

The background of the slide is a blue-tinted photograph of a street scene in the University of Kentucky North Campus District. It shows several multi-story brick buildings with traditional architectural features like dormers and porches. A street lamp is visible on the left, and a dark vehicle is parked on the right. The overall scene is captured in a slightly hazy, overcast light.

UNIVERSITY OF KENTUCKY

North Campus District Charrette

19 December 2012

S A S A K I

Ross Tarrant Architects

Agenda

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.

Recap

Summary of Stakeholder Observations

Assumptions and Timeline

Influences

North District Concept Plans

Next Steps

Recap



Option 1

FULL BUILDOUT SUMMARY

Building	Total Area (sqft)
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



Option 2

FULL BUILDOUT SUMMARY

Building	Total Area (sqft)
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



Option 3

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

Recap

2009 College Town Recommendations

- Limestone as a retail corridor
- MLK as a residential corridor
- Potential for internal green space connections at center of blocks
- Growth of University towards downtown
- Fill in missing teeth
- Limestone urban design response to existing Victorian fabric
- Desire not to over build parking
- Opportunities to enhance east-west connections to improve the retail environment

Major Changes

- Acquisition of Samaritan Hospital by University
- University student housing strategy

Summary of Stakeholder Observations

Program

Housing

- Undergraduate student housing (portion of 4,000 north campus beds)
- Graduate student housing (+/- 500 beds)
- Medical residents and clinical faculty housing
- University and Medical Center faculty and staff
- Retirees

Other Program Elements

- Retail (retail study needed to establish demand)
- Student amenities
- Commercial office (study needed to establish demand)
- Potential cinema development

Summary of Stakeholder Observations

Town/Gown Issues

- Strong City and University need to work collaboratively for mutual success
- Desire to implement U3 Ventures recommendations, starting with 'anchor council'
- UK needs to become more of a regional and national institution; the image of the campus is an important factor in attracting students

Neighborhood Issues

- South Hill neighborhood is strong within its own boundaries but is weakened by surrounding development of off-campus student housing; boundaries of edges of the neighborhood are important
- Neighborhood is a cross roads between the campus and downtown; student behavior is an issue
- Concern about preserving housing for non-student populations
- Concern about quality of development that occurs; stricter adherence to design guidelines for new development needed

Summary of Stakeholder Observations

Financial Considerations

- Undergraduate students don't spend a lot of money so need a broader demographic mix to support retail in the district; a success factor of Penn is the blend of students, faculty and staff
- Land values drive need for higher density development on key sites
- Retail and commercial office study needed to establish demand

Physical Planning Considerations

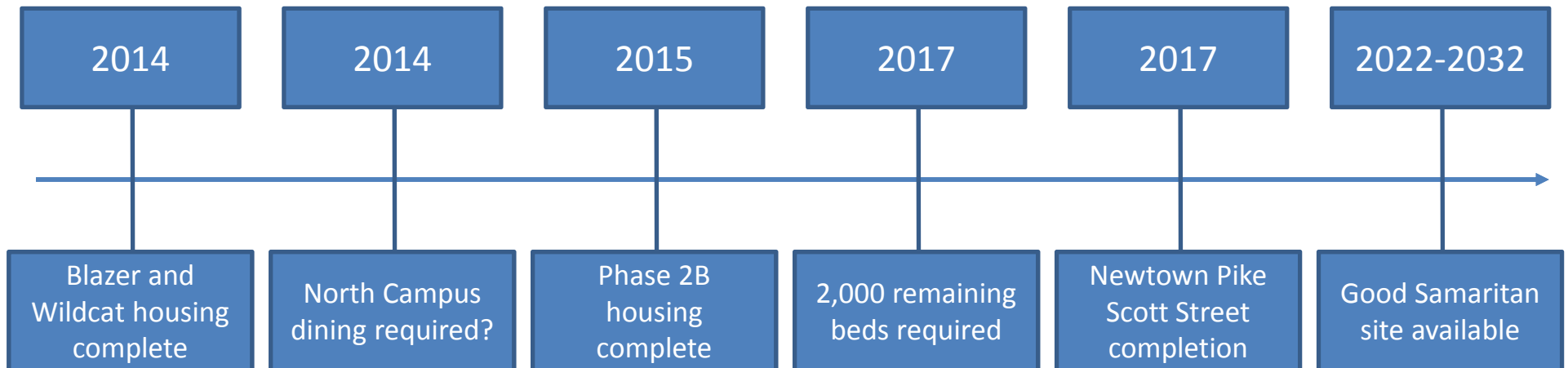
- Use topography to accommodate density without significant height
- Concentrate retail along Limestone
- Improved east-west connections important, such as Chrysalis Street extension

Assumptions and Timeline

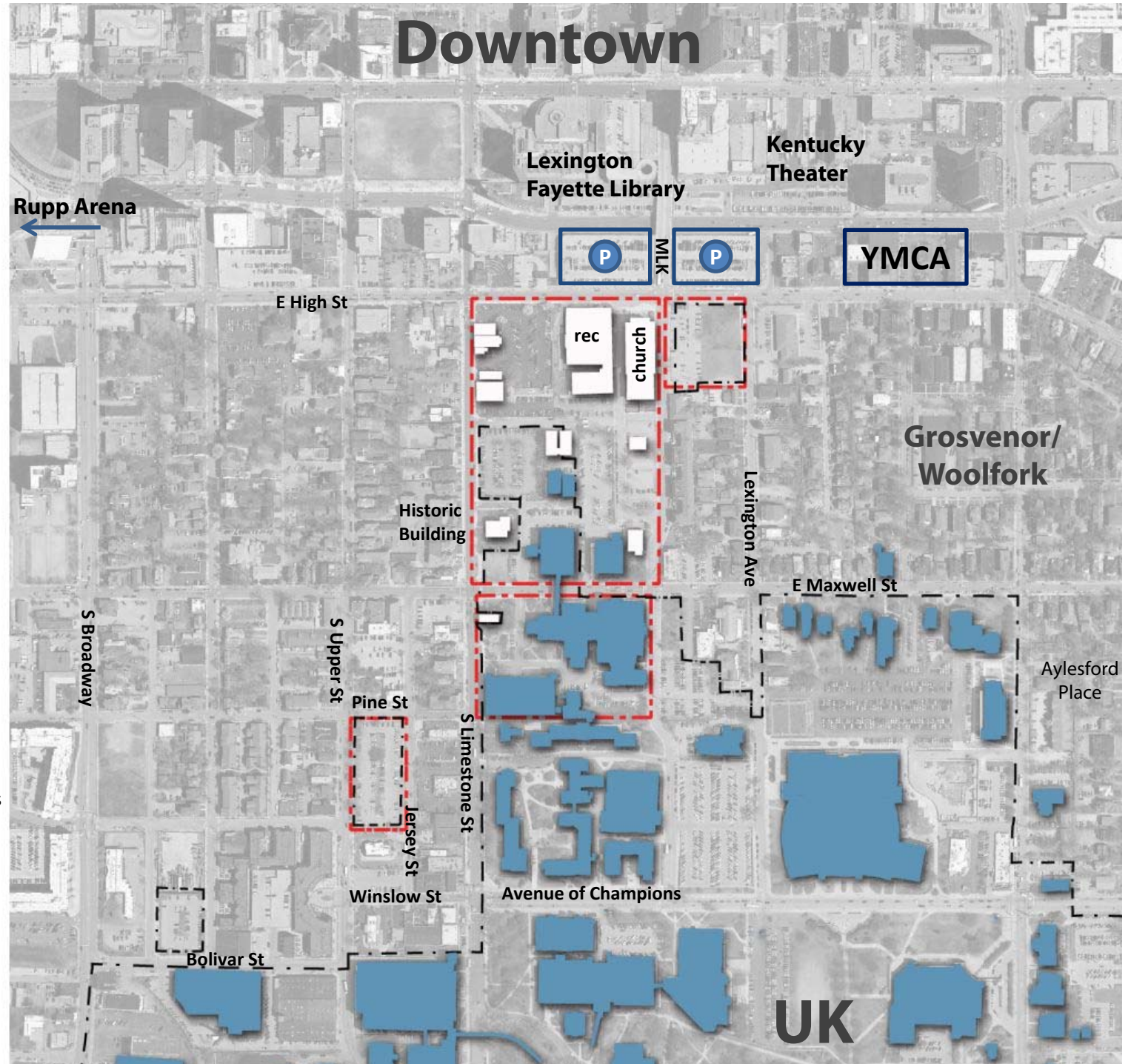
Development Opportunities

- Vacant land and surface parking
- Underutilized sites
- Land assembly through potential land swaps
- Redevelopment of Samaritan Hospital site (long-term)
- Transit Center development potential
- Haggerman Court houses (east edge of study area)

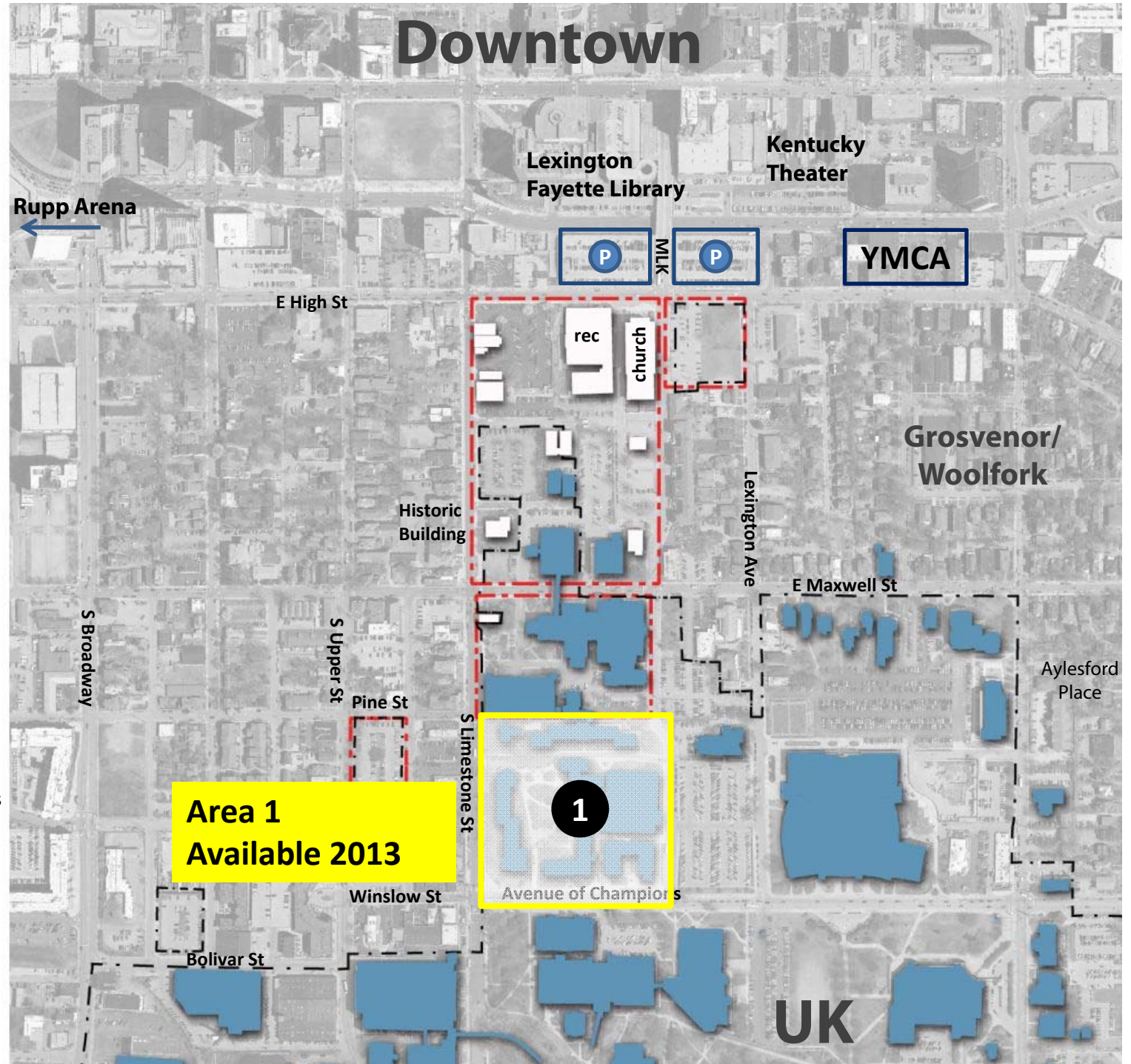
Timeline



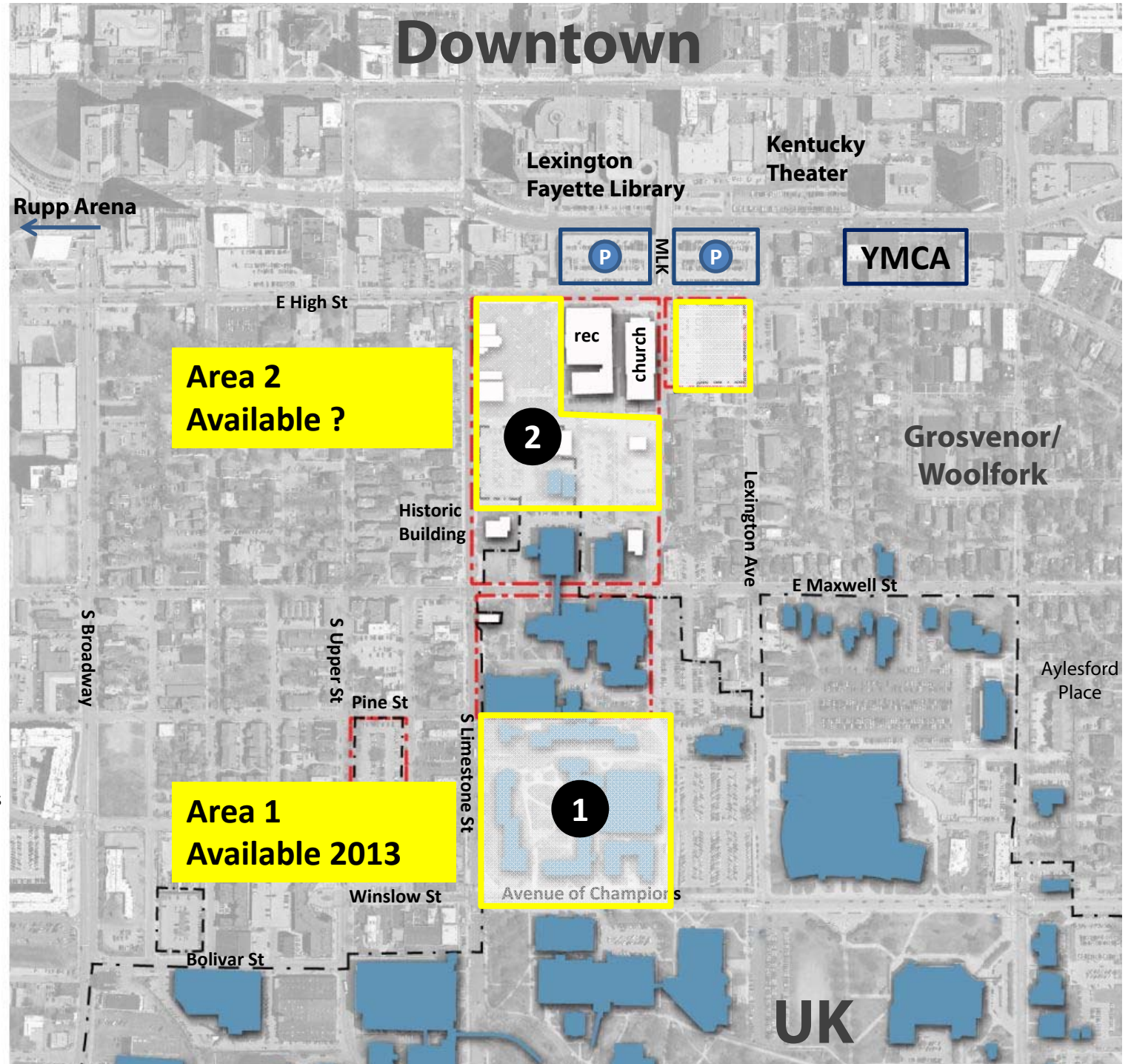
Phasing



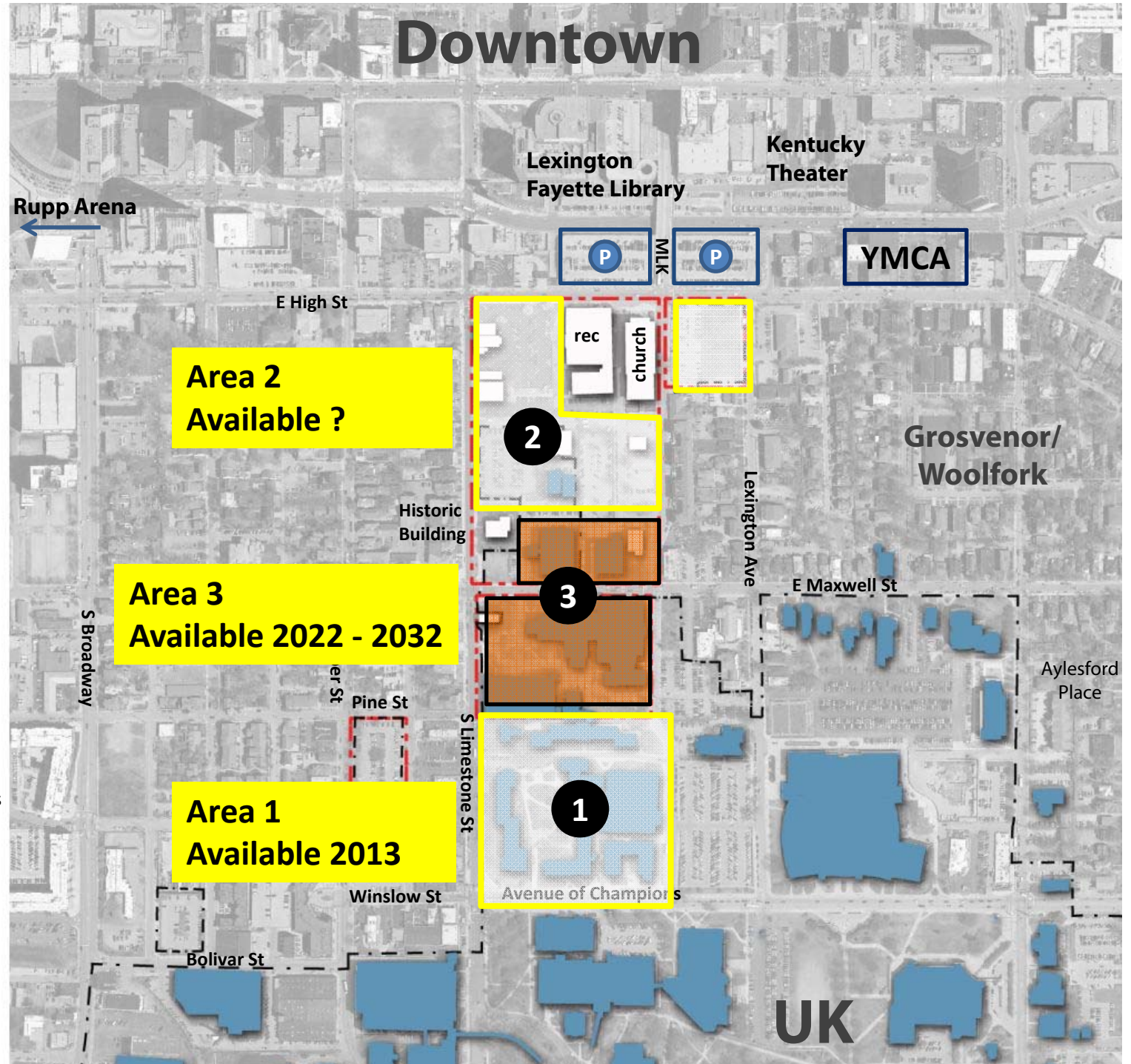
Phasing



Phasing

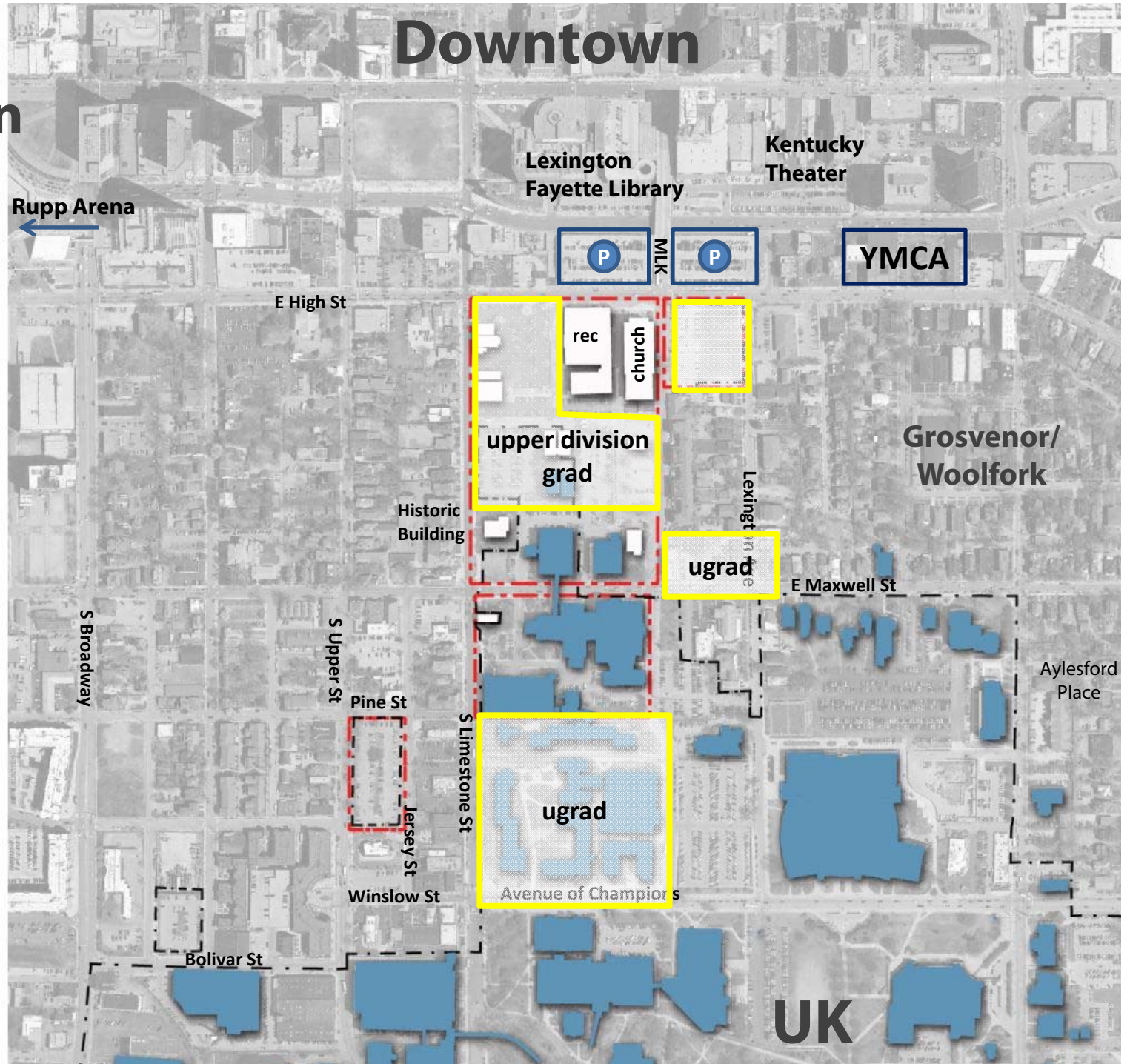


Phasing



Housing Distribution

Downtown



Planning Influences

Downtown

- Encourage economic development
- Reinforce connections with UK

UK

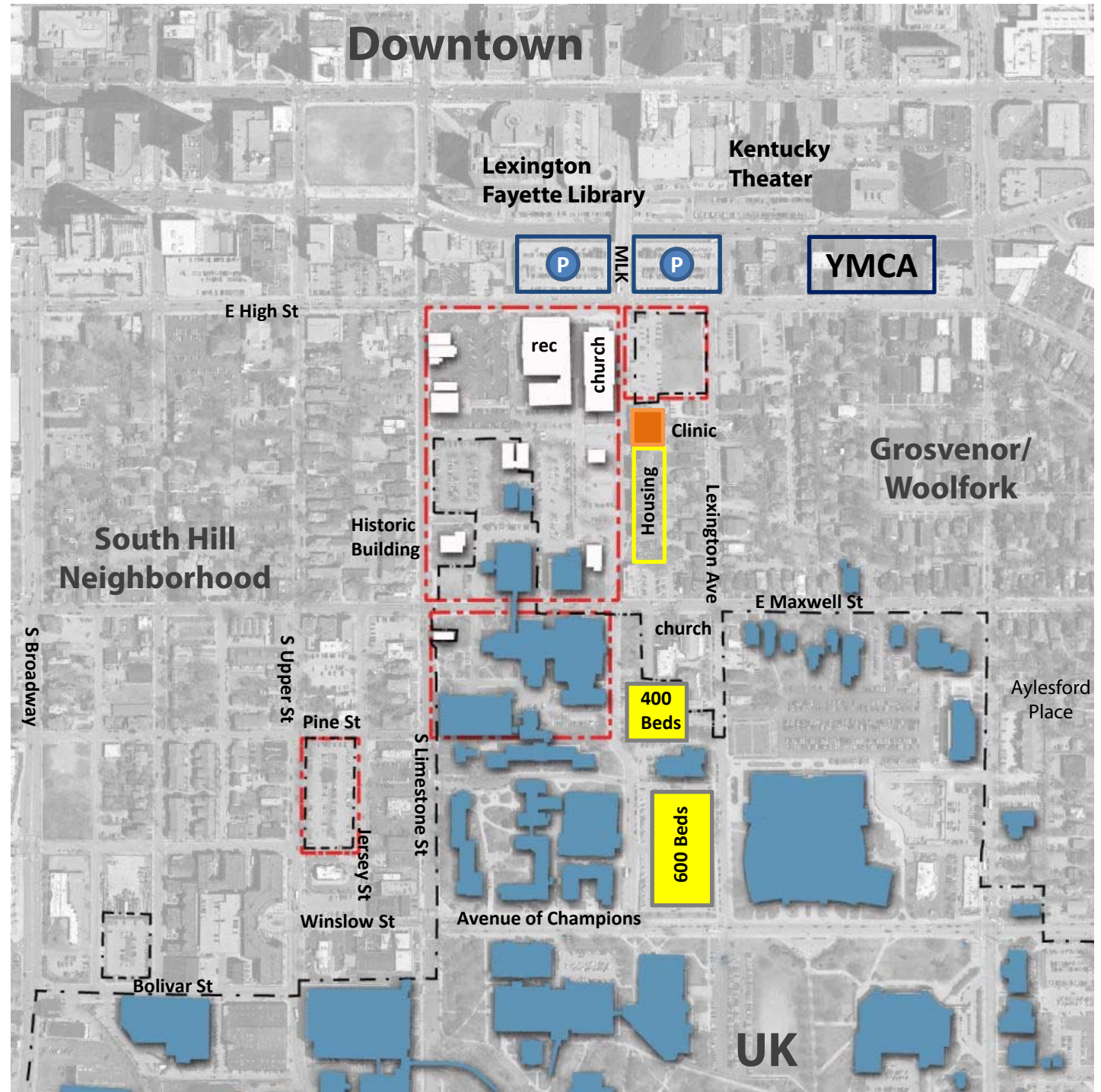
- Reinforce academic mission and strengthen campus community
- Enhance connections with downtown
- Mitigate impacts on surrounding neighborhoods

South Hill Neighborhood

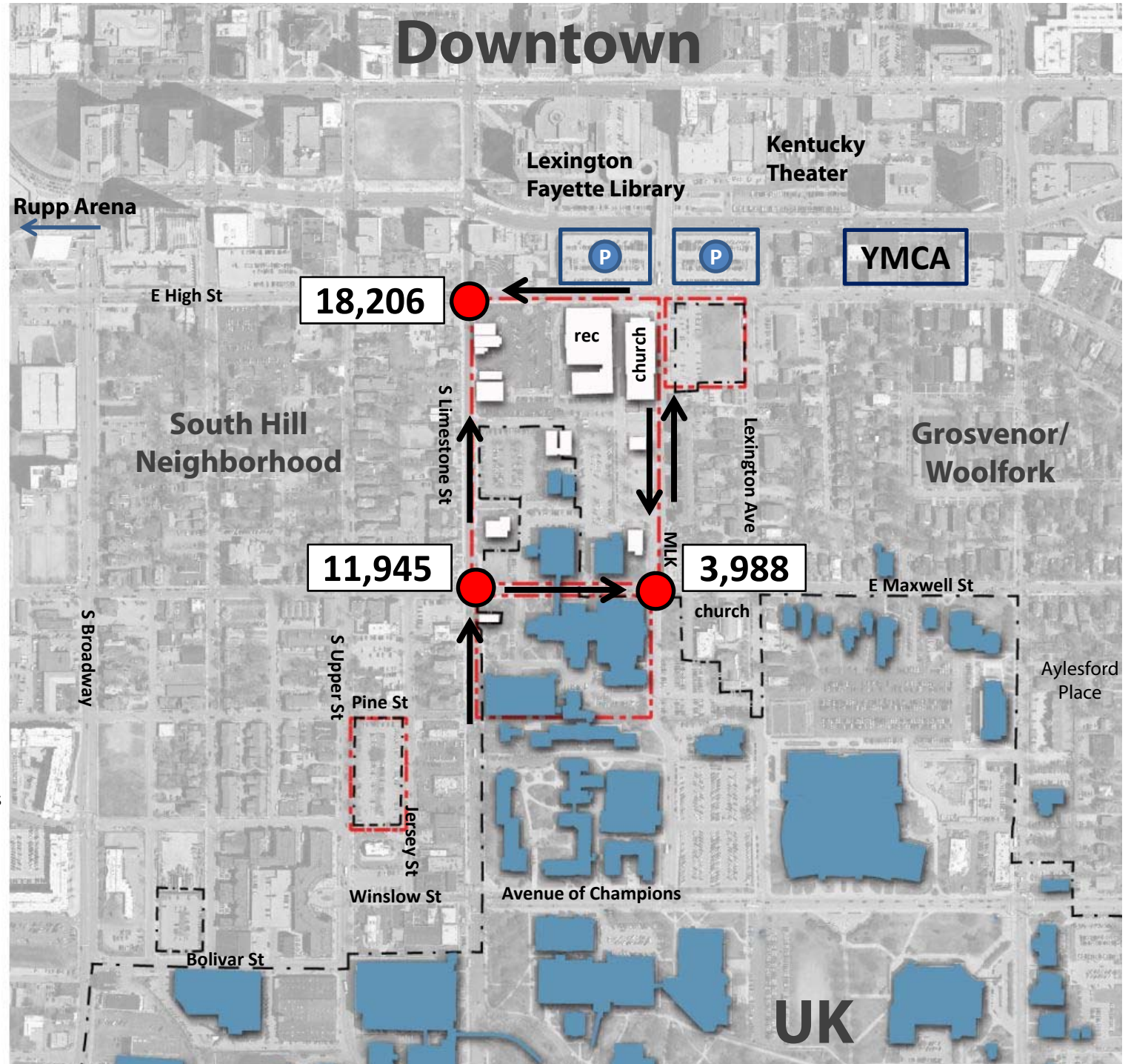
- Preserve stability
- Strengthen boundaries

Grosvenor/Woolfork

- Stabilize neighborhood
- Consider reinvestment for faculty and staff housing



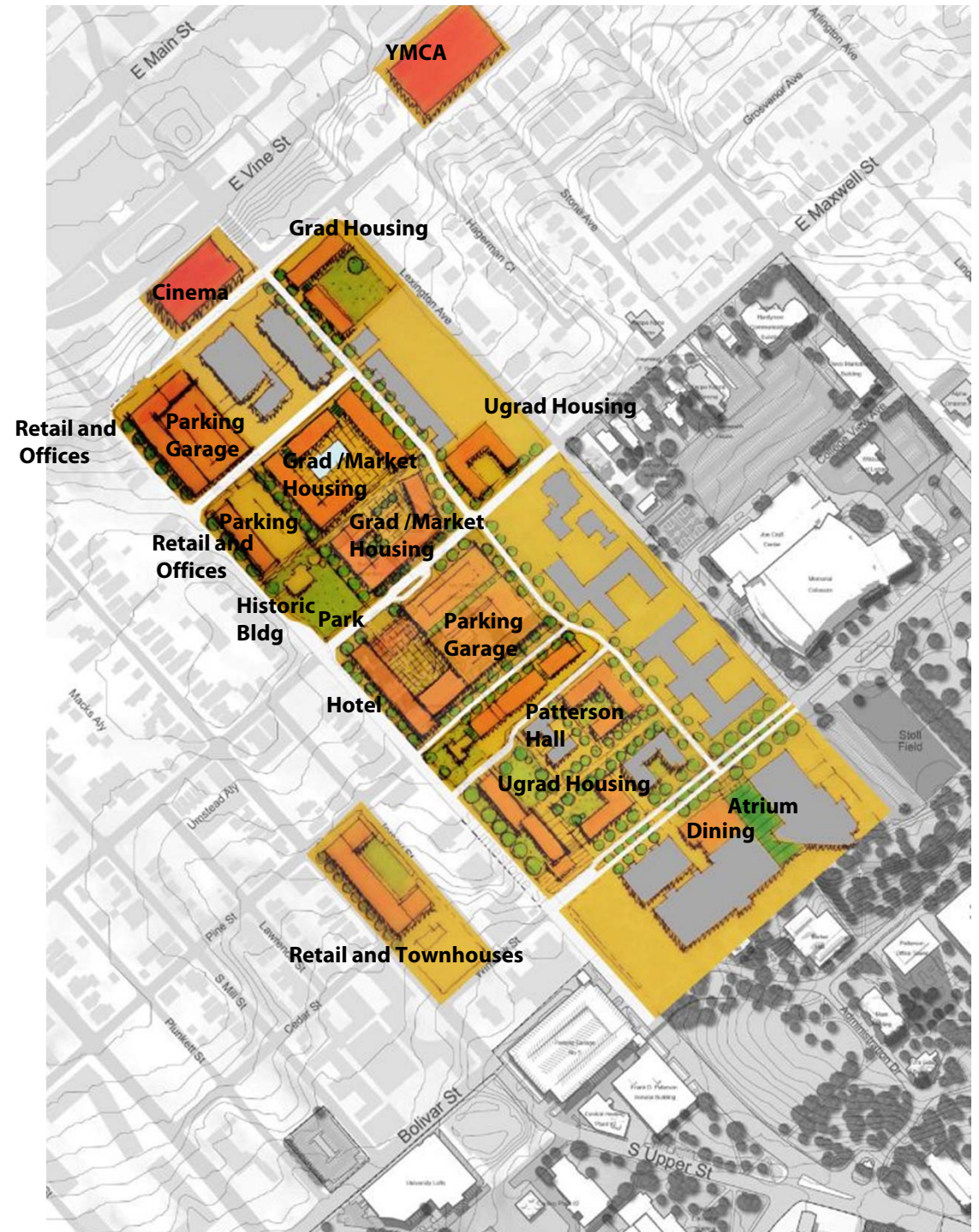
Traffic



Concept 1

Historic buildings preserved

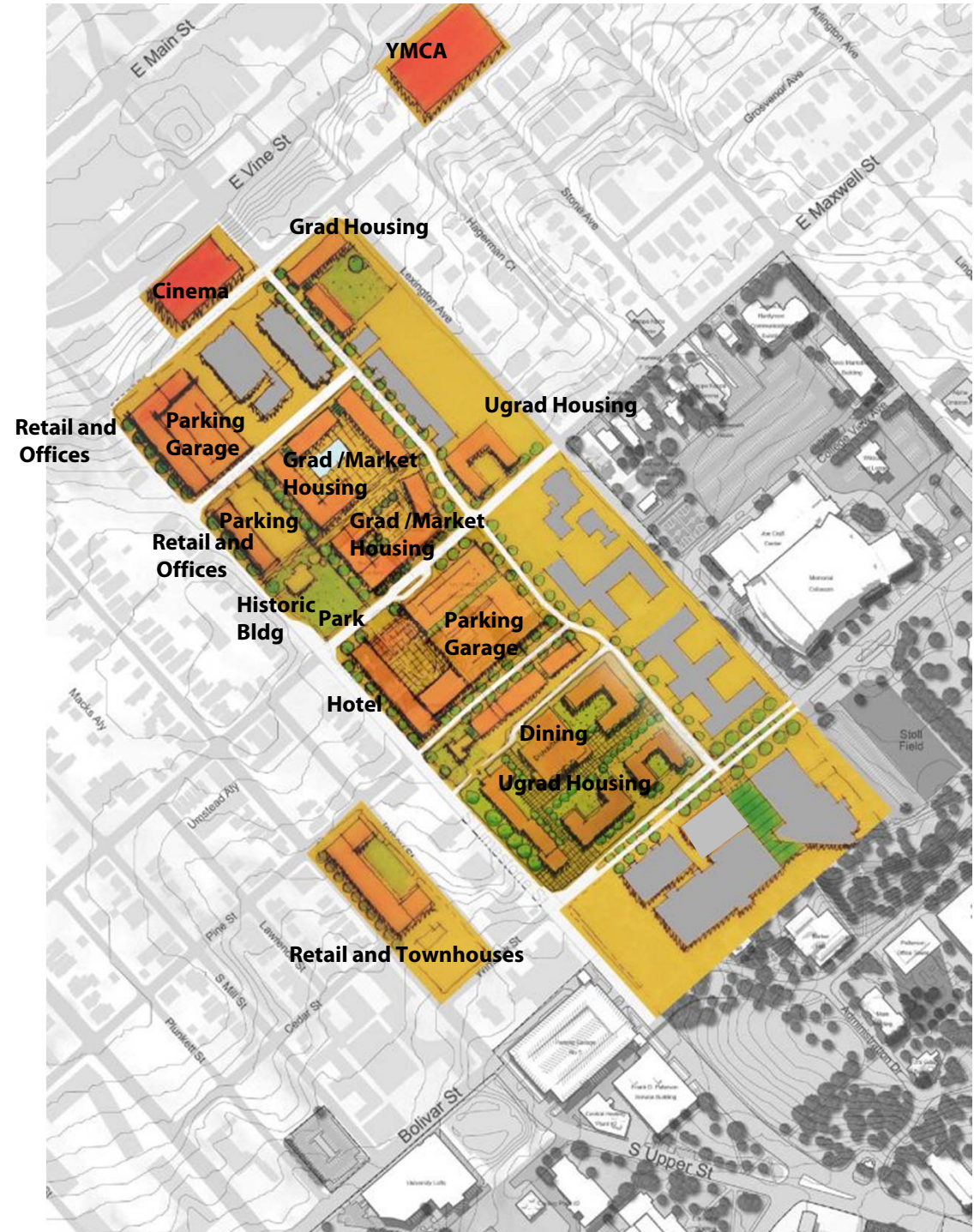
Dining relocated in student union



Concept 2

Patterson Hall demolished

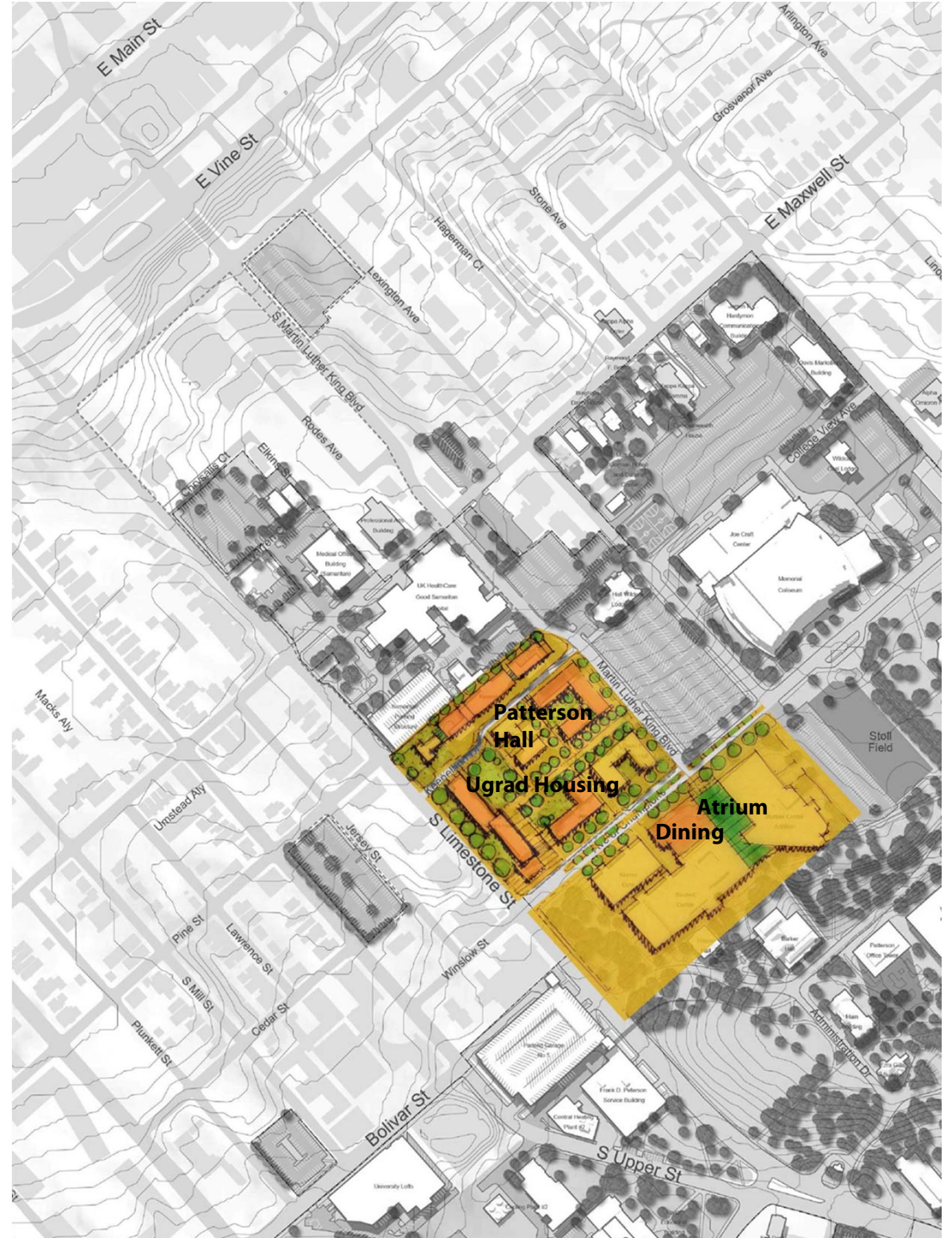
Dining rebuilt



PHASING | Concept 1

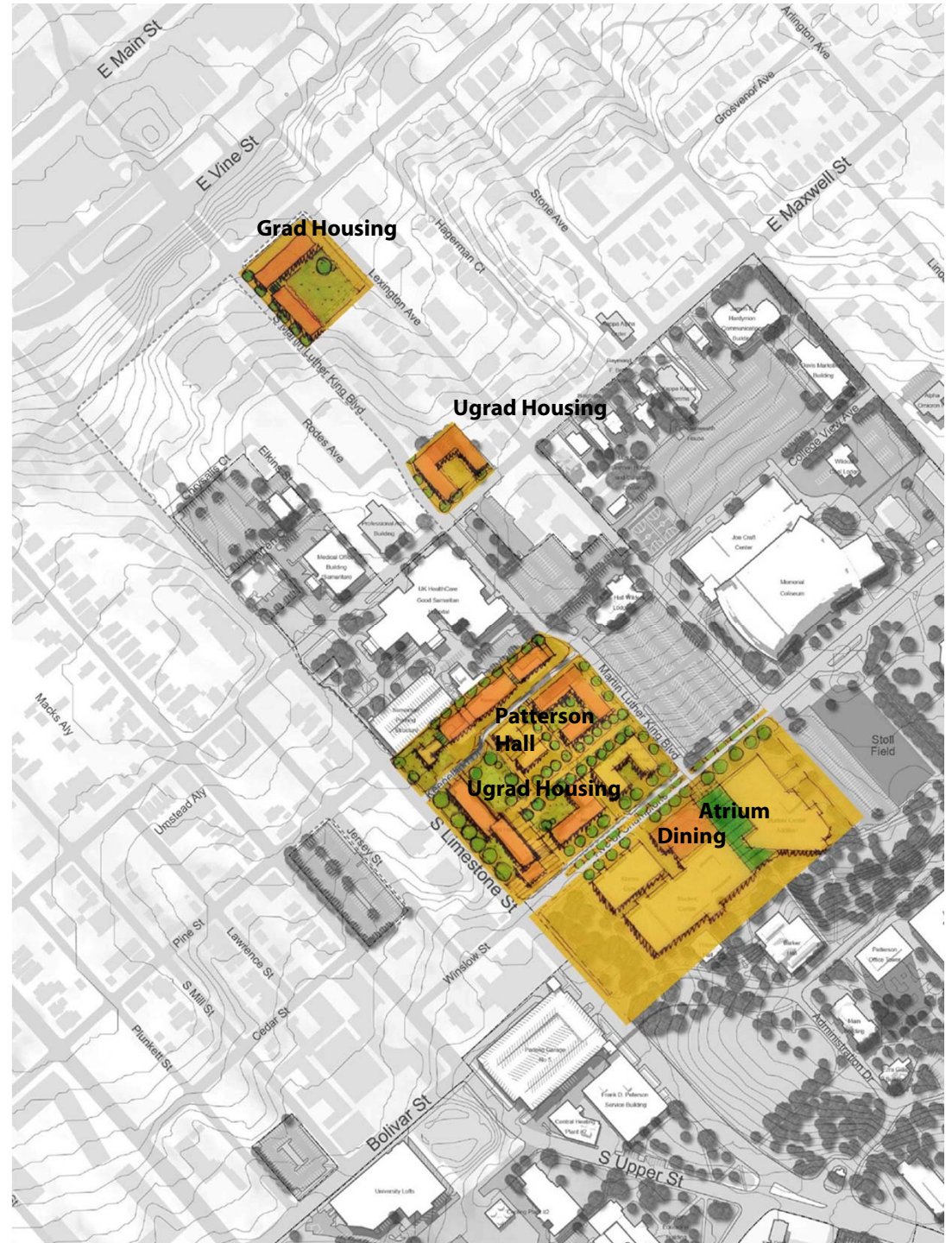
Concept 1 Phasing A

North Campus:
1400 Undergraduate Beds

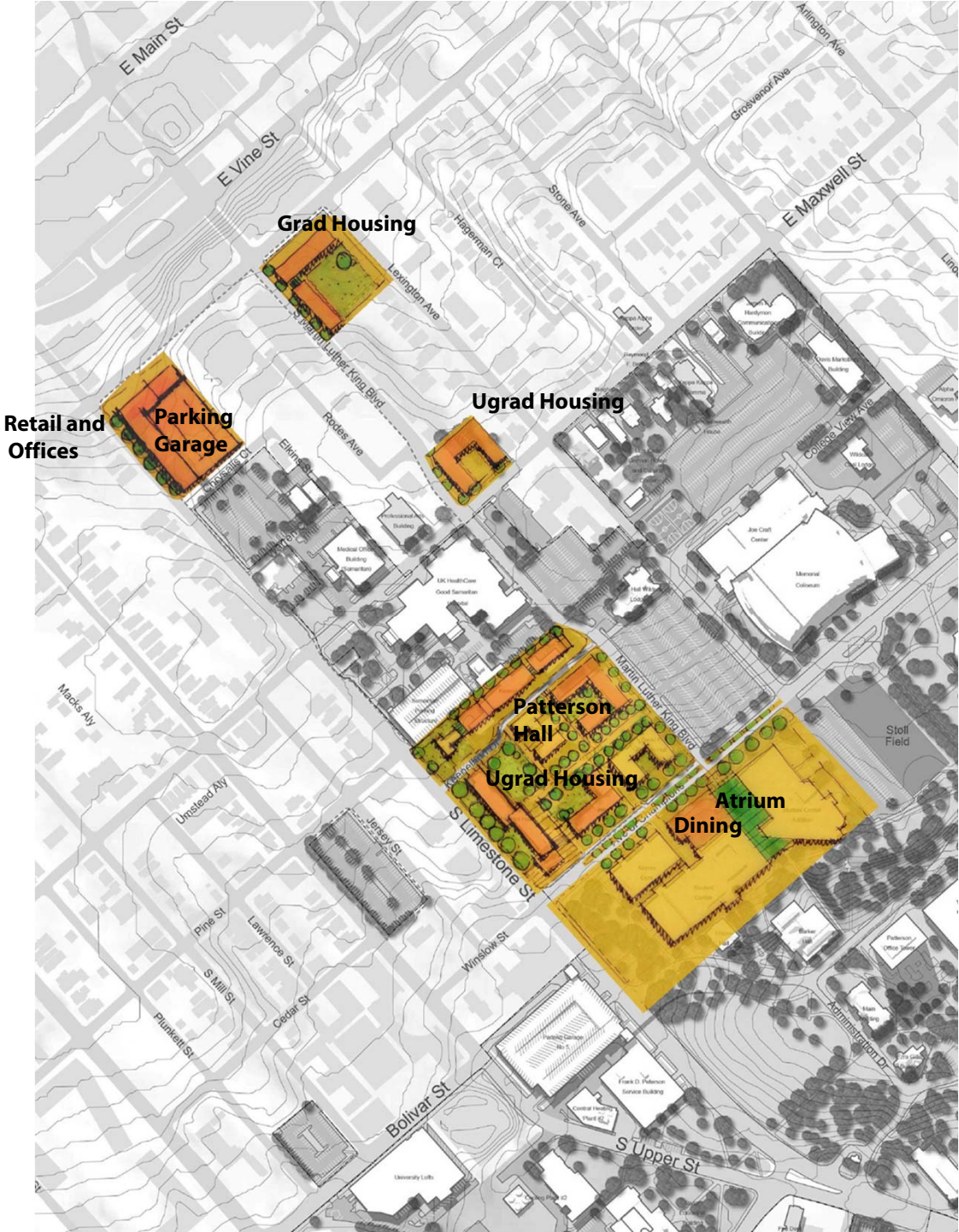


Concept 1 Phasing B

378 Undergraduate Beds
280 Graduate Beds

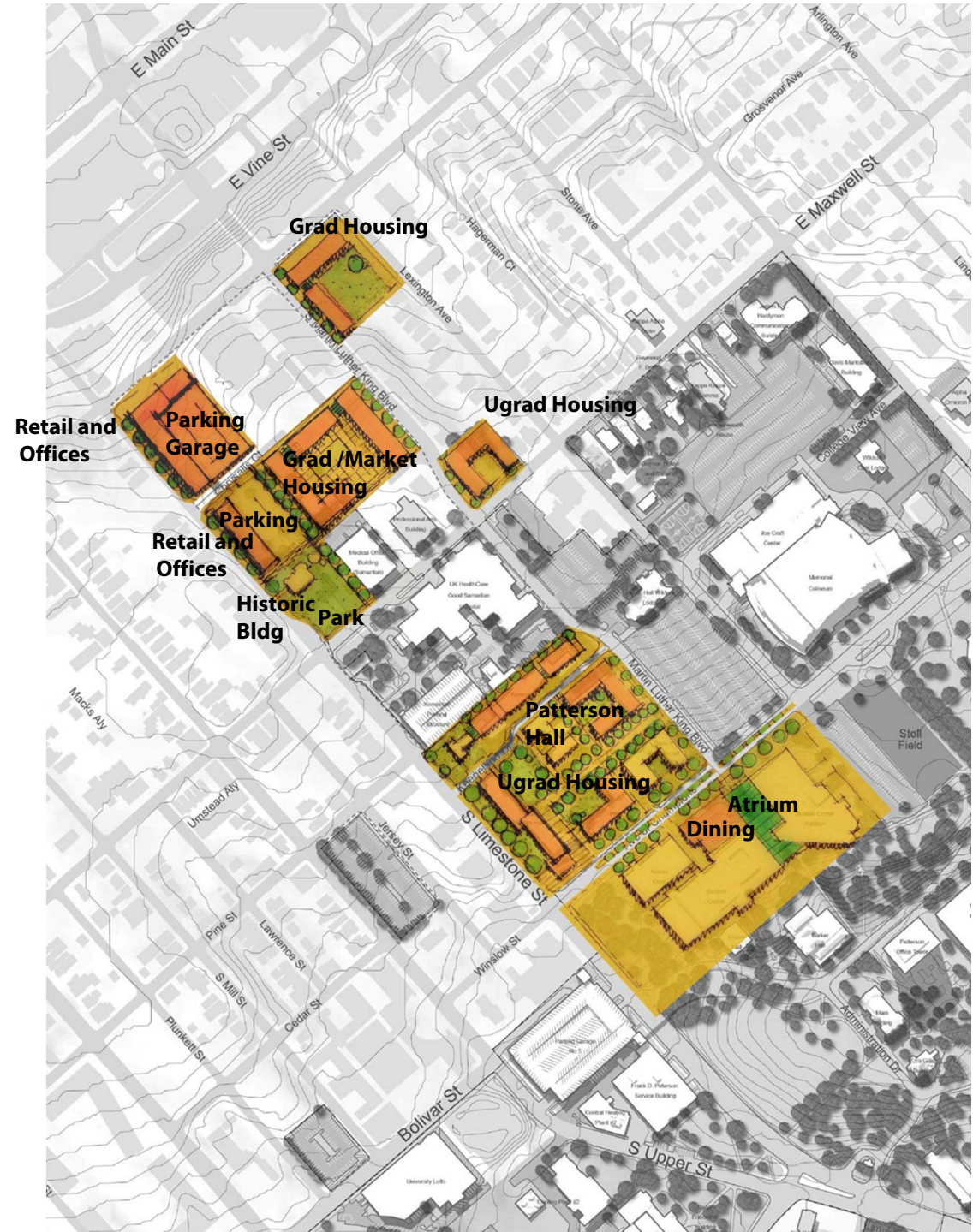


Concept 1 Phasing C



Concept 1 Phasing D

450 Graduate Beds



Concept 1 Phasing E

350 Graduate Beds



Concept 1 Phasing F



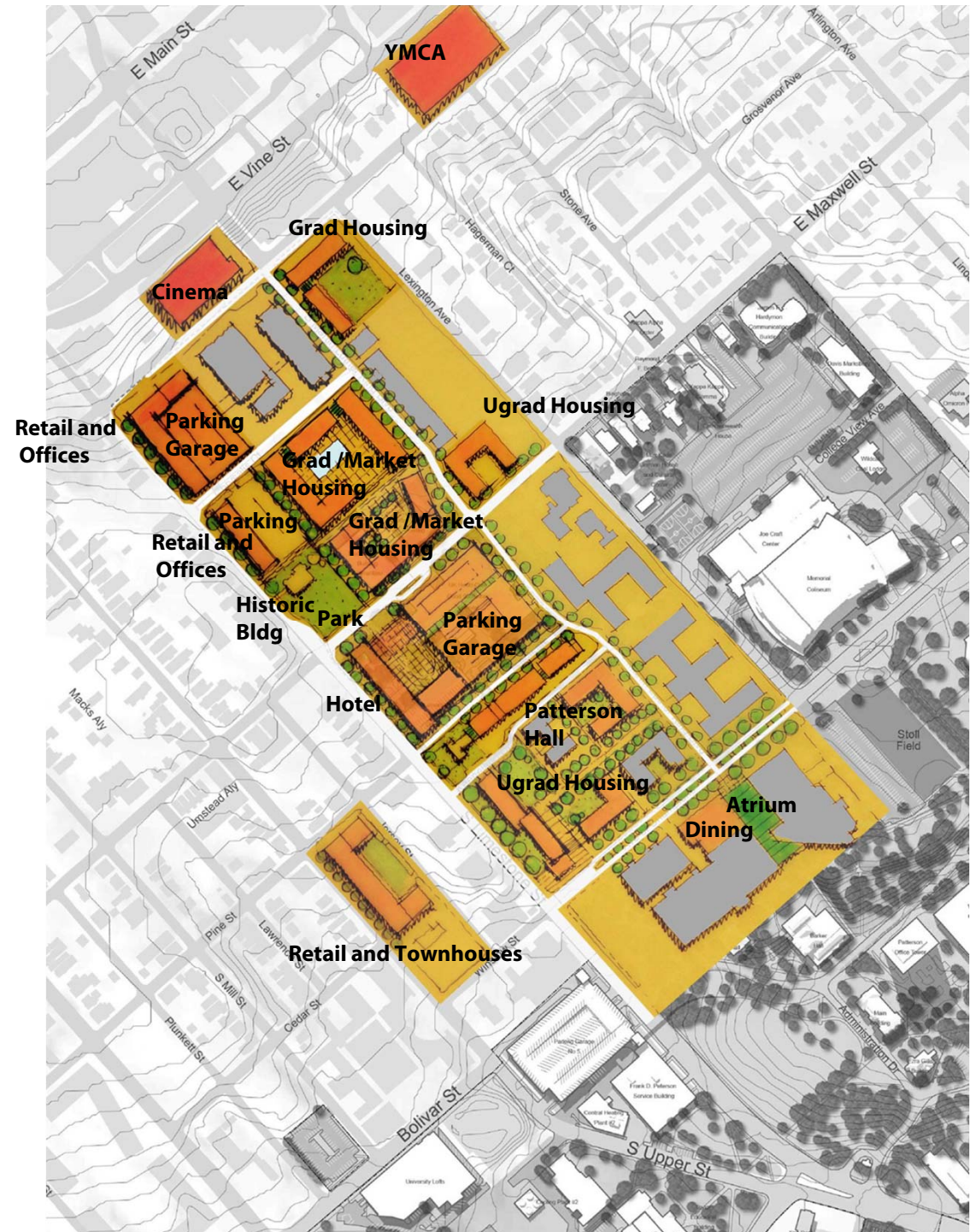
Concept 1 All

Total Beds:

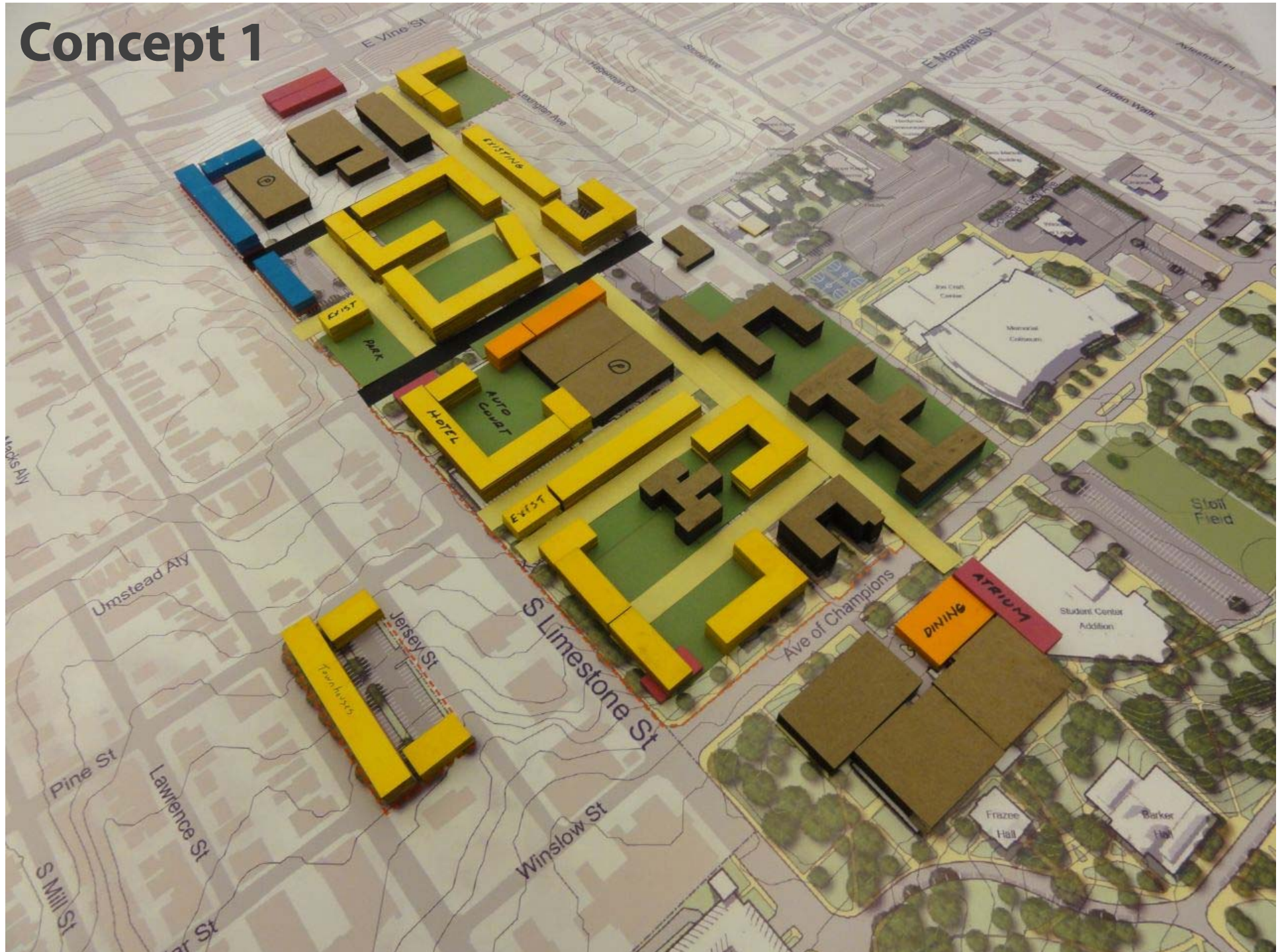
1778 Undergraduate Beds

1100 Graduate Beds

Housing distributed to Scott
Street/Newtown Pike Extension and
Euclid/Woodland



Concept 1



Discussion