

A photograph of a university campus. In the background, a large, multi-story stone building with many windows is visible. The foreground is dominated by several large, mature trees, including a tall evergreen on the left and a large deciduous tree on the right. A paved walkway leads towards the building. In the lower right, three people are walking away from the camera. The sky is clear and blue.

EAST CAMPUS
DEVELOPMENT UPDATE
Board of Trustees
January 20, 2011



UNIVERSITY OF WYOMING

Introduction

- I. Long Range Development Plan (LRDP), East Campus
- II. Proposed University Student Apartments
- III. Parking/Transit



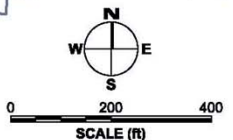
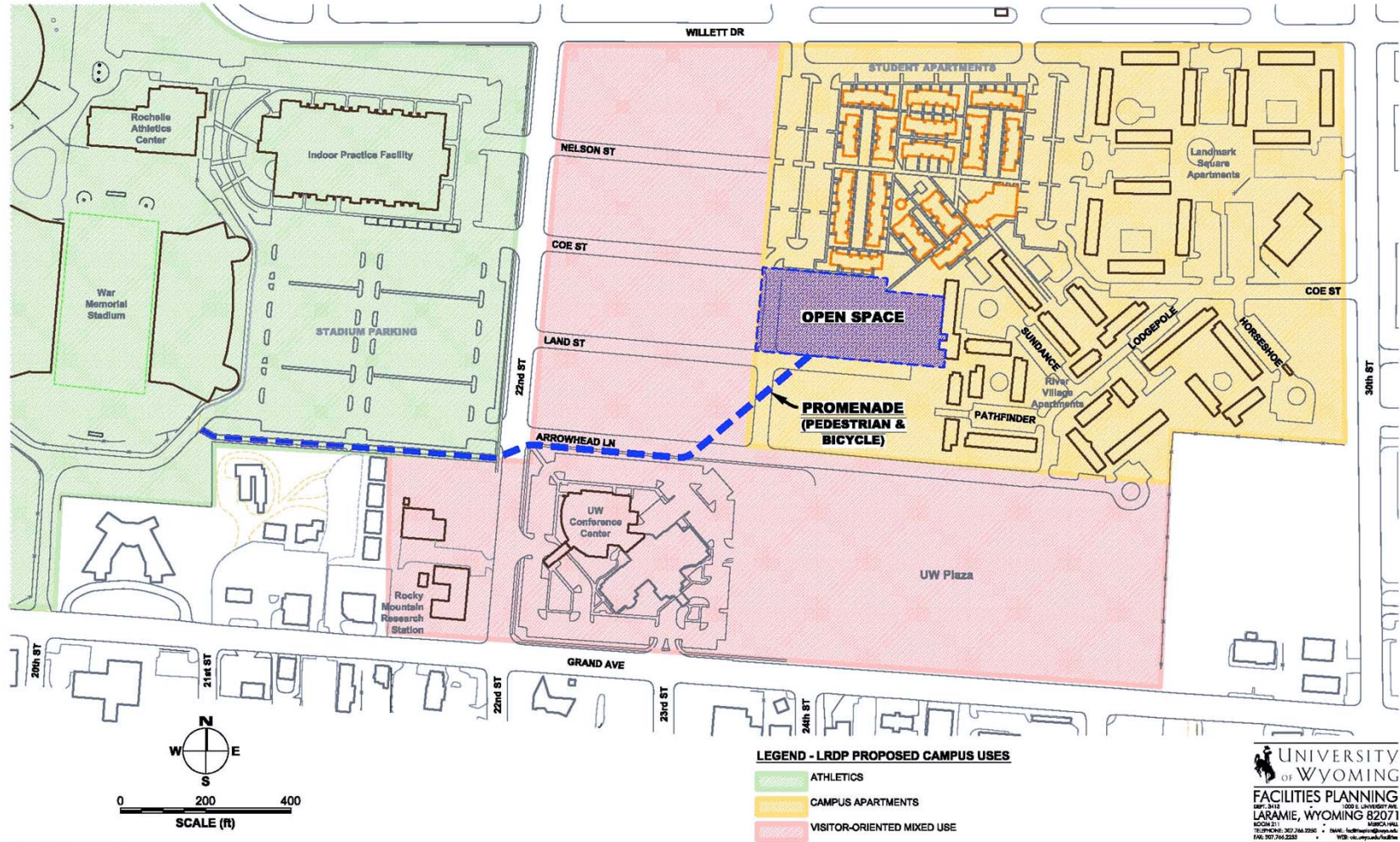
LRDP East Campus Recommendations

- 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

PROPOSED EAST CAMPUS DEVELOPMENT - LRDP OVERLAY



DATE: 1/15/2011 FILE: LARAMEE_BASIS101007_CAMP-9



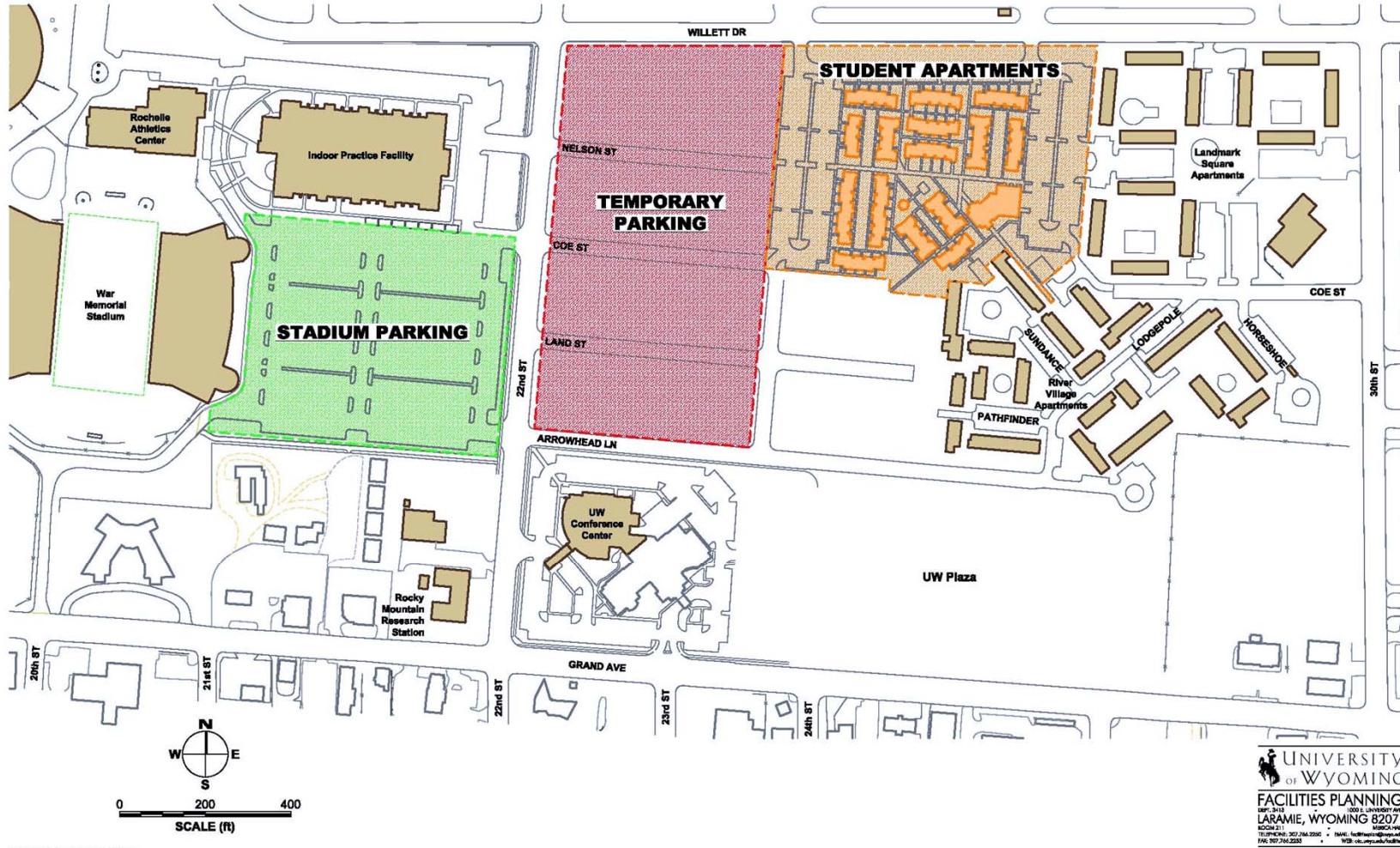
East Campus Development (former Summit View Housing)

- Approx. 8.5 acres have been designated for ACC University Student Apartment Project east of 22nd street
- Approx. 12 acres have been identified for temporary parking (Athletics, Special Event Shuttle Lots, UW Conference Center) east of 22nd street
- Future proposed uses for remaining 3.5 acres: housing expansion, recreation, visitor-oriented use (retail, entertainment, cinema)



East Campus Development

PROPOSED EAST CAMPUS DEVELOPMENT PROJECTS



ACC University Student Apartments – Proposed Site Plan



PROJECT SUMMARY
 16 - 3 STORY / 4 BEDROOM UNIT = 64 BEDS
 66 - 2 STORY / 4 BEDROOM UNIT = 264 BEDS
 82 UNITS 328 BEDS
 RECREATION CENTER/ MAINTANANCE BUILDING
 PARKING PROVIDED = 344 SPACES

American Campus Communities
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 Austin, Texas 78738
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University Student Apartments
 University of Wyoming

Laramie, Wyoming
 [20100108]
 January 8, 2011

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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

