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
Discussion from past meetings

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

August 29th, 2018
- Ridges 13, 14, 18 Renovation
- Roadway Updates: Ridges Circle
- Ridges 20 Demo/Parking Lot
- Konneker HVAC
- Projects in Planning:
  - Ridges 7
  - Ridges 29
  - Ridges 37
  - Cisterns
- Development Updates
Today’s Agenda

• Public Engagement
• Approved Projects Update:
  • 13,14,18
  • Ridges 20, Path, Parking
• March BoT Projects
  • Utility connection to 21
  • Accessory Bldg demo
• P3 Opportunities & Infrastructure
• Brick Prioritization
• 150th Asylum Speaker Series
• Reflection on 5 pivotal moments that have gotten us to today
• Forward look at moments it may take to get us to the 300th anniversary
• Project Kirkbride
• [Link](https://www.youtube.com/watch?v=35yrcbcU9qE) &feature=youtu.be
Reflection: Changing Spaces

Cottage O: Patient Cottage

Horse Barn

Ridges #21: Voinovich School

Child Development Center: College of Education
Reflection: Changing Spaces
Reflection: Changing Spaces

Orchards and Farm Land

Land Lab
Reflection: Changing Spaces

Suicide Ward

BioTech Research
Today’s Agenda

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Ridges Building 13, 14, 18 Renovation

Key Discoveries:
• Early abatement package; work to begin October 2018-December 2018
  • Drives early move-out of CoFA studios
• Window condition: restore vs. replace
• Limited scope of project; cornice repair/painting not included, masonry tuck-pointing, landscaping
Ridges 13, 14 and 18 Renovation

Schedule

- Construction start - March 2019
- Move in/Occupancy - March 2020

Budget

Approved Budget: $15,330,234

Monthly Summary:

- Work Completed:
  - Budget Amendment approved by BoT January 17, 2019
  - Notice of Intent to Award issued January 22, 2019
  - Notice to Proceed issued February 22, 2019
- Work Planned:
  - Construction Start February 25, 2019
- Concerns:
  - None at this time

Schedule:

<table>
<thead>
<tr>
<th>Activity</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
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<tr>
<td>Construction</td>
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FY: Fiscal Year
Ridges Parking, Site Improvements and Building 20 Demolition

- **Scope**
  - Demolish Building 20, construct parking and walking path from Richland to Ridges

- **Estimate**
  - $2,764,330

- **Schedule**
  - Consultant Selection Complete - October 2018
  - Schematic Design Complete - January 2019
  - Design Development Complete - March 2019
  - Construction Documents / Bidding Complete - June -September 2019
  - Construction Start - September 2019
  - Construction Completion - February 2020
Ridges Parking, Site Improvements and Building 20 Demolition

DRAFT
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Ridges Framework Plan

Setting the stage for adaptive reuse & strategic partnerships

Currently occupied buildings at The Ridges

Ridges Acreage Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Ridges Total Area</td>
<td>700</td>
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<tr>
<td>Existing Developed Area</td>
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<tr>
<td>Proposed Development</td>
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<td>• Tier 2 Housing/Commercial</td>
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<tr>
<td>• Ridges Green Development</td>
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<tr>
<td>Undeveloped &amp; Conserved</td>
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</tbody>
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Framework Principles In Action

**Stabilize and Protect Worthy Structures**
- Building Stabilization Packages
- Building 33, 8 roof projects; CDC HVAC
- Konneker roof, windows, HVAC, boiler
- Explore arts village, retail and academic expansion within the suitability of structures

**Support Strategic Mission of the University**
- Building 13, 14,18 renovation
- Lin Hall 210 Museum Complex Gallery
- Outdoor museum signage
- Museum Complex Expansion
- Research projects

**Identify Adaptability of Buildings and Land**
- Ridges 20 removal, parking and site
- Ridges 37 improvements
- Remove failing/obsolete structures-29,15
- Ridges rear corridor site/ bldg. opportunities: 6/7, 16/17

**Enhance Connectivity**
- Ridges Circle roadway improvements
- Ridges Pedestrian Connection Path
- Sweeping connector pathway to main campus
- Additional Road Enhancements

**Embrace Sustainable Development**
- Building 21 Utility decentralization
- Designated Conservation Land
- Continue decentralizing utilities from central plant
- P3 Exploration in Buildings 2, 3, 4
- Tier 2 Land-Housing & Development
Ridges Framework Plan: Building Significance

Defining Buildings
Contributing Buildings
Accessory Buildings
Non-Contributing Buildings
Supporting Critical Infrastructure
Ridges Utilities Decentralization and Site

Utilities Decentralization

• Unique opportunity associated with recent failure of boiler at Ridges 33 (Central Plant)
• Projects for Ridges 13, 14, 18 (admin, under renovation) and 21 (Voinovich) eliminate need to replace central system
  • Avoids replacing Ridges 33 boiler
• Ridges 21 building-based system includes generator, boiler, and chiller for 12,400 GSF facility
• Avoids energy related line losses and future cost of maintaining tunnels/distribution systems; new systems more efficient
• Need to have in place before winter 2020
Ridges Utilities Decentralization and Site Prep

Demolition - Ridges 29

• Project scope includes demolition of Ridges 29 and Ridges 14-16 connector
• Ridges 29 has failing structure identified by assessment team
  • 4,500 GSF serving as the Grounds Garage
  • Identified in Ridges Framework Plan as support facility; can be demolished
  • Connected to Ridges 14-16 connector; shares wall necessitating its demolition
  • Cost effective to demolish vice repair; eliminates deferred maintenance
• Creates space that improves access to Ridges 13, 14, 18
  • Enables required rear access for OUPD
  • Improves Fire Safety Response by opening courtyard
• Opportunity for Ridges 20 or Ridges 13, 14, 18 contractor to cost effectively bid this work
Ridges Utilities Decentralization and Site Prep

Demolition - Ridges 15

• Project scope includes demolition of Ridges 15
• Ridges 15 is “mirror” image of Ridges 29, although no known structural issues
  • Ridges 15: 2,000 GSF used for Storage
  • Ridges 15 is identified in Ridges Framework Plan as support facility; can be demolished
  • Connected to Ridges 2-7 connector; shares wall necessitating its demolition
  • Eliminates deferred maintenance
  • Creates space that improves access to Ridges 3, 4, 5
    • Improves Fire Safety Response by opening courtyard
• Opportunity for Ridges 20 or Ridges 13, 14, 18 contractor to cost effectively bid this work
• Secondary impact; enables access to Ridges 7 to address masonry failure
Ridges Utilities Decentralization and Site
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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
Affordable, Senior Housing

- **Plan sustainably:**
  - 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

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Financing Options for Ridges Development

- **Grants**
  - US Department of Interior
  - Ohio 629 Funds
  - Buckeye Hills
    - ARC/EDA
  - New Markets Tax Credits
    - Federal
    - State

- **Tax Credits**
  - Historic Rehabilitation Tax Credits (HRTC)
    - Federal
    - State
  - Low Income Housing Tax Credit (LIHTC)

- **Financing Structures**
  - PACE
  - Public Private Partnerships (P3)
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Ridges Circle Roadway Repair

- **Scope**
  - Remove brick, repair sub-grade and sub-base
    - Brick replacement would be in future year
    - Alternative consideration which may allow brick near-term
- **Estimate**
  - $702,000
- **Schedule**
  - Consultant Selection Complete - September 2018
  - Schematic Design Complete - December 2018
  - Construction Documents Complete - February 2019
  - Bidding/Contract Award Complete -
  - Construction Start - May 2019
  - Construction Completion - October 2019
Significance

Defining Buildings
Contributing Buildings
Accessory Buildings
Non-Contributing Buildings
Supporting Critical Infrastructure
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