°	8:00 am	2.2°	122.5°
Peak Sun	1:30 pm	74.7°	179.8°	12:30 pm	27.8°	180.8°
Sunset	9:00 pm	-1.4°	302.0°	5:00 pm	1.3°	238.5°



### Prevailing Winds

Richfield experiences steady and often strong winds. The prevailing winds are from the southwest with strong winter storms from the northwest. (VALIDATE)

\*NOWData - NOAA Online Weather Data\*. National Oceanic and Atmospheric Administration. Retrieved May 5, 2013.

legend



campus gateway



campus circulation



## CAMPUS FEATURES

The Richfield campus has an amazing opportunity to create a cohesive, beautiful campus that meets the growing needs of the community and region. This campus is well landscaped and beautifully maintained. This provides a positive presence of Snow College within Richfield that should be maintained and enhanced as new development occurs on the campus.

### Access

The Richfield campus is readily accessible from 200 South and College Avenue as well as Technology Drive. It is, however somewhat difficult to find if you are not familiar with the area.

The primary gateways are currently at the intersection of S. Technology Drive and College Avenue, and College Avenue at the entry to the Sevier Valley Center. There is a secondary gateway at 200 South and S. Technology Drive. All of these gateways are directly adjacent to campus. It is important that there is effective signage within key areas of Richfield to guide visitors to the campus. Specifically, signage should be provided to guide visitors to the campus and the Sevier Valley Center.

### Open Space

The Richfield campus contains more than 36 acres of undeveloped space. Additionally, there is open space around each of the campus buildings, and open space that is used for recreational fields. The large, undeveloped area on campus will enable the campus to grow into a cohesive and thriving campus. As the campus develops, open space should be provided to frame each building to maintain the cohesive campus and collegial atmosphere of Snow College.

## Land Use

Richfield currently has three primary buildings and two primary land uses. There is the core academic function in the Washburn Building and Administration building. There are also a range of community event spaces in the Sevier Valley Center and the Administration Building, as well as community space at the current ball fields.

### legend



academic



community/event





## EXISTING BUILDING SURVEY

### Administration Building

**CURRENT USE** College administration, bookstore, conference center and classrooms

**YEAR CONSTRUCTED**

**EXTERIOR FEATURES** Dark red brick facade with storefront at entries and punched openings

**HVAC SYSTEM** Boiler, cooling tower and chiller

**RECENT IMPROVEMENTS**

New boiler and chiller in 2014

**FUTURE IMPROVEMENTS**

Reroof needs to occur



### Washburn Building

**CURRENT USE** Shops, laboratories, classrooms, library and offices

**YEAR CONSTRUCTED**

**EXTERIOR FEATURES** Brown brick facade with bronze storefront at entries, limited windows

**HVAC SYSTEM** Boiler, cooling tower and chiller

**RECENT IMPROVEMENTS**

MC panel upgrades, new chiller in 2014, new fan wall in 2015 new boiler sections in 2012, recent science lab upgrades

**FUTURE IMPROVEMENTS**

New roof needed



### Sevier Valley Center

**CURRENT USE** Arena, theater, conference rooms, classrooms and laboratories

**YEAR CONSTRUCTED** 2003

**EXTERIOR FEATURES** Exterior brick masonry in a range of dark red and purple, curtain wall and flat roofs

**HVAC SYSTEM** chiller, cooling tower and boiler

**RECENT IMPROVEMENTS**

**FUTURE IMPROVEMENTS**

May need roof repairs and/or a new roof in the 5 year future



---

## Facilities and Maintenance

<b>CURRENT USE</b>	Shops, storage and facility staff workspace	<b>RECENT IMPROVEMENTS</b>
<b>YEAR CONSTRUCTED</b>		<b>FUTURE IMPROVEMENTS</b>
<b>EXTERIOR FEATURES</b>	Simple form with metal panel cladding	None currently planned
<b>HVAC SYSTEM</b>		



---

## Portable Classrooms

<b>CURRENT USE</b>	Test center and Small Business Development Center	<b>RECENT IMPROVEMENTS</b>
<b>YEAR CONSTRUCTED</b>	Brought to campus in 2002	Restrooms added in 2009
<b>EXTERIOR FEATURES</b>	Dark red wood cladding with pitched roofs and asphalt shingles	<b>FUTURE IMPROVEMENTS</b>
<b>HVAC SYSTEM</b>	Rooftop units	These three facilities are slated for demolition once the Sevier Valley Center classrooms become available for campus use in January 2017



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## CAMPUS OPPORTUNITIES

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This chapter presents a variety of opportunities for improvements and growth on both the Ephraim and Richfield campuses. There is a section dedicated to each that provides not only a vision, but specific improvements for each campus and community.

As Snow College grows, it is vital that growth is in conjunction with, and complimentary to the communities Snow serves.



### EPHRAIM CAMPUS

#### Ephraim City

Ephraim campus, located just one block from Main Street in Ephraim, is shaped by Ephraim City. Key improvements within the community can enhance the College, and in turn, opportunities on campus can compliment and contribute to broader community goals and systems.

Wayfinding, connectivity to community trails, program engagement and shared infrastructure can all benefit both the College and City.

#### Wayfinding

The location of the College, just one block from Main Street, is an amenity for both entities. It is vital, however, that there is clear signage and wayfinding from Main Street to the primary campus gateway. Locating a prominent sign at the intersection of Main Street and 100 North will provide clear wayfinding for visitors while providing a connection to the campus for passersby.

A secondary opportunity for connection between the College and Main Street is the front of the current Business Building. This facility was once an elementary school, and is located on Main Street. To many, specifically those travelling north on Main Street, this may be a first interaction with Snow College. The building signage is prominent to ensure there is clear association with Snow, however, it is important that the building use be clearly defined so visitors do not think it is the front door to the

College. Signage on the site should be considered to clarify directions to the main gateway to campus.

Additional signage within Ephraim to direct visitors to the campus is planned to be provided at the intersection of 700 South and Main Street. Additional locations to be considered for future signage include:

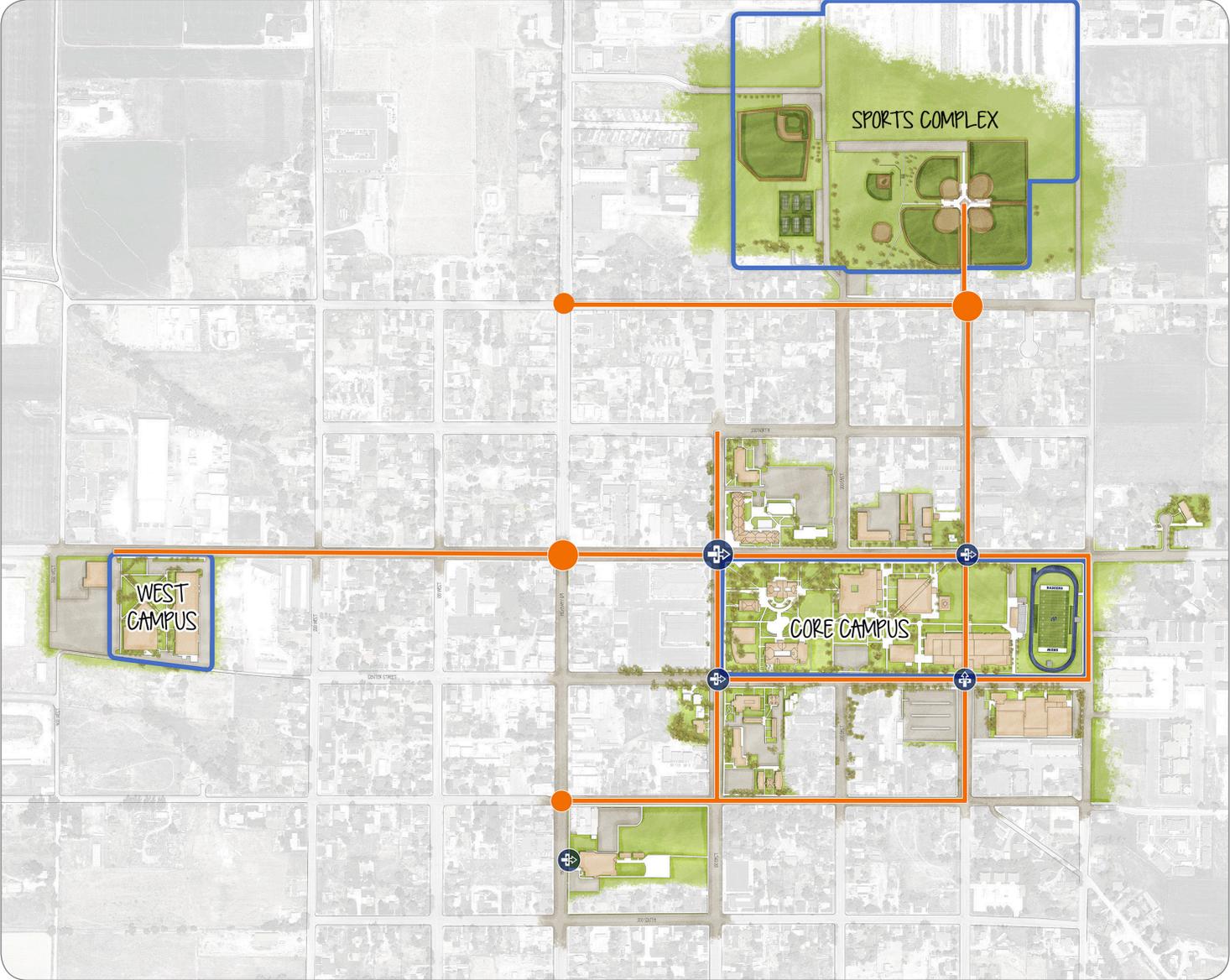
- 300 North and 300 East at the Sports Complex
- 700 North and Main Street
- 700 South and Main Street

#### Vehicular Access

Vehicular access to the core campus via 100 North for visitors should be encouraged as this is the primary campus gateway.

Currently, the roadways flanking the core campus are all owned and maintained by the Utah Department of Transportation (UDOT). UDOT has offered to give ownership of these roadways to Ephraim City, but the city has not had the budget for road maintenance. As the master plan developed, an opportunity for the College to acquire ownership of Center Street from 100 East to 400 East emerged. This roadway is a secondary, if not tertiary roadway within the City. Additionally, Center Street is approx. 75' wide. This width could be reconfigured to not only provide vehicular access along the street, but also provide diagonal parking on both sides of the drive lanes and a bicycle path in the center. It is important to note that access to all driveways and property access points would be maintained with this improvement.

If the College was able to gain ownership over this section of the street, the street would become a linear parking lot for Snow College, providing convenient parking while allowing current parking lots on the main campus to become future development sites.



legend

-  campus gateway
-  directional signage

## Pedestrian Access

Pedestrian access is currently provided to the College along street right-of-ways on sidewalks. Some parcels and lengths of street do not currently have sidewalks. If the College acquires new property that does not include a sidewalk along the street, one should be provided. Specifically, it is important that sidewalks be located between Main Street and 400 East, and 200 South to the playfields along 300 North.

Additional sidewalk improvements along south side of 100 North from Main Street to west campus at approximately 300 West should be considered to improve a pedestrian access and enhance safety and walkability between the core campus and west campus areas.

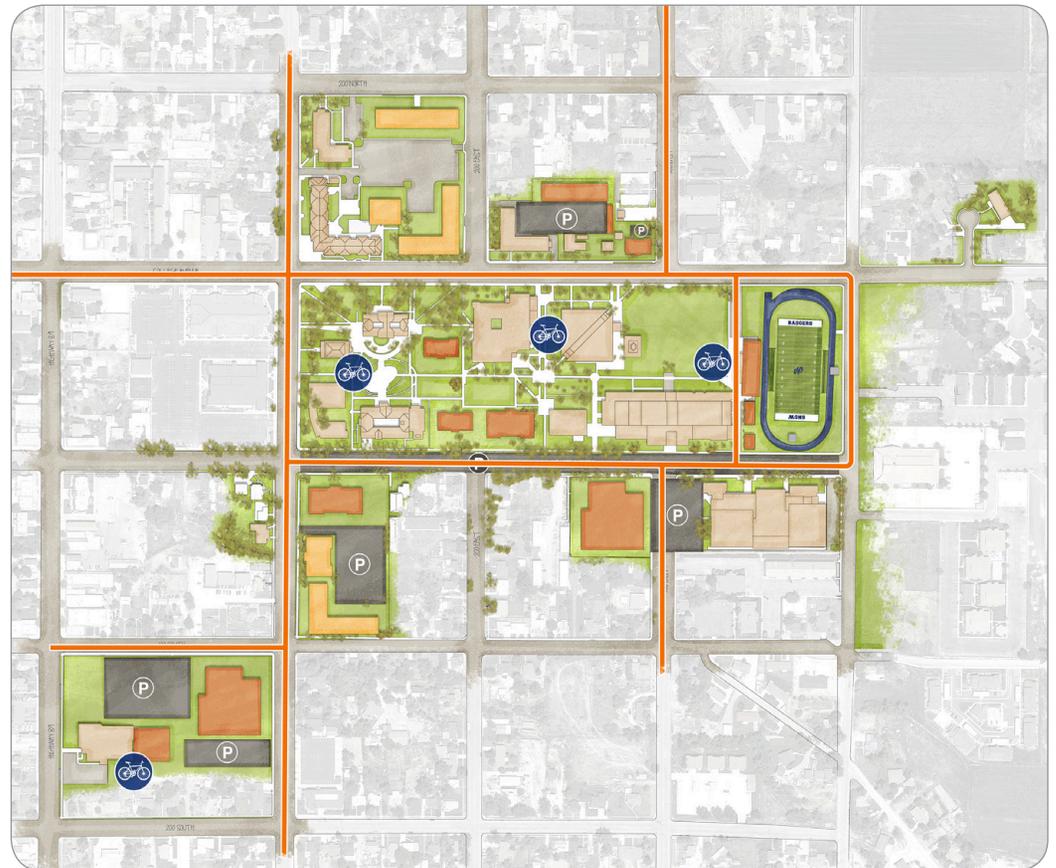
## Bicycle Access

Ephraim City has created a park and trail map that has distinguished key pathways within the community that connect parks, trails and other amenities. Snow College is at the heart of this map. Key bicycle improvements associated with the re-configuration of Center Street would contribute to the overall connectivity of the City. Additional bicycle infrastructure along 300 East between the core campus and sports complex would also enhance connectivity for both the College and the City.

Providing secure, sheltered bicycle parking on campus would also encourage students, faculty and staff to ride their bikes to the campus and reduce the impacts of single occupant cars on campus. The graphic to the right illustrates future bicycle paths and potential bicycle parking areas on campus. These improvements would contribute toward the master plan priority to encourage alternative transportation to, and around campus.

## legend

-  future building opportunity
-  future housing opportunity
-  bicycle / pedestrian access
-  future parking opportunity
-  bicycle parking location





*The first option is to locate the event venue near the Student Activity Center.*



*The second option is to locate the event venue east of the current Business Building.*

## Program Engagement

Additional opportunities for connectivity between the College and the community exist through ongoing outreach and engagement programs such as continuing education, art and performances, and community-oriented events on campus. These programs enhance engagement between the College and Ephraim community and are currently very effective. They should continue and expand as feasible.

## Event Center

A possibility for shared programs could occur within a large event center. This center would serve as a competitive athletic venue for basketball and volleyball and a large space for College events such as graduation. It could also house a variety of uses from academic to athletic, recreation or conference spaces. This event center would meet the master plan priority to provide a venue for large campus and community events.

There are two sites near the core campus that could house this event center. Depending on the location, the use may vary for the facility. The first location is west of the Home Activity Center. An event venue in this location would be ideally suited for enhanced recreational spaces for the students, athletes and broader community. Key consideration for an event center on this site include providing additional parking. It may be necessary for the College to gain ownership of 300 East from 50 South to Center Street for either building or parking. Additional parking near campus may also be needed to meet the parking needs for this facility, and adjacent event venues. Congestion at times with events occurring in multiple venues should also be considered.

The second location is east of the current Business Building. This location provides more convenient parking as well as easier access for visitors. The location near Main Street also provides for quicker dispersal of vehicles after an event and more designated parking areas outside of the neighborhoods. If an event center is located on this site it would be well suited for a conference-oriented facility that has business or other academic spaces as well as a variety of conference-style rooms. Again parking would need to be provided for the venue. This site has more available land for parking, and parking can be expanded toward the existing Business Building on both the west and south sides of the event venue.

legend

 future building opportunity

 future parking opportunity

event center site option

event center site option





*Center Street can be reconfigured to accommodate additional parking as well as enhanced bicycle and pedestrian access.*

## Core Campus

There are a number of development options on and adjacent to the core campus. The following represent growth and improvement locations and concepts, but does not define specific buildings or departments. It does present each growth opportunity as short-term, mid-term and long-term, but does not define a time line. This will allow Snow College to grow as necessary to meet a variety of future needs.

### Parking

There is currently sufficient parking on campus with access to just over 400 parking stalls along the public streets, 62 parking stalls at the faculty and staff parking lot and 180 stalls in the lot west of the Activity Center. There may be, however, a need to build new facilities over the two current parking lots. This would result in the loss of 247 parking stalls on campus. If the College were to gain ownership of Center Street between 100 East and 400 East and convert this area to parking, an additional 150 parking stalls would be provided along Center Street. This improvement contributes toward the master plan priority to grow the main campus to provide additional student service and core academic space. This is anticipated to be an improvement that can occur in the short-term.

On-street parking will continue to be provided for College students to park on 100 North between 100 East and 400 East and along 100 East and 400 East between Center Street and 100 North. Additional parking can be provided near the current Business Building as necessary to meet future parking demands.

## Academic Core Growth

Once parking has been provided around the perimeter of the campus, the central faculty and staff parking lot will become available for new development. This parking lot is ideally located for a core academic or student service building. There is sufficient site area for two smaller buildings, which is in keeping with the scale and character of this area of campus. These two potential building sites would be ideal to meet the master plan priority of providing additional student service and core academic space. Development of one or both of these sites is considered to be a short-term improvement.

Currently the Student Services building serves as a student union, student services center, and event center for the campus. Based on the current student population, this building is serving a much larger population than was intended when it was constructed. As a new facility becomes a reality, separating the administrative student services (such as the registrar and academic advising programs) and moving them into a new building can alleviate some pressure in the Student Center. The mail sorting area should also be removed from this building.

There is also an opportunity for growth east of Noyes, at the old science building site. Again, a smaller building is appropriate for this site, as the potential structure will frame Noyes. It should complement the historic scale of both Noyes and the Social Sciences building. This site is considered a mid-term to long-term improvement opportunity.

The Family Science building site presents an opportunity for academic growth adjacent to the core campus. This site is near the historic core, which provides convenient access for campus users, and far enough from Noyes to accommodate a larger building footprint and additional building height. This site also contributes

toward the overall goal to expand toward the current Business Building. Developing a new core academic facility on this site will bring students across Center Street and contribute to meeting the master plan priority of enhancing the connection between the core campus and the current Business Building. This would be a short to mid-term opportunity.

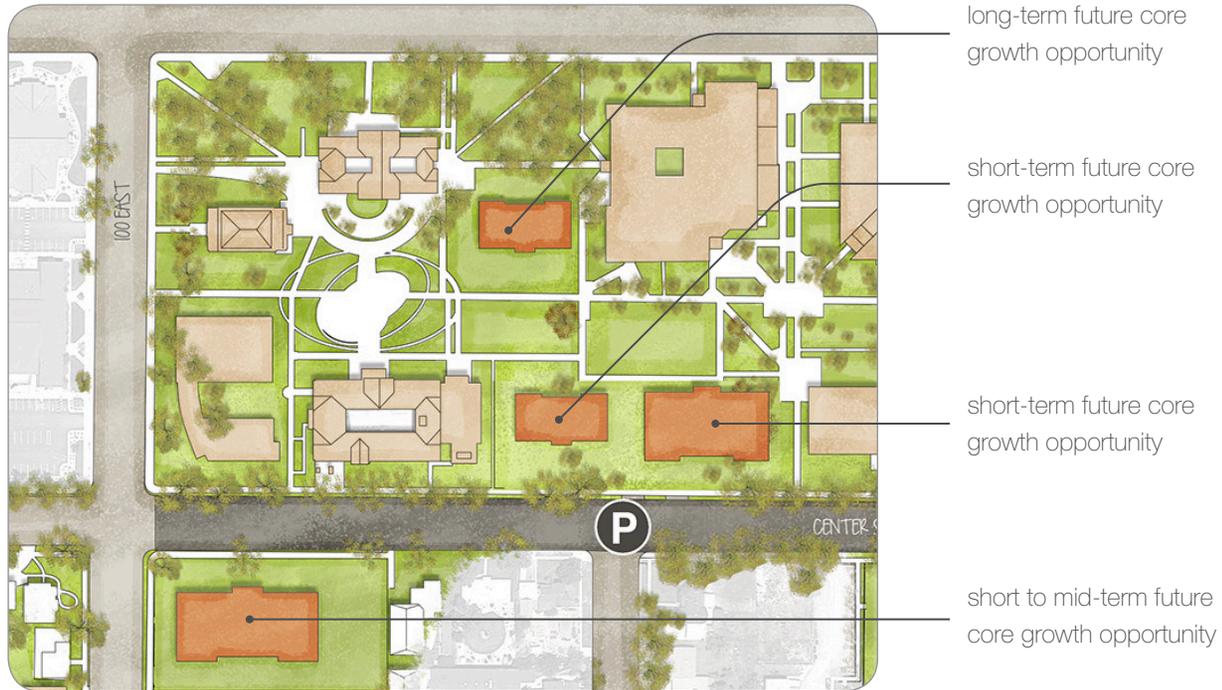
Additional campus growth can occur east of the current Business Building. This site can accommodate an expansion to meet the growing needs of the programs located in the existing building and portable classrooms east of the Business Building. These uses range from core academic uses to campus support and administrative services.



*Growth opportunities exist on the core campus, and should be a priority for new development on campus.*

legend

- future building opportunity
- future parking opportunity



## Athletic/Recreation Facility Growth

The stadium and athletic playfield are in dire need of improvements. These facility upgrades need to occur so that Snow College can provide their student-athletes with adequate facilities in which to prepare for their athletic pursuits, so that the administration and coaching staff can better recruit student-athletes to Ephraim, and so that the fan base can have a more positive experience when they come to events to cheer on their Badgers. Snow College administration has prioritized the proposed facility upgrades into phases of construction. Those phases are as follows:

### Phase 1: Competition Field Upgrades

- New state-of-the-synthetic turf playfield to replace the extremely worn existing surface
- Addition of new competition field lighting for night games. This will allow a greater scheduling flexibility for the College and will increase the amount of hours/day that the field can be utilized.

Phase 2: New training facilities (to be built under the stadium seating). The spaces in this new construction will include:

- Weight training and conditioning center
- New football locker rooms
- Training and rehabilitation area
- Coaches offices
- Graphic upgrades to bleacher seating

### Phase 3: Fan Amenities Upgrades

- New south stadium entry gate
- New ticketing stations
- New concessions building
- New restroom building
- New press box/club seating

## legend

 future building opportunity     future parking opportunity



*Improvements may include a new ticketing and entry kiosk, concessions building, restrooms, pressbox with club seating, and student athlete spaces.*

## legend

 future building opportunity

 future parking opportunity



These proposed upgrades to Badger Stadium and the competition field will put Snow College on par with their league competitors, and will make for a safer and more enjoyable experience for Badger Athletic events.

Additionally, the Home Student Activity Center is at capacity. The addition of a event center would allow the current competition gymnasium to become more available for campus and community users. Additional recreation and academic spaces for fitness courses should be provided. Specific attention should be given to cardio equipment, weight training equipment and group fitness spaces. These areas can be used for both academic courses as well as campus and community use.

Both of these improvements contribute to the master plan priority to provide improved student recreation and student-athlete training and support spaces.

### Wellness Center

Another master plan priority is to provide a campus wellness center. The Wellness Center should be designed to house a health clinic, the College Counseling Center as well as the Title IX offices. It should be located on or near the core campus, and should be readily accessible to students while providing a semi-private entrance to protect the privacy of students. The Wellness Center does not need to be a large facility, and could be located on the site located at the northwest corner of 100 North and 300 East. It could also be located in the Social Sciences building, if the Social Sciences Department moves to another location.

## Housing Redevelopment

Snow College currently owns and operates 8 student housing facilities near the core campus. Of these, nearly half of the units, and 7 of the buildings were constructed in or before the 1960s and are near the end of their useful life. As the campus grows, it will be important that additional housing units become available to meet the student demand. Specifically, the housing units located south of the Family Science Building are located in a prime area for new housing development. Redeveloping the Cottages, Anderson and Nuttal Halls will provide both new, modern student housing and will continue to encourage additional connectivity between the core campus and current Business Building. This site lends itself to the development of an entrepreneurial living/learning community in conjunction with the Business School.

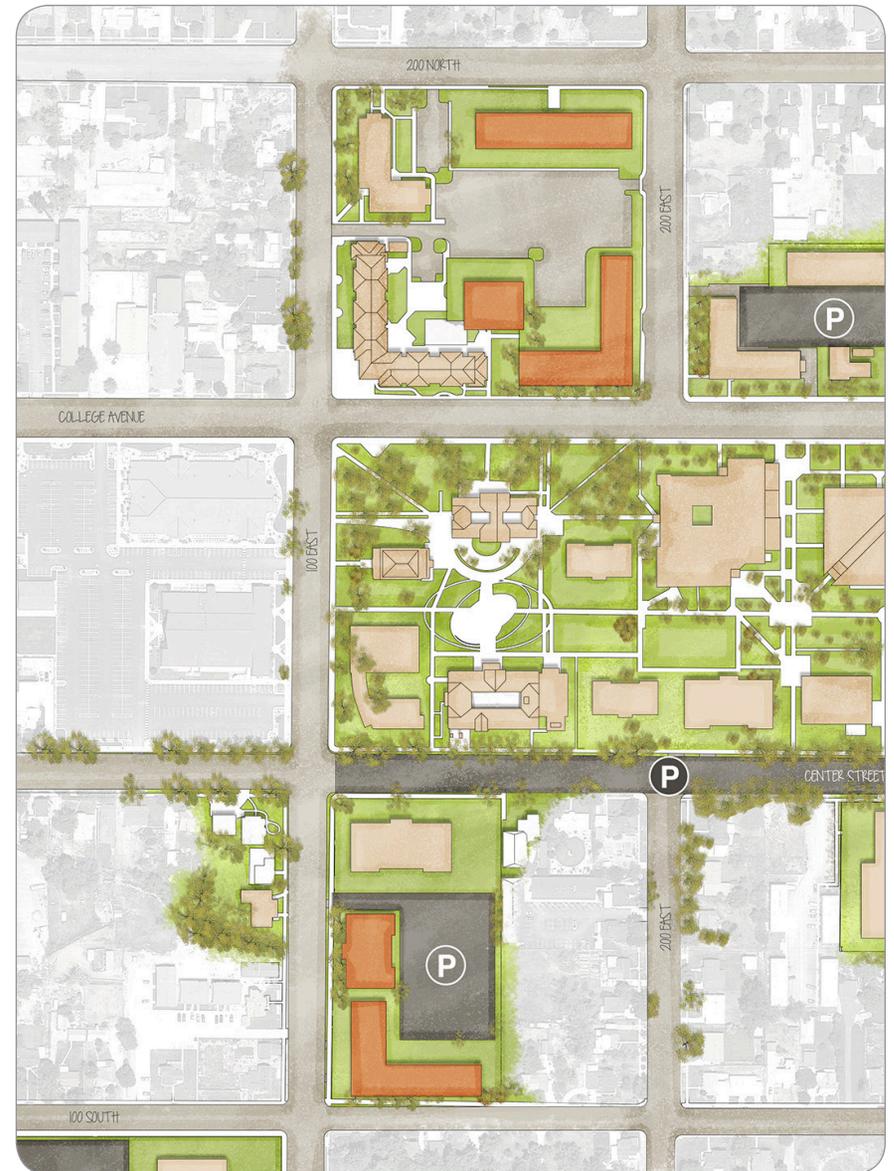
The site to the east of the Academy Suites, where Snow Hall sits, is also a prime site for housing redevelopment. If a new facility that mirrors the Academy Suites is provided in this location a cafeteria, or dining hall, should also be provided. The site of the current Mary Nielson Hall provides a central location for this food service venue that would serve Academy Suites, Castilleja Hall and the new student housing facility.

Finally, a new student housing building may be accommodated facing 200 North, at the corner of 200 East. There are currently three houses in this location that may be acquired by the College, that would be ideal for a future housing site. This is a long-term improvement.

Each of these improvements would contribute to the master plan priority to provide additional student housing.

## legend

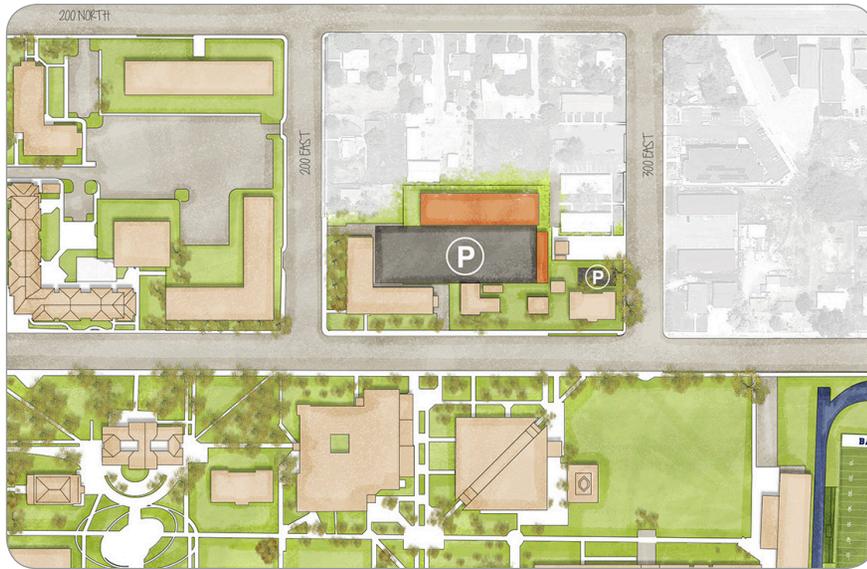
 future building opportunity       future parking opportunity



## legend

 future building opportunity

 future parking opportunity



*Campus services may grow to include additional shop area on the north side of the existing site.*

## Campus Services

Campus facility operation and maintenance staff and facilities are currently located north of the core campus at the northeast corner of 100 North and 200 East. The building that houses the facilities staff offices, workstations and mechanical, electrical and plumbing shops was constructed in 1960s. The central campus heat plant is located east of the Campus Service Building, and the campus fleet is stored in covered parking to the northeast of the main building. The site also houses general storage for the campus, equipment, and the recycling center.

The main building does not have air conditioning and is operating with many of the original building systems. Additionally, there is not sufficient space for the campus operational needs. Building system upgrades are needed in the short term. An opportunity to reconfigure the site and build an additional building on the north side of the building site would provide additional shop area, freeing up space in the main building, while accommodating covered equipment and fleet storage. This new facility could also house the recycling center, allowing room for expansion for the campus central plant. Covered parking should be provided on the east side of the site.

Snow College should consider acquiring additional property north of this site, if it becomes available for purchase, to meet the growing campus services needs.

## Sports Complex

Ephraim City and Snow College are both investing in improvements in the Sports Complex located north of 300 North between 100 East and 400 East. This is a shared amenity for both the College and the community. As the area grows and develops, it should continue to serve both populations.

### Access

Ephraim City is currently completing the roadway, that will be 450 North on the north side of the sports complex. This will provide access from Main Street directly to the complex.

Parking will be extended to enhance connectivity to 400 East.

Additional signage and wayfinding from the core campus to the sports complex as well as from Main Street to the sports complex is planned and should be implemented in the near future.

Both bicycle and pedestrian access between the core campus and the sports complex along 300 East should be provided. Specific improvements include providing continuous sidewalks on both sides of 300 East between 100 North and 300 North, and identifying a bicycle path along this same stretch of road to encourage students and the community to bike and walk between these two points. This improved access may be a campus/community joint effort, as it will contribute to improved access and the broader vision of both Snow College and Ephraim City.

## Additional Athletic Facilities

Snow College is currently planning to build a competition soccer field to the north of the ball fields aligned with 300 East. This facility will provide spectator seating and will share amenities with the baseball/softball diamonds.

Additional considerations for growth include a potential indoor fieldhouse for athletic and recreational training year-round. This fieldhouse may include an indoor rodeo training and event area. Improvements to the outdoor rodeo grounds have also been considered.

Recreational vehicle parking is being considered south of the new parking area, east of the ball fields and agricultural laboratory spaces north of the future soccer field are also being considered.

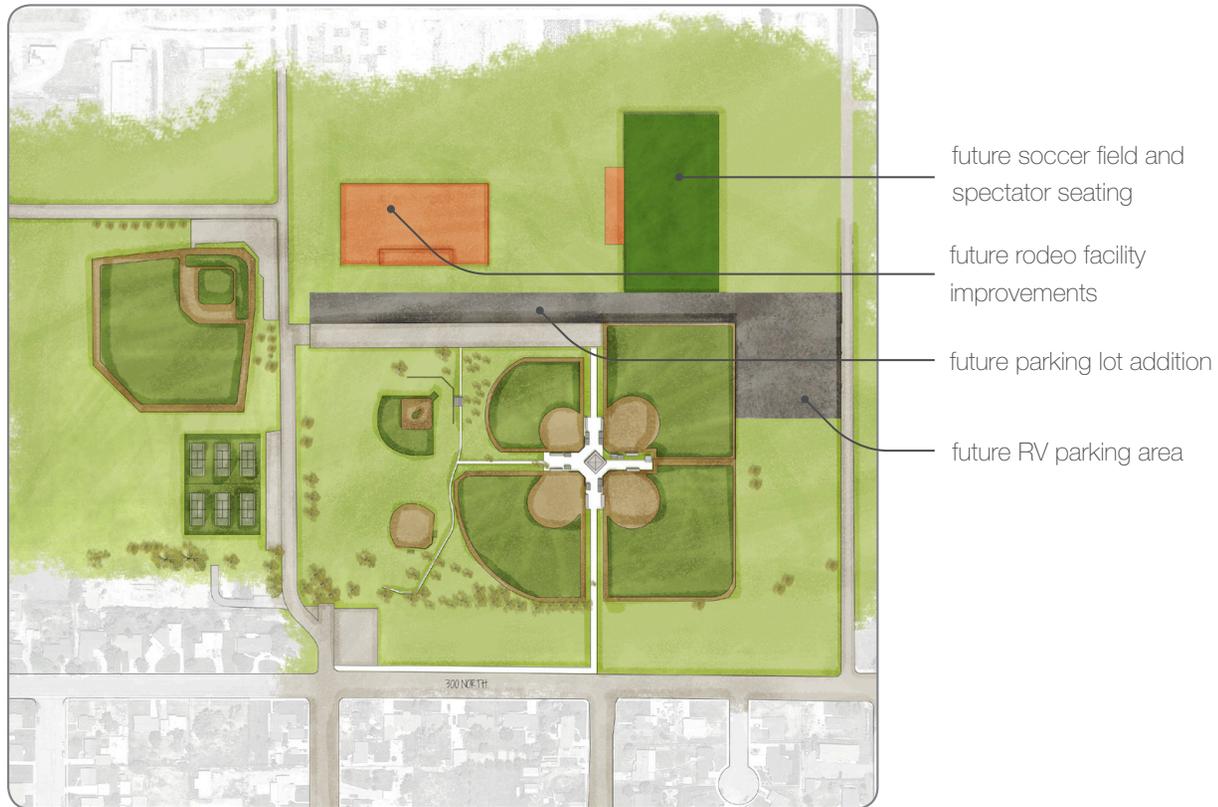
## Recreational Facility Growth

As the campus and community grow and additional recreational space is needed, it should be developed in the sports complex. This will ensure that the complex remain an amenity within the community. Future facilities may include, but are not limited to outdoor sand volleyball courts and intramural fields. As growth occurs additional improvements such as toilet rooms and team spaces should also be considered.

Improvements to the Sports Complex reflect the master plan priority to provide improved student recreation and student-athlete training and support spaces.

legend

- future building opportunity
- future play field opportunity



## West Campus

West campus is a unique area for Snow College. As mentioned in the master plan priorities section, there are a number of opportunities for west campus and there are also potential risks. Currently west campus is under-utilized due to both the distance from the core campus as well as the transition from the downtown area to a more industrial area of town.

### Program Growth

Career and technology based programs as well as independent programs that can offer the majority of courses in one location should be considered to be housed in west campus. This is the priority use for west campus.

### Employment Opportunities

Community based incubators and businesses that offer flexible student employment opportunities should be considered as potential tenants in west campus buildings, if space is available. It is important that these connect with a campus program or benefit the campus by offering student employment to be considered for on campus facilities.

### Alternative Focus

Finally, if the College does not have sufficient program growth to effectively utilize the west campus buildings, a sale of the two buildings should be considered. It will be important that the sell provide sufficient capital to provide a new home for programs and services located in west campus, closer to the main campus.

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## RICHFIELD CAMPUS

### Richfield City

The Richfield campus is located just east of I-70, six blocks west of Main Street. This campus is located on the periphery of the community, and is surrounded by residential neighborhoods to the south, east and north. Key improvements within Downtown Richfield can enhance visibility of the College within the community, while opportunities on campus can compliment and contribute to the Richfield community.

Wayfinding opportunities, connectivity to community trails, program engagement opportunities and shared infrastructure can contribute to both the campus and Richfield.

### Wayfinding

As the campus is located some distance from downtown Richfield, it is important to provide signage at key locations in town to highlight Snow College and direct visitors to the campus. Key intersections should have signage directing visitors toward Snow College. These include:

- The intersection of 1300 South and Technology Drive, off the south exit from I-70.
- Main Street and 500 South
- Main Street and 200 South
- Main Street and 300 North
- 300 North and College Avenue

Signage at all intersections should direct visitors to Snow College. Signage at the intersections of 300 North and Main Street, 300 North and College Avenue and 1300 South and Technology Drive should also highlight access to the Sevier Valley Center for events.

Campus signage should then be provided to direct visitors to the key facilities on campus. Locations for this directional signage include:

- 200 South, south of the Washburn Building
- College Avenue and Technology Drive
- College Avenue and the entry to the Sevier Valley Center, south of Center Street
- Technology Drive and 530 South (as housing develops)





### Access

Currently, there is not a clear path of travel for first time visitors to campus. As the campus grows and develops, the terminus at the west end of 200 South should be developed as the primary campus access for first time visitors. This terminus should include visitor parking and be flanked by wayfinding signage for campus buildings and beautiful landscape. The sign at the intersection of Main Street and 200 South should be prominent to reflect the status as a main entry to campus.

Visitors to the Sevier Valley Center should access the campus via 300 North from the north or Technology Drive from the south. Specific signage should be provided for the event venue. Additionally, parking lots that can be used for events should be identified to visitors using signage. These parking lots may include the lot south of the high school playfields, the LDS church east of campus, south of 200 South, and the parking lot north of the high school football field. Of course all campus parking lots should also be signed to promote event parking in the lot north and west of the Administration Building.

These strategies align with the master plan priority to improve access to campus.



*The main entry to campus will be the terminus of 200 South. This area should have a new campus building, visitor parking and Snow College amenities such as banners, a monument sign and campus standard lighting.*

## legend

 future building opportunity	 future housing opportunity
 future parking opportunity	 future playfields



## Program Engagement

A variety of community events are currently held in the Sevier Valley Center as well as the conference facilities of the Administration Building. This engagement of College space for community programming has been very successful and will continue into the future.

As the College grows, locating a key program such as the Small Business Development Center in a building on Main Street should be considered. Locating a Snow College program in Downtown will improve the connection between the College and the community.

## Campus

The Richfield campus has more than 36 undeveloped acres of land. This is an immense and unique opportunity to grow the campus in a cohesive and effective manner. It is important that the campus have a clear plan for growth to ensure future improvements contribute to the overall vision for the campus.

### Campus planning infrastructure

The first step in creating an accessible and cohesive campus is to define the organizing infrastructure. Many college campuses have a central green space as a defining feature. The Ephraim campus includes the central green mall that has been a successful element to connect the campus buildings and create a beautiful backdrop for the campus experience.

The three primary buildings that currently shape the Richfield campus are all surrounded by open space, and can successfully anchor a future green boulevard or campus mall. This mall will become both the primary pedestrian and bicycle pathway for the campus as well as an organizing element for future buildings in campus.

## legend



future building opportunity



future parking opportunity



### Academic Core Growth

Academic, administrative and student-service focused programs should grow within the academic core. New buildings in this area should face the pedestrian-oriented green boulevard and contribute to the cohesive campus vision.

The scale of new buildings should reflect the scale of the campus with a smaller scale of buildings, and a smaller footprint for buildings west of the green boulevard and buildings with a larger footprint located on the east side of the boulevard.

### Athletic/Recreational Facility Growth

A campus space has been designated for outdoor playfield growth. This area is large enough to accommodate a variety of playfields to meet the future needs of the campus.

Outdoor amenities associated with the play fields may include toilet rooms, team rooms, concession facilities and spectator seating areas. These should be considered and constructed in tandem with the playfields, as feasible.

In addition to the playfields, there is sufficient site area in this athletic and recreation zone to accommodate a recreation center. This building may be a joint College and community facility that provides aquatic and dry recreation opportunities for Richfield.

academic core growth  
area

athletic / recreational facility  
growth



*The first phase of development on campus should occur at the terminus of 200 South, the future front entry to campus. Housing should be developed on the southeast corner of campus.*



*The second phase of development on campus should occur either between the first phase academic building and the Administration Building, or south of the Washburn Building, as needed. Additional housing should be provided west of the first phase of housing.*



*The second phase of development on campus should occur either between the first phase academic building and the Administration Building, or south of the Washburn Building, as needed. Additional housing should be provided west of the first phase of housing.*



*The third phase of growth should grow the academic core to the south and provide additional housing to the east of the first two phases of housing. The recreation / aquatic center can be provided near the recreation fields as the need arises.*

## Parking

To encourage campus interactions and the preservation of green space on campus, parking should be located around the periphery of campus. The current parking lot on the north side of the Administration Building and west of the SVC will continue to be a primary parking lot for the campus and event center. Additional parking can be developed associated with this lot to the southwest once the portable classroom buildings are removed from the campus. This expanded parking lot also serves the current ball fields to the south. It is a short to mid-term improvement.

As mentioned in the earlier access section, the primary entry to campus is anticipated to be developed at the west terminus of 200 South. There should be a small visitor-oriented parking lot in this location.

Future parking lots are anticipated to be developed associated with the housing developments to the south and a large parking lot on the southwest side of campus to serve as overflow for the campus and SVC as well as parking for the future athletic and recreation facilities on campus. This is a long-term improvement.

Additional parking can be developed west of the current facility and maintenance building as necessary.

Snow College has also recently gained approval to purchase a section of property northwest of the SVC. This lot is anticipated to become parking to serve the SVC in the short term future. The purchase of the property will allow the College to provide additional parking for the SVC, provide an effective stormwater drainage system on the site, and improve the vehicular access from the SVC to 100 North. This will be an additional point of entry and exit for the visitors to the Sevier Valley Center.



## Legend

↔ primary pedestrian circulation → bicycle circulation



## Pedestrian and Bicycle Access

It is also important to integrate pedestrian and bicycle infrastructure into the campus. The campus currently houses an integral section of the pedestrian and bicycle trail from Technology Drive to the south to the north side of campus at College Avenue, around the current ball fields. As the campus grows and develops this trail system may be relocated to align with the campus development, but will be maintained.

Pedestrian and bicycle use should also be encouraged to reduce the need for surface parking on campus.

## Opportunities for growth on campus include:

### Sevier Valley Center (SVC)

The Sevier Valley Center is a campus and community amenity that was constructed and is operated as a joint use facility. Currently, the SVC houses an arena, theater and classrooms and offices used by the adjacent high school. In January 2017, the classrooms and offices will become available for use by the College.

It is anticipated that the majority of the classroom spaces will be used as general-use, scheduled classrooms. Additionally, the classrooms in the Washburn Building should also be opened up and become centrally scheduled to accommodate enrollment growth and flexibility between programs.

The current Computer and Information Science space in the Washburn building is undersized and not optimally oriented for the program needs. This program should be considered to be relocated into the Sevier Valley Center to accommodate program and equipment growth. If this use is relocated to the SVC, the resulting space in the Washburn Building could be renovated to accommodate additional centrally scheduled classroom space or student collaboration space.

The faculty office located in the Sevier Valley Center should be used for Snow College faculty. The offices currently have open ceilings and can be noisy. This should be remedied through the addition of acoustic ceilings in the offices or a white noise system to eliminate privacy concerns.

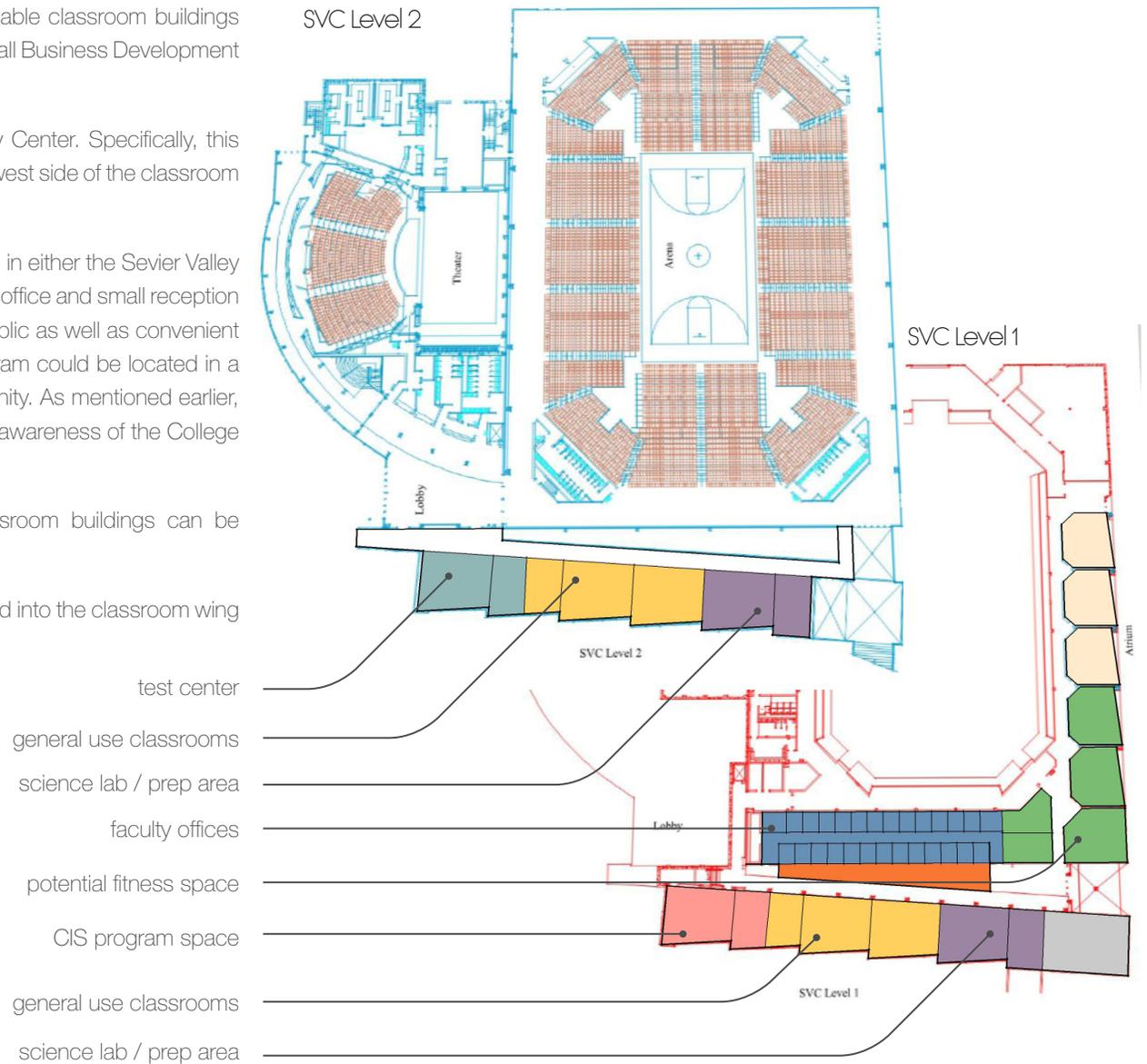
Two additional programs that are currently located in portable classroom buildings that should be relocated are the Testing Center and the Small Business Development Center.

The Testing Center should be located in the Sevier valley Center. Specifically, this would be a great use for the prominent classrooms on the west side of the classroom wing, on the upper level.

The Small Business Development Center could be located in either the Sevier Valley Center or the Washburn Building. This program requires an office and small reception and administration area that is readily accessible to the public as well as convenient access to a high quality classroom. Additionally, this program could be located in a downtown location that brings the program to the community. As mentioned earlier, locating a program on or near Main Street would heighten awareness of the College within the Richfield community.

Once these two uses are relocated, the portable classroom buildings can be removed from the campus.

These strategies align with the master plan priority to expand into the classroom wing of the Sevier Valley Center.



## legend

 future building opportunity     future parking opportunity



short-term housing opportunity

mid-term housing opportunity

long-term housing opportunity

## Housing Growth

One of the primary master plan priorities for the Richfield Campus is to provide on-campus housing that is managed by Snow College. This housing should be located on the south side of campus, adjacent to the residential neighborhood to the south.

A public-private partnership between the College and a housing developer may be pursued to provide student housing on-campus. On-campus housing should be operated by Snow College to ensure a secure and successful student housing experience.

It is important that the College respect the scale and character of the neighborhood to the south by locating smaller buildings with a lower, more residential scale facing 530 South. These may be smaller family housing, or amenities associated with the student housing that can be accommodated in a one or two story building.

The housing development may increase in height and scale as it moves north, away from the neighboring properties.

The housing may include one or more options of student housing styles from the traditional double occupancy room to semi-suite, suite or apartment style housing. The style and design will be developed with the campus community to meet the campus needs.

If a traditional double occupancy style, suite or semi-suite is pursued, a dining hall will need to be provided to meet the food service needs. If an apartment style housing is provided, the College should consider including a convenience style store with basic groceries for students.

## Campus Amenities

The Richfield Campus needs a few key student, faculty and staff amenities to better serve the campus population and improve the campus experience. These include:

### Food Service

Richfield once had a culinary arts program that provided both educational opportunities as well as food service for the campus. Since this program was removed from the campus offerings, the only available food service has been through a limited convenience offering at the bookstore.

The College should provide a food service offering for the campus community. This food service could be provided through an academic program, that includes a retail offering, or it could be a retail based food service facility on campus.

During the workshop process the campus community expressed a desire for breakfast and lunch offerings as well as snacks and drinks. Dinner was not as important as the academic programs are predominantly offered between 7-8 am and 5-6 pm, with most of the campus community leaving for dinner.

The food service element should be located near other student amenities and campus collaboration spaces such as the Badger Den and conference or study rooms.

### Student Center

A student center that collocates the library, student study rooms, the Badger Den and food service offerings should be provided on campus. This student center will transform the experience of students from a technology school, with most classes and services in one building to a more traditional campus experience.

This student center could be located in the current Administration Building, with the understanding that the current community event space needs to continue to be provided on campus to ensure ongoing College and community engagement. If this is the preferred location, the campus administration and financial offices would need to be relocated. This may be included as a function of a new campus building.

Alternatively, a new student center may be constructed in campus.

Relocating the library from the Washburn Building will also open up additional instructional space for the campus.

## legend



future building opportunity



future parking opportunity



short-term campus  
fitness space opportunity

future recreation / aquatic  
center opportunity

## Recreational / Wellness Opportunities

The campus community would also like to have a small-scale recreation on campus.

This space may include a fitness Center that provides cardio equipment such as treadmills, elliptical so and stationary bicycles. Ideally there would also be a weight training area with free weights, weight equipment and limited cross-fit equipment.

Additionally, a small open space for yoga, dance or limited group fitness should be considered as a part of the recreation space on-campus.

Locker and changing facilities should also be provided adjacent to the fitness space. The size and configuration of these spaces will be determined based on the need, available space and location on campus.

This fitness area could be provided either in the Sevier Valley Center or the Administration Building. The final location should be determined based on available space, impact on other programs and available budget.

## FUTURE LAND ACQUISITION

As properties become available for purchase, adjacent to existing Snow College property, they should be considered for purchase by the College. This is applicable to both the Richfield and Ephraim campuses.

Key considerations as parcels are assessed include:

- Would the parcel contribute to the vision and objectives outlined in this campus master plan?
- Would the parcel enhance one or more growth opportunities defined in this master plan?
- Would the parcel be beneficial to accommodate growth on campus, or provide additional support to an existing facility or use on campus?

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### ARCHITECTURAL DESIGN

#### Historic Core

The historic core of Snow College Ephraim is defined by the Noyes Administration Building and the Social Sciences Building. Both of these structures display beautiful architectural characteristics from the early 20th century.

The Noyes Administration Building (formerly Sanpete Academy Building ca. 1908) was designed by Richard C. Watkins, a notable Utah architect, in the neo-classical or classical revival style.

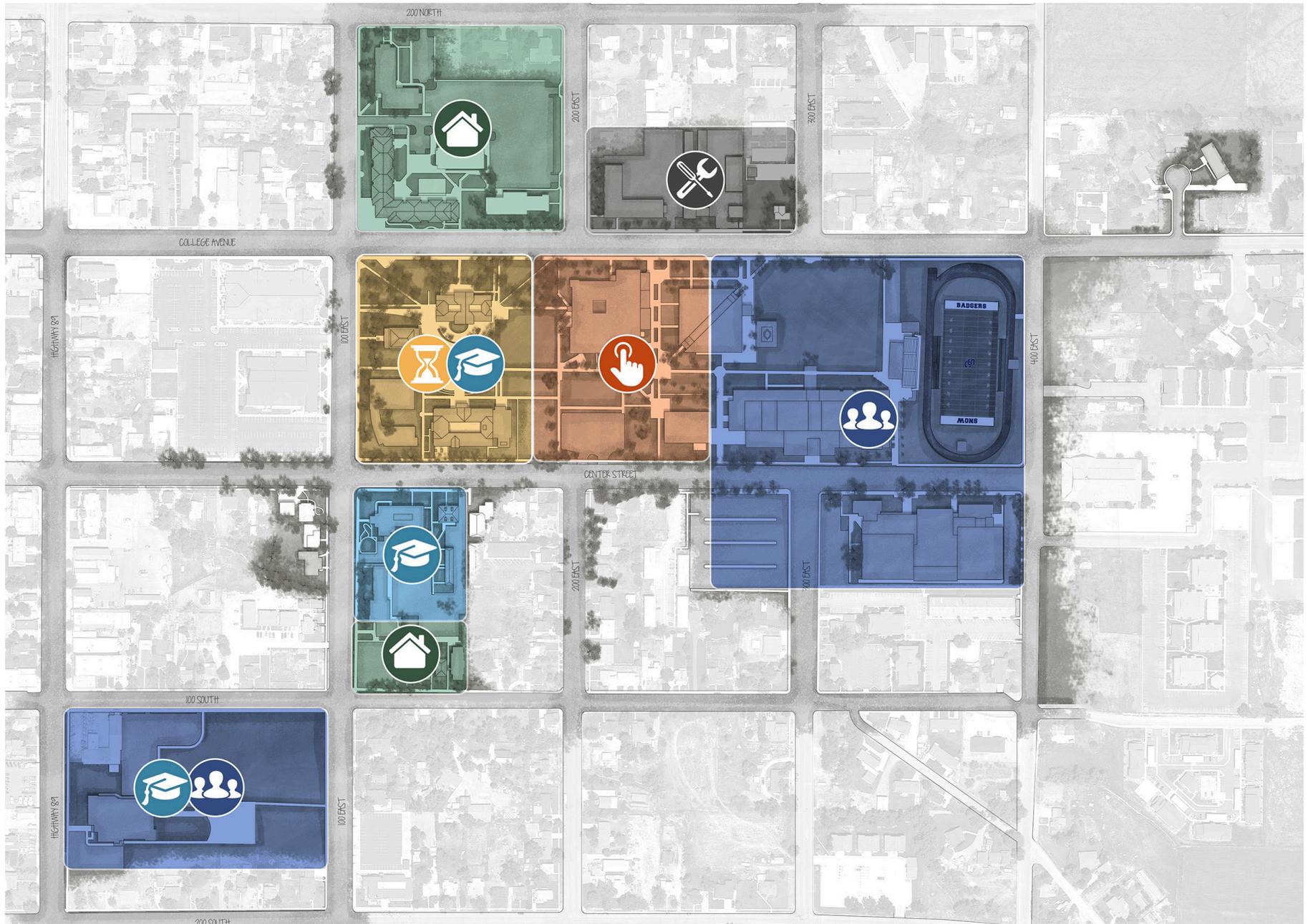
“Relying on stylistic details of the earlier Greek Revival style, Classical Revival style buildings often have massive columns with classical Corinthian, Doric or Ionic capitals, topped by a front facing pediment. One of the most distinctive versions of this style features a full height columned front porch topped with a classical pediment. Over variations of this style may feature a rounded front portico with columns and a balustraded flat roof, or a flat-roofed, full or partial front porch with columns. The arrangement of windows and doors is formal and symmetrical, with the front door often flanked by pilasters or side lights and capped with a flat entablature, broken pediment or rounded fanlight.” <http://www.phmc.state.pa.us/portal/communities/architecture/styles/classical-revival.html>

Key elements of Noyes include the symmetrical facade, prominent entry defined by a portico, or porch, featuring a flat roof supported by traditional ionic columns, flanking an ornate and formal entry door. The windows are vertical in nature and defined by horizontal bands of stone. Additional defining features include a strong stone base, pitched roof and classical pediments over the windows. Primary materials on Noyes are terra-cotta colored brick, pale stone (oolite limestone, indigenous to Central Utah), glass and wood.

The Social Sciences Building, originally the gymnasium, was constructed in 1912. The scale and simplicity of the architecture serve to simultaneously compliment and bolster Noyes. Key features of this building include a slight pitched roof, a strong base that is well integrated into the landscape and a simple material palette of brick, wood and glass. The small scale of the building and simplicity of design create a strong foreground and background to highlight Noyes as the premier building on campus. It does not compete with, nor overshadow its prominent neighbor. Additionally, the brick selected for this building does not match Noyes, but rather compliments and highlights the terra-cotta colored brick of Noyes.

The completion of the Karen H. Huntsman Library in 2003 closely emulates the design and material palette from the Noyes Building. This building is a larger scale than Noyes, but uses similar materials and detailing, although it is a bit less ornate, based on current design strategies and construction costs.

The new Science Building will continue this tradition of integrating neo-classical details in modern construction, specifically on the facades facing the Huntsman Library and Noyes. The Science Building is also a transitional building that has a more traditional face or facades toward the historic core, and a more modern face toward an expanded Snow campus to the south.



## Academic / Student Services

The academic and student services area of campus is located to the east and the south of the historic core. New development in these areas should accommodate the primary academic and student service functions for the College. The scale of the buildings in these areas vary from the smaller Lucy Phillips building to the larger Greenwood Student Center. Buildings in this area are currently one to three stories and have building footprints that range from just over 8,000 SF to over 40,000 SF, and overall building areas between 8,000 SF and 62,500 SF . Additionally, the buildings in these areas were constructed between 1965 and 1997.

There is more flexibility in building footprint and height in this area than the historic core.

The building styles and characteristics in this area are varied, but brick is the prevalent building material, with horizontal banding for facade articulation. Additional characteristics of buildings in this area include flat roofs, less articulation in the facade, and punched windows.

## Community / Event Oriented Areas

At the east side of the core campus and toward Main Street, the building size and character shifts. These facilities are a larger scale to accommodate events and are more modern in character. They are still predominantly brick, but feature more solid wall, and fewer openings. The larger spaces result in a larger building mass. The facades are articulated to reduce this mass, and some windows allow visibility into the buildings. These facilities also feature flat roofs and a variety of windows from spans of storefront at entry ways to punched openings.

## Student Housing

Student housing has been constructed over the last 75 years. The oldest housing building is Greenwood Hall, which was constructed in 1939 and provides six family housing units. Additional housing buildings include The Cottages (ca. 1941), Nuttall Hall (ca. 1964), Anderson Hall (ca. 1968), Snow Hall (ca. 1966), Mary Nielson Hall (ca. 1963), Castilleja Hall (ca. 1969) and Suites at Academy Square (ca. 2012).

The majority of the residence halls were constructed in the 1960s and are two stories in height. They are also a relatively small scale, housing between 12 and 100 students each. The newly constructed Suites at Academy Square reflect a more modern student housing project with 4 levels, housing up to 400 students.

## Campus Services

Campus services such as the facilities and maintenance department, the central plant and recycling center are all located north of the Humanities and Student Center. The campus services area is located across Center Street from the College, and reflects a more utilitarian use.



## ARCHITECTURAL DESIGN GUIDELINES

New buildings and improvements on each of the two Snow College campuses should be completed to align with and enhance the architectural history and character of Central Utah. Key design drivers include:

1. **Enhance the identity** of Snow College through providing a cohesive experience for students in all elements of the campus built environment.
2. Building character should **reflect the history of the campus** while allowing for design evolution and modern building techniques.
3. Buildings should be massed appropriately to create a **comfortable human scale**. They should enhance the pedestrian experience on campus.
4. Landscape and outdoor improvements should complement the campus character, **enhance the pedestrian experience** and be maintainable.
5. Materials and colors should be selected to enhance and complement the historic buildings, and enable a variety of materials that **collectively contribute to a cohesive campus fabric**.
6. All new buildings should reflect the **quality of campus** by designing for beauty, maintainability, operational efficiencies and durability.

Snow College is a small community college that looks and feels like a private, liberal arts college. This is due to the concise organization of the campus around the central pedestrian mall, building alignment along each side of the mall, and the scale and materiality of the buildings. As development continues on both the Ephraim and Richfield campuses, this organization around the central pedestrian mall should continue. Specifically there should be a consistent setback of buildings, and building facades facing the mall should be articulated for a pedestrian scale.

Buildings directly adjacent to Noyes shall follow the Historic Core Design Guidelines.

## Historic Core Design Guidelines

Development in the academic core should continue the tradition of incorporating classical design elements such as:

- A **strong base** out of stone or synthetic stone materials.
- Vertical windows, or prominent vertical mullions in the windows to reference **vertical windows**.
- **Horizontal banding** to frame windows and indicate floors within the building.
- Well-**pronounced entryway** with column supported porches.
- **Pitched-roof** elements.

### Building Height

Buildings in the historic core should be limited to 2-3 stories. Buildings directly adjacent to Noyes shall be lower in height to maintain the prominence of Noyes on the campus.

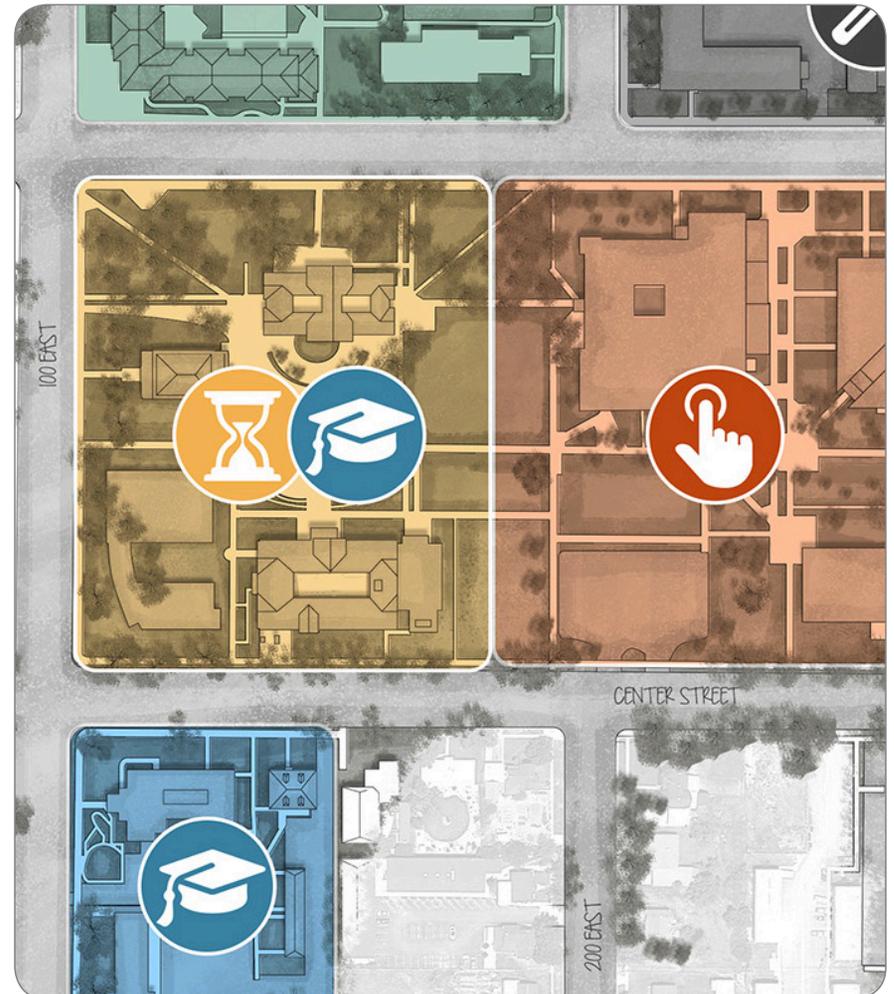
### Massing

Buildings on the historic core shall be smaller in scale, with a maximum footprint of 12,000 SF -15,000 SF (slightly larger than the Noyes footprint of 11,000 SF). If the footprint exceeds 12,000 SF, it should be articulated to reflect two smaller masses, rather than one large mass. This will ensure that Noyes is appropriately highlighted within the core.

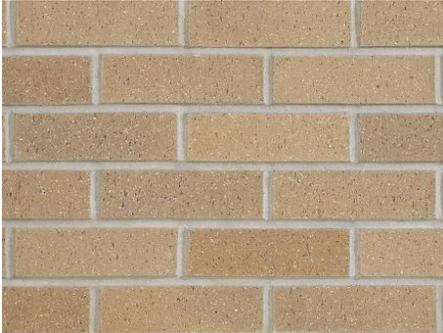
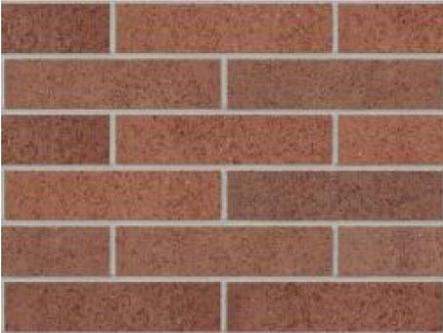
### Materials

Building materials should be selected to ensure that they compliment Noyes. **Brick** is an appropriate primary material with secondary materials that include:

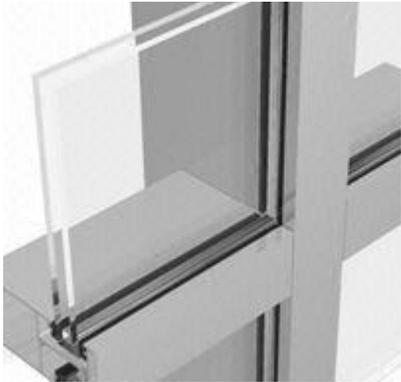
- **Glass** and metal window systems
- **Stone** or synthetic stone as an accent or secondary material
- Metal panel used as an accent or tertiary material



Campus Material Palette



## Campus Material Palette



The Noyes Administration building is the iconic building for Snow College. New buildings on both the Ephraim and Richfield campuses should reflect the scale, materiality and collegiate siting of Noyes. This includes:

Brick or other earthen masonry should be used as the primary facade material. A stone or synthetic stone secondary material and/or base is also appropriate. Wood and metal are appropriate tertiary or accent materials. The materials shown on the left and previous page illustrate a preferred campus material palette. This is applicable for both of the Snow College campuses.

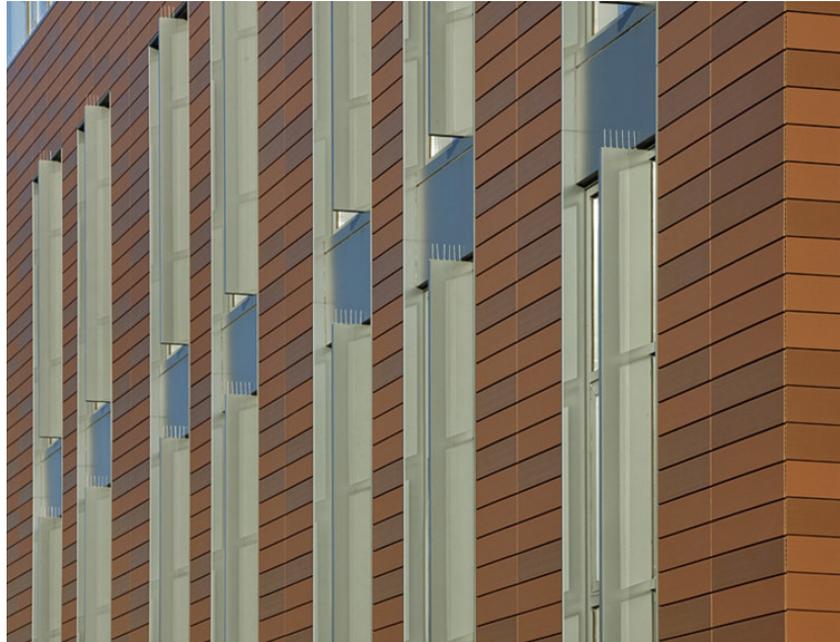
Facade articulation should be provided through stepping of the facade, a change in materials or additional windows along the sidewalks to reduce the perceived scale of the building. This should include a shift in the plane of the facade. Material transitions and enhanced detailing can also contribute to creating a human scale.

Primary and secondary entry locations should be designed to be prominent and welcoming. Covered entries are preferred to provide both visibility and shelter for visitors.

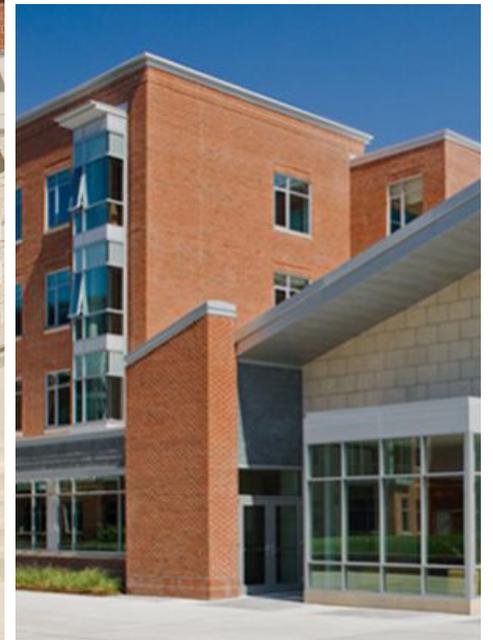
Windows should be a combination of punched openings and, if appropriate, larger spans of storefront or curtainwall. Where the larger window-wall elements exist, they should be detailed to reflect the scale of the punched openings.

The images to the left and on the previous page illustrate an appropriate material and color palette for Snow College. Images on the following two pages present material, details and buildings that would align with the design guidelines and vision for campus development.

Architectural Character Images



Architectural Character Images



 Case Study: University of North Carolina Greensboro

The University of North Carolina Greensboro is a beautiful, cohesive and historic campus founded in 1891. There are a number of beautiful, historic buildings on the campus, including the Foust Building (ca. 1891), Spencer Hall (ca. 1904), the Quad (ca. 1923) and the Aycock Auditorium (ca. 1927) and the Alumni House (ca. 1937). Each of these historic structures has set the tone for the architectural progression on campus through materials, massing, and scale. The campus has been able to develop over time with a cohesive experience and appropriate architectural design. The following are key to the cohesive campus atmosphere:

- Material pallet
- Building forms
- Building scale
- Respect for campus setbacks and axes



*Aycock Auditorium, ca. 1927*



*College Avenue*



*School of Education, designed by O'Brien Atkins Associates*



*Alumni House, ca. 1937*



*Jefferson Suites, ca. 2011, designed by Clark Nexsen and Ayers Saint Gross*



*Leonard J. Kaplan Center for Wellness designed by RDG Planning and Design, under construction*



*Maud Gatewood Studio Arts Building designed by Hays, Seay, Mattern and Mattern and by Centerbook*

DRAFT



*Snow College has beautiful landscaping on both campuses that should be preserved and enhanced as improvements occur on campus.*

## LANDSCAPE DESIGN GUIDELINES

### DFCM High Performance Building Standard

In accordance with the Utah State Higher Education requirements, all improvements to the landscape on the Snow College campus must align with the Division of Facility and Construction Management landscape standards. The emphasis on sustainability and regional context will work hand-in-hand with the College's goals to provide engaging and enhanced landscaped areas across campus. The landscape architecture of the campus should focus on efficient irrigation systems, drought tolerant landscape materials, maximizing open space and reducing the heat island effect.

### Pedestrian Access and Universal Accessibility

Based on relatively level grades on campus, all site paths, sidewalks, and entry ways are to meet ADA guidelines. Pedestrian paths are to be at least 4 feet wide and slopes to meet ADA guidelines.

### Bicycle Circulation

Preserving and honoring bicycle paths as a form of transportation for students and staff is a priority. In reflection of the safety efforts to eliminate pedestrian/bicycle and vehicular/bicycle conflicts, paths should be wide enough to accommodate multiple transportation types.

## Central Plaza and Landscaped Boulevard Through Campus

Snow College has a beautiful landscaped boulevard and central plaza that shape the campus experience and frame buildings on the main campus. Additional site paths that are constructed on campus are to connect to existing paths and match the widths and treatments so as not to disrupt the rhythm of the campus.

### Historical Elements

The following elements are to be preserved at the request of Snow College. Opportunities to highlight these features should be explored, including the integration of educational signage to explain the history and significance of these elements.

- Noyes Administration Building
- Heritage tree to be protected, Burr Oak *Quercus macrocarpa* aka. Mossycup Oak, Blue Oak
- Entry Sign on the southwest corner of campus.

## Native and Adapted Plant Materials

Native and adapted plant materials should be used throughout the campus. First, they will decrease the need for irrigation water. Second, they will tie the architecture into the regional context of the drainage basin. Turf areas will be limited to spaces that are used for active recreation in order to reduce irrigation water usage and maintenance. Additional materials such as durable steel edging and rock mulch will be used to improve the health and longevity of the plant materials and require little maintenance from the facilities management team.

The campus will benefit from using native plant materials to connect the facility to its vernacular landscape. Native and locally-adapted plant material can add identity to the campus and perhaps provide inspiration for users.

Plant material should be selected for its functional use as well as educational and aesthetic purposes. Functional uses may include framing views, providing shade to reduce heat gain, creating a pedestrian scale against the building façade, creating

a ceiling of tree canopies to define a particular space and directing users to building entrances and key site features. Aesthetic uses may be to provide color and texture for year-round interest, provide aromatic scents in pedestrian areas, and provide interesting patterns or rhythm to contribute to the synergy of a space or represent the native plant material in an urban setting.

## Landscape Materials

The materials used in the landscape design should tie future improvements to the existing campus, and particularly the historical elements of campus. Consideration should be given to the selection of materials and construction detailing, to contribute to the overall sustainability of the project and to minimize extensive long-term maintenance. Sustainable materials may include:

- Re-use of existing topsoil for newly formed planting areas
- Porous pavement materials
- Albedo of materials – lighter and textured materials diffuse reflected heat and reduce heat gain
- High fly-ash concrete
- Utilization of local materials, where feasible
- Materials with a longer life cycle
- Bark mulch to be dark brown, campus standard (as pictured)
- Rock mulch to be from South Town Gravel Yard, campus standard (as pictured)

## Maximizing Open Space

It is vital that landscaped open space be provided to the campus community to promote health, wellness and a connection to nature throughout campus. The current open space is an integral component of Snow College and will continue to shape the physical nature and experience on campus.

## Reducing the Heat Island Effect

The heat island effect is created when the general temperature of an area rises due to the presence of materials that absorb and radiate heat, such as asphalt. One way to decrease this effect in the landscape is to use lightly colored, reflective materials for the hardscape, such as light gray concrete. Another way to reduce the heat island effect is to increase plant material and use large shade trees which shade the pavement and buildings, reduce glare and regulate the general temperature of the area.

## Site Furnishings

Site furnishings for the Snow College campus include benches, tree grates, trash receptacles, bicycle racks, lighting and a possibility of tables and chairs. Site furnishings are to match the existing color, style and material of existing site furnishings on campus and meet any Snow College standards provided.

The site furnishings will provide continuity across campus and help to integrate the various buildings and site areas into the campus.

Amenities such as benches and study areas will increase the functionality of outdoor spaces. Bike racks will improve accessibility to the building and proper lighting will aid in creating a space that is safe and beautiful.

Tree grates specified for trees located in paved areas shall be removable for University maintenance and the inner rings shall be removed as the tree grows.

## Efficient Irrigation System

The overall goal of the irrigation system is to work in conjunction with an adapted-plant palate to efficiently irrigate the site and reduce the amount of water waste.

Irrigation equipment should be selected according to the campus standards, available from the Campus Landscape Management representative, Preston Bown, reached at 435.283.7118 or [preston.bown@snow.edu](mailto:preston.bown@snow.edu).

All new landscape projects shall tie into the existing campus WeatherTRAK controller running on culinary water.

Continuation of smart irrigation controllers shall be used to tailor the site's irrigation usage according to local weather conditions, thus preventing the system from running during a storm event. Smart irrigation controllers also monitor the amount of water running through the system and will alert the owner if any unusual water usage occurs, such as a pipe break. Additionally, use of hydro-zoning, which groups irrigation zones based on plant material type, soil type, sun exposure, etc. will ensure that each plant receives only as much water as it needs.

Rotary heads and or bubblers will be used in all shrub bed areas, drip to be used in areas where spray heads may conflict with glazing and highly efficient rotors will be used in turf areas that will minimize wasted water from overspray and misting.

Irrigation on site should reflect the following:

- Large areas, use Rainbird 5000, Falcons
- Small areas, Rainbird 1800 heads, Rotary heads, Bubblers and or Xeri Pops. Limit the use of drip tubing to areas with glazing to the finish grade or areas deemed necessary by the College.
- Rainbird DV 100 and PEB remote valves
- Campus currently installed Weather TRAK Controller
- Valve box lids color to match mulch and or grass
- On culinary water, Back Flow Preventer required and to meet local and national codes



## SUSTAINABILITY AND ENERGY PERFORMANCE

Sustainability is very important for the Snow College Campus. As improvements occur on the campus, consideration should be given to reducing the environmental impact of the College operations and transportation.

Key strategies that can reduce the environmental footprint of Snow College and reduce operation and construction costs include:

- Encouraging students, faculty and staff to walk or ride bikes to campus instead of driving. This reduces fuel costs, reduces the need for additional parking on campus and enhances the residential atmosphere of the campus. It also encourages connectivity as people are more likely to interact with each other and the community outside of the automobile.
- Transition to LED lighting. Snow College is already in the process of installing LED lighting as improvements occur across the campuses. This should continue as it reduces both energy costs and maintenance costs associated with maintaining lighting systems.
- Complete recommended infrastructure improvements focused on energy reduction, as provided in the report completed by Thomas & Kolkman Engineering Co. Inc.
- Implement an ongoing commissioning program across campuses to provide energy monitoring as well as testing and balancing to existing buildings. This can identify energy improvement opportunities as well as opportunities for enhanced comfort and controllability within the campus buildings.
- Design and construct new buildings to meet, and even exceed the requirements of the State of Utah High Performance Building Standard. This will ensure energy use reduction, as well as additional strategies focused on occupant comfort, transportation impact reduction and community connectivity are implemented

in all new buildings. The College may even want to consider pursuing LEED certification on new projects to highlight and market the commitment to sustainability.

Snow College should also consider using the STARS, or Sustainability Tracking, Assessment & Rating System, to guide sustainability across the campus. This rating system “is a transparent, self-reporting framework for colleges and universities to measure their sustainability performance. STARS is intended to engage and recognize the full spectrum of colleges and universities—from community colleges to research universities, and from institutions just starting their sustainability programs to long-time campus sustainability leaders. STARS encompasses long-term sustainability goals for already high-achieving institutions as well as entry points of recognition for institutions that are taking first steps toward sustainability.” <https://stars.aashe.org/pages/about/stars-overview.html>

STARS is designed to:

- Provide a framework for understanding sustainability in all sectors of higher education.
- Enable meaningful comparisons over time and across institutions using a common set of measurements developed with broad participation from the international campus sustainability community.
- Create incentives for continual improvement toward sustainability.
- Facilitate information sharing about higher education sustainability practices and performance.
- Build a stronger, more diverse campus sustainability community.

Using this rating system, Snow College will be able to see where sustainable strategies can be improved, set meaningful targets and identify opportunities for sustainable engagement throughout campus initiatives.



## INFRASTRUCTURE IMPROVEMENTS

### Ephraim Campus

Snow College hired Thomas & Kolkman Engineering Co. Inc in conjunction with ARW Engineers and WHW Engineering Inc. to assess the current state of the campus utilities and infrastructure in 2014. The final report provided an overview of the campus systems as well as recommendations for improvements.

This project included an assessment of the following systems:

- Existing Campus Electrical Distribution System
- Existing Utility Tunnels
- Existing Steam And Condensate System
- Existing Domestic Water And Sewer Systems
- Recommendations Summary And Probable Costs

The following text is taken from the History and Executive Summary sections of the final study, issued March 10, 2014:

Snow College has continuously grown since becoming a state institution to include a satellite campus in Richfield and the West Campus in Ephraim with over 4,000 students and over 1 million square feet of buildings.

The Ephraim Campus includes 21 building with 743,068 gross square feet which are served by centralized utilities infrastructure systems.

The Ephraim Campus electrical distribution system was upgraded in three phases from 1986 to 1989 which included new distribution transformers for each existing building, new pad mounted medium voltage switchgear, and new underground medium voltage feeders. New secondary electrical services, included building main panels, were also installed at most of the existing buildings as part of the electrical distribution system upgrades.

Utility tunnel construction began in 1996 and was extended to all existing buildings in several phases by 2002. Additional tunnel sections were completed as part of new building construction for the Eccles Performing Arts Center in 2003 and the Karen Huntsman Library in 2009.

New steam and condensate piping to all major buildings was included with the utility tunnels construction. The tunnels are also utilized for other infrastructure systems such as communication cabling, fire alarm system network wiring, irrigation sprinkler controls, and other electrical circuits.

The purpose of this study is to determine the adequacy of the existing utilities infrastructure at the Ephraim Campus to support the growth that has occurred since the utilities were upgraded and determine the capacity for future growth.

Approximately 380,000 gross square feet of new building area with 4,500 KVA in distribution transformer capacity has been added to the Ephraim Campus since the electrical distribution upgrade was completed in 1989.

Approximately 277,000 gross square feet of new building area has been added to the Ephraim Campus since the steam and condensate improvements were completed with the utilities tunnels in 2002.

This study also includes review of existing infrastructure utility systems for integrity, safety issues, and code compliance. Defective and/or obsolete equipment has also been identified where observed.

### Existing Electrical Distribution System:

In general, the existing electrical distribution is in good condition and should meet the needs of the campus for the foreseeable future. Some improvements can be made to ensure that the electrical distribution will continue to reliably serve the needs of the Ephraim Main Campus.

Recommended improvements for the existing electrical distribution system are:

1. Improve general maintenance to extend the life of electrical distribution equipment and avoid preventable electrical distribution system failures.
2. Replace existing electricity meters that have been removed or remove the existing current transformers abandoned in place when the meter was removed.
3. Replace existing building main panels which may no longer be reliable due to age. The main electrical panels in Maintenance (Facilities) Building, Badger Stadium, Anderson Hall, Castilleja Hall, and Home Activity Center are recommended for replacement.
4. Install new pad mounted interrupter switch at Castilleja Hall to replace the existing load break junction in the building electrical vault to remove the medium voltage conductors from the building and meet current electrical code requirements.
5. Replace existing live front air insulated fused interrupter switches with new dead front vacuum interrupter switches to provide better safety for electrical maintenance personnel and improve the electrical distribution system reliability.
6. Replace existing Sectionalizing Pullbox 'P7' near the Karen Huntsman Library with a new pad mounted vacuum interrupter switch to improve the electrical system reliability to the south campus radial feeder.
7. Verify electricity meters at each building are working and that electronic meters are properly programmed. Initiate maintenance program to read and record the meters. Consider installation of new networked meters at each building.
8. Additional minor electrical system repairs and improvements as detailed in the individual building evaluations.

### Existing Utilities Tunnels

Some slight structural defects and leaking water problems were noted in the existing utility tunnels, but overall the tunnels are in good condition:

Recommended improvements for the existing utility tunnels are:

1. Seal defects and concrete cracking which are leaking water to prevent further damage to the tunnel system.
2. Modify tunnel lighting controls to improve personnel safety in the tunnels.
3. Remove abandoned electrical conduit and wiring.

### Existing Steam and Condensate System

In general, the existing steam and condensate system is in fair to good condition. This study identifies the steam and condensate systems and their components and evaluates their age, condition, and provides upgrade recommendations for each in determining their use now and in the future.

Recommended improvements for the existing steam and condensate system are:

1. The existing steam and condensate piping and components are between four and sixteen years old. The condition of the piping ranges from fair to good condition depending on damage done by water leaks and water hammer. (Some piping has been replaced near Anderson and Nuttal. The remaining will be replaced in 2017)
2. Some of the steam and condensate piping is still direct buried and not accessible. We can only assume the condition of this piping by referencing the date of installation and any grade disturbances.
3. Redo the expansion joint locations along with the anchors and pipe guides. Recommend double slip expansion joints located in the middle with pipe guides on both sides and anchors at each end. (Partial completion with the Anderson/Nuttal project in 2014)
4. Remove pipe guides that are welded to the unistrut supports and bolt to wall plates bolted to the wall.

5. Slope steam piping to remove the possibility of water build up in the piping. This will eliminate the water hammer.
6. Provide an additional condensate return line from the discharge of the high pressure traps and route to the nearest condensate receiver and pump set. If the distance is prohibitive, provide a non-electric steam pump within the tunnel. This will prevent high pressure steam from entering the flooded, low pressure condensate return. This will also help with the water hammering.
7. Replace the two condensate receiver and pump sets located at the end of tunnel section D4 and D3.
8. Replace all the gate valves with triple offset butterfly valves for a much better positive shut-off now and in the future.
9. Replace all the tunnel bucket traps with thermodynamic traps.
10. Provide additional tunnels so eventually all the steam and condensate piping will be located in the tunnels and not buried.

### Existing Domestic Water and Sewer Systems

In general, the existing domestic water and sewer systems are in fair to good conditions with capacities large enough for future building additions. The recent installation of the 10 inch water main down Center Street is a major boost for water service to the campus.

Recommended improvements for the existing domestic water and sewer systems are:

1. The campus domestic water service distribution system serving the campus is direct buried. See Appendix for City Map for water distribution and sizes. See Section 5 for the detailed evaluation of the campus domestic water distribution system.
2. Remove and replace all galvanized domestic water piping and any pre 1960's domestic water piping serving the individual campus buildings, with copper. This could be scheduled on a yearly basis starting with the oldest piping. (Replacement of sprinkler system piping is a large part of this improvement, which has been completed.)

3. Discuss with the city the possibility of replacing the 6 inch water line located in 100 North, from 400 East Street to Main Street with an 8 inch line.
4. Discuss with the city the possibility of replacing the 4 inch water line located between 100 North Street and Center Street on 200 East with a 6 inch line.
5. Provide study for the identification of any cross connections. Take water samples at each building and identify any cross connections not protected by a back flow preventer.
6. The sewer piping is distributed in the streets of the campus from Ephraim City. See Appendix for City Map for sewer distribution. WHW did not evaluate the branch sewer piping from the mains in the street to the individual buildings. See Section 5 for the detailed evaluation of the existing sewer system.
7. Sewer capacity is sufficient for existing operation as well as in the future.
8. All sewer services from mains to the buildings should be evaluated yearly. This can be done by inserting a camera in the piping. All pre 1960 sewer piping should be removed and replaced on campus property. This could be scheduled on a yearly basis starting with the oldest piping. (A few mains near the old dorms have been complete.)
9. Replace all pre 1960's cast iron piping with lead joints if existing is found.
10. Replace campus sewer piping that is approaching the 50 to 70 year range.
11. Coordinate with Ephraim City to provide an 8 inch extension from the manhole located in 200 East Street and 100 North Street to 400 East Street manhole.
12. Coordinate with Ephraim City to provide an 8 inch extension from the manhole located in 200 East Street and Center Street to 400 East street manhole.
13. Coordinate with Ephraim City to provide an 8 inch extension from the manhole located in 100 South Street east of 300 East Street to the 400 East Street manhole.
14. Extension of these two sewer lines would depend on the invert elevations of the manholes.

Additional information on the findings, recommendations and diagrams illustrating the campus systems can be found in the original study.

## Richfield Campus

The Richfield campus does not have central campus systems. Each building has a unique building system that serves the heating and cooling needs of the building. Typically, these are air handlers, boilers, chillers and cooling towers.

It is anticipated that the Richfield campus will continue to develop with individual building systems, and not have a central campus plant. This allows each building to integrate the most appropriate system with the most current technology and highest efficiency feasible into each new project. It is also more cost effective for the College, given the size of the campus.

As infrastructure is extended through the campus for power and gas, it should be located underground along the central pedestrian boulevard to ensure they are both accessible and not disturbed with future development.

Stormwater is a concern on the Richfield campus. As the housing and recreational fields are developed, a stormwater management system should be designed for the campus, as the majority of the stormwater currently drains toward the southwest corner of the campus. Additionally, stormwater infrastructure will be provided below the new parking lot north of the Sevier Valley Center. This will alleviate some stormwater concerns in this area.

Parking lots on the Richfield campus are also in need of slurry seals. Both the parking lot north and west of the Administration Building, as well as the parking lots south and west of the Washburn Building need to be re-coated and sealed, as well as re-stripped.

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