

A blue-tinted photograph of a university campus street with historic buildings and streetlights. The text is overlaid on this image.

UNIVERSITY OF KENTUCKY

2012 Campus Plan Update
Charrette

18 December 2012

S A S A K I

Ross Tarrant Architects

Goals for Charrette

Review and discuss the 2009 charrette

Ask stakeholders what if anything has changed since 2009

Ownership of land versus long term desired land use

UK housing plans/ agenda

Student center issues

North Limestone Street presence

Identify issues, goals and needs for an LFUCG small area plan

Agenda

Introduction

2009 College Town Study Update

UK Campus Master Plan Context

Stakeholder Issues Discussion

Break – 10:30-10:45

Group Discussion

Reporting

Stakeholder Groups

- UK
- Sasaki Associates, Inc.
- UK HealthCare
- Lexington-Fayette Urban County Government (LFUCG)
- Calvary Baptist Church
- Downtown Development Authority
- Lexington Parking Authority
- South Hill Neighborhood
- CLB Associates
- Sherman Carter Barnhart Architects
- Development Community
- Kimball House Square

College Town Study Update



Draft

University of Kentucky College Town Study Update

AYERS
SAINT
GROSS

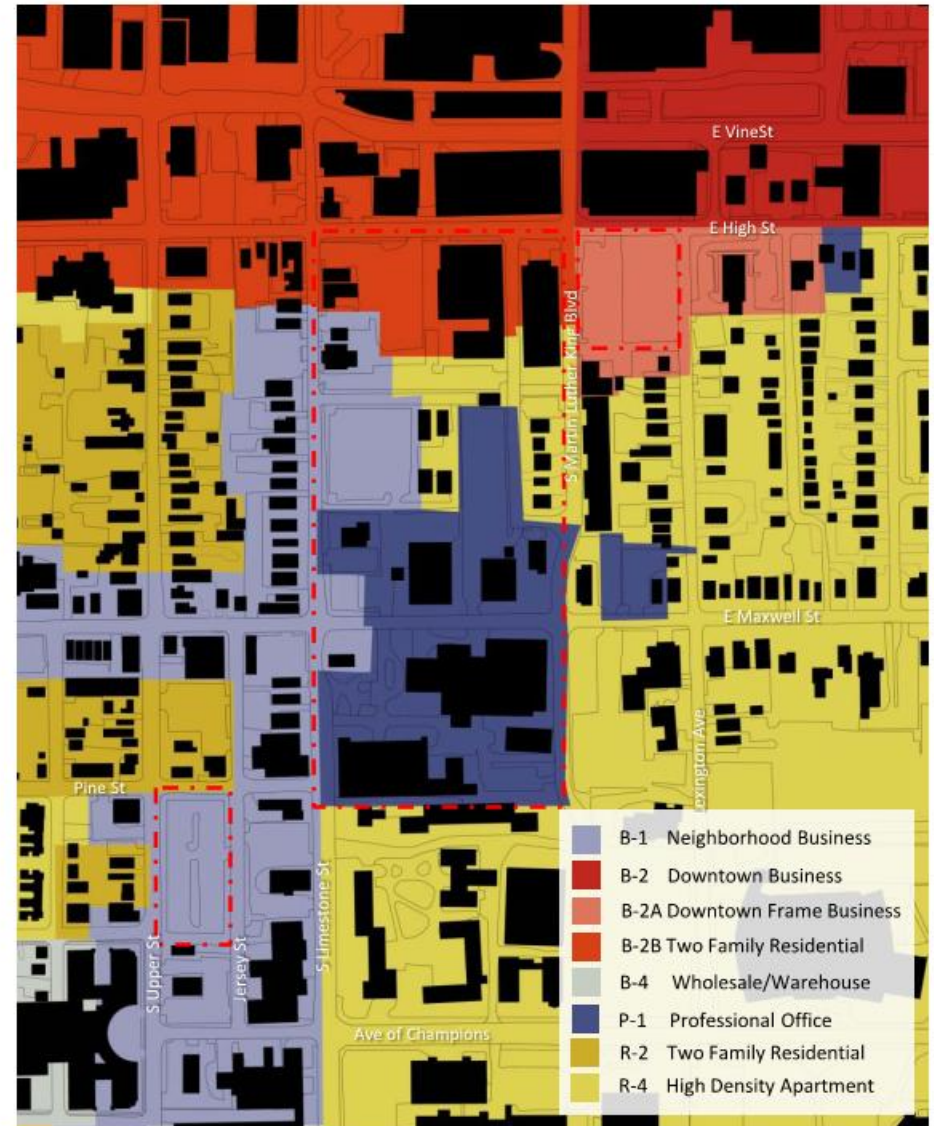
COLLEGE TOWN STUDY UPDATE

July 30th, 2009

Existing Conditions – Figure Ground and Aerial



Existing Conditions – Land Ownership & Zoning



Charrette Observations

What we heard:

- Create a cohesive forward looking vision
- Create a strong sense of identity
- Think long-term
- Maximize activity and frontage on Limestone
 - Provide setbacks so retail can interface with the streetscape (e.g. outdoor seating for restaurants)
- Extend the UK presence towards downtown
- Connect Downtown and UK
- Strengthen the Calvary Baptist CAMPUS
- Respect the building scale along limestone and MLK
- Enhance E/W connectivity with mid block connections
- Increase the development potential of the site
- Provide a variety of outdoor space types
- Take advantage of the topographic grade change
- Convert streets to two-way to improve the retail environment and wayfinding
- Allow for the sun to penetrate the site and hit the open spaces

Who we talked with:

UK Facilities
Good Samaritan Hospital / Health Affairs
Lexington DDA
LFUCG
Kinzelman Kline Gossman
Clearbrook
Calvary Baptist Church
Tim Sorenson - Wilbur Smith
Bill Lear - Developer/attorney
Steve Kay - Roberts and Kay, Inc
Lisa Higgins-Hord - VP Assistant/Community Engagement

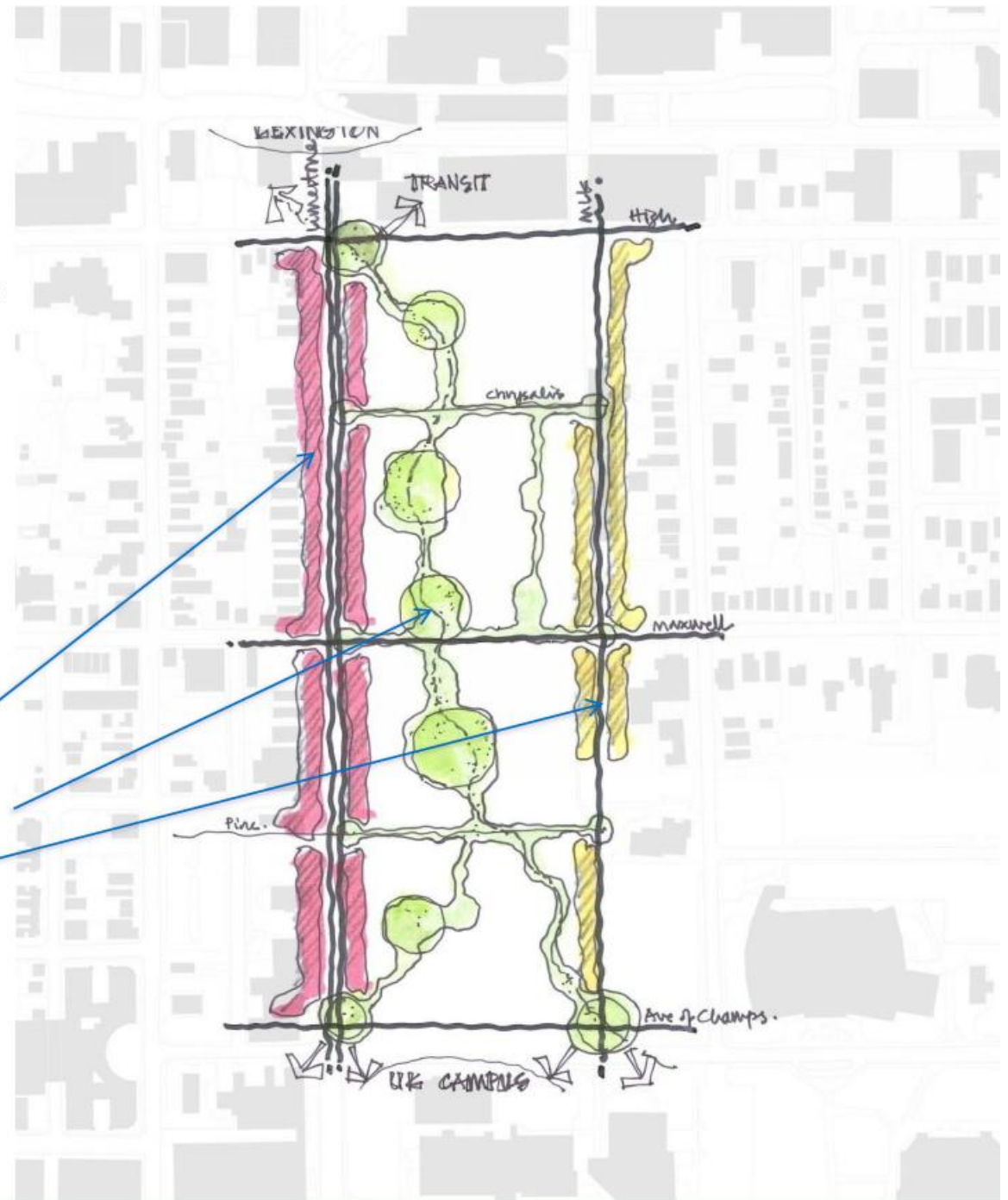
The Concept

The 14-acre study area offers a unique opportunity for University of Kentucky, Good Samaritan Hospital, Calvary Baptist Church, and the city to develop a common vision for one of the largest land areas in downtown Lexington.

Central to the concept is that each stakeholder would benefit from passive open spaces that both contrast and compliment the urban structure of the city. The plan envisions three different, yet interrelated space types.

- An active Limestone Retail Corridor
- A passive network of internal quadrangles
- A residential corridor along MLK Blvd.

These three different space typologies will enhance human interaction and community while interweaving Downtown Lexington and University of Kentucky.





Concept Option 1

Option 1 – Concept Plan

- Locate new garage at corner of Limestone and High with retail / commercial wrapper
- Create large quadrangle with diagonal views from of Limestone and Maxwell
- Funnel pedestrians to intersection of Limestone and Maxwell
- Replace existing Samaritan Garage with eventual redevelopment of the Hospital to enhance diagonal movement from Maxwell



FULL BUILDOUT SUMMARY

| Building | Total Area |
|--------------------------------|---------------------|
| Commercial Research / Academic | 1,054,700 |
| Church Expansion | 38,200 |
| Market-rate Housing | 302,400 |
| Student Housing | 308,100 |
| TOTAL | 1,703,400 |
| Parking Decks | 1,438 spaces |

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale



Concept Option 2

Option 2 – Concept Plan

- Locate new garage at the corner of Limestone and High with retail / commercial wrapper
- Funnel pedestrians to intersection of Maxwell and Limestone
- Relocated Chrysalis Ct R.O.W. to the south to consolidate Church buildings
- Keep Samaritan parking garage and potentially add capacity and new façade treatment



FULL BUILDOUT SUMMARY

| Building | Total Area |
|--------------------------------|---------------------|
| Commercial Research / Academic | 976,600 |
| Church Expansion | 42,800 |
| Market-rate Housing | 286,800 |
| Student Housing | 218,900 |
| TOTAL | 1,525,100 |
| Parking Decks | 1,252 spaces |

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale



Concept Option 3

Option 3 – Concept Plan

- Maximize porosity at High Street boundary
- Locate new garage at Mid block so that it is central to the various programs
- Create active plaza that engages Limestone
- Increase retail frontage by wrapping it into the plaza
- Develop Church campus as linear spine of small linked gardens from Maxwell to High

FULL BUILDOUT SUMMARY

| Building | Total Area (sqft) |
|--------------------------------|---------------------|
| Commercial Research / Academic | 1,079,600 |
| Church Expansion | 42,000 |
| Market-rate Housing | 250,600 |
| Student Housing | 321,200 |
| TOTAL | 1,693,400 |
| Parking Decks | 1,289 spaces |

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale



Next Steps



Option 1

FULL BUILDOUT SUMMARY

| Building | Total Area (sqft) |
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Option 2

FULL BUILDOUT SUMMARY

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Option 3

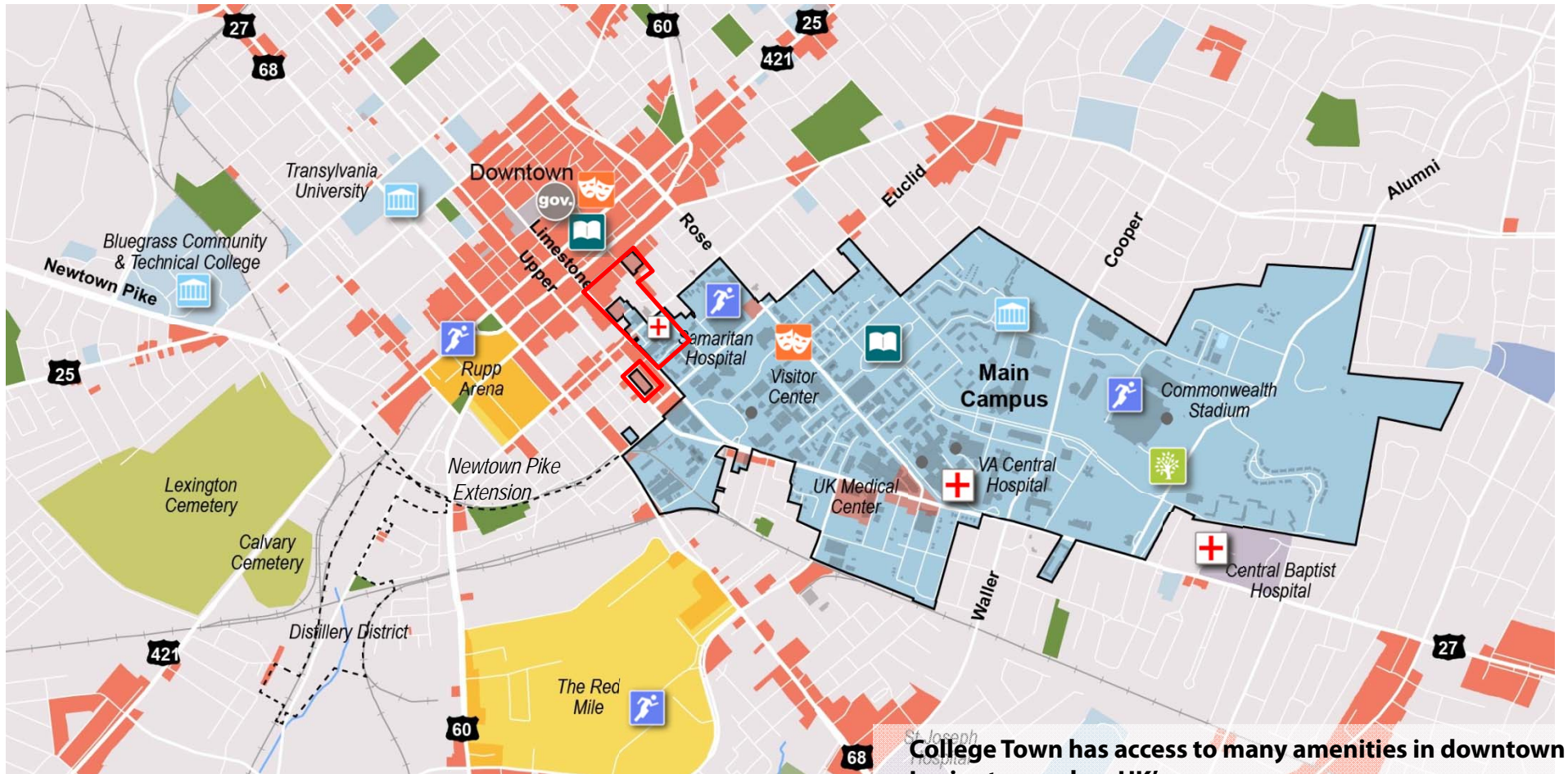
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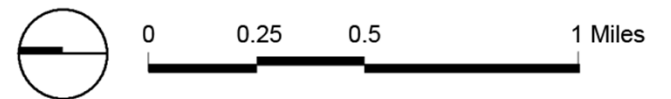
Parking Decks 1,289 spaces

UK Campus Master Plan Update

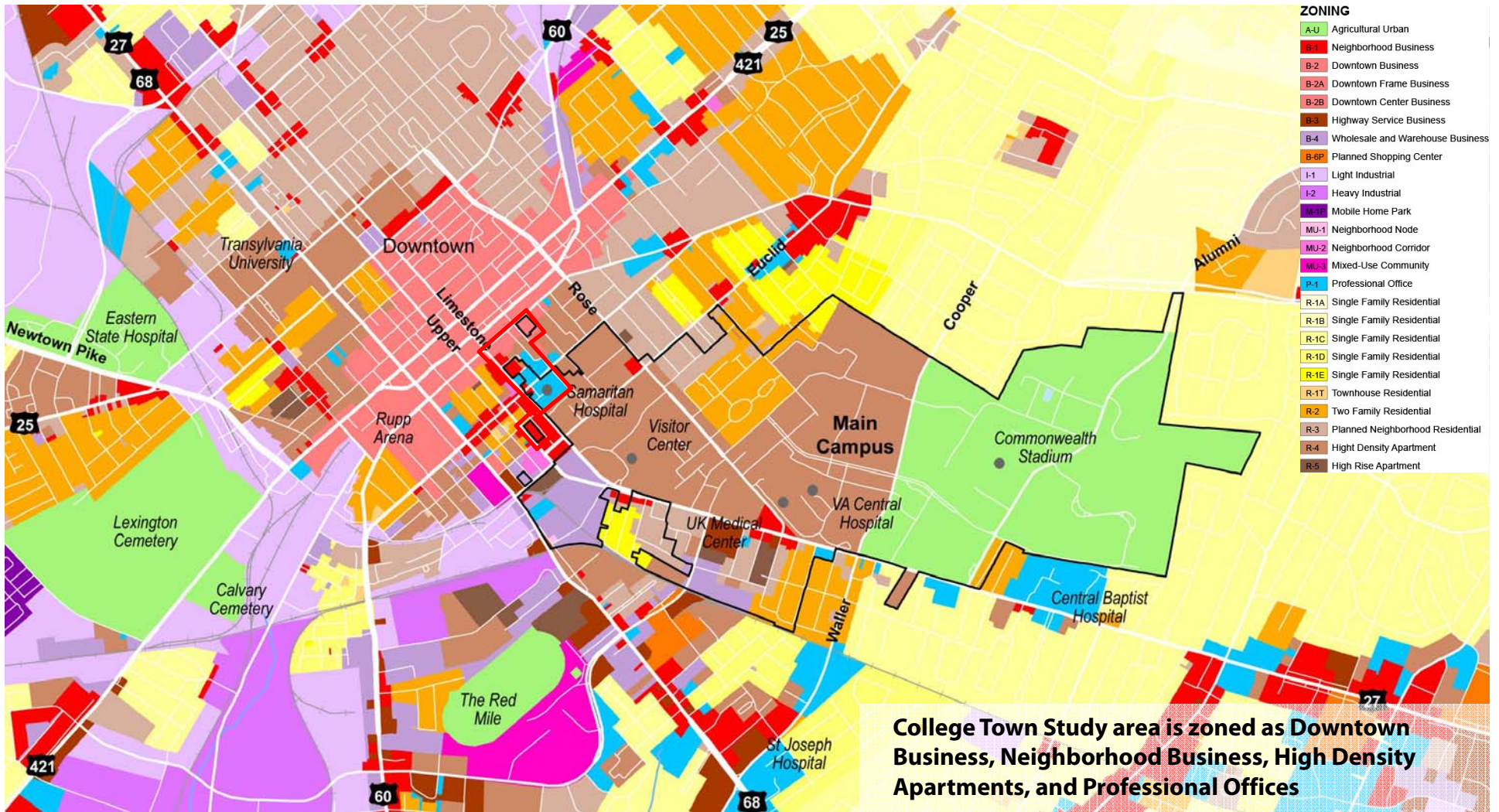
Context and Amenities



- Sports/Recreation
- Academic
- Commercial
- Open Space
- Cemetery
- Hospital
- Government
- New projects



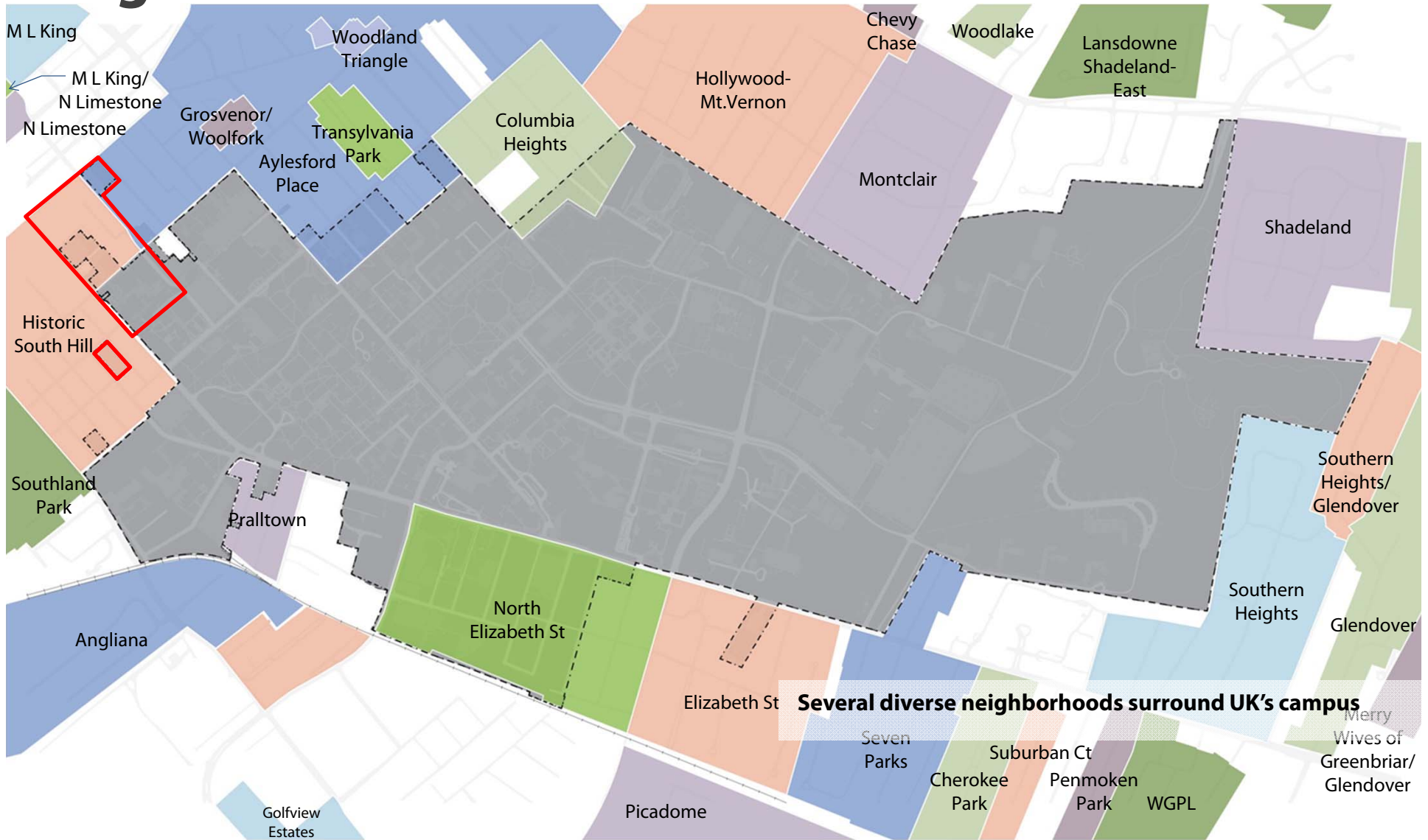
Zoning



Reference: UK GIS 2011



Neighborhood Association Boundaries

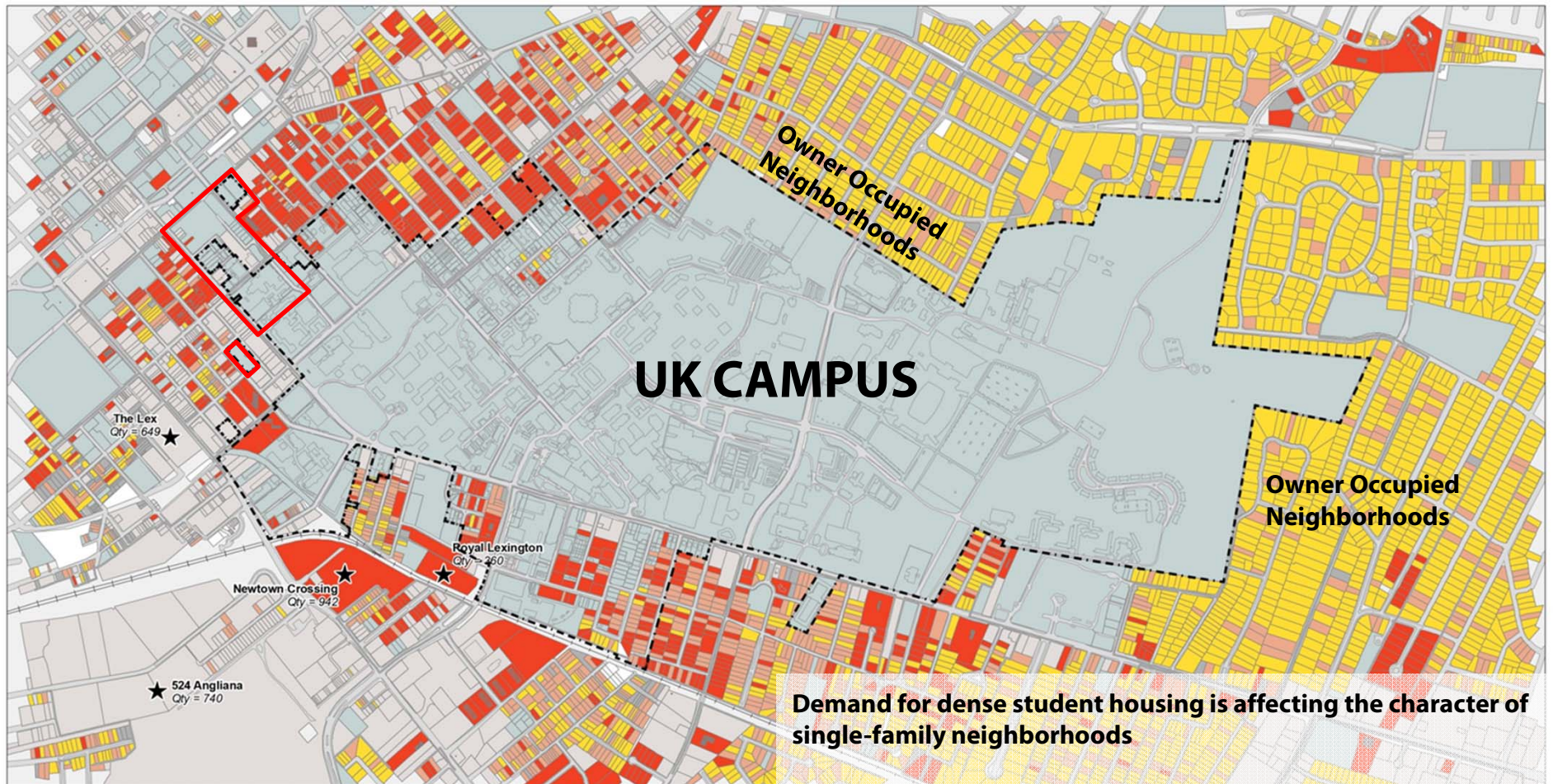


Several diverse neighborhoods surround UK's campus

Data Sources:
Original Map Created by Facilities Management (REV: 20121004)
Parcel Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)
Neighborhood Association Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)



Off-Campus Housing Renters and Owners



Demand for dense student housing is affecting the character of single-family neighborhoods



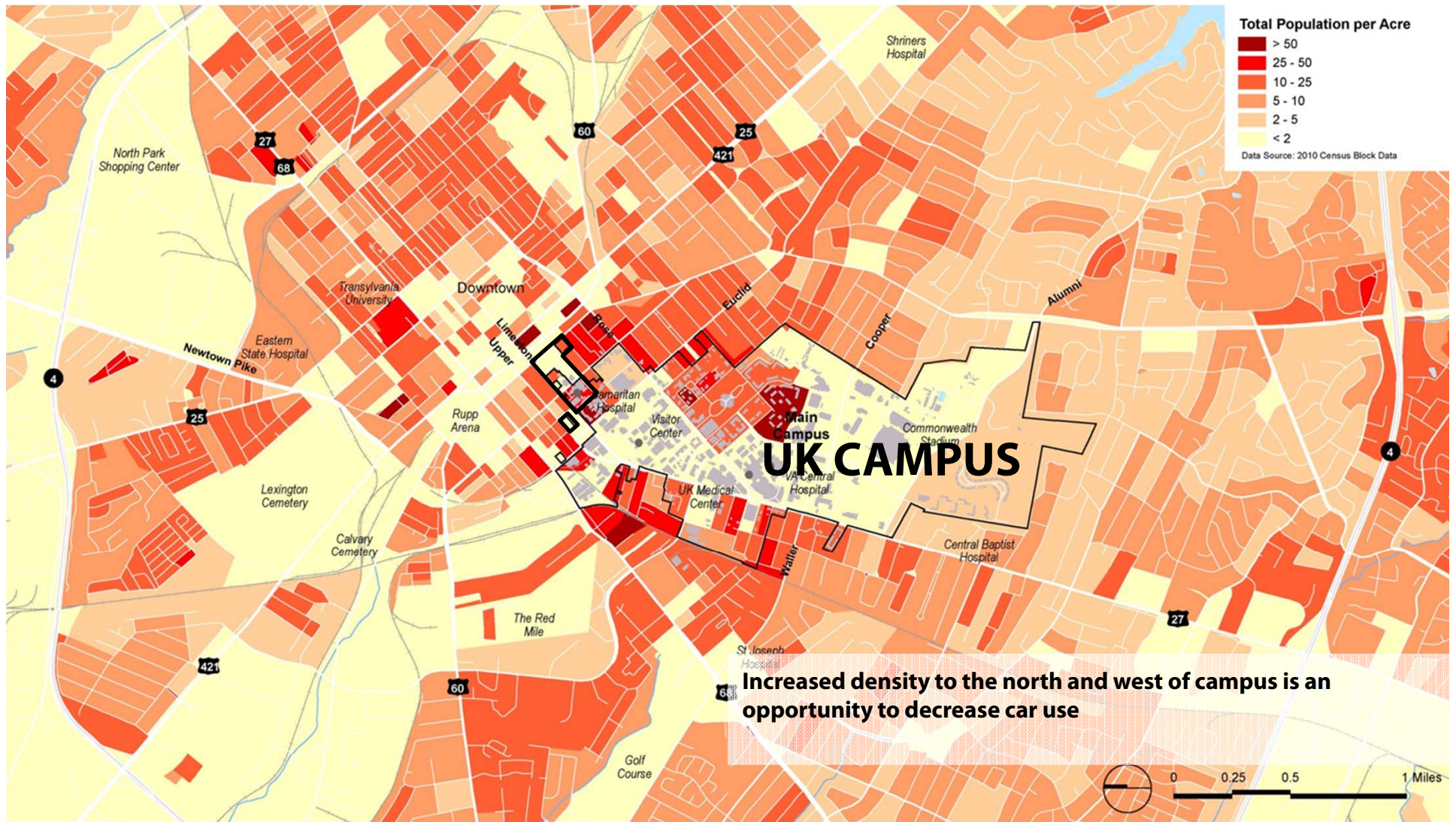
- ★ Private New Student Housing Complex
- ⬜ University of Kentucky Boundary
- ⬜ Incomplete Data
- ⬜ Commercial
- ⬜ Exempt
- ⬜ Church, Government, Hospital, Non-Profit, School, or University
- ⬜ Residential - 1 Unit Owner Address Does Match Property Address
- ⬜ Residential - 1 Unit Owner Address Does Not Match Property Address
- ⬜ Residential - More than 1 Unit (Apartment, Condominium, or Duplex)
- ⬜ Non-Residential Property

Bed Count Totals

Complexes Shown on Map = **2,691**

Complexes Not Shown on Map (incl. The Courtyards, Campus Court at Red Mile, and Red Mile Village) = **1,478**

Population Density

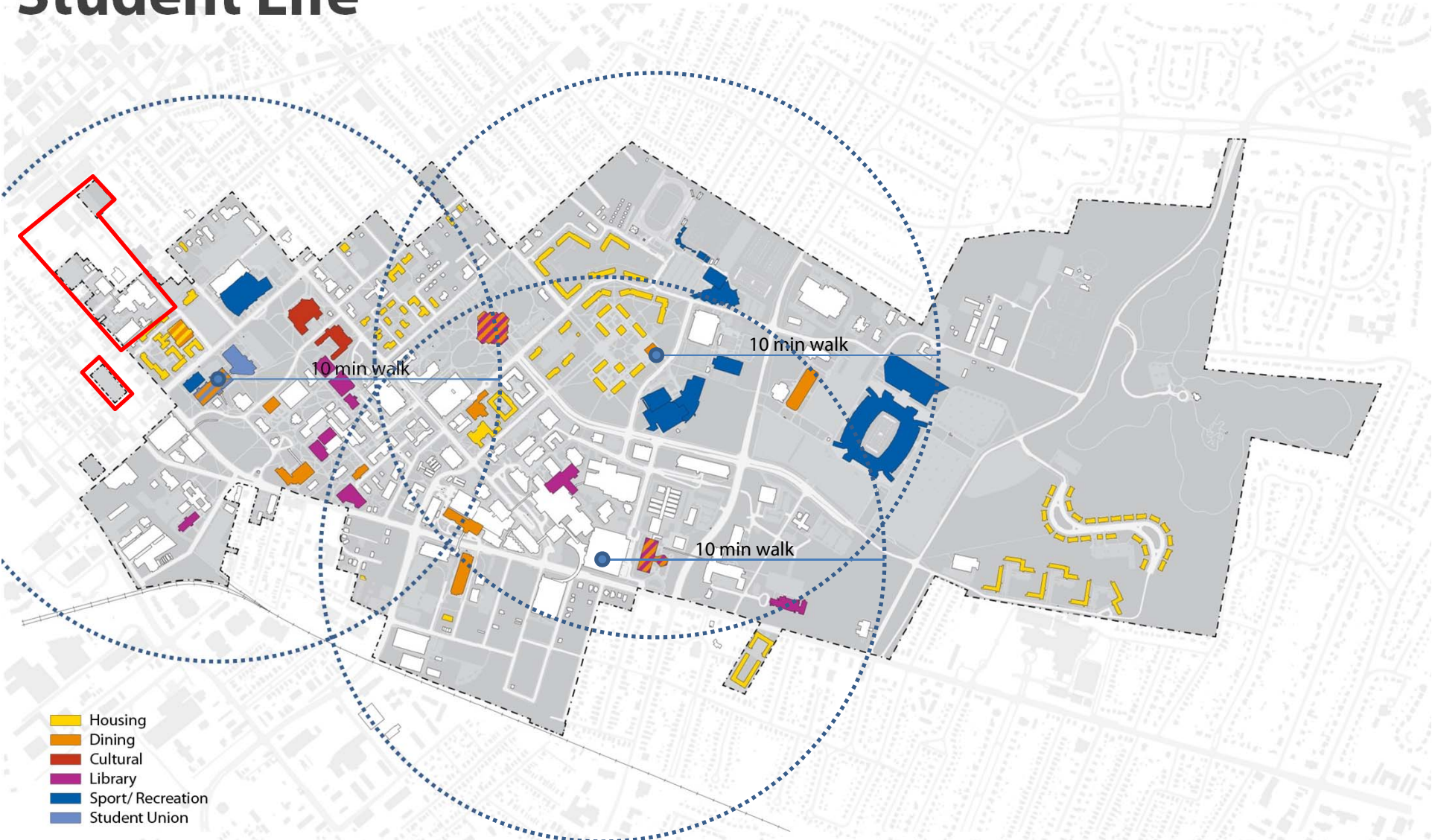


Topography

Building footprints

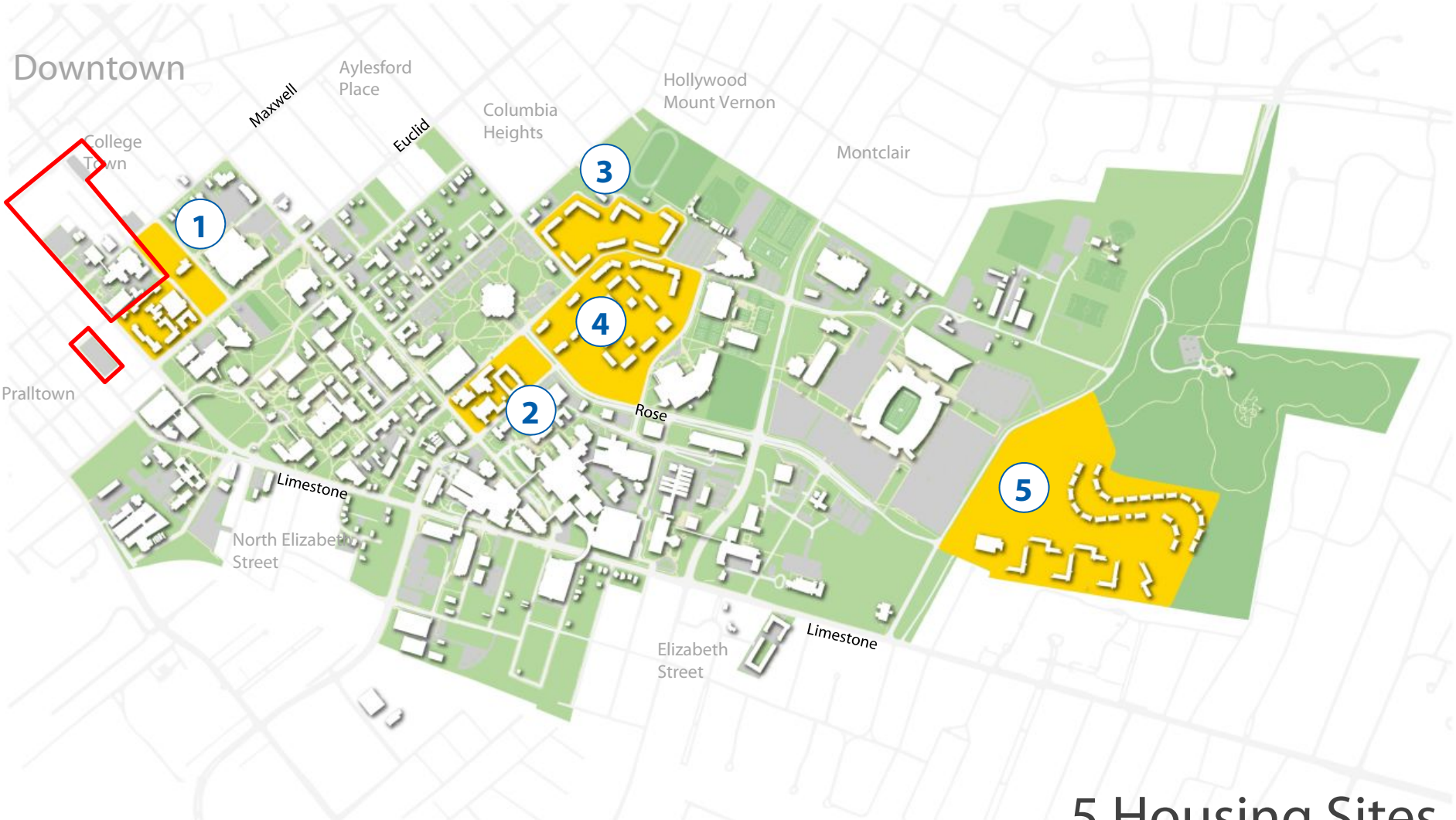


Student Life



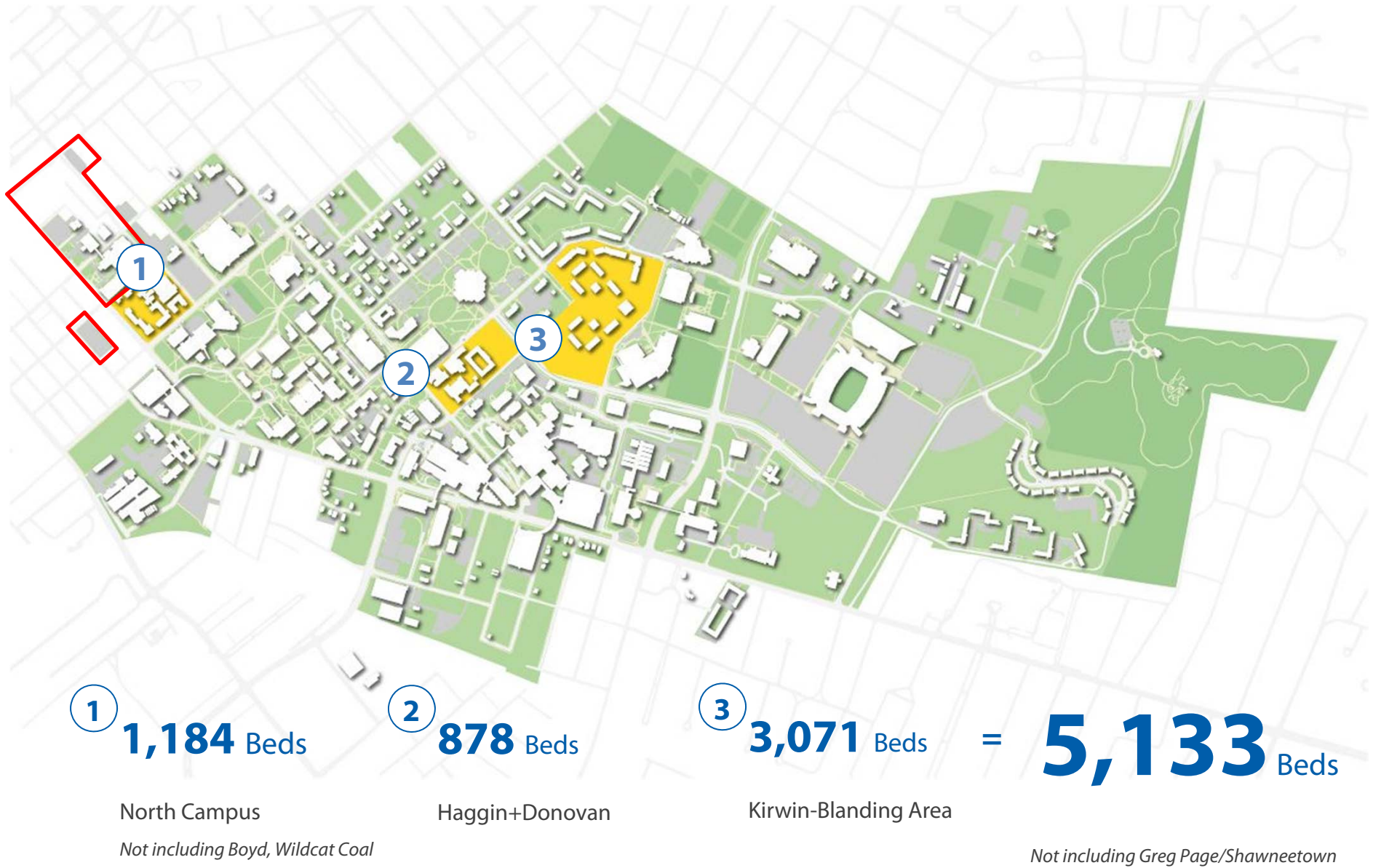
Data Sources:
Library Map – UK Campus Physical Plant Division (REV: 20111216)
Campus Dining Locations – UK Campus Physical Plant Division (REV: 20110805)

Campus Housing Areas



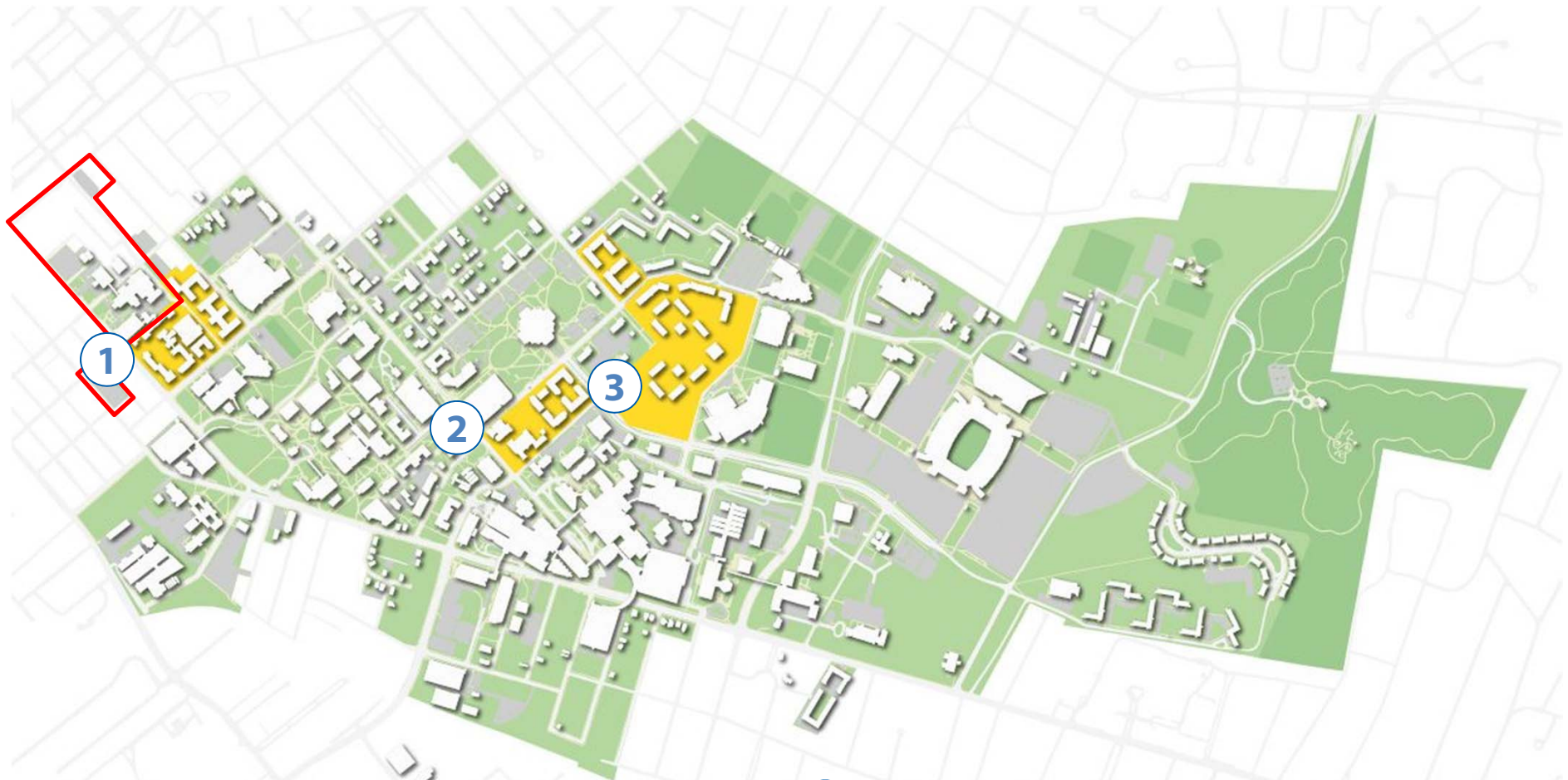
5 Housing Sites

Current Undergraduate Capacity: 2012



Data Sources:
UK Housing Draft Build-Out Schedule
UK Residence Life website: <http://www.uky.edu/Housing/undergraduate/index.html>

Revised Undergraduate Capacity: 2014



1 **2,351** Beds **2** **933** Beds **3** **3,889** Beds = **7,173** Beds

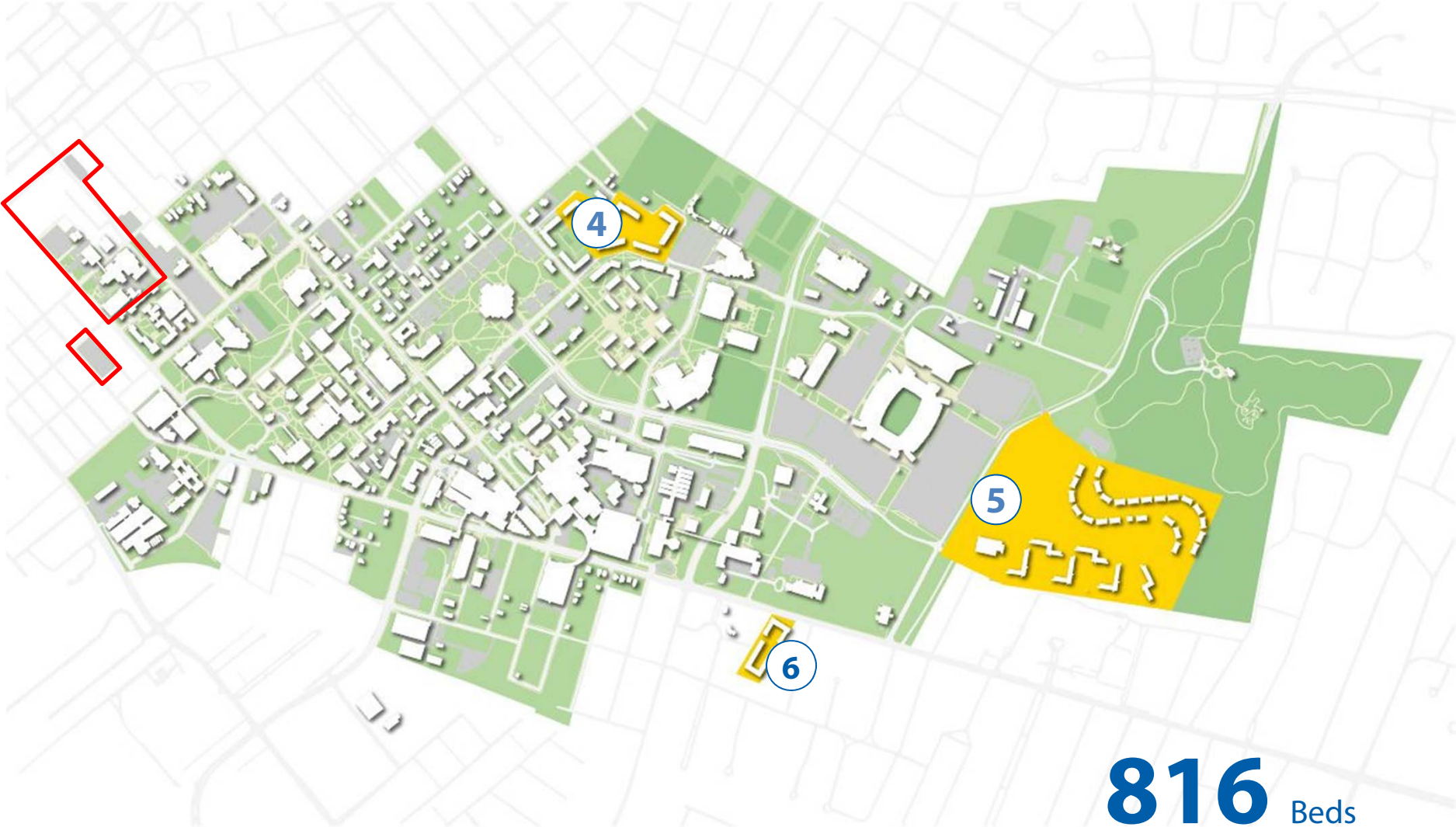
North Campus
Plus new Wildcat and Blazer

New Haggin
Replacement of Haggin+Donovan

Kirwin-Blanding Area
Plus Cooperstown D+E

Data Sources:
UK Housing Draft Build-Out Schedule
UK Residence Life webstie: <http://www.uky.edu/Housing/undergraduate/index.html>

Graduate Housing Sites: 2012



816 Beds

Data Sources:
UK Housing Draft Build-Out Schedule
UK Residence Life website: <http://www.uky.edu/Housing/undergraduate/index.html>

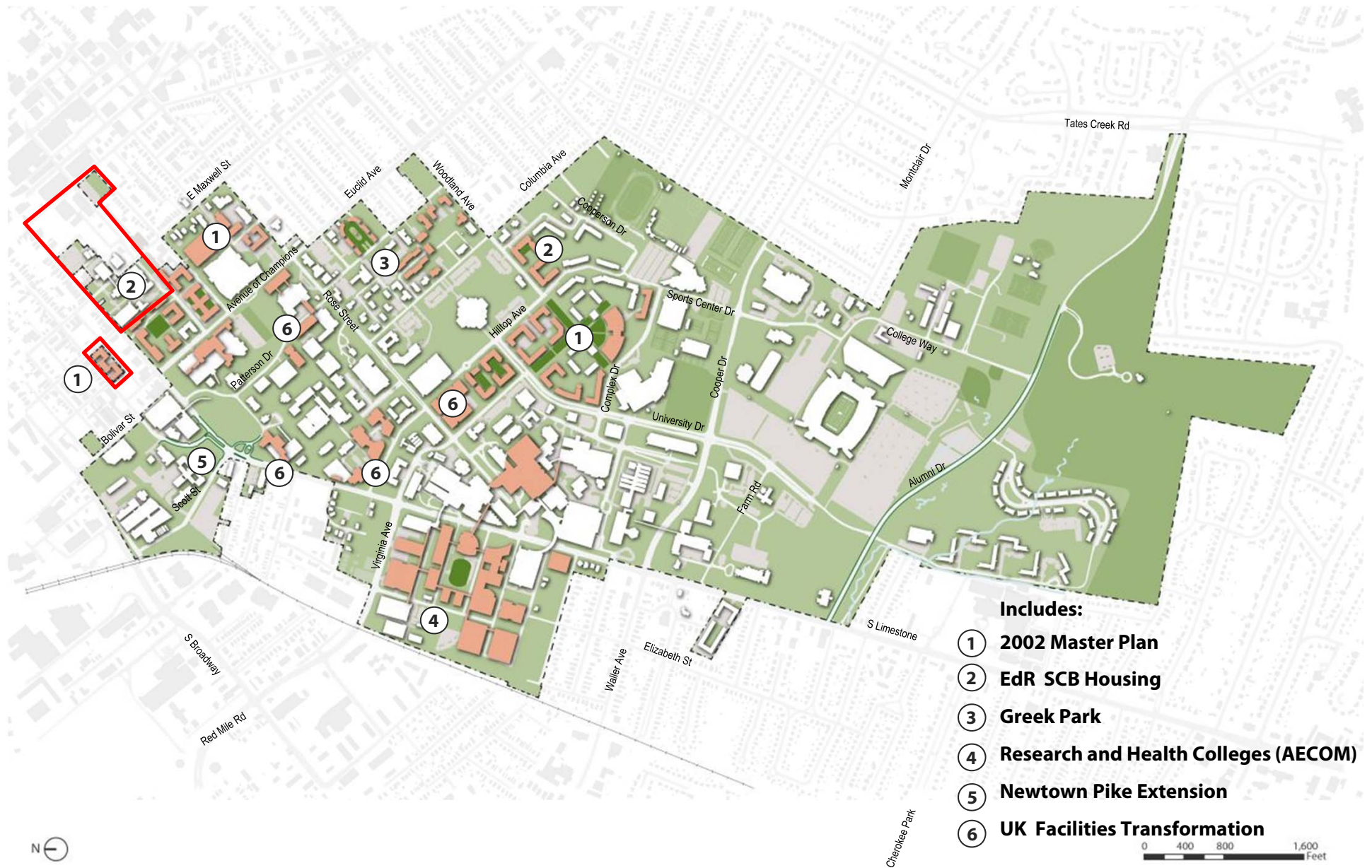
FRAMEWORK PLAN

Current Vision

Existing Framework

Preliminary Framework

Existing Plan Current Vision

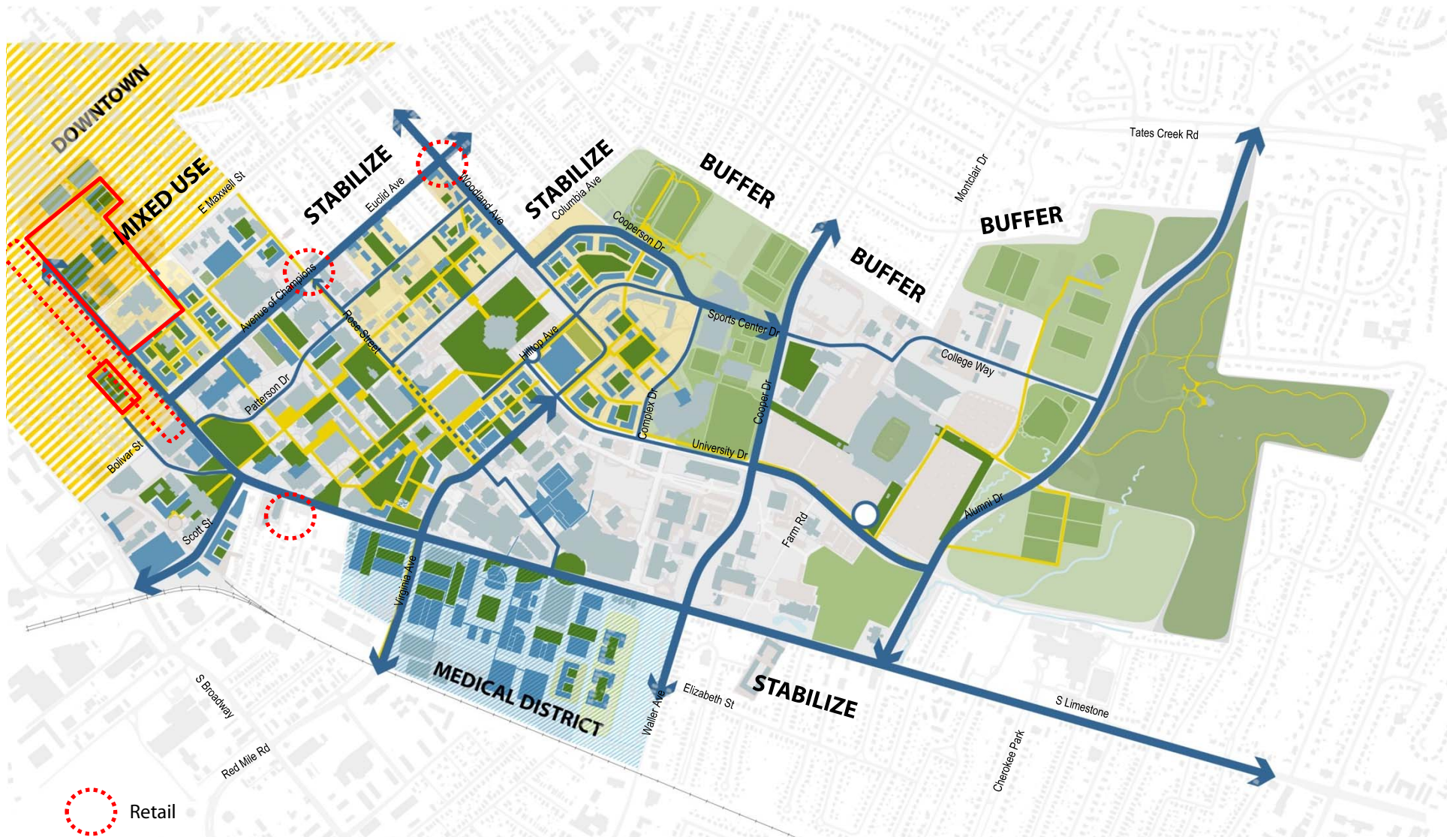


Source: Facilities Transformation Committee Report: 2012

Preliminary Framework



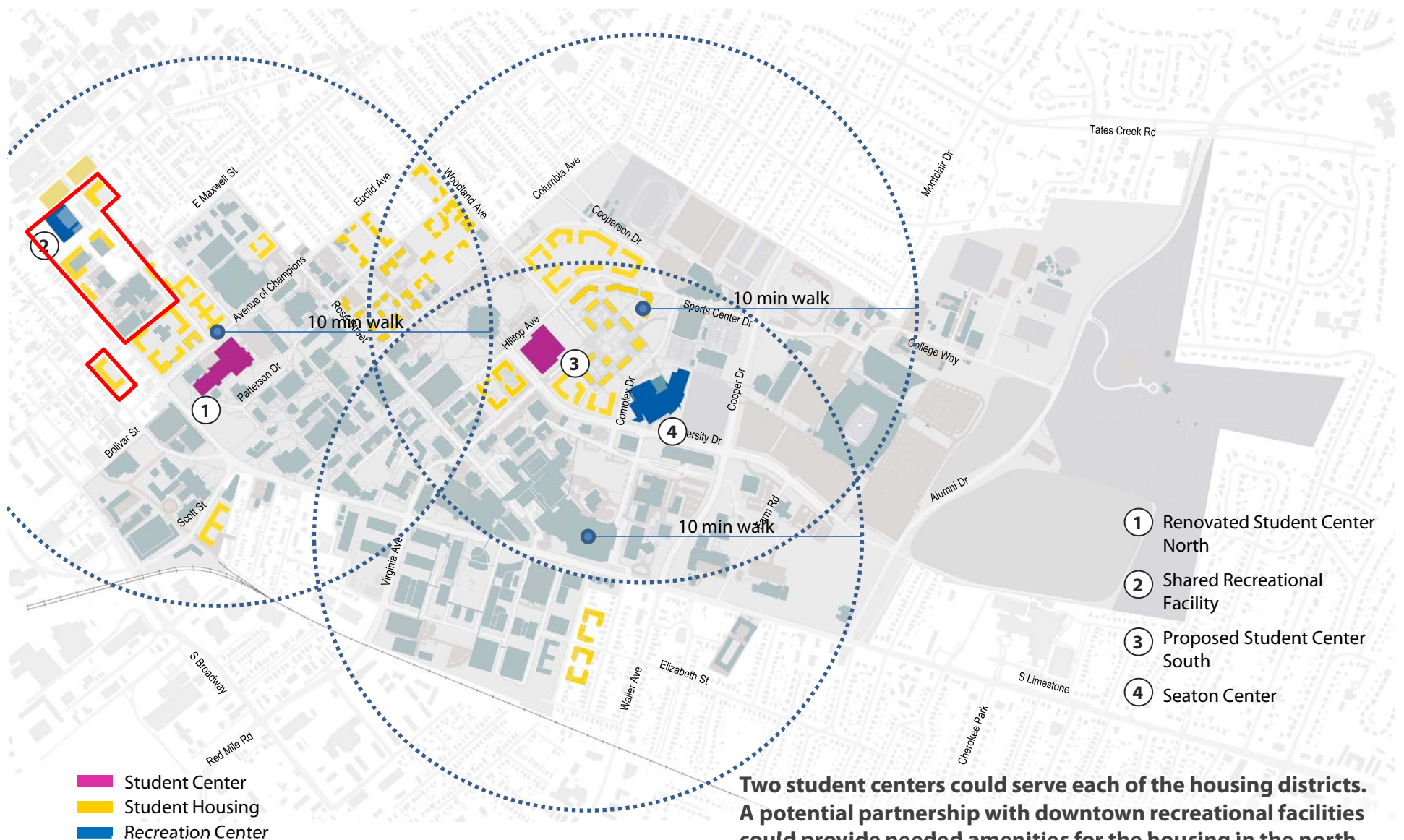
Preliminary Framework Community



Develop a planning and design strategy for the transition zones around the campus.



Preliminary Framework Campus Life



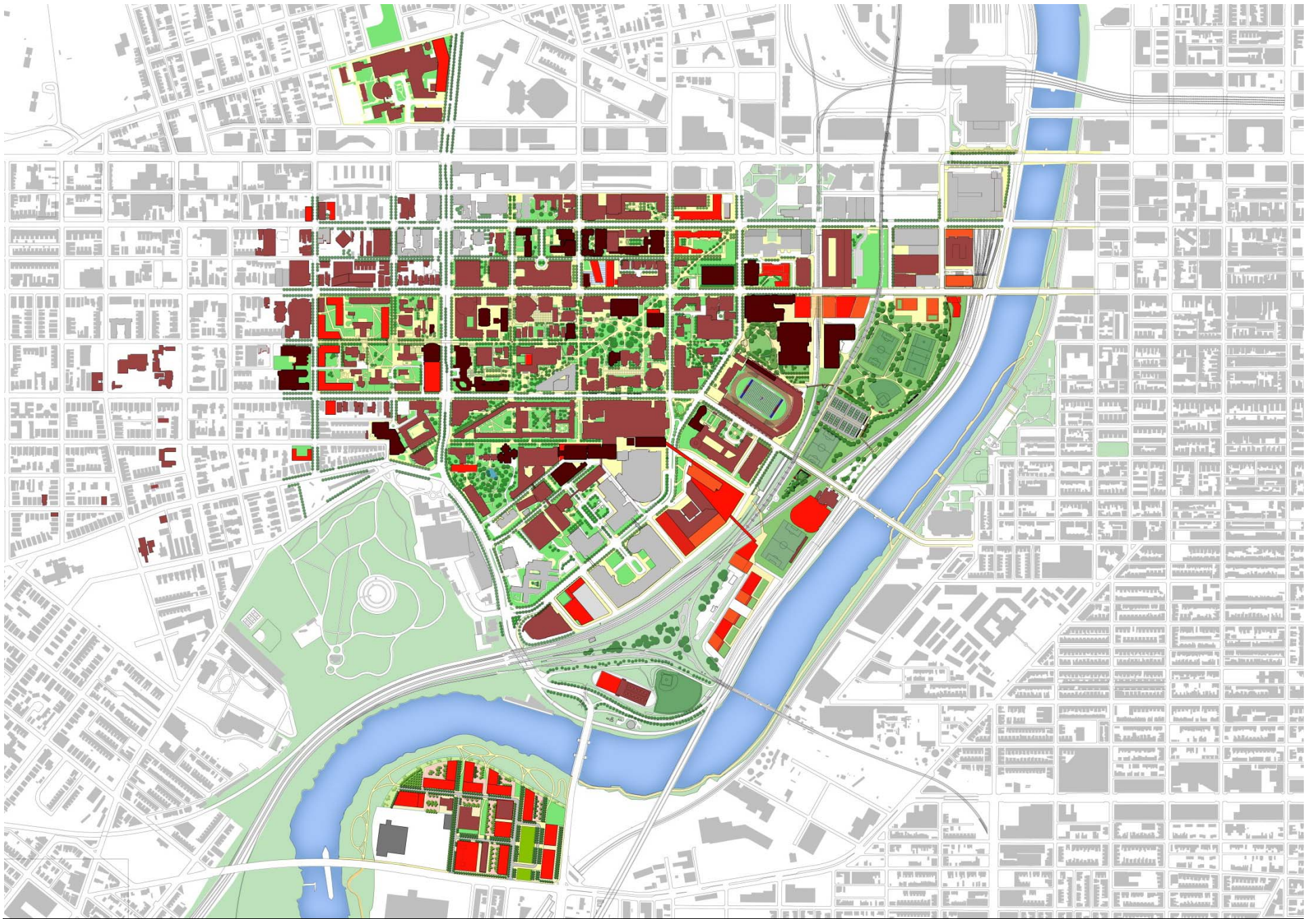
Two student centers could serve each of the housing districts. A potential partnership with downtown recreational facilities could provide needed amenities for the housing in the north district.



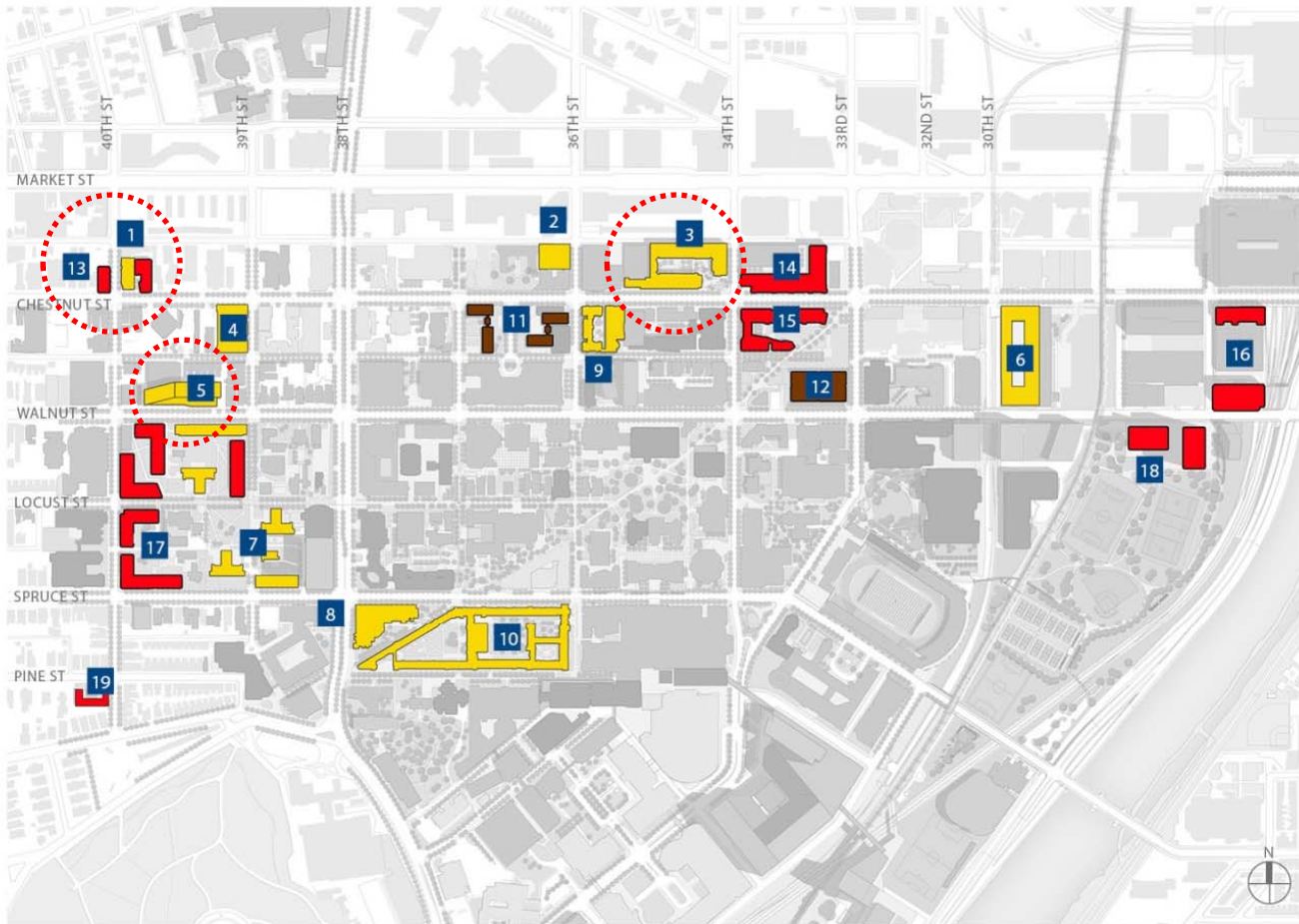
Case Study: University of Pennsylvania



University of Pennsylvania



Penn Connects 2.0 Master Plan



PENN HOUSING

EXISTING BUILDING RENOVATION NEW CONSTRUCTION

Existing Housing

1. THE HUB *
2. AXIS
3. DOMUS *
4. CHESTNUT HALL *
5. RADIAN *
6. LEFT BANK *
7. HAMILTON VILLAGE
8. STOUFFER
9. KINGS COURT / ENGLISH HOUSE
10. THE QUADRANGLE

* THIRD PARTY

Existing Housing identified for Renovation

11. SANSOM EAST & WEST
12. HILL COLLEGE HOUSE

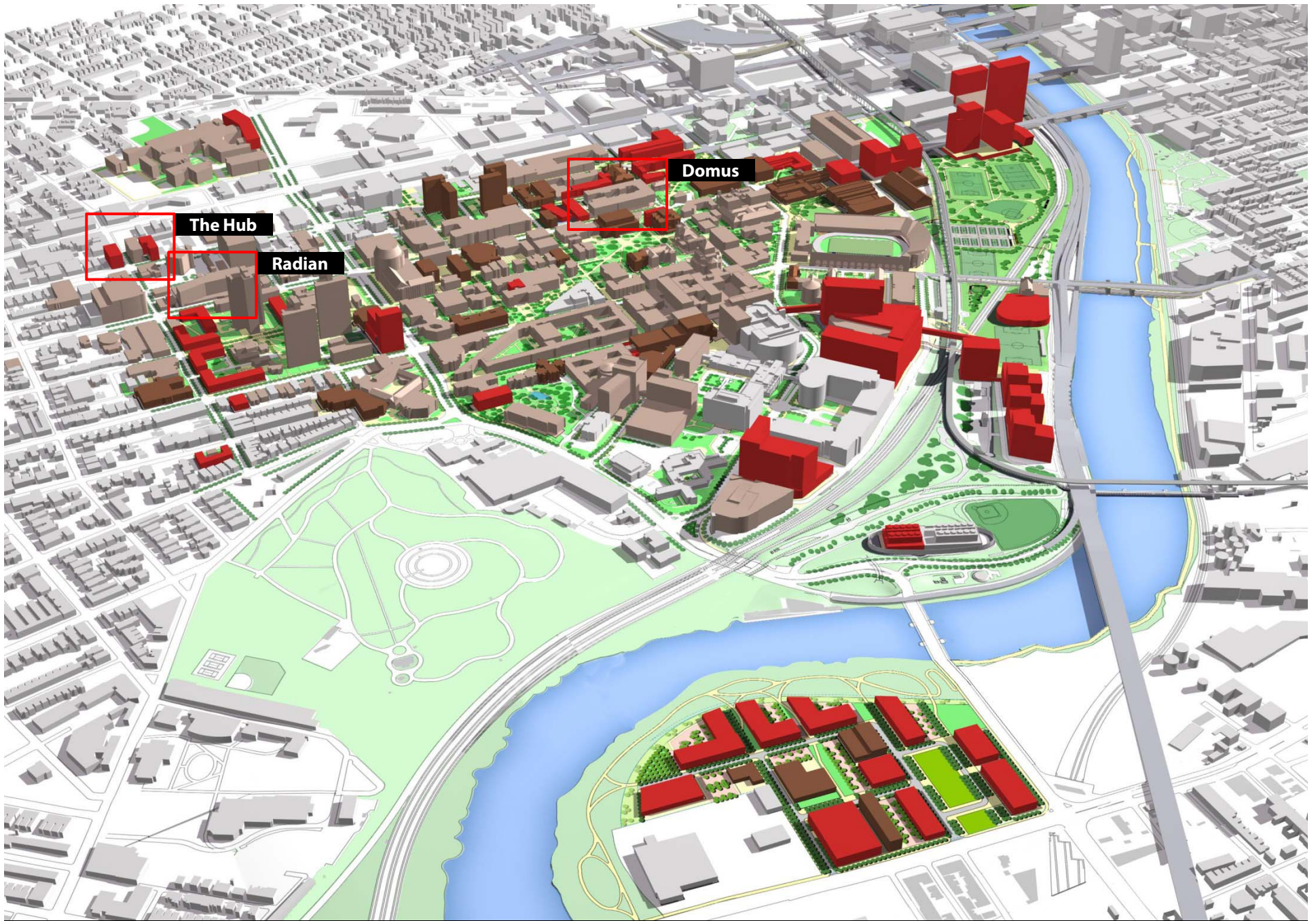
Proposed New Housing

13. 3939 AND 4001 CHESTNUT *
14. 34TH AND CHESTNUT *
15. NEW COLLEGE HOUSE AT HILL SQUARE
16. CIRA SOUTH *
17. POTENTIAL INFILL COLLEGE HOUSES
18. WALNUT GATEWAY *
19. 40TH AND PINE *

| EXISTING COLLEGE HOUSES | NUMBER OF BEDS |
|-----------------------------------|----------------|
| W.E.B DU BOIS | 169 |
| FISHER HASENFELD | 461 |
| GREGORY / VAN PELT MANOR | 175 |
| GREGORY / CLASS OF 1925 | 87 |
| HARNWELL | 772 |
| HARRISON | 797 |
| HILL | 518 |
| KINGS COURT ENGLISH / ENGLISH | 160 |
| KINGS COURT ENGLISH / KINGS COURT | 192 |
| RIEPE | 464 |
| RODIN | 790 |
| STOUFFER / MAYER HALL | 171 |
| STOUFFER / STOUFFER HALL | 130 |
| WARE | 574 |
| SANSOM PLACE WEST | 552 |
| SANSOM PLACE EAST | 533 |
| TOTAL | 6545 |

| POTENTIAL NEW BUILDINGS | NUMBER OF BEDS |
|----------------------------|----------------|
| NEW COLLEGE HOUSE | 350 |
| 3939-3941 CHESTNUT | 75 |
| HAMILTON VILLAGE | 950 |
| 4001-4003 CHESTNUT | 100 |
| 40TH & PINE | 125 |
| 34TH & CHESTNUT | 300 |
| CIRA SOUTH | 300 |
| WALNUT GATEWAY (MIXED USE) | 500 |
| TOTAL | 2700 |

Housing Opportunities



Penn Connects 2.0 Aerial View



The Hub

(40th and Chestnut Streets)

A 10-story mixed-use building with 100 apartments and ground floor retail.

Radian

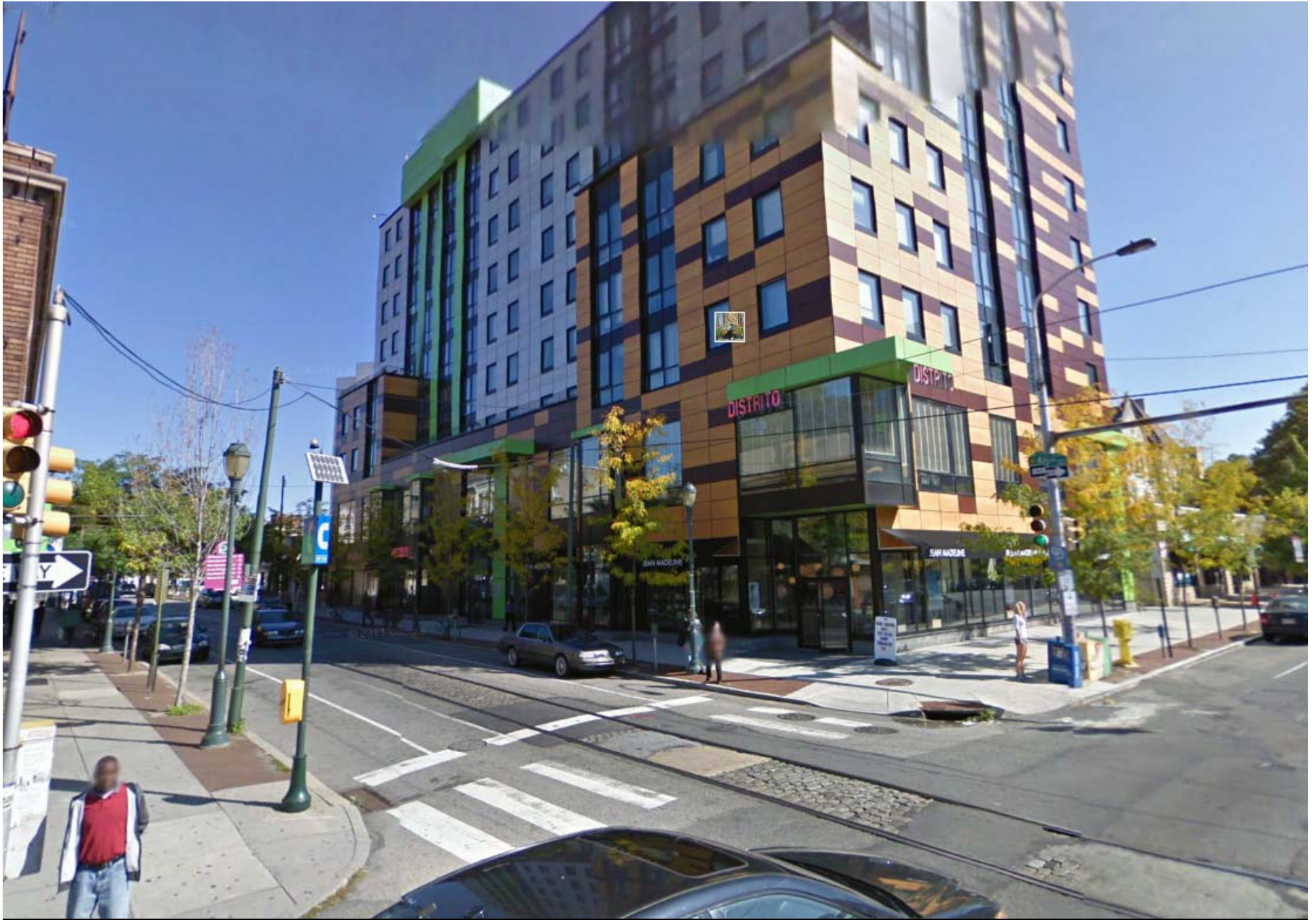
(3925 Walnut Streets)

This mixed-use building consists of 30,000 sf of ground floor retail, a mezzanine of mixed-use/retail, and 11 floors, 500-bed of market rate apartments for students.

The Hub and Radian - Aerial View



The Hub - Street View South



The Hub - Street View West



Radian - Street View East

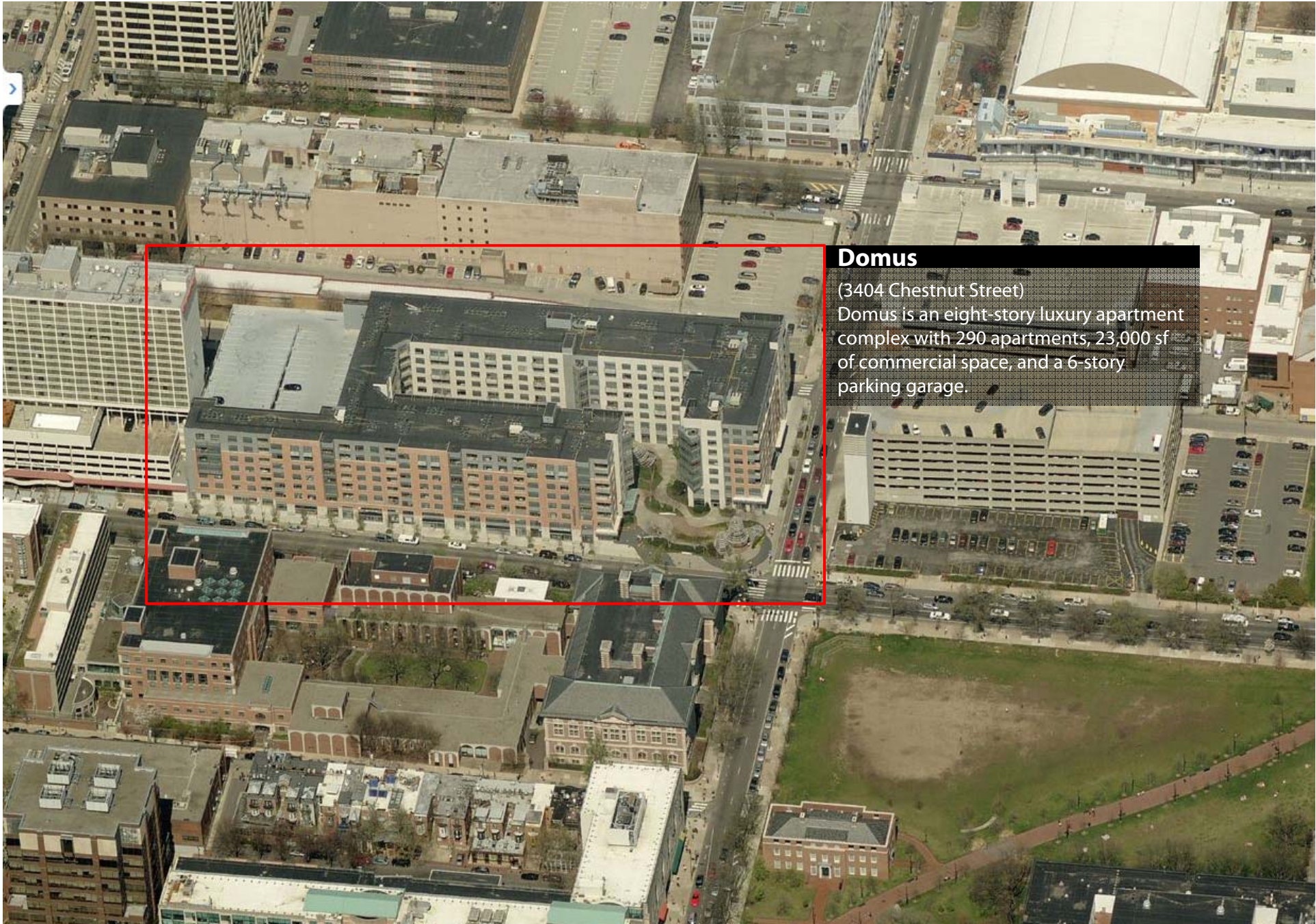


Radian - Street View West



Radian

Images: Erdy McHenry Architecture



Domus

(3404 Chestnut Street)

Domus is an eight-story luxury apartment complex with 290 apartments, 23,000 sf of commercial space, and a 6-story parking garage.

Domus - Aerial View



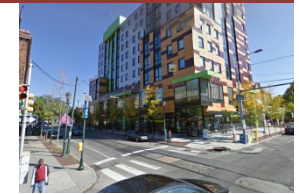
Domus - Street View East



Domus - Street View South

The Hub

| | Studio Efficiency | One Bedroom | Two Bedroom |
|--------------|-------------------|-----------------|-----------------|
| Monthly Rent | \$865 - \$950 | \$1325 - \$1515 | \$1700 - \$1900 |
| Unit Count | 38 | 18 | 45 |
| Unit Size | | | |



Radian

| | One Bedroom | Two Bedroom | Three Bedroom | Four Bedroom |
|--------------|-------------------|-------------------|---------------------|---------------------|
| Monthly Rent | \$1625 - \$1725 | \$2650 | \$3480 | \$4540 - \$5100 |
| Unit Count | 22 | 16 | 102 | 44 |
| Unit Size | 650 - 780 sq. ft. | 760 - 900 sq. ft. | 1000 - 1150 sq. ft. | 1270 - 1475 sq. ft. |



Domus

| | One Bedroom | Two Bedroom | Three Bedroom |
|--------------|--------------------|---------------------|---------------------|
| Monthly Rent | \$2039 - \$2617 | \$2754 - \$3444 | \$3899 - \$4404 |
| Unit Count | 161 | 121 | 7 |
| Unit Size | 791 - 1209 sq. ft. | 1153 - 1547 sq. ft. | 1513 - 1635 sq. ft. |



Rental Price Comparison

http://www.business-services.upenn.edu/offcampusservices/?p=graduate_guide/individual_building_profiles

Urban Design Considerations

The following study includes sites within the 'College Town Study Area', which encompasses land owned by the University of Kentucky, the Calvary Baptist Church, and several private landowners. The study explores opportunities for the development of these sites, but does not reflect a consensus or endorsement on any of the potential development strategies by the University or other landowners.

Design Considerations

Topography

Building Massing, Scale, and Setbacks

Program (housing accommodating 3,000-5,000 student beds)

Open Space

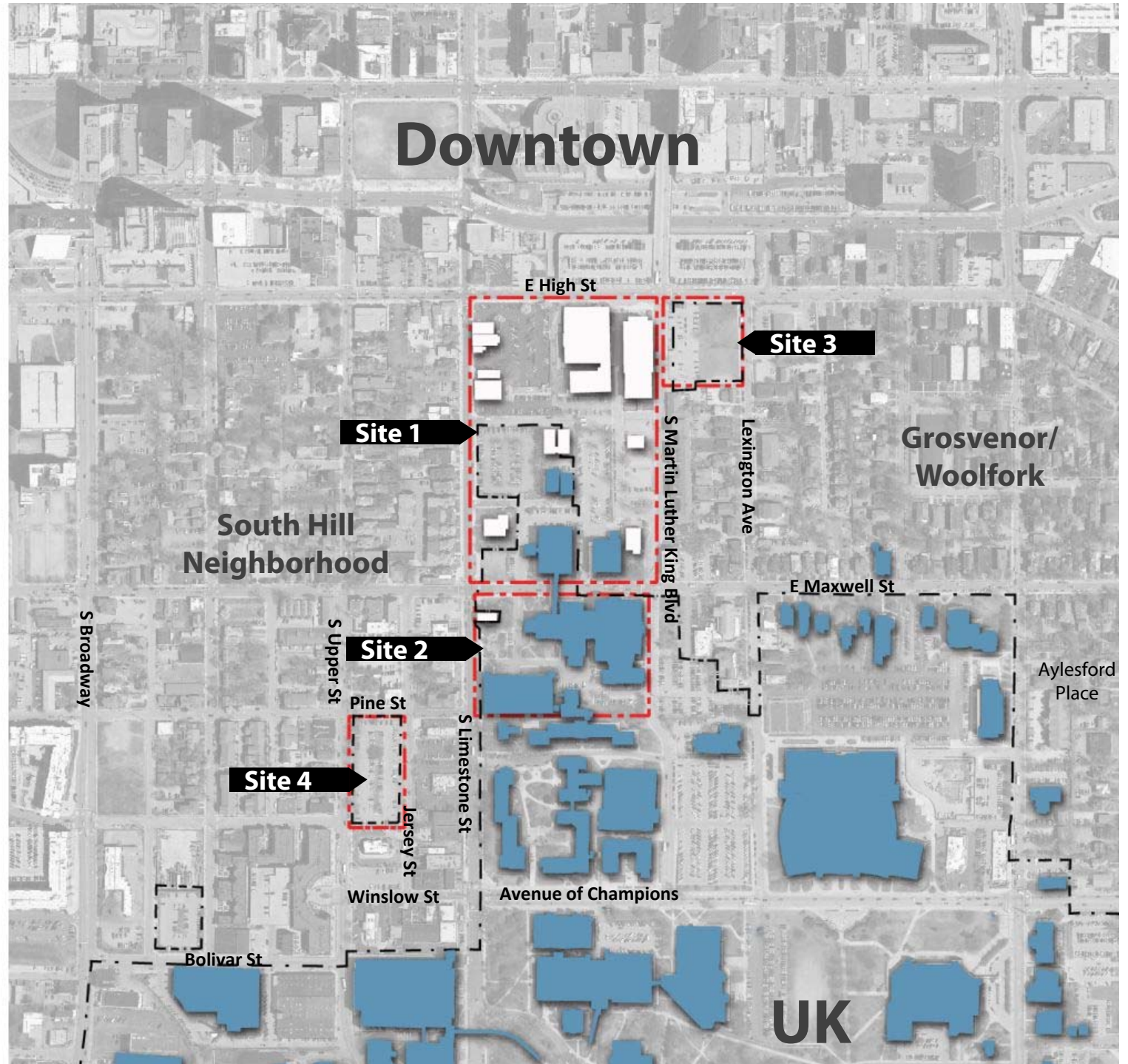
Pedestrian Circulation

Vehicular Circulation and Parking

Natural Light












Land Use and Zoning

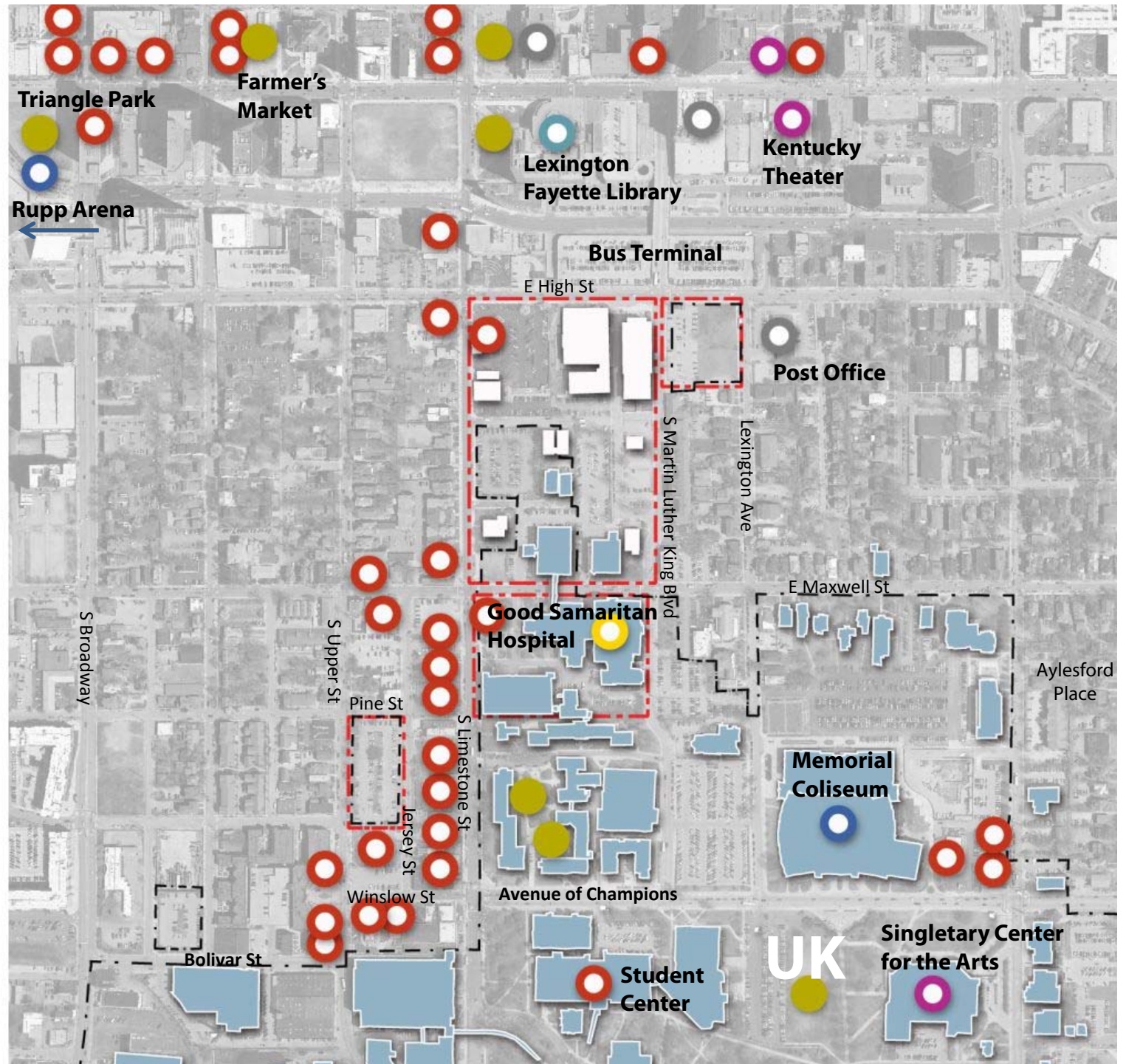
Sites



Context

College Town links the University of Kentucky with downtown Lexington

-  UK Athletics
-  Library
-  Restaurants
-  Hospital
-  Culture
-  Government
-  Open Space
-  Non-UK Owned Buildings
-  UK Owned Buildings
-  College Town Boundary
-  UK Acquisition Boundary

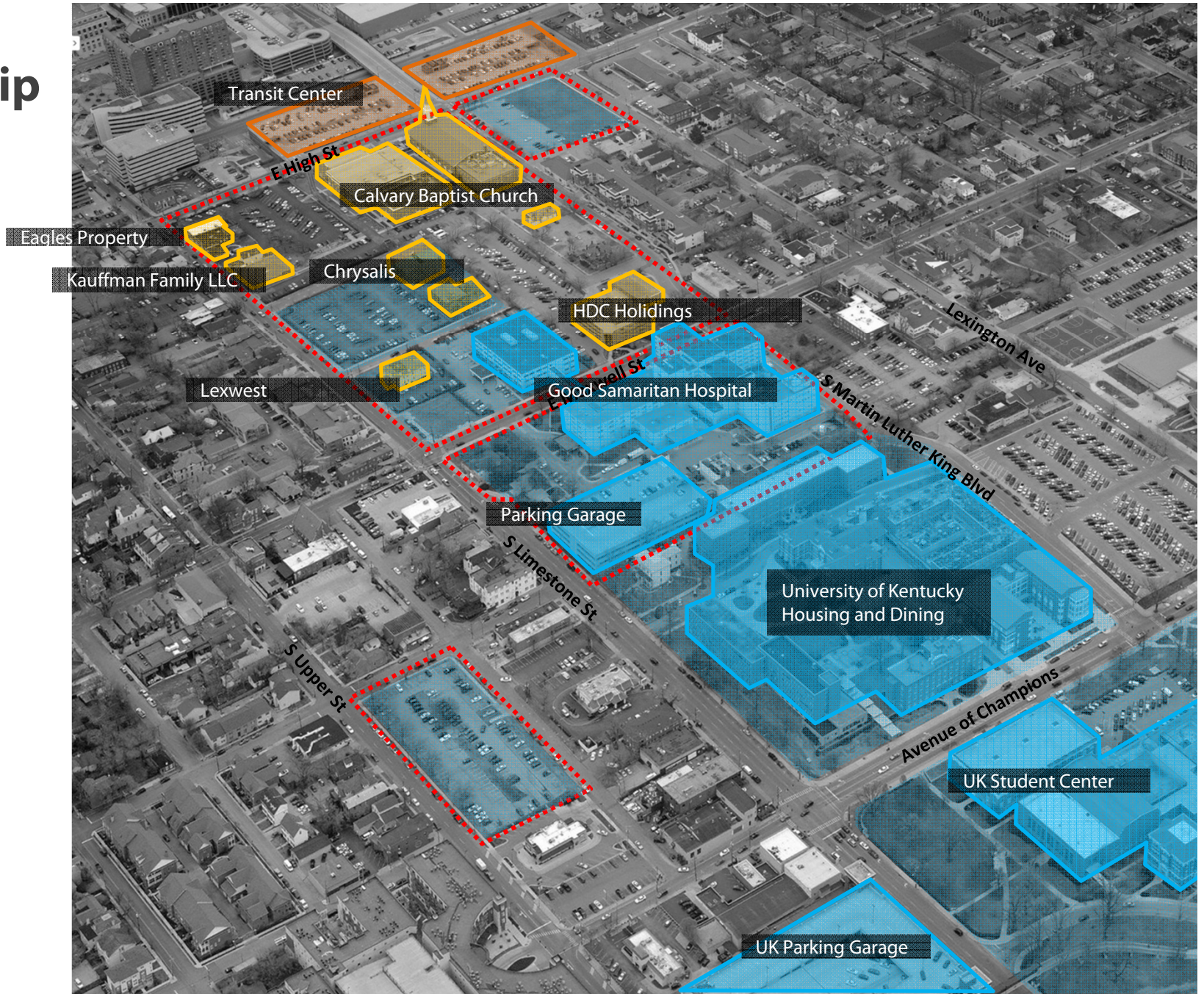


Connectivity



College Town

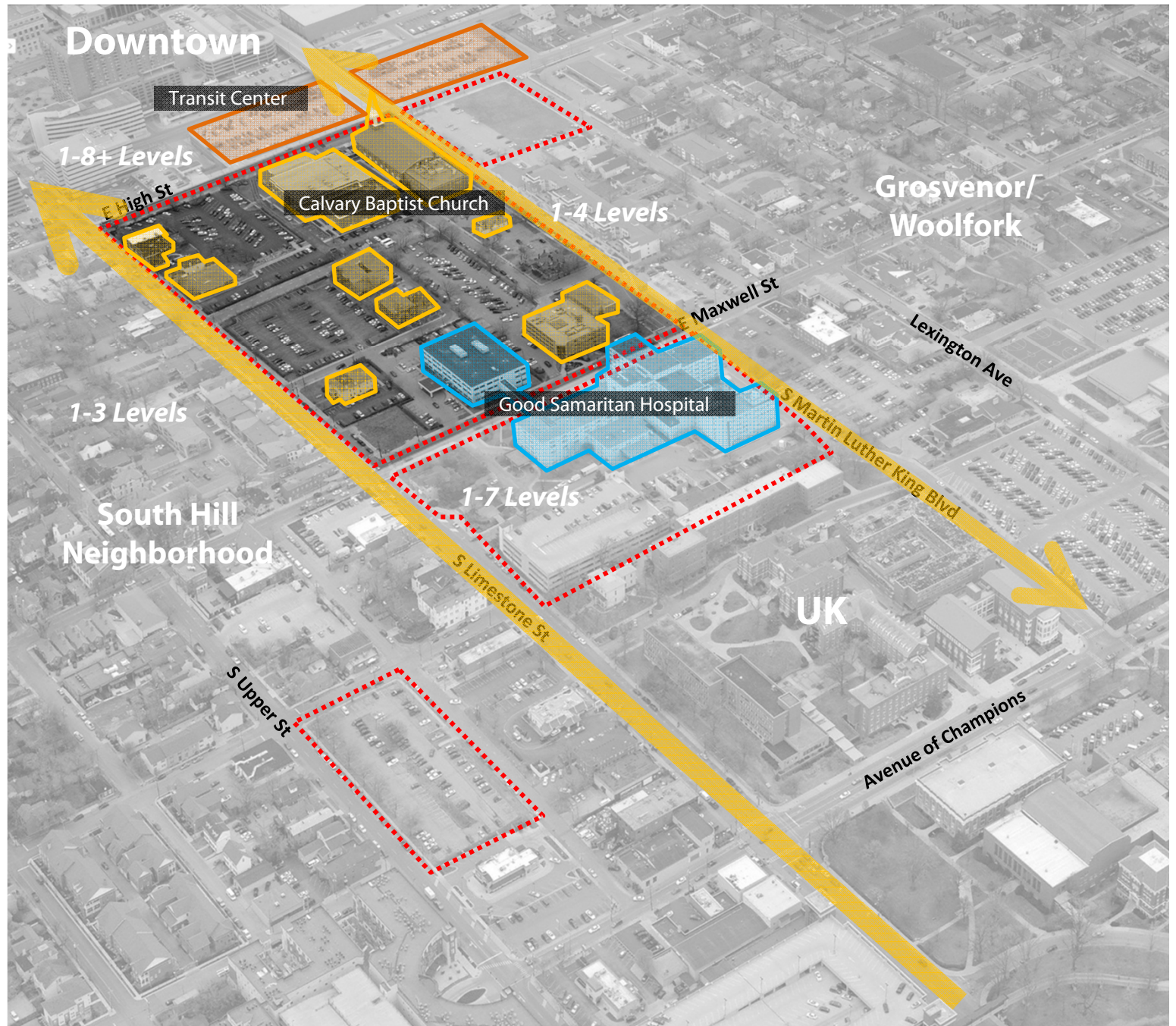
Land Ownership



College Town

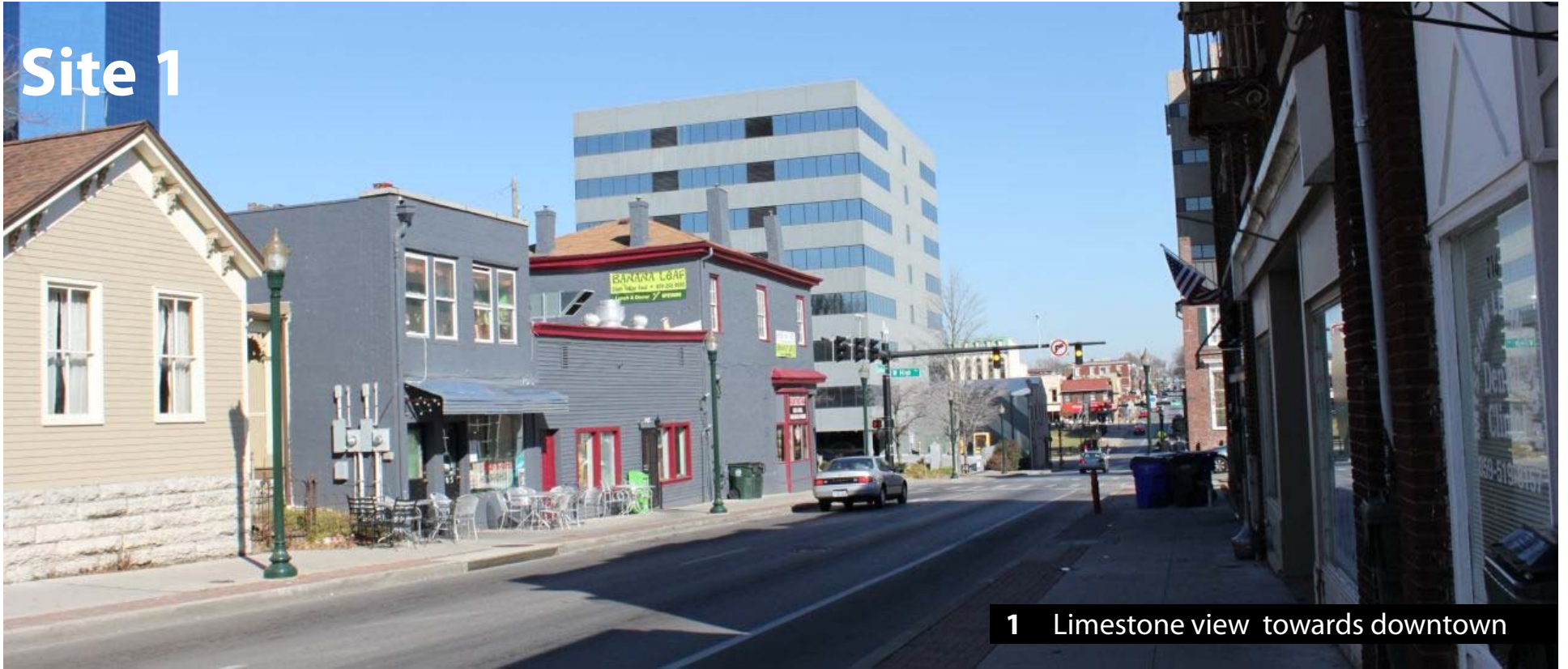
Site 1

- Calvary Baptist Campus, Good Samaritan Hospital, and Commercial/Retail uses on site
- Neighborhood adjacencies include mixed use areas, residential zones, bus terminal with parking
- Mobility: Limestone Retail Corridor
Martin Luther King Residential Corridor





Site 1



1 Limestone view towards downtown



2 Martin Luther King Blvd. view towards downtown

Site 1



3 Martin Luther King Blvd. view towards downtown

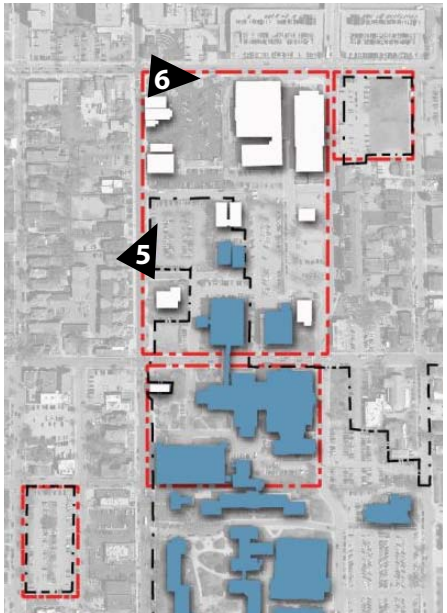


4 Martin Luther King Blvd. view towards campus

Site 1



5 Limestone view towards downtown



6 High Street view towards Rose St.

Site 2

- Good Samaritan Hospital and Parking Garage
- Neighborhood adjacencies include commercial/retail areas, a church, and UK student housing
- Mobility: Limestone Retail Corridor
Martin Luther King Residential Corridor
Maxwell Neighborhood Corridor



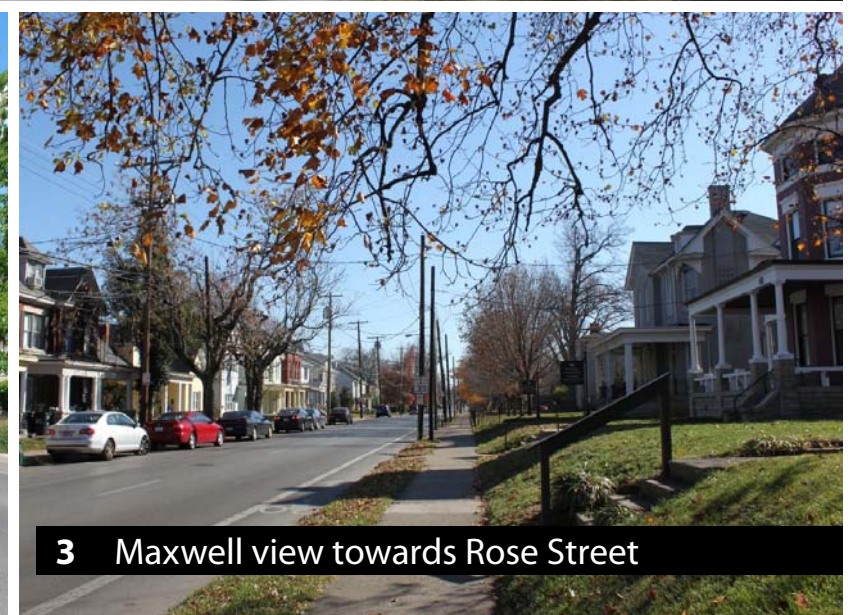
Site 2



1 Maxwell view towards Rose Street



2 Limestone view towards site



3 Maxwell view towards Rose Street

Site 3

- Surface Parking Lot and Lawn
- Neighborhood adjacencies include commercial/retail, residential neighborhoods, post office, and a bus terminal with parking
- Mobility:
Limestone Retail Corridor
Martin Luther King Residential Corridor
High Street



Site 3



1 Martin Luther King Blvd. view towards downtown



2 Lexington Ave. view towards downtown

Site 4

- Surface Parking Lot
- Located within South Hill Neighborhood
- Situated between the "front door" of Upper Street and the "back door" of Limestone/Jersey Street
- Mobility:
Limestone Retail Corridor
Upper Street
Jersey Street as Service Road

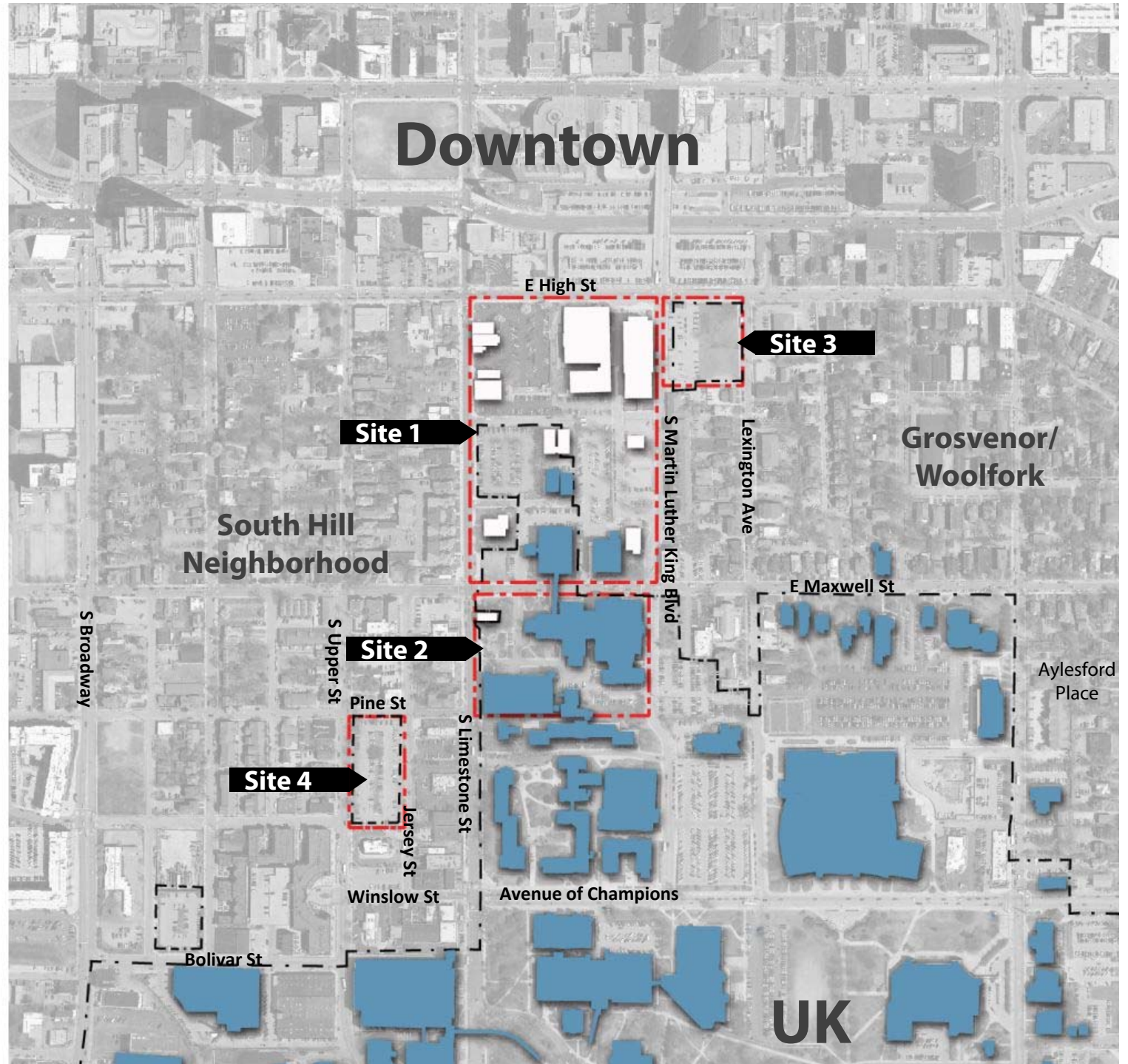


Site 4



Stakeholder Comments

Sites



Group Discussion

Group Activity

The purpose of the charrette is to explore options for housing and mixed-use development within the district that can be supported by University stakeholders and the City, within the context of the University's broader goal to provide 9,000 beds of undergraduate housing, plus another 500 to 1,000 beds of graduate housing on and around the campus.

Groups will be asked to consider program, planning and design opportunities within the district, including:

- Where should program elements be located (housing, parking, other amenities)?
- What public realm improvements are priorities?
- What existing buildings should be preserved?
- What connections should be emphasized?

