UNIVERSITY OF KENTUCKY
Preferred Plan
10 April 2013
WORKPLAN AND SCHEDULE

<table>
<thead>
<tr>
<th>2012</th>
<th>2013</th>
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<tbody>
<tr>
<td>JUN- SEPT</td>
<td>OCT</td>
</tr>
<tr>
<td>A. HOUSING</td>
<td>W</td>
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<tr>
<td>B. COLLABORATION</td>
<td></td>
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<tr>
<td>C. ALTERNATIVES</td>
<td>W</td>
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<tr>
<td>D. DRAFT AND FINAL PLAN</td>
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- W: Work Session
- C: North Campus Planning Charrette
- X: Webex Meeting
KEY DECISIONS

Confirmation of master planning elements:

• Community strategy
• Housing strategy next steps
• Mobility options
• Campus district planning and design solutions
PRINCIPLES
COMMUNITY
Forge partnerships to strengthen the neighborhoods surrounding the campus and downtown
CIVIC STRUCTURE
Establish a legible civic structure that improves campus quality and reinforces campus identity
PLANNING PRINCIPLES

MOBILITY
Facilitate safer and more efficient mobility in support of the Master Plan land use and landscape concepts
ACADEMIC ENVIRONMENT
Create a 21st century learning environment that supports the technological, social, economic and creative needs of today's students
CAMPUS LIFE
Enhance the student life experience and reinforce campus community in strong residential districts, both on and off campus
GROWTH
Establish a long-term plan for growth management consistent with the UK mission and that efficiently utilizes land resources.
COMMUNITY
COMMUNITY

Goals
• Respond to community concerns through master plan strategies and neighborhood-specific policies

UK Initiatives
• Development of up to 9,000 beds of on-campus housing
• Review of student health and safety issues, including University alcohol policy on and off campus
• Development of on-campus Greek Park area
• North Campus planning charrette with City and neighborhood partners to enhance connections with downtown
• Planned improvements to on-campus parking and campus shuttle system
COMMUNITY Existing Neighborhoods

Data Sources:
Original Map Created by Facilities Management (REV: 20121004)
Parcel Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)
Neighborhood Association Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)
COMMUNITY Acquisition Boundary

- 29 letters sent to Columbia Heights property owners asking whether acquisition boundary should be removed
  - 17 responses:
    - 12 yes
    - 3 no
    - 2 undecided
COMMUNITY

Strategies

• **Buffer** stable neighborhoods to preserve neighborhood quality and character

• **Stabilize** mixed neighborhoods to achieve a sustainable balance of student and non-student housing

• Create **transitions** between the campus and adjacent neighborhoods with compatible land uses and urban design strategies
COMMUNITY Owner Occupied Housing

[Map showing various zones labeled as "Stabilize", "Transition", and "Buffer"]]
COMMUNITY Strategies

Buffer

- Clearly define campus boundaries
- Create appropriate landscape buffers along neighborhood edges
- Site campus uses to minimize impacts next to neighborhood edges; consider function, noise, lighting, pedestrian and vehicle traffic
COMMUNITY Strategies

Stabilize

• Implement on-campus housing plan, including Greek Park housing
• Consider strategic acquisition and/or conversion of existing UK housing for faculty and staff to restore balance
• Work with neighborhoods and the City to discourage further conversion of student housing
• Work with neighborhoods and the City on parking policies
COMMUNITY Strategies

Create Transitions

- Create transitions between the campus and adjacent neighborhoods with compatible land uses and urban design strategies
- Continue to work with neighborhoods and the City through strategies such as the North Campus planning charrette
- Consider strategic investments and potential partnerships, e.g. connective corridors with downtown
MASTER PLAN PROGRAM

Current Projects (Approved 2013)
- Gatton School of Business and Economics renovation and addition
- New Academic Science Building
- Commonwealth Stadium renovation
- EdR housing
- New soccer and softball facilities

Possible Near Term Projects
- MIK Library renovation and reuse
- New dining facilities
- Student Center renovation and addition, including dining
- New South Student Commons
- New baseball facilities
- Johnson Center addition
- Campus beautification and pedestrian improvements
- New parking structure
- New Campus High School (FCPS funding)

Potential Future Projects
- Law School renovation and addition
- Chemistry-Physics Building renovation or replacement
- Taylor Ed / Dickey Hall renovation
- BBSRB2 new construction
- Patterson Hall renovation
- Alumni Gym renovation
- Rec Fields/ Marching Band Field
- Boone Tennis Center expansion
- Additional parking structures
- Washington Street closing and landscape improvements
- Fine Arts/Singletary Center renovation and addition
- Campus core renovations

Medical Center Projects
- Continued hospital build-out
- Children’s Hospital
- Shriner’s Hospital
- Icon Building
- Dentistry renovation
Goals

- Renew campus housing to improve recruitment and retention
- Provide up to 9,000 beds of undergraduate housing and adequate graduate housing
- Develop housing districts that contribute to the mission, vitality, image and character of UK
- Improve the student life experience by creating community in districts that include housing, academic space, and student life facilities
HOUSING  Potential Housing Sites

- EDR Under Construction
- EDR Phase 3
- Possible Subsequent Phase
- Other Potential Sites
- No Longer Under Consideration
# HOUSING Current Status

<table>
<thead>
<tr>
<th>Phase</th>
<th>Year</th>
<th>No. of Beds Undergraduate</th>
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<td><strong>Current Phases</strong></td>
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<tr>
<td>UK Premium Halls</td>
<td>Existing</td>
<td>663</td>
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<tr>
<td>EDR Phase I</td>
<td>Fall 2013</td>
<td>601</td>
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<tr>
<td>EDR Phase II-A</td>
<td>Fall 2014</td>
<td>2,381</td>
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<td>EDR Phase II-B</td>
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<td><strong>Future Phases</strong></td>
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<td>North Campus</td>
<td>Fall 2016</td>
<td>1,321</td>
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<td>Sites to be Determined</td>
<td>TBD</td>
<td>2,422</td>
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<td><strong>Current and Future Phases Total</strong></td>
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<td>9,000</td>
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Considerations

• Cost of renovation vs. replacement and financial feasibility
• Site capacity
• Cultural and architectural value
• Community character and placemaking
• Freshmen experience
• Sustainability
• Student affordability (reduced cost of double rooms)
HOUSING Kirwan-Blanding Evaluation
HOUSING Kirwan-Blanding Evaluation: Existing
HOUSING Kirwan-Blanding Evaluation: Proposed
Kirwan Blanding Towers

Concept 1 Regenerating the Core

Existing Floor Plan
Kirwan Blanding Towers

Concept 1 Regenerating the Core

Proposed Floor Plan A
Kirwan Blanding Towers

Concept 1 Regenerating the Core

Proposed Floor Plan B
Kirwan Blanding Low-Rise

**Concept 1 Regenerating the Core**

Existing Floor Plan
Kirwan Blanding Low-Rise

Concept 1 Regenerating the Core
Proposed Floor Plan
HOUSING Kirwan-Blanding Evaluation

Concept 1: Renovating Kirwan Blanding Complex

Concept 2A: Keeping the Kirwan Blanding Towers and Commons

Concept 2B: Demolishing Kirwan Blanding Complex

*Illustrates site potential. Current EDR plan accommodates 1600 beds
### HOUSING Kirwan-Blanding Evaluation

<table>
<thead>
<tr>
<th>Concept 1: Renovating Kirwan Blanding Complex</th>
<th>Concept 2A: Keeping the Kirwan Blanding Towers and Commons</th>
<th>Concept 2B: Demolishing Kirwan Blanding Complex</th>
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<tr>
<td>Total Beds</td>
<td>2,923</td>
<td>3,089</td>
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<tr>
<td>Cost Range</td>
<td>$97m - $154m</td>
<td>$120m - $145m</td>
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<td>Cost/Bed</td>
<td>$33.2k - $52.8k</td>
<td>$38.8k - $47.2k</td>
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*Illustrates site potential. Current EDR plan accommodates 1600 beds*
Assumptions

- Renovation range is $125-$225/GSF
- New construction cost is $155/GSF
- Bed count is based on Type C units
- Redevelopment options include demolition costs*
- Renovation cost estimates do not incorporate the Commons

Data Sources:
*Demolition and Buildout Plan
FRAMEWORKS
ILLUSTRATIVE PLAN
INTEGRATED PLANNING FRAMEWORK

- Existing Buildings
- Potential Buildings
- Student Life
- Open Space
- Pedestrian Circulation
- Vehicular Circulation
- Recreation Center
- Residential
PLANNING FRAMEWORK  Mobility

Vehicular Circulation
Transit Corridor
Pedestrian/Service
Campus Core
The open space network should serve as the connective tissue for the campus.
Two student centers could serve each of the housing districts. A potential partnership with downtown recreational facilities could provide needed amenities for the housing in the north district.
Densify areas within or close to academic core.
Create mixed use zones on north campus, medical expansion and more student housing on central campus, and a sports and recreation district on south campus.
Infill the academic core with academic and research buildings that reinforce the pedestrian spines and build learning communities.
MOBILITY FRAMEWORK

Goals
• Strengthen pedestrian routes and enhance safety and accessibility
• Improve Rose Street crossings
• Clarify vehicular routes through campus
• Facilitate efficient shuttle and transit service
• Enhance connections to the regional bicycle network

Strategies
• Restrict traffic on Rose Street, or introduce traffic calming
• Close or re-align strategic road segments
• Concentrate major parking facilities at campus edges
• Integrate shuttle and transit service with land use planning
• Integrate bicycle network with regional system
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street

Thach St., Auburn University 2002
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street

Place dynamic programmatic uses along Rose
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street

Create indoor and outdoor connectivity
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street

Enhance pedestrian movement across Rose with improved landscape, and view corridors.
MOBILITY FRAMEWORK

Option 1: Restricting Traffic on Rose Street

Enhance the pedestrian experience with paving, vegetation, and various types of open space.
Rose Street
Option 2
MOBILITY FRAMEWORK

Option 2: Rose Street Traffic Calming
MOBILITY FRAMEWORK
Option 2: Rose Street Traffic Calming - Spring Garden Street Gateway
“Threshold” Paving

Gateway Sign

Pedestrian Zone
25 mph
Pedestrian Crossing
MOBILITY FRAMEWORK

Option 2: Rose Street Traffic Calming
MOBILITY FRAMEWORK

Option 2: Rose Street Traffic Calming

Introduce traffic calming strategies such as medians and bike lanes to slow traffic.
MOBILITY FRAMEWORK
Option 2: Rose Street Traffic Calming

Create indoor and outdoor connectivity
MOBILITY FRAMEWORK

Option 2: Rose Street Traffic Calming

Enhance pedestrian movement across Rose with improved pedestrian crossings at strategic locations, and landscape and view corridors.
MOBILITY FRAMEWORK

Option 2: Rose Street Traffic Calming

Enhance the pedestrian experience with paving, vegetation, and various types of open space.
MOBILITY FRAMEWORK

Option 1 and 2: Comparison

Option 1: Restricting Traffic on Rose Street

Option 2: Rose Street Traffic Calming
MOBILITY FRAMEWORK Proposed Campus Bicycle Network
MOBILITY FRAMEWORK

Transportation Demand Management

Source: Transport Canada
(www.tc.gc.ca)
MOBILITY FRAMEWORK  Transit Routes
MOBILITY FRAMEWORK  Existing Parking Relocation

Parking Removed: 8,349 spaces
Further analysis and study of parking sites required
MOBILITY FRAMEWORK

Potential Parking

- Proposed Surface Parking
- Proposed Garages
MOBILITY FRAMEWORK Handicapped Parking Replacement

Proposed Replacement Parking Locations

Existing Handicapped Parking Locations
Handicapped Parking Replacement - Parking Garden
DISTRICTS
CAMPUS DISTRICTS

- North Campus
- Greek Park
- Academic Core
- Central Campus
- Athletics, Recreation and College of Agriculture
Academic Core
DISTRICTS Academic Core

Goals
• Enhance the teaching and learning environment
• Encourage collaboration outside the classroom
• Accommodate new facilities and improvements
• Preserve a pedestrian-oriented campus core

Strategies
• Implement plans for facility renewal
• Site facilities to reinforce open space and pedestrian frameworks
• Remove non-essential parking from the core
• Create diverse settings for collaboration
PUBLIC REALM PLAN

Create a cohesive learning environment in the campus core
Relate indoor and outdoor spaces
PUBLIC REALM PLAN

Organization structure: Armatures and Pivots
DISTRICTS Academic Core Existing
DISTRICTS

Academic Core Proposed

- Gatton School of Business and Economics
- Law School
- Roads Theater
- College of Design
- Gillis Green Classroom Building Quad
- M.I. King Learning Commons
- Memorial Mall
- Funkhouse Quad
- Student Housing
- Botanical Gardens
- Student Center Dining Addition
- Chem-Phys Renovation and Addition
- Law School
ACADEMIC GREEN – a place to pass through
ACADEMIC GREEN – a place to pass through
ACADEMIC GREEN – a place for people
ACADEMIC GREEN – a place for people
LIBRARY DRIVE
MEMORIAL MALL
Building Renewal: Transparency
Building Renewal: Transparency
Building Renewal: Transparency
Building Renewal: Learning Environment
Building Renewal: Learning Environment
DISTRICTS  Academic Core

Student Center Renovation and Expansion

Overall Need
• Infrastructure repair and upgrade (mechanical, electrical, waste, and water supply)
• Improved and additional space to support current campus needs

Program
• 270,000 sq. ft. total
• Expansion of existing venues and retail space for revenue generation
• 32,000-35,000 sq. ft. expanded dining for new South Campus residential population
• Large gathering space, meeting and conference space
• Increased social and entertainment space (like Cat’s Den)
Transparency
Hybrid Space
Activating Circulation Space
Athletics, Recreation, and Agriculture
DISTRICTS  Athletics, Recreation and Agriculture

Goals
• Accommodate stadium renovation plans, and football, recreation and band practice fields
• Integrate a transit center
• Accommodate long term plans for the College of Agriculture
• Provide both short-term and storage parking

Strategies
• Create an integrated sports and recreation district with a strong identity and sense of place within the south campus
• Integrate transit service with stadium improvements and parking; facilitate access to other south campus destinations
• Integrate long-term plans for the College of Agriculture
• Balance parking needs with placemaking improvements
DISTRICTS Athletics, Recreation and College of Agriculture
DISTRICTS Athletics, Recreation & College of Agriculture Existing
DISTRICTS Athletics, Recreation & College of Agriculture Proposed

- Commonwealth Green
- Student Housing
- Academic
- Research Lab
- College of Agriculture
- Football Practice Fields
- Intramural Fields
- RV Parking
- Transit Center
- Commonwealth Stadium Renovation and Addition
- Commonwealth Stadium
- Baseball Stadium
- Parking Garden
- Intramural Fields
- Academic Trans
DISTRICTS Athletics, Recreation & College of Agriculture Proposed

- Commonwealth Stadium Renovation and Addition
- Parking Garden
- Commonwealth Green
- Transit Center
- Academic
- Student Housing
- Dining
- Research Lab
- College of Agriculture
- Football Practice Fields
- Pedestrian Connection
- Alumni
- Intramural Fields
- RV Parking
Auburn University Transit Hub 2012
Looking west, in 2002 at site of the present-day Student Center.
Auburn University Stadium 2002
University of Texas at Austin Transit Hub
Commonwealth Stadium Existing
Commonwealth Stadium Transit Hub
Commonwealth Stadium Game Day
DISTRICTS Greek Park

Goals
• Accommodate Greek housing needs and parking
• Create a strong district identity
• Accommodate compatible program elements
• Respond to adjacent neighborhoods sensitively

Strategies
• Identity sites for a range of Greek housing types that are economically viable
• Create identity with open space and common amenities
• Provide sufficient parking within the capacity of the district
• Establish uses and built-form that transition to adjacent neighborhoods
DISTRICTS Greek Park
DISTRICTS Greek Park Existing
DISTRICTS Greek Park Proposed

- Child Care Center
- Greek Housing Sororities
- Greek Housing Fraternities
- Greek Commons
- Grad Housing
- Commercial/Residential
Greek Park Pedestrian Spine
Transylvania Park Existing
Greek Park Infill

Inn at University of South Carolina Wyndham Garden

New Construction

Historic House
Greek Park Infill

Inn at University of South Carolina Wyndham Garden

Historic Homes linked by a new building
Central Campus
DISTRICTS Central Campus

Goals
• Renew on-campus student housing and provide complementary amenities to foster student-life and living learning
• Integrate housing districts with the campus setting

Strategies
• Renew or replace existing student housing
• Develop a new south campus student commons
• Enhance physical and programmatic connections with housing districts
• Integrate student life within the learning environment
HOUSING  Kirwan-Blanding Options

Concept 1:
Renovating Kirwan Blanding Complex
2,923 Beds

Concept 2A:
Keeping the Kirwan Blanding Towers and Commons
3,089 Beds

Concept 2B:
Demolishing Kirwan Blanding Complex
2,222 Beds
DISTRICTS Central Campus
DISTRICTS Central Campus

Student Commons

Overall Need
• Accommodation of residential dining, social and meeting space needs for South Campus
• Goal to create a South Campus living and learning environment to support student success, persistence and retention

Program
• 135,000 sq. ft., including 30,000 – 35,000 sq. ft. replacement space for existing South Campus dining venues
• “ultra high tech capability”
• Comfortable residential dining area
• Coffee shop, bakery and convenience store
• Meeting, group study and instruction rooms
• Social lounge space
• Small theater with movie, lecture and meeting capabilities
Social Learning

The HUB – Coventry University
Dining
Social Learning

The HUB – Coventry University
Social Learning
Places for Group Study

iLoft – Lorrain County Community College
Places for Independent Study

iLoft – Lorrain County Community College
Places for Instruction

iLoft – Lorrain County Community College
Places for Variety

iLoft – Lorrain County Community College
Places for Inspiration
Places for Reflection
North Campus
DISTRICTS North Campus

Goals

• Accommodate student housing and mixed-use development opportunities that can be supported by stakeholders
• Enhance connections between the campus and downtown
• Identify partnership opportunities
• Identify public realm improvements

Strategies

• Accommodate upper level and graduate housing within mixed-use developments
• Create a strong public realm framework for new development
• Build a new dining facility to serve student housing in the district
• Provide recreation opportunities
DISTRICTS  Campus and City

Connective Corridors

- Broadway
- Rose
- Limestone
- Woodland
DISTRICTS  North Campus
DISTRICTS North Campus Existing
DISTRICTS  North Campus Proposed
THANK YOU