Workshop Goals

1. **Provide feedback** on the Guiding Principles, Concept Plan and space drivers.

2. **Explore a wide range of development scenarios** to best address space needs and support the strategic vision of NKU.

3. **Identify the best ideas** to study in more detail and refine as part of a comprehensive strategy to improve the campus.
<table>
<thead>
<tr>
<th>Phase</th>
<th>Description</th>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1A:</td>
<td>Observe &amp; Analyze</td>
<td>Oct 2019</td>
<td>Feb 2020</td>
</tr>
<tr>
<td>Phase 1B:</td>
<td>Space Needs Assessment</td>
<td>Oct 2019</td>
<td>Feb 2020</td>
</tr>
<tr>
<td>Phase 2:</td>
<td>Envision</td>
<td>Mar 2020</td>
<td>May 2020</td>
</tr>
<tr>
<td>Phase 3:</td>
<td>Test, Refine &amp; Recommend</td>
<td>May 2020</td>
<td>Jul 2020</td>
</tr>
<tr>
<td>Phase 4:</td>
<td>Synthesize &amp; Document</td>
<td>Jul 2020</td>
<td>Sep 2020</td>
</tr>
</tbody>
</table>

**Workshop 1:**
- Kickoff
- Tours
- Steering Committee

**Workshop 2:**
- Tours
- Interviews

**Workshop 3:**
- Analysis Summary
- Programmatic Drivers
- Planning Principles
- Highland Hgts. Engagement Feb 5
- Steering Committee Feb 6

**Workshop 4:**
- Finalize Programmatic Drivers
- Finalize Planning Principles
- Concept Plan
- BOR Mtg March 18
- Steering Committee March 19

**Workshop 5:**
- Precinct Scenarios
- Design Charrette

**Workshop 6:**
- Precinct Scenarios
- Design Charrette
- P&Z Mtg.

**Workshop 7:**
- Draft Plan Review
- Phasing
- Implementation
- Steering Committee TBD

**Final Presentation:**
- TBD

**Schedule:**
- Oct 2019 - Feb 2020: 17 Weeks
- Mar 2020 - May 2020: 7 Weeks
- May 2020 - Jul 2020: 15 weeks
- Jul 2020 - Sep 2020: 17 Weeks
Align the campus plan with the university’s strategic framework

**STUDENT SUCCESS PILLARS**

- ACCESS
- COMPLETION
- CAREER & COMMUNITY ENGAGEMENT
Support a more engaged university serving the Northern Kentucky region

- Catalyze a regional eco-system through economic development and talent development
- Support the expansions of public-private and public-public partnerships to accelerate innovation and entrepreneurship
- Expand educational outreach and partnerships to serve NKU students and the community
- Collaborate with local governments, business, and citizens for a well-planned physical environment

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

- Serve multiple student constituencies...
- Support co-curricular learning
- Increase flexible, experiential and modular learning pathways environments

Design a welcoming and desirable NKU experience

- Foster a sense of belonging
- Improve campus edge identity & arrival
- Enhance internal and perimeter open space
- Improve connectivity between campus districts and to surrounding community

Leverage campus assets to create value

- Reinvest in existing facilities through renewal and stewardship
- Capitalize on shared facilities and maximize utilization
- Prioritize projects at a variety of scales that have the greatest impact
- Create a more sustainable NKU to ensure growth and longevity
Improve Connectivity

- 5-MINUTE WALK
- SUPPORTING PROGRAM
- CAMPUS GATEWAY
- GREEN BUFFER
- CONNECTION
- CAMPUS HOUSING
Improve Connectivity

- 5-MINUTE WALK
- SUPPORTING PROGRAM
- CAMPUS GATEWAY
- GREEN BUFFER
- CONNECTION
- TOWN CENTER DEVELOPMENT
- CAMPUS HOUSING
Space Assessment
## Existing Distribution of Space (Fall 2019)

<table>
<thead>
<tr>
<th>Category</th>
<th>NASF</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INSTRUCTIONAL + RESEARCH SPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classrooms</td>
<td>110,942</td>
<td>9%</td>
</tr>
<tr>
<td>Instructional Labs</td>
<td>167,812</td>
<td>14%</td>
</tr>
<tr>
<td>Research Labs</td>
<td>34,262</td>
<td>3%</td>
</tr>
<tr>
<td><strong>OFFICES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Offices</td>
<td>204,634</td>
<td>17%</td>
</tr>
<tr>
<td>Administrative Offices</td>
<td>84,522</td>
<td>7%</td>
</tr>
<tr>
<td><strong>LIBRARY + STUDY / COLLABORATION SPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Formal Library + Study Space</td>
<td>80,539</td>
<td>7%</td>
</tr>
<tr>
<td>Informal Collaboration Space</td>
<td>14,489</td>
<td>1%</td>
</tr>
<tr>
<td><strong>OTHER SPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Academic Space</td>
<td>43,044</td>
<td>3%</td>
</tr>
<tr>
<td>Other Administrative Space</td>
<td>23,529</td>
<td>2%</td>
</tr>
<tr>
<td>Operations + Maintenance</td>
<td>63,851</td>
<td>5%</td>
</tr>
<tr>
<td>Assembly + Exhibit Space</td>
<td>45,776</td>
<td>4%</td>
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<tr>
<td><strong>ATHLETIC SPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intercollegiate Athletics</td>
<td>136,180</td>
<td>11%</td>
</tr>
<tr>
<td><strong>STUDENT SPACE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student-Centered Space</td>
<td>115,666</td>
<td>9%</td>
</tr>
<tr>
<td>Student Health Care</td>
<td>3,887</td>
<td>0%</td>
</tr>
<tr>
<td>Recreation + Kinesiology</td>
<td>95,321</td>
<td>8%</td>
</tr>
</tbody>
</table>

**Total**: 1,224,434
Fall 2019 Student Enrollments

On-Campus Enrollment Only

- Excludes AOL Students and Online Students
- UK Medical Students included for student-centered spaces (80 students total)
Overall Space Needs Outcomes

Current need is 278K of additional space (150 NASF per Student FTE)
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 Allocation: 89,300 NASF
- Current Space Need: 79,700 NASF
- Decrease: -17%

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

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

**Administration + Finance**
- Current Space Allocation: 170,000 NASF
- Current Space Need: 189,100 NASF
- Increase: +10%
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 Union, University Center, MEP
UPPER PLAZA LEVEL 1 – University Center/MEP Connection
Steely Library

Drivers:
- Library is one of three critical shared common spaces for commuter students – need more seats
- Additional study areas
- Enhanced technology
- Make library the academic resource center for the University
- Potential Maker Space in Library
- Specialized space for target populations – grad students, parents, special needs

<table>
<thead>
<tr>
<th>Current Space Allocation</th>
<th>97,318 NASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Space Need</td>
<td>86,449 NASF</td>
</tr>
<tr>
<td></td>
<td>- 11% (10,896 NASF)</td>
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</tbody>
</table>
## Library + Study Space Campus Wide

<table>
<thead>
<tr>
<th>Metric Considerations</th>
<th>Key Takeaways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical collection volume</td>
<td>Includes Steely Library and study spaces throughout campus</td>
</tr>
<tr>
<td>35 NASF per Study Station</td>
<td>lack of informal collaboration space</td>
</tr>
<tr>
<td>15% Service space factor</td>
<td>library is one of three critical shared common spaces for commuter students</td>
</tr>
<tr>
<td>13% of non-law Students to generate number of study stations</td>
<td>lack of informal collaboration space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Space Allocation</th>
<th>Current Space Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>95,000 NASF</td>
<td>116,600 NASF</td>
</tr>
</tbody>
</table>

+ 22%
Academic Services/Support

Drivers

- Collocate academic services where possible to create synergies
- Free up space in the University Center and Student Union
Level 1 – Building Program

Existing

- Public Services Desk
- Group Study Rooms
- Library Meeting Room SL 102
- Public PCs and Macs
- Special Collections and University Archives
Level 2 – Building Program

Existing

- Book Collection
- Eva G. Farris Reading Room
- Library Exhibit Space
- Digital Resources and Access SL 250
- CITE /CITE Classroom SL 240
- Office of Community Connections SL 250 j,k,l
- Public PCs
Level 3 – Building Program

Existing

- Study Space
- Group Study
- Classroom
- Library
- Lounge
- Public Services Desk
- Course Reserves
- Government Documents Collection
- IPAC / PTRC
- Library Classroom SL 300
- Group Study Rooms
- Einstein Bros. Bagels

Stacks Area

Classrooms

750-850

Library Offices

1,600

Open Study

4,200

Einstein Bagel / Lounge Area

4,200

Library

Group Study

Classroom

Study Space

Lounge

PLAZA LEVEL ENTRANCE

Stacks Area

Classrooms

750-850

Open Study

4,200

Library Offices

1,600

Einstein Bagel / Lounge Area

4,200
Level 4 – Building Program

Existing

- Teacher Resource Collection (TRC)
- Lab PCs
- Arts and Sciences offices
Level 5 – Building Program

Existing

- Deans of the Library
- Library Education
A Variety of Study Spaces
Academic Resource Hub / Knowledge Market Concept

GVSU Library

University of Colorado Denver Library
Library Renewal Strategies

1. Create an academic knowledge hub
2. Create a variety of flexible, technology rich study spaces
3. Consolidate stacks
4. Redesign office and workspace
5. Add synergistic academic services
   - Young Scholars Academy
   - Learning Plus
   - Tutoring
   - Writing Center
   - Testing Center?
   - Advising?
HOUSING & DINING
Existing – Housing & Dining

- UNIVERSITY SUITES
  - 396 Beds

- COMMONWEALTH/KENTUCKY HALL
  - 394 Beds

- NORSE HALL
  - 308 Beds

- NEW HALL
  - 297 Beds

- NORSE COMMON

- STUDENT UNION

- NORTHERN TERRACE
  - 184 Beds

- CALLAHAN HALL
  - 434 Beds

Residence Hall
Full-Service Dining
Food / Quick grab-n-go
Housing

existing total beds:
2004 (existing) - 288 (woodcrest) + 297 (new hall)

- Apartments: Norse Hall 308
- Traditional: Commonwealth/Kentucky 394
- Suites: Callahan Hall 434
  University Suites 396
  Northern Terrace 184
  New Hall 297

1,993
Housing

**Drivers:**

- Enhance the first-year experience
- Enhance value proposition for upper division students
- Support the growth of Honors College
- Support increase in living learning and affinity programs
- Insure long-term growth opportunities for housing
  - Become a more residential campus and strengthen existing neighborhoods.
  - 2018 Market Analysis showed demand for 900 additional beds, additional 370 if rents are reduced 10%.
- 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
SCENARIO 1:
- 691 beds aligned with First-Year Experience in North Neighborhood
- First-Year Honors Students in Northern Terrace

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Freshmen</th>
<th>Total Upperclass</th>
<th>Total Occupancy</th>
<th>% Freshmen</th>
<th>% Upperclass</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2019</td>
<td>737</td>
<td>644</td>
<td>1,361</td>
<td>53.37%</td>
<td>46.63%</td>
</tr>
<tr>
<td>Fall 2018</td>
<td>741</td>
<td>724</td>
<td>1,465</td>
<td>50.58%</td>
<td>49.42%</td>
</tr>
<tr>
<td>Fall 2017</td>
<td>785</td>
<td>758</td>
<td>1,543</td>
<td>50.88%</td>
<td>49.12%</td>
</tr>
</tbody>
</table>
SCENARIO 2:
- 690 beds aligned with First-Year Experience in North Neighborhood
- 100 beds in University Suites assigned to upperclassmen
- First-Year Honors Students in Northern Terrace

<table>
<thead>
<tr>
<th></th>
<th>Fall 2019</th>
<th>Fall 2018</th>
<th>Fall 2017</th>
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<tr>
<td>% Upperclass</td>
<td>46.63%</td>
<td>49.42%</td>
<td>49.12%</td>
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</tbody>
</table>
First Year Experience Common Spaces

Social Space

Study Space

Social Space

Multi-Purpose Space
Align Callahan for Upper Division or Affinity Housing

Social Space

Dining

Study Space

Multi-Purpose Space
Callahan Ground Floor

Create Upper Division or Affinity Housing

- Create a larger, more welcoming entry lobby
- Re-envision dining service to better serve students and align with population in east neighborhood
- Create community living / kitchen space and study rooms
Callahan Typical Floor

Create Upper Division or Affinity Housing

- Provide communal study space, living rooms and kitchens at select elevator cores
- Provide accessible public bathroom to serve common areas
- Create study rooms at ends of three wings
New Housing

Potential Strategies:

North Housing Neighborhood
• Enhance the student experience with improvements to existing buildings and open spaces
• Improve the pedestrian walk between housing and academic core
• Provide access to facilities complex directly from Norse Blvd
New Housing

Potential Strategies:

North Housing Neighborhood

- Preserve development potential for athletic and/or academic use along Norse Blvd and adjacent to academic core
- Grow housing on sites contiguous to existing neighborhood
- Increase density within existing neighborhood with redevelopment of Woodcrest site and potential demolition of Commonwealth and Kentucky
- Add second dining venue
Define Residential Open Space

Goucher College

University of Virginia

Emory University

Clemson University
New Housing

Scenario 1

North Housing Neighborhood

- Complete quad with construction south west of new hall
- Redevelop Woodcrest site
- Construct additional beds north and east of University Suites
- If new housing is added expand dining to supplement capacity of Norse Commons
New Housing

Scenario 2

North Housing Neighborhood

- Complete quad with construction south of new hall
- If new housing is added, expand dining to supplement capacity of Norse Commons
- Replace Commonwealth and Kentucky with new quad
- Construct additional beds north and east of University Suites
New Housing

Potential Strategies:

East Neighborhood

- Enhance the student experience with improvements to existing buildings and open spaces
- Improve the pedestrian walk between east neighborhood housing and academic core
- Increase beds with new construction to make a larger more viable community
- Consider improved physical connections as well as dining / program options for students in Hampton Farms to better integrate students living in east neighborhood
New Housing

Scenario 3:
East Neighborhood

- Renovate Callahan to provide affinity housing
- Construct new housing along Johns Hill Road
- Improve the pedestrian walk between east neighborhood housing and academic core
New Housing

Scenario 4:
East Neighborhood

- Renovate Callahan to provide affinity housing
- Construct new housing along south of the Brown Building
- Improve the pedestrian walk between east neighborhood housing and academic core
P3 Housing

Potential Strategies

- Explore opportunities for campus edge housing through P3 partnerships for both new and existing housing
College Town Center-P3 Development

University of Notre Dame – Eddy Street Commons

University of Cincinnati – Clifton Heights

Catholic University of America – Arts Walk District

Rowan University – Downtown Glassboro
Key Question – Where should future housing be located?

Add housing to North Neighborhood

Add housing to East Neighborhood
Dining
Key Findings

1. Callahan Bistro is underutilized during breakfast and lunch; however, food service is necessary for the residents of Northern Terrace or Callahan Hall.

2. Distribution of retail is more proximate in the Northern portion of campus.

3. NKU students are brand-centric.

4. Students are satisfied with the quality of service offered through the dining program; however, they are dissatisfied with affordability.

5. Many students are eating / preparing meals in their residences, which limits community building.

6. There is an opportunity to increase nutritional awareness.

7. Demand exists for increased dining beyond the customers served in the fall of 2019. Survey projected demand exceeds the existing transaction amount in every zone for at least one meal period.
Demand analysis is a combination of *qualitative and quantitative* methods that are used to inform B&D’s demand model.

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)

Survey Demand → Weekly Campus Demand → Daily Demand → Hourly Demand
Campus-wide Max Hourly Demand by Meal: Seated Vs. Grab-and-Go

Breakfast

- Zone 1 Seated: 500
- Zone 1 Grab-and-Go: 1500
- Zone 2 Seated: 200
- Zone 2 Grab-and-Go: 1500
- Zone 3 Seated: 100
- Zone 3 Grab-and-Go: 1500
- Zone 4 Seated: 50
- Zone 4 Grab-and-Go: 1500
- Zone 5 Seated: 100
- Zone 5 Grab-and-Go: 1500
- Zone 6 Seated: 50
- Zone 6 Grab-and-Go: 1500

Lunch

- Zone 1 Seated: 1000
- Zone 1 Grab-and-Go: 2000
- Zone 2 Seated: 500
- Zone 2 Grab-and-Go: 2000
- Zone 3 Seated: 50
- Zone 3 Grab-and-Go: 2000
- Zone 4 Seated: 50
- Zone 4 Grab-and-Go: 2000
- Zone 5 Seated: 50
- Zone 5 Grab-and-Go: 2000
- Zone 6 Seated: 50
- Zone 6 Grab-and-Go: 2000

Dinner

- Zone 1 Seated: 500
- Zone 1 Grab-and-Go: 1500
- Zone 2 Seated: 200
- Zone 2 Grab-and-Go: 1500
- Zone 3 Seated: 100
- Zone 3 Grab-and-Go: 1500
- Zone 4 Seated: 50
- Zone 4 Grab-and-Go: 1500
- Zone 5 Seated: 100
- Zone 5 Grab-and-Go: 1500
- Zone 6 Seated: 50
- Zone 6 Grab-and-Go: 1500

Late Night

- Zone 1 Seated: 500
- Zone 1 Grab-and-Go: 1500
- Zone 2 Seated: 200
- Zone 2 Grab-and-Go: 1500
- Zone 3 Seated: 100
- Zone 3 Grab-and-Go: 1500
- Zone 4 Seated: 50
- Zone 4 Grab-and-Go: 1500
- Zone 5 Seated: 100
- Zone 5 Grab-and-Go: 1500
- Zone 6 Seated: 50
- Zone 6 Grab-and-Go: 1500
Campus-wide Max Hourly Demand by Meal: Demand vs. Existing

- **Breakfast**
  - Zone 1: Demand ≈ Existing
  - Zone 2: Demand ≈ Existing
  - Zone 3: Demand ≈ Existing
  - Zone 4: Demand ≈ Existing
  - Zone 5: Demand < Existing
  - Zone 6: Demand < Existing

- **Lunch**
  - Zone 1: Demand ≈ Existing
  - Zone 2: Demand ≈ Existing
  - Zone 3: Demand ≈ Existing
  - Zone 4: Demand ≈ Existing
  - Zone 5: Demand ≈ Existing
  - Zone 6: Demand ≈ Existing

- **Dinner**
  - Zone 1: Demand ≈ Existing
  - Zone 2: Demand ≈ Existing
  - Zone 3: Demand ≈ Existing
  - Zone 4: Demand ≈ Existing
  - Zone 5: Demand ≈ Existing
  - Zone 6: Demand ≈ Existing

- **Late Night**
  - Zone 1: Demand ≈ Existing
  - Zone 2: Demand ≈ Existing
  - Zone 3: Demand ≈ Existing
  - Zone 4: Demand ≈ Existing
  - Zone 5: Demand ≈ Existing
  - Zone 6: Demand ≈ Existing
Recommendations

**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
ATHLETICS, RECREATIONS & KINESIOLOGY
Existing – Recreation & Athletics

- Baseball Complex
- Soccer Stadium
- BB&T ARENA
- Softball
- Regents hall
- Albright Health Ctr
- Student Union
- Tennis Complex
- Beach Volleyball
- Beach Volleyball
- Basketball
- 2 Intramural fields
- 2 Intramural fields
- Beach Volleyball
Athletics

Drivers:

- New Basketball Practice Facility
- New or renovated Baseball Stadium
- Reserve site for track & field/future football stadium
- Renovate existing Regents Hall for Volleyball
- Build athletics tennis facility
- Improved softball field
- Indoor multi-sport practice facility – field house
- Indoor golf facility (hitting bays, simulator, putting green, short game area)
- Co-locate Athletics Department to the extent possible
Recreation & Kinesiology

Drivers:
- Reallocate Albright space vacated by Athletics to Rec and Kinesiology
- Address Recreation needs meeting NIRSA standards

<table>
<thead>
<tr>
<th>NIRSA Metric</th>
<th>Need</th>
<th>Existing</th>
<th>Deficit</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Fields Per Thousand</em></td>
<td><em>Fall 2019 Undergraduate Headcount (9,245)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>basketball court</td>
<td>0.21</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>flag football fields</td>
<td>0.28</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>soccer fields</td>
<td>0.33</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>softball fields</td>
<td>0.26</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>tennis courts</td>
<td>0.61</td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td>volleyball courts</td>
<td>0.22</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>
Program Elements

BASEBALL COMPLEX

FOOTBALL STADIUM
TRACK AND FIELD

COMBINED FOOTBALL AND TRACK AND FIELD STADIUM

INDOOR MULTIPURPOSE FACILITY
400 X 220 FT

BASKETBALL PRACTICE FACILITY
23,900 NASF

INDOOR GOLF FACILITY
7,000 GSF

INDOOR TENNIS FACILITY
300 X 125 FT

INTRAMURAL FIELDS STRIPED FOR SOCCER, FOOTBALL AND SOFTBALL

Other Elements
Renovate softball in place
Athletics campus support – 13,760 NASF
Locker rooms – 17,640 NASF
Football Stadium Precedents

Moorhead State

Western Kentucky

Eastern Kentucky

Murray State
Development Opportunities

1. 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.

3. Create a new athletic and recreation village
Topography limits developable sites for large athletics facilities.
Some sites require significant land acquisition.
Strategy 1

Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.
Strategy 1a
Strategy 2

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

Southern Alberta Institute of Technology (SAIT)
Strategy 3 a&b

Create a new athletic and recreation village
Strategy 3b
Which option best aligns with the University’s vision and needs of Athletics and Recreation?

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.

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<thead>
<tr>
<th>Scenario Summary</th>
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<td>Steering Committee Results</td>
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<tr>
<th>Option</th>
<th>Land Acquisition</th>
<th>Site preparation</th>
<th>Parking displacement</th>
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<tbody>
<tr>
<td>1A&amp;B</td>
<td>Green</td>
<td>Green</td>
<td>Red</td>
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<tr>
<td>2</td>
<td>Yellow</td>
<td>Yellow</td>
<td>Red</td>
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<td>3A</td>
<td>Red</td>
<td>Red</td>
<td>Green</td>
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<tr>
<td>3B</td>
<td>Green</td>
<td>Red</td>
<td>Green</td>
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<tr>
<td>Alignment with Vision</td>
<td>1A&amp;B</td>
<td>2</td>
<td>3A</td>
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**Adjacencies / Synergies**

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**Potential Funding**

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<tr>
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- **Land Acquisition**
- **Site preparation**
- **Parking displacement**

**Scenario Summary**

**Workshop Results**

1. **1A&B**
   - Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.
2. **2**
   - Create an interconnected athletic and recreation crescent from Albright to the Arena.
3. **3A**
   - Create a new athletic and recreation village north of BB&T Arena.
4. **3B**
   - Create a new athletic and recreation village south of Albright.
CAMPUS EDGE REAL ESTATE
Existing Campus
Drivers:

- Create a dedicated facility to support the alumni community and a center for Advancement & the Foundation
- Accommodate more external partnerships on and around campus - research, industry, nonprofit, intergovernmental and educational.
- Support community engagement and entrepreneurship
- Make the campus more visible, welcoming, and communicate the story of Northern Kentucky
Successful front doors can transform a place.
Potential Strategies

1. Renovate civic center for alumni community and advancement
2. Create new building on the edge of campus for alumni advancement
   1. Campbell hall with visibility from I-275
   2. Town center,
   3. Along Johns Hill Road
Civic Center
Alumni Center

Potential Strategies

- Donor Funding
- Campus edge location with adjacent parking
- Event & administrative space
- Revenue generating

Murray State University – Sid Easley Alumni Center

Western Kentucky University – Augenstein Alumni Center
Incubators

Drivers:
- Grow incubator space on campus and elevate its presence

Potential Strategies
1. Renovate Campbell Hall
2. Move to town center space – create synergies with the community
3. Move to BAC create synergies with Business School’s Center for Innovation and Entrepreneurship
4. Locate in the core of campus and create interdisciplinary research space
External Partners - Space needs evolve as an idea matures
Community Engagement Centers

Hubs of Activity, Collaboration and Innovation

Designed to combine great ideas and organizations with the boundless energy of the University of Nebraska Omaha (UNO) campus.

Uno Barbara Weitz community engagement center - University of Nebraska Omaha
Partnership Opportunities

Potential Strategies

• Explore opportunities for campus edge development through public and private partnerships
New building on the Campbell site from I-275
Point225 Providence Innovation Center
Comprehensive Plan

Highland Heights
Town Center

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

Potential to extend Town Center North
Wellness Communities

• Mixed-use housing development with a focus on health, wellness and sustainability with amenities catering to both students and the regional community.

• Uses can include housing, dining, boutique retail, lodging, spas, trail networks, and agricultural uses including organic farming.

• Complementary uses to academic programs, athletics, and partners such as healthcare.

• Often phased with a compelling initial phase that is a destination for both the campus and greater community and 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
Next Steps

1. Refine and synthesize workshop 5 and 6 outcomes
2. Assess and address impacts to infrastructure, mobility, and parking
3. Develop an implementation and prioritization strategy
4. Vet Draft Plan with Steering Committee, key stakeholders and the Campus Community
5. Finalize Master Plan recommendations based on feedback
## Master Plan Schedule

<table>
<thead>
<tr>
<th>Phase 1A: Observe &amp; Analyze</th>
<th>17 Weeks</th>
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<tr>
<td>Phase 1B: Space Needs Assessment</td>
<td>17 Weeks</td>
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- **Workshop 1:** Kickoff, Tours, Steering Committee
- **Workshop 2:** Tours, Interviews
- **Workshop 3:** Analysis, Programmatic Drivers, Planning Principles, Highland Hills, Engagement Feb 5, Steering Committee Feb 6

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<tr>
<th>Phase 2: Envision</th>
<th>7 Weeks</th>
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- Workshop 4: Finalize Programmatic Drivers, Concept Plan, BOR Mtg March 18, Steering Committee March 19

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<tr>
<th>Phase 3: Test, Refine &amp; Recommend</th>
<th>15 Weeks</th>
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- Workshop 5: Precinct Scenarios, Design Charrette, BOR May 13

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<tr>
<th>Phase 4: Synthesize &amp; Document</th>
<th>15 Weeks</th>
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- **Workshop 6:** Precinct Scenarios, Design Charrette
- **Workshop 7:** Draft Plan Review, Phasing, Implementation, Steering Committee TBD

### Timeline:
- **Phase 1A:** Oct 2019 - Nov 2019
- **Phase 1B:** Feb 2020 - Apr 2020
- **Phase 2:** May 2020 - Jul 2020
- **Phase 3:** Aug 2020 - Nov 2020
- **Phase 4:** Dec 2020 - Feb 2021