

An aerial photograph of a university campus, showing a dense grid of buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

THE UNIVERSITY OF KENTUCKY

Campus Master Plan

NOVEMBER 2013



▲ EXISTING ILLUSTRATIVE PLAN



▲ PROPOSED ILLUSTRATIVE PLAN



CONTENTS

1	INTRODUCTION
11	PLANNING CONTEXT
21	MASTER PLAN PRINCIPLES
27	SUSTAINABILITY
33	COMMUNITY
41	MASTER PLAN FRAMEWORK
83	DISTRICTS
107	IMPLEMENTATION
111	APPENDIX





INTRODUCTION



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MEMORIAL HALL

INTRODUCTION

THE UNIVERSITY OF KENTUCKY MASTER PLAN UPDATE WILL GUIDE PHYSICAL INVESTMENT ON THE UNIVERSITY'S CAMPUS FOR THE NEXT 10 YEARS AND BEYOND.

The plan articulates a vision for a revitalized academic core, a renewed student life experience, connected and enhanced open spaces, and a balanced approach to mobility and circulation, while responding to the surrounding community context and potential partnership opportunities. It also focuses on elevating the quality of undergraduate education and supports President Capilouto's two major strategic priorities, communicated to the Board of Trustees in October 2011:

- **Enhancement and expansion of the undergraduate educational experience**
- **The renewal and rebuilding of the core (infrastructure and buildings) of the campus in support of student success**

To achieve these academic and student life goals, the University has taken a creative approach to capital investment, leveraging private partnerships to fund portions of the immediate investment required. Thus, one of the main drivers of this master plan is a comprehensive strategy to renew and upgrade on-campus student housing, with the goal of accommodating increased undergraduate and graduate residential beds in the short to medium term.

This report summarizes the vision set out for the campus in support of the UK mission and strategic priorities. It summarizes key recommendations and establishes a foundation for decision making. Because unanticipated opportunities may arise and priorities evolve over time, this plan creates a flexible framework for decision making and is not intended to be prescriptive. The plan emphasizes principles and systems in order to remain relevant as circumstances change. Detailed analysis supporting the development of this master plan can be found in presentations published on the master plan website: www.uky.edu/masterplan



President's Vision

SINCE HIS ARRIVAL, DR. CAPILOUTO HAS INTENTLY ENGAGED WITH UNIVERSITY AND COMMUNITY STAKEHOLDERS TO RENEW OUR FOUNDING MISSION AND VISION AS A PUBLIC, FLAGSHIP, LAND GRANT, AND RESEARCH UNIVERSITY—WHAT HE HAS TERMED THE KENTUCKY PROMISE.

This shared covenant calls upon the University of Kentucky to be a shining beacon for the Commonwealth of Kentucky—building a bright future for the people we serve through a comprehensive academic experience that prepares students to compete in a global 21st century economy, ground-breaking research and discovery that pushes the boundaries of science and improves industry, and outreach through our extension network and critical care medical enterprise to uplift communities and citizens of the Commonwealth.

Critically important to fulfilling this promise, Dr. Capilouto has led a process to enhance UK's undergraduate experience by increasing institutional investments in merit-based financial aid, including the prestigious Singletary Scholarship; expanding the University Honors Program; and entering into an innovative public/private partnership to revitalize the core of campus and create a modern living/learning community.

Research at the University of Kentucky is a dynamic enterprise encompassing both traditional scholarship and emerging technologies, and UK's research faculty, staff, and students are establishing UK as one of the nation's most prolific public research universities. Dr. Capilouto is committed to growing the research enterprise through high-quality partnerships, both domestic and international, and by recruiting top scholars across the world.

Essential to the service mission of the University of Kentucky is the advanced patient care and outreach provided by UK HealthCare. As the flagship academic-medical center in the region, UK serves patients through a network of health care professionals around the Commonwealth and by providing acute medical care at UK Chandler Hospital.

– President Capilouto's biography, <http://www.uky.edu/President/biography.html>

UK Facts at a Glance (2012-2013)

ENROLLMENT

Total Student Headcount	28,928
Undergraduate	21,503
Graduate and Professional	7,425

UK COLLEGES AND SCHOOLS

College of Agriculture, Food & Environment
 College of Arts & Sciences
 Gatton College of Business & Economics
 College of Communication & Information
 College of Dentistry
 College of Design
 College of Education
 College of Engineering
 College of Fine Arts
 College of Health Sciences
 College of Law
 College of Medicine
 College of Nursing
 College of Pharmacy
 College of Public Health
 College of Social Work
 Graduate School
 Martin School of Public Policy & Administration
 Patterson School of Diplomacy & International Commerce

Process

The current master plan update builds on the University's 2002 master plan and subsequent planning initiatives, including the decision to develop on-campus housing in collaboration with private development partner EdR, the 2006 master plan for the Health Sciences district, and plans for investment in University athletic facilities. The master plan update focuses on these priority areas, and at the same time, addresses broader campus planning issues at a strategic level.

The overall master plan update process consisted of the following five phases, which are described below:

Phase One: Housing

Phase Two: Assessment

Phase Three: Collaboration

Phase Four: Recommendations

Phase Five: Document Production

Phase One: Housing

Phase One of the master planning process began in July 2012, with an initial three-month effort to establish an overall framework plan for new student housing to be developed with the University's private housing development partner, EdR. This effort included identifying potential housing sites, confirming program and typologies, understanding financial assumptions and schedule, and other factors. The completion of the housing framework plan allowed EdR to move forward with the first phase of housing renewal in September 2012.

Phase Two: Assessment

Phase Two, the assessment phase of the master planning process, involved a physical analysis of the campus that built on existing data, previous studies, and the consultant team's evaluation of current conditions, as well as the University's strategic priorities. Specific Phase Two tasks included creation of a campus base map and a three-dimensional computer model of existing campus conditions, review of background data and information supplied by UK, documentation of campus and building history, and analysis of campus planning systems. The analysis examined land use, the campus life and learning environments, natural systems and landscape, and mobility systems (pedestrian and bicycle circulation, vehicular, parking, and service). The findings of the analysis were synthesized into an overall campus planning framework and civic structure that provided the foundation for subsequent phases of work.

Phase Three: Collaboration

Phase Three, collaboration, focused on developing alternative concepts for the near- and long-term development of the campus. Each concept explored options for addressing the University's strategic priorities, reinforcing the various planning systems, accommodating capital plans, and improving the campus environment. Phase Three concluded with the selection of a preferred master plan alternative as the basis for the draft master plan.

Phase Four: Recommendations

A draft campus master plan was developed in Phase Four of the master planning process. The draft master plan articulated an overall vision and planning principles, confirmed the civic framework and related planning systems, and recommended urban design and development strategies for various campus districts, as well as neighborhoods adjacent to the campus.

Phase Five: Documentation

The final phase of the master plan focused on the refinement and detailed documentation of the final campus master plan. The final plan is documented in this report with the goal of informing future coordinated decision making.

Three committees were established to lead and guide the master planning effort: an **Executive Committee**, charged with setting strategic direction for the master plan, as well as decision making on master plan initiatives setting; an **Advisory Committee**, which represented campus and Lexington-Fayette Urban County Government stakeholders and provided guidance on master plan ideas and concepts as they evolved; and a **Steering Committee** composed of staff from the University's Facilities Department, who provided day-to-day direction to the master plan consultant team and managed the stakeholder and community consultation process.



The process was structured around a comprehensive stakeholder consultation process that proactively engaged members of the UK community, as well as external constituents representing neighborhoods adjacent to the campus, local businesses, the Downtown Development Authority, and the City of Lexington Planning Department. The process included stakeholder interviews, public forums and open houses, design charrettes, interactive surveys, and the creation of a master plan website. The Master Plan Steering Committee also delivered master plan progress presentations to various constituents following key milestones throughout the process.



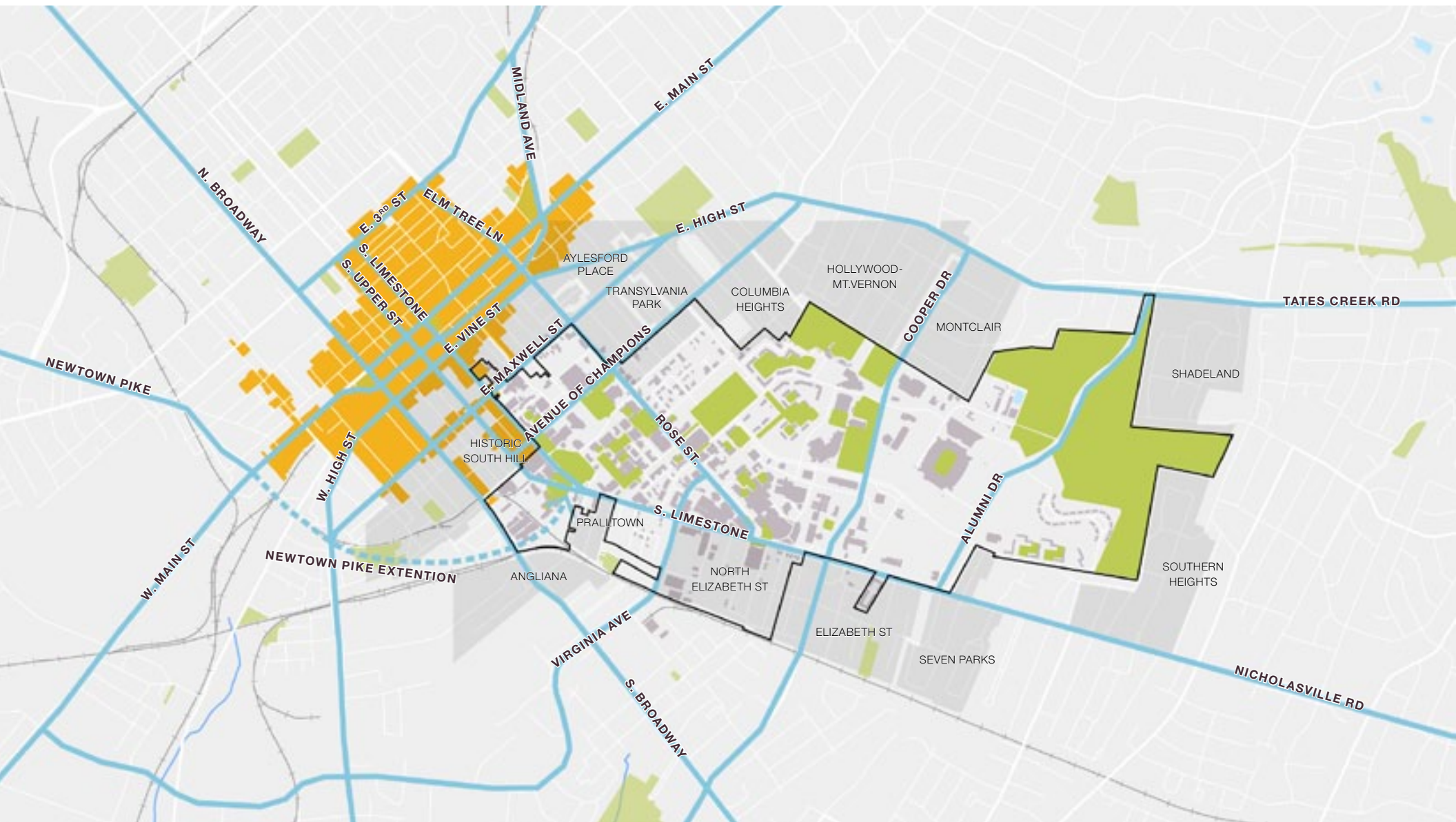
Over the course of the planning process, specific stakeholder interviews included the following individuals and groups:

- Students
- Libraries
- Registrar
- Staff Senate
- Residential Life
- Greek Housing
- Campus Recreation
- Student Center
- Athletics
- Transportation and Parking
- Space Planners
- Auxiliary Services
- Development
- Local Business Owners
- Local Developers
- Student Christian Fellowship
- AECOM
- College of Arts & Sciences
- College of Agriculture
- College of Communication & Information
- College of Design
- College of Education
- College of Fine Arts
- Gatton College of Business & Economics
- Graduate School
- College of Law
- Martin School of Public Policy
- Patterson School of Diplomacy
- College of Dentistry
- College of Public Health
- College of Engineering
- College of Health Sciences
- College of Medicine
- College of Nursing
- College of Pharmacy
- College of Social Work
- University of Kentucky Medical Center
- Historic South Hill neighborhood
- Grosvenor/Woolfork neighborhood
- Aylesford Place neighborhood
- Transylvania Park neighborhood
- Woodland Triangle neighborhood
- Columbia Heights neighborhood
- Hollywood/Mt. Vernon neighborhood
- Montclair neighborhood
- Shadeland neighborhood
- Southern Heights neighborhood
- Glendover neighborhood
- Pralltown neighborhood
- North Elizabeth Street neighborhood
- Elizabeth Street neighborhood
- Seven Parks neighborhood
- Cherokee Park neighborhood
- Suburban Court neighborhood
- Penmoken Park neighborhood
- WGPL neighborhood





PLANNING CONTEXT



▲ CONTEXT MAP

- OPEN SPACE
- DOWNTOWN AREA
- MAIN ROAD
- UK BOUNDARY
- NEIGHBORHOOD

PLANNING CONTEXT

Existing Context

The University of Kentucky is located just south of downtown Lexington, Kentucky, with strong connections to the urban grid and surrounding residential neighborhoods. Significant streets connecting campus to downtown include Woodland Avenue, Rose Street, Limestone Street, Martin Luther King Boulevard, and, to a more limited extent, Broadway Road.

Limestone Street is the most prominent street corridor through the campus. Major campus cross streets intersecting Limestone include Alumni Drive, Cooper Drive, Virginia Avenue/Huguelet Drive, Euclid Avenue/Avenue of Champions, and Maxwell Street. The Newtown Pike extension will become a significant campus gateway in the future.

Historic South Hill, Grosvenor/Woolfork, Aylesford Place, Transylvania Park, and Woodland Triangle are neighborhoods between the north edge of campus and downtown Lexington. Each neighborhood has a significant number of high-quality single-family homes, mixed with student apartments of varying character. The Columbia Heights, Hollywood/Mt. Vernon, and Montclair neighborhoods to the northeast of campus also contain a mix of single family homes and student housing. (See page 34 for more information.)

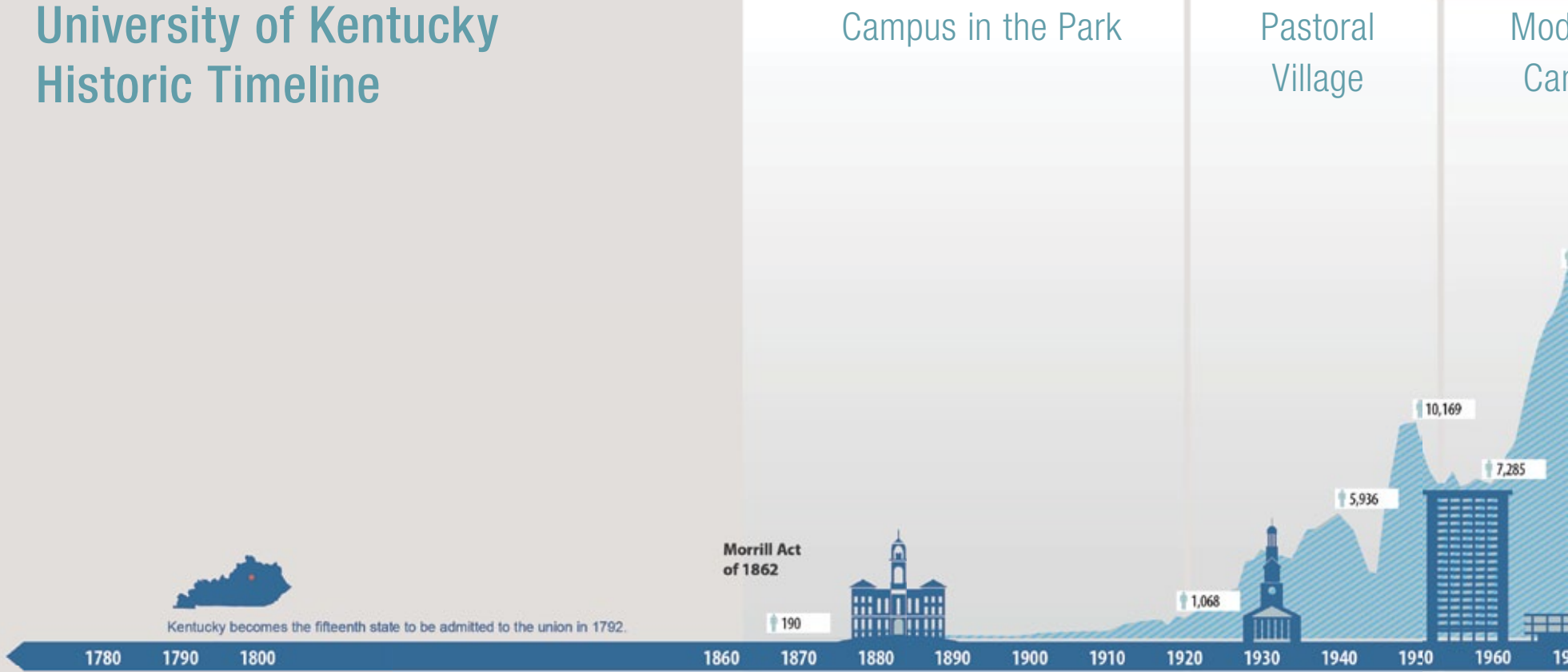
Shadeland, Southern Heights, and Glendover are located to the south of the University, next to the campus arboretum.

Pralltown, North Elizabeth Street, Elizabeth Street, Seven Parks, Cherokee Park, Suburban Court, Penmoken Park, and WGPL are neighborhoods along Nicholasville Road that have, to differing degrees, seen an increase in student renters that has altered neighborhood character.

CAMPUS AREA

Land Area	804 acres
Non-residential Buildings	13,314,528 GSF
Residential Buildings	2,195,299 GSF
Undergraduate Housing Beds	5,285
Graduate Housing Beds	624

University of Kentucky Historic Timeline



Kentucky becomes the fifteenth state to be admitted to the union in 1792.

Morrill Act of 1862

190

1,068

5,936

10,169

7,285

1865

UK is established as a land-grant institution. It is called the Agricultural and Mechanical College (A&M) of Kentucky, a publicly chartered department of Kentucky University.

1878

A&M is separated from Kentucky University (now Transylvania University).

1882

In 1882 the Agricultural & Mechanical College moves to a new 52 acre campus on South Limestone Street. The land was formerly a city park and fairgrounds and was offered to the College by the City Council.



52 acres
2.6 students/acre

1908

A&M College achieves university status, and the name is changed to "State University, Lexington, Kentucky."

1916

The name, "State University, Lexington, Kentucky," is changed by the state legislature to its current name, "University of Kentucky"



76 acres
2.8 students/acre

1929

Memorial Hall is completed, built in memory of the 2,756 Kentuckians who died in World War I.

1954

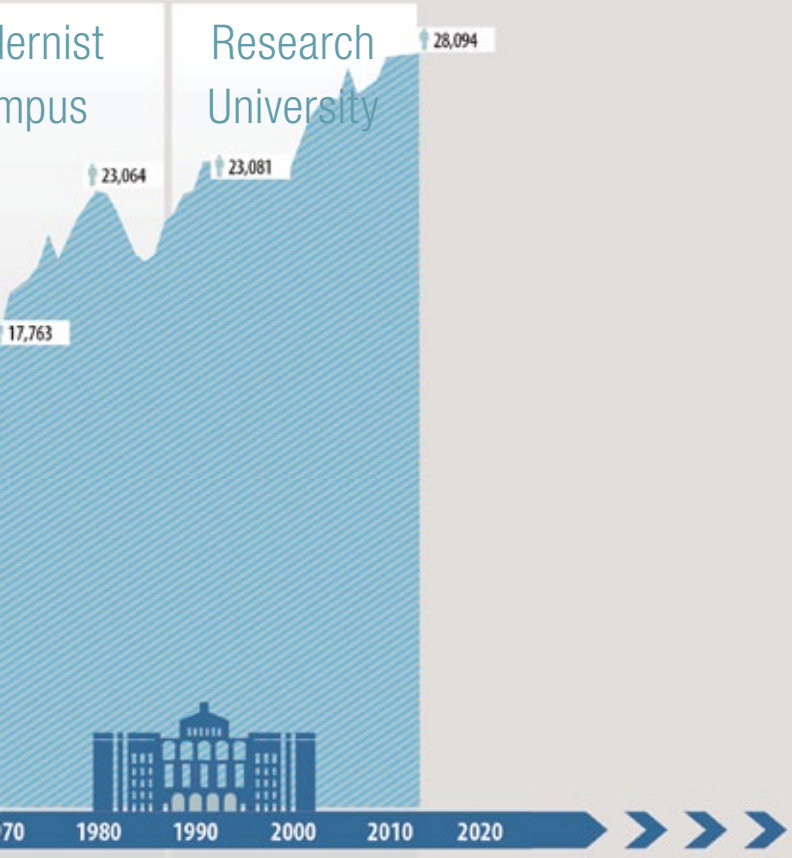
UK trustees authorize the Medical Center



368 acres
19 students/acre

1999

The University of Kentucky is authorized to accept the 1999 Concession Agreement



1964
 UK Board of Trustees implements the 1962 legisla-
 and establishes the Community College System. In
 1977, the Kentucky General Assembly reorganizes the
 Community College System, removing all but Lexington
 Community College from within the University's jurisdic-

1987
 The Carnegie Foundation for the
 Advancement of Education names UK a
 research university of the first class, as
 faculty members attract record amounts
 of grants and contracts.

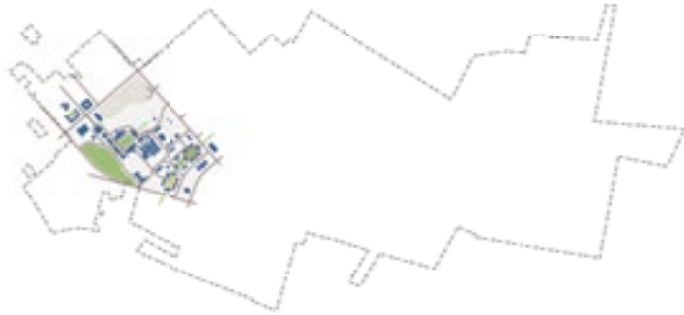


Planning History

Since its establishment as a land-grant institution in 1865, the University of Kentucky has undergone four major periods of development, with six documented master plans. Each plan responded to the changing needs of an evolving campus and captured the planning and architectural philosophies of the particular era. Over time, increasing enrollment and land area have influenced the pattern of development and density of the campus.



▲ 1882



▲ 1919



▲ 1958

52 ACRES

Initially founded as the Agricultural and Mechanical College for Kentucky University, the campus was sited in two different locations near downtown Lexington. By the early 1880s, the campus moved to its current location, a 52-acre park and fairground donated by the City of Lexington. The first three buildings established a campus identity, siting the Administration Building with a ceremonial front lawn, White Hall dormitory, and the President's home on a hill along South Limestone Street.

OLMSTED PLAN

The Olmsted Plan in 1919 provided the first master plan for the University. Organizing the campus within a pastoral landscape with formal quadrangles and axial alignments, clusters of development were sited north and south of the academic core. The academic core, anchored by the Administration building and a central quadrangle, proposed academic facilities for Law, Physical Science, Engineering, and Agriculture. Student life uses were planned north of the academic core along Euclid Avenue, and a connection to downtown Lexington was proposed with vehicular and pedestrian access along today's Martin Luther King Boulevard. Anticipating the significance of the automobile, streets were integrated within this comprehensive plan.

HARE AND HARE PLAN

The post-World War II period brought an economic boom and rapid population growth for many campuses throughout the country. The 1958 Hare and Hare Master Plan for the University of Kentucky proposed a medical center and housing district towards the south and east of the campus core. Potential development sites removed from the core show the beginnings of sprawl, which was supported by several proposed road networks and surface parking.



▲ 1965



▲ 1991



▲ 2002

CRANE AND GORWIC PLAN

The 1965 Crane and Gorwic Plan created a new modernist vision for the campus by proposing high density and compact development. Replacing several existing buildings, new towers and buildings with larger floor plates would be configured to frame a network of plazas. The campus plan proposed a pedestrianized core with limited vehicular access, reconfiguring the campus core boundary from South Limestone Street to extend past Rose Street toward University Drive and from Euclid Avenue to Cooper Drive. Though much of the plan would not be implemented due to a changing economy, several projects were built, including Patterson Office Tower and Whitehall Classroom Building.

HANSEN, LIND AND MEYER PHYSICAL DEVELOPMENT PLAN

The 1991 Hansen, Lind and Meyer Physical Development Plan was the first comprehensive plan since the Crane and Gorwic Plan, 26 years earlier. The plan established land use zones for student housing and academic, medical, athletic, agricultural, and community-college uses. Multi-use zones were designated between the academic uses and the medical center. The proposed plan led to land acquisition for the expansion of the academic core and the medical district.

AYERS SAINT GROSS PHYSICAL DEVELOPMENT CAMPUS PLAN

The 2002 Ayers Saint Gross Physical Development Campus Plan focused on a multi-centered campus composed of a mix of academic, housing, and student life uses. With an increase of on-campus housing, improved open spaces, sustainable development through transportation and parking planning, the plan established a framework for growth. Connecting the campus to the city and community was proposed with the development of a College Town district and residential as a preferred land use along neighborhood edges.

Campus Legacy

The planning history at the University of Kentucky has produced several notable architectural projects still visible on campus today. Two prominent architects whose work has contributed to the University are Ernst V. Johnson and Edward Durell Stone.



ERNST V. JOHNSON

A Lexington architect and University of Kentucky educator, Ernst V. Johnson began his first commission with the University in 1937 with the design of the Student Center. Influenced by the Finnish architect Eiel Saarinen and the International Style, Johnson's buildings are simple, composed forms articulated with innovative patterns of brickwork. Johnson would go on to design eleven more buildings on campus over the next 20 years. His most significant works are the old Student Center (1937), Funkhouser Building (1940), the Fine Arts Building (1950), and Memorial Coliseum (1950). He is also responsible for Jewell Hall (1938), Lafferty Hall (1939), Erikson Hall (1940), Wenner-Gren Aeronautical Research Laboratory (1940), the Mineral Industries Building (1949), Peterson Service Building (1950), and Holmes Hall (1956).

EDWARD DURELL STONE

The Kirwan-Blanding residential complex is the work of modernist architect Edward Durell Stone. Dedicated in 1968, Kirwan-Blanding is composed of two housing towers, six low-rise buildings, and a dining commons. The complex is connected with a canopy and a series of courtyards, plazas, and tree allées. Indicative of his work in higher education, Stone achieves a monumental scale with the collection of buildings and open spaces that form an active student community. Stone's works include the Museum of Modern Art, Radio City Music Hall, the John F. Kennedy Center for the Performing Arts, and SUNY Albany.

- ▲ Memorial Coliseum
- ◀ Kirwan-Blanding

Preservation versus Renewal Considerations for UK Buildings

Although these legacy buildings contribute to the quality and character of the campus, many require significant renovations to upgrade basic systems, and to meet the needs of today's learning and student life environment.

How to balance the preservation of these important assets with the costs and feasibility of renovation is an important master plan consideration. Key questions to be answered include the following:

HISTORIC OR ARCHITECTURAL SIGNIFICANCE

- Does the building have historic or architectural significance?
- Are there other buildings on campus with this same historic or architectural significance?
- How does this building rank or compare to the others with the same historic or architectural value?
- Does the building have historic or architectural significance because of its relationship to other buildings, or physical context?

RENOVATION OR REUSE

- Does the building meet the needs of its current users?
- If not, can it be adapted for another use?
- If the building is adapted for another use, is the building location appropriate for the new use?
- Does the building have deferred maintenance issues?
- Are building system and infrastructure improvements needed?
- Can the building be adapted to current ADA standards?
- Can life/health issues associated with the building such as mold or flooding be remediated during a building renovation? Are there any issues that cannot be remediated with renovation?

COST

- What are the ongoing maintenance costs of the building?
- What is the cost to renovate the building to meet current standards, and address current needs?
- How do the maintenance and renovation costs for the building compare to the cost of replacing the building with new construction?
- How are maintenance or building improvement costs paid for, versus new construction?

ENVIRONMENT

- If demolished, how much of the building can be responsibly recycled?
- If retained, can the infrastructure be restored in a manner that is environmentally sustainable/LEED certified?
- Will the cost of renovation delay the benefits of energy improvements and environmentally sustainable methods to the extent that the overall benefit to the environment is sacrificed?

LAND USE

- What is the highest and best use of the site? Does the building use the site efficiently, compared to a potential new building?
- Is the building occupying a critical site within the campus core that could be better used for another academic or student life purpose?
- Will retaining the building force campus expansion by pushing academic and other needs to the UK boundaries or beyond?

MOBILITY

- Will retaining the building force the campus to grow in a way that will lead students to rely more on vehicular transportation?
- Is the building within the 10-minute class change walking circle? This is especially important with academic buildings.





MASTER PLAN PRINCIPLES

MASTER PLAN PRINCIPLES

The following master plan principles establish the foundation and priorities for the development of the University of Kentucky campus and are intended to be applied in conjunction with the campus framework plan and campus district strategies. These principles were developed through consultation with the University community and with direction from the University's master planning committees. The principles link the physical development of the campus with the University's mission, and will assist in decision making around campus improvements.



1. ACADEMIC ENVIRONMENT

CREATE A 21ST CENTURY LEARNING ENVIRONMENT THAT SUPPORTS THE TECHNOLOGICAL, SOCIAL, ECONOMIC, AND CREATIVE NEEDS OF TODAY'S STUDENTS.

A dynamic academic environment includes flexible teaching and learning spaces, modern laboratories, and opportunities for informal learning outside the classroom and across the campus. The master plan facilitates opportunities to enhance the academic environment by concentrating academic activity within the campus core, connecting teaching and learning spaces, integrating academic and student life, and creating opportunities for learning in outdoor settings.



2. CAMPUS LIFE

ENHANCE THE STUDENT LIFE EXPERIENCE AND REINFORCE CAMPUS COMMUNITY IN STRONG RESIDENTIAL DISTRICTS, BOTH ON AND OFF CAMPUS.

A strong campus life experience is key to student success. The master plan articulates strategies to enhance student life and create a dynamic living and learning environment.



3. COMMUNITY

FORGE PARTNERSHIPS TO STRENGTHEN THE NEIGHBORHOODS SURROUNDING THE CAMPUS AND DOWNTOWN.

The University has an important impact on the neighborhoods that surround the campus, and plays a key economic and cultural role in the community. The University should continue to work with its neighborhood and Urban County Government partners to strengthen surrounding areas, contribute to the local economy, and incorporate community impact into decision making. The master plan articulates planning policies and design strategies to further these initiatives.

4. GROWTH

ESTABLISH A LONG-TERM PLAN FOR GROWTH MANAGEMENT THAT IS CONSISTENT WITH THE UNIVERSITY'S MISSION, AND THAT EFFICIENTLY UTILIZES LAND RESOURCES.

The University campus must accommodate academic, research, health care, student life, sports and recreation, and administration and support functions within a defined land area. The University has also established a growth boundary to mitigate the impacts of campus development on surrounding neighborhoods. The master plan articulates strategies to accommodate current and future uses efficiently, while preserving the quality and character of the campus environment.

5. MOBILITY

FACILITATE SAFER AND MORE EFFICIENT MOBILITY IN SUPPORT OF THE MASTER PLAN LAND-USE AND LANDSCAPE CONCEPTS.

Mobility systems include pedestrian circulation, bicycle circulation, transit service, vehicular circulation, and parking. The master plan defines accessible, safe, efficient and attractive mobility systems for the campus, while preserving pedestrian priority in the campus core.



6. LANDSCAPE STRUCTURE

ESTABLISH A LEGIBLE OPEN SPACE AND LANDSCAPE STRUCTURE THAT IMPROVES CAMPUS QUALITY AND REINFORCES CAMPUS IDENTITY.

The University campus contains a range of open space elements and high-quality architecture but the existing landscape structure could be better defined. The master plan strengthens the landscape structure to create a more cohesive campus environment.



7. SUSTAINABILITY

INTEGRATE SUSTAINABILITY IN EVERY ASPECT OF PLANNING.

The University of Kentucky's Statement on Sustainability recognizes the critical need "to engage the University community to create policies and programs that will simultaneously advance economic vitality, ecological integrity and social equity, now and into the future." The master plan creates the opportunity to demonstrate leadership in this "triple bottom line", and will help to advance sustainable initiatives within several key areas—mission, energy, landscape, ecology, mobility, community and economic development.



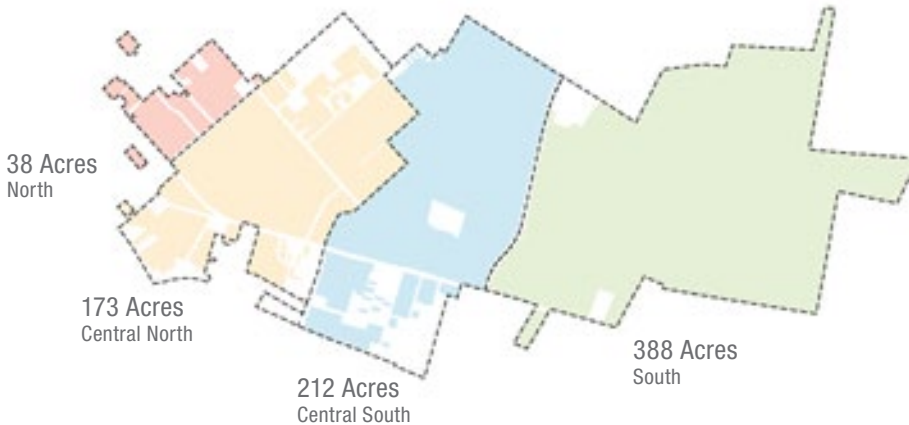




SUSTAINABILITY

CAMPUS ZONES

Total UK Ownership 811 Acres



PROPOSED BUILDING COVERAGE

Total Proposed UK Building Coverage 21% 174 Acres



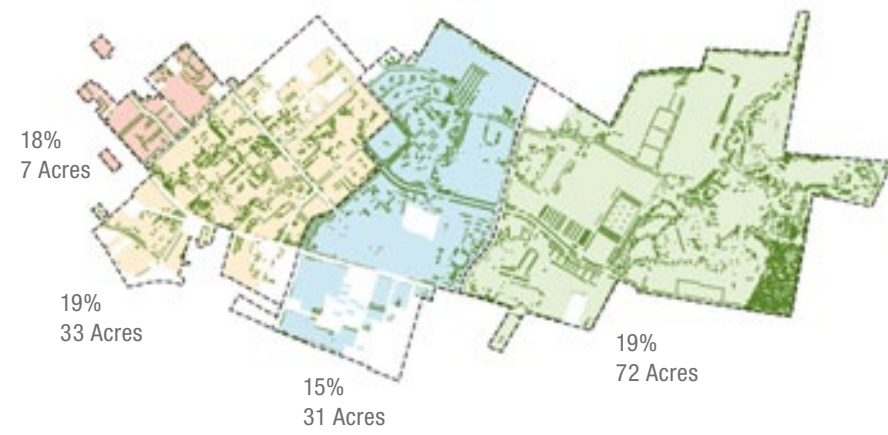
PROPOSED IMPERVIOUS SURFACES

Total Proposed UK Building Coverage 21% 174 Acres



PROPOSED TREE COVERAGE

Total Proposed UK Tree Coverage 19% 143 Acres



SUSTAINABILITY

The University's Statement on Sustainability Policy and Principles notes the following:

The University of Kentucky recognizes that in its mission to improve the lives of Kentuckians, its greatest challenge in our time is to engage the University community to create policies and programs that will simultaneously advance economic vitality, ecological integrity and social equity, now and into the future. As such, it calls upon all levels and constituencies of the University to participate in a continuous and on-going effort to institute the teaching, research, and practice of sustainability and to establish an institutional culture of sustainability.

The master plan creates the opportunity to demonstrate leadership in the "triple bottom line", and will help to advance sustainable initiatives within several key areas – mission, energy and resource management, landscape and ecology, mobility, community and economic development – through the following strategies:

Mission

Sustainable campuses express the mission of an institution. A goal of the University of Kentucky campus master plan is to plan and design campus spaces that embody and enhance the University's mission. To this end, the master plan focuses on the campus core to create a 21st century teaching and learning environment. It also concentrates undergraduate academic programs within the core and establishes several well-defined districts adjacent to the core to accommodate the University's leading edge research initiatives. The seamless integration of teaching, learning, and research environments facilitates opportunities for exceptional undergraduate and graduate education, and research that is recognized nationally.



Energy and Resource Conservation

The master plan incorporates several design strategies to promote energy and resource conservation and efficiency:

- A compact land use pattern within the academic core and an increase of on-campus housing ensures more efficient use of land, utility infrastructure and central plants, and creates the potential for eco-district strategies (e.g. committing to district sustainability goals and coordinating investments and actions).
- Where possible, buildings are oriented to ensure optimal solar energy opportunities and the application of passive design strategies. In addition to strategically planting trees for building shielding, external shading devices (e.g. solar shading structures and trellises) are recommended where significant east and west exposure could increase cooling loads on buildings.
- The University of Kentucky has the opportunity to improve the overall efficiency of core campus buildings in conjunction with the replacement of older deteriorated academic buildings. Many of the older inefficient buildings in the core are scheduled to be renovated or replaced over the next 10 years. Optimizing energy conservation and efficiency through renovation or new construction will be a priority.



Landscape and Ecology

A goal of the master plan is to create enduring campus places that improve outdoor comfort and contribute to campus ecology. The following strategies were integrated in the master plan, and will be further explored in the related landscape master plan:

- Identification of areas for additional tree planting for wind protection and shade to improve outdoor comfort
- Reduction of hard surface areas to mitigate heat island effects
- An overall increase in pervious surface areas to improve ground water recharge and stormwater management
- Creation of a new stormwater detention basin within the South Campus to manage stormwater within this area of the campus
- The integration of elements such as parking gardens, bio-swales and filter strips to capture and filter rainwater
- Protection and enhancement of habitats and natural systems, with enhanced connections to broader regional systems.



Mobility

A goal of the master plan is to create a comprehensive system of pedestrian, bicycle, transit and vehicular movement to reduce the need for single-occupancy vehicle trips, and improve overall accessibility across the campus. The master plan creates a more compact campus to facilitate improved pedestrian, bicycle and transit connectivity. It also prioritizes pedestrian movement within the campus core, aligns bicycle routes with bicycle parking facilities, and creates a transit hub with more efficient routes to encourage transit use. The master plan coordinates campus mobility strategies with surrounding city and regional transportation plans and policies.



Community and Economic Development

The University is committed to building a healthy on-campus community, and creating vital student life environment. Major initiatives include growth in on-campus student housing, plans for new and expanded student life amenities, and new sports and recreation facilities. These initiatives are expected to contribute to a strong sense of community that improves academic performance and student success, and fosters positive student development.

The University has an important impact on the neighborhoods that surround the campus, and has made significant efforts to engage neighborhood groups through the master planning process. The master plan defines deliberate strategies to protect and support these neighborhoods surrounding, and incorporate community impact into decision making. In addition, the University plays a key economic and cultural role within the City of Lexington and continues to forge partnerships with the City, local businesses, and other community stakeholders to contribute to the local economy. The North Campus planning charrette that was held in December, 2012, and engaged a broad range of City, business and community stakeholders, is an example.





COMMUNITY



▲ NEIGHBORHOOD MAP

COMMUNITY

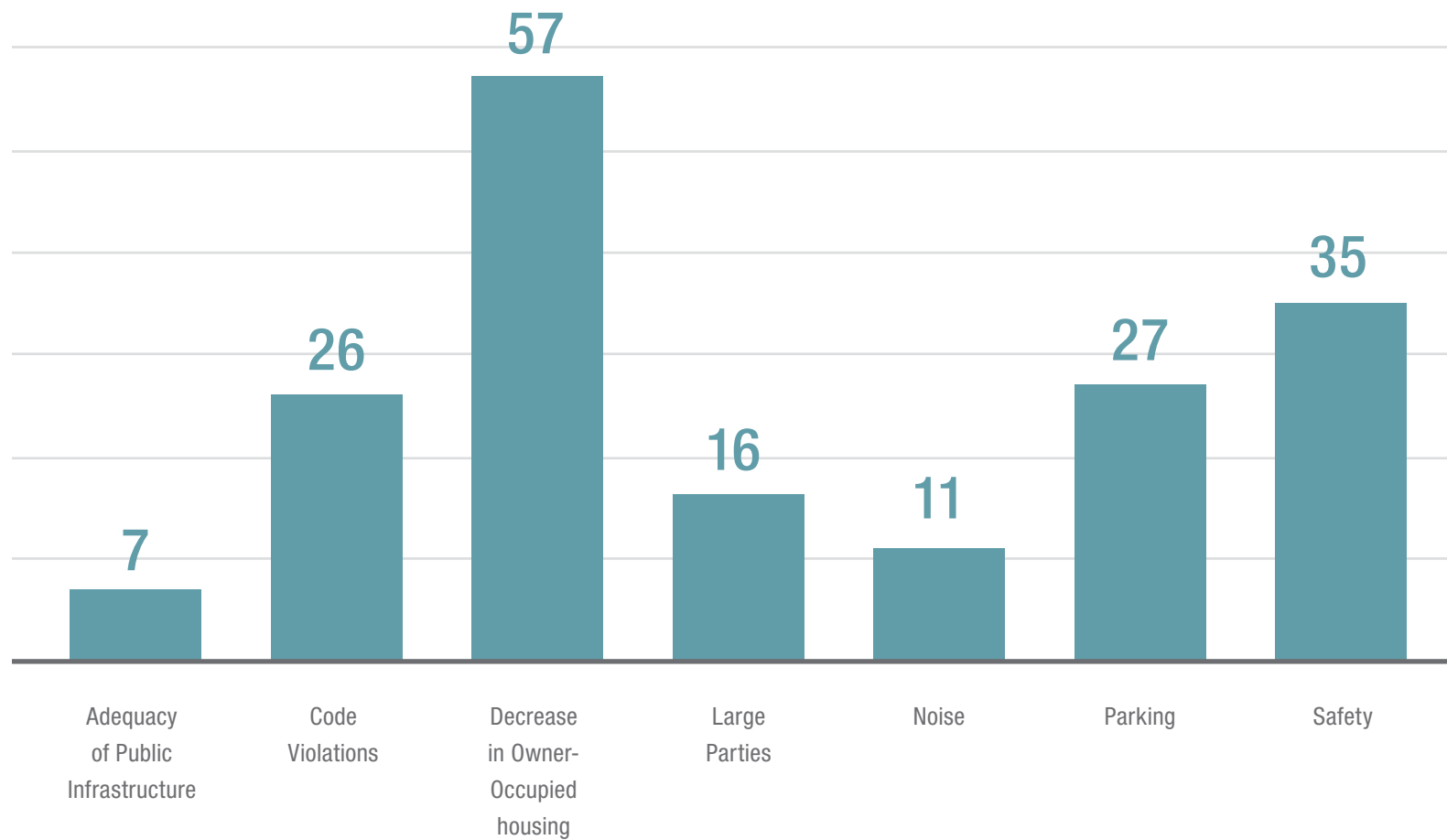
THE IMPACT OF UNIVERSITY DECISIONS ON SURROUNDING NEIGHBORHOODS IS AN IMPORTANT MASTER PLAN CONSIDERATION, AND THE PLANNING TEAM SUCCESSFULLY INVOLVED NEIGHBORHOOD CONSTITUENTS AND URBAN COUNTY GOVERNMENT OFFICIALS IN THE PLANNING PROCESS.

The planning process incorporates the 2012 U3 Ventures report that studied the economic impact of Lexington's anchor institutions, and concluded with the following recommendations:

- Incentivize faculty and staff homeownership in the neighborhoods surrounding UK
- Develop on-campus student housing that is sensitive to neighborhood edges
- Create near-campus, walkable retail options
- Coordinate with the Bluegrass Community and Technical College and Transylvania University for greater economic impact

FIGURE 1

WHAT NEIGHBORHOOD ISSUES ARE OF GREATEST CONCERN?



Neighborhood Issues

During the assessment phase of the planning process, the planning team conducted a survey of UK's neighbors to identify key issues of concern. The principal neighborhood concern identified in the survey was a decrease in owner-occupied housing (Figure 1). A key driver of the plan—increased on-campus student housing—is intended to help restore balance to the rental demand generated by the student population. Continued collaboration with the Urban County Government on code enforcement and exploration of homeownership incentive programs will be important moving forward.

Neighborhoods also sought a better understanding of what is meant by the University's proposed acquisition boundary. The acquisition boundary illustrates areas where UK might consider acquiring property, when properties within the boundary area come on the market. Acquisition depends on University goals and needs at the time of offering, available funding, and agreeable pricing. Being within the boundary does not guarantee the University will in fact acquire the property. Being outside the boundary generally indicates that UK is not likely interested in any future acquisition.

Retail Services

Healthy retail areas are necessary to serve both the University population, and surrounding communities. In addition, the presence of a permanent student population close to downtown Lexington supports businesses within the downtown core. To encourage the development of retail services and contribute to local economic development, the master plan recognizes the importance of the Broadway, Limestone, Rose Street, and Woodland corridors and includes strategies to improve connections between the campus and downtown.



Retail along South Limestone Street



Retail along South Limestone Street



Planning Policies

The campus is surrounded by a variety of neighborhoods, each possessing different land use, property ownership, and building condition characteristics. Informed by meetings with neighborhood representatives, neighborhood tours, and a geographical information systems (GIS) and physical analysis of area conditions, the master plan recommends the following three strategies tailored to edge conditions of the campus:

1. BUFFER

The University will implement measures to buffer strong single-family residential neighborhoods from campus impacts:

- Clearly define campus boundaries and acquisition zone expectations
- Create appropriate landscape buffers along neighborhood edges, such as trees, hedges, and shrubs
- Incorporate compatible adjacent uses, such as the existing Ronald McDonald House
- Site campus uses to minimize impacts on neighborhoods; consider function, noise, lighting, pedestrian movement, and vehicle traffic



2. STABILIZE

The University will work with neighborhood and Urban County Government partners to stabilize areas where student housing has affected community quality:

- Implement the on-campus housing plan, including Greek Park housing
- Consider strategic acquisition of off-campus housing for UK faculty and staff to restore balance
- Work with neighborhoods and Urban County Government to discourage further conversion to student housing
- Work with neighborhoods and Urban County Government on parking policies



3. CREATE TRANSITIONS

The University will work with neighborhood and Urban County Government partners to integrate downtown and campus development:

- To better connect the campus with downtown Lexington and integrate existing commercial areas, create transitions between the campus and adjacent neighborhoods with compatible land uses and urban design strategies
- Continue to work with neighborhoods and Urban County Government through strategies such as the December 2012 North Campus Planning Charrette (described in the North Campus District section of this report)
- Consider strategic investments and potential partnerships, e.g. connective corridors with downtown



A blue-tinted photograph of a forest. The image shows the silhouettes of trees against a lighter, cloudy sky. The overall mood is serene and natural.

MASTER PLAN FRAMEWORKS



▲ PROPOSED ILLUSTRATIVE PLAN

- PROPOSED BUILDING
- PROPOSED GLAZED BUILDING
- EXISTING BUILDING
- QUAD
- PLAZA
- PEDESTRIAN
- SPORTS FIELD
- TREES

MASTER PLAN FRAMEWORKS

Master Plan Vision

The University of Kentucky master plan establishes a long-term vision for the University's campus that builds on previous planning efforts, is rooted in the mission of the University, revitalizes student life, and responds to the University's important and sensitive neighborhood context and proximity to downtown Lexington. It also articulates strategies for campus renewal and beautification that celebrate campus history, while looking to the future.

The following fundamental themes and ideas characterize the master plan vision:

An Inspiring Setting for Learning and Research

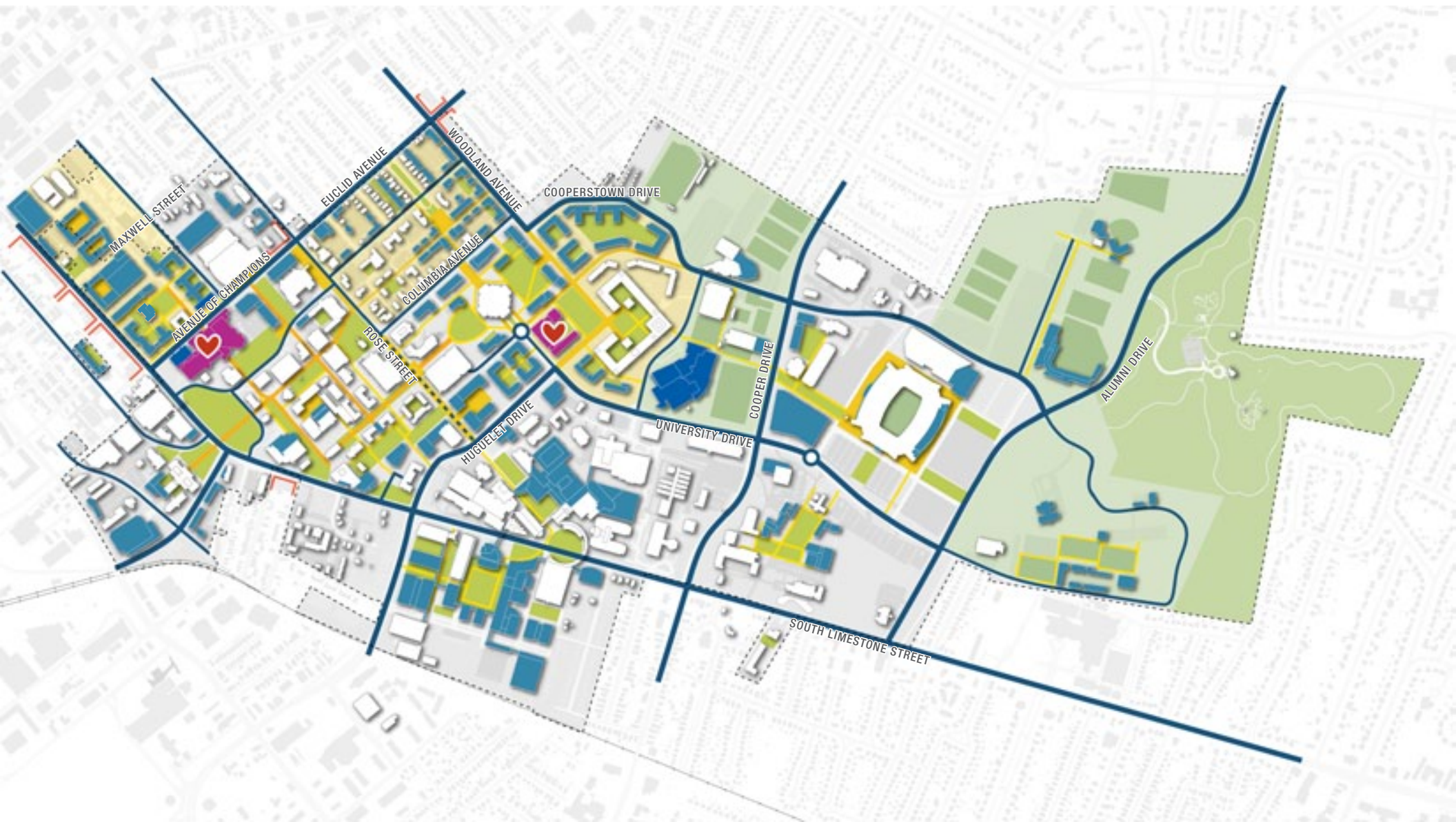
The master plan focuses on the campus core to create a 21st century teaching and learning environment that supports the University's mission. The plan concentrates undergraduate academic programs within the core and establishes several well-defined districts adjacent to the core to accommodate the University's leading-edge research initiatives. The seamless integration of teaching, learning, and research environments facilitates boundless opportunities for exceptional undergraduate and graduate education, and research that is recognized nationally.

A Pedestrian-oriented Campus











To reinforce the campus core, the master plan creates a pedestrian-priority area at the heart of the campus. The plan concentrates academic uses within a 10-minute class change walking circle centered around the core and directs vehicular traffic and parking to the edges of campus. The master plan encourages walking by defining a network of clear, accessible pedestrian corridors with convenient connections to all areas of the campus.

An Enhanced Student Life Experience

President Capilouto's strategic goal to renew and rebuild the campus core in support of student success is a key driver of the master plan. The plan identifies sites for additional student housing within "mixed-use" districts that contain dining, social, recreation, and study facilities. Residential districts are centered around the campus core to create a strong living-learning experience. The plan also creates balanced student life hubs by strengthening the existing student center and introducing a second student center to serve new residential districts within the Central Campus area.



▲ PROPOSED COMPREHENSIVE MASTER PLAN FRAMEWORK

- | | | | |
|---|--------------------------|---|-------------------|
|  | OPEN SPACE |  | PROPOSED BUILDING |
|  | SPORTS FIELD |  | EXISTING BUILDING |
|  | PEDESTRIAN AND PLAZA |  | GYM |
|  | STUDENT HOUSING DISTRICT |  | STUDENT CENTER |
|  | ARBORETUM |  | CAMPUS ROAD |

A Renewed and Revitalized Campus Environment

The master plan proposes a range of strategies to improve the quality, character, and image of the campus environment. The plan identifies options for the renovation of the University's architectural heritage and revitalization of campus facilities, as well as new construction. It also outlines strategies to improve the campus landscape to create an environment that reflects the University's position as Kentucky's flagship institution.

Strong Community Partnerships

The University of Kentucky is located in an established urban area, surrounded by residential neighborhoods and close to downtown Lexington. The master plan proposes planning and design strategies to strengthen relationships with neighbors and local businesses, and contribute to economic development. Development of the campus will be responsive to neighborhood concerns, with sensitive transitions to adjacent areas and strategies to support neighborhood revitalization and renewal. The master plan also establishes a process for ongoing dialogue and proactive engagement with community stakeholders.

A Sustainable Campus

The University has made a strong commitment to creating an institutional culture of sustainability, highlighted in its 2009-2014 Strategic Plan. UK's built environment should be designed to develop and reinforce positive day-to-day practices and habits in all facets of sustainability. These include physical well-being, materials management, building architecture and

construction, and natural resource use and transportation. The master plan integrates strategies that support sustainable development and management over the long term. The creation of a compact campus core with nearby residential areas, coupled with improved pedestrian, bicycle, and campus transit routes, will encourage walking and reduce vehicle trips. Strategies for building renovation and renewal will reduce energy consumption over time, and a systems approach to planning will improve infrastructure efficiency. The further refinement of landscape strategies in the landscape master plan will improve natural systems and create opportunities for water conservation and lower maintenance costs. These efforts will contribute to the University's commitment to reduce greenhouse gas emissions.

Master Plan Frameworks

The University of Kentucky campus master plan is built upon a system of planning elements that together create an integrated framework for campus investments and improvements. These elements are the foundational systems of the master plan and together address key aspects of campus development, including development capacity, land use, open space structure, mobility, and the learning and student life environments. The master plan defines planning and urban design strategies for each framework element to ensure they function effectively and coherently, and together contribute to the quality and character of the campus environment. The following is an overview of the master plan framework elements:



▲ PROPOSED DEVELOPMENT CAPACITY FRAMEWORK

■ PROPOSED BUILDINGS

Development Capacity Framework

UK is a public research university that will inevitably need to grow, given the University's goal to become one of the top 20 public research universities in the nation. The development capacity framework generally establishes the boundaries of the UK campus and identifies where development should occur to accommodate new facility needs and make the most efficient use of University land.

Plans developed by individual schools should be consistent with and integrated into the broader campus master plan.

The University plans to concentrate current and future facility needs within its current landholdings to the extent possible. The University has defined an acquisition area boundary for the limited purchase of land along the edges of the campus. The recent acquisition of the Lexington Theological Seminary extends the campus boundary west of Limestone, but few other boundary expansions are anticipated currently. Medical district expansion will continue west of Limestone within the defined acquisition boundary.

Strategic reuse of existing buildings is generally encouraged wherever possible; however, building use, condition, or renovation cost may preference replacement and new construction in some instances.

The master plan growth framework indicates infill opportunities across the campus. Sites within the campus core should be preserved for key academic and student life functions, with higher density uses concentrated within the North Campus and Central Campus zones. Surface parking should be relocated from the core to accommodate new development and promote a pedestrian-oriented environment. Other potential sites include land that is currently undeveloped, and redevelopment sites where existing buildings could be considered for replacement.

In all instances, new development should occur in a manner that makes the highest and best use of land, with consideration given to the use and character of adjacent buildings and the surrounding context.

DEVELOPMENT CAPACITY

PLANNING AND URBAN DESIGN STRATEGIES

- To the extent possible, accommodate facilities within the current campus and acquisition area boundaries
- Accommodate growth in the context of an overall strategy for land and building use, and not on the basis of individual school needs
- Renovate and reuse buildings where possible and appropriate
- Encourage infill development
- Relocate parking from the campus core to promote a pedestrian-oriented environment
- Identify potential sites where existing buildings may be replaced over time
- Develop campus sites efficiently with the 'highest and best' land uses



▲ MASTER PLAN FACILITIES PROGRAM

Master Plan Facilities Program

Investment is required in campus facilities to address deferred maintenance, to meet the mission of UK, to better address the needs of current users, and to accommodate growth and change in academic and student life programs. The following facility needs were identified as priorities through conversations with University stakeholders during the master planning process. These priorities are accommodated within the planning and urban design strategies of the master plan.

Current Projects (Approved 2013)

- ① Gatton School of Business and Economics renovation and addition
- ② New academic science building
- ③ Commonwealth Stadium renovation
- ④ On-campus student housing
- ⑤ New soccer and softball facilities

Possible Near-Term Projects

- ⑥ MLK Library renovation and reuse
- ⑦ New dining facilities
- ⑧ Student Center renovation and addition, including dining
- ⑨ New South Campus student commons
- ⑩ New baseball facilities

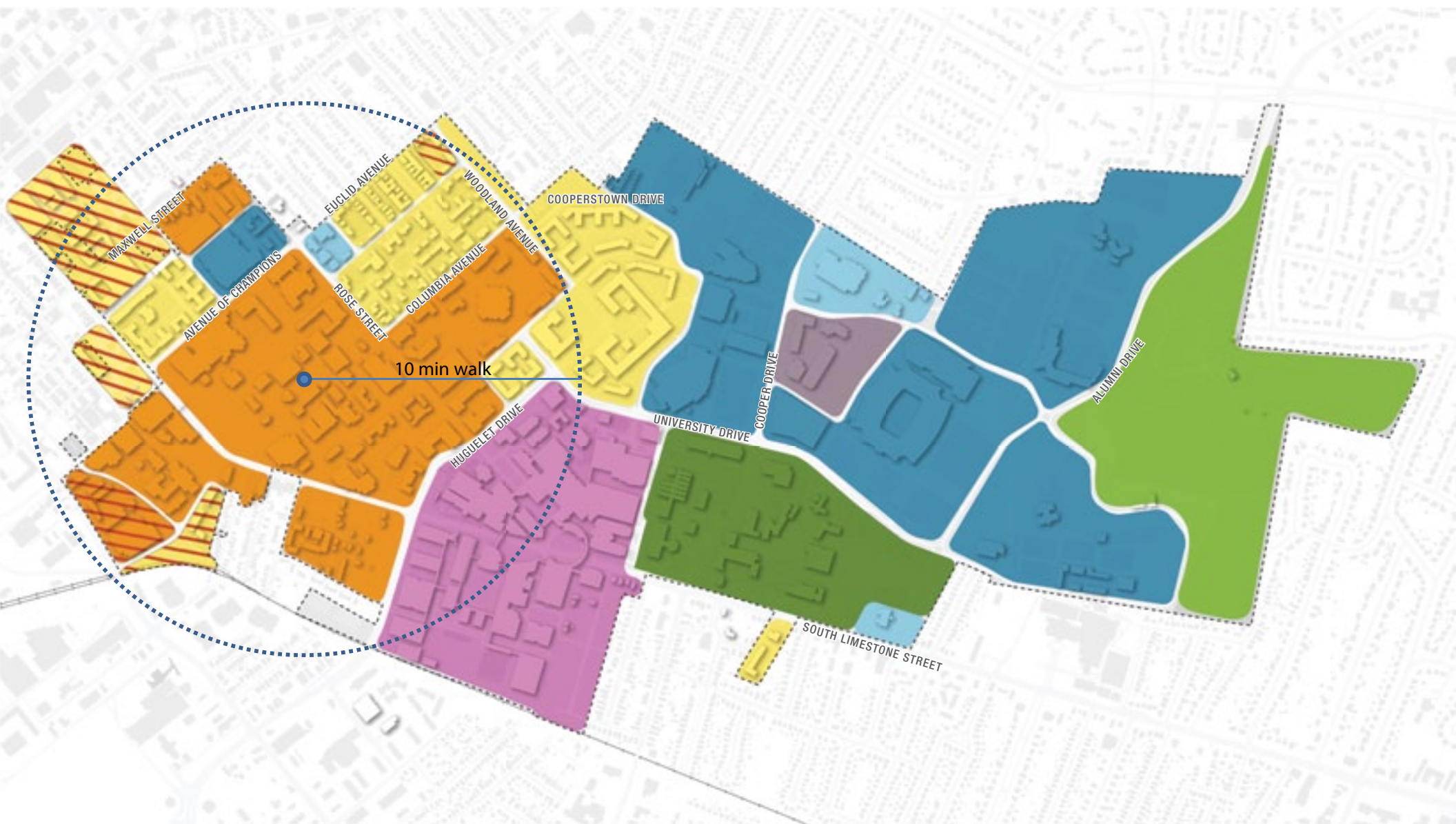
- ⑪ Johnson Center addition
- ⑫ Campus landscape and pedestrian improvements
- ⑬ Proposed parking structure

Potential Future Projects

- ⑭ Law School renovation and addition
- ⑮ Chemistry-Physics Building renovation or replacement
- ⑯ Taylor Education/Dickey Hall renovation
- ⑰ BBSRB2 new construction
- ⑱ Patterson Hall renovation
- ⑲ Alumni Gym renovation
- ⑳ Recreation fields and marching band field
- ㉑ Boone Tennis Center expansion
- ㉒ Additional parking structures
- ㉓ Washington Street closing and landscape improvements
- ㉔ Fine Arts/Singletary Center renovation and addition
- ㉕ Campus core renovations

Medical Center Projects

- ⑳ Continued hospital build-out
- ㉑ Medical Services
- ㉒ Icon Building
- ㉓ Dentistry clinical renovation



▲ PROPOSED LAND USE FRAMEWORK

- ACADEMIC
- RESIDENTIAL AND STUDENT LIFE
- MEDICAL
- ATHLETICS AND RECREATION
- AGRICULTURE
- ARBORETUM
- MIXED USE
- COMMUNITY
- BCTC

Land Use Framework

The master plan recognizes the need for new development to support the academic, research, student life, and residential needs of the undergraduate and graduate populations, and the academic medical center. To accommodate new development, the land use framework reinforces the existing organization of the campus into a general system of land use zones, creating clear identities for those zones and rational uses for the buildings located within them.

The plan maintains the current academic core, which will continue to contain most academic functions at the heart of the campus. Academic infill projects and renovation opportunities are concentrated within a 10-minute walking circle centered around the core.

The academic core is immediately surrounded by undergraduate residential zones. The plan identifies sites that increase student housing in areas directly adjacent to the core through infill, redevelopment, and renovation. Student life and dining uses are also located in the residential zones.

The medical center will continue to develop within the medical center boundaries, predominantly west of Limestone. Land-intensive athletics and outdoor recreational uses are given peripheral locations to the south and east, and the College of Agriculture generally maintains its current footprint south of the medical center. The existing arboretum is preserved at the south edge of the campus.

Opportunities for better integration of the campus into the surrounding urban and neighborhood fabric are created in several mixed-use zones located at the north edge of campus. These zones contain a range of residential, student life, and commercial uses, as well as academic uses that do not require a location within the campus core.

The plan preserves existing community uses along Cooper Drive, where the Bluegrass Community and Technical College (BCTC) and Kentucky Educational Television facilities are located.

LAND USE

PLANNING AND URBAN STRATEGIES

- Accommodate University needs within defined land and building use districts
- Reinforce district identity with compatible and complementary land and building uses
- Consider the surrounding context and adjacencies when planning new development



▲ PROPOSED OPEN SPACE FRAMEWORK

- CIVIC SPACE
- QUADRANGLE AND COURTYARD
- STREETSCAPE
- PEDESTRIAN CORRIDOR
- SPORTS LANDSCAPE
- NATURAL AREA AND PARK
- PLAZA
- PARKING AND SERVICE ROAD

Open Space Framework

The UK campus is composed of several natural systems – hydrology, karst geology, topography, and vegetation – that define the quality, character, and environmental function of the campus. The master plan protects and enhances these systems as the foundation of the open space framework. During the assessment phase of the master plan, an analysis of these systems established metrics that could be employed to measure the success of specific protection and enhancement strategies the University may adopt.

The open space framework also defines a hierarchical system of open space typologies that together make up the campus. The framework establishes an identity for each typology and strengthens the connections among them. The following are the open space typologies of the plan:

- Civic Spaces
- Quadrangles and Courtyards
- Streetscapes
- Pedestrian Corridors
- Sports Landscapes
- Natural Areas and Parks

The University has commissioned an additional landscape study to further develop typologies and treatment strategies for the campus. More information can be found in the Appendix and in the separately documented landscape plan.

OPEN SPACE

PLANNING AND URBAN DESIGN STRATEGIES

- Protect and enhance existing natural systems
- Build on existing landscape typologies to create a clear hierarchy of open spaces that enhance the image of the campus
- Create multi-functional places where people can walk, gather, rest, study, and play outdoors
- Create clear connections among open spaces that facilitate movement across campus
- Enhance the visibility and relationship between indoor and outdoor spaces



The Kirwan-Blanding Courtyard



The Anderson Engineering Quadrangle

CIVIC SPACES

Civic spaces are the formal or iconic landscapes that, by virtue of their size, location, history, or association with buildings, possess campus-wide significance and contribute to the cultural identity of the campus. Civic space design may vary depending on context, but should be characterized by design simplicity and scale. The major civic spaces in the plan include the front lawn in front of the Main Building, the landscape fronting the Taylor Education Building, the front lawn of Memorial Hall, and the open space area surrounding WT Young Library.

QUADRANGLES, COURTYARDS, AND PLAZAS

Quadrangles and courtyards are smaller spaces framed by buildings that provide human-scaled and habitable environments for gathering and socializing. The buildings that frame quadrangles and courtyards typically contain entrances into the adjacent spaces, with windows and active ground-floor uses to encourage connectivity between indoor and outdoor environments. Quadrangle and courtyard landscapes are typically defined by open lawns with trees and shrubs along the edges, with seating near doors or other gathering locations. The master plan maintains and strengthens existing campus quadrangles and courtyards and introduces new quadrangle and courtyard spaces in several locations where new academic and residential buildings are planned.

Plazas are larger outdoor gathering spaces that often occur at the intersection of major pedestrian routes. Plazas typically contain active uses along the edges, strong pedestrian pathways that connect with surrounding areas, and opportunities for sitting and gathering. They should be designed to be compatible with their immediate architectural

surroundings, and for human comfort. The principal plaza areas in the master plan are the areas adjacent to Patterson Office Tower, the Engineering Complex, and Memorial Coliseum. Several new plazas are proposed, including the area surrounding Commonwealth Stadium, along Rose Street next to the Singletary Center for the Arts, and between planned new academic science buildings.

STREETSCAPES

Streetscapes define the quality and character of the various campus roads. Streetscape design should support the mobility function of each road, including pedestrian, bicycle, transit, and vehicle mobility. Design considerations include safe accommodation of pedestrian routes including pedestrian crossings, accessibility, accommodation and treatment of bicycle lanes, number and width of vehicle lanes, accommodation of on-street parking, and overall landscape treatments including tree planting strip and median design.

The open space framework recommends special streetscape treatments for several roads that serve as major pedestrian routes through the campus:

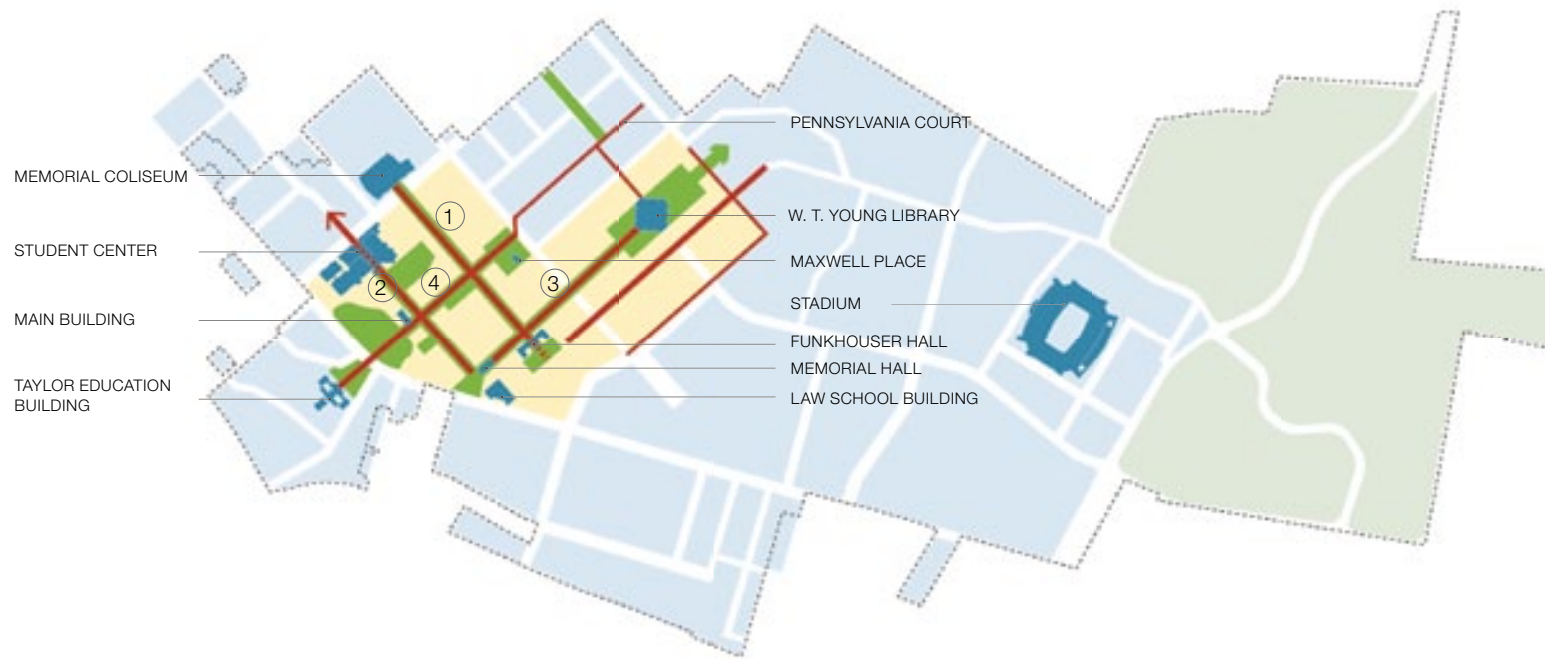
- Rose Street between Avenue of Champions and Huguelet Street
- University Drive from Hilltop Avenue to Commonwealth Stadium
- Avenue of Champions between Limestone Street and Rose Street
- Hilltop Avenue from Rose Street to Woodland Avenue
- Columbia Avenue from Rose Street to Woodland



Rose Street



The intersection of Woodland and Hilltop Avenues



▲ PEDESTRIAN SPINES

PEDESTRIAN CORRIDORS

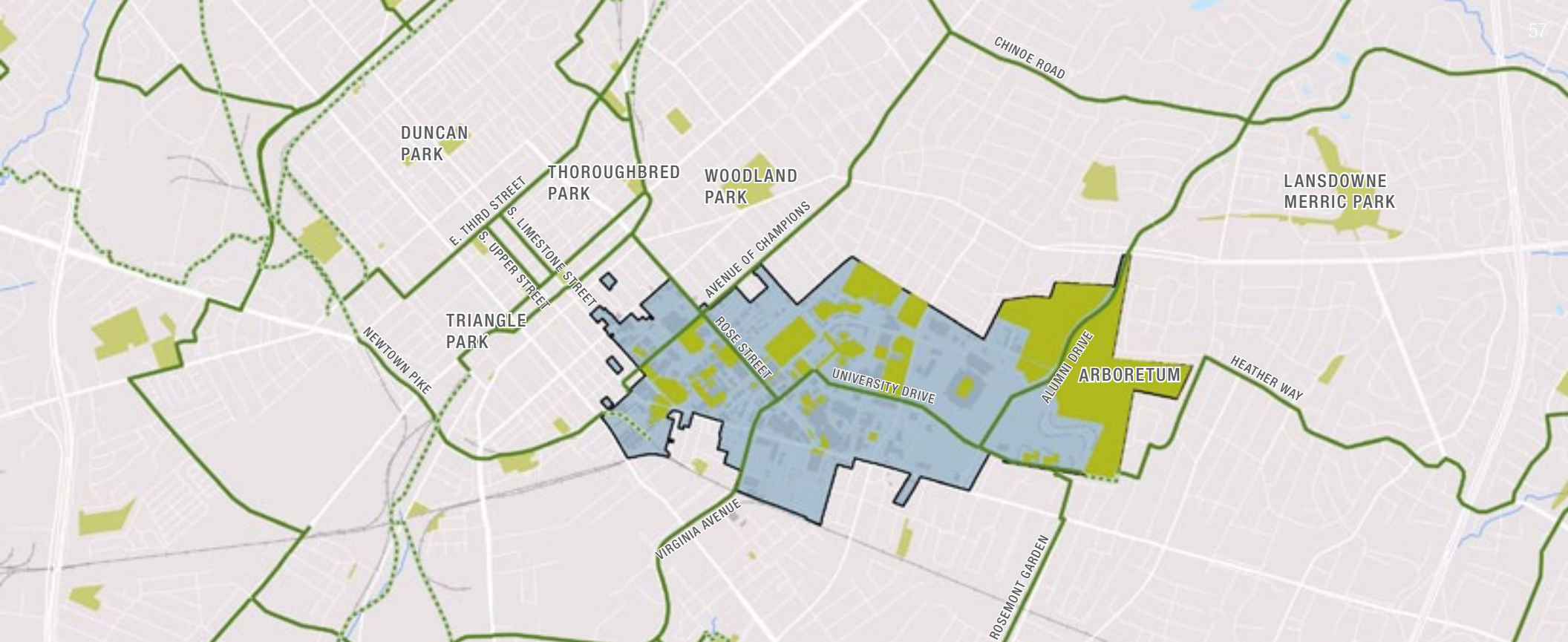
Pedestrian corridors are important elements of the overall open space framework that provide connectivity across the campus. They are intensively used and should be well-designed with trees to provide shade for pedestrians and reduce the heat island effect, and to improve the overall spatial order of the campus. Pedestrian scale, unified spatial definition, and shade for human comfort are important concerns.

The open space framework defines several primary pedestrian corridors through the campus, which include the following:

1. Memorial Coliseum to Funkhouser Hall

2. Law School building to Student Center and Martin Luther King Boulevard (includes a new green between Gillis and Miller Halls)
3. Memorial Hall to William T. Young Library
4. Taylor Education building to Maxwell Place, and Pennsylvania Court beyond

The open space framework also defines the system of secondary pedestrian routes that connect with the primary routes and facilitate pedestrian movement to all other areas of the campus.



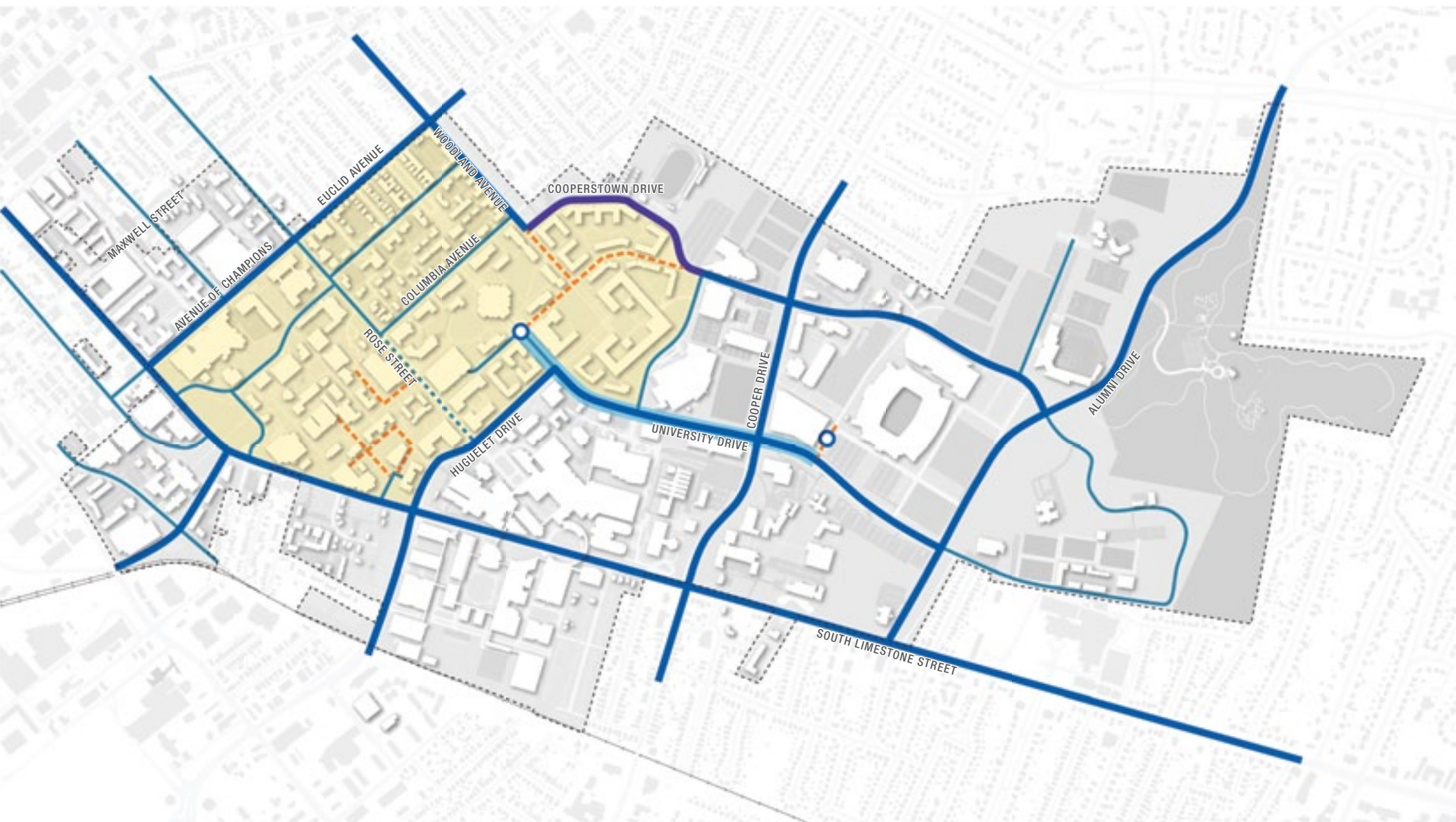
▲ OPEN SPACE NETWORK

SPORTS LANDSCAPES

Sports landscapes are open areas containing athletics and recreation fields, defined by the requirements of the specific sport and recreation uses they accommodate. Ideally, they should be framed with space-defining tree and shrub plantings to set them apart from their surroundings. The open space framework preserves the existing athletics and recreation fields along the east edge of campus and adjacent to the Johnson Center, and it introduces several new sports fields for the University’s football, baseball, and softball programs next to Commonwealth Stadium and along Alumni Drive. It also identifies sites for new recreation fields on the University Court site, which will be replaced over time.

NATURAL AREAS AND PARKS

Park and natural areas provide quiet and contemplative spaces for studying, resting, and socializing, or public access. The open space framework preserves the major existing parks, including the arboretum in south campus and the park surrounding the president’s house, and it includes upgrades to the botanical garden between Whitehall Classroom Building and the Student Center, with an appropriate landscape treatment and outdoor seating.



▲ PROPOSED VEHICULAR MOBILITY FRAMEWORK

- ARTERIAL STREET
- LOCAL STREET
- NEW CONNECTION
- TRANSIT CORRIDOR
- SERVICE VEHICLE ONLY

Mobility

Mobility broadly describes the coordinated system of pedestrian, bicycle, transit, and vehicular routes, and parking that serves the campus. The mobility framework explores an expanded pedestrian core, a bicycle system coordinated with regional trail networks, remote parking paired with public transit, and adequate access for areas of intense car use, in particular, the Medical Center. Human-powered movement is given priority in the plan. The University's Office of Disability Services was an integral part of the planning process.

PEDESTRIAN MOBILITY

The mobility framework seeks to improve pedestrian safety across campus. The framework routes traffic and parking away from the campus core to create a more pedestrian-oriented environment. It also relocates local roads and eliminates surface parking where possible, and defines several primary pedestrian corridors in the open space framework (see page 52) . A pedestrianized campus core extends from South Limestone to the relocated Cooperstown Drive and from Avenue of Champions to Huguelet Drive and Complex Drive.

MOBILITY

PLANNING AND URBAN DESIGN STRATEGIES

- Strengthen pedestrian routes and enhance safety and accessibility
- Integrate the campus bicycle network with the regional system
- Integrate shuttle and transit service with land use planning
- Clarify and sustain vehicular routes across campus
- Concentrate major parking facilities at campus edges



▲ PROPOSED BICYCLE NETWORK

- BICYCLE LANE
- SHARED USE PATH
- SHARED STREET

BICYCLE

Working from the 2005 Campus Bicycle Plan the University, through its Bicycle Advisory Committee, has funded infrastructure improvements that facilitate bicycle use, storage, and repair and has planned continued integration of the campus and city bicycle networks. As campus development removes vehicular parking from the core of campus and dedicates internal campus streets to pedestrian and bicycle movements, continued efforts to improve campus bicycle infrastructure and its connections to the broader network of the city and county will increase in importance.

The mobility framework assists with this effort by recommending high level infrastructure redevelopment that prioritizes walking, bicycling, and public transportation. The framework was developed in the context of existing and proposed facilities for both the campus and the community and was informed by predicted growth of the campus and shifting residential trends of students. The mobility framework defines the system of bicycle paths through the campus and connections to the surrounding regional bicycle network. The bicycle paths include dedicated bicycle lanes, shared bicycle and pedestrian routes, and shared bicycle and vehicular routes.

Bicycle parking will be located strategically to support the mobility framework's path system while minimizing the visual and traffic impact of bicycles. Where possible, bicycle parking should be aggregated into 'corrals' holding as many as 100 or more racks, and should be located out of the way of pedestrian paths and heavily used doorways. Parking should be provided generously, particularly at residence halls.



Bicycle Parking at New Central Residence Hall



Bicycle Corrals at Washington University in St. Louis



▲ PROPOSED TRANSIT SYSTEM

 REVISED BUS ROUTES AND STOPS

 PROPOSED BUS TRANSIT CENTER

SHUTTLE

The existing transit system uses loop routes to connect various points on campus. The plan supports the University's decision to adopt a point-to-point route structure, while a new transit center located near Commonwealth Stadium will improve transit service and efficiently connect key destinations. The following are the key features of the proposed strategy:

- A new transit center is proposed at Commonwealth Stadium to serve the entire campus. The transit center will be convenient to existing surface parking lots and a planned new parking structure to encourage peripheral parking. The possibility of including service amenities and shelter for commuters is being explored with the goal of improving the transit experience.
- Shuttle service is proposed with several point-to-point routes originating from the transit center. University Avenue will become a primary corridor for these routes, and will be redesigned with streetscape improvements to support transit service.
- Routes will begin and terminate at portals that provide amenities at each end of the route. Potential routes include the following:
 - Library to South Campus recreation, via Transit Center
 - Transit Center to North Campus housing, via Limestone
 - Transit Center to Memorial Coliseum, via Cooperstown Drive



Proposed University Drive Transit Corridor

- A new shuttle route is proposed to serve existing and new student housing within Central Campus. The shuttle will travel along University Drive, Complex Drive, the new Cooperstown Drive, Woodland Avenue, and Euclid Avenue to Memorial Coliseum.



▲ PROPOSED VEHICULAR MOBILITY FRAMEWORK

* CAMPUS GATEWAY

- DEMOLISHED ROAD
- SERVICE VEHICLE ONLY
- PROPOSED NEW ROAD
- ROAD CHANGES
- ROAD IMPROVEMENT

VEHICULAR MOBILITY

The master plan includes several improvements to the overall road network to improve on-campus circulation, mitigate the impacts of through traffic, and create a more pedestrian-oriented campus core. These improvements will take place within a context of existing conditions and plans for the regional transportation network. Public projects in the study, planning, and design stages will have an impact on the University's circulation system. These include the connection of the Newtown Pike directly to Limestone Street via Scott Avenue and the potential conversion of South Upper and Limestone Streets to two-way operations. These two initiatives are related in that the Newtown Pike connection is expected to relieve traffic pressure on Upper and Limestone Streets. The development of the road pattern between the Taylor and Main Buildings will need continued attention, to ensure pedestrian safety and amenity at this important crossing point.

Significant proposed changes to the road network include Rose Street, Cooperstown Drive, Woodland and Hilltop Avenues, and Alumni Drive. The following is a summary of the strategies.



Proposed Avenue of Champions



AVENUE OF CHAMPIONS

THEATER PLAZA

FINE ARTS PLAZA

COLUMBIA AVENUE

WT YOUNG LIBRARY

CHEM-PHYS ADDITION

ROSE STREET

HILLTOP AVENUE

MEMORIAL MALL

PROPOSED SCIENCE BUILDINGS

HUGUELET DRIVE

T.H. MORGAN BIOLOGICAL SCIENCES ADDITION

Rose Street

Rose Street is a city road that extends through the campus. It provides access to Parking Structure #2, the Medical Center, and the local road network via Huguelet Drive, but it separates the Academic Core from the student housing of the Central Campus and WT Young Library. Significant east-west pedestrian traffic flows across Rose Street now and is expected to increase with the construction of new student housing at Central Halls and the Woodland Glen area, as well as the construction of new academic science buildings. Because of this condition, a key master plan strategy is to improve the overall Rose Street corridor and crossing for pedestrians.

Two options to improve Rose Street are proposed. In the first option, Rose Street would be redesigned to create a pedestrian and bicycle corridor. Proposed improvements include:

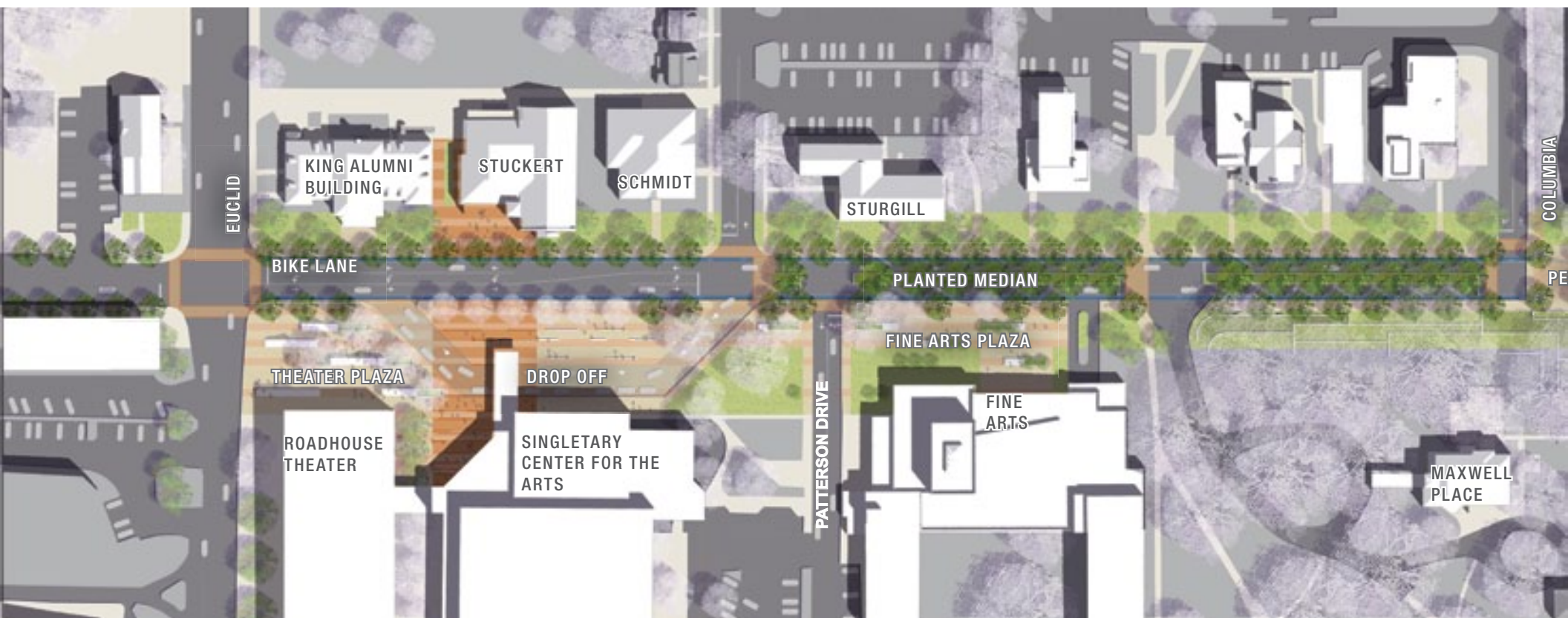
- Close Rose Street to vehicular traffic between Columbia Avenue and Huguelet Drive to create a pedestrian and bicycle zone
- Place dynamic programmatic uses along Rose Street
- Create indoor and outdoor connectivity
- Enhance pedestrian movement with improved landscape and view corridors across Rose Street
- Enhance the pedestrian experience with paving, vegetation, and various types of open space
- Preserve service access to Funkhouser and Library

Drives

In the second option, streetscape design would be introduced to create safe crossing areas and calm traffic the length of the street. Proposed improvements include:

- Upgrade street plantings and furnishings
- Create indoor and outdoor connectivity
- Enhance pedestrian movement across Rose with improved pedestrian crossings at strategic locations, and landscape and view corridors
- Enhance the pedestrian experience with paving, vegetation, and various types of open space

The selection of a preferred option will require further study and



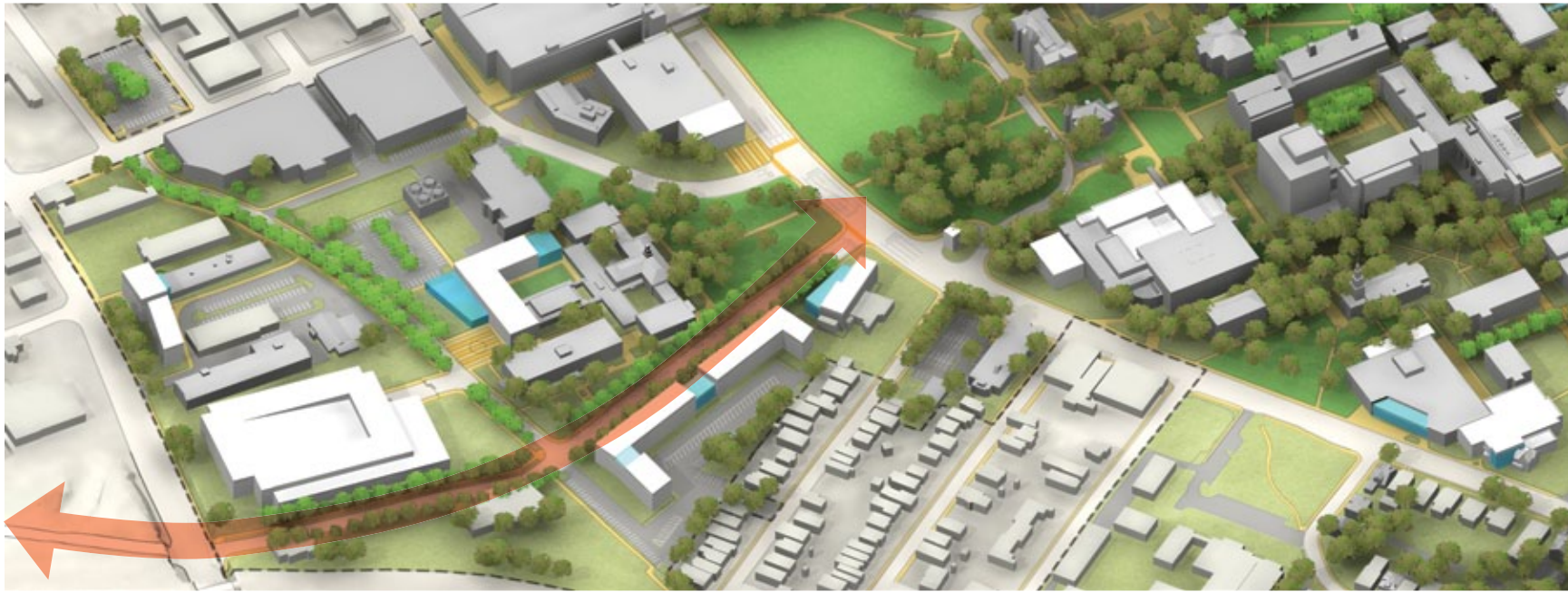
▲ PROPOSED ROSE STREET OPTION 1: RESTRICTING TRAFFIC ON ROSE STREET





▲ PROPOSED ROSE STREET OPTION 2: ROSE STREET TRAFFIC CALMING





▲ PROPOSED NEWTOWN PIKE EXTENSION

evaluation by the University.

Newtown Pike Extension

The Newtown Pike extension will serve as a new gateway to the University of Kentucky, connecting I-75 to the historic Main Building front lawn. The Newtown Pike extension will include reconfiguration of Limestone and Upper Streets to simplify the intersection and improve pedestrian safety.

Cooperstown Drive

To the extent that Rose Street's capacity is reduced, either through its closure or through traffic calming, it will be necessary to replace its function as a cross-campus arterial.

This will be accomplished by the redesign of Cooperstown Drive and the articulation of a new corridor connecting Cooper Drive to Woodland Avenue via Cooperstown Drive and Sports Center Drive. Cooperstown Drive will be realigned in a smoother path around the redeveloped Woodland Glen housing, and converted to two-way operation. The improved street will permit direct access across campus between Cooper Drive at Nicholasville Road / South Limestone Street and Euclid Street at Woodland Avenue. It will also facilitate traffic between the football stadium and Avenue of Champions via Alumni Drive / College Way. By diverting vehicular traffic out

of the academic core, the new Cooperstown Drive connection will improve pedestrian safety and unify the campus.

Central Campus Road Improvements

Several roadway improvements are proposed in the Central Campus area to create an integrated residential district that is more pedestrian-friendly and improves pedestrian connectivity with other areas of the campus. In addition to Cooperstown Drive improvements, these changes include the following:

- Close Hilltop Avenue between University Drive and Woodland Avenue / Jerry Clareborne Way
- Close existing Woodland Avenue between the new Cooperstown Drive and existing Hilltop Avenue to create a better pedestrian environment for movement from the new Woodland Glen housing to the campus core

Other Road Improvements

Other campus road improvement strategies proposed in the plan include the following:

- Re-align Alumni Drive to accommodate a new stormwater management system, as well as improvements to sports facilities and new sports fields near Commonwealth Stadium
- Re-align College Way to create a continuous connection with Sports Center Drive and accommodate improvements to sports facilities at Commonwealth Stadium
- Close Washington Street to vehicular traffic to

create an improved pedestrian environment in this area of the campus

- Introduce a median and other streetscape improvements within Avenue of Champions to enhance pedestrian safety
- Integrate the planned Newtown Pike extension, including reconfiguration of Limestone and Upper Streets to simplify the intersection and improve pedestrian safety

PARKING

The long-term parking strategy for the campus employs structured parking to address campus parking needs within a concentrated footprint. The strategy relocates parking from the campus core to the extent possible, and generally sites structures at the edges of campus with access to shuttle service. Early investment will likely occur in structures north of Memorial Coliseum and by Commonwealth Stadium. Parking structures are also incorporated in the plan for the medical district.

The allocation of disability parking spaces will increase in centralized locations to accommodate the needs of those with mobility limitations. Campus shuttle routes will serve the needs of many users, with stops at locations that provide access to high ground, including elevators in existing buildings.

The selection of parking sites, parking facility capacity, and the overall balance of parking across the campus will require further study by the University.



▲ LEARNING ENVIRONMENT FRAMEWORK

- PROPOSED ACADEMIC BUILDING
- EXISTING ACADEMIC BUILDING
- EXISTING RESEARCH BUILDING

Learning Environment Framework

The learning environment encompasses the system of formal teaching and learning spaces across the campus, including classrooms, labs, libraries, and study spaces, as well as informal spaces that facilitate learning outside the classroom. Stakeholder feedback indicates that renovation of existing classrooms and teaching labs should be a high priority in the near term. Growth of the student population has also increased demand on available classroom space.

The learning environment framework concentrates undergraduate education in the academic campus core within a 10-minute walking circle for class changes, to the extent possible. The plan identifies locations for new academic buildings and additions on sites within the academic core that reinforce major pedestrian corridors. Long-term academic growth is accommodated on infill parcels surrounding the library.

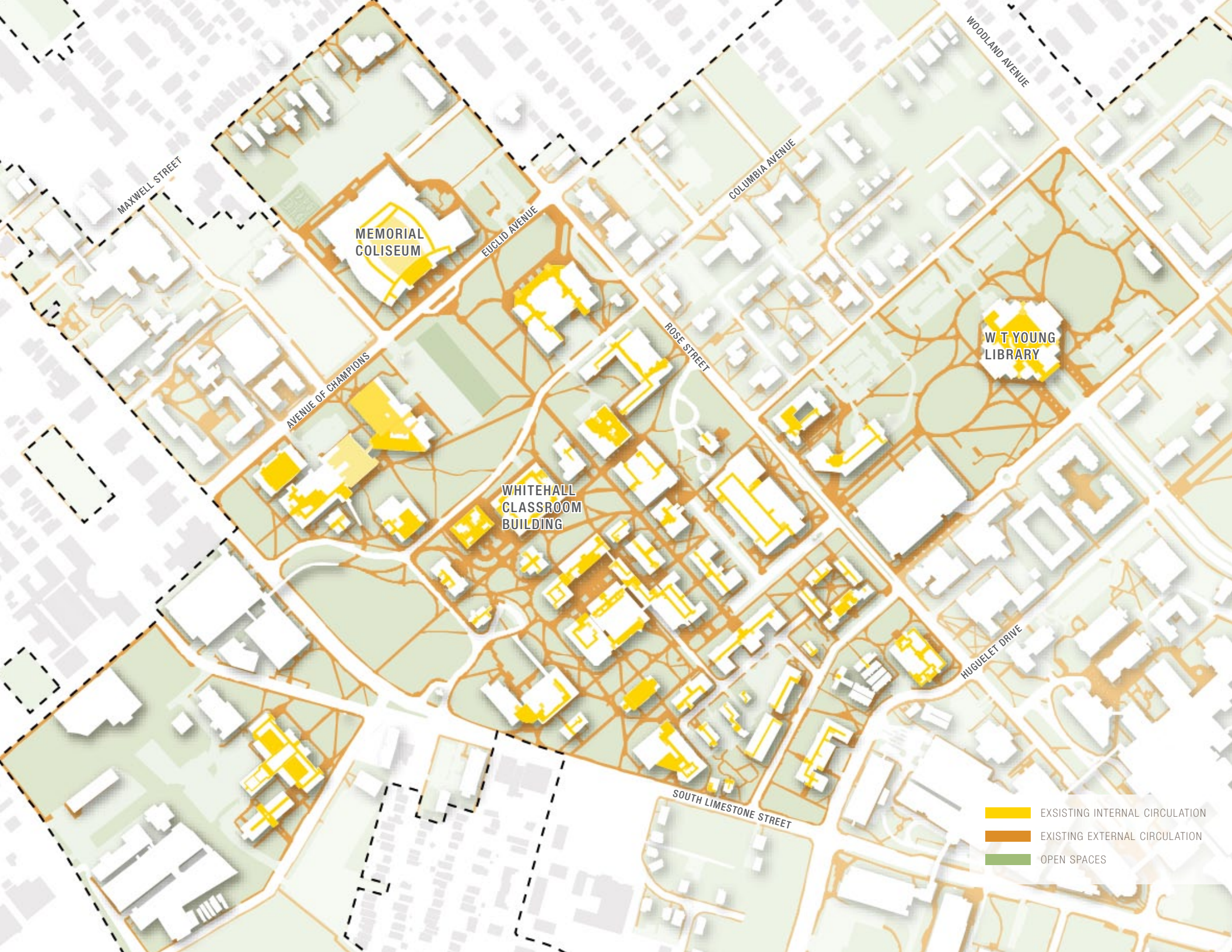
Professional schools are given more peripheral locations in the plan. Bluegrass Community and Technical College (BCTC) and agricultural expansion are accommodated within their current districts.

Research currently occurs in several locations across the campus. The existing research functions in the Slone and Chemistry-Physics buildings will be replaced in BBSRB2 and planned new academic sciences buildings. Other research on campus will be accommodated on sites outside the academic core, including the medical center and agricultural district.

LEARNING ENVIRONMENT

PLANNING AND URBAN DESIGN STRATEGIES

- Improve the quality of classrooms and teaching labs to maximize use of current space
- To the extent possible, concentrate undergraduate programs within the academic core
- Maintain a 10-minute undergraduate class change walking circle
- Promote informal learning environment improvements
- Create comfortable outdoor environments for informal learning



PUBLIC REALM

A supporting public realm plan maps interior and exterior public spaces and the patterns of building use within the academic core, creating an integrated map of the learning environment. The goal is to understand the comprehensive pattern of movement and connectivity in the learning environment.

A successful public realm envisions the physical ground plane of the campus as an active surface. Some strategies for creating an active public realm include: defining the outdoor environment as a series of landscape “rooms” and organized pedestrian paths, creating a comfortable microclimate for outdoor areas utilizing buildings and trees to provide shade for pedestrians, and connecting indoor and outdoor spaces with material transparency and active programming.

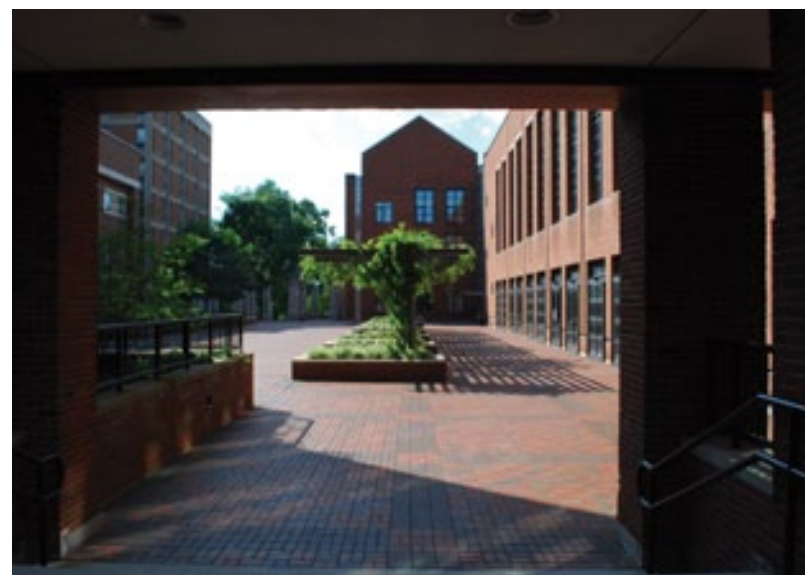
The plaza south of Whitehall Classroom Building exemplifies one of the University’s most successful public spaces. As one of the academic anchors on campus, the Whitehall Classroom Building is a destination for thousands of students. The plaza functions as a major pedestrian spine and as a place for students to congregate. The building’s ground-level transparency provides visibility and the plaza’s seating wall, tree coverage, and adjacent lawn provide a natural place for students to meet, study, and socialize in between classes.

The engineering plaza south of the Anderson Building functions as an outdoor “room” defined by buildings. The Anderson Building’s ground-level building transparency provides visual connectivity to the plaza and showcases events.

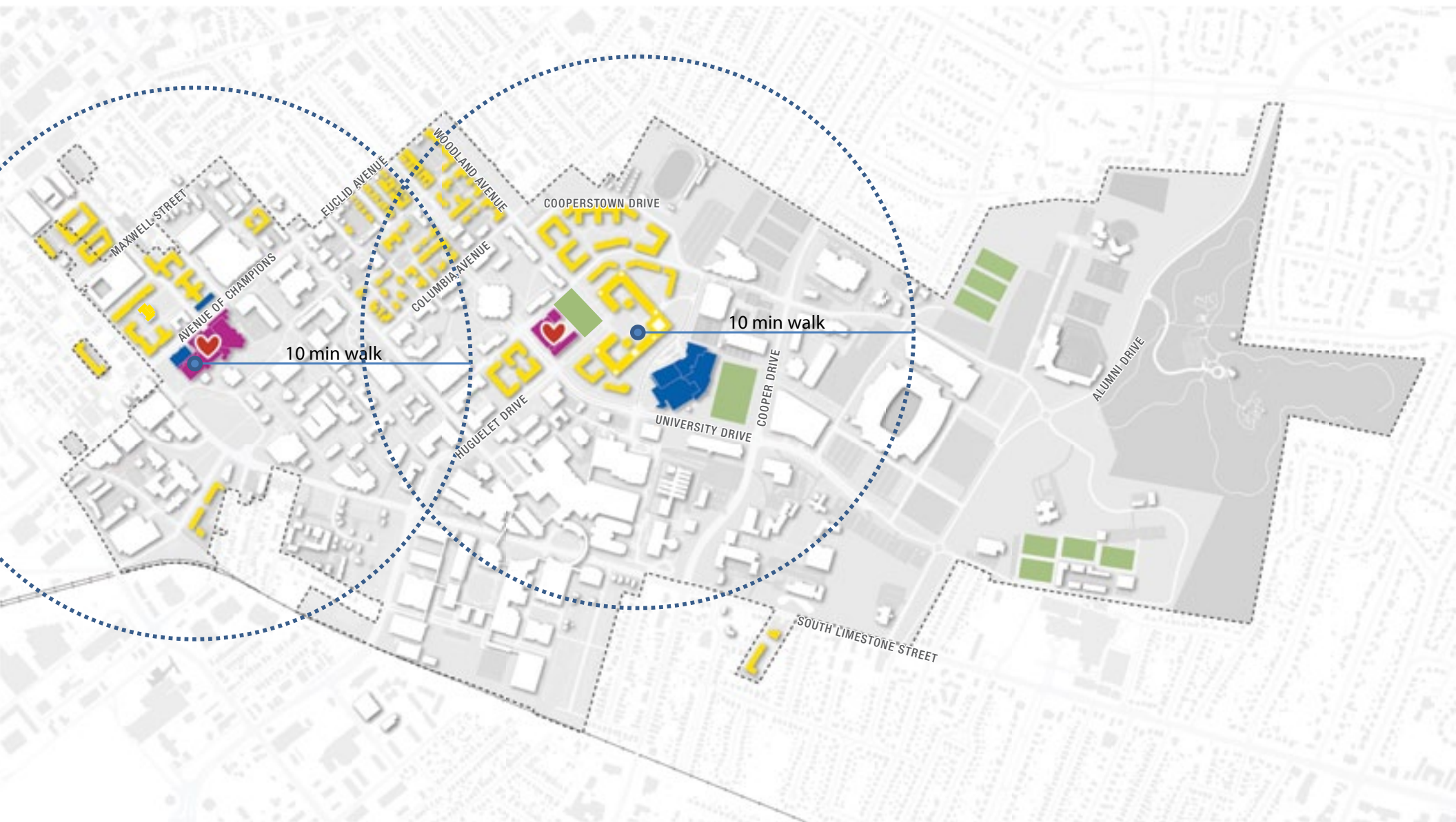


The Classroom Building Plaza

IMAGE COURTESY OF UK



The Anderson Engineering Plaza



▲ CAMPUS LIFE FRAMEWORK

- STUDENT HOUSING
- STUDENT CENTER
- FITNESS AND RECREATION
- RECREATIONAL FIELD

Campus Life Framework

The campus life framework includes residential and student life elements such as student housing, student centers, dining venues, social spaces, recreation centers, and outdoor recreation fields.

STUDENT LIFE

The campus life framework identifies the intersection of the academic and residential environments and places primary student life amenities where they can serve specific residential communities and the general campus population.

The existing Student Center serves this intersection for North Campus. Student Center renovations will strengthen its dining, fitness, and collaborative study amenities. A second student center and an addition to the Johnson Center are proposed to serve students living in the Woodland Glen and Kirwin-Blanding areas.

Peripheral facilities support these two hubs and provide community spaces for the surrounding districts. In the north, these include a learning commons in Patterson Hall, a small dining facility (location to be determined), and the off-campus retail services on Limestone. The University is currently working with a dining consultant to develop a dining distribution strategy that will serve both daytime academic and evening residential needs.

Recreation facilities will continue to be concentrated around the Johnson Center. The marching band field will be relocated to this area. Alumni Gym renovation or ground-floor residential options are possible locations for North Campus fitness amenities. Additional recreation fields are proposed in the south campus area.

CAMPUS LIFE

PLANNING AND URBAN DESIGN STRATEGIES

- Renew campus housing to improve recruitment and retention
- Improve the student life experience by creating a sense of community in districts that include housing, student life amenities, and academic space
- Place primary student life, dining and study amenities where they can serve both the academic core and surrounding residential uses
- Provide smaller food service facilities to serve residential districts



▲ STUDENT HOUSING MAP

- EXISTING STUDENT HOUSING
- PROPOSED STUDENT HOUSING
- EDR HOUSING

STUDENT HOUSING

The campus life framework concentrates undergraduate student housing into several defined campus districts, including:

- South Campus Kirwan-Blanding area
- Woodland Glen
- Central Campus
- North Campus

The campus life framework identifies opportunities for additional undergraduate student housing within these areas. In addition to the four major districts identified above, the plan's capacity testing includes potential sites along Scott Street and on the Jersey Street lot in South Hill. The South Hill lot is expected to remain surface parking. Undergraduate housing sites are illustrated in the Student Housing Map, and site capacities are summarized in Table 1.

The campus life framework also creates a new Greek Park area to accommodate a range of fraternity and sorority housing. The Greek Park district builds on the existing concentration of Greek housing in the Pennsylvania Court and Rose Lane area.

Table 1 Undergraduate Student Housing Sites and Capacities

PHASE	YEAR	NO. OF BEDS UNDERGRADUATE
Current Phases		
UK Premium Halls	Existing	686
EDR Phase I	Fall 2013	601
EDR Phase II-A	Fall 2014	2,381
EDR Phase II-B	Fall 2015	1,612
Current Phases Subtotal		5,278

Graduate student housing is relocated in the plan from the Greg Page/Shawneetown area to sites within the North Campus and Greek Park areas. The Commonwealth Village site is another possible location for graduate housing.





DISTRICTS



NORTH CAMPUS

GREEK PARK

THE ACADEMIC CORE

CENTRAL CAMPUS

MEDICAL CENTER

AGRICULTURE

ATHLETICS

DISTRICTS

THE MASTER PLAN ORGANIZES THE CAMPUS WITHIN SEVEN MAJOR DISTRICTS, DEFINED BY GEOGRAPHY AND THE EXISTING CONCENTRATION OF LAND USES.

The districts are:

- The Academic Core
- North Campus
- Central Campus
- College of Agriculture District
- Athletics and Recreation
- Greek Park
- Medical Center

The plan identifies specific goals for each district, as well as planning and urban design strategies to achieve the goals. The planning and urban design strategies for each district will be refined following completion of a planned campus-wide transportation and parking study and a landscape master plan.



MAXWELL STREET

EUCLID AVENUE

AVENUE OF CHAMPIONS

ROSE STREET

SOUTH LIMESTONE STREET

WASHINGTON STREET

HUGULEIT DRIVE

11

2

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THE ACADEMIC CORE

GOALS

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

STRATEGIES

- Implement plans for facility renewal
- Site facilities to reinforce open space and pedestrian frameworks
- Limit vehicle traffic and remove non-essential parking from the core
- Create diverse settings for collaboration

KEY PROJECTS

1. Gatton School of Business and Economics
2. Student Center Renovation and Addition
3. Chemistry-Physics Building Renovation
4. Classroom Building
5. Law School Renovation and Addition
6. Singletary Center Renovation and Addition
7. MIK Library Renovation and Reuse
8. Funkhouser Renovation
9. Slone Building
10. Taylor Education / Dickey Hall Renovation
11. Art Department Expansion on Bolivar Street
12. Student Housing
13. Parking Structure
14. Botanical Garden
15. MLK Boulevard-Law School Corridor
16. Memorial Coliseum-Funkhouser Corridor
17. Taylor Education Building-Rose Street Corridor
18. Memorial Hall-WT Young Library Corridor
19. Funkhouser Quad
20. Newtown Pike Extension

The Academic Core

Renewal and rebuilding of the Academic Core of the campus is a key goal of President Capilouto and a central focus of the master plan. The vision for the Academic Core is to create a compact setting for teaching, learning, and student life that is walkable, memorable, and a reflection of the University's status as Kentucky's flagship institution. Pedestrians will have priority in the Academic Core, and vehicle circulation and parking will be diverted, to the extent possible, to the edges. Historic buildings will be renewed and repurposed, and new buildings will replace outdated facilities on sensitively planned infill sites. Revitalized open spaces will connect all areas of the Academic Core and extend to areas beyond. The learning environment will encompass both indoor and outdoor environments to encourage informal learning and intellectual exchange in all areas of the campus. Student life and dining facilities will be improved in the Academic Core to enhance the living and learning environment.

The Academic Core is generally bounded by Avenue of Champions, Rose Street, Huguelet Drive, and Limestone Avenue. The core also includes the area surrounding the College of Education buildings west of Limestone.

Several academic infill projects and renovation projects are proposed in the Academic Core. The renovation of and an addition to the Gatton School of Business and Economics was approved in 2013, and the construction of new academic science buildings immediately adjacent to the core on the east side of Rose Street will facilitate the renovation of the existing Chemistry-Physics building by relieving classrooms pressures on that facility. Future projects in the core include a new classroom building along Avenue of Champions and renovations and additions to the Law School, the Singletary Center, and M.I. King Library. The Student Center will also be renovated and expanded as part of a broader plan to improve student life across the campus.

In the Washington Street area, building changes will accommodate expansion and frame outdoor spaces. Current buildings, including some Ernst Johnson structures, will be repurposed if feasible. Morgan Biological Sciences Building will expand, Research Building No. 1 will be removed, and the Slone Building will be renovated or replaced. If replaced, the new Slone will be oriented parallel to Funkhouser. A renovated Funkhouser can be used for a variety of classroom, office, or administrative uses. Washington Street will terminate behind Scovell Hall and be designed for shared pedestrian and service access to the academic core.

West of Limestone, renovations and additions to Dickey Hall and the Taylor Education Building are planned. Renovation of the Lofts on Bolivar Street will house the Art Department and create reuse opportunities for the Reynolds buildings. Non-academic uses in this area will include student housing along Scott Street, a new parking structure as part of the strategy to relocate parking to the edges of campus, and surface parking to support the Scott Street housing.

The master plan defines strong pedestrian corridors through the Academic Core. The first north-south corridor connects Martin Luther King Boulevard in the North Campus residential district to the Law School, and connects a renovated and expanded Student Center, Patterson Office Tower (POT), the expanded Gatton School of Business and Economics, and Memorial Hall. The renovated Student Center will include a dining addition along Avenue of Champions and a new atrium that welcomes pedestrian traffic from the North Campus into the Academic Core. A renewed botanical garden and terraced landscape south of the Student Center will improve navigation along this spine, and mitigate grade changes. Parking behind Gillis Hall will be relocated to provide seamless pedestrian



Law School Quad and Washington Street Green

movement from POT to the expanded Gatton School and Memorial Hall entrance.

The second north-south corridor extends from Memorial Coliseum to Funkhouser Building. In the north, a new classroom building on the current Stoll Field site will reinforce this spine and strengthen the Avenue of Champions edge. Marching band practices will relocate to a field near the Johnson Center. MI King Library renovations will create a study hub adjacent to primary academic buildings. Because this is one of the busiest pedestrian corridors on campus, these landscape improvements will provide much needed social opportunities within the Academic Core. This axis currently ends at Funkhouser, but planned renovations would create better pedestrian movement through to the building's

southern side, to a new quad that serves Funkhouser and the Law School. Washington Street and Graham Avenue may be closed, extending the pedestrian zone to Scovell Hall.

Along Rose Street, a new plaza will provide stronger street identity for the expanded Singletary Center and Fine Arts Buildings. The Chemistry-Physics building will be renovated and could include a transparent and active use along Rose.

The two east-west corridors improve areas where major pedestrian movement competes with vehicular traffic. The first corridor extends between the Taylor Education Building and Rose Street, crossing both Limestone and Upper Streets. The proposed Newtown Pike connection at Scott Street warrants a revisiting of pedestrian crossings of Limestone to improve pedestrian safety, control traffic speeds, and simplify the intersection. Landscape and pathway improvements will reinforce this corridor. Trees lining the sidewalk on the Main Building Lawn will be extended to the Taylor Education Building, improving visual connectivity across Limestone. To the east, the corridor intersects the Whitehall Classroom Building quad, which will be redesigned as part of the landscape plan.

The second east-west corridor extends between Memorial Hall and the WT Young Library, across Rose Street and along the front of Funkhouser. Currently, this spine is dominated by cars, although it is a route heavily used by students walking from the southern residence halls. In the future, parking will be restricted to a parking garden within Library Drive, and a new Memorial Mall will provide a green extension of the Memorial Amphitheater, strengthening this signature outdoor space.



The East-West Pedestrian Axis Across the Main Building Lawn



Taylor Education Building, Seen from Limestone Street



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EAST MAXWELL STREET

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ROSE STREET

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EUCLID AVENUE

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SOUTH LIMESTONE

2

2

AVENUE OF CHAMPIONS

5

North Campus

Though primarily residential in nature, the connection of the North Campus to the urban street grid gives it prominent public edges and mixed-use development opportunities. North Campus includes the area north of Avenue of Champions, extending from Limestone to Rose Street. A design charrette, held in December 2012, focused on the blocks between Limestone and Martin Luther King, allowed the University to collaborate with Urban County Government and neighborhood leaders to ensure that potential uses serve the needs of the University as well as the greater community. This charrette anticipated new opportunities on the current Good Samaritan Hospital site and incorporated blocks north of Maxwell, beyond the property line of university, where private developers would likely lead implementation. A University-owned parcel on Jersey Street is also included.

As envisioned, North Campus is a renewed residential district that bridges the gap between campus and downtown Lexington. Increased residential density will provide the critical mass of students necessary to sustain the urban vitality imagined here, and two strong north-south corridors define this link. Limestone, already a corridor of near-campus commercial activity, will have increased retail and active uses extending toward High Street. Complementing Limestone, Martin Luther King Jr. Boulevard is imagined as a strong pedestrian and residential axis that connects to the campus through a revitalized Student Center gateway, and to downtown through the proposed Town Branch Common Park at Vine Street.

Within the residential area, circulation corridors and the alignment of building footprints and entrances highlight historic Patterson Hall, which could be renovated, and additional amenities, such as a learning commons, could be added to support the district. The informal learning environment of Patterson could be complemented by an enhanced residential green, promoting passive recreation. Grade changes could be mitigated to improve accessibility and create a terraced, more defined open space structure. North-south movement could

NORTH CAMPUS

GOALS

- Accommodate student housing and mixed-use development opportunities
- Enhance connections between the campus and downtown Lexington
- 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

KEY PROJECTS

1. Possible Patterson Hall Renovation and Reuse
2. Student Housing
3. Hotel and Conference Center
4. Mixed-use Building
5. Market Housing
6. “Digital Village” Expansion
7. Parking Structure

be primarily directed to existing streets. The street network will remain intact, with the exception of College Drive, which, if residential redevelopment is pursued, will shift north or become a circular drop-off, creating a residential quad uninterrupted by vehicular traffic.

Residential density in the district will increase, as will mixed-use development opportunities. Two residence halls are already under development on Blazer Lot, and additional redevelopment opportunities may include ground-floor public uses and retail. Bringing retail to both sides of Limestone Street and increasing the student population in the district should strengthen commercial viability along the corridor. The corner at Limestone and Avenue of Champions is a key opportunity to establish visible public amenities that serve the University and surrounding community.

A hotel and conference center is identified as a potential long-term use on the current Good Samaritan Hospital site, which will likely be a candidate for replacement within 20 years. Mixed-use and residential buildings, serving graduate students or upperclassmen, will be sited north of Maxwell to create an urban environment that integrates the campus with downtown.

In addition to residential development, the district accommodates expansion of the 'Digital Village' along Rose Street and a new employee parking structure behind Memorial Coliseum, replacing parking spaces lost to new residential on Blazer Lot. A proposed new shuttle line will likely terminate near the new garage, providing a direct connection to WT Young Library and the Academic Core.



EAST MAIN STREET

EAST HIGH STREET

EAST MAXWELL STREET

EUCLID AVENUE

AVENUE OF CHAMPIONS

ROSE STREET

WOODLAND AVENUE

COLUMBIA AVENUE

SOUTH LIMESTONE

HUGUELET DRIVE



COLUMBIA AVENUE

WOODLAND AVENUE

ROSE STREET

HILLTOP AVENUE

UNIVERSITY DRIVE

HUGUELET DRIVE

COMPLEX DRIVE

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Central Campus

The vision for the Central Campus is to create a vibrant freshman and sophomore residential community with strong academic and student life anchors, set within a pedestrianized zone.

New infill development will accommodate academic, residential, and student life expansion, and help to define the open space system. New Academic Science buildings at Rose Street and Hilltop Avenue will connect the academic environment with the district. The WT Young Library will be a natural center for long-term academic development, and the plan identifies ten building sites that reinforce the street network and frame the circular lawns on either side of the library.

Residential redevelopment will continue within the Central and Woodland Glen sites. New residential buildings will frame open spaces and provide access among buildings. Building entrances and lobbies will be oriented towards these spaces, to enhance connections with the outdoor environment. The Kirwan-Blanding complex will be renovated or redeveloped as a key housing district close to the campus core.

A new student commons and adjacent recreation field will become a focal point for the district, linking the library and residential areas. The student commons will include new student life amenities to serve the increased residential population in this area. Additional program elements could include, dining, lounge space, meeting rooms, and student organizations space. Campus shuttle service will serve the proposed student commons, reducing the need for parking and drop-off and associated congestion in this area of the campus. This shuttle stop will form part of a new campus gateway that will channel commuters directly into the pedestrianized zone between the library, Woodland Glen, and Kirwan-Blanding.

Open space improvements and building placement will clarify pedestrian movement patterns and provide relief and recreation. The existing oak allées on the Kirwan-Blanding site will be extended along the street grid towards the Academic Core, articulating primary movement patterns. Additional landscape and pedestrian pathway improvements are planned throughout the district. The new Memorial Mall pedestrian corridor will enhance connectivity between Central Campus and the Academic Core.

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

KEY PROJECTS

1. Academic Science Buildings
2. Long-term Academic Development
3. Student Housing
4. Kirwan-Blanding Renovation
5. Student Commons
6. Recreation Field



COOPER DRIVE

UNIVERSITY DRIVE

SOUTH LIMESTONE STREET

ALUMNI DRIVE

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College of Agriculture District

The vision for the College of Agriculture district is to create a cohesive and connected home for College of Agriculture programs through building infill, road network modifications, strategic use of outdoor spaces, and enhanced connections to other districts.

The plan shifts the center of the district south of Cooper Drive, providing the space needed to develop a visible identity for the College, with adequate separation from the Medical Center. Currently a disparate collection of buildings with several surface parking lots, this area will use new infill buildings to frame two new major greens. The buildings will serve multiple programs within the College, facilitating interdisciplinary collaboration and long-term programmatic flexibility. They will also incorporate green roofs and other sustainability strategies, showcasing best practices and mitigating stormwater concerns in this area of campus. Experimental fields will support research initiatives within the district, and the two greens will provide a social and informal learning environment.

A new transit hub at Commonwealth Stadium will serve the College of Agriculture district by providing a direct connection to other districts. Streetscape improvements on University Drive will improve the pedestrian connection to Central Campus housing. Commonwealth Village will be redesigned as graduate housing with a communal space, plaza, and lawn.

Landscape and road changes will improve district cohesion. Currently Farm Road bisects this area, connecting Limestone and University, providing access to multiple parking lots within the district. In the future, Farm Road will be mostly replaced by the academic greens, and through-traffic will use Cooper Drive to navigate between Limestone and University. Additional parking at University and Alumni Drives will support football tailgating and replace spaces lost to new building sites.

COLLEGE OF AGRICULTURE DISTRICT

- Increase academic visibility for the College of Agriculture
- Create a sense of place within the district
- Accommodate open spaces specific to the College
- Promotes sustainability objectives, including water management

STRATEGIES

- Use new development to consolidate College of Agriculture programs in one district
- Create relationships between indoor and outdoor spaces

KEY PROJECTS

1. Tobacco Research Facility
2. College of Agriculture Interdisciplinary Building
3. Agriculture Quads
4. Additional Parking
5. Future Development Sites



GREEK PARK

Greek Park

The Greek Park District will become a vibrant community that serves as the center of Greek social and residential life and transitions sensitively to adjacent neighborhoods at Euclid and Woodland edges.

The plan introduces a pedestrian grid to organize the District, structure the open space network, and channel pedestrian movements. A new Greek Commons will be developed at the intersection of two major pedestrian corridors, including a pedestrianized Pennsylvania Court and the axis that connects the WT Young Library to Transylvania Park via a new “Spanish Steps” and district plaza.

The plan incorporates land within the University’s acquisition boundary south of Euclid, and it preserves single family homes on Transylvania Park, either as independent residences, or incorporated as front entrances to new apartment-style buildings constructed at the back of deep residential lots. This approach will allow the district to accommodate diverse housing options to serve the needs of small Greek life chapters seeking shared use and larger communities that can support their own houses.

The edges of the District will be designed to engage adjacent streets with appropriate uses. Euclid Avenue will contain community uses, including an expanded Alumni House to host alumni and convention events. At the Euclid Avenue and Woodland Avenue intersection, new retail uses at the southwest corner will complement the existing commercial facility located at the northeast corner. Along the Woodland Avenue edge, graduate housing or other compatible uses will provide a buffer between the campus and the adjacent neighborhood.

GOALS

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

STRATEGIES

- Identify 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

KEY PROJECTS

1. Greek Commons
2. Pennsylvania Court Pedestrian Way
3. Greek Plaza (Spanish Steps)
4. Sorority Chapter Houses
5. Fraternity Housing
6. Sorority Housing
7. University / Community Use
8. Ground-floor Retail
9. Potential Graduate Housing
10. Alumni House Addition



HUGUELET DRIVE

UNIVERSITY DRIVE

SOUTH LIMESTONE STREET

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Medical Center

The University of Kentucky Medical Center has become a regional health care destination, containing a redeveloped hospital complex and new health care uses, as well as UK's academic medical and bio-medical research uses. UK's existing academic medical facilities and the new Chandler Hospital complex are located south of Huguelet Avenue, between Limestone Avenue and University Drive. New academic medical and research uses are being developed in the area between Virginia Avenue and State Street, west of Limestone. Medical Center development has occurred within the framework established by the UK Academic Medical Center Education and Research Campus Master Plan prepared by AECOM. This plan integrates the AECOM plan, which may evolve based on future funding opportunities and priorities.

The principal clinical program initiative within the Medical Center is the continued build-out of the new Chandler Hospital tower to address current demand for beds and the eventual replacement of beds from Good Samaritan Hospital, which may close within the next twenty years. Shriners Hospital will also build a new facility at Limestone and Conn Terrace, creating a new partnership that will house ophthalmology. As academic units move to new buildings west of Limestone, new space in the Kentucky Clinic will expand clinical capacity for a variety of health care programs.

The area west of Limestone will contain replacement facilities for the University's academic medical programs, as well as new bio-medical research uses. The second priority for the district is a second biological research building (BBSRB2) to replace outdated space in other research facilities on campus. The Icon Building on Limestone will provide interdisciplinary space and serve College of Medicine needs, with an additional bridge across Limestone to the clinical area. Improved College of Dentistry facilities are also a priority.

The district's significant parking demands are accommodated through additional parking structures on both sides of Limestone.

MEDICAL CENTER

GOALS

- Increase hospital capacity as needed over time
- Accommodate new academic medical and research facilities as funding becomes available
- Accommodate parking needs

STRATEGIES

- Implement Medical Center projects in accordance with the approved UK Academic Medical Center Education and Research Campus Master Plan

KEY PROJECTS

1. UK Chandler Hospital Tower 3
2. Kentucky Clinic
3. BBSRB2
4. Icon Building
5. College of Dentistry Building
6. Shriners Hospital for Children
7. College of Medicine Building
8. College of Nursing Building
9. Health Science Building
10. Parking Garage
11. Sunken Courtyard



COMPLEX DRIVE

COOPER DRIVE

SPORTS CENTER DRIVE

UNIVERSITY DRIVE

ALUMNI DRIVE

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Athletics and Recreation District

The plan for the Athletics and Recreation district creates an improved destination for the University's athletic programs within a defined district with a strong sense of place. The Athletics and Recreation district will be better integrated with the surrounding campus through open space and mobility improvements, and sensitively placed development. The plan for the district will establish front doors and connection patterns for new and existing facilities, enhancing the game-day experience and improving daily transportation for the campus.

The Commonwealth Stadium expansion will provide a catalytic opportunity to rethink current circulation patterns and the campus environment in this area. Proposed improvements to the stadium include renovated façades and an enhanced concourse area fronting University Drive, as well as possible expansions to the Nutter Field House and Nutter Football Practice Facility to accommodate indoor athletic practice needs.

Along University Avenue, a new lawn will create a new ceremonial front door for the stadium, and bio-swales within the adjacent parking will manage stormwater runoff sustainably. Surrounding the stadium, a new hardscape plaza will formalize a game-day pedestrian concourse, and two smaller lawns will provide clear corridors through existing large parking areas. Access to parking will be clarified, and tree plantings will mitigate heat-island effects to improve outdoor comfort.

A new parking garage and potential transit hub will be developed to the northwest of Commonwealth stadium. This facility will contain amenities for commuters, up to 1,500 parking spaces, and offices for UK's Public Safety department.

A new baseball stadium, soccer field, and softball facilities will be located along Alumni Drive, east of the stadium. Additional facility improvements will include an expansion of the tennis facility to create two indoor courts necessary for tournaments. A replacement plant will need to be sited in future studies.

GOALS

- Create an integrated Athletics and Recreation district with a strong identity and sense of place within South Campus
- Integrate a transit center
- Balance parking needs with placemaking improvements

STRATEGIES

- Accommodate stadium renovation plans and football, recreation and band practice fields
- Integrate transit service with stadium improvements and parking; facilitate access to other South Campus destinations
- Provide both short-term and storage parking

KEY PROJECTS

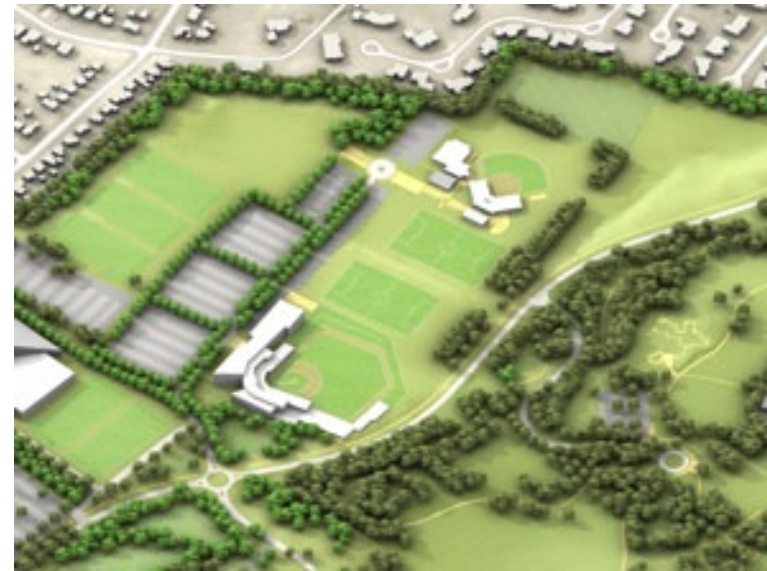
1. Commonwealth Stadium Expansion
2. Nutter Field House Addition
3. Nutter Football Practice Facility Renovation and Addition
4. Front Lawn
5. Bioswales
6. Hardscape Plaza
7. Parking Garage and Potential Transit Hub
8. Baseball Stadium
9. Soccer Field
10. Softball Facilities
11. Tennis Facility Addition
12. Detention Basins
13. Facility Buildings and Yard
14. Center Addition
15. Marching Band Field
16. Recreation Fields
17. Football Practice Fields



Outdoor recreation fields will be added in the current Greg Page area, satisfying intramural and club sport demands. Permeable land uses will complement new detention basins south of Alumni Drive, controlling stormwater. Shuttle service from the stadium will serve the new recreation fields in this area. Although this potential use requires additional study, preliminary investigation indicates that this area may accommodate facilities functions such as agriculture storage and research, currently located east of Sports Center Drive. The motorpool can potentially move off campus. These changes create opportunities for new athletic practice and recreation fields along that campus edge.

These outdoor recreation improvements complement an addition to the Johnson Center, necessary to serve the increased Central Campus population. The marching band field will be relocated next to the Johnson Center with access to an adjacent addition for instrument storage.

Vehicular circulation will be improved to clarify movement within the district and beyond. Alumni Drive will be realigned to accommodate an adjacent stormwater management project, and new roundabouts at University Drive and Sports Center Drive will control traffic speeds and clarify movement through those intersections. Sports Center Drive will also be realigned to accommodate the stadium and create a more direct connection with Central Campus. Low-intensity uses, such as practice and recreation fields, will be placed along the campus edges.



Proposed Baseball Stadium



Proposed Recreation Fields and Campus Facilities





IMPLEMENTATION



IMPLEMENTATION

THE MASTER PLAN IS A DYNAMIC TOOL THAT WILL SHAPE THE PHYSICAL CAMPUS DURING THE NEXT PERIOD OF DEVELOPMENT.

The following recommendations describe general procedures for administration and maintenance of the master plan, so that planned development continues to support the frameworks described in this report.

The Office of Facilities Management will be responsible for the implementation of the master plan and will periodically review the status of land and facilities program development on campus. Additional committees may be formed to provide a broader governance structure.

The charge of master plan implementation will be to ensure that the master plan remains a relevant planning tool as campus conditions evolve. Annual reviews are recommended to identify trends or the need to adjust land use patterns, density, program adjacencies, circulation patterns, or relationships to open space that might affect the land use framework. Those charged with master plan implementation will determine whether planned developments should be modified to maintain the integrity of the land use plan or if the master plan should be altered to reflect valid needs.

Plans for districts, individual colleges, specific building projects, and potential land acquisitions will be evaluated in relation to the master plan to determine their contribution to the campus as a whole and alignment with overall goals.





APPENDIX



A proposed graduate housing neighborhood with community and university uses along Euclid Avenue provides a transitional zone from Greek housing to the neighborhood.



Serving as a gathering area for the Greek Park, a proposed landscape stair and plaza extends the open space of Transylvania Park into the Greek Park District.



A proposed Greek Commons provides a social and communal area for the Greek community.



Potential growth for fraternity housing is proposed as a new Greek neighborhood sited along a major pedestrian spine.



Transylvania Park houses renovated for sorority chapter houses give each sorority an identity and address. A proposed bar building links the chapter houses with new sorority housing.

GREEK PARK

TRANSYLVANIA PARK

The Greek Park district plan emphasizes growth and neighborhood transitions. The quality architecture of homes on Transylvania Park south of Euclid received additional study, with the goal of increasing capacity and preserving these high-quality existing houses within the acquisition boundary.

The plan suggests additions that connect existing buildings. This strategy has already been used in neighborhood housing on Limestone Street. For the Greek district, this idea preserves the character of Transylvania Park, creates a transitional character between neighborhood and campus, and provides flexible housing options for a variety of chapter sizes.



Greek Park District and Transylvania Park Neighborhood



Existing Transylvania Park Character



Victorian houses on South Limestone are renovated for commercial use with the construction of a bar building for residential use.



A Street View of the Renovated Victorian Houses on South Limestone



1 Renovating Kirwan-Blanding Complex



2 Demolishing Kirwan-Blanding Complex



3 Keeping Kirwan-Blanding Towers and Commons

KIRWAN-BLANDING

The renovation or replacement of the 1960's Kirwan-Blanding student housing complex has been an important topic of discussion within the overall campus housing strategy.

The Kirwan-Blanding complex was designed by renowned modernist architect Edward Durell Stone, and is representative of his work. It contains 2,551 beds in two towers and six low-rise buildings, as well as a dining commons. The low-rise elements are connected with a canopy, and the site is defined by a series of courtyards, plazas, and tree allées.

Despite its cultural value, the complex requires significant renovation to address deferred maintenance. In addition, the complex does not contain the types of student life spaces found in student housing today, such as common spaces, lounges and study spaces.

Given these considerations, the master plan proposes three options for the Kirwan-Blanding site.

The first option would renovate the existing buildings to address deferred maintenance, and to improve the quality of student bedrooms and support spaces. This would involve removing bedrooms on each floor to create study, lounge and social spaces, and to decrease the overall density of the buildings.

With this option, it would also be possible to build new housing on the underutilized portion of the Kirwan-Blanding site fronting University Drive. It is estimated that a combined 2,900 renovated and new beds could be accommodated in this scenario.

The second option would demolish the complex and develop new four-to-five story replacement housing designed to current standards. An estimated 2,200 new beds could be accommodated across the site in this option.

A third option would renovate the Kirwan-Blanding high-rise towers, and demolish and replace the low-rise buildings. This strategy would accommodate an estimated 3,000 beds across the site.

Concept site layouts for the three options are illustrated on the opposite page.

Several factors require consideration when assessing the options for renovation or replacement options for the Kirwan-Blanding complex:

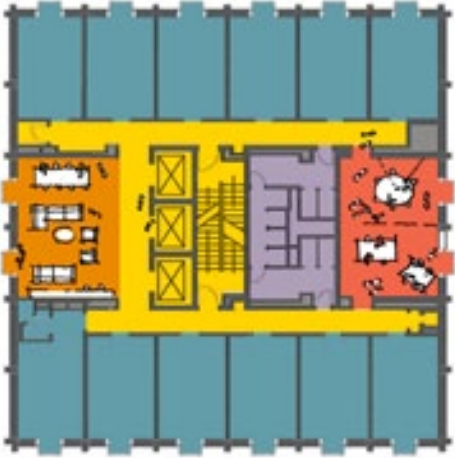
- The overall cost and financial feasibility of renovation versus replacement
- The capacity of the site and the availability of other sites to meet the University's goals for student housing
- The cultural and architectural value of the complex, and the contribution of renovated or replacement housing to campus placemaking
- How renovated or replacement housing on the site contributes to student community and the freshmen experience
- The sustainability of renovation versus replacement
- The cost to students of renovated versus new space

RENOVATION STUDY

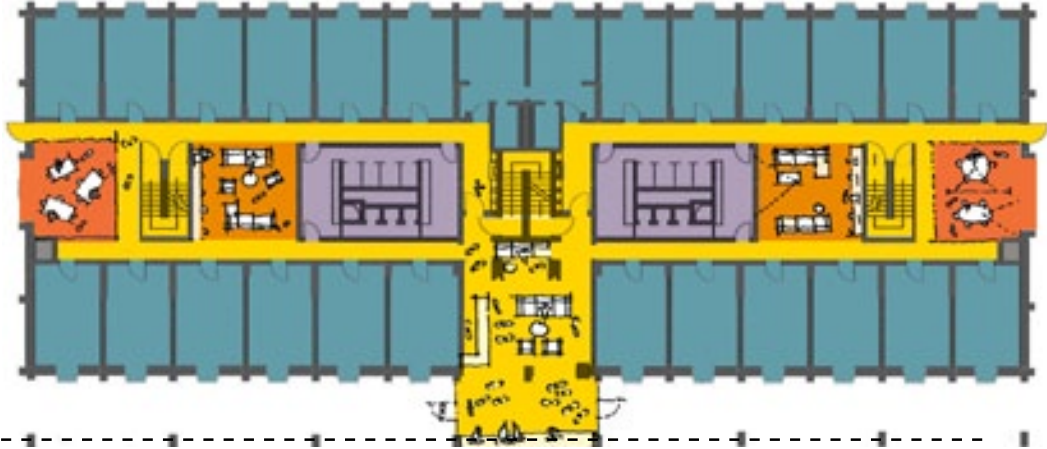
If renovated, Kirwan-Blanding can remain a vibrant center of residential life for the next 50 years and beyond. The existing urban design framework for the area creates a strong identity of placemaking that provides a public realm for students with the tree allées, plaza, and open spaces as well as the towers and canopy. Shifting to the building scale, the concrete column structure of the buildings provides a durable construction method that should support renovation.

The Kirwan-Blanding renovation study proposes renovating the lobbies of all buildings, replacing circulation cores in the towers, and enhancing academic and student life with renovated lounges and additional study areas.

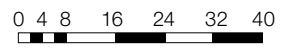
Landscape changes can increase usable outdoor social space, creating the feeling of outdoor landscape “rooms.”



Proposed Floor Plan for Kirwan-Blanding Tower Renovation



- PROPOSED STUDY SPACE
- PROPOSED STUDENT SOCIAL SPACE
- EXISTING BEDS
- EXISTING CIRCULATION
- EXISTING RESTROOMS



Proposed Floor Plan for Kirwan-Blanding Low-Rise Renovation

KIRWAN-BLANDING LANDSCAPE STUDY



Existing Landscape



Kirwan-Blanding Complex



Proposed Landscape

- 1 PROPOSED LAWN
- 2 PROPOSED STUDY GROVE
- 3 EXISTING COURTYARD
- 4 EXISTING TREE ALLEE



Proposed Landscape



▲ LANDSCAPE STUDY SITES

LANDSCAPE STUDY

The University has commissioned an additional landscape study to further develop typologies and treatment strategies for the campus. In addition to design guidance, the plan will incorporate sustainable practices, recommendations for native plant materials, and guidelines for landscape and pavement materials. Recommendations for bicycle infrastructure will also be incorporated.

The study provides specific recommendations for fifteen areas:

Streetscapes

- ① Avenue of Champions from Limestone to Woodland
- ② Rose Street from Euclid Avenue to S. Limestone Street
- ③ Woodland Avenue and Hilltop Avenue (segments proposed for closure)

Pedestrian Corridors

- ④ Funkhouser to Memorial Coliseum
- ⑤ Memorial Hall to Martin Luther King Boulevard
- ⑥ Memorial Hall to WT Young Library, including the front lawn and amphitheater at Memorial Hall
- ⑦ Taylor Education to Maxwell Place

Potential Pedestrian Routes

- ⑧ From Central Halls and the proposed Science Building to the Funkhouser / Memorial Coliseum corridor
- ⑨ Paths connecting the College of Agriculture to the campus core
- ⑩ Pennsylvania Court (pedestrian walk leading into the Greek District)

Existing and Potential Landscape Areas

- ⑪ Main Building Lawn
- ⑫ The Botanical Garden between Patterson Office Tower and the Student Center
- ⑬ The White Hall Classroom Building Quad
- ⑭ Library Drive, behind the Chemistry-Physics Building
- ⑮ The area south of Alumni Drive near the Arboretum
- ⑯ Kirwan-Blanding (possible additional study)
- ⑰ Washington Street (possible additional study)



Existing Landscape



Proposed Landscape

The master plan presented initial concept studies for several key areas of the campus. The criteria for rethinking these landscape areas focused on:

Landscape and Paths

The organization of paths, plazas, and green lawns determines how students will use the space and is an important design consideration. The spatial organization of retaining walls, trees, and other vertical landscape elements determine the sequence of landscape “rooms” that create a rich outdoor experience.

Building Frame

Open spaces are framed by building edges. The buildings’ heights and the distance between buildings determine the relative sense of enclosure or openness of a space and has a significant impact on the experience of being in that space.

Microclimate

The microclimate of campus spaces can be created through a combination of strategies that reinforce comfortable environments for walking and congregating. Strategies include: orienting buildings to limit heat gain, using buildings and trees to provide shade for pedestrians, limiting impervious surfaces that absorb heat, and promoting air circulation to cool the air.

The landscape study will continue to develop these ideas.



Existing Landscape



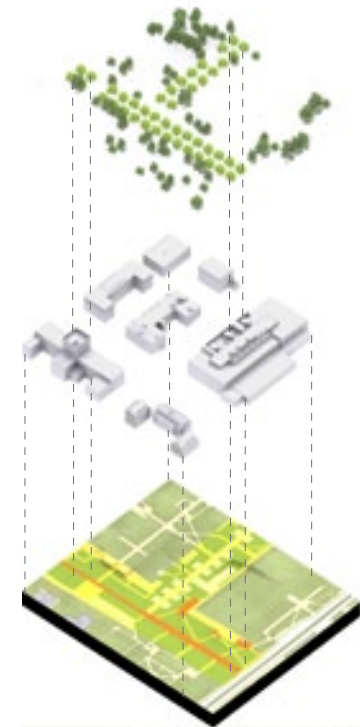
Proposed Landscape

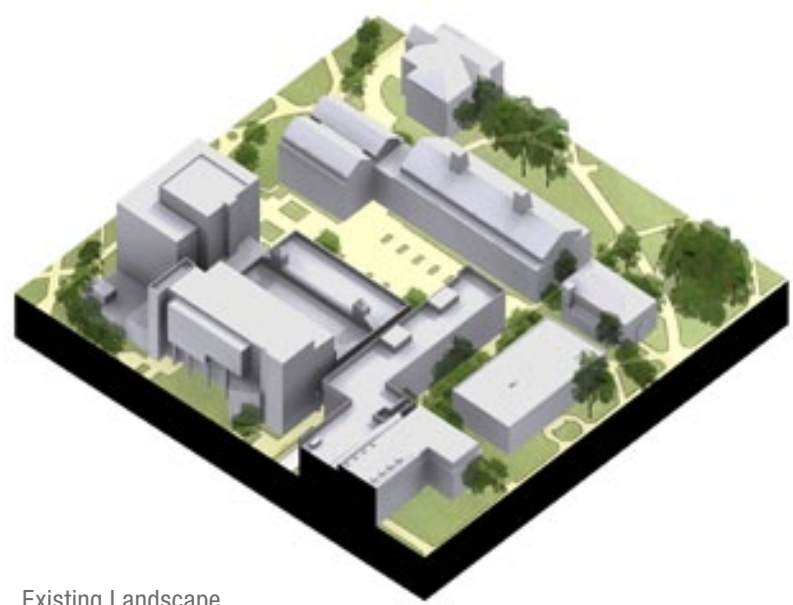
LANDSCAPE SYSTEMS

Trees

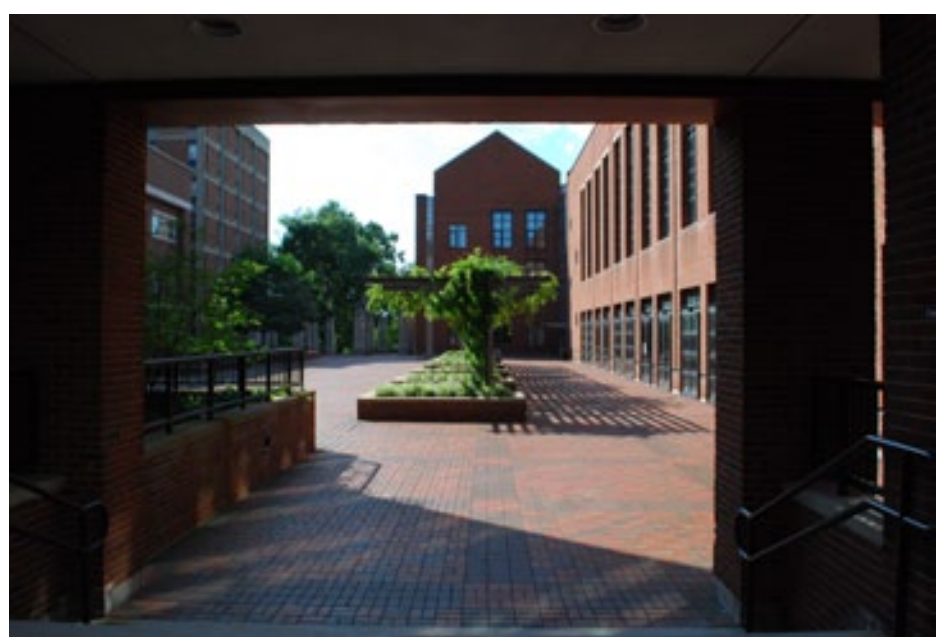
Building Frame

Landscape and Paths

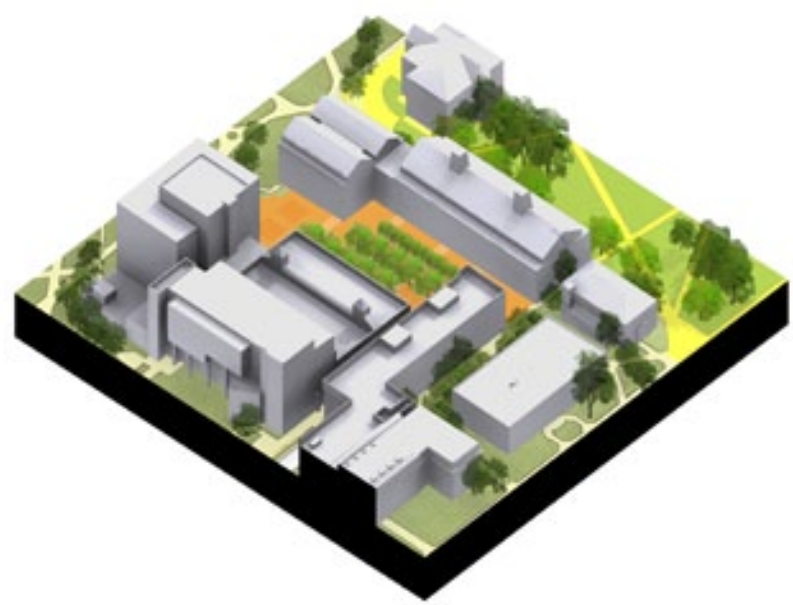




Existing Landscape



Ralph G. Anderson Engineering Plaza



Proposed Landscape





Existing Landscape

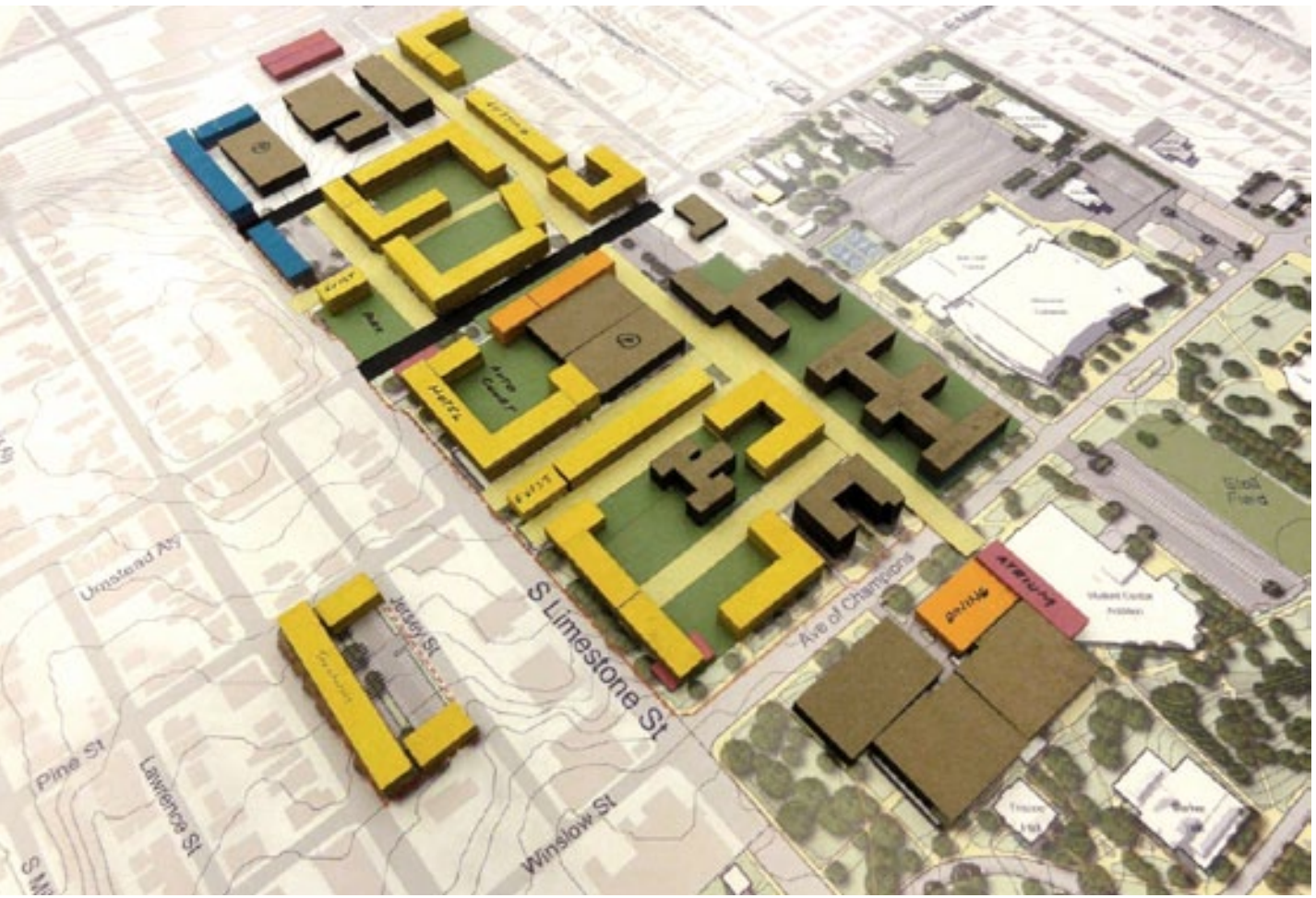


Whitehall Classroom Building Lawn



Proposed Landscape





NORTH CAMPUS AND COLLEGE TOWN CHARRETTE

In December 2012, the University of Kentucky, Lexington-Fayette Urban County Government Planning, and invited stakeholders participated in a North Campus and College Town charrette to envision a development framework that bridges campus, downtown, and neighborhood needs. As a follow-up study from the Lexington Anchor Institution Study, conducted in April 2012, the charrette was a platform for discussing stakeholder concerns, city initiatives, and University goals that culminated in a planning and design strategy for the district. The charrette focused primarily on the area bounded by High Street to the north, Avenue of Champions to the south, Martin Luther King Boulevard to the east, and South Limestone Street to the west.

Several planning objectives were discussed among the stakeholder groups. The University's objectives focused on reinforcing UK's academic mission and strengthening the campus community, enhancing physical connections with downtown, and mitigating impacts on surround neighborhoods. The South Hill, Grosvenor, and Woolford neighborhoods sought to preserve neighborhood stability, strengthen neighborhood boundaries, and consider reinvestment in their community for future faculty and staff housing. The City's objectives were to reinforce physical connections with UK, encourage economic development, and promote a vibrant and integrated plan with

compatible land uses and improved mobility.

The charrette proposed a development framework that focuses on enhancing South Limestone Street as a major commercial corridor linking the University to downtown; utilizing Martin Luther King Boulevard as a residential corridor linking a renovated student center to a civic plaza downtown; improving the public realm; and providing safer and more efficient mobility options and parking. Potential land uses will include retail, office, and residential uses that transition from on-campus undergraduate housing to graduate and market-rate housing and mixed-use development towards downtown. Increasing housing density will support retail viability along South Limestone Street and blend the campus character with Lexington's urban center to the north. Amenities, such as a boutique hotel and conference center, will serve both campus and downtown. Pedestrian circulation with tree coverage, open space, and active ground-level building programs will improve the quality of the physical environment.

The charrette included neighborhood and community organization representatives to bring a variety of perspectives into the discussion. Stakeholders included individuals from UK Facilities Management, LFUCG planning, UK HealthCare, Calvary Baptist Church, local landowners, South Hill Neighborhood Association, Lexington Downtown Development Authority, and Lexington Parking Authority.

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Wayne Ritchie, Assistant Provost Resource Management



An aerial photograph of a university campus, showing a dense grid of buildings, streets, and green spaces. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

THE UNIVERSITY OF KENTUCKY

NOVEMBER 2013