Agenda

- Reconfirm Planning Principles
- Review Space Needs
- Presentation of Recommendations
- Recommendations Phasing and Implementation Strategy
- Discussion/Action Recommendations
Planning Principles for Xavier

Xavier is a Catholic institution in the Jesuit tradition

Strengthen the identity of Xavier as a progressive community of inquiry rooted in the ethics and values that imprint a Xavier education as Jesuit and Catholic
Planning Principles for Xavier

Xavier is a comprehensive institution of higher education

Enhance the development of the campus to support a wide range of undergraduate and graduate degree programs.
Planning Principles for Xavier

Xavier is a residential University

Enhance and expand the opportunities for students to live in a variety of housing types that are safe, supportive of academic pursuits and inviting to prospective students;
Planning Principles for Xavier

Xavier is a campus connected to its historic past

Strengthen the historic core of the campus while developing new facilities that create human-scaled open spaces with distinct character.
Planning Principles for Xavier

Xavier is a collection of memorable spaces

Future development is designed to support and create human-scale spaces with distinct character
Planning Principles for Xavier

Xavier is a walkable campus supported by a coherent circulation system

Establish circulation systems throughout the campus that are functional and understandable, that support wayfinding, placemaking, boundaries and campus identity.
Planning Principles for Xavier

Xavier is a citizen of its surrounding neighborhoods and the larger Cincinnati/Northern Kentucky region

Foster opportunities for Xavier and its students, faculty and staff actively participate in the community
Planning Principles for Xavier

Xavier is a campus in a park

Ensure that development of the campus fully embraces the open spaces and parklands that surround the campus; knits together the diverse campus environment and enhances the University’s contribution to the civic landscape of the community.
Space and Facility Needs

- Hoff Academic Quad
  - New Williams College of Business: 85,000 – 100,000 GSF
  - Creation of the Learning Commons: 70,000-80,000 GSF
  - Renovation of McDonald Library and Alter Hall: 127,000 GSF

- Central Utility Plant: up to 20,000 GSF

- Mixed-use program on East Campus (size of development and uses to be driven by market demand)

- Student Residences – construction of 700 - 900 beds: 240,000 – 290,000 GSF

- Academics from West Campus to the core campus: 44,000-46,000 GSF

- Increase Core Campus Parking by 500 – 800 spaces

- Improve / Increase Student Recreation Space
Review of September Presentation
West Campus
West Campus

- New 85,000 Square Foot Recreation/Athletics Facility
- Pedestrian Connection with Student Center
- Parking to Support Athletics and Recreation (448 cars)
- Redeveloped Soccer Field with 2,500 seats and support facility
Crossing Victory Parkway
East Campus – A Vision for Development
East Campus Planning Strategies

Create an overall development framework to enhance the image of Xavier University

- Reinforce a strong neighborhood development zone
- Develop visual continuity and connections into East Campus from Dana and Montgomery and the campus core
- A vision with opportunities for economic rewards for Xavier and the community.
East Campus Development Framework

• Connect to Xavier visually and organizationally with overall landscape/streetscape concept plan

• Provide opportunities for future development of a regional light rail system

• Buildings reinforce pedestrian environment, i.e. “main street” approach

• Parking reinforces pedestrian patterns and allow for quick and direct access

• East Campus entrances clearly identifiable
East Campus Land Use Framework
Light Rail – Preserving the Opportunity
East Campus – Images
Intellectual Crossroads
Symbolic Identity

Marquette U.
Symbolic Identity

U. Denver
Symbolic Identity

U. Colorado
Vehicular Circulation in the Core
Parking Garage Siting

- Parking Garage behind Williams College of Business
- Parking Garage along Cleaney

310 cars

450 cars
Hoff Academic Quadrangle

- Displaced Programs
- Central Utility Plant
- Learning Commons
- Williams College of Business

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Music Center
Mission and Ministry
Residence Life
Loyola
Dorothy Day

- 450 cars
- 310 cars
Hoff Academic Quad – view to the south

- Learning Commons
- Williams College of Business
- Future Housing
- Alter Hall
- Bellarmine Chapel
- Husman Hall
View from Learning Commons
A Resource Rich Environment

Marquette U.

Shepley Bulfinch Richardson & Abbott
Michael Schuster Associates | Rickes Associates | Motz Consulting Engineers
State of the Art Teaching Facilities

Georgetown U.
Light and Visual Connections

Georgetown U.

Shepley Bulfinch Richardson & Abbott
Michael Schuster Associates | Rickes Associates | Motz Consulting Engineers
Hoff Academic Quad – view to the southwest

- Williams College of Business
- Learning Commons
- Future Housing
Collegiate Gothic – Transparency and Warmth

Duke U.

Shepley Bulfinch Richardson & Abbott
Michael Schuster Associates | Rickes Associates | Motz Consulting Engineers

XAVIER UNIVERSITY
CAMPUS MASTER PLAN
Collegiate Gothic – Campus Beacon

Fordham U.
Campus Green Extended along Ledgewood

- Williams College of Business
- Learning Commons
- Future Housing
- Gallagher Center
Streetscape and Roadway Enhancements

Shepley Bulfinch Richardson & Abbott
Michael Schuster Associates | Rickes Associates | Motz Consulting Engineers
Phasing Approach

First Phase – Establishing the Hoff Quad

- Learning Commons
- Williams College of Business
- Alter Hall Renovation
- McDonald Library Renovation
- Central Utility Plant
- Ledgewood Boulevard north of Dana Avenue
- Parking Expansion
- Xavier Pedestrian Way

Estimated 260,000 gsf of new construction
Phasing Approach

Envisioned Future Projects

- Hailstones Hall Expansion and Renovation
- New Baseball Complex
- Athletic and Recreation Complex
- New Residences
- Other
Phases

Phase 1
Phase 2
Phase 3
Developer
Partner 1
Developer
Partner 2
Land Acquisitions
## Project Costs

### First Phase – Establishing the Hoff Quad

- Learning Commons: $21 – $28 million
- Williams College of Business: $21 - $28 million
- Alter Hall Renovation: $9.1 – $11.6 million
- McDonald Library Renovation: $12.7 - $15.1 million
- Central Utility Plant: $9.0 - $9.2 million
- Ledgewood Boulevard North: $600k to $800k
- Parking Expansion: $6.8 - $8.6 million
- Greenway: $1 to $1.4 million
- Other Site Improvements: $2.8 to $4.1 million

**Total:** $84 to $107 million
Summary

- Over 600,000 square feet of development potential for new academic facilities
- Nearly 700 new parking spaces
- Renovation of 250,000 square feet of existing academic space
- Removal of nearly 300,000 square feet of underperforming space
- Creation of a new campus gateway with proximate parking

- Potential for over 350,000 square feet of private development on East Campus
- Capacity for up to 600 new on-campus student residences
- Over 120,000 square feet of modern athletic and recreation facilities
- More than ten acres of new outdoor plazas, reflection spaces and play areas