Ridges Advisory Committee
December 2017 Meeting

Ridges Advisory Committee
- Members & Roles
- Near-term vs long-term planning

Request for Recommendation/Feedback
- Conservation Land Guidelines
- Renovation of Ridges 13, 14, 18

Updates/Discussion
- City Sewer
- Student Senate Bill
- Lin Hall 210 Update
- Stabilization Request

Workshop Discussion
- Housing @ The Ridges
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.
Ridges Project Opportunities Overview & Ridges Vision

**Ridges Acreage Summary**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (Acres)</th>
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</thead>
<tbody>
<tr>
<td>Ridges Total Area</td>
<td>700</td>
</tr>
<tr>
<td>Existing Developed Area</td>
<td>65</td>
</tr>
<tr>
<td>Proposed Development</td>
<td></td>
</tr>
<tr>
<td>- Tier 2 Housing/Commercial</td>
<td>50</td>
</tr>
<tr>
<td>- Ridges Green Development</td>
<td>5</td>
</tr>
<tr>
<td>Undeveloped &amp; Conserved</td>
<td>580</td>
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Near-term Opportunities versus long-term vision
Advisory Committee Review
Tier 1 Use Modification

- 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 two meetings
Tier 1 Use Modification
Proposed Ridges Conservation Land

- Guiding Principle
- Governance
- Guidelines
- Difference between conservation land and Land Lab guidelines/governance

Illustration reflects a draft concept for discussion & planning purposes only.
Ridges
Buildings 13/14/18
Mostly Vacant, CoFA Graduate Studios

NASF: 36,000
Cost: $13.2 M. (additional for coordinating projects)
Timing: earliest move-in, fall 2019

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 13, 14, 18: Project Drivers

- Deferred Maintenance of WUSOC/HRTC: Approx. $20M
- Buildings re-prioritized to meet academic needs, providing savings to units and university
  - HCOM
    - 114K GSF New Facility on 9 Factory Site
    - Repurpose of HRTC to offset costs
    - Allowed project to go from $90M+ to $65M, thus savings of $25M.
  - ROC (Research Opportunity Center)
    - Repurpose of WUSOC chosen as preferred solution
    - Allowed unit savings of over $30M if they were to construct new
- Part of a larger Administrative Relocation Strategy
Administrative Space Reductions

Space Reductions with new locations

- 20% Reduction from current footprint in WUSOC & HRTC, into Grosvenor, Ridges, 31 S. Court, Lasher Hall and Lindley Hall
- Relocations enable more efficient use of space

Departments included in Project

- Office of Information Technology
- Architecture Design & Construction
- Culinary Services
- University Advancement
- Capital Project Finance
- Human Resources
- Business Service Center
- Budget Planning & Analysis
- University Communications & Marketing
- OUPD

Comparison of Administrative Space Reductions

- 2011: 130,000 NASF
- Current: 102,000 NASF
- Proposed: 82,000 NASF

**Legend:**
- Finance
- Legal Affairs & Real Estate
- Internal Audit
- Foundation Accounting
- Change Management
- Shared campus meeting rooms
- Adv. Phrornathon
- University Planning
Draft Relocation Plan

Ridges Kirkbride 13/14/18
43,000 NASF; 36,000 NASF Available

Grosvenor Hall
46,000 NASF

Lindley Hall
48,000 NASF; 38,000 NASF Available

31 S. Court
8,814 NASF

Additional Campus Space Needs: Academic and Student Support Spaces

Remaining vacant facilities
Ridges Green Renovations
And Associated Projects

1. Renovation of Ridges Building 13, 14, 18

2. Installation of a pedestrian pathway from Richland Roundabout to Ridges Circle

3. Demolition of Ridges Building #20

4. Installation of Parking spaces
Proposed Occupants – 1st Floor
Floor Overview Option #1

- Public Entrance
- Elevator Access
- Ramp Access

New entrance (ADA/Public)

Rear entrance (Private)

BLDG 13

BLDG 19
Voinovich School

BLDG 18

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

BLDG 29
Garage
Proposed Occupants – 2nd Floor

Floor Overview Option #1
Proposed Occupants – 3rd Floor
Floor Overview Option #1

<table>
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<tr>
<th>Bldg. Num</th>
<th>Assigned to CoFA</th>
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<th>Bldg. Num</th>
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<tbody>
<tr>
<td>Bldg. 13</td>
<td>4,902</td>
<td>Bldg. 14</td>
<td>2,223</td>
<td>Bldg. 18</td>
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<tr>
<td>TOTAL</td>
<td>7,125 NASF</td>
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Existing College of Fine Arts Studios
Capital Projects Finance
Architecture Design & Construction
Shared Space
Type of Renovation  
Managing Costs

Principles:
• Utilize wide corridor space for open office environments
• Repurpose existing furniture, where possible
• Remove office doors for light exposure
• Polish and patch existing terrazzo floors
• Upgrade to new HVAC, plumbing & electrical
• Exposed ceilings
The main Kirkbride wings retain the highest importance and are iconic buildings anchoring the site.

Contributing buildings add to the context and sense of place at the historic green.

Accessory buildings are those that could be removed and not compromise the integrity of the Kirkbride.

Non-contributing buildings, such as 20, compromise the sense of place at The Ridges Green and can be removed.
Additional Considerations

Project Costs & Other Benefits

• Basic renovation of 13, 14 & 18 $13.1M
• Hillside Walking Path $0.22M
• Bldg 20 Demolition $1.8M
• New Parking Lot $0.75M

Total Project Cost $15.87M

Other Benefits

• Additional people working will create more energy at The Ridges
• Opportunity to re-open the Lin Hall café
• Opportunities to utilize the new parking area for community events
Stabilization: Additional Request

• In 2014, The Ridges Advisory requested university invest in stabilizing buildings
• $300K was invested that shored up roof issues on Buildings 2, 3 & 4 as well as a few critical masonry repairs

New Request
• Critical window repairs/blocking, gutter repair and exterior clean-up: weeds/overgrowth
• Request of Committee member Tom O’Grady