# 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**

## Phase 1B: Space Needs Assessment
- **27 Weeks**

## Phase 2: Envision
- **12 Weeks**

## Phase 3: Test, Refine & Recommend
- **23 Weeks**

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

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<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb 5-6</td>
<td>Workshop 1: Identify Drivers</td>
</tr>
<tr>
<td>Mar 18-19</td>
<td>Workshop 2: Identify Needs</td>
</tr>
<tr>
<td>Mar 8-10</td>
<td>Workshop 3: Analyze Planning Principles</td>
</tr>
<tr>
<td>Mar 15</td>
<td>BOR</td>
</tr>
<tr>
<td>Jul 6-8</td>
<td>Workshop 4: Explore Planning Principles</td>
</tr>
<tr>
<td>May 13-15</td>
<td>Workshop 5: Present Concepts</td>
</tr>
<tr>
<td>Jul 16-18</td>
<td>Workshop 6: Present Concepts</td>
</tr>
<tr>
<td>Oct 11-15</td>
<td>Workshop 7: Final Plan Review</td>
</tr>
<tr>
<td>Nov 11-15</td>
<td>Final Presentation</td>
</tr>
</tbody>
</table>

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*Note: BOR dates indicate Board of Review meetings.*
Workshops 5 and 6

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

<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>+278k</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL = 1,224,434 NASF
TOTAL = 1,502,171 NASF
## Space Needs Outcomes by College

<table>
<thead>
<tr>
<th>College</th>
<th>Current Space Allocation</th>
<th>Current Space Need</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>College of Arts &amp; Sciences</strong></td>
<td>240,739 NASF</td>
<td>348,710 NASF</td>
<td>+31%</td>
</tr>
<tr>
<td><strong>College of Education</strong></td>
<td>14,350 NASF</td>
<td>12,321 NASF</td>
<td>-17%</td>
</tr>
<tr>
<td><strong>College of Law</strong></td>
<td>37,466 NASF</td>
<td>31,677 NASF</td>
<td>-18%</td>
</tr>
<tr>
<td><strong>College of Business</strong></td>
<td>25,951 NASF</td>
<td>30,110 NASF</td>
<td>+14%</td>
</tr>
<tr>
<td><strong>College of Informatics</strong></td>
<td>48,118 NASF</td>
<td>58,557 NASF</td>
<td>+18%</td>
</tr>
<tr>
<td><strong>College of Health &amp; Human Services</strong></td>
<td>54,729 NASF</td>
<td>83,038 NASF</td>
<td>+34%</td>
</tr>
</tbody>
</table>
Space Needs Outcomes by Unit

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

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

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

**Academic Affairs**
- Current Space Allocation: 89,300 NASF
- Current Space Need: 79,700 NASF
- -17% Decrease

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

**Administration + Finance**
- Current Space Allocation: 170,000 NASF
- Current Space Need: 189,100 NASF
- +10% Increase
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
Optimize the campus core for interdisciplinary teaching and learning
Enhance the student experience
3

Goal

Define the campus perimeter
Optimize the campus core for interdisciplinary 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>Total</td>
<td>$92m</td>
<td></td>
</tr>
</tbody>
</table>

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

> Construction Cost assumptions

- Renovation - Medium: $150/GSF (MP, BC, Landrum, Nunn)
- Renovation - Major: $350/GSF (Conversion to STEM or Art)
- New Academic: $425/GSF (BC and Nunn additions)
- New Science: $500-600/GSF (Interdisciplinary Sciences)
- Parking: $25,000/SPACE

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

**Funding**

- Renovate Nunn 113,500 GSF
- New Interdisciplinary Sciences 94,800 GSF
- Landrum Addition 48,600 GSF
- Renovate Landrum 100,500 GSF
- New Science Center Addition 96,000 GSF
- Renovate Fine Arts 159,600 GSF
- Renovate Math Edu Psy Center 128,500 GSF
- Renovate Business Acad Center 110,700 GSF
- Renovate Civic Center 30,100 GSF
- Landrum Addition 48,600 GSF
- Renovate Landrum 100,500 GSF
- Renovate Nunn 113,500 GSF
- New Interdisciplinary Sciences 94,800 GSF
 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>BAC</td>
<td>Swing Space</td>
<td>$17m</td>
</tr>
<tr>
<td>MEP</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>
<tr>
<td>Total</td>
<td></td>
<td>$221m</td>
</tr>
</tbody>
</table>
Stand-alone science buildings are an opportunity to define a science quad but do not offer the adjacencies of direct connection to existing buildings.

**Vision**

<table>
<thead>
<tr>
<th>Section</th>
<th>Vision</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>

**Funding**

- 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

**New Construction**

- New Interdisciplinary Sciences Addition 94,800 GSF

**Renovations**

- Renovate Civic Center 30,100 GSF
- Renovate Business Acad Center 110,700 GSF
- Renovate Fine Arts 159,600 GSF
- Renovate Nunn 113,500 GSF
- Renovate Landrum 100,500 GSF
- Landrum Addition 48,600 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>BAC</td>
<td>Swing space</td>
<td>$17m</td>
</tr>
<tr>
<td>MEP</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>
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<tr>
<td>Enabling projects</td>
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<td>$8M</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$246m</strong></td>
</tr>
</tbody>
</table>
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>

NEGATIVE IMPACT  NEUTRAL/SOMewhat NEGATIVE  POSITIVE IMPACT
Scenario 2

Do projects leverage existing and new investments?

New law/business building allows for swing space in BAC 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>BAC</td>
<td>Law / Business</td>
<td>$39m</td>
</tr>
<tr>
<td>MEP</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>
<td></td>
<td>$110m</td>
</tr>
<tr>
<td>Relocate 40 sp for interdiscipliary sci.</td>
<td></td>
<td>$1m</td>
</tr>
<tr>
<td>Relocate 90sp for law/bus.</td>
<td></td>
<td>$2m</td>
</tr>
<tr>
<td>Enabling projects</td>
<td></td>
<td>$3M</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$250m</td>
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</tbody>
</table>

Do projects leverage existing and new investments?

New law/business building allows for swing space in BAC and Nunn. New high intensity space consolidated in Interdisciplinary STEM building.
Scenario 3

Alignment with strategic plan and planning principles

BAC 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>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>

**Vision**

- **Law**: Synergy with business but stronger identity with stand-alone bldg
- **Business**: Synergy with Law but stronger identity with stand-alone bldg
- **Humanities**: Separation between Landrum and MEPC
- **Arts**: Addresses space needs in the most proximate location
- **Sciences**: Realizes key adjacencies and needs

**Funding**

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

**Location**

- **Humanities**: 69,500 GSF
- **Arts and Sciences**: Informatics
- **Engineering**: New Construction
- **Business**: Education
- **Health Professions**: New Construction
- **STEM**: Arts and Sciences
- **Informatics**: New Construction
Scenario 3

Do projects leverage existing and new investments?

Law/business in BAC 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>BAC</td>
<td>Law/Business</td>
<td>$17m</td>
</tr>
<tr>
<td>MEP</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>BAC 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>

Projects:
- Renovate Landrum: 100,500 GSF
- BAC Addition: 58,300 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
- New Construction: 128,500 GSF
Scenario Comparison

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

1A: Swing space
1B: swing space, parking replacement
2: Law/Business to new building
3: Law/Business to BAC

Costs:
- $221m
- $246m
- $250m
- $229m
Transformative projects

Renovate Nunn with an addition for Engineering and Art

Renovate BAC with an addition for Law and Business

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

Renew Landrum, Fine Arts and MEP
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 – proposed need

- Student space
- Academic services

**UNIVERSITY CENTER**
- Student Union: 62,219 NASF
- University Center: 51,011 NASF
- Lucas Admin Ctr: 63,456 NASF
- Steely Library: 97,318 NASF
- Math-Edu-Psy Center: 74,688 NASF
- Civic Center: 16,669 NASF

**SPACE DISTRIBUTION**
- Academic Affairs: 6,200
- Adminstration + Finance: 15,800
- Student Affairs: 13,100
- University Advancement: 10,300
- Student Centered: 700
- Student Health: 5,800
- Bookstore: 6,900
- Other: 12,300

**AVAILABLE SPACE**
- Student Centered: 3,900
- Admin + Finance: 2,200
- Academic Space: 65,000
- Other: 16,700

**INACTIVE / VACANT**
- Student Union: 16,669 NASF
- University Center: 16,700
- Lucas Admin Ctr: 13,100
- Steely Library: 13,100
- Math-Edu-Psy Center: 16,700

**FINANCIALS**
- Student Affair: 13,600
- University Advancement: 6,900
- Library Space: 8,000
- Student Centered: 3,900
- Admin + Finance: 2,200

**OPPORTUNITY**
- Student and Academic Services
- Academic Services

**STUDENT-CENTERED SPACE**
- 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
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 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

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

TYPICAL FLOOR

- 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 Demand

- Demand analysis is a combination of **qualitative and quantitative** methods.

- The model projects demand through the extrapolation of preferences collected from the survey to NKU’s entire population.

  *Overlays enrollment projections.*

- Meal Time (Breakfast, lunch, dinner, late night)
- Frequency (Day of the week, Monday – Sunday)
- Type (Grab-and-go, fast casual, AYCTE, etc.)
- Location (Campus zones 1 – 6)
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.
Reserve near and long-term footprints for a cohesive wellness recreation and athletics experience
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
- FOOTBALL AND/OR TRACK AND FIELD STADIUM
Some sites require significant land acquisition.

Topography limits developable sites for large athletics facilities.
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<th>NEAR-TERM</th>
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<td>Basketball</td>
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<td>Fieldhouse</td>
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<td>Stadium</td>
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**Same location adjacent to Arena**

- **Renovate in place ($5m)**
- **Adjacent to existing**

**New construction ($15m-$20m)**

- **Acquisition of multiple 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**

**Benefits from adjacency to Albright and potential tennis center**

**Integrated into long-term athletics village, far from some recreation facilities**

**Benefits from adjacency to Albright**

**Requires long-term acquisition of properties but no enabling projects, view from Nunn**

**Part of integrated long-term athletics village**

**Part of baseball and softball complex, extreme regrading**

---

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

- **New construction ($15m-$20m)**
- **Acquisition of 4 properties**

**Benefits from adjacency to Albright and potential tennis center**

---

**Create a new athletic and recreation village north of BB&T Arena.**

- **New construction ($15m-$20m)**
- **Acquisition of multiple properties**

**Integrated into long-term athletics village, far from some recreation facilities**

---

**Create a new athletic and recreation village south of Albright.**

- **New construction (up to $20m)**
- **Acquisition of multiple properties**

**Benefits from adjacency to Albright and potential tennis center**

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<th>Alignment with Vision</th>
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Create a new athletic and recreation village north of BB&T Arena.

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 recreation and athletics experience.
Town Center

Strategies
- Address Nunn with Buildings
- Create a retail street
- Create for a stronger connection back to the university
- Allow for Future development

Potential northern extension

Phase 1

Phase 2

Future development

Civic center for
Town Center

Potential northern extension

Phase 1

Phase 2

Civic Center for University Advancement
Campbell site for innovation and partnerships

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

- Approximately 140 total acres
- Approximately 70 acres of university owned property
Southwest Land

Potential solar farm

Open space corridor

Potential solar farm
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
Partnership Opportunity Sites

- University Property
- Potential Acquisition

- Wellness Community
- Innovation District & Incubators
- P3 / Mixed-Use Development
- Town Center
Priority Master Plan Projects

- Basketball Practice Facility
- Baseball Stadium
- Intramural recreation fields
- BAC Renovation and Addition
- Nunn Renovation and Addition
- Science Center Addition
- Interdisciplinary Sciences
- Partnerships and Innovation
Key questions and decision points

Optimizing the campus core
1. What are the highest priorities – New STEM space, BAC, Nunn, Landrum, Fine Arts and MEP
2. Is moving Law a feasible project – could a BAC renovation/addition to co-locate Law and Business be a prioritized enabling project?

Enhancing the student experience
1. Where to locate additional student centered space?
2. How to leverage the Library – academic resource hub?

Define the campus perimeter
1. Location of baseball and long-term sites for large venues
2. What is important to guide the edge strategies– town center, wellness-oriented community and Campbell Hall

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