Campus Master Plan
Visit 3  January 7-10, 2008

Consultant Team
The Campus Studio
Comprehensive Facilities Planning
Vivian Llambi and Associates
KLH Engineers
Consultant Team

- The Campus Studio
  Team Leader/ Master Planners

- Comprehensive Facilities Planning
  Space Planners

- Vivian Llambi Associates
  Landscape Architects

- KLH Engineers
  Engineers
Approach Summary

Phase I
- Orientation
  - Campus
  - Vicinity
  - Region

Phase II
- Issue Confirmation
  - Buildings
  - Traffic Parking
  - Open Space
  - Land Use
  - Student Issues
  - Space Needs

Phase III
- Campus Wide Alternatives
  - Combined Ingredients

Phase IV
- Preliminary Master Plan
  - Land Use
  - Buildings
  - Traffic
  - Open Space

Phase V
- Special Studies
  - Area 1
  - Area 2

Phase VI
- Design Guidelines
  - Master Plan Area Plans Guidelines
  - Final Package

Phase VII
- Final Submittal
  - Master Plan Update
  - CD

Visit 3
- Master Plan
- Area Plans
- Guidelines
- Special Graphics

Space Projections

Northern Kentucky University Master Plan
What is a Master Plan?

1. Recommendations need to reflect the institution’s culture
2. Considers a complex or group of buildings, spaces, walks and infrastructure
3. Provides a long range perspective; 20 + years into the future
4. Emphasizes ideas and a way of thinking
5. Explains how to accommodate growth; it does not recommend growth
6. Serves to stimulate discussion and information exchange
Visit 3  Considering Alternatives

Monday to Thursday
Nine Sessions

1. Advisory Committee
2. Executive Committee
3. Open Campus Sessions (2)
4. Student Sessions (2)
5. Town Hall Session
6. Focus Meetings (2)
   - Foundation
   - Highway Session
Organizational Models - Time to Commit

This is a critical time at NKU.

To date, we could afford to do what was convenient. To be ready for tomorrow, we need to commit to one specific organizational model.
Projected Growth Targets

Kentucky Council on Secondary Education
- Double enrollment by 2020 (11,000 FTE to 22,000 FTE)
- 20% increase in funding over the next two years

Business Plan 2020
- Space Need: 1.84 additional gross square feet target (currently 900,000 net assignable gross square feet)
  
  Space Projection Study is currently underway to confirm needs

- Housing Need: 2100 additional bed target (currently 16% of FTE, wish to go to 20% and double for 2020)

Projections
- Parking **Need: ?????? space target for 2020** (6,800 existing and total campus FTE population 13420)
We need your help

1. We will highlight major issues for you to consider.
2. Help us identify the good and bad ideas.
3. Record your reactions
Alternative Approach

1. Encourage new and different ways of thinking about campus
2. Understand the impacts of a range of approaches
3. Highlight strengths and weaknesses of various approaches
4. Clarify fundamental beliefs and what we hold dear
5. Consultant Team has generated these alternatives without campus review
6. Primary emphasis is on new ways of thinking
7. Focus on big ideas without getting lost in detail
8. None of the alternatives is perfect select the best ideas within each alternative

THESE ARE OPTIONS NOT RECOMMENDATIONS!
Alternative A
Radiating Academic
Distant Recreation
Athletics on south
Surface Parking

Alternative B
Radiating Academic
Buildings are linked
Athletics on south
Parking Decks

Alternative C
Academic moves south
Relocate Health
Athletics remote
Town Center
Alternative A Introduction

1. Potential building footprints appear in white
2. Proposed density reflects most successful areas of campus
3. Future building placement relates to existing placement
4. Limited area available between buildings and connector road
1. Five building clusters evenly distributed – close in
2. Major expansion at University Dr /Johns Hill intersection (#4)
3. West Quad is organized in a north / south configuration
4. Potential Informatics and Health Innovations Center (●)
5. Nunn Dr entry drive is improved
Alternative A
Open Spaces and Walks

1. Major west side entry area (2 major entries on east and west)
2. Two new quadrangles
   - Strong north/south orientation – visually less distinctive
   - Major space is same size as the Central Plaza
3. Simple grid walk pattern – originates at decks and housing
Walk Distances

5 Minute Walk Radius
Entire academic core is within a 5 minute walk of the Central Plaza

10 Minute Walk Radius
All campus residential units are within a 10 min walk of the core

Lakeside Apartments are a 17 minute walk from the core (along Johns Hill Rd)
1. Compact core – Hillside development is 10 minute walk
2. Proposed spaces parallel the Central Plaza
3. Major space is large - same size as Central Plaza (4 acres)
4. Simple understandable layout
Alternative B

Introduction

1. Achieves density targets by more close in infill
1. Five new building Clusters – largest concentration to north
   - Focus building within zone 1
   - Buildings enclose the lake
   - Hillside academic area (with deck)
2. Building placement relates to existing layout
1. Creates three new building clusters
   - West Quadrangle
   - North Quadrangle
   - Northeast Quadrangle

2. Encloses lake area

Alternative B

3. Interior walkways

4. Grid pattern:
   Central east / west corridor
1. Major corridors emphasizes north / south movement
2. Pedestrian / vehicular conflicts reduced – dead end roadways
3. Framing the main entrance
4. Southeast hillside development
Introduction

1. Most extreme alternative
2. Academic core extends south beyond Johns Hill Rd
3. Health Center is relocated to north with growth potential
4. All buildings avoid the high tension right of way
Alternative C Building Placement

Academic clusters are located along a major spine
1. Southern cluster offers significant additional capacity
2. High visibility development sites
3. Distance from core suggests relatively independent uses (Law School / Business School)
Alternative C  
Open Space Patterns

1. Four major open spaces are identified – related to spine
2. Uses both north / south and east / west orientation
3. Spaces range in size from 1.5 acres to 3 acres
1. Major corridors emphasize north / south and east / west grid
2. Elevated walkway over Johns Hill Road
3. All major academic facilities are within a 15 minute walk of the center of campus
4. Hillside housing residents will take the most direct route
1. Major corridors emphasize north / south and east / west grid
2. Elevated walkover required to safely cross Johns Hill Road
3. Academic facilities are within a 10 walk of campus center
4. Hillside housing residents will take the most direct route
Discussion Items

1. Campus Organizational Models
2. Community Interface Models
3. Structuring the Academic Core
4. Vehicular Circulation and Parking
**Vehicular Circulation**

Kentucky Department of Transportation

Proposed Road Improvements

- **1-275**
- **Rt 27**
- **Martha Collins Blvd**
- **Nunn Rd**
- **University Dr**
- **Highland Heights**
- **Gateway West**
- **Gateway East**

**Proposed Connector**

- **AA Highway**

**Remove Existing Partial Interchange**
Vehicular Circulation

Kentucky Department of Transportation
Proposed Road Improvements

Potential 5 lane cross section

Remove Existing Partial Interchange

Potential Interchange

1-275

Proposed Connector

Road

 AA Highway

 Proposed

Johns Hill Rd

Gateway West

University Dr

Gateway East

Nunn Rd

Nunn Rd

Gateway West

Rt 27

Martha Collins Blvd

Highland Heights

Foundation

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Calculating Parking Demand

Current spaces 6,800
Current spaces being used 6000
Total spaces
(assume .5 spaces per campus FTE population)

Assume .5 ratio for FTE 2020 population
Traffic Demand Management Program 5%
Off campus shuttle parking 10%
Parking Assumptions

1. Critical Issue; surface parking or parking decks or what combination?

2. Deck Impacts
   - Allows close in convenient parking
   - One of the largest campus land consumers
   - Significant cost impacts

3. Parking Costs
   - Surface parking space = $2,300 to $3,000 / space
   - Independent above ground deck space = $18,000 / space
   - Below ground deck space = $30,000 / space
   - 1000 space decks costs about $18 million each
Access and Parking Alternative

Existing

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Access and Parking Alternative C
Access and Parking Comparison
Discussion Items

1. Campus Organizational Models
2. Community Interface Models
3. Structuring the Academic Core
4. Vehicular Circulation and Parking
5. Housing Opportunities
Housing Issues

Options

1. Build new
   - Purchase land
   - Build on existing university land
2. Build new in joint venture with private developer
3. Purchase and operate existing complex
Housing Comparison

Existing

A

B

C
Alternative Summary

1. Structuring the Academic Core
2. Vehicular Circulation and Parking Patterns
3. Housing Opportunities
4. Route 27 Interface (Foundation Property)
Route 27 Interface
Discussion Items

1. Structuring the Academic Core
2. Vehicular Circulation and Parking Patterns
3. Housing Opportunities
4. Route 27 (Foundation Property)
5. Recreation and Athletic Facilities
Recreation and Event Program

- Track and Field Stadium
- Baseball Stadium
- Soccer Stadium/Practice Fields
  (1 soccer and 2 football fields)
- Indoor Tennis Courts – 6 cts
- Outdoor Tennis Courts – 8 cts
- Basketball Courts – 5 courts
- Indoor Track Building
- Swimming Facility – 3 pools
- Softball Fields – 7 fields
- Sand Volleyball Courts – 3 courts
- Football / Soccer Fields
Alternative C

- Athletics
- Housing
- Acad Core
- Rec.
- Town Center
1. Use topography to help make the campus distinctive

2. Protect unique natural features: major ravines, outcroppings and woods

3. Protect wooded banks

4. Match development to slopes

Narrow Ravine
Athletic Stadium Area - AA Highway Site

Intercollegiate Facilities

Recreation Facilities

North

34 min walk from Johns Hill Rd
Variation on C

Close to campus
Shuttle parking easy in and out
Economic boost to Gateway West
Significant neighborhood impact
Alternative C
The End