

# Board of Trustees Planning Workshop

March 17, 2017



**Small House  
& Park Place  
Planning Strategies**

# Agenda

- Planning Context
- Park Place Planning Strategy
- Small House Planning Strategy
- Next Steps

## 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

Park Place Planning Strategy Question 3

Please place a dot along each bar to show how you would like to see the Park Place Corridor functioning.

 <ul style="list-style-type: none"><li>• Quiet</li><li>• Low activity levels</li><li>• Peaceful</li></ul> <p><b>CALM</b></p>	 <ul style="list-style-type: none"><li>• Full of activity</li><li>• Many user groups</li><li>• High level of engagement in the space</li></ul> <p><b>ACTIVE</b></p>
 <ul style="list-style-type: none"><li>• Similar volumes of all traffic types</li><li>• Integrated traffic flows</li></ul> <p><b>PRIORITIZES MIXED-USE AND TRANSIT</b></p>	 <ul style="list-style-type: none"><li>• Low volumes of vehicular traffic</li><li>• High volumes of pedestrians</li></ul> <p><b>PRIORITIZES PEDESTRIANS</b></p>
 <ul style="list-style-type: none"><li>• Vegetated areas</li><li>• Plants, shrubs and gardens integrated with circulation</li></ul> <p><b>GREEN SPACE</b></p>	 <ul style="list-style-type: none"><li>• Brick, cobblestone or paved surfaces</li><li>• Outdoor furniture and stair features</li></ul> <p><b>HARD SCAPE</b></p>



**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:



## Master Plan

- Integrated Planning
- Framework for Decisions
- Comprehensive MP
- Ridges Framework
- Dublin Framework

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

## Project Studies

## Implementation

- Financial Analysis and Funding Strategies
- Six Year Outlook
- Annual Snapshot
- Project Approvals

## Strategic Planning

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





# Comprehensive Master Plan 2016

## 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

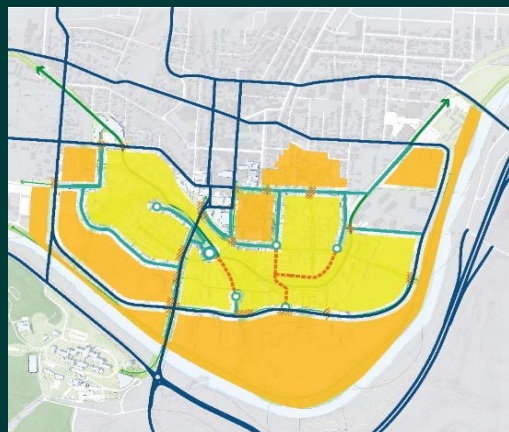
Support OHIO's commitment to sustainability and Smart Growth by responsibly renewing, using and leveraging our existing built and natural resources.

## A welcoming and user friendly campus

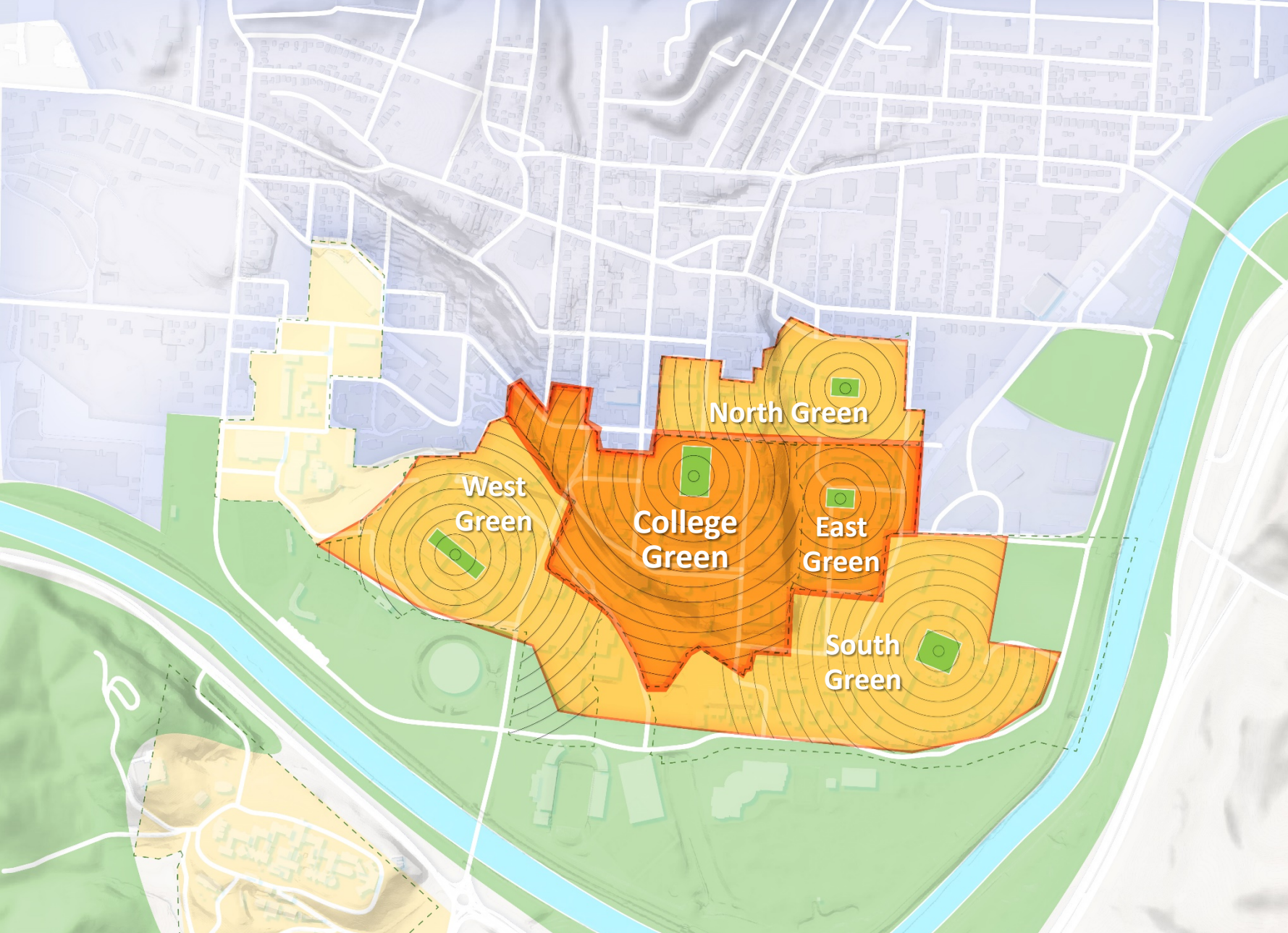
Make our campus engaging, accessible and safe to a diverse and inclusive campus community and visitors.

## 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



# College Green

## Historic, Enhance Student Activity Space

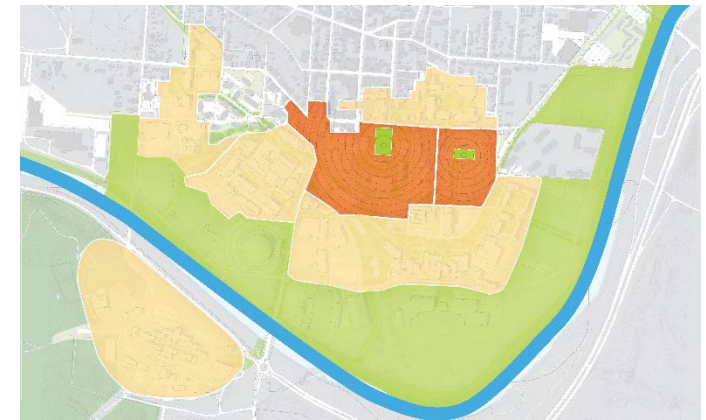


Stewardship through continued investment and preservation is critical to retaining the unique character of the green.

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



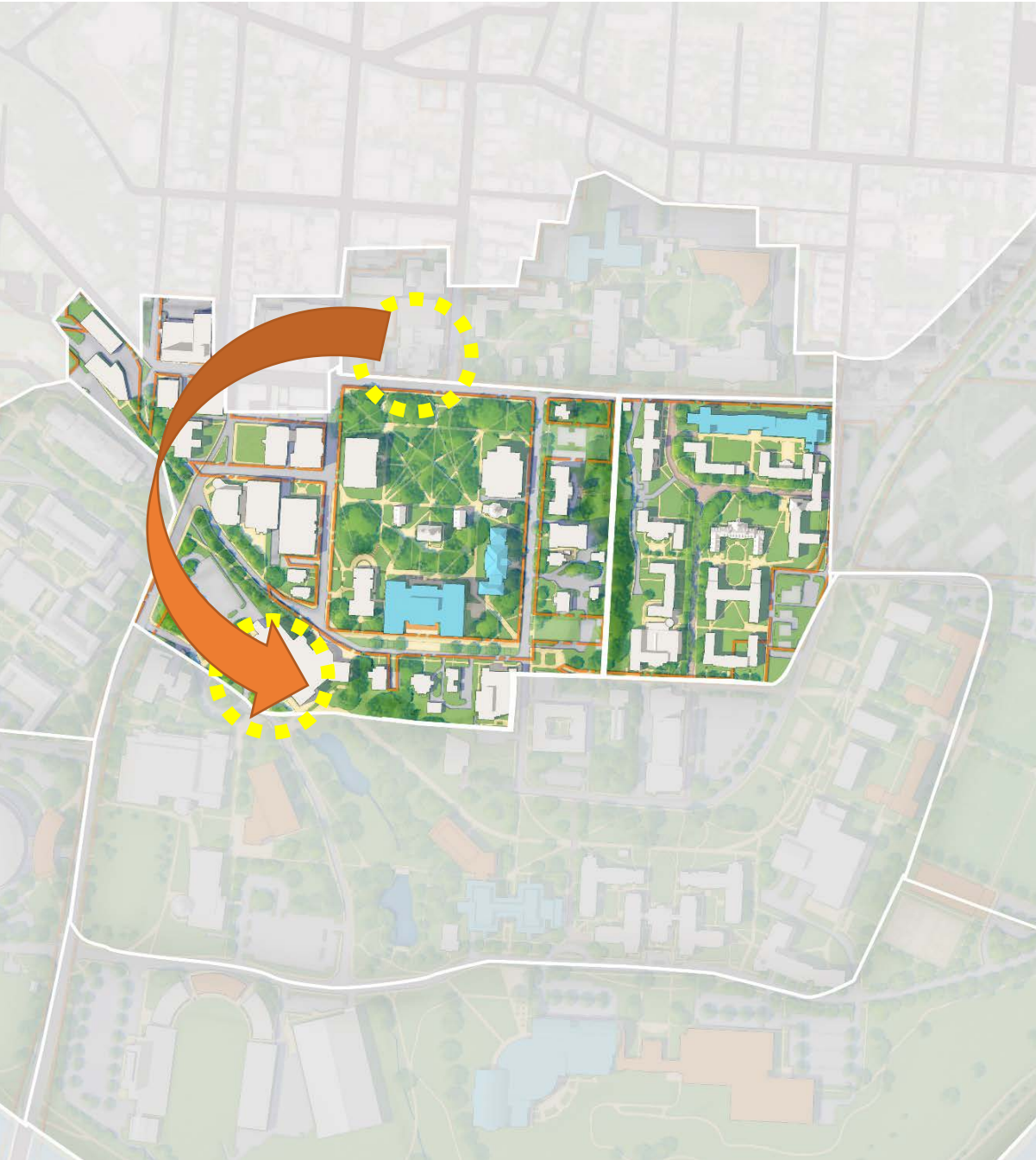
- 15 houses around the Historic Green
- Challenges in maintaining regulatory compliance in a tight budgetary environment
- Designed as houses repurposed to program space
- Several need major maintenance or renovation as well as a re-evaluation of their current use

## 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





# Park Place Planning Strategy

## **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

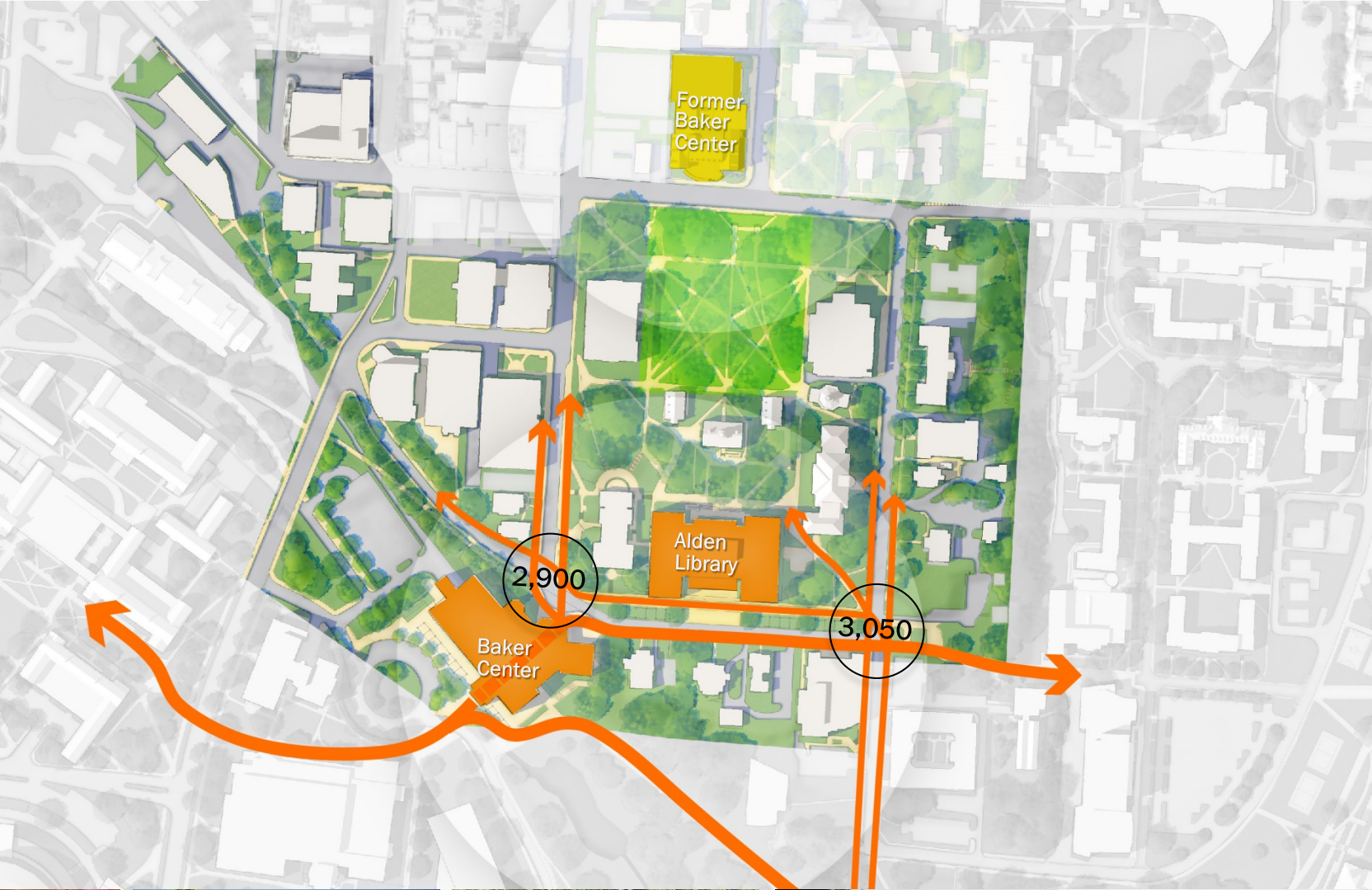
## **Comprehensive Master Plan (CMP)**

- 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



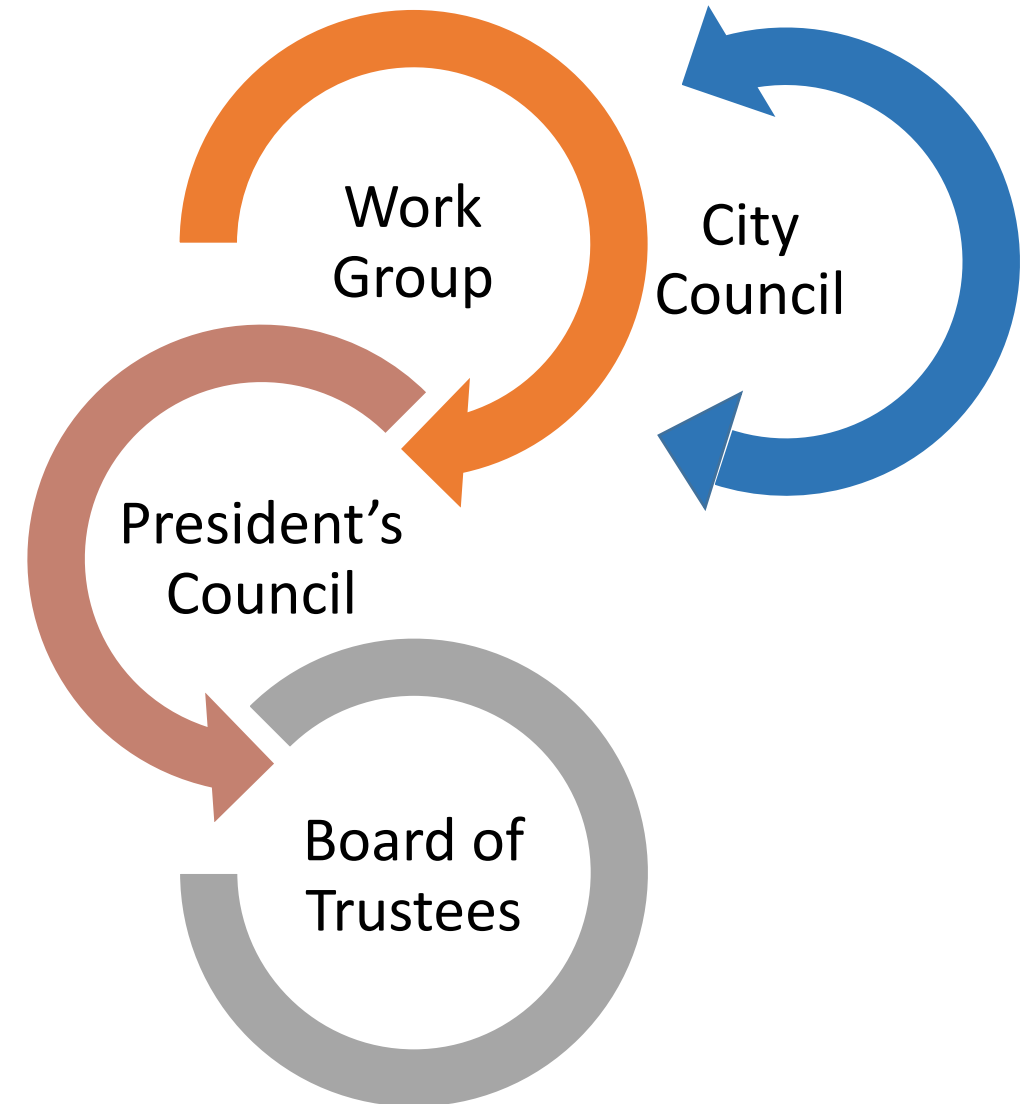
# Park Place Planning Work Group and Reviews

## Work Group:

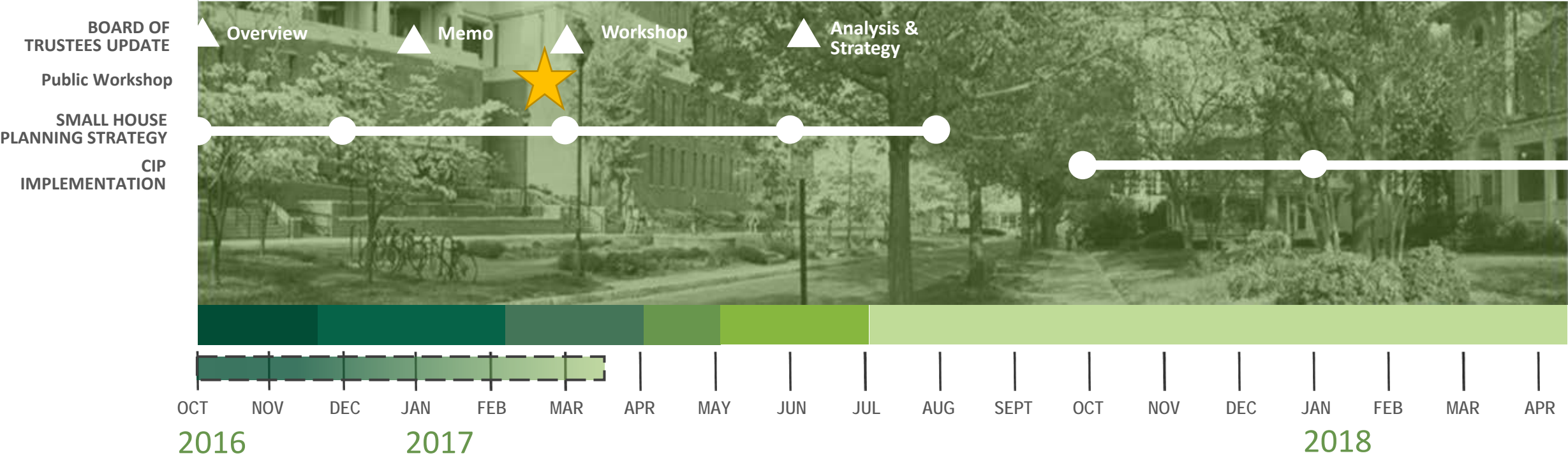
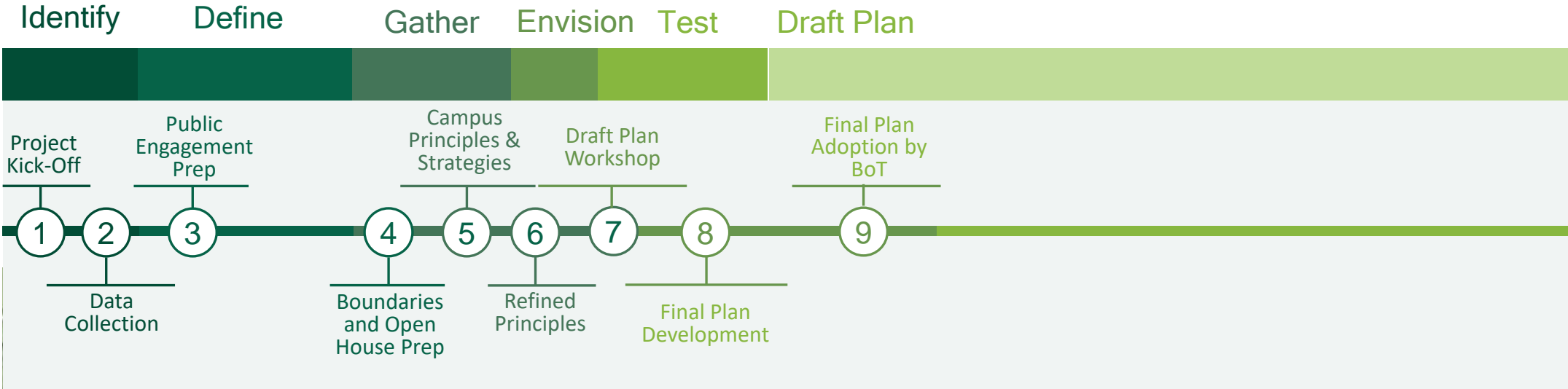
- Co-Chair Jason Pina
- Co-Chair Shawna Bolin
- City Council Chris Fahl
- City Planner Paul Logue
- Student Courtney Muhl
- Faculty Brian Schoen
- Provost Brad Cohen
- Planning Miranda Kridler
- Student Aff Megan Vogel

## Collaboration:

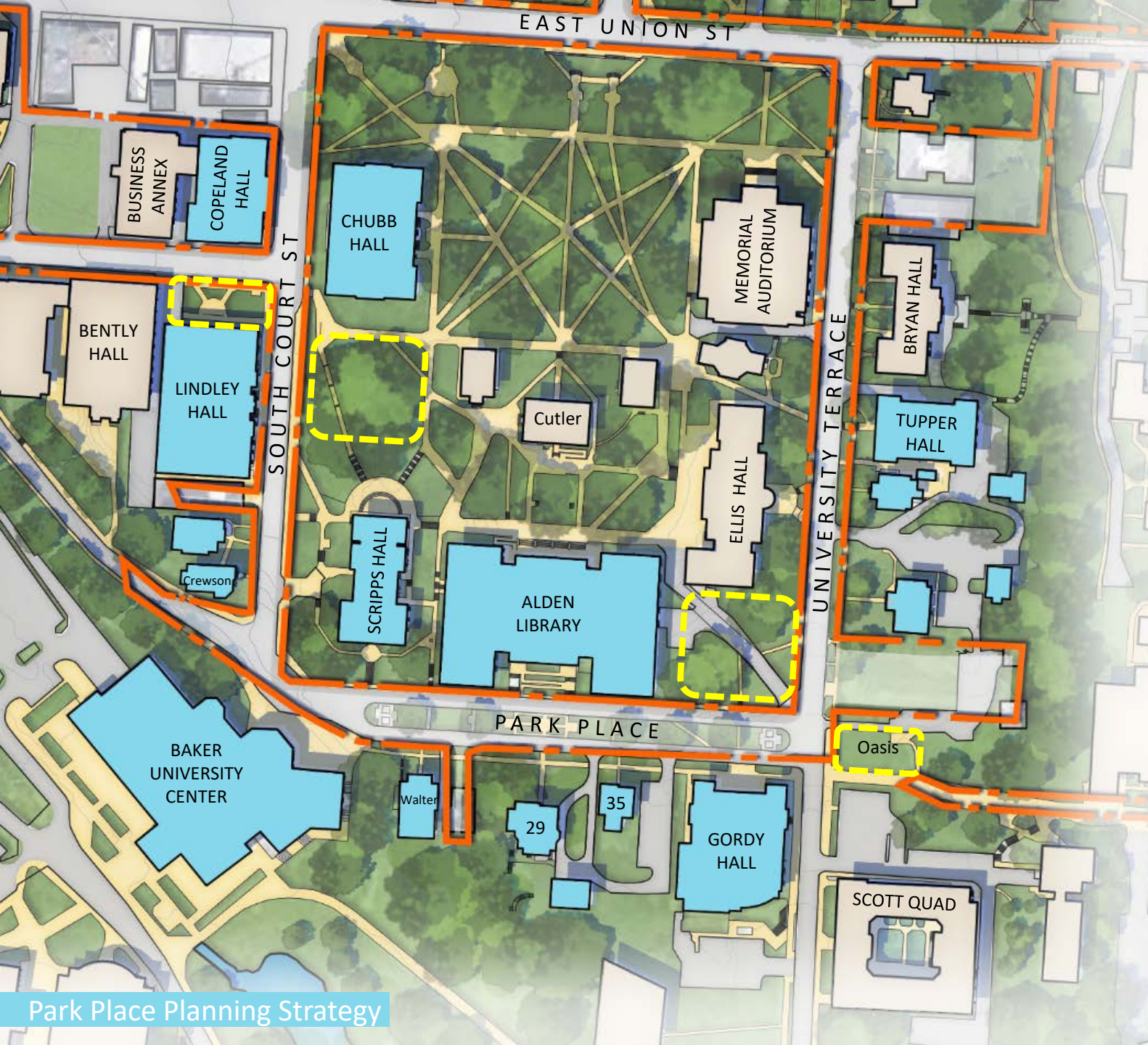
- Campus
- City of Athens
- Community











# Planning Context

## Area of Study

### Facilities with Set Programs

- Gordy Hall
- 35 Park Place
- Walter International Center
- Scripps Hall
- Copeland Hall

### Facilities with opportunities to expand student program needs:

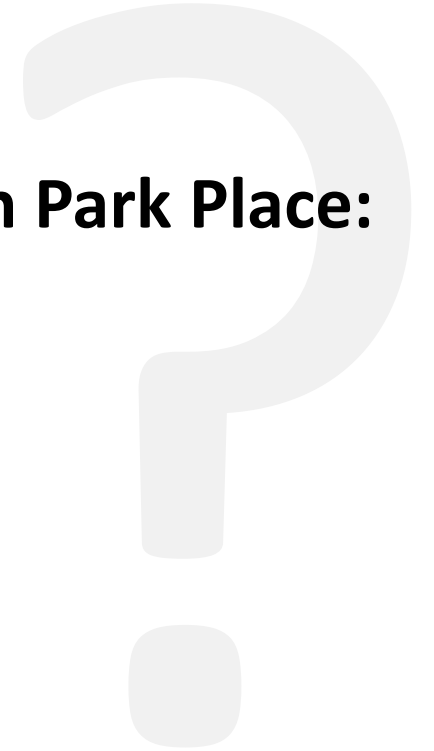
- 29 Park Place & Carriage House
- Alden Library
- Baker University Center
- 31 South Court
- Crewson House
- Lindley Hall

### 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





# Contextual Images



## 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







- Quiet
- Low activity levels
- Peaceful

## CALM



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

## ACTIVE



- Similar volumes of all traffic types
- Integrated traffic flows

## PRIORITIZES MIXED-USE AND TRANSIT



- Low volumes of vehicular traffic
- High volumes of pedestrians

## PRIORITIZES PEDESTRIANS



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

## GREEN SPACE



- Brick, cobblestone or paved surfaces
- Outdoor furniture and stair features

## HARD SCAPE

# 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



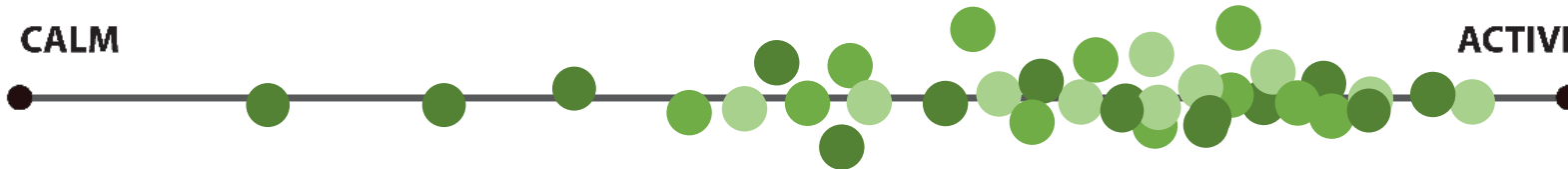
- Quiet
- Low activity levels
- Peaceful

**CALM**

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



**ACTIVE**



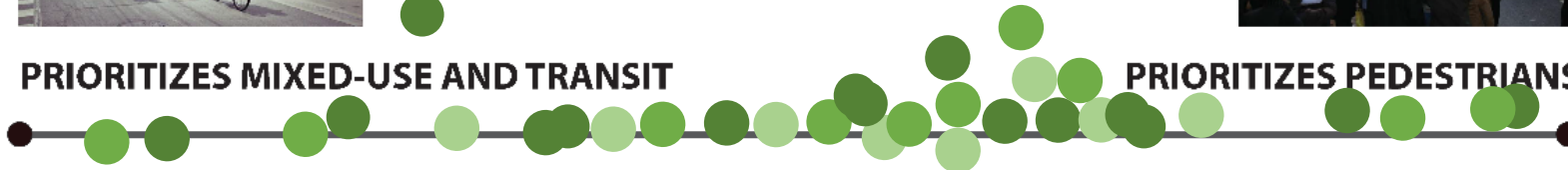
- Similar volumes of all traffic types
- Integrated traffic flows

**PRIORITIZES MIXED-USE AND TRANSIT**

- Low volumes of vehicular traffic
- High volumes of pedestrians



**PRIORITIZES PEDESTRIANS**



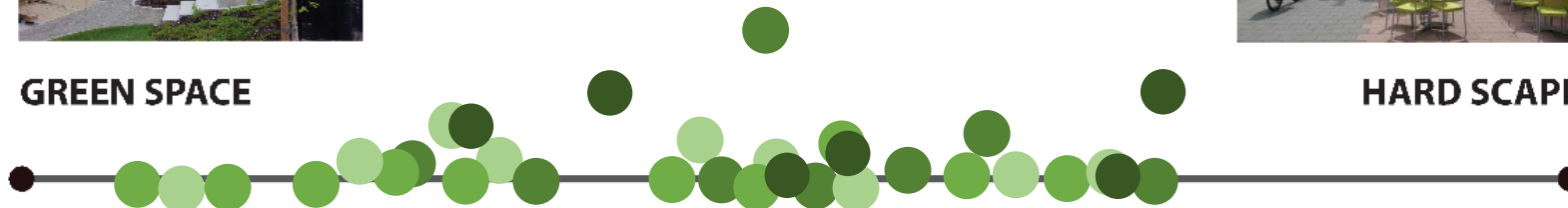
- Vegetated areas
- Plants, shrubs and gardens integrated with circulation

**GREEN SPACE**

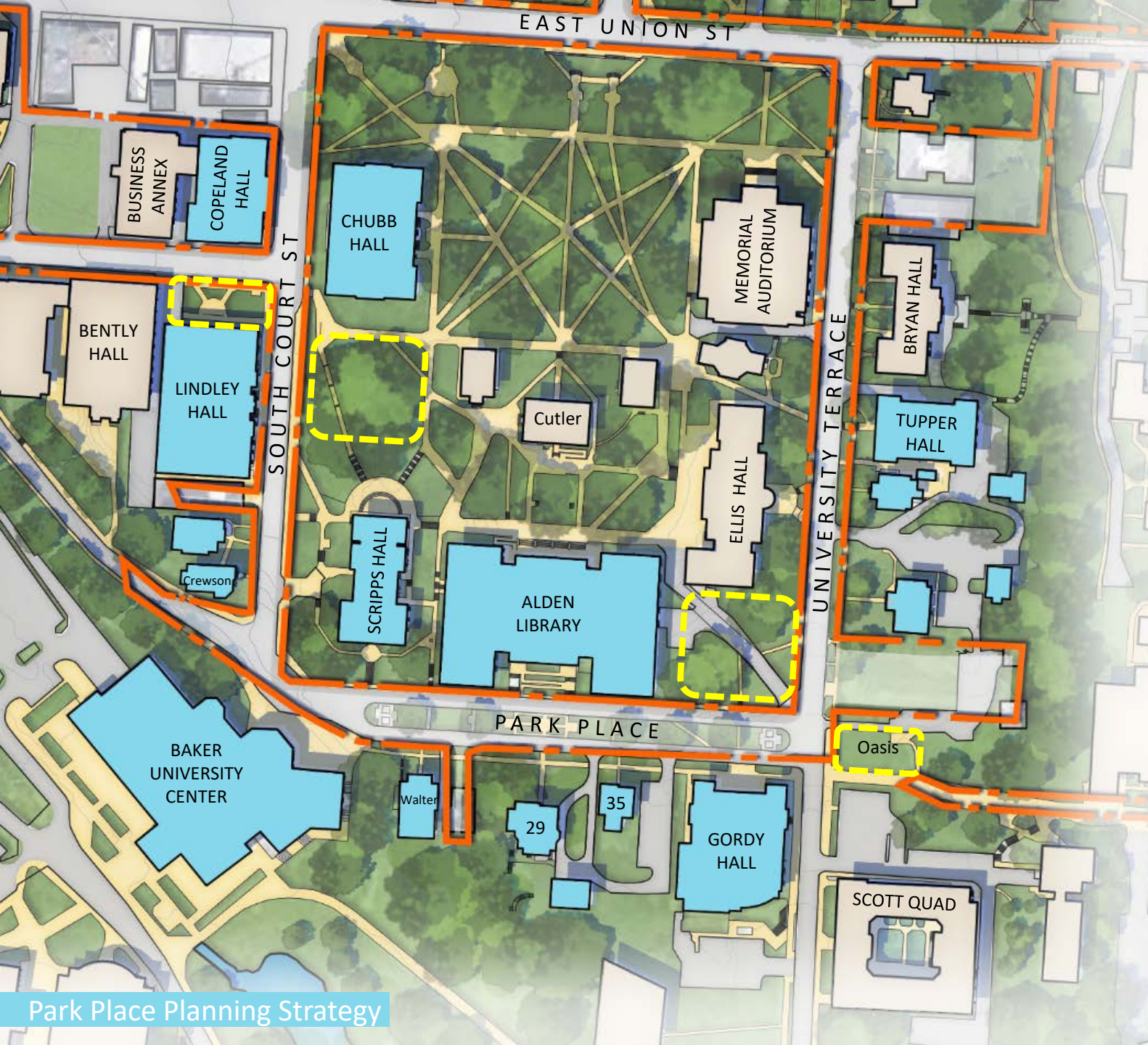
- Brick, cobblestone or paved surfaces
- Outdoor furniture and stair features



**HARD SCAPE**







# Planning Boundaries

## Work Group Assumptions

- 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

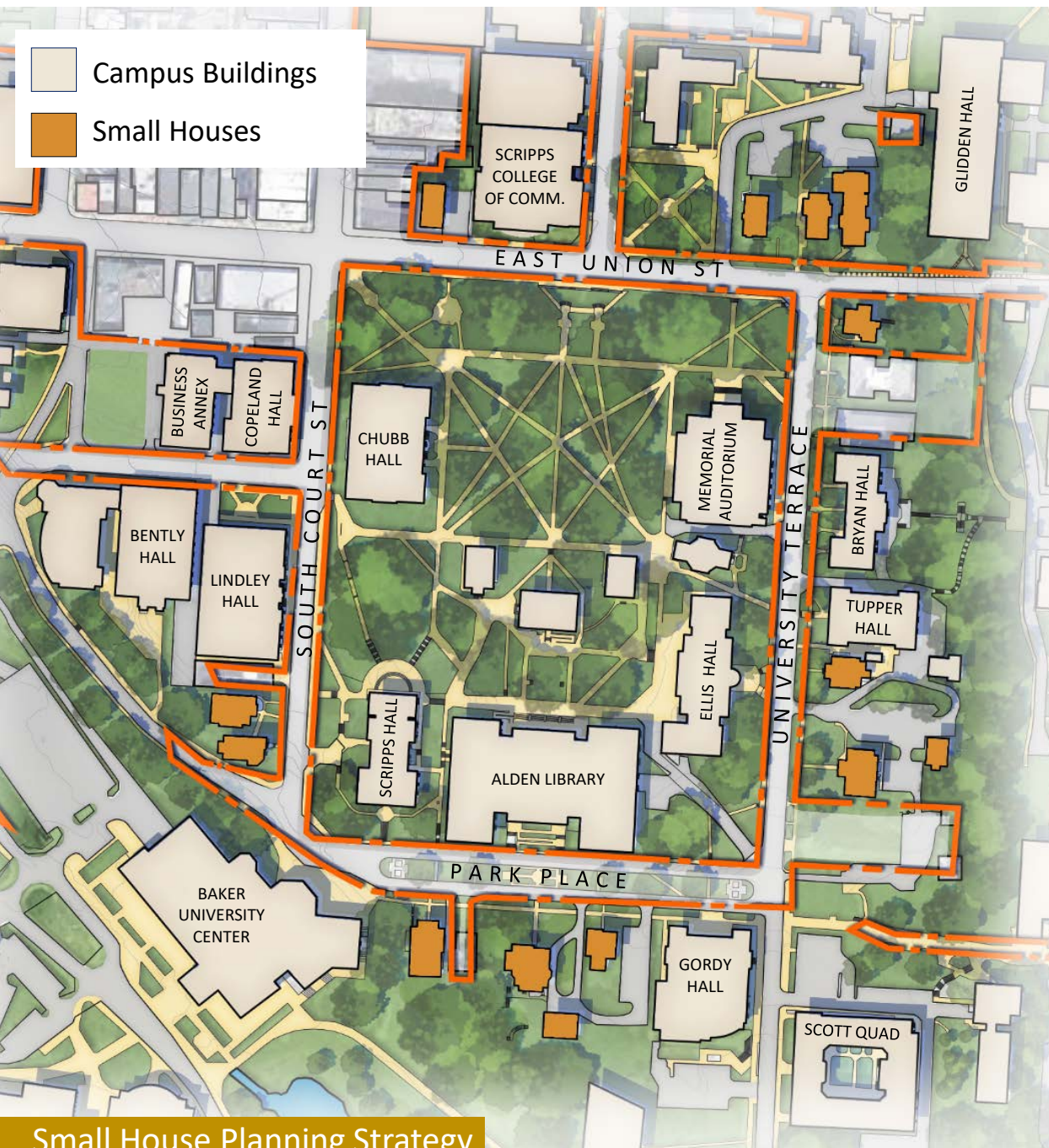


**What do you think is the highest planning priority for Park Place?**  
*(multiple choice)*

- 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

# Small House Planning Strategy

Stewardship and Historic Character



## 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.

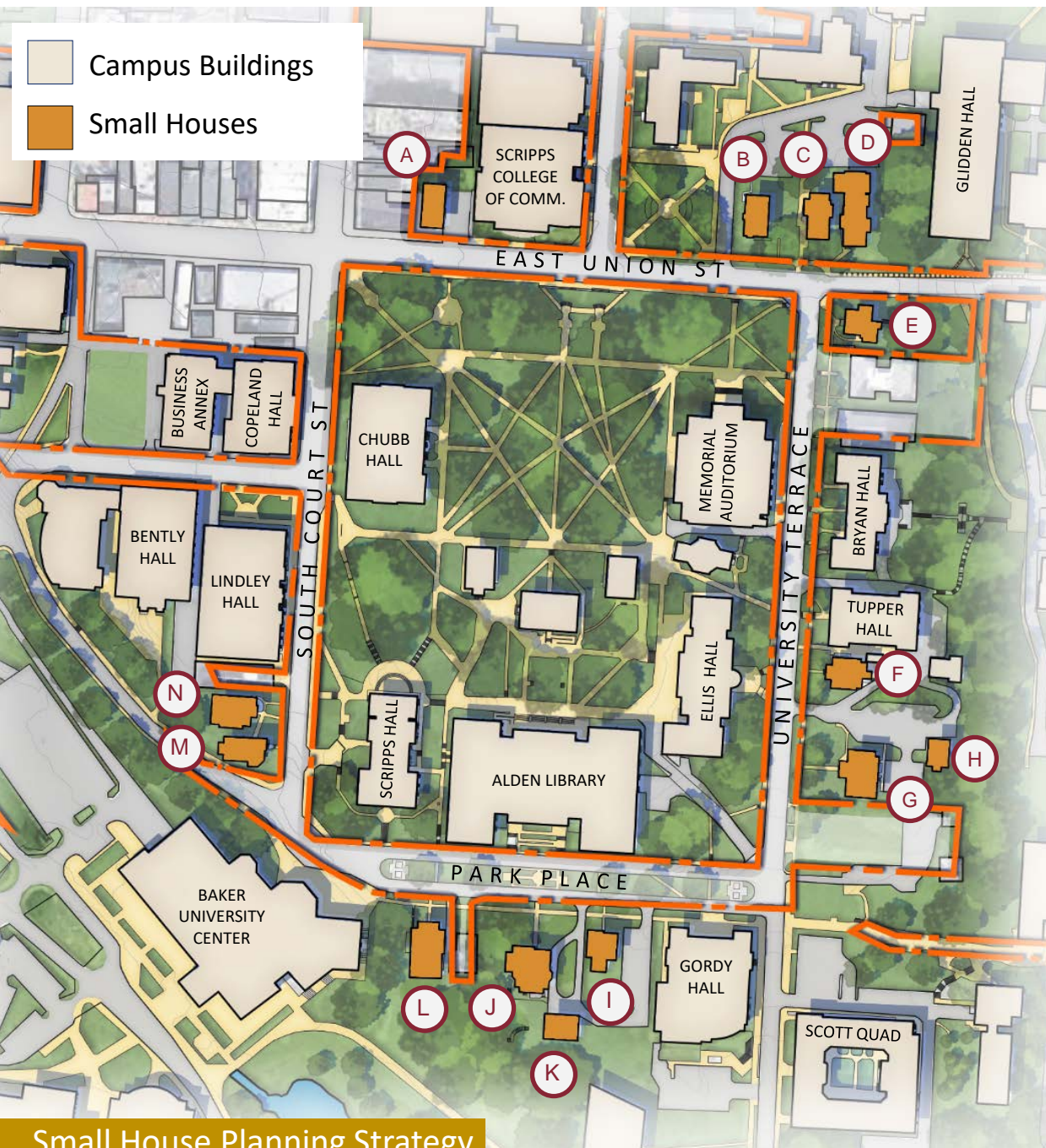
## Context:

- 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



**(A) Pilcher**



**(B) Trisolini**



**(C) Jennings**



**(D) Yamada**



**(E) Brown**



**(F) McKee**



**(G) Konneker**



**(H) Ping Cottage**



**(I) 35 Park Place**



**(J) 29 Park Place**



**(K) 29 Park Place Carriage**



**(L) Walter Int'l**



**(M) Crewson**



**(N) Sing Tao**



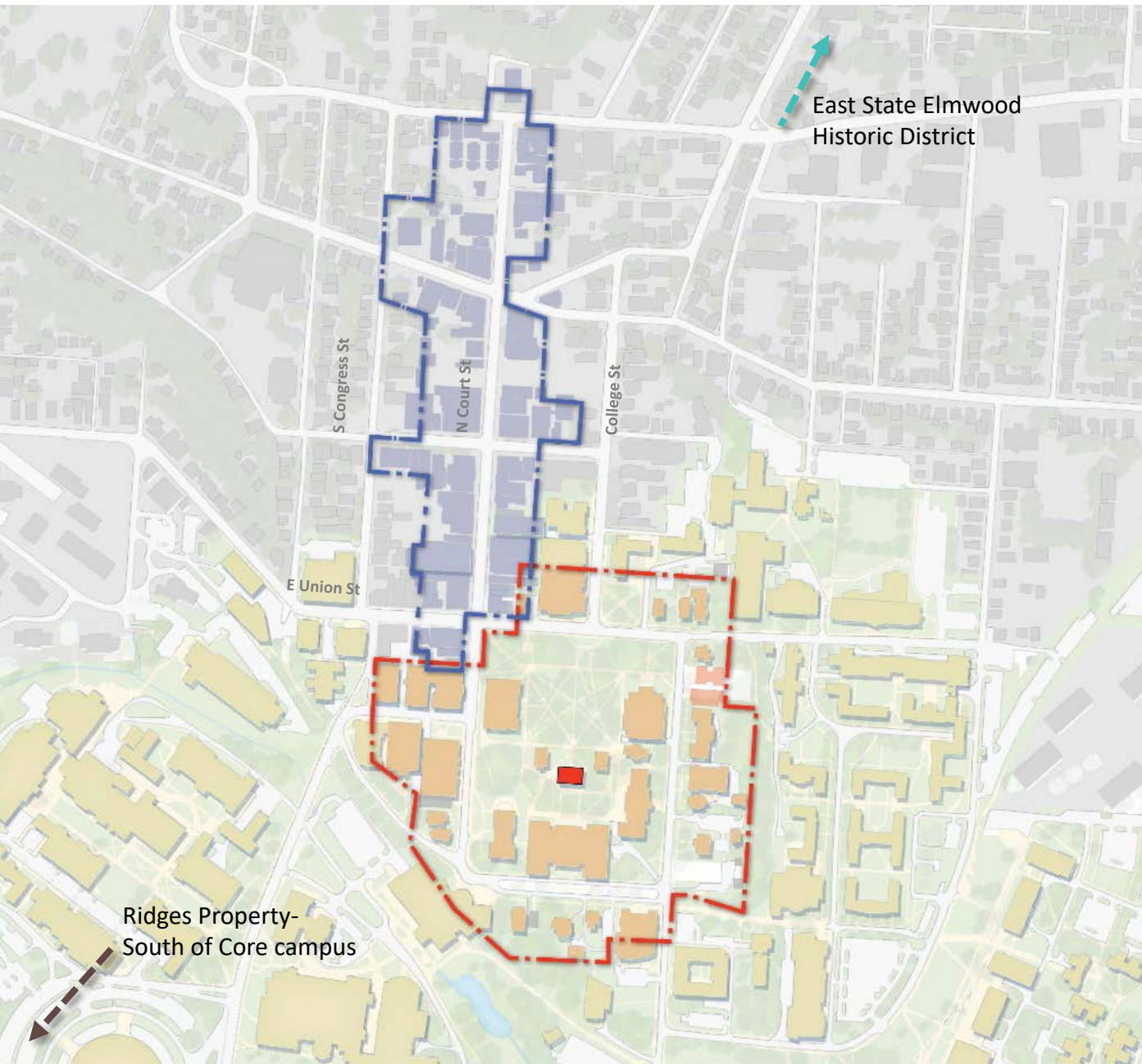
**(O) Bingham (not shown)**



# Small House Planning Strategy

## Historic Districts

Small Houses are contributing buildings within the College Green Historic District

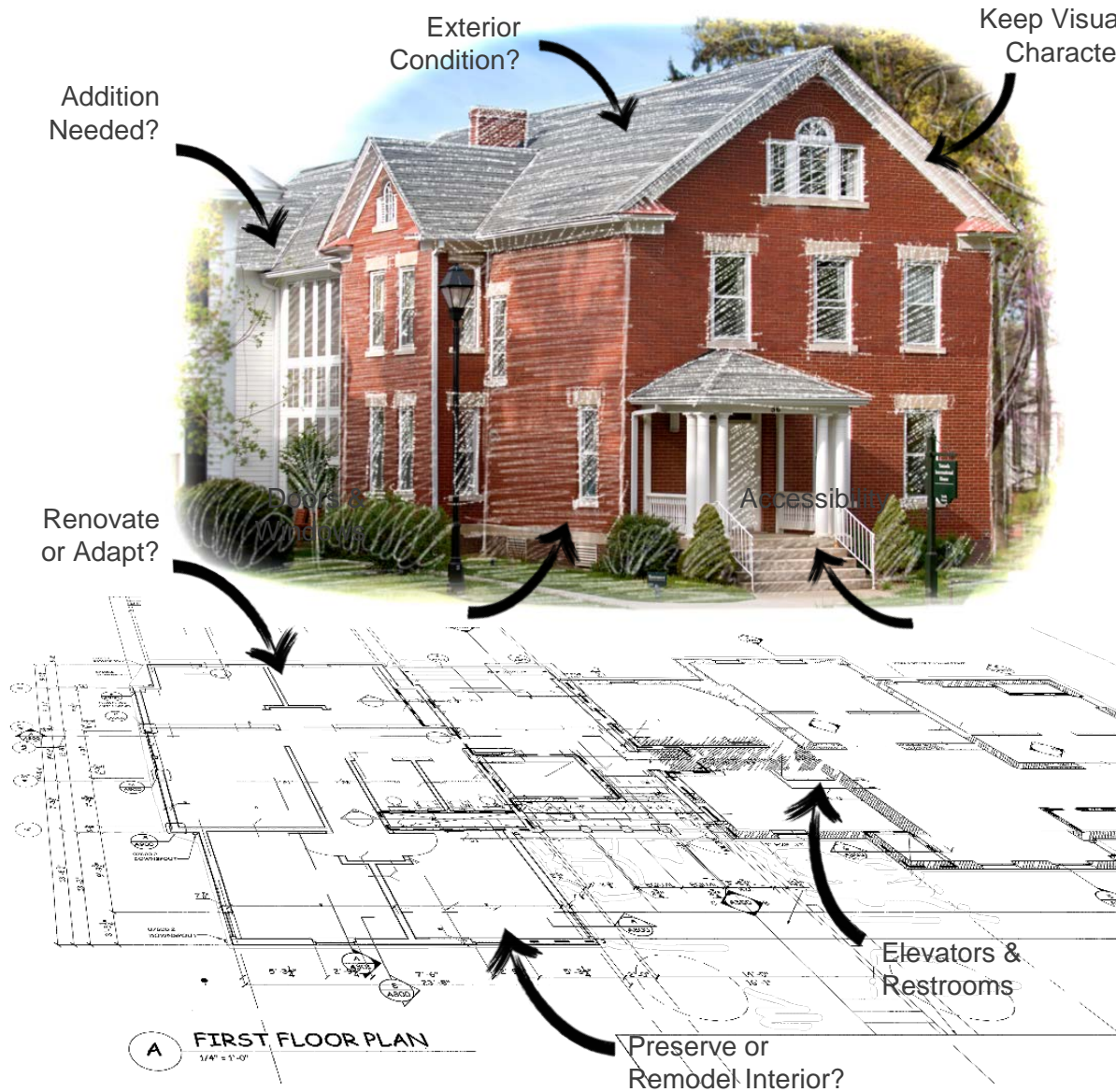


- Athens Downtown Historic District Boundary
- Ohio University College Green Historic District Boundary
- National Historic Landmark—Cutler Hall
- Ridges Property-Historic Landmark
- East State Elmwood Historic District



# Small House Planning Strategy

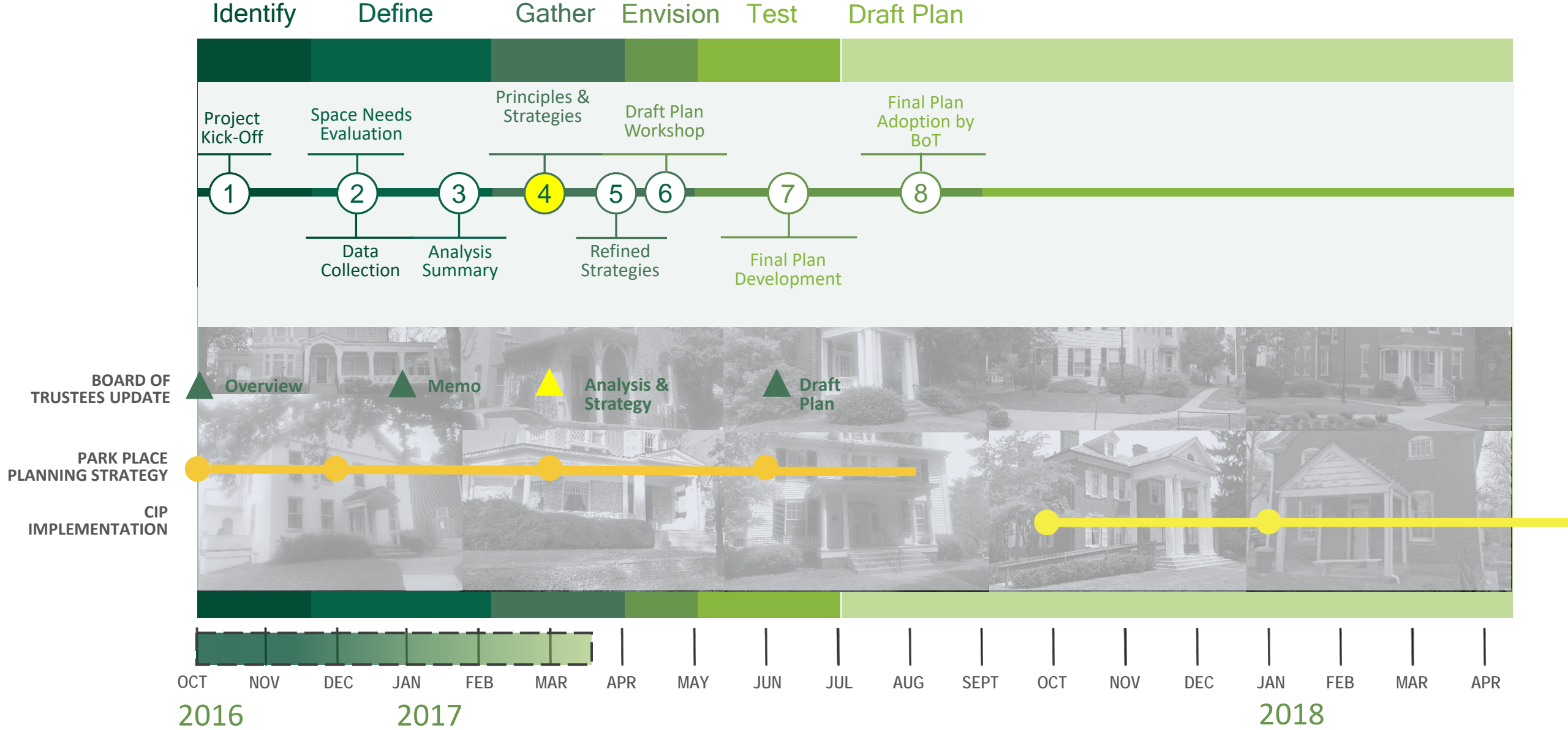
Work Group Scope of Work



- **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





# Small House Planning Strategy

Work Group Members and Review Process



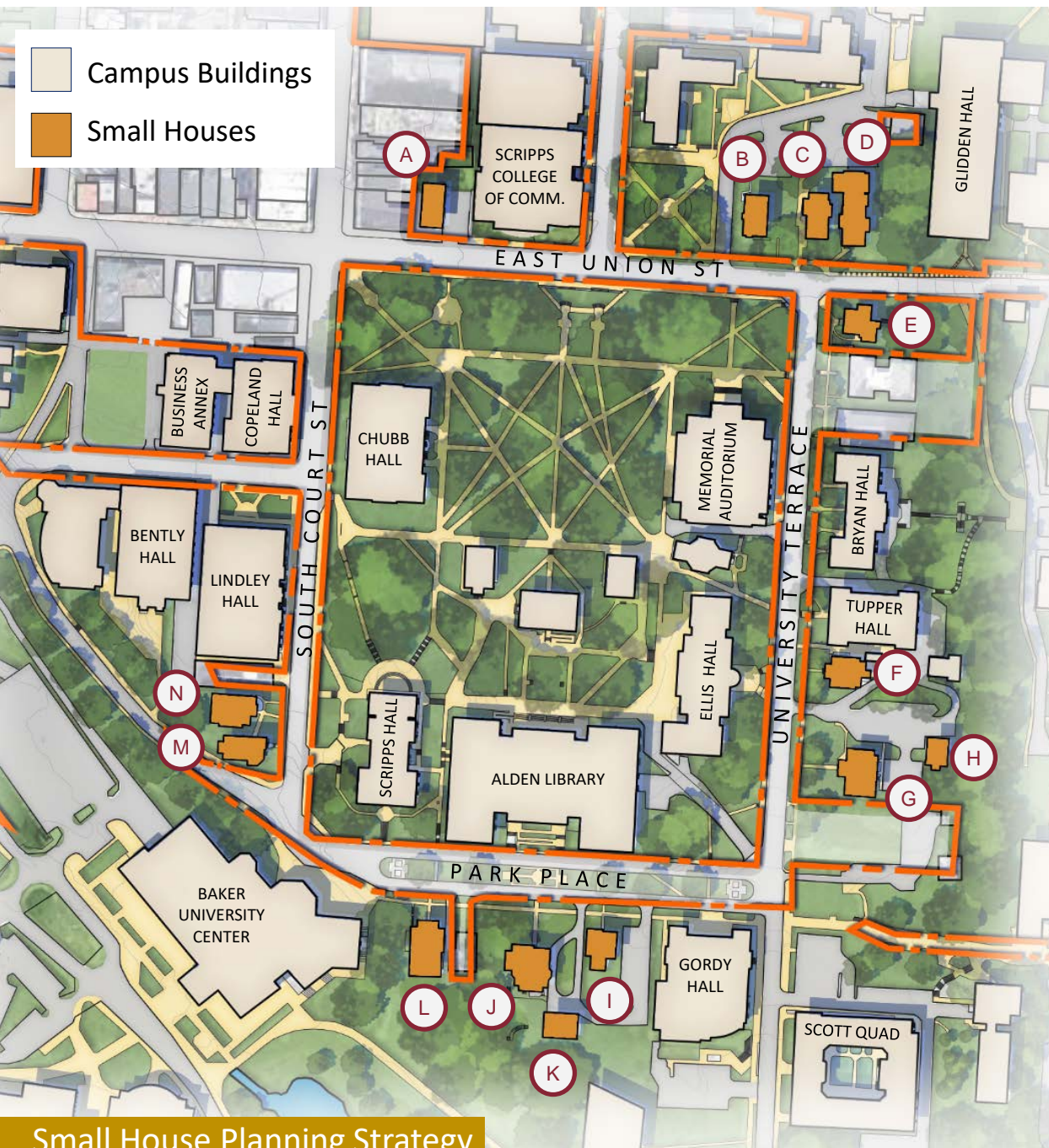
- **Chair**                      Shawna Bolin
- **City Planner**          Paul Logue
- **Real Estate**            David Averion
- **Budget**                    Chad Mitchell
- **Provost**                   Laura Myers
- **Facilities**                Steve Wood
- **Planning**                 Miranda Kridler

## Collaboration:

Current Occupants, Campus,  
City of Athens, Community

# Small House Planning Strategy

## Building Size and Occupants



<p>2,892 NASF Inactive</p>  <p><b>A</b> Pilcher</p>	<p>2,689 NASF Culter Scholars</p>  <p><b>B</b> Trisolini</p>	<p>2,651 NASF Dean of CoFA</p>  <p><b>C</b> Jennings</p>	<p>4,420 NASF VP Global Affairs</p>  <p><b>D</b> Yamada</p>	<p>2,800 NASF Inactive</p>  <p><b>E</b> Brown</p>
<p>4,300 NASF VP Univ. Adv.</p>  <p><b>F</b> McKee</p>	<p>3,668 NASF VP Univ. Adv.</p>  <p><b>G</b> Konneker</p>	<p>1,342 NASF VP Univ. Adv.</p>  <p><b>H</b> Ping Cottage</p>	<p>3,500 NASF Dean Honors Tutorial</p>  <p><b>I</b> 35 Park Place</p>	<p>5,400 NASF Inactive</p>  <p><b>J</b> 29 Park Place</p>
<p>2,200 NASF Inactive</p>  <p><b>K</b> 29 Park Place Carriage</p>	<p>6,800 NASF Int. Student Serv.</p>  <p><b>L</b> Walter Int'l</p>	<p>1,700 NASF Inactive</p>  <p><b>M</b> Crewson</p>	<p>2,500 NASF Journalism</p>  <p><b>N</b> Sing Tao</p>	<p>1,380 NASF VP Finance/Admin</p>  <p><b>O</b> Bingham (not shown)</p>



**Which of these options would you most prefer for the small houses around OHIO's campus?**

*(multiple choice)*

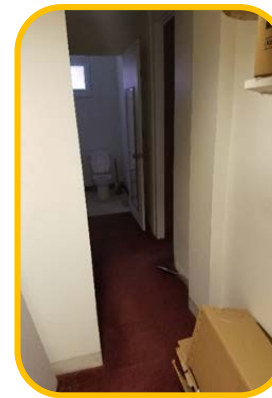
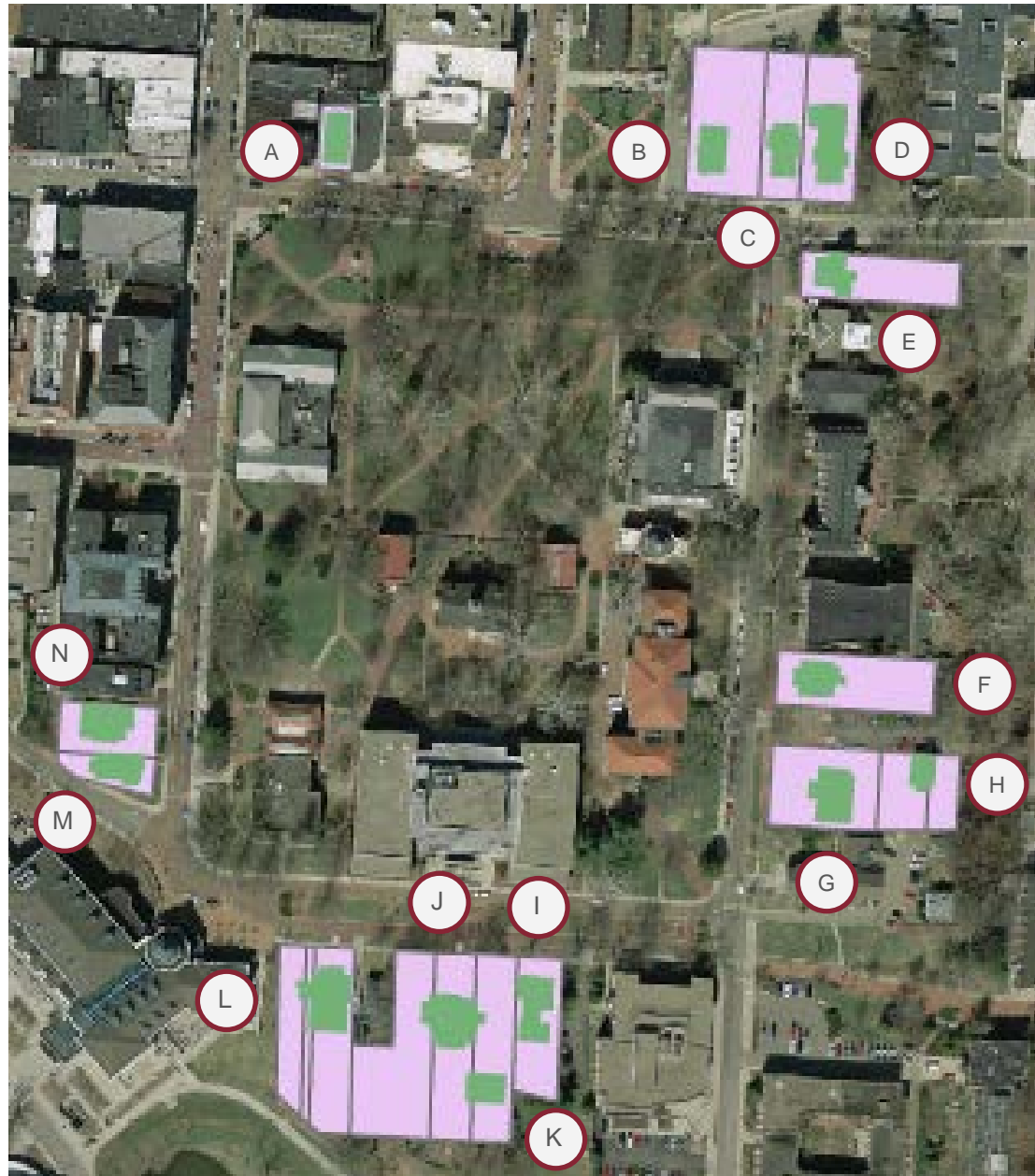
- a. Administrative offices
- b. Academic departments or student-service offices
- c. Residential
- d. Retail
- e. Event space
- f. Other



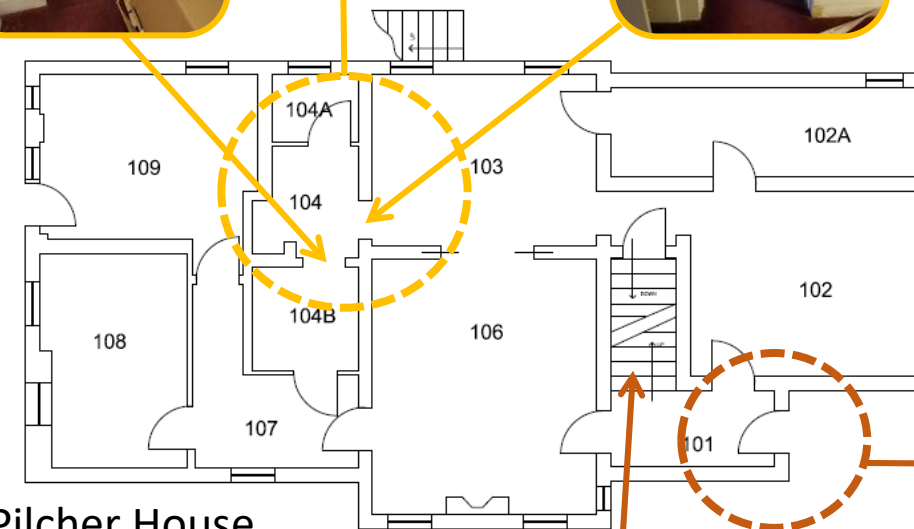
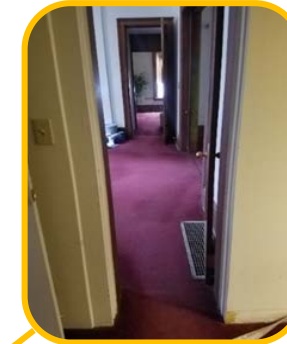
# Small House Planning Strategy

## Sample Work Group Analysis

- Deferred Maintenance
- ADA Assessment
- Parcel Data



Route to restroom has spacing issues; narrow door thresholds



**Pilcher House**  
ADA Assessment  
Built in 1881  
Renovated in 1988

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



No existing ramp access to building





## 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

# Small House Planning Strategy

## Building Summary Analysis Spreadsheet Updates

	29 Park	29 Carriage	35 Park Place	Bingham House	Brown	Crewson	Claire Ping	Jennings	Konneker	McKee	Pilcher	Sing Tao	Trisolini	Walter Inter.	Yamada
Built	1899	1901	1875	1797	1928	1920	1901	1854	1901	1900	1881	1996	1860	1923	1920
Current Age	118	116	142	220	89	97	116	163	116	117	136	21	157	94	97
Ownership	OHIO	OHIO	OHIO	OHIO	OHIO	OHIO	Foundation	OHIO	Foundation	OHIO	OHIO	OHIO	OHIO	OHIO	OHIO
Acquisition by Ohio	1954	1954	1952	1987	1964	1940	N/A	1929	N/A	1957	1968	1996	1927	2010	1969
Years owned	63	63	65	30	53	77		88		60	49	21	90	7	48
Last Renovated	1994	1994	2011	1987	1987	1920	2016	1984	1981	1996	1988	1996	1994	2011	2003
Renovation Age	23	23	6	30	30	97	1	33	36	21	29	21	23	6	14
GSF	8,838	2,760	5,039	1,680	7,834	3,213	3,105	5,076	6,807	6,495	4,310	3,884	5,394	12,714	9,243
NASF	5400	2200	3500	1380	2840	1700	1342	2651	3738	4300	2892	2500	2689	6800	4420
NASF/GSF Ratio	61%	80%	69%	82%	36%	53%	43%	52%	55%	66%	67%	64%	50%	53%	48%
Occupancy	Vacant	Vacant	Honor's	VPFA	Vacant	Vacant	Advance	COFA	Alumni	Alumni	Vacant	Scripps	Cutler Sch	Inter Ed.	Global
Parcel Size	40,813	23,545	9,734	632,421	11,155	4,412	9,568	9,244	13,714	13,390	3,476	7,661	16,824	20,366	12,473
Replacement Value	\$ 3,710,000	\$ 1,160,000	\$ 2,120,000	\$ 710,000	\$ 3,290,000	\$ 1,350,000	\$ 1,300,000	\$ 2,130,000	\$ 4,530,000	\$ 2,730,000	\$ 1,810,000	\$ 1,630,000	\$ 2,260,000	\$ 4,450,000	\$ 3,880,000
Original Total Deferred Maint	\$ 830,000	\$ 379,000	\$ 631,000	\$ 348,000	\$ 1,699,342	\$ 831,942	\$ 347,390	\$ 873,559	\$ 987,522	\$ 800,000	\$ 702,687	\$ 334,386	\$ 2,709,288	\$ 323,000	\$ 1,105,285
Def Maint/Replacement Value	22%	33%	30%	49%	52%	62%	27%	41%	22%	29%	39%	21%	120%	7%	28%
Deferred Maint/GSF	\$93.91	\$137.32	\$125.22	\$207.14	\$216.92	\$258.93	\$111.88	\$172.10	\$145.07	\$123.17	\$163.04	\$86.09	\$502.28	\$25.41	\$119.58
Updated Total Deferred Maint		\$ 313,815	\$ 542,365	\$ 342,091	\$ 1,389,539	\$ 704,881	\$ 106,811	\$ 1,000,160	\$ 904,717	\$ 542,494	\$ 532,244	\$ 453,836	\$ 2,558,195	\$ 323,261	\$ 1,050,408
"Must Do" project total*		\$ 204,363	\$ 411,254	\$ 243,209	\$ 1,135,000	\$ 484,972	\$ 89,541	\$ 798,750	\$ 578,981	\$ 409,488	\$ 363,348	\$ 266,312	\$ 2,200,000	\$ 282,020	\$ 833,076
Updated Total DM/total GSF		\$ 113.70	\$ 107.63	\$ 203.63	\$ 177.37	\$ 219.38	\$ 34.40	\$ 197.04	\$ 132.91	\$ 83.52	\$ 123.49	\$ 116.85	\$ 474.27	\$ 25.43	\$ 113.64
Must Do/Total DM		0.65	0.76	0.71	0.82	0.69	0.84	0.80	0.64	0.75	0.68	0.59	0.86	0.87	0.79
ADA: Building access				stone gaps								level change			
ADA: 1st floor restroom									turning issue	turning radius	route spacing				
ADA: Second floor/full access															



## Analysis Examples

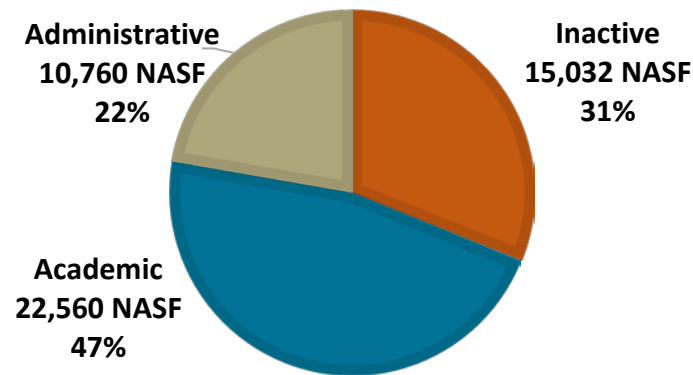
**AGE:**

- 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

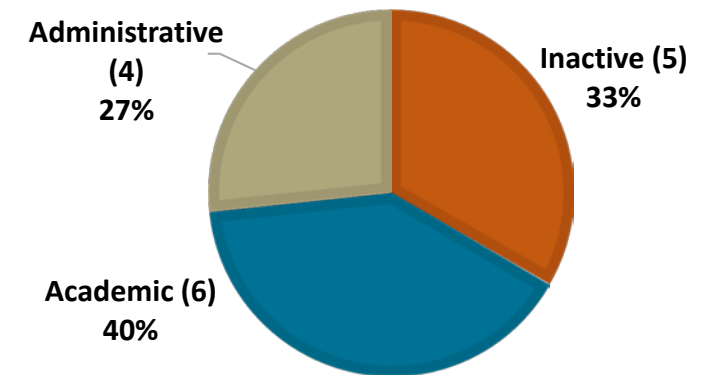
**USE:**

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

### % SPACE ASSIGNED BY USE (NASF)



## CURRENT USE OF SMALL HOUSES



### COST:

- \$13M for Deferred Maintenance
- Replacement of similar structures: \$37M

# Board Feedback

**How would you prioritize the renovation of the small houses compared with other university priorities?**

*(Place a dot along the line)*

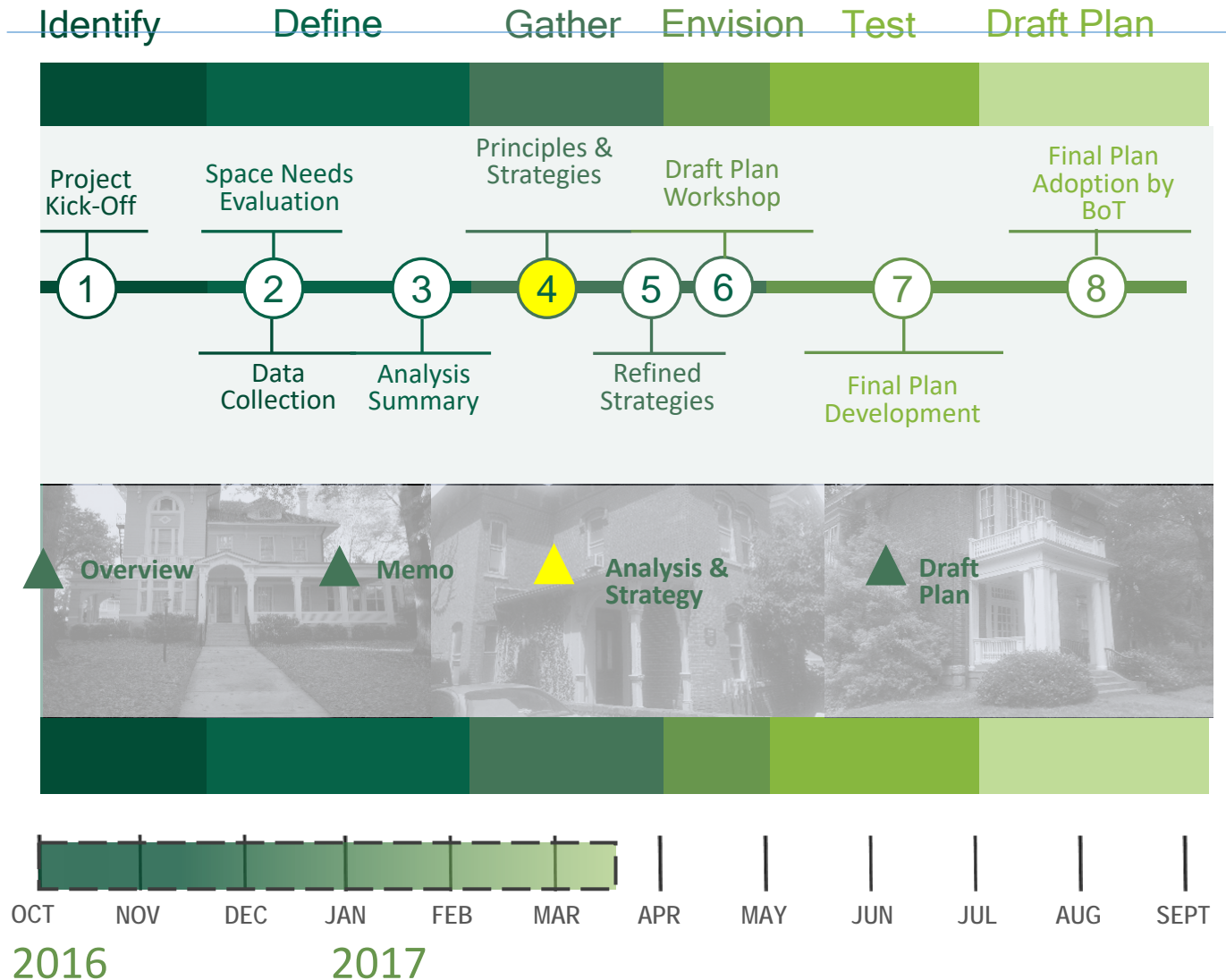
Very low priority  
compared with other  
campus needs

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