



The University of Vermont

Richard H. Cate

*Vice President for Finance and Administration
and University Treasurer*

June 30, 2011

William J. Keogh, City Council President
Burlington City Hall
149 Church Street
Burlington, VT 05401

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BURLINGTON CLERK
TREASURER'S OFFICE

RE: City of Burlington and University of Vermont Memorandum of Agreement Re: 2009 Zoning Amendments

Dear President Keogh and Members of the City Council,

I am writing to report on the University's progress and activities regarding the 2009 Memorandum of Agreement Re: 2009 Zoning Amendments.

UVM has made significant progress over the past year in our efforts to add more student housing to campus as well as to plan for the future of housing for our students. Redstone broke ground on the Redstone Lofts project in May and construction is progressing as expected with occupation scheduled for Fall 2012. We have also recently released a Request for Qualifications for a Student and Faculty/Staff Master Plan which will give us a much stronger framework from which to plan our current and future resources for housing.

Below is an item by item update on each of the sections in the MOA.

McAuley Hall

"UVM will diligently pursue permits and construction to allow utilization of McAuley Hall for 163 student beds, with a goal of having those beds available Fall 2009."

The University met this goal as McCauley Hall was completed and occupied for the Fall 2009 semester and continues to function as a residence hall with a bed capacity of 163 beds.

400-Bed Apartment Style Project on Redstone Campus

"UVM will diligently pursue permits and construction to develop, likely through a third party developer, 400 beds in an apartment style project on the Redstone campus, in some other location within the institutional districts defined in the Burlington zoning ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington with a goal of having those beds available Fall 2011."

The Redstone Lofts project is now under construction and scheduled to be completed in Fall 2012, providing 403 beds in a mix of studio, one-, two-, three-, and four-bedroom apartments for

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UVM's juniors, seniors, and graduate students. The goal for this project is to keep upper-class students, who are otherwise eligible to move off campus, on campus in independent housing.

Redstone Lofts is already receiving good feedback from UVM students, with many e-mailing and asking to be placed on the wait list to live there in Fall 2012. Redstone will be conducting a student survey this summer to make final decisions on amenities for the project and give students further opportunities to join the list of potential tenants. They will also be developing a model apartment prototype and rental office and initiating a full-scale marketing program to ensure that the project is well received by UVM's upper-class students.

UVM's stated goal has been to house 60% of our undergraduate student population in University-affiliated housing. We are currently housing 56% of the total undergraduate student population. With the opening of Redstone Lofts in Fall 2012, we will meet the stated 60% goal.

1:1 Match in Housing for Enrollment Increases

"After Fall 2009 and continuing throughout the duration of this agreement, UVM agrees to provide, by its own means or by working with a third party developer, student housing within the institutional districts defined in the City zoning ordinance in effect on March 9, 2009, or outside the boundaries of the City of Burlington on a 1:1 basis relative to increased enrollment of undergraduate students beyond the number enrolled in Fall 2009.

- a. *For the purposes of this agreement undergraduate students are defined as those who are enrolled in an undergraduate degree program for at least 9 credit hours per semester and have not yet earned a baccalaureate degree.*
- b. *The City agrees that the 1:1 requirement would be applicable over a two-year timeframe. For example, in the Fall of 2011 UVM would certify that the total increased enrollment of undergraduate students between Fall 2009 and Fall 2011 has been matched by the same number of new student beds as described above."*

Between the benchmark year of Fall 2009 and Fall 2010, calculating undergraduate enrollment under the terms of the agreement, UVM added 84 undergraduate students to our enrollment. The 1:1 requirement to match beds with enrollment is applicable over a two-year timeframe. We do not yet know what our incoming enrollment will be for Fall 2011. Following the add/drop period in September, we will do an analysis of our undergraduate enrollment to determine if the two-year average is above the Fall 2009 level. Obviously, the added beds at Redstone Lofts will more than meet the 1:1 requirement. We will send an update on this section of the report no later than October 15, 2011.

Identification of Number and Location of Off-Campus Students

"UVM agrees to identify the number and where UVM students live off-campus based on information reasonably available to UVM, to enable the City and UVM to work together to address impacts in the neighborhoods."

Last year we reported that the University had acquired software that would help to improve the quality of student residence data. This software, known as "scrubbing" software requires students

to give a valid mailing address and does not allow them to complete the registration process until an address is validated. This gives us more accurate information than we have had available in the past. UVM will need to conduct further analysis (by October 15, 2011) on the information to determine its accuracy in maintaining valid local addresses to identify the number and location of off-campus students.

Future Sites for Student Housing

“City and UVM agree to work together to identify and support potential sites for student housing, including future student housing development on campus within the enhanced capacity for development provided by the amendments to the zoning ordinance. UVM will also explore the creation of incentives for some students to live at home or outside of Burlington in order to mitigate the need to build additional student housing.”

UVM recently released a Request for Qualifications for a Student and Faculty/Staff Housing Master Plan. We are seeking qualified firms to assess and plan the future direction of student and faculty/staff housing from 2012 through 2026. The three components of the Scope of Services are:

- **Market Analysis** – to assess current student demand for on- and off-campus and assess current data regarding faculty/staff housing; benchmark with peer institutions; review student enrollment projections and estimate future demand; and review faculty and staff projections and estimate future demand.
- **Operational/Facility Analysis** – to review current housing offerings and provide recommendations for future housing types and associated amenities; provide cost-benefit analysis and phasing recommendations for renovating or replacing existing housing options; and review current facility conditions and housing density and provide options and phasing for how spaces could be better utilized.
- **Financial Analysis** – to assess the potential for new debt service options; make recommendations for sequencing and phasing; make recommendations regarding potential third-party partnerships; and propose other financial options.

Proposals for the Housing Master Plan are due by July 30 and the selection committee will be making a selection in mid-September. We expect the Housing Master Plan to be complete in May of 2012. The Housing Master Plan will give us a strong framework from which we can decide how best to address housing needs in the future, including maintenance and renovations of our existing housing stock, to ensure that University-affiliated housing remains an attractive option for our student population.

Impediments to Future Development on Redstone and Trinity Campuses

“City and UVM specifically agree to make good faith efforts to work together to address impediments to developing new student housing, classroom and office space, and other University facilities on the Redstone Campus and the Trinity Campus in a cost effective, economically viable manner.”

As we continue our planning efforts, particularly with the Student and Faculty/Staff Housing Master Plan, we will work with the City to identify any impediments to developing on the Redstone and Trinity campuses.

Impact of UVM Students on Neighborhoods

"The City and UVM will continue to make good faith efforts to work together to reduce the current impact of UVM students on neighborhoods."

The Office of Student and Community Relations (OSCR) continued its work over the past year to address and prevent the impacts of students on neighborhoods. The OSCR staff, together with their partners, offer 23 different programs that address impacts and improve the quality of life for both neighbors and UVM's students. Some highlights of the past year include work with the East Avenue and South Prospect Street neighborhoods to address student walk-by noise impact. The noise was significantly reduced on East Avenue. We continue to address the concerns of South Prospect Street neighbors. The Spring Move Out Project (SMOP) was expanded this year to include new partners such as 1-800-GOT-JUNK as well as adding a second location on Bradley Street, which the neighbors reported as a success. Another Neighborhood Summit was held this year which brought together neighbors, students, landlords, college and university administrators and staff, city government officials and staff, and members of local organizations to discuss issues such as walk-by noise, accessing resources, and tackling trash and recycling. In addition to these, OSCR continued offering many successful programs such as the Off-Campus Living Workshops, the Student-Neighbor Liaison Program, Have a Heart Events, and Welcome Bag Canvassing. You can find additional information on OSCR programs at www.uvm.edu/~stdcmrel/.

Annual Progress Report to the City

"Beginning in 2010, UVM shall provide an annual progress report to the City by June 30 of each year based on its commitments contained in this Agreement."

This letter should be considered the University's 2011 progress report to the City.

Additional Agreement Items 9-14

These items, concerning zoning ordinance amendments, duration of Agreement, and previous agreements are not applicable to this report.

We look forward to continuing to achieve our goals over the coming year with completion of the Redstone Lofts project and a long-term plan for future housing with the completion of our Student and Faculty/Staff Housing Master Plan. Please contact me if you require any additional information.

Sincerely,



Richard H. Cate
Vice President for Finance and Administration and University Treasurer