Ridges Advisory Committee
Membership & Roles

Membership
- Deborah Shaffer, Ohio University Vice President of Finance and Administration, chair (Ohio University President designee)
- Andy Stone, Athens Director of Public Works and City Engineer (City of Athens Mayor designee)
- Lenny Eliason, Athens County Commissioner
- Christine Knisely, Athens City Council President
- Pam Callahan, community member
- Tom O’Grady, Southeast Ohio History Center Executive Director

Role: The committee, which is composed of members representing Ohio University, the City of Athens and Athens County, is tasked with periodically providing feedback on the comprehensive land use plans for The Ridges and the University’s progress toward its implementation. The committee reports its recommendations to Ohio University’s president.

Sunset Review Committee:
THE STATE LEGISLATURE PASSED AND THE GOVERNOR SIGNED HOUSE BILL 471 LATE LAST YEAR RENEWED THE LAND USE ADVISORY COMMITTEE WHICH REPORTS RECOMMENDATIONS TO THE PRESIDENT OF OHIO UNIVERSITY, THROUGH DECEMBER 31ST, 2020
Ridges Advisory Committee

May 2017 Meeting

Ridges Advisory Committee

• Members & Roles

Overview of The Ridges Framework Plan

Recent Activities

• Comprehensive Master Plan
• Kirkbride Stabilization
• Lin Hall HVAC
• Kirkbride Walking Tour
• Ridges Observatory
• Public-Private Partnership Exploration

New Project Review

• Tier 1 Use Modification
• Tier 2 Opportunities
Ridges Advisory Committee

Agenda

Ridges 13, 14, 18
- Administrative Space Strategy
- Renovation Level
- Occupants
- Potential Coordinating Projects

Tier One Land Use
- Reminder of request
- Research on uses
- Draft Guidelines

Athens City School Board Request
- Land Planning with their architect

FYI’s
- Lin Hall 210 Renovation
- Senior Care Planning
- APA Conference in September
- President Nellis and Deb’s tour of Ridges
- Administrative Space Strategy
- Renovation Level
- Occupants
- Potential Coordinating Projects
Draft Relocation Plan

- Prioritizes Visitor’s Center in Grosvenor Hall
- More Administrative units move to The Ridges
- CPS moves to Lasher
- OUPD moves to the Ridges
- Human Resources remains on core campus
Ridges
Buildings 13/14/18
Currently vacant
**NASF:** 36,000
**Cost:** $12.5 M. (additional for coordinating projects)
**Timing:** earliest move-in, fall 2019
**Impact:** Limits expansion from adjacent academic occupants

**Proposed Occupants:**
- Ohio University Police Dept.
- Division of Finance
- Architecture Design & Construction
- Capital Finance

Occupants selected because of units sizes and ability to be away from core campus
Ridges Proximity
Transit Service

- Proposed Ohio University CATS Red Loop would be adjusted to serve The Ridges at a higher frequency than current service, on a 10 minute loop
- CAT CAB Paratransit Shuttle service is free door-to-door service available to qualifying students, faculty & staff

**🌟 Connect with Blue Loop here**
**🌟 Stops on Red Loop**
A  Grover Center
B  Baker University Center
C  Stocker Center

6 min transit + 5 min walk
Proposed Admin Relocation

Voinovich School

Lin Hall/Kennedy Museum

The Ridges Site Layout

- Potential for expansion/consolidation of Voinovich School into 13/14/18, if it were not used for Administration
The Ridges

- Potential for expansion of Voinovich School or Executive Education opportunities in Buildings 9 and 10
- Layout is optimal
Shared Space Overview

**FLOOR 1**

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Number of Rooms</th>
<th>NASF</th>
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</thead>
<tbody>
<tr>
<td>Storage</td>
<td>6</td>
<td>418</td>
</tr>
<tr>
<td>Conference/Collaboration</td>
<td>2</td>
<td>523</td>
</tr>
<tr>
<td>Copy/Support Room</td>
<td>1</td>
<td>176</td>
</tr>
<tr>
<td>Break/Lounge</td>
<td>2</td>
<td>1,147</td>
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<tr>
<td>Other</td>
<td>1</td>
<td>71</td>
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<td><strong>1st Floor Total</strong></td>
<td><strong>12</strong></td>
<td><strong>2,335</strong></td>
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**FLOOR 2**

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<th>Room Type</th>
<th>Number of Rooms</th>
<th>NASF</th>
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<tr>
<td>Storage</td>
<td>6</td>
<td>428</td>
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<tr>
<td>Conference/Collaboration</td>
<td>4</td>
<td>1,715</td>
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<tr>
<td>Copy/Support Room</td>
<td>3</td>
<td>238</td>
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<tr>
<td>Break/Lounge</td>
<td>7</td>
<td>1,315</td>
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<tr>
<td>Other</td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>2nd Floor Total</strong></td>
<td><strong>20</strong></td>
<td><strong>3,696</strong></td>
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</table>

**TOTAL SHARED SPACE**

<table>
<thead>
<tr>
<th>Number of Rooms</th>
<th>NASF</th>
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</thead>
<tbody>
<tr>
<td><strong>32</strong></td>
<td><strong>6,031</strong></td>
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</table>
Proposed Occupants – 1st Floor
Floor Overview Option #1

- Public Entrance
- Elevator Access
- Ramp Access

Rear entrance (Private)
New entrance (ADA/Public)

BLDG 13
BLDG 18
BLDG 19
Voinovich School

Ohio University Police Department
Public Access Area
Budget Planning and Analysis
Procurement Services
Financial & Administrative Systems
Shared Space

BLDG 29 Garage
Proposed Occupants – 2nd Floor
Floor Overview Option #1

General Accounting
Grants Accounting
Foundation Accounting
Accounting Support
Capital Projects Finance
Change Management & Communication
Shared Space
<table>
<thead>
<tr>
<th>Bldg. Num</th>
<th>Assigned to CoFA</th>
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<tbody>
<tr>
<td>Bldg. 13</td>
<td>4,902</td>
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<tr>
<td>Bldg. 14</td>
<td>2,223</td>
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<tr>
<td>Bldg. 18</td>
<td>–</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7,125 NASF</strong></td>
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</tbody>
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Proposed Occupants – 3rd Floor
Floor Overview Option #1
Tier One Land Use

- Reminder of request
- Research on uses
- Draft Guidelines
• Framework Plan designated Tier 1 as suitable for development as a potential Eco-Village with conservation development methods in mind.

• Request from community and Land Lab group to not develop Tier One

• We brought alternative options for housing options for community on other portions of Ridges land

• Reviewed with Ridges Advisory Reviewed at last meeting
Tier 1 Use Modification
Proposed Ridges “Preserve” Options

- Request was for it to be a Preserve
- Concern for what term Preserve meant and recognition that University had several academic and recreational uses of the property
- University reached out to units all across the campus to understand land use requests
Tier 1 Use Modification
Proposed Ridges “Preserve” Options

- ROTC
- Campus Recreation
- Athletics-Cross Country
- Academics
- Preserve Group Requests
- Land Lab Requests

Illustration reflects a draft concept for discussion & planning purposes only.
City School Board Request

- Land planning with their architect
Framework Plan

- Shares many recommendations with Tier 1 land, including housing, recreation, development opportunities
- The City of Athens envisions a utility corridor through Tier 2 as part of the US-50 sanitary and water improvements
- The City also envisions a local roadway that connects Richland Ave to Blackburn Rd

Opportunity

- Coordinate development of City utilities and roadway to promote access to Tier 2 land
- Relocate Eco Village from Tier 1 to this area
- Review proposals from community/businesses
There are two areas suitable for development

A. A relatively flat area created from the excess dirt associated with the construction of Summit at Coates Run in 2008
   • Proximity to apartments and flat area make it appropriate for commercial uses

B. Open space along potential utilities corridor
   • Appropriate for single family uses
   • Eco Village

Illustration reflects a draft concept for discussion & planning purposes only. The illustration does not represent an actual design or imply a commitment to develop the area in the manner shown.
Commercial Development

- Approximately 8-acres of level area suitable for multiple, large buildings and open space
- Conceptual locations of these buildings allow for desirable views to the west and north
- Parking can be accommodated adjacent to the Carriage Hill Apartments

City Objectives

- Connect the new local road to Carriage Hill Rd
- The traffic signal at Richland and Carriage Hill has been designed with the road connection in mind
- Connect gravity sewer line from the US-50 utility project to an existing manhole along the Summit property line

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Tier 2 Opportunities

Alternative Eco Village Location

• Eco-Village
  • Roadways and lots follow topography to minimize earth-moving
  • 50’x120’ minimum lot size
  • Opportunity for alternative cluster residence “Eco-Village”
    • Community orchards
    • Dedicated community garden plots
    • Conservation Development

• Sustainable Housing Area
  • Part of the relatively flat area associated with fill from Summit at Coates Runs
  • 800 SF – 1,500 SF residences

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• Lin Hall 210 Renovation
• Senior Care Planning
• APA Conference in September
• President Nellis and Deb’s tour of Ridges
- Konneker Grant
- Lab/Exhibit Space
- Nancy Stevens/Ed Pauley
- In Design
Senior Care Planning

• Topic of retirement housing in the Athens community has repeatedly come up in our Ridges planning as well as other discussions.
• Work Group to lead exploration
• City/University/Community
• Members and structure still being defined
• Ridges has been an identified location however this planning strives to find the right fit/location/type within community as a whole

What is the right fit for our community?

Independent Living
Memory Care

Assisted Living

Convalescent Care
Mobile Workshop | 10:00 AM - 12:30 PM

The Historic Ridges Walking Tour mobile workshop will take attendees on a guided tour on the grounds and buildings of the historic former Athens State Hospital. The area, now known as The Ridges, comprises about 730 acres of land and 700,000 gross square feet of buildings and is on the National Register of Historic Places. Built following the Kirkbride Model in the 1880s, the asylum was a regional mental health hospital operated by the state of Ohio. Under the Kirkbride plan the hospital was designed to be self-sustaining with farms, orchards, dairy, and livestock all tended to by patients and employees.

• Ridges Tour
  • Including MKSK and SCA
Summer of Engagement
Envisioning Ohio University’s Future – The Ridges

Land Lab
CDC
Other Future Opportunities
Konneker Research Center
Voinovich School
Telescope
Questions and Next Steps

Ridges Advisory Member Questions?

Next Steps:
- Feedback from Ridges Advisory Committee to be reviewed by Planning and University Leadership
- Project movement steps

Updates:
https://www.ohio.edu/planning-space/up/d20.cfm