



CAMPUS REAL ESTATE UPDATE

Board of Trustees
September 17, 2010



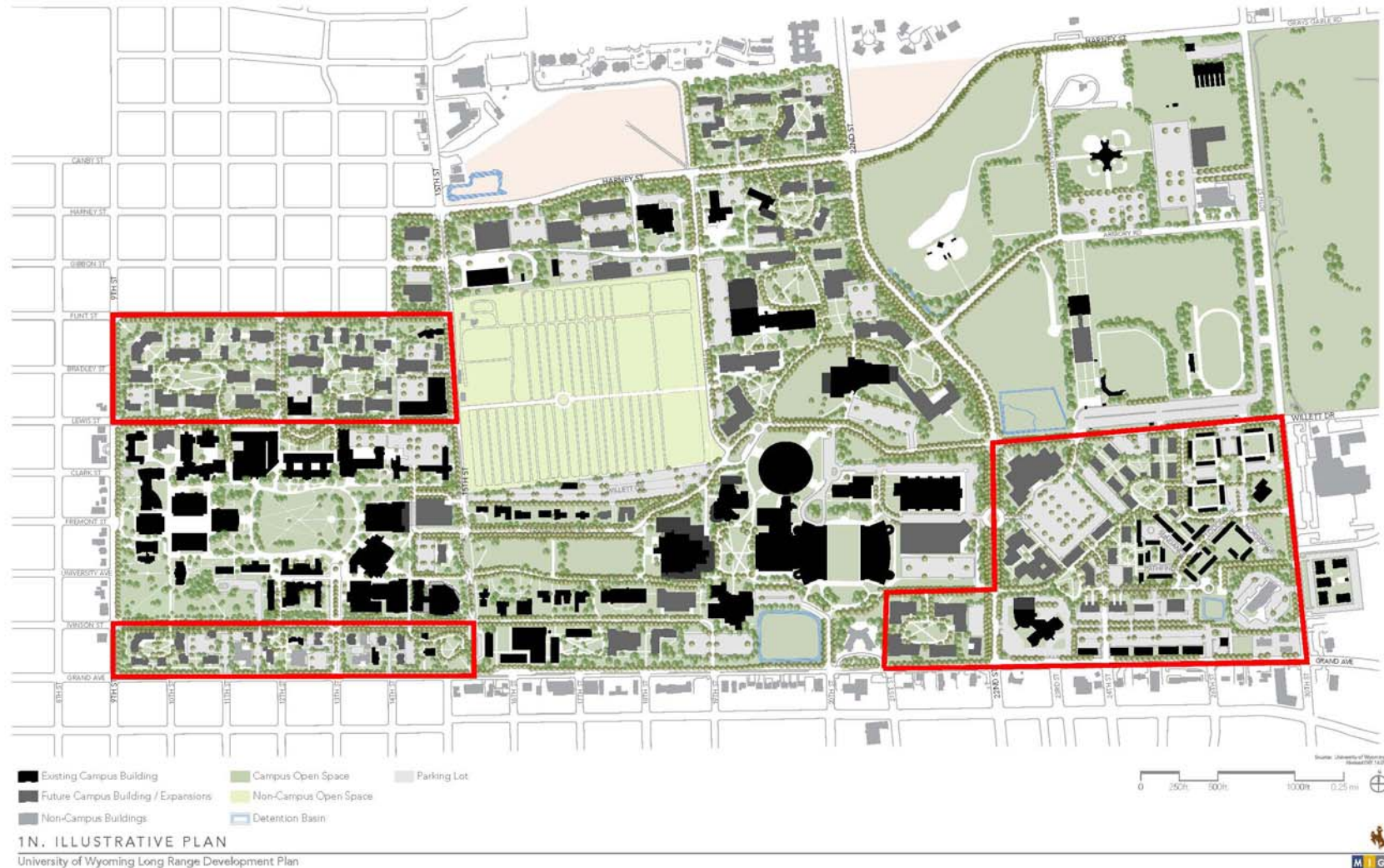
UNIVERSITY OF WYOMING

Campus Real Estate Update

- Board Approval for Real Estate Transactions
 - UW Regulation 1-102 Board of Trustees Directives, Attachment A - Retention or Disposal of Real Property (July 25, 1998)
- Presentation Topics
 - Southeast Campus Redevelopment (Summit View)
 - University of Wyoming (UW) Plaza
 - Core Campus Expansion



UW Real Estate Development - Background



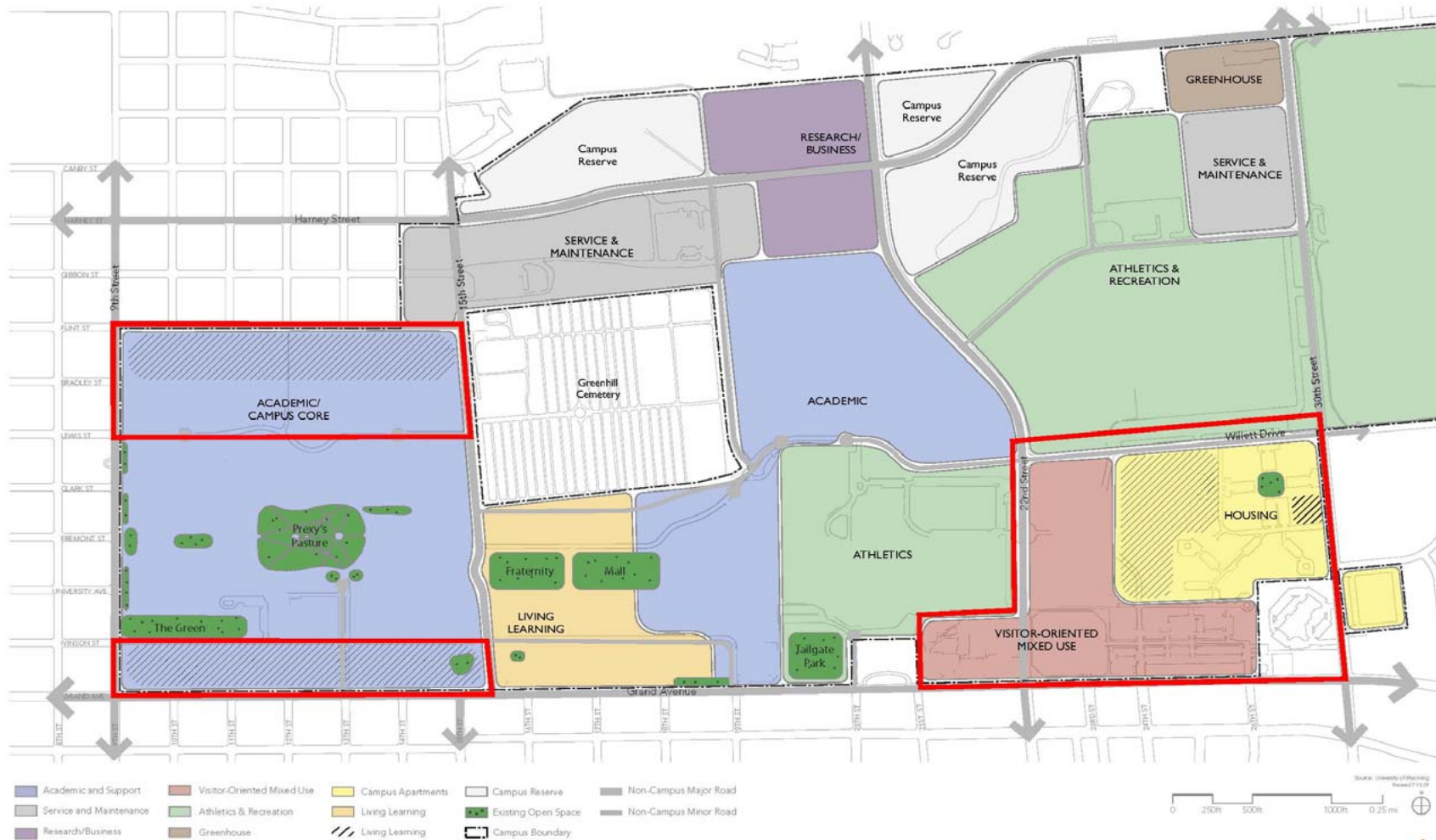
UW Real Estate Development - Background

Strategic land acquisitions and disposals should be consistent with the University's Capital Facilities Plan and Long Range Development Plan

- Priorities based on support of the University mission, academic objectives, location, timing and funding
- Orderly expansion of the academic core of campus (north and south edges of west campus)
- Acquisition on a parcel-by-parcel basis using an opportunity-based approach



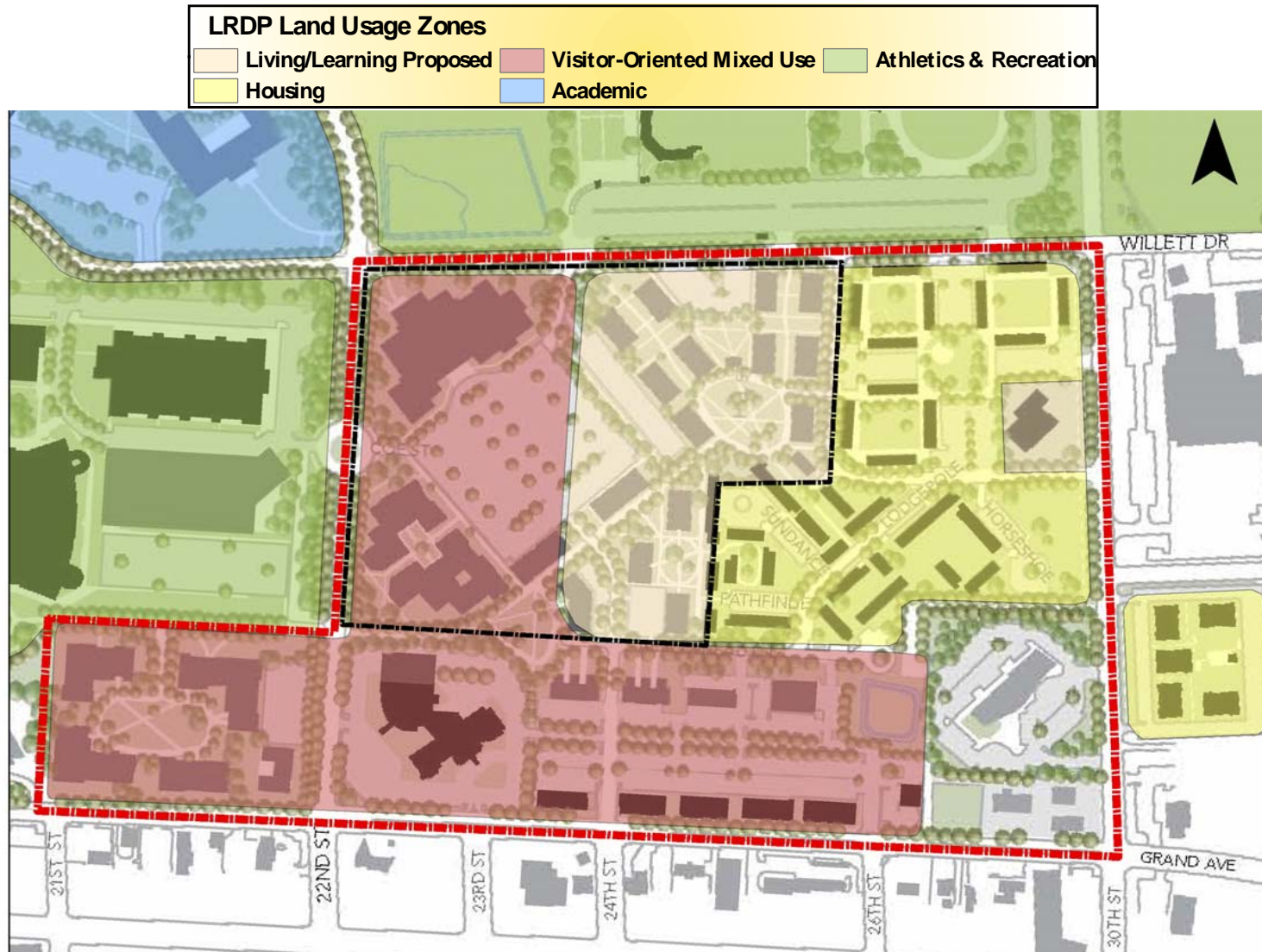
LRDP Real Estate Development



1F. PROPOSED CAMPUS USES
University of Wyoming Long Range Development Plan



Southeast Campus Redevelopment



Major Elements of SE Campus Redevelopment

- Approx. 10 acres designated in LRDP for use as Living Learning area set aside for Housing Project east of 22nd street
- Approx. 13 remaining acres for visitor-oriented mixed activities east of 22nd street
- Approx. 3 acres west of 22nd street potential site of new UW Foundation building



Summit View Housing Redevelopment

- Scenario B (Public-Private Partnership followed by White Hall Renovation)
- Approx. 10 acres designated in LRDP for use as Living Learning area
- 300-325 bed apartment style housing project
- UW land provided for development through ground lease
- RFQ (Mar. '09) and RFP (Feb. '10) processes used to evaluate use of a Public-Private Partnership structure
- Selection of Development Partner Sept. '10



Summit View Visitor-Oriented Mixed Use

- Remaining 13 acres for mixed use--housing (Living Learning), UW Athletics parking, recreation, visitor-oriented mixed use (retail, entertainment, cinema, UW Athletics Visitor Center, Admissions Visitor Center) or UW Conference Center expansion
- Connectivity to Central and West Campus
 - Transit connectivity, bicycle network, pedestrian scale
- Complement and augment existing retail and residential uses in UW Retail Plaza



UW Plaza

- Grand Avenue Land Partners, LLC (GALP) is the developer for the UW Plaza
- Ground lease was signed in 2005 for the retail/mixed use area of the UW Plaza comprising 9 acres
- The Ground lease is for an initial term of 50 years with two 25-year renewal options



UW Plaza – Retail Update

- New Tenants in 2010
 - General Nutrition Corporation aka “GNC”
 - Mr. Jim’s Pizza (carryout & delivery)
- Lot 8
 - A McAlister’s subsidiary will occupy the Carl’s Jr. site with a chicken restaurant concept (similar to a Cane’s or Chick-Fil-A).
- Other Prospective Concepts/Tenants for Plaza
 - Dairy Queen/Orange Julius or
Rocky Mtn. Chocolate Factory/Cold Stone Creamery
- GALP continues to pursue a Sports Bar/Restaurant concept for the UW Plaza



UW Plaza - Bunkhouse Lofts Update

The Bunkhouse Lofts comprise the second story of the mixed-use buildings on Lots 9, 10, and 11 on the north side of the UW Plaza along Arrowhead Lane

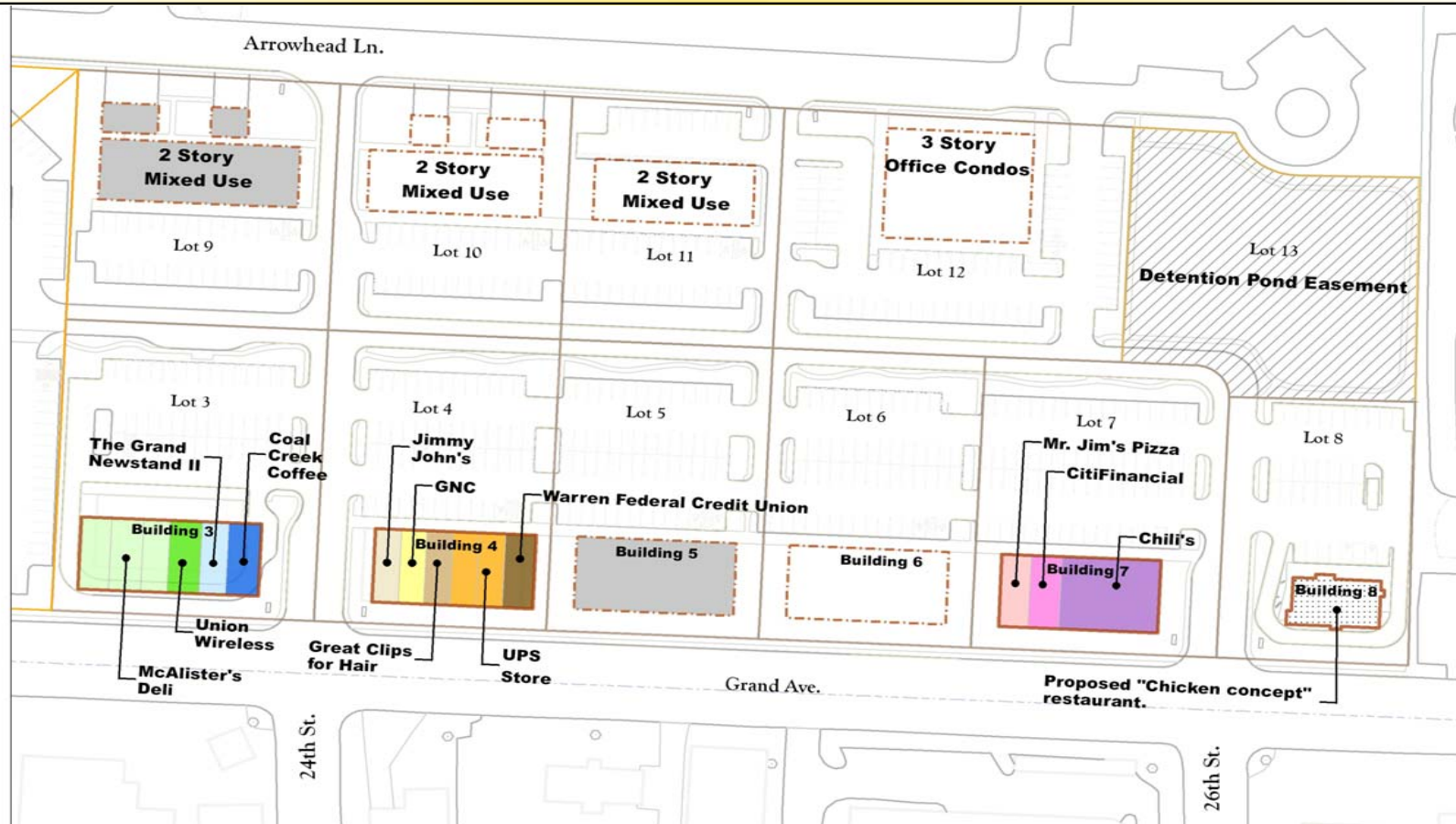
- No current sales agreements
- Strategies going forward
 - Offer shorter term lease option
 - Cross marketing w/ UW Athletics and Cowboy Joe Club
 - Utilize local realtors for promotion and sales



UW Plaza

LEGEND

	Built		Vacant		The Grand Newsstand II		General Nutrition Corporation		Warren Federal Credit Union		Chili's
	Proposed		McAlister's Deli		Coal Creek Coffee		Great Clips for Hair		Mr. Jim's Pizza		
	Proposed, Foundation Laid		Union Wireless		Jimmy Johns Gourmet Sandwiches		UPS Store		CitiFinancial, Inc		



Core Campus Expansion



Core Campus Expansion

- Continue to consider opportunities for acquisition and development for parcels north and south of campus as they become available
 - Consistent with LRDP proposed development zones
 - The purchase and deconstruction of adjacent properties to accommodate parking needs
 - Redefine campus northern edge above Lewis Street and public edge along Grand Avenue
 - Creates opportunity to develop a unified system of campus gateways i.e. well-designed “Front Door”



UW Real Estate Development – Next Steps

- Request approval from BOT to negotiate with development partner for Housing Redevelopment (Sept. 2010 BOT meeting)
- Investigate visitor-oriented mixed use opportunities on former Summit View site
- Continue UW Plaza development
- Continue to evaluate and acquire properties north and south of core campus

