Chatham University’s strategic plan is a plan for our future, rooted in our past, and inspired by our mission and vision.

Chatham will build upon our mission of creating educational opportunities and transforming lives through **access, equity, health, and sustainability** as we:

1. Enhance academic excellence and the student experience
2. Expand Chatham’s leadership in sustainability and health
3. Improve access and affordability through innovation
4. Deepen partnerships for student and alumni success
5. Build University capacity and capabilities
Build Upon Existing Campus Assets

TEN-YEAR DEVELOPMENT FOCUS AREAS

- Chatham Campus Character
- Range of Academic Spaces
- Student Experience
- Campus Living
- Sustaining Systems
The proposed EMI Zoning District does not include three University owned properties. 115 Woodland Road, 1167 Murray Hill Ave, and 126 N Woodland Road will remain under the R1D-VL zoning designation.

The proposed EMI Zoning District does not include three University owned properties. 115 Woodland Road, 1167 Murray Hill Ave, and 126 N Woodland Road will remain under the R1D-VL zoning designation.
Recently Approved Institutional Master Plan
Approved by City Council September 2021.
Lays out development plans for the next ten years, focusing on building upon existing campus assets.
Establishes EMI zoning district for the campus.

1163 Murray Hill Avenue
Included in Master Plan and EMI zoning for residential, classroom, or office use.

Change to Office Use (Limited) is an Administrator's Exception, but also requires:
Project Development Plan approved by the Planning Commission
Development Activities Meeting with the Registered Community Organization
1163 Murray Hill Avenue
CHANGE IN USE

Currently a residential structure, Chatham would like to change the use to Office (Limited)

Change to Office Use (Limited) is an Administrator’s Exception and also requires:

- Development Activities Meeting with the Registered Community Organization
- Project Development Plan approved by the Planning Commission
Parking

INSTITUTIONAL MASTER PLAN

- One parking space required
- Accessible parking provided in adjacent parking lot, an additional single parking space is located in driveway along Murray Hill Avenue

1163 MURRAY HILL AVENUE PARKING LOCATION

Parking Provided in Library parking Lot

1163 Murray Hill Avenue
Building Square Footage 2,760 sf
Office Use: 1 space required

MAP LEGEND
- Building
- Existing parking
- Valet parking
- Relocated parking
- Accessible Parking
- University-owned property not included in IMP / EMI

Parking Provided in Library parking Lot

6.3.3 2029 Future Vehicle Parking Inventory

<table>
<thead>
<tr>
<th></th>
<th>Existing (506)</th>
<th>With Valet (568)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>517</td>
<td>569</td>
</tr>
</tbody>
</table>

Future Change: +11 +11
MURRAY HILL AVENUE NEIGHBORS  Revised August 2021

As part of the IMP process, Chatham and the MHN had a robust dialogue concerning the University’s future development plans as well as existing neighborhood concerns.

As a result of this process, the MHN intends to formalize a neighborhood group organization that will regularly interface with the University. Chatham will meet with all of the neighbors annually, and quarterly with the designated group representatives who reside in the neighborhood and local City Council member. It was agreed that these meetings represent a new beginning in good neighborly relations and the best way to keep the neighbors informed and hear any concerns they may have.

In addition, Chatham University has agreed to do the following:

- To limit the use of 1163 Murray Hill Avenue to residential and programmatic EMI users such as Educational Classroom Space Limited and Office Limited. If used for other than residential, the use of the property for programmatic related uses shall be limited to regular business hours. Parking for residential uses in 1163 Murray Hill Avenue will be within Chatham’s parking.
- To exclude 1165 and 1167 Murray Hill Avenue from the EMI District and, as long as Chatham retains control of these properties, to use only for one-family residential use.
- To connect to not demolish 1163, 1165, or 1167.
- Chatham will support the inclusion of 1163 and 1165 Murray Hill Avenue as part of the Murray Hill Historic District, with the understanding that 1167 is already included in the Historic District and 1163 and 1165 were previously intended to be included upon creation of the District.
- Chatham has agreed that the future Davenport Avenue extension will be limited to three stories with a maximum 50-bed capacity. Additionally, the exterior design and facade shall be consistent with the existing Davenport Avenue design and the primary entrance will not be located on the western side.
- Chatham will provide the MHN with a Construction Management Plan (CMP) for the construction of the Davenport Avenue extension and other projects adjacent to Murray Hill Avenue for review and comment prior to submitting the same to the City.
- Chatham will limit, as much as possible, construction vehicles for staging, delivery of product or other uses for any construction project on the campus from parking on Murray Hill Avenue or accessing Chatham through the Murray Hill Avenue entrance to the Library Parking Lot and the Woodland Road entrance off Murray Hill Avenue.
- Within one year of City Council’s approval of the IMP, Chatham, with the input of the MHN, will improve the design of the Murray Hill Avenue entrance to the Library Parking Lot with a focus on narrowing the entrance gate, improving the pavement between Murray Hill Avenue and the Academic Quad, creating a pedestrian access area and improving the landscaping in that area. To this end, Chatham will remove dead branches and weeds in the area and add trees in the strip of property west of the Library Parking Lot along Murray Hill Avenue within 165 days of City Council’s approval of the IMP, and shall continue to provide such landscaping services on a biannual basis.
Neighborhood Protection
INSTITUTIONAL MASTER PLAN

1163 Murray Hill Avenue

» Specifically addressed in the IMP: limited to residential, classroom, office, or other educational use.

» Additional agreed-upon stipulations include limits to parking location (if residential) and hours of operation.

In addition, Chatham University has agreed to do the following:

» To limit the use of 1163 Murray Hill Avenue to residential and programmatic EMI uses such as Educational Classroom Space (Limited) and Office (Limited). If used for other than residential, the use of the property for programmatic related uses shall be limited to regular business hours. Parking for residential uses in 1163 Murray Hill Avenue will be within Chatham’s parking.

» To exclude 1165 and 1167 Murray Hill Avenue from the EMI District and, as long as Chatham retains control of these properties, to use only for one-family residential use.

» To commit to not demolish 1163, 1165, or 1167.

» Chatham will support the inclusion of 1163 and 1165 Murray Hill Avenue as part of the Murray Hill Historic District, with the understanding that 1167 is already included in the Historic District and 1163 and 1165 were previously intended to be included upon creation of the District.

» Chatham has agreed that the future Dilworth Dorm extension will be limited to three stories with a maximum 80-bed capacity. Additionally, the exterior design and facade
As part of the Dilworth Dorm expansion project, Chatham, with the input of the MHN, will develop a plan to improve the design of the Murray Hill Avenue entrance.

Chatham shall discontinue allowing automobile or bus drop-off/pick up locations accessing Murray Hill Avenue or using the Library Parking Lot for day camp or special programs and will instead access the campus from Fifth Avenue.

Chatham shall maintain the gate to the parking lot to the rear of the Library and ensure that no more than 12 cars may park in that lot plus 40 validated parking spaces at any one time. Chatham shall not seek to obtain residential parking permits on Murray Hill Avenue or Fair Oaks Street for its students, faculty, or employees.

Within the area between the Murray Hill Avenue entrance to the Library Parking Lot and the academic quad (between the Ridic Theater and existing Dilworth Dorm), Chatham shall retain their current policy of prohibiting trucks to idle or otherwise use that area for pick-up or drop-off for summer camp.

Chatham shall designate an administrative official to hear and respond to issues involving the university and its students and potential adverse impacts on the quality of life for Murray Hill Avenue residents.

Within 150 days of approval of the IMP, Chatham shall implement a policy to discourage its students, faculty, and staff from smoking on Murray Hill Avenue, which policy shall include the installation of no-smoking and patrol of the area.

Within 180 days of approval of the IMP, Chatham shall secure and improve protective netting around soccer/soccer crossing field along Murray Hill Avenue to protect neighboring property and neighboring homes from stray balls or equipment.

**NEIGHBORHOOD PROTECTION**

The 10-Year Development and Long-Term Vision sections define university growth primarily within the Fifth Avenue and Academic Quad Districts through leveraging existing university assets.

This strategy for growth minimizes the impact to residential neighbors which abut the Woodland and South Woodland Districts. To further strengthen neighborhood protection, only residential and education uses shall be permitted in the University-owned buildings indicated on Map B 8.1.2. Residential uses shall be limited to non-dormitory residential zoning use categories and educational uses limited to classroom or office zoning use categories. Berry Hall will remain as an educational use through the Ten-Year development duration of the IMP.

New development adjacent to residential neighbors subject to Residential Compatibility Standards will follow the Urban Design guidelines described in Chapter 4.

Within one year, Chatham will add landscaping to the boundary between Paddock Hall and the Alan I.W. Frank House to mitigate the impact of headlighting from cars accessing Paddock Hall along the existing driveway. Additionally, Chatham will work with Mr. Frank regarding a boundary line question at the driveway to Paddock Hall and Mr. Frank's property.

Murray Hill Avenue

NEIGHBORHOOD ENHANCEMENT STRATEGY
Murray Hill Avenue Neighbors

AGREED-UPON IMPROVEMENTS

Current state of the entry drive and parking lot from Murray Hill Ave.

Potential Improvements

- Stone walls look uncared for
- Blank walls make for an unattractive entry and sight for neighbors
- Car-centric court without sidewalks or pedestrian entry
- Large expanse of asphalt is uninviting and unattractive
- Pavement is in poor condition

- Add more vegetation to frame the entry
- Reduce asphalt with cobblestone to make entry more inviting, pedestrian friendly, and to tie with Murray Hill’s residential feel
- Reduce entry driveway to include pedestrian entry
- Entry lights to accentuate & beautify entry
- Tall plantings to conceal empty building wall
- Trees to add verticality and block building views beyond
Thank you!