



CHAMPLAIN COLLEGE

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TO: Mayor's Office, City of Burlington

FROM: David J. Provost, Sr. Vice President, Champlain College

TOPIC: Champlain's Need for Downtown Housing

DATE: June 11, 2014

In 2005, David Finney and David Provost joined Champlain College as the President and the Sr. Vice President of the College. At the time, it was evident to us the Burlington community supported the College and felt Champlain did a very good job with its campus and buildings. It was also clear the College had not articulated a long term vision to guide its future growth. In late 2005, Champlain began a year-long master planning process, and in March of 2007, the College's Board of Trustees adopted its first Comprehensive master plan. With significant input from neighbors and city officials, one of the major recommendations of the plan was a commitment by the College to house all of its full-time students in College-owned or affiliated housing.

In the Fall of 2005, the College housed only 746 of its nearly 1,900 students. While the master plan identified the need for 1,200 new beds, it was determined that the historic hill district of Champlain's campus could only meet approximately 50% of this demand (600 beds +/-). Therefore, 600 additional beds would have to be developed off campus, however, in areas of the City where students could walk and/or utilize the existing shuttle system to campus.

In the past few years, the College has aggressively pursued its on-campus housing strategy. This summer, the College will have added 400 of the 600 on-campus beds. Consistent with the master plan recommendation, these beds are all located in the residential quad bounded by Maple Street, South Willard Street, Main Street and the Edmunds School. Strategically, this location fulfills another master plan goal of placing higher residential density located closer to Main Street and away from the single family homes of the hill district.

With regards to its off-campus housing strategy, the College has not, to date, constructed any of the new off-hill beds. However, Champlain has successfully acquired (with City Council approval) two significant properties to fulfill its housing commitment to the community. At the so-called *Eagles / Browns Court* site, the College is contemplating 300 beds of student apartment housing. At the former *Ethan Allen Club (EAC)* site, another 200 beds can be accommodated if a successful apartment project is developed.

Permit acquisition and building construction takes time and money. Until the *Eagles* and *EAC* project are constructed and occupied, Champlain has remained committed to its master plan vision and leased short-term housing for students in Winooski and South Burlington. Over the last 5 years the College has housed 270 plus students at *Spinner Place* in Winooski, and 100 students at *Quarry Hill* in South Burlington. Although neither of these properties are strategic to Champlain's housing plan, they do represent student beds that will be available for other College students in the area once Champlain completes its master plan. Champlain will terminate these leases when it has constructed enough beds to meet its current demand. The *Quarry Hill* lease will expire shortly, however, we have been working with UVM to house their students there in the future. We will remain in *Spinner* until after we complete *Eagles Landing* and are meeting the demand of housing all of our students.

If the *EAC* and *Eagles* projects are constructed, the College will need just 100 additional beds to achieve its 600-bed off-campus goal. The College is looking for the support of the City and the administration to support our master plan and our ambitious effort to house all of our students. This effort will have the impact over time of adding more than 1,200 beds to the inventory available to young professionals in Burlington.

Champlain College is committed to housing all of its undergraduate students all four years of their College experience. We know it has a positive impact on retention and it supports the City's efforts to free up housing in Burlington so our students have a place to live once they graduate and begin careers and families here in Burlington. Champlain is a net importer of people into this region. About 20% of our incoming class is from Vermont, but over the last few years more than 50% of our graduates are staying in Vermont to work. One of the biggest barriers for our young graduates and professionals is find housing in Burlington. Champlain supports and applauds the Mayor's office, CEDO and this committee to finding real solutions in increasing the housing stock in the City of Burlington. We at Champlain are a responsible and valued partner in the effort.

**Champlain College
Undergraduate Housing Timeline
2005 - 2014**

	<u>New Beds</u>	<u>Total Beds</u>
2005 – Current senior management team (Pres. David Finney; SVP David Provost) arrive at Champlain College		740
2007 - College Masterplan approved. Housing component of Plan commits College to create 1200 additional beds for undergraduate students; 600 on campus and 600 off-campus.		740
2007 – Construction of Lakeview and Adirondack adds 81 and 20 beds on campus, respectively.	101	841
2008 - Champlain leases off-campus student apartment housing at Spinner Place in Winooski, VT	272	1113
2008 - Champlain receives approval from City of Burlington to purchase former Eagles club parcel at 194 St. Paul Street for student housing redevelopment.		
2008 - Champlain receives approval from City of Burlington to purchase former Ethan Allen Club parcel at 280 College Street for student housing redevelopment.		
2010 - Champlain leases off-campus student apartment housing at Quarry Hill, South Burlington	100	1213
2011 - College enters 5-year lease at 371 Main Street from UVM frat	30	1243
2012 – Construction of Juniper Hall added 95 beds on campus	95	1338
2013 - Champlain receives approval from City of Burlington to purchase municipal parking lot adjoining Eagles Club site for student housing redevelopment.		
2014 - Expiration of Quarry Hill Lease	-100	1238
2014 – Construction of Butler & Valcour Halls adds 180 beds on Campus	180	1418
Total Beds (as of June 12, 2014):		1418