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 Advisory Committee
April 30, 2018 Meeting

- Update regarding various buildings at The Ridges
- Update and review of current renovation projects
  - Ridges 13/14/18 Renovation
  - Ridges Site Improvements
- City of Athens needs, including road and sewer
- Workshop Discussion
  - Future Ridges Projects
## Ridges Projects and Condition Issues

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Original Budget</th>
<th>Current Budget</th>
<th>Project Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ridges #8 Roof Replacement</td>
<td>TBD</td>
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<tr>
<td>Ridges #37 Printing Services Voltage Upgrade</td>
<td>1,874.00</td>
<td>2,183.76</td>
<td>2 - Design</td>
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<td>Ridges #33 Install New Circuit</td>
<td>2,207.00</td>
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<td>2 - Design</td>
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<tr>
<td>Ridges Building 7 Exterior Wall Stabilization 2018</td>
<td>20,000.00</td>
<td>20,000.00</td>
<td>2 - Design</td>
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<tr>
<td>Konneker Research Ridges 25 HVAC and Boiler System Upgrade 2018</td>
<td>3,500,000.00</td>
<td>3,500,000.00</td>
<td>1 - PreDesign</td>
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<tr>
<td>Ridges Building 20 Underground Storage Tank Removal 2018</td>
<td>85,000.00</td>
<td>85,000.00</td>
<td>1 - PreDesign</td>
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<tr>
<td>Konneker Research Ridges 25 Roof and Windows Replacement 2018</td>
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<td></td>
<td>1 - PreDesign</td>
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<tr>
<td>Ridges Building 32 Roof Replacement</td>
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<td></td>
<td>1 - PreDesign</td>
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<tr>
<td>Ridges 13, 14 and 18 Renovation</td>
<td>13,125,072.00</td>
<td>13,125,072.00</td>
<td>1 - PreDesign</td>
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<td>Ridges Parking Lot, Site Improvements and Building 20 Demolition</td>
<td>2,764,330.00</td>
<td>2,764,330.00</td>
<td>1 - PreDesign</td>
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**TOTAL** $19,507,387.76
- Konneker Grant will allow for the development of a new and flexible space in Lin Hall
- Room 210 will become a flexible lab and exhibit space, where visitors can witness activities occurring in the room
- Collaborative effort between Nancy Stevens and Ed Pauley
- The project is currently undergoing design
Ridges Buildings 13/14/18

NASF: 36,000
Cost: $13.2 M.
Firm selected: Champlin Architecture
Design begins: May 2018
Construction begins: March 2019
Move in: April 2020

Occupants:
- Finance, Budget Office, Internal Auditor
- Architecture Design & Construction
- Ohio University Police Department
- University Planning & Real Estate

Admin Relocation: Ridges 13/14/18
Admin Relocation (50% WUSOC vacated)
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
Proposed Space Assignment
The Ridges 13/14/18

1st FLOOR
- Ohio University Police Department: 8,935 NASF
- Public Access Area: 510 NASF
- Budget Planning + Analysis: TBD
- University Planning & Real Estate: TBD
- TOTAL: 8,935 NASF

2nd FLOOR
- Internal Audit: 1,489 NASF
- General Accounting: 1,660 NASF
- Accounts Payable: 1,484 NASF
- Procurement Services: 870 NASF
- Financial + Administrative Systems: 1,790 NASF
- Grants Accounting: 784 NASF
- TOTAL: 8,077 NASF

3rd FLOOR
- Existing College of Fine Arts Studio: 7,125 NASF
- Capital Projects Finance: 698 NASF
- Architecture Design + Construction: 2,997 NASF
- TOTAL: 10,820 NASF

All floors: Corridor space used as open offices
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
Ridges Site Improvements

Cost: $2,764,330
Design begins: Spring 2018
Construction: Summer-Winter 2018

- Installation of a pedestrian pathway from Richland Roundabout to Ridges Circle
- Demolition of Ridges Building #20
- Installation of Parking spaces

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

• 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 community/businesses proposals

Next Step

• Work with the City to plan the location for a road and utility corridor through Tier 2
Workshop
Future Projects
Ridges Project Opportunities Overview & Ridges Vision

Ridges Acreage Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Acreage</th>
</tr>
</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 Development</td>
<td>50</td>
</tr>
<tr>
<td>Ridges Green Development</td>
<td>5</td>
</tr>
<tr>
<td>Undeveloped &amp; Conserved</td>
<td>580</td>
</tr>
</tbody>
</table>
Near-term Opportunities versus long-term vision
### 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
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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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
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