ACKNOWLEDGMENTS

This report was produced for the University of Arkansas Facilities Management and University Housing offices. We thank those departments and the many individuals with whom we met for their assistance.

UNIVERSITY OF ARKANSAS

Facilities Management
Mike Johnson, Associate Vice Chancellor for Facilities
Jay Huneycutt, Director, Planning Group
Jill Anthes, Project Manager, Planning Group
Todd Furgason, Campus Planner, Planning Group

University Housing
Florence Johnson, Executive Director
Greg Lee, Director Business/Information Technology
Jeff Vinger, Director Residential Facilities

Division of Student Affairs
David Davies, Assistant Vice Provost for Finance & Administration

CONSULTANT TEAM

SCM Architects
John Connell, AIA

Hanbury Evans Wright Vlattas + Company
S. Michael Evans, FAIA
Buddy Hall, ASLA, Project Manager
Reid Sabin, ASLA, Campus Planner
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EXECUTIVE SUMMARY

This University Housing Strategic Plan Update for the University of Arkansas proposes a three-phase plan for new construction over the period 2013 - 2020.

In addition to the work provided by Hanbury Evans Wright Vlattas + Company and SCM Architects, a market study has been completed by CDS Market Research to determine demand and pricing pressures.

Concurrently, University Housing staff has completed a financial pro forma demonstrating the financial assumptions, revenue projections, expenses, and sequencing of all events and the total system performance through Phase I. The pro forma also allocates increasing resources for recapitalization of existing aging facilities within the department’s housing system.

The primary goals of the plan are to:

- provide additional desirable, safe, and affordable housing that promotes student success in the face of increasing enrollment
- maintain the character of the institution as a residential university
- create more diversity of unit types and living arrangements within the housing system
- update, refresh, and renovate existing buildings deemed valuable for the system’s future needs
- identify and create a plan that permits the demolition of buildings whose conditions or layout are not able to be corrected with reasonable effort or funds
- enhance the nature of student community development and academic success
- enhance the role of housing as a positive factor in the recruitment of students
- create a series of actions, over a defined timeline, that are financially feasible and supportive of the above

The first important step in this plan, the construction of 630 new student beds within Founders and Hotz Halls, has begun. These projects will bring increased diversity to the unit types available to students and enhanced environments that better support our living learning communities. Hotz Hall will be the new home to our Honors College community.

Phase I projects, proposed to come on line in fall 2015 in the south neighborhood, adjacent to Pomfret Hall will add another 692 student beds contained within two buildings to the system. This will bring system capacity to 6,409 beds.

The additional 692 beds in phase I (after Hotz and Founders) offsets a demand deficit due to enrollment increase (total demand less system capacity) of 2,805 beds, or 24.7 percent of the expected future deficit.

The University of Arkansas, Fayetteville respectfully requests the Board of Trustees authorize the University to commence design of the two buildings to be located adjacent to Pomfret Hall.
From 2000 to 2011 the University of Arkansas’s enrollment has increased almost 4 percent annually from 15,346 to 23,199*. This growth is expected to continue, reaching 28,091 students by 2015 when the University expects to maintain entering freshmen at 6,469 students (traditional and other). In September 2011 the University conducted a market analysis to evaluate potential demand for on-campus housing determining the need for an additional 2,800 beds.

In December 2011, the University engaged SCM Architects in association with Hanbury Evans Wright Vlattas + Company to update the 2006 Comprehensive Housing Master Plan. The 2012 Update outlines a four phase, 8-year plan (2012 – 2020) to increase student housing focusing primarily on accommodating sophomores but also providing for upper year undergraduate students. This study did not perform evaluations of existing residence halls but rather focuses on new housing opportunities.

During the study the planning team evaluated eleven sites on campus. This evaluation resulted in a plan that defines two areas for expansion of student housing:

1. **The green space south of Maple Hill and east of the Elanor Mann School of Nursing:**
   - Two buildings with approximately 150 beds each in a suite style configuration

2. **The area south of Pomfret Hall along Virginia Avenue:**
   - Three buildings with approximately 300-350 beds each in a suite and semi-suite configuration
   - One building with approximately 180 beds in an apartment configuration
   - Maximize additional parking to meet 75 percent of new beds

To support this plan University Housing staff prepared a financial summary that appears in Appendix A.

*See page 9 of Student Housing Market Analysis Report
Since the publication of the 2006 plan, and by fall 2013, the University will have completed modifications/renovations to several of its existing residence halls. Investments valued at over $47 million, were made to the following buildings to address a variety of issues including mechanical, electrical, plumbing, and programmatic updates.

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Total Reinvestment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buchanan Droke</td>
<td>$ 547,157</td>
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<tr>
<td>Futrall</td>
<td>$ 3,492,641</td>
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<tr>
<td>Gibson</td>
<td>$ 298,948</td>
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<tr>
<td>Gladson Ripley</td>
<td>$ 20,500</td>
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<td>Gregson</td>
<td>$ 1,417,520</td>
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<tr>
<td>Holcombe</td>
<td>$ 2,321,187</td>
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<td>Humphreys</td>
<td>$ 5,433,311</td>
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<tr>
<td>Pomfret</td>
<td>$ 24,817,634</td>
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<td>Reid</td>
<td>$ 4,030,664</td>
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<tr>
<td>Walton</td>
<td>$ 6,634,348</td>
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<tr>
<td>Yocum (in process)</td>
<td>$ 8,907,460</td>
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<tr>
<td>Hotz Hall (in process)</td>
<td>$ 17,417,071</td>
</tr>
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</table>

- Re-purposed from administrative office space to 416 traditional student beds and a programmatic renovation to accommodate the Honors program. Anticipated completion in fall 2013.

13. North West Quad $ 619,950

New construction has included the following:

A. Maple Hill completed in two phases in 2008 and 2009, adding 1,079 additional suite-style beds

B. Founders Hall scheduled to open in 2013, adding 214 traditional style beds (in process)

C. Duncan Avenue Apartments completed in 2009, adding 200 apartment-style beds

By the fall of 2013, the University will have added approximately 1,900 beds to its inventory since 2006.
MAPLE HILL

The Maple Hill project is composed of 1,079 beds for freshmen and sophomores. The project features mainly two-bedroom four-person suites with one bathroom per suite. These residential communities include a staff apartment, classrooms, conference rooms, quiet study rooms, and a large fireplace lounge.

Maple Hill East
- Capacity: aprox. 346
- Freshmen and Sophomores
- Classrooms

Maple Hill West
- Capacity: aprox. 376
- Freshmen and Sophomores

Maple Hill South
- Capacity: aprox. 357
- Freshmen and sophomores
- “The Hill” dining option and “Freshens”
- Classrooms

** Data taken from http://housing.uark.edu/thehalls/mape/
FOUNDERS HALL

- Opening fall 2013
- 5 & 6-Story
- 78,500 SF Collegiate Gothic architecture
- On McIlroy Avenue adjacent to Brough Commons
- Ground floor includes dining retail program and common spaces for students living in the building with a community kitchen, game room, and laundry room.
- Increases seating capacity of Brough Commons by 150 seats on the first floor and 225 seats on the second floor with a direct connection to the second floor of the existing dining hall.
- The second, third, fourth, fifth, and sixth floor will include student housing with a total capacity of 214 beds in single and double rooms with sinks, and a lower ratio of students to bathrooms.
DUNCAN AVENUE APARTMENTS

- Capacity: 196 beds
- 4-bedroom apartments - one student per bedroom
- Ten-month and summer contracts available
- Fully furnished
- High speed internet
- All utilities except telephone included
- Cable with HBO included
- Washer and dryer in each apartment
- Full kitchen in each apartment with appliances
- Fire alarm and sprinkler system
- One and two bathroom floor plans available at different rates
- First “Green Globes” construction project on the University of Arkansas campus - energy efficient and environmentally friendly design
- Planned walking trails and exterior lighting
- Community Center with fitness center

** Data taken from http://housing.uark.edu/thehalls/dunc/
**PLAN UPDATE DRIVERS**

The plan update was initiated due to a 3 to 4 percent annual increase in enrollment between the fall of 2006 and 2011 from 15,346 to 23,199 students. This trend is expected to continue, and we anticipate an increase to 28,091 students by the fall of 2015.

Currently, the University strives to attain its goal of being a residential campus as defined by the Carnegie Institute. The Carnegie classification states that a primarily residential campus has 25-49 percent of degree-seeking undergraduates living on campus. The University currently requires all single freshmen under twenty-one (21) years of age to live on campus, and in the fall of 2011, the distribution by class year in the campus residence system was as follows:

- Traditional freshman – 88.9 percent
- Other freshman – 12 percent
- Sophomores – 11.6 percent
- Juniors – 6.6 percent
- Seniors – 3.3 percent

Capture rates during this same period were 26.7 percent of all undergraduate students and .85 percent of graduates students.

### System Bed Counts

<table>
<thead>
<tr>
<th>Building</th>
<th>Student Classification</th>
<th>Male / Female / Coed</th>
<th>Traditional</th>
<th>Semi-Suites</th>
<th>Full Suites</th>
<th>Apartments</th>
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<tbody>
<tr>
<td>Buchanan Droke</td>
<td>Fr / So</td>
<td>F</td>
<td>100</td>
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<td>Duncan Ave Apartments</td>
<td>Jr / Sr / Gr</td>
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<tr>
<td>Futral</td>
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<td>Gregson</td>
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<td>A</td>
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<td>B</td>
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<td>Humphreys</td>
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<tr>
<td>Maple Hill East</td>
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<tr>
<td>Pomfret Hantz - C &amp; D Wing</td>
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<td>Reid</td>
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<td>C</td>
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<tr>
<td>Walton</td>
<td>Jr / Sr</td>
<td>C</td>
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<tr>
<td>Yocum</td>
<td>UG</td>
<td>C</td>
<td>530</td>
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</table>

**Sub-Totals**: 3210 1079 602 196
**Totals**: 5087
DEFINING SUCCESS

The goal of the plan is to create a successful housing system that accomplishes the following:

- Creates a South Campus Housing Neighborhood similar to North Campus that is a vibrant community, correcting the current perception of isolation and creating synergy with existing Pomfret dining
- Accommodates projected enrollment
- Maintains a resident population that meets the University’s goal of alignment with the Carnegie Institute’s classification of a residential campus
- Defines a mix of units that aligns with student demands and desires, especially those of sophomores and other upperclassmen
- Creates a financial plan that allows facility renewal and replacement, makes on-campus housing affordable and competitive with housing off-campus and balances liquidity in the University’s auxiliary pool bonds

* Buchanan-Droke and Gladson-Ripley

The 2004 Housing Master Plan report recommended Buchanan-Droke and Gladson-Ripley be demolished. Because of their location near the center of campus and their historically strong student communities further investigation is needed in order to determine the feasibility of renovation prior to making a final decision regarding these housing facilities.
**PROCESS**

The Planning Team worked with a Steering Committee consisting of University staff and students beginning in December of 2011 concluding in September 2012. The group evaluated eleven sites around campus for the potential of new housing. Two primary factors in determining viability of a site were existing parking impact and potential cost of construction.

Parking is a significant issue on campus. The University has determined that a fee of $8,850 will be applied to 75 percent of design beds for each new project constructed on campus except for the Pomfret area. In the Pomfret area a fee of $6,000 will be applied. Many of the sites studied were occupied by either paved or unpaved parking. Because of this, the Steering Committee removed any site from consideration where demolition of parking was required.

Another factor considered was cost of construction on the core campus due to the need to maintain a collegiate architectural presence embracing the institution’s rich history. These needs make construction on the core campus more expensive. Mixtures of unit types were evaluated in order to achieve a financially viable building program. It was determined that semi-suite style units are the most appropriate unit for near future development.

The Steering Committee chose to focus new housing in two areas:
- The area south of Pomfret Hall along Virginia Avenue
- The lawn area south of Maple Hill residences
PROGRAM OPTIONS

The University desires to develop a housing system that aligns with students' needs and desires. The market study indicated that by 2015 there would be a demand for 2,805 new beds on campus. With the construction of Founders Hall and the renovation/conversion of Hotz Hall it is anticipated that freshman demand will be met. The study identified a deficit will exist for the following student classifications and unit types:

- **Sophomores**: 1,210 beds needed, most appropriate unit type: semi-suite, second most appropriate unit type: suite
- **Juniors**: 688 beds needed, most appropriate unit type: suite, second most appropriate unit type: single student apartment
- **Seniors**: 625 beds needed, most appropriate unit type: single student apartment, second most appropriate unit type: single student apartment
- **Graduates**: 282 beds needed, most appropriate unit type: single student apartment, second most appropriate unit type: single student apartment

If the University were to construct this number of beds, the anticipated distribution of students living on campus would be 38 percent undergraduates and 6 percent graduates or 34 percent of all students. Individual break down by class year would be as follows:
- **Freshman**: 85 percent
- **Sophomores**: 41 percent
- **Juniors**: 21 percent
- **Seniors**: 12 percent

During discussion with the Steering Committee the pros and cons of this distribution scenario were discussed. It was concluded that the plan should:
- Target to meet half of the demand by 2015
- Then conduct a new market study to reevaluate demand.

<table>
<thead>
<tr>
<th>Student Class</th>
<th>Most Appropriate Unit Type</th>
<th>Second Most Appropriate Unit Type</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fresh.</td>
<td>Traditional Dormitory</td>
<td>Semi-Suite</td>
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<td>19</td>
<td>-591</td>
<td>22</td>
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<tr>
<td>Soph.</td>
<td>Semi-Suite</td>
<td>Suite</td>
<td>1178</td>
<td>98</td>
<td>-492</td>
<td>107</td>
<td>155</td>
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<tr>
<td>Jr.</td>
<td>Suite</td>
<td>Apartment</td>
<td>530</td>
<td>40</td>
<td>670</td>
<td>23</td>
<td>46</td>
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<tr>
<td>Sr.</td>
<td>Apartment</td>
<td>Apartment</td>
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<td>47</td>
<td>495</td>
<td>29</td>
<td>49</td>
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<tr>
<td>Grad.</td>
<td>Apartment</td>
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<td>Total</td>
<td></td>
<td></td>
<td>2409</td>
<td>219</td>
<td>2628</td>
<td>189</td>
<td>318</td>
</tr>
</tbody>
</table>

*Hotz and Founders Hall are acceptable to Sophomores. Hotz and Founders Hall are now 416 and 214 beds (total 630), respectively.*

Student Housing demand as stated in the CDS Market Analysis, Hotz and Founders additions later adjusted by Housing Management.
SITE PLANNING

Of the eleven sites that were evaluated in this study, two areas of campus were chosen for inclusion in the short-term plan. The site criteria for the chosen sites were:

• The absence of existing parking lots
• The ability to construct in harmony with the site and neighborhood

The sites chosen are as follows:

• South of Pomfret Hall along both sides of the proposed realigned Virginia Avenue
  • 998 beds in a semi-suite/full suite configuration
• South of Pomfret Hall on the corner of Virginia Avenue and West Stone Street
  • 180 beds in an apartment configuration.
• South of Maple Hill residences and west of North Quad residences on the existing sloped open space
  • 300 beds in a suite style configuration
SOUTH CAMPUS HOUSING PRECINCT

1. 349 Beds - Semi-Suite Phase 1
2. 349 Beds - Semi-Suite Phase 1 *
3. 300 Beds - Suites and Semi-Suites Phase 3
4. 180 Beds - Apartments Phase 4
5. ±125 Parking Spaces
6. ±90 Parking Spaces
7. ±50 Parking Spaces
8. ±153 Parking Spaces
9. ±162 Parking Spaces
10. Gladson-Ripley, Buchanan-Droke Halls **
11. ±208 Parking Spaces
12. Proposed Basketball Practice Facility
13. ±55 Parking Spaces***
14. Existing Pomfret Dining *
15. Future Regional Plant

* See Preferred Site B Page 19 for Phase 2 at Maple Hill
** Dependant on final determination of existing residence hall building usage.
*** Coordinate with arena loading area design

PROJECT TITLE: POMFRET / VIRGINIA AVENUE SEMI-SUITES AND APARTMENTS

Project Description

Project Type: New Construction
Scope of Work:
- New single student semi-suite and apartment style residence halls primarily for sophomore students.
- Potential demolition of Gladson/Ripley
Built Area:
1. ± 88,000 gsf
2. ± 82,000 gsf
3. ± 109,600 gsf
4. ± 62,000 gsf
Capacity:
998 beds, in 2-4 person suites and semi-suites with double occupancy bedrooms
180 Apartment beds

Proposed Project Budget

Total Project Cost:
$58,283,102 Phase 1 only
$1,250,000 Demolition

Anticipated Schedule

Anticipated Opening:
1. Fall 2015
2. Fall 2015
3. TBD
4. TBD

* Cost of any new housing will require investment in Pomfret Dining
<table>
<thead>
<tr>
<th><strong>PROJECT TITLE:</strong></th>
<th>MAPLE HILL SUITES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Description</strong></td>
<td><strong>New Construction</strong></td>
</tr>
<tr>
<td><strong>Scope of Work</strong></td>
<td>New single student suite style residence hall for sophomore students.</td>
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<tr>
<td><strong>Built Area</strong></td>
<td>103,200 gsf</td>
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<tr>
<td><strong>Capacity</strong></td>
<td>300 beds, in 2-4 person suites with double occupancy bedrooms</td>
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</table>

**Proposed Project Budget**

- **Total Project Cost** | $ TBD |

**Anticipated Schedule**

- **Anticipated Opening** | TBD |

*Cost of any new housing will require investment in the Roberta Fulbright Dining Hall*
APPENDIX 2 - MARKET STUDY

EXECUTIVE SUMMARY

CDS Market Research conducted a market study in order to determine the quantity and type of additional student housing units/beds needed to house the current and future student enrollment. The study included site visits of both on-campus and off-campus housing options along with focus group interviews with students, staff, and property managers.

Between 2011 and 2015, the University has projected enrollment to grow at a rate of 3 - 4 percent annually or 23,199 to 28,091 respectively. The University requires single freshmen under twenty-one (21) years of age to be housed on campus, contributing to a decrease in upper class capture rates as illustrated below:

- Freshman - Traditional: 85.2 % in 2010, 88.9 % in 2011
- Freshman - Other: 21.7 % in 2010, 12.0 % in 2011
- Sophomore: 19.4 % in 2010, 11.6 % in 2011
- Junior: 10.0 % in 2010, 6.6 % in 2011
- Senior: 4.3 % in 2010, 3.3 % in 2011
- Undergraduate Capture Rate: 23.0 % in 2010, 21.9 % in 2011

<table>
<thead>
<tr>
<th>Student Class</th>
<th>Most Appropriate Unit Type</th>
<th>Second Most Appropriate Unit Type</th>
<th>2011 Current Deficiency</th>
<th>2012 Additional Incremental Demand</th>
<th>Total Demand</th>
<th>2013 Hotz and Founders Additions</th>
<th>Housing Mgmt Adjustments</th>
<th>Total Demand</th>
<th>2014 Additional Incremental Demand</th>
<th>Total Demand</th>
<th>2015 Additional Incremental Demand</th>
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</tbody>
</table>

*Hotz and Founders Hall are acceptable to Sophomores. Hotz and Founders Hall are now 416 and 214 beds (total 630), respectively.

Student Housing demand as stated in the CDS Market Analysis, Hotz and Founders additions later adjusted by Housing Management.
An analysis of the private sector apartment offerings in Fayetteville revealed 13,219 current beds and 3,000 planned beds in the market:

<table>
<thead>
<tr>
<th></th>
<th>Beds</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>258</td>
<td>2.0 %</td>
</tr>
<tr>
<td>One bedroom</td>
<td>5,138</td>
<td>38.9 %</td>
</tr>
<tr>
<td>Two bedroom</td>
<td>7,271</td>
<td>55.0 %</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>504</td>
<td>3.8 %</td>
</tr>
<tr>
<td>Four bedroom</td>
<td>48</td>
<td>0.4 %</td>
</tr>
<tr>
<td>Vacancy rate</td>
<td>1,303</td>
<td>9.9 %</td>
</tr>
</tbody>
</table>

An analysis of the Apartment offerings nearby campus revealed 3,766 beds within one mile radius and 8,079 beds within a two mile radius*.

<table>
<thead>
<tr>
<th></th>
<th>One Mile</th>
<th>Two Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>192</td>
<td>249</td>
</tr>
<tr>
<td>One bedroom</td>
<td>2,218</td>
<td>3,612</td>
</tr>
<tr>
<td>Two bedroom</td>
<td>1,249</td>
<td>3,830</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>70</td>
<td>309</td>
</tr>
<tr>
<td>Four bedroom</td>
<td>6</td>
<td>46</td>
</tr>
<tr>
<td>Vacancy rate</td>
<td>401</td>
<td>826</td>
</tr>
</tbody>
</table>

*See page 21 of Student Housing Market Analysis Report

The study revealed the desire for students to reside on-campus if there are beds available. The potential demand for on-campus housing is based on several factors:

- projected and continued enrollment growth
- strong performance of the existing housing system
- shift of upper-class students out of the housing system
- student and parent preference for on-campus offerings
- achieving the correct unit type mix
- rates remaining competitive to the market housing.

The expected 2015 demand is 2,805 beds (after bringing Hotz and Founders Halls on line) or an overall 38 percent capture rate as illustrated below:

<table>
<thead>
<tr>
<th></th>
<th>Beds</th>
<th>Unit Type</th>
<th>Capture Rate %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freshman</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sophomore</td>
<td>1,210 needed suite</td>
<td>41 %</td>
<td></td>
</tr>
<tr>
<td>Junior</td>
<td>688  needed apartment</td>
<td>21 %</td>
<td></td>
</tr>
<tr>
<td>Senior</td>
<td>625  needed apartment</td>
<td>12 %</td>
<td></td>
</tr>
<tr>
<td>Graduate/other</td>
<td>282 needed apartment</td>
<td>6 %</td>
<td></td>
</tr>
</tbody>
</table>

Note:
The Sophomore bed demand has been adjusted by Housing Management from the original Student Housing demand as stated in the CDS Market Analysis in order to align with Hotz and Founders Hall assignment changes.
STUDENT HOUSING
SITES STUDIED

1. McIlroy Hill
2. Rose Hill East
3. Rose Hill West
4. Maple Hill
5. IM Fields
6. Razorback Road South
7. Razorback Road North
8. Virginia Avenue
9. Pomfret Hall / Athletics
10. Clinton Avenue East
11. Lindell Avenue
APPENDIX 3 - SITES STUDIED

MCILROY SITES

580 Residence Hall Beds

Barriers to Development:
- Topography
- Architectural implication to cost of construction $250+/GSF
- Brough Dining needs to be expanded
- Loss of 260 existing parking spaces

* Recognizing the University’s goal of being a top 50 research university and in accordance with the 2010 Destination Graduation Task Force emphasis on learning communities, University Housing continues to pursue learning community initiatives.
ROSE HILL EAST

5 Parcels for Sorority Houses

Barriers to Development:
• Loss of 248 parking spaces

300 Beds Residence Hall Beds

Barriers to Development:
• Some property not owned
• Requires parking deck to be advanced
• Lack of proximate dining facility
• Loss of 416 parking spaces
ROSE HILL WEST

800 Residence Hall Beds (sketch left)
Barriers to Development:
- Requires demolition of Futrall Hall
- Lack of dining capacity
- Requires Brad House site
- Loss of 214 parking spaces
- Occupies parking area owned by existing sororities

200 Residence Hall Beds (sketch below)
Barriers to Development:
- Removal of existing single story houses
- Capacity of adjacent dining at North Quad
MAPLE HILL

800 Residence Hall Beds
- Potential Dining Expansion

Barriers to Development:
- Loss of 361 parking spaces
- Lack of adequate dining capacity

The preference for this site could be enhanced considerably if additional parking were acquired by the University in the area. However, a combination of strong architectural style requirements and parking impact fee (PIF) allocations could render the project less financially feasible. Our understanding is that there are utilities in the area that could service the site.

Preferred Maple Hill scenario below
**IM FIELD SITE**

- 400 Apartment Beds
- Adds 140 parking spaces
- Barriers to Development:
  - Requires demolition of infields
RAZORBACK ROAD SOUTH

300 Apartment Beds

Barriers to Development:
- Requires Testing Services to be relocated
- Requires parking deck
- Buffer area reduces count to 300 beds
- Loss of 84 existing parking spaces
RAZORBACK ROAD NORTH

336 Apartment Beds

Barriers to Development:
- Requires parking deck
- Loss of 244 existing parking spaces

Housing above retail
Barriers to Development:
- Time frame of road re-alignment
- Financial restrictions of apartment construction
- Utility Plant*
- Bud Walton Arena loading dock*

* Utility plant and loading dock still being developed. Final design may affect layout of residence halls.
455 Apartment Beds
Adds 120 parking spaces

Barriers to Development:
- Requires realignment of parking behind Pomfret
- Topography along Clinton Avenue
- Utility Plant*
- Bud Walton Arena loading dock*

* Utility plant and loading dock still being developed. Final design may affect layout of residence halls.
CLINTON AVENUE

64 Apartment Beds

Barriers to Development:
- Proximity to Clinton House
- Topography
- Impacts to Oak Ridge Trail
LINDELL AVENUE

220 Apartment Beds
Barriers to Development:
- Topography along Lindell Avenue
- Creek setback