



OFFICE OF THE CLERK/TREASURER

City of Burlington

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MEMORANDUM

TO: Community Development & Neighborhood Revitalization Committee Members

FROM: Lori Olberg, Licensing, Voting and Records Coordinator

DATE: September 22, 2014

SUBJECT: 07/14/14 CITY COUNCIL COMMUNICATION

Enclosed please find a copy of the communication that was referred to your Committee.

Please keep this as part of your records.

Thank you.



The University of Vermont

COMMUNICATION
DATE 7/14/2014
AGENDA ITEM # 6.14

June 30, 2014

Joan Shannon, City Council President
Burlington City Hall
149 Church Street
Burlington, VT 05401

At their meeting of 7/14/2014
the Burlington City Council voted to
waive the reading, accept this communication
and place it on file.

and refer to the Attest: *Joan Shannon*
CDNR Committee

2014 JUN 30 P 04
BURLINGTON CLERK
TREASURER'S OFFICE

RECEIVED

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

Dear President Shannon 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 (MOA). As has been the case through the duration of the MOA, UVM is fully in compliance. But we do not rest on our laurels. We have begun implementation of Phase 1 of the Student and Faculty/Staff Housing Master Plan with the release of a public RFP process for On-Campus First-Year Housing in Central Campus to replace the obsolete Chittenden Buckham Wills (CBW) residence halls. We plan to name a development team this fall and open the project in fall 2017. ~~CBW will be demolished in spring 2015 and we have identified alternative locations for temporary~~ housing to address the gap between the demolition of CBW in 2015 and the opening of the new project in 2017. Depending on the success of these alternative options, UVM may consider longer-term use of these arrangements beyond 2017. The alternative locations currently under consideration are outside of Burlington's neighborhoods.

The Phase 1 project will address a number of recommendations from the Housing Master Plan including the demolition of obsolete housing, and placing first-year students in the center of campus where they can build community and be supported. It also addresses the goal of enhancing the student experience to improve recruitment and retention and encourage students to live on campus longer than their required two years. We are seeing progress on that goal with an increase of juniors and seniors living in the ResLife system. In 2014, 846 juniors and seniors lived in ResLife system housing (this excludes affiliated housing such as Redstone Lofts and Redstone Apartments which are outside of the ResLife system). This is an increase of 386 students since 2011. Approximately half of these students are living in programmed housing such as the Honors College (UHeights North) or the Greenhouse program (UHeights South).

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”

As stated in previous reports, McAuley Hall was completed and has been occupied since the Fall 2009 semester 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 March 9, 2009, or outside the boundaries of the City of Burlington with a goal of having those beds available Fall 2011.”

Redstone Lofts opened in August of 2013, completing UVM’s plans to add an additional 403 beds to campus for juniors, seniors, and graduate students. The project was developed and is owned and managed by Redstone Commercial Group under a long-term ground lease with UVM. The project has been very successful, achieving full lease up in both of the prior years of operation and is currently fully leased for Fall 2014 as well.

1:1 Match in Housing for Enrollment Increases

“After Fall 2009 and continuing through 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 of 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.

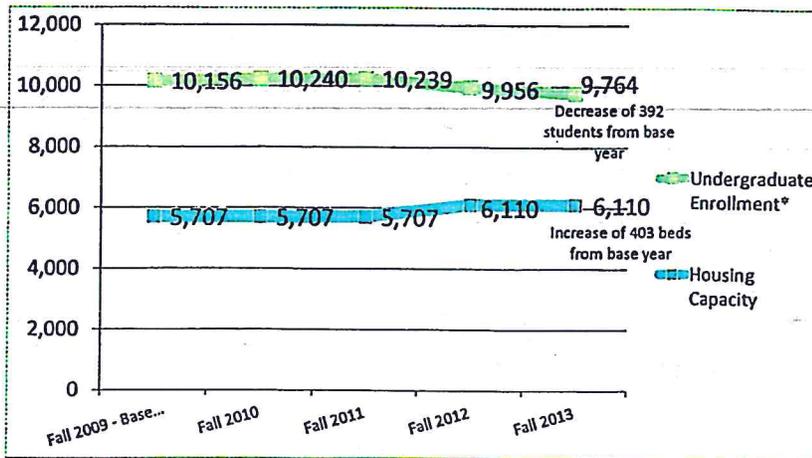
- a) *For the purposes of this agreement undergraduate students are defined as those who are enrolled in an undergraduate degree program for at least 9 credit hours per semester and have not yet earned a baccalaureate degree.*
- b) *The City agrees that the 1:1 requirement would be applicable over a 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.”*

As stated in the October 31, 2013 update, the Fall 2013 undergraduate enrollment as defined by the agreement was 9,764. This represents a decrease of 392 students from the Fall 2009 enrollment of 10,156. Therefore, the 1:1 requirement was not applicable for this year.

The following chart illustrates the changes in enrollment and housing capacity since Fall 2009. Enrollment has declined as part of President Sullivan’s plan to decrease enrollment to approximately 9,800 and the natural decline in the number of available undergraduate students in the Northeast, where UVM typically draws students from. In addition to the decline in enrollment, housing capacity has increased by 403 beds (note: this does not include the added 163 beds at McAuley Hall which were opened in Fall 2009). Combined, this has a positive effect on the numbers of students living off campus.



**UVM/City of Burlington Agreement on Housing
Undergraduate Enrollment and Housing Capacity Changes
2009 (Base Year) to Fall 2013**



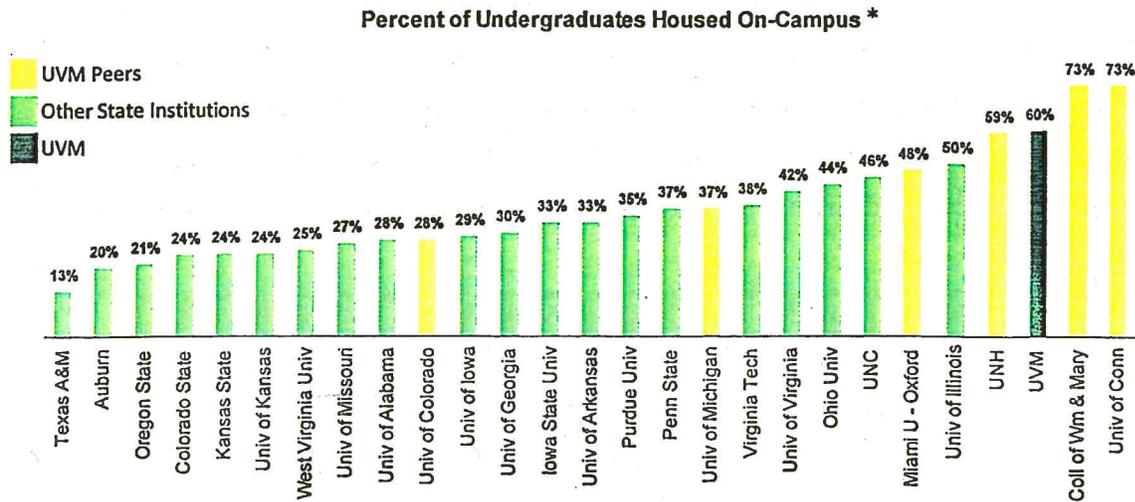
*Undergraduate Enrollment calculated per the terms of the City Agreement on Housing as follows:
 "For the purposes of this agreement, undergraduate students are defined as those who are enrolled in an undergraduate degree program for at least 9 credit hours per semester and have not yet earned a baccalaureate degree."

Prepared by Campus Planning Services
 June 2014

UVM is above our stated goal of housing 60% of our undergraduate students. We are now housing 63% of the undergraduate student population (9 credits and above) and expect that to remain stable next year.

UVM has a policy of requiring first and second year students to live on campus. We have also made efforts to keep juniors and seniors on campus through the development of the Redstone Apartments and

Redstone Lofts projects, which offer 617 beds for juniors, seniors, and graduate students. In relation to our peer and other public institutions, many of whom we compete with for students, UVM ranks among the highest in housing undergraduate students, as illustrated in the chart below.



*2012 Enrollment & Housing Figures Provided by Biddison-Hier for UVM Student & Faculty/Staff Housing Master Plan

As we have done every year for timely reporting purposes, we will send an update on this section of the report for Fall 2014 enrollment no later than October 31, 2014.

Identification of Number and Location of Off-Campus Students

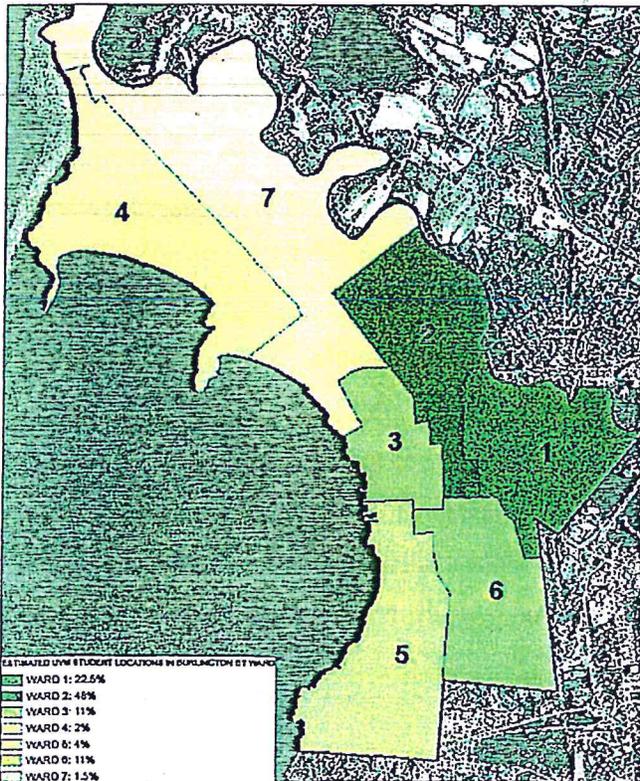
“UVM agrees to identify the number and where UVM students live off-campus based on information reasonably available to UVM, to enable the City and UVM to work together to address impacts in the neighborhoods.”

UVM gathers local address information from students at the outset of their time here. We request that all students update this information at the start of each semester. Each year we do an analysis of this information to calculate how many students are living in Burlington. In Fall 2013, 1,187 students reported an off-campus address in Burlington.

Because we know the self-reported data is not 100% accurate, we do make assumptions based on information we know to be true, such as our on-campus housing capacity. Based on this information, we estimate about 400 more students are likely living in Burlington, bringing our total estimate of students living off-campus in Burlington to be approximately 2,200, or about 23% of the undergraduate student population. This represents a decrease of approximately 300 students living in Burlington from fall 2012.

A further analysis of the data shows us that student neighborhood patterns have remained consistent with last year's data. Wards 1 and 2 remain the wards with the highest percentage of UVM undergraduate students reporting. Ward 2 (48%) data indicates a small increase of 2%, while Ward 1 (22.5%) had a slight decrease of less than 1%.

2013 Students Reporting Burlington Addresses by Ward



Imagery Courtesy 2007 VCOI
Map 1: Estimated UVM Student Locations in Burlington by Ward

We continue to improve on our methods for gathering student local address data, including requesting the data more often and encouraging students to provide data for safety purposes. We strive to obtain the most accurate information possible on a year-to-year basis and anticipate improved reporting percentages next fall.

Future Sites for Student Housing and Impediments to Future Development on Redstone and Trinity Campuses

“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.”

“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.”

UVM has begun Phase 1 implementation of the Student and Faculty/Staff Housing Master Plan with the release of the public RFP for On-Campus First-Year Housing and Dining on Central Campus. This project, sited within the Central Campus area that received enhanced development capacity in 2009, will replace the Chittenden Buckham and Wills (CBW) residence halls. CBW, comprised of 391 beds, will be demolished and a new project, comprised of 450-650 beds with a dining facility of 500-900 seats will be constructed. This project will be privately developed and managed through a long-term ground lease with the University, similar to the Redstone Lofts and Redstone Apartments projects. However, because this will be a facility for first-years, UVM will staff and manage the residential education program and provide administrative services and housing administration. To the students living in the project, their experience will be no different than in other residence halls run by ResLife. For more information on this project, see: www.uvm.edu/~plan/?Page=first_year_housing_rfp.html

UVM has identified alternative locations for temporary housing to address the gap between the demolition of CBW in 2015 and the opening of the new project in 2017. Depending on the success of these alternative options, UVM may consider longer-term use of these arrangements beyond 2017. The

alternative locations currently under consideration are proximate to campus, but outside of the City of Burlington.

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."

UVM's Office of Student and Community Relations continues to work to both address the impact of students on neighborhoods and create programming that fosters positive relations with students and their neighbors. These initiatives include the Community Coalition, which brings together a variety of stakeholders on a monthly basis to discuss effective ways to address neighborhood concerns and develop community; Off-Campus Living Workshops, held in the fall each year, teaching about 200-400 students yearly about their rights and responsibilities as tenants and citizens off-campus; Student-Neighbor Liaison Program, which recruits 10-20 student and non-student liaisons to work on their streets to develop community and provide a link to the University; and the Spring Move Out Project (SMOP) which diverts from 11-20 tons of goods from the city green belts and landfills. These are only a portion of the programs implemented by the Office of Student and Community Relations. For more information on their community-building work, see: www.uvm.edu/~oscr/

The Office of Student and Community Relations has been an active partner in ISGOOD (Isham Street Gardening and Other Optimistic Doings), a grassroots neighborhood organization formed in 2009 by the residents of Isham Street with the goal of neighborhood interaction through gardening and cleanup initiatives to improve the quality-of-life on their street. Their action plan, involving community development through gardening, has had a positive impact in decreases in noise complaints, burglaries, and vandalism. ISGOOD was recently invited to submit to the second round of MetLife Community-Police Partnership Awards for \$15,000. If awarded, the funds will support ISGOOD's continued work and will be used to share the ISGOOD story with other streets and provide them with seed money to achieve their visions. ISGOOD's members include: Isham Street Residents; University of Vermont Office of Student & Community Relations; University of Vermont Community Coalition; University of Vermont Student Government Association; University of Vermont Community Development and Applied Economics students; UVM University Relations; Burlington Police Department; Burlington Code Enforcement; Burlington Community Justice Center; Burlington Department of Public Works; Burlington Parks, Recreation, and Waterfront; Burlington Community and Economic Development Office;

Burlington Mayor's Office; Isham Street Landlords; Burlington Health and Rehabilitation Center; and Burlington Neighborhood Safety Initiative Planning Team

UVM provides financial support directly to the City through the Payment for Services Agreement, which provides over \$1.2 million of funding for fire services and to address other UVM impacts. UVM also provides up to \$80,000 per year in funding for additional BPD officers to work neighborhood patrols during busy fall and spring weekends. UVM is also funding an intern to work directly with BPD to share information and coordinate efforts around problem houses and other issues. Another UVM-funded intern will work with the City on mapping properties in the downtown area.

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 2014 progress report to the City.

Additional Agreement Items 9-14

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

We look forward to continuing our work in partnership with the City of Burlington to build upon our prior successes in addressing housing and quality of life issues.

Sincerely,



Thomas Gustafson
Vice President for University Relations and Administration

cc: President Thomas Sullivan
Mayor Miro Weinberger