

# The Ridges FRAMEWORK PLAN

Ohio University

Volume 1 - Final Report, September 2, 2015



# The Ridges FRAMEWORK PLAN

## Ohio University

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*This is volume one of a two volume set. Volume 1 contains the Framework Plan for The Ridges at Ohio University. Volume 2 is an appendix with supporting information and studies that contributed to Volume 1.*



# SECTION 1

## EXECUTIVE SUMMARY





## Executive Summary

The construction of the Athens Asylum, like the establishment of Ohio University, was a demonstration of civic commitment to better the lives of people in the state. The monumental architecture of the historic asylum buildings and the acreage of supporting lands embody a long-term vision and a confidence in progressive action to advance society. While changes in psychiatric treatment rendered the facility obsolete for its original purpose three decades ago, the buildings and grounds remain a powerful physical statement. With its new identity as The Ridges, the former asylum is a major asset that complements the University's historic roots and public mission.

The Ridges, which includes 730 acres of land and over 700,000 gross square feet of buildings, now hosts important University and community functions, but to a substantial degree the potential of this asset is not yet fully realized. In recognition of this situation, Ohio University initiated a master planning process in 2014 to reconstitute a long-term vision for the land and its components. Identifying uses of The Ridges that optimally support the University's mission requires knowledge of the larger campus context. As a result, the Ridges Master Plan takes the form of The Ridges Framework Plan that will make it possible for a fully developed concept for The Ridges to emerge from the University's Comprehensive Master Plan in 2016.

The Ridges Framework Plan addresses the current state of The Ridges land and buildings, investigates potential uses and adaptability, identifies global issues bearing on access and integration with the rest of campus, and outlines financial strategies to realize the potential of this resource. The plan

is sensitive to the significance of The Ridges as a community and regional asset. The analysis described here is informed by the history of this complex, previous studies, and new collection of data and ideas. Significant input to the process from both campus and community was provided by the Ridges Master Planning Committee and its subcommittees, the Ridges Advisory Committee, and the public, through meetings and workshops.

The land at The Ridges contains zones of opportunities, from the Historic Green where most of the current buildings reside, to open and wooded natural areas that can support a variety of activities.

For many, the first association with The Ridges is the vast Victorian asylum building, augmented by later red brick additions. Inspection of these buildings indicates that the majority are fundamentally sound in their essential structural elements, with considerable potential and flexibility for adaptive reuse. Approximately half of the 700,000+ square feet of interior space is not currently suitable for occupancy. Exploratory studies indicate that a variety of uses – including offices, short-term housing, studio space, and retail/commercial activity – can be accommodated in many cases despite the constraints of architecture and construction well over a century old.

There is a substantial range in the age and character of buildings at The Ridges. Analysis of the historic nature of the buildings, reinforced in clear terms by the public, indicates that there is a hierarchy of historical significance, with the original administration building and stepped ward wings following the Kirkbride plan seen as the most significant and worthy of preservation. Depending on programmatic uses, some measure of editing through removal of less

worthy structures may be desirable to achieve a fully successful and vibrant outcome. Historic preservation considerations would suggest that the original Kirkbride components be given priority over others for funds available for long-term building stabilization. This is not the same as prioritization for renovation, which may be driven by programmatic needs with a shorter time horizon. In some cases adaptive reuse may require modern additions that are sensitive to their environs, in order to be successful.

Constraints on much of the remaining acreage at The Ridges are imposed by steep terrain as well as uses premised on a lack of development – notably the Land Lab, a major resource for teaching and research, and also spaces for outdoor recreation. Modest levels of land development could support additional recreation infrastructure and housing. Less intensive development could also support activities related to energy and sustainability, and demonstration spaces for instructional and community use.

Access to The Ridges and integration with the remainder of the Athens campus would benefit from improved physical and visual connectivity. Several strategies for improving connectivity can be implemented quickly and with limited resources, to enable improved pedestrian access and enhanced sight lines through selective removal of vegetation. In the longer term, increased numbers of people working, living, or recreating at The Ridges will require attention to traffic and pedestrian circulation, parking, and public transit.

Several financial pathways may be available to realize the potential of The Ridges. It is important to recognize that substantial funding will be required for any significant renovations of the

existing buildings, as well as other infrastructure such as parking. Generating such funding will almost certainly require partnerships that extend beyond the University; private partners can be a source of funds and may also have the ability to leverage tax incentives.

The Ridges Framework Plan, in conjunction with the University's Master Plan, is intended to outline the means by which attention and investment can realize the full potential of The Ridges as a civic asset in the 21st century and beyond. While this property presents distinct challenges, its historic character, location, and diversity of potential uses embody very significant value and opportunity for the University and community. Action on this plan may require years or decades; the recommendations contained here will be subject to prioritization in a broader evolving context of University activities and resources.

## SECTION 2

### INTRODUCTION



Introduction

This Framework Plan is part of a continuum of planning that Ohio University has conducted for The Ridges since it acquired the property. This Plan seeks to build upon the valuable insights of previous plans and studies prepared by other consultant teams and by the University.

University Planning and Improvements at The Ridges

Over the years, the University has commissioned or prepared plans for The Ridges, including the following major studies:

- 1. 1989 Ridges Comprehensive Land Use Plan: This was the first University-sponsored land use plan for The Ridges to assess the most beneficial uses for the University. The plan includes extensive assessment of the property and focused recommendations for research and laboratory uses.
- 2. 2004 Ridges Architectural Master Plan: This plan focused more on adaptive re-use of the Kirkbride Complex in an effort to identify viable uses.
- 3. 2006 Campus Master Plan: This plan made specific recommendations for possible future uses and campus systems improvements at the Kirkbride Complex. The report also included suggestions for connectivity improvements to better link the property to the main campus.

In addition to these comprehensive studies, the University has conducted more targeted evaluations of specific systems and programs for consideration at The Ridges. These include: the Buildings 13, 14, 18 Restoration, the Renaissance Apartment Study, the 2000 Utility Study, Ridges Condominium Study and The Ridges Infiltration Inflow Study.

Since acquiring the property, Ohio University has done significant work on the existing buildings and property to stabilize the condition of the buildings and to facilitate University use of the facilities. Major improvement projects have included the following:

- Replaced outdoor lighting and implemented University exterior sign system
- Constructed new Chiller Plant
- Lin Hall / Kennedy Museum of Art - 1993, 2007, 2010: Major interior renovations for museum office and exhibit space, corridor interior finish improvements, and creation of museum cafe.
- Building #5: Minor interior renovations to existing space for Maintenance Shops and Moving Surplus.
- Building #7 – 1992: New climate controls, flooring, and roof for geological research laboratory space.
- Buildings #8, #9, #10 – 1995: construction of new dock and remodeling of spaces for Campus Mail Service.

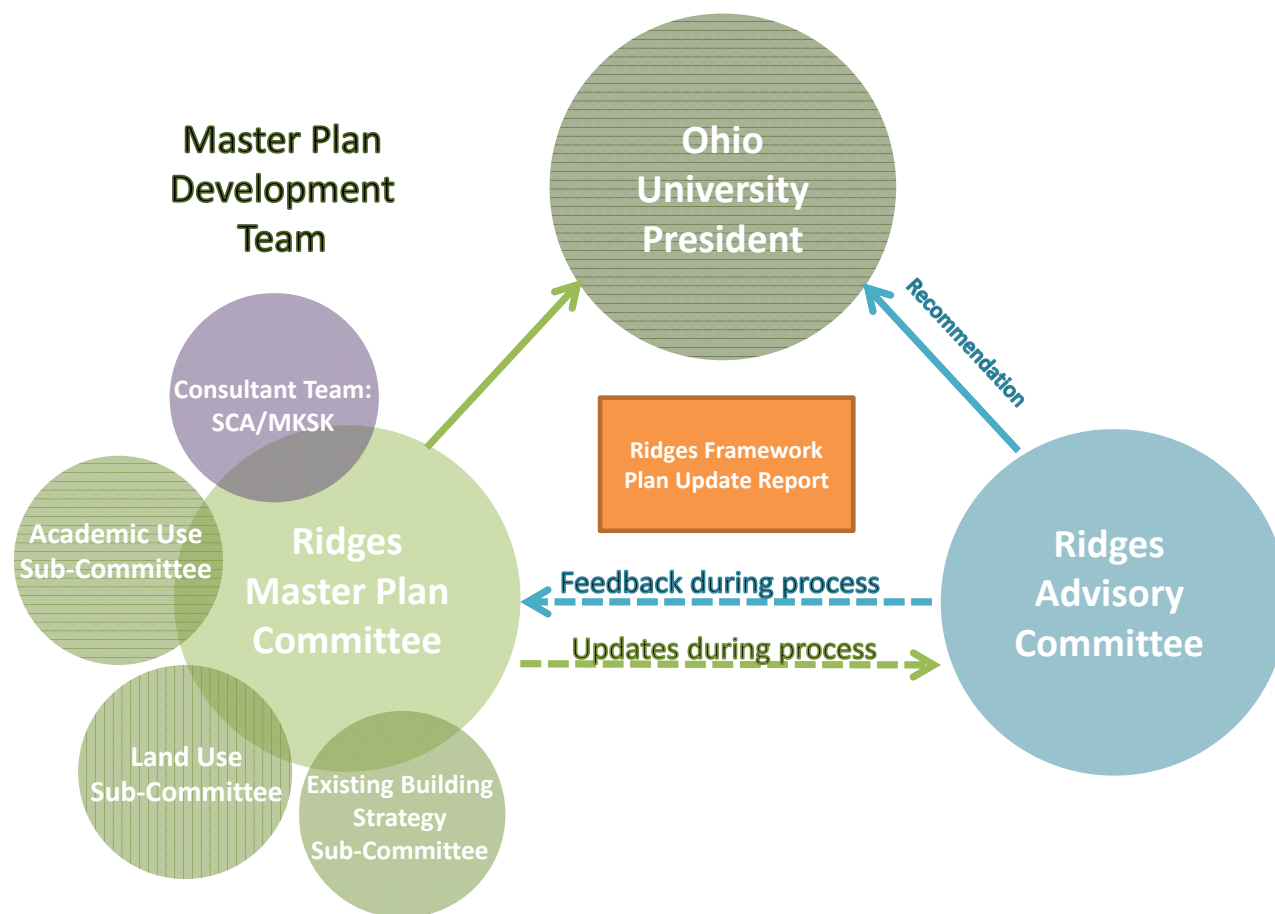
- Buildings #11, #12 – 1994: New environmental controls, vaults, and security systems for Kennedy Art Museum storage.
- Buildings #13, #14 – 1999: Lead /asbestos abatement and mechanical system upgrade for art studios.
- Building #19 – 1998, 2005: New interior finishes for office use.
- Buildings #21, #22 – 2000: Complete renovation of buildings for Voinovich School, including utility and tunnel improvements.
- Building #23 – 1991: Improvements to the Ridges Auditorium, including new ADA access, restrooms, floor renovations, and roofing for the College of Fine Arts.
- Building #25 – 1993: Addition for Konneker Research Center, including utility improvements.
- Building #27 – 1999: Complete renovation and addition for Child Development Center.
- Building #34 – 1990: Minor renovations for building occupancy for Recycling / Surplus.
- Building #37 – 2000: New HVAC, flooring, work and office spaces, parking lot for Print Services.
- Buildings #38, #39 – 1999/2001: Interior finishes improved and HVAC upgrades for continued use as residences.

- Buildings #7, #13, #14, #16, #18, #19 – 2007: New roofs
- Building #43 - 2001: New storage facility constructed.

Note: A map with building numbers identified may be found on page 38 of this report.



# SECTION 2 INTRODUCTION



## Framework Plan Committee Structure

Ohio University has been committed to inclusivity in planning for The Ridges. The following committee structure was put in place to inform and guide the content and process of the Ridges Framework Plan.

**Ridges Advisory Committee:** Provides feedback and recommendations on the Ridges Master Plan to the University's Ridges Master Plan Committee. Members include representatives from the University, City of Athens and Athens County.

**Ridges Master Plan Committee:** Provides overall guidance to sub-committees and to the consultant team. Reviews the process and recommendations along the way.

**Academic Use Sub-Committee:** Focuses on understanding current and future programmatic uses.

**Land Use/Development Sub-Committee:** Focuses on development and land use opportunities.

**Existing Building Strategies Sub-Committee:** Focuses on existing building recommendations.

## Ridges Framework Plan Process

In early 2014, the Ridges Master Plan Committee and the subcommittees began meeting to prepare for the planning effort. The substantial work of the various Ridges committees, including land, building, and academic guidance, greatly informed this planning process.

In 2014, Ohio University engaged the Schooley Caldwell - MKSK Team (SCA-MKSK) to prepare the Ridges Framework Plan, a master plan document addressing the existing conditions and future opportunities for the use of the property.

The process for this project was divided into five general phases:

**Phase One - Project Initiation:** SCA-MKSK, in collaboration with the University, fine-tuned the process and schedule, and evaluated prior studies and reports.

**Phase Two - Goals, Strategy, Visioning & Ideation:** the Team established goals, began to identify the vision for the future of The Ridges, and began to assess the needs, organization and physical attributes of the buildings and land,

**Phase Three - Exploration and Testing:** the Team explored and evaluated many strategies and ideas for re-use of the buildings and the land.

**Phase Four - Refinements/Conclusions:** the

Team consolidated the best ideas from the explorations to develop a strategic scenario as the basis for this report. It was determined that the scenario should be general in nature; the detailed uses and design concepts would be established in the subsequent Comprehensive Master Plan.

**Phase Five - Final Plan and Presentations:** the Team assembled the contents and discoveries of the planning process into this final report and shared the results with the campus and local communities.

After The Ridges Framework Plan commenced, the University engaged Ayers Saint Gross (ASG) to prepare a Comprehensive Master Plan for the entire Athens Campus. Identifying uses of The Ridges that optimally support the University's mission requires knowledge of the larger campus context. As a result, the current document takes the form of a Framework Plan that will make it possible for a fully developed concept for The Ridges to emerge from the University's Comprehensive Master Plan in 2016.

Another phase of work was added to The Ridges Framework Plan to enhance the efforts of both Consultant Teams:

**Phase Six - Integration with Campus Master Plan:** SCA-MKSK will collaborate with ASG to share the insights gained in this planning process and influence the final program and concepts for The Ridges.

Key Considerations

- 1. This Framework Plan builds on the previous and ongoing efforts of many other people.
- 2. This Framework Plan clarifies the current conditions and opportunities presented by the land and buildings at The Ridges, including a detailed assessment of how these resources are adaptable to support the mission and vision of Ohio University.
- 3. The Comprehensive Master Plan will provide the program recommendations and design concepts for The Ridges.

# SECTION 2 INTRODUCTION

## Public Engagement

Ohio University is firmly embedded into the City of Athens and the University strongly values its relationship with the local and regional communities. The vision for the enduring success of The Ridges as an integral part of the campus and the community will be realized by a combination of campus and community support. This planning process has sought to gain meaningful public engagement through a variety of techniques.

Ohio University began the outreach by inviting members of the local community to serve on some of the official project committees described previously. The public was invited to attend all Ridges Advisory Committee meetings, and three heavily advertised public meetings/workshops were conducted through the assessment and planning phases of this project. Further, the Design Team established a project e-mail account that was provided to the public for the purpose of facilitating public comments and input. The local news media have been invited to all public sessions. They have written articles about the sessions and have conducted a number of interviews with University representatives and members of the Design Team.

These pages summarize the most common opinions from citizens over the course of several public workshops and meetings. The listings to the right combine the answers to a variety of questions posed to the community in an attempt to understand their perspectives on The Ridges.

There were many diverse opinions and comments; only those that seemed to be consensus opinions are listed on this page. A full summary of public comments may be found in the Appendix.

## Why is The Ridges so loved by the community?

*beautiful, architecture and setting - historic character/significance*  
*rich history, our history - great views - open space - memories*  
*this has been a significant part of the local and regional community for two centuries.*  
*self-sufficient community - a peaceful, green place - trails*

## Potential Uses

*public/private partnerships - upscale restaurant - arts incubator*  
*develop this as a historic attraction (not haunted) - public access - teaching*  
*great opportunity for outdoor dining terrace with a view - observatory*  
*museums and Historical Society - outdoor recreation and a variety of trails*  
*sustainable community - gardens, orchards, arboretum - venue for special events*  
*renewable energy - open land for biology classes, labs, etc. - hotel/conferences*  
*habitat development or natural park or preserve - More parking for visitors*

## Concerns / Issues

*no more demolition by neglect - possible to reduce the noise from MEP equipment*  
*need to shift focus from "ghosts and negatives" to the positive historic significance*  
*certain buildings/areas distract: #19, 20, back of the Kirkbride, power plant area*

*"The Ridges was a special place not only to the residents of the City of Athens, but also to the County of Athens. It was the largest employer in Athens County & has a rich history.*

*Visitors from around the area came to visit the parks, alligator, etc. There was significant connectivity with the City and County: people considered the grounds to be theirs for picnicking, winter activities, etc., they felt welcome"*

*"The Ridges 'belonged' to the community before it belonged to OU"*

*"One of the main reasons it was so well-visited was that the grounds "were so beautiful" People walked, boated, sledged, hiked – we need to better encourage access to the site. Area is still well-used today. Baseball fields, shelter house, miniature golf course – all still very popular"*

*"Need to discourage misinformation about mental illness and make The Ridges main identity something other than "creepy" or "haunted" through community education.*

*"Increase parking; clarify where visitors can park, especially at The Ridges but on campus in general... include family friendly uses it would greatly benefit the City and County residents. "There has been a bit of animosity and fear on the part of citizens. They are afraid they won't have any input on the future of The Ridges or be allowed to use the property in a meaningful way."*





Public Engagement - August 18, 2014

The second public meeting centered on soliciting feedback about very general thoughts for uses, aesthetics and significance of the buildings and the land. The images below indicate some of the community preferences for various development topics. The images are not intended to suggest specific improvements, but rather general types of uses and general ranges of aesthetics.

Connectivity



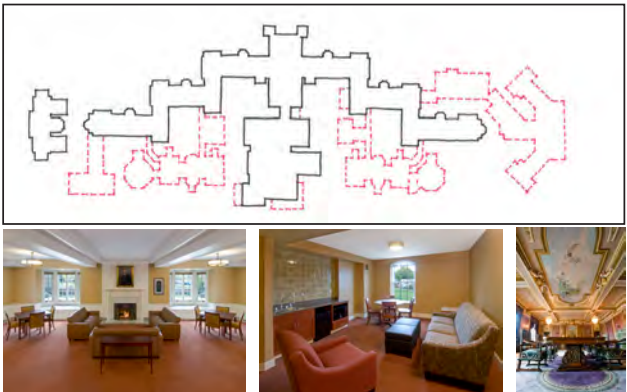
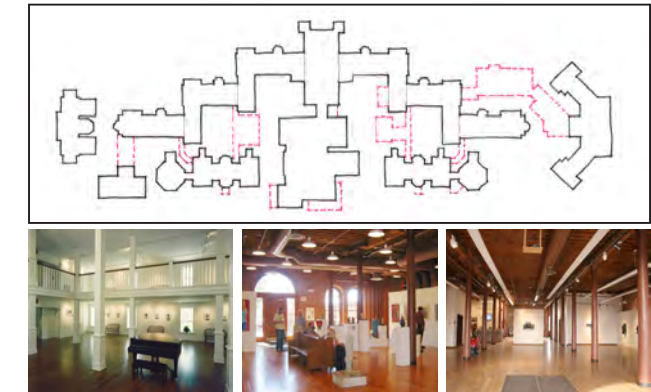
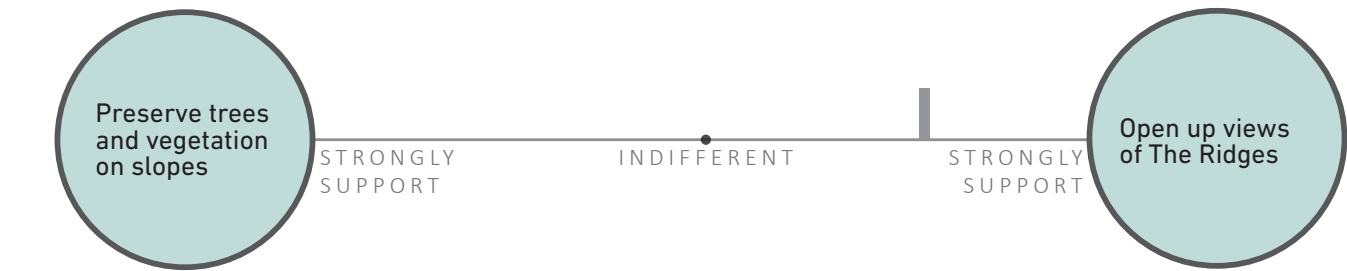
Parking



Landscape Treatments



Water Features





# SECTION 2

## INTRODUCTION

### Historical Overview of The Ridges

This information is largely based on the *Historical Overview of the Athens State Hospital* prepared by Nancy Recchie and is used with her permission.

Ohio was considered a leader in the field of education and care for the disabled and mentally ill. Ohio established the Ohio School for the Deaf in 1829 and then School for the Blind in 1837, which was the first in the nation. The earliest state mental institution was authorized in 1835 and opened for patients in 1839.

By the second half of the nineteenth century, the need for additional space for the mentally ill was badly needed. Demand for space in mental institutions grew both with the population of the state and the widespread belief that most cases of mental illness were curable. The state responded in other Ohio locations.

The State Legislature authorized construction of a mental institution in southeastern Ohio in 1867. The legislation, introduced by Dr. William Parker Johnson, a State Representative from Athens County, provided for selection of a site at least 30 miles from another like institution and with convenient transportation. The Governor appointed three trustees to select and obtain a site. Eliakim Moore, of Athens, was one of the trustees. Although a number of locations were examined, Athens was selected as the site for the new facility. Moore owned 80 acres which he sold to the state for \$6,000 with additional acreage purchased from another owner for \$9,000.

The large complex of buildings sited on a wooded hillside overlooking the campus of Ohio University, which is known today as The Ridges, was originally



called the Athens Lunatic Asylum and later the Athens State Hospital. As it was originally conceived during the late 19th century with additional building in the early 20th century, the construction and development of this facility for the mentally ill was a massive undertaking.

Opening in 1874, the Athens asylum represented the vanguard in the treatment of mental health patients. It was based on the ground-breaking work of Dorothea Dix, a social reformer, and Dr. Thomas Kirkbride, superintendent of the Pennsylvania Hospital for the Insane for 43 years, who became a leader in the Moral Treatment concepts as the basis for asylum design and construction. Three Ohio mental institutions were constructed according to the "Kirkbride Plan" - Dayton, Athens, and Columbus (since demolished).

Architect Levi T. Scofield, from Cleveland, was selected as the architect for the new facility in Athens. He also designed the new Columbus State Hospital facility, resulting in similarities between the two buildings in design and plan. The main building at the Athens State Hospital was started in 1868 and was designed according to the "Kirkbride Plan," as were most mental hospitals at the time.



Dr. Thomas Kirkbride was a leading proponent of the theory that the institution itself - in its design and administration - played a key role in the cure of its patients. Dr. Kirkbride published a book entitled *On the Construction, Organization and General Arrangements of Hospitals for the Insane* in 1854. His work was a major influence on the construction of hospitals and institutions for the mentally ill for the second half of the 19th century.

Kirkbride believed asylums had to be economical and efficient, but also said, "It does not comport with the dignity of any State to put up its public buildings in a style of architecture which will not

prevent their being distinguished from factories or workshops. Especially is this the case with those designed for the treatment of a disease like insanity, in which the surroundings of patients greatly influence their conditions and feelings." Kirkbride advocated a facility for no more than 250 patients housed in a single building with a central administrative block flanked by sets of wings for maximum light, ventilation and privacy. Administrative offices, kitchen, chapel, amusement room and other jointly shared uses were located in the central block. The male patients were housed on one side of the building with the female patients on the other side. Each ward originally had its





own dining room and bathroom. The patients were further segregated according to the severity of their illness with the most disturbed located in the farthest wards.

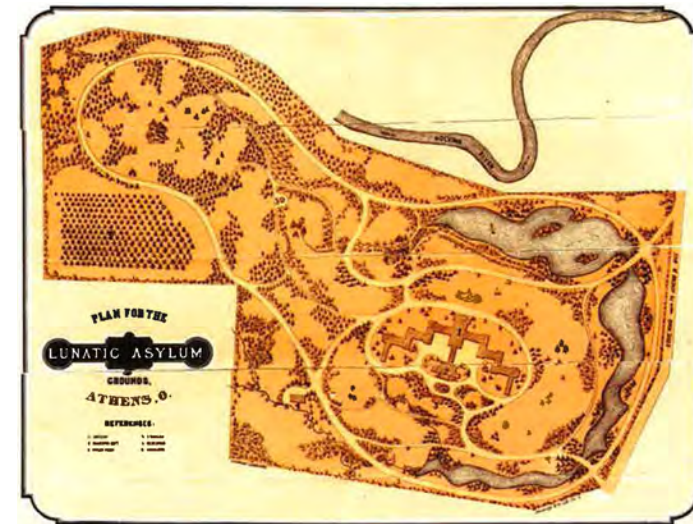
The site was considered as important as the building, and Kirkbride suggested that mental institutions be located in the country and be surrounded by attractive scenery. In addition, he suggested that every hospital have adequate acreage for "farming, gardening, exercise, labor and occupation." The development of the grounds began in the 1870s and continued for many years. Landscape Architect Herman Haerlin, from Cincinnati, worked with Athens gardener George Link to create a parklike setting of approximately 60 acres. By the early 20th century, there were four ponds, a waterfall, paths and a large variety of types of trees, plants and flowers.

The main building at the Athens facility is an imposing Second Empire brick building with a four story central block with a multi-story porch across the front and flanked by two five story square towers with tall mansard roofs. The wings, which measure three stories in height with rounded



four story towers and four story blocks, terminate the composition at either end. The entire building measured over 850 feet in length and originally contained 544 rooms. The main building received a number of additions over the years including the addition of the multilevel veranda across the front and dining rooms in the 1880s. Following a fire in 1898 much of the rear portion of this section was rebuilt. To accommodate increased patient populations, the State rebuilt the octagonal dining rooms in 1903, and a third wing at either end of the building in 1905.

By the turn of the century, mental health advocates were beginning to advocate a different physical plan for treatment of the mentally ill - the cottage plan. The gaining popularity of this movement is evident from the number of independent buildings constructed during the first decade of the 20th century. A new amusement hall and the construction of a cottage for infirm patients were completed in 1900; Frank Packard, a notable Columbus architect, was hired to design two cottages in 1902; and a new cottage for the infirm and another one for tuberculosis patients were completed in 1909. A number of other structures were built throughout



the first half of the 20th century including a paint shop (c. 1930), physicians' buildings (1948), a hospital (1949), greenhouses (1950), a powerhouse and a laundry (1953). The facility adapted to evolving theories of the best practices for treating mental health patients and in the 1940's the facility was renamed the Athens State Hospital.

This site is cherished by the local community as many residents have family members that worked at the Ridges or were patients there. The community and county residents used the grounds of the Ridges as a public park and many have fond memories of picnicking and going to see the alligator that once resided in the fountain at The Ridges. By the 1980s treatment for the mentally ill changed radically and moved away from institutionalization toward treatment in the community -- either as out-patients or in smaller group homes placed in residential neighborhood settings.

This course of action led to the closing of the Athens State Hospital complex and discussion of its possible demolition. Instead, the State of Ohio transferred the property to Ohio University,

which has been gradually upgrading the buildings as new uses are found for the space. Among the buildings which have been given new uses are the first floor of the main block of the original building which now houses the Kennedy Museum of Art; the Auditorium Building; Cottage "L" (Konneker Research Laboratories) which is now used by the Edison Biotechnology Institute, and the former Geriatrics Wing (Building #19) which was a later addition to the main building. The University has also undertaken the rehabilitation of Cottage "M" (Fockler Hall) which now houses the Voinovich School (refer to page 64 for Cottage locations).



# SECTION 3

## GOALS AND OBJECTIVES





Introduction

The Ridges is a significant strategic asset for Ohio University and the local community. Any investment by Ohio University should result in a clear benefit to the University and respect the special place The Ridges is for the local community. This Framework Plan seeks to clarify the conditions, attributes, adaptability and suitability of the property and buildings, that respect the special qualities of The Ridges within the context of the overall Ohio University Mission and Goals.

These recommendations are flexible guidelines to enable Ohio University to respond to emerging needs. The Comprehensive Campus Master Plan will generate the specific uses and detailed concepts for The Ridges in response to this Framework Plan.

The Ohio University Mission Statement states:

*“Ohio University holds as its central purpose the intellectual and personal development of its students. Distinguished by its rich history, diverse campus, international community, and beautiful Appalachian setting, Ohio University is known as well for its outstanding faculty of accomplished teachers whose research and creative activity advance knowledge across many disciplines.”*

The University Vision Statement identifies what it strives to become as:

*“Ohio University will be the nation’s best transformative learning community where students realize their promise, faculty advance knowledge, staff achieve excellence, and alumni become global leaders”*

The University Core Values and Guiding Principles provide further guidance for this Framework Plan:

*“A sense of community and an appealing environment provide a special place in which to learn, live and work.”*

*“All forms of research, scholarship, and creative activity are vital to the intellectual life of the University, and their integration into both graduate and undergraduate curricula is a key component of student success.”*

*“Learning is derived from the totality of the college experience, including activities both inside and outside the classroom.”*

*“Our commitment to the region is expressed through stewardship of shared resources, access to programs and services, and contribution to economic development.”*

Vision

Ohio University recognizes the distinct value of The Ridges and seeks to protect it as it maximizes the benefit of the resource for the University to support the mission, vision, core values and guiding principles.

Ridges Vision Opportunities:

- Provide hands-on education and research
- Explore new ways of physical and economic development
- Demonstrate land development and stewardship techniques and approaches
- Enable uses that can work with the physical conditions of The Ridges while still enhancing the natural setting.
- Expand outdoor recreation opportunities

The Ridges can become a supporting resource to enhance the mission of the University. Ohio University has long been a cultural and economic beacon in southeastern Ohio. The Ridges provides an opportunity for Ohio University to further distinguish itself from peer institutions as a leader in hands-on education and research at both the graduate and undergraduate level. The academic and research activities conducted within the Land Lab can be expanded upon to address some of the pressing concerns of our day.

The rugged land may preclude some traditional land uses associated with higher education. The same attributes enhance an opportunity to conduct research and explore new ways of physical and economic development in rural communities. Land such as this has long been exploited for the natural resources, leaving behind impoverished communities. The Ridges can be a showcase to demonstrate new approaches and techniques that will benefit southeastern Ohio and rural communities across the globe.

Renewable energy generation, sustainable agriculture, habitat enhancement, expanded recreation opportunities, increased research opportunities... Showcases such as these could be educational tools for students, the campus community, local and county residents. Depending on the scope and nature of the demonstration uses, they could become a tool to educate other communities to enable them to see firsthand viable opportunities for economic development in rural land. This could potentially tie into programs presented by the Voinovich School.

The Kirkbride Complex is a valuable resource with over 700,000 square feet of buildings all together. For the Kirkbride Complex to thrive and

be recognized as a campus green, it will need the right mix and density of program uses to provide activity and a sense of destination. Some buildings may not be easily used for current and future needs and their sites may be more valuable than the buildings on them. The Athens campus is limited on new building sites. The Ridges provides an opportunity to shift some uses to the historic Kirkbride Complex, thus protecting and extending the functionality of the core campus.

Guiding Principles

These principles have guided the planning for The Ridges:

- Engage the local community in planning for The Ridges.
- Strengthen connectivity between The Ridges and the campus and surrounding community.
- Plan development that can be sustainable from an environmental, economic and social perspective, both initially and over time.
- Optimize the use of buildings and the land to celebrate the history of The Ridges and make wise use of University resources,
- Seek programs and uses for The Ridges that support the academic mission and/or the strategic values of the University.
- Identify creative, viable financial strategies, including public/private partnerships to capitalize on available financial incentives.

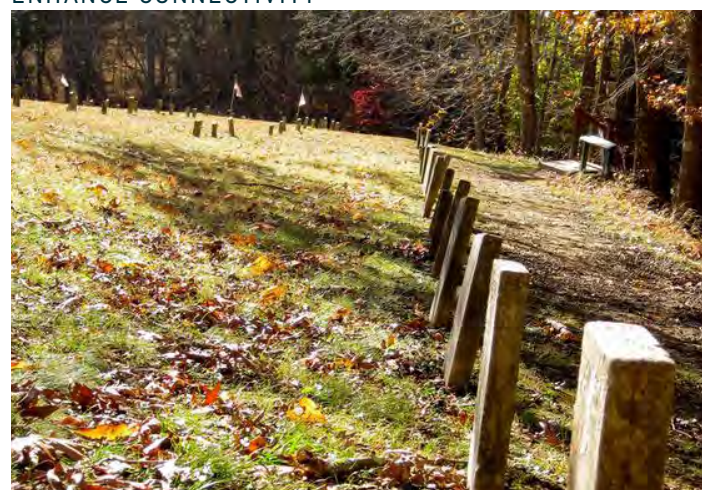
# SECTION 3 GOALS AND OBJECTIVES



SUPPORT STRATEGIC MISSION



ENHANCE CONNECTIVITY



PROTECT WORTHY STRUCTURES

## Framework Plan Goals and Objectives

The Framework Plan addresses the current state of The Ridges land and buildings, investigates potential uses and adaptability, identifies global issues bearing on access and integration with the rest of campus, and outlines financial strategies to realize the potential of this resource. The Ridges Framework Plan is guided by the Goals and Objectives that follow.

### 1. Stabilize and Protect Worthy Structures

- Identify strategies for near-term stabilization and long-term redevelopment of historic structures.
- Identify potential re-use strategies for buildings deemed physically and historically worthy of preservation.

### 2. Support Strategic Mission of University

- Expand the capacity of the main campus by shifting appropriate programs and uses to The Ridges.
- Seek strategic and programmatic uses of the land and buildings to enable Ohio University to elevate the academic, research, student life and functional qualities of the campus.

### 3. Identify Adaptability of Buildings & Land

- Evaluate the existing buildings and land to determine their adaptability to satisfy University program needs and uses.

### 4. Enhance Connectivity

- Explore options for multiple types of connectivity between The Ridges and the main campus: visual, programmatic, pedestrian, vehicular, and experiential.
- Identify a range of near-term and long-term opportunities to enhance connectivity.

### 5. Embrace Sustainable Development

- Strive to enhance environmental, economic and cultural/social sustainability with the development and program uses to support academic and research initiatives
- Explore opportunities to focus on self-sustaining development and renewable energy opportunities in keeping with the Kirkbride philosophy
- Demonstrate what sustainable development might be for Appalachia; environmentally appropriate, enhancing economic opportunities and the quality of life.



## 6. Engage Local Community

- Identify opportunities to partner with the State, City of Athens, Athens County, Appalachian Regional Commission, the Ohio University Inn, the Dairy Barn and other public and private entities to further the interests of all at The Ridges.
- Identify strategies to strengthen public use of The Ridges property, balanced with enhanced University use.

## 7. Establish Clear Site Organization and Circulation for the Property

- Provide a clear hierarchy of pedestrian and vehicular circulation routes throughout the property.
- Clarify the relationships between various zones of the Ridges with a systemic organization of open spaces, tree rows, enhanced entrances and gateways and a clear system of wayfinding elements.
- Maintain and emphasize the original Kirkbride intent with appropriate density, an orthogonal development framework and emphasizing the hillsides around the Historic Green.

## 8. Determine Fiscally Responsible Solutions

- Evaluate potential improvements to clarify if they can be funded and fit within strategic goals of Ohio University.
- Identify strategies for public/private partnership to increase funding sources, enhance revenue generation and minimize costs.

## 9. Redevelop The Ridges and the Kirkbride Complex as an Extension of the Campus

- Redevelop the main grouping of buildings at the Kirkbride Complex into a new campus green similar in scale and with a comparable level of campus amenities as the West and East Greens.





## SECTION 4

### OVERALL LAND OPPORTUNITIES





Section 4 Introduction

The Ridges is a large, complex land holding that must be understood first from a macro level and then in more detail. While the previous sections have discussed the objectives and processes of the Ridges Framework Plan, the history of the site and its buildings, and the University’s mission and values, this section will focus on land planning. Evaluation of The Ridges will follow a traditional sequence of land planning; including assessing and understanding the existing setting, formulating system strategies and providing key recommendations at the macro level, and finally developing those strategies in specific areas with more detail and focused recommendations.

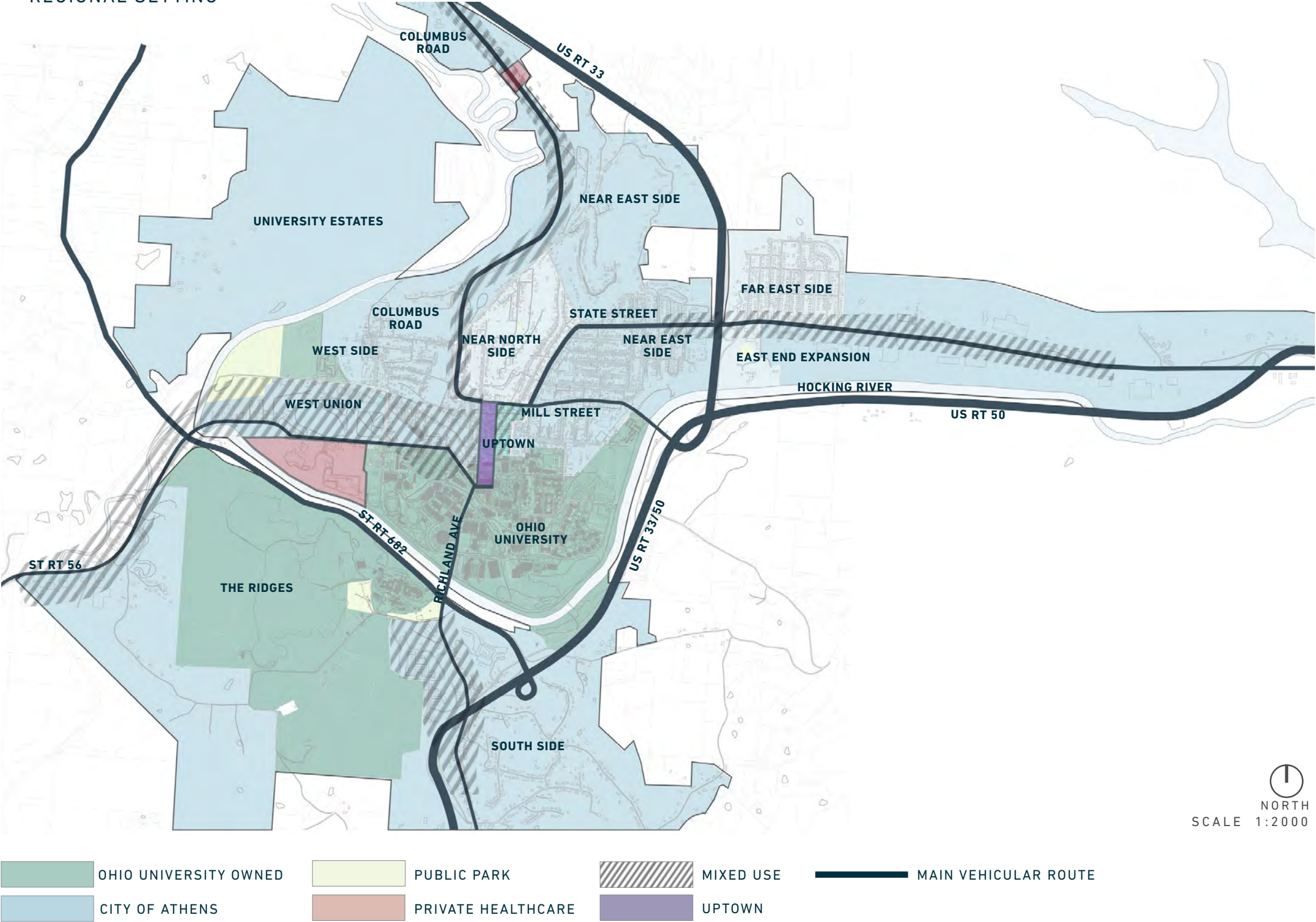
Existing Setting

The properties that encompass The Ridges include 730 acres that are southwest of the Athens Campus of Ohio University and the Hocking River. The Ridges extends the campus south, expanding the links between the University and the surrounding communities. To clearly understand the existing setting for The Ridges, we begin with the regional situation and the campus as a whole before focusing on the property.

The Region

Southeastern Ohio is beautiful with rolling hills, lush woods and small towns. It is a very picturesque region of the Appalachian foothills. Students and alumni often mention the distinct qualities of place when asked about their

REGIONAL SETTING





# SECTION 4 OVERALL LAND OPPORTUNITIES

## EXISTING SETTING

thoughts and memories of Ohio University. The University has a desire to improve The Ridges not only as part of its mission and values, but also to improve the economic well-being and future of the region and its rural communities. The Ridges is a valuable resource that can provide health and wellness, innovation and collaboration between various state and local entities to benefit the region, the City of Athens and the University.

Athens was incorporated as a village in 1811. The City is the county seat of Athens County which has a total population of 64,713. Athens is approximately 10 square miles in area. According to the 2013 census the City has a population of about 24,120 people, making it the largest City in Athens County and one of the largest cities in southeastern Ohio.

### The Campus

Ohio University was the first higher education institution established in the Northwest Territory. The State Legislature chartered Ohio University in 1804 and it continues to be a significant presence in both the City of Athens and the County. The student enrollment is around 22,000 and it nearly doubles the population of the community when class is in session. The University is also a major economic force in the region. It is the largest employer in the county and stimulates significant economic activity related to the student population, tourism and University events.

Ohio University embodies the classic ideal of a small town campus: red brick, Georgian architecture, mature trees, white cupolas peeking above the tree tops and beautiful campus greens. The campus structure of greens, framed by mid-scale buildings, establishes a welcoming, human scale and understandable places. It is easy to feel comfortable here.

The campus and students are woven into the daily life of Athens. Physically, the campus is surrounded by the City, and many students frequent the retail areas along the East State Street and Richland Avenue Corridors. The Uptown area along Court Street is mostly privately owned with the County Courthouse and a few other government facilities. Much of the University community and the local community consider Uptown a *de facto* part of the campus. It is heavily used by these groups, is the setting for the annual Halloween celebration, and is a significant part of student life at Ohio University.

### The Ridges

The Ridges property is mostly undeveloped, and is highly valued by the community as a natural environment for research and recreation. The primary cluster of buildings at The Ridges form the centerpiece of the former Athens State Mental Hospital Facility. Many of these buildings were designed and sited based on the Kirkbride Philosophies of Mental Health Treatment, as explained in the History Section of this report. For simplicity, the term "Kirkbride Complex" is used throughout this report to refer to all of the buildings in this area.

Most of 730 acres are undeveloped and are cherished by the community as a remnant of the natural environment. The property is surrounded by development on all sides, but the southwestern edge is primarily fronted by rural residential development. The property and the Kirkbride Complex are in close proximity to the campus and in addition to being an asset to the University, they may also share synergies with business endeavors and community partners.

The Ridges has a number of existing uses that should be carefully evaluated in the context of existing and emerging program needs to understand if they are best served in their current locations. The Kirkbride Complex occupies about 30 acres of land. Many of these buildings may be redeveloped for new uses as described in Section 5 of this report. Certain buildings and site features may be modified to better meet the contemporary needs of the University.

In addition to the Kirkbride Complex, another major land use at The Ridges is the Land Lab, which occupies about 200-acres in the northern third of the property and contains long-term research projects. The University has determined the research and academic activities occurring in the Land Lab are important and should be protected. Radar Hill is the high point of the Ridges property and is a favorite destination for hikers and others hoping to enjoy a view of the surrounding countryside.

The water tower near Konneker Research Laboratories (Building #25) is jointly owned and maintained by the City of Athens and the

University. It serves areas of the community south of The Ridges.

Additional land uses across the property include an ROTC Course, a Verizon cell tower, the University Compost Facility, the Challenge Course and numerous trails. The University EcoHouse, several University owned residential structures and a private residence are located along the north side of Dairy Lane.

### Adjacent Properties

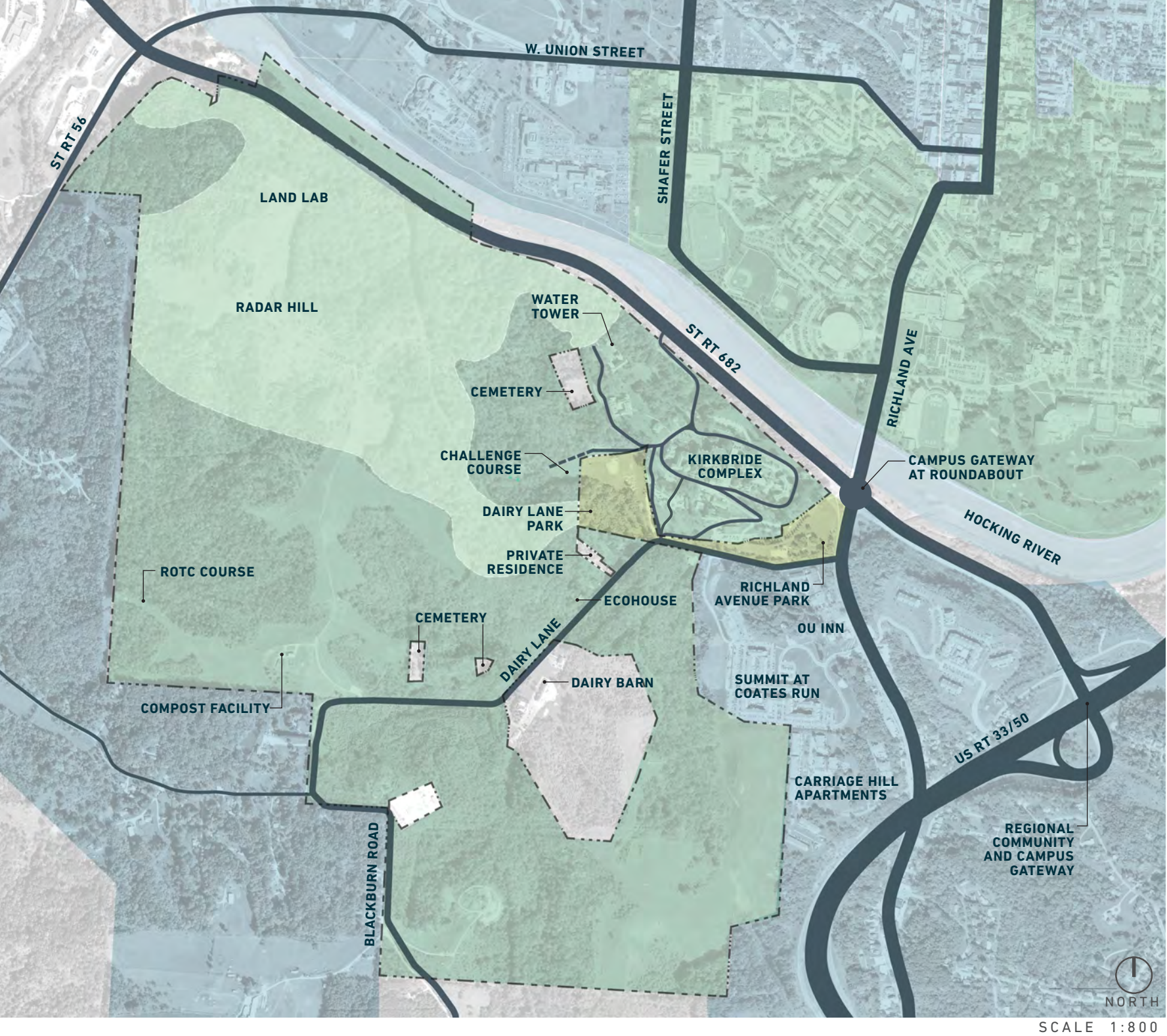
Three historic, public cemeteries and an Indian mound are within The Ridges property. These are interesting cultural and historic features that must be protected. There is significant public attendance at the cemeteries during certain holidays.

There are a number of private and government owned properties on Dairy Lane, roughly in the center of The Ridges. The land uses include the Dairy Barn, a local arts group facility and gallery. The County Mental Health Board owns several parcels that include the Recovery House and other facilities.

Richland Avenue Park and Dairy Lane Park are owned by the City of Athens and border the southern perimeter of the Kirkbride Complex. The parks are heavily used by local residents and provide a desirable public use within The Ridges parcel. The Ohio University Inn and Conference Center is located just south of the intersection of



THE RIDGES EXISTING CONDITIONS



Dairy Lane and Richland Avenue. The Ohio University Inn is a local landmark and heavily used by visitors, the University and the local community alike. Carriage Hill Apartments and the Summit at Coates Run are privately owned apartments that are frequently used by students.

Richland Avenue is a mixed use commercial and residential corridor. It includes a number of commercial uses that cater to both the University and local communities.

Key Considerations

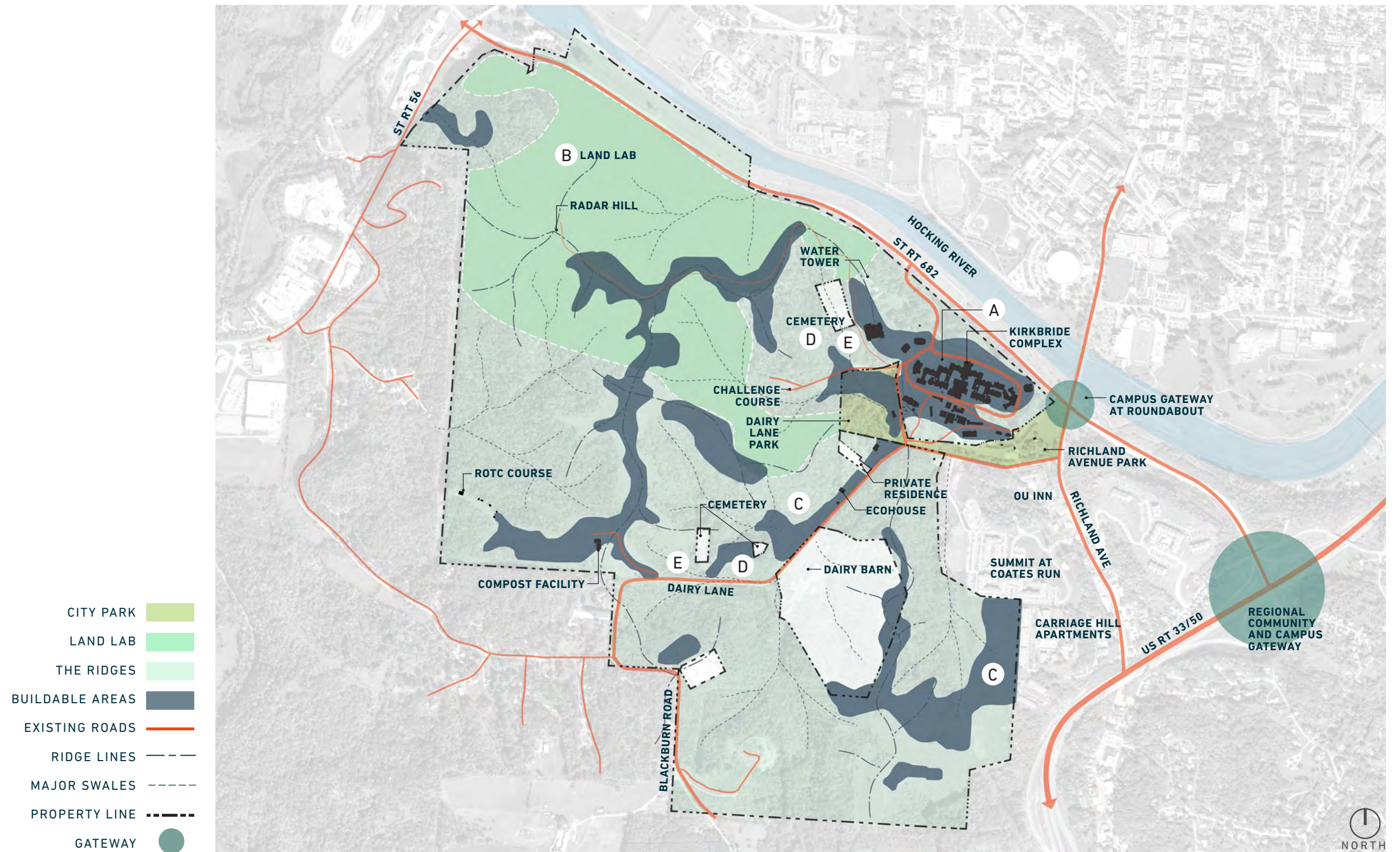
- The physical character of The Ridges is essential to the image of the property and the University.
- Existing and cultural, historic and functional land uses must be considered in future development as new uses are added to The Ridges.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## ASSESSMENT SUMMARY

THE RIDGES LAND ASSESSMENT SUMMARY





Ridges Land Assessment Summary

Land assessment, the second step of traditional land planning, is used to understand opportunities and potential issues for future uses at The Ridges.

The Ridges is a large land area, but a very limited portion of the property is useful for conventional development. The challenges of the topography are evident; the terrain is quite steep, mostly in excess of a fifteen percent slope. In addition to the slope constraints, much of The Ridges property contains severe to moderately slip-prone soils. These soil types are prevalent in this area of Athens County, as illustrated on the Soil Assessment Diagram in the Appendix. The soils, in combination with the topography, greatly limit the areas that are suitable for development, as indicated on The Ridges Land Assessment Summary Diagram. Approximately 100 acres of the total 730 acres appear to be reasonably suitable for development of buildings, roads, and associated infrastructure.

The topography complicates some uses of The Ridges, but it also establishes a physical framework to guide the future development of the land. The ridge lines create individual areas that feel self contained. These could establish logical boundaries for some uses and provide some control of the scale of any development. Major areas deemed suitable for either development or protection are identified on The Ridges Assessment Summary Diagram and described below.

A. The area around the Kirkbride Complex provides the most opportunities for building redevelopment and expanded interior program use. The specific conditions and opportunities of the Kirkbride Complex are discussed in detail in Section 5 of this report.

The majority of existing buildings on The Ridges property are located in this area. The Kirkbride Complex is reasonably close to the campus core, the Ohio University Inn, and the athletic and recreation facilities along the river. However the combination of topography, the Hocking River and State Route 682 create a perception that The Ridges is isolated and distant from the University. Existing vegetation on the slopes below the Kirkbride Complex reinforces this perception by obscuring views of The Ridges from the University.

B. The Land Lab is the site of long-term research and teaching that is of great value to the University. This area comprises approximately 200 acres that are generally unavailable for other uses.

C. Other sites best suited to development are located along Dairy Lane, select ridge tops, areas west of Carriage Hill Apartments, and some other areas of The Ridges currently without road access. Dairy Lane is located within a valley that generally divides the property into two halves. This physical division should be taken advantage of to provide separation of uses that merit it. A more complete condition assessment can be found in Appendix A of this report.

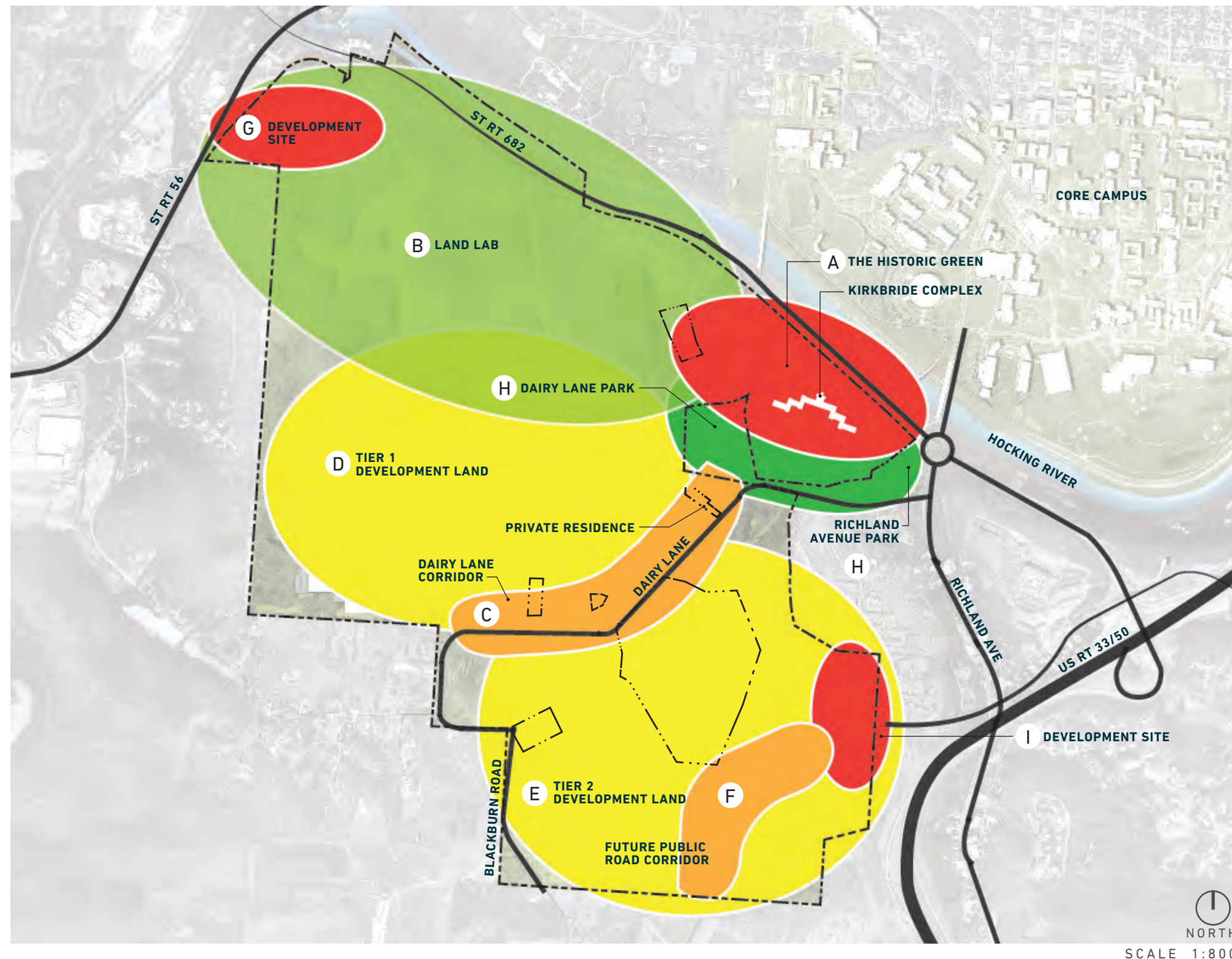
D. Development of these areas should be mindful of the existing cultural and historic features in the area, such as the cemeteries and the Indian mound. Access trails and development in close proximity to these features should be thoroughly evaluated to avoid unintentional damage or vandalism.

E. Convenient public access to the cemeteries should be maintained, with attention to mobility limitations of some visitors.

# SECTION 4 OVERALL LAND OPPORTUNITIES

## LAND STRATEGY FORMULATION

THE RIDGES LAND ZONES



### The Ridges - Land Use Zones

#### Introduction

The Ridges is challenging to comprehend as a single entity. The topography creates distinct areas that lend themselves to various uses that complement the land. This Framework Plan establishes land use zones to provide an understandable structure to discuss future opportunities at The Ridges. Some of these zones could become greens over time to extend the development patterns and language of the core campus throughout The Ridges. The zones are predicated on the physical attributes of the land in combination with existing development and vehicular circulation. These zones should guide the understanding of this property and the subsequent development strategy. The Ridges Land Zones diagram to the left illustrates the distinct areas of the property, which are summarized below.

As discussed in the Land Assessment Summary, much of the property may be unsuitable for typical development, but it can support many less traditional uses that reinforce the mission of the University. These could include renewable energy production, expanded outdoor recreation, sustainable initiatives and other site uses that support the innovation, health, wellness and other values of Ohio University.



Students, faculty and the community could participate in formal and informal learning and research about a wide spectrum of knowledge areas based on these broad uses. These would complement some of the current leadership development programs of the Voinovich Center and the Appalachian Regional Commission. The Ridges could become a national resource to explore and learn about new methods to address pervasive social and economic issues in rural areas of the country.

Key Findings

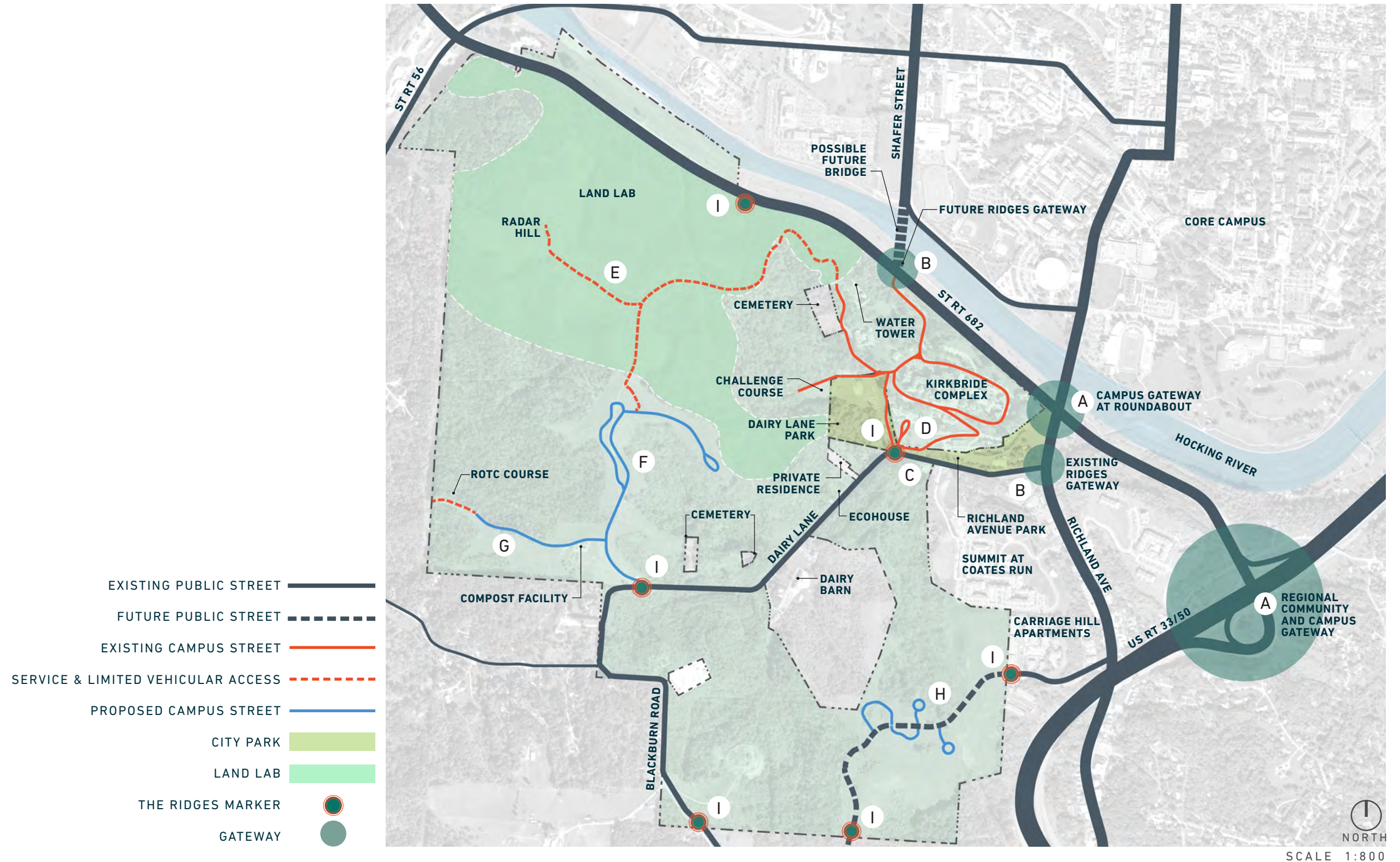
- A. The Kirkbride Complex is what many people refer to when they say “The Ridges”. This is a recognizable area, defined by many historic buildings that were largely the center of activity when this was a mental health institution. The Historic Green, the historic and contemporary heart of The Ridges, offers many opportunities for redevelopment to serve the programmatic needs of the University.
- B. The existing Land Lab is recognized by the University as a zone committed for academic and research uses in its natural state.
- C. The Dairy Lane Corridor includes the frontage and lower slopes along Dairy Lane.

- D. The Tier 1 Development Land is the area generally between the Dairy Lane Corridor and the Land Lab. The topography, vegetation and distance cause this zone to feel separate from the Dairy Lane Corridor. The boundary between the Tier 1 Development Land and the Land Lab is only defined by restrictions on access and the land uses.
- E. The Tier 2 Development Land is the area southeast of the Dairy Lane Corridor. It is defined by property ownership and Blackburn Road to the west.
- F. There may be an opportunity to develop a road connection through the southeast corner of The Ridges in collaboration with the City of Athens. Its location may create the future possibility of a development corridor similar to Dairy Lane.
- G. This site may be attractive for small scale development, due to the proximity and visibility to State Route 56.
- H. Richland Avenue Park and Dairy Lane Park are City owned parks that are frequently used by the local community. These provide family friendly activities to draw a wider range of the public to The Ridges.
- I. When the Summit at Coates Run Apartments were constructed, excess soil materials were placed to level out this area. This should be a desirable development site due to the proximity to utilities and roads. Geotechnical testing should be conducted to clarify the stability of the fill for buildings and infrastructure.

# SECTION 4 OVERALL LAND OPPORTUNITIES

## LAND STRATEGY FORMULATION

STREETS AND GATEWAYS DIAGRAM





The Ridges - Streets and Gateways

The Ridges needs a clear system of streets and gateways to facilitate use of the property and simplify orientation for visitors. Currently there is little separation of vehicles, pedestrians and bicyclists. This has not been a significant problem, but as the level of use increases, it will become more important to separate various types of users to enhance safety. The strategy outlined in this Section seeks to identify key access roads needed to enhance and extend the existing circulation network to facilitate use of The Ridges property. The Street and Gateways diagram on the opposite page illustrates major streets and gateways around The Ridges, which are also described below.

- A. The Kirkbride Complex is potentially visible as visitors approach along westbound ST RT 682 and from the main campus gateway at the Richland Avenue round-about.
- B. The Ridges is accessed directly from ST RT 682 or Richland Avenue. The entrance on ST RT 682 has poor visibility due to the topography and vegetation. The Richland Avenue entry is easy to miss because of foreground land uses and the lack of wayfinding signs. Both of these entrances should be enhanced to facilitate wayfinding and to function better as gateways into The Ridges.
- C. Dairy Lane, a public road, cuts through the interior of The Ridges property. The pavement will likely need to be reconstructed to support

increased development and traffic. Wider lanes, pedestrian and bicycle accommodations and utility infrastructure improvements are needed. The existing road is a combination of asphalt pavement and brick that drains directly into roadside ditches. The topography presents some limits to the horizontal expansion of the roadway profile. The drainage swale adjacent to the road may need to be reconfigured. The University should work closely with the City of Athens and other partners to determine the best solutions to balance the multi-modal circulation needs, drainage, sustainable treatment of storm water and fit within the topography.

- D. Ridges Circle and most of the other drives within the Historic Green are generally well-placed and functional. The access road that connects Ridges Circle, through the Child Development Center site toward Dairy Lane, should be cut off to eliminate unnecessary traffic near the children and allow needed parking to be expanded in that area.
- E. Much of the vehicular access throughout the parcel appears to be on former farm lanes that have provided access for generations. These lanes continue to provide useful access through the Land Lab, without causing additional disruption of the natural environment. Vehicular access into the Land Lab should be limited to University and research related vehicles. The farm lanes should also be evaluated as potential trails for pedestrians and other non-motorized users.

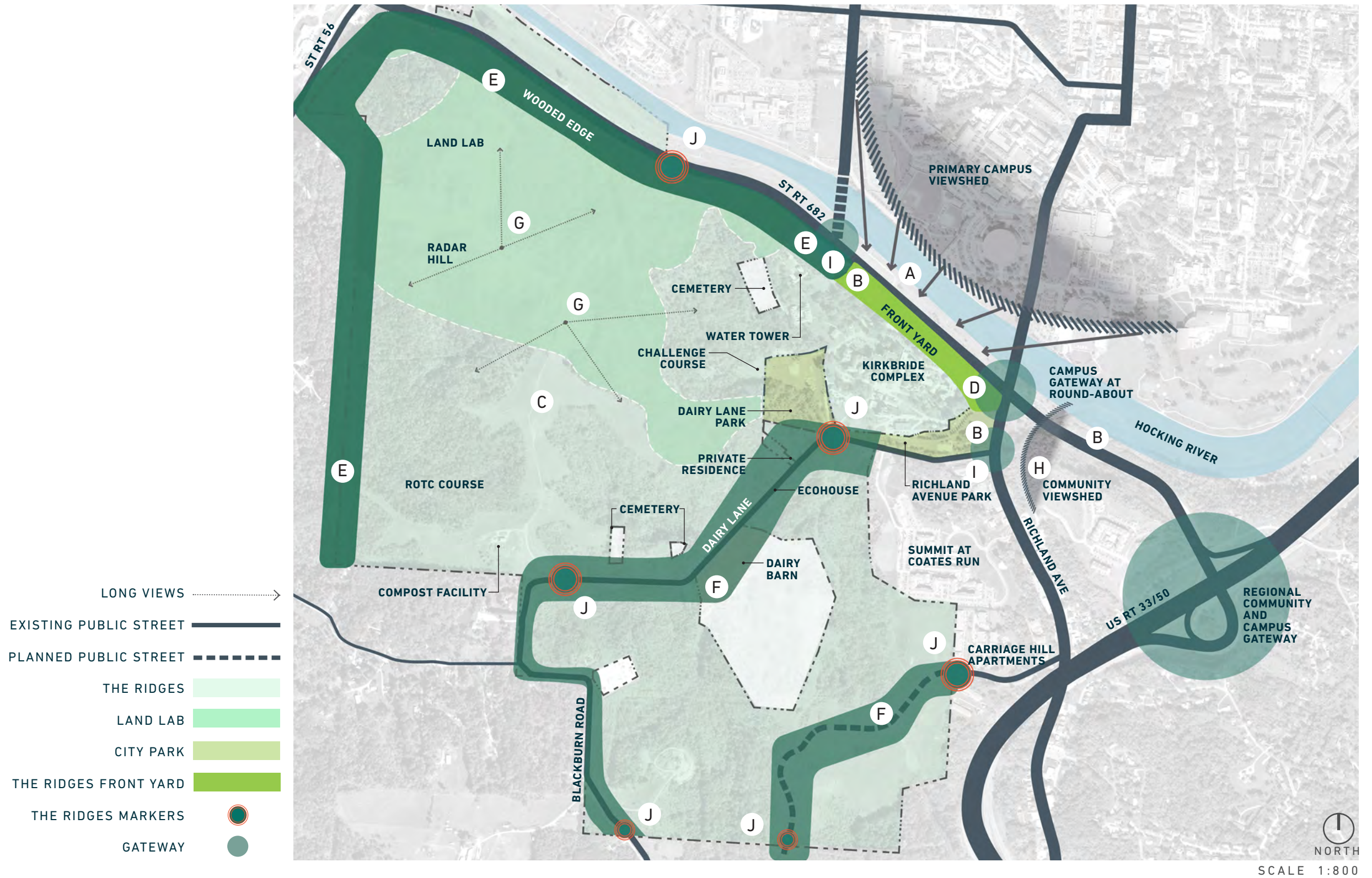
- F. An existing access lane forms the basis for a new paved road to serve future development sites. An additional new drive provides access along the east-west ridge top.
- G. A new road serves a possible development area and provides access to this part of the site.
- H. The City of Athens has indicated a need for a public road to connect Blackburn Road to the Carriage Hill Apartments. If this roadway is constructed, the University should work closely with the City to provide safe vehicular, bicycle and pedestrian access, appropriate utility infrastructure, and an alignment that establishes reasonable future development sites. Future campus access drives may connect to this road to serve adjacent land uses.
- I. Consistent wayfinding markers should be provided to identify internal points of access to various destinations within The Ridges.

Key Considerations

- Infrastructure should be provided that accommodates various modes of transportation.
- An internal system of access for vehicles, bikes and pedestrians should provide seamless connectivity between the surrounding areas and destinations within The Ridges.
- Vehicular connectivity to the campus, Richland Avenue and SR- 682 and at all Ridges gateways should be improved with enhanced visual connectivity and wayfinding signs.
- As development and use of The Ridges increases, it will be necessary to establish more control over the type of access throughout the property.
- Provide convenient, well-distributed parking to support the increased vehicular use of The Ridges.

## SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES EDGES AND VIEWS DIAGRAM





The Ridges - Edges and Views

The Ridges is a beautiful property but views into and out of the parcel have been reduced over time with growth of vegetation. The following recommendations are intended to enhance the visual connection between the campus and The Ridges as well as preserve views from the Ridges looking out,

- A. The topography and existing woodlands generally restrict views from the main campus to the front yard areas identified on the diagram on the previous page. A corresponding condition exists for The Ridges looking outward. There are generally clear views from the upper floors of the primary Kirkbride Building. On the ground level, one can only see glimpses of the campus through the vegetation. Vegetation should be selectively thinned to improve views to the main campus while preserving the character of the trees around the Ridges.
- B. Visitors are focused directly towards The Ridges as they approach the campus and the northeast boundary of the property fronts onto ST RT 682 and Richland Avenue. However, the existing dense vegetation and inadequate signage largely negate the potential physical presence of the Kirkbride Complex and The Ridges from surrounding streets. The two primary vehicular access points into the property are not clearly visible from the round-about. Improved wayfinding signs and selective thinning of the vegetation could restore the prominence of The Ridges at these key campus approaches.

- C. Any ridge top development should be carefully implemented to preserve the character of the ridge tops and minimize obstruction of views of the main campus and surrounding community.
- D. Selective vegetation removal in the front yard and along the eastern slopes could enhance direct visual connections between the Historic Green and other areas of campus and the City. High quality mature trees should be retained; some of them may require selective pruning to further open up views. The front yard and eastern slopes are critical in enhancing the image of The Ridges and its connectivity to the core campus and other areas of the surrounding community. This area should be selectively thinned of vegetation; honeysuckle and other invasive species, dead trees and other less desirable vegetation should be removed to restore the historic visual connectivity.

Some of the slopes are steep and may be challenging to maintain as manicured turf grass. The University should explore options for low meadow plants, shrubs and groundcover type plants that would greatly reduce maintenance, provide an appropriately tidy appearance and open up the essential views. The Historic Green currently has an intimate sense of containment due to the vegetation. A careful balance is needed between establishing the needed views and connectivity and retaining some sense of enclosure.

- E. The wooded edges along the majority of the perimeter of the property should largely remain in their current naturalized condition. This will preserve the natural environment and habitats, and will minimize maintenance expenditures, and also provide buffers against any potentially less desirable development that might occur adjacent to the property.
- F. Access to The Ridges via Dairy Lane and other future roadways is very important to the public perception of the area, and these access points create an opportunity for a functional public face within the property for Ohio University. The edge treatments along these roads should be carefully developed to protect the University's brand and character. Development along Dairy Lane and other roadways has the opportunity to meet a variety of needs for the University, and local community and commercial partnerships without detracting from the existing character of The Ridges.
- G. The ridge tops near Radar Hill are highly visible from the surrounding land and provide compelling vistas out across the countryside. The University should strive to preserve these vistas and enable the public to continue to enjoy them in a manner that is compatible with research activities in the Land Lab.
- H. The Kirkbride Complex and the surrounding slopes are visible from Richland Avenue. This is a community face and should be developed and maintained to provide a welcoming appearance.

- I. Gateway features should be developed to provide a family of consistent and welcoming treatments to clarify the major points of entry to the The Ridges.
- J. Consistent wayfinding markers should be provided to identify the extent of the property. Property markers that identify the Ridges should complement the visual heritage of The Ridges and the University's wayfinding standards.

Key Considerations

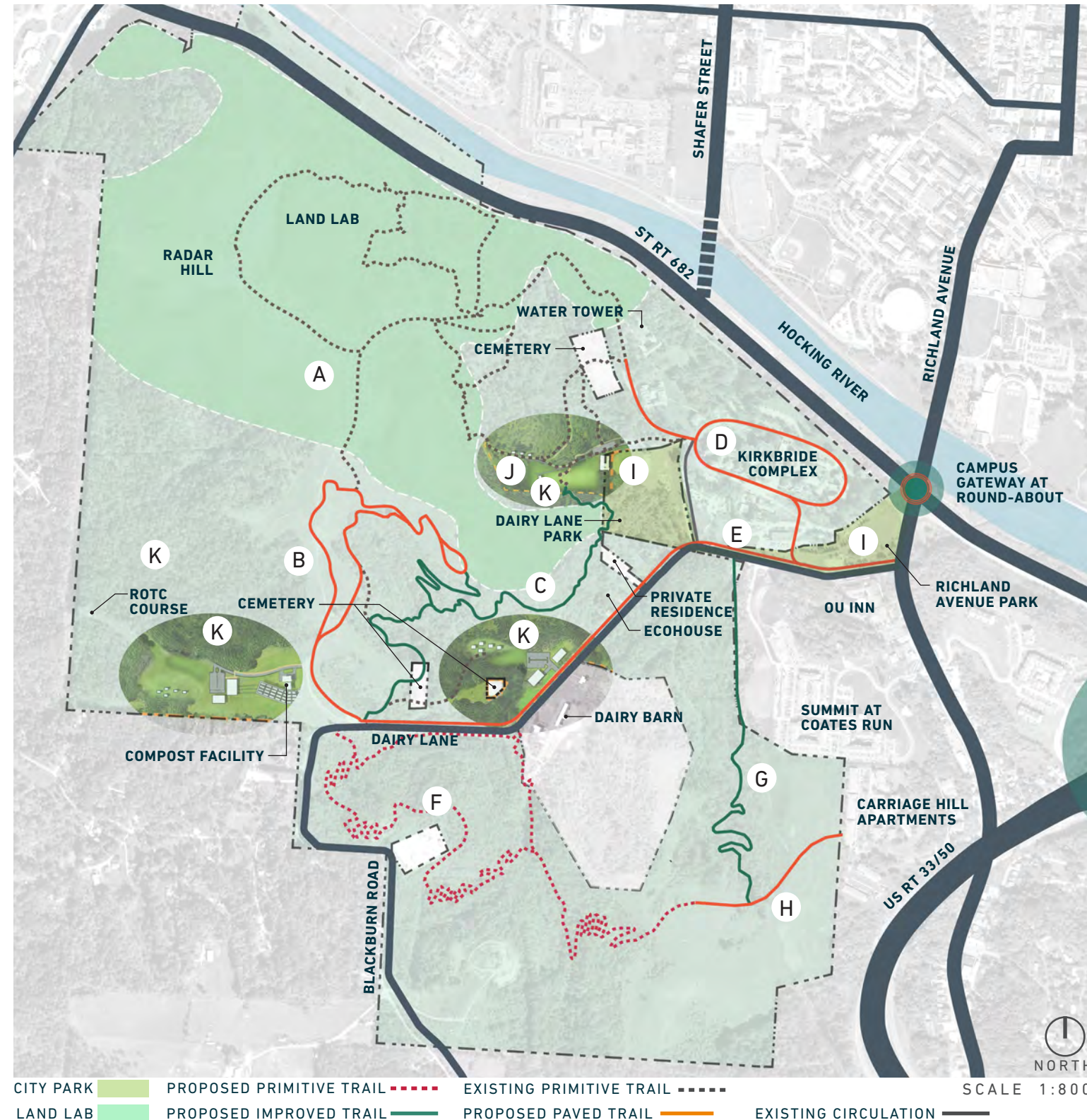
- The north and east slopes below the Historic Green should be selectively thinned to restore connecting views of The Ridges.
- The existing wooded edges along the northwest and western perimeters should remain wooded.
- Dairy Lane and the future public road should be given the same attention as the property edges to protect the image and character of the University.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## LAND STRATEGY FORMULATION

RECREATION OPPORTUNITIES DIAGRAM



### The Ridges - Recreation Opportunities

The Ridges presents a great opportunity to enhance the recreational options provided by the University. The terrain does not lend itself to traditional sports fields, but it is superbly suited for hiking, mountain biking, dog walking and other outdoor pursuits. The University should continue and expand upon the public access for these uses.

Currently most of the existing trails are primitive. Over time, a hierarchy of trails should be established, ranging from accessible, paved trails to more challenging primitive trails. New and existing trails in much of The Ridges should remain primitive to provide a more natural experience and minimize the prohibitive expense of paving trails over challenging terrain. As access roads are developed to various areas of The Ridges, including complementary paved trails will provide an inclusive and diverse experience for visitors. A third category of trails would be improved trails with a compacted aggregate surface. These trails would be easier for more people to navigate but would still be reasonably priced and would not increase the amount of impervious surface.

The following recommendations correspond to the diagram at left.

A. Currently several primitive trails cut through the Land Lab. Some of the research at the Land Lab has been ongoing for decades; it is sensitive to disturbance. The University has determined that modest levels of pedestrian use of the trails is compatible with research activities at the Land Lab. Trails in the Land

Lab should remain primitive. Pedestrian access should be maintained to Radar Hill, a favorite public destination.

- B. The existing access drive will be replaced by a paved drive when this area is developed. At that time, a multi-purpose paved trail should be provided.
- C. This is an existing primitive trail that should be surfaced with compacted aggregate to provide a more permanent trail that is usable by a wider range of people. This trail could be open to dog-walkers and pedestrians.
- D. A continuous paved walk should be provided around the Historic Green, connecting to the cemetery and other features. A combination of existing and new paved sidewalks can provide shorter, accessible trails that would be good locations for educationally themed trails such as a history walk.
- E. When Dairy Lane is reconstructed, a new sidewalk should be provided. Bike lanes should also be provided, or a multi-purpose trail could be provided instead of a sidewalk.
- F. A new primitive trail could open up public access for hikers, mountain bikers and dog walkers. If use of the trail becomes heavy, the University should explore separating the types of users to different sections of the trail.
- G. A new aggregate trail would open up this area of the property to a wider range of users and would complete a loop through the property.
- H. If a public road is built in this area, paved trails would increase accessible options for users.



- I. The Richland Avenue and Dairy Lane Parks currently provide many active recreation activities for local families and residents. The University should work with the City to clarify the potential of a property swap that would make these spaces available for other high priority needs, while providing enhanced access to recreation facilities and experiences.
- J. The existing Challenge Course could be expanded or a second course with a different level of difficulty could be provided. The mature woodlands offer an opportunity to enlarge or establish a second zip line course, overnight camping and other less traditional, outdoor oriented recreational offerings. These uses could create a broader appeal in Athens and southeastern Ohio.

Desired Program

Within Campus Recreation’s Outdoor Recreation and Education program, there is expanding team dynamic and leadership development programming that serves students, off-campus groups and businesses. Recreation programming at The Ridges can increase exposure, provide responsible stewardship and access to The Ridges and serve the educational mission of the University through unique learning opportunities.

- K. The Department of Campus Recreation could establish a Central Resource Center as an intentional gateway to The Ridges property. This facility would provide a centralized hub for visitors to obtain information about recreation opportunities at The Ridges and Ohio University. It could be the formal staging and check-in location for group and individual activities with centralized storage for outdoor recreation equipment.

Visitors could obtain trail maps, learn about uses of the land, recreation opportunities, etc. People could learn about the educational, research and demonstration activities on The Ridges property. It could also have meeting spaces, low-impact overnight camping sites and possibly a few rustic cabins that could be used for recreation or retreat purposes. All of these uses would need to complement uses and programs that might be offered at the Historic Green.

The Ridges would be an excellent location for a number of current and desired program offerings of the Outdoor Recreation and Education Program. Initiatives could include Adventure Education and Environmental Education, including promotion and education on the work and value of the Land Lab, sustainability, the Eco-Village and other features proposed for The Ridges. Physical facilities that could support these include outdoor classrooms, an interpretive trail system, low-impact overnight camp sites and Geocaching sites.

Another program feature could be a “Walking Science Museum.” This could be a series of trails and interpretive sites for interactive, and experiential learning. Topics could highlight the natural resources of southeastern Ohio and could feature potential collaborations with other local entities. The current Challenge Program could be expanded with Team/Leadership Development and Group Facilitation Programs. General recreation for the campus and community would include a range of trails for hiking, walking, dog walking and mountain biking. An Arboretum would provide passive recreation and a great learning opportunity.

The Department of Athletics has also identified a need for a cross country course surfaced with turf grass. This could be open for public use but must exclude bikes and motorized vehicles.



VISUAL EXAMPLES OF OUTDOOR CLASSROOMS

Key Recommendations

- Capitalize on The Ridges as an experiential learning environment.
- Establish a hierarchy of trail types throughout the property to accommodate a range of users.
- Expand recreational offerings at The Ridges to engage more people.
- Consider providing a central Outdoor Recreation Resource Center could consolidate outdoor recreation functions and storage and serve as a gateway for visitors to the Ridges.



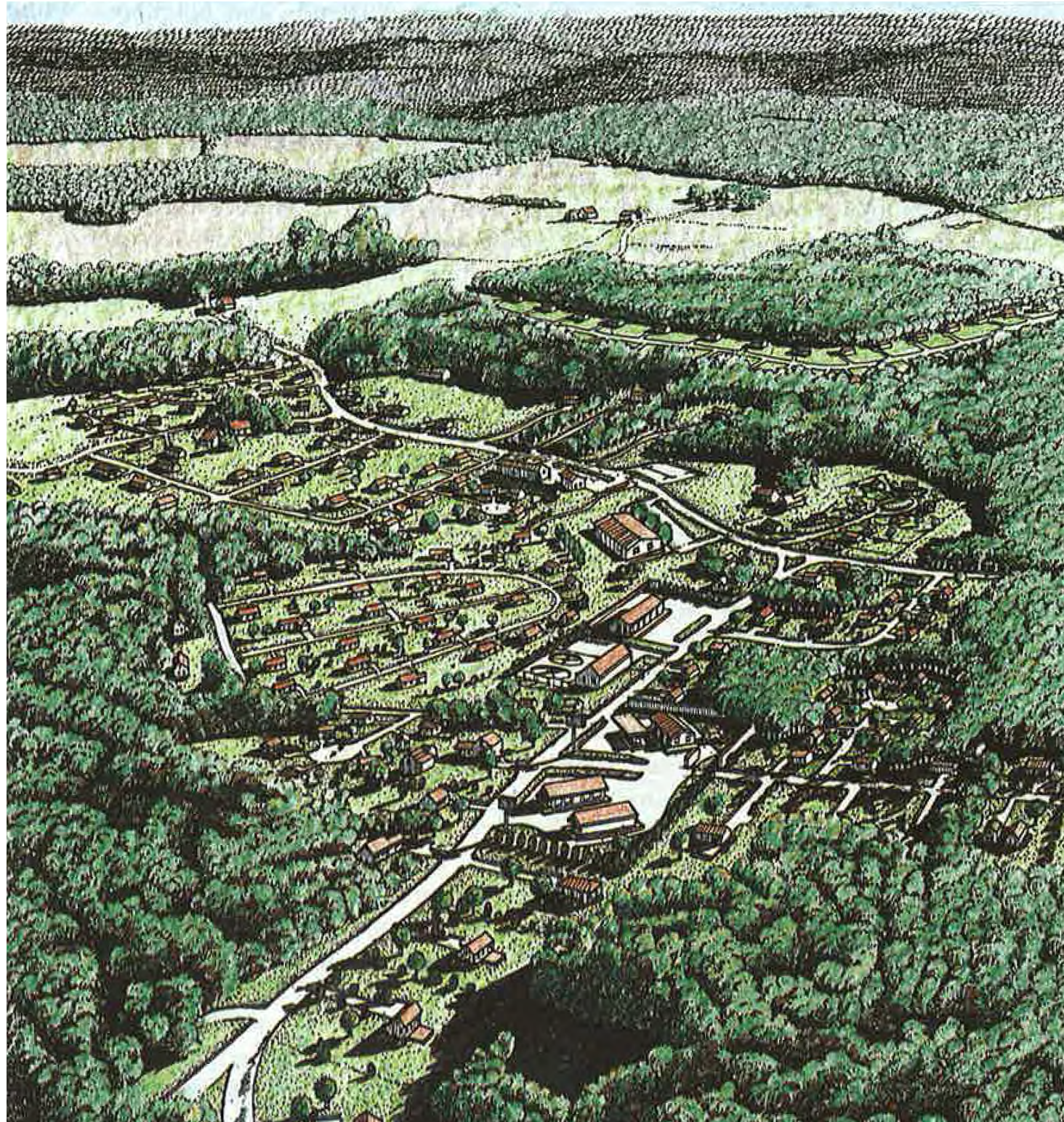
VISUAL EXAMPLES OF RECREATION RESOURCE CENTERS



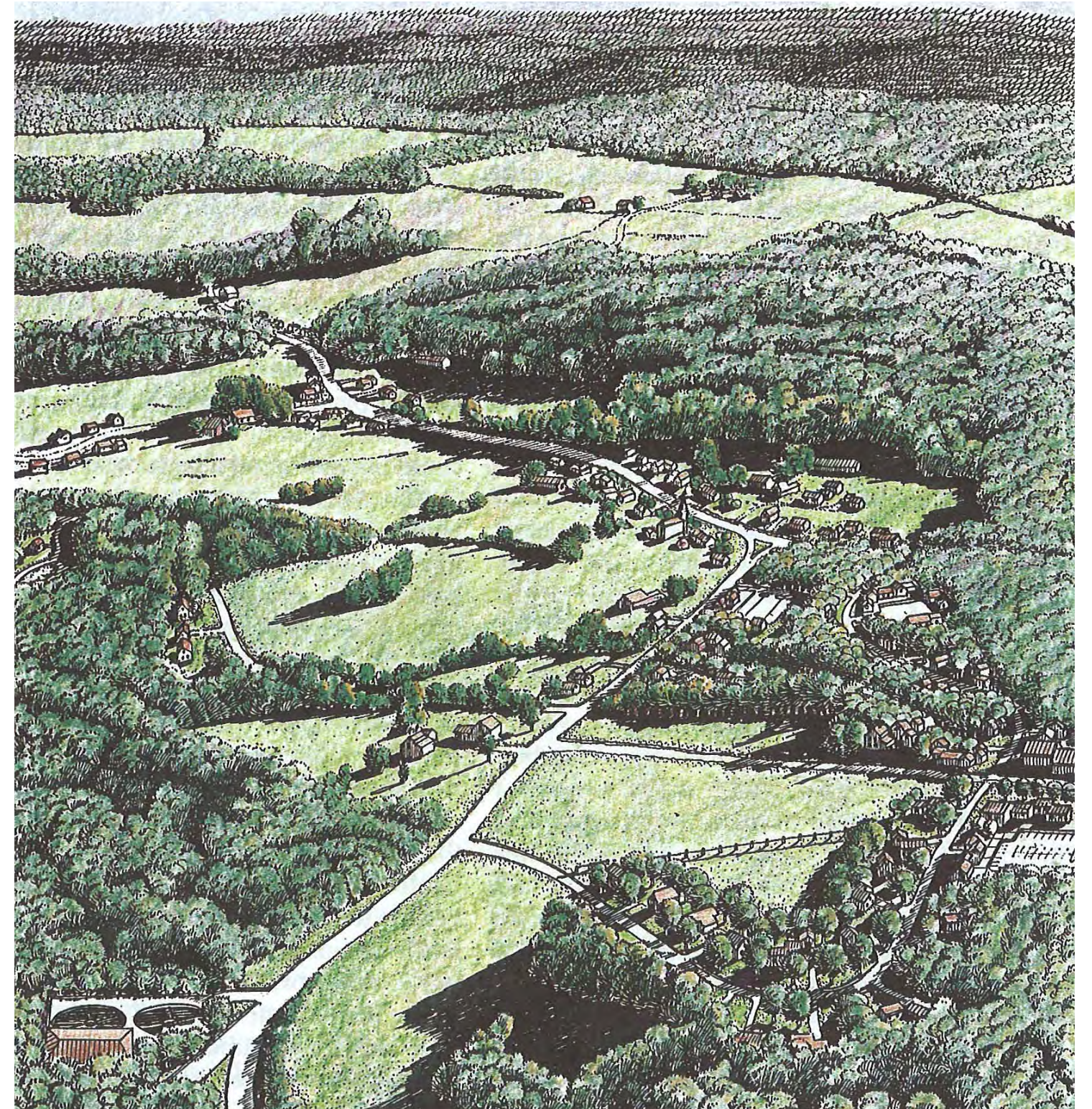
# SECTION 4 OVERALL LAND OPPORTUNITIES

## LAND STRATEGY FORMULATION

CONVENTIONAL DEVELOPMENT



CONSERVATION DEVELOPMENT



IMAGES VIA *RURAL BY DESIGN: PLANNING FOR TOWN & COUNTRY* BY RANDALL ARENDT



## General Development Strategy

The topography and the soils over much of The Ridges property may preclude traditional development techniques. These factors will likely cause development to be planned and implemented in a spatially condensed fashion. This situation might traditionally be considered a limitation of the property. However, considering future development of The Ridges through the lens of “Conservation Development” casts a new perspective on the situation.

Conservation Development is a planning term that was largely made popular through the work of Randall Arendt. His seminal book, *Rural By Design: Planning for Town & Country*, eloquently makes the case for land planning techniques that preserve open space and the community character. The diagrams on the previous page are from that book and clearly illustrate the basic philosophy of Conservation Development. Arendt demonstrates how the exact same level of development can be arranged with dramatically different impacts to the land. In the Conventional Development illustration, traditional zoning requires bigger parcels, which creates a community that impacts a larger area of land. However, Conventional Development is not suitable for area such as The Ridges, where larger swathes of suitable land are not available or where preservation of the area’s natural character is a primary goal.

Conservation Development encourages development in rural areas to follow a traditional village model, where lots are smaller and the

density of development encourages walking and more frequent interactions between people. The result of this approach is that more of the land can be preserved by concentrating new buildings and infrastructure in denser groupings, which assists in the preservation of the natural character of the land. This approach that reduces energy consumption and protects valuable farmland and native habitats, can guide development at The Ridges to achieve these goals and work within the physical constraints of the land.

## Key Recommendations

- Follow principles of Conservation Development to work with the physical conditions of the land to save money and to demonstrate responsible methods of development.
- Preserve open space to compensate for any loss of open space on other areas of campus that might face development pressure.

# SECTION 4 OVERALL LAND OPPORTUNITIES

## LAND STRATEGY FORMULATION

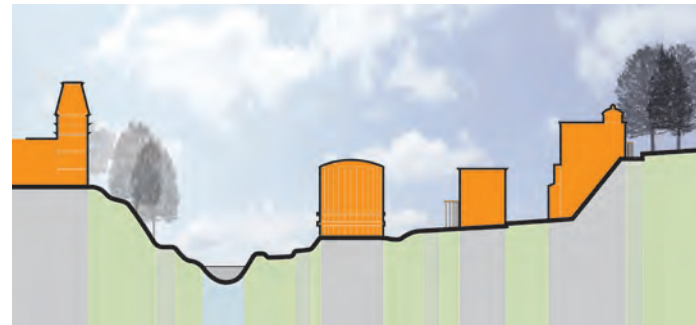
### The Ridges - Connectivity Strategies

The Ridges is physically close to the campus, but a perception of distance has complicated effective University use of The Ridges. The river, ST RT 682 and a 60-foot change in topographic elevation physically separate The Ridges from the campus. This separation is exacerbated by dense vegetation on the lower slopes. Prior to 1971 when the Hocking River was re-routed, ST RT 682 did not exist, the north slopes of The Ridges were largely clear of mature trees, and the gardens, orchards and picnic grounds of the institution were located on what is now the river bed. The University can't return the land to that condition, but connectivity can be greatly improved.

Most areas of campus are connected to each other by multiple means: programmatic, visual, pedestrian and vehicular. These areas of campus tend to seamlessly blend together as part of the continuum of campus activity. Connectivity between the Ridges and the main campus will need to be consciously strengthened with multiple near-term and long-term connectivity enhancements to eliminate the enduring perceptions of distance and isolation.

### Programmatic Connectivity

Programmatic connectivity between The Ridges and other areas of campus should increase over time. Current programs housed at The Ridges include the Kennedy Museum, the Voinovich School and Graduate Fine Arts Studios. These are vibrant programs that have been successful at The Ridges. These uses should be supplemented with



PROGRAMMATIC CONNECTIVITY

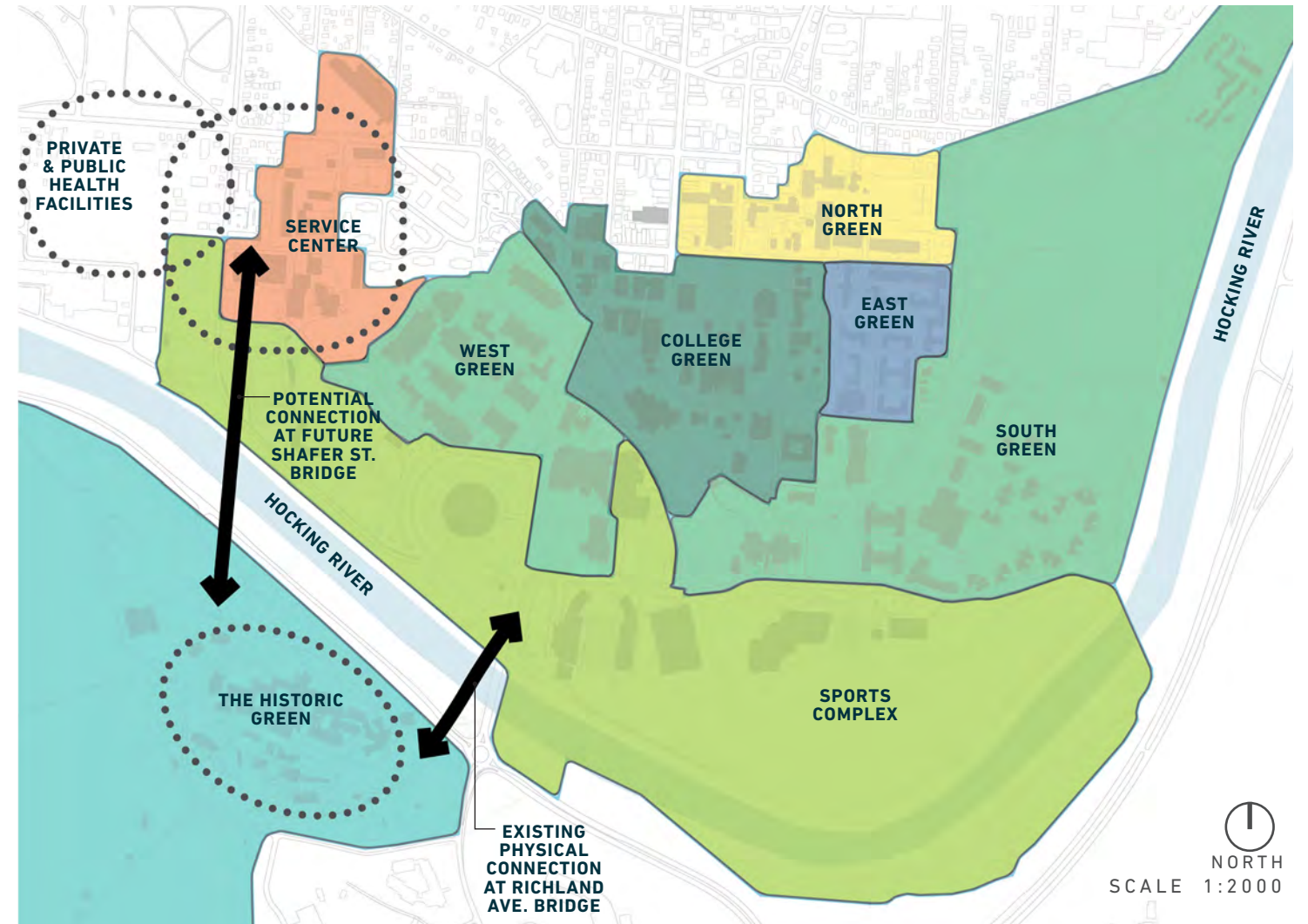
new program that will achieve 24/7 activity to establish the Historic Green as a true destination and a lively part of the campus.

The Historic Green and The Ridges are closer to the main campus than commonly perceived. Implementing some of the near-term connectivity strategies should reduce the perception of distance. Reinforcing the physical proximity to the main campus may create programmatic affinities that could further increase connectivity.

If certain long-term connectivity strategies are implemented, the programmatic connectivity could be further enhanced. If a vehicular bridge is provided as an extension of Shafer Street in the future, connectivity between the Historic Green and the Service Center will be greatly enhanced. This would strengthen the rationale for consideration of uses at The Ridges that could share a program affinity between these two areas.

This might also enhance the relationship between The Ridges and other nearby health care facilities. The original philosophy behind the Athens Asylum was to promote health and wellness in a natural environment. Trends in healthcare are

PHYSICAL PROXIMITY



increasingly addressing the whole person with a focus on lifelong wellness and disease prevention. These aspects of wellness would fit well within The Ridges property. Using The Ridges to enhance the holistic health and wellness of the campus and the overall community by means such as use of the recreational opportunities available at The Ridges, could be a benefit of this physical proximity.

The perception of physical distance can be reduced by fostering complementary programmatic affinities between the campus and The Ridges

such as recreation, health, and wellness. The future development of The Ridges should cause it to be more clearly understood as a part of the continuum of recreation activities available on the Athens campus of Ohio University. As the University identifies additional appropriate programs for The Ridges, the Historic Green should be able to achieve the density and mix of uses, destinations and 24/7 activity that will attract visitors and the campus community.



## Near-Term Considerations

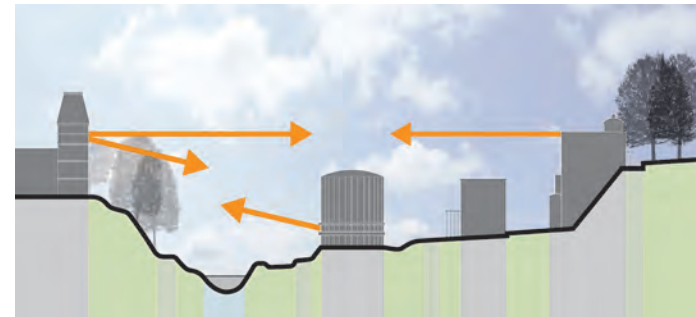
This Framework Plan has identified several connectivity strategies that appear most promising for The Ridges. Certain improvements to enhance connectivity between The Ridges and the Historic Green with the core campus, Dairy Lane and Richland Avenue are relatively easy. These suggested near-term improvements should not be excessively expensive and could yield a dramatic improvement to the perceived isolation of The Ridges.

## Visual Connectivity

The current impediments to visual connectivity between The Ridges and the surrounding areas and recommended solutions have been discussed in detail in the Edges and Views Section of this report. There are a number of near-term improvements that will require a modest financial investment to greatly increase the visual connectivity, such as selectively opening up views.

## Pedestrian Connectivity

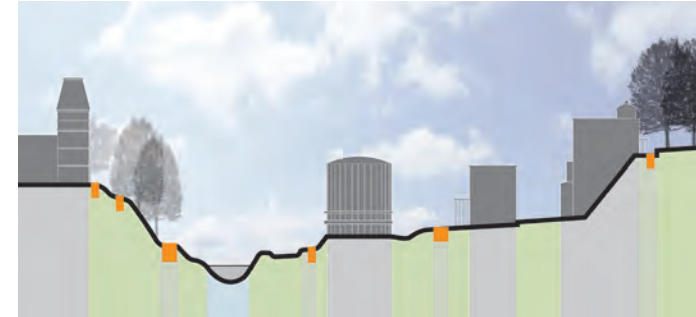
Pedestrians from the core campus currently walk across the Richland Avenue Bridge and through an underpass before reaching the edge of The Ridges. At that point, they are greeted by a steep slope with dense vegetation largely obscuring their destination. Providing a grand



VISUAL CONNECTIVITY

staircase down the east-facing slopes from the Historic Green to tie directly to the pedestrian underpass would greatly improve the situation. The staircase should include generous pedestrian accommodations and associated landscaping to provide a welcoming, pleasant ambiance. This staircase should be thought of as a promenade with amenities that cause it to be a desirable place to linger, much like Lombard Street in San Francisco.

Another recommended improvement is to provide a strong system of connecting paths between The Ridges and other areas of campus and the community. There are no direct pedestrian access points to The Ridges from Dairy Lane or Richland Avenue; people are generally required to walk on the sides of roads or across open ground to access the areas. A system of direct, inviting sidewalks should be provided to connect all areas of The Ridges to the surrounding community. Clear paths should also be provided to connect the Historic Green to other areas of The Ridges. The primary path to the south should be improved with aggregate or paved to clarify there are important destinations beyond.



PEDESTRIAN CONNECTIVITY

These networks of accessibility and activity are the lifeblood of the institution. They need to be carefully planned and executed to be comfortable walks that promote connectivity within The Ridges and to the main campus. If these connecting paths are treated as afterthoughts, people may assume that the intended destinations are not important.



LOMBARD STREET, SAN FRANCISCO



VISUAL EXAMPLE: TILED STAIRCASE IN SAN FRANCISCO



VISUAL EXAMPLE: MONTMARTE STAIRS IN PARIS



# SECTION 4 OVERALL LAND OPPORTUNITIES

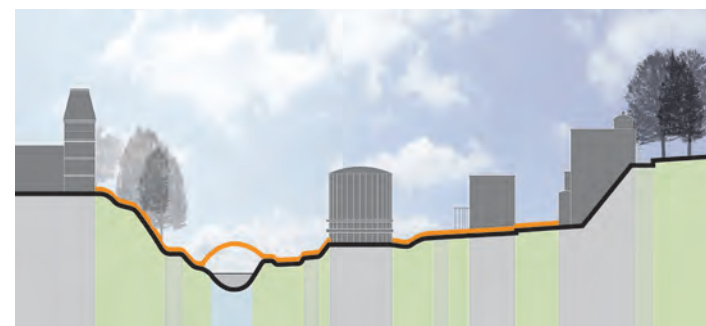
## LAND STRATEGY FORMULATION

The University should work with the City to provide a pedestrian path through the Richland Avenue Park to connect the Historic Green to the park, Dairy Lane and the Ohio University Inn beyond. The existing brick drive near the round-about should be closed to vehicles beyond the existing cottages and be modestly reconfigured to tie directly into the existing pedestrian underpass.

### Vehicular Connectivity

Motor vehicles have a direct and convenient route up to the round-about. At that point, vehicles must go beyond their ultimate destinations on either Richland Avenue or ST RT 682, and then circle back to the Historic Green. Richland Avenue seems fairly direct, but the park in the foreground obscures The Ridges and there is no effective wayfinding signage. Also the current configuration, use and condition of the service buildings near the power plant do not currently establish a welcoming destination.

Vehicular connectivity will be greatly improved



VEHICULAR CONNECTIVITY

by opening up some of the views as previously discussed. Improved directional and wayfinding signs for vehicles combined with distinctive gateway treatments would also simplify wayfinding for drivers.

### Key Near-Term Recommendations

- Begin to establish a vibrant mix of uses to generate 24/7 activity and end the perceptions that the Historic Green is isolated and 'apart' from the campus.
- Evaluate programs for The Ridges that benefit from the physical proximity of other campus and private land uses.
- Open up views between The Ridges and surrounding areas.
- Provide a network of additional pedestrian paths to connect The Ridges to the surrounding community and the main campus.
- Provide a grand staircase to connect the Historic Green to the existing pedestrian underpass.
- Provide pedestrian paths to connect the Historic Green with other areas of The Ridges.
- Enhance vehicular connectivity with improved wayfinding and directional signs.

### Long-Term Considerations

This Framework Plan has identified several connectivity strategies that could reasonably be implemented within the near-term to enhance connectivity. Over time, as the land and the Kirkbride Complex are more fully utilized, additional connectivity improvements should be considered to more firmly weave together The Ridges and the campus.

One pedestrian recommendation is to provide a pedestrian bridge to directly link the main campus to the upper slopes of the Historic Green. This could be a sculptural element that would provide a dramatic iconic image for visitors approaching campus from the US RT 33 gateway. Connecting to the upper terrace of the Historic Green would provide universal access for people of all abilities. Just as most of the greens on the main campus are connected via multiple pedestrian routes, this would also provide a choice for people walking between The Ridges and the main campus, further reinforcing that this is a major destination.

A long-term vehicular improvement would be a new vehicular bridge across the Hocking River, connecting Shafer Street to The Ridges. This would begin to re-establish the circulation network that existed prior to the relocation of the Hocking River. This would likely be complex and involve the City of Athens, Ohio Department of Transportation and the US Army Corps of Engineers. However, it would very effectively link the Service Area, West Green and private medical facilities to The Ridges.



PEDESTRIAN INFINITY BRIDGE IN STOCKTON, ENGLAND



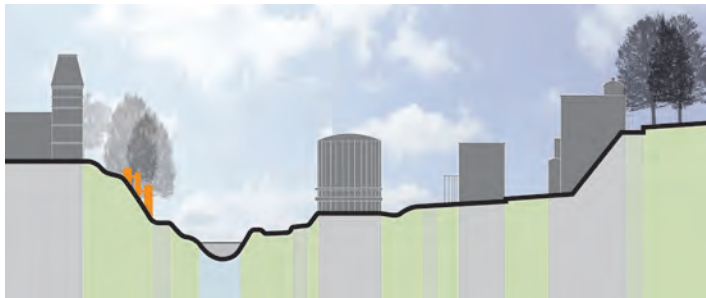
PEDESTRIAN BRIDGE IN ALMERE, NETHERLANDS

Navigating steep slopes has always been an integral aspect of the Ohio University experience. Just as traversing the slopes is accepted in the north side of the main campus, it can be accepted as part of The Ridges. The connective linkages between The Ridges and the main campus need to be an obvious part of the flow of campus life as they are between East Green and University Terrace. The preceding strategies for connectivity are vital for The Ridges, but if they can be supplemented by other strategies that



cause navigation of the slopes to become an experience, it will further bring The Ridges into the campus.

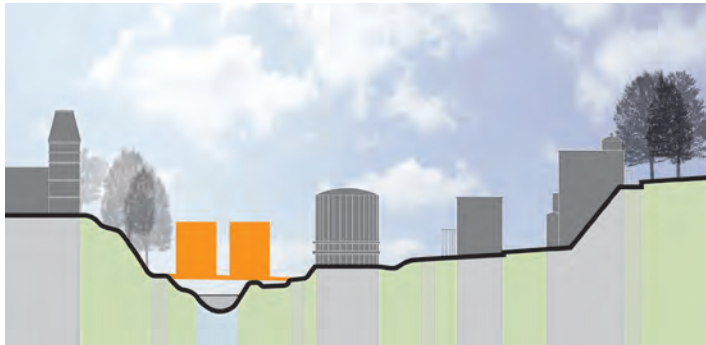
Building Connectivity



BUILDING CONNECTIVITY

The Baker Center is a great example of a multi-storied building traversing the slopes. A similar structure at The Ridges would provide integrated ADA accessibility. It would physically extend The Ridges towards the core campus and provide an opportunity for an iconic structure at the campus gateway. Any building in this location must be carefully designed to provide an appropriate scale and massing to visually connect the Historic Green to the core campus and not further obscure the Kirkbride Complex.

Cap the River Connectivity



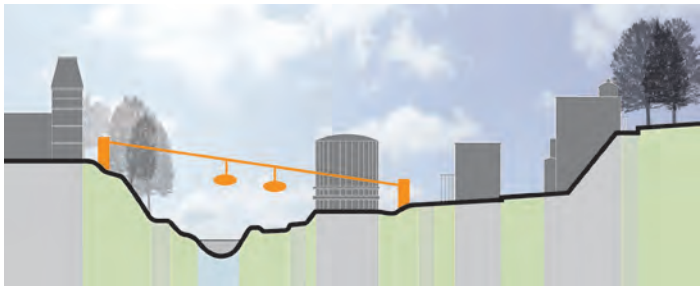
CAP THE RIVER CONNECTIVITY

Another possibility would be to 'cap' the Hocking River. This strategy has been used successfully in many urban situations. The image below shows the Short North Cap over I-670 in Columbus, Ohio. The previous existing situation, a standard freeway bridge, has parallels with the existing Richland Avenue Bridge. The new situation functions simply as a vibrant neighborhood; there is no indication that there is any 'break' in the city. Capping the Richland Avenue Bridge or possibly a future Shafer Street Bridge would essentially create real estate and extend the core campus towards The Ridges.



I-670 CAP

Experiential Connectivity



EXPERIENTIAL CONNECTIVITY

A more dramatic and active connection such as gondolas would provide a distinct experience as part of the connective strategy. The image to the right shows the gondola system at the University of Oregon Medical Center in Portland, Oregon. This system connects the medical center with adjacent neighborhoods and other multi-modal transportation options.

Yet another idea that has been discussed is providing a short trolley to run between the Historic Green and the Sports Complex, possibly adjacent to the Richland Avenue Bridge. This should reduce automobile vehicle trips and highlight campus sustainability efforts.

A gondola system or other experiential connectivity system would require a long-term operational commitment from the University. The economic costs of these types of connectivity improvements will need to be evaluated against the benefits of improved connectivity and pedestrian access and reduced vehicular traffic volumes. They may not be justifiable from a fiscal perspective until The Ridges is heavily utilized with significant traffic moving between the Historic Green and the main campus.

The combination of all of these strategies along with more effective programming and use of The Ridges facilities are needed to change the perception of isolation. A system of connectivity enhancements are needed to cause The Ridges to be understood as a legitimate part of the campus. Each improvement will improve the current situation, but it will likely not cause a dramatic shift in the perception of the campus community until several of these strategies are in place.



UNIVERSITY OF OREGON MEDICAL CENTER GONDOLA

Key Long-Term Recommendations

- Explore feasibility of providing an iconic pedestrian bridge to directly connect the main campus to the upper terrace of the Historic Green.
- Work with the City of Athens and other agencies to provide a vehicular bridge with pedestrian amenities to extend Shafer Street across the river.
- Evaluate program and space needs to determine if a building sited on the east-facing slope below the Kirkbride Complex might be a viable connectivity strategy.
- Enhance the Richland Avenue and potential Shafer Street Bridges as active campus places with caps that provide active spaces.
- Embrace the topography as an essential aspect of the Ohio University experience with more experiential types of connectivity.



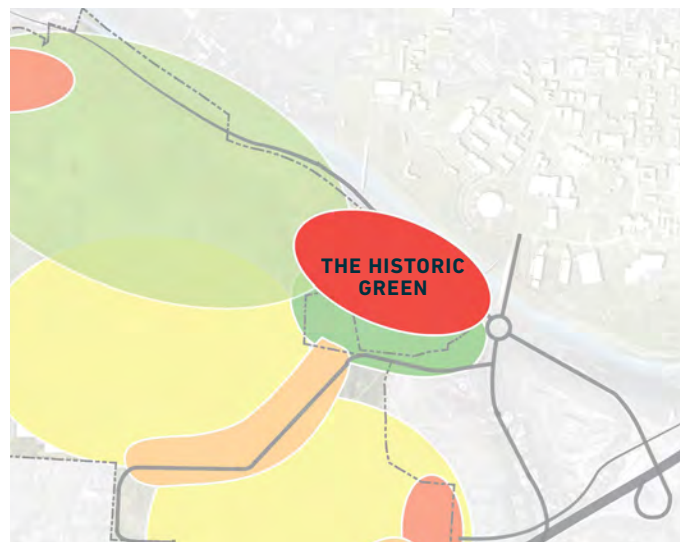
# SECTION 4 OVERALL LAND OPPORTUNITIES

## HISTORIC GREEN STRATEGY FORMULATION

### Historic Green Existing Conditions

The Historic Green has been partially redeveloped since the University acquired the property. Much of this area appears to have been developed in an incremental fashion to provide the basic site amenities and parking needed to support each individual building project or renovation.

The parking includes many small lots and scattered spaces. Each of these were undoubtedly highly efficient and inexpensive means to satisfy an ever increasing need for parking. Over time, parking has crept into almost every yard space resulting in a collection of unorganized lots that are challenging for visitors and that have diminished any landscape structure that once existed. Sidewalks appear to be a blend of portions of a previous system and newer walks installed to support new building uses. They are mostly fragments, rather than a cohesive system.



LOCATION MAP

In many locations, pedestrians are guided to the brick drive, Ridges Circle, presumably sharing the pavement with vehicles.

Most of the landscape consists of mature trees and manicured lawn. The trees are scattered in a random manner. Many of the trees are good specimens. Some of them are approaching the end of their lifespan and/or have outgrown their original sites. The slopes to the north and east of the Historic green have become overgrown with volunteer plants such as Honeysuckle and less desirable tree species. The areas behind Buildings #4, #3, #2, #13 and #14 are generally overgrown or paved over to facilitate parking and service needs.

The Historic Green is the closest area of The Ridges to the main campus and has the greatest potential to become a compelling green. Many of the buildings are historic and could provide opportunities for redevelopment as discussed in Section 5 of this report. Although the site is in reasonable condition and generally functional, the open space should be consciously designed and enhanced to provide a caliber of open space on par with the other greens of Ohio University.

### Historic Green Site Systems Introduction

Effectively making use of the Kirkbride Complex is key to opening up The Ridges as an extension of the campus. The general structure for the Historic Green is further elaborated on the following pages by a series of site system diagrams. These general principles should guide any redevelopment.

### EXISTING BUILDINGS



### The Historic Green Site Systems

The Historic Green is large and complex enough to merit its own systems evaluation to clarify the site recommendations. The diagrams on the next few pages illustrate the underlying structure of the recommended Historic Green site improvements shown in the detailed site recommendations and plans. It is important to understand the individual campus systems that comprise the site components to evaluate the effectiveness of

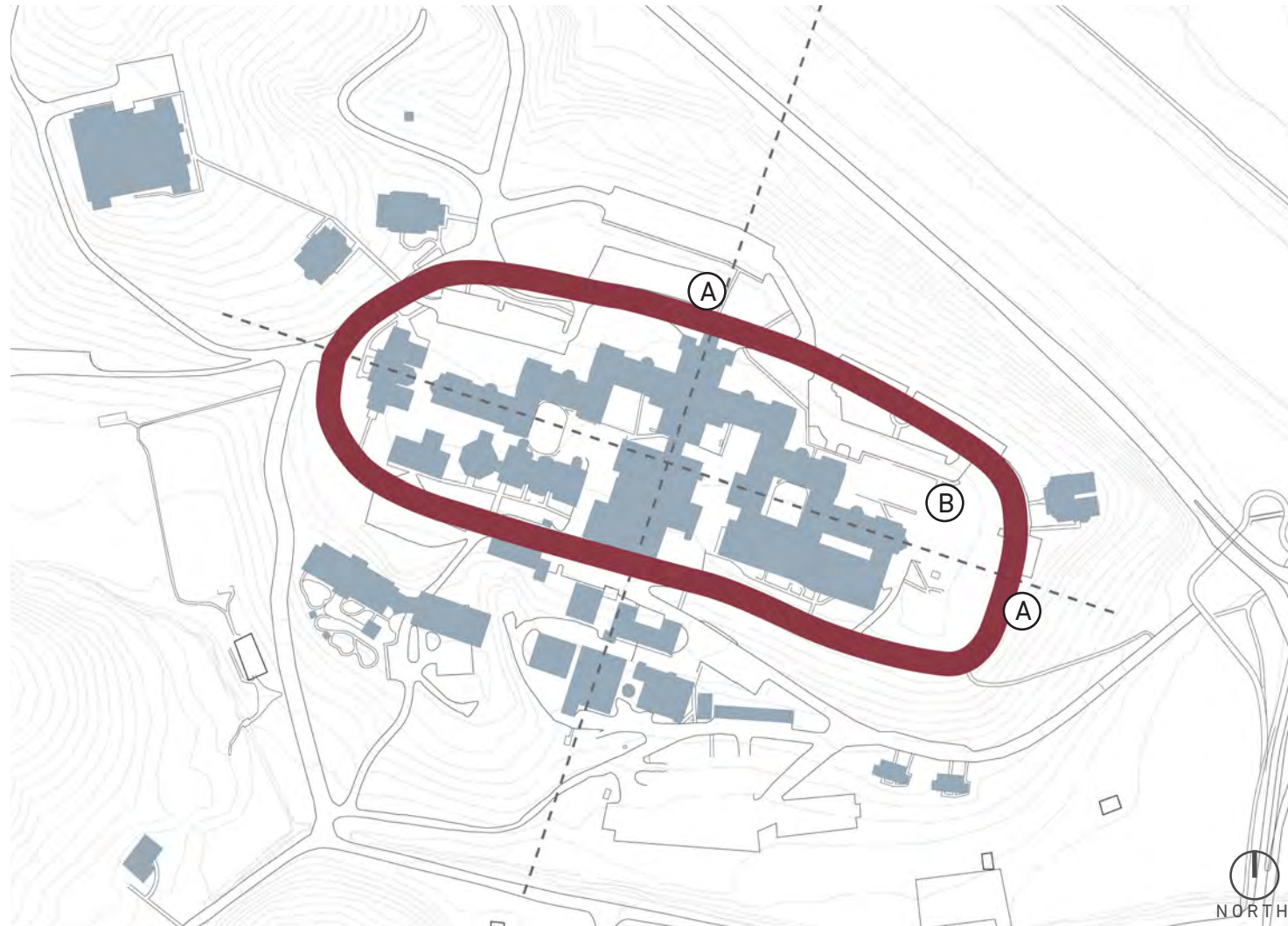
proposed site improvements and to understand the importance of retaining certain existing features.

### Existing Buildings

This Section does not specifically address the renovation, addition or removal of any buildings. For convenience the Existing Buildings Diagram identifies the Building numbers.



## PRIMARY SITE STRUCTURE



### Recommended Site Structure

A The dominant site structure is established by Ridges Circle, the oval drive, and the orthogonal axis established by the Kirkbride Complex. These are intrinsic to the original historic development and provide a clear structure for the Historic Green. These should be used to guide the alignment of future building and site development in the Historic Green.

B. The area contained within Ridges Circle comprises the heart of the Historic Green. This area should be treated as sacred open space. Parking should generally be removed and the central space should be developed as a green in keeping with the traditions of the University. The lawns, quadrangles and courtyards are an important counterbalance to the immense scale of the buildings.

## DESTINATIONS



### Recommended Destinations

Destination points along the perimeter of the buildings link the interior uses and program with the site and campus. The clarity of destinations is a critical aspect of understanding the Historic Green and the campus as a whole. Major destinations should be signified by distinct architectural and site features.

C. To assist with wayfinding and the clarity of the environment for visitors, we recommend that

each major destination point be provided with a clear entry zone. The entry zone could include a small plaza with pedestrian amenities. There should be some consistency of materials, and hardscape and landscape treatments between the plazas.

D. As the primary historic and contemporary entrance into the main Kirkbride Building, the Lin Hall entry requires more formality and celebration with a larger entry zone.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## HISTORIC GREEN STRATEGY FORMULATION

### PEDESTRIAN SYSTEM



#### Recommended Pedestrian System

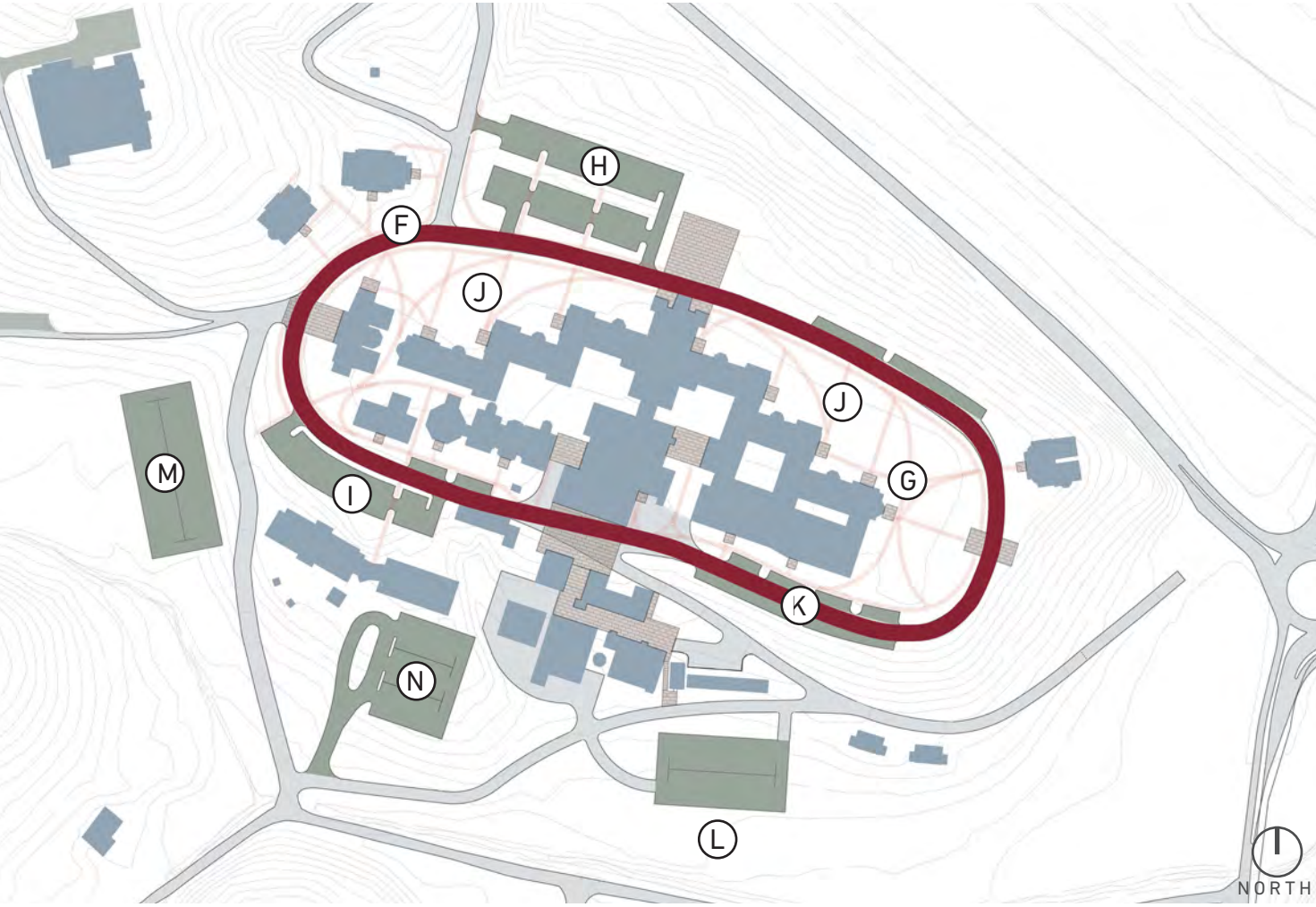
E. A clear, functional pedestrian system should be provided to highlight destinations and reinforce the romantic character of the Historic Green. A continuous walkway around the inside of Ridges Circle enhances safety for pedestrians.

#### Recommended Vehicular System

F. Many people experience and understand a campus at least initially from their vehicle. Vehicular circulation improvements have been discussed in detail earlier in this report. Ridges Circle is an important part of the circulation and the overall landscape, It should remain a brick road and should be restored to a simple, elegant oval drive.



PARKING SYSTEM



Recommended Parking System

A significant amount of parking may be required when the Historic Green is fully occupied. The exact number of spaces will be determined by the precise size and mix of uses but will probably fall between 800 and 1,400 spaces. This report uses 1000 parking spaces for planning purposes.

G. Most of the parking should be relocated from inside Ridges Circle to the perimeter of the Historic Green. Parking should be organized into fewer, larger parking areas that simplify

wayfinding for visitors and maintenance. This will result in larger green spaces that are not cluttered with parking.

- H. The existing parking in the front lawn can be reconfigured to provide additional parking and open up the historic front lawn directly in front of the east portion of the Kirkbride Building.
- I. The existing parking north of the Child Development Center can be reconfigured and expanded to provide significantly more parking.

This may require some modest retaining walls to achieve.

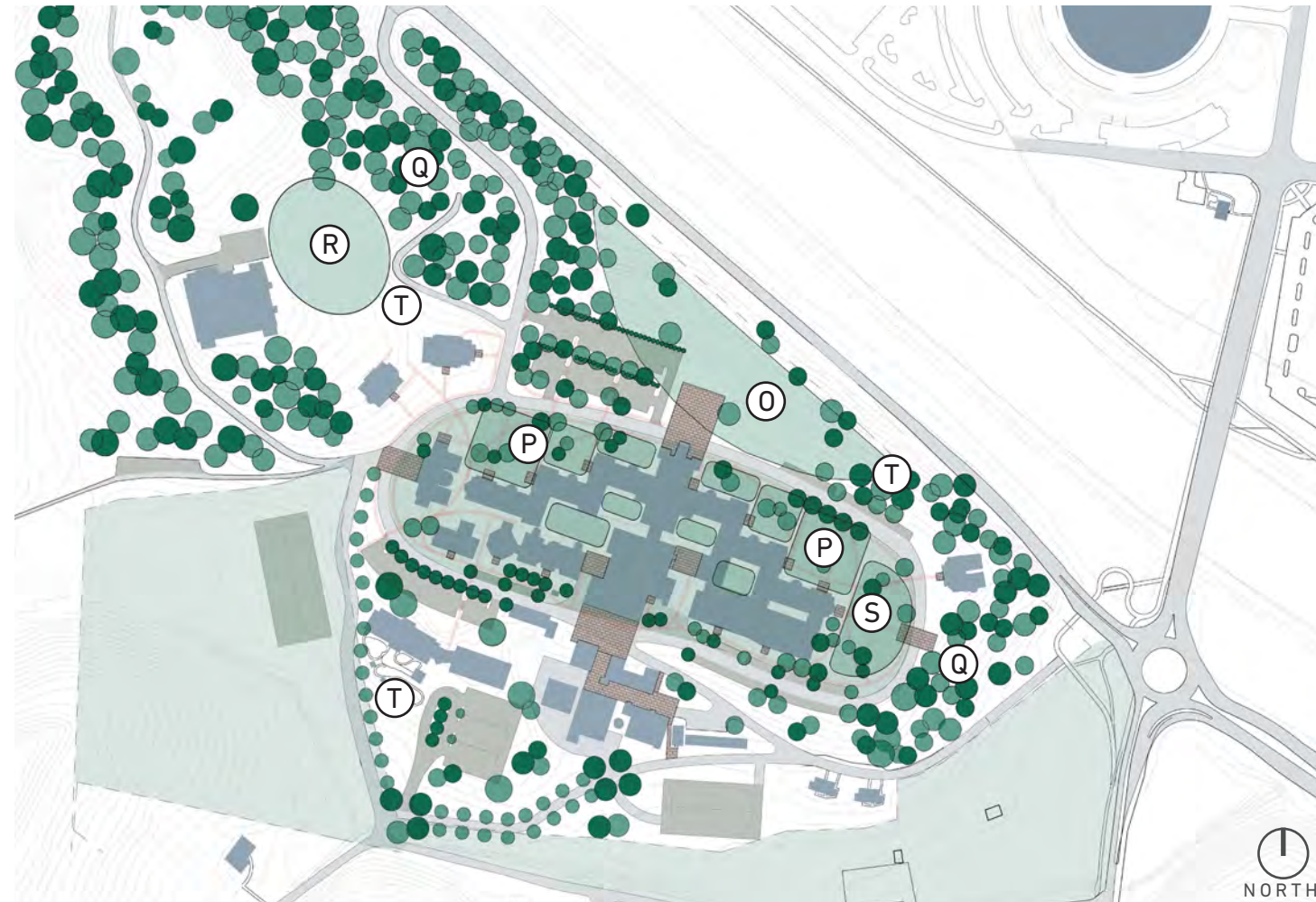
- J. All parking should be removed from the formal front yards of the Kirkbride Complex to establish an appropriate setting for the elegant buildings.
- K. It may be appropriate to provide limited head-in parking along the south edge of Ridges Circle if the quantity of spaces remains low and is broken up with street tree plantings. These could include needed accessible spaces in an organized and human-scale fashion that doesn't interrupt key views or green spaces.
- L. Topography greatly limits space for parking lots. As the Historic Green develops, it is recommended that a two to three level parking deck be provided in this location to provide sufficient spaces in proximity to the buildings.
- M. Over time, a second three-story parking deck should be considered. If the University can negotiate a property swap with the City of Athens, this location would be very convenient to much of the Historic Green. This deck would be similar to the deck previously described.
- N. The parking south of the Child Development Center should be reconfigured to provide more spaces.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## HISTORIC GREEN STRATEGY FORMULATION

### LANDSCAPE SYSTEM



#### Recommended Landscape System

The landscape system for the Historic Green should be simple and elegant. It should rely on a few major elements; this is not an appropriate place for residential scale plantings. The primary recommendations include:

- O. The historic open front yard on the north slope should be restored,
- P. The inner oval space should be protected as critical open space, free of vehicles and clutter.
- Q. Carefully delineate and protect mature woodlands.
- R. A proposed quadrangle adjacent to Konneker Labs should be reinforced with tree plantings along the perimeter and lawn within the central space.
- S. A high quality quadrangle space should be provided at the east end of Ridges Circle to provide a strong first impression for pedestrians approaching from core campus.
- T. Ohio University should establish an arboretum throughout the Historic Green.

### CONNECTING PATHS



#### Recommended Connecting Paths

The connecting paths to the core campus and other areas of The Ridges property have been described in detail earlier in this Section. Some of these paths are an intrinsic aspect of the Historic Green site systems.

- U. Clear paths should be provided to connect the Historic Green to other areas of The Ridges. The primary path to the south should be improved with aggregate or paved to clarify there are important destinations beyond.
- V. The pedestrian systems adjacent to Konneker Lab should be expanded to reinforce the recommended quadrangle space.



COMPLETE SITE DIAGRAM



**Recommended Connecting Paths**

All of these campus systems add up to a complete, attractive and functional site strategy for the Historic Green.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## HISTORIC GREEN RECOMMENDATIONS

### Historic Green Considerations

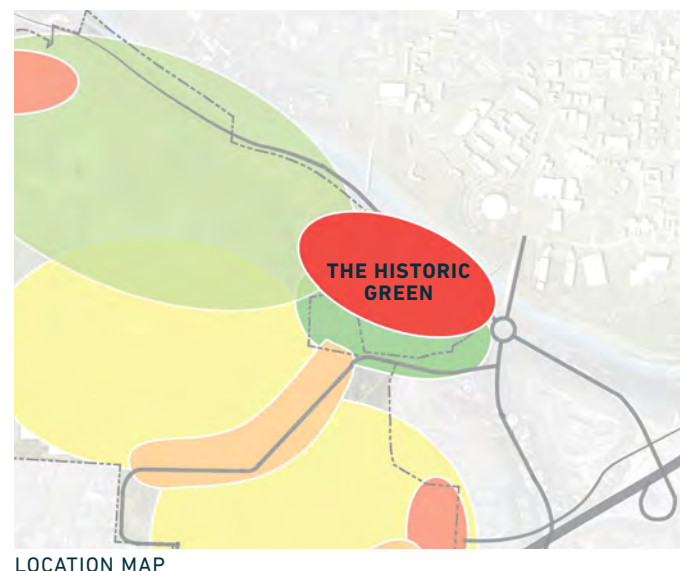
The site development of the Historic Green should reflect that it is as essential to the University as any other green on the main campus. This area may not have a large, central open area like College Green, but it can include a series of smaller special open space environments that enhance the setting. Site development should be undertaken with creativity and care to establish an experience at the Historic Green that is just as memorable and enriching as those found at the other campus greens.

Site design for the Historic Green should be simple and elegant to recall both the historic development and the main campus. A primary landscape palette of deciduous shade trees and manicured turf will establish an elegant simplicity, while easing maintenance. In some locations, ornamental trees, shrub masses and beds of groundcover could further define feature areas and destinations and screen less desirable views. The following recommendations refer to the diagram at right.

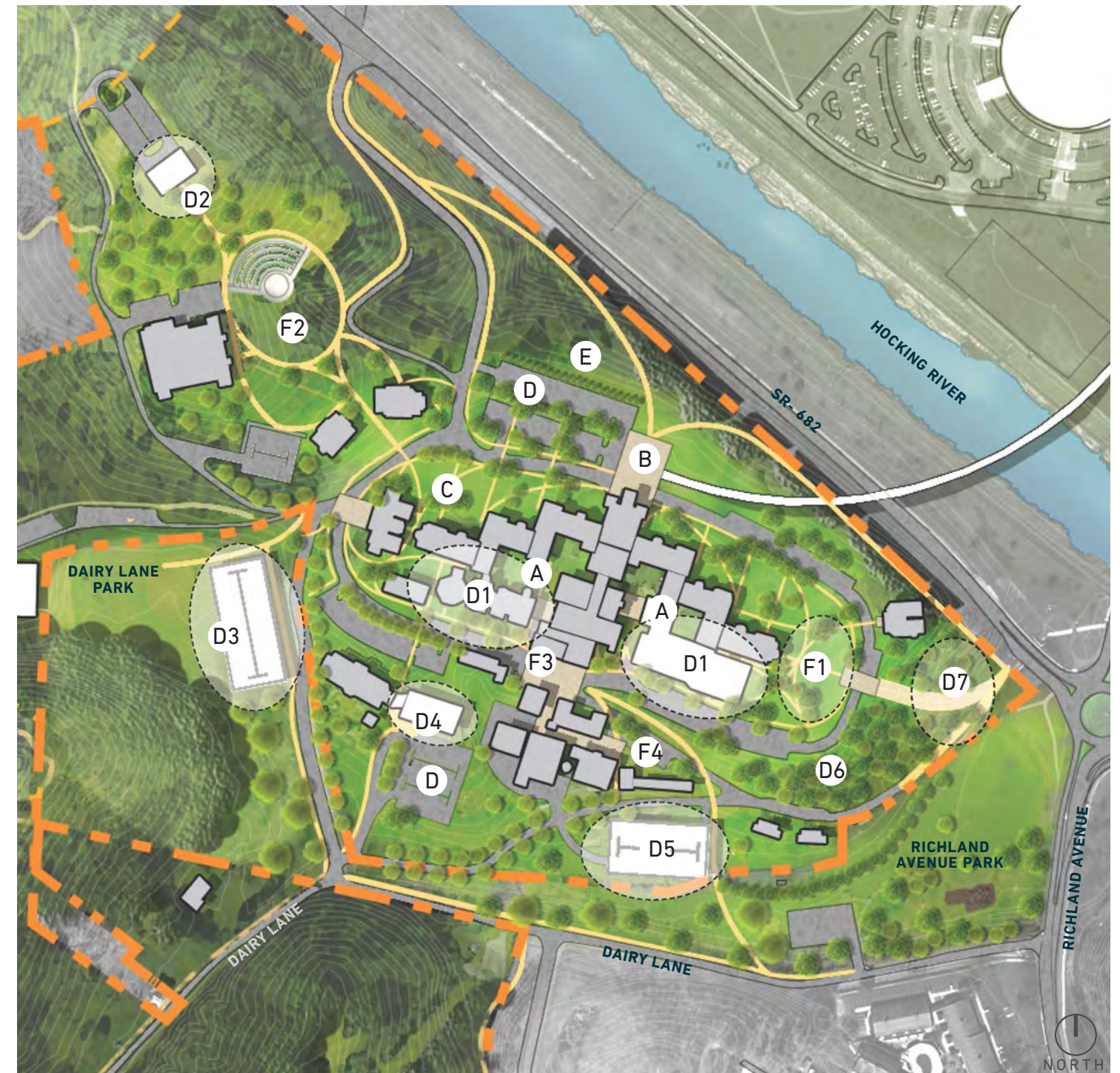
- A. The open courtyards south of Buildings #1, #2, #3, #4, #13 and #14 should be redeveloped to create a sequence of small open spaces similar to the courtyards and quadrangles of the West and East Greens. If any existing buildings are removed, this area could be redeveloped as a larger quadrangle space.
- B. A generous entry plaza should highlight Lin Hall by crossing Ridges Circle and extending north. A water feature with fountains could recall the historic fountains that many people fondly remember. A portion of the historic fountain remains; it could be refurbished or replicated if the University wishes. Other

entry plazas may be smaller with ornamental pavement and benches.

- C. Pedestrian paths must be functional, but they also should contribute to the beauty of the Historic Green. Walks should provide smooth, continuous lines and curves. Attention to detail and quality of construction will cause these typically mundane site elements to greatly enhance the setting.
- D. Parking must be convenient and well designed. It should have consistent orientation and landscape treatments to avoid a haphazard result. The configuration of lots should be simplified to basic geometric shapes that fit better with the orthogonal structure established by the Kirkbride Complex and respond to topography.



### HISTORIC GREEN SITE PLAN





E. Evergreen hedges should be used to screen parking areas, especially those on the slopes. Hedges will effectively screen views of the cars yet still preserve views of the buildings.

The Historic Green can provide many opportunities to be redeveloped to meet the needs of Ohio University. The following development recommendations focus on general features that should be considered to accomplish the recommendations outlined in the previous Historic Green Site Systems discussion.

- F1 A beautiful new quadrangle space should welcome people as they ascend the stairs to the Historic Green. Development of this space should be of sufficient quality to establish the Historic Green as an extension of the core campus. This would be an appropriate location for a sculpture, fountain or other special site feature.
- F2 This area should be redeveloped so it is easily understood as a distinct campus place. An outdoor amphitheater could respond to the sloping terrain and provide an outdoor classroom and casual gathering space. This might also serve as a site for astronomy events.
- F3 A pedestrian plaza and hardscape improvements should identify the current 'back' of the Kirkbride Complex as an important new entry, once the buildings are redeveloped. Ridges Circle will still cross this plaza, but the details should clearly establish this as an important destination.

F4 If the service buildings are redeveloped, this area should be explored as a pedestrian oriented space. Brick pavement, benches and other pedestrian amenities together with the smaller scale buildings could make this a special pedestrian "village."

Key Recommendations

- Respect the historic front yard as essential open space.
- Establish a welcoming quadrangle at the east end of Ridges Circle.
- Clarify and simplify parking zones.
- Re-establish a system of gracious walks with smooth, continuous curves.
- Develop a simple, plant palette with elaborate plantings limited to feature areas. Most of the Historic Green should have manicured turfgrass and deciduous trees with canopies of sufficient height to allow views across the green.
- Focus ornamental pavements and special hardscape treatments at building entry zones.
- Establish an arboretum throughout the Historic Green with a variety of deciduous and ornamental trees and shrubs. Evergreen varieties should be carefully sited to support the overall structure created by tree rows, the woodlands and the buildings.

Historic Green Development Sites

The potential re-development of the Kirkbride Complex is described in detail in Section 5 of this report. Identification of logical development sites is a key part of the overall site recommendations for the Historic Green. A common mistake in institutional planning is to assume that any open space is an available development site. Prior segments of this Section have identified certain areas as key open space that should not be filled with buildings or parking. This diagram indicates recommended development or new buildings.

- D1 If a larger structure is needed to meet program needs, this site could be suitable.
- D2 The site north of Konneker Labs is a potential redevelopment site. Vehicular access and space for parking is limited, but the site is relatively flat and has great views outward.
- D3 A low parking deck is suggested at this location. This is also a viable site for other large footprint uses. Re-development of this site will require a property trade with the City of Athens. If this site or the site discussed in item D5 are not used for a parking deck, other solutions for parking will need to be identified. There are few suitable sites for parking structures or large surface lots within proximity to the Kirkbride Complex. This site is owned by the City of Athens, any development will require a formal agreement.
- D4 There is room adjacent to the existing Child Development Center for expansion.

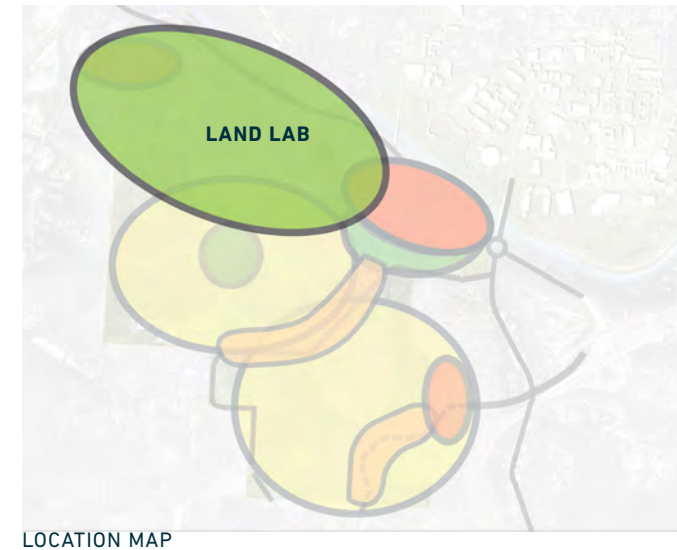
- D5 Building #37 is located on one of the few large, fairly flat sites within the Historic Green. Thus this site may have more value for other uses to serve the overall redevelopment of the Historic Green. A parking deck is recommended, but this location might also be suitable for other large footprint structures. The scale of any structure in this location must be carefully evaluated to complement the buildings to the north. The deck could be non-communicating levels to reduce construction costs. This location is highly visible from Dairy Lane so it is recommended that the architectural treatment of any structure in this location be carefully considered to provide an appropriate image in keeping with the Historic Green.
- D6 This area should be evaluated for additional small scale buildings to complement the existing cottages. New buildings could complete a neighborhood of small scale structures and extend the neighborhood along the existing brick drive towards the roundabout.
- D7 This slope could accommodate a building that steps down the slope towards the core campus. Any building here must be carefully designed to provide an appropriate image and not obscure the Kirkbride Complex. The program housed at this location would also need to be carefully considered. The success of the Baker Center as an effective campus connector is due to the wide use by the general campus community.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES RECOMMENDATIONS

LAND LAB SITE PLAN



### Land Lab

The Land Lab occupies 200-acres in the north of The Ridges property with ongoing research and academic use that directly supports the academic mission of the University. Certain annual census studies of the populations of flora and fauna date back over six decades. These studies form the basis for other research at the university, including some pivotal climate change research.

The nature of this research may require some restrictions on certain recreation activities. The University will need to determine the proper balance between the research and academic use, and public access.

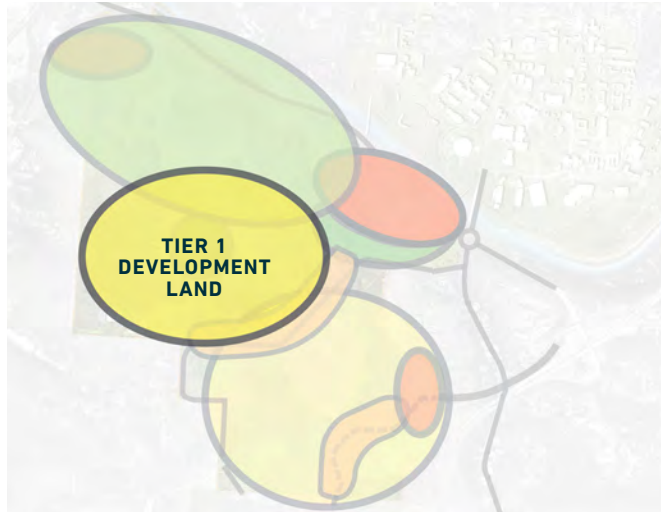
Much of the public recreational use of The Ridges occurs on a number of trails within in the Land Lab. The public has used this area for years, starting well before the Land Lab existed. On any given day, one may find hikers, runners,

dog walkers, bikers and automobiles. Radar Hill, the high point that offers unparalleled vistas of the surrounding countryside, is a favorite public destination in the Land Lab. Researchers have expressed concerns about the impact of some of these activities, while acknowledging the value of public access. At public meetings, some community members have expressed that they also value the research and do not want to negatively impact it but they clearly want to be able to use The Ridges for recreation. The University has determined that public use in the Land Lab should be allowed with some restrictions to protect the research and academic use of the Land Lab.

### Key Recommendations

- Reserve the Land Lab primarily for research and academic use.
- Permit continuing public pedestrian access on existing primitive trails, including access to Radar Hill.
- Provide clear, informative signs at key locations to alert visitors when they have reached the boundaries of the Land Lab. These signs should be educational with clear rules about staying on the trails, prohibited activities and why these are important.





LOCATION MAP

## Tier 1 Development Land

This area is physically connected to the Historic Green by a number of trails and Dairy Lane. It is heavily used by local residents and the campus community for recreation. The Tier 1 Development Land has a number of potential development sites along various ridge tops. The University will determine the specific uses for available development sites, based on emerging program needs that may be best located at The Ridges.

Because this area is closer to the Historic Green and connects to more frontage along Dairy Lane, it should be easier and less expensive than other areas of The Ridges to develop the roadway and utility infrastructure needed to support development. The proximity to the Historic Green and Dairy Lane, and the trails through this zone cause heavier use by both the campus and the local community, making it more visible to a wider range of people.

The physical attributes of this area make it well suited for supplementary land uses that support the mission of Ohio University. These include increased research, academic use and land based application of knowledge, renewable energy generation and establishment of other demonstration type uses that satisfy community and University needs for expanded housing opportunities and other uses.

Previous investigations by the University have indicated that solar may be the optimal renewable energy production strategy for The Ridges. Other options like wind power may become viable as the technology for low-profile turbines is enhanced. Likewise, biomass production, crops of rapidly renewable materials such as bamboo and other agricultural products could be investigated. Land uses such as localized renewable energy generation, and demonstrations of new technologies for building, agriculture and business in Appalachia are uses that complement the University mission as well as respect the topography and character of The Ridges.

## TIER 1 DEVELOPMENT LAND





# SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES RECOMMENDATIONS

### Program Capacity Studies

As part of the planning, the Design Team evaluated potential development sites for their capacity to accommodate either University storage warehouses or the previously discussed Outdoor Recreation Central Resource Center. These are very general capacity studies based on limited program information. A site west of the existing University Compost Facility appears to provide the largest contiguous area of suitable development land that fronts onto Dairy Lane.

### University Warehouse Study

The study for a University Warehouse is based on a building program of 100,000 s.f. of space with access for tractor trailers and appropriate parking. The City of Athens zoning code does not have a specific parking requirement for warehouse use. This study assumes one parking space for each 1200 s.f. of building area, for a total of 84 spaces required.

- A. The warehouse program is split into two smaller structures that can respond to topography and soil limitations to more easily fit onto the site and establish a more appropriate building scale. More focused study based on a detailed program, geotechnical investigations and a detailed site survey may be able to fit a single large building onto this site.
- B. Parking is split into smaller lots to be more in scale with the rural setting.

- C. The service/loading area is shared by the two buildings to minimize costs.

### Central Resource Center Study

This site could also be a suitable location for the Outdoor Recreation Central Resource Center.

- A. The general program that is the basis for this study assumes a primary building of approximately 11,000 s.f. to house most of the uses that were identified in the general Recreation Opportunities discussion in this Section.
- B. There is also a need for general storage that can be served by a less expensive pole barn type structure of approximately 6,500 s.f.
- C. These programs and uses will require about 50 parking spaces, and maneuvering and staging room for equipment pick-up and drop-off.
- D. Five primitive cabins, an expanded Challenge Course and trail connections are also included in the vicinity of the Central Resource Center.

### Eco-Village Study

Some of the major ridge lines of this zone are especially suitable for a Conservation Development approach to work with the topography and protect the rural character of the land. Potential development space is limited and will not support large footprints

### EXAMPLE ECO-VILLAGE



SCALE 1:200



EXAMPLE - UNIVERSITY WAREHOUSE



EXAMPLE - CENTRAL RESOURCE CENTER

SCALE 1:400

TRAIL ————— PROPERTY LINE ————

LAND LAB ————



without significant disruption of the natural landscape. Future development of these areas should complement the topography with smaller footprints and uses that require less direct access and reduced public visibility.

Other Universities are exploring condensed development patterns in similar areas with these type of restrictions. One approach is the establishment of an Eco-Village: a community focused on building and living in a more sustainable manner. Ohio University already has the EcoHouse on Dairy Lane: a single family residence inhabited by students and devoted to leaving a reduced carbon and ecological footprint. That program complements the academic and research environment of The Ridges and could be expanded to a broader range of University residents or Graduate Students who wish to experience a more environmentally conscious lifestyle on campus.

Analysis suggests that general undergraduate student housing would probably not be a good fit at The Ridges. However, there are a number of other resident groups that could be appropriate for the various neighborhoods of the Eco-Village. Examples of groups that may wish to purchase homes or live in the Eco-Village include graduate and married students, faculty and staff seeking short-term housing, international students and active seniors. These groups could be separated into the various neighborhoods implied by the topography to establish cohesive communities with an enhanced sense of community.

The University may identify other uses that could fit well within this area. Whatever the ultimate

use, the land will dictate condensed development that hugs the ridge tops. Any development must be carefully planned to preserve the natural appearance of The Ridges from a distance. Building heights should be below the treetops, buildings should be placed below the top of the ridges and adjacent mature vegetation should be preserved.

Most Eco-Villages use the latest and best practices related to sustainable development and land planning principles, including dwelling units typically clustered to reduce development footprint, various forms of shared common facilities, reduced vehicle use, and emphasis on neighborhood. Projects typically include recycling of construction waste materials, green building techniques and use of sustainable materials, preservation of open space for perpetuity.

Suggested Eco-Village Goals

Goals and Objectives for the Ohio University Eco-Village should be generated by the University but they could include items such as these:

- Preserve a specified number of acres via permanent conservation easement.
- Minimize land impact by clustering buildings with reduced building footprints.
- Encourage sharing of resources (cars, lawn mowers, tools, etc.)
- Provide common community space in the form of open space for active recreation, community gardens, community shelter house, etc.
- Minimize areas of manicured turf grass.
- Meet LEED requirements in building designs.
- “Super-insulate” walls and roofs of buildings to allow for reduced heating loads
- Uses a fresh air ventilation system and low-toxicity building materials to provide a healthy indoor environment
- Reduce light pollution with full cut-of fixtures and other techniques
- Design buildings with properly-oriented roof space for photovoltaic systems
- Use adjacent solar panel fields to reduce energy

Key Recommendations

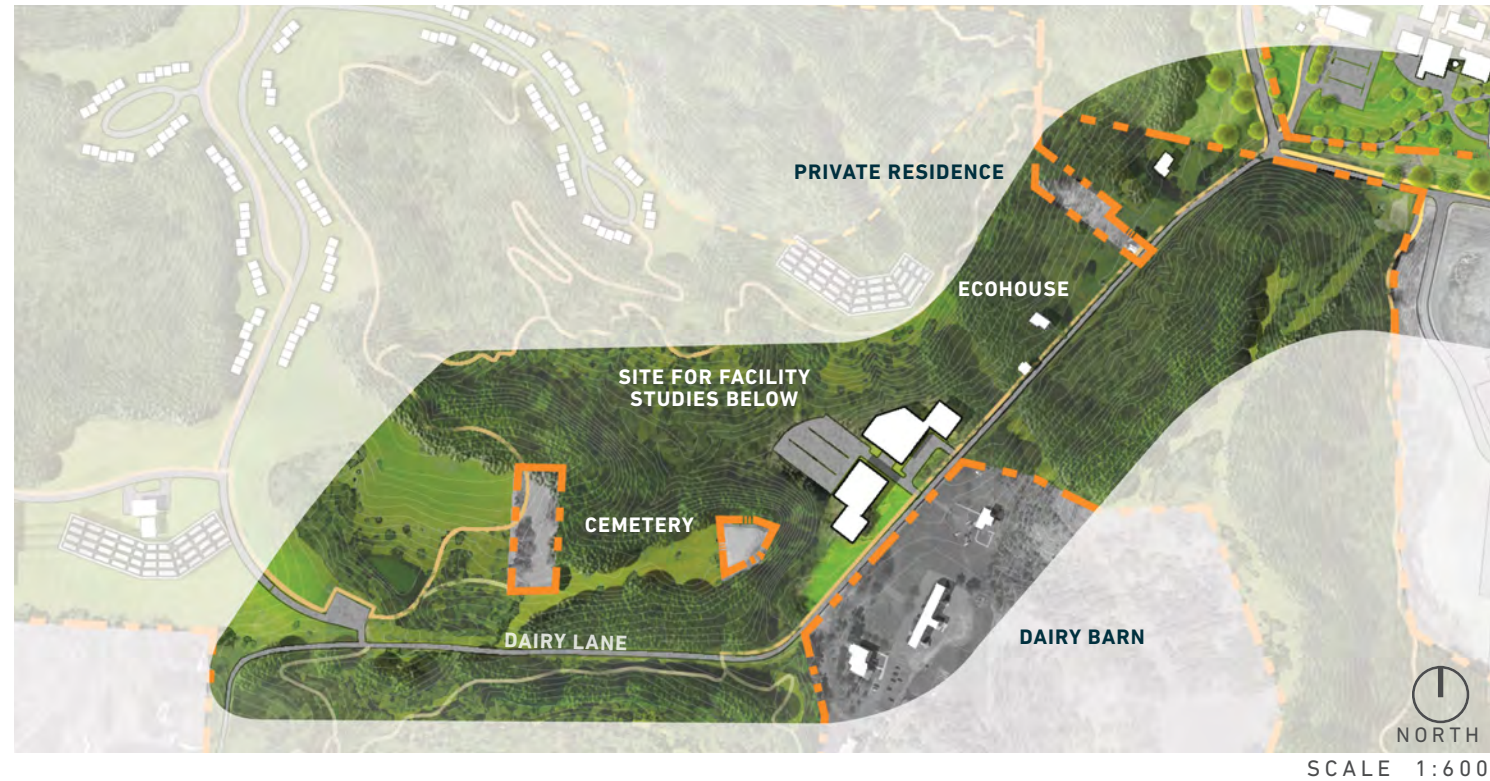
- Develop the Tier 1 Development Land to complement the mission and strategic values of Ohio University.
- Plan and implement development to demonstrate emerging methods to provide enhanced social and environmental aspects of life and contribute to long-term economic viability for communities.
- Expand recreation opportunities for the campus and the community.
- Capitalize on public use of the property to informally share research, new approaches to smart agriculture, renewable energy, living and other land uses.
- Seek to engage local and regional businesses to participate in these initiatives to enhance the local economic climate.
- Develop an Eco-Village to satisfy University housing and other needs in a ridge line area that is not conducive to programs with larger footprints.
- Include common parking and community open space at the highest ridge tops to increase the sense of community.
- Evaluate opportunities to meet the housing needs of the University and the local community



# SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES RECOMMENDATIONS

### DAIRY LANE



#### EXAMPLE - UNIVERSITY WAREHOUSE

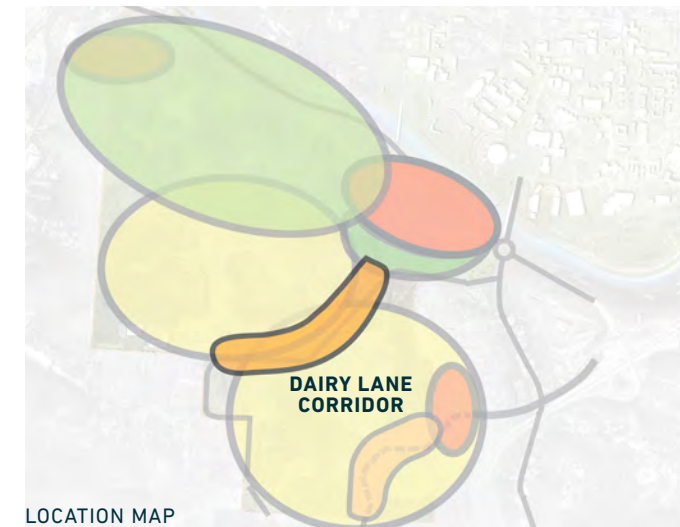


TRAIL ————— PROPERTY LINE ————

#### EXAMPLE - CENTRAL RESOURCE CENTER



LAND LAB ———— SCALE 1:300



### Dairy Lane Corridor

Many people enter The Ridges property from Dairy Lane. It is the primary development corridor in The Ridges due to vehicular access and existing utilities. Rural in character, most of the existing development consists of private residences, the Dairy Barn and facilities that support Athens, Hocking and Vinton County Health Services. The narrow road has a mix of asphalt and brick pavement with steep ditches and no pedestrian or bike accommodations.

The City of Athens believes the existing water service is inadequate for current needs of residents and businesses located on Dairy Lane. The City would like to acquire the right to provide water service so they can improve the water service to enhance fire protection. The Athens Bicycle and Pedestrian Plan shows a future bike path along Dairy Lane. This would enhance transportation options, but may be challenging due to the topography and the

road cross section. Opportunities to improve pedestrian and bicycle access along Dairy Lane should be coordinated with future corridor improvement plans.

Development along Dairy Lane will establish the first impression of The Ridges for many visitors. It must be controlled to provide the appropriate image for Ohio University and fit within the rural setting. Topography and soils limit the area available for development, making this a natural location to implement the principles of Conservation Development. University-owned properties should be evaluated as new program needs emerge to determine if these uses are the highest and best use for their respective sites. All University land uses along Dairy Lane should be evaluated and modified as needed to project the desired image for the University and The Ridges.

The character of the development could be rural or urban, traditional or contemporary. The University should establish requirements for a consistent quality of materials and details. The topographic limitations of the area may cause some pressure to develop parking and buildings up to the right-of-way. The scale and setbacks of buildings and parking lots must remain appropriate to the setting. There may not be space for large front yards, but visual connections to the land should be maintained from the road.



University Warehouse Study

The Dairy Lane Corridor also has a potential development site that was evaluated for both the University Warehouse and the Outdoor Recreation Central Resource Center discussed in the preceding segment of this Section. The same desired program was evaluated for this site for each of those uses. The site across the street from the Dairy Barn appears to provide the largest contiguous area of suitable development land that fronts onto Dairy Lane.

The available land suitable for development appears to only support about 66,000 s.f. of building along with the required 55 parking spaces. These figures are conservative based on what the Design Team currently understands about the topography and slip prone soils in this area. More focused study based on a detailed program, geotechnical investigations and a detailed site survey may be able to fit more development onto this site.

- A. The warehouse program is split into two smaller structures that can more easily be fit onto the site and that establish a more appropriate building scale.
- B. Approximately 15 parking spaces for visitors are provided at the front of the buildings.
- C. Most of the parking is sited behind the buildings to maintain a more rural appearance and scale of development.
- D. The buildings should be designed and sited with smaller portions of the buildings closer to the road to help minimize the apparent scale of the larger warehouse spaces.

Central Resource Center Study

This site could also be a suitable location for the previously discussed Outdoor Recreation Central Resource Center.

- A. The general program that is the basis for this study assumes a primary building of approximately 11,000 s.f. to house most of the uses that were identified in the general Recreation Opportunities discussion in this Section.
- B. There is also a need for general storage that can be served by a less expensive pole barn type structure of approximately 6,500 s.f.
- C. These programs and uses will require about 50 parking spaces, and maneuvering and staging room for equipment pick-up and drop-off.
- D. Five primitive cabins, an expanded Challenge Course and trail connections are also included in the vicinity of the Central Resource Center.

Key Recommendations

- Coordinate future development with the City of Athens to ensure adequate municipal utilities, including street lighting, can be provided along Dairy Lane.
- Control the scale and appearance of development to protect the rural character and the image of the University.
- Use principles of Conservation Development such as small lots, shared parking and preservation of open space and view corridors to fit new development onto available sites.
- Evaluate and implement suitable development that benefits both Ohio University and the local community.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES RECOMMENDATIONS

TIER 2 DEVELOPMENT LAND



LOCATION MAP

### Tier 2 Development Land

The area is generally more remote, 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. Over time as access is improved, this area may have higher development potential. Existing cultural or historic assets, such as the Indian mound, should be protected with open space buffers from future development. The Tier 2 Development Land is also well suited for some of the land-based research and renewable energy generation discussed previously.



- A. As part of the Summit at Coates Run Apartments construction, excess spoil material was used to create a generally level area west of Carriage Hill Apartments. The City of Athens also required a public roadway connection and sanitary sewer trunk line sized to accommodate future potential development on this parcel. As such, this parcel may be well-suited for multiple University uses, including a lease for private development. Special consideration may be required in this area to evaluate the condition of the fill areas and their impact to structural measures of buildings and other infrastructure.
- B. A primitive trail of about three miles length that would be suitable for hiking and mountain biking should be provided in this area. The trail could include a series of loops to enable incremental development of the trail. Portions of the trail could also be dedicated to different users.
- C. The Athens City Engineer has expressed long-term interest for a new public road in this location. The current Blackburn Road intersection with SR- 50 is the most dangerous intersection in the City. The City has identified a preferred general alignment that would link Blackburn Road through a corner of The Ridges to Carriage Hill Road to the east. This could reduce much of the traffic at the dangerous intersection and would facilitate circulation in the rapidly developing area to the east. If the public road is constructed, a new development

corridor could open up in the southeast section of the property. This diagram indicates a variety of housing types, arranged following the principals of Conservation Development. Other uses should complement this area’s lack of public visibility and space constraints.

- D. The Department of Campus Recreation has also indicated a desire for a tree-top zip line course, that could be appropriate in this zone.

Key Recommendations

- Identify the appropriate uses for the development sites.
- Explore opportunities to expand outdoor recreation options for the campus and the community.
- Explore opportunities for land-based research and academic uses.
- Work with the City of Athens to develop municipal roadway and utility infrastructure to support future development needs.



# SECTION 4 OVERALL LAND OPPORTUNITIES

## THE RIDGES RECOMMENDATIONS



### Key Site Recommendations

The Ridges Framework Plan illustrates the concepts outlined on the preceding pages. Key recommendations of the Plan include the following:

- A. The Historic Green is the most intensively developed area of The Ridges. It is the historic centerpiece of the property and great care must be taken to sensitively design the site and building improvements as befits this special place.
- B. The Konneker Research Laboratories and Buildings #23 and #24 begin to establish a secondary quadrangle on the knoll. A new building site north of Konneker Lab could complete a loosely arranged quadrangle of buildings. This could be further defined with paths and landscape treatments to establish a new quadrangle: "Konneker Knoll." New paths could define the sloping oval open space and establish a new green in keeping with the overall campus structure. Creating a terraced amphitheater within the oval would take advantage of the existing slope and provide an excellent outdoor amenity for University and public use.
- C. The Richland Avenue Park is a highly used public park that brings a wide cross section of the community to The Ridges. This is a compatible use, but it is on a very valuable site that contains developable land in close proximity to the Historic Green. The University should work with the City of Athens to explore



- the possibility of trading some property for two areas of the park: the area between Richland Avenue and the east facing slope below the Historic Green and the area to the west of Kirkbride Circle where the Putt-Putt course is currently located.

D. The Land Lab should be maintained to support research and teaching activities as well as public access.

E. Dairy Lane provides access to Tier 1 Development Land and also serves as the primary corridor through The Ridges property. Dairy Lane will require roadway and utility infrastructure improvements to effectively support additional development.

F. The area between the Land Lab and Dairy Lane is the Tier 1 Development Land. The higher visibility of this area makes it logical for uses that showcase new technologies, research, renewable energy and other University initiatives. All development in this area should be implemented to demonstrate how to maximize the use of this terrain while preserving the natural beauty and rural setting, balanced with other considerations.

G. This ridge line area could include a demonstration of Conservation Development in the form of an Eco-Village. The Eco-Village scenario indicated could showcase sustainable building and agricultural technologies for various types of housing.
- H. The area west of the existing compost facility is suitable as a development site for uses that don't require significant visibility or public presence.

I. A planned future public road may establish another viable development corridor in the southeast corner of the property. This would be a long-term initiative and the specific road location would be determined in collaboration with the City of Athens.

J. A large, relatively level area was created with fill from the construction of the adjacent Summit at Coates Run Apartment complex. This is a potential development or ground-lease site.

K. Three historic public cemeteries are located on The Ridges property. Public access must be maintained to the cemeteries and consideration should be given to accommodating visitors.

L. The existing University Challenge Course is a good example of the type of recreational use that can be expanded in the Tier 1 and Tier 2 Development zones.

M. The existing University Compost Facility is located on a very visible plateau. This is an important facility and makes a very public statement about some of the green initiatives of Ohio University. This is also one of the few development sites on The Ridges that could accommodate a larger footprint structure, making it a prime development site for another use. If Ohio University identifies a higher and
- better use for this site, the Compost Facility should be relocated to another site. It might make sense to place a field of solar panels and other renewable energy and sustainable site features in proximity to the Compost Facility. Placing these features close to each other could simplify operations and maintenance, and could be beneficial for tours, educational and research purposes due to reduced travel time between the facilities.

N. The existing ROTC training course should remain in this area of the property.

O. Several parcels along Dairy Lane provide highly valued community resources, including the Dairy Barn: a visual arts gallery and events space. The University EcoHouse, a few county-owned health and recovery facilities and a couple private residences are also located on Dairy Lane. These private and public entities complement the values of Ohio University and potential future University uses of the property. Development along this corridor should respect and complement the existing uses located on Dairy Lane.

P. The land south and east of Dairy Lane, the Tier 2 Development Land, is generally undeveloped, less visible to public roads and doesn't currently have facilities for public or campus use.

Over time, the University may determine specific development needs and program uses for this area. Currently it seems more
- suitable for longer-term development that will be facilitated by possible public infrastructure projects.

Q. This area is well suited to primitive trails for hiking, mountain biking and dog walking. It is also well suited for research and academic initiatives investigating renewable energy, sustainable agriculture and other land-based uses.



**SECTION 5**  
KIRKBRIDE COMPLEX





## Introduction

The Kirkbride Complex has been a prominent landmark for Ohio University, Athens, and southeastern Ohio since its opening in 1874. The buildings and the adjacent site represent an enormous resource for Ohio University. Many of the buildings have the potential to be renovated to provide beautiful, suitable facilities for current and future program needs. The re-use of the historic buildings could also be a significant contribution to the general sustainability goals that have been established by the University.

Previous sections of this report have introduced specific concepts and naming conventions for these buildings and the area surrounding them. “The Ridges” refers to the entire 730 acre property, including the cluster of historic and modern buildings that comprised the Athens Lunatic Asylum. These buildings were generally conceived and constructed according to the Kirkbride philosophy of mental health facilities. A variety of different architects were involved and some of the later buildings reflect more recent theories of mental health facilities. For simplicity, however, the entire grouping of buildings in this area is referred to as the “Kirkbride Complex” throughout this report. “Historic Green” refers to the Kirkbride Complex and surrounding land between the Land Lab and Richland Avenue, north of Dairy Lane. The historic oval drive is currently named “Ridges Circle.” These terms are used throughout this report.

The Kirkbride Complex includes 40 buildings with a combined gross area of nearly 700,000 square feet. Currently, only 35% of the structures are occupied in some capacity. While it could be argued that the buildings are under utilized, in several locations the deteriorated condition of the interiors prevents further use until they are renovated.

The assessment tool used by the Design Team to evaluate the historic buildings’ potential for re-use was developed, in part, under the auspices of the Getty Foundation’s Campus Heritage Grant program. The assessment process focuses on four fundamental criteria:

- Physical Condition
- Historic & Architectural Significance
- Suitability
- Adaptability



# SECTION 5

## KIRKBRIDE COMPLEX

### INTRODUCTION

#### Assessment

##### Physical Condition

The physical condition assessment includes the architectural, structural, mechanical and electrical features of the buildings. Condition analysis takes into account the age of the structure, current and past uses, effects of weather, and level of performed or deferred maintenance.

##### Historic & Architectural Significance

The Ridges and the Kirkbride Complex are listed in the National Register of Historic Places; some of the structures are considered significant or “primary,” some are considered important supporting buildings, and others may be considered anachronistic. This analysis takes into account the unique, character-establishing features of each building, the quality of design and workmanship, the significance of the designer, etc. Another element of this analysis is the local significance – the cultural or institutional relevance of a building to the whole campus.

##### Suitability

A suitability evaluation determines how well the building performs its intended function. Suitability topics include:

- Evaluation of proper and efficient functioning for current use.
- Programmatic factors such as organizational requirements.
- Spatial configurations and adjacency relationships.
- Infrastructure, including heating, ventilating and air conditioning (HVAC), air quality, lighting, electrical services, fire and life safety systems, and computer, data and communications devices.
- Building code compliance.
- ADA accessibility.
- Elevator access.
- Security.
- After-hours operation.

##### Adaptability

Adaptability addresses how easy or difficult it would be to convert a building to an alternative use. In this age of sustainability awareness, re-use of existing structures is increasingly important. The adaptability analysis considers the ability of a building to respond to potential change of use, expansion of use, or diminished use. It is important to adapt buildings in a reasonable fashion, therefore this analysis would suggest, for instance, that an open plan, post and beam building would most likely be easier to adapt to another use than a building built solely for use as a hotel.

Criteria to examine with regard to adaptability include: structural systems, construction methods, column spacing, floor to floor height, structural bearing capacity, window modules, space planning, use organization, finishes, mechanical systems, and information systems. This analysis also considers the site and surrounding context to determine the feasibility of additions, as well as other factors related to a building’s relationship to the surroundings.

The Design Team test-fit various academic, administrative, and commercial/retail uses to explore how the Kirkbride Complex could be adapted. The buildings are adaptable for many uses except perhaps those that require larger-scale structures, such as high-bay spaces.





VIEW OF EAST FACADE AND TOWER OF LIN HALL - BUILDING #1



VIEW FROM HILL AT KONNEKER RESEARCH CENTER LOOKING EAST TOWARD BUILDINGS #2, #3, #4, AND #22



VIEW LOOKING NORTH ON RIDGES CIRCLE OF BUILDINGS #22, #23, AND #24



VIEW OF SOUTH FACADE OF BUILDING #7 AND HISTORIC SCALE HOUSE

Building Organization

The buildings at the Historic Green can be assessed in groupings related by historic function, age, building materials, and architectural detail. On the site, they are linked by pathways, connecting corridors, and brick driveways.

The dominant building was organized in the typical Kirkbride Plan layout: a center administrative/service block (Center) flanked by stepped wings for men’s and women’s wards (East and West Wings). Each ward was served by separate dining halls, which were later expanded with octagonal structures. The cottages were introduced to the site in the early 1900s.

Towards the south of the complex, a number of structures are grouped together as “Service Buildings.” While utilitarian in nature, they did contribute to the live/work recovery aspect of the hospital. Among the service buildings are several that provide critical infrastructure and continue to be used as functional support facilities. More recent structures include the Receiving Hospital (#20), Geriatric Ward (#19) and Konneker Research Laboratories (#25).



VIEW LOOKING SOUTH TO SERVICE BUILDINGS #32, #33, AND #34



# SECTION 5 KIRKBRIDE COMPLEX

## BUILDING ORGANIZATION

EXISTING KIRKBRIDE COMPLEX - ORGANIZATION DIAGRAM





**Kirkbride - Center  
(Buildings #1, #8, #9, #10, # 11, #12)**

The center portion of the Kirkbride Complex acts as the “front door” to the complex. Building #1 was the original Administration Building through which other wings are connected. Buildings #8, #9, #10, #11, and #12 were historically used for service and dining. The Center of the Kirkbride is currently occupied by the Kennedy Museum.

**Kirkbride - Wings  
(West: Buildings #2, #3, #4, #5;  
East: Buildings #13, #14, #18)**

The flanking wings served as the male and female wards to the hospital. In typical Kirkbride fashion, the wings are stepped to maximize light and air circulation to the patient rooms and lounges.

**Dining Halls (Buildings #6, #7, #16, #17)**

The Dining Halls are attached to the wards through connecting corridors. The original rectangular buildings were later expanded with the octagonal dining rooms.

**Cottages (Buildings #21, #22, #24)**

The cottages were introduced to the site in the early 1900s as part of advancing mental health practices. Buildings #21 and #22 were rehabilitated in the early 2000s by the University.

**Doctors’ Residences (Buildings #38, #39)**

In the mid-1940s, doctors of the hospital were provided accommodation on the hospital grounds.

**Service Buildings  
(Buildings #30, #31, #32, #34, #35, #36, #37)**

The Service Buildings were utilitarian in nature and offered the residents a place to participate in activities for the hospital.

**Auditorium (Building #23)**

The Auditorium was constructed in the early 1900s and provided a facility for recreation and amusement.

**Additions at Existing Structures  
(Buildings #25, #27)**

Building #25, formerly Cottage L, was expanded to become the Konneker Research Center in the 1990s. Building #27, formerly the Horse Barn, was renovated and expanded in 2000 for use as a Child Development Center.

**Former Geriatric Ward & Receiving Hospital  
(Buildings #19 and #20)**

Buildings #19 and #20 were some of the last buildings used by the Athens State Hospital in the 1980s. They have been recently used by the University as well, though Building #20 is now vacated.

**Mechanical / Facilities  
(Buildings #15, #29, #33, #41, #43)**

Buildings #15 and #29 have typically been used by service, facilities, and maintenance staff. Buildings #33, #41, and #43 are part of the mechanical and critical infrastructure of The Ridges.



# SECTION 5 KIRKBRIDE COMPLEX

## BUILDING INVENTORY

### Building Inventory

The Design Team surveyed the Kirkbride Complex to determine its current level of occupancy and found that approximately 65% of the structures are vacant. While some buildings are aptly utilized, many of them leave room for improvement and efficient utilization. The Design Team met with Ohio University staff who had offices at The Ridges or were responsible for building/site upkeep and maintenance. These meetings provided valuable information regarding the conditions and the history of the buildings from the time the State Mental Health Department deeded the property to Ohio University. The State of Ohio maintained the entire site and buildings up to the late 1980s when the general population of the hospital was gradually transferred to newer facilities and group homes.

In general, these buildings are in good condition, that is, they are structurally sound candidates for adaptive use/renovation projects. However, this general statement must be fine-tuned to reflect the suitability and adaptability of each building for the University's program space needs.

Detailed assessment information can be found in the Appendix to this report.

#### Building #1 "Lin Hall", "Administration"

Historic Use: Main Administration  
Current Use: Kennedy Art Museum  
Gross Area: 57,690 SF

#### Building #2 "Male Ward"

Historic Use: Patient Ward  
Current Use: Vacant  
Gross Area: 39,690 SF

#### Building #3 "Male Ward"

Historic Use: Patient Ward  
Current Use: Vacant  
Gross Area: 33,490 SF

#### Building #4 "Male Ward"

Historic Use: Patient Ward  
Current Use: Vacant  
Gross Area: 29,620 SF

#### Building #5 "Mental Retardation Annex"

Historic Use: Mental Retardation Annex  
Current Use: Storage (Basement), Vacant (2-4)  
Gross Area: 27,750 SF

#### Building #6 "Dining Hall"

Historic Use: Dining Hall  
Current Use: Vacant  
Gross Area: 3,720 SF



Building #1 - 1870



Building #2 - 1870



Building #3 - 1870



Building #4 - 1905



Building #5 - 1937



Building #6 - 1903



# BUILDING INVENTORY

## Building #7 "Dining Hall"

Historic Use: Dining Hall

Current Use: Laboratory, Offices (1st), Vacant (2nd)

Gross Area: 24,230 SF

## Building #8 "Rear Administration"

Historic Use: Sewing

Current Use: Postal

Gross Area: 7,070 SF

## Building #9 "Rear Administration"

Historic Use: Employee Dining

Current Use: Auxiliary

Gross Area: 5,640 SF

## Building #10 "Rear Administration"

Historic Use: Kitchen

Current Use: Moving & Surplus

Gross Area: 24,410 SF

## Building #11 "Service"

Historic Use: Addition to Administration

Current Use: Kennedy Museum

Gross Area: 10,030 SF

## Building #12 "Milk House"

Historic Use: Employee Dining

Current Use: Kennedy Museum

Gross Area: 4,800 SF

## Building #13 "Female Ward"

Historic Use: Patient Ward

Current Use: Facilities (1st), School of Art (2nd/3rd)

Gross Area: 43,430 SF

## Building #14 "Female Ward"

Historic Use: Patient Ward

Current Use: Facilities (1st), School of Art (2nd/3rd)

Gross Area: 33,560 SF

## Building #15 "Garage"

Historic Use: Garage

Current Use: Facilities

Gross Area: 2,030 SF



Building #7 - 1885



Building #8 - 1898



Building #9 - 1898



Building #10 - 1898



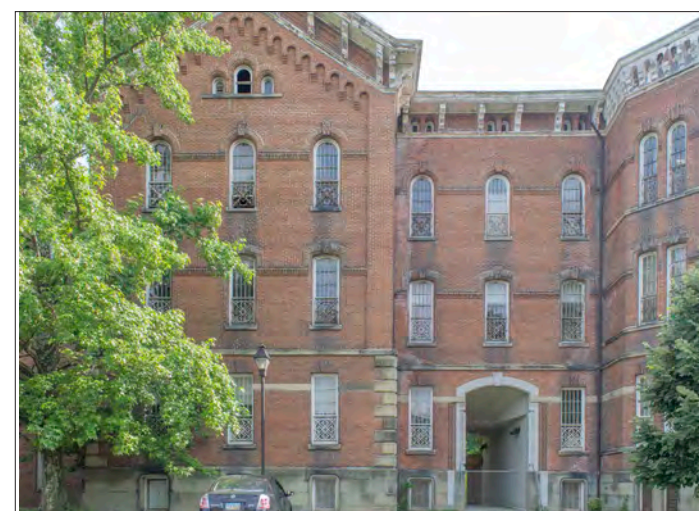
Building #11 - 1873



Building #12 - 1875



Building #13 - 1870



Building #14 - 1870



Building #15 - 1920



# SECTION 5 KIRKBRIDE COMPLEX

## BUILDING INVENTORY

### Building #16 "Dining Hall". "Creed Hall"

Historic Use: Dining Hall  
Current Use: Theater Storage (1st), Vacant (2nd)  
Gross Area: 25,630 SF

### Building #17 "Dining"

Historic Use: Dining, Chapel  
Current Use: Event Services  
Gross Area: 3,030 SF

### Building #18 "Female Ward"

Historic Use: Patient Ward  
Current Use: Storage (1st,2nd), Vacant (3rd,4th)  
Gross Area: 28,970 SF

### Building #19 "Voinovich School", "Geriatrics Admin"

Historic Use: Geriatric Unit  
Current Use: Voinovich School  
Gross Area: 15,900 SF

### Building #20 "Receiving Hospital"

Historic Use: Receiving Hospital  
Current Use: Vacant  
Gross Area: 55,570 SF

### Building #21 "Voinovich School", "Cottage O"

Historic Use: Patient Cottage  
Current Use: Voinovich School  
Gross Area: 14,480 SF

### Building #22 "Voinovich School", "Cottage R"

Historic Use: Patient Cottage  
Current Use: Voinovich School  
Gross Area: 23,410 SF

### Building #23 "Auditorium"

Historic Use: Auditorium  
Current Use: Fine Arts  
Gross Area: 8,270 SF

### Building #24 "Cottage M", "Fockler Hall"

Historic Use: Patient Cottage  
Current Use: Vacant  
Gross Area: 12,190 SF



Building #16 - 1885



Building #17 - 1904



Building #18 - 1905



Building #19 - 1973



Building #20 - 1949



Building #21 - 1903



Building #22 - 1903



Building #23 - 1901



Building #24 - 1903



# BUILDING INVENTORY

**Building #25** "Konneker Research Laboratories", "Cottage L"  
 Historic Use: Patient Cottage  
 Current Use: Biomedical Research  
 Gross Area: 57,600 SF

**Building #27** "Child Development Center", "Old Horse Barn"  
 Historic Use: Horse Barn  
 Current Use: Child Development Center  
 Gross Area: 14,680 SF

**Building #29**  
 Historic Use: Garage, Circulation  
 Current Use: Facilities Management  
 Gross Area: 2,350 SF

**Building #30** "Greenhouse"  
 Historic Use: Greenhouse  
 Current Use: Facilities Management  
 Gross Area: 3,500 SF

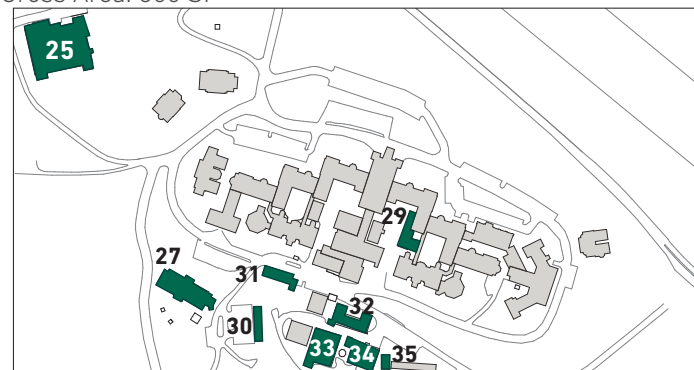
**Building #31** "Paint Shop"  
 Historic Use: Paint Shop & Fire House  
 Current Use: Engineering, Facilities Management  
 Gross Area: 3,160 SF

**Building #32** "Mattress Shop"  
 Historic Use: Maintenance & Mattress Shop  
 Current Use: Facilities Management  
 Gross Area: 5,720 SF

**Building #33** "Power Plant"  
 Historic Use: Power Plant  
 Current Use: Power Plant  
 Gross Area: 15,360 SF

**Building #34** "Carpenter Shop"  
 Historic Use: Carpenter Shop  
 Current Use: Recycling/ Moving & Surplus  
 Gross Area: 12,120 SF

**Building #35** "Blacksmith Shop"  
 Historic Use: Blacksmith Shop  
 Current Use: Storage  
 Gross Area: 800 SF



Building #25 - 1907/1995



Building #27 - 1900/2001



Building #29 - 1960



Building #30 - 1950



Building #31 - 1930



Building #32 - 1880



Building #33 - 1953



Building #34 - 1915



Building #35 - 1915



# SECTION 5 KIRKBRIDE COMPLEX

## BUILDING INVENTORY

### Building #36

Historic Use: Garage & Storage  
Current Use: Facilities Management  
Gross Area: 2,690 SF

### Building #37 "Laundry"

Historic Use: Laundry  
Current Use: Printing Services/ Upholstery  
Gross Area: 17,900 SF

### Building #38 "Doctors' Cottage"

Historic Use: Physicians' Residences  
Current Use: Residence  
Gross Area: 3,940 SF

### Building #39 "Doctors' Cottage"

Historic Use: Physicians' Residences  
Current Use: Residence  
Gross Area: 3,940 SF

### Building #41

Historic Use: n/a  
Current Use: Ridges District Cooling  
Gross Area: 3,020 SF

### Building #43

Historic Use: n/a  
Current Use: Residential Housing/ Storage  
Gross Area: 3,850 SF



Building #36 - 1920



Building #37 - 1956



Building #38 - 1948



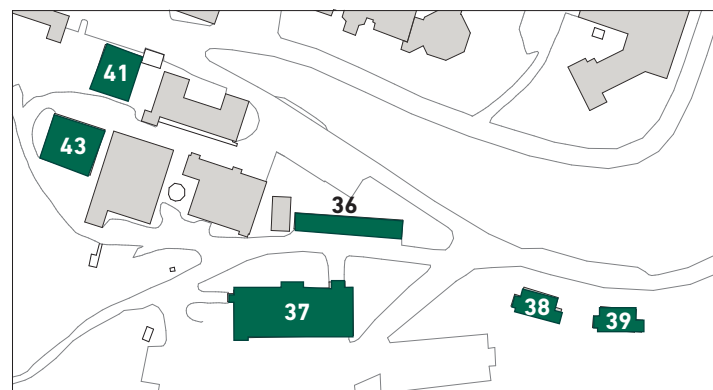
Building #39 - 1948



Building #41 - 2000



Building #43 - 2000







BASEMENT FLOOR



FIRST FLOOR / GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- OCUPIED
- UNDER UTILIZED
- STORAGE
- VACANT
- NOT APPLICABLE

Building Occupancy and Utilization

Understanding the occupancy history of the Kirkbride Complex assists in analyzing not only its utilization rate and effectiveness, but also provides a record of maintenance and building system upgrades.

When the Mental Health Department turned over The Ridges to Ohio University, much of the Kirkbride Complex was left vacant, including the West Wing which has seen little change since the 1980s. The East Wing was the last area to be occupied by the Health Department and, therefore, has received more recent building improvements from that time. Structures that are currently occupied by the University, such as the Cottages (Buildings #21,#22) and the Child Development Center (#27), have higher functioning building systems.



# SECTION 5

## KIRKBRIDE COMPLEX

### PHYSICAL CONDITION

#### Physical Condition

##### Introduction

Assessing the physical condition of each structure not only evaluates a building material's useful life, but may also assist in narrowing down critical maintenance projects needed. Knowing which buildings are occupied and which have been vacant for years provides a starting point for addressing larger necessary maintenance and system overhauls.

Since Ohio University's acquisition of The Ridges in the 1980s, several building projects have been completed including:

- Lin Hall / Kennedy Museum of Art – 1993, 2007, 2010: Major interior renovations for museum office and exhibit space, corridor interior finish improvements, and creation of museum cafe.
- Building #5: Minor interior renovations to existing space for Maintenance Shops and Moving Surplus.
- Building #7 – 1992: New climate controls, flooring, and roof for geological research laboratory space.
- Buildings #8, #9, #10 – 1995: Construction of new dock and remodeling of spaces for Campus Mail Service.
- Buildings #11, #12 – 1994: New environmental controls, vaults, and security systems for Kennedy Art Museum storage.
- Buildings #13, #14 – 1999: Lead/asbestos abatement and mechanical system upgrades for art studios.
- Building #19 – 1998, 2005: New interior finishes for office use.

- Buildings #21, #22 – 2000: Complete renovation of buildings for Voinovich School, including utility improvements.
- Building #23 – 1991: Improvements to the Ridges Auditorium, including new ADA access, restrooms, floor renovations, and roofing for the College of Fine Arts.
- Building #25 – 1993: Addition for Konneker Research Center, including utility improvements.
- Building #27 – 1999: Complete renovation and addition for Child Development Center.
- Building #34 – 1990: Minor renovations for building occupancy for Recycling / Surplus.
- Building #37 – 2000: New HVAC, flooring, work and office spaces, parking lot for Printing Services.
- Buildings #38, #39 – 1999/2001: Interior finishes improved and HVAC upgrades for continued use as residences.
- Buildings #7, #13, #14, #16, #18, #19 – 2007: New roofs.
- Building #43 – 2001: New storage facility constructed.

(A composite list of The Ridges building and site improvements is provided on Page 7.)

With over 40 buildings at the Historic Green, and only 35% of them occupied, the University may want to allocate its resources first to those buildings which are in use or where there is an immediate, critical need of maintenance.



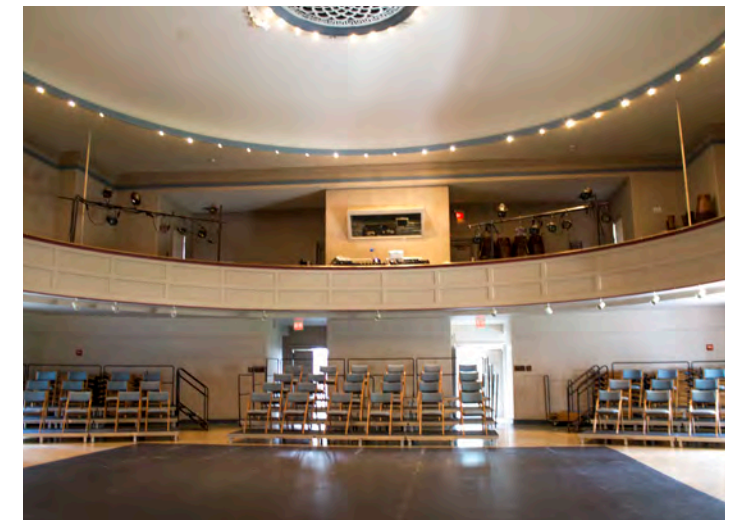
STORAGE ON FIRST FLOOR OF BUILDING #14



SURPLUS DEPARTMENT AT BUILDING #9



DAMAGE FROM MOISTURE INFILTRATION AT BUILDING #6



RENOVATED AUDITORIUM AT BUILDING #23



LABORATORY ON FIRST FLOOR OF BUILDING #7



RENOVATED THIRD FLOOR AT BUILDING #14



Physical Condition Matrix

The following Physical Condition Matrix summarizes the conditions of the buildings based on visual assessments performed by the Design Team at the time of this report, as well as on data and drawings obtained from previous assessments and studies done on The Ridges buildings and utilities. The conditions assessment also utilizes information obtained during meetings with Ohio University Maintenance Staff members responsible for care of The Ridges buildings and grounds, as well as with the Ohio University Architecture, Design & Construction staff and representatives from the City of Athens

Engineering and Planning Offices. These meetings provided insight beyond the visual inspection to help determine conditions based on current and past projects.

The vertical column on the left side of the matrix lists the basic building elements that were evaluated in the assessment. The items surveyed range from the building envelope, to interior conditions, mechanical electrical and plumbing systems (MEP), fire suppression systems present, ADA access and exits, elevators

for vertical circulation, environmental condition, and architectural character. A green dot indicates good condition, meaning that these buildings provide adequate protection from the exterior elements, have been well maintained, are clean and well painted, have interiors finishes that are not worn, and have MEP systems that operate and keep occupants comfortable.

	Building #1	Building #2	Building #3	Building #4	Building #5	Building #6	Building #7	Building #8	Building #9	Building #10	Building #11	Building #12	Building #13	Building #14	Building #15	Building #16	Building #17	Building #18	Building #19	Building #20	Building #21	Building #22	Building #23	Building #24	Building #25	Building #27	Building #29	Building #30	Building #31	Building #32	Building #33	Building #34	Building #35	Building #36	Building #37	Building #38	Building #39	Building #41	Building #43			
Roof	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Envelope	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Structure	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Foundation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Masonry	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Interior	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Heating & Cooling	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Plumbing	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Electric	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Telephone / Data	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Sprinklers	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
ADA Exits	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Elevators	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Mold / Lead / Asbestos	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Architectural Character	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

KEY

GOOD CONDITION

MODERATE CONDITION

FAIR TO POOR CONDITION

VERY POOR CONDITION

NOT APPLICABLE



# SECTION 5

## KIRKBRIDE COMPLEX

### PHYSICAL CONDITION

#### Building Utilities

Some utilities at The Ridges have adequate capacity for the existing buildings, such as heating, cooling, water, and sanitary. Other utility systems will require only upgrades, and some will need full or partial replacement since they are quite dated. The existing electrical distribution system dates back to the 1940s and 1950s. Some upgrades have been made, but the basic distribution of power still relies on the main switch gear at the power plant to 2,000 volt transformers spaced about the Kirkbride Complex. The 2,000 volt transformers are still active and functional though outdated, and the University Engineer recommends replacement with a 480 volt distribution system. Complete replacement of the electrical systems within the buildings would be recommended as part of a renovation or change of use.

Steam heating is available and in abundant supply from the main physical plant. Providing one additional gas fired boiler would serve as a redundant source and supply the needs of additional renovated or new spaces. Gas service is adequate to the steam boilers and a new gas service line is currently planned to cross the Historic Green to service the main campus and the change to gas fired steam boilers.

A large 600,000 gallon water storage tank sits at the high point of Konneker Knoll. This tank provides all of the water for The Ridges and has capacity for additional new buildings along Dairy Lane. The tank also serves much of the City land south and east of The Ridges. The City of Athens provides the water to the storage tank and maintains the tank itself, while the University

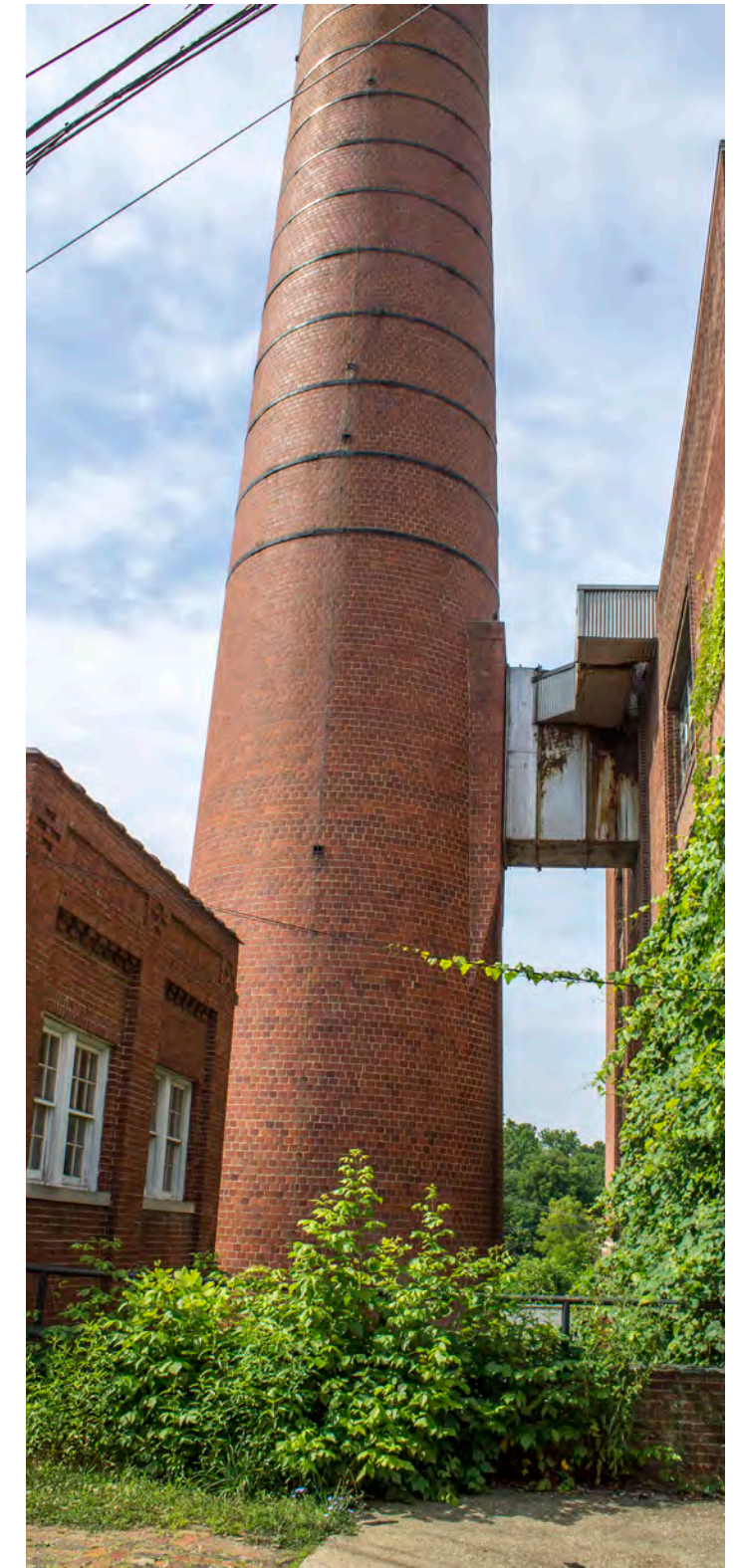
is responsible for all the water distribution lines within the Kirkbride Complex. The water lines are in good condition, but the main lines that feed the tank and the main branch lines require maintenance.

The storm sewer lines start at Building #25 and travel east down and through the Historic Green. The lines are typically 8- to 12- inch on site until they reach the Kirkbride Complex. The Kirkbride Complex utilizes a 36-inch brick oval sanitary sewer that is in poor condition. Previous engineering studies have recommended that the sewer be lined or replaced under the Kirkbride Complex if and when the buildings are renovated. The sanitary lines continue down the hill to Richland Avenue where they are tied into the City sanitary sewer system. Engineering studies confirmed that the site storm lines had infiltrated the site sanitary sewers and were causing excess sanitary flow after heavy rain storms. The University has addressed this problem in several locations, however, any future work on the sanitary sewer lines will need to address the infiltration issue so the sanitary sewer system is not overloaded. The storm lines for the buildings are typically hard piped to site rock outflows or to the stream at Dairy Lane.

The Kirkbride Complex has a series of cisterns connected to the roof rain downspouts which captured water to be used for irrigation and, for a time, as a water supply. These cisterns are no longer utilized, however, the storm water runoff still flows through them. Due to age and deterioration of the brick and concrete caps, the cisterns are now considered dangerous. One cistern behind Building # 14 has been fenced off due to a bad cistern cap. The cistern tanks will need to be removed or re-capped as part of any

renovation plan.

The existing site drainage does not provide either storm water retention or detention at this time. Future storm water projects should coordinate with the City of Athens to implement an overall storm water management plan.



SMOKESTACK BETWEEN #33 AND #34 AT THE WORKSHOPS

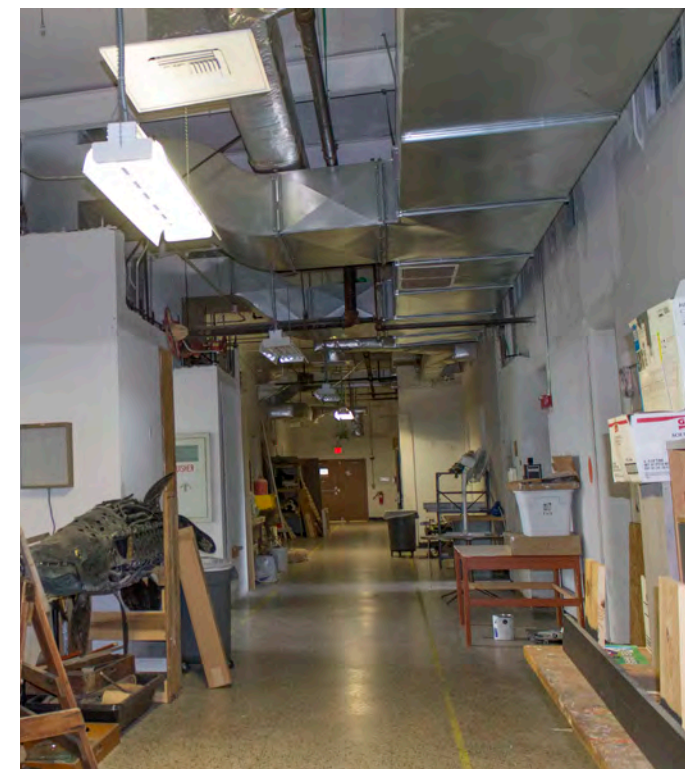




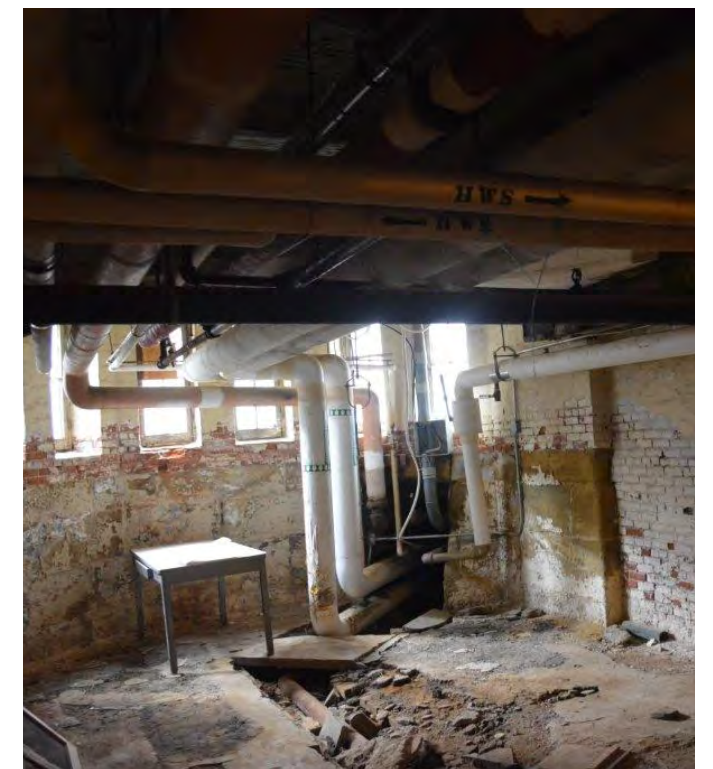
FIRE PUMP IN BASEMENT OF #14



TYPICAL UTILITY INFRASTRUCTURE IN BASEMENTS



UPDATED MECHANICAL SYSTEMS ON THIRD FLOOR OF #14



SUPPLY AND RETURN PIPES IN BASEMENT OF #18



# SECTION 5

## KIRKBRIDE COMPLEX

### PHYSICAL CONDITION

#### Building Code

The current 2011 Ohio Building Code Series includes Building, Mechanical, Plumbing, and the Fire Code. The electrical code is based on the NFPA 70 version adopted by the Ohio Board of Building Standards. The City of Athens Zoning Code stipulates which zoning classifications are allowed based on the zoning map. The City of Athens also stipulates the requirements for water service, sanitary service, and storm water once connections are made to the City infrastructure.

The Kirkbride Complex was built prior to local and state building codes being adopted. The State of Ohio deems such existing buildings and structures as “code compliant” and they will remain so until they are altered or repurposed for a change of use. Any renovation or alteration made to any portion of the Kirkbride Complex will trigger building code requirements for upgrades such as ADA accessibility and fire suppression (sprinkler) coverage.

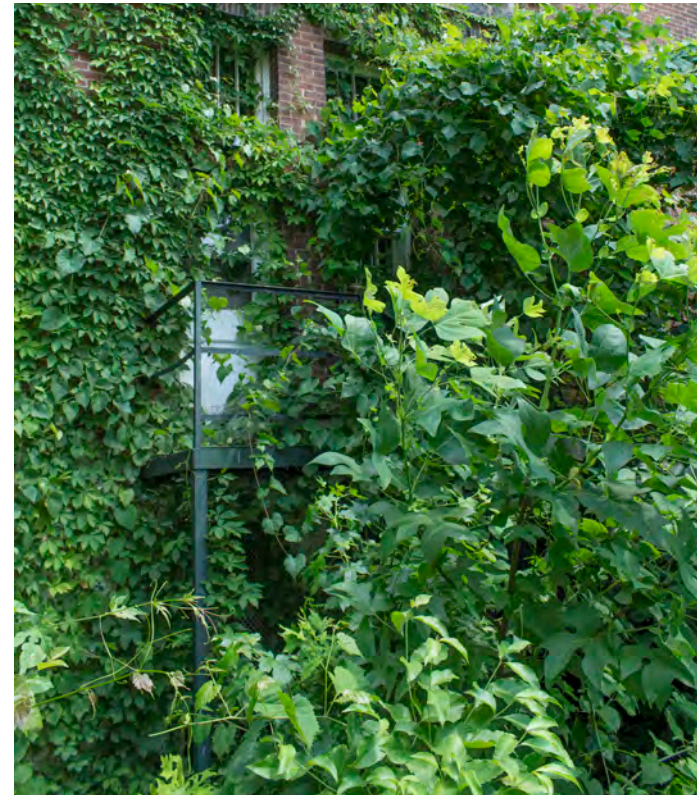
Sprinkler and fire alarm requirements will need to be considered for the majority of the buildings as they transform, whether through alteration or change of use. ADA access will need to be addressed to ensure that all of the buildings and structures are accessible, both from a site and a building standpoint. All renovated buildings will require accessible toilet rooms, primary function area access (e.g., entrances, front desks, and toilet rooms), and vertical access through elevators or lifts. Fire separation will be required to limit the buildings to “allowable areas” that are currently acceptable per the building code; the use of fire sprinkler systems greatly expands the “allowable area” before fire separation

between building areas is required. Separation by occupancy/use will be required if residential uses are considered within the Kirkbride Complex; fortunately, the main buildings are constructed of thick masonry bearing walls which have fire separation as an inherent trait.

Mechanical systems will require fresh air and the capability to heat and cool in an efficient manner. Energy efficiency code compliance is required for new HVAC equipment, as well as for electrical power and lighting systems. Smoke detection will be required for all air handlers to ensure early warning can be provided if smoke is detected.

New plumbing systems can connect to the existing building sanitary lines except as noted in the Utility section description. New sanitary drain lines, vent lines, and plumbing fixtures will be required with any renovations, alterations, or additions. The number of required plumbing fixtures is stipulated in the Plumbing Code, however, additional fixtures may be required to address University standards.

New electrical distribution to the buildings and within the buildings will be required to meet the current NFPA 70 Nation Electrical Code (NEC). New electrical panels will require adequate sizing of circuits, wiring, and grounding. New electrical devices will need to be either ground fault or arc fault type outlets. Lighting circuits can be controlled with switches or motion detectors. Energy code requirements will limit total watts allowed for lighting within the altered or “change of use” buildings.



EGRESS STAIR COVERED BY IVY IN THE EAST COURTYARD



LEVEL CHANGE BETWEEN BUILDINGS #1 AND #2

#### Key Recommendations

- The buildings are generally in structurally sound condition, but will need improvements to address exterior shell waterproofing, replacement of some brick and stone masonry, and structural modifications to allow bigger interior spaces, window renovation, and painting.
- Interior renovations will require a careful assessment of environmental conditions. Lead abatement work ahead of the areas being considered for renovation or alteration should be considered. Removal of loose or fallen wall and ceiling plaster should be removed and disposed of per EPA guidelines.
- Most of the Kirkbride Complex has steam heating systems and some have functioning air conditioning systems; however, these systems are typically outdated or obsolete. Plumbing and electrical systems are also beyond the point where they can be repaired or altered to bring them up to current building code requirements. All building systems should be upgraded with new systems when the buildings are renovated.
- Any alteration or major change of use will trigger mandated upgrades by State and local building codes for accessibility, fire safety, and building systems.
- Planning for utility upgrades should be considered; sanitary and storm line improvements can be implemented in advance of the buildings being renovated. Upgrades to the electrical distribution and steam distribution systems, as well as a new steam boiler and additional chiller can be deferred until the Kirkbride Complex building renovations or additions are determined.



Form 8-300 (11-76)

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

For HCERS use only  
received  
date entered 3-11-80

1. Name

Historic Athens State Hospital  
and/or common Athens Mental Health and Mental Retardation Center

2. Location

street & number State Route 682 and Richland Avenue not for publication  
city, town Athens vicinity of congressional district 10th  
state Ohio code 039 county Athens code 009

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<input checked="" type="checkbox"/> Public Acquisition	<input checked="" type="checkbox"/> Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> other:

4. Owner of Property

name Department of Mental Health and Mental Retardation, State of Ohio  
street & number State Office Tower/ 30 East Broad St.  
city, town Columbus vicinity of state Ohio 43215

5. Location of Legal Description

courthouse, registry of deeds, etc.

street & number Athens County Recorder's Office, Athens County Courthouse  
city, town Court and Washington Strs., Athens state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? yes ☒ no ☐  
date 3/79 federal ☒ state ☐ county ☐ local  
depository for survey records The Ohio Historical Society

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION FORM, 1980



HIGH INTEGRITY OF CHARACTER DEFINING ARCHITECTURAL FEATURES ON BUILDING #1.



HIGH INTEGRITY OF ARCHITECTURAL FORM IN BUILDING #6



HIGH INTEGRITY OF CHARACTER DEFINING FEATURES IN DINING ROOM OF BUILDING #9

## Introduction

Significance addresses the question, why does this place matter? This Framework Plan explores the potential uses of The Ridges, including the Kirkbride Complex, because this place matters to Ohio University, the Athens community, and beyond. The connection that is felt with a location spans across decades and connects generations, whether as a resident, employee, alumnus, family member, or friend. The experiences at these locations offer future generations the historical indicators for social and cultural progression, therefore, providing a sense of identity. The significance of the Kirkbride Complex has been evaluated based on criteria for historical and cultural importance and also for architectural value as defined by the National Register of Historic Places. Those buildings evaluated are further measured for integrity based upon how true the location is (Has a building been relocated?), Design (Are architectural elements retained?), Setting (Is the physical environment still fairly accurate?), Materials (Were materials replaced?), Workmanship (craft and ornamentation), Feeling (Does it still feel the same way historically?), and Association (Will a new observer be able to associate the events of this place?).

The Ridges and the Kirkbride Complex have been professionally evaluated for both architectural and historic significance. In 1980, The Ridges was placed on the National Register of Historic Places due to its high integrity as a Kirkbride Plan and socially as a key example of the mental health treatment evolution. The buildings' Second Empire styles are also excellent examples by prominent Ohio architects Levi Scofield and Frank Packard. The Second Empire style was widely used in institutional facilities during the late 19th and 20th centuries. Based on the social and architectural significance of the Kirkbride Complex, the Period of Significance is established as 1885-1924.

As a whole district, the significance of the Kirkbride Complex is very high based on the measures for integrity: the locations of buildings have largely been unaltered, the Second Empire design is evident, the materials and workmanship details have largely been retained, and the feeling and association of the Kirkbride Complex still maintains the original feeling of the Kirkbride philosophy.



# SECTION 5 KIRKBRIDE COMPLEX

## SIGNIFICANCE

### Year of Construction

The diagram to the right demonstrates the growth of the hospital campus from its initiation in 1868 to the last whole structure built by the Athens State Hospital. The main part of the Athens Kirkbride plan was built in the 1870s, at the peak of the Kirkbride model's implementation around the country. The complex underwent major building campaigns in the 1890s and 1900s to add additional dining halls and to respond to adapting mental health practices. Development at the Historic Green slowed over the mid-20th century due to changes in mental health rehabilitation and reduced support for permanent residential treatment facilities. The last facility built at the Historic Green was Building #19 in 1973.

EXISTING Kirkbride Complex - YEAR BUILT





NATIONAL REGISTER OF HISTORIC PLACES - SIGNIFICANCE



National Register of Historic Places

The Athens State Hospital was placed on the National Register of Historic Places in 1980 after a statewide inventory was conducted for the State of Ohio. The Period of Significance (1885-1924) was established based on the criteria of significant Architectural Style (Victorian Italianate and Second Empire) and the criteria of Social/ Humanitarian contributions to the Southeast Ohio region. The National Park Service evaluated the hospital as a “District” of structures that together provide a “distinctive sense of time and place,” and categorized the buildings as “Contributing to the character of the Complex,” “Background Buildings,” and “Non-Conforming Intrusion.”

The criterion of Architectural Style is strong based on the retention of the Italianate and Second Empire forms and the well-preserved architectural details. These “character-defining features,” if removed, would diminish the quality of significance for this criterion. Outside of those details, the arrangement of the buildings is significant to the criterion of Social/Humanitarian patterns because it demonstrates the social progression of mental health treatment through architectural form. The Dining Halls (Buildings #6, #7, #16, and #17) were the first of their kind to offer large group dining rather than small patient dining within the wards. The Cottage plans were also progressive in offering decentralized patient care. The Kirkbride Complex exhibits very high integrity and is one of the last remaining structures in Ohio that exhibits the “Kirkbride” arrangement as proposed by Dr. Thomas Story Kirkbride.

See Appendix for a copy of the National Register nomination.



# SECTION 5 KIRKBRIDE COMPLEX

## SIGNIFICANCE

### Benjamin D. Rickey & Co. Inventory

In the 1990s, Benjamin D. Rickey & Co. evaluated the Kirkbride Complex as part of a campus master plan. Being aware that there have been several alterations to the buildings based on updated medical practices, as well as the updating required for University needs, the Rickey inventory surveyed significance individually for the exterior and interior, as well as assessed a building's contribution to the context and sense of place at the Kirkbride Complex. By doing so, it addressed exterior fabric loss due to weathering and maintenance, separately addressed interior fabric loss due to contemporary finishes, modernization of facilities, and implementation of building systems, and lastly, addressed buildings in context to evaluate their contribution as a significant building, placeholder building, infill or space opportunity for future development. The exteriors of the main Kirkbride structure (Buildings #1-#4, and #13-#18) and the Cottages (Buildings #21-#25) retained a high amount of significance, yet their interiors were only significant on a tertiary level due to internal changes.

The exteriors were evaluated based on plan form, extensive alterations, physical condition, loss of historic fabric, and character defining details. The winged Kirkbride layout, Cottages, and Auditorium were candidates for primary significance while the Dining Halls, Receiving Hospital, Doctors' Residences, the Milk House (Building #12) and one Service Building (Building #27) qualified for secondary significance. Many of the service buildings, as well as those at the rear of Building #1, were of tertiary significance, mostly due to extensive alteration. Some buildings qualified as being non-historic and opportunities for open space or infill, including a garage (#15), the Geriatric Ward (#19), a Service Building (#31), the Power Plant (#33), and the Laundry Facility (#37).

BENJAMIN D. RICKEY & CO. - EXTERIOR SIGNIFICANCE





BENJAMIN D. RICKEY & CO. - INTERIOR SIGNIFICANCE



Benjamin D. Rickey & Co. Inventory

At the time of this survey for the master plan, the interiors were evaluated based on the physical condition, extensive alterations, loss of historic fabric, and interior character defining details. The Auditorium (Building #24) was the only building that had not been extensively altered and retained most of its historic fabric. Buildings #1, #12, Cottages #22, #24, and #25, and Residences #38 and #39 qualified as secondary significance. The majority of the winged layout, Dining Halls, Cottage #21, Service Building #27, and rear center buildings had either significant alterations to their interiors or the maintenance had been deferred to a large extent. Buildings #19 and #20 as well as the majority of the service buildings no longer retained any historic details.

Note that this evaluation refers to the degree of historic interior integrity at the time of this survey.

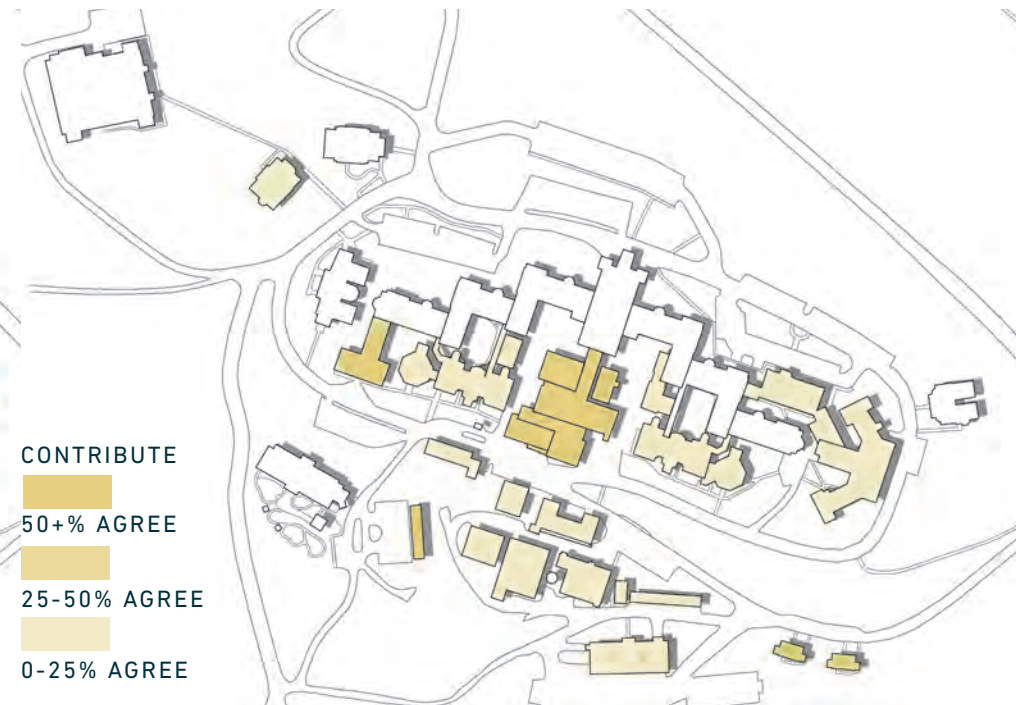


# SECTION 5 KIRKBRIDE COMPLEX

## SIGNIFICANCE



BUILDINGS THAT DEFINE THE ESSENCE OF THE KIRKBRIDE COMPLEX



BUILDINGS THAT CONTRIBUTE, BUT COULD BE REMOVED TO ENABLE REDEVELOPMENT OF THE KIRKBRIDE COMPLEX



BUILDINGS THAT COMPROMISE THE OVERALL QUALITY OF THE HISTORIC GREEN

### Public Perception

The social, architectural, and economic significance of The Ridges and the Kirkbride Complex has touched not only Ohio University but also the local community over nearly 150 years. At a public workshop, participants were polled to explore their thoughts on the quality and significance of the Kirkbride Complex.

Participants were asked to color or outline the buildings as follows:

**Green:** Defines the essence of the Kirkbride Complex.

**Yellow:** Contributes, but can be removed to support redevelopment.

**Red:** Detracts or compromises the quality of the Kirkbride Complex.

It was often challenging for the community to consider removing structures, but the responses overwhelmingly showed consensus about which buildings were most meaningful to the community.

The diagrams above represent a summary of the participants' responses. The darker colors suggest the most responses for the buildings that "Define," "Contribute," or "Compromise" the Kirkbride Complex.



PARTICIPANTS ASSESSING BUILDINGS AT THE PUBLIC WORKSHOP



RECOMMENDED LEVEL OF SIGNIFICANCE - 2015



Recommended Significance - 2015

The Design Team studied the previous historic inventories to provide a foundation for the 2015 evaluation. From there, each building was assessed, taking into account renovations at the cottages, additions to existing buildings, maintenance projects, and also where some buildings may have lost significance. This evaluation, combined with the perspectives offered from the public workshop, were used to create a composite diagram for the present day Kirkbride Complex.

The main Kirkbride winged layout retains the highest importance from both a professional and community perspective. Buildings # 1-#4, and #13, #14, #18 are the iconic buildings that provide the stronghold for the rest of development around the site. The contributing structures, such as Dining Halls (#6, #7, #16, and #17), Cottages (#21-25), and the Service Buildings (#27, #32, and #34-#36) add to the context and sense of place at the Historic Green. The scale of the supporting structures could support a variety of potential uses that will complement the main Kirkbride structure. Accessory buildings are those that could be removed without compromising the integrity of the Kirkbride Complex and whose location could support open space or a new appropriately scaled structure. The non-contributing buildings compromise the sense of place at the Historic Green and offer an opportunity to open up the land around the “defining” buildings.



# SECTION 5 KIRKBRIDE COMPLEX

## SIGNIFICANCE

### Key Recommendations

- The Kirkbride Complex in Athens is one of only two remaining historic state hospitals in Ohio and are exemplary of the Kirkbride arrangement. Efforts should be made to retain the Defining and Contributing buildings.
- While pursuing adaptive reuse for these structures, steps should be taken to preserve and maintain interior and exterior character-defining features.
- New structures within proximity of the defining buildings should be compatible with existing architecture.
- Future renovations to all buildings should adhere to guidelines specified by the Secretary of Interior's Standards for Rehabilitation.



HISTORIC PHOTO BENEATH THE VERANDA. COURTESY OF OU DIGITAL COLLECTIONS



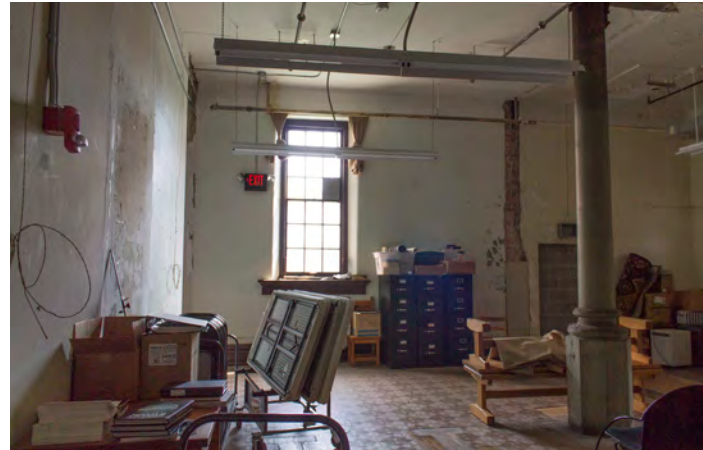
PRESENT DAY VIEW BENEATH THE VERANDA



PRESENT DAY VIEW BENEATH VERANDA



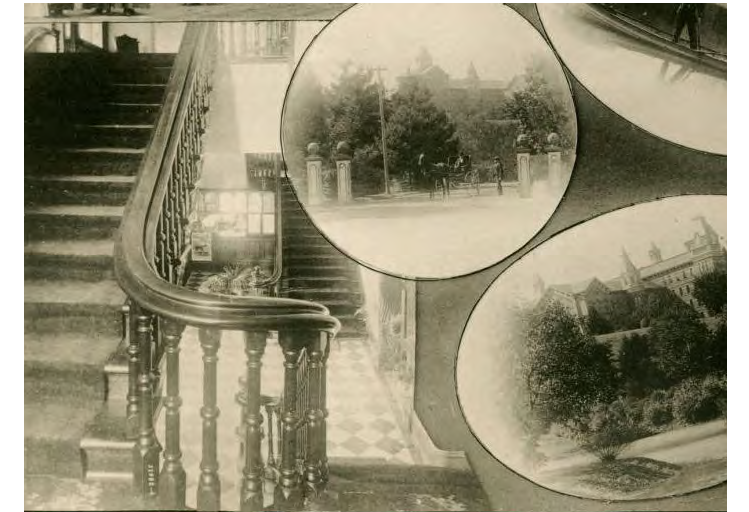
HISTORIC PHOTO OF BALLROOM IN BUILDING #1. COURTESY OF OU DIGITAL COLLECTIONS



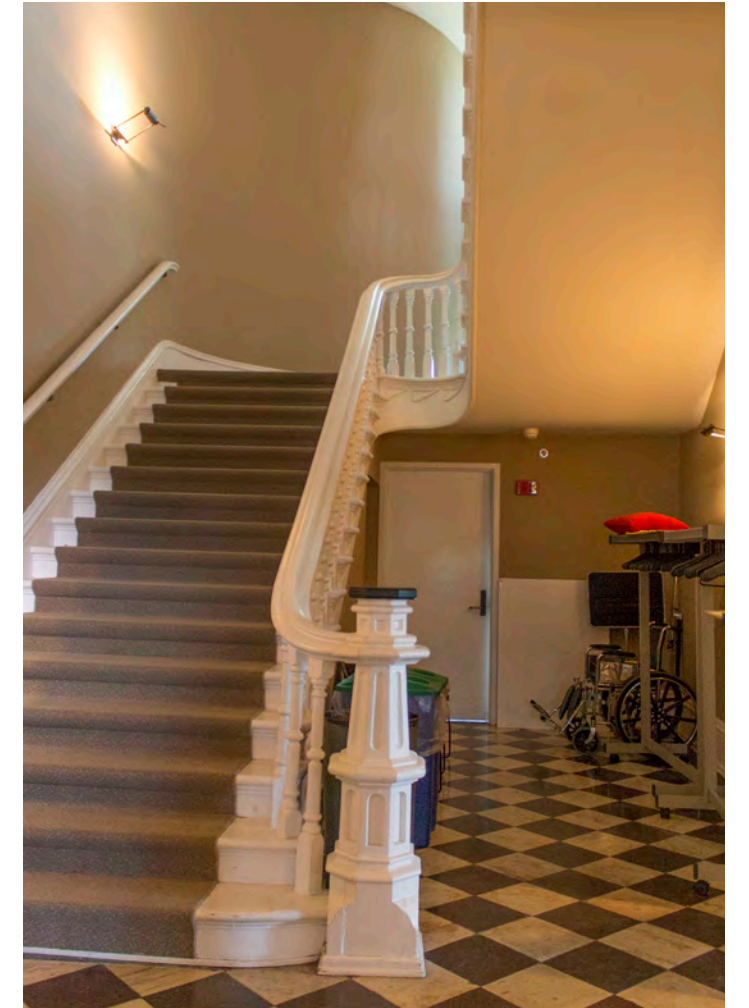
ORIGINAL BALLROOM COLUMN PRESENT IN INFILLED BALLROOM



ORIGINAL STENCILING ENCLOSED BETWEEN NEW WALLS IN BALLROOM OF BUILDING #1



HISTORIC PHOTO OF BUILDING #1 STAIRS. COURTESY OF OU DIGITAL COLLECTIONS



RESTORED STAIRS IN BUILDING #1



Suitability

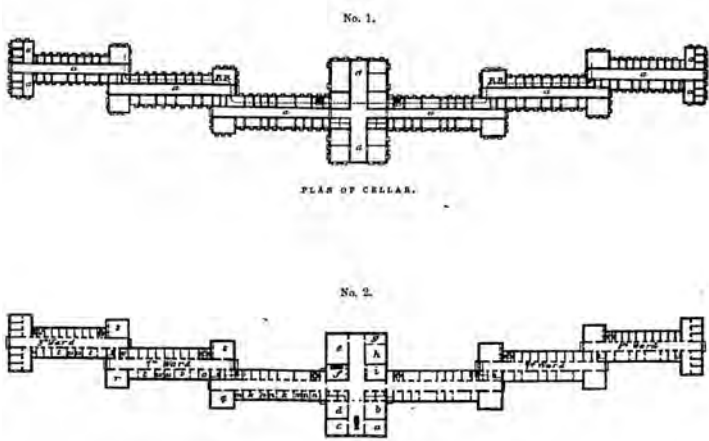
Suitability usually refers to the way in which a building functions for its originally designed purpose. For example, if a building is designed as a courthouse, but it no longer is suitable because of increased case load, changes in security or code requirements, and the need for new technology, the building may no longer be suitable for its intended use. Conversely, a classroom building that has large, open spaces, high ceilings, and wide corridors but is in need of new mechanical and electrical systems and some code upgrades, might still be considered highly suitable for its intended use. A comprehensive analysis evaluates suitability as a way of determining the renovation potential for similar, continuing use, which generally requires a simpler degree of intervention than a change of use (adaptive use) renovation project.



SENECA COURTHOUSE  
A courthouse is a specialized building type that may or may not be suitable for continuing use as a courthouse.

For Designed Use

In the case of the Kirkbride Complex at The Ridges, due to the significant programmatic shifts that have taken place in the area of mental health treatment, this grouping of buildings is no longer suitable for its original, specialized purpose as a mental health institution. However, this does not mean that the individual buildings are unsuitable for their original, underlying functions as housing, offices, treatment facilities, storage, service, etc.



HISTORIC KIRKBRIDE  
Mental health treatment has “moved on” from the popular Kirkbride model of the 19th century. The buildings may still be suitable for their underlying use.

For Current Use

As stated previously, only 35 percent of the available building space at the Kirkbride Complex is occupied by University entities, and much of that space is under utilized. In some cases, like the Kennedy Museum, located in part of Building #1, the space has proven to be very suitable for museum use. Similarly, the Voinovich Center comfortably occupies two renovated Cottage Buildings (#21 and #22), and the Auditorium (Building #23) is suitable for its use as an assembly area. Buildings being used as storage also are, for the most part, suitable for that use.



KENNEDY MUSEUM OF ART  
Large open rooms with high ceilings work well as gallery spaces at the Kennedy Arts Museum.

For Future Use

Suitability for future use will depend upon actual University programmatic needs, as identified in the Comprehensive Master Plan. The next section of this report examines the degree of adaptation necessary to create a suitable environment for a wide variety of potential uses. Looking at a few relevant case studies has prepared the Design Team to effectively analyze suitability, keeping in mind that feasibility must be determined as an amalgamation of condition, significance, suitability and adaptability.

Another way to assess suitability is to examine other, similar projects and compare lessons learned to the conditions found at The Ridges. Examples of other projects addressed in this study include a former Carnegie Library that has been adapted into a county administrative office building and an Army barracks building, abandoned for nearly 50 years, that has been converted into a high school classroom building.

One specific suitability issue that must be examined is “scale.” The main part of the Kirkbride Complex (Buildings #1, #2, #3, #4, #5, #13, #14 and #18) is over 200,000 square feet in area, arrayed over three-plus floors. It seems unlikely that a single user will be identified for all this space (indeed, the original building served multiple uses). Therefore, appropriate ways to break down the scale of the building must be explored in order to support multiple uses and/or users. The diagrams later in this section illustrate this process.



# SECTION 5

## KIRKBRIDE COMPLEX

### CASE STUDIES

#### Case Studies

The following examples illustrate effective redevelopment of historic properties with complexity similar to that of buildings on the Historic Green. This important precedent --a former Kirkbride hospital -- provides good insights into the challenges of these unique properties. All Kirkbride-design facilities follow a similar pattern of layout and organization. The broad zigzag wings with high ceilings and massive masonry construction are embodiments of mid-19th Century concerns with access to light, fresh air and fire safety.

Kirkbride examples are valuable to study because of the ability to examine the effectiveness of differing approaches to their renovation and adaptive reuse. Research showed that while some Kirkbride renovation projects were unsuccessful due to location or lack of marketable interest, several have been successful in providing renovated space that is unlike other spaces around. What successful Kirkbride redevelopments have in common is a champion, intact buildings, and a development window that is open long enough for ideas, needs and opportunities to converge.

The Design Team and University representatives were able to visit the project and had an extended discussion with the developers. The Minervini Group's approach to the redevelopment has been to leverage a complex assemblage of state and federal development incentives. These include Brownfield Redevelopment Grants, which assisted with the cost of hazardous material abatement, and the establishment of a Michigan Renaissance Zone, which provides abatement for most property taxes and eliminates state income taxes for residents of the Renaissance Zone. The developer has also been able to maximize the use of State and Federal Historic Preservation Tax Credits.

The Village is still a work in progress, but it has clearly passed a milestone in development whereby the remainder of the project seems almost certain. The project is an unqualified success and has become a landmark and a tourist attraction in the community.

The similarities are strong between the Historic Green and the Village, not just in the physical similarities of the buildings, but in their potential to contribute to the local economy. The "close to the ground," step-by-step development process would be very applicable to the Historic Green.

#### Lessons Learned

- Phasing – The project does not need to be completed all at once to be successful. The Village has been in development for over ten years, and there is still much going on. The Kirkbride Complex also is a large development that can be redeveloped over time.

#### The Village at Grand Traverse Commons

The former North Michigan Asylum in Traverse City Michigan, is in the process of a decade-long transformation into a mixed use residential and retail project. The project is being led by a local developer, the Minervini Group.



AERIAL VIEW OF THE VILLAGE AT GRAND TRAVERSE

Note the scale and layout are similar to Kirkbride Complex at The Ridges. While still a hospital, the main central buildings were demolished, but the complex has nonetheless been repurposed successfully.



GROUND LEVEL RETAIL "AVENUE"

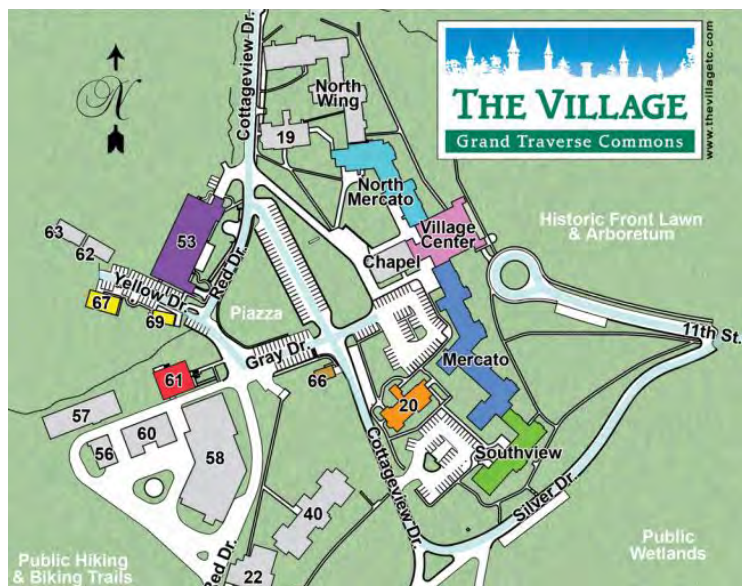
This level "connects" the sprawling wings of the Kirkbride structure.



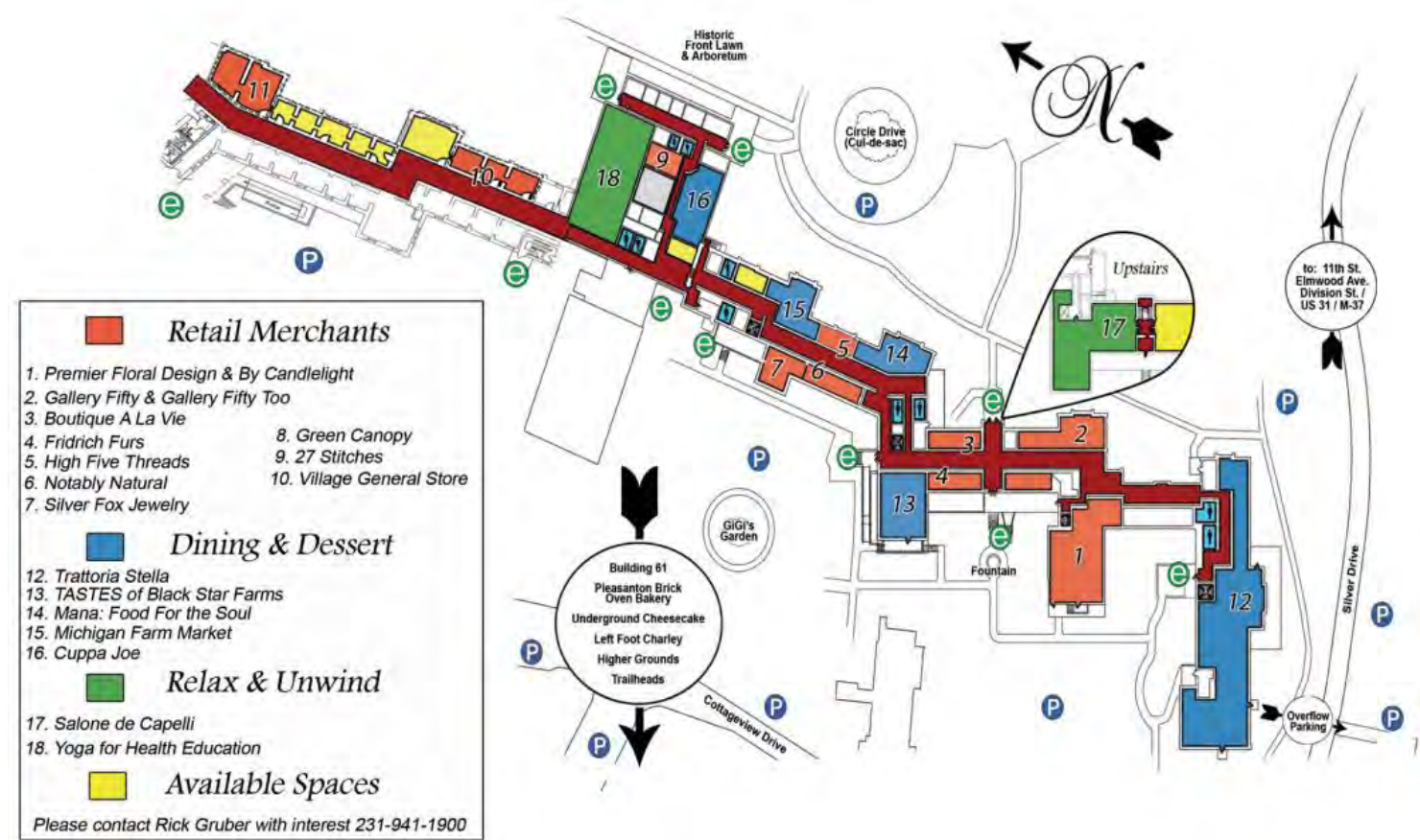
RESTAURANT AT GROUND LEVEL OF GRAND TRAVERSE COMMONS

Quirky, romantic, creative spaces can be created in these buildings.





- Vertical Organization – The Design Team's concept of dividing the large Kirkbride building into vertical units has been used at the Villages with great success.
- Connection at Ground Level – The Village has successfully employed circulation at the ground level to tie the various organizational units together. The Ridges Kirkbride Complex Main Building has similar potential.
- Adaptive Use of Multiple Buildings – One of the greatest lessons learned from the Village is to avoid wholesale, unconsidered demolition of smaller or less significant buildings, which, as uses are found for them, enhance the environment by creating a walkable village atmosphere.



- Multiple Entrances (Front & Back) / Identities – The Village exhibits several ways to create and identify multiple entrances to the large buildings that can be applied directly to the Kirkbride Complex.
- Sensitivity of Parking / Landscape Development – The landscape in which the buildings are placed is a significant factor in the success of the development. At the same time, adequate and convenient parking is essential.
- Wayfinding – Both the Village and the Kirkbride Complex occupy large, complex sites, so clear wayfinding pathways and signage are important.
- Financial Models and Incentives – The owners of the Village shared their experiences with creative financing, including use of historic tax credits and other incentives that may be applicable to the Kirkbride Complex.



SERVICE BUILDING AT GRAND TRAVERSE COMMONS REPURPOSED FOR A BOUTIQUE RETAIL SPACE



SERVICE BUILDINGS AT THE KIRKBRIDE COMPLEX IN SIMILAR SCALE TO THOSE AT GRAND TRAVERSE



THESE SERVICE BUILDINGS AT THE KIRKBRIDE COMPLEX ADD SCALE AND CHARACTER AND ARE SUITABLE FOR MULTIPLE USES.



# SECTION 5

## KIRKBRIDE COMPLEX

### CASE STUDIES

#### Richardson Olmsted Complex - Buffalo

The historic Buffalo State Asylum, built in 1870, was designed by architect Henry Hobson Richardson and landscape architect Frederick Law Olmsted in collaboration with Dr. Thomas Story Kirkbride. Together, they designed a state hospital that embraced the Moral Care philosophy on 203 acres of serene, pastoral park land on the outskirts of Buffalo. Similar to other Kirkbrides, it was left abandoned as patients were moved to modernized facilities.

As a prominent building designed by notable architects, the complex was named a National Historic Landmark in 1986, though it would be years before plans for re-use were feasible. For many years, prominent community members, academics, and elected officials attempted to save the architectural treasure and prevent further dilapidation. In 2006, then-Governor George Pataki appointed a Board of Directors to explore options for reuse and to fund the preservation efforts.

After many studies and reports, a Master Plan was developed to reuse the complex as a cultural tourism destination. The iconic Towers building will be occupied by the Buffalo Architecture Center and a conference center, and the flanking wings will become the Hotel Henry. The South Lawn was restored in 2013, re-envisioning the Olmstedian view by creating a pedestrian loop, a new entry plaza, and rain gardens. The surrounding site buildings are to be occupied by SUNY Buffalo State.

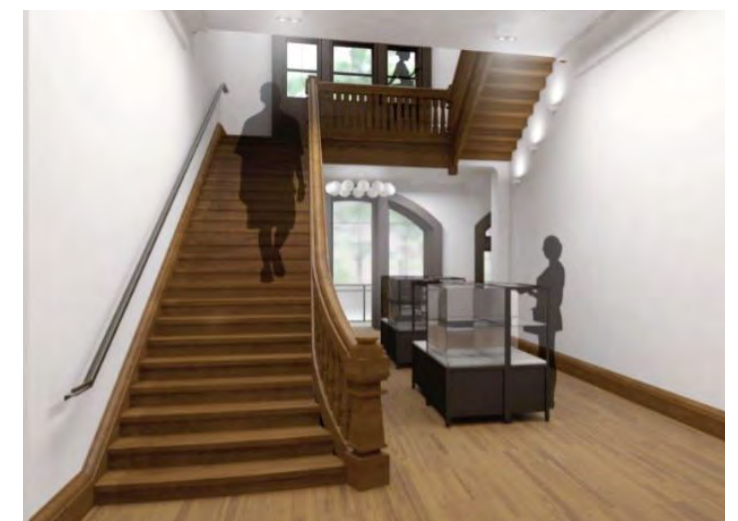
Such a renovation would not be possible without extensive financial support from a variety of sources. Gov. Pataki pledged \$100 million in state funds for rehabilitation and for some new buildings within the Complex. The first priority was to undergo stabilization to prevent further loss of the historic fabric, which was completed in two phases, starting in 2008. Using historic tax credits, the Richardson Center Corporation is now through the first phase of the development for the planned mixed-use project, set to open in 2016.

#### Lessons Learned

- Significance – The Richardson Olmsted Complex is one of Buffalo's finest examples of American architecture, not only in the State, but in the Country. The community of Buffalo's persistence was instrumental in saving this architectural gem.
- Green space – Priorities were made to renew the historic front lawn, and parking was accommodated in other locations on the site.
- Mixed-Use – Programs were selected that celebrated the architects and designers, yet also maximized the opportunities for public interaction.



PRESENT DAY RICHARDSON OLMSTED COMPLEX. IMAGE COURTESY OF CAROLINE BRONCKERS AND RICHARDSON CENTER CORPORATION



IMAGES COURTESY OF DEBORAH BERKE & PARTNERS, ANDRO-POGON ASSOCIATES, AND THE RICHARDSON CENTER CORPORATION.





CONSTRUCTION PHOTO SOWING EXISTING INFILLED FLOOR IN HISTORIC GYM SPACE



RENOVATED GYMNASIUM WITH FLOOR REMOVED, AND BEAD BOARD CEILING RESTORED



SITUATED ADJACENT TO THE COMMUNITY'S PUBLIC LIBRARY AND AN URBAN PARK, THE OLD INSTITUTIONAL BUILDING PERFORMS WELL AS CRISTO REY HIGH SCHOOL



CONSTRUCTION PHOTO SHOWING REMOVAL OF BEARING WALL  
Walls were holding themselves up, but did not directly support floor loads.



RENOVATED CLASSROOM  
Note the open space created by removal of bearing wall.

## Cristo Rey High School

The Old Ohio School for the Deaf was built to serve Ohio's hearing-impaired children from its construction in 1898 until the 1950s, when new quarters were built elsewhere. In 2014, the 84,000 SF building, which is listed on the National Register of Historic Places, was renovated into Cristo Rey High School. The project was awarded State and Federal historic preservation tax credits as well as other financial incentives.

One challenge at the Cristo Rey project, similar to the Kirkbride Complex, was the need to remove existing masonry bearing walls to create a variety of larger and more flexible teaching spaces for the high school. Another challenge was incorporating contemporary school systems and amenities into an older building that was not originally designed to accommodate them. The building now functions for contemporary programs with beautifully restored historic elements and uncommon character.

## Lessons Learned

- Finding the original "bones" of the building is an important step in understanding the potential for redevelopment.
- Salvaging historic finishes and other character-defining elements is economical and gives a great sense of authenticity to the design.
- Historic buildings often contain vertical chases or other pathways that can be used for modern systems integration.
- High ceilings lead to great opportunities for natural lighting and a sense of space.
- Depending upon structural framing, massive-looking bearing walls do not necessarily impede the creation of larger spaces.



# SECTION 5 KIRKBRIDE COMPLEX

## CASE STUDIES

### Additional Examples

The former Delaware Carnegie Library was repurposed as the new County Administration Building in 2001. The building's program required an increase of square footage, yet required the scale to be compatible with the existing Carnegie structure. By opening up the existing attic space, assignable area was captured for the administrative offices, therefore leaving the historic Carnegie space to be used as public space: a county courtroom and meeting and reception areas.



NEW ADDITION FOR DELAWARE COUNTY ADMINISTRATION

ROTUNDA AT DELAWARE CARNEGIE LIBRARY;  
The circulation desk is interpreted as the reception and former reading room as a meeting space.





PRESENT DAY FORT HAYES METROPOLITAN EDUCATION CENTER

This building, abandoned for over 20 years, failed the “physical condition test”, but was found to be suitable as a classroom building once renovated.

Fort Hayes was a Civil War era military base at the edge of downtown Columbus. The military barracks were adapted into an arts oriented high school and career center by transforming the existing military base into a “campus feel” with appropriate circulation and creatively reusing the historic structures.

### Key Recommendations

- Address the massive scale of the Kirkbride Complex by looking for opportunities to organize programmatic units vertically
- Find and understand each building’s “bones” before making changes
- Salvage historic character-defining elements inside and out whenever possible
- Explore ways to take advantage of high ceilings, wide corridors, and natural light
- Consider the “fit” between programmatic desires and extant historic spaces



FORT HAYES BEFORE RENOVATION



# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY

### Adaptability

Adaptability refers to the relative ease or difficulty of repurposing a historic structure for new uses as part of a comprehensive renovation. Comprehensive renovation assumes that the finished project would be comparable in all significant measures to new, purpose-built construction, both in amenities and function, but with the significant but intangible quality of unique historic character and warmth, rich in detail and interest.

Most of the main Kirkbride Complex is composed of masonry bearing wall buildings with a heavy (by today's standards) wood structure. Given

the original uses of the main Kirkbride Building as living quarters and "day rooms," the floor plan may be thought to be unreasonably rigid. However, as explorations contained in this section indicate, the buildings actually exhibit a great deal of flexibility for adaptation into a number of diverse uses. The key is the wide corridor and the relative ease of removing parts of the bearing walls to create large spaces without destroying the design integrity of the historic spaces within. Some of the other buildings show equally creative potential for re-use, and, while the Design Team has not studied all of the buildings or all possible uses, the potential flexibility is encouraging.

The majority of the Kirkbride Complex can be characterized as very adaptable to new uses, with the exception of buildings that are part of the central heating and cooling plant. These buildings are too specialized to be considered adaptable, however, they remain vital in their role as the heart of the engineering support for the physical plant of The Ridges and the Historic Green.



THE EXISTING CORRIDOR OF BUILDING #2 RETAINS THE ORIGINAL WIDE CORRIDORS AND HAS NOT HAD ANY MAJOR ALTERATIONS.



HISTORIC PHOTO OF MALE WARD, SAME LOCATION AS PREVIOUS PHOTO. WIDE CORRIDORS AND PLASTERED EDGES ARE RETAINED. COURTESY OF OU DIGITAL COLLECTIONS.

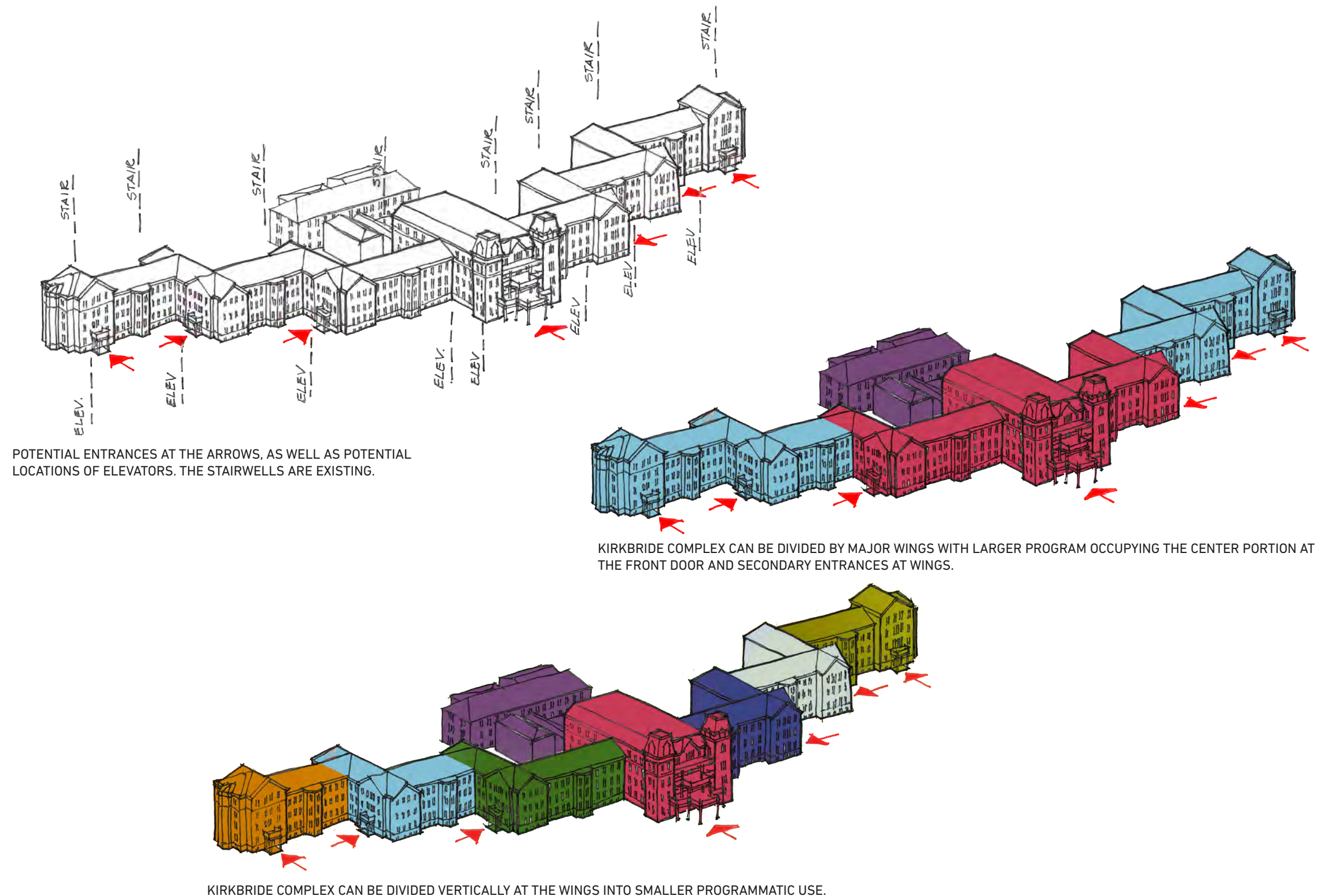


## Kirkbride Building Studies

The main Kirkbride building defines the essence of the Kirkbride Complex. Its iconic main facade has long presided over the Hocking River and should continue to remain as the “front door” to the building. In exploring adaptability for a hospital typology, the building was studied for opportunities in both its exterior massing and existing interior layouts.

The massing of the main Kirkbride building lends itself well to vertical organization. The tiered shape allows for each wing to carry a different programmatic use, while also creating an opportunity for dedicated entrances and vertical circulation. The wings can expand or be grouped based on program. Historically, the center body of the Kirkbride plan was sited to act as a main receiving space by which horizontal interaction and circulation can occur. To date, the center Lin Hall (Building #1) structure continues to act as the dominant structure on the north façade.

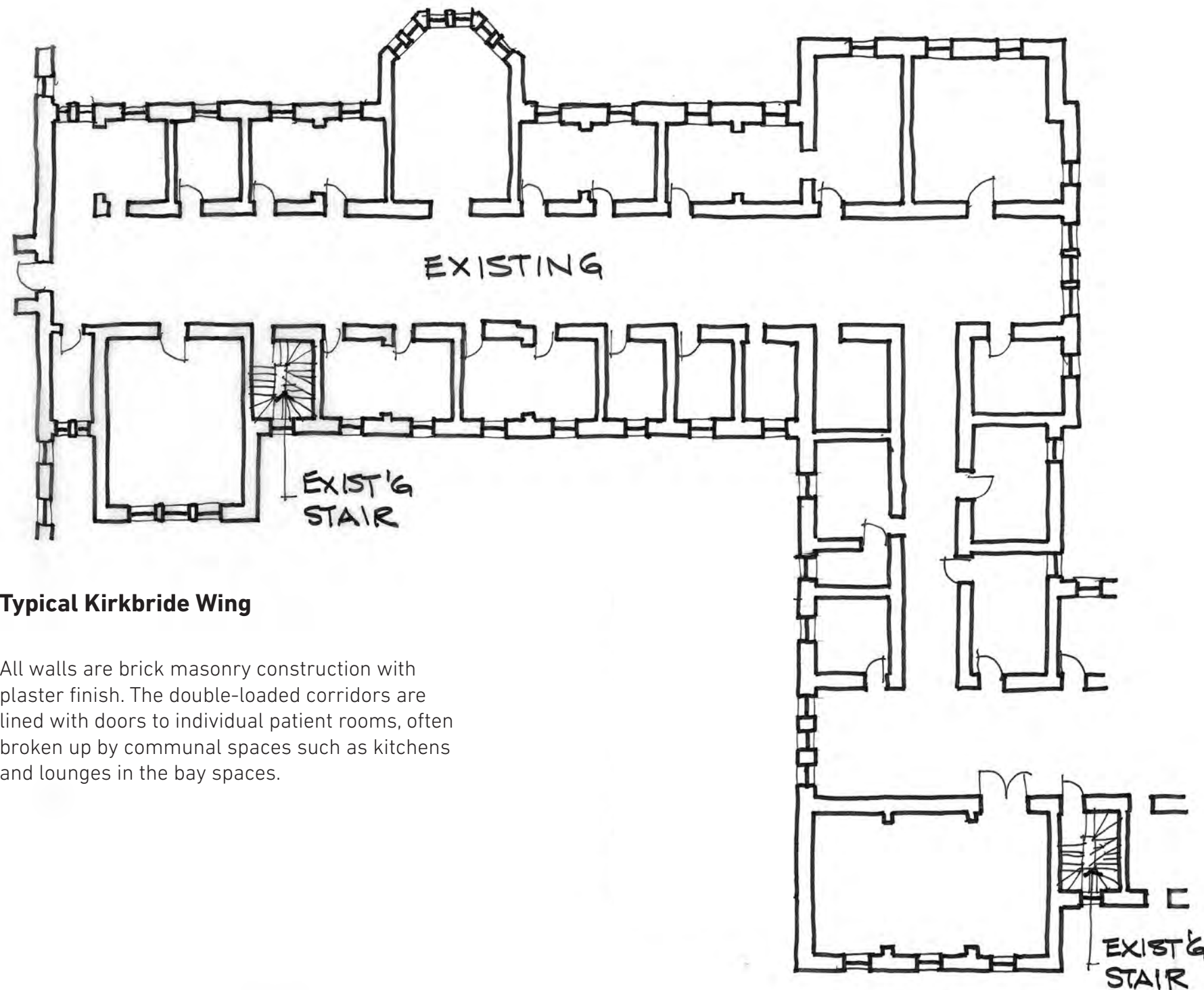
If the main Kirkbride building is re-imagined as a series of vertically organized buildings, it opens up several new use possibilities. By creating new at-grade entrances at key locations, it is possible to allow differing tenants of the main Kirkbride building to benefit from the convenience of identifiable entries and ease of wayfinding. Additional entries will also help to create a less imposing image and soften the institutional edges of the architectural scale. Opening the building at key points permits the building to accommodate cross-circulation through the building to help engage the courtyard and south sides with the broad north face of the main Kirkbride building.





# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY



### Typical Kirkbride Wing

All walls are brick masonry construction with plaster finish. The double-loaded corridors are lined with doors to individual patient rooms, often broken up by communal spaces such as kitchens and lounges in the bay spaces.



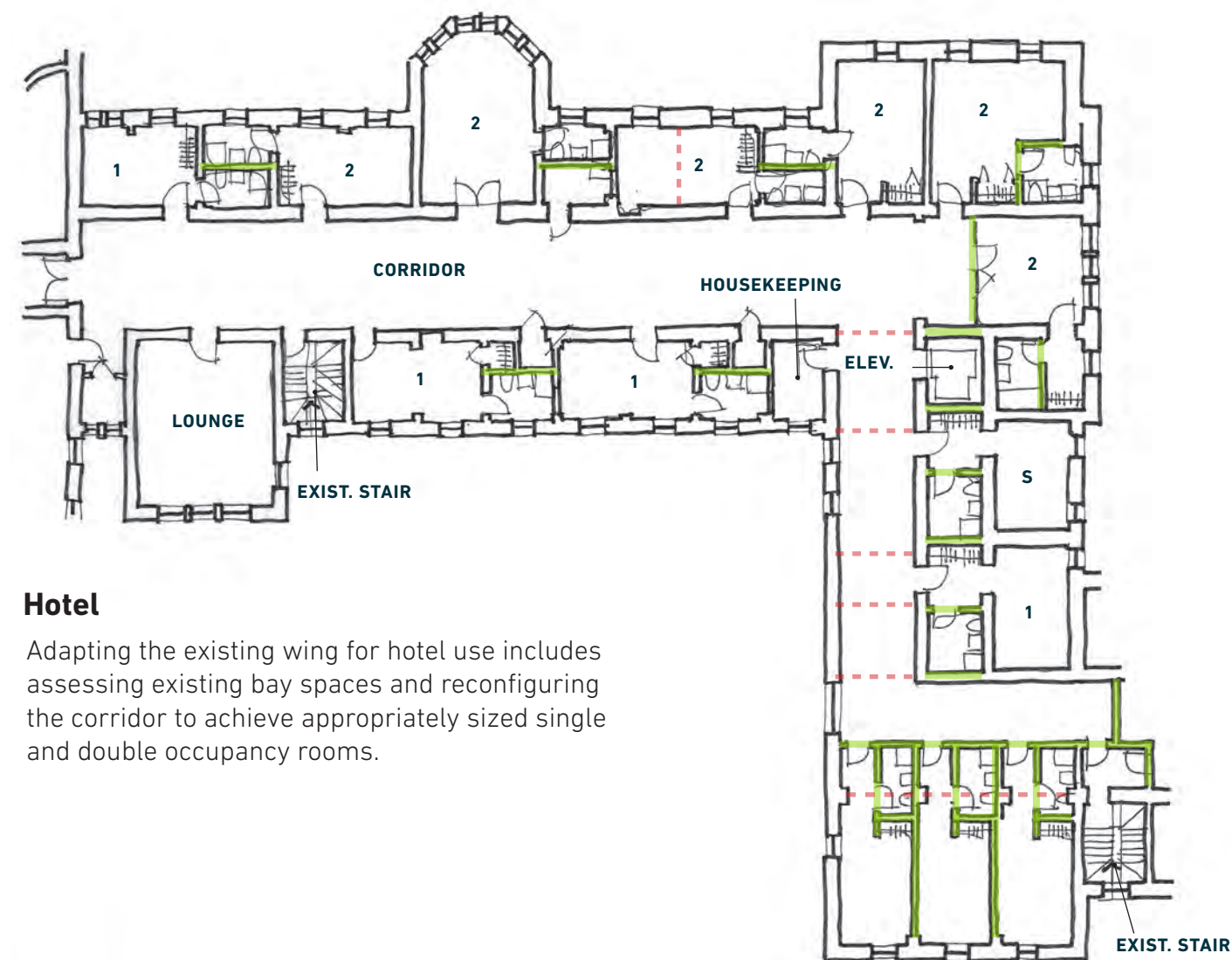
BREAKOUT SPACE IN BUILDING #3 RETAINS ORIGINAL WIDTH, HIGH CEILINGS, AND 3-SIDED BAY CONFIGURATION.



## Kirkbride Wings

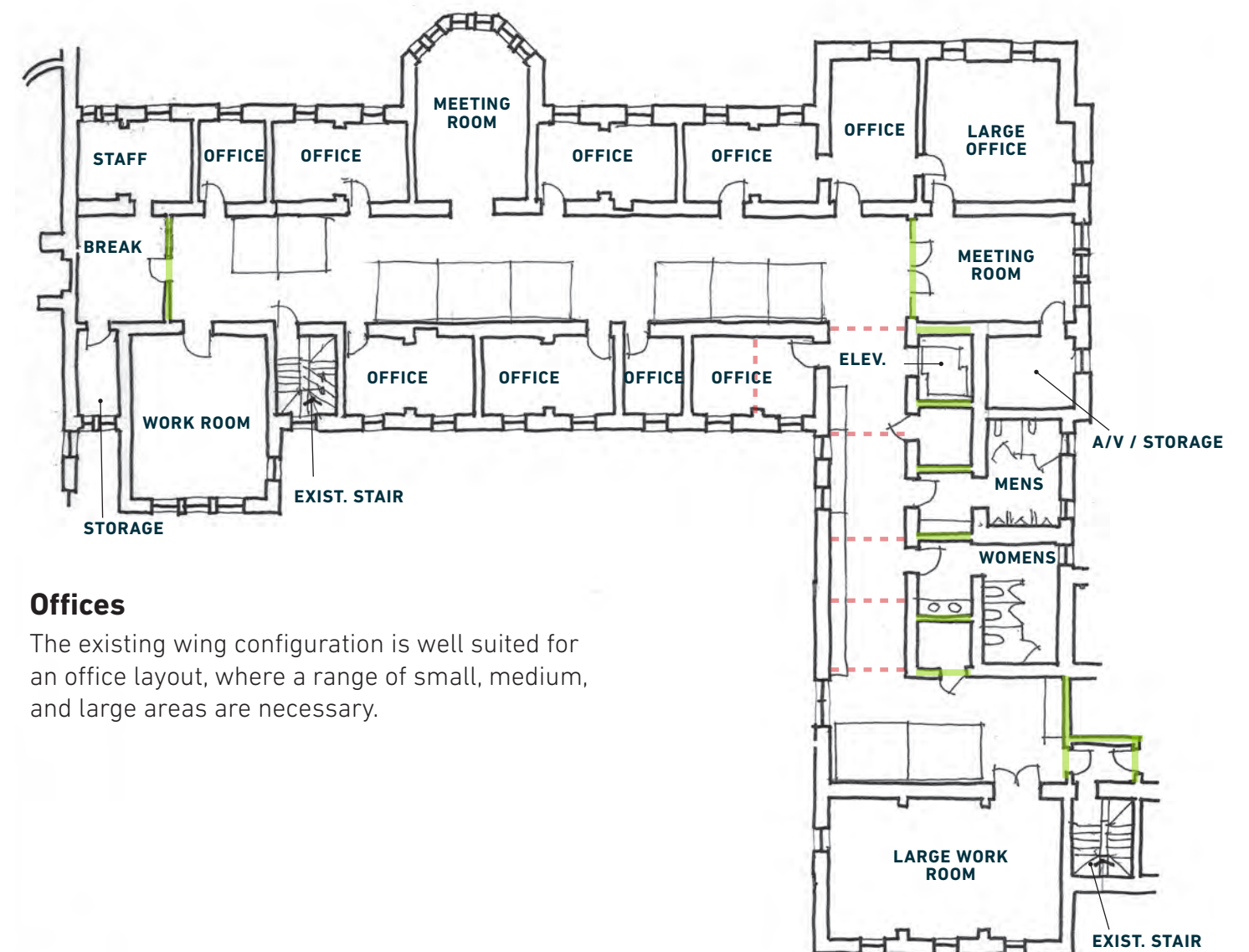
The Design Team test-fit various potential uses into a floor plan that is a representative model of much of the main Kirkbride building. The efficiency varies, depending on the ability of the assumed program to take advantage of the existing spatial organization. In most cases, reconciling the assumed program into the main building requires only modest structural modifications. In many cases, this perceived “inefficiency” is acceptable or even desirable, because it allows the design to capitalize on character-defining architectural features that add value to the design just by being retained.

Because the structure - foundations, walls, floors, roofs - is intact and sturdy, the fact that space is “lost” to thick walls, etc., has little impact on feasibility or cost.



### Hotel

Adapting the existing wing for hotel use includes assessing existing bay spaces and reconfiguring the corridor to achieve appropriately sized single and double occupancy rooms.



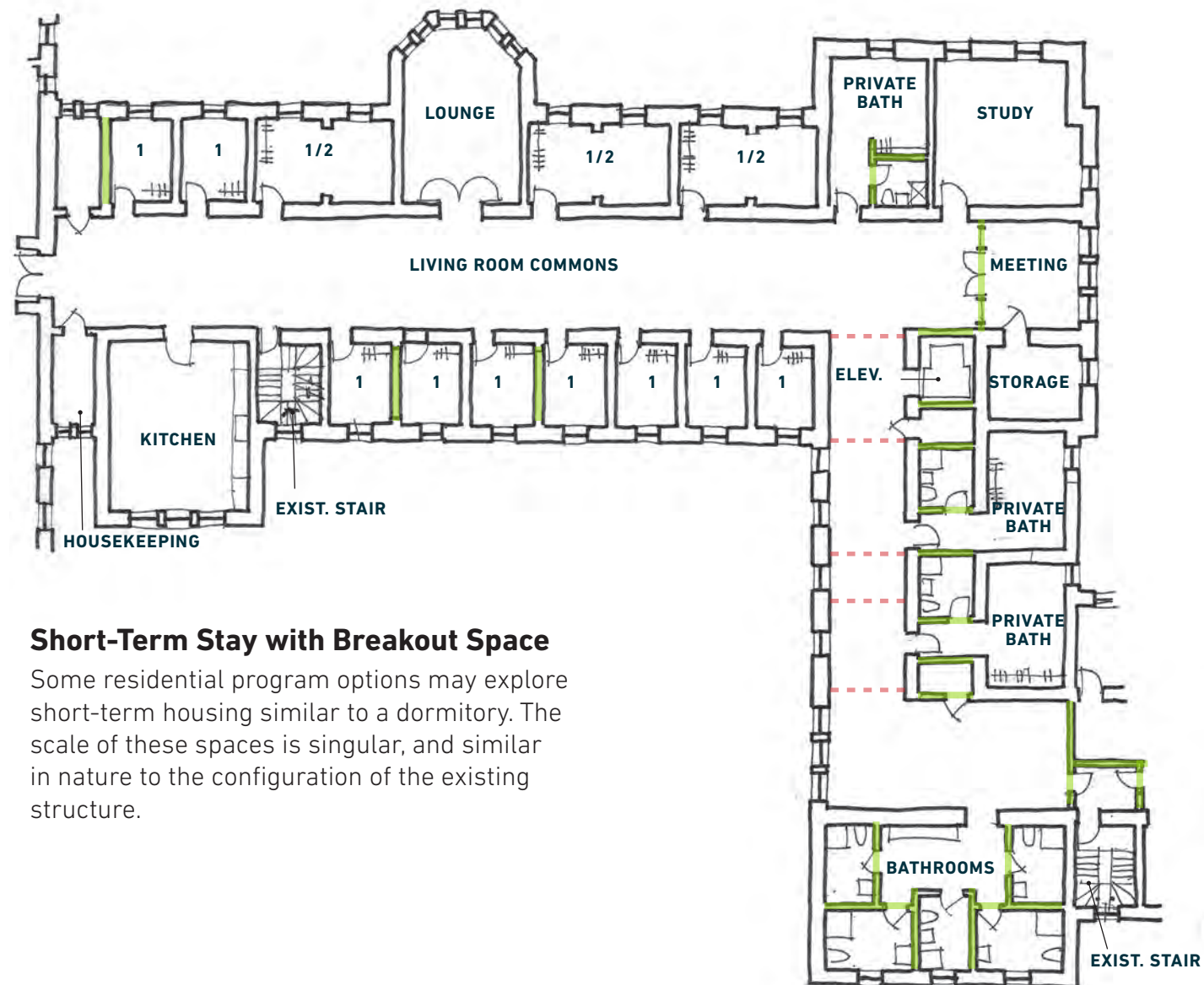
### Offices

The existing wing configuration is well suited for an office layout, where a range of small, medium, and large areas are necessary.



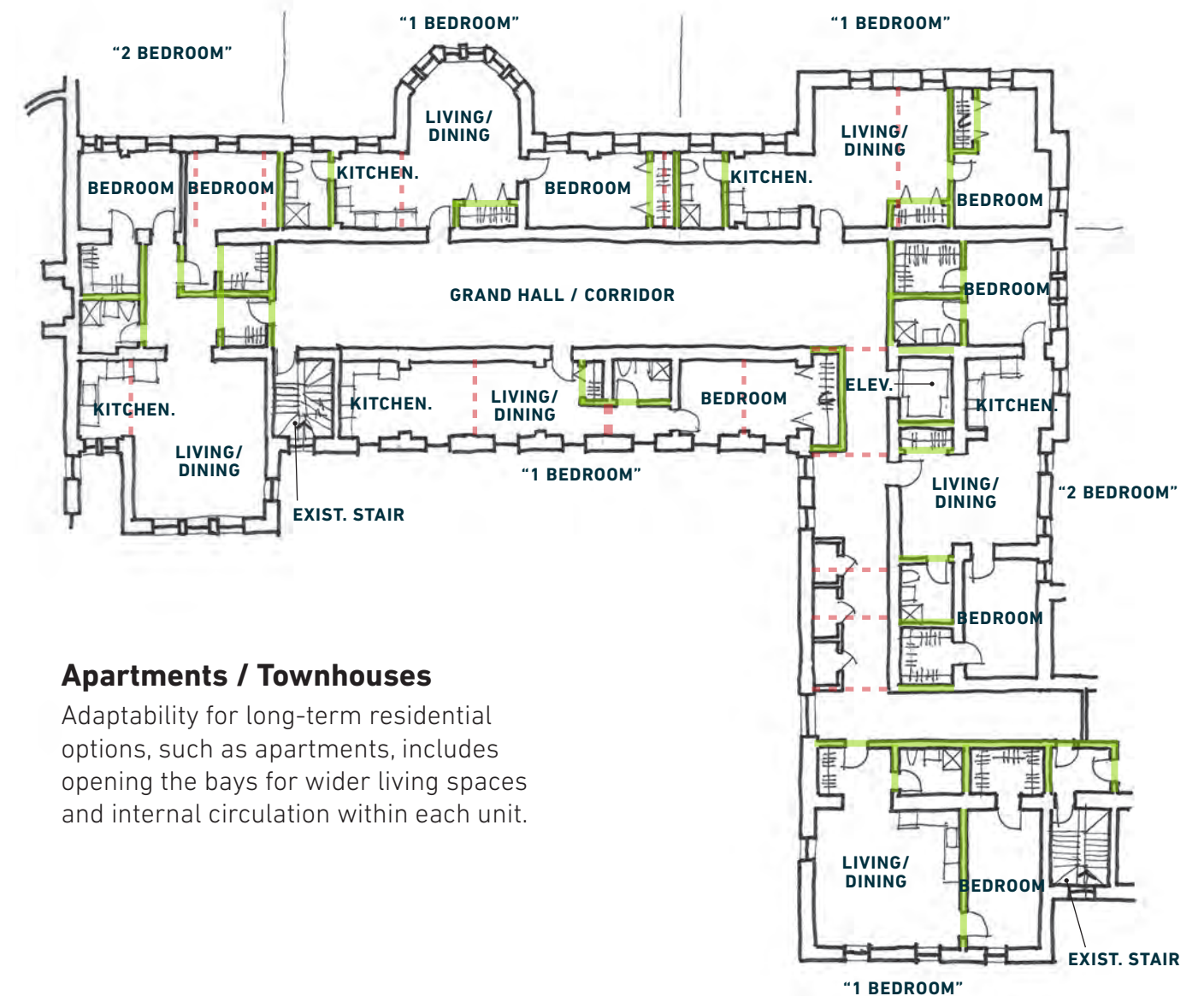
# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY



### Short-Term Stay with Breakout Space

Some residential program options may explore short-term housing similar to a dormitory. The scale of these spaces is singular, and similar in nature to the configuration of the existing structure.



### Apartments / Townhouses

Adaptability for long-term residential options, such as apartments, includes opening the bays for wider living spaces and internal circulation within each unit.



### Kirkbride - Center Reconfigurations

The Design Team considered the Kennedy Museum of Art as a program entity not only for its prominence in Historic Green but also for its location and entry into the main Kirkbride building's "front door" at Building #1. In successfully occupying parts of Building #1, it also subdivides the floors and spaces preventing natural growth for redevelopment at the Kirkbride Complex. The Museum's early presence has retained activity at Historic Green that otherwise may not have prospered without a stable occupant, and has likely prevented the complex's demolition. However, as the future Historic Green develops, it is certain to include significant new neighbors and tenants that will share the Kirkbride resources with the Kennedy Museum. The Design Team explored ways in which the Kennedy Museum could grow alongside the redevelopment for the complex as a whole.

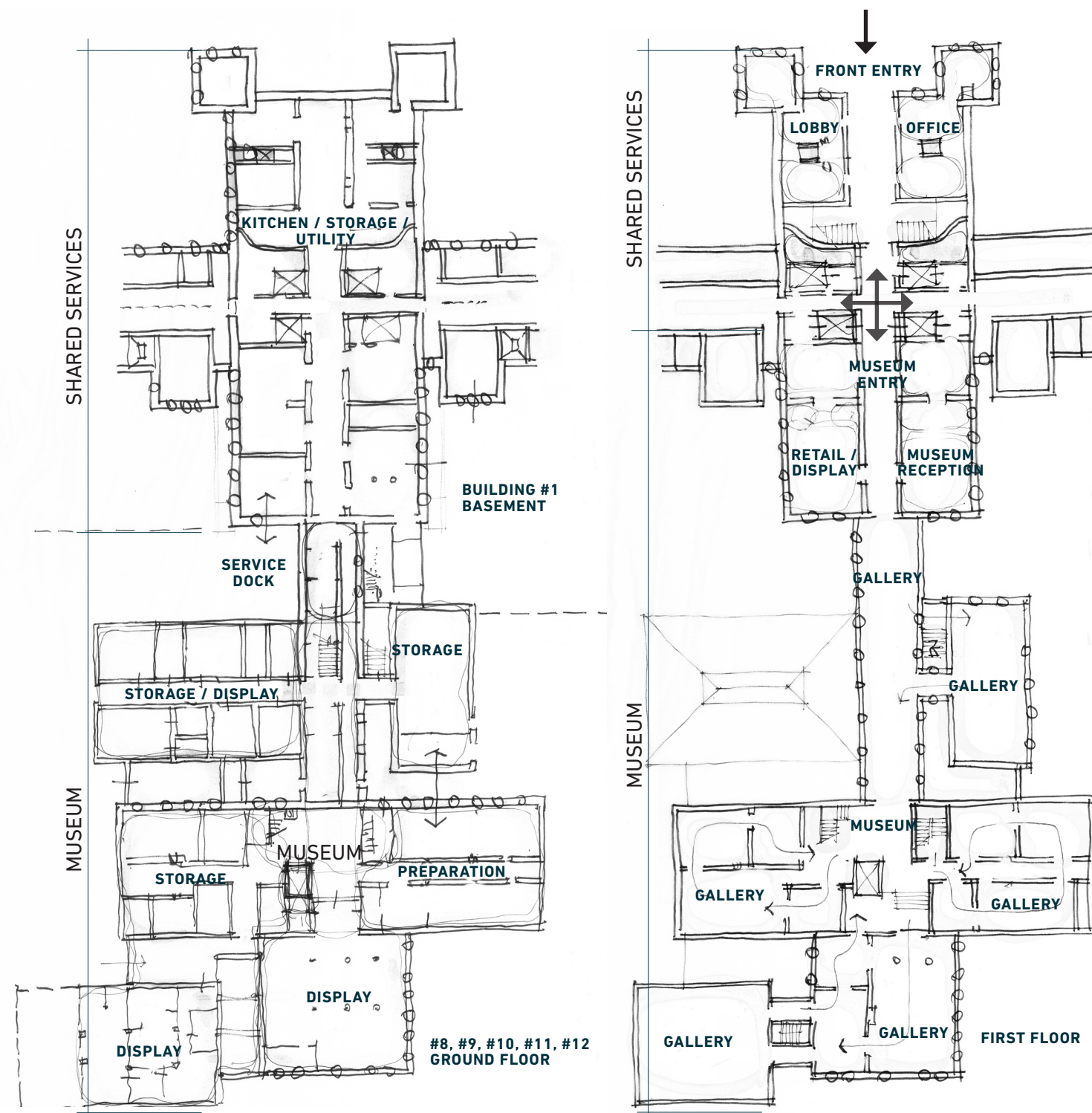
Kennedy's underlying assumption in its occupation of Building #1 was that it would occupy the center and expand vertically, as required, through the upper floors. While this approach is straightforward, it contains several assumptions worth considering. The main Kirkbride building has one significant front door; this main entry will always dominate the composition of the buildings. While additional entries are desirable and feasible, they will always be secondary to the main entry.

The Design Team approached the Museum Leadership and the University community to discuss expansion needs for the museum. The

museum's needs are modest, but the desire for flexibility, such as back of the house spaces, were of interest to staff. The discussions also touched on the community's interest in the development of co-located museums to complement the offerings of the Kennedy Museum of Art, such as museums of natural science, local history, and community arts. These additional programs would benefit from their association and interaction with the Kennedy's professional staff and Ohio University could benefit from the connection with new ventures that would enrich the museum studies program. With this in mind, the "front door" should be reconfigured to serve more than just the Kennedy Museum of Art. To achieve this shared entry philosophy, the physical front door for the museum itself could be relocated to just beyond the open interior staircase and elevator thus allowing other Kirkbride tenants to share the building's front door.



HISTORIC PHOTO OF "LOVERS LANE". COURTESY OF OU DIGITAL COLLECTIONS

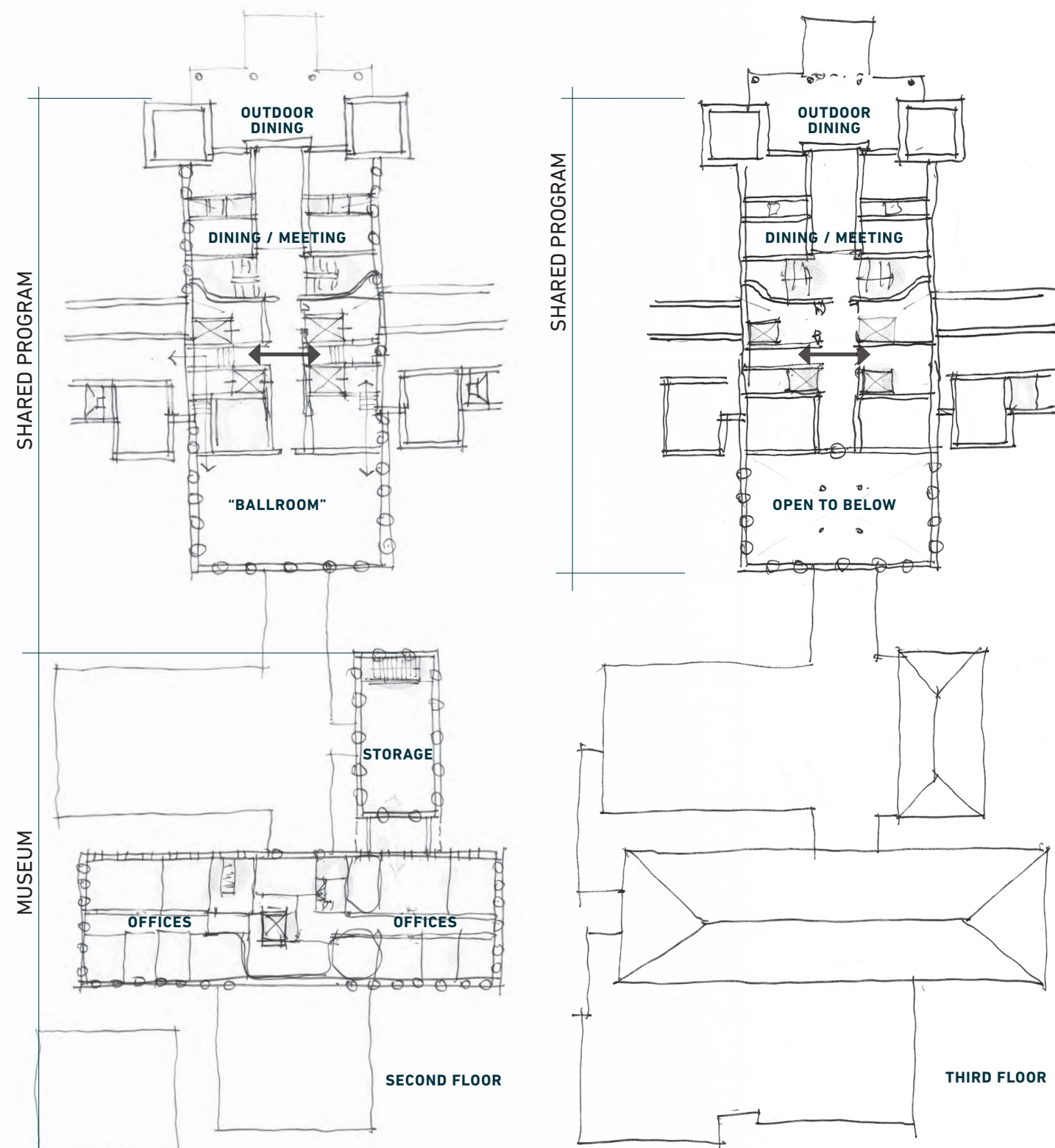


Illustrated in the conceptual sketches is the idea of the front portion being occupied by public "shared" spaces. They also explore the ability to expand the Kennedy Museum of Art into the south buildings #8-#12 which contain a variety of engaging spaces for galleries and individual displays. The staff and patrons would be spread over a central floor rather than several vertical floors.



# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY



The upper floors of Building #1 can be reconfigured to provide meeting rooms, conference space, dining rooms, and possibly a restaurant with views over the Hocking River. The second floor "ballroom" could contribute to a hospitality use such as an Executive Education Center or Hotel. The upper floors of Buildings #10 and #11 may be occupied by Kennedy staff.



VIEW OVER HOCKING RIVER TOWARDS CAMPUS FROM THE VERANDA IN BUILDING #1



VIEW WITHIN BUILDING #1 ON TO THE VERANDA



## Dining Halls

The former Dining Halls, Buildings #6, #7, #16, and #17, are unique among the Kirkbride Complex with their open steel structure providing large, sweeping spaces that can easily be re-arranged. The odd lack of internal stairs and the assortment of additions to these buildings are typical of many early renovations, which often solved one isolated issue, while ignoring or even compounding other fundamental shortcomings or barriers for reuse. These early renovation efforts illustrate the importance of a comprehensive renovation program where planned and future projects are carefully coordinated so building modifications and redevelopment projects accommodate and complement neighboring structures.

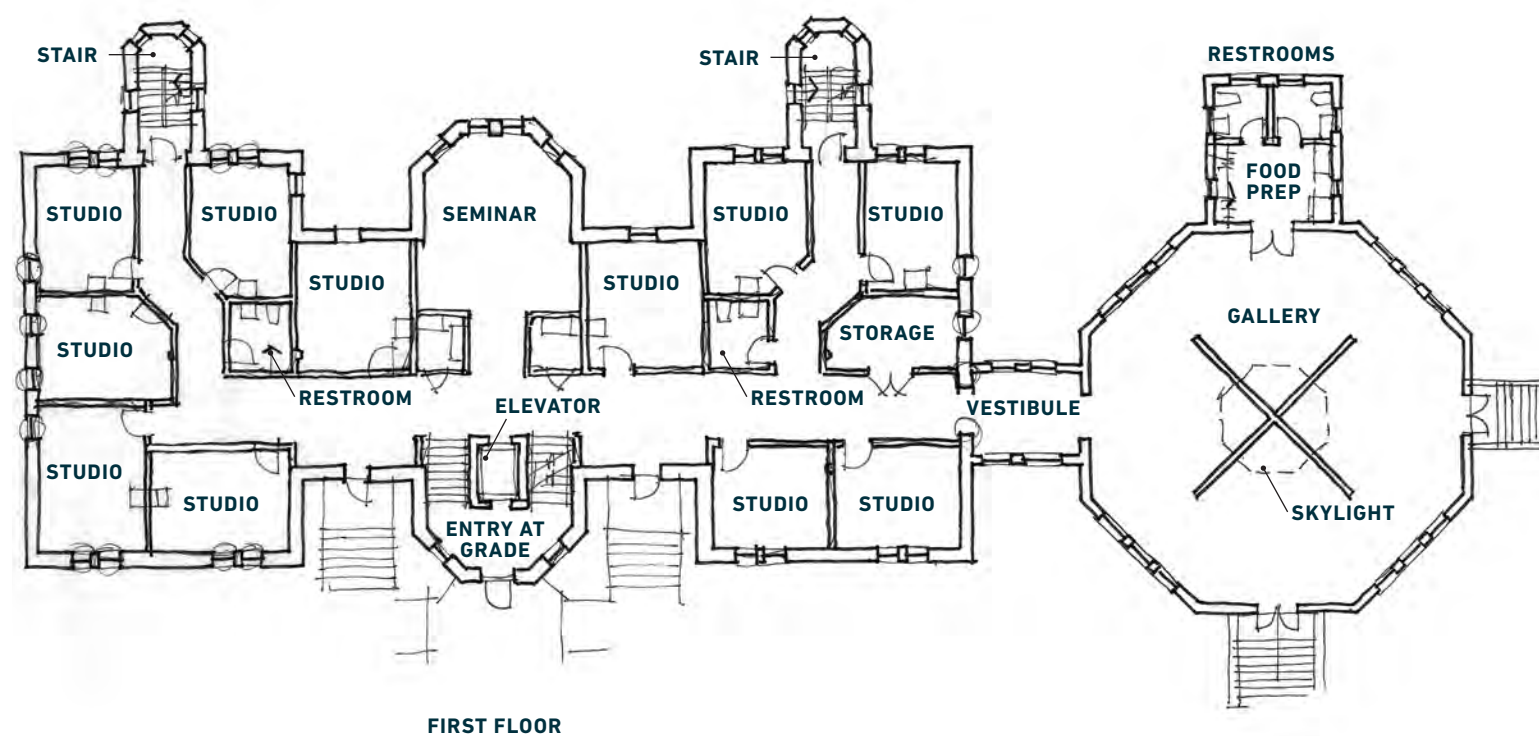
The accompanying diagrams illustrate just one way these unique buildings might be adapted for new uses.



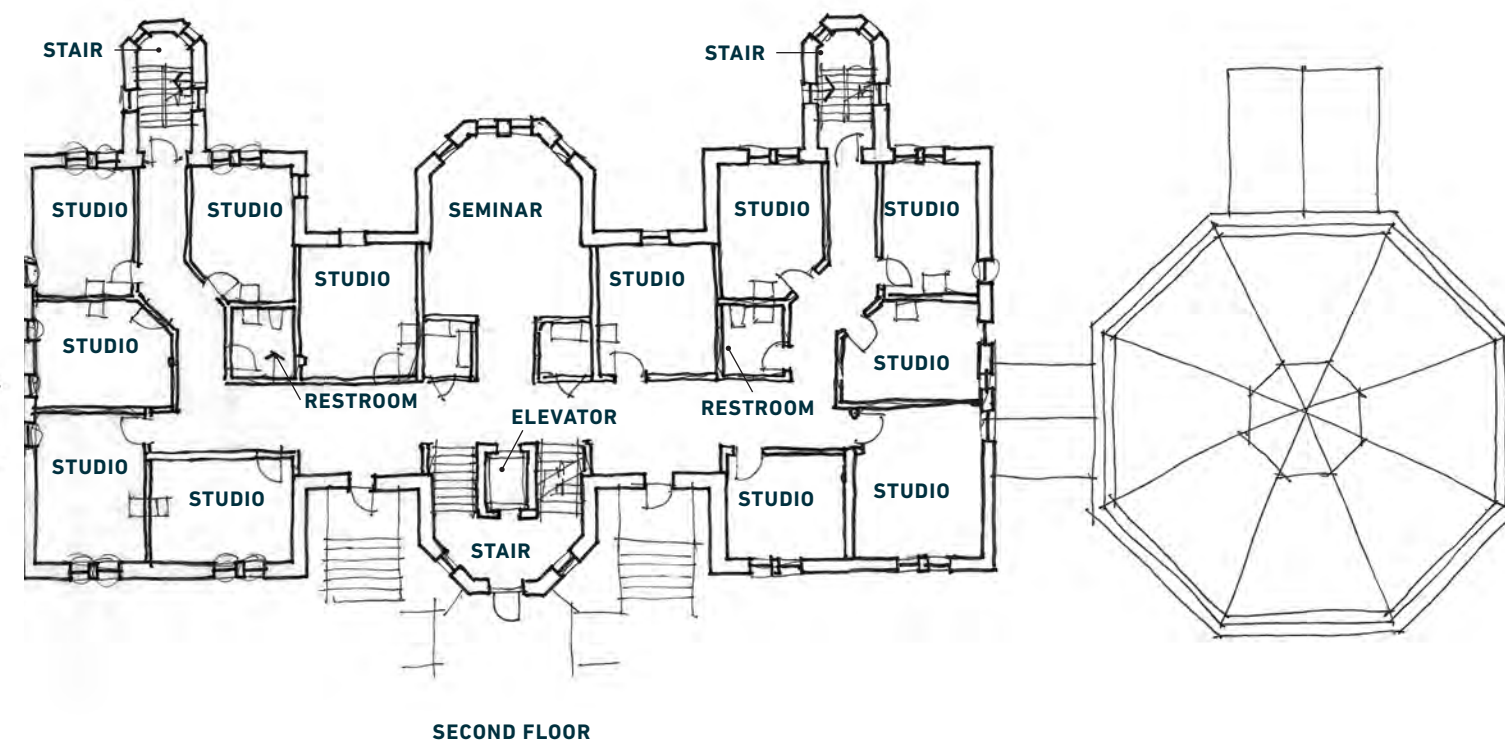
SOUTHEAST VIEW OF BUILDING #17, CURRENTLY OCCUPIED BY THE COLLEGE OF FINE ARTS



VIEW OF THE SOUTHWEST FACADE OF BUILDING #16.



FIRST FLOOR



SECOND FLOOR



# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY



HISTORIC PHOTO OF BUILDING #21, COTTAGE O. COURTESY OF OU DIGITAL COLLECTION



EXTERIOR OF RENOVATED BUILDING #21.  
Note the change of the center dormer, railing on the 3-sided bays, and reconfiguration on the first and second floors of the middle bay doors.

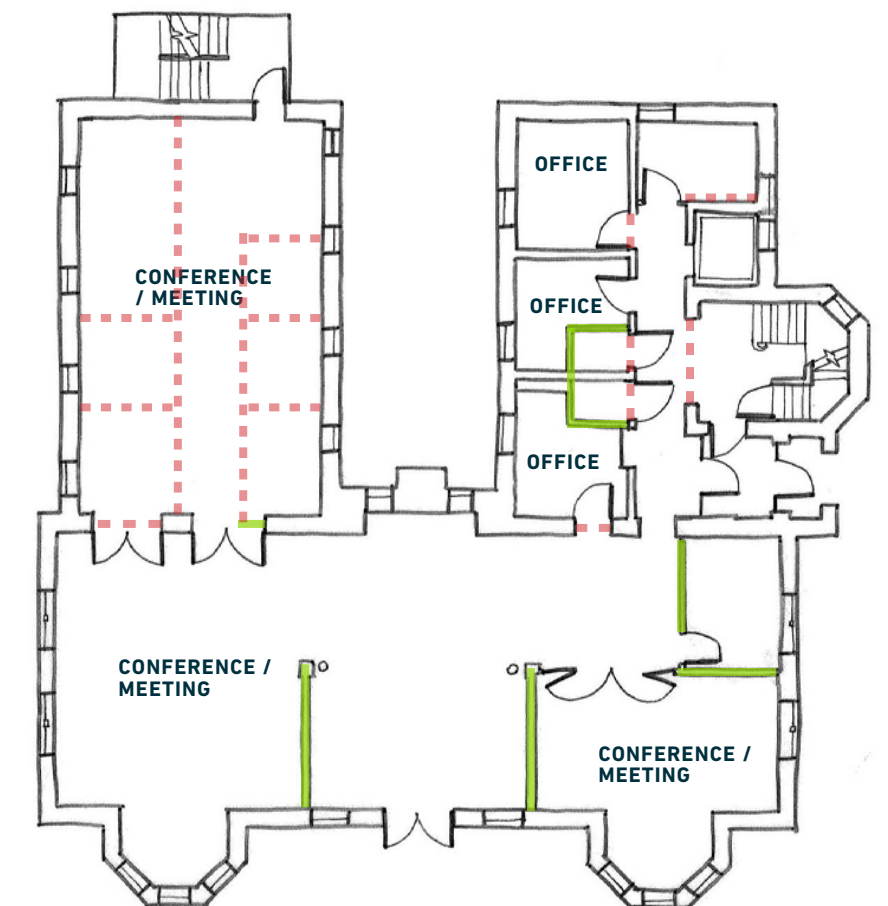
### Cottages

Building #21 is a fitting example of both the consequences of an ineffective renovation, as well as the positive benefits of a successful renovation. Built in 1903 by notable architect Frank Packard, the cottage was part of a series of buildings constructed to accommodate a more decentralized approach to patient treatment.

In 1958, the building underwent extensive renovation, at which time the wood-framed first and second floors were replaced with a concrete floor system. Unfortunately, this renovation also eliminated many of the original interior finishes

and details, replaced all of the original doors and windows, and removed five dormers, which adversely altered the character of the building.

However, in 1999, the building was renovated to become the "front door" of the George V. Voinovich Center for Leadership and Public Affairs and to recapture some of the original character of the building. To create the needed training spaces and classrooms, the interior walls were reconfigured on the first floor. By removing walls of the small patient rooms, the first floor was opened to provide the necessary amenities for the school.



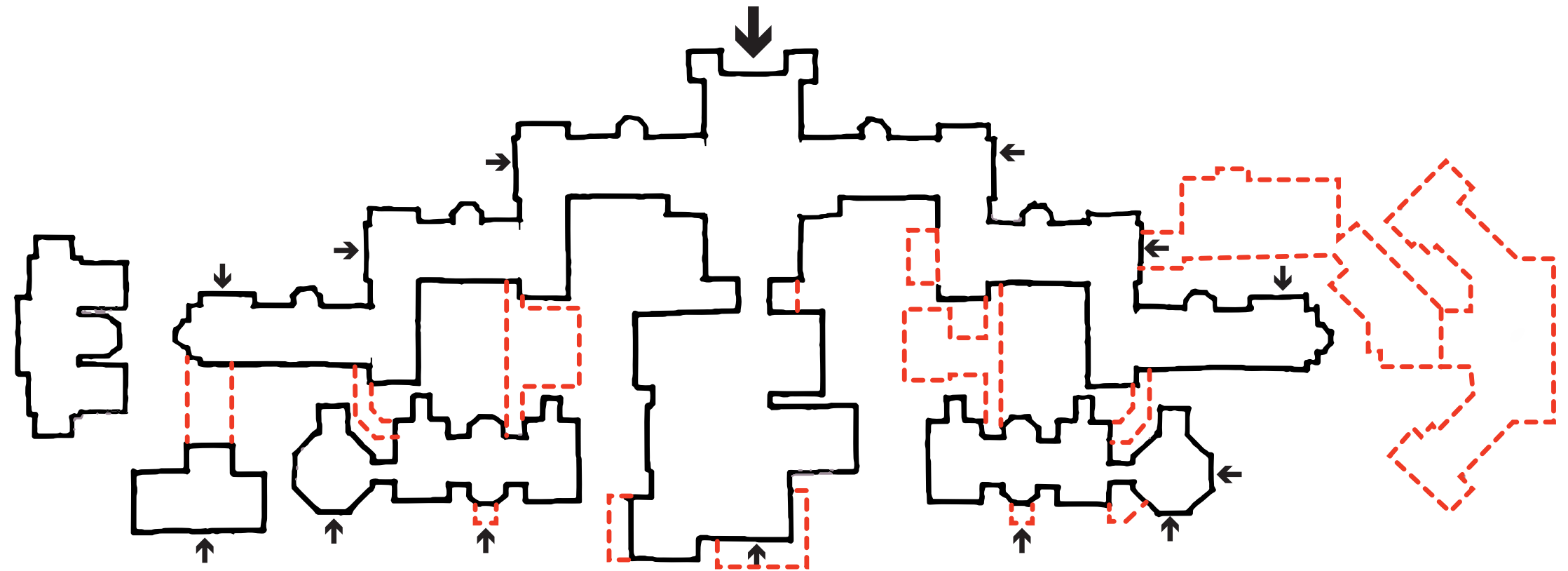


### The Concept of Selective Editing

The Design Team has also explored the notion of selective “editing”. When editing a manuscript, careful cuts are made and additional material added to improve the overall product. It is certainly possible to apply this concept to the Kirkbride Complex, both for individual buildings (replacing an existing wing with an addition that has larger bay spaces or higher or lower ceilings, for example) or as part of the site plan (remove some structures to make way for new ones or for creative green space). This editing process is an integral part of the adaptability or flexibility portion of analysis.

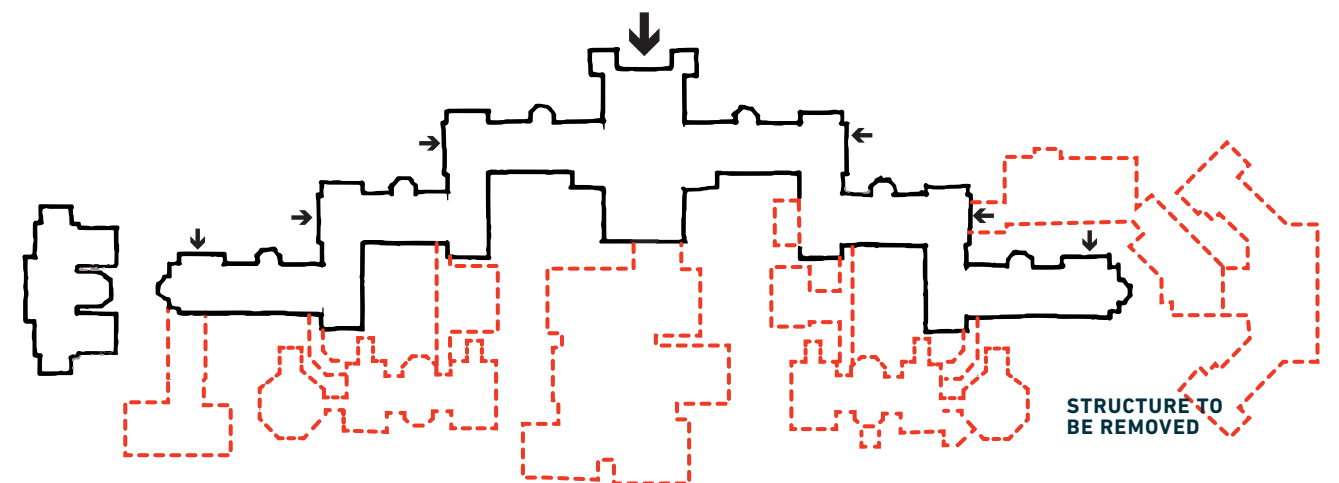
The following diagrams show how a range of editing options could make room for more contemporary additions, new courtyards, or open spaces.

- An initial approach defines the importance of the Kirkbride Complex as a whole and limits editing. In such a conservative approach, structures in poor condition, with little to no significance may be removed to enhance the image of the Kirkbride Complex.
- A more moderate approach would explore opportunities to remove less significant buildings, particularly those that fall outside the Period of Significance, that also are not structurally suitable for re-use. It embraces those buildings that define the essence and history of the Kirkbride Complex while allowing for future development that is compatible with the programmatic uses of The Ridges.



SELECTIVE REMOVALS OF CERTAIN BUILDINGS CREATE FOCUS ON THE SIGNIFICANT BUILDINGS.

- A more extensive approach suggests only keeping the original Kirkbride structure (Buildings #1-4, #13, #14, #18) and certain other Cottages. This approach would enable the University to construct new buildings to meet program needs that they determine would not fit well in the existing buildings. The University would be able to focus resources on preserving and celebrating the historic structures that are of the utmost significance while developing new buildings to meet their program needs, although with this approach, opportunities to re-create a “village” atmosphere may be lost.



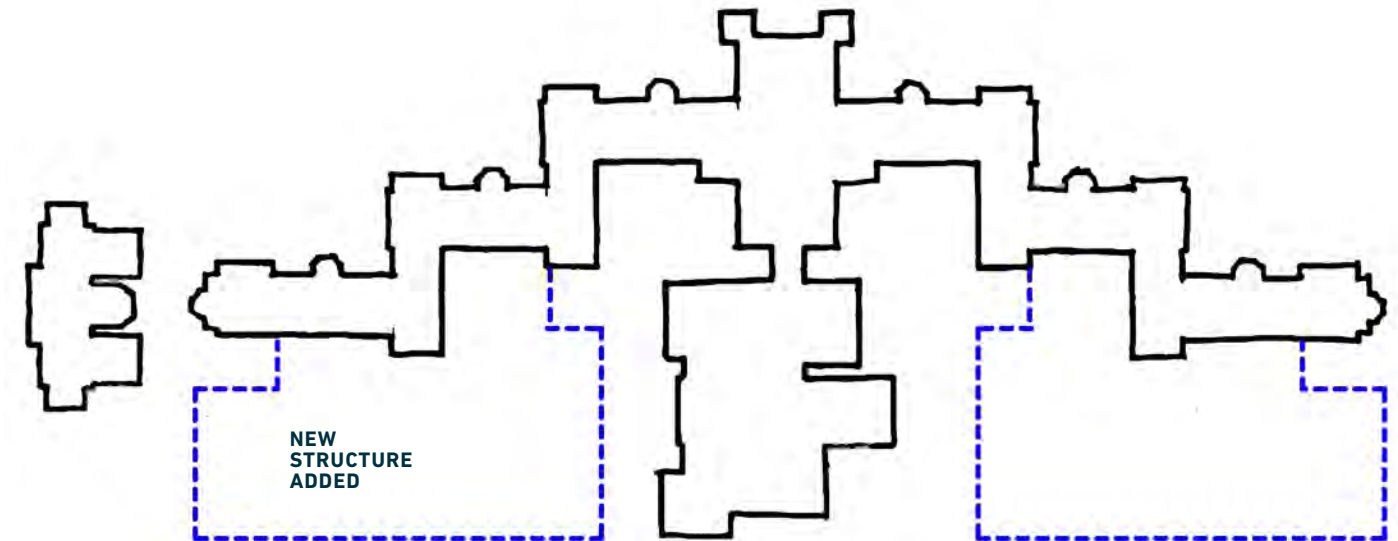
EXTENSIVE REMOVALS PROVIDE A LARGER AMOUNT OF ACCESS TO THE KIRKBRIDE COMPLEX AND MAKE ROOM FOR NEW ADDITIONS.



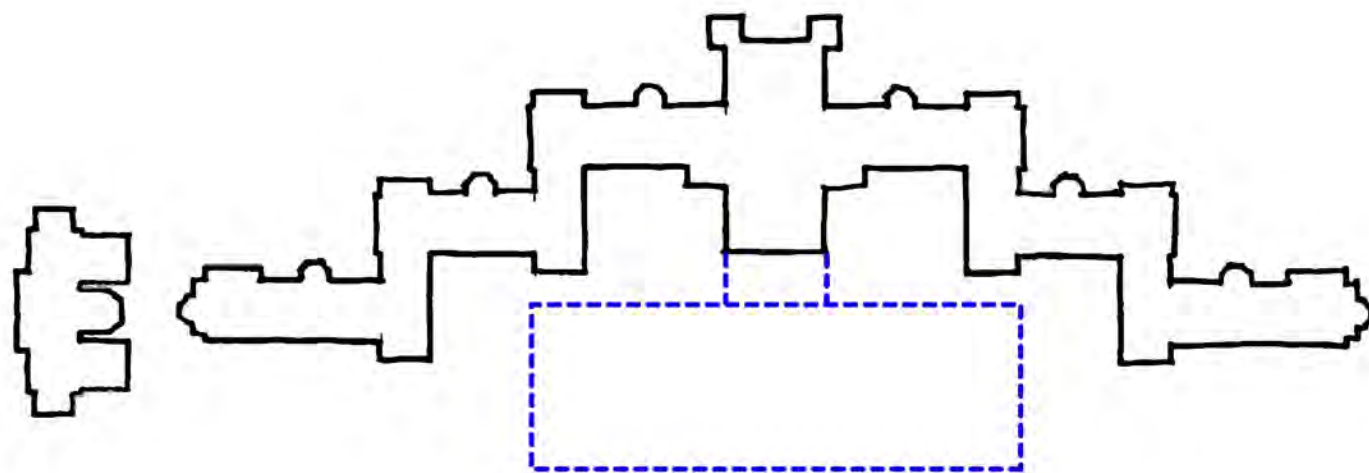
# SECTION 5 KIRKBRIDE COMPLEX

## ADAPTABILITY

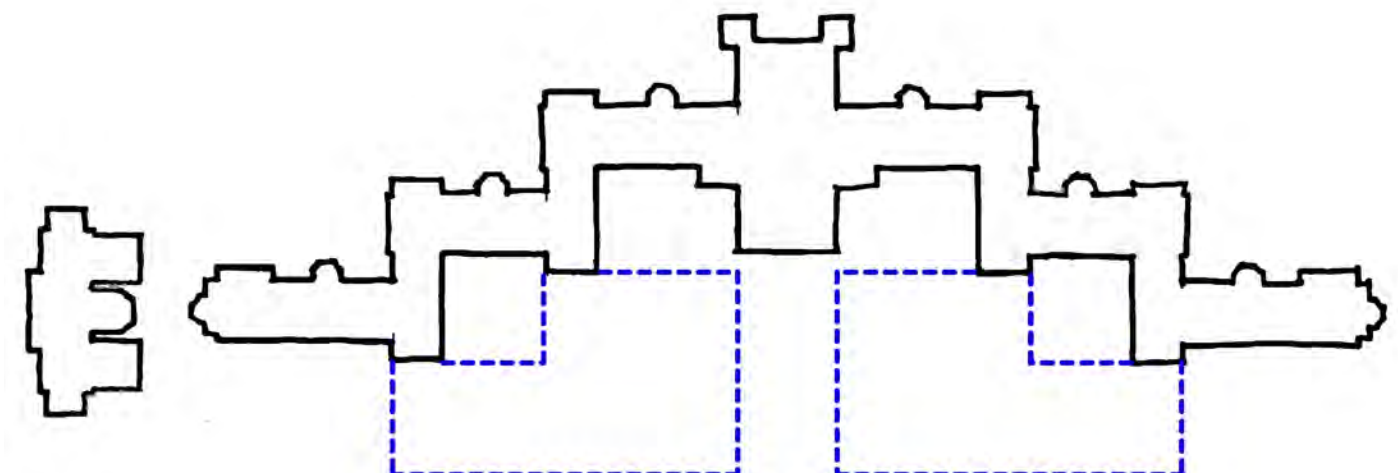
Upon the clearing of non-contributing buildings and non-historic structures, the remaining spaces maximize the ability to create new structures for optimal uses as determined by the University. A number of combinations exist where some portions of structures are retained, while others are eliminated based on programmatic requirements. When proposing locations behind the rear of the main Kirkbride building, symmetrical buildings should be considered to balance with the context of the remaining buildings.



REMOVAL OF THE DINING HALLS AND BUILDING #5 ALLOWS FOR LARGER ADDITIONS TO FLANK THE CENTER PORTION OF THE KIRKBRIDE COMPLEX.



REMOVAL OF THE DINING HALLS AND REAR CENTER BEHIND THE MAIN KIRKBRIDE BUILDING PERMITS OPEN ACCESS AT THE REAR AND A LARGE CENTRAL STRUCTURE.



WITH THE REMOVAL OF THE CENTER PORTION BEHIND THE KIRKBRIDE, LARGER ADDITIONS CAN BE ACCOMMODATED.



Mixed Use

“Mixed use” refers to an intentional blending of programmatic uses to encourage development of synergy and activity as a whole rather than what could be achieved on an individual basis. Mixed use should not be confused with arbitrary use; proper mixed-use relies upon intention and forethought to enhance the likelihood that individual projects will favorably impact the whole. By grouping varied uses such as housing, academics, administrative offices, childcare, research, and retail, the goal is that these diverse types of activity will draw a wider group of people to the Historic Green. Such diversity should encourage further development and inspire a creative community to assemble around the unique setting and ensemble of uses in the Kirkbride Complex.

Buildings

The existing building stock at the Historic Green will lend itself to a wide variety of uses. Each building has unique attributes that create a profile for a possible reuse strategy. Within the core Kirkbride buildings, each possesses qualities, such as window spacing, structural spans, floor-to-floor height, or a construction assembly, that suggest, but not dictate, what uses the building could accommodate. The character of the buildings should also be used to inform the development of new uses, i.e., the simple utilitarian quality of the former service buildings would complement open loft-like spaces, while the smooth plaster finishes and smaller spaces of the Kirkbride wings easily lend themselves to offices or housing uses.

Land

Similar to the historic building stock is the inventory of unique and subtle outdoor spaces and settings. Development should complement the Historic Green’s natural features. With considerations for enhancements such as a pedestrian bridge, increased access, and the opening of viewsheds, the Historic Green will continue to invite the community to enjoy its amenities.

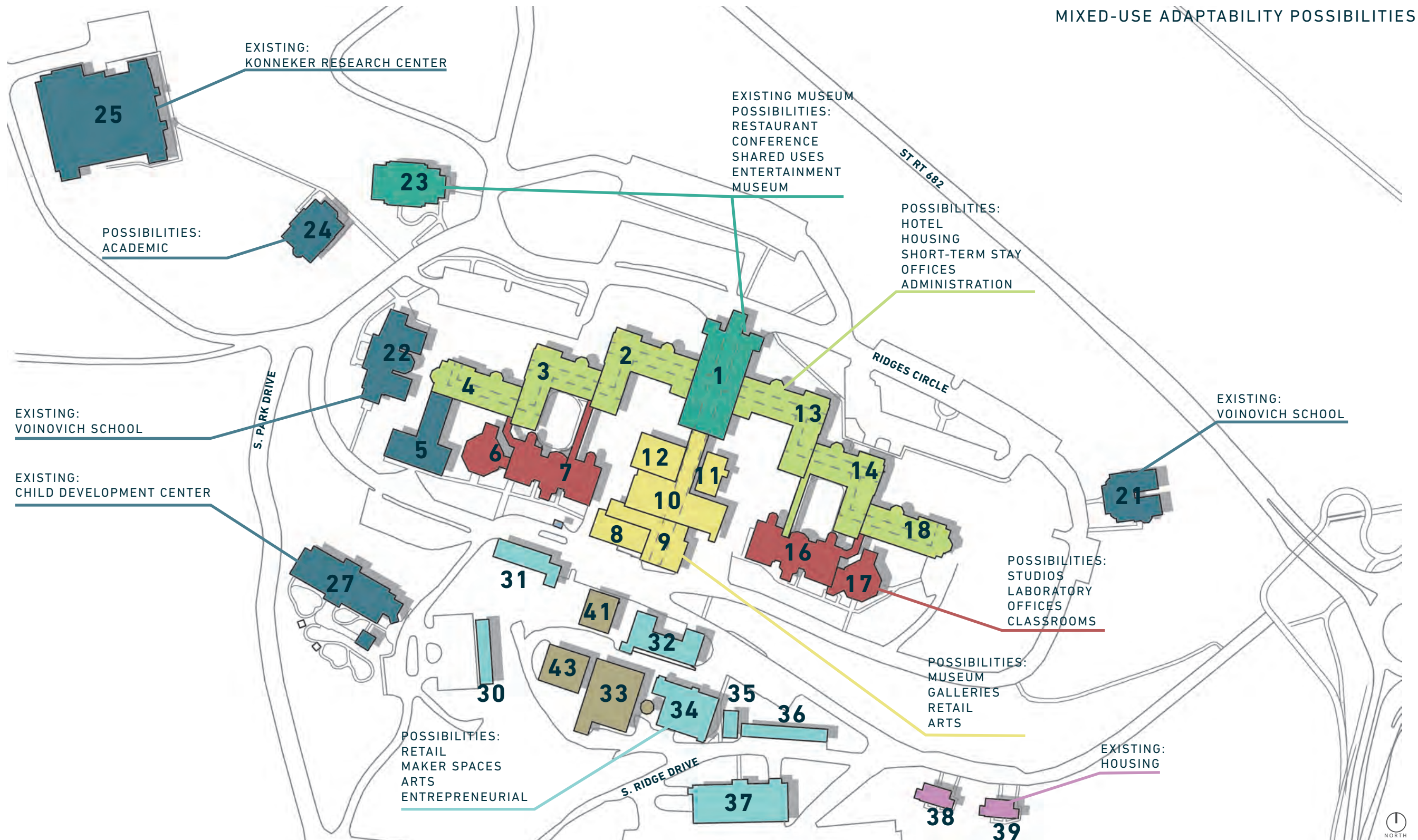
Compatibility

The key to development of a successful mixed use at the Kirkbride Complex will be in “matchmaking” between potential users and available spaces. While all good matchmakers seek compatibility between users and space, successful pairing tries to understand the “chemistry” between users and spaces. The idea of “fit” at the Kirkbride Complex will come into play as uses are considered for those entities that would thrive at the Kirkbride Complex versus those that would be better suited in another location.



# SECTION 5 KIRKBRIDE COMPLEX

## PROGRAM EXPLORATIONS





Program Explorations

Over the course of research for the Framework Plan, the Design Team explored conceptual test fits for the adaptability of the Kirkbride Complex based on current and future needs of the University. In many cases, the program criteria were more than accommodated by the Kirkbride Complex, and other uses were added to the mix to fill the large square footage offered at the Historic Green.

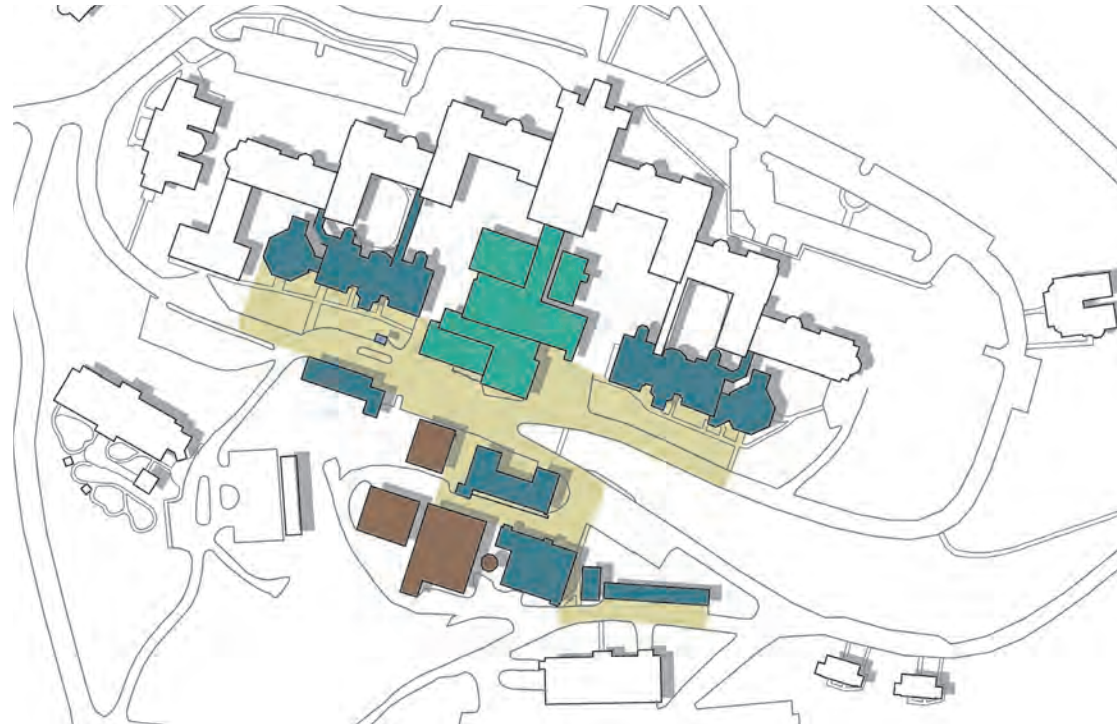
From these explorations, the Design Team learned more from the current users about their needs, as well as the types of amenities that will be required for future users. In some cases, the current buildings do not meet the needs of certain programs and in those cases, additional buildings may be required to adequately suit their requirements, such as an engineering high-bay space for example. Alternatively, some programs may thrive by having buildings in proximity to each other, such as an Arts Village. In sum, each program explored offered a different outcome to a mixed use plan for the Historic Green. The combinations of uses and results of certain programs are outlined in the following matrix.

	Existing Use at The Ridges	Ideally Located at The Ridges	Ideal Location: Kirkbride Center	Ideal Location: Kirkbride Wing	Ideal Location: Dining Hall	Ideal Location: Cottage	Requires High-Bay or Open Plan	Size of Program vs. Available Area	May Necessitate New Building	Enhances Connectivity to OHIO/Athens	Provides 24/7 Activity
OHIO: ACADEMIC											
College of Fine Arts	●			●		●		●		●	
Konneker Research Laboratories	●	●								●	
Voinovich School	●	●								●	
Engineering		●			●		●	●	●		
Heritage College					●		●		●	●	
Astronomy Facility		●						●		●	●
Child Development Center	●									●	
International Studies				●	●			●			
OHIO: NON-ACADEMIC											
Finance & Administration		●	●	●				●		●	
Facilities	●										
Surplus / Storage	●										
RESIDENTIAL											
Graduate / Married Student Housing		●	●	●				●		●	●
Faculty Housing		●	●	●				●		●	●
International Student Village		●	●	●				●		●	●
Senior Housing		●	●	●				●		●	●
Market-rate Apartments		●	●	●				●		●	●
Hotel or Short-Stay (Conference)		●	●	●				●		●	●
MIXED-USE											
Restaurant		●	●	●		●		●		●	●
Offices		●		●				●			
Museum	●	●	●	●			●	●		●	
Conference Center		●	●	●		●		●		●	●
Retail		●	●	●		●		●		●	●
Community Programs		●			●	●	●	●		●	

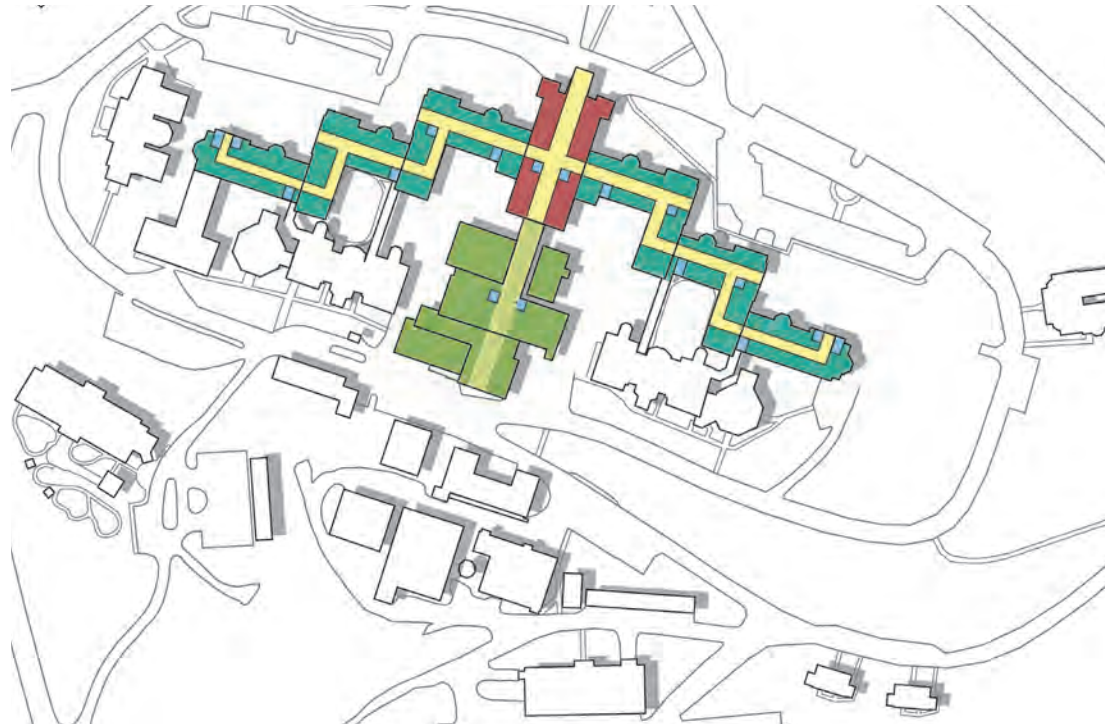


# SECTION 5 KIRKBRIDE COMPLEX

## PROGRAM EXPLORATIONS



**ARTS VILLAGE DIAGRAM**  
Synergy between buildings around Ridges Circle

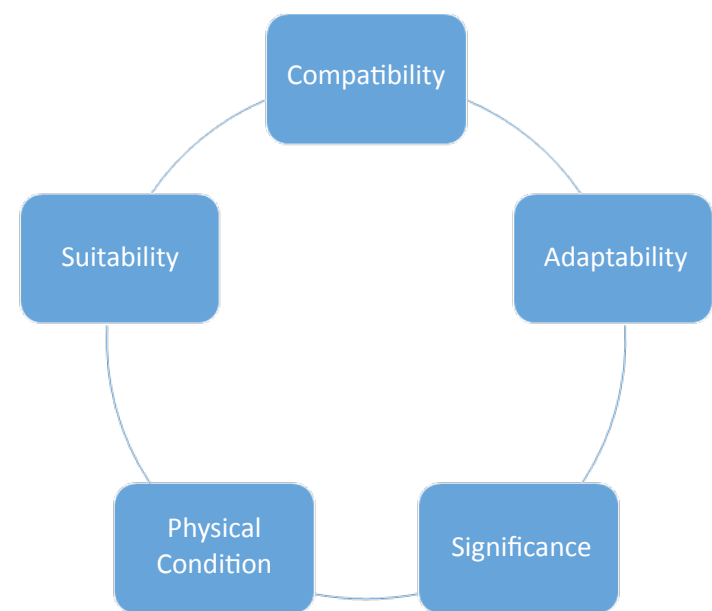


**RETAIL DISTRICT DIAGRAM**  
Using the existing corridors as a "retail avenue" that connects the sprawl of the wings.

### Key Recommendations

- Maximize opportunities provided by the original Kirkbride plan's wide corridors and stepped configuration to design well-suited spaces for a variety of uses
- Re-imagine approach to the Kirkbride Complex's "front door" and distribute secondary entrances to adjacent wings
- Consider reorganizing existing program to cluster similar programs and optimize distribution at the Historic Green
- Creatively utilize existing architectural form for integration of new circulation elements such as elevators and stairs
- Pursue careful editing of non-contributing buildings may create room for access and create opportunities for new structures and additions
- Define the ideal programmatic uses that should be located at The Ridges and evaluate their physical space needs compared with existing space offered within the Kirkbride Complex





PROGRAMMATIC FACTORS, CONSIDERED TOGETHER, TO DETERMINE OPTIMAL PROGRAMS AND FEASIBILITY.

Overall Recommendations

The potential for development and reuse of the Kirkbride Complex is clear: the Kirkbride Complex offers an unmatched opportunity for a unique, dynamic, mixed-use experience for Ohio University and the City of Athens. In assessing the Physical Condition, Significance, Suitability, and Adaptability of the structures at the Historic Green, the Design Team explored possibilities for redevelopment and uses that capitalize on the tranquil, historic setting while bringing energy and vitality to The Ridges and especially to the Historic Green.

Physical Condition:

Ohio University has completed many renovation and maintenance projects within the Kirkbride Complex. The Design Team assessed the buildings and confirmed that not only are they in good structural condition, most are readily adaptable both internally and externally for reuse, though like most buildings of a certain age, systems upgrades will be required, to bring the buildings up to contemporary environment and technology standards.

Significance:

In examining past evaluations for significance, the Design Team re-evaluated the buildings for their present status to determine which buildings retained the highest integrity for the local community, Ohio University, and the State of Ohio. The “Defining Buildings” are the foundation of the Kirkbride Complex and all of the other buildings, both old and potentially new, may provide support and context to the Defining Buildings. The structures that do not provide a high level of relevance to the Historic Green, and are considered “detractors,” are Buildings #19 and #20. Upon further discussion with the University,

these buildings may be recommended for removal to enhance the overall environment of the Historic Green.

Suitability:

The Kirkbride Complex was designed for specific use as a mental hospital, but that does not limit its future programming potential. Examining the Kirkbride Complex for suitability enabled the Design Team to confirm that the Kirkbride Complex’s massive scale, layout and arrangement of spaces, and “bones” make it suitable for a variety of uses. The team’s efforts were further confirmed by assessing other projects and case studies that had similar conditions.

Adaptability:

While the monumentality of the Kirkbride Complex may appear daunting at first glance, the structure can be divided vertically into smaller sections within the wings. This permits each section to function individually as part of a greater whole. Furthermore, exploring the possibilities realized through editing the arrangement of the buildings, either by removal or addition, maximizes the opportunity for a better fit for varying programs.

The Design Team also learned, through several design interactions and test-fitting, that numerous design uses are possible in the Kirkbride Complex. The synergy created within clustered groups, such as the service buildings or the cottages, allows for a physical dialogue of both scale and programmatic opportunities. This synergy is best accomplished by a mixed-use environment that would contribute 24/7 activity and enhance connectivity between the University and the local community.

Overall, the Design Team recommends the following course of action:

- Stabilize structures on the Historic Green until a use is determined. This preventative measure will protect the buildings from further deterioration
- Retain character-defining elements that make the Kirkbride Complex unique. Such elements contribute to the integrity and enhance the feel of the Historic Green.
- Determine the programmatic needs of the University and the types of spaces and physical structures required. Some programs are better suited in other locations, while some would thrive at the Historic Green.
- Select a mixed-use program of compatible uses that will provide a positive presence to the Historic Green.
- Consider the fit, charm, and character of existing spaces at the Historic Green that can enhance the selected program and enable the Kirkbride Complex to become a lively hub of activity for Athens.



**SECTION 6**  
DISCOVERIES





Discoveries and Conclusions

Summary

The Ridges and the Kirkbride Complex are a considerable resource for Ohio University. The role this resource can play in expanding and carrying out the mission of the University may represent the single greatest opportunity for the University’s physical growth at the Athens campus. The Kirkbride Complex and the land offer a unique opportunity for mixed-use development to benefit Ohio University and the Athens community alike.

The Kirkbride Complex and the Historic Green offer an opportunity to create a majestic green overlooking the core campus. This could be an inspiring place, and quite fitting for some of the premier programs that are contemplated by the University. Ohio University should take full advantage of this stately setting that has potential to manifest the visionary nature of programs that extend the intellectual activity, impact and reputation of the University beyond the traditional boundaries of the campus.

As planning for The Ridges advances, a new paradigm should emerge which no longer asks if a program could be located at the Historic Green, but what programs are most deserving of being located there. In coming years The Ridges will become the goal for aspiring programs seeking to achieve a level of impact and visibility which may be hampered by the density and complexity of the remainder of campus.

The Land

The Ridges property doubles the size of the campus, but much of the land has limitations for traditional development. This property does provide an opportunity to use the land to strengthen and intensify the traditional education with hands-on learning, research and experience. The land is valuable as a living “classroom:” a beautiful place that is used for research, energy generation, explorations of how to address concerns of living, and working in Appalachia. This space also provides a place to expand the outdoor recreation offerings at Ohio University.

The Historic Green

The Historic Green has the potential to equal the College Green in terms of beauty and providing memorable places for people to live, learn, work and play. It will be different, probably a series of interconnected courtyards and quadrangles rather than a singular organizing space, but it can provide the same caliber of a memorable space. To achieve this vision, the University must insist on high quality design and implementation of the site features, on par with architectural improvements.

Kirkbride Complex

The Kirkbride Complex presents an opportunity for the University to combine current program and timeless architecture. As exhibited throughout this report, these substantial structures with unique architectural elements can be carefully edited and redeveloped to create a dynamic setting that blends contemporary interior spaces with the distinct historical character of this place.

The Kirkbride Complex offers the possibility of establishing a memorable campus green that would be the envy of many institutions.

Based on the condition, significance, suitability, and adaptability of the buildings, the conclusion is that most of these structures are quite viable for reuse. The University may elect to edit or even remove certain structures to achieve the desired program at the Historic Green. The existing buildings offer much flexibility for the University to determine the suitable mix of restored historic buildings and new development to meet its needs. The restoration of the historic buildings need not be a barrier to effective use or reasonable capital expenditures.

Key to the successful renovation of the historic architecture is a willingness to meet the buildings part way. Buildings of every era have potential for reuse and alteration. However contemporary approaches to space planning often place unnecessary hardships on historic structures by imposing unyielding templates borrowed from contemporary sources which assume open wide bay construction. The studies in this report illustrate options to redevelop the spaces to accommodate a broad range of potential University and private uses.

These studies reinforce the need for creative space planning to embrace the unique attributes of the buildings, not by compromising programmatic needs, but by thoughtful application of typical space planning standards. By carefully examining the functional requirements for size, shape and arrangement of spaces, the Design Team has discovered flexibility to satisfy many requirements within the historic footprints of the Kirkbride Complex.

Evaluating the program in greater depth has resulted in organizational strategies which

reinforce and enhance programmatic goals by allowing the program to capitalize on existing room features and adjacencies of the Kirkbride Complex. These buildings have always possessed a strong sense of order and organization. The strong underlying order and organization have improved the ideas and layouts for nearly all programs which have been tested.

Financials

The University has determined that it should minimize any capital expenditure to develop The Ridges. Redevelopment of The Ridges has not been included in prior capital plans and it must be accomplished with alternative funding sources or with previously identified budgeted projects that could be relocated to The Ridges. Redevelopment of historic buildings and land holding such as this are well suited to Public-Private Partnerships that can capture tax credits and other funds. This approach has the added benefit of greatly reducing the University’s capital investment in the project.

Partnerships

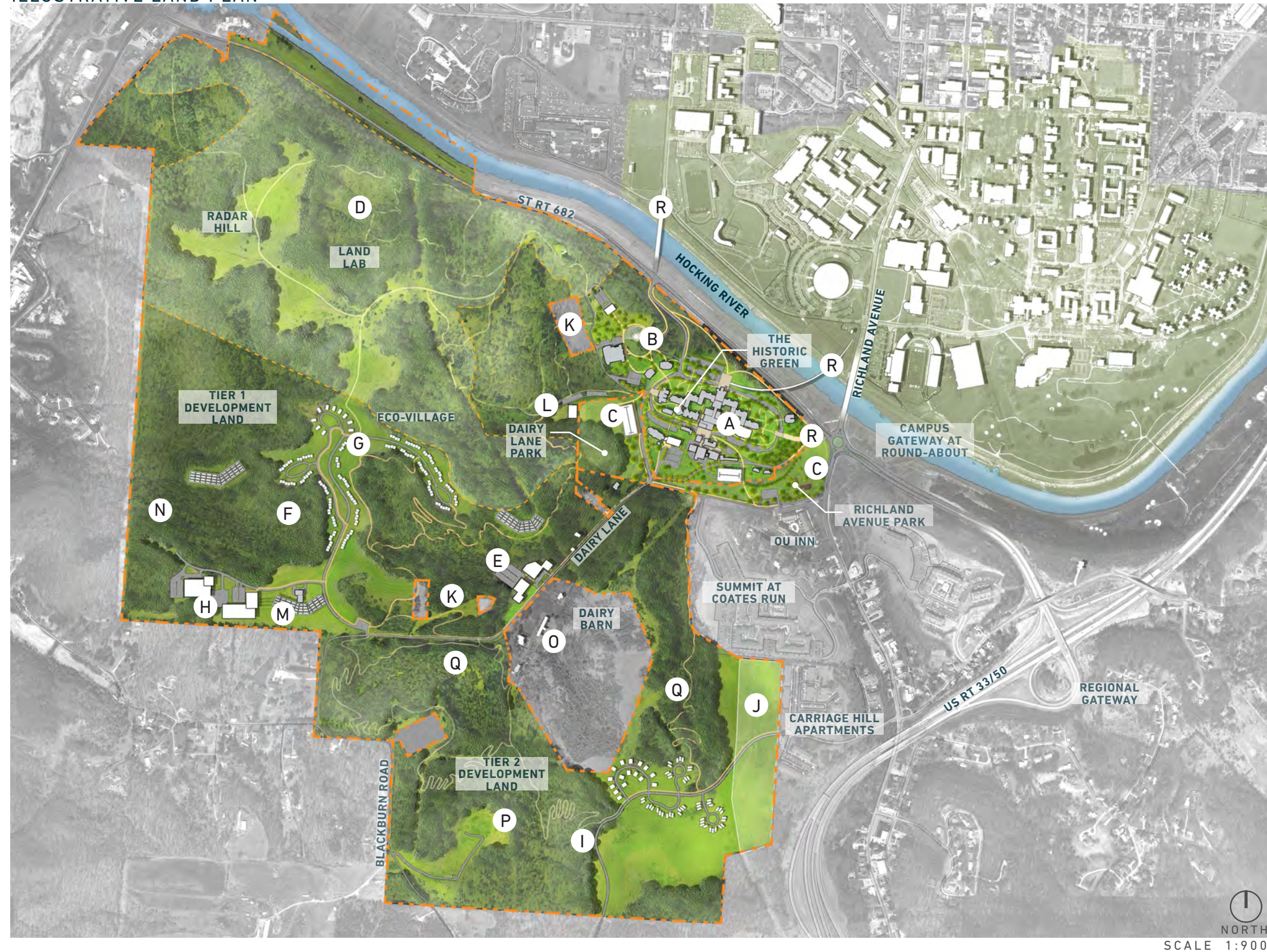
A partnership approach to the development of The Ridges will yield the most benefits to the University and the community. In addition to private developers, other state and federal funding sources should be explored as well as partnerships with more local entities such as the City of Athens, Athens County, the State of Ohio, Appalachian Regional Commission, the Athens Historical Society, the Dairy Barn, the OU Inn and private citizens. The University must further the strategic mission with The Ridges, but the result will be enhanced if it can work with these partners to try to satisfy the goals of all.



# SECTION 6 DISCOVERIES AND CONCLUSIONS

## SUMMARY OF KEY RECOMMENDATIONS

ILLUSTRATIVE LAND PLAN





The Ridges Recommendations

The Ridges Framework Plan illustrates the concepts outlined in detail in Section 4 of this report. This is a summary of the Key Recommendations of the Framework Plan.

- A. Take great care in redeveloping The Historic Green to capitalize on the historic structures and meet the needs of Ohio University.
- B. Establish a new secondary quadrangle Konneker Knoll.
- C. Work with the City of Athens to explore a property trade to support the redevelopment of the Historic Green and enhance recreation opportunities for the campus and the City.
- D. Maintain the Land Lab to support research and teaching activities as well as public access.
- E. Work with the City to improve the Dairy Lane roadway and utility infrastructure to support future development.
- F. Showcase new technologies, research, renewable energy and other University initiatives in the redevelopment of the Tier 1 Development Land.

- G. Explore possible Eco-Village to showcase sustainable living and provide needed housing for various University and community residential groups.
- H. Identify appropriate program for development site west of existing Compost Facility.
- I. Work with the City of Athens to determine alignment and other aspects of possible future roadway.
- J. Explore potential program uses for previously leveled site.
- K. Maintain public access to three historic public cemeteries.
- L. Evaluate options to expand the existing Challenge Course.
- M. Determine if the University Compost Facility is the highest and best use for this development site.
- N. Work with ROTC to maintain an appropriate training course in this or other locations.
- O. Develop the Dairy Lane Corridor to respect and complement the existing uses located on Dairy Lane.
- P. Protect long-term development opportunities in the Tier 2 Development Land
- Q. Identify opportunities for primitive trails along with areas for research and academic initiatives, renewable energy, sustainable agriculture and other land-based uses.
- R. Explore near-term and long-term options for multiple types of enhanced connectivity between The Ridges and the main campus.



# SECTION 6 DISCOVERIES AND CONCLUSIONS

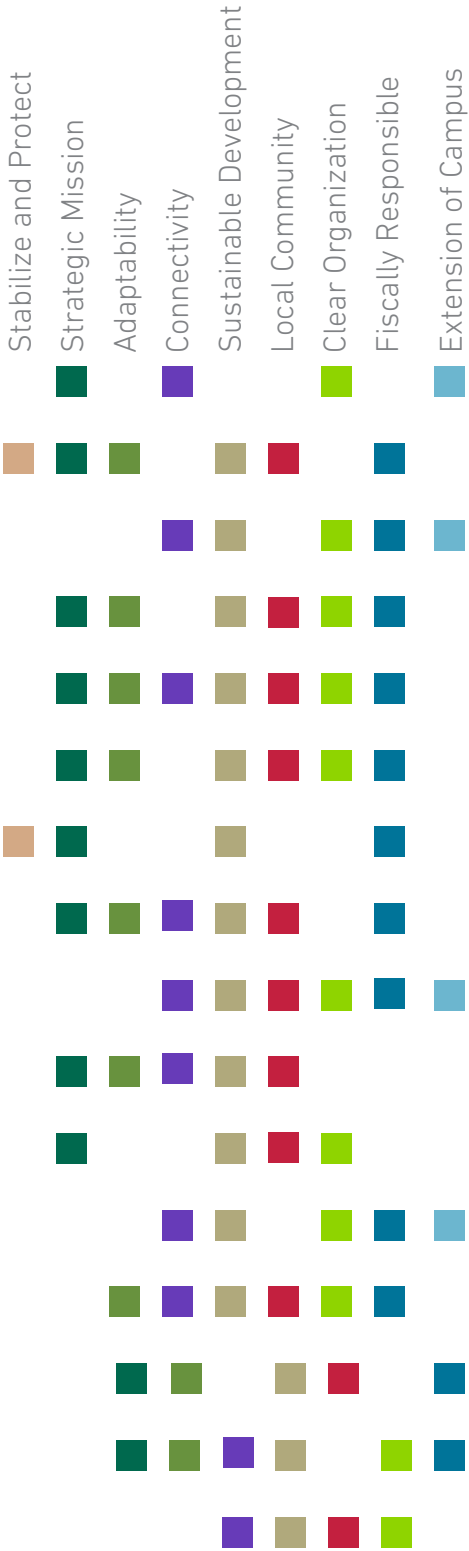
## EVALUATION OF KEY RECOMMENDATIONS

### Evaluation of Key Recommendations

- The Framework Plan Goals and Objectives should be the primary test to evaluate the recommendations of this Framework Plan.
- Stabilize and Protect Worthy Structures:
  - Support Strategic Mission of Ohio University
  - Identify Adaptability of Buildings & Land
  - Enhance Connectivity
  - Embrace Sustainable Development
  - Engage Local Community
  - Provide Clear Site Organization
  - Determine Fiscally Responsible Solutions
  - Develop The Ridges as an Extension of the Campus

### Evaluation of Land Strategies

- Extend campus structure of greens to The Ridges
- Protect key cultural, historic and functional land uses
- Physical structure of land guides development patterns
- Fulfill program needs that can work with the terrain
- Showcase University initiatives in Tier 1 Development Land
- Protect the Tier 2 Development Land for future needs
- Develop land to exhibit University leadership.
- Explore renewable energy, and rural economic development
- Provide hierarchy of access for vehicles, bikes and pedestrians
- Develop Outdoor Recreation Central Resource Center
- Control scale, density and appearance of Dairy Lane development
- Use multiple methods to increase connectivity
- Use principles of Conservation Development.
- Consider establishing an Eco-Village.
- Determine the best use of the development site near Carriage Hill Apts.
- Protect and maintain public access to historic public cemeteries.





Evaluation of the Historic Green Strategies

	Stabilize and Protect	Strategic Mission	Adaptability	Connectivity	Sustainable Development	Local Community	Clear Organization	Fiscally Responsible	Extension of Campus
Establish clear gateways to The Ridges				■		■	■		■
Establish primitive trails for hiking, mountain biking and dog walking.			■	■	■	■	■	■	■
Consider a long-term sculptural pedestrian bridge across the river				■	■	■	■		■
Establish an Arboretum			■	■	■	■			
Establish 24/7 activity to the degree possible	■	■	■	■	■	■			■
The mix of uses should be intentional and compatible	■	■	■	■	■	■	■	■	■
Provide purposeful green space within the Historic Green					■		■		■
Establish Konneker Knoll as a secondary quadrangle	■	■	■				■		■
Consider proximity of other campus programs		■	■	■	■		■	■	■
Selectively thin the north and east slopes below the Historic Green.				■	■	■	■	■	■
Establish a new quadrangle on the site of Buildings #19 and #20			■	■	■		■		■
Restore the brick pavement of The Ridges Circle	■				■	■	■	■	■
Respect space inside the oval drive as sacred green space	■				■		■		■
Develop the Historic Green based on orthogonal axis of buildings	■		■				■		■

- Provide a staircase from the Historic Green to the pedestrian underpass.
- Identify destination points at building perimeters with site features
- Establish an appropriate entry plaza for Lin Hall
- Establish a romantic, functional system of paths in the Historic Green
- Reconfigure, expand parking north of the Child Development Center
- Evaluate low level parking decks as parking demand increases
- Restore the open front yard on the north slope
- Develop a series of quadrangles and courtyards in the Historic Green
- Carefully delineate and protect appropriate areas of woodlands
- Clarify and simplify parking zones
- Develop a simple, elegant planting palette and strategy
- Screen parking lots with evergreen hedges

	Stabilize and Protect	Strategic Mission	Adaptability	Connectivity	Sustainable Development	Local Community	Clear Organization	Fiscally Responsible	Extension of Campus
Provide a staircase from the Historic Green to the pedestrian underpass.	■			■	■	■	■	■	
Identify destination points at building perimeters with site features			■	■			■		■
Establish an appropriate entry plaza for Lin Hall						■	■		
Establish a romantic, functional system of paths in the Historic Green				■	■		■	■	■
Reconfigure, expand parking north of the Child Development Center			■			■		■	
Evaluate low level parking decks as parking demand increases			■		■		■		
Restore the open front yard on the north slope				■	■	■	■		■
Develop a series of quadrangles and courtyards in the Historic Green					■		■	■	■
Carefully delineate and protect appropriate areas of woodlands					■	■	■	■	
Clarify and simplify parking zones				■	■	■	■	■	■
Develop a simple, elegant planting palette and strategy					■		■	■	■
Screen parking lots with evergreen hedges						■	■		



# SECTION 6 DISCOVERIES AND CONCLUSIONS

## EVALUATION OF KEY RECOMMENDATIONS

### Evaluation of Key Recommendations

The Framework Plan Goals and Objectives should be the primary test to evaluate the recommendations of this Framework Plan.

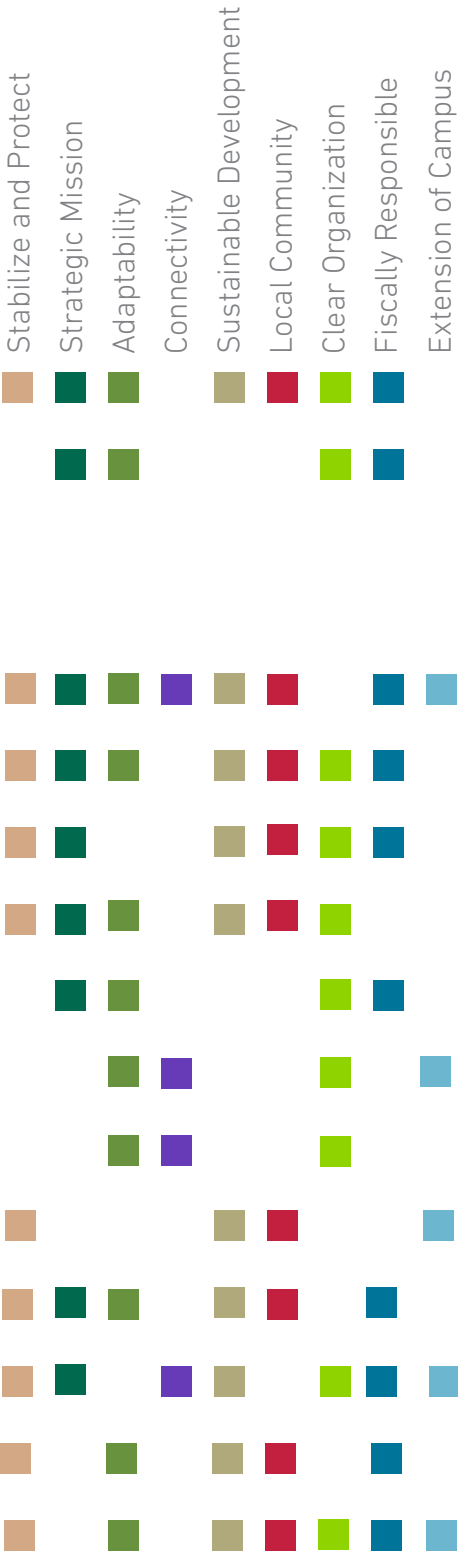
- Stabilize and Protect Worthy Structures:
- Support Strategic Mission of Ohio University
- Identify Adaptability of Buildings & Land
- Enhance Connectivity
- Embrace Sustainable Development
- Engage Local Community
- Provide Clear Site Organization
- Determine Fiscally Responsible Solutions
- Develop The Ridges as an Extension of the Campus

### Evaluation of Historic Green Strategies

- Evaluate new program options for Kirkbride Complex
- Evaluate printing shop site for parking deck or new structure

### Evaluation of Building Strategies

- Provide a mixed use approach for the Historic Green
- Stabilize/maintain worthy buildings with no immediate program use
- Remove/edit existing buildings only with a clear plan for new use
- Consider area behind main Kirkbride if large, new building is needed
- Reserve space for a possible addition to Child Development Center
- Consider a building that steps up the slope, similar to Baker Center
- Consider additional small scale buildings near existing cottages
- Seek to maintain the historic character of the Historic Green
- Maximize adaptive reuse of buildings for appropriate programs
- Renovate grouping of buildings to create complete, active neighborhoods
- Use Secretary of the Interior's Standards for Historic Renovation
- Provide new structures of compatible scale, massing and appearance





Evaluation of Partnership Strategies

	Stabilize and Protect	Strategic Mission	Adaptability	Connectivity	Sustainable Development	Local Community	Clear Organization	Fiscally Responsible	Extension of Campus
Install new utility infrastructure to respect the Historic Green structure									
Preserve and highlight the primary Kirkbride Building									
Work with the City to enhance Dairy Lane roadway and utilities									
Seek to engage local/regional businesses in land-based initiatives									
Work with City to implement Shafer Street Bridge									
Explore public/private partnerships to access funding									
Explore possible property trade for a limited area of City Park									
Partner with the Dairy Barn to enhance arts initiatives at The Ridges									
Work with City to meet University needs with planned public road									
Capitalize on partnerships with City, County and State									
Identify opportunities for community use of the Historic Green									
Explore joint opportunities with OU Inn for extended stay options									

Evaluation of Financial Strategies

	Stabilize and Protect	Strategic Mission	Adaptability	Connectivity	Sustainable Development	Local Community	Clear Organization	Fiscally Responsible	Extension of Campus
Leverage a private-public partnership for development									
Consider a single large development package to achieve all goals									
Seek grants for sustainable development and energy projects									



# SECTION 6

## DISCOVERIES AND CONCLUSIONS

### FINANCIAL CONSIDERATIONS

#### Introduction

As The Ridges master plan process transitions from the Framework Plan to more detailed financial analysis and implementation plans, the University should define development and ownership structures for partnering with private development entities. By entering into mutually beneficial partnerships with motivated private entities, the University can access funding from sources not traditionally available to a public institution, such as private debt, special tax credits, development area incentives, and grants. These development and ownership structures should be established with the goal of not only reducing Ohio University's financial obligation for restoration of The Ridges, but also furthering the University's mission, vision, and programmatic values.

#### Funding, Revenue & Expenses

Financial options vary depending upon the selected programmatic uses. Regardless of the final use planned for The Ridges, there will be significant levels of construction and renovation necessary to adapt the buildings and property for modern activity. There are a number of sources with potential to offset initial capital expenditures as well as recurring operational costs. These funding options may include but are not limited to:

- Funding that Ohio University may be able to contribute through potential programmatic synergies
- Public and Nonprofit Partnerships
- Private Debt or Equity (Private partnerships)

- Federal and state historic tax credits
- Government sponsored economic development tax credits
- Public and private development grants

#### Program Selection

As the Ridges Framework plan presents, there are a number of programmatic uses that are feasible architecturally with the existing historic buildings. Depending on the programmatic use, different financial considerations and opportunities exist. Forecasting revenues and expenses is critical to the long term viability of the project. Revenue projections, be they from University programmatic functions, commercial sector enterprises, or other private sector sources, will need to be tested with market forces. Expenses, such as operation and maintenance costs, utility fees, and taxes, should be considered for all potential phases of redevelopment based on standard accounting practices and recent data of similar uses to ensure a viable return on cost over the many years The Ridges will be utilized.

#### Public and Nonprofit Partnerships

In addition to private developers, other state and federal funding sources should be explored as well as partnerships with local and regional entities such as the City of Athens, Athens County, the State of Ohio, the Athens Historical Society, the Dairy Barn and the OU Inn.



## Private Debt or Equity

Through collaborations generally considered non-traditional for a public entity, Ohio University has the avenue to leverage resources through public-private partnerships as a mechanism for economic growth and opportunity. The primary benefit such partnerships bring is the ability for outside partners to utilize their capital through debt, private equity or other resources available to them. Through mutually beneficial arrangements between Ohio University and private partners, the University can benefit from additional capital funding for renovations and leverage financial resources to offset significant renovation expenses.

## Historic Tax Credits

An additional benefit of Ohio University partnering with private, for-profit entities to renovate historic buildings at The Ridges is the availability of funding sources not generally accessible to public universities. Private development entities are able to utilize tax credits and other programs to lessen the financial cost of certified rehabilitation expenses, which are typically not available to public universities but whose savings may be passed along to the University. Federal and state historic tax credit programs encourage investments in rehabilitation areas and the adaptive reuse of historic buildings. Typically, there may be caps on the amount of tax credits that can be captured, and there are complex limitations on the ability of tax-exempt entities, such as universities, to own and use buildings financed through historic tax credits.

However, as partners with the University, private developers or other investors restoring buildings in a registered historic district may be eligible for significant federal or state tax credits of the total qualified rehabilitation expenditures incurred in direct connection to the restoration work. Once the restoration work is completed and a pre-determined period of many years has passed, the private partners or investors may sell the buildings back to the University for a minimal payment. Depending on the source of the tax credits, these programs may be open to anyone seeking to renovate historic buildings, or they may be granted through a competitive selection process.

## Economic Development Tax Credits

Economic Development Tax Credits  
Additional tax credit programs are available that seek to encourage investment in low-income communities or other areas where investment has traditionally been discouraged. Programs such as federal new market tax credits and state sponsored community reinvestment areas focus on the renovation or new construction of buildings, as well as the improvement of property with construction such as parking lots, sidewalks, and other non-vertical infrastructure. The tax credits captured may be a percentage of the qualified equity investment made by the developer, or they may take the form of a holiday period during which the land is not assessed additional taxes as the result of the improvements made to the property. In a similar fashion, a local political jurisdiction may use tax increment financing to help fund certain public infrastructure improvements to support a development project, if it is declared to be a public project. Local political jurisdictions may declare

that the increase in assessed value of a property, due to project improvements demonstrated as public purpose, be exempt from real property taxation for a set duration of time. Similar to the historic tax credits, new market tax credits, community reinvestment area tax credits, and local jurisdiction financing tools can be very complex and competitive to receive.

## Development Grants

Development grants are non-repayable funds that are disbursed by a large number of public and private entities, and they represent the potential for a significant offset of the capital expenditure required to rehabilitate The Ridges. Grants come in a variety of forms, usually providing funds to address a specific issue or condition associated with a project. Conditions associated with grant-eligible projects may include economic development in rural or underserved areas, environmental site remediation, or historic preservation, and they may be offered by federal, state, and local governments as well as private foundations. With the tremendous level of grant-funded activity that occurs at Ohio University, there is significant grant writing expertise available that can be leveraged.

## Moving Forward

The Ridges represents an opportunity to create an invaluable academic, civic, and commercial resource for the region. Carrying out this endeavor will require years of planning and creative financial arrangements to overcome the challenges associated with renovating a historic building complex. The scale of the capital necessary to implement the recommendations of this plan will likely be more than Ohio University can undertake alone.

The Ridges Framework Plan should guide future planners to identify and secure the specific sources of funds that are most suitable for the University needs and partnership opportunities at that point in time to accomplish the desired physical improvements. The range of potential funding sources will evolve over time and the precise mix of funding sources cannot be identified in advance of understanding the exact development package and available programs at each phase of the realization of the recommendations of the Ridges Framework Plan.