

A photograph of a large, modern university building with a prominent stone staircase in the foreground. Many students are sitting on the steps. The building has 'NKU' visible on its facade. The scene is set outdoors with trees and a clear sky.

NORTHERN KENTUCKY UNIVERSITY

CAMPUS MASTER PLAN

Open House

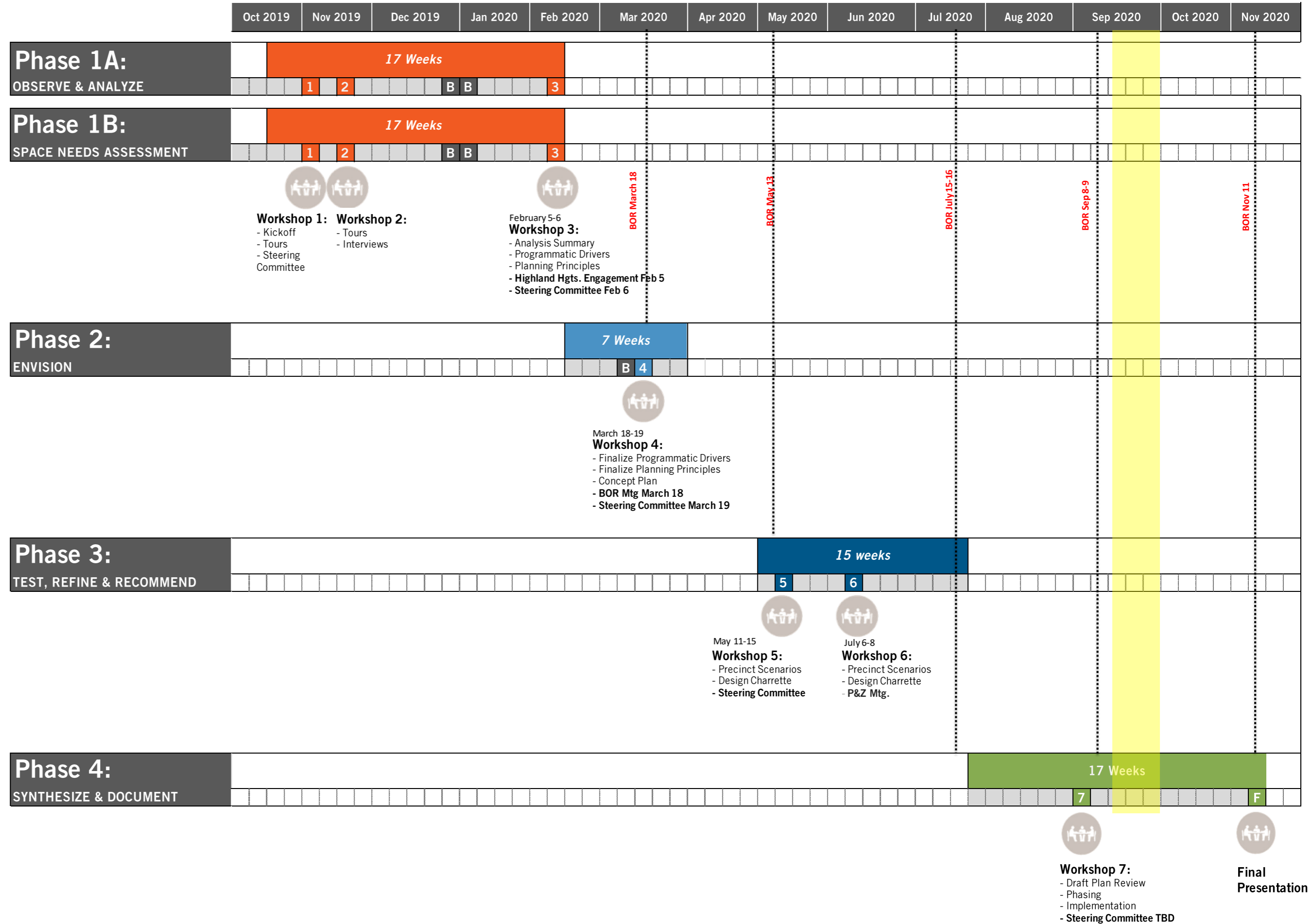
September 28, 2020

Agenda

- ① **Process & Schedule**
- ② **Master Plan Drivers**
 - Space Assessment
 - Planning Principles
 - Strategic Plan
- ③ **Master Plan Goals**
 - Optimize the Campus Core
 - Enhance the Student Experience
 - Define the Campus Perimeter
- ④ **Next Steps & Key Questions**



Master Plan Schedule



Engagement

November 2019

Student & Faculty/Staff Open Sessions

- Collected feedback on campus spaces, housing, dining, & transportation
- “One Big Change” dialogue

February 2020

Community Open House

Welcoming Campus, Transportation & Connectivity, Community Partnerships

- Better communication of events and activities on campus
- Availability of free parking for community events
- Traffic concerns particularly during events
- Opportunity for improved bike lanes and pedestrian connections

May 2020

External Community Engagement

- Opportunities for innovation, incubators, and other partnerships
- NKU as a regional leader in entrepreneurship & collaboration
- Welcoming campus to support alumni, community, region

June 2020

Highland Heights Planning & Zoning

Staff Discussion/Town Center

- Update of Master Plan Progress
- Vehicular circulation and development within town center area
- Long term campus vision

July 2020

Edge of Campus Workshop

- Alumni Center to serve campus as well as community
- NKU’s role in the future Town Center
- Opportunities for partnerships to support innovation
- Potential development of land south of Johns Hill Rd.

Steering Committee Representation:

- Dave Geohegan, Highland Heights City Planner
- Steve Crawford, Chairman Highland Heights Planning & Zoning
- Cindy Minter, County Planner

Website: <https://www.nku.edu/masterplan.html>

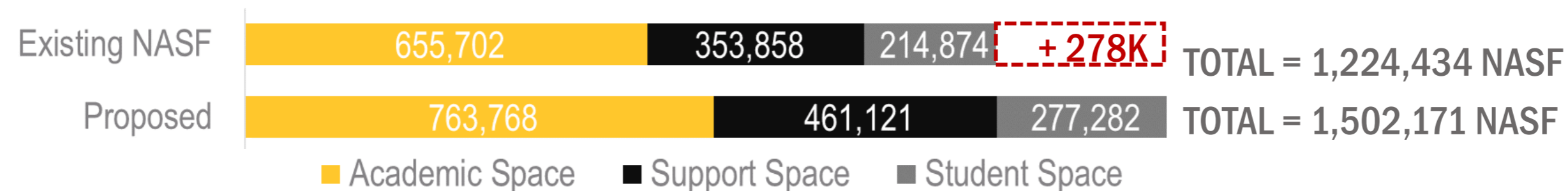
- Schedule, Progress, Presentations
- Opportunity for questions & comments

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

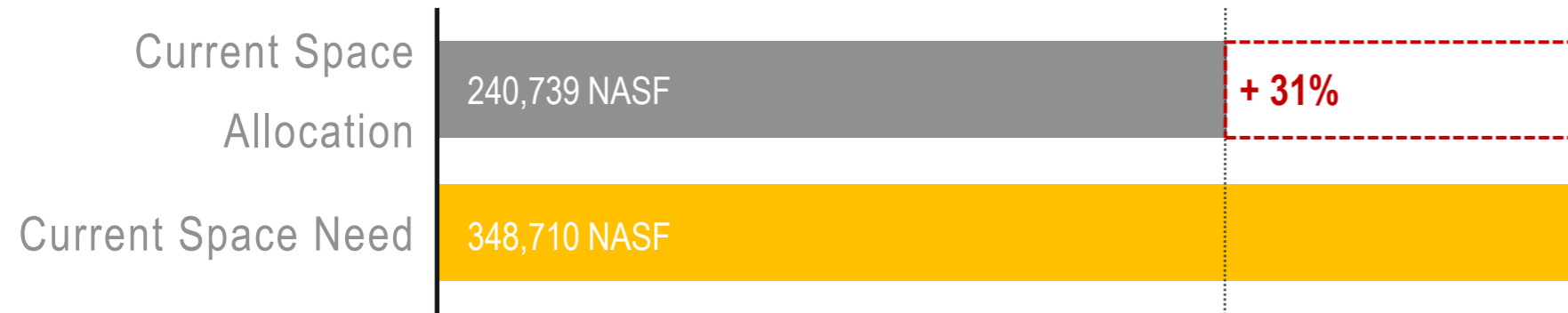
Future drivers:

- Changes in enrollment
- Changes in programs
- Course delivery methods
- Faculty/staff population and workplace strategy
- Research
- External partnerships
- Age and condition of facilities

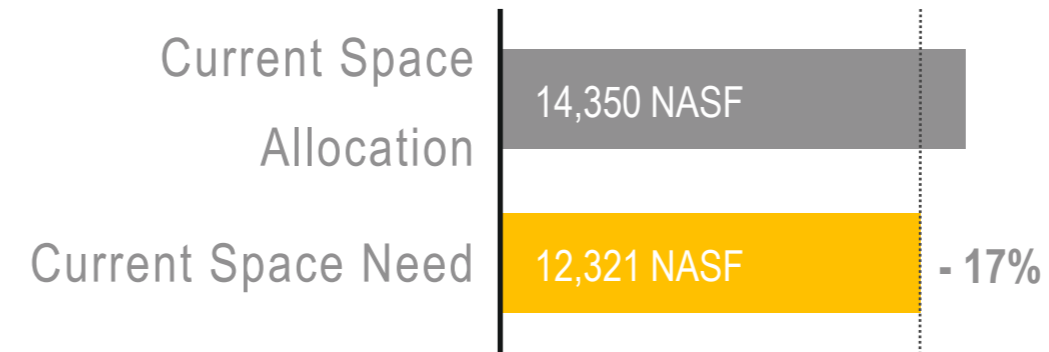


Space Needs Outcomes by College

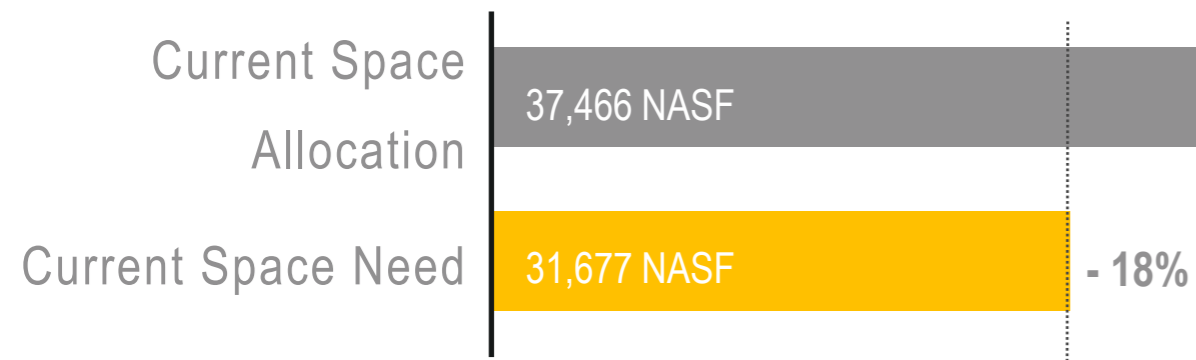
> College of Arts & Sciences



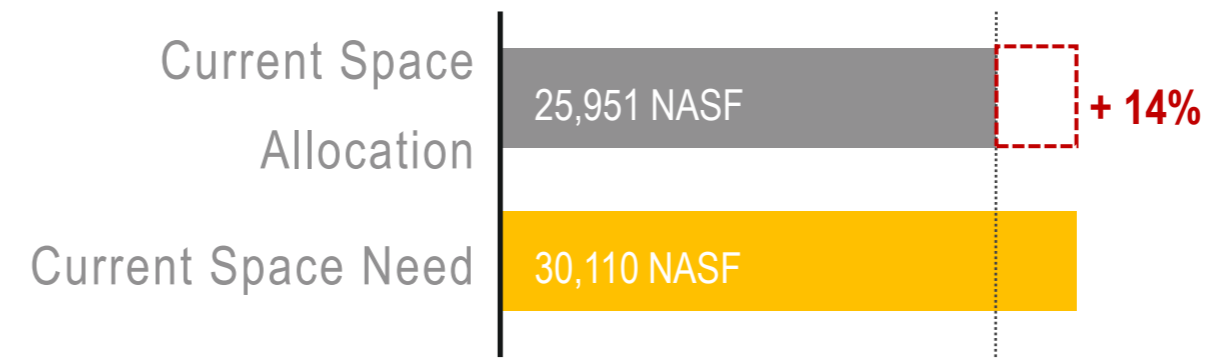
> College of Education



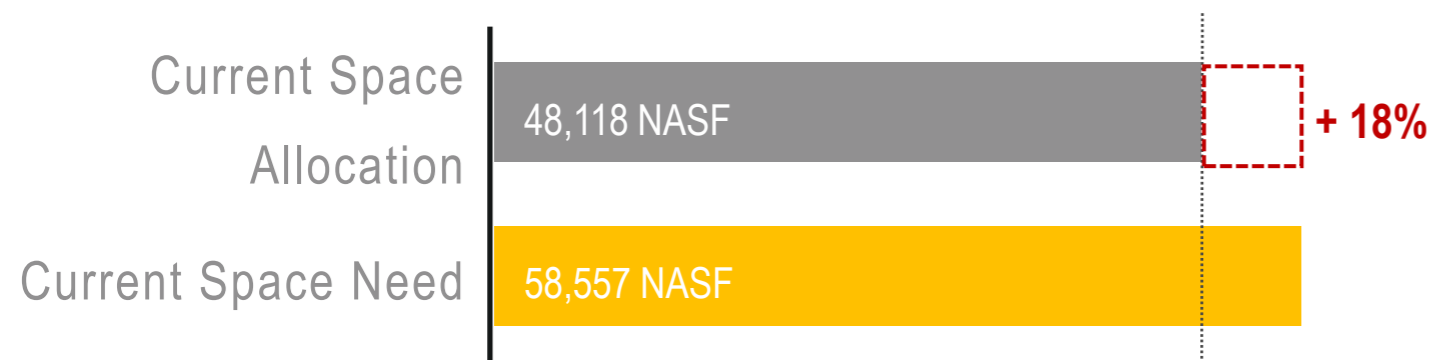
> College of Law



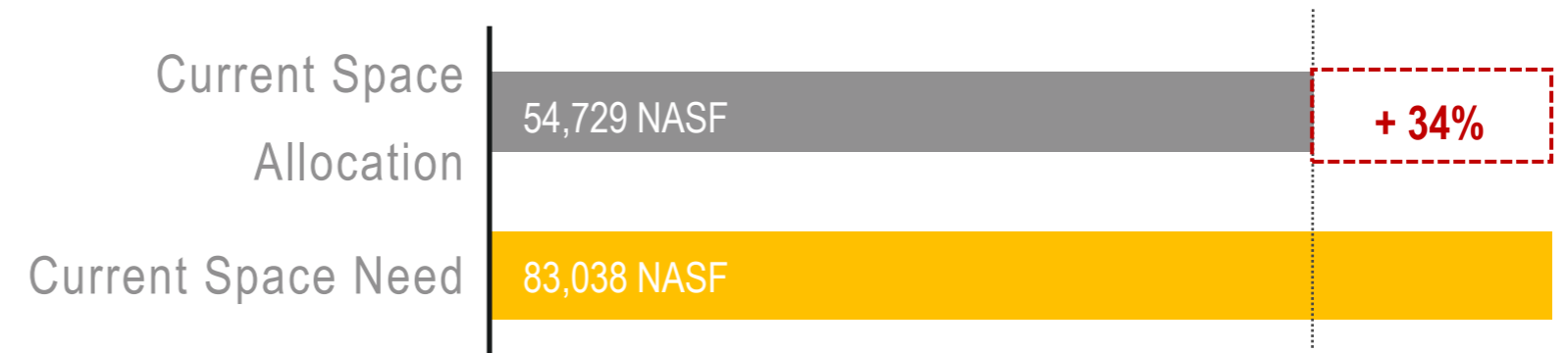
> College of Business



> College of Informatics

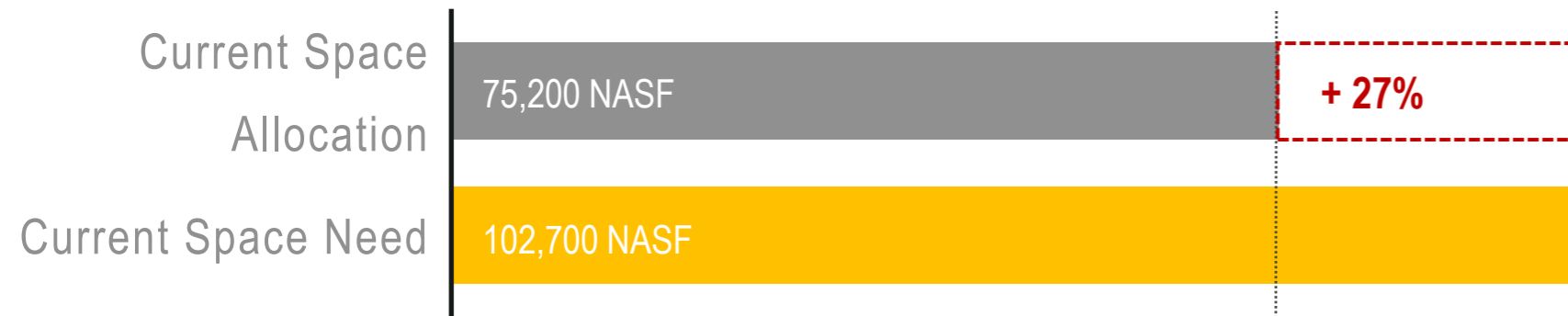


> College of Health & Human Services

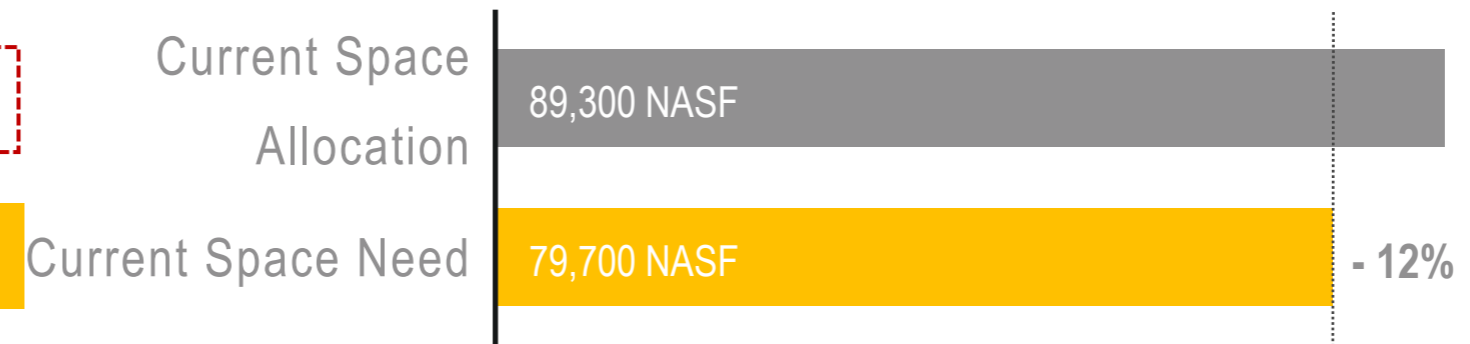


Space Needs Outcomes by Unit

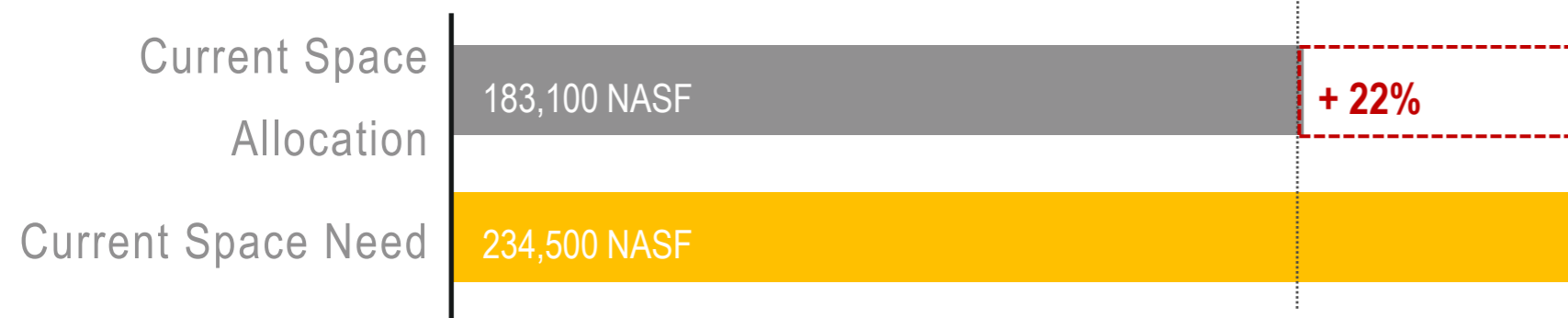
➤ Academic Affairs



➤ Steely Library



➤ Student Affairs



➤ Athletics



➤ Administration + Finance



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

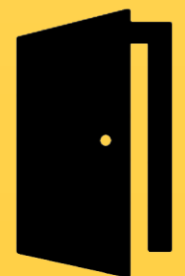
SUCCESS
BY **DESIGN**



**CAREER &
COMMUNITY
ENGAGEMENT**



COMPLETION

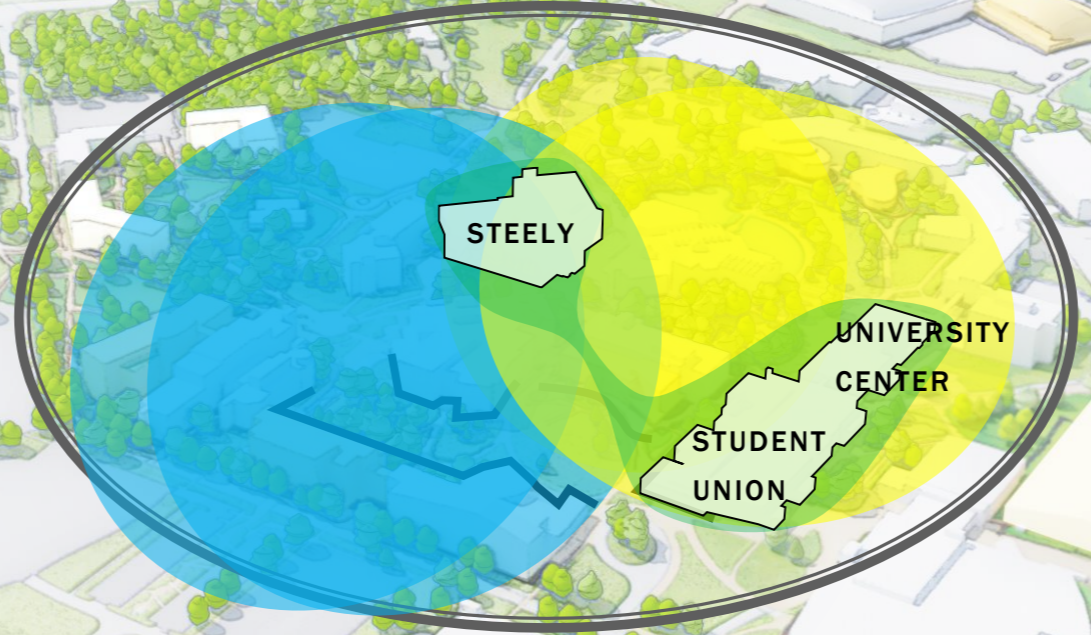


ACCESS

1

Goal

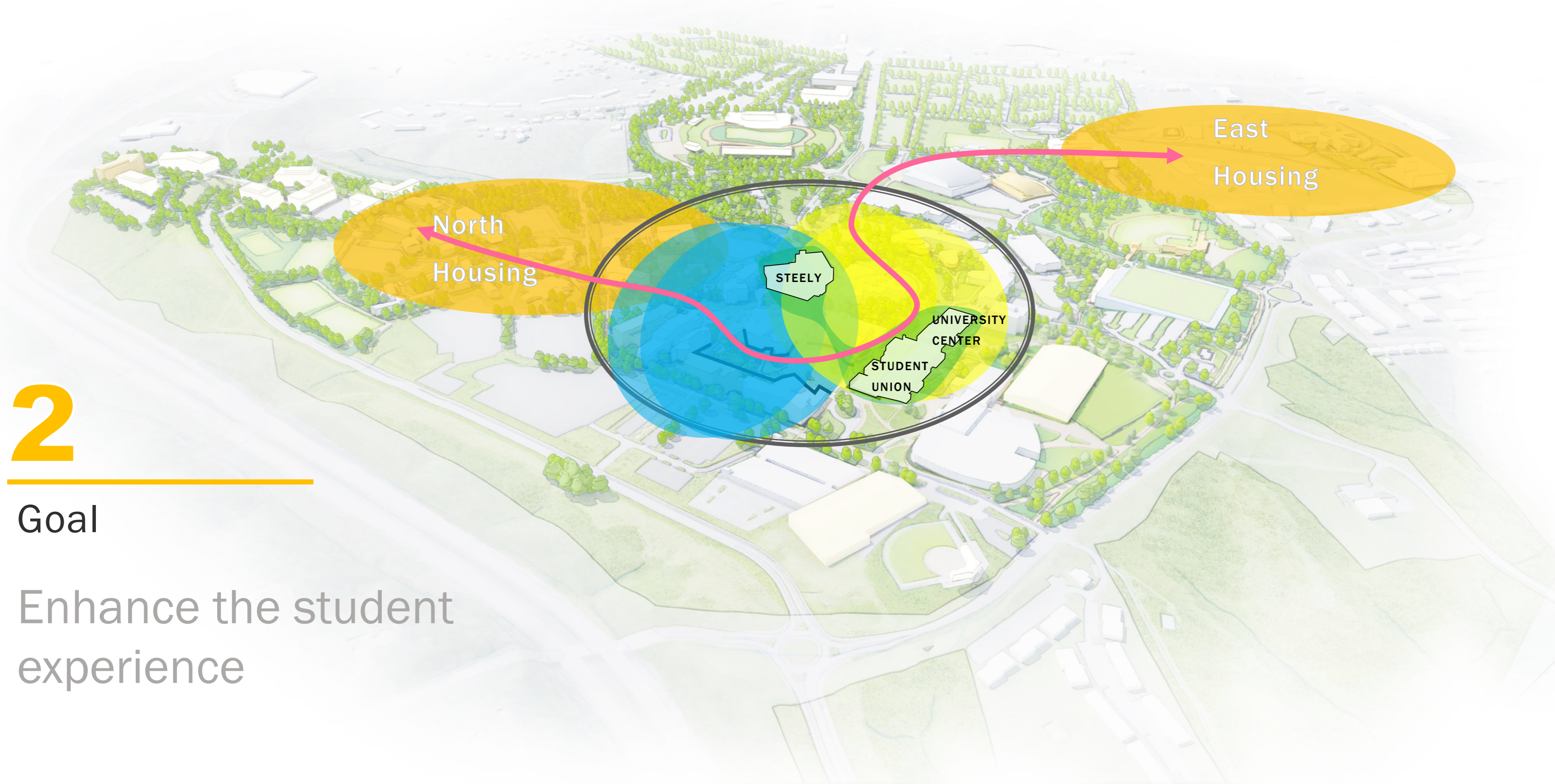
Optimize the campus core for collaborative teaching and learning



2

Goal

Enhance the student experience



3

Goal

Define the campus perimeter

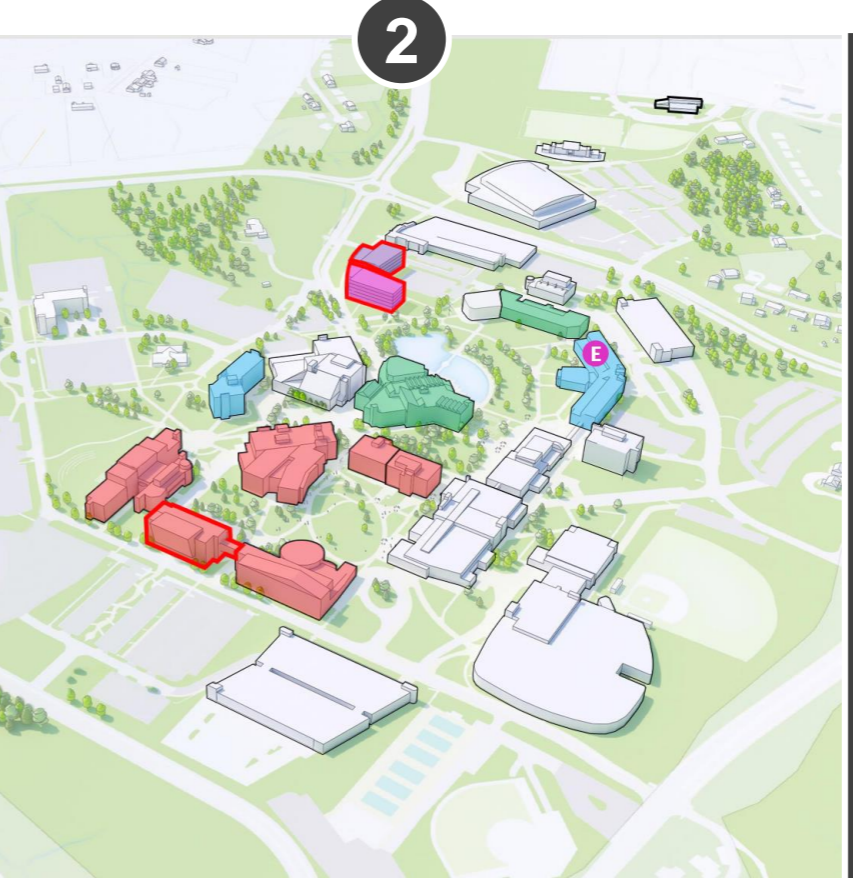
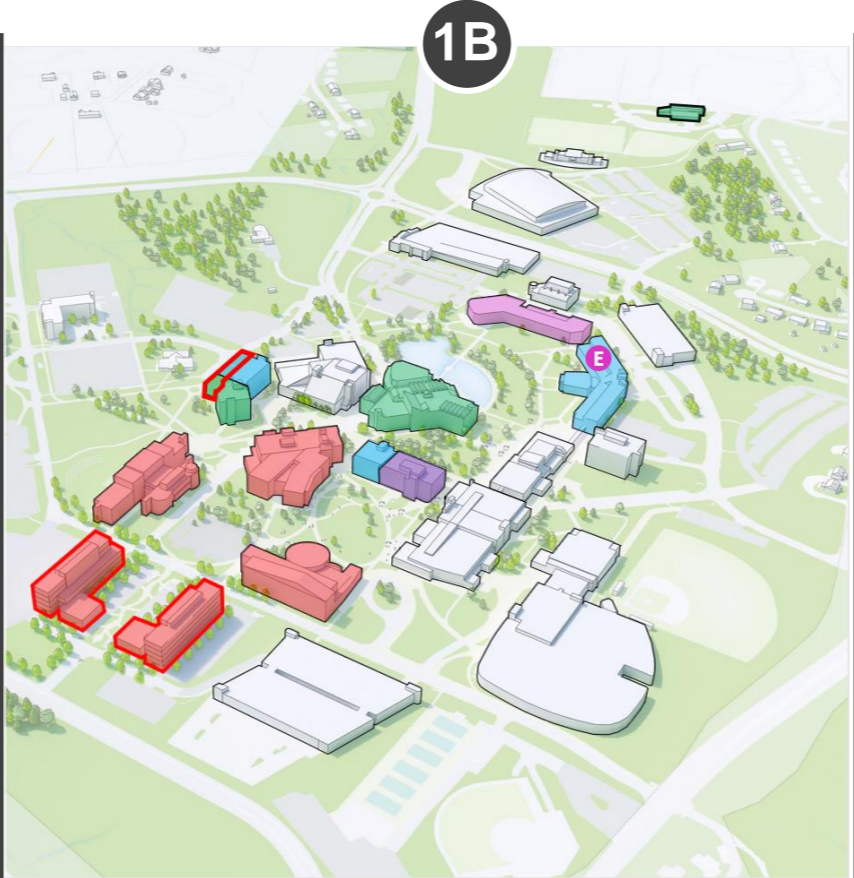


Optimize the campus core for
collaborative teaching and
learning



Scenario Comparison

■ NEGATIVE IMPACT
 ■ NEUTRAL/SOMEWHAT NEGATIVE
 ■ POSITIVE IMPACT



cost

\$221m

\$246m

\$250m

\$229m

Key Enabling Projects

Swing space

swing space, parking replacement

Law/Business to new building

Law/Business to BAC

	Scenario 1A		Scenario 1B		Scenario 2		Scenario 3	
	Vision	Funding	Vision	Funding	Vision	Funding	Vision	Funding
Law	Red	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Business	Green	Green	Green	Green	Yellow	Yellow	Green	Yellow
Humanities	Green	Green	Green	Green	Yellow	Yellow	Yellow	Yellow
Art	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green
Sciences	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Green

Scenario 3

> Alignment with strategic plan and planning principles

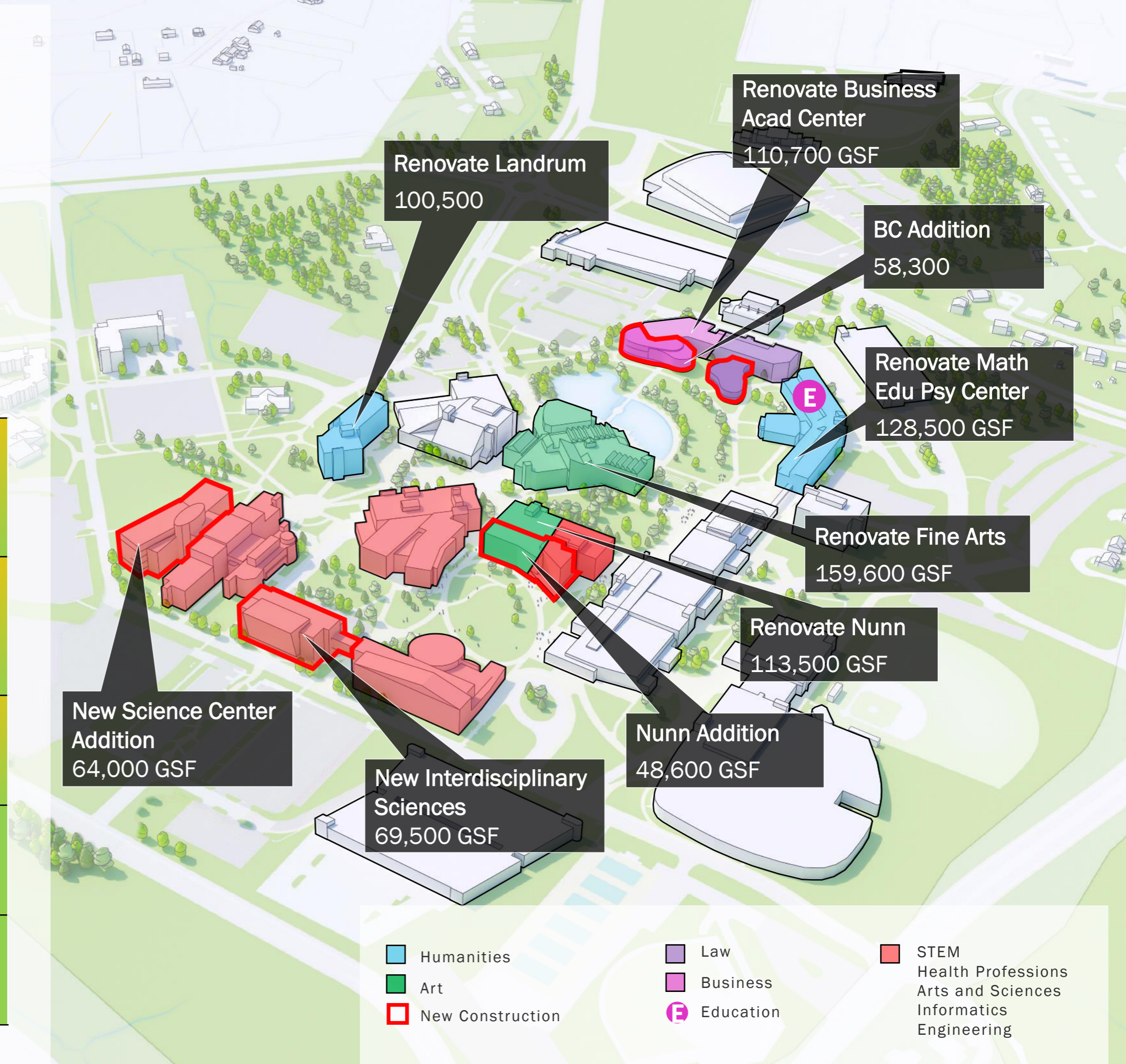
BC and Nunn additions are opportunities to transform campus open space. Realizes key adjacencies for art.

Vision

Funding

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	
Art	Addresses space needs in the most proximate location	
Sciences	Realizes key adjacencies and needs	

■ NEGATIVE IMPACT
 ■ NEUTRAL/SOMEWHAT NEGATIVE
 ■ POSITIVE IMPACT

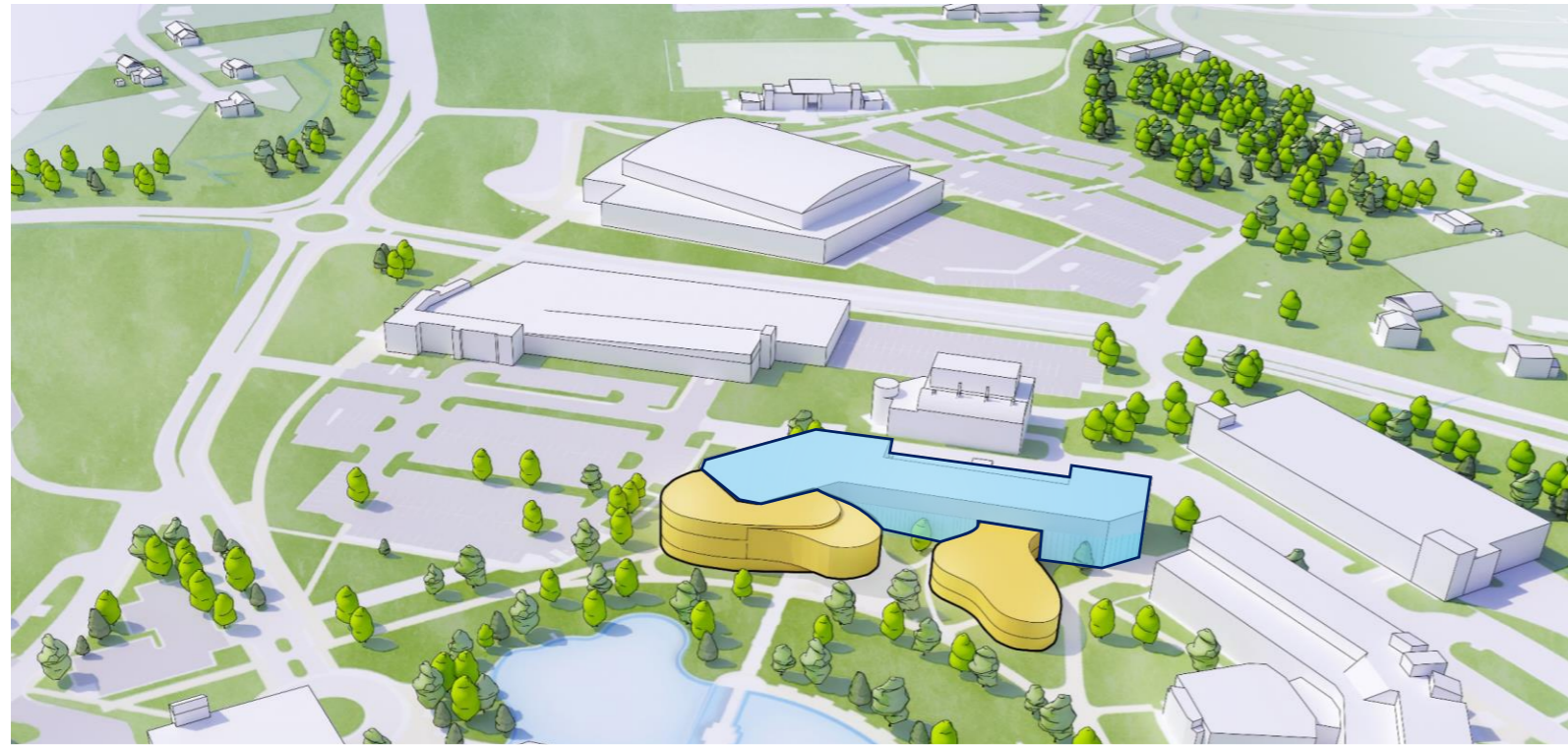


Leverage the Existing Campus

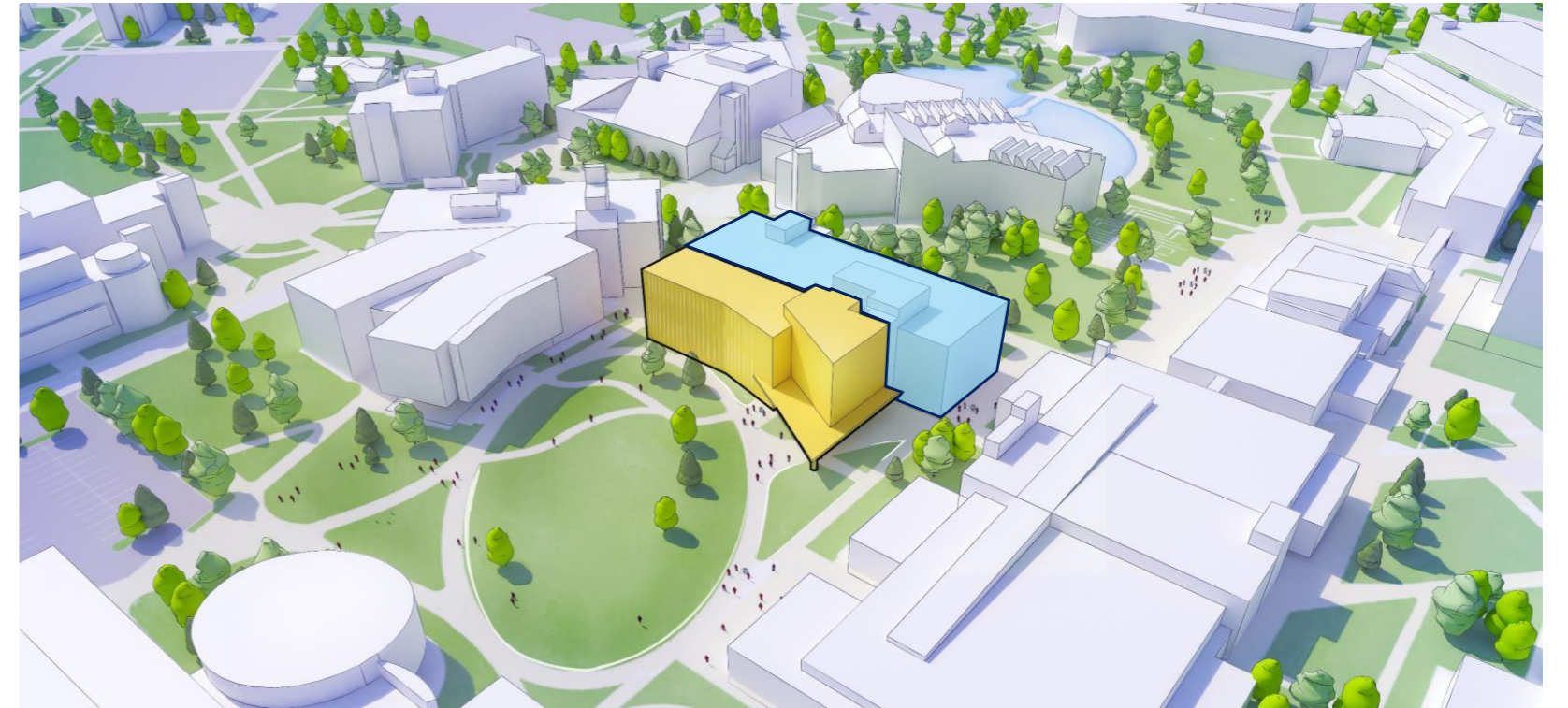
- Co-locate disciplines to support collaboration and synergies
- Embrace the brutalist aesthetic and introduce transparency, new materials, and color
- Maximize funding available for renovation and maintenance of existing buildings



Prioritize Transformative Projects



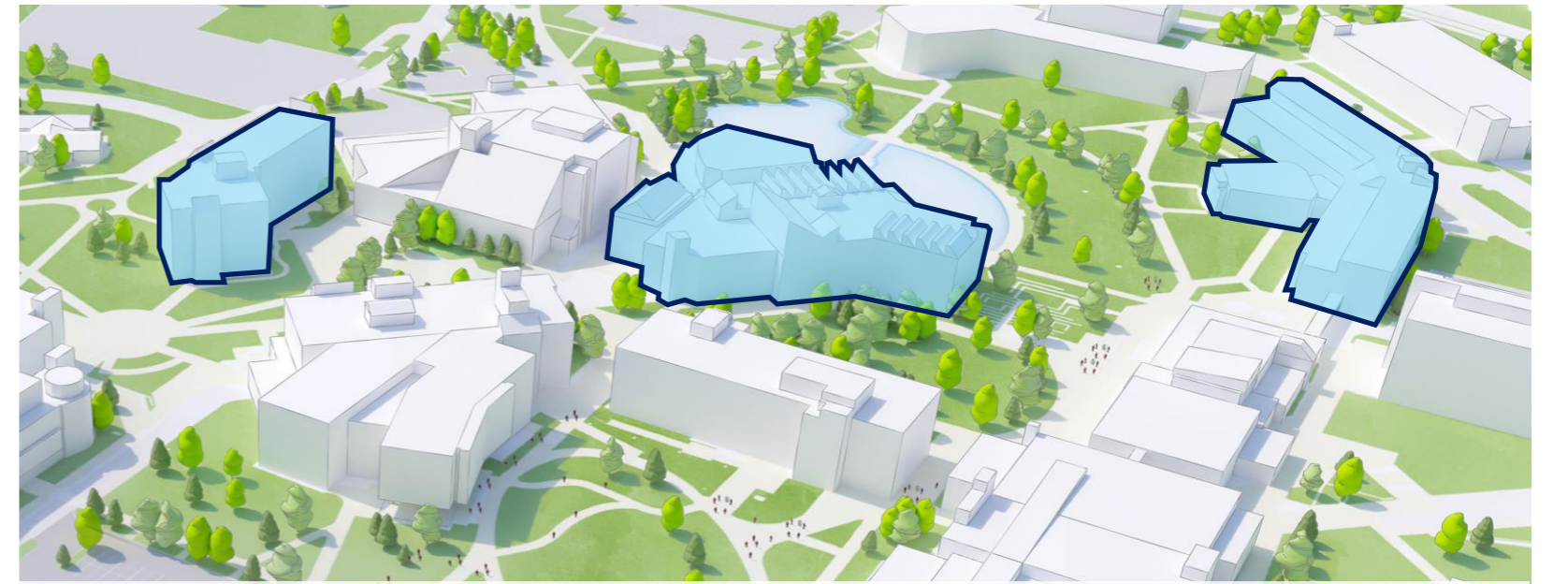
Renovate BC with an addition for Law and Business



Renovate Nunn with an addition for Engineering and Art



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



Renew Landrum, Fine Arts and MP

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

- ACADEMIC AFFAIRS
- ADMINISTRATION + FINANCE
- STEELY LIBRARY
- STUDENT AFFAIRS
- UNIVERSITY ADVANCEMENT
- OPPORTUNITY
- OTHERS

Academic resource center



STEELY

CIVIC CENTER

Outward facing administration

Can space in MEP be leveraged to meet student or academic service needs

MEP

Student-facing administration



UNIV CTR

LUCAS

Student service, activity and organization space



UNION

Student space and dining



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



GVSU Library



University of Colorado Denver Library

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



First year residential experience and value for upper division students

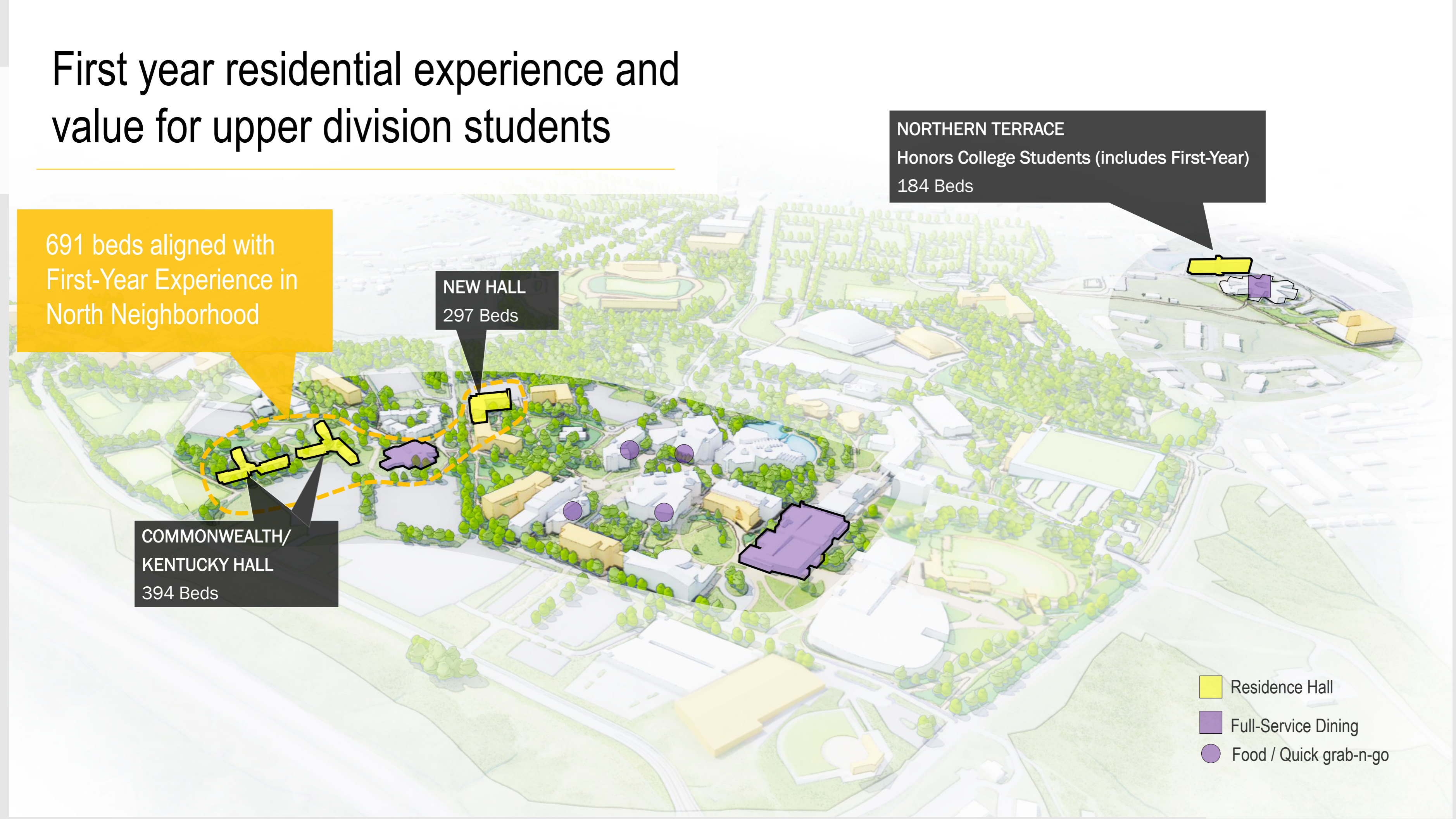
691 beds aligned with First-Year Experience in North Neighborhood

NEW HALL
297 Beds

COMMONWEALTH/
KENTUCKY HALL
394 Beds

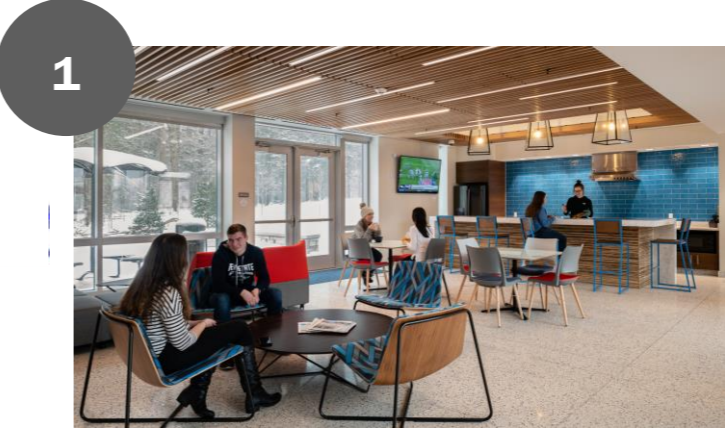
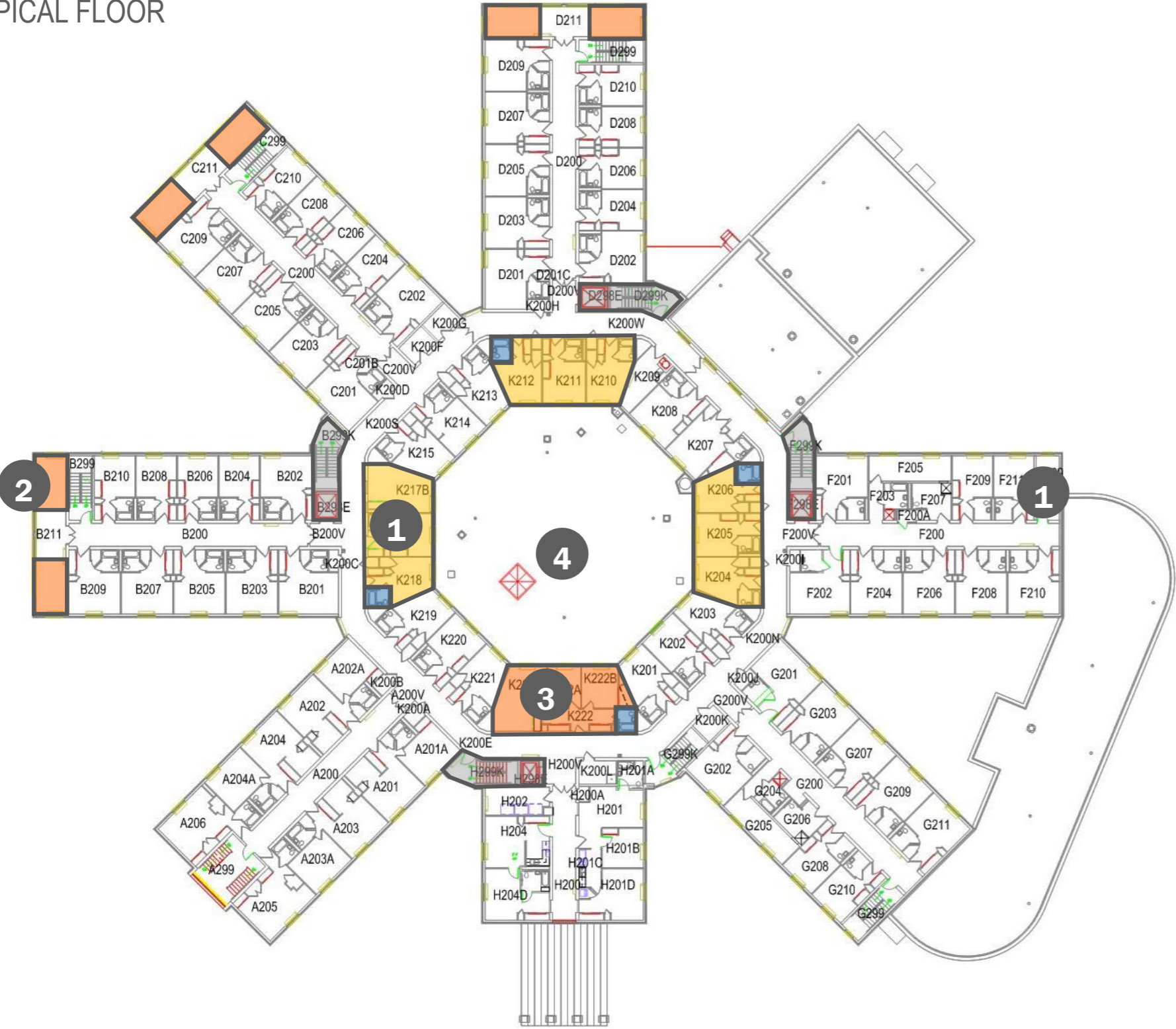
NORTHERN TERRACE
Honors College Students (includes First-Year)
184 Beds

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

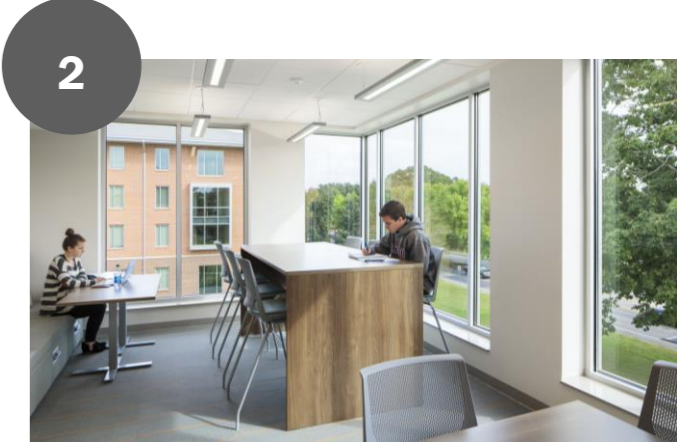


Align Callahan for Upper Division or Affinity Housing

TYPICAL FLOOR



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

- 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 - 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



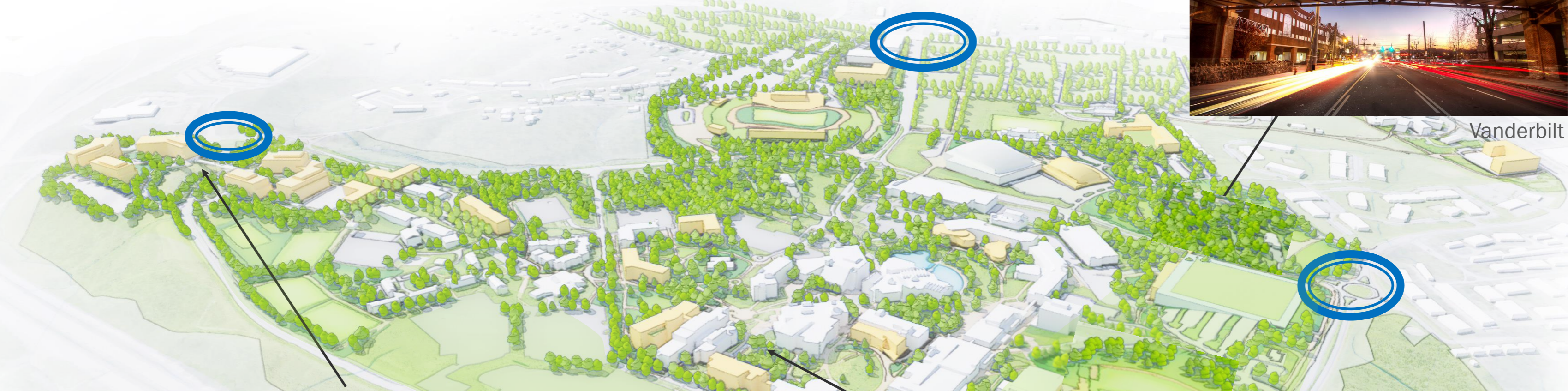
Define the campus perimeter



Create gateways and welcoming, clarify pedestrian and vehicular circulation



Vanderbilt



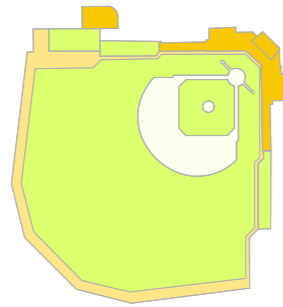
University of Notre Dame



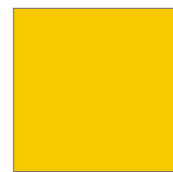
Temple University

Athletics and Recreation Program Elements

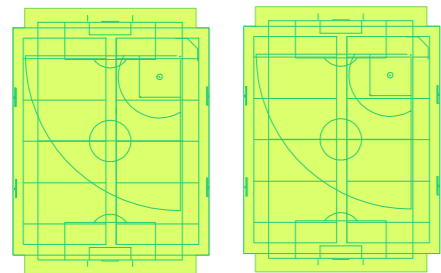
Near-term Elements



BASEBALL COMPLEX



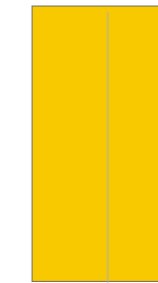
BASKETBALL PRACTICE FACILITY
23,900 NASF



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



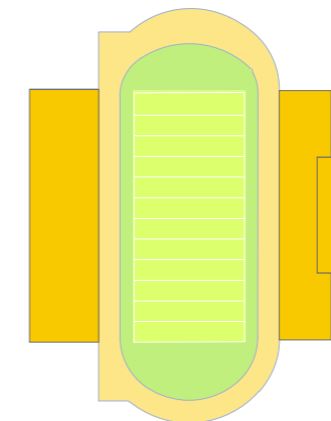
INDOOR MULTIPURPOSE
FACILITY
400 X 220 FT



INDOOR TENNIS FACILITY
300 X 125 FT

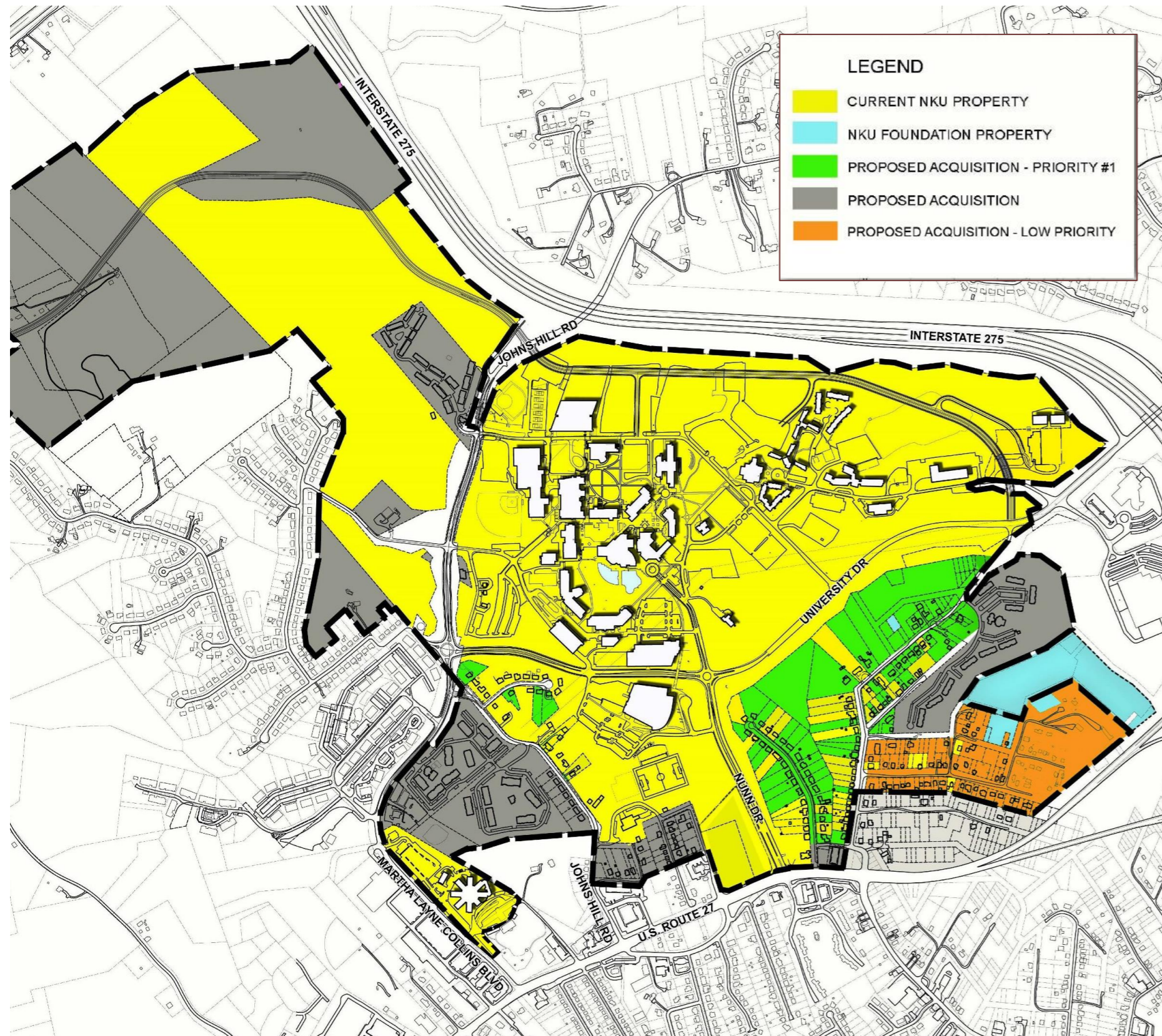


INDOOR GOLF FACILITY
7,000 GSF



TRACK AND FIELD
STADIUM

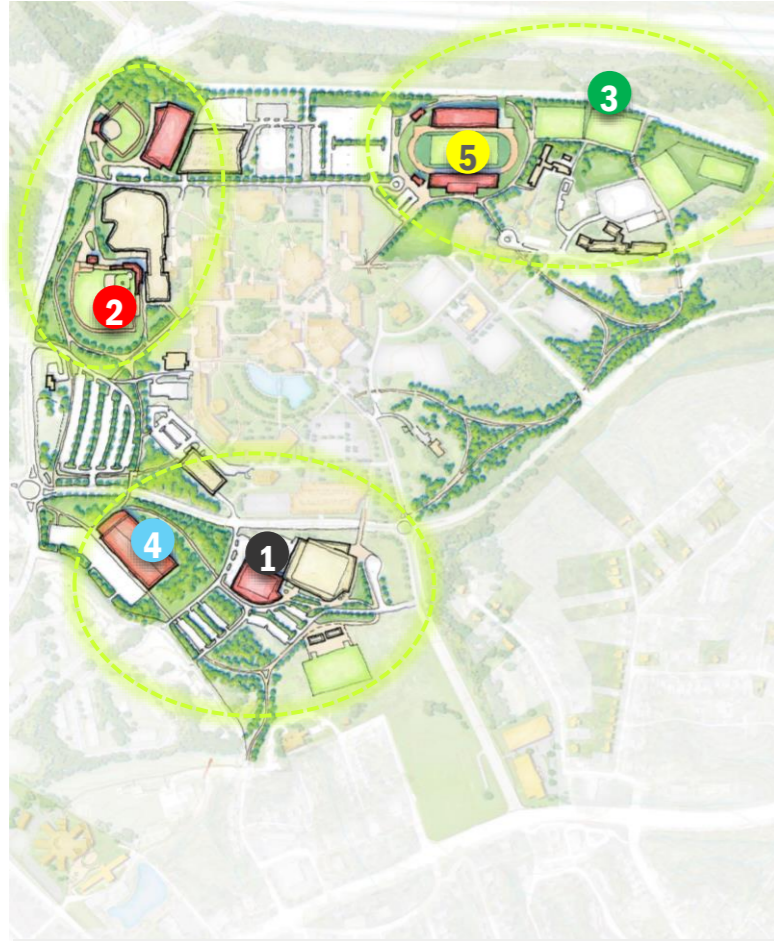
Some development may require land acquisition.



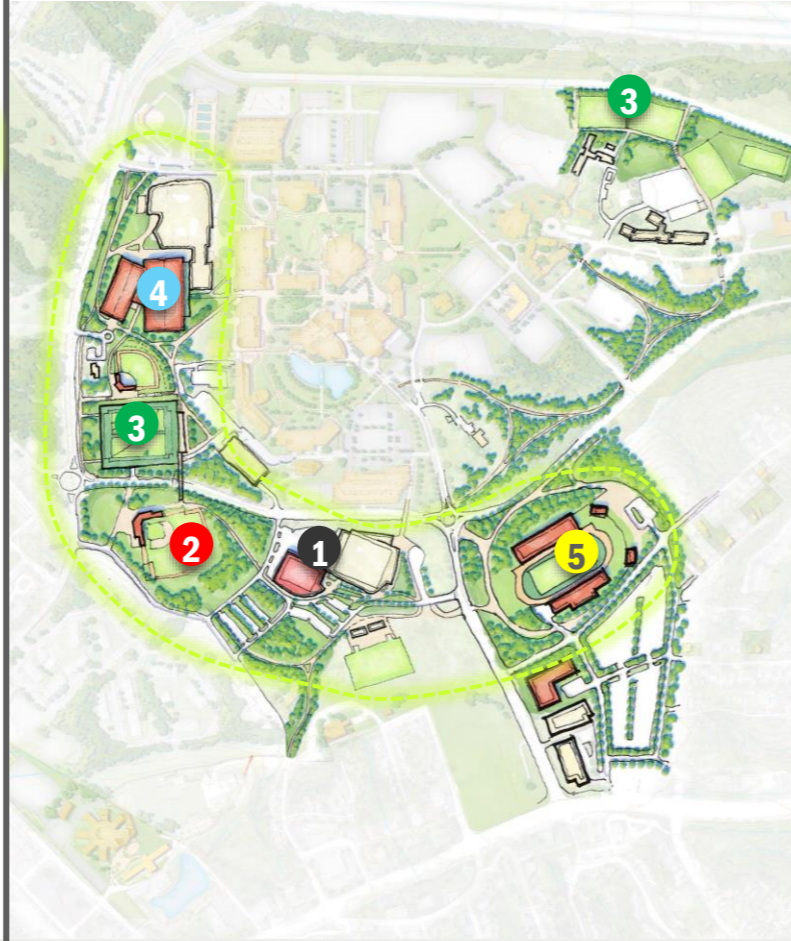
Topography limits developable sites for large athletic facilities.



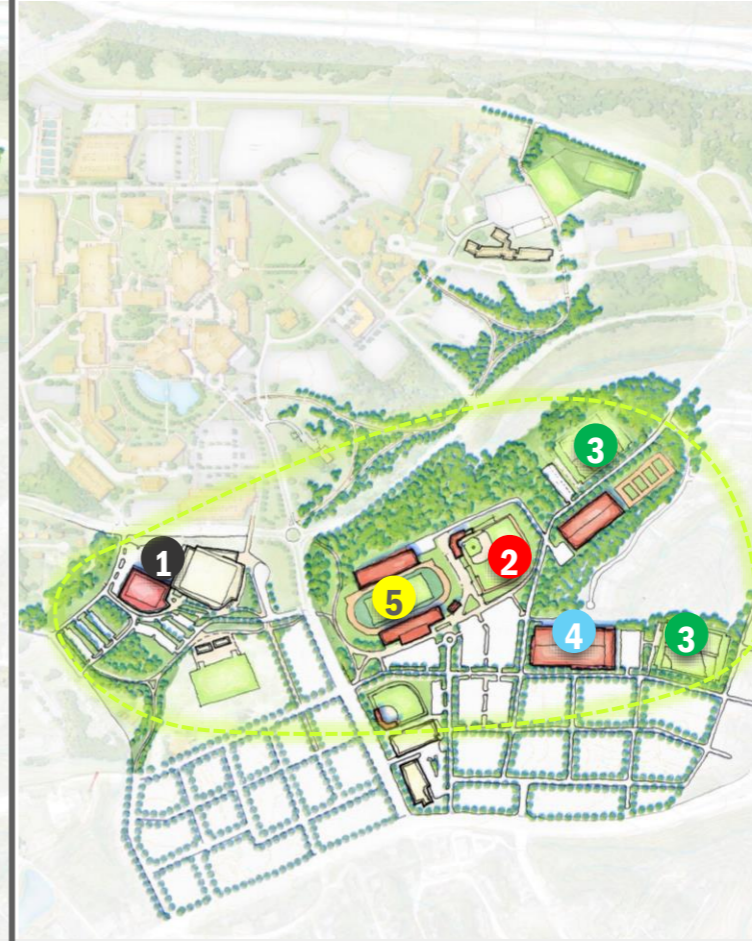
Renovate existing facilities where possible and locate new facilities to best leverage existing campus infrastructure.



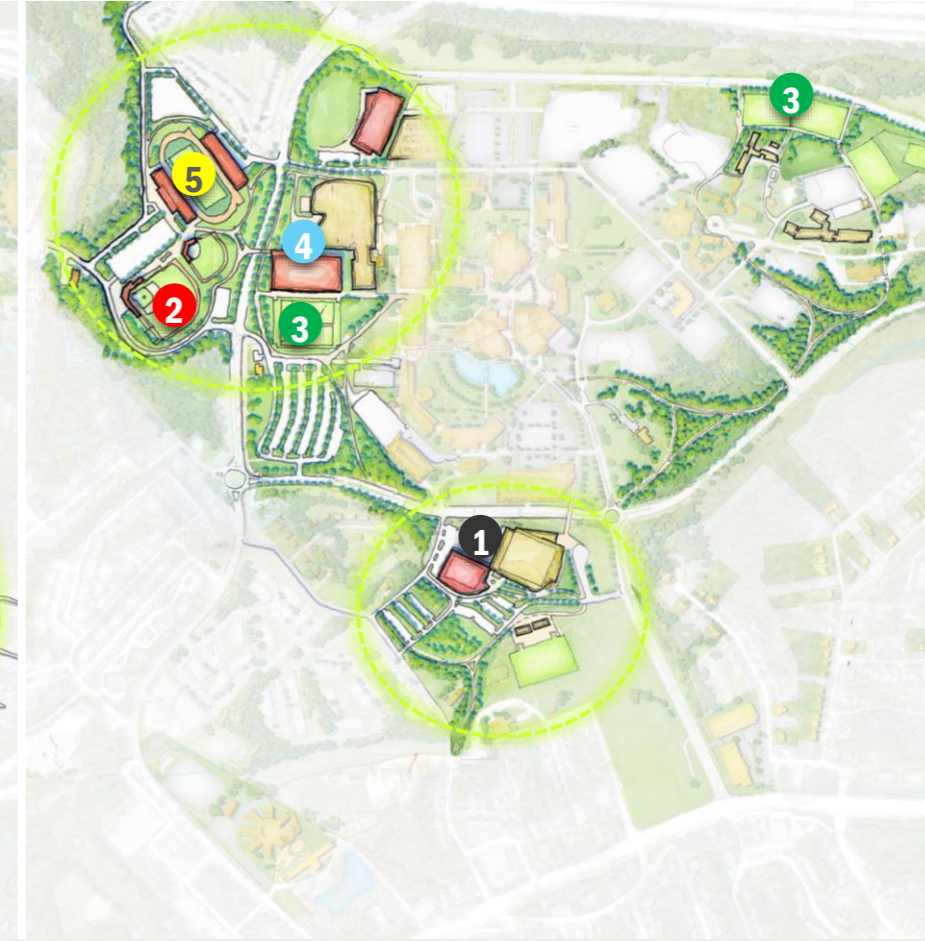
Create an interconnected athletic and recreation crescent from Albright to the Arena.



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



Create a new athletic and recreation village south of Albright.



NEAR-TERM

1 Basketball

Same location adjacent to Arena

2 Baseball

Renovate in place (\$5m)

3 Intramural Fields

Adjacent to existing

4 Fieldhouse

No adjacent facilities
Acquisition of 4 properties

5 Stadium

Low site preparation costs but removes premium surface parking spaces

New construction (\$15m)
Acquisition of 4 properties

Near-term adjacent to existing
additional long-term on parking structure

Benefits from adjacency to Albright and potential tennis center

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

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

Integrated into long-term athletics village,
Evaluate near-term strategy addressing need

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

Part of integrated long-term athletics village

New construction (\$15m-\$20m)
Acquisition of Spectrum Cable site, extreme regrading

Adjacent to existing

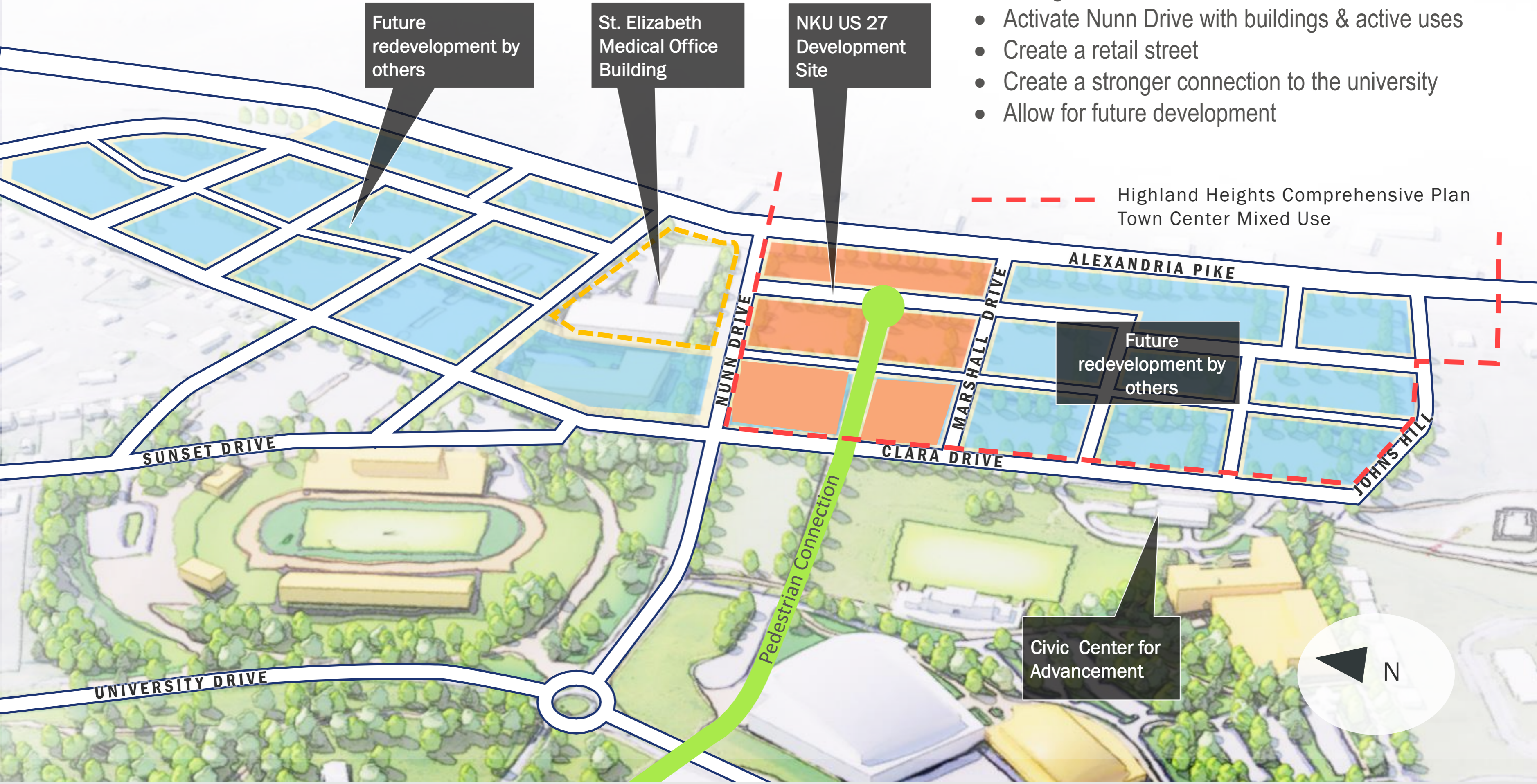
Benefits from adjacency to Albright

Part of baseball and softball complex, extreme regrading

Reserve near and long-term footprints for a cohesive recreation and athletics experience.



Conceptual Town Center Plan



Future redevelopment by others

St. Elizabeth Medical Office Building

NKU US 27 Development Site

Strategies

- Activate Nunn Drive with buildings & active uses
- Create a retail street
- Create a stronger connection to the university
- Allow for future development

--- Highland Heights Comprehensive Plan Town Center Mixed Use

Future redevelopment by others

Civic Center for 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

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



Partnership Opportunity Sites



Drivers of Future Campus Investments



1 | Prioritizing projects that support academic success, enhance the student experience, and increase the sense of belonging



3 | Advancing NKU's competitive advantage in STEM-H as well as the Arts

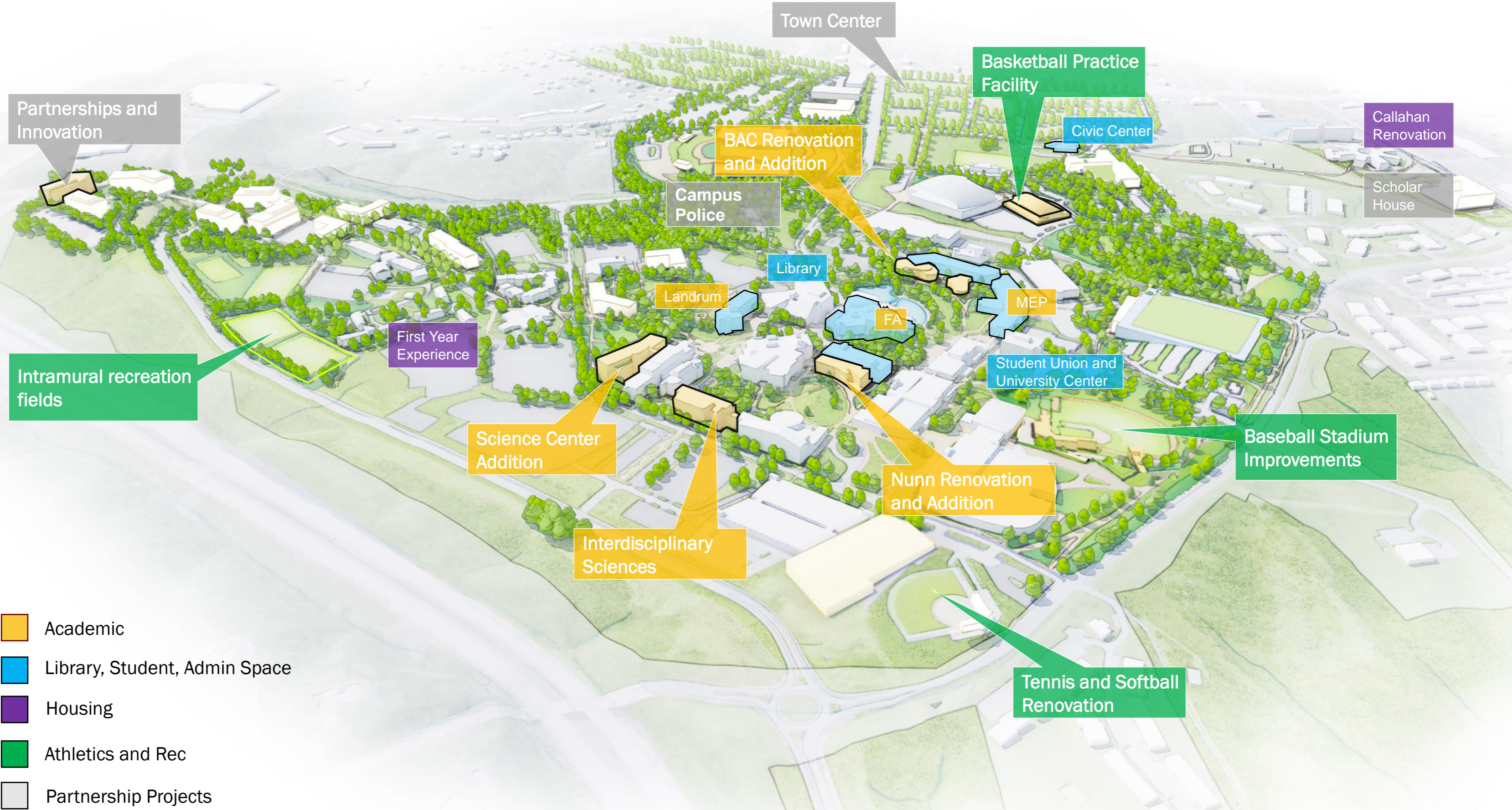


2 | Modernizing & Renovating Poor Condition Space



4 | Supporting future digital transformation and strategic partnership development

Master Plan Priority Master Plan Projects



Next Steps & Questions

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

