Board of Trustees Planning Workshop
March 17, 2017

Small House & Park Place
Planning Strategies
Interactive Workshop Tool: Top Hat
Throughout the presentation, you will be asked to answer questions related to the Park Place and Small House Planning Strategies.
• Answers are anonymous
• All responses are correct
• Two question types:
  Multiple choice (Choose 1 answer from a list)
  Preference Scale (Place a dot along the bar to show your opinion)

Would you like to see more of any of the following uses on Park Place?
A  Event Space
B  Retail or Shopping
C  Student and Academic Services and Departments
D  Administrative Offices
E  Other
What is the largest Saint Patrick’s Day event in Ohio?
(multiple choice)

a. Sitting in a room binge watching Irish-themed movies
b. The City of Dublin’s Saint Patrick’s Day parade
c. OHIO Board of Trustee’s meeting
Project Context:

**Strategic Planning**
- Four Fundamentals
- Ohio for Ohio
- University Dashboard
- College Academic Plans
- Innovation Study

**Master Plan**
- Integrated Planning
- Framework for Decisions
- Comprehensive MP
- Ridges Framework
- Dublin Framework

**Project Studies**
- Park Place
- Small House Strategy
- Ridges P3
- Campus Wayfinding
- Housing Development

**Implementation**
- Financial Analysis and Funding Strategies
- Six Year Outlook
- Annual Snapshot
- Project Approvals
A distinctive residential university experience
Enhance OHIO’s distinctive physical environment and strengthen connections to its natural setting, City of Athens and southeast Ohio, and 200 years of campus history.

A community of learners
Support a transformative living and learning environment including flexible, technology-enabled and collaborative spaces for teaching, research, outreach and innovation.

Stewardship of assets
Support OHIO’s commitment to sustainability and Smart Growth by responsibly renewing, using and leveraging our existing built and natural resources.

A welcoming and user friendly campus
Make our campus engaging, accessible and safe to a diverse and inclusive campus community and visitors.

Support future evolution of campus needs
Support future evolution of campus needs Create flexible plans that will meet our future needs through integrating functions, supporting partnerships, smart utilization and agile implementation.
Strengthen Bones

- A campus of greens
- Renew College and East Greens
- Refine and enhance North, West and South Greens
- Connections between them
Stewardship through continued investment and preservation is critical to retaining the unique character of the green.

Small houses surrounding College Green are important to the character and scale of the green and when feasible they should be retained.

Any future development should preserve the scale and character of the green.

To encourage vitality throughout College Green, strategies to enhance student activity space and to increase pedestrian safety are important.
Small House Planning Strategy

• 15 houses around the Historic Green
• Challenges in maintaining regulatory compliance in a tight budgetary environment
• Designed as houses repurposed to program space
• Several need major maintenance or renovation as well as a re-evaluation of their current use

Park Place Planning Strategy

• Develop a comprehensive recommendation that examines best practices for leveraging buildings along Park Place and South Court Street to support student needs
• Consider the pedestrian and vehicular flow to support this planning strategy within a context that promotes safety
• Partnership with the City of Athens
**Baker University Center (BUC)**
- Completed in 2006, the BUC changed pedestrian flow in the center of campus
- Significant numbers of pedestrians east & west along Park Place as well as north & south from the BUC along Court Street

**Comprehensive Master Plan (CMP)**
- CMP 2016 observed that Park Place is a hub of pedestrian activity at the crossroads of the BUC, Alden Library, and other major pedestrian routes
- Vitality can be encouraged throughout College Green by partnering with the City of Athens to renovate Park Place
Work Group Charge

• Develop recommendations on how to enable a hub for activity to accommodate student uses and amenities

• Activate space for programmatic needs
  • Outdoor seating and shade structures and space for recreation
  • Repurpose of select facilities fronting Park Place & S. Court St

• Share options to increase pedestrian safety
  • Review vehicular access
  • Provide for active uses
Work Group:
- Co-Chair: Jason Pina
- Co-Chair: Shawna Bolin
- City Council: Chris Fahl
- City Planner: Paul Logue
- Student: Courtney Muhl
- Faculty: Brian Schoen
- Provost: Brad Cohen
- Planning: Miranda Kridler
- Student Aff: Megan Vogel

Collaboration:
- Campus
- City of Athens
- Community

Park Place Planning Work Group and Reviews

Work Group
City Council
President’s Council
Board of Trustees
Facilities with Set Programs
- Gordy Hall
- 35 Park Place
- Walter International Center
- Scripps Hall
- Copeland Hall

Facilities with opportunities to expand student program needs:
- 29 Park Place & Carriage House
- Alden Library
- Baker University Center
- 31 South Court
- Crewson House
- Lindley Hall

Open Space Improvements
- Oasis Lot
- Path between library and Ellis
- Amphitheater
- Sidewalk/Street
Would you like to see more of any of the following uses on Park Place: (multiple choice)

a. Event space
b. Retail or Shopping
c. Student and Academic uses
d. Administrative offices
e. Other
Existing Conditions:
- High level of pedestrian traffic
- Undefined lanes and multiple crossings
- Significant visual impact from historic buildings and landscape
The CMP recommends that Park Place and central campus spaces be used for student-centered activities and services.

(multiple choice)

What would you change about the Park Place Corridor in order to accomplish this goal?

a. Wider sidewalks
b. Modification of the street
c. Repurpose the buildings
d. All of the above
e. Nothing
f. Other
What would you NOT CHANGE about Park Place?

- Residential feel and trees; Use president's house as president's house, think preservation
- Don't change the historical aspects
- Need the bike racks for the library that are there right now, which is important for students and Athens residents

What would you CHANGE about Park Place?

- Create accessible pathways across the street in a different material than Athens brick
- Oasis site is under-utilized
- Alumni Center need to be more central to students (i.e. future alumni)
- Need a dedicated bike lane (non-brick)
- Add more student collaboration space/seating
Park Place Planning Strategy

**Board Feedback**

- **Calm/Active**
  - Mixed-Use/Pedestrian
  - Green Space/Hard Scape

Place a dot along the line to show how you would like to see the Park Place Corridor function.
Public Workshop Feedback

CALM
- Quiet
- Low activity levels
- Peaceful

ACTIVE
- Full of activity
- Many user groups
- High level of engagement in the space

PRIORITIZES MIXED-USE AND TRANSIT
- Similar volumes of all traffic types
- Integrated traffic flows

PRIORITIZES PEDESTRIANS
- Low volumes of vehicular traffic
- High volumes of pedestrians

GREEN SPACE
- Vegetated areas
- Plants, shrubs and gardens integrated with circulation

HARD SCAPE
- Brick, cobblestone or paved surfaces
- Outdoor furniture and stair features
• How far out are we looking?
  • 6 year CIP, visioning for 10-20 years

• Core of College Green is historical and should remain the same

• No plans for building demolition

• Building/additions can be built

• All ideas will plan with emergency access being maintained

• Road access has to be in place as long as there are residences along the corridor

• Accessibility and meeting ADA needs is key
What do you think is the highest planning priority for Park Place? *(multiple choice)*

a. Highest and best use of buildings  
b. Pedestrian crossings and improved circulation  
c. Event/gathering space for campus and Athens community  
d. Preservation of historic/classic character and feel of space
Comprehensive Master Plan

- Stewardship through continued investment and preservation is critical to retaining the unique character of the green.

- Small houses surrounding College Green are important to the character and scale of the green and when feasible they should be retained.

- Any future development should preserve the scale and character of the green.

Context:

- 14 houses around the Historic College Green

- Designed as houses repurposed to offices

- Challenges in maintaining regulatory compliance in a tight budgetary environment

- Several need major maintenance or renovation as well as a re-evaluation of their current use
Small House Planning Strategy

Image and Campus Location

Campus Buildings
Small Houses

Aiden Library
Gordy Hall
Lindley Hall
Bently Hall
Chubb Hall

Scripps College of Comm.

Small House Planning Strategy

Pilcher
Trisolini
Jennings
Yamada
Brown

McKee
Konneker
Ping Cottage
35 Park Place
29 Park Place

29 Park Place Carriage
Walter Int’l
Crewson
Sing Tao
Bingham

(not shown)
Small Houses are contributing buildings within the College Green Historic District.

- Athens Downtown Historic District Boundary
- Ohio University College Green Historic District Boundary
- National Historic Landmark—Cutler Hall
- Ridges Property-Historic Landmark
- East State Elmwood Historic District
• Evaluate each house:
  • Condition
  • Highest and best use

• Review financial strategies:
  • Public/Private
  • University funding

• Recommendations may include opportunities such as:
  • Restoring houses for original residential purpose and recommending occupants
  • Guiding how to most appropriately renovate or modify buildings or sites for academic or administrative utilization
  • Considering best alternative non-university uses and necessary covenants to preserve character and historic integrity of houses
Small House Planning Strategy

Planning Schedule

Identify
- Project Kick-Off

Define
- Space Needs Evaluation

Gather
- Data Collection

Envision
- Analysis Summary

Test
- Principles & Strategies

Draft Plan
- Draft Plan Workshop

- Final Plan Development

Final Plan Adoption by BoT

Overview Memo

Analysis & Strategy

Draft Plan

2016 2017 2018
Work Group

- Chair: Shawna Bolin
- City Planner: Paul Logue
- Real Estate: David Averion
- Budget: Chad Mitchell
- Provost: Laura Myers
- Facilities: Steve Wood
- Planning: Miranda Kridler

President’s Council

Board of Trustees

Collaboration:
Current Occupants, Campus, City of Athens, Community
Which of these options would you most prefer for the small houses around OHIO's campus?

(multiple choice)

a. Administrative offices
b. Academic departments or student-service offices
c. Residential
d. Retail
e. Event space
f. Other
Small House Planning Strategy

Sample Work Group Analysis
- Deferred Maintenance
- ADA Assessment
- Parcel Data

Pilcher House
ADA Assessment
Built in 1881
Renovated in 1988

Route to restroom has spacing issues; narrow door thresholds

No existing ramp access to building

Stairs are the only access to upper levels; not ADA compliant

Small House Planning Strategy
What is your top concern about the small houses on campus?
(multiple choice)

a. Ongoing operational costs
b. One-time renovation costs to bring small houses into ADA compliance and address deferred maintenance
c. Challenges identifying programs and departments that fit well in the space of small houses
d. Space efficiency
e. Maintaining the historic integrity of the College Green
f. Other
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AGE:
- Average House Age: 119 years
- Excluding Sing Tao (constructed 21 years ago): Average age increases to 127 years
- Two oldest: Trisolini built in 1860, Bingham 1797
- Newest: Sing Tao, built by University in 1996
- Ohio University didn’t build or own most of the houses until past decade, average own years is 55

USE:
- Houses represent a total of 48,000 net assignable square feet
- Only 2 of 15 houses are fully accessible

% SPACE ASSIGNED BY USE (NASF)

- Administrative: 10,760 NASF (22%)
- Academic: 22,560 NASF (47%)
- Inactive: 15,032 NASF (31%)

CURRENT USE OF SMALL HOUSES

- Administrative: 10 (4)
- Academic: 6
- Inactive: 5

COST:
- $13M for Deferred Maintenance
- Replacement of similar structures: $37M
How would you prioritize the renovation of the small houses compared with other university priorities?

(Place a dot along the line)

Very low priority compared with other campus needs

Among the highest priorities compared with other campus needs
Next Steps

**Park Place**
- Review & Analyze All Feedback
- Review Specific Project Proposals
- Synthesize Core Ideas
- Test Ideas
- Draft Plan

**Small House**
- Review & Analyze All Feedback
- Complete building analysis
- Review proposals/recommendations from Park Place Work Group data
- Develop Financial Strategies/cost models & Test Ideas
- Draft Plan
Questions?

Thank You

Ohio University, Athens Ohio, March 2017