NORTHERN KENTUCKY UNIVERSITY

CAMPUS MASTER PLAN

Open House
September 28, 2020
Agenda

1. Process & Schedule
2. Master Plan Drivers
   • Space Assessment
   • Planning Principles
   • Strategic Plan
3. Master Plan Goals
   • Optimize the Campus Core
   • Enhance the Student Experience
   • Define the Campus Perimeter
4. Next Steps & Key Questions
**Master Plan Schedule**

### Phase 1A: Observe & Analyze
- **17 Weeks**
- **February 5-6**
- **March 18-19**
- **May 11-15**
- **BOR March 18**
- **BOR May 13**
- **July 6-8**

### Phase 1B: Space Needs Assessment
- **27 Weeks**
- **Workshop 1:**
  - kickoff
  - Tour
  - Steering Committee
- **Workshop 2:**
  - Tour
  - Interviews
- **February 5:**
  - Analysis Summary
  - Programmatic Drivers
  - Planning Principles
  - Hillside High Engagement Feb 5
  - Steering Committee Feb 6
- **BOR March 18**
- **BOR July 15-16**
- **BOR Sept 8-9**
- **BOR Nov 11**

### Phase 2: Envision
- **17 Weeks**
- **March 18-19**
- **Workshop 4:**
  - Programmatic Drivers
  - Creative Planning Principles
  - Creative Concept Design
  - BOR May 14
  - Steering Committee March 10

### Phase 3: Test, Refine & Recommend
- **23 Weeks**
- **May 13-15**
- **Workshop 3:**
  - Preferred Scenarios
  - Design Concept
  - Steering Committee
- **June 4**
- **Workshop 6:**
  - Preferred Scenarios
  - Design Concept
  - PAW WG.

### Phase 4: Synthesize & Document
- **17 Weeks**
- **July 6-8**
- **Workshop 7:**
  - Draft Plan Review
  - Phasing
  - Implementation
  - Steering Committee TBD
- **Final Presentation**
Engagement

November 2019

Student & Faculty/Staff Open Sessions
• Collected feedback on campus spaces, housing, dining, & transportation
• “One Big Change” dialogue

February 2020

Community Open House
Welcoming Campus, Transportation & Connectivity, Community Partnerships
• Better communication of events and activities on campus
• Availability of free parking for community events
• Traffic concerns particularly during events
• Opportunity for improved bike lanes and pedestrian connections

May 2020

External Community Engagement
• Opportunities for innovation, incubators, and other partnerships
• NKU as a regional leader in entrepreneurship & collaboration
• Welcoming campus to support alumni, community, region

June 2020

Highland Heights Planning & Zoning
Staff Discussion/Town Center
• Update of Master Plan Progress
• Vehicular circulation and development within town center area
• Long term campus vision

July 2020

Edge of Campus Workshop
• Alumni Center to serve campus as well as community
• NKU’s role in the future Town Center
• Opportunities for partnerships to support innovation
• Potential development of land south of Johns Hill Rd.

Steering Committee Representation:
• Dave Geohegan, Highland Heights City Planner
• Steve Crawford, Chairman Highland Heights Planning & Zoning
• Cindy Minter, County Planner

Website: https://www.nku.edu/masterplan.html
• Schedule, Progress, Presentations
• Opportunity for questions & comments
Master Plan Drivers – Space Assessment

• Approximately 120,000-150,000 nsf (200,000-250,000 gsf) of new space is identified to support the academic units.

• The location of new space should:
  • Help improve existing buildings
  • Consider infrastructure and location capacity
  • Best support campus space needs
  • Minimize impacts to parking

Future drivers:
• Changes in enrollment
• Changes in programs
• Course delivery methods
• Faculty/staff population and workplace strategy
• Research
• External partnerships
• Age and condition of facilities

<table>
<thead>
<tr>
<th>Existing NASF</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>655,702</td>
<td>763,768</td>
</tr>
<tr>
<td>353,858</td>
<td>461,121</td>
</tr>
<tr>
<td>214,874</td>
<td>277,282</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>TOTAL</strong></td>
</tr>
<tr>
<td>1,224,434 NASF</td>
<td>1,502,171 NASF</td>
</tr>
</tbody>
</table>
## Space Needs Outcomes by College

### College of Arts & Sciences
- **Current Space Allocation**: 240,739 NASF
- **Current Space Need**: 348,710 NASF
- **Change**: +31%

### College of Education
- **Current Space Allocation**: 14,350 NASF
- **Current Space Need**: 12,321 NASF
- **Change**: -17%

### College of Law
- **Current Space Allocation**: 37,466 NASF
- **Current Space Need**: 31,677 NASF
- **Change**: -18%

### College of Business
- **Current Space Allocation**: 25,951 NASF
- **Current Space Need**: 30,110 NASF
- **Change**: +14%

### College of Informatics
- **Current Space Allocation**: 48,118 NASF
- **Current Space Need**: 58,557 NASF
- **Change**: +18%

### College of Health & Human Services
- **Current Space Allocation**: 54,729 NASF
- **Current Space Need**: 83,038 NASF
- **Change**: +34%
Space Needs Outcomes by Unit

**Academic Affairs**
- Current Space Allocation: 75,200 NASF
- Current Space Need: 102,700 NASF
- Increase: +27%

**Steely Library**
- Current Space Need: 79,700 NASF
- Current Space Need: 89,300 NASF
- Decrease: -12%

**Student Affairs**
- Current Space Allocation: 183,100 NASF
- Current Space Need: 234,500 NASF
- Increase: +22%

**Athletics**
- Current Space Need: 200,000 NASF
- Current Space Need: 136,200 NASF
- Increase: +32%

**Administration + Finance**
- Current Space Allocation: 170,000 NASF
- Current Space Need: 189,100 NASF
- Increase: +10%
Master Plan Drivers

Planning Principles

1. Support a more engaged university serving the Northern Kentucky region

2. Create a place of academic excellence and innovation to support a diversity of learners

3. Design a welcoming and desirable NKU experience

4. Leverage campus assets to create value

Aligning the campus plan with the university’s strategic framework

SUCCESS BY DESIGN

CAREER & COMMUNITY ENGAGEMENT

COMPLETION

ACCESS
Goal

Optimize the campus core for collaborative teaching and learning
Goal

Enhance the student experience
Goal
Define the campus perimeter
Optimize the campus core for collaborative teaching and learning
### Scenario Comparison

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Cost</th>
<th>Vision Impact</th>
<th>Funding Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>$221m</td>
<td>NEGATIVE</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>IMPACT</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Swing space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1B</td>
<td>$246m</td>
<td>NEGATIVE</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
</tr>
<tr>
<td></td>
<td>swing space, parking replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>$250m</td>
<td>POSITIVE</td>
<td>POSITIVE</td>
</tr>
<tr>
<td></td>
<td>Law/Business to new building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>$229m</td>
<td>POSITIVE</td>
<td>POSITIVE</td>
</tr>
<tr>
<td></td>
<td>Law/Business to BAC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Key Enabling Projects**

- Law
- Business
- Humanities
- Art
- Sciences
Scenario 3

> Alignment with strategic plan and planning principles

BC and Nunn additions are opportunities to transform campus open space. Realizes key adjacencies for art.

<table>
<thead>
<tr>
<th>Vision</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Law</strong></td>
<td>Synergy with business but stronger identity with stand-alone bldg</td>
</tr>
<tr>
<td><strong>Business</strong></td>
<td>Synergy with Law but stronger identity with stand-alone bldg</td>
</tr>
<tr>
<td><strong>Humanities</strong></td>
<td>Separation between Landrum and MEPC</td>
</tr>
<tr>
<td><strong>Art</strong></td>
<td>Addresses space needs in the most proximate location</td>
</tr>
<tr>
<td><strong>Sciences</strong></td>
<td>Realizes key adjacencies and needs</td>
</tr>
</tbody>
</table>

New Interdisciplinary Sciences 69,500 GSF

Renovate Landrum 100,500

New Science Center Addition 64,000 GSF

Renovate Nunn 113,500 GSF

BC Addition 58,300

Renovate Fine Arts 159,600 GSF

Renovate Math Edu Psy Center 128,500 GSF

Renovate Business Acad Center 110,700 GSF

NEGATIVE IMPACT  NEUTRAL/SOMewhat NEGATIVE  POSITIVE IMPACT
Leverage the Existing Campus

- Co-locate disciplines to support collaboration and synergies

- Embrace the brutalist aesthetic and introduce transparency, new materials, and color

- Maximize funding available for renovation and maintenance of existing buildings
Prioritize Transformative Projects

Renovate BC with an addition for Law and Business

Renovate Nunn with an addition for Engineering and Art

Science Center Addition and Interdisciplinary Health Science, Technology and Science Building

Renew Landrum, Fine Arts and MP
Enhance the student experience
Student Centered Space

Drivers:
- Provide additional space to provide adequate space for student orgs and services
- Co-locate programs to foster collaboration and joint projects

Potential Strategies:
- Free up space in University Center to accommodate student activity and organization space
- Create desired departmental synergies where possible

Administrative Offices
Evaluate the best strategies for locations and synergies of administrative functions
Can space in MEP be leveraged to meet student or academic service needs?
Steely Library

Goals:
1. Make the library an academic knowledge hub
2. Create a variety of flexible, technology rich study spaces
3. Consolidate stacks
4. Redesign office and workspace
5. Potential synergistic academic services
   - Young Scholars Academy
   - Learning Plus
   - Tutoring
   - Writing Center
   - Testing Center
Housing

Drivers:

• Enhance the first-year experience
• Enhance value proposition for upper division students
• Support the growth of Honors College
• Insure long-term growth opportunities for housing
• Develop strategies to improve connectivity of existing housing neighborhoods to academic core
• Explore opportunities for partnerships with adjacent private sector housing to support University student experience & programming
First year residential experience and value for upper division students

691 beds aligned with First-Year Experience in North Neighborhood

NORTHERN TERRACE
Honors College Students (includes First-Year)
184 Beds

COMMONWEALTH/KENTUCKY HALL
394 Beds

NEW HALL
297 Beds

Residence Hall
Full-Service Dining
Food / Quick grab-n-go
Align Callahan for Upper Division or Affinity Housing

1. Create community living / kitchen space
2. Create study rooms at ends of three wings
3. Study spaces
4. (FIRST FLOOR) Re-envision dining service to better serve students and align with population in east neighborhood

Colors:
- Yellow: Community Kitchen / Living
- Orange: Study Space
- Blue: Public Bathroom
Long-term residential growth

NORTH HOUSING NEIGHBORHOOD
Additional 1,500 Bed capacity

EAST HOUSING NEIGHBORHOOD
Additional 1,000 Bed capacity
Dining - Key Findings

**Operating**

1. Reduce daytime operations and offerings at Callahan Bistro. Replace AYCTE breakfast and lunch options with a la carte and/or grab-and-go options

2. Expand the hours of operation in the Student Union to match unmet demand for dinner

**Facility**

1. Add a retail dining location in Zones 3 or 4 (either in the Mathematics, Education and Psychology Center or in the Business Academic Center)

2. Alter the service style in Zone 2 to offer more seated options for dinner

3. Alter the breakfast offerings in Zone 1 to align with demand preferences as well alleviate the reduced operations in Callahan Bistro
Define the campus perimeter
Create gateways and welcoming, clarify pedestrian and vehicular circulation.
Athletics and Recreation Program Elements

Near-term Elements

- BASEBALL COMPLEX
- BASKETBALL PRACTICE FACILITY 23,900 NASF
- INTRAMURAL FIELDS STRIPED FOR SOCCER, FOOTBALL AND SOFTBALL
- ATHLETICS CAMPUS SUPPORT 13,760 NASF
- LOCKER ROOMS 17,640 NASF
- RENOVATE SOFTBALL IN PLACE

Long-term Elements

- INDOOR MULTIPURPOSE FACILITY 400 X 220 FT
- INDOOR TENNIS FACILITY 300 X 125 FT
- INDOOR GOLF FACILITY 7,000 GSF
- TRACK AND FIELD STADIUM
Some development may require land acquisition.

Topography limits developable sites for large athletic facilities.
<table>
<thead>
<tr>
<th>Near-Term</th>
<th>Same Location Adjacent to Arena</th>
<th>Create an Interconnected Athletic and Recreation Crescent from Albright to the Arena</th>
<th>Create a New Athletic and Recreation Village North of BB&amp;T Arena</th>
<th>Create a New Athletic and Recreation Village South of Albright</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball</td>
<td>Renovate in Place ($5m)</td>
<td>New Construction ($15m-20m) Acquisition of 4 Properties</td>
<td>New Construction ($15m-20m) Acquisition of Multiple Properties</td>
<td>New Construction ($15m-20m) Acquisition of Spectrum Cable Site, Extreme Grading</td>
</tr>
<tr>
<td>Baseball</td>
<td>Adjacent to Existing</td>
<td>Near-Term Adjacent to Existing Additional Long-Term on Parking Structure</td>
<td>Integrated into Long-Term Athletics Village, Evaluate Near-Term Strategy Addressing Need</td>
<td>Adjacent to Existing</td>
</tr>
<tr>
<td>Intramural Fields</td>
<td>Adjacent to Existing</td>
<td>Benefits from Adjacency to Albright and Potential Tennis Center</td>
<td>Integrated into Long-Term Athletics Village, Far from Some Recreation Facilities</td>
<td>Benefits from Adjacency to Albright</td>
</tr>
<tr>
<td>Fieldhouse</td>
<td>No Adjacent Facilities</td>
<td>Benefits from Adjacency to Albright and Potential Tennis Center</td>
<td>Integrated into Long-Term Athletics Village, Far from Some Recreation Facilities</td>
<td>Benefits from Adjacency to Albright</td>
</tr>
<tr>
<td>Stadium</td>
<td>Low Site Preparation Costs but Removes Premium Surface Parking Spaces</td>
<td>Requires Long-Term Acquisition of Properties but No Enabling Projects, View from Nunn</td>
<td>Part of Integrated Long-Term Athletics Village</td>
<td>Part of Baseball and Softball Complex, Extreme Grading</td>
</tr>
</tbody>
</table>
Reserve near and long-term footprints for a cohesive recreation and athletics experience.

- Stadium
- Basketball practice facility
- Future Athletics
- Parking deck and intramural/practice fields
- Intramural recreation fields
- Baseball Stadium Improvements
- Renovated softball and tennis

Priority Near-Term Projects: 5-10 Years
Mid-Term Projects: 10-25 Years
Long-Term Projects: Beyond 25 Years
Conceptual Town Center Plan

- Future redevelopment by others
- St. Elizabeth Medical Office Building
- NKU US 27 Development Site

Strategies
- Activate Nunn Drive with buildings & active uses
- Create a retail street
- Create a stronger connection to the university
- Allow for future development

Highland Heights Comprehensive Plan
Town Center Mixed Use
Campbell site for innovation and partnerships

New building on the Campbell site from I-275
Southwest Land

Approximately 70 acres of university owned property

Approximately 140 total acres
Wellness and Sustainable Communities

• Mixed-use housing development with a focus on health, wellness and sustainability
• Amenities and uses catering to students and the regional community.
• Complementary uses to academic programs, athletics, and partners such as healthcare.
• Often phased with a compelling initial phase that drives future growth.
• Potential to deliver a significant price premium over typical housing subdivision developments
Drivers of Future Campus Investments

1. Prioritizing projects that support academic success, enhance the student experience, and increase the sense of belonging

2. Modernizing & Renovating Poor Condition Space

3. Advancing NKU’s competitive advantage in STEM-H as well as the Arts

4. Supporting future digital transformation and strategic partnership development
Master Plan Priority Master Plan Projects

- Basketball Practice Facility
- Intramural recreation fields
- Partnerships and Innovation
- BAC Renovation and Addition
- Science Center Addition
- Interdisciplinary Sciences
- Town Center
- Nunn Renovation and Addition
- Interdisciplinary Sciences
- Campus Police
- MEP
- Landrum
- First Year Experience
- Science Center Addition
- Nunn Renovation and Addition
- Interdisciplinary Sciences
- BAC Renovation and Addition
- Civic Center
- Baseball Stadium Improvements
- Tennis and Softball Renovation
- Student Union and University Center
- Callahan Renovation
- Scholar House
- Academic
- Library, Student, Admin Space
- Housing
- Athletics and Rec
- Partnership Projects
Next Steps & Questions

1. Develop an implementation and prioritization strategy
2. Address impacts to infrastructure, mobility, and parking
3. Develop and vet Draft Plan with Steering Committee, key stakeholders and the Campus Community
4. Finalize Master Plan recommendations based on feedback