



Ridges Advisory Committee

May 3, 2017



Ridges Advisory Committee Agenda



Ridges Advisory Committee

- Members & Roles

Overview of The Ridges Framework Plan

Recent Activities

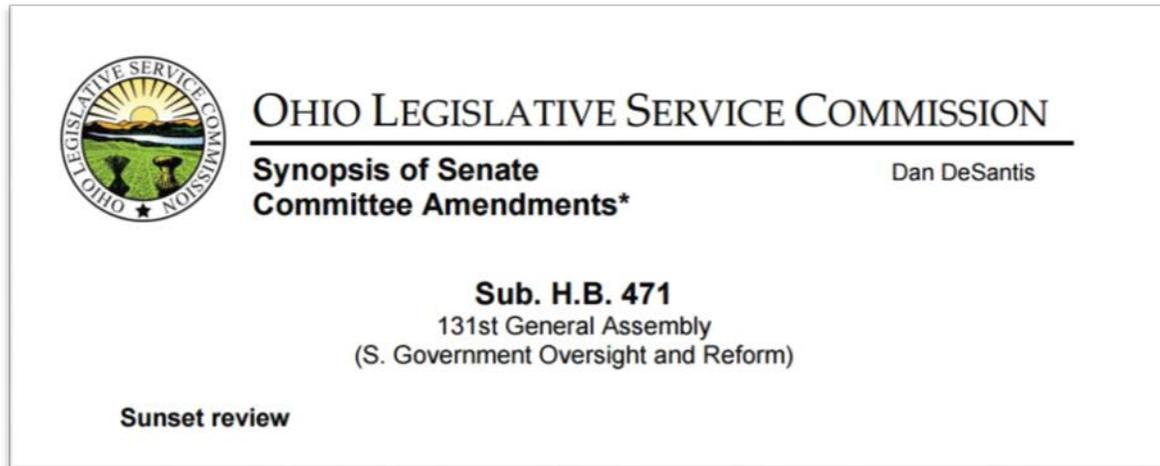
- Comprehensive Master Plan
- Kirkbride Stabilization
- Lin Hall HVAC
- Kirkbride Walking Tour
- Ridges Observatory
- Public-Private Partnership Exploration

New Project Review

- Tier 1 Use Modification
- Tier 2 Opportunities

Ridges Advisory Committee

Membership & Roles



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

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.**

Overview of the Framework Plan Process

- Extensive 18-month endeavor
- Documented: <https://www.ohio.edu/planning-space/up/d20.cfm>
- A wide constituency of participants
 - Ridges Master Plan Committee
 - SCA/MKSK Consultants
 - Academic, Land-Use, and Building Sub-committees
 - Ridges Advisory Committee
 - City of Athens, community members, faculty, staff, and students
- What the Framework Plan does
 - Guides future planning and development
 - Addresses the current state of The Ridges
 - Investigates potential uses and adaptability
 - Identifies access issues and financial strategies
 - Provides guidelines for each of 5 identified zones



Overview of the Framework Plan

The Ridges Green



Considerations

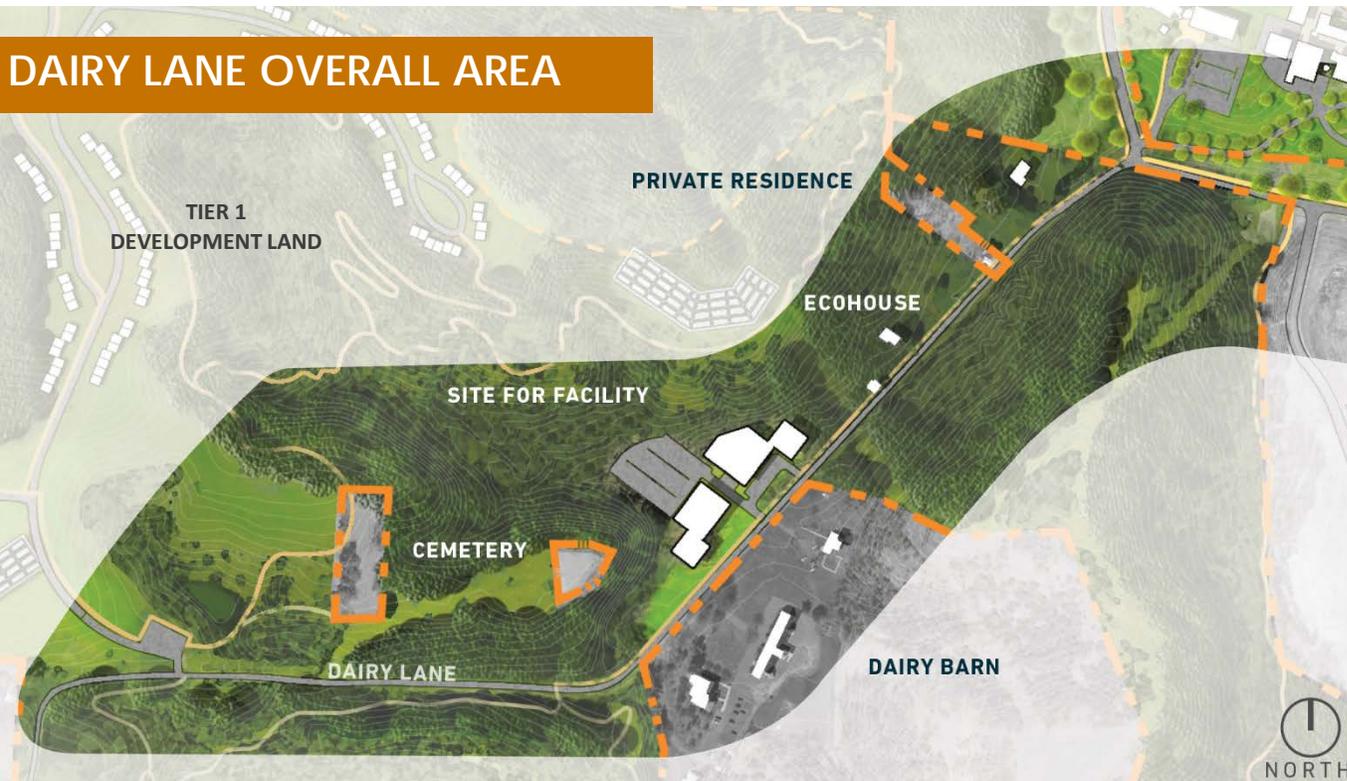
- Site development should reflect that it is an essential green to campus
- The Kirkbride and cottages can support any number of flexible, creative uses

Key Recommendations

- Respect the historic front yard as essential open space
- Enhance connectivity to campus
- Buildings are prioritized in regards to significance
- Compatibility recommendations reflect a number of potential uses
- Consider public private development and other financial strategies to find resources for plan implementation

Overview of the Framework Plan

Dairy Lane



Considerations

- It is the primary vehicular access corridor for much of The Ridges
- It is also a development opportunity due to existing utilities
- The corridor presents an opportunity to build connections and support many needs

Key Recommendations

- Coordinate future development with the City
- Control the scale and appearance of development to protect OHIO image
- Use principles of Conservation Development that benefit both OHIO and local community

Overview of the Framework Plan

The Land Lab



Considerations

- Occupies 200-acres with ongoing research and academic use (decades worth of data)
- While primary use is research and academic, there is a strong public recreational use within the zone

Key Recommendations

- Reserve the Land Lab primarily for research and academic use
- Permit continuing public, pedestrian access on existing primitive trails
- Provide clear, informative signs at key locations to alert visitors of the Land Lab's boundaries

Overview of the Framework Plan

Tier 1 Development Land

Considerations

- Characterized by its proximity to The Ridges Green and Dairy Lane
- The area is used by local residents and campus community for recreation
- Area is well-suited for residential opportunities and supplementary uses

Key Recommendations

- Planning should complement the mission and values of OHIO
- Development should demonstrate emerging methods of enhanced social and environmental aspects of life
- Expand recreation opportunities for the campus and community
- Develop and Eco-Village



Overview of the Framework Plan

Tier 2 Development Land



Considerations

- Area is generally more remote, less developed, and less used by the public
- With limited access, initial infrastructure costs for roadways and utilities may be higher than those for Tier 1 Land

Key Recommendations

- Identify appropriate uses for development sites
- Identify and understand undeveloped land and expand primitive trails
- Explore opportunities to expand outdoor recreation and academic/research uses
- Work with the City to develop municipal roadway and utility infrastructure

Recent Activities



- Comprehensive Master Plan
- Kirkbride Stabilization
- Lin Hall HVAC
- Kirkbride Walking Tour
- Ridges Observatory
- Public-Private Partnership Exploration
- Review of project requests and Framework plan changes

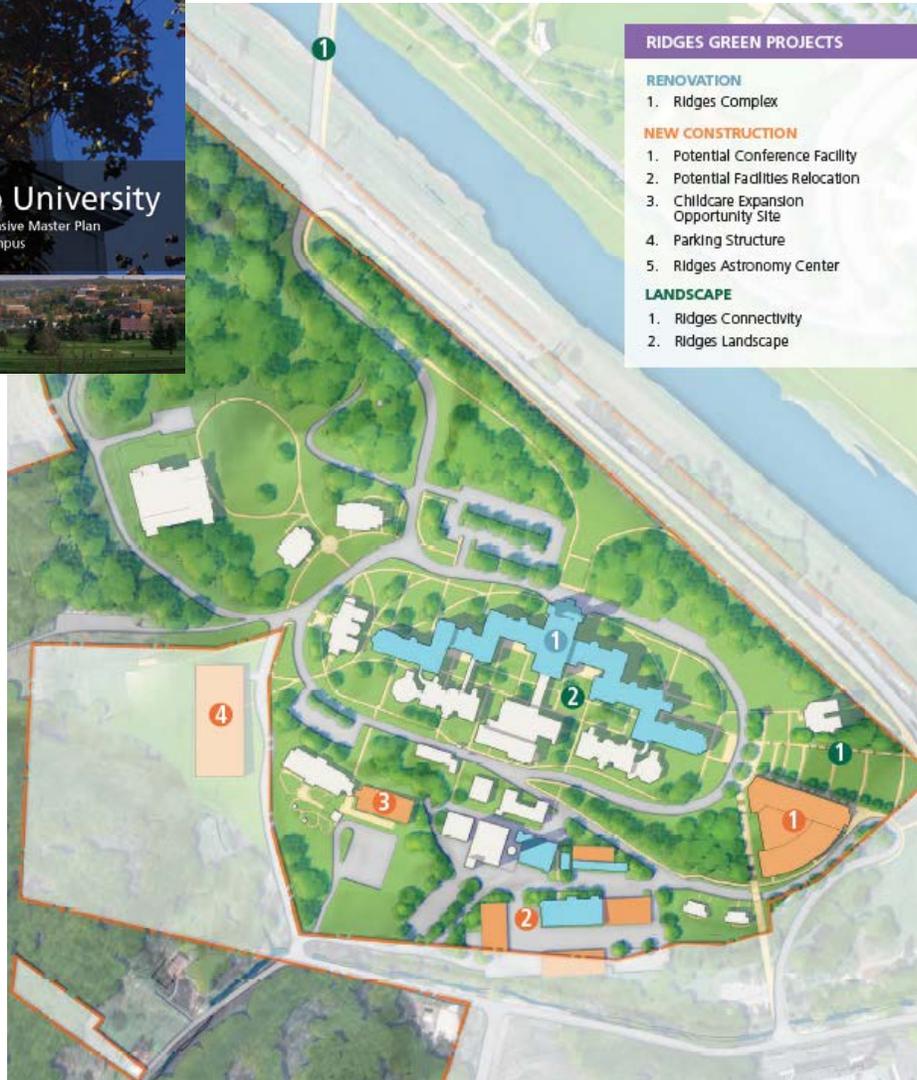
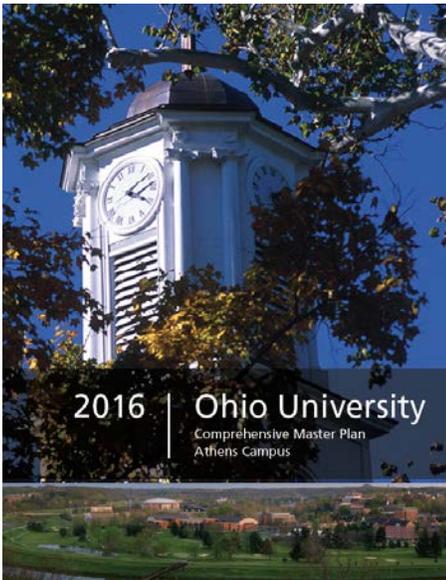
Recent Activities

Comprehensive Master Plan

- Includes all areas of the University
- Incorporated elements of Ridges Framework Plan and refined Ridges Green with context of university as a whole

The Ridges Green

- Shape a new identity for The Ridges that strongly associates it with the rest of campus
- Careful, selective building edits
- Improve connectivity
- Provide for a mix of uses
- Consider relocation of Administrative Units to the Kirkbride
- Explore opportunities for executive education, conference spaces, mixed uses, and academic synergies



Recent Activities

Kirkbride Stabilization

First Project identified and implemented from Framework plan: \$300,000

Roof & gutter replacement (2015-2016)

- Stop-gap roofing, water proofing, and gutter repair measures on the west Kirkbride buildings
- Long-term solution is to repair attic rafter systems with structural damage and install permanent roof replacements as done on Bldgs. 13, 14, and 18

Tuck pointing

- Water damage from failed gutters is a major cause of brick deterioration
- Stabilization work successfully addressed some areas that were damaged, including sandstone restoration



Recent Activities

Lin Hall HVAC

Project Description

- \$2.7M
- HVAC work including calibration of existing equipment, supplement the existing heating and cooling units with new equipment, provide automation control and provide humidity control to protect the artwork
- Consolidated art/artifact storage and rehabilitation of former milk house
- Gutter replacement
- Stonework
- Flat roof repair



Recent Activities

The Ridges Observatory



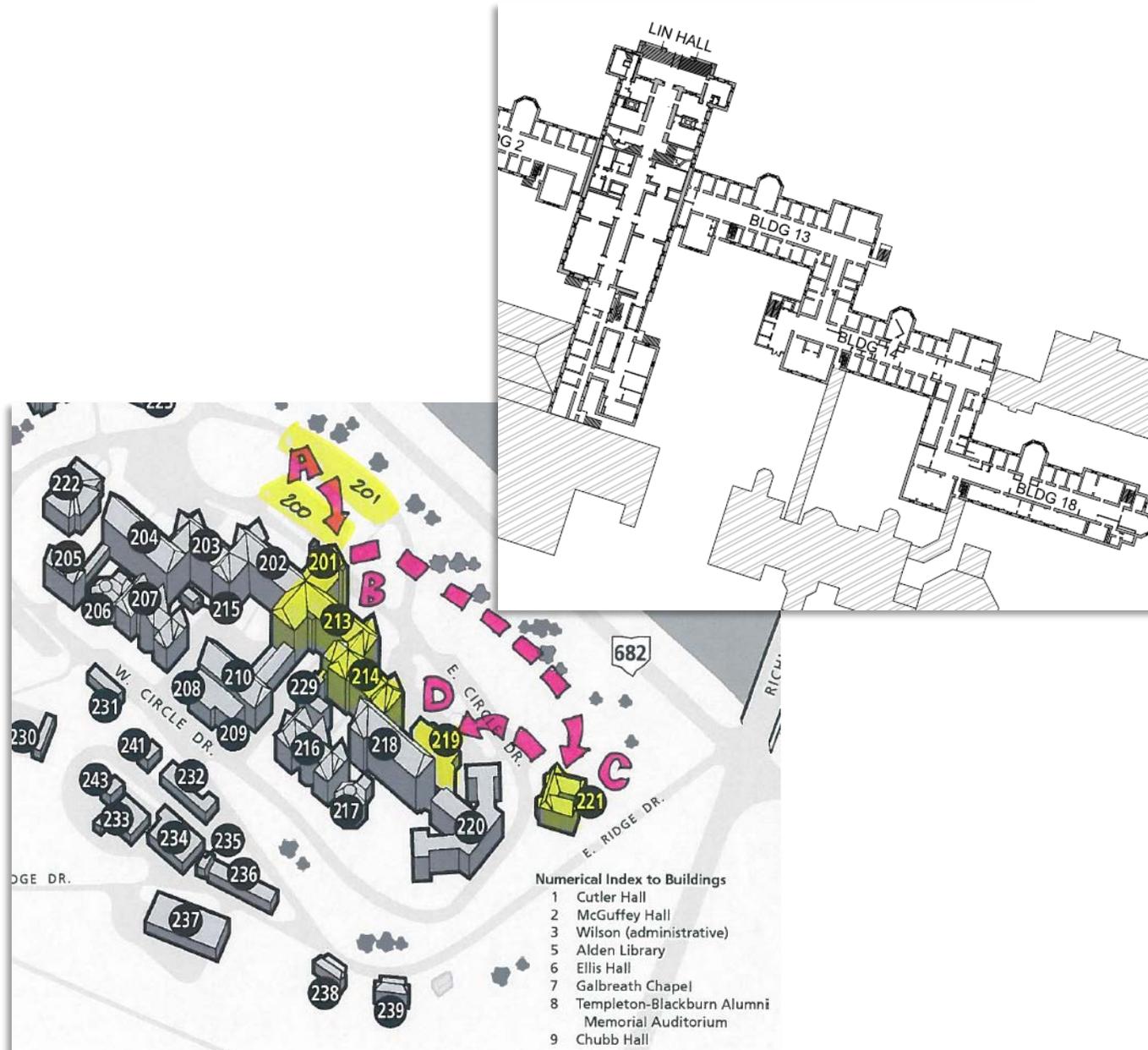
- Second project identified and supported by the Framework Plan to be implemented
 - Construction began Fall 2016
 - Dedication May 6th, 2017
- Future improvements under consideration, including:
 - Architectural lettering to identify the observatory
 - Permanent staircase from Konnecker

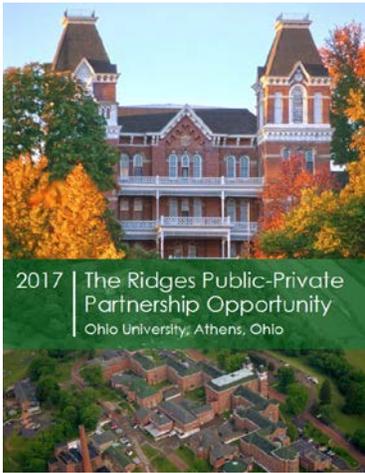


Recent Activities

Kirkbride Walking Tour

- Exterior tours of the buildings are performed by George Eberts, local historian and former staff member of the Athens Asylum
- Mr. Eberts has also requested the ability to do walking tours inside the buildings
- The request has been reviewed with Facilities and Safety
- University Planning has determined suitable route
- Currently, the University is reviewing financial and legal obligations as well as final review by Facilities & Safety





TIER 2 DEVELOPMENT LAND

Tier 2 development land is generally more removed from Ohio University and the City of Athens, less developed, and less used by the public than other portions of The Ridges. With limited existing access into this area, infrastructure costs for roadways and utilities to support development may be higher than those associated with Tier 1 Development Land. However, over time as access is improved, this area may have increased development potential. One near-term opportunity in this zone could be exploration of the Future Development

Area on the adjacent Tier 2 site plan. The City of Athens has expressed interest for a new public road in the location, and the surrounding parcel has been flattened and may be suitable for development. While, existing cultural or historic assets should be protected with open space buffers from future development, Tier 2 Development Land is also well suited for land-based research and renewable energy generation as well as campus recreation expansion opportunities such as a tree-top zip line course.



Recent Activities Public-Private Partnership Exploration

Purpose

- Building on the Framework Plan recommendations, the P3 exploration was intended to gauge interest from private developers to partner in renovations

Objectives

- Moving forward on a major recommendation of the Framework Plan
- Exploring new opportunities/interests from the community
- Discovering non-University resources

Process

- The P3 opportunity was advertised
- Statements of interest were received
- An info day was done in January
- The University is reviewing next steps

| THE RIDGES GREEN | MIXED USE CONCEPT EXAMPLES | |
|--|---|---|
| <p>FREEDOM FOR NEW OPPORTUNITIES</p> <p>Ohio University has identified several university related opportunities for potential expansion at the Ridges, including the relocation of many administrative units away from the main campus as well as the expansion of other units such as the Voinovich School, the museum, or the Child Development Center. Several opportunities are outlined in The Ridges Framework Plan as well as this RFP, however developers are free to provide new ideas and seek new opportunities.</p> |  | <p>OFFICE SPACE</p> <p>The University has approximately 100,000 net assignable square feet of administrative offices on the main campus. Several of the locations of existing administrative offices have been prioritized for academic purposes, prompting the need for administrative relocation space. While the University is one potential tenant at The Ridges, the University has also been approached by a number of entities who have expressed interest in locating their business here to be closer to the campus, the City, and the community.</p>  |
| <p>VILLAGE SHOPPING & DINING</p> <p>Ohio University, the City of Athens, and Athens County are home to a robust food, artist, entrepreneurial, and cultural community. The Ridges provides an unmatched opportunity to provide new amenities, to expand existing services and opportunities, and to promote local and regional vitality. Village Shopping amenities could provide a learning lab for entrepreneurs and students, while coexisting in a highly desirable location with experienced, local retailers.</p> |  | <p>EXECUTIVE EDUCATION & EXTENDED STAY</p> <p>The Ridges property is directly adjacent to the Ohio University Inn & Conference Center, the top choice in Athens, Ohio hotels and only hotel on the campus. The Inn has discussed opportunities for expansion and is interested in how the Ridges may complement their offerings. In addition, Ohio University has been expanding existing and new opportunities for extended learning experiences. Extended stay suites could complement these programs and OU Inn's portfolio.</p>  |
| <p>MUSEUM EXPANSION</p> <p>The Museum Complex builds upon campus strengths in collaboration with the Kennedy Museum of Art, fostering transformative education, research and creative activity through the lens of interdisciplinary exploration. The expanded museum concept includes vibrant new galleries, synergies with experiential learning on The Ridges trail systems, and expanded curatorial space to house pivotal collections from across campus and the region. Contributing to Ohio University's public service mission, this campus space is dedicated to interactive exploration of dynamic issues connecting art, science, communication, health and technology to everyday life.</p> |  | <p>RESIDENTIAL</p> <p>The City of Athens and Ohio University seek to develop a strategic partnership to provide affordable housing in support of a healthy local and regional economy in Ohio's Appalachian region that creates and sustains an environment where people choose to live, work, retire and raise a family. Additionally, the community has identified a need for transitional senior living. The resources associated with The Ridges and the surrounding lands can help achieve these objectives.</p>  |

New Project Requests



- Tier 1 Use Modification
- Tier 2 Opportunities

Advisory Committee Review

Tier 1 Use Modification

From the Framework Plan

- Identified areas in Tier 1 suitable for potential development, which are approximately 10% of overall acreage in the zone
- Recommended that development should be sustainable from an environmental, economic, and social perspective
- Development should also demonstrate what sustainable growth might be for Appalachia
- Focus on environmentally appropriate design, enhancing economic opportunities and quality of life
- Promotion of outdoor recreational opportunities
- Eco-Village and solar energy



Advisory Committee Review

Tier 1 Use Modification

Recent Concerns

- Various community individuals have expressed concerns about Tier 1 development for housing
- Concerns include the impacts of housing, cats, and vehicles that close to the Land Lab
- Planning/research met with these groups to discuss their ideas, several of which were reasonable and may have informed a different outcome if known earlier

Online Petition Comments

- Please preserve this wonderful space for future students to enjoy
- The Ridges is too valuable of a green space to develop
- Cross country, track teams, and local runners practice on the trails regularly



Tier 1 Use Modification

Proposed Ridges “Preserve” Options

- **Option 1** – apply the use restrictions of the Land Lab to Tier 1 land, such as:
 - Restrict most public and University access
 - No dogs or bicycles allowed
 - Promoted as drawing a line between land lab and preserve....
- **Option 2** – apply standard, less restrictive nature preserve rules to Tier 1, such as:
 - No unauthorized motor vehicles
 - No bicycles allowed off approved trails
 - No fires
 - Dogs on leashes on approved trails
 - Habitat management
 - Limited development near compost
- Regardless: Continued University programmatic uses: ROTC, Orienteering, etc.



Advisory Committee Review

Tier 2 Opportunities

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



Tier 2 Opportunities

Land Use Planning

- **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.

Tier 2 Opportunities

Alternative Eco Village Location

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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Questions and Next Steps



Ridges Advisory Member Questions?

Next Steps:

- Feedback from Ridges Advisory Committee to be reviewed by Planning and University Leadership

Future Meetings

- Discuss how often group wants to meet

Updates:

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