UVM Housing Master Plan
# Planning TEAM

## The Team

### UVM Housing Master Plan Committee

**Chairs:** Linda Seavey / Annie Stevens

### Biddison Hier, Ltd.

**Student Housing Planners**  
*Washington, DC*  
**Principal:** Tom Hier

### KSQ Architects

**Architects / Engineers**  
*New York*  
**Principal:** Armand Quadrini

- **Consultants have 20 years of student housing planning experience**
- **Comprehensive planning approach – market, programmatic, physical, financial**

## Housing Master Plan Experience

### Biddison Hier, Ltd. & KSQ Architects

- University of Massachusetts, Amherst
- University of Michigan, Ann Arbor
- Southern Methodist University
- Texas Christian University
- University of Rhode Island
- University of Dayton
- Minnesota State College & University System

### Biddison Hier, Ltd.

- University of Pennsylvania
- Northwestern University
- University of New Hampshire
- Case Western Reserve University
- Brandeis University
- Pomona College
- Ithaca College
- Hamilton College
- University of Delaware
- Purdue University
- Tulane University
UVM Housing Master Plan

High Level of Community Engagement

Data / Research

Interviews with University Community

Community Forums

Focus Groups

Surveys

Competitive Market Analysis

Best Practices

Findings

Recommendations

Peer Benchmarks

Final Plan
PLAN is based on Assumptions

1. UVM’s goal is to house 60% of our undergraduate student population in University-affiliated housing. Housing Master Plan is based on 10,000 undergraduate students.
PLAN is based on Assumptions

2. Provide housing (1:1) for any increased enrollment of undergraduate students beyond the number enrolled in Fall 2009

3. Continue to uphold the requirement that all first- and second-year students live on campus

4. Provide housing for all transfer students who desire to live on-campus; provide housing for Guaranteed Admissions Program (GAP) students, and provide appropriate housing for “Pathway” international students
PLAN is rooted in 3 Macro Principles / Strategies

1. Create a better alignment between housing types and different stages of student development.

2. Provide more and better community spaces to enhance the vitality of campus life and provide alternatives, especially for younger students, to downtown social life.

3. Knit the campus together with the Green Mountain Walkway.

Consistent with National Trends

- Recognition that “one size housing” does not fit all.
- Focus on residential “living and learning” communities with more opportunities for co-curricular and social interactions.
- The campus as “small city”, focusing on neighborhoods, main streets and other planning principles from successful urban communities.
Housing Master Plan Goals

Programmatic

- Continue to improve the student experience at UVM and by doing so, improve recruitment and retention

- Integrate learning in residential life – with spaces to support academic and co-curricular programs in the residence halls

- Create a high quality first year residential experience focused at / near the core of campus
  - “If you bond with students in the first year, you have them for life.”

- Enhance community on campus – create better community congregation spots / opportunities

- Make student housing an integral part of the Green Mountain Walkway campus experience

Physical

- Correct life-safety and deferred maintenance issues

- Modernize and augment housing system to support 21st century residential living patterns and campus sustainability goals, and maintain competitiveness over the next 15 to 20 years

- Conserve housing resources
  - Eliminate only housing that is physically obsolete
  - Find options to repurpose housing that has useful life
  - Build new only as required

- Provide adequate capacity to accommodate housing targets for the undergraduate student population (including transfer students and other non-traditional populations)
Top Ten Findings

1. Location of Central Campus housing is highly prized among students who live there, despite significant deferred maintenance issues with Chittenden/Buckham/Wills.

2. Redstone Campus is a great space for sophomores in part because of the quad, and its layout and human scale.

3. Juniors and seniors have a very strong preference for downtown living – more because of the independent lifestyle it affords than the lack of any suitable campus housing options.

4. Different housing types have different effects on student behavior and community-building and should be aligned, to the extent possible, with different development stages of students.
   - Traditional double-loaded corridor for first year students
   - “First year is all about meeting other students” – the best spaces and programming are those that facilitate these connections.
   - Suite-style housing for sophomores
   - “Maintaining and solidifying communities”
   - Apartment-style housing: juniors and seniors
   - “Graduating to independent living”
Top Ten Findings

5. Trinity Campus is not an appropriate location for most undergraduate students, especially first years. (Inhibits social connections and positive student development).

6. The Residential Learning Communities are well-regarded; programming in the Living-Learning Center is particularly popular with students.

7. Coed floors can have beneficial effects on community-building and student socialization.

8. The lure of Burlington is both a true attraction for students and an issue for neighborhood relations.

9. For graduate students, cost, and availability of good information, are the two significant issues in finding / selecting housing.

10. The campus is in short supply of inviting community / informal hangout spaces that are attractive and convenient for students.
PLAN Recommendations

1. Enhance the Green Mountain Walkway
2. Demolish Obsolete Buildings
3. Enhance Existing Housing
4. Focus on the First Year – Consolidation and Community-Building
5. Build on the Successful Sophomore Experience
6. Housing for Juniors & Seniors (Jeanne Mance & Affiliated Off-Campus)
7. Provide Closer Housing Options for Graduate Students
8. Faculty and Staff Housing Options
PLAN Recommendations

1. Enhance Green Mountain Walkway
PLN Recommendations

2. Demolish Obsolete Buildings

Chittenden, Buckham & Wills Halls

Coolidge Hall

Existing Residence Hall  Campus Building  Affiliated Housing
3. Enhance Existing Housing
PLAN Recommendations

4. Focus on the First Year – Consolidation & Community

- Central Campus
- Univ Heights
- From Trinity
- From Jeanne Mance
- Pathway & GAP
- From Redstone

Legend:
- Existing Residence Hall
- Renovated Residence Hall
- New Residence Hall
- Campus Building
- Affiliated Housing
PLAN Recommendations

5. Build on Successful Sophomore Experience
PLAN Recommendations

6. Juniors & Seniors (Jeanne Mance, Trinity Campus & Affiliated Off-Campus)

- Repurpose Jeanne Mance for upper classes (because of location near downtown)

- Repurpose Trinity Campus for upperclass & graduate students

- Create University-Affiliated alternatives to local market housing, as a logical developmental progression from campus to more independent living.
PLAN Recommendations

7. Provide Closer Housing Options for Graduate Students (& Upper Class Undergraduate Students)
8. Faculty & Staff Housing Options

- Single graduate students currently at Fort Ethan Allen and downtown have option of locating in new repurposed housing community on Trinity Campus.

- As space opens up at the Fort, continue to concentrate students with families in this location and also offer housing to faculty/staff in this location.

- Continue use of Centennial Court for faculty/staff housing and, secondarily, for graduate student housing.
Benefits of the Housing Master Plan

- Concentrates first year students on or close to Central Campus
- Creates better alignment between housing options and student interests
- Provides opportunities to create a wide range of social and community space that students seek, and that offers alternatives to downtown Burlington
- New bed capacity can free up space in the Living Learning Center now used for residential functions
  - Offers possibility for LLC to become a full Multi-Cultural Center
  - First floors of housing on Central Campus can host student-oriented administrative functions (e.g., Career Services) as well as community-serving program and retail space
- Integrates Pathways and Guaranteed Access Program (GAP) students into housing system for undergraduate students
- Provides a use for Trinity Campus (graduate and upper class undergraduate housing) that is more appropriate given location
PLAN Recommendations: Existing Conditions
PLAN Recommendations: Proposed Concepts
Housing Master Plan: Campus View from Southwest
Housing Master Plan: Campus View from Northwest
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