Campus Master Plan

Preliminary Master Plan
Visit 4  April 8-10, 2008

Consultant Team
The Campus Studio / Team Leader and Master Planners
Comprehensive Facilities Planning / Space Planners
Vivian Llambi & Associates / Landscape Architects
KLH Engineers / Engineers
Major Directions Agreed Upon (Alternatives)

1. Work to achieve a joint city and university village center
2. Acquire properties to the north of Nunn Dr (Faren and Sunset) and to the east of University Dr. between Nunn Dr to Martha Collins Blvd
3. Create a concentrated campus core and interconnect the buildings
4. Protect and enhance the campus grid
5. Achieve an academic quadrangle south of Johns Hill Road
6. Park at least a 5 minute walk from the campus center (does not apply to visitors, disabled or service)
7. Retain the Health Center at its current location. Locate sports complex near campus – next to Arena and north of Nunn Dr (Faren and Sunset area). Concentrate recreation facilities
8. Distribute housing across campus and on university property: don’t rely on purchasing existing private complexes.
9. Create an east/west orientation to the proposed West Quad
10. Preserve Honors Woods (sensitive habitat)
Master Plan Goals – Preliminary

- Create a setting which reflects campus priorities and a commitment to students, faculty and staff
- Define a methodology for accommodating growth in a manner which reinforces institutional values
- Create a compact, well organized, and accessible campus
- Define a vision that demonstrates excellence
- Achieve a student friendly environment that instills pride in NKU
- Communicate a vision which conveys a distinct and humane campus comprised of memorable campus places
- Achieve a sense of community within the campus, the community, and the region
- Serve the people of the Commonwealth
Preliminary Master Plan
Master Preliminary Plan Orientation

1. North is to the right - west to the top
2. Existing buildings are reddish-brown
3. Proposed buildings are white
4. Existing parking decks are all gray
5. Future parking decks are white with gray edges
6. Site treatments vary accordingly
Preliminary Master Plan Components

1. Land Use Patterns
2. Development Patterns
3. Transportation and Parking
4. District Plans
5. Utility Needs
6. Capacity Projections
7. Siting Opportunities
8. Town Center
1. Land Use Patterns
1. Compact Core

2. North / south configuration

3. Greatest concentration north and west
Major Use Areas - Housing

- A1 Replace Commonwealth Kentucky
- A2 Relocate Maintenance Ctr
- B1 Undeveloped site
- B2 Church property
- C Undeveloped property
Major Use Areas - Recreation

1. Athletics concentrated in 3 areas
2. Recreation facilities mostly in the North Athletic area but also placed at residences
2. Development Patterns
Development Patterns

1. Individual building placement reinforces the existing grid layout
Development Patterns

1. Multiple buildings form a cluster or group of buildings
3. Single building functions as group focal building
4. Open space holds the building group together
1. Individual building placement reinforces the existing grid layout
2. Multiple buildings form clusters or groups of buildings
3. Clusters combine to form Neighborhoods or Districts
Development Patterns

1. Individual building placement reinforces the existing grid layout
2. Multiple buildings form clusters or groups of buildings
3. Clusters combine to form Neighborhoods or Districts
4. Together these districts form the Academic Core
Development Patterns

1. Individual building placement reinforces the existing grid layout
2. Multiple buildings form clusters or groups of buildings
3. Clusters combine to form Neighborhoods or Districts
4. Together these districts form the Academic Core
5. Campus center connected to districts
Special Places - Most Important Element

NKU = 4 existing spaces
- Norse Lake
- Central Plaza
- Library Coffee Shop
- Walk of Honor (BEP)
Hierarchy of Campus Spaces

1. Major Focal Space

2. District Space

3. Building Space
Open Space

1. Greater investment – new and upgrading
2. Achieve a hierarchy
3. Connected spaces

Bold, simple, easily understood, effective
Comprehensive Open Space System

1. Natural Areas
2. Buffers / Setbacks
3. Storm Water Areas
Comprehensive Open Space System

1. Natural Areas
2. Buffers / Setbacks
3. Storm Water Areas
4. Campus Entries
5. Athletic/Recreation
Recreation and Athletic Event Areas

East Athletic District

1. Arena
2. Soccer Stadium
Recreation and Athletic Event Areas

North Athletic District
1. Track and Field Stadium
2. Baseball Stadium
3. Softball fields with football fields
4. Swimming facilities
5. Indoor and outdoor tennis courts
Pedestrian System

1. Use walks to define order
2. Create a hierarchy of walks
3. Provide ADA accessibility
4. Minimize pedestrian and vehicular conflicts
5. Provide all-season walkways
Pedestrian Circulation

Pedestrian Patterns

1. Strong order
2. Emphasize grid
3. Elevated walk over Johns Hill Rd
4. Connects Lakeside and Town Village

Bold, simple, easily understood, effective
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Walking Times

Walk times from the campus center to -

1. North deck 6 min
2. South Commons 7.5 min
3. Arena 9 min
4. Shuttle lot short-cut 12 min
5. Foundation 12.5 min
6. Northern-most housing 13 min
7. Shuttle parking lot long way 15 minutes
8. Rte 27 17 min
9. Lakeside Apt 17.5 min
Hierarchy of Walks

1. Walkway Corridors
   - Recognized as an important land use
   - Connect major areas of the campus
   - Contributes to the campus organization
   - Serves as walkway and linear open space
   - Increases personal security
Level 1 Walk - Major Pedestrian Corridors

- Gives organizing structure to the campus - wayfinding
- Serves both as a pedestrian and as an open space corridor
- 10 to 12 feet wide
- High quality materials and treatments
- Connects major areas and destinations
- Supplemental site furnishings
Level 1 Walk - Major Pedestrian Corridors

Treatments

- Special paving
- Seating
- Waste receptacles
- Banners
- Orientation signage
- Landscaping
Major Walks beyond the Core

- 10 to 12’ wide
- Normal paving materials
- Modest treatments
All - weather Connectors

Options
1. Interior corridor
2. At-grade exterior connector
3. Elevated walk
   (consistent elevation)
3. Transportation and Parking
Alignment as shown consumes 12.3 acres of university land (3.0 acres south and 9.3 acres north of Johns Hill Rd)

- South of Johns Hill Rd = 2 travel lanes + center turn lane
- North of Johns Hill Rd to Proposed Campus drop off = 4 travel lanes center boulevard + turning lane
- North of Proposed Campus drop off drive to Three Mile Rd Two travel lanes center boulevard + turning lane
Campus Entry Hierarchy

1. Arrival
2. Major Entry
3. Secondary
Maintenance and Service Access

Docks
Delivery Entries

On-going effort
4. District Descriptions
Districts within the Academic Core

District 1  West Quad
- Five buildings
- Clustered around drop off and quad

District 2  North Quad
- Three and ½ Buildings
- Clustered around U shaped quad

District 3  East Quad
- Six buildings
- Clustered around U shaped quad

District 4  South Quads
- Multiple Quads
West Quad

- West entry and arrival plaza - Building 2 is image building
- Major 2.3 acre open space
- 5 buildings (846,300 gsf) = 40% of total capacity
- Expanded Kenton Dr Garage
- Significant setback along the Connector Road
Softening the Campus

- Proposed quadrangle treatments – grass and big trees
- Special treatments at important building entrances
North Quad

- Links with existing housing area to the north
- 1.5 acre quad
- Major entry drive off Connector Rd and new deck
- Entry landscaping image
- Connected to major North/South pedestrian corridor
- Image building
Northeast Quad

- Extends north from Landrum
- Visually reducing the “fortress on the hill”
- Forms 1.5 acre quad
- Accessed from Nunn Dr. and surface lot to the south
- Enhanced Nunn Dr entry
  - 14 and 15 enframe entry drive
  - 13 and 14 screen Service Center
  - Additional landscaping
- Connects to North/South corridor
- Image building
South Quads

North of Johns Hill
- Deck D serves area
- Administration Quad and drop off
  18 = BEP expansion
  Quad = 1.3 acres
- Terrace Quad
  3 buildings and 1.5 acre quad
- Regents Quad
  Bisected by pedestrian corridor
  2 acres

South of Johns Hill
- 3 buildings
- Elevated walk connection
- Relatively independent uses
- 25 = image building
Housing - North Village

1. Housing
   - 3 clusters
   - Removal
     - Commonwealth
     - Kentucky
     - Cumberland

2. Recreation
   - Football field
   - Basketball
   - Volleyball

3. Parking

4. Storm - rain gardens
1. Housing
   - 3 clusters
   - Removal of existing houses
   - Positive transition with private housing

2. Recreation
   - Football field
   - Basketball
   - Volleyball

3. Parking

4. Storm retention and/or rain gardens
1. Housing
   - 2 clusters
   - Remove existing houses/offices
   - Positive transition with private housing

2. Recreation
   - Football field
   - Basketball
   - Volleyball

3. Parking

4. Storm
   Retention/ rain gardens
5. Utility System
Potential for Re-Routing Lines

Existing NKU Transmission Lines
Potential for Re-Routing Lines

Double 138v Line and re-routed 69Kv Line
Existing and Proposed Utility Corridors

Blue Existing Tunnel
Red Electrical Primary
Yellow Proposed Electrical
Minimizing the Impact

Existing

Potential
Potential for Re-Routing Lines

Increased building capacity of 307,400 gsf

Loss of surface parking spaces
6. Capacity
Building Capacity Projections

Existing Space

- 900,000 assignable square feet or
  1,458,000 gross square feet (assuming a ratio of 1.62)

Projected Gross Square Footage

- 2020 space target = **2.1 million additional gsf**
- Building heights vary from 2 to 6 stories
- Average footprint is = 4 stories high (ranges 2 to 6) and 90’ wide
- Capacity distribution:
  - West = 846,000 gsf (40%)
  - North = 540,000 gsf (25%)
  - South = 538,000 gsf (25%)
  - Far South = 208,800 gsf (10%)
    (S of Johns Hill Rd)
1. Currently 1393 beds - 16% of FTE enrollment
   - Units range from 189 gsf/bed to 312 gsf/bed
   - Ratio of .54 parking spaces / bed (746 cars)

2. Objective: Provide housing for 20% of FTE enrollment
   - Provide 4000 total beds - additional 2147 beds

3. Approach: build new units on university property - don’t purchase private units
Housing Patterns

Three residential villages distributed across campus

1. North Village (north of Commons)
   Existing = 1393 – 400 = 993 beds
   Proposed = 826 new beds = 32% of new beds
   Total beds = 1819            45% of total available (4000) beds

2. South Village (south of Johns Hill Rd)
   Existing beds = 0
   Proposed beds = 734 or 29% of new beds
   Total beds = 734 beds    18% of total available (4000) beds

3. East Village (east of University Dr)
   Existing = 460 Lakeside beds
   Proposed = 992 new beds or 39% of new beds
   (includes 314 beds or 12% on Church property)
   Total beds = 1,452        36% of total available (4000) beds
Parking Demand

2008 Conditions = 6,800 spaces
1. Spaces being used 6000
2. Student enrollment 11,357 FTE
3. FTE population (students, faculty, staff) = 13411
4. Ratio of spaces / FTE population = .426 space

2020 Projections = 11,352
1. Student enrollment 20,000 FTE (80% increase)
2. Total FTE population faculty, students, staff) = 23,000 spaces
3. Parking needs at .431 = 9,911 spaces
4. Reduction of 5% Traffic Demand Management (500 spaces) = 9411 spaces
5. Add 10% vacancy rate (941) = 10,352
6. Inclusion of 1,000 spaces for surge and special event parking plus shuttle parking = 11,352 total spaces
Parking Comparison

Demand = 11,352

Existing decks (3)
Proposed Decks (2.5)
Total deck spaces 4,500
39% of all spaces

Surface spaces 7,146
61% of all spaces

Within the core (loop road) 55%
South of Johns Hill 8%
East of University Dr 15%
Athletic North (shuttle) 22%
7. Siting

Opportunities
Short Term Facility Opportunities

Assuming we are in agreement regarding the basic campus layout, we can begin to consider placement of a few high priority

1. Informatics
2. Health Innovations
3. Business School
4. Law School
5. Soccer Stadium
6. Observatory
7. Environmental Education Center
9. Faith Village
Short Term Facility Opportunities

1. Informatics
2. Health Innovations
3. Business School
4. Law School
Short Term Facility Possibilities

4. Soccer Stadium
5. Observatory
6. Environmental Education Center
7. Adventure Course
8. Walking Trail
Short Term Facility Opportunities

9. Faith Village

NKU

NKU

Student Housing

NKU
8. Town Village
Town Village Layout

Bringing Foundation, City and Local Business Representatives Together
9. Acquisition
Current Conditions
The End