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
- **February 5-6**
- **March 18-19**
- **May 11-15**
- **BOR March 18**
- **BOR July 15-16**
- **BOR Sep 8-9**
- **BOR Nov 11**
- **BOR May 13**
- **July 6-8**

### Phase 1B: Space Needs Assessment
- **February 5-6**
- **March 18-19**
- **May 11-15**

### Phase 2: Unify
- **March 8-10**
- **Workshop 4:**
  - Analyze Programmatic Drivers
  - Codify Planning Principles
  - Analysis Summary
  - Programmatic Goals
  - RMI WIP March 15
  - Steering Committee March 19

### Phase 3: Test, Refine & Recommend
- **May 13-15**
  - Workshop 5:
    - Programmatic Goals
    - Design Committee
    - Steering Committee
- **July 4**
  - Workshop 6:
    - Programmatic Goals
    - Design Committee
    - P&L WIP

### Phase 4: Synthesize & Document
- **17 Weeks**

### Other
- **Workshop 7:**
  - Draft Plan Review
  - Implementation
  - Steering Committee TBD
Workshops 5 and 6 – Design Scenarios

Workshop 5 session
• College of Business, Law and Education
• Humanities and Arts
• Sciences
• All colleges

Workshop 6 session
• Student Affairs, Student Services, and Admin
• Library and Academic Services
• Housing and Dining
• Athletics and Recreation
• Campus Edge Real Estate

Goals:
1. **Provide feedback** on the Guiding Principles, Concept Plan and space drivers.
2. **Evaluate development scenarios** to best address student needs and support the strategic vision of NKU.
3. **Identify the best ideas** to study in more detail as part of a comprehensive strategy to improve the campus.
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

**Existing NASF**
- Academic Space: 655,702
- Support Space: 353,858
- Student Space: 214,874
- Total: 1,224,434 NASF

**Proposed**
- Academic Space: 763,768
- Support Space: 461,121
- Student Space: 277,282
- Total: 1,502,171 NASF
Space Needs Outcomes by College

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

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

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

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

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

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

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

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

### Athletics
- **Current Space Allocation**: 136,200 NASF
- **Current Space Need**: 200,000 NASF
- **Change**: + 32%

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

### Administration + Finance
- **Current Space Allocation**: 170,000 NASF
- **Current Space Need**: 189,100 NASF
- **Change**: + 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
2
Goal
Enhance the student experience
Define the campus perimeter
Optimize the campus core for collaborative teaching and learning
How will we evaluate the project options and determine direction?

**Qualitatively**

1. Projects help realize the vision of the strategic plan and planning principles

2. Projects Optimize the locations and adjacencies of units and support key initiatives.

3. Ability to fund improvements

**Quantitatively**

1. Projects leverage existing space through renovation and utilize new construction for spaces not otherwise feasible in existing space

2. Project costs, size and distribution

3. Enabling projects and phasing of construction to meet near-term needs
Baseline Assumptions

> 5 Academic Buildings require major renovations

<table>
<thead>
<tr>
<th>Building</th>
<th>GSF</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Academic Center (BC)</td>
<td>110,700</td>
<td>$17m</td>
</tr>
<tr>
<td>Math-Edu-Psy (MP)</td>
<td>128,500</td>
<td>$19m</td>
</tr>
<tr>
<td>Fine Arts Center (FA)</td>
<td>159,600</td>
<td>$24m</td>
</tr>
<tr>
<td>Nunn (NH)</td>
<td>113,500</td>
<td>$17m</td>
</tr>
<tr>
<td>Landrum (LA)</td>
<td>100,500</td>
<td>$15m</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$92m</strong></td>
</tr>
</tbody>
</table>

> The space needs assessment identified **200-250k GSF** of new construction.

Construction Cost assumptions

<table>
<thead>
<tr>
<th>Type</th>
<th>Cost/ GSF</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovation - Medium</td>
<td>$150</td>
<td>MP, BC, Landrum, Nunn</td>
</tr>
<tr>
<td>Renovation - Major</td>
<td>$350</td>
<td>Conversion to STEM or Art</td>
</tr>
<tr>
<td>New Academic</td>
<td>$425</td>
<td>BC and Nunn additions</td>
</tr>
<tr>
<td>New Science</td>
<td>$500-600</td>
<td>Interdisciplinary Sciences</td>
</tr>
<tr>
<td>Parking</td>
<td>$25,000/SPACE</td>
<td></td>
</tr>
</tbody>
</table>

New Construction Efficiency:

- Net/Gross: 58% - 62% RANGE
- Centers and Collaborative: 0.1 / UNIT NASF
- Lounge Space: 0.08 / UNIT NASF

- **Figures listed are construction costs and do not include soft costs**
- **Costs represent 2020 dollars**
Scenario 1a

Do projects align with the Strategic Plan +Principles?

Minimal transformation of east side of academic core, realizes some key synergies between units, separation of arts is a key challenge.

<table>
<thead>
<tr>
<th>Vision</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law</td>
<td>Access, hard to provide key needs</td>
</tr>
<tr>
<td>Business</td>
<td>Must reconfigure engineering space</td>
</tr>
<tr>
<td>Humanities</td>
<td>Increases opportunities for departmental synergy</td>
</tr>
<tr>
<td>Art</td>
<td>Separating uses but in a proximate building</td>
</tr>
<tr>
<td>Sciences</td>
<td>Realizes key adjacencies and needs</td>
</tr>
</tbody>
</table>

- **NEGATIVE IMPACT**
- **NEUTRAL/SOMewhat NEGATIVE**
- **POSITIVE IMPACT**
**Scenario 1a**

> Do projects leverage existing and new investments?

Swing space must be identified. Nunn could be better leveraged for other uses. New construction satisfies STEM need for space not possible through renovation.

<table>
<thead>
<tr>
<th>Project</th>
<th>Enabling Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BC</td>
<td>Swing Space</td>
<td>$17m</td>
</tr>
<tr>
<td>MP</td>
<td>Swing Space</td>
<td>$19m</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>Swing Space</td>
<td>$24m</td>
</tr>
<tr>
<td>Nunn</td>
<td>Swing Space</td>
<td>$17m</td>
</tr>
<tr>
<td>Civic Center</td>
<td>None</td>
<td>$11m</td>
</tr>
<tr>
<td>Landrum</td>
<td>Swing Space</td>
<td>$15m</td>
</tr>
<tr>
<td>Renovation</td>
<td></td>
<td>$103m</td>
</tr>
<tr>
<td>Sci. Ctr. Addition</td>
<td>None</td>
<td>$48m</td>
</tr>
<tr>
<td>Interdisciplinary Sci.</td>
<td>Relocate Parking</td>
<td>$48m</td>
</tr>
<tr>
<td>Landrum addition</td>
<td>None</td>
<td>$21m</td>
</tr>
<tr>
<td>New construction</td>
<td></td>
<td>$117m</td>
</tr>
<tr>
<td>Relocate 40 sp for interdisciplinary sci.</td>
<td></td>
<td>$1m</td>
</tr>
<tr>
<td>Swing Space</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Enabling projects</td>
<td></td>
<td>$1M</td>
</tr>
</tbody>
</table>

Total $221m
### Scenario 1b

**Alignment with strategic plan and planning principles**

Stand-alone science buildings are an opportunity to define a science quad but do not offer the adjacencies of direct connection to existing buildings.

<table>
<thead>
<tr>
<th>Vision</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law</td>
<td>Access, hard to provide key needs</td>
</tr>
<tr>
<td>Business</td>
<td>Must reconfigure engineering space</td>
</tr>
<tr>
<td>Humanities</td>
<td>Increases opportunities for departmental synergy</td>
</tr>
<tr>
<td>Art</td>
<td>Separating uses but in a proximate building</td>
</tr>
<tr>
<td>Sciences</td>
<td>Separation, does not address natural sci. needs well</td>
</tr>
</tbody>
</table>

**Vision**

- **Law**: Access, hard to provide key needs
- **Business**: Must reconfigure engineering space
- **Humanities**: Increases opportunities for departmental synergy
- **Art**: Separating uses but in a proximate building
- **Sciences**: Separation, does not address natural sci. needs well

**Funding**

1. Renovate Civic Center: 30,100 GSF
2. Renovate Business Acad Center: 110,700 GSF
3. Renovate Math Edu Psy Center: 128,500 GSF
4. Renovate Fine Arts: 159,600 GSF
5. Renovate Nunn: 113,500 GSF
6. Landrum Addition: 48,600 GSF
7. New Interdisciplinary Sciences: 94,800 GSF
8. New Science Center Addition: 94,800 GSF
Scenario 1b

Do projects leverage existing and new investments?

Increased costs for the sciences and replacing prime parking are key challenges over scenario 1a.

<table>
<thead>
<tr>
<th>Project</th>
<th>Enabling Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BC</td>
<td>Swing space</td>
<td>$17m</td>
</tr>
<tr>
<td>MP</td>
<td>Swing Space</td>
<td>$19m</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>Swing Space</td>
<td>$24m</td>
</tr>
<tr>
<td>Nunn</td>
<td>Swing space</td>
<td>$17m</td>
</tr>
<tr>
<td>Civic Center</td>
<td>None</td>
<td>$11m</td>
</tr>
<tr>
<td>Landrum</td>
<td>Swing Space</td>
<td>$15m</td>
</tr>
<tr>
<td>Renovation</td>
<td></td>
<td>$103m</td>
</tr>
<tr>
<td>Science Building</td>
<td>Relocate Parking</td>
<td>$57m</td>
</tr>
<tr>
<td>Interdisciplinary Sci.</td>
<td>Relocate Parking</td>
<td>$57m</td>
</tr>
<tr>
<td>Landrum addition</td>
<td>None</td>
<td>$21m</td>
</tr>
<tr>
<td>New construction</td>
<td></td>
<td>$135m</td>
</tr>
<tr>
<td>Relocate 320 spaces</td>
<td></td>
<td>$8m</td>
</tr>
<tr>
<td>Enabling projects</td>
<td></td>
<td>$8M</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$246m</td>
</tr>
</tbody>
</table>

New Interdisciplinary Sciences 94,800 GSF
Renovate Landrum 100,500 GSF
Renovate Nunn 113,500 GSF
Renovate Civic Center 30,100 GSF
Renovate Business Acad Center 110,700 GSF
Renovate Math Edu Psy Center 128,500 GSF
Renovate Fine Arts 159,600 GSF
New Science Center Addition 94,800 GSF
Landrum Addition 48,600 GSF

Do projects leverage existing and new investments?
## Scenario 2

### Alignment with strategic plan and planning principles

Opportunity to define frontage on Nunn Drive, realizes some key synergies between units, separation of arts is a key challenge.

<table>
<thead>
<tr>
<th>Vision</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law</td>
<td>Synergy with business but stronger identity with stand-alone bldg</td>
</tr>
<tr>
<td>Business</td>
<td>Strong identity and efficiencies sharing facilities with Law</td>
</tr>
<tr>
<td>Humanities</td>
<td>Math and STEM reinforced but other units separated</td>
</tr>
<tr>
<td>Art</td>
<td>Separating uses, slight preference over Landrum.</td>
</tr>
<tr>
<td>Sciences</td>
<td>Separating uses in Nunn but still proximate</td>
</tr>
</tbody>
</table>

**Vision**

- Law
- Business
- Humanities
- Art
- Sciences

**Funding**

- Renovate Landrum: 100,500 GSF
- New Law/Business: 144,000 GSF
- Renovate Business Acad Center: 110,700 GSF
- Renovate Math Edu Psy Center: 128,500 GSF
- Renovate Fine Arts: 159,600 GSF
- Renovate Nunn: 113,500 GSF
- New Interdisciplinary Sciences: 94,800 GSF

**Impact**

- NEGATIVE IMPACT
- NEUTRAL/SOMEWHAT NEGATIVE
- POSITIVE IMPACT

**New Construction**

- Business Acad Center
- Math Edu Psy Center
- Fine Arts
- Interdisciplinary Sciences

**Existing Buildings**

- Law
- Education
- Health
- Arts and Sciences
- Informatics
- Engineering
Scenario 2

Do projects leverage existing and new investments?

New Law/Business building allows for swing space in BC and Nunn. New high intensity space consolidated in Interdisciplinary STEM building.

<table>
<thead>
<tr>
<th>Project</th>
<th>Enabling Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BC</td>
<td>Law / Business</td>
<td>$39m</td>
</tr>
<tr>
<td>MP</td>
<td>Swing Space</td>
<td>$19m</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>Law / Business</td>
<td>$24m</td>
</tr>
<tr>
<td>Nunn</td>
<td>Law / Business</td>
<td>$40m</td>
</tr>
<tr>
<td>Landrum</td>
<td>Swing Space</td>
<td>$15m</td>
</tr>
<tr>
<td>Renovation</td>
<td></td>
<td>$137m</td>
</tr>
<tr>
<td>Interdisciplinary Sci.</td>
<td>Relocate Parking</td>
<td>$48m</td>
</tr>
<tr>
<td>Law / Business</td>
<td>Relocate Parking</td>
<td>$62m</td>
</tr>
<tr>
<td>New construction</td>
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<td>$110m</td>
</tr>
<tr>
<td>Relocate 40 sp for</td>
<td></td>
<td>$1m</td>
</tr>
<tr>
<td>Interdisciplinary Sci.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relocate 90sp for</td>
<td></td>
<td>$2m</td>
</tr>
<tr>
<td>Law / Business</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enabling projects</td>
<td></td>
<td>$3M</td>
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<tr>
<td>Total</td>
<td></td>
<td>$250m</td>
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</tbody>
</table>

New Law/Business 144,000 GSF
Renovate Nunn 113,500 GSF
New Interdisciplinary Sciences 94,800 GSF
Renovate Landrum 100,500 GSF
Renovate Business Acad Center 110,700 GSF
Renovate Math Edu Psy Center 128,500 GSF
Renovate Fine Arts 159,600 GSF
## 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.

### Vision

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

### Funding

- **Renovate Landrum**: 100,500 GSF
- **BC Addition**: 58,300 GSF
- **Renovate Nunn**: 113,500 GSF
- **Renovate Business Acad Center**: 110,700 GSF
- **New Science Center Addition**: 64,000 GSF
- **New Interdisciplinary Sciences**: 69,500 GSF
- **Renovate Fine Arts**: 159,600 GSF
- **Renovate Math Edu Psy Center**: 128,500 GSF
- **Renovate Business Acad Center**: 110,700 GSF
- **Renovate Fine Arts**: 159,600 GSF
- **Renovate Nunn**: 113,500 GSF
- **New Science Center Addition**: 64,000 GSF
- **New Interdisciplinary Sciences**: 69,500 GSF

**Legend**

- **NEGATIVE IMPACT**
- **NEUTRAL/SOMETHING NEGATIVE**
- **POSITIVE IMPACT**
Scenario 3

Do projects leverage existing and new investments?

Law/Business in BC leverages the existing building and realizes efficiencies through shared space between law and business. Art in Nunn utilizes higher floor heights on the first floor.

<table>
<thead>
<tr>
<th>Project</th>
<th>Enabling Project</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>BC</td>
<td>Law/Business</td>
<td>$17m</td>
</tr>
<tr>
<td>MP</td>
<td>Swing Space</td>
<td>$19m</td>
</tr>
<tr>
<td>Fine Arts</td>
<td>Swing Space</td>
<td>$24m</td>
</tr>
<tr>
<td>Nunn</td>
<td>Law/Business</td>
<td>$40m</td>
</tr>
<tr>
<td>Landrum</td>
<td>Swing Space</td>
<td>$15m</td>
</tr>
<tr>
<td>Renovation</td>
<td></td>
<td>$115m</td>
</tr>
<tr>
<td>BC addition</td>
<td>None</td>
<td>$25m</td>
</tr>
<tr>
<td>Nunn addition</td>
<td>None</td>
<td>$21m</td>
</tr>
<tr>
<td>Interdisciplinary Sci.</td>
<td>Relocate Parking</td>
<td>$35m</td>
</tr>
<tr>
<td>Sci. Ctr. Addition</td>
<td>None</td>
<td>$32m</td>
</tr>
<tr>
<td>New construction</td>
<td></td>
<td>$113m</td>
</tr>
<tr>
<td>Relocate parking</td>
<td></td>
<td>$1m</td>
</tr>
<tr>
<td>Enabling projects</td>
<td></td>
<td>$1M</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$229m</td>
</tr>
</tbody>
</table>
Scenario Comparison

<table>
<thead>
<tr>
<th>Key Enabling Projects</th>
<th>Vision</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
<td>POSITIVE IMPACT</td>
</tr>
<tr>
<td>Business</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
<td>POSITIVE IMPACT</td>
</tr>
<tr>
<td>Humanities</td>
<td>POSITIVE IMPACT</td>
<td>POSITIVE IMPACT</td>
</tr>
<tr>
<td>Art</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
<td>POSITIVE IMPACT</td>
</tr>
<tr>
<td>Sciences</td>
<td>NEUTRAL/SOMewhat NEGATIVE</td>
<td>POSITIVE IMPACT</td>
</tr>
</tbody>
</table>

1A: Swing space, $221m
1B: Swing space, parking replacement, $246m
2: Law/Business to new building, $250m
3: Law/Business to BAC, $229m
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
Student-centered space

- Academic resource center
- Outward facing administration
- Can space in MEP be leveraged to meet student or academic service needs
- Student-facing administration
- Student service, activity and organization space
- Student space and dining.
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
Existing Housing Unit Types

- Callahan Hall: 434 Beds
- Commonwealth Hall: 394 Beds
- Kentucky Hall: 394 Beds
- Norse Hall: 308 Beds
- Northern Terrace: 184 Beds
- University Suites: 396 Beds
- New Residence Hall: 297 Beds
Existing Housing: First-Year Experience

- Callahan Hall
  434 Beds

- Commonwealth Hall
  Kentucky Hall
  394 Beds

- Norse Hall
  308 Beds

- Northern Terrace
  184 Beds
  Honors College
  First-Year Students

- University Suites
  396 Beds

- New Residence Hall
  297 Beds
First Year Experience Common Spaces

Social Space

Study Space

Social Space

Multi-Purpose Space
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

Legend:
- Community Kitchen / Living
- Study Space
- 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 athletics facilities.
### Near-Term

<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 multiple properties</td>
<td>New construction ($15m-$20m) Acquisition of Spectrum Cable site, extreme regrading</td>
<td></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></td>
</tr>
<tr>
<td>Intramural Fields</td>
<td>Renovate in place ($5m)</td>
<td>Acquisition of 4 properties</td>
<td>Adjacent to existing</td>
<td></td>
</tr>
<tr>
<td>Fieldhouse</td>
<td>No adjacent facilities Acquisition of 4 properties</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 regrading</td>
</tr>
</tbody>
</table>
**Scenario Summary**

**Workshop Results**

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Alignment with Vision</th>
<th>Adjacencies / Synergies</th>
<th>Potential Funding</th>
<th>Land Acquisition</th>
<th>Site preparation</th>
<th>Parking displacement</th>
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<tbody>
<tr>
<td><strong>1A&amp;B</strong></td>
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<td>A R</td>
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<td><strong>3B</strong></td>
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</tr>
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</table>

1. Create a new athletic and recreation village north of BB&T Arena.
2. Create an interconnected athletic and recreation crescent from Albright to the Arena.
3. Create a new athletic and recreation village north of Albright.
4. Create a new athletic and recreation village south of Albright.

- Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.
- Create an interconnected athletic and recreation crescent from Albright to the Arena.
- Create a new athletic and recreation village north of BB&T Arena.
- Create a new athletic and recreation village south of Albright.
Reserve near and long-term footprints for a cohesive wellness recreation and athletics experience
Reserve near and long-term footprints for a cohesive recreation and athletics experience.
Conceptual Town Center Plan

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

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

Civic Center for Advancement
Future redevelopment by others

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
Relevant Models

Wellness Communities & Agrihoods:
• Serenbe, Chattahoochie Hills, GA
• Willowsford, Loudon Co, VA
• Grow, Bainbridge Island, WA
• Harvest, Hillwood, TX
• Prairie Crossing, IL

Retail & Wellness Villages:
• Fearrington Village, NC
• Pinehurst Village, NC
• Farmhouse Inn, Sonoma, CA

Planned Communities:
• Carlton Landing, OK
• Summers Corner, SC
• Jackson Meadow, MN
Priority Master Plan Projects

- Basketball Practice Facility
- Baseball Stadium
- Intramural recreation fields
- Partnerships and Innovation
- BAC Renovation and Addition
- Science Center Addition
- Interdisciplinary Sciences
- Nunn Renovation and Addition
- Student Union and University Center
- First Year Experience
- Landrum
- Steely Library
- Civic Center
- Callahan Renovation Town Center
- Academic Library, Student, Admin Space
- Athletics and Rec
- Housing
- Partnership Projects
The Acquisition Plan will be updated to reflect the 2020 Master Plan recommendations.
Next Steps

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
Key questions

**Optimizing the campus core**
1. What are the highest priorities – New STEM space, BC, Nunn, Landrum, Fine Arts and MP?
2. Is moving Law a feasible project – can a BC renovation/addition to co-locate Law and Business be realized to enable other projects?

**Enhancing the student experience**
1. Is additional student-centered space in the campus core a priority?
2. How can Steely Library be better leveraged - as an academic resource center?

**Define the campus perimeter**
1. What is the most suitable location for baseball?
2. What is important to guide the edge strategies – town center, wellness-oriented community, and Campbell Hall?