CAMPUS MASTER PLAN

NORTHERN KENTUCKY UNIVERSITY

Highland Heights Planning & Zoning
September 8, 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 & Discussion
Master Plan Schedule

**Phase 1A:**
- **OBserve & Analyze**
- **27 Weeks**

**Phase 1B:**
- **SPACE NEEDS ASSESSMENT**
- **27 Weeks**

**Phase 2:**
- **UNIFY**
- **4 Weeks**

**Phase 3:**
- **TEST, REFINE & RECOMMEND**
- **25 weeks**

**Phase 4:**
- **SYNTHESIZE & DOCUMENT**
- **17 Weeks**

**Events:**
- **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**

**Workshops:**
- **Workshop 1:** Kickoff - Tour - Steering Committee
- **Workshop 2:** Tour - Interviews
- **Workshop 3:** Analysis Summary - Programmatic Drivers - Parking Principles - Hodland High Engagement Feb 5 - Steering Committee Feb 6
- **Workshop 4:** Programmatic Drivers - Context, Parking Principles - BOR May 13 - Steering Committee March 19
- **Workshop 5:** Programmatic Strategies - Design Considerations - Steering Committee May 15
- **Workshop 6:** Programmatic Strategies - Design Considerations - Presentation P&Ms
Public Participation

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](https://www.nku.edu/masterplan.html)
- Schedule, Progress, Presentations
- Opportunity for public 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

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<tr>
<th>Existing NASF</th>
<th>Proposed</th>
<th>TOTAL</th>
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<td>1,224,434 NASF + 278K</td>
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<td>353,858</td>
<td>461,121</td>
<td>1,502,171 NASF</td>
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<td>214,874</td>
<td>277,282</td>
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Legend:
- Orange: Academic Space
- Black: Support Space
- Grey: Student Space
Space Needs Outcomes by College

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

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

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

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

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

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

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

- **Student Affairs**
  - Current Space Allocation: 183,100 NASF (+ 22%)
  - Current Space Need: 294,500 NASF

- **Steely Library**
  - Current Space Allocation: 89,300 NASF
  - Current Space Need: 79,700 NASF (- 17%)

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

- **Administration + Finance**
  - Current Space Allocation: 170,000 NASF (+ 10%)
  - Current Space Need: 189,100 NASF
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
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>
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<tbody>
<tr>
<td>Law</td>
<td>Access, hard to provide key needs</td>
</tr>
<tr>
<td>Business</td>
<td>Must reconfigure engineering space</td>
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<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>
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</tbody>
</table>

NEGATIVE IMPACT  NEUTRAL/SOMewhat NEGATIVE  POSITIVE IMPACT

- Renovate Nunn 113,500 GSF
- Renovate Business Acad Center 110,700 GSF
- Renovate Math Edu Psy Center 128,500 GSF
- Renovate Fine Arts 159,600 GSF
- Renovate Landrum 100,500 GSF
- Landrum Addition 48,600 GSF
- New Science Center Addition 96,000 GSF
- New Interdisciplinary Sciences 94,800 GSF

Law

Humanities

Law
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.

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Vision:
- **Law**
- **Business**
- **Humanities**
- **Art**
- **Sciences**

Funding:
- **Law**
- **Business**
- **Humanities**
- **Art**
- **Sciences**
## 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.

### Vision

<table>
<thead>
<tr>
<th>Unit</th>
<th>Synergy</th>
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<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>

### Funding

- **Law**: Synergy with business but stronger identity with stand-alone bldg
- **Business**: Strong identity and efficiencies sharing facilities with Law
- **Humanities**: Math and STEM reinforced but other units separated
- **Art**: Separating uses, slight preference over Landrum.
- **Sciences**: Separating uses in Nunn but still proximate

#### Renovation Costs

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

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<tr>
<td>Law</td>
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<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>
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NEGATIVE IMPACT  
NEUTRAL/SOMEWWHAT NEGATIVE  
POSITIVE IMPACT
Scenario Comparison

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<thead>
<tr>
<th>Cost</th>
<th>Vision</th>
<th>Funding</th>
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<tbody>
<tr>
<td>$221m</td>
<td>Swing space</td>
<td></td>
</tr>
<tr>
<td>$246m</td>
<td>swing space, parking replacement</td>
<td></td>
</tr>
<tr>
<td>$250m</td>
<td>Law/Business to new building</td>
<td></td>
</tr>
<tr>
<td>$229m</td>
<td>Law/Business to BAC</td>
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Key Enabling Projects

<table>
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<tr>
<th>Key Enabling Projects</th>
<th>Vision</th>
<th>Funding</th>
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<tbody>
<tr>
<td>Law</td>
<td></td>
<td></td>
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<tr>
<td>Business</td>
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<tr>
<td>Sciences</td>
<td></td>
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</tbody>
</table>

Legend:
- **NEGATIVE IMPACT**
- **NEUTRAL/SOMewhat NEGATIVE**
- **POSITIVE IMPACT**
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 MP be leveraged to meet student or academic service needs
- Student-facing administration
- Student service, activity and organization space
- Student space and dining

Legend:
- ACADEMIC AFFAIRS
- ADMINISTRATION + FINANCE
- STEELY LIBRARY
- STUDENT AFFAIRS
- UNIVERSITY ADVANCEMENT
- OPPORTUNITY
- OTHERS
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
  - 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: 394 Beds
- Kentucky Hall: 394 Beds
- Norse Hall: 308 Beds
- Northern Terrace: 184 Beds
- University Suites: 396 Beds
- New Residence Hall: 297 Beds
- Honors College: First-Year Students
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
Long-term residential growth

NORTH HOUSING NEIGHBORHOOD
Additional 1,500 Bed capacity

EAST HOUSING NEIGHBORHOOD
Additional 1,000 Bed capacity
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**
Topography limits developable sites for large athletics facilities.
### NEAR-TERM

<table>
<thead>
<tr>
<th>Basketball</th>
<th>Baseball</th>
<th>Intramural Fields</th>
<th>Fieldhouse</th>
<th>Stadium</th>
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<tr>
<td>Renovate in place ($5m)</td>
<td>No adjacent facilities</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright</td>
</tr>
<tr>
<td>Renovate in place ($5m)</td>
<td>Acquisition of 4 properties</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright</td>
</tr>
<tr>
<td>Adjacent to existing</td>
<td>Near-term adjacent to existing</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright</td>
</tr>
<tr>
<td>No adjacent facilities</td>
<td>Acquisition of 4 properties</td>
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<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright</td>
</tr>
<tr>
<td>Low site preparation costs but removes premium surface parking spaces</td>
<td>Acquisition of 4 properties</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright and potential tennis center</td>
<td>Benefits from adjacency to Albright</td>
</tr>
</tbody>
</table>

###远期

- Create an interconnected athletic and recreation village from Albright to the Arena.
- Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.
- Create a new athletic and recreation village north of BB&T Arena.
- Create a new athletic and recreation village south of Albright.

- New construction ($15m-$20m)
- Acquisition of multiple properties
- Integrated into long-term athletics village, Evaluate near-term strategy addressing need
- Adjacent to existing
- Integrated into long-term athletics village, far from some recreation facilities
- Benefits from adjacency to Albright
- Part of integrated long-term athletics village
- Part of baseball and softball complex, extreme regrading

###近期

- Same location adjacent to Arena
- New construction ($15m-$20m)
- Acquisition of 4 properties
- Near-term adjacent to existing additional long-term on parking structure
- Integrated into long-term athletics village, Evaluate near-term strategy addressing need
- Adjacent to existing
- Integrated into long-term athletics village, far from some recreation facilities
- Benefits from adjacency to Albright
- Part of integrated long-term athletics village
- Part of baseball and softball complex, extreme regrading
**Alignment with Vision**

<table>
<thead>
<tr>
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**Adjacencies / Synergies**

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**Potential Funding**

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**Land Acquisition**

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**Site preparation**

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**Parking displacement**

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Scenario Summary

Workshop Results

1A&B: Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.

2: Create an interconnected athletic and recreation crescent from Albright to the Arena.

3A: Create a new athletic and recreation village north of BB&T Arena.

3B: 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.

Priority Near-Term Projects: 5-10 Years
Mid-Term Projects: 10-25 Years
Long-Term Projects: Beyond 25 Years
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

Civic Center for Advancement
St. Elizabeth Medical Office Building
NKU US 27 Development Site
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
The Acquisition Plan will be updated to reflect the 2020 Master Plan recommendations.
Discussion

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