

ATTACHMENT A - PROGRAM STATEMENT

INTRODUCTION

In its goal of serving the ever-changing needs of its students and the communities they will become a part of after graduation, Xavier University is expanding its courses of study to include a new College of Osteopathic Medicine (COM). The proposed site is located at the northwest corner of Dana Avenue and Station Way. The building will be approximately 400 +/- long (in the east-west direction) and 200 +/- long (in the north-south direction). As part of this development, the University is in the process of consolidating individual parcels of property, thereby aggregating all the properties into a single, contiguous property.

The property will be located within an existing PD (Planned Development) zone which abuts the City of Norwood to the north, RM-2.0 (Residential Multi-Family), CC-A-MH (Commercial Community - Auto-oriented - Middle Housing), and CC-A-T (Commercial Community - Auto-oriented - Transportation Corridor) zones to the south, MG-T (Manufacturing General - Transportation Corridor) to the east, and IR (Institutional Residential) to the west.

This submission seeks to amend the existing PD to allow the proposed use associated with the COM.

PROGRAM SPECIFICS

-4.-story (plus mechanical penthouse) academic building containing the following primary functions:

- Meeting hall
- Lecture hall
- Small Grab-and-Go café
- Student lounge and study rooms
- Locker rooms
- Various lab rooms
- Simulation exam rooms and related support spaces
- Research labs
- Chapel and reflection room
- Faculty offices
- Administration offices

BUILDING HEIGHT AND AREA

The topography of the site varies from a high point near the corner of Dana Ave. and Station Way with an elevation of 713', to a low point at the west side of the site with an elevation of 695', resulting in approximately 18' of height variation over approximately 500' feet horizontally. Although the total building height includes (4) floors with approximately 16' per floor the sloping topography effectively embeds the east side of the building into the ground along Dana Ave. Due to the sloping grade, the building will vary in height above grade. Where grade is highest at the taller east end, the building will be approximately 80' above grade. As the grade drops along the north and south elevations and the building decreases in height, the building will be approximately 75' above grade.

NOTE: These heights do not reflect the elevator and mechanical penthouse / HVAC screen walls - all of which would be set back from edge of the building, and therefore are not visually strong elements contributing to the perceived building massing. The maximum height of this penthouse would be 18'-0" above the top of the roof deck.

The building footprint is approximately 45,000+/- GSF

LANDSCAPING

In an effort to retain the consistent park-like appearance of the XU campus, the development will provide thoughtful landscape design around its perimeter:

- To the south: landscaped walk between the south elevation of the building and Dana Ave.
- To the west: landscaped/semi-screened parking for key personnel, accessible parking spaces, and access for building deliveries.
- To the north: COM plaza with related landscaping and a building entry for students approaching from campus, including the extension of the Wasson Way trail.

•To the east: Main building pedestrian entrance with appropriate landscaping. At the nearby intersection of Dana Ave. and Station Way, there will be gateway piers at each side of Station Way - signifying this as an entry point to the campus. This gateway element will be similar to the other XU gateway elements.

MASSING AND MATERIALITY

The massing and materiality of the building will use an architectural language that is consistent with the majority of the buildings on the Xavier Campus. The massing of the building will be designed to break up the broad southern facade into primary and secondary masses, resulting in a building that is of an appropriate scale to reflect its significance, while not being overly bearing along Dana Ave.