

UNIVERSITY OF WYOMING
Report | Residence Halls Reconstruction
October 1, 2015

[Pursuant to Enrolled Act 41, House (2014) as recorded by Session Laws of Wyoming,
2014, Chapter 26, Section 067, Footnote 2]

**To the Joint Appropriations Interim Committee and Joint Education Interim
Committee**

Report | Residence Halls Reconstruction
Legislative Requirement

During the 2014 Budget Session of the Wyoming Legislature, legislation was passed that required the University of Wyoming to report on the potential complete reconstruction of residence halls. Specifically, as recorded in the Session Laws of Wyoming, 2014:

2. Not later than October 1, 2015, the trustees of the University of Wyoming shall report to the joint education interim committee and the joint appropriations interim committee on potential complete reconstruction of Crane Hall, Downey Hall, Hill Hall, McIntyre Hall, Orr Hall and White Hall collectively or separately. The report shall include cost estimates for construction and operations, student affordability, potential timing and options for financing the reconstruction, and a review of housing options and costs at comparable universities. *See Session Laws of Wyoming, 2014, Chapter 26, Section 067, Footnote 2.*

Consultants and Constraints – A Change in Direction

In response to this footnote, UW retained Mahlum Architects in consultation with Anderson Strickler LLC and Envision Strategies (the Consultants) to conduct a study of housing and dining facility needs regarding the six residence halls listed in the footnote. Consultants conducted surveys of on and off campus constituencies regarding needs and preferences. Consultants developed a preliminary concept and vetted it with constituencies and the UW Administration during the spring of 2015.

UW imposed a constraint on the Consultant to address replacement of the housing inventory within these residence halls by constructing new facilities on the same parcel upon which they are currently located. Discussions with Trustees and Legislators in the summer of 2015 revealed dissatisfaction with that constraint. Restricting the new facilities to the same footprint still required residence halls that are six stories in height. Moreover, to achieve the needed inventory, the buildings would still be placed very close to Grand Avenue (south of the current residence halls) continuing the “industrial” type presence for both students and the public travelling nearby.

At a meeting in July with the Facilities Construction Committee of the UW Board of Trustees and several legislators, the UW Administration and the Consultants were urged to remove the constraint and envision different alternatives not limited to replacing the current residence halls with buildings only within the same land area.

That work was undertaken by the Consultants, and several alternatives were identified. These alternatives remain at a very basic conceptual stage. But all have the same Phase I component as a starting point.

This change of direction in the last few months resulted in a decreased level of specificity as regards the details of the entirety of the project. However, given the need to maintain an adequate level of freshman housing at all times, this project will almost assuredly be phased over eight to 10 years. That phasing provides an opportunity for UW revenue bonding capacity to become available to support, at least in part, later phases of the project as current revenue bonds are retired.

Some background information is necessary to understand the current status of facilities and future needs.

Background

The six residence halls referenced in the footnote are located east of 15th Street and north of Grand Avenue. Appendix A is a map of that area. These halls serve primarily traditional aged freshmen who are required to live in them. The requirement to have freshmen live on campus is common at universities and is a critical component of promoting academic success. Extensive programming is provided in these living communities so that freshmen can adjust to college life, can access support services in a convenient manner, and can engage with fellow students with similar academic interests.

UW has other residential facilities that are available to upperclassmen undergraduates, graduate students, and families. Given the increase in quality housing in the Laramie community over the past decade, UW has no plans to increase that housing inventory. Rather, the focus is on providing high quality housing for traditional aged freshmen.

All six residence halls were constructed over a period of time some 50 years ago. Construction at that time focused on large, high rise buildings with small rooms and community restroom facilities typically at the end of a corridor. Wireless technology that is the cornerstone of today's living and learning environments was decades away.

Appendix B provides residential data about these six residence halls over the last six years. Four of the halls (Downey, McIntyre, Orr and White) have a total capacity of about 1900 students. The capacity varies based upon the configuration of each hall in each year regarding the number of single or double rooms that are provided. Students pay a premium to have a single room, but UW limits the number of single rooms to ensure fees from housing revenues are adequate to support the operation. No state appropriations or

tuition revenues are used to support the operations of the residence halls. [For the 2015-2016 school year, a student pays \$4,310 to live in a double occupancy room. A single occupancy room is about 50% higher.]

Crane and Hill halls are older than the other four halls. They have been used recently as alternative space when one of the other residence halls has been closed for life-safety construction projects. Hill Hall is used on a limited basis for upper classmen or graduate students who live in single rooms and typically need housing only for a semester to complete their academic program. The halls have often been used for alternative office space when units on campus have been displaced due to construction. The Crane-Hill Dining area is occasionally used for campus functions, but with the UW Conference Center, the Marian H Rochelle Gateway Center (MHRGC), and the Student Union, those uses are rare. The Crane-Hill dining area also houses UW's catering kitchen which serves events across campus, with very high volumes at the UW Conference Center and the MHRGC. That catering kitchen will need to be relocated as part of this project.

UW believes that this project should be designed to accommodate approximately 2,000 students. With increasing enrollments, traditional aged freshmen are expected to exceed 1600 in the near term. A key component of the services provided to freshmen is the Resident Assistant (RA), an upperclassman who engages with a group of students to provide support. There are approximately 100 of those. There needs to be some room for growth in the incoming freshman class, and there are always a relatively small number of students who simply desire to live in residence halls. In short, if these new facilities are to serve UW for decades to come, an inventory to serve 2,000 students is a reasonable target.

New Facilities – Housing configurations

One might assume that suite style housing (a common living area with several bedrooms) is the optimum approach for freshman housing. Simply, it is not. UW does have an inventory of such housing in its other facilities. Freshman living is very different. The desirable model is two single rooms sharing a common bathroom or some larger variations on that theme. The rooms are relatively small. Why? Because today, students who stay comfortably to themselves as freshmen are less likely to succeed. University classes require collaboration, engagement, and interaction. The living environment for freshmen needs to encourage that, including spaces in the residence hall that promote students' working together. The 1960's military barracks style "showers at the end of the hall" simply do not conform to the expectations of today's students.

Further, students desire a connection with their living group. A floor on a high-rise residence hall is yesterday's version of that model. Today, students desire and thrive in living groups that are larger than the floor of a residence hall, but smaller than the nearly 600 students that White Hall houses. The optimum is in the 150 to 200 student range. And that has informed the design of the living spaces.

With smaller numbers of students in each building, the goal is not to exceed four stories in height. Setbacks from streets are still essential. Students also expect outdoor common areas, not buildings closely placed together, to generate sense of neighborhood and also continue the opportunity for informal interactions. When students connect to the UW community, they tend to be successful.

Dining

The Washakie dining center has a variety of food stations and selections. It is passing 15 years of service, and if there will be a total revamping of freshman housing, then it is necessary that food service facilities conform with modern expectations. UW remains committed to retaining the Washakie name in any new development; it is engrained in Wyoming's history and that of UW. Moreover, with the recent modifications to the Grand Avenue corridor, the iconic statue of Chief Washakie ("The Battle of Two Hearts") is literally near the edge of the road. Any new development will ensure that this incredible work of art will be at the forefront in the lives of UW's freshmen who reside in these learning communities.

Consultant's Reports

Appendix C is the presentation that Consultants prepared for the UW Board of Trustees dated May 15, 2015. It describes a phased approach to the project, but limits the project to the current footprint. Appendix D is the September 21, 2015, response by the Consultants to the July meeting with a committee of the UW Board of Trustees and some state legislators. Some basic concepts contained as this document was being finalized were discussed with the UW Board of Trustees at its September 9 – 11, 2015 meeting.

The five concepts are briefly described as follows. Appendix D contains descriptions and conceptual drawings of each alternative.

Concept 1: Limit the project to the existing footprint

Concept 2: A portion of the project is located on the east side of the current fraternity mall area, north of the Information Technology building and west of the Performing Arts facility.

Concept 3: Requested as concept by the group of Trustees and legislators at the July meeting, this engages the west side of fraternity mall and would necessitate relocating Greek houses that are currently on the south side of the mall to the north side. Note that with one exception, the Greek houses on the south side of the mall are private property not owned by UW. Moreover, there are covenants affecting the west side of the mall that would require approval from the landowners on both the south and north sides of the mall to modify. But the notion here is to envision an approach that relaxes many of the constraints. No communications with private property owners have occurred as regards this concept.

Concept 4: This approach contemplates that UW would acquire private property south of Grand Avenue to include as part of the overall housing scheme. Again, this is a concept. No communications with private property owners have occurred as regards this concept.

Concept 5: This approach moves the footprint to the east to the current parking lot south of the Corbett building.

Phase I

These alternatives were fleshed out in recent weeks. Neither the Consultants nor the UW Trustees and Administration have had an opportunity to evaluate these concepts in detail. But two things are clear. First, limiting the project solely to the footprint of the existing facilities has little support as a viable alternative. Second, whatever alternative that is ultimately selected, Phase I is the starting point.

Phase I consists of the following components:

1. Demolish Crane Hall and the Crane-Hill dining area
2. Construct a catering kitchen to replace the one demolished in the Crane Hill dining area; one alternative is to expand the existing, though limited kitchen facilities at the UW Conference Center.
3. Construct a parking facility, including a power plant within that facility, on the parking area east of the Information Technology building. A parking facility is essential to meet the long term needs of any housing configuration. Some universities restrict the ability of undergraduates to bring motor vehicles to campus. But UW students have limited ability to travel to Laramie otherwise than by private motor vehicle. So that restriction is impractical here.

The small power plant is required to meet the ever growing needs of the campus. UW is also proposing an additional small power plant on the northwest side of the main campus to accommodate the demands of the Enzi STEM facility, the Engineering Building, and the envisioned facility for the Science Initiative.

The power plant associated with this project will provide capacity for the ever increasing demands of the Information Technology building as well as student housing and food service. UW's current power plant is at capacity.

4. New student housing – This student housing would be configured to be no more than four stories and also have the appropriate set back from streets. It would have common areas to create the sense of neighborhood as described above. It would accommodate no more than 700 students, and perhaps substantially fewer, e.g. 450, as necessary to meet those expectations.

UW intends to pursue more detailed analyses of these components following the submission of this report and present that information to the Governor and the Legislature prior to the 2016 budget session. But very rough figures suggest that these four components would cost at least \$100 million.

Balance of the project

UW has requested Level II planning funds regarding Phase I of this project as part of its 2016 budget request. If such funding was granted, even under the most optimistic circumstances regarding financing, Phase I would be operational no earlier than the 2019-2020 academic year. That provides ample time for discussions with a variety of constituencies to determine how this project should proceed beyond Phase I.

One thing is absolutely clear. Unless efforts towards accomplishing Phase I are undertaken, UW's 50+ year old residence halls will remain as they are. This is totally inconsistent with cutting edge facilities that exist or are being constructed on the UW campus for students. UW has the Energy Innovation Center, Enzi STEM, Visual Arts, Performing Arts, and is building a High Bay Research facility, designing a new Engineering Building, and planning a facility for the Science Initiative. In some cases, students may be living in the same housing their grandparents did. That will not meet the needs of our resident students or attract high performing students from outside the state.

Financing

With the exception of some appropriations related to life safety, UW's housing and student food service operations have been funded solely through student housing and food service contracts. Those charges fund all the costs associated with the annual operations, as well as funding reserves for replacement of equipment and major maintenance. (The major maintenance formula in the appropriations bill excludes funding for housing and food service facilities funded by user fees.)

First, UW's housing and food service charges must be reasonably comparable to comparator universities. Recent information indicates that while UW is slightly above average, its charges remain reasonable. Consistent with remaining affordable, that suggests that only very modest increases in fees could occur to contribute to the cost of new facilities.

Second, current statutes allow UW to issue revenue bonds to fund capital projects. Revenue bonds can only be issued for a project as specifically authorized by the Legislature. As of June 1, 2015, UW's bonded indebtedness stood at about \$96.5 million. That indebtedness reflects funding for academic facilities such as Visual Arts, Performing Arts and the Anthropology Building (UW's statutory share of federal mineral royalties are used in part to pay that indebtedness) as well as projects funded in part by student fees (e.g. the Half Acre gym). It also reflects some indebtedness for work on the residence halls over the years.

UW currently has limited revenue bonding capacity to issue debt beyond current levels. That is because the total revenues available in accordance with law to repay the debt should be about 2.5 times the actual debt payments. This ratio, called “debt coverage,” determines the amount of interest that must be paid. Interest rates are simply too high if the debt coverage drops too low.

However, by 2020, UW’s debt capacity will increase to about \$38 million. In 2025, there would be an additional \$30 million available. A great deal of fiscal analysis must occur, but it is clear that there exists the ability for UW to make significant contributions to financing over time. Those revenues might better be used for future phases of this project rather than unduly delaying Phase I. It is equally clear that this project cannot be funded solely through fees generated by student housing and dining contracts.

Conclusion

UW included in its 2016 biennial budget request, a request for \$3 million to fund the Level II study for the first component of a project limited to the current footprint. That request was based on about 2.5% of a \$130 million very preliminary budget for a different configuration.

UW will provide additional financial detail prior to the 2016 budget session. But the \$3 million request for Level II planning is still within reasonable ranges of a project of this magnitude, Phase I which would cost at least \$100 million.

Appendix A



Appendix B

Residence Life & Dining Services 6 year Occupancy (15th Day of the Fall Semester)

Residence Halls				Class				
FALL	15th Day Occupancy	Configured Capacity	% Occupancy	Freshman	Sophomore	Junior	Senior	Graduate/Law
14-15	1,864	2,019	92%	1430	226	120	70	18
13-14	1,901	2,113	90%	1433	253	103	93	19
12-13	1,934	1,964	98%	1485	242	116	73	18
11-12	1,976	2,193	90%	1456	269	133	91	27
10-11	1,889	2,028	93%	1351	281	120	98	39
09-10	2,015	2,180	92%	1477	260	151	97	30
Average	1,930	2,083	93%					

Configured Capacity By Hall						
Academic Year	14-15	13-14	12-13	11-12	10-11	09-10
Washakie Halls						
Downey	377	374	376	378	Off-Line	374
McIntyre	574	567	568	581	550	574
Orr	316	363	371	371	355	371
White	578	572	Off-Line	497	553	586
Honors House	29	29	29	29	29	29
Hill	145	Off-Line	413	128	334	175
Crane	Off-Line	208	207	209	207	71
Total	2,019	2,113	1,964	2,193	2,028	2,180

College of business was using the
* bottom floors in Crane

Crane and Hill were used in place of Washakie Halls during times of constuction and have additionally been used for limited sophomore and up housing and office space needs during campus construction.

Appendix C



BOARD OF TRUSTEES REPORT

HOUSING AND DINING PLANNING STUDY
UNIVERSITY OF WYOMING
LARAMIE, WY

13 MAY 2015

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Proposed Site Plan

PROCESS OVERVIEW

In the Fall of 2014, Mahlum Architects in collaboration with Anderson Strickler LLC (ASL) and Envision Strategies commenced the housing and dining planning study at the University of Wyoming. The process included project visioning with the key stakeholders from the University to establish goals for transforming the residential experience for students.

PREFERRED PLAN

BUILDING HEIGHTS, MASSING AND BED COUNTS

The plan introduces a total of ten new buildings and 2,000 new beds for first year students, organized around two broader neighborhoods—the east and the west. Central courtyards provide open space amenities each neighborhood. Four buildings

define the west community, which includes a total of 750 beds. Six new buildings define the east community, which includes a total of 1,250 beds. Building heights vary between four and six floors. In total there are two new buildings at four floors, which provide 150 beds per building; six new buildings with heights that vary between 4 and 6 floors, which provide 200 beds per building; and 2 new buildings at six floors, which provide 250 beds per building. The east and west residential communities are organized around central a central plaza with courtyard spaces that serve as additional open space amenities and gathering areas.

The tallest, 6 floor, buildings are located on the eastern most side of the precinct and would be constructed first. Should demand for beds increase over time, building heights and corresponding bed capacities could be increased in later phases.



Existing Site Context and Massing





Bird's Eye view of the Central Plaza looking North

CENTRAL PLAZA

The central plaza functions as the hub of activity with a new dining center along the northeast corner of the plaza near King Row, and a retail / bakery location on the southwest side of the plaza adjacent to Grand Avenue. The plaza can be programmed with different functions according to the time of year. In the winter months, the plaza can transform into an ice rink, or accommodate festivals and outdoor concerts during the summer months. Additional amenities such as flexible multipurpose spaces, maker spaces, and an active learning classroom further enliven the plaza and promote community for the entire residential district. East-west pedestrian pathways connect to the central plaza, linking the east and west residential precincts.

COMMUNITY FORMATION

In addition to broader district level community amenities, a comprehensive set of amenities has been strategically placed throughout each building to promote the formation of community at smaller scales. Building hubs are introduced on the ground floor of each residence hall to promote community at the building level. Building hubs include a living room, community kitchen, laundry lounge, and game room. A front desk / service center, printing stations and FIG support spaces (office, storage, and project room) further activate the ground floor. Graduate Assistant and Residence Coordinator apartments, and building support spaces are accommodated on the ground floor as well. Community amenities are also provided on the upper residential floors, and include two small study rooms, two study nooks, and one fishbowl lounge per floor. A typical residential floor includes

48 student beds in either double-suite (two double rooms, or four students per bath) or single-suite (two single rooms, or two students per bath) rooms; and two RA residences. This size accommodates an RA to student ratio of 1 to 24, or two residential communities per floor.

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COWBOY CORRIDOR

King Row functions as the primary pedestrian corridor between the residential precinct and the main campus, yet its current conditions are less than appealing. In the preferred plan, King Row is conceived of as "Cowboy Corridor," a pedestrian-only street. Cars and parking will be removed from the street with service routes and loading docks accommodated in more discrete, less visible locations. Through street paving techniques, introduction of street trees, and street furnishings, King Row is transformed into a more pedestrian-friendly environment. A new street painting of a cowboy at the intersection of 15th Street and King Row signifies the start of Cowboy Corridor. Vehicular access along King Row, from 15th Street to the new proposed Dining Center is limited to service and emergency vehicles, but allows cars during move in-move out times.



Existing King Row



CONNECTIVITY AND SERVICE

Vehicular Circulation

Vehicular movement remains concentrated along 15th Street and Grand Avenue. Vehicular access is permitted along 19th Street and King Row to access the new parking structure, but is prohibited on King Row west of the new Dining Center.

Pedestrian Circulation

King Row, or Cowboy Corridor, functions as the primary east-west pedestrian connection from the residential precinct to the main campus. A secondary east-west pedestrian pathway begins at the intersection of 15th Street and King Row and continues through the residential courtyards intersecting the central plaza. North-south pedestrian circulation is concentrated at the central plaza near 17th Street, but also occurs as extensions of 16th and 18th Streets. Internal circulation is accommodated through a new internal conditioned corridor that allows individuals to travel from the east community to the main campus in an indoor environment, away from the cold.

Service

The most intensive service and loading demands from the Dining Center are accommodated on the eastern portion of King Row, providing a more discrete way to address service needs and improve the image and walkability of the pedestrian-friendly portion of King Row. Service access and loading at the proposed bakery / retail location will occur in a dedicated drop-off zone off of Grand Avenue. Five additional trash and recycle locations are provided throughout the residential district.

PARKING

A new parking structure is introduced on the surface parking lot directly east of the IT Building to accommodate displaced parking. The parking structure can also accommodate the new proposed district plant.

In total, the preferred plan displaces roughly 336 parking spaces. The new parking garage will also need to accommodate the 141 parking spaces that currently exist on the site of the new garage. Lastly, positioning King Row as a pedestrian only street requires the vacation of roughly 100 cars currently parked behind the Greek houses to the north. A parking swap could occur in which the cars currently located behind the Greek houses get dedicated parking along Sorority Row. Displaced R-permit parking along Sorority Row could be accommodated within the new parking garage. In total, the parking garage provides 600 parking spaces on four levels plus the roof, which more than accommodates the displaced spaces.

FINAL NUMERIC PROGRAM

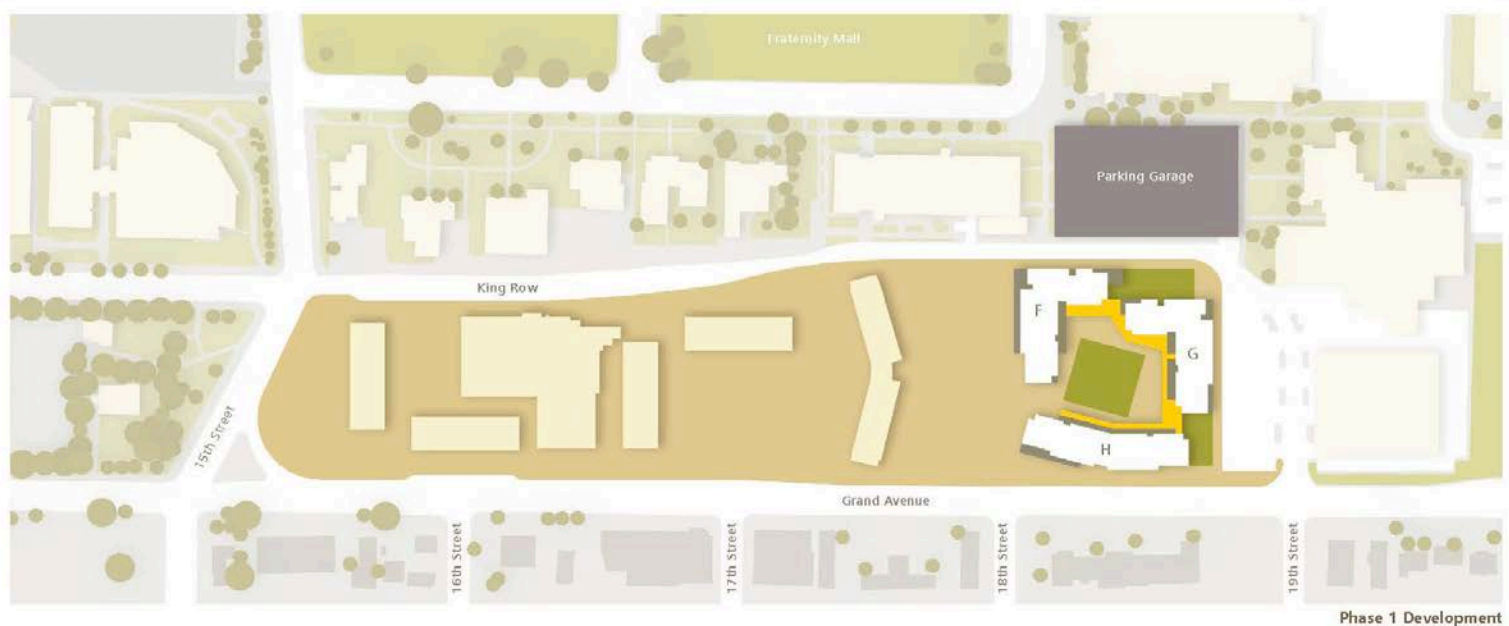
The preferred plan generates a total building program of approximately 1,040,000 gross square feet. This figure includes 763,000 gsf of space associated with residential buildings; roughly 34,600 gsf for the retail / bakery; 42,200 gsf for the dining center; and 200,000 gsf for the parking garage. Four floor residential buildings are roughly 60,500 gsf; six floor residential buildings are roughly 86,900 gsf, and residential buildings that include a combination of four and six floors are roughly 75,700 gsf, unless they include the precinct amenities (multipurpose space, maker space, and facilities workshop) in which case their area increases to 81,800 gsf.



Proposed Site Context and Massing

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PHASING

The proposed phasing strategy develops the district from east to west and is designed to minimize disruption on campus, and reduce the number of beds taken offline during development.

PHASE 1 – DEVELOP EAST PRECINCT AND PARKING STRUCTURE

Phase one begins with the construction of a new parking garage on the surface parking lot south of the Fine Arts Building and north of Crane Hall, and is followed by the demolition of Crane Hall and the Crane-Hill Dining Center. With the assumed relocation of the catering kitchen, both Crane Hall and the Crane-Hill Dining Center will be nearly vacant. The demolition of Crane Hall and the Crane-Hill Dining Center enables the construction of 700 new beds in three new buildings (F,G,H) in phase one.

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Phase 2 Development

PHASE 2 – CREATE HEART OF RESIDENTIAL DISTRICT

Phase two creates the heart of the residential precinct and begins with the removal of Hill Hall. The 145 beds displaced from Hill Hall can be accommodated within the 700 new beds from Phase 1, and allows for the creation of a new 200 bed residence hall (I). The removal of Orr Hall enables the 350 new beds in two new residence halls (E, J), one of which includes the new dining center. Two-hundred and thirty nine beds remain in the east precinct after accommodating the displaced beds from both Hill and Orr Halls. That figure plus the 550 new beds from the central core suggest that 789 beds are available. These beds will be used to accommodate the 574 beds which are displaced from McIntyre Hall, leaving 215 beds still available. The removal of McIntyre Hall allows for the creation of the new central plaza and bakery / retail space along Grand Avenue.

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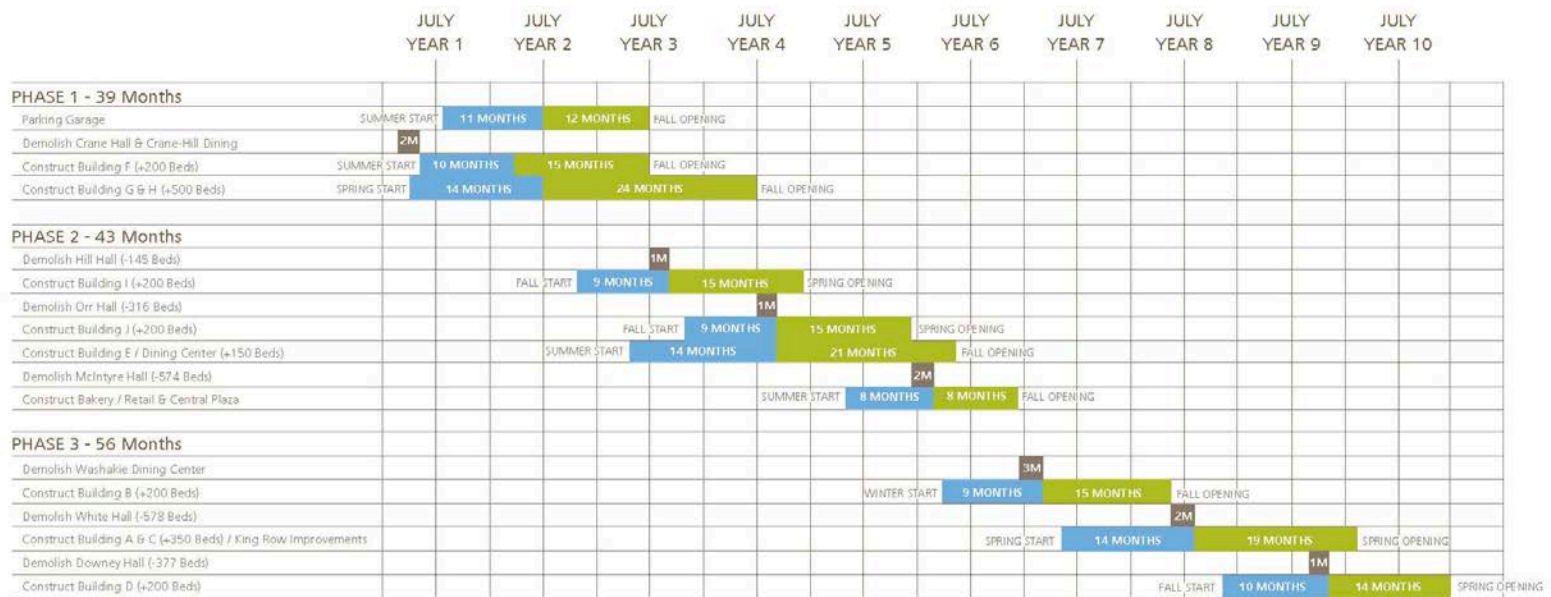
Phase 3 Development

PHASE 3 – DEVELOP WEST PRECINCT

Phase three focuses on the creation of the west precinct. With the new dining center and bakery/retail space in place, the existing Washakie Dining Center can be removed, and replaced with a new 200 bed facility (B). The 200 new beds plus the 215 beds remaining in the central core suggest 415 beds are available for use. These 415 beds will be used to accommodate the 578 beds displaced from White Hall, which leaves a short term deficit of 163 beds. Using doubles as triples may help to offset this difference. White Hall is subsequently removed and replaced with 350 new beds in two new buildings (A,C), providing a surplus of 187 beds. King Row improvements can also be implemented at this time. The final step involves the removal of Downey Hall and replacement with a 200 beds residence hall (D). Again short term tripling or temporarily taking beds

offline will need to occur to accommodate the displaced beds from Downey. Once the 200 new beds are online, the full demand will be accommodated. In total, 2,000 new beds and an enlivened residential district are created.

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TIMELINE

The proposed timeline above aligns with the phased building sequencing, and identifies demolition, design and construction durations for specific projects. The three overlapping phases suggest the residential precinct can be fully realized within approximately a ten year time frame.

Given the size and scope of this transformation, it is important to note that the nature of this timeline is flexible so that the University can adjust the phasing plan as required.

A detailed sequencing of proposed projects can be found in the digital appendix.

Design Construction Demolition

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Appendix D



September 21, 2015

Richard H. Miller
Vice President and General Counsel
University of Wyoming
Dept 3434
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Subject: Alternative Schemes for Housing and Dining Planning Study

Dear Rick,

In support of the University's exploration of additional development sites for the Housing and Dining Planning Study, Mahlum has developed five schemes for your consideration and review. Four of these schemes are provided as a supplement to the initial Housing and Dining Planning Study issued April 2015. Items noted with an asterisk (*) are contained in the initial Housing and Dining Planning Study. Concept 1 utilizes the existing housing and dining footprint, Concept 2 expands to the north, Concept 3 expands to the northwest, Concept 4 expands to the south side of Grand and finally, Concept 5 expands to the east beyond Corbett. More detailed descriptions follow:

***Concept 1**

Concept 1 utilizes the existing housing and dining land footprint only incorporating 2,000 beds and reducing the overall massing and scale of the existing housing facilities. The plan introduces a total of ten new buildings and provides central courtyards and open space amenities to each of the two neighborhood districts. Building heights vary between four and six floors and require larger density than Concepts 2-5 due to a smaller amount of land used.

***Phase I (Concept 1)**

This phase is in reference to Concept 1 only. This phase develops the district from east to west. Phase I begins with the construction of a new parking garage/power plant on the surface parking lot south of the Fine Arts Building and north of Crane Hall. The power plant will support the Housing and Dining complexes to provide support for their unique operations and scheduled use. Following the parking garage, is the demolition of Crane Hall, the Crane-Hill Dining Center with the assumed relocation of the catering kitchen prior to demolition. The demolition of Crane Hall and Crane-Hill Dining enables the construction of 700 new beds in four new buildings.

Phase I (Concept 2-5)

Phase I is the key conceptual starting point for the Housing and Dining Planning Concepts 2-5. This Phase will be consistent throughout all the proposed concepts (2-5 only) and be the foundation for all future building phases for the Housing and Dining. Similar to Phase I for Concept 1, it begins with the construction of a new parking garage/power plant on the surface parking lot south of the Fine Arts Building and north of Crane Hall. The power plant will support the Housing and Dining complexes to provide support for their unique operations and scheduled use. Modified from Phase I for Concept 1, following the parking garage, is the demolition of Crane Hall, the Crane-Hill Dining Center, and Hill Hall with the assumed relocation of the catering kitchen prior to demolition. The demolition of the Crane-Hill complex enables the construction of 700 new beds in four new buildings.

Concept 2

This concept shifts development of some housing into the area east of the "protected" Greek quadrangle and north of the IT building. The development is located atop the practice field and also utilizes the site of the Beta House. To better connect this new development to the remaining housing along Grand Avenue, a plaza will be constructed joining housing south of the IT building with the housing and dining constructed within the current Fraternity Mall. Housing is organized in 4 distinct communities; three along Grand Ave and one north adjacent to Performing Arts.

Alternations to the locations for some of the Greek housing was requested by a portion of the University Board of Trustees and select Wyoming legislators for this concept. Pi Kappa Alpha has been removed to improve connectivity between these housing precincts and afford prominence to the strategically sited new dining facility at the eastern end of the Greek Quad. The location of the dining affords prominence on the Quad, perfect for game day events, and allows convenient service from E. Willet. The Quad is improved through the removal of all cars and parking and the insertion of pathways and landscaping.

This scheme allows clear phasing. Beginning in the North, Phase II would create over 700 beds without any additional loss of beds. Subsequent phases along Grand Ave could be designed to maintain a bed count close to current demand, but this assumption would require additional review and study.

Concept 3

Concept 3 was requested by a portion of the University Board of Trustees and select Wyoming legislators. This concept shifts development of the housing district into the "protected" Greek quadrangle relocating the sorority homes to the north of Fraternity Mall and placing all of the housing district along 15th Street. This development maintains the existing practice field but further activates Fraternity Mall by placing the dining center complex immediately west of the IT building engaging the green space to the north. To better connect this new dining location to the housing district, a plaza will be constructed seaming the two together for student access.

The location of the dining, as in Concept 2, promotes activity on the Quad and encourages use of the new dining facilities by both the housing students, as well as, students in the Greek system. The Quad, also noted in Concept 2, is improved through the removal of all cars and parking and the insertion of pathways and landscaping.

Concept 4

Concept 4 presumes that 4 city blocks south of Grand Ave are purchased by the University for development of housing. This scheme was studied at the request of a portion of the University Board of Trustees and select Wyoming legislators. One third of the housing (700 beds) would be placed south of Grand, while remaining portion (1,300 beds) would remain north of Grand along with the dining facility. The benefit of this scheme is that it saves "on campus" land for future development of either housing or academic uses while creating a strong University gateway for the City of Laramie. Ample setbacks from Grand Avenue and formal front doors facing the street create a classic city residential development. Cottonwoods would line both sides of the Avenue.

To the north, all fraternity and sorority houses are maintained in their current configuration, with the exception of the Pi Kappa Alpha house which has been removed at the request of a portion of the University Board of Trustees and select Wyoming legislators to improve connectivity between the housing precincts and Fraternity Mall. Parking and drive lanes are removed, new walkways are developed, and the existing practice field in Fraternity Mall can is maintained.

Because of recent roadway revisions to Grand Ave there are only two safe street crossings available to students. This scheme would require the addition of signalized crossings at all intersections, without which pedestrians would not be safe.

Concept 5

The final scheme, Concept 5, builds from the original design presented in the Housing and Dining Planning Study document (Concept 1), but expands the site area eastward to include the area south of Corbett and south of Memorial Fieldhouse. The proposed pool building (planned south of Corbett) would need a new location in this concept.

The result of the proposed site boundary changes creates a residential community which is considerably less dense than Concept 1. Each housing building accommodates approximately 175 students on only 4 floors, presenting a more residential image to the City of Laramie. In addition, the housing has been shifted substantially back from Grand Ave, creating ample lawns and "symbolic" front doors which harken back to an earlier time in Laramie when the cottonwoods thrived along Grand. The scheme still affords an enhanced Cowboy Corridor for East-West bicycle and pedestrian circulation. This "woonerf" style street will allow vehicle access for Greek residents only.

The proposed new dining remains centralized, but because of the added housing to the east, service access could pose an insurmountable challenge to pedestrian safety and/or the student experience.

Pi Kappa Alpha has also been removed at the request of a portion of the University Board of Trustees and select Wyoming legislators to improve connectivity between the housing precinct and the Greek Quad which has been improved with the removal of all cars and the addition of pedestrian walkways to stimulate connectivity and activity similar to other concepts.

I hope these concepts paint a picture of what might be possible given new site boundaries. If you have any questions, please feel free to contact me via my cell at 206-604-6876. I look forward to hearing your reaction and stand ready to take the next steps with you.

Sincerely,



Anne Schopf FAIA
Design Partner

cc: Kurt Haapala
Beth Brett

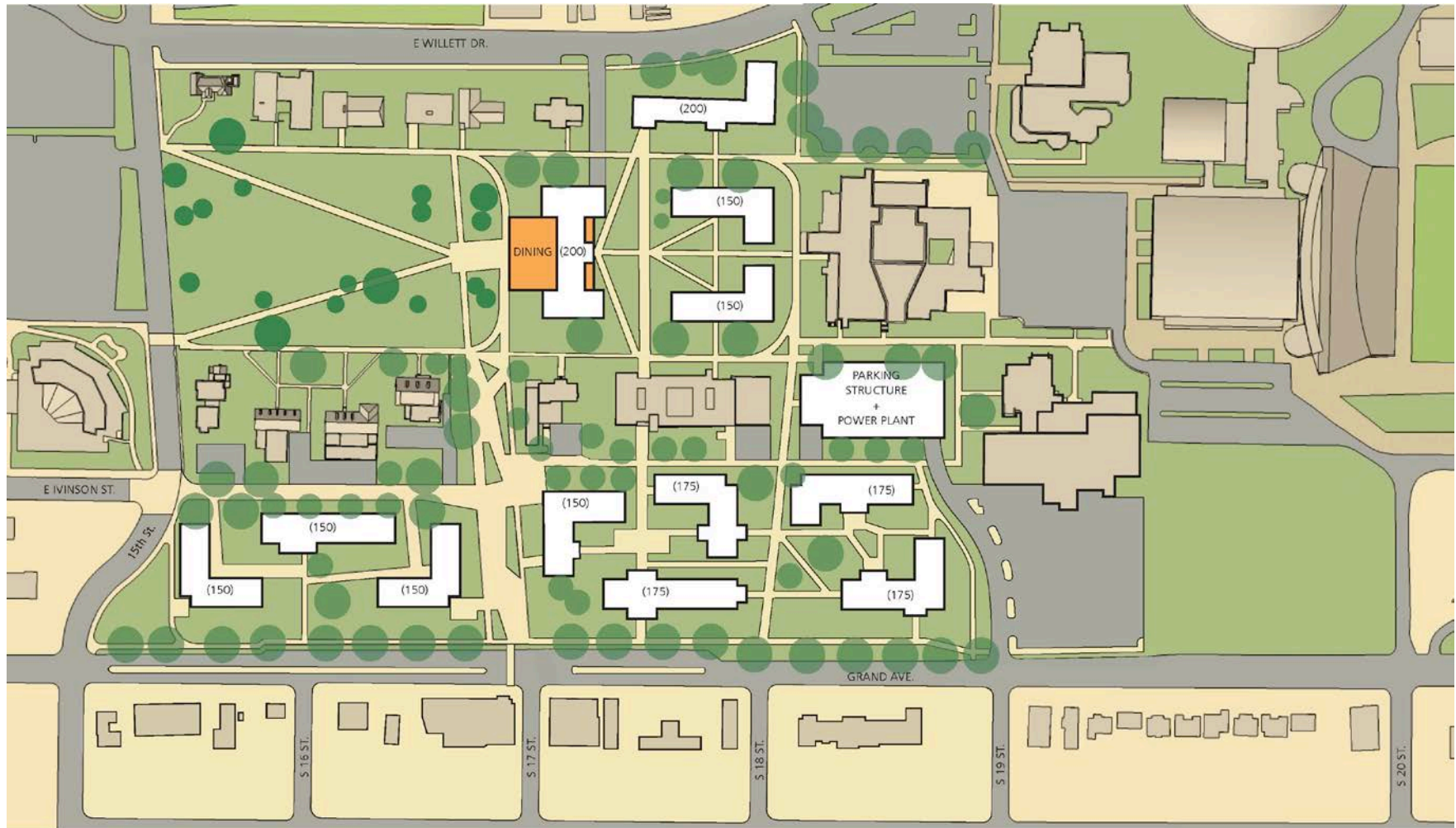
Incl: pdf files of:
*Concept 1, *Phase I
Phase I, Concept 2, Concept 3, Concept 4, Concept 5



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CONCEPT 1 - INITIAL
HOUSING STUDY
UNIVERSITY OF WYOMING | 15 APRIL 2015
MAHLUM ARCHITECTS INC

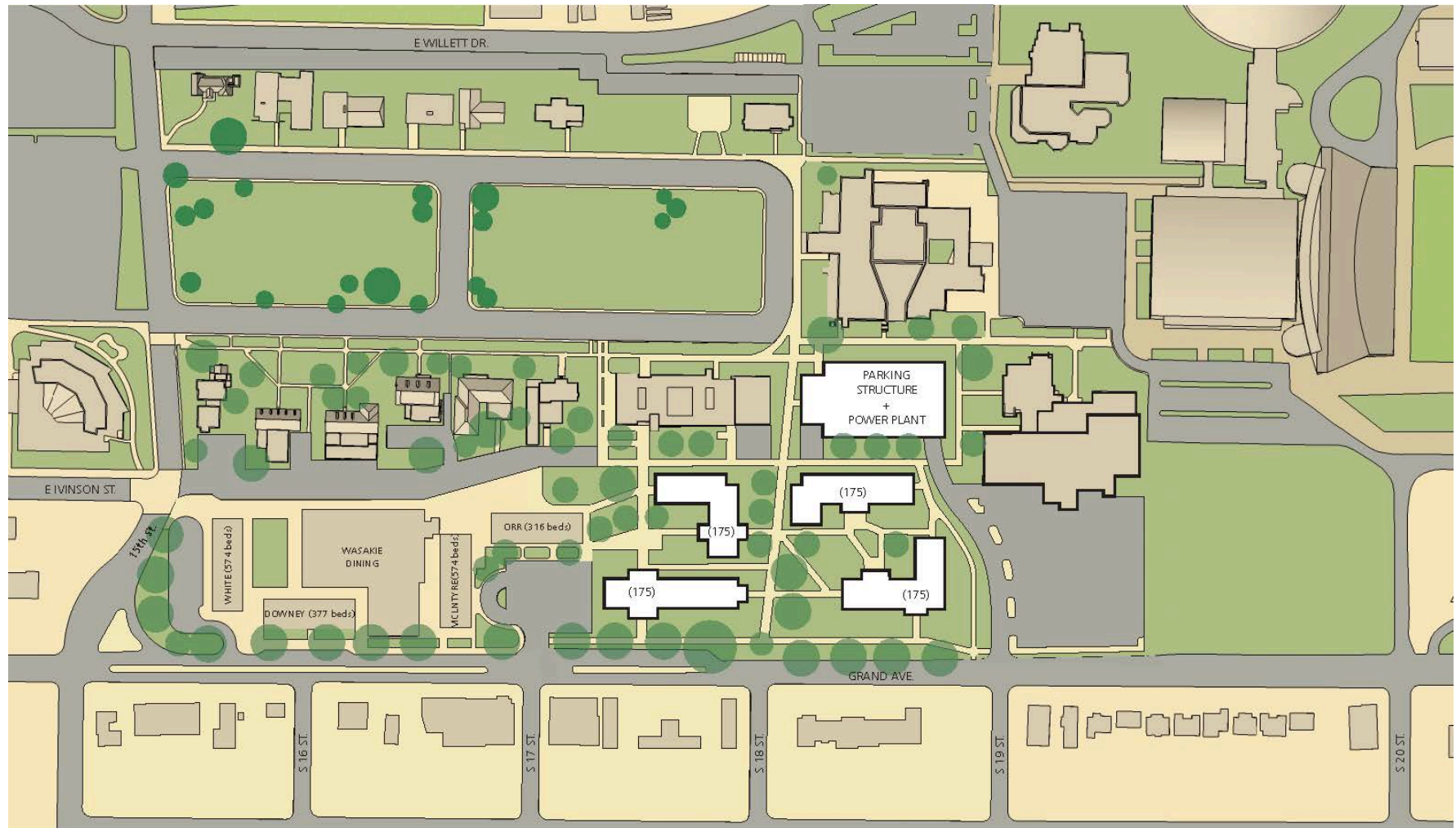




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CONCEPT 2
HOUSING STUDY
UNIVERSITY OF WYOMING | 22 SEPT 2015
MAHLUM ARCHITECTS INC

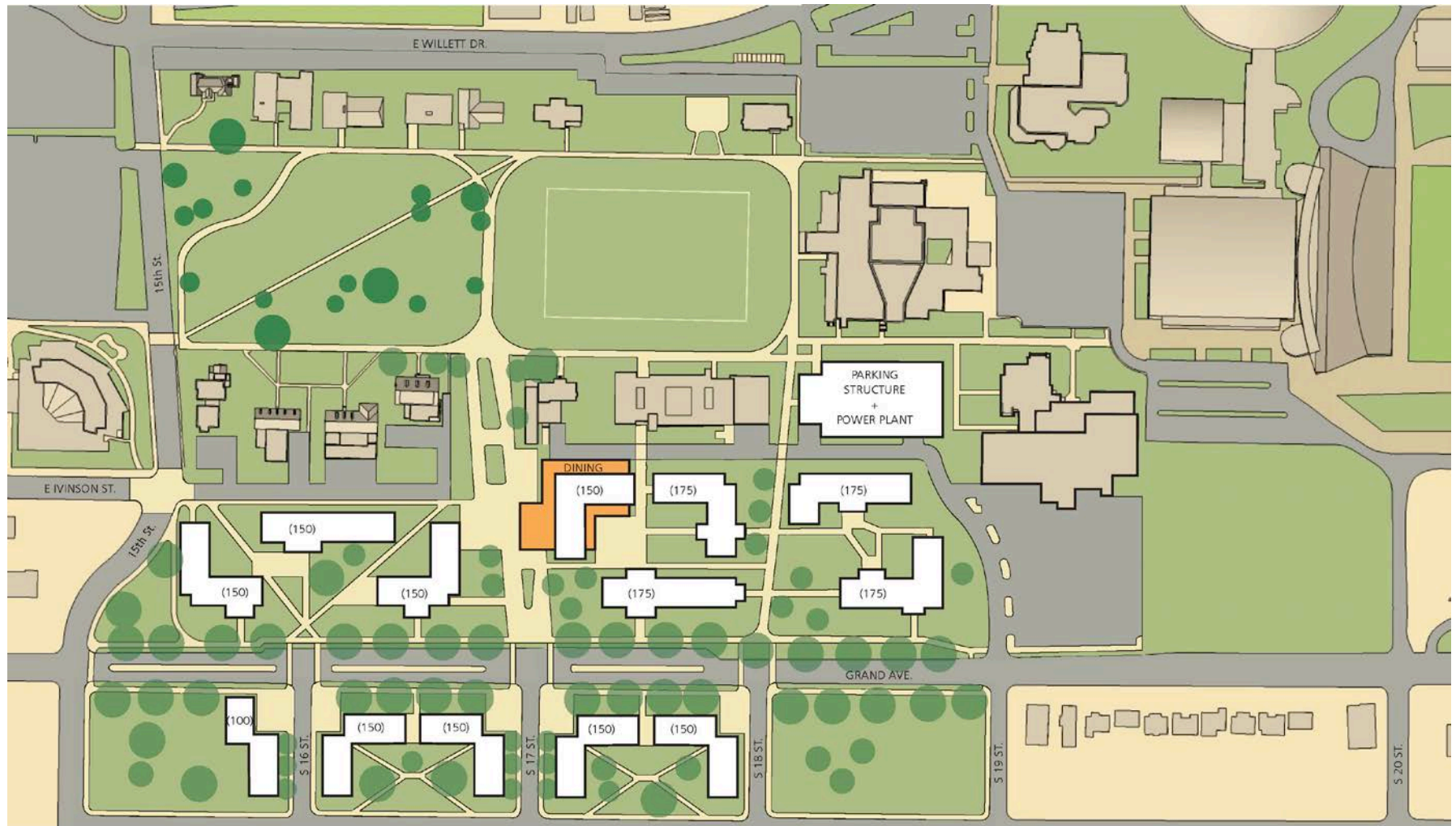




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PHASE 1 - ALL CONCEPTS
HOUSING STUDY
UNIVERSITY OF WYOMING | 22 SEPT 2015
MAHLUM ARCHITECTS INC.

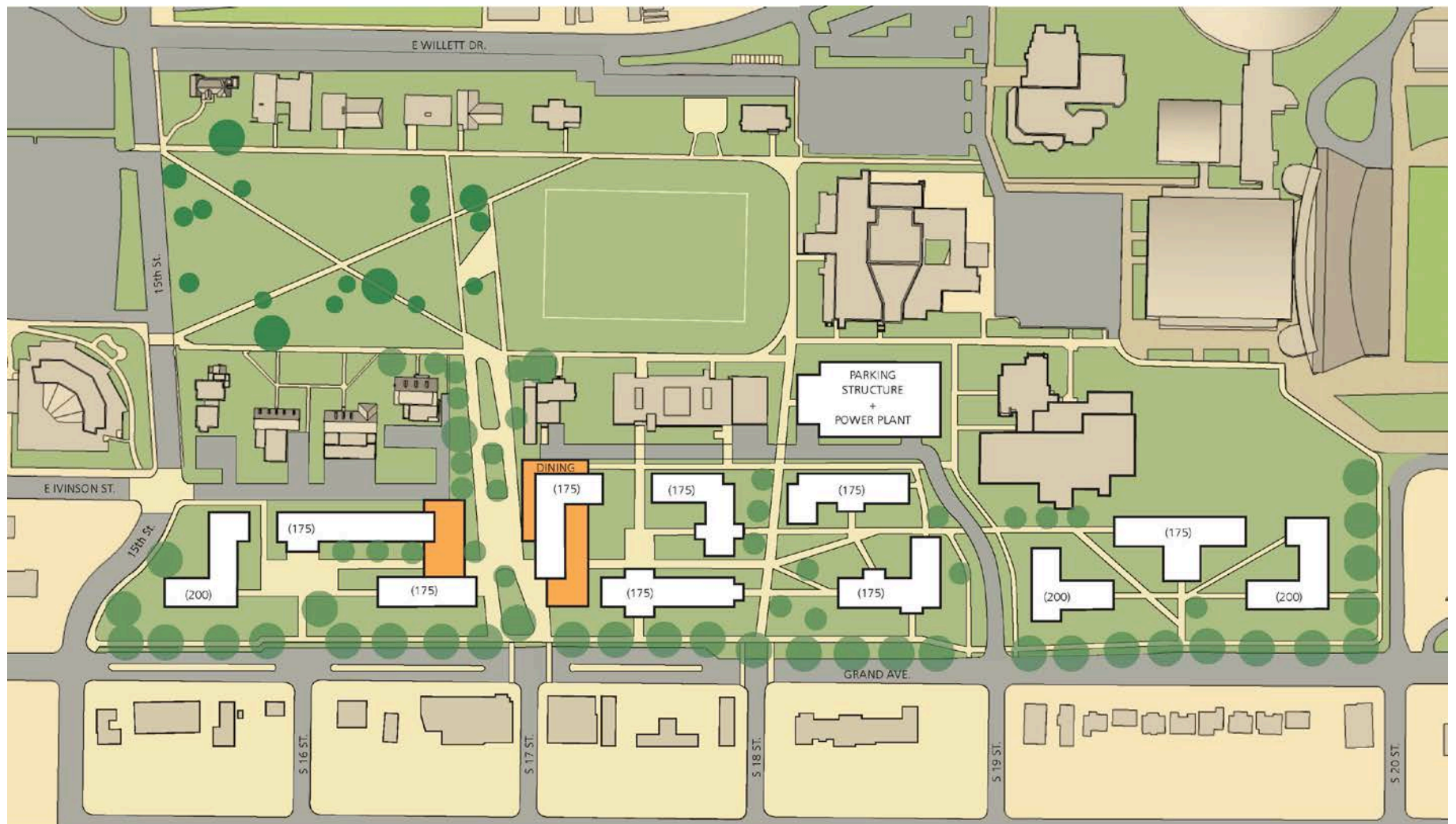




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CONCEPT 4
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CONCEPT 5
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