EAST CAMPUS DEVELOPMENT UPDATE
Board of Trustees
January 20, 2011
Introduction

I. Long Range Development Plan (LRDP), East Campus

II. Proposed University Student Apartments

III. Parking/Transit
LRDP East Campus Recommendations

• Improve safety and aesthetics of student housing on East Campus
• Increase intensity of development on the Summit View Apartments site
• Create a living learning housing product
• Develop housing and associated amenities that incorporate durability and design aesthetics
• Develop a walkable, bikeable, transit-oriented campus
LRDP East Campus Redevelopment
East Campus Development
(former Summit View Housing)

• Approx. 8.5 acres have been designated for ACC University Student Apartment Project east of 22\textsuperscript{nd} street

• Approx. 12 acres have been identified for temporary parking (Athletics, Special Event Shuttle Lots, UW Conference Center) east of 22\textsuperscript{nd} street

• Future proposed uses for remaining 3.5 acres: housing expansion, recreation, visitor-oriented use (retail, entertainment, cinema)
East Campus Development
ACC University Student Apartments – Proposed Site Plan
ACC University Student Apartments

• Replacement of 328 bedroom Summit View apartment complex
• 328 bed apartment complex with suite style floor plans and townhouse character
• Site plan includes approximately 344 parking spaces and landscaped courtyards between buildings and outdoor amenity spaces
• Development engages the open green space and pedestrian corridor concept of the LRDP on southeast
• Community is made up of 15 two and three story residential buildings and a combined community center/maintenance facility
ACC University Student Apartments – (continued)

• Total of 82 units with 328 bedrooms
  ➢ 16 units with 4 bed/2.5 bath floor plans at approx. 1,634 sq. ft.
  ➢ 66 units with 4 bed/3 bath floor plans at approx. 1,362 sq. ft.

• Projected rents –
  ➢ 4 bed/3 bath floor plan: $399 per person
  ➢ 4 bed/2.5 bath floor plan: $420 per person
  ➢ 4 bed/3 bath floor plan (private bath): $430 per person

• Community Center is approximately 3,860 sq. ft. and includes management/leasing office area along with restrooms, game room, social/study lounge area, computer lab, mail service area, and laundry room

• Maintenance Facility is approximately 3,730 sq. ft. and includes large equipment garage, management and staff offices, maintenance shop, key shop, chemical storage, custodial storage, and restrooms
ACC Student Apartment – Management Options

• As a stand-alone facility, the proposed ACC Student Apartment project is not large enough to warrant independent management

• Option #1 – University of Wyoming, Residence Life, manages this apartment complex along with the other 3 complexes they currently manage (Landmark, River Village, Spanish Walk)

• Option #2 – American Campus Communities, manages this new complex and takes responsibility for the management of the 3 existing complexes

• An analysis and evaluation will be undertaken with American Campus Communities to determine the preferred management option
ACC Student Apartments
Pre-Development Agreement

• Pre-Development Agreement defines the responsibilities and obligations of the University and ACC with regard to pre-development activities and costs associated with the proposed student apartment project.

• Board approval of the Pre-Development Agreement is necessary to authorize the University to incur costs for associated work with ACC to determine whether the proposed project is viable.
ACC Student Apartments
Finance Options

• Project-based Tax-Exempt Revenue Bonds

• ACC Private Equity Model

• Modified Tax-Exempt Bonds with Up-Front University Cash Advance
ACC Student Apartments - Next Steps

• Board approval of the Pre-Development Agreement (January 2011)
• Board approval of the Final Development Agreement for the project: including financial structure and ground lease (May 2011)
• Projected start of construction: (July 2011)
• Projected Occupancy: (August 2012)
War Memorial Stadium East Parking Lot

• Paved parking with 625 spaces of various sizes
• Meets intent of Laramie Development Code
• Phase 1 surface drainage improvements with detention on practice field by July 2011
• Phase 2 surface paving and landscaping – anticipated completion August 15, 2011
• ADA compliant
• Retains pedestrian path suggested by LRDP
East Campus Parking and Transit

• Promote a “transit first” approach for students in UW Residential Apartments

• Adjust shuttle routes and schedules to serve students in East Campus Apartments (6 new buses from stimulus funding will provide fleet support and scheduling flexibility)

• Utilize 22nd Street parking lots temporarily for UW Athletics, special event shuttles, overflow parking for UW Conference Center and the Visual Arts Facility

• Investigate game day shuttle options