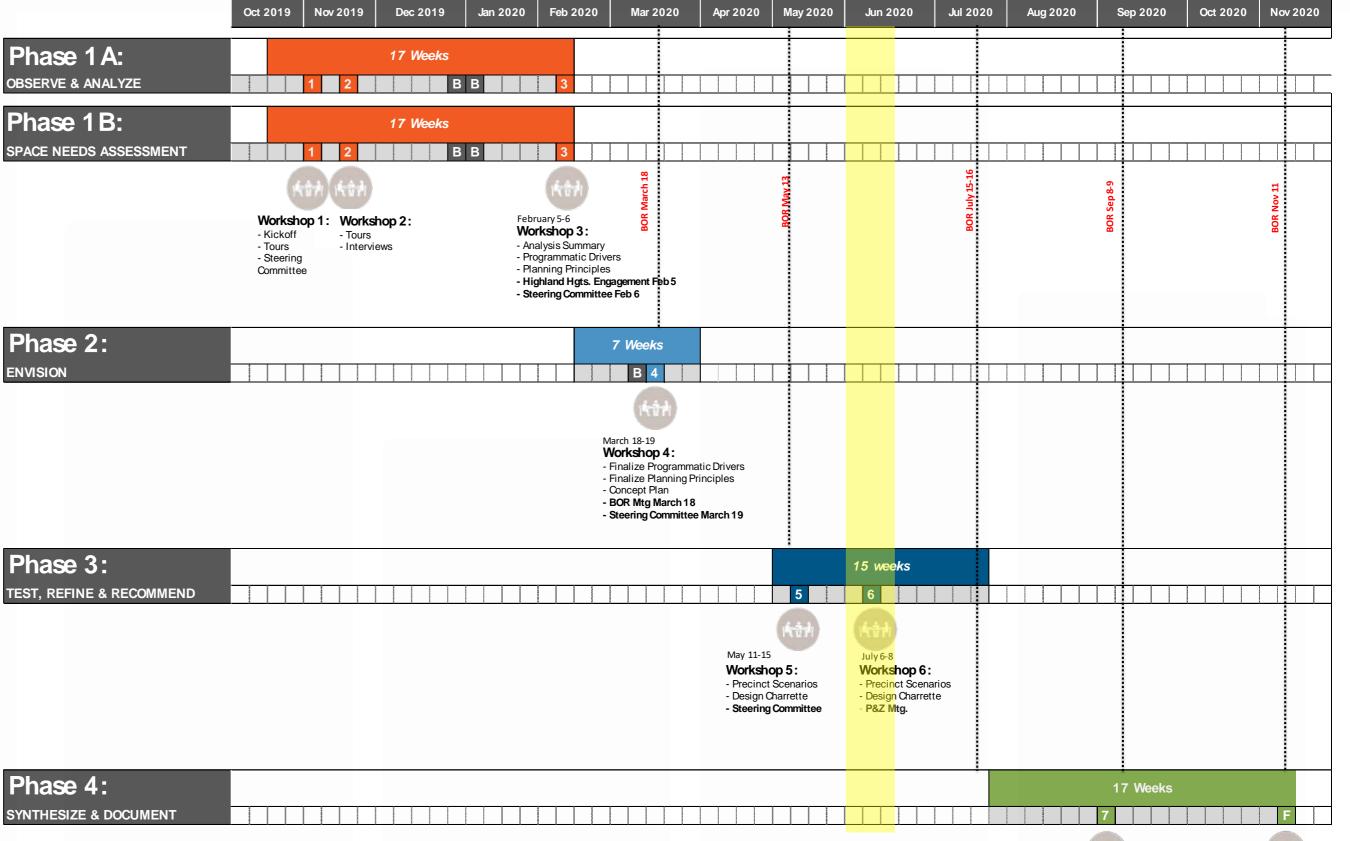


Workshop Goals

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



Master Plan Schedule







Final

Presentation

Workshop 7:
- Draft Plan Review

- Phasing
- Implementation
- Steering Committee TBD





Align the campus plan with the university's strategic framework

STUDENT SUCCESS PILLARS







Planning Principles



2





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

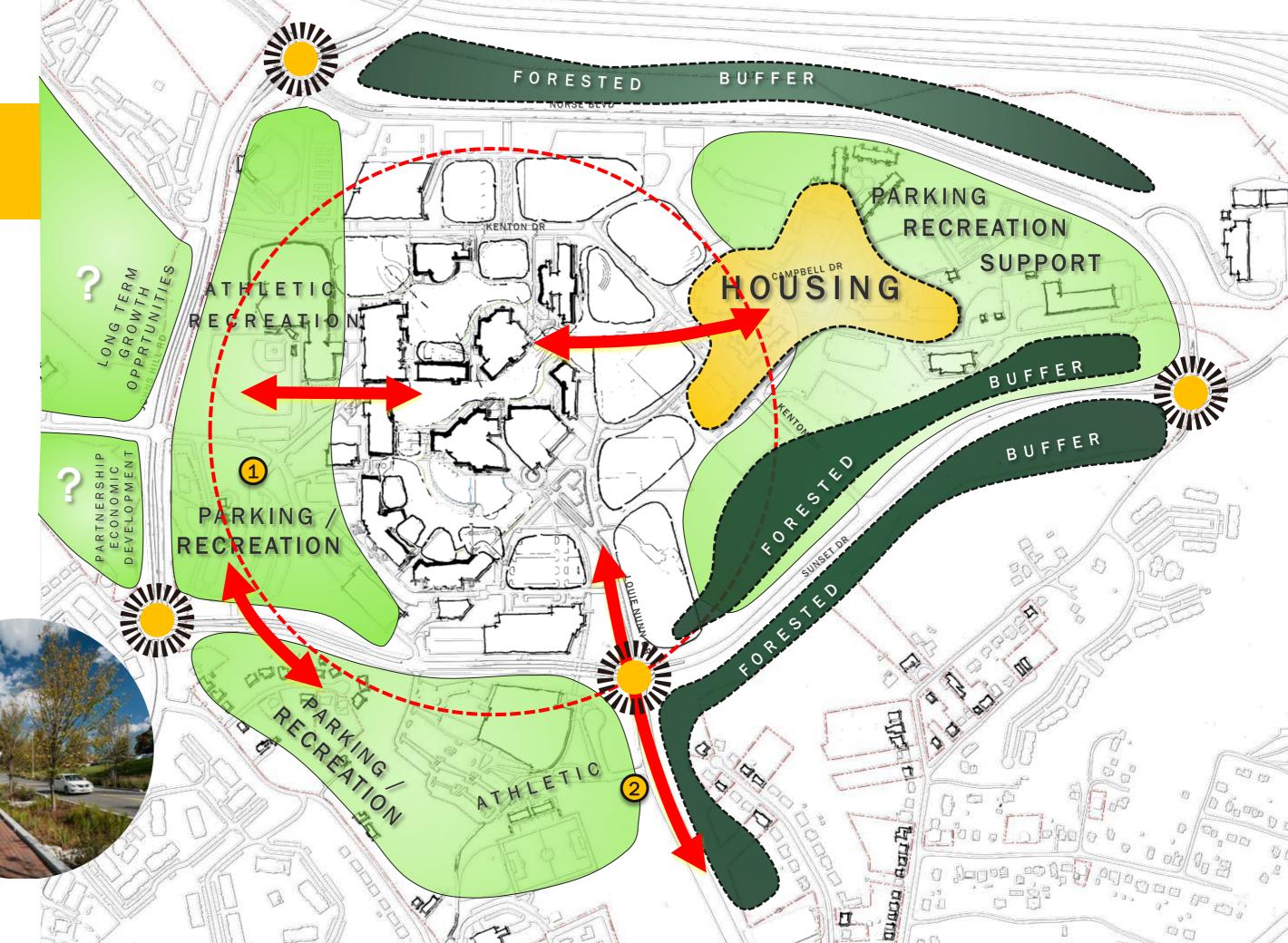
Leverage campus assets to create value

- 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



- ■■■ 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







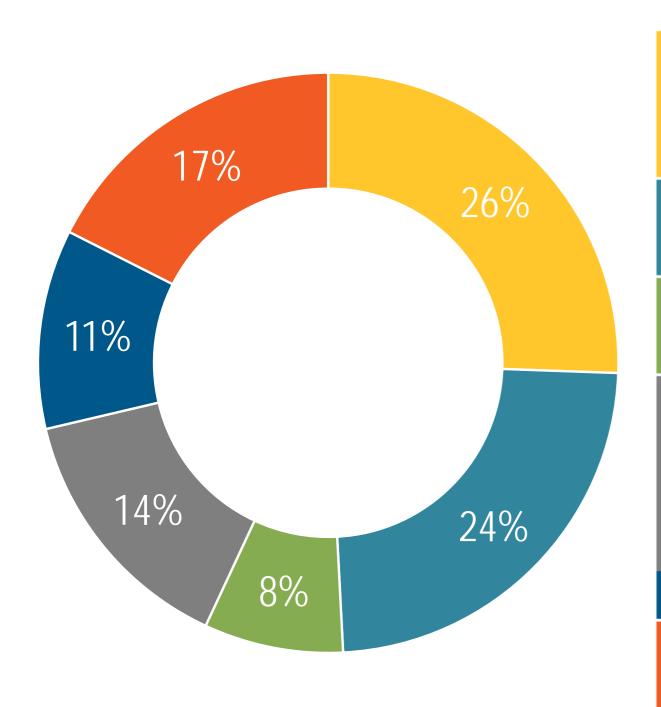
Concept Plan

- -- 5-MINUTE WALK
- OPEN SPACE CONNECTIONS
- PHASE 1 DEVELOPMENT
- PHASE 2 DEVELOPMENT
- SUPPORTING PROGRAM
- CAMPUS GATEWAY
- GREEN BUFFER
- CAMPUS HOUSING



Space Assessment

Existing Distribution of Space (Fall 2019)



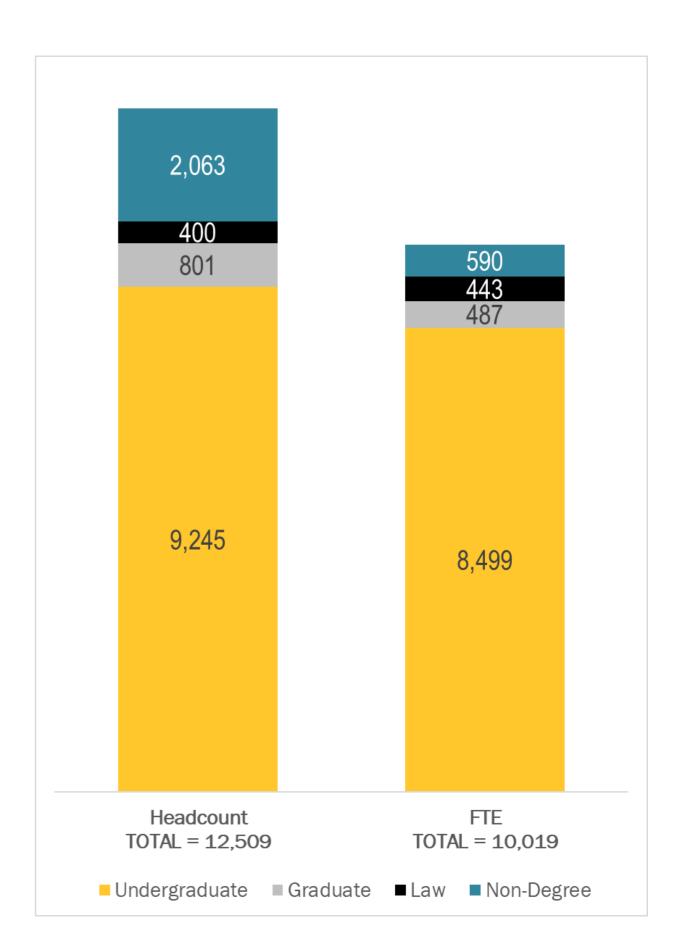
		NASF	% of Total
INSTRUCTIONAL + RESEARCH SPACE	Classrooms	110,942	9%
	Instructional Labs	167,812	14%
	Research Labs	34,262	3%
OFFICES	Academic Offices	204,634	17%
	Administrative Offices	84,522	7%
LIBRARY + STUDY / COLLABORATION SPACE	Formal Library + Study Space	80,539	7%
	Informal Collaboration Space	14,469	1%
OTHER SPACE	Other Academic Space	43,044	3%
	Other Administrative Space	23,529	2%
	Operations + Maintenance	63,851	5%
	Assembly + Exhibit Space	45,776	4%
ATHLETIC SPACE	Intercollegiate Athletics	136,180	11%
STUDENT SPACE	Student-Centered Space	115,666	9%
	Student Health Care	3,887	0%
	Recreation + Kinesiology	95,321	8%

TOTAL 1,224,434

Fall 2019 Student Enrollments

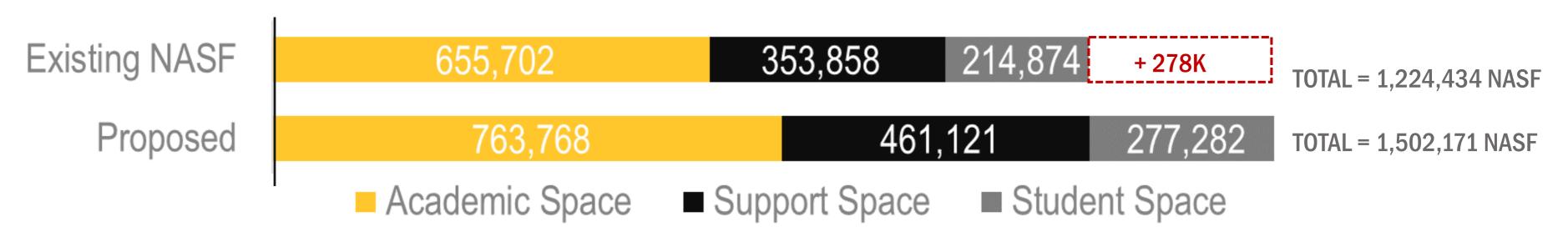
On-Campus Enrollment Only

- Excludes AOL Students and Online Students
- UK Medical Students included for studentcentered spaces (80 students total)



Overall Space Needs Outcomes

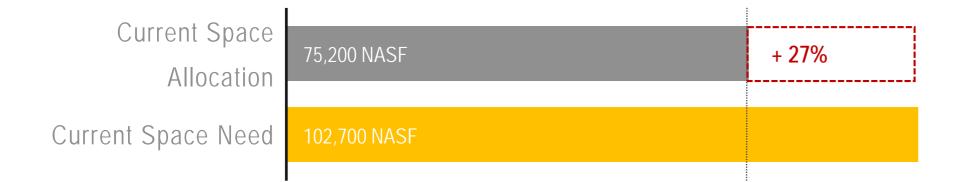
Overall Need



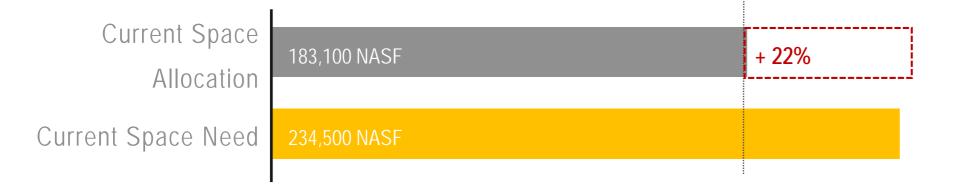
Current need is 278K of additional space (150 NASF per Student FTE)

Space Needs Outcomes by Unit

Academic Affairs



Student Affairs

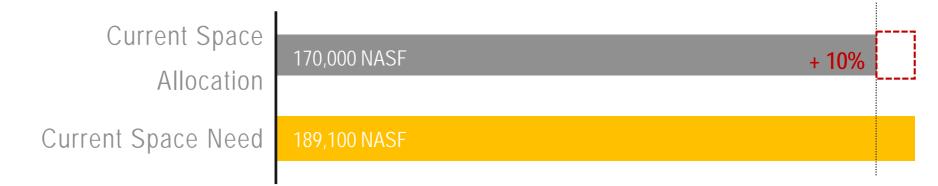


Steely Library





Administration + Finance





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





Student Centered Space

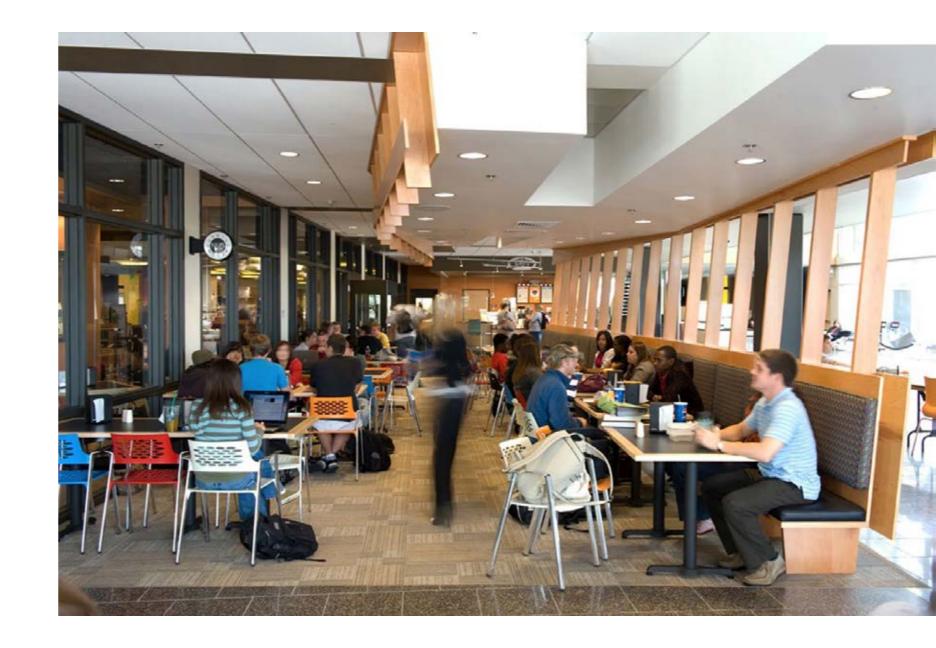
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Potential Strategies:

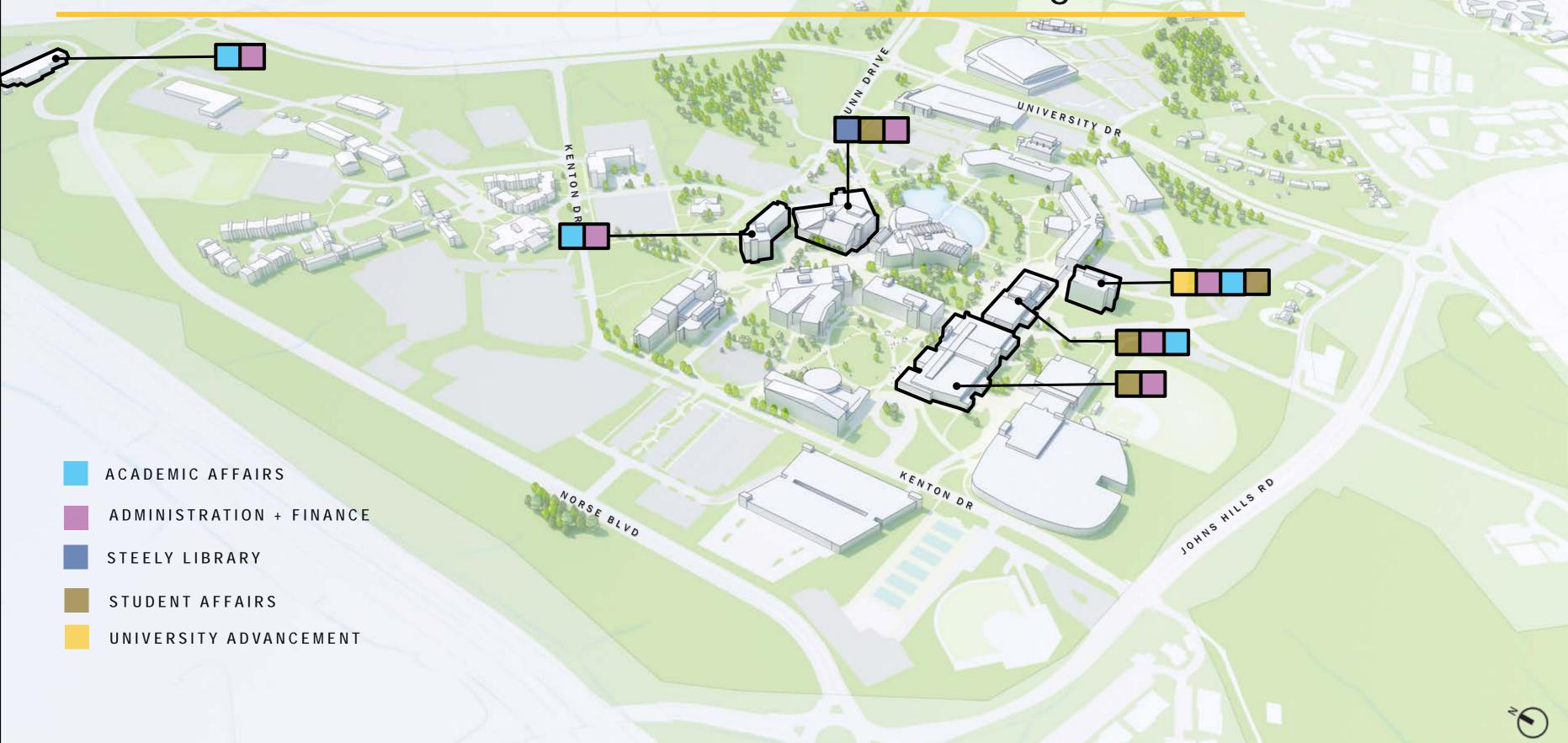
- Free up space in University Center to accommodate student activity and organization space
- Create desired departmental synergies where possible

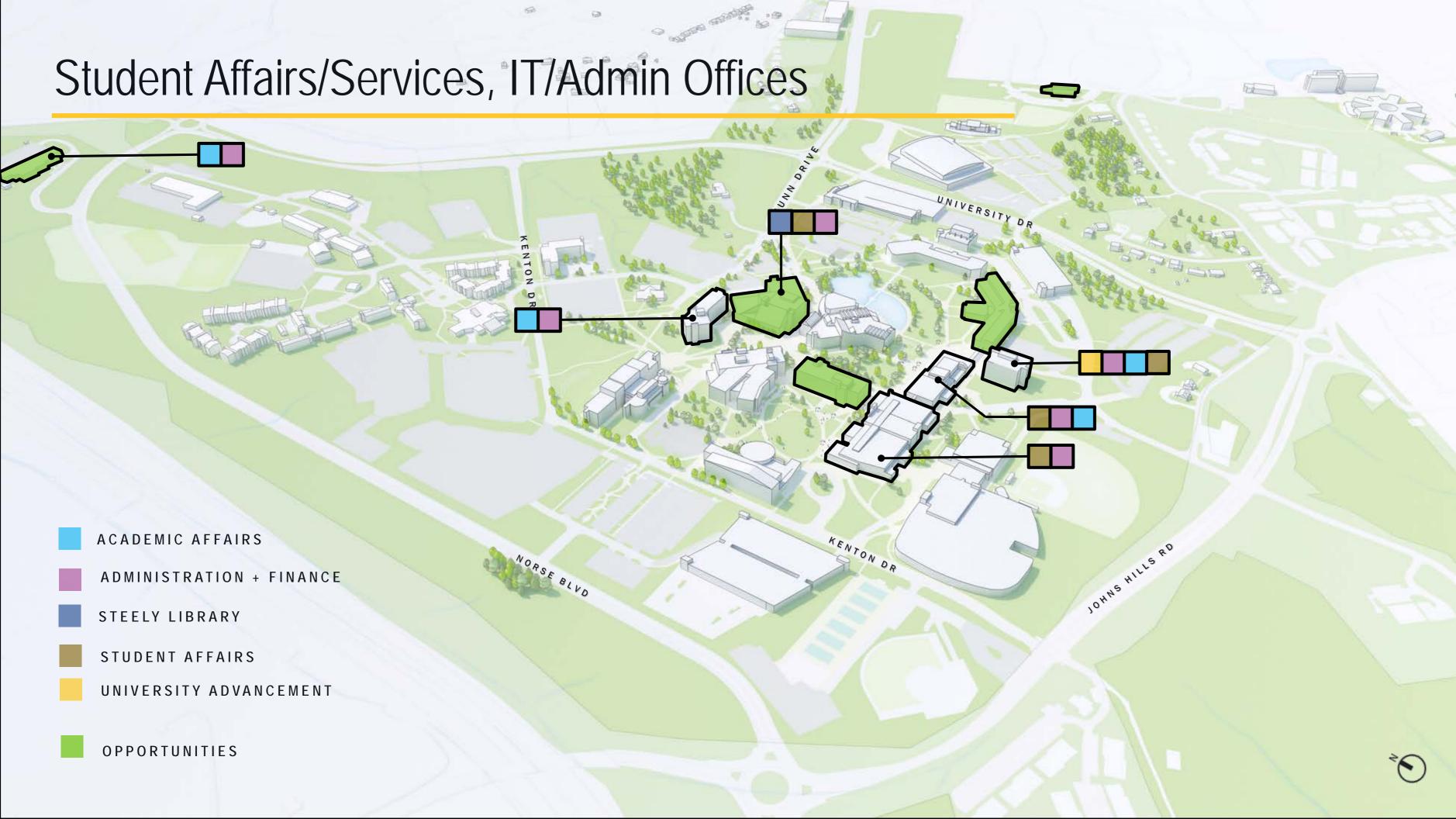
Administrative Offices

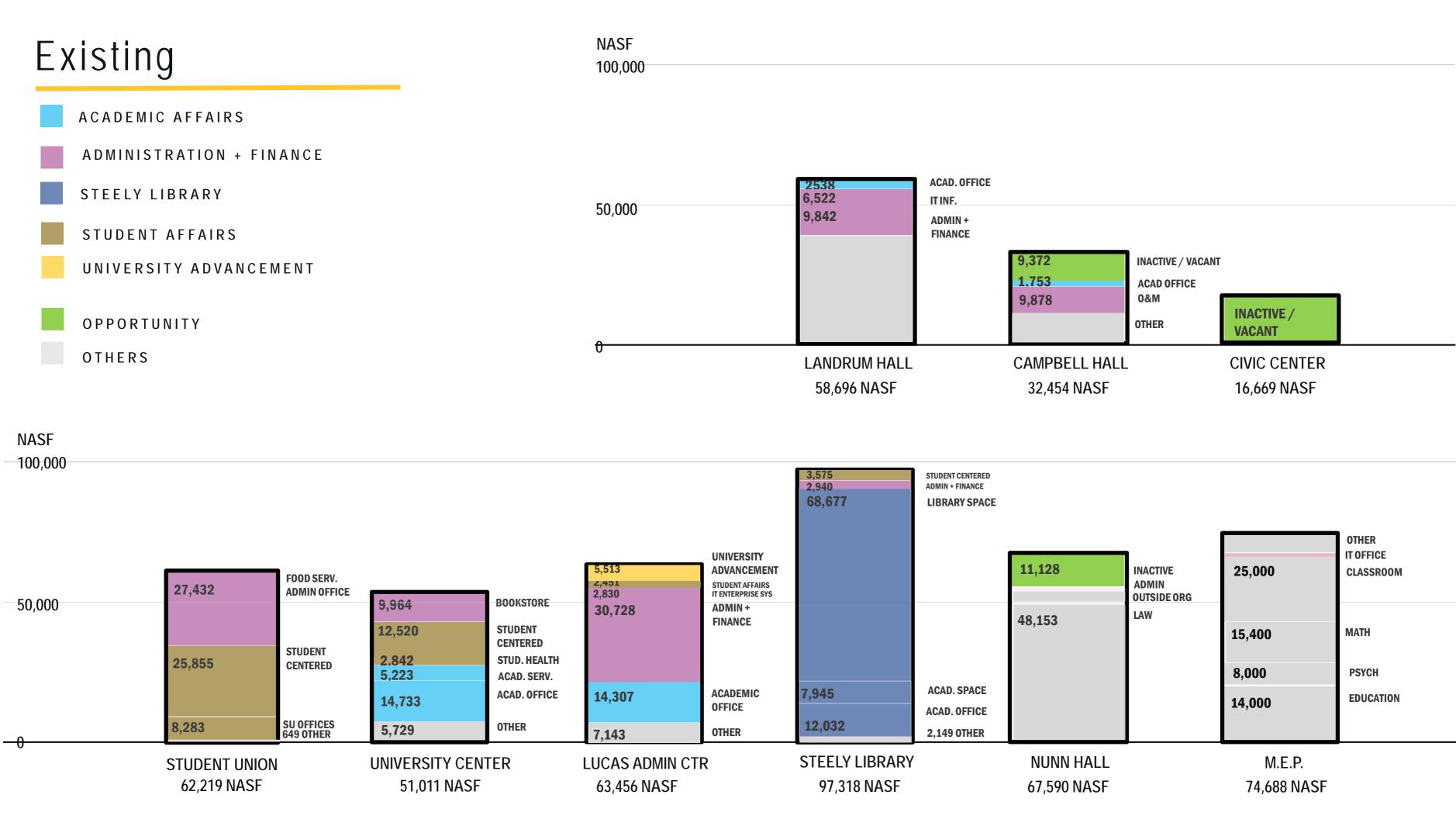
Evaluate the best strategies for locations and synergies of administrative functions

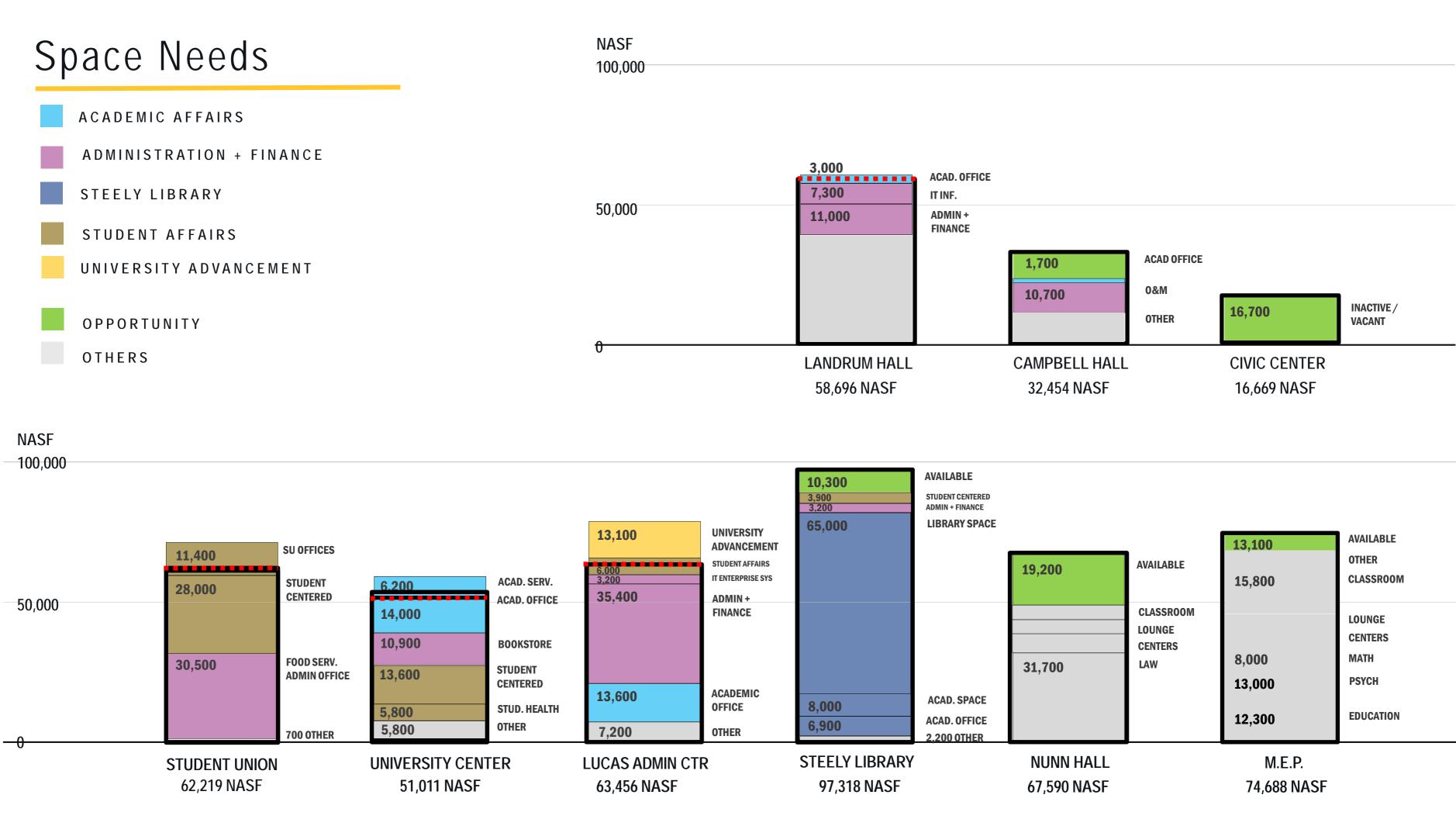


Student Affairs/Services, IT/Admin Offices - Existing



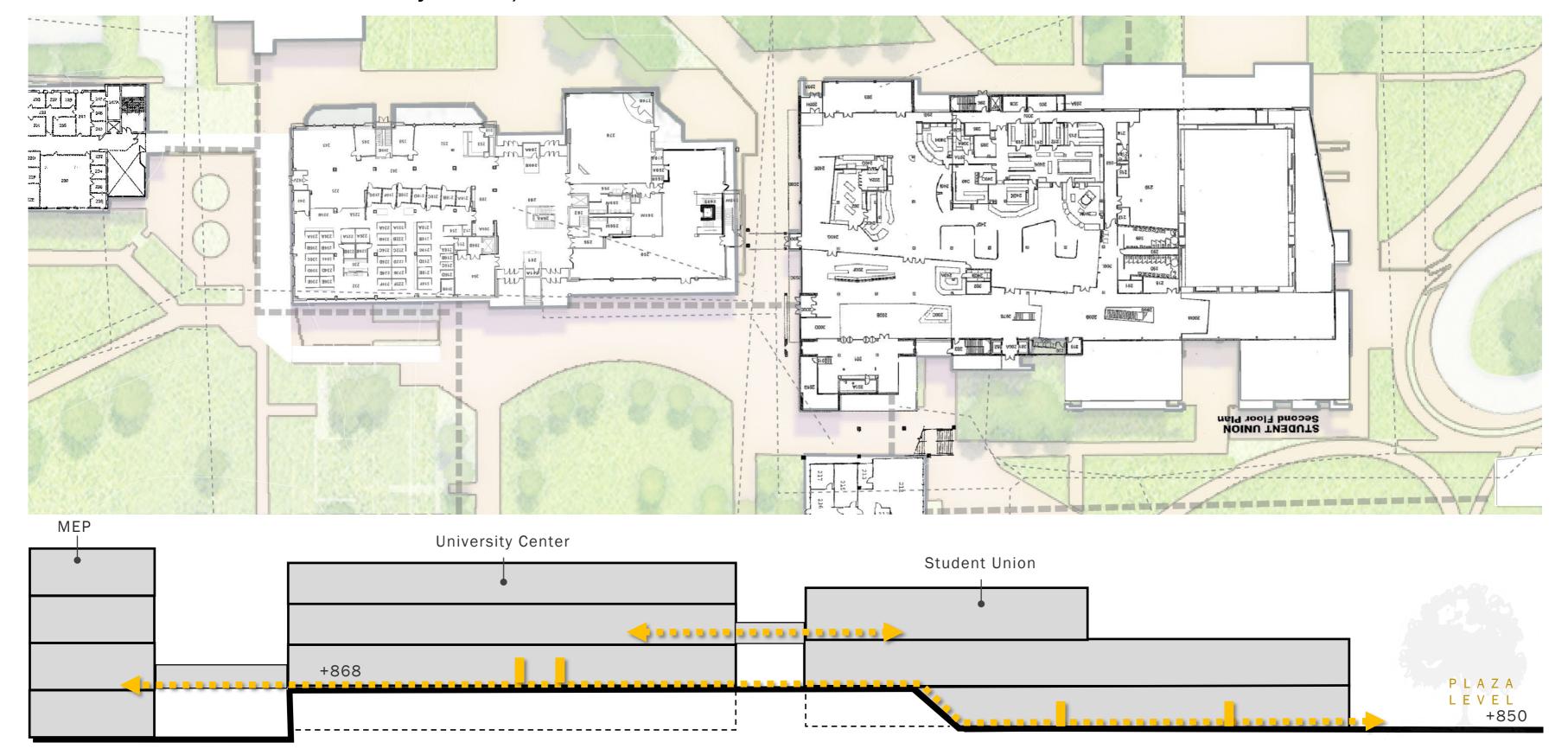


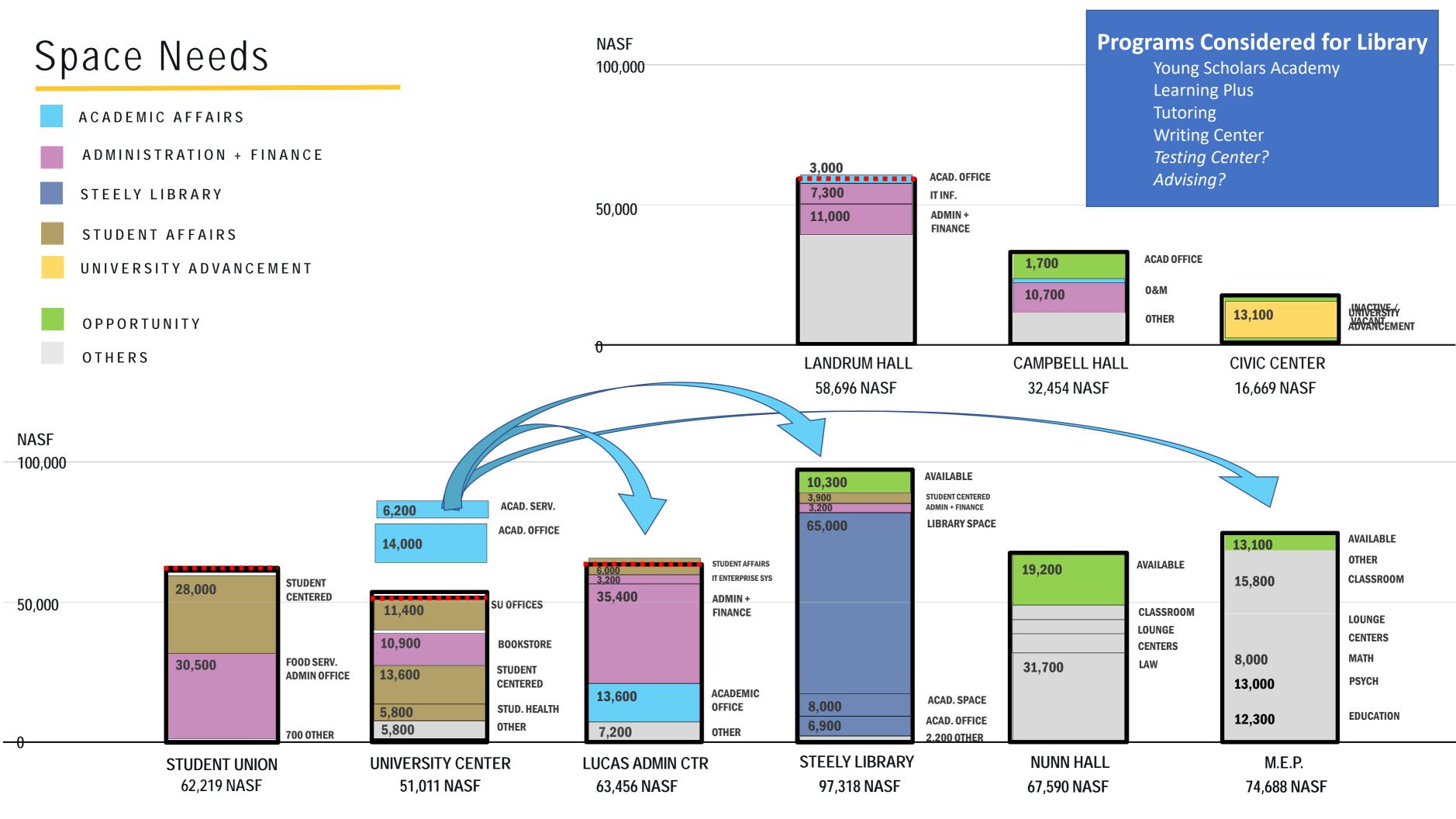




Student Union, University Center, MEP

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

Current Space Allocation 97,318 NASF

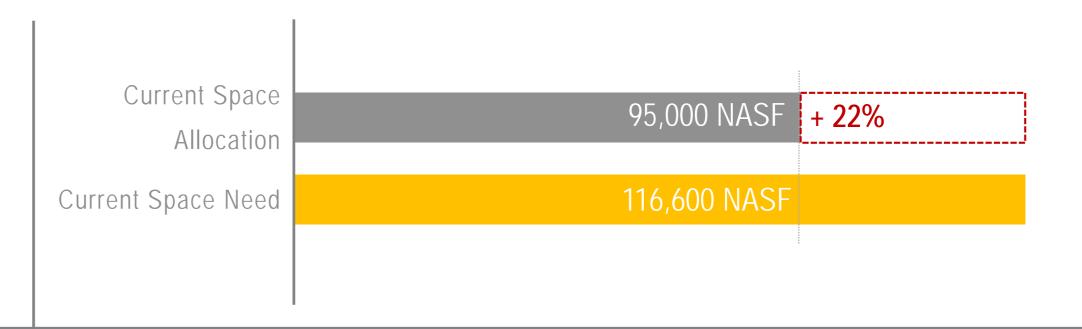
Current Space Need 86,449 NASF - 11% (10,896 NASF)



Library + Study Space Campus Wide







Metric Considerations

Physical collection volume
35 NASF per Study Station
15% Service space factor
13% of non-law Students to
generate number of study stations

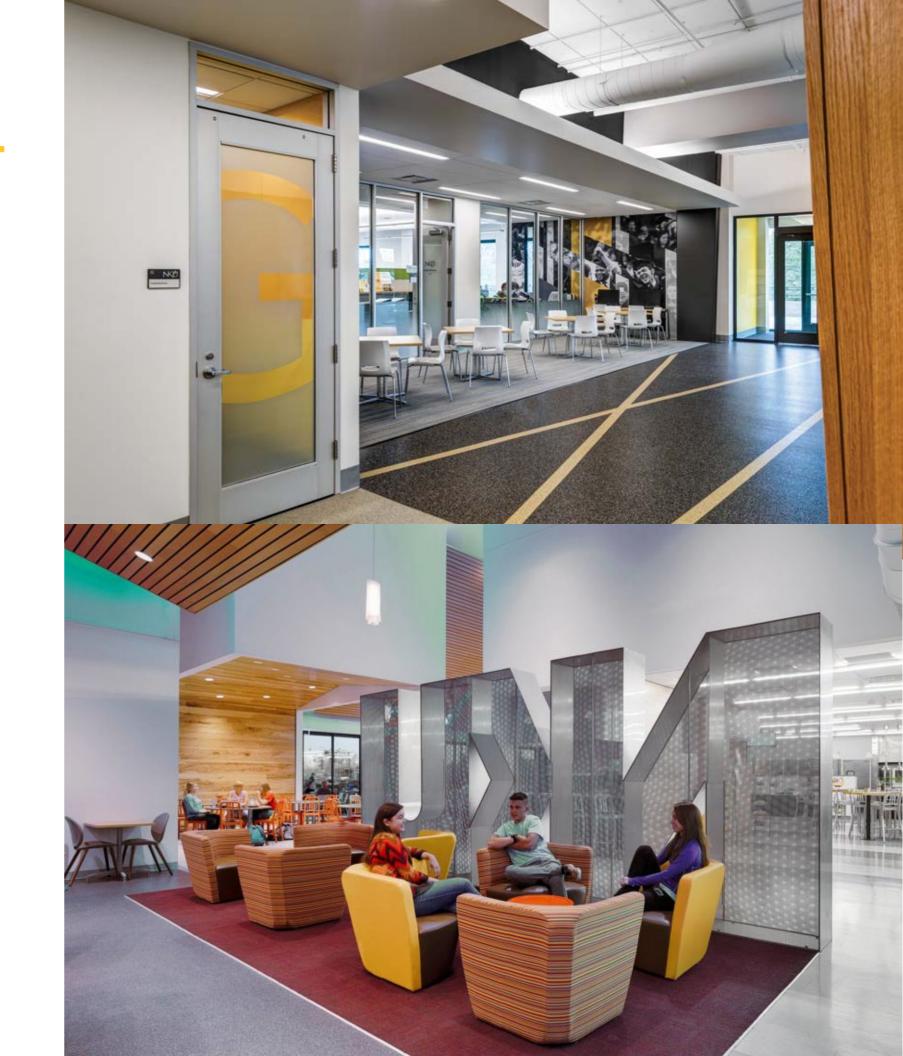
Key Takeaways

- Includes Steely Library and study spaces throughout campus
- lack of informal collaboration space
- library is one of three critical shared common spaces for commuter students
- lack of informal collaboration space

Academic Services/Support

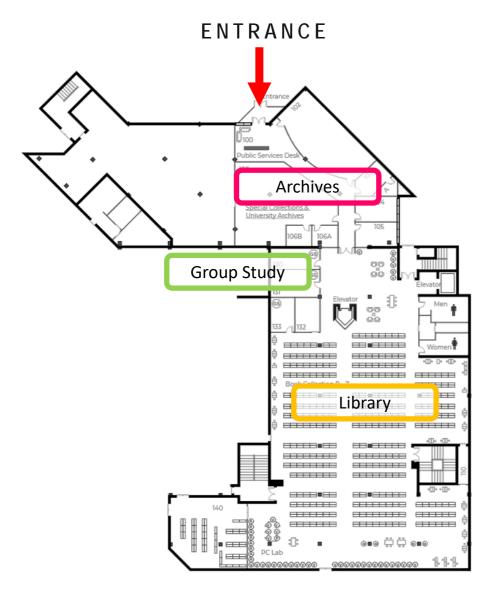
Drivers

- Collocate academic services where possible to create synergies
- Free up space in the University Center and Student Union

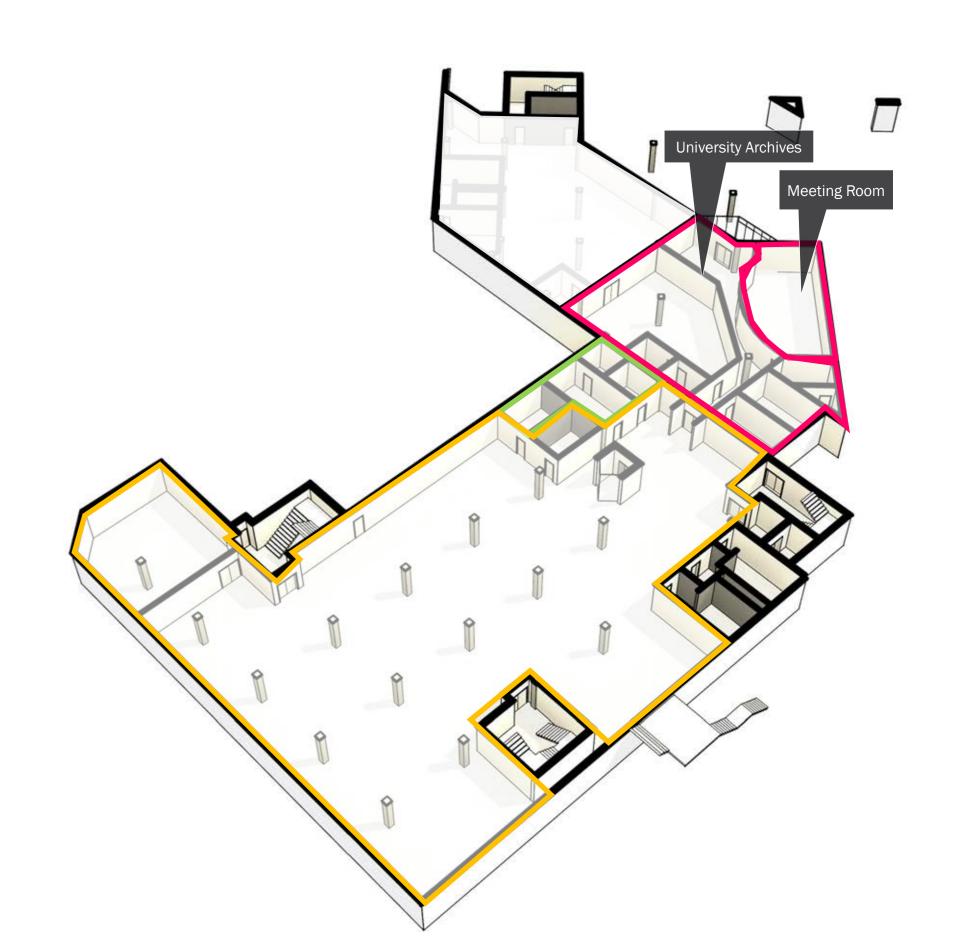


Level 1 – Building Program

Existing

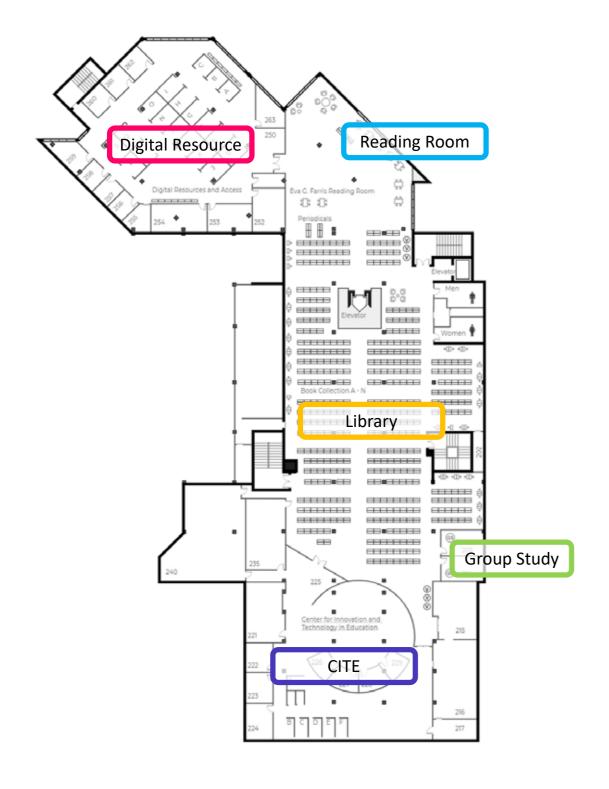


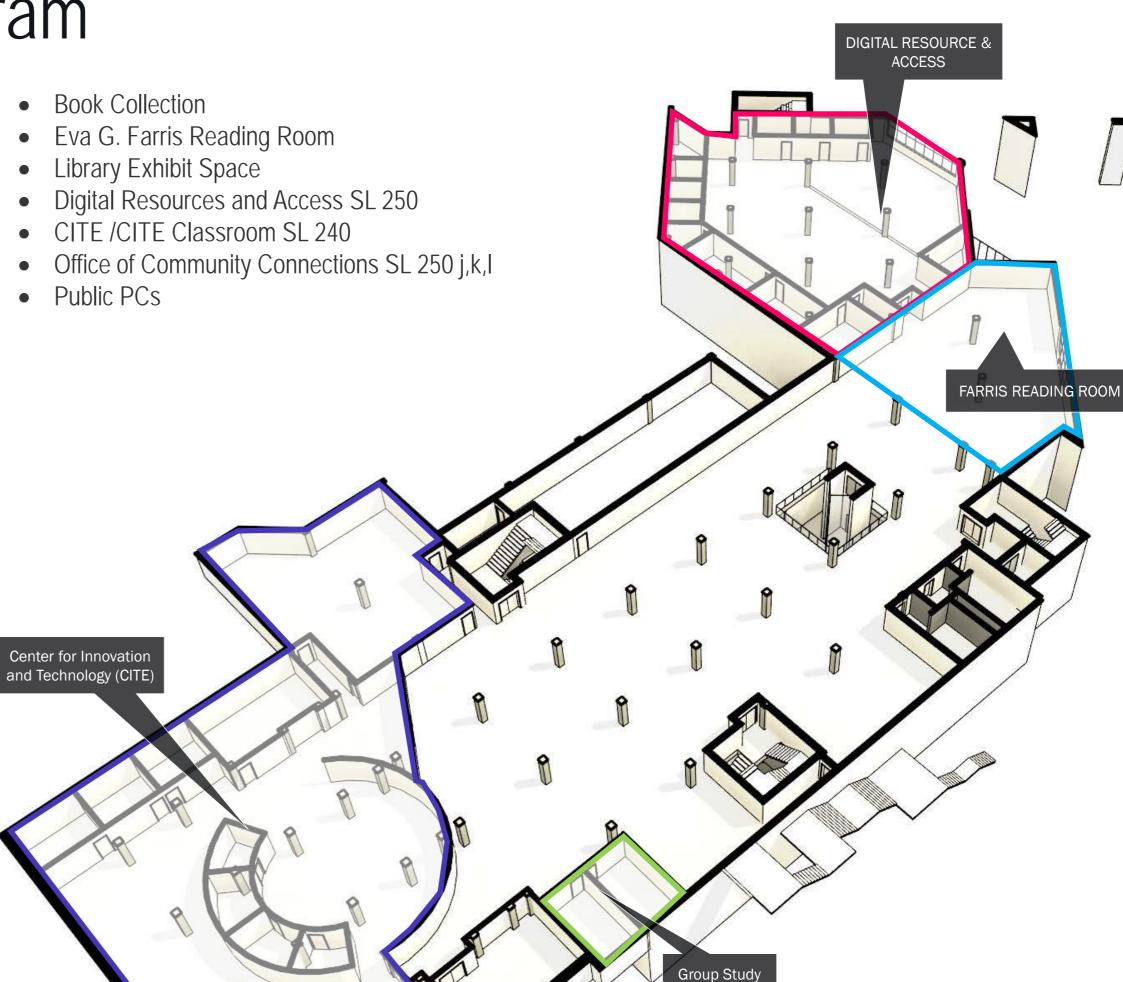
- Public Services Desk
- Group Study Rooms
- Library Meeting Room SL 102
- Public PCs and Macs
- Special Collections and University Archives



Level 2 – Building Program

Existing

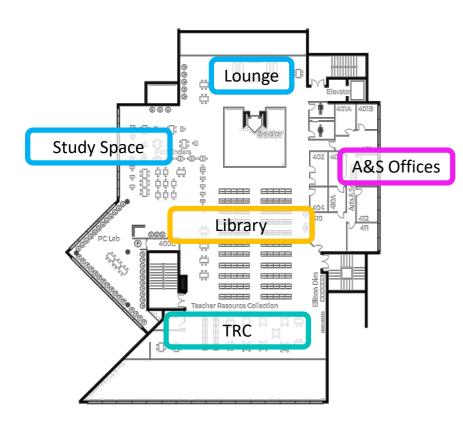




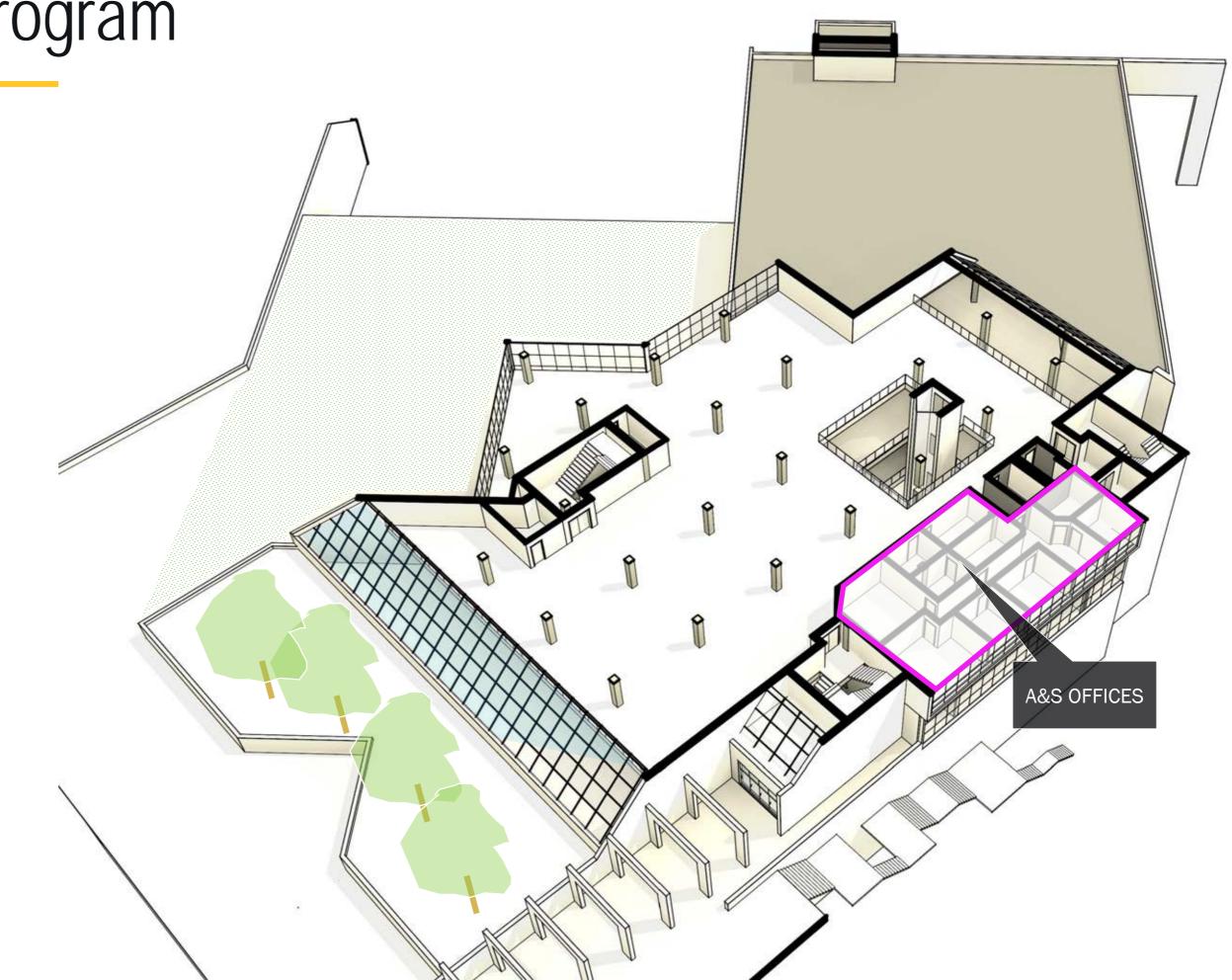
Level 3 – Building Program OPEN STUDY 4,200 Existing LIBRARY OFFICES 1,600 Study Space Group Study Classroom STACKS AREA **OPEN STUDY** 1,400 Library Einstein Bagel / Lounge Area 4,200 Classroom CI ASSROOMS 750-850 Study Space Lounge Public Services Desk PLAZA LEVEL ENTRANCE Course Reserves **Government Documents Collection** IPAC / PTRC Library Classroom SL 300 Group Study Rooms Einstein Bros. Bagels

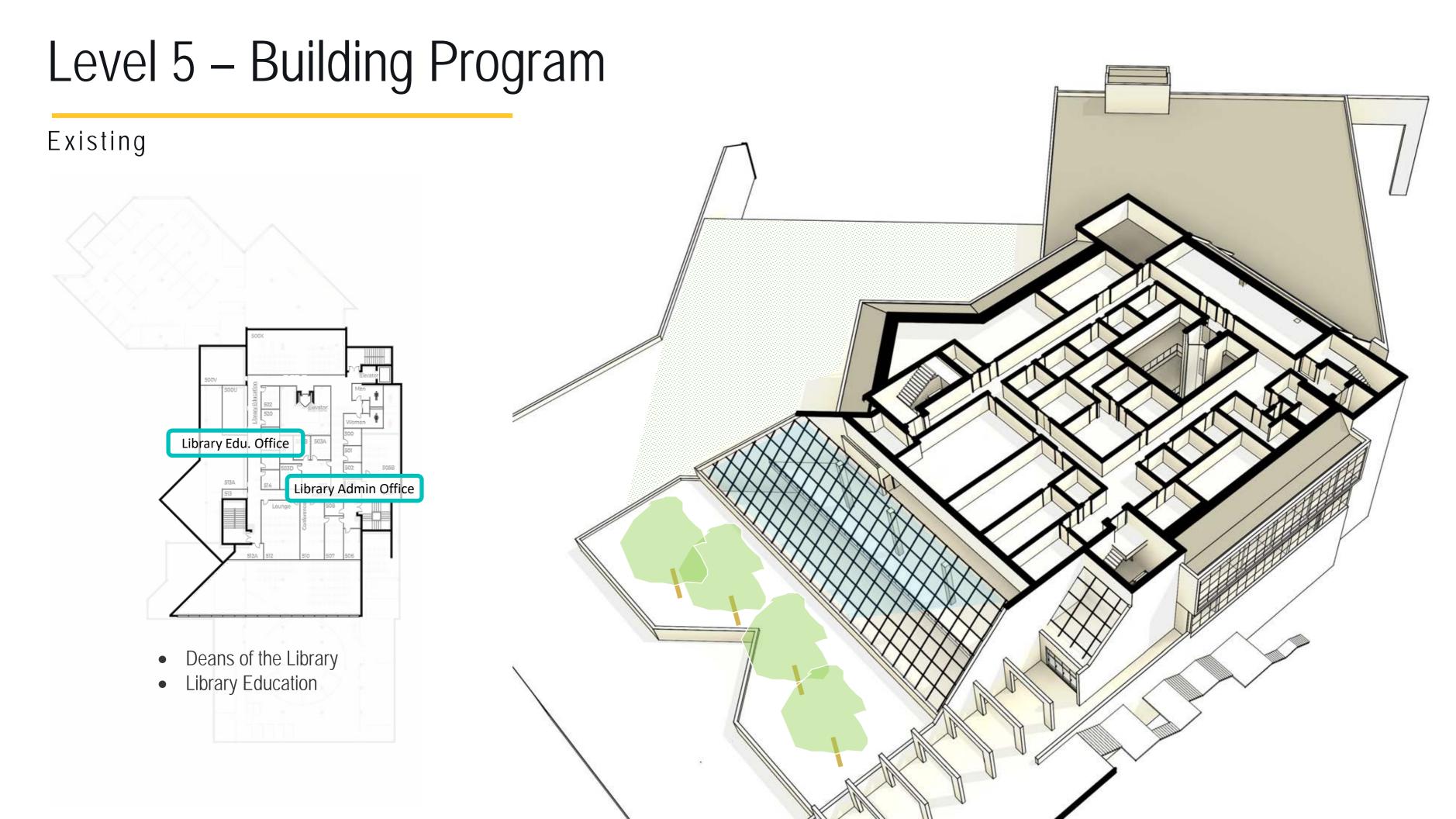
Level 4 – Building Program

Existing



- Teacher Resource Collection (TRC)
- Lab PCs
- Arts and Sciences offices

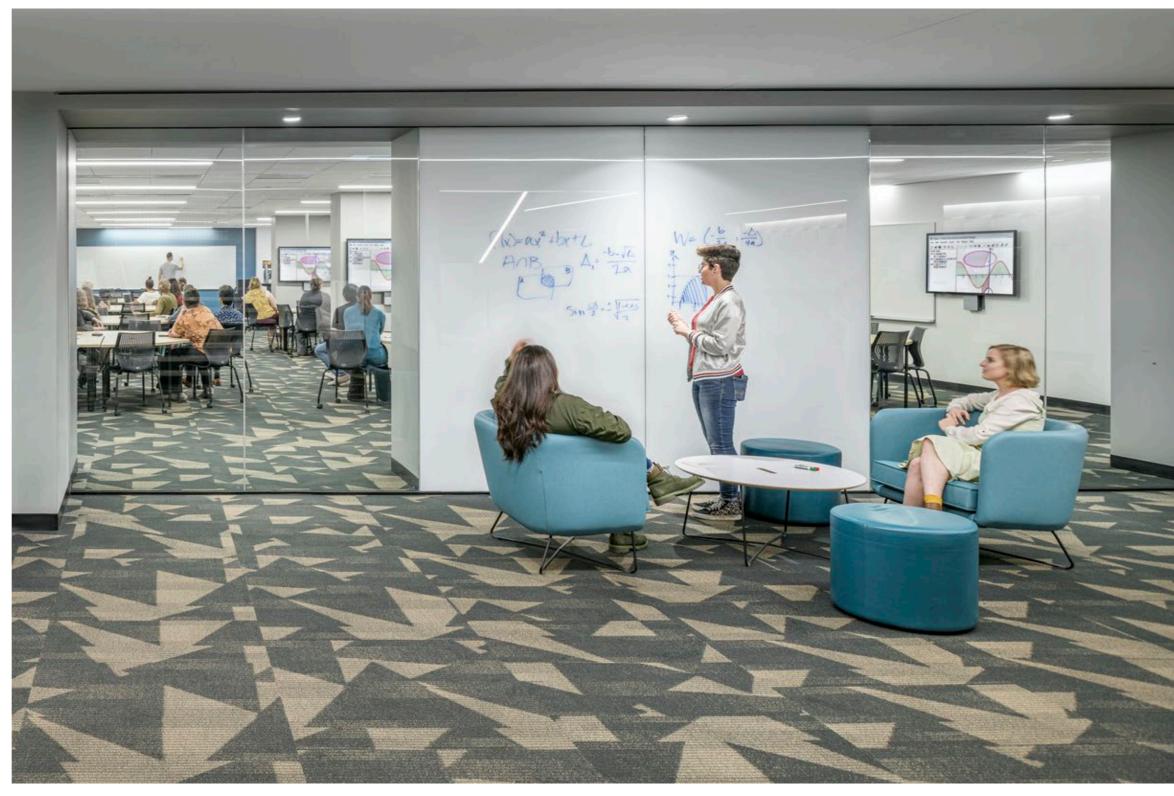




A Variety of Study Spaces







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

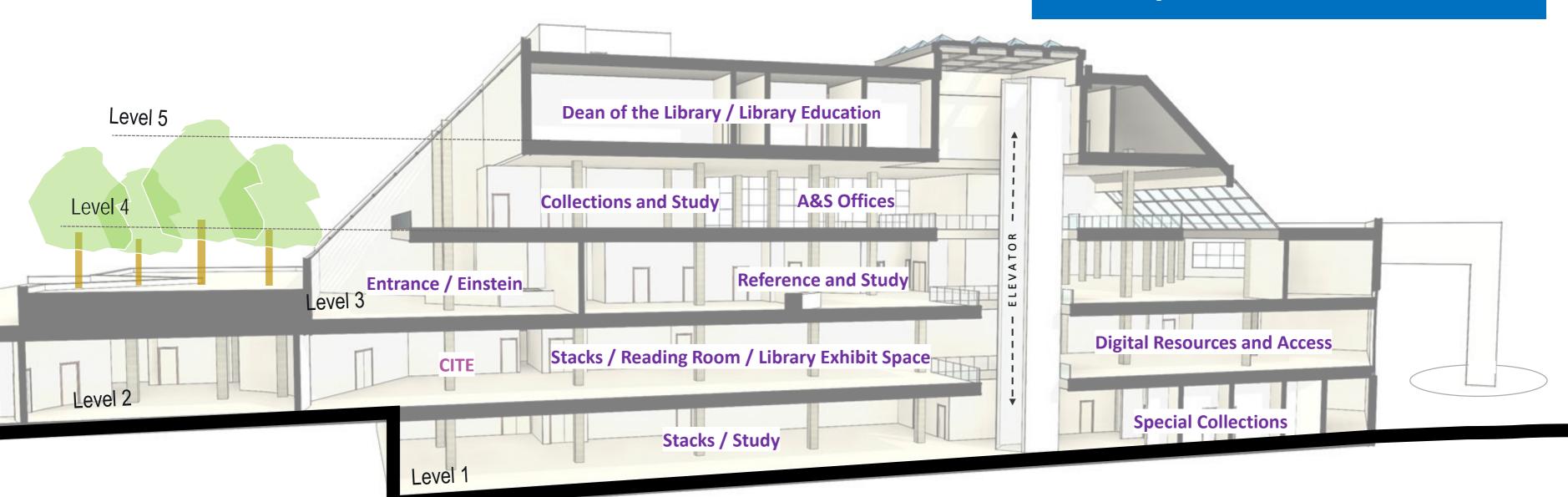
Learning Plus

Tutoring

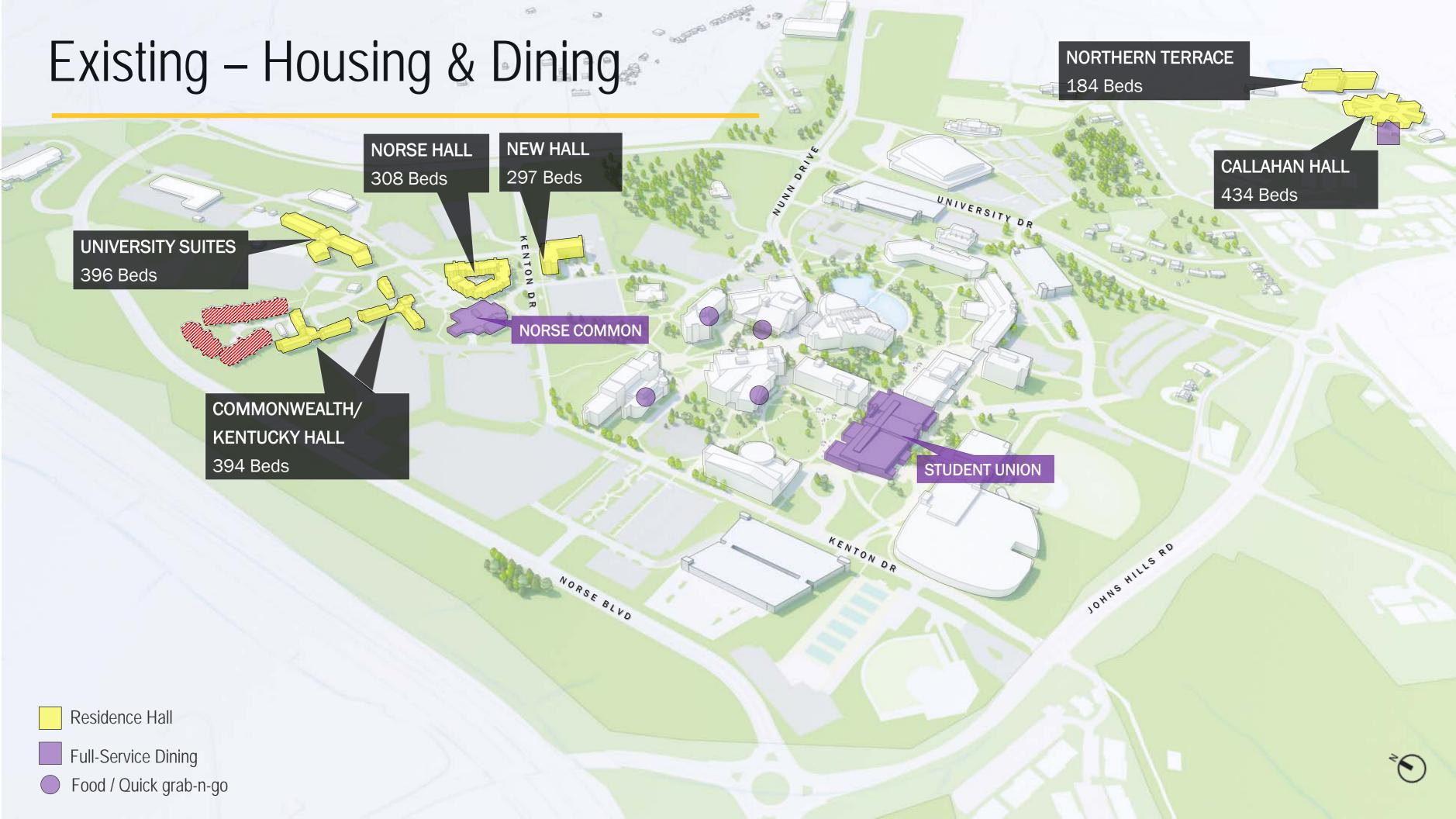
Writing Center

Testing Center?

Advising?







Housing

>

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

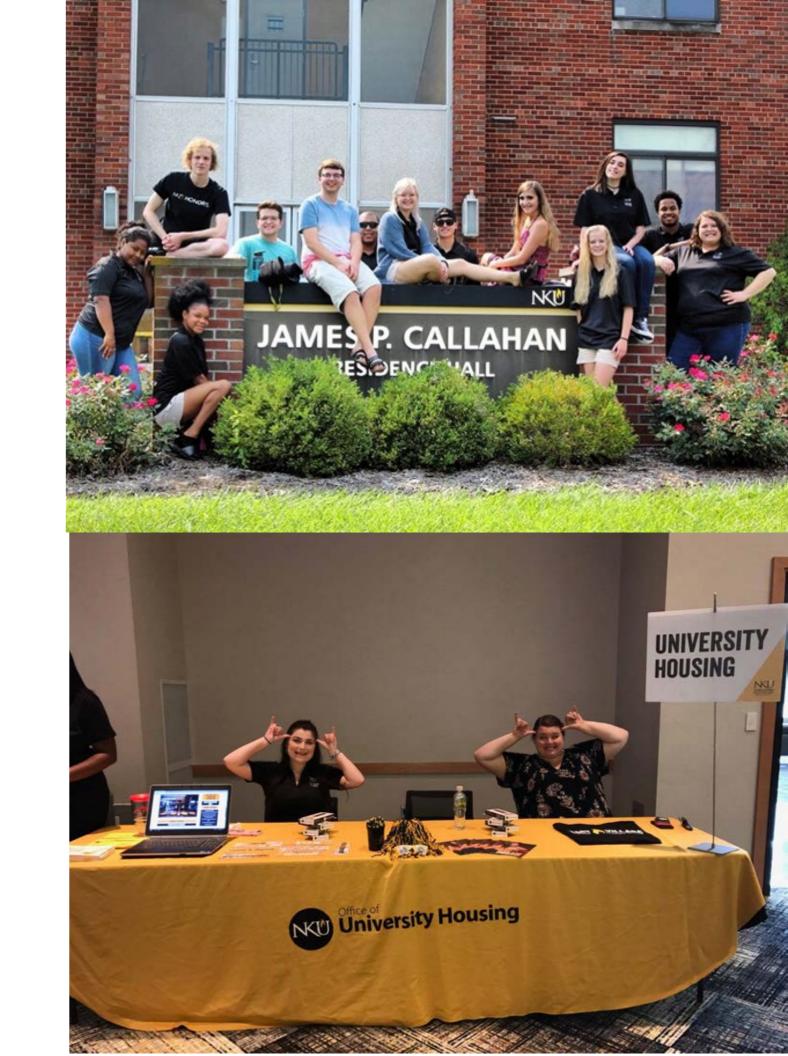


Housing



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 ad 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 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



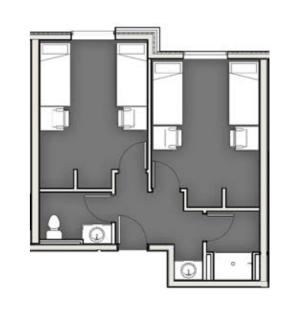
Norse Hall 308 Beds



Northern Terrace 184 Beds Honors College First-Year Students



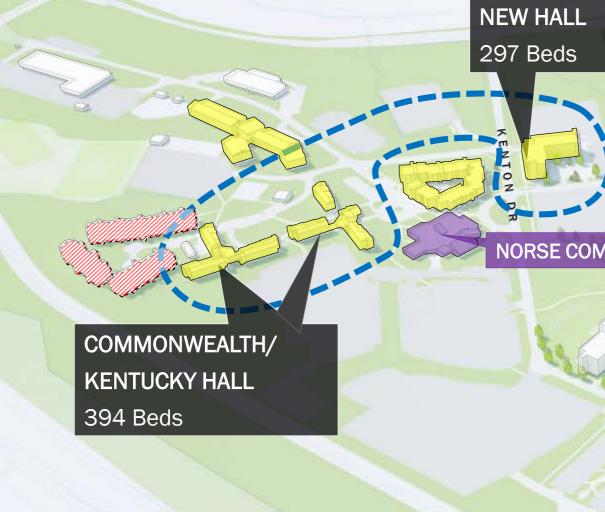
University Suites 396 Beds



New Residence Hall 297 Beds

Existing Housing: First-Year Experience

NORTHERN TERRACE
184 Beds



SCENARIO 1:

- 691 beds aligned with First-Year Experience in North Neighborhood
- First-Year Honors Students in Northern Terrace

		STUDENT UNION		
10 _{R0}	KENTON	OR	JOHNS HILLS RO	Residence Hall
ORSE BLVO			John C	Full-Service Dining Food / Quick grab-n-g

	Total Freshmen	Total Upperclass	Total Occupancy	% Freshmen	% Upperclass
Fall 2019	737	644	1,381	53.37%	46.63%
Fall 2018	741	724	1,465	50.58%	49.42%
Fall 2017	785	758	1,543	50.88%	49.12%



Existing Housing: First-Year Experience NORTHERN TERRACE 184 Beds **UNIVERSITY SUITES** 396 Beds NORSE COMMON COMMONWEALTH/ **KENTUCKY HALL** 394 Beds STUDENT UNION **SCENARIO 2:** 690 beds aligned with First-Year Residence Hall Experience in North Neighborhood Full-Service Dining Food / Quick grab-n-go 100 beds in University Suites assigned to upperclassmen

to upperciassifieri		Total Freshmen	Total Upperclass	Total Occupancy	% Freshmen	% Upperclass
First-Year Honors Students in Northern	Fall 2019	737	644	1,381	53.37%	46.63%
Terrace	Fall 2018	741	724	1,465	50.58%	49.42%
1011400	Fall 2017	785	758	1,543	50.88%	49.12%



First Year Experience Common Spaces



Social Space



Social Space

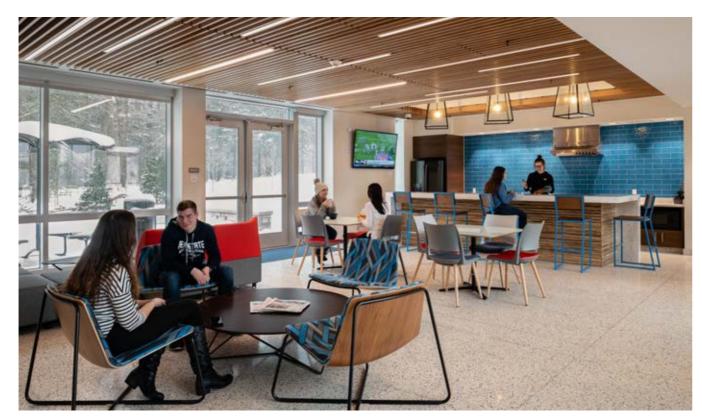


Study Space



Multi-Purpose Space

Align Callahan for Upper Division or Affinity Housing



Social Space



Study Space



Dining

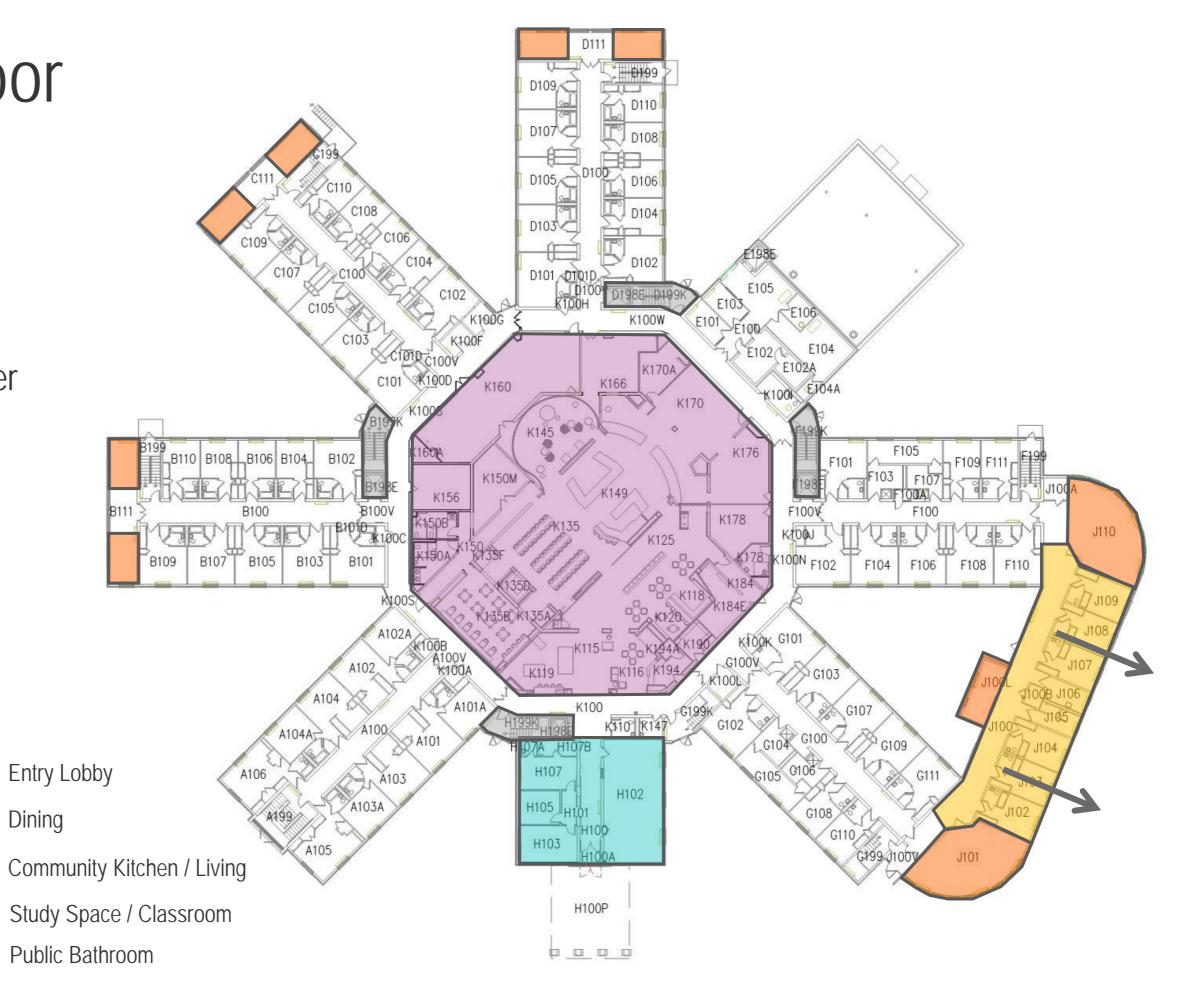


Multi-Purpose Space

Callahan Ground Floor

Create Upper Division or Affinity Housing

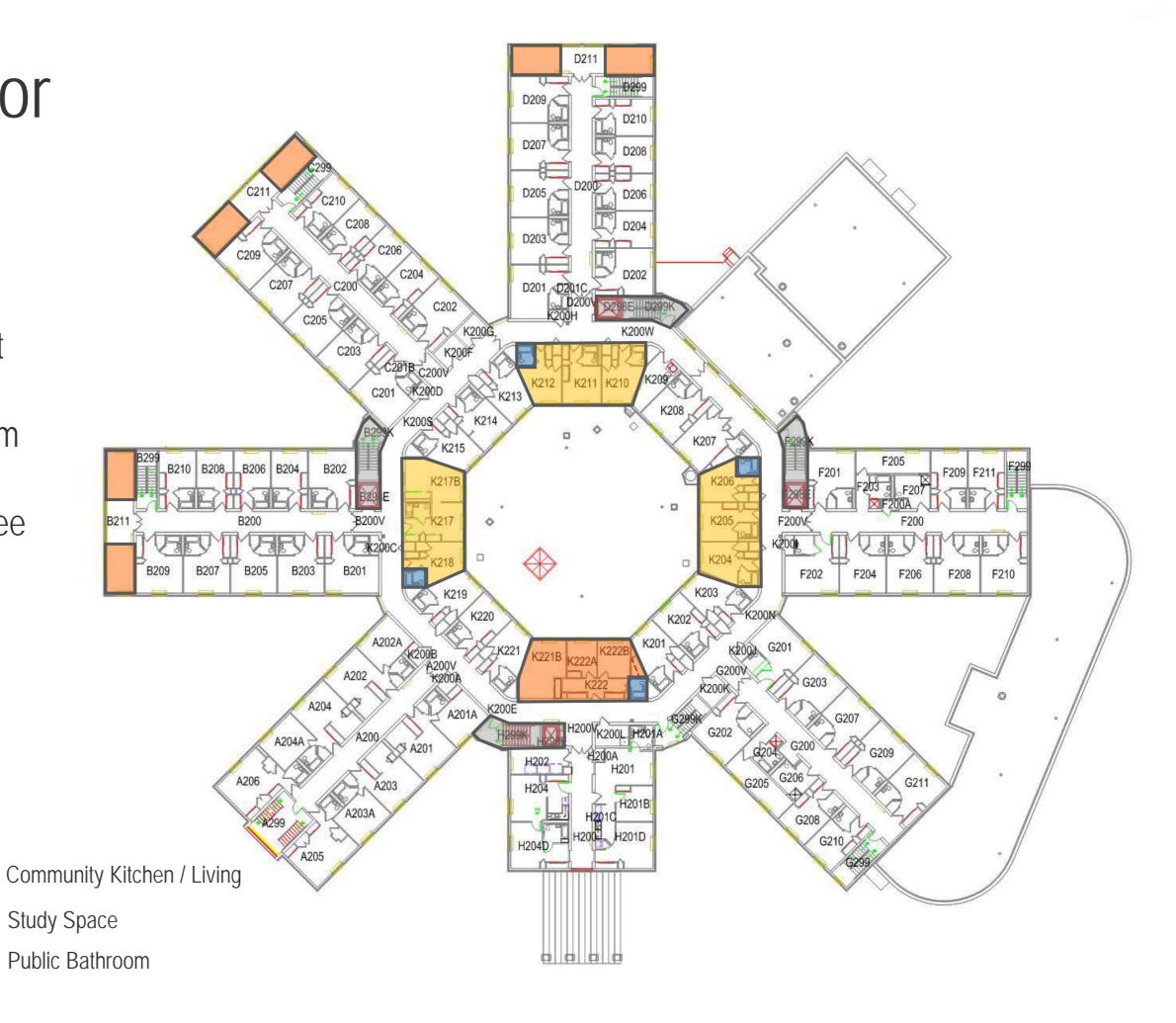
- Create a larger, more welcoming entry lobby
- Re-envision dining service to better serve students and align with population in east neighborhood
- Create community living / kitchen space and study rooms



Callahan Typical Floor

Create Upper Division or Affinity Housing

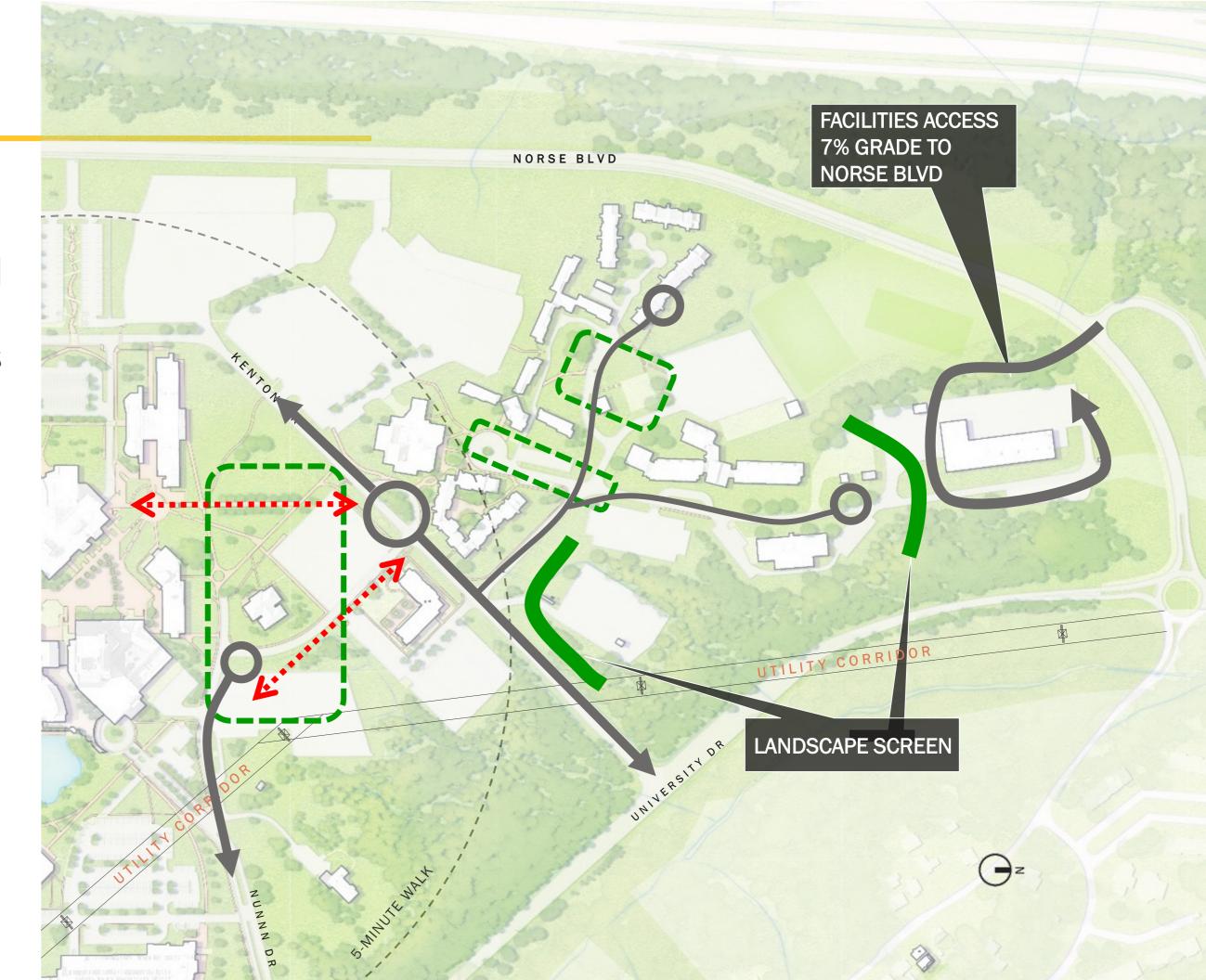
- Provide communal study space, living rooms and kitchens at select elevator cores
- Provide accessible public bathroom to serve common areas
- Create study rooms at ends of three wings



Potential Strategies:

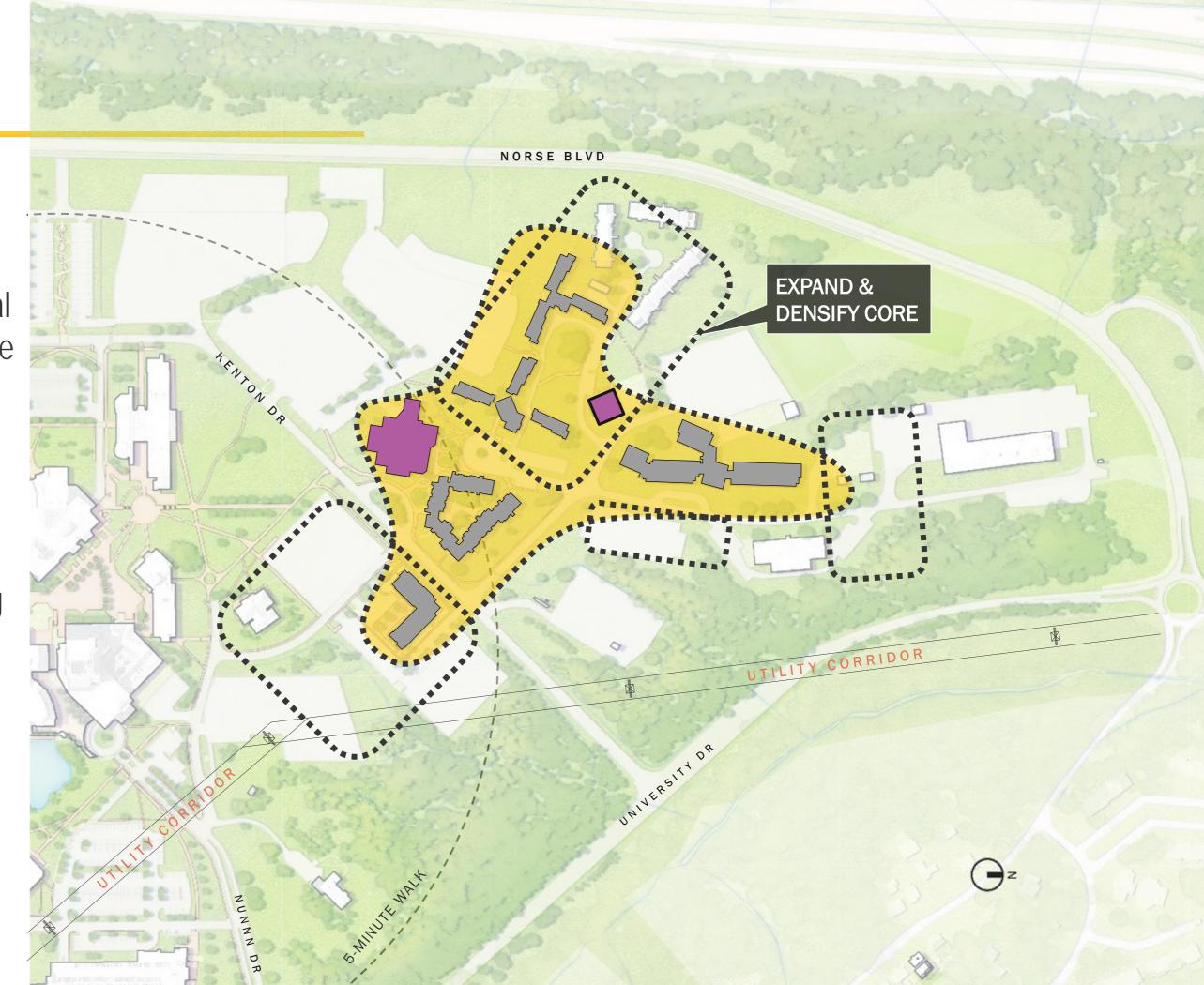
North Housing Neighborhood

- 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



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



Emory University



University of Virginia

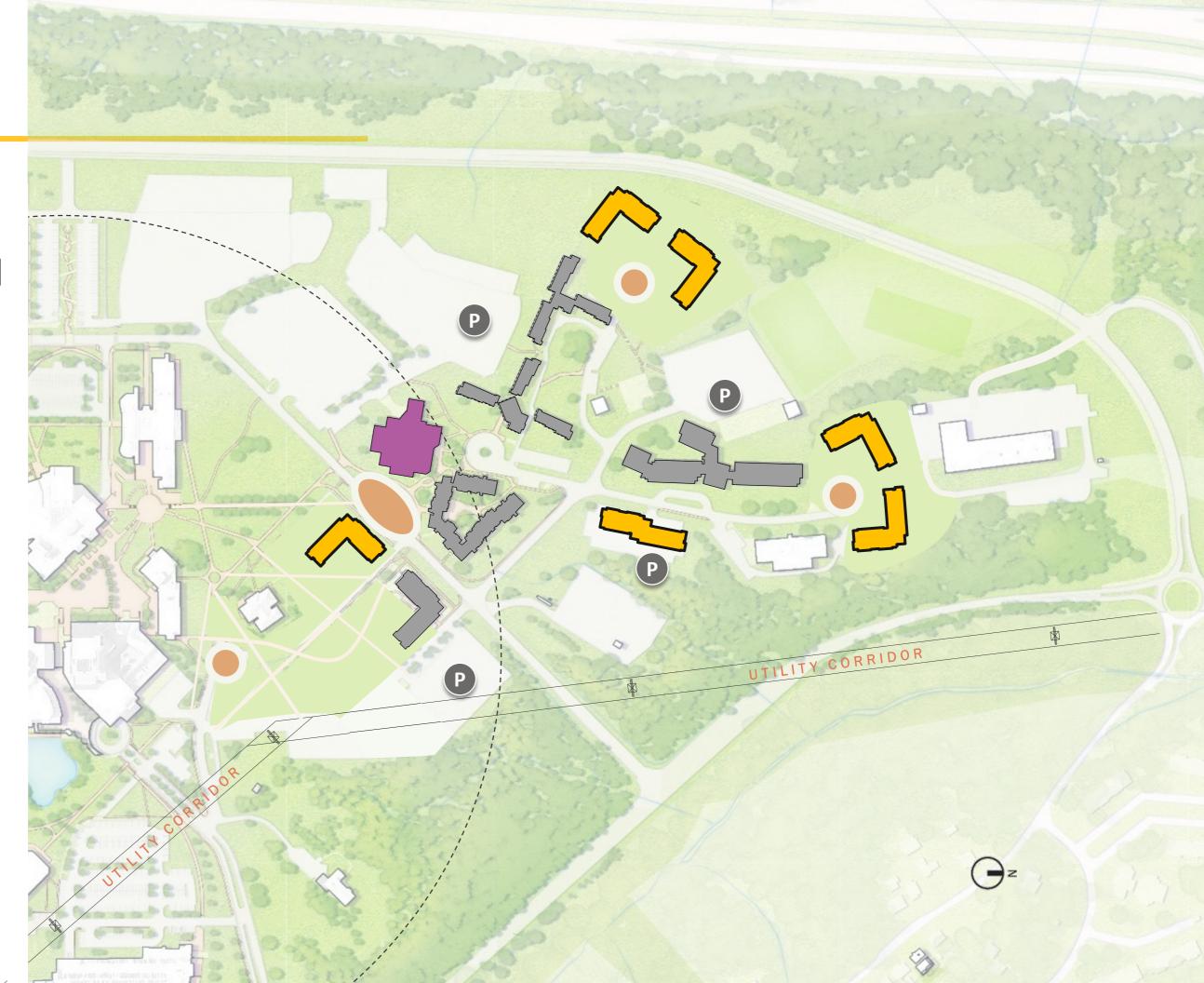


Clemson University

Scenario 1

North Housing Neighborhood

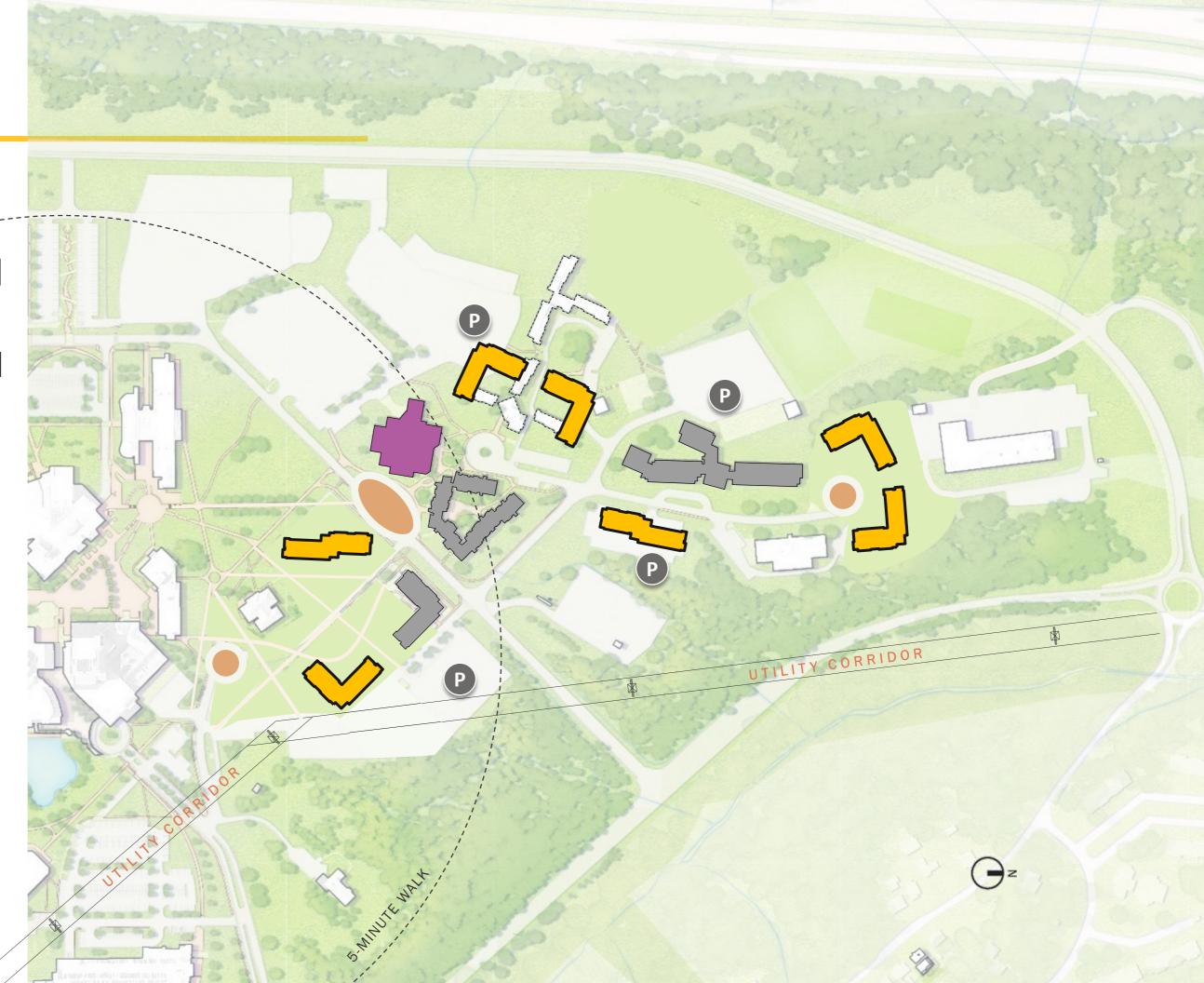
- Complete quad with construction south west of new hall
- Redevelop Woodcrest site
- Construct additional beds north and east of University Suites
- If new housing is added expand dining to supplement capacity of Norse Commons



Scenario 2

North Housing Neighborhood

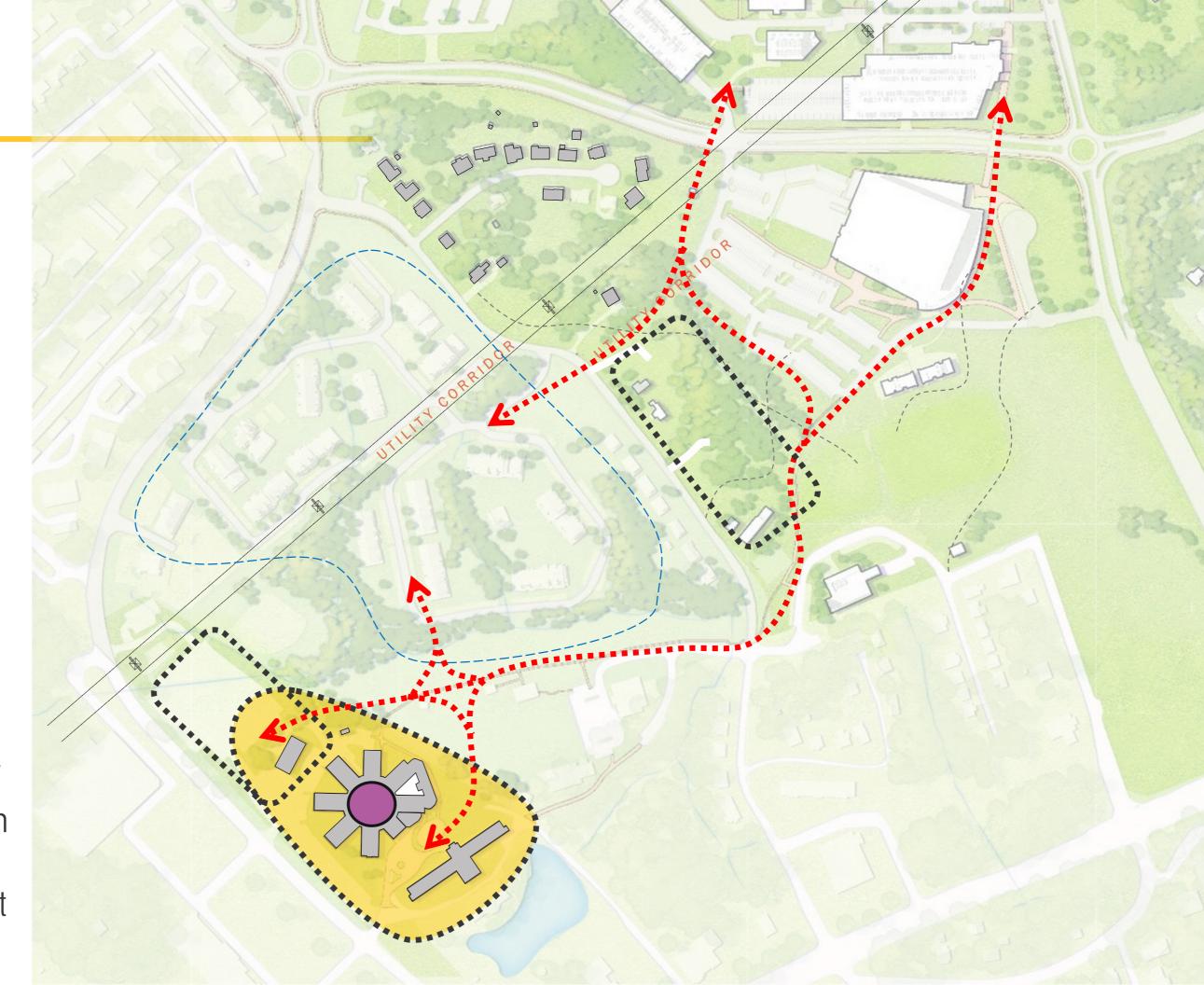
- Complete quád with construction south of new hall
- If new housing is added expand dining to supplement capacity of Norse Commons
- Replace Commonwealth and Kentucky with new quad
- Construct additional beds north and east of University Suites



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



→ Sc

Scenario 3:

East Neighborhood

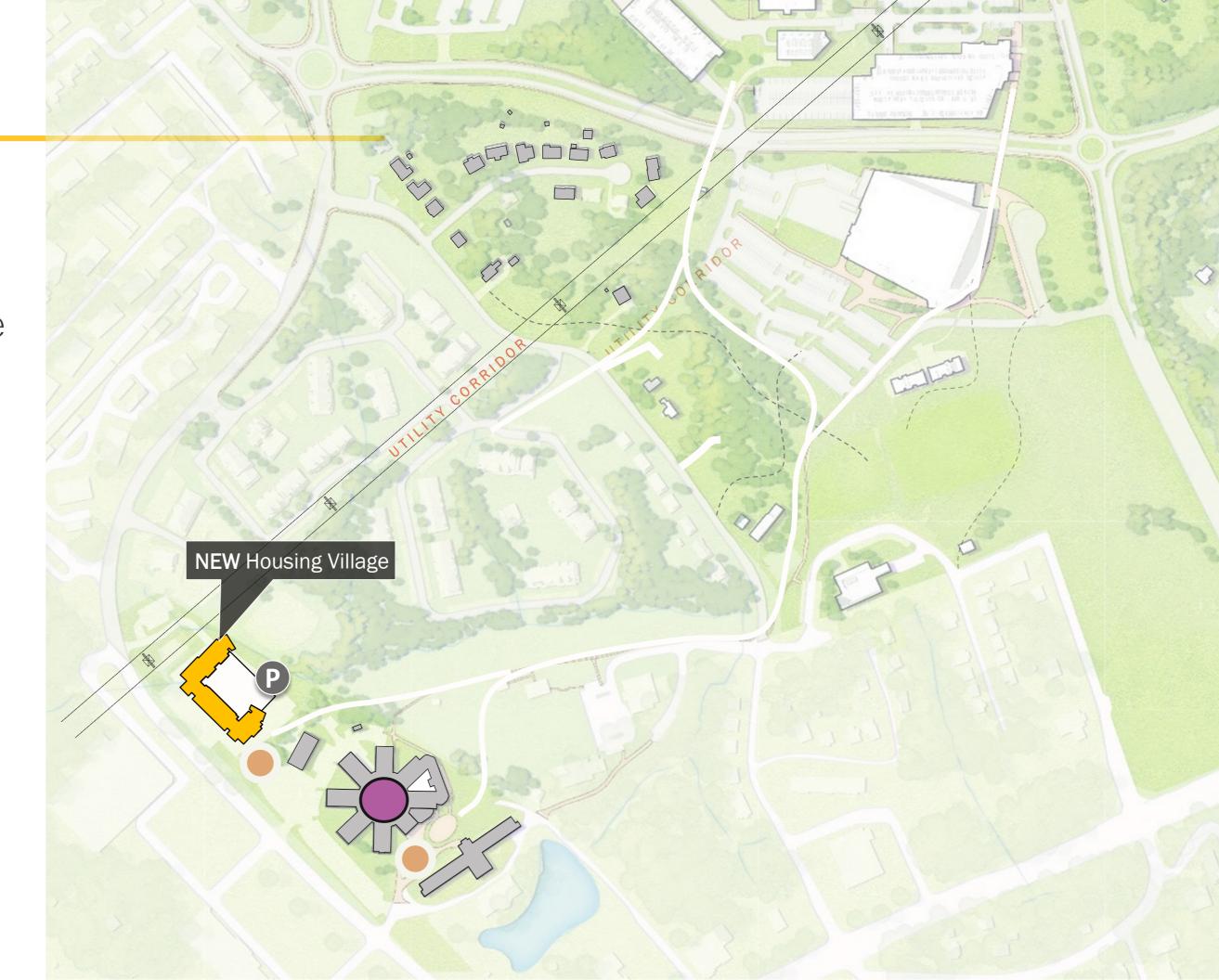
- Renovate Callahan to provide affinity housing
- Construct new housing along Johns Hill Road
- Improve the pedestrian walk between east neighborhood housing and academic core



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



University of Maryland – Terrapin Row



College Town Center-P3 Development



University of Notre Dame – Eddy Street Commons



Catholic University of America – Arts Walk District



University of Cincinnati - Clifton Heights



Rowan University - Downtown Glassboro

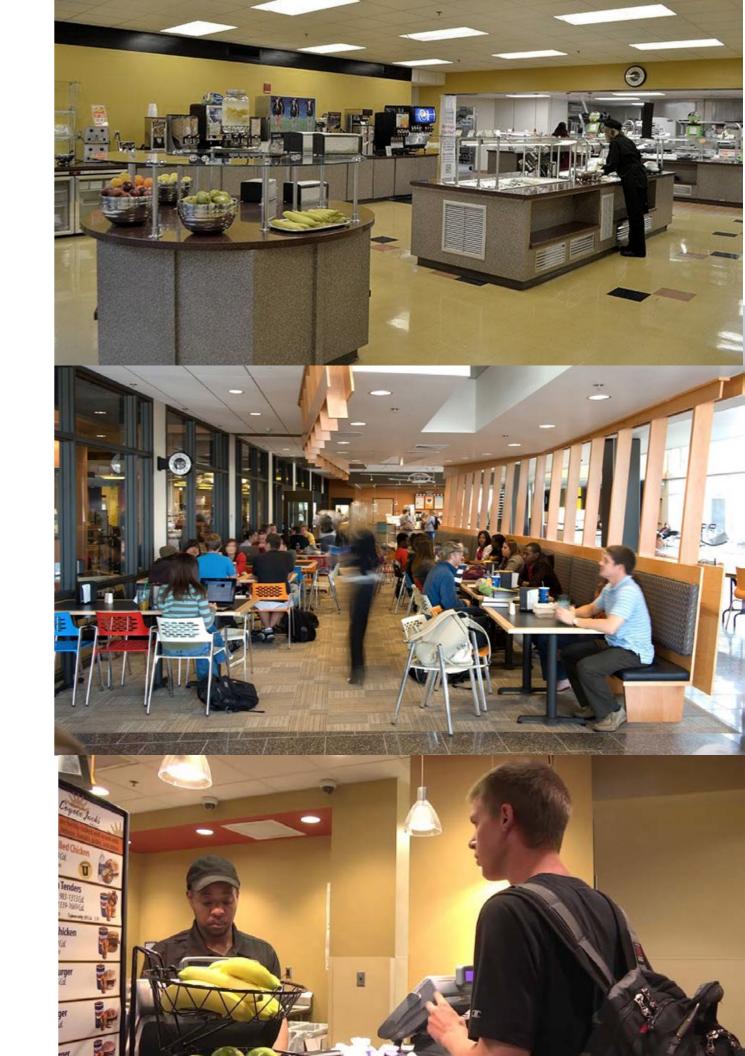
Key Question – Where should future housing be located?



Dining

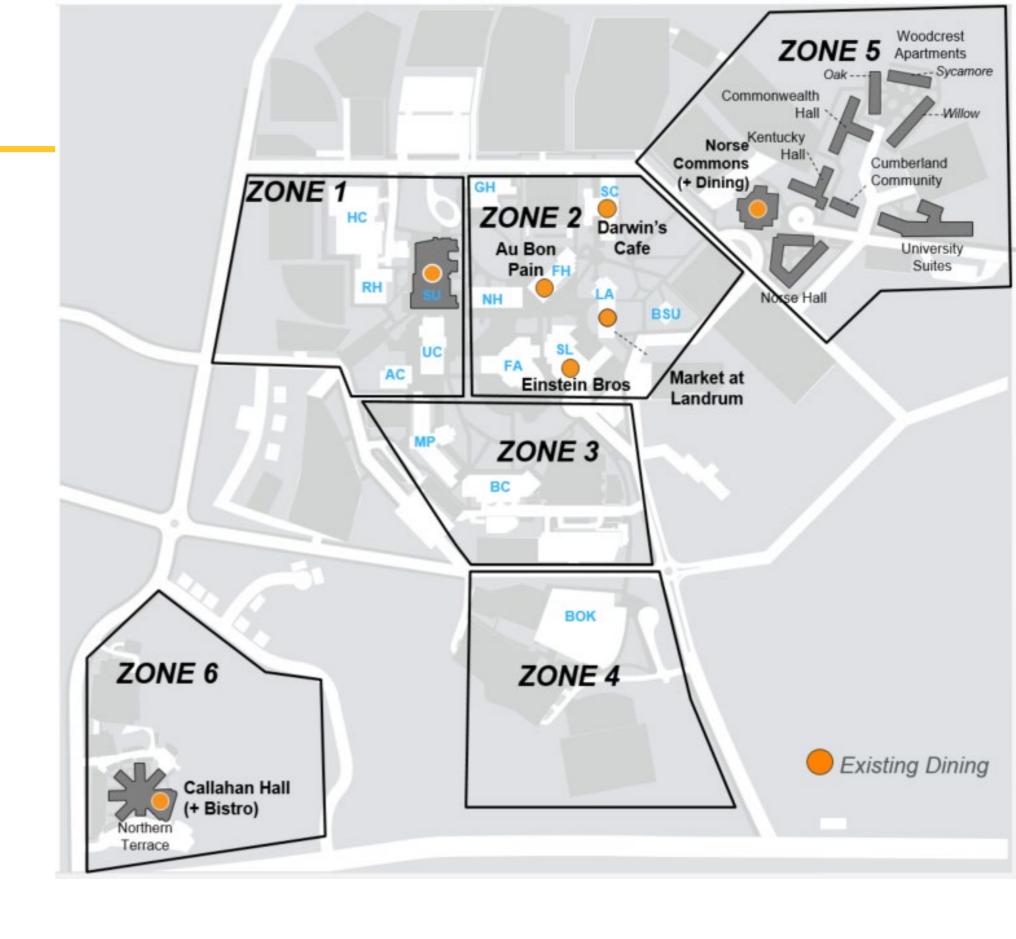
Key Findings

- Callahan Bistro is underutilized during breakfast and lunch; however, food service is necessary for the residents of Northern Terrace or Callahan Hall.
- Distribution of retail is more proximate in the Northern portion of campus.
- 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.
- Many students are eating / preparing meals in their residences, which limits community building.
- 6 There is an opportunity to increase nutritional awareness.
- 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.

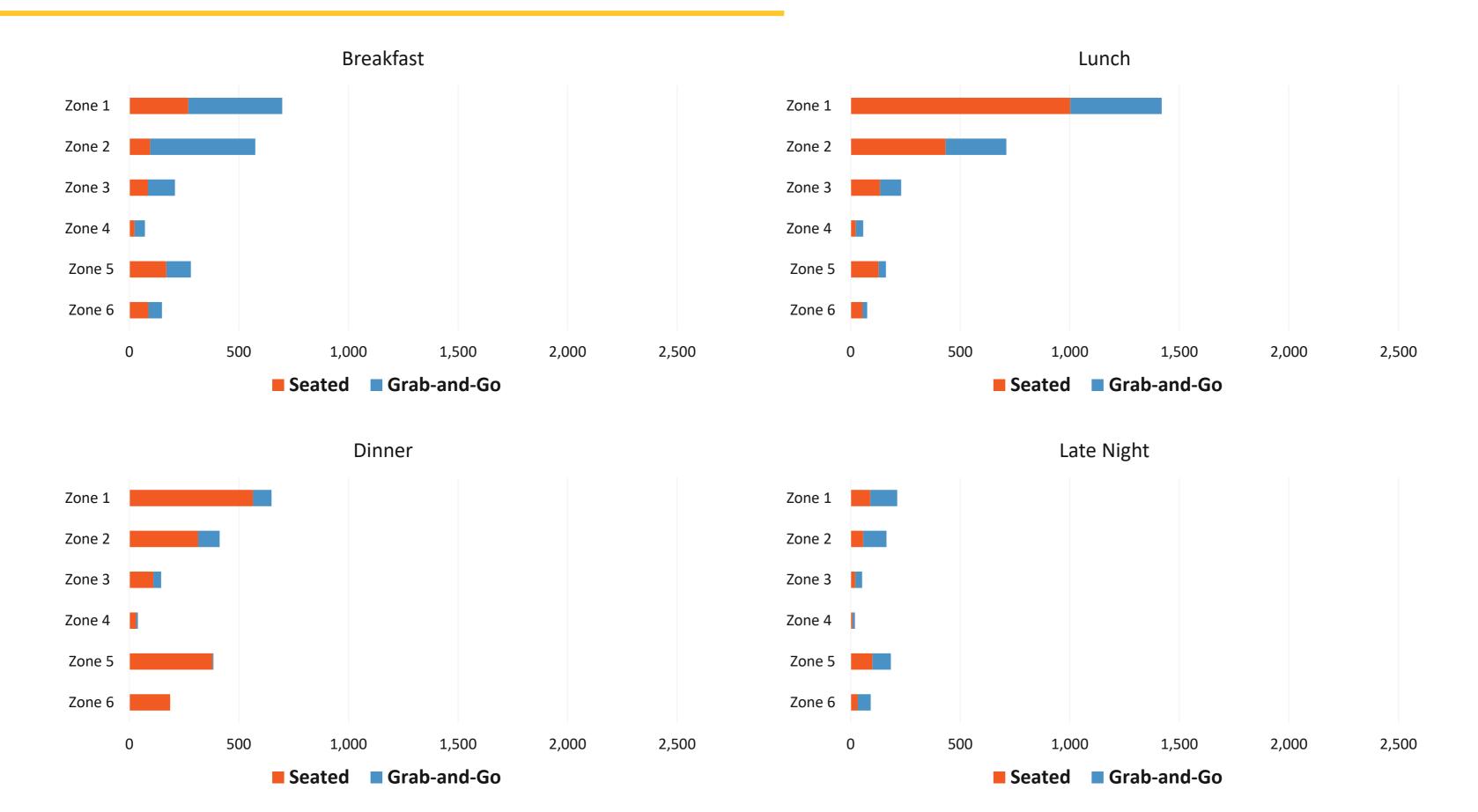


Methodology

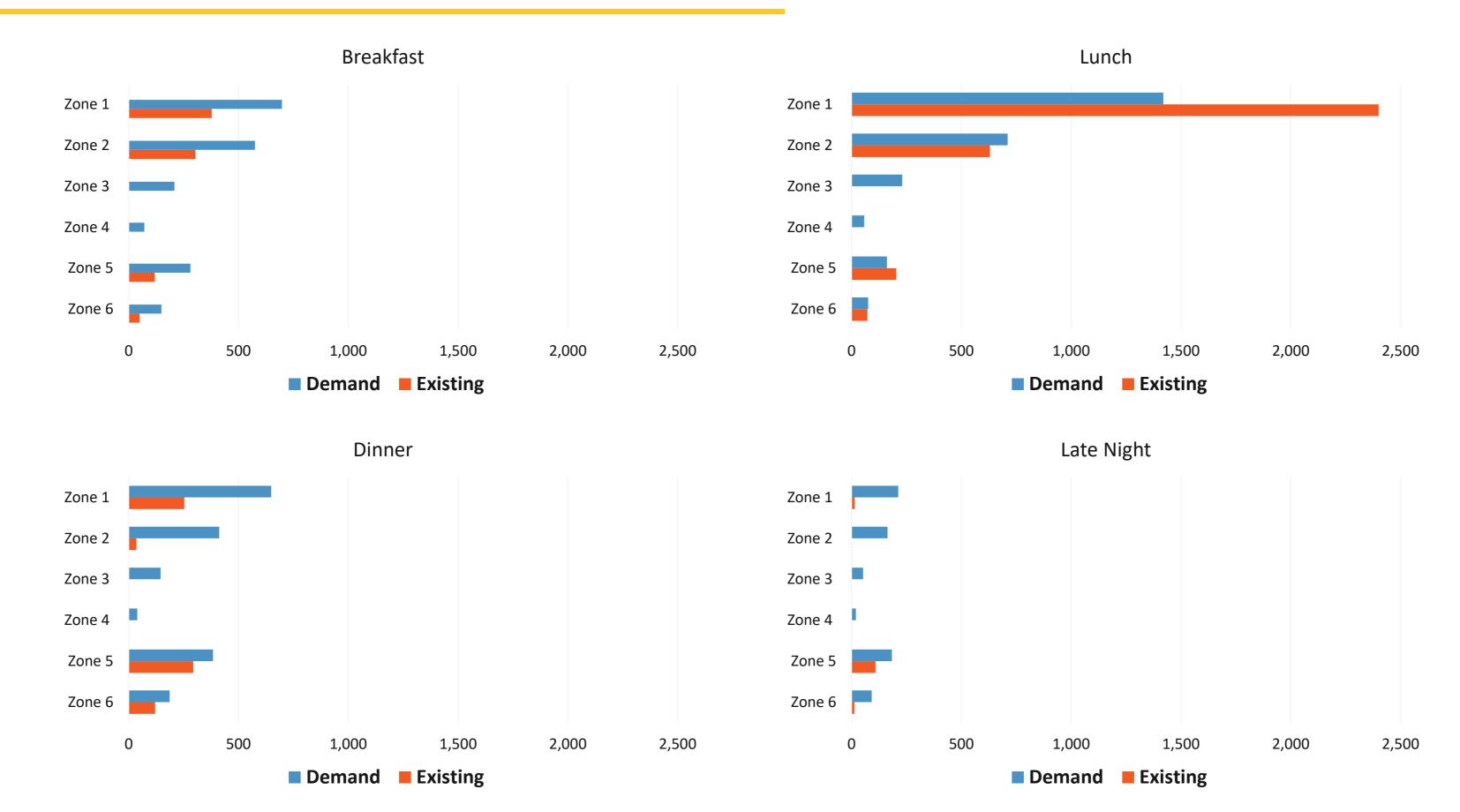
- Demand analysis is a combination of qualitative and quantitative methods that are used to inform B&D's demand model.
- The model projects demand through the extrapolation of preferences collected from the survey to NKU's entire population.
 Overlays enrollment projections.
 - Meal Time (Breakfast, lunch, dinner, late night)
 - Frequency (Day of the week, Monday Sunday)
 - Type (Grab-and-go, fast casual, AYCTE, etc.)
 - Location (Campus zones 1 6)



Campus-wide Max Hourly Demand by Meal: Seated Vs. Grab-and-Go



Campus-wide Max Hourly Demand by Meal: Demand vs. Existing



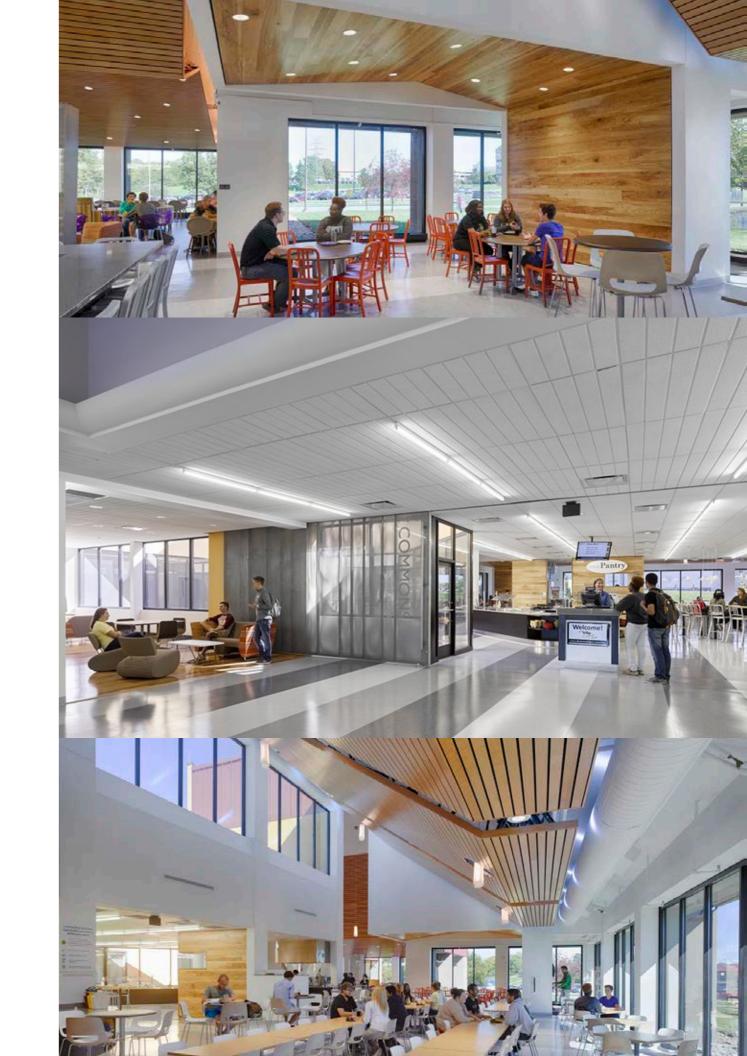
Recommendations

Operating

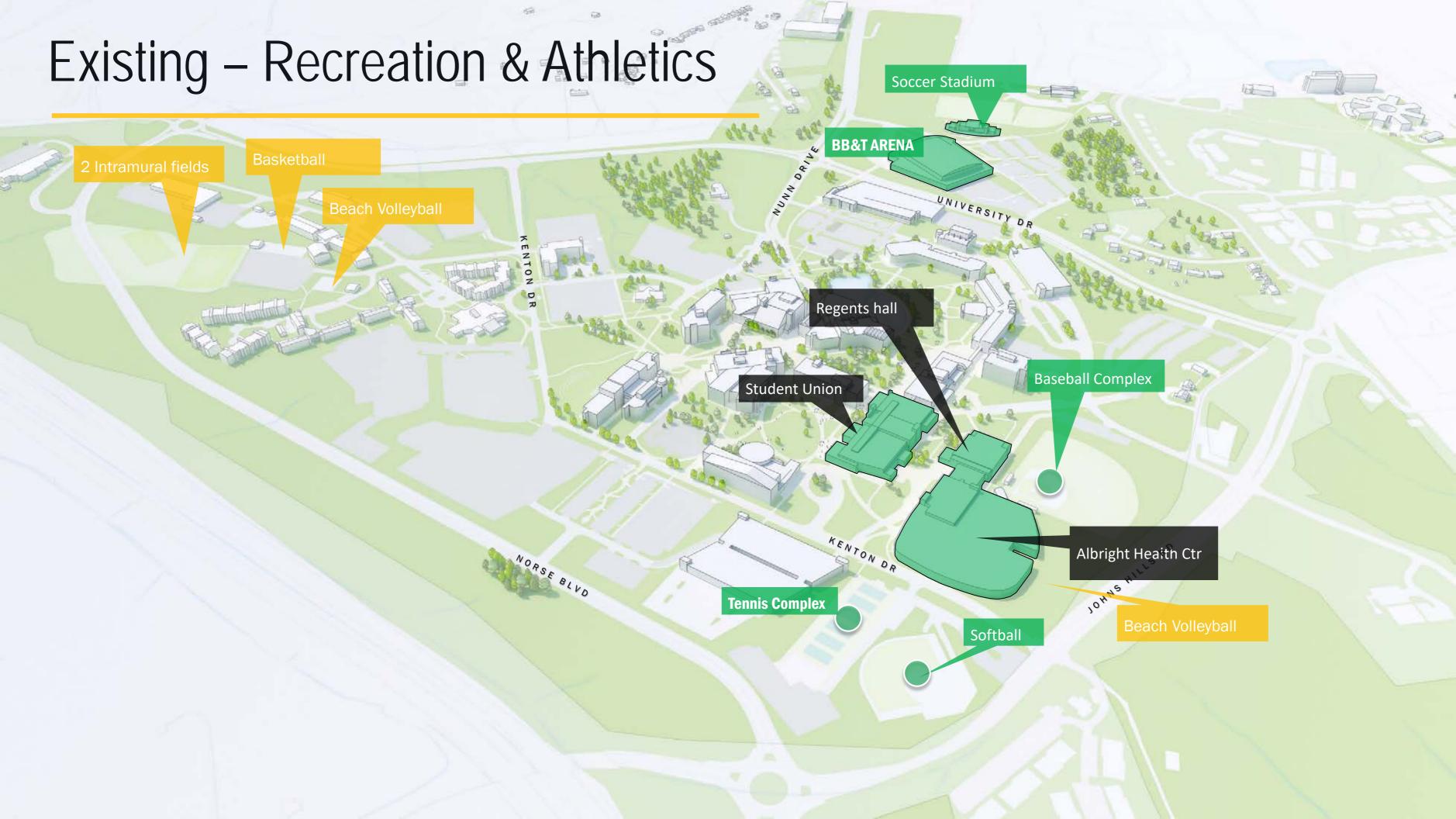
- Reduce daytime operations and offerings at Callahan Bistro. Replace AYCTE breakfast and lunch options with a la carte and/or grab-and-go options
- 2 Expand the hours of operation in the Student Union to match unmet demand for dinner

Facility

- Add a retail dining location in Zones 3 or 4 (either in the Mathematics, Education and Psychology Center or in the Business Academic Center)
- Alter the service style in Zone 2 to offer more seated options for dinner
- Alter the breakfast offerings in Zone 1 to align with demand preferences as well alleviate the reduced operations in Callahan Bistro





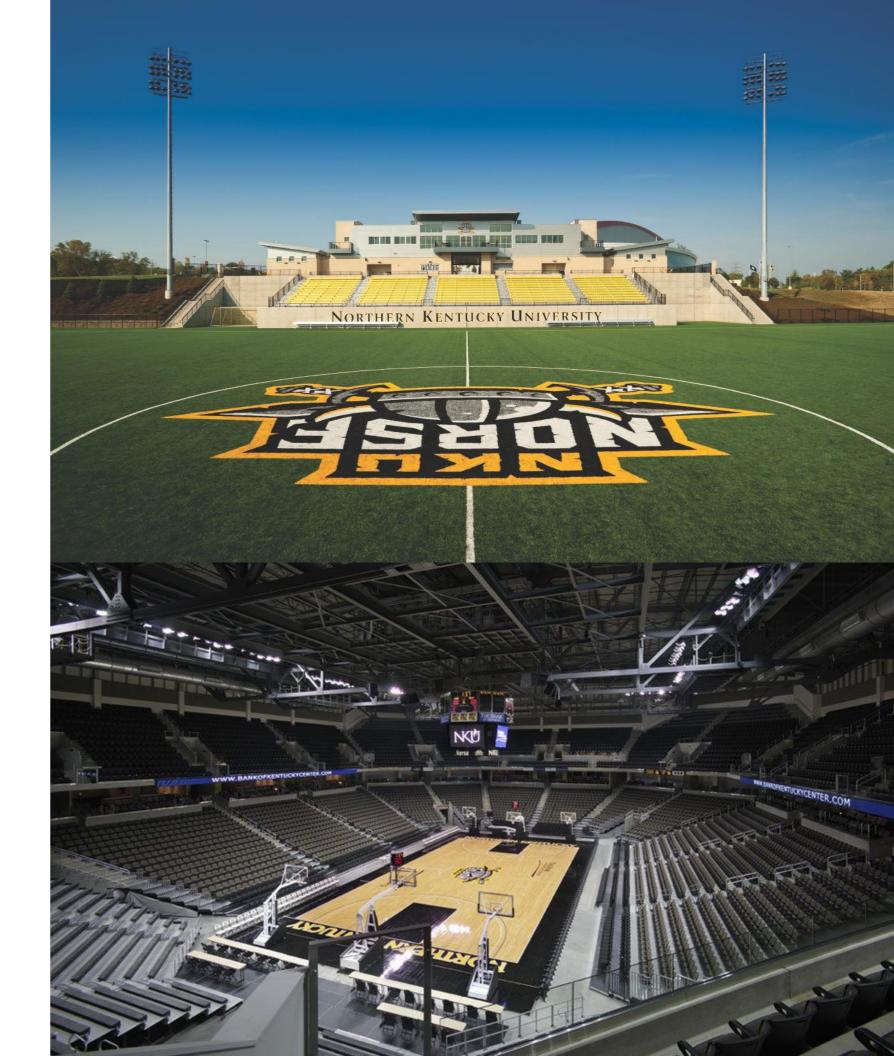


Athletics



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



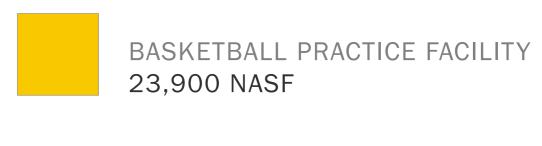
Drivers:

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

	NIRSA Metric	Need	Existing	Deficit
	Fields Per Thousand	Fall 2019 Undergraduate Headcount (9,245)		
basketball court	0.21	2	2	O
flag football fields	0.28	3	1	-2
soccer fields	0.33	3	1	-2
softball fields	0.26	2	0	-2
tennis courts	0.61	6	6	O
volleyball courts	0.22	2	3	O

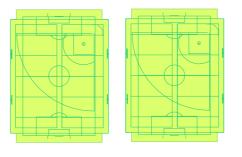
Program Elements











INTRAMURAL FIELDS STRIPED FOR SOCCER, FOOTBALL AND SOFTBALL

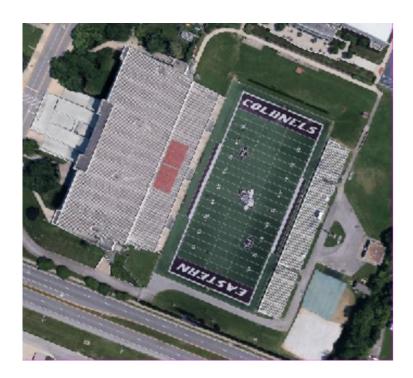
Other Elements

Renovate softball in place Athletics campus support – 13,760 NASF Locker rooms – 17,640 NASF

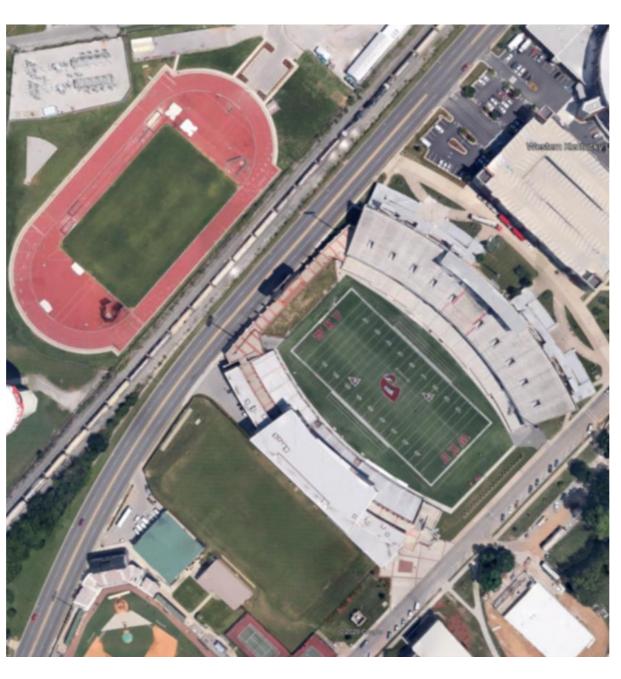




Moorhead State



Eastern Kentucky



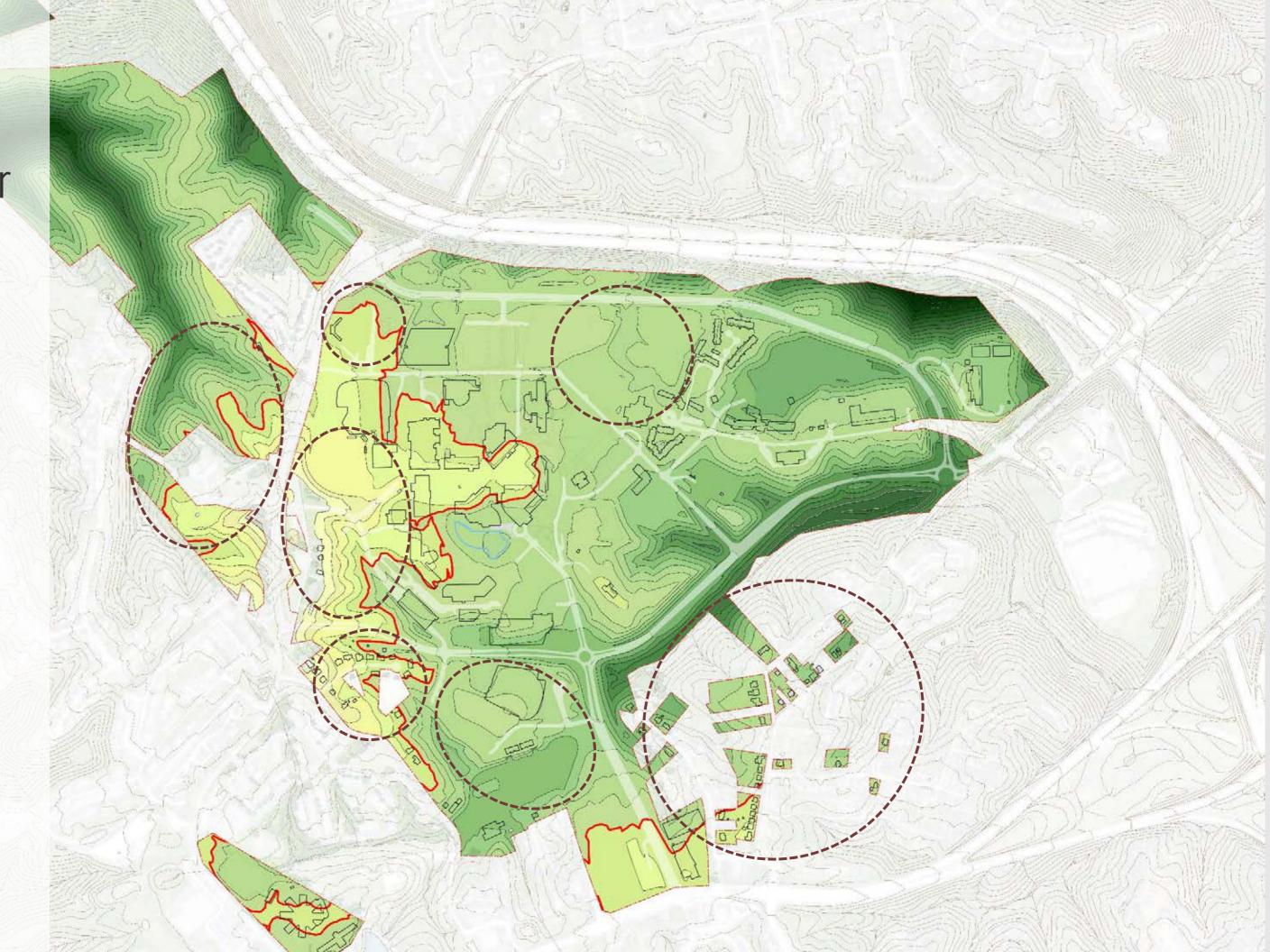
Western Kentucky



Murray State



Topography limits
developable sites for
large athletics
facilities.





Strategy 1

Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.



Strategy 1a



Strategy 1b



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

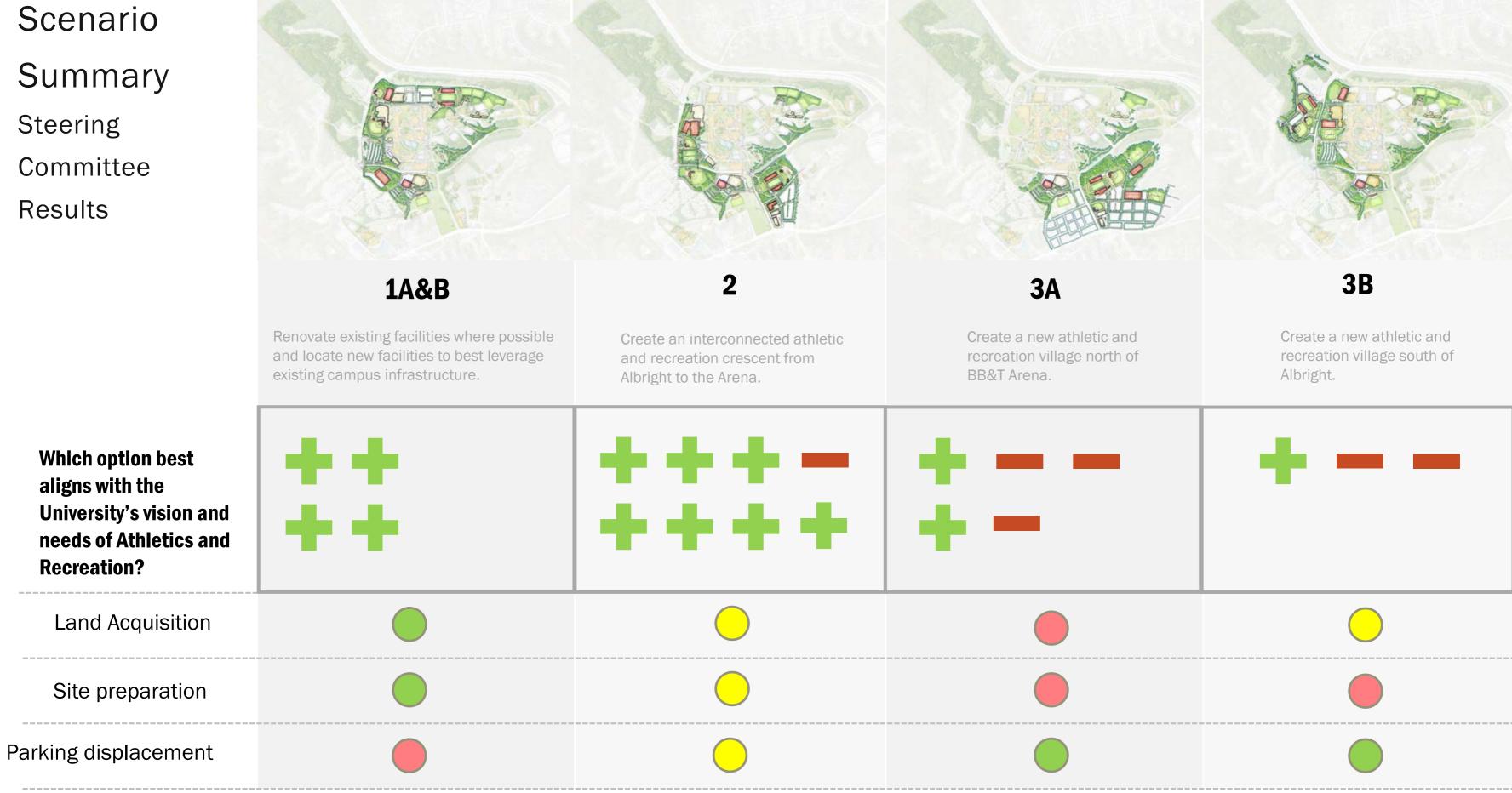
Create a new athletic and recreation village



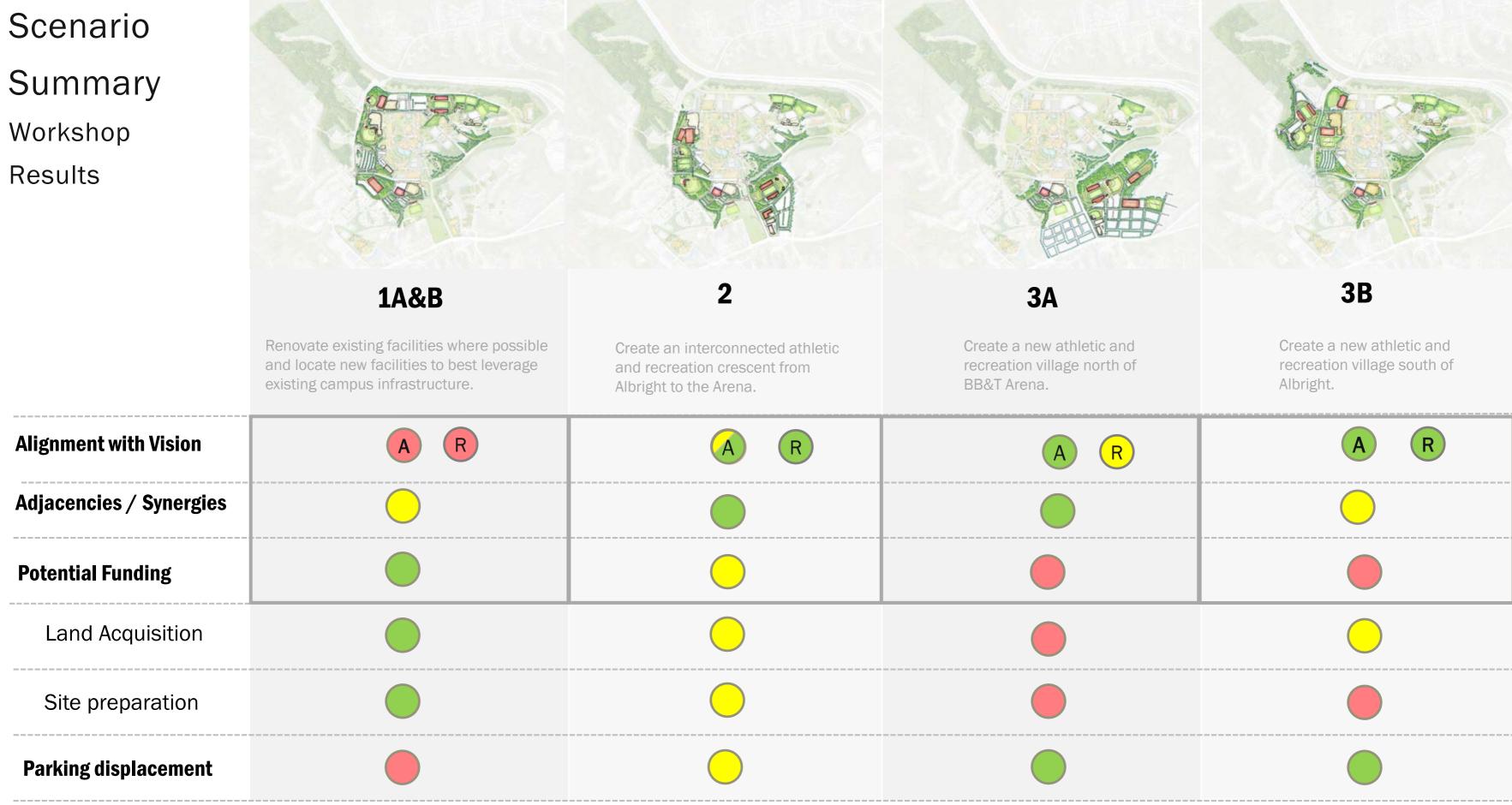
NORSE BLVD Future devt site Strategy 3a INTRAMURAL FIELDS KENTON DR. ALBRIGHT JOHNS HILL RD. Future devt site UNIVERSITY DR ARENA

Strategy 3b NORSE BLVD INTRAMURAL FIELDS KENTON DR. UNIVERSITY DR

Scenario Steering Committee



Workshop







Outward Campus Focus

>

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.







Drexel University



University of Pennsylvania



Temple University



Columbus College of Art and Design



Vanderbilt

Alumni, Advancement & Foundation

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

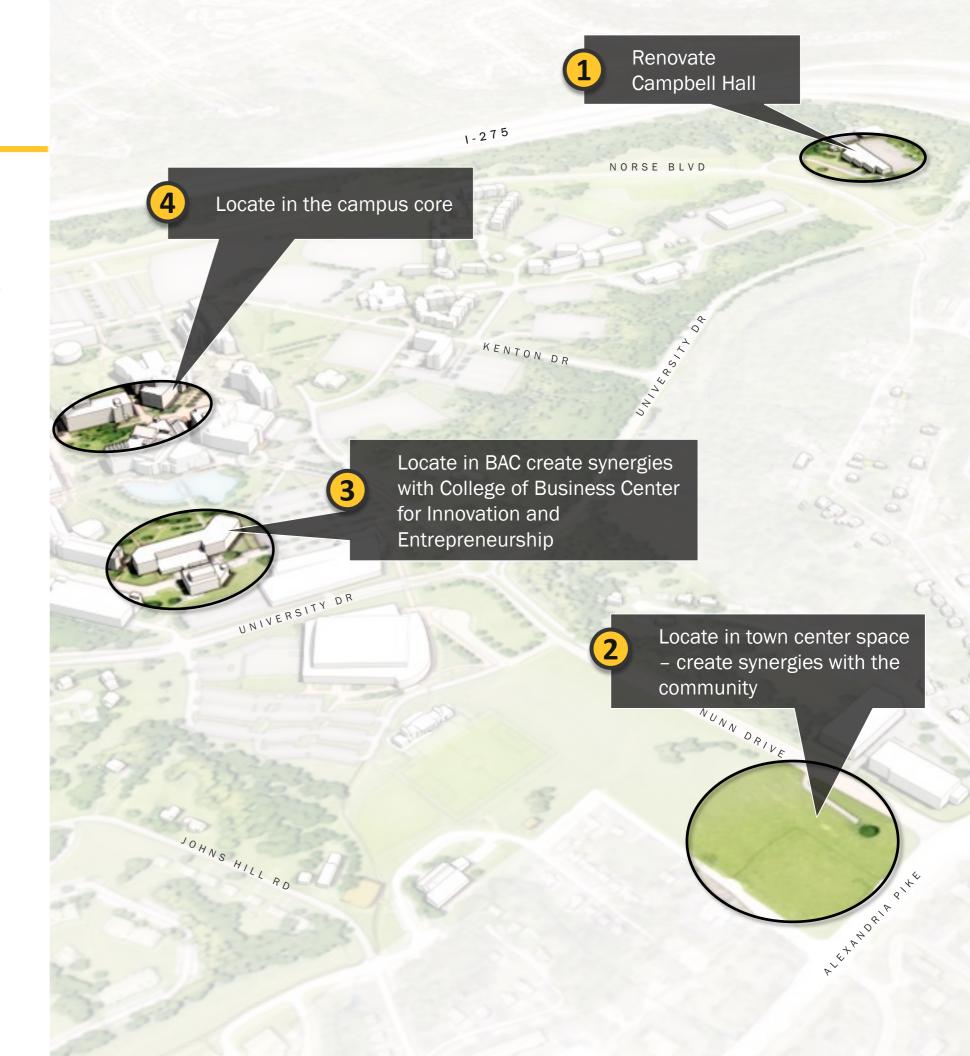


Drivers:

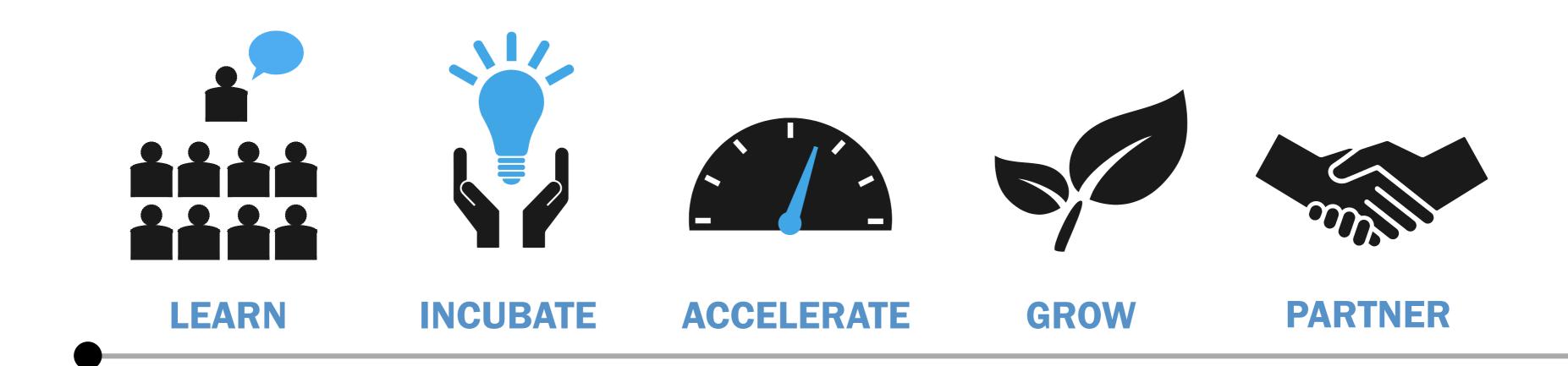
Grow incubator space on campus and elevate its presence

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



Providence Innovation District

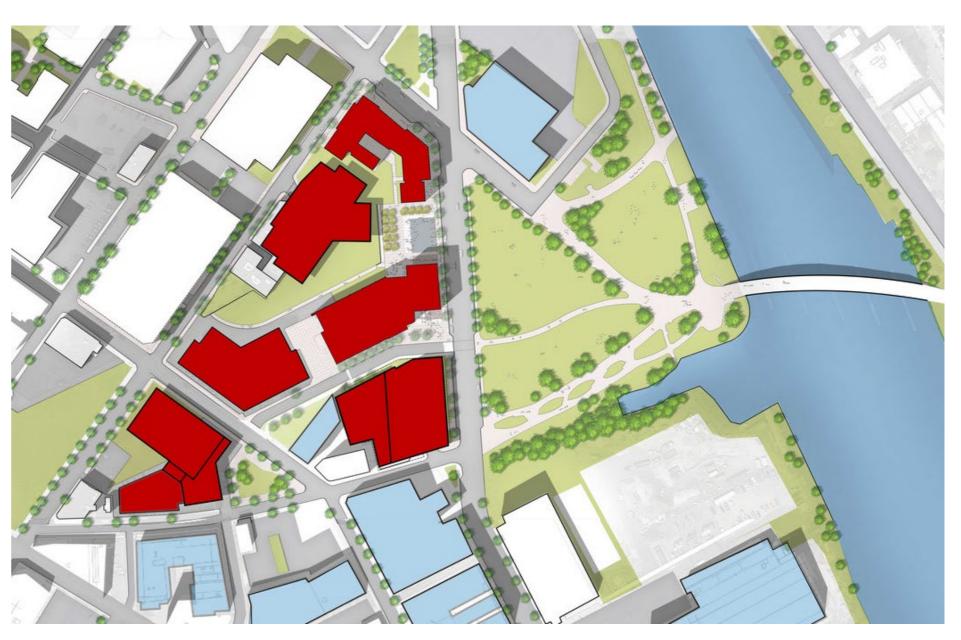




Point225 Providence Innovation Center

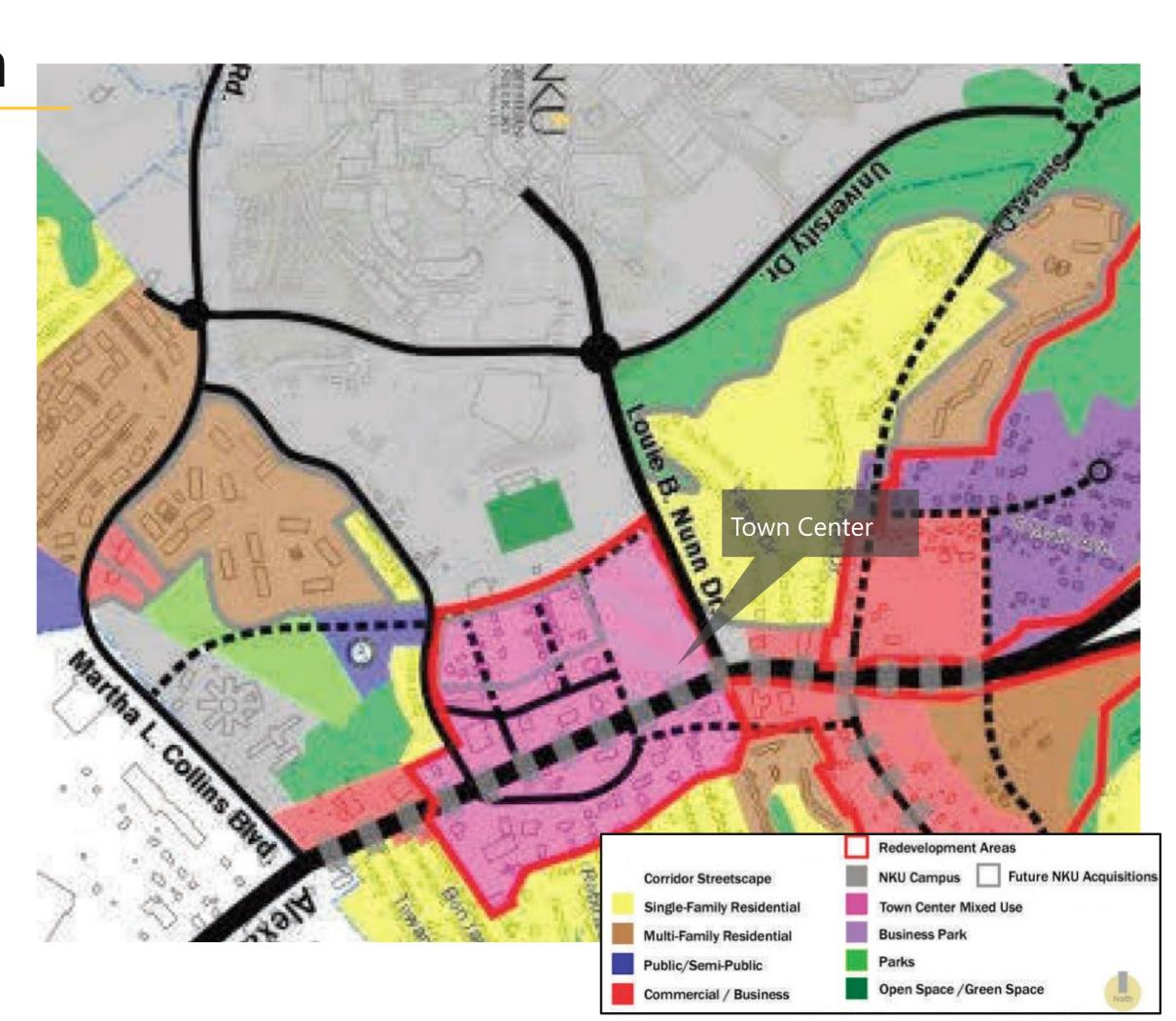






Comprehensive Plan

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

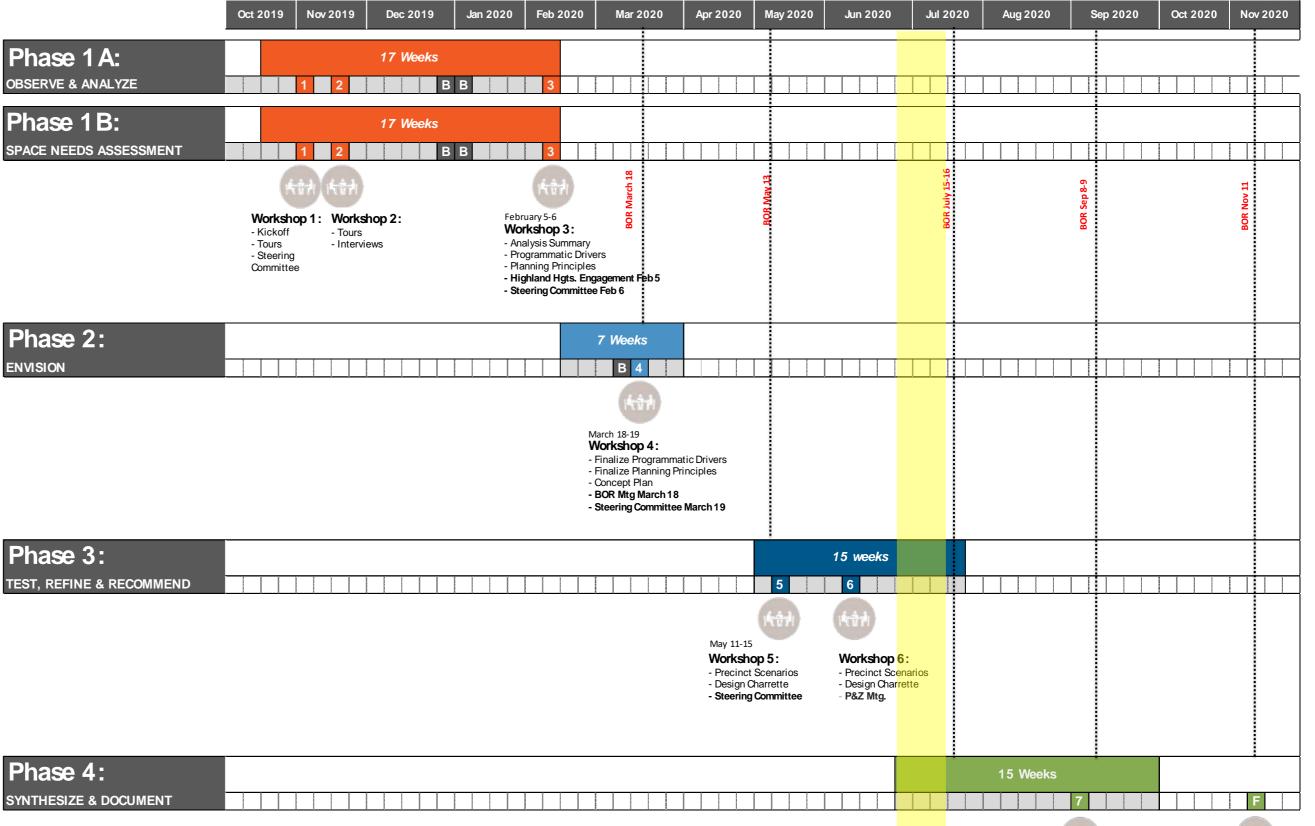
- University Property
- Potential Acquisition



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
- Finalize Master Plan recommendations based on feedback

Master Plan Schedule







Final

Presentation

Workshop 7:
- Draft Plan Review

- Draft Plan ReviPhasing
- Implementation
- Steering Committee TBD