

# West Virginia University

## Main Campus Student Housing Master Plan – 2012

Updated September 28, 2012

# Contents

- Current Student Housing Inventory and Status
- Challenges with University Provided Student Housing
- Housing Master Plan Process
- Parent and Student Expectations and Demands
- Support of the 2020 Strategic Plan
- Student Housing Plan Guiding Principles
- Housing Strategy
- 10 Year Projection – Bed Count
- Housing Facilities – Master Plan Summary
- Student Housing Capital Renewal Plan
- Benefits of FY 2012 Student Housing Master Plan

# Current Student Housing Inventory & Status

Building Name	Year Constructed	Year Renovated	University Owned Beds	GSF	Replacement Value	Deferment & Modernization
Boreman Hall South	1935	X	326	92,143	\$20,600,000	\$6,525,000
Dadisman Hall	1942	X	386	101,717	\$20,670,000	\$9,298,000
Fieldcrest Hall	1943	X	210	62,129	\$16,410,000	\$6,353,000
Arnold Hall	1957	X	411	103,787	\$21,090,000	\$11,129,000
Boreman Hall North	1959	X	229	69,389	\$14,100,000	\$5,475,000
Arnold Apartments	1960	X	182	87,640	\$17,810,000	\$10,317,000
Med. Center Apartment J	1961	X	82	50,605	\$10,280,000	\$7,382,000
Med Center Apartment K	1961	X	82	50,612	\$10,290,000	\$7,327,000
Bennett Tower	1965	X	450	160,138	\$42,310,000	\$20,536,000
Lyon Tower	1965	X	444	128,972	\$34,080,000	\$15,699,000
Summit Hall	1965	X	542	143,404	\$37,890,000	\$12,301,000
Braxton Tower	1968	X	444	133,297	\$35,220,000	\$16,545,000
Brooke Tower	1968	X	500	148,706	\$39,290,000	\$16,839,000
Stalnaker Hall	1918	1993	257	129,199	\$37,550,000	\$5,492,000
Lincoln Hall	2007	X	327	80,397	\$19,500,000	\$2,157,000
Vandalia Hall	2006	X	296	210,181	\$36,000,000	\$826,000
Honors Hall	2009	X	361	78,000	\$21,240,000	\$1,048,000
<b>Sub Total</b>			<b>5,529</b>	<b>1,830,316</b>	<b>\$434,330,000</b>	<b>\$155,249,000</b>
Building Name			Leased Beds			
International House			38			
Pierpont Apartments			495			
<b>Grand Total</b>			<b>6,062</b>			

# Current Housing Inventory

## Location:

- Downtown Campus
- Evansdale Campus
- » **Total**

## Beds:

3,028  
3,034  
**6,062**

## Percent:

50%  
50%  
**100%**

## Type – Style of Room:

- Traditional Residence Hall
- Apartment Style
- Family Oriented
- » **Total**

## Beds:

4,925  
1,097  
40  
**6,062**

## Percent:

81%  
18%  
1%  
**100%**

## Ownership:

- University Owned
- Leased Beds
- » **Total**

## Beds:

5,529  
533  
**6,062**

## Percent:

91%  
9%  
**100%**

# Challenges With Existing University Provided Student Housing

- Student Housing Needs to be Updated:
  - 73% of housing space is over 25 years old
  - 78% of the beds are located in space that is over 25 years old
  - \$155 million needed to address deferred maintenance and modernization cost
- No capacity for:
  - Faculty and Staff requiring transitional housing
  - Family Housing
  - Upgrading Aging Facilities to meet demands
- Limited capacity for:
  - Graduate, Medical/Dental Residents or Professional students (Fall 2011 Graduate and Professional Enrollment – 6,900)
  - International or academic program-specific student needs (International Enrollment -1,480)
  - Veteran Students (285 as of Fall 2011)
- University provided housing has not kept pace with enrollment growth in Freshman and Sophomore classes (Increase since FY2004 – 1,100 students)
- Leased facilities may be taken off line due to condition/age of facility
  - Pierpont Apartments has 495 beds
- Current student housing is a barrier to the University's 2020 Strategic Plan
- Housing accommodations are limiting our ability to attract the best and brightest students

# Housing Master Plan Process

## Two-Year Planning Effort

### Objectives:

- Meet Student/Parent Demands and Expectations
- Support the University’s 2020 Strategic Plan and Enrollment Growth
- Reduce Deferred Maintenance
- Implement Opportunities to “Refresh” Student Space
- Provide On-Campus Housing to 25% of the Projected Full-Time Students (2004 housing Plan Target 23%)

### Participants:

- Students/Parents
- Faculty
- Management Team

# Parent and Student Expectations and Demands

## (Surveys of existing students)

- Parents are demanding more student housing that is controlled and managed by the University; mainly, due to concerns about supervision and safety
- Students like living on campus for social reasons as well as reduced commuting and parking hassles
- Students like living off-campus because they have more freedom and increased space and privacy
- Students want the following amenities:
  - Separate bedrooms
  - Private bathrooms
  - On-campus apartments with an in-unit kitchen
  - Wireless, high speed internet access and air conditioning
  - Walk to class, library, and recreation facilities in five minutes
  - Exercise or fitness room in each residence hall
  - On-site laundry facilities

# Support of the 2020 Strategic Plan

The Housing Strategic Plan should:

- Support efforts to improve freshman and sophomore retention
  - Expanding on-campus housing capacity
  - Increasing academic and social interaction among students
  - Providing a closer link between students and campus activities
- Expand housing options for:
  - Graduate and Professional students that support research growth
  - Faculty and Staff
    - transitional housing
    - family housing
    - critical to enhancing recruitment (40% of workforce eligible to retire in 2013)
  - International Students
  - Students participating in academic programs that do not follow the traditional academic calendar



# Support of the Enrollment Strategic Plan 2012 - 2020

	Enrollment *		
	<u>FY 2012</u>	<u>FY2020</u>	<u>Growth</u>
• First-time Freshmen	5,022	5,000	(22)
• Other Undergraduates	17,689	19,250	1,561
• Graduate/Professional Students	<u>6,906</u>	<u>7,750</u>	<u>844</u>
• TOTAL	<b>29,617</b>	<b>32,000</b>	<b>2,383</b>

\* Includes a goal of 2,275 international students distributed between all student levels in the first three categories

# Student Housing Plan Guiding Principles

Provide on-campus housing for:

- Freshman Class – (campus housing accommodates 85% first-time freshmen)
- A modest number of returning students, with a focus on the sophomore class
- Graduate students, especially international students and families
- Transfer students who prefer to live in University housing their first year at WVU
- Visiting scholars, other academic program needs, and new employees

And, allows for:

- The private sector to handle additional increases in demand from upperclassmen driven by enrollment growth; increased retention; an expanding research enterprise; and new employees.

# Housing Strategy

- Maximize first-year and second-year experiences as critical determinants in retention, and remain committed to the benefit of on-campus housing and concomitant programming for these students.
- Create the capacity to take existing housing offline for renewal.
- Utilize private-public partnerships, as well as direct ownership and leasing, to add capacity.
- Realize the benefits of upperclassmen and/or graduate students integrating with the first and second year students.
- Do not unduly infringe on the private sector.
- Expand the type and amount of housing to support the 2020 Strategic Plan.
- Ensure safe, affordable and quality housing is available for all students.
- Establish sound financial plans for all housing projects.

## Distilled Down: Three Categories of Housing Opportunities

- Traditional: first-time freshmen, limited sophomore and upperclass students
- Apartment: upperclass and graduate students
- Family Housing: apartments with amenities for children

# 10 Year Projection – Bed Count

- Next slide shows bed counts over the next 10 years
- Green highlights show new buildings coming on line
- Yellow highlights show the Towers as one half of a tower is taken off-line each year from 2016-2022 for renovation
  - Minimizes loss of revenue and bed capacity
- Red highlights show buildings being removed from inventory
- Beds are sorted by Traditional, Apartment or Family
- Total beds increase from 6,062 to 7,620
- Outstanding issue – Renovation of Downtown housing facilities

# Residence Halls Bed Count 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b><u>Downtown</u></b>										
Arnold Hall	411	411	411	411	411	411	411	411	411	411
Arnold Apartments	182	182	182	182	182	182	182	182	182	182
Boreman Hall North	229	229	229	229	229	229	229	229	229	229
Boreman Hall South	326	326	326	326	326	326	326	326	326	326
College Park Apts	0	0	558	558	558	558	558	558	558	558
Dadisman Hall	386	386	386	386	386	386	386	386	386	386
Public/Private Partnership	0	979	979	979	979	979	979	979	979	979
Honors Hall	361	361	361	361	361	361	361	361	361	361
International House	38	38	38	38	38	38	38	38	38	38
Stalnaker Hall	257	257	257	257	257	257	257	257	257	257
Summit Hall	542	542	542	542	542	542	542	542	542	542
Vandalia Hall	296	296	296	296	296	296	296	296	296	296
<b><u>Downtown subtotal</u></b>	3,028	4,007	4,565	4,565	4,565	4,565	4,565	4,565	4,565	4,565
<b><u>Evansdale</u></b>										
Bennett Tower	450	450	450	225	225	450	450	450	450	450
Braxton Tower	444	444	444	444	444	222	222	444	444	444
Brooke Tower	500	500	500	500	500	500	500	250	250	500
Public/Private Partnership	0	0	0	512	512	512	512	512	512	512
Public/Private Partnership	0	0	0	600	600	600	600	600	600	600
Fieldcrest Hall	210	210	210	0	0	0	0	0	0	0
Lincoln Hall	327	327	327	327	327	327	327	327	327	327
Lyon Tower	444	444	444	444	444	444	444	444	444	222
Medical Center Apts	164	164	0	0	0	0	0	0	0	0
Pierpont Apartments	495	495	495	0	0	0	0	0	0	0
<b><u>Evansdale subtotal</u></b>	3,034	3,034	2,870	3,052	3,052	3,055	3,055	3,027	3,027	3,055
<b><u>Total</u></b>	6,062	7,041	7,435	7,617	7,617	7,620	7,620	7,592	7,592	7,620

# Projected Beds by Type

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Traditional	4,925	4,925	4,925	5,402	5,402	5,405	5,405	5,377	5,377	5,405
Apartment	1,097	1,970	2,329	2,014	2,014	2,014	2,014	2,014	2,014	2,014
Family Housing	40	146	181	201	201	201	201	201	201	201
<b>Total Beds</b>	<b>6,062</b>	<b>7,041</b>	<b>7,435</b>	<b>7,617</b>	<b>7,617</b>	<b>7,620</b>	<b>7,620</b>	<b>7,592</b>	<b>7,592</b>	<b>7,620</b>

**Types:**

T: Traditional

Serves: Freshmen, sophomore and upperclass, Honors College

A: Apartment

Serves: Graduate, research assistants, upperclass, international, married/domestic partnerships w/o children

F: Family Housing

Serves: Families with children incl. faculty, staff, married and domestic partnerships

# Current vs. Proposed Beds

Type	Current Housing Inventory		Proposed Housing Inventory (by 2016)	
	Beds	Percent	Beds	Percent
Traditional Residence Hall	4,925	81%	5,402	71%
Apartment Style	1,097	18%	2,014	26%
Family Oriented	40	1%	201	3%
TOTAL	6,062	100%	7,617	100%



# Housing Facilities – Master Plan Summary

Timeline	Strategy
2012 – 2016	Construct New Facilities: <ul style="list-style-type: none"> <li>• 975 beds – Downtown Campus</li> <li>• 550 beds – College Park</li> <li>• 1,100 beds – Evansdale Campus</li> </ul>
2014 – 2016	Demolish Facilities that are past their useful life: <ul style="list-style-type: none"> <li>• 210 beds - Fieldcrest Apartments</li> <li>• 164 beds - Medical Center Apartments</li> </ul>
2016	Pierpont Apartments Lease Expires <ul style="list-style-type: none"> <li>• 495 beds</li> </ul>
2012 – 2035	Renovate and upgrade existing housing facilities

# Bed Inventory FY12 – FY16

• Current Bed Inventory (FY2012)		6,062
– Beds lost due to facility closures or upgrades:	(1,094)	
• Fieldcrest-	(210)	
• Medical Center Apartments -	(164)	
• Pierpont Apartment -	(495)	
• Towers Upgrade –	(225)	
– Additions:	2,649	
• Downtown –	979	
• College Park –	558	
• Evansdale –	1,112	
• Projected Bed Count (FY2016)		<u>7,617</u>
• <b>NET Increase in Beds</b>		<b>1,555</b>

# Growth and Demand For Housing

- Planned Net Increase in Beds (FY2012-FY2016) 1,555
- Enrollment Growth
  - Undergraduate, Graduate and International 2,380
- Demand
  - First-time Student Transfer beds 125
  - Housing Waitlist beds 250
  - Beds Lost to Upgrading of Aging Facilities 225
  - Family and Transitional beds 200
- Total Growth and Potential Demand for Beds 3,180

Note: Private sector will address shortfall in beds

# Student Housing Capital Renewal Plan 2012 - 2035

## Short-term:

- Allocate \$5 million for retiring deferred maintenance each year for the next 3 years
  - Focus on the Evansdale Residential Complex
  - Utilize the Sightlines Report to determine deferred maintenance priorities

## Long-term:

- Develop a plan which updates, modernizes or replaces existing housing by FY2035
- Initiate the plan in three years
- The plan should be sustainable through housing revenues
- Revenues generated from private-public partnerships should be allocated to support the retirement of deferred maintenance in the residence halls

# Benefits of FY 2012 Student Housing Master Plan

- Adds significant student housing capacity with private sector equity
- Addresses student/parent demand for additional university housing/amenities
- Creates affordable/updated student housing options
- Allows for current facilities to be upgraded and modernized
- Supports the University's enrollment goals and the 2020 Strategic Plan
- Adds amenities needed to meet student expectations for privacy and reduces commuting and parking hassles
- Provides housing to support the recruitment of the best and brightest students