



# University Housing Strategic Plan University of Arkansas

Phase II Report  
October 2006

Hanbury Evans Wright Vlattas + Company  
Norfolk | Cambridge | Tampa



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- C – Phase I Report



This report was produced for the University of Arkansas Facilities Management and University Housing offices. We thank those departments and the many individuals with whom we worked for their assistance and passionate interest in the success of the University Housing System, student experience, and campus environment.

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This Comprehensive University Housing Strategic Plan for the University of Arkansas proposes a three-phase plan for comprehensive renovations, demolition, and new construction over the period 2005 - 2020.

Concurrently, the University housing staff has completed a financial proforma demonstrating the financial assumptions, revenue projections, expenses, and sequencing of all events and the total system performance over time. (See Appendix A)

In addition a market study has been completed by consultants to determine demand and pricing pressures. (See Appendix B)

The first important step in this plan, the construction of 709 new student beds on Maple Hill has begun. This project will bring increased diversity to the unit types available to students, and add to the overall system capacity.

All Phase I projects, from 2005 - 2010, will add approximately 1,950 student beds to the system, bringing capacity to 5,703 beds.

The plan includes traditional University-funded housing, and opportunities for public/private partnerships.

The primary goals of the plan are to:

- create more diversity of unit types and living arrangements within the housing system
- update, refresh, and renovate existing buildings deemed valuable for the system's future needs
- identify and create a plan that permits the demolition of buildings whose conditions or layout are not able to be corrected with reasonable effort or funds
- enhance the nature of student community development and academic success
- enhance the role of housing as a positive factor in the recruitment of students
- create a series of actions, over a defined timeline, that are financially feasible and supportive of the above

# Housing Strategic Plan Timeline

## Phase I Projects

	Fall 2006 Baseline	Fall 2007	Fall 2008	Fall 2009	Fall 2010
		Maple Hill buildings 1 and 2 open 709	Maple Hill building 3 opens 353		New Honors College housing opens 900
			Upperclass apartments open 160		
		Walton Hall closes -80		Gladson-Ripley closes -101	
				Buchanan-Droke closes -92	
<b>Total bed capacity</b>	<b>3,854</b>	<b>4,483</b>	<b>4,996</b>	<b>4,803</b>	<b>5,703</b>
difference		629	513	-193	900

## Phase II Projects

	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5
			Pomfret B returns to service 372	Pomfret A,C,D returns to service 359	Futtrall returns to service 220	Maple Hill building 4 opens 400
		Pomfret B offline for renovations -404	Pomfret A,C,D offline for reno -404	Futtrall offline for renovation -243		
						Demolition of Humphreys Hall -440
<b>Total bed capacity</b>	<b>5,703</b>	<b>5,299</b>	<b>5,267</b>	<b>5,383</b>	<b>5,603</b>	<b>5,563</b>
difference		-404	-32	116	220	-40

## Phase III Projects

	Baseline	Year 1	Year 2	Year 3
		McIlroy 4 (or Maple Hill 5) opens 360	McIlroy 5 (or Maple Hill 6) opens 360	
		Yocum Hall demolition -524		
<b>Total bed capacity</b>	<b>5,563</b>	<b>5,399</b>	<b>5,759</b>	
difference		-164	360	

In June 2005, the University of Arkansas engaged Hanbury Evans Wright Vlattas + Company to complete the physical planning components of a University Housing Strategic Plan, which, combined with other planning components is intended to guide the development of new and renovated student housing on the Fayetteville campus over the next ten to fifteen years.

The planning work was divided into two phases:

#### **Phase I**

The first phase included:

- the development of a preliminary building program and budget and site development concepts for a new residence hall in the Maple Hill district of campus (See Appendix C)

The goal was to outline the parameters of a project that could be completed for occupancy in Fall 2007.

#### **Phase II**

The second phase of the study, as included herein, involved:

- an analysis of the existing residence halls, intended to highlight opportunities for renovations that might improve students' satisfaction and retention, and to understand the potential need for demolition. Site development concepts for McIlroy Hill and other areas of campus, to understand the capacity of each site to accommodate new housing facilities. Site concept and capacity studies have not been fully coordinated with academic and strategic planning, long-range physical planning efforts, etc., and should therefore be expected to change.
- the creation of a long range action plan, including a sequence of capital investments (new construction and major renovations) that will carry the University of Arkansas housing program into the next half-century.

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This report includes findings and recommendations of the Phase II effort.

The University housing staff has, concurrently, developed a financial proforma for the proposed events contained in this plan. (See Appendix A)

### Driving Forces

At a meeting of the housing strategic plan steering committee on August 1, 2005, the planning team initiated a discussion of the driving forces that have caused the University of Arkansas to develop a long range plan for its housing facilities. Often, the need for change is driven by a mix of the following influences:

- enrollment growth pressures (more freshmen, more need for campus housing)
- the conditions of existing residence halls (aging halls with many upgrade needs)
- occupancy issues (too high or too low)
- the financial performance of the housing operation
- competition / the University's strategic position in the higher education marketplace
- changing or changed student expectations of privacy and amenities in a housing environment
- new leadership, of either the University or the housing system
- growth of research activity or other University-wide agendas (such as an increased emphasis on student retention, persistence to graduation, or increased academic performance)

To organize a conversation on the future of the housing system, Hanbury Evans presented the Steering Committee with a set of questions and potential answers. The questions revolved around four themes:

- Reputation
- Value
- Facilities
- Programs

Each participant was asked to consider the answers as they currently describe the housing system at the University of Arkansas, and as they desire in ten years. The number of responses are tallied below, and the arrows indicate the direction in which the system might be expected to change over time if actions are taken to move in the desired direction.

## Reputation

Our reputation as a housing system is best described as:		CURRENT	FUTURE
A	A system that provides entering and returning students with comfortable and affordable housing, and guidance to services available to them on campus	14	0
B	A system that advocates strong student communities through small student : staff ratios and programming	0	3
C	A system that prides itself in serving the student needs, spotless facilities and an all around "good package"	1	1
D	A system that focuses on a variety of theme related living groups, where students choose to become a member	1	0
E	A system that caters to the diverse range of student lifestyle needs, from traditional halls to independent lifestyle	0	0
F	A system where academics is the organizing theme, and students apply or are assigned a community to live that provides both social and academic resources	0	8

This would suggest the inclusion of academic classroom space, faculty offices, better study or group study rooms, and faculty involvement in the life of the students, as also shown in the facilities responses which follow.

## Value

Our housing system is valued because of the:		CURRENT	FUTURE
A	Comfortable and affordable housing	12	0
B	Development of strong student relationships	2	2
C	Quality of facilities and services	1	1
D	Variety and quality of the programs	0	1
E	Diversity of housing offerings	0	4
F	Unique identity and the desire to become "a member" of the community	1	9

This set of responses would suggest that "membership" will become more important than "a place to live," and reinforces programs such as the Honors College as "membership" societies.

## Facilities

Key attributes of our housing facilities:		CURRENT	FUTURE
A	Meeting the basis needs for the students to sleep and study	13	0
B	Variety of spaces for social and group study events	0	1
C	Aging, but well maintained	2	0
D	Variety of living options / unit types for a range of needs / budgets	1	1
E	Support formation of strong student communities	0	9
F	Support academic success, with faculty offices, classrooms, library / resource rooms	1	7

The sense of "belonging" and participating in a community with clear academic themes is reinforced by these facility responses.

## Programs

Our program focus is on:		CURRENT	FUTURE
A	Strong orientation programs for new students	13	0
B	Theme environments organized around lifestyle interests (community service, wellness, leadership environmental sustainability...)	1	3
C	Theme environments organized around academic interests (honors, pre-med, engineering...)	2	4
D	Living / learning programs that include co-enrollment in classes, seminars taught in residence halls, resource rooms	0	7
E	Residential colleges that include faculty members in residence, faculty offices in the halls, dining in the halls	1	6

The program responses reinforce the desire for a variety of new housing choices in the housing system.

**Clearly, the Steering Committee sees a greater role in the future for academically integrated living/learning environments that each have a unique mission and identity and help to develop a strong sense of community in their residents.**

This desire for diversity of living units and academic offerings, combined in a variety of community types, is in direct contrast to the units and designs of the existing residential buildings.

**Bed Capacity by Unit Type / Existing**

	<u>Traditional</u>	<u>Suites</u>	<u>Apartments</u>
Buchanan-Droke	92		
Futrall	243		
Gibson	94		
Gladson-Ripley	100		
Gregson	200		
Holcombe	144		
Humphreys	440		
Pomfret	809		
Reid	455		
Walton		138	
Yocum	536		
Carlson Terrace			300
NW Quad		603	
<b>Totals</b>	<b>3,113</b>	<b>741</b>	<b>300</b>
<b>Percent of Total</b>	<b>75%</b>	<b>18%</b>	<b>7%</b>

**Traditional** = Double Rooms, Hall Baths

**Suites** = Shared Baths, Sometimes with a Living Room/New Quad

**Apartments** = With Living Room and Kitchen

The Brailsford and Dunlavey Market Study (Appendix B) also demonstrates the vast discrepancy between the existing inventory of traditional rooms with shared baths and the overwhelming market desire for private bedrooms and apartment style units.





## Process

In assessing the condition of the existing campus residence halls, the planning team made a visual survey of each building and reviewed building floor plans. Hanbury Evans was not commissioned to conduct a detailed facility audit of each building, which would typically include an evaluation of mechanical and electrical systems, hazardous material abatement needs, and building code compliance. Instead, the team focused on quality-of-life issues and on gathering the information needed to make recommendations on the prioritization and sequencing of capital projects, with input from the residence life staff and facilities staff on technical systems.

The team noted the mix of unit types, the availability of natural light in building interiors, the sense of orientation and community within the halls, the location and existence of common areas, and student-to-bath ratios, and diversity of unit types.

The planning team does not expect that it will be cost-effective to convert all of the traditional "dormitory-style" buildings on campus into suite or apartment living units as desired in the market analysis. Major re-configuration into new unit types is seriously constrained by window and column spacing, and usually by the available budget, and the outcomes are often less desirable than constructing the desired unit types in new buildings. Instead, the team looked to identify limited refurbishments that could have a major impact on the appeal of these traditional living environments:

- sub-dividing and expanding hall bathrooms
- adding lounge space to upper floors
- arranging for greater amounts of daylight to reach corridors

## General Observations

Though they are aging, the residence halls are generally well-maintained, and in better condition than might be expected by their age.

Seventy-five percent of the housing capacity is in traditional double rooms, and there is little variety in the floor plans of the 1960s buildings (Humphreys, Pomfret, Reid, Yocum and Futrall).

The most acute negative facility conditions appear to be at Gladson-Ripley, Buchanan-Droke, Bud Walton and Carlson Terrace. Demolition may be the best option for these buildings.

Mechanical system and life safety upgrades will remain on-going challenges in order for the buildings to remain in use and acceptable to students and their parents, especially in light of new residential construction at many peer institutions.

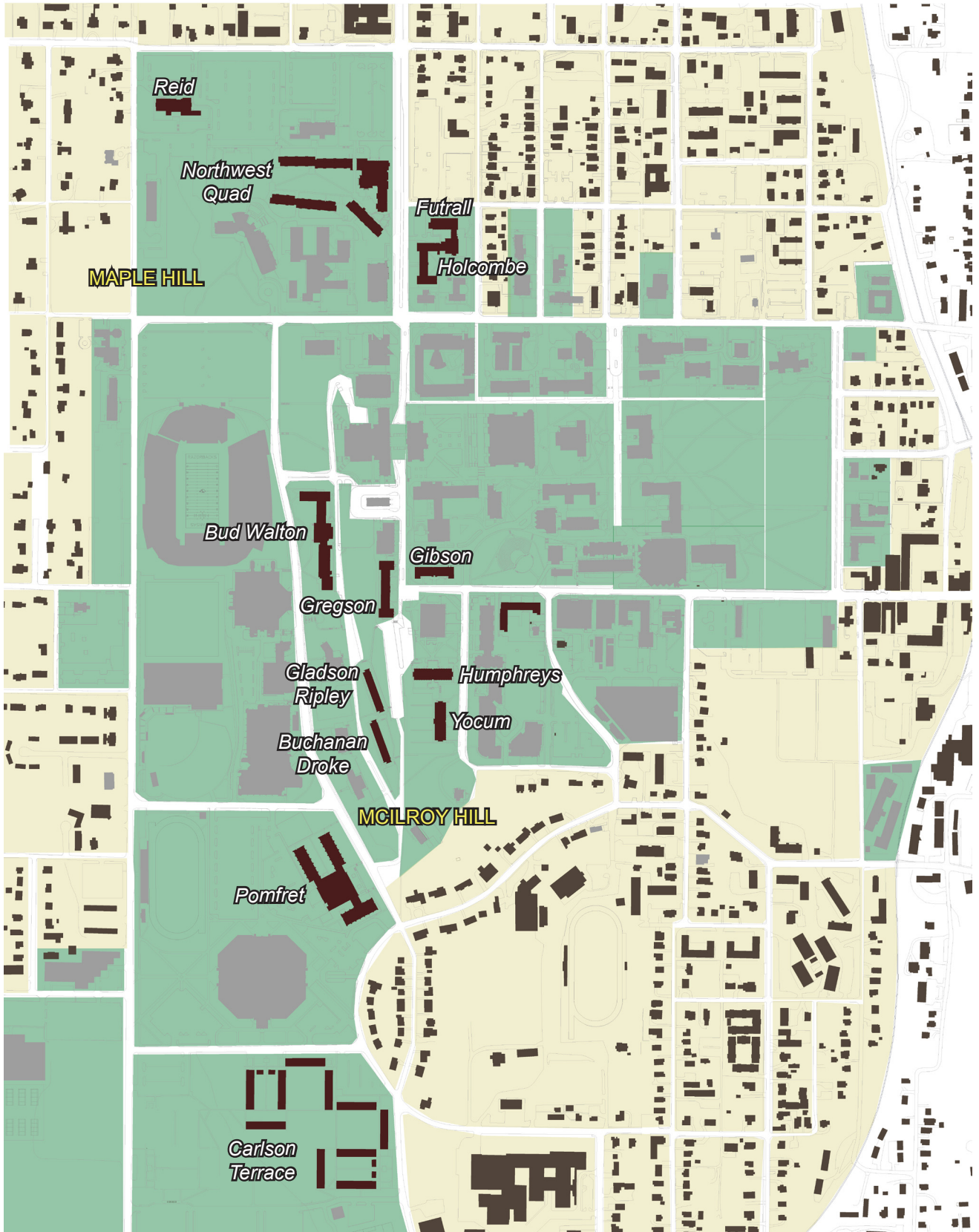


Figure 1: Core campus plan with student housing highlighted



### Buchanan-Droke and Gladson-Ripley

These twin halls have a very aged appearance, with many upgrade needs. The two buildings have the capacity to house 192 residents.

Although the buildings are currently popular because of their scale of community and location, in the long term they are demolition candidates, especially as more attractive housing options are provided on campus. They also sit in the proposed path of the Oak Ridge Preserve and Trail as shown in the Campus Master Plan.

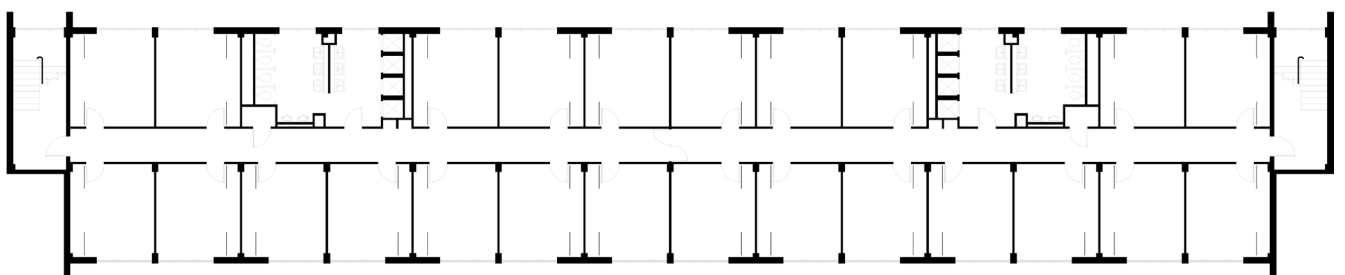


The window air conditioning units are maintenance and energy use issues. The buildings have long narrow corridors, and few amenities.

Their low density of land use and poor conditions limit their future value to the University.

*Buchanan-Droke*

*Figure 2: Existing second floor plan of Gladson-Ripley (not to scale)*



## Futrall Hall

Futrall Hall consists mostly of double rooms, with hall baths on narrow corridors. The building can house 243 residents.

The University may wish to conduct a detailed facility audit of Futrall to determine the feasibility of renovation versus replacement. If the building is renovated, it should be a priority to update the fire safety systems (detection, alarms, sprinklers) in this five story building.

There may be an opportunity to re-configure the former dining space between Futrall and Holcombe for living-learning program use.

Conversion to a six-person suite arrangement, with a single central corridor, is technically feasible, but is likely to be an expensive option. Conversion to suites would reduce the bed capacity from 41 to 36 on a typical floor.

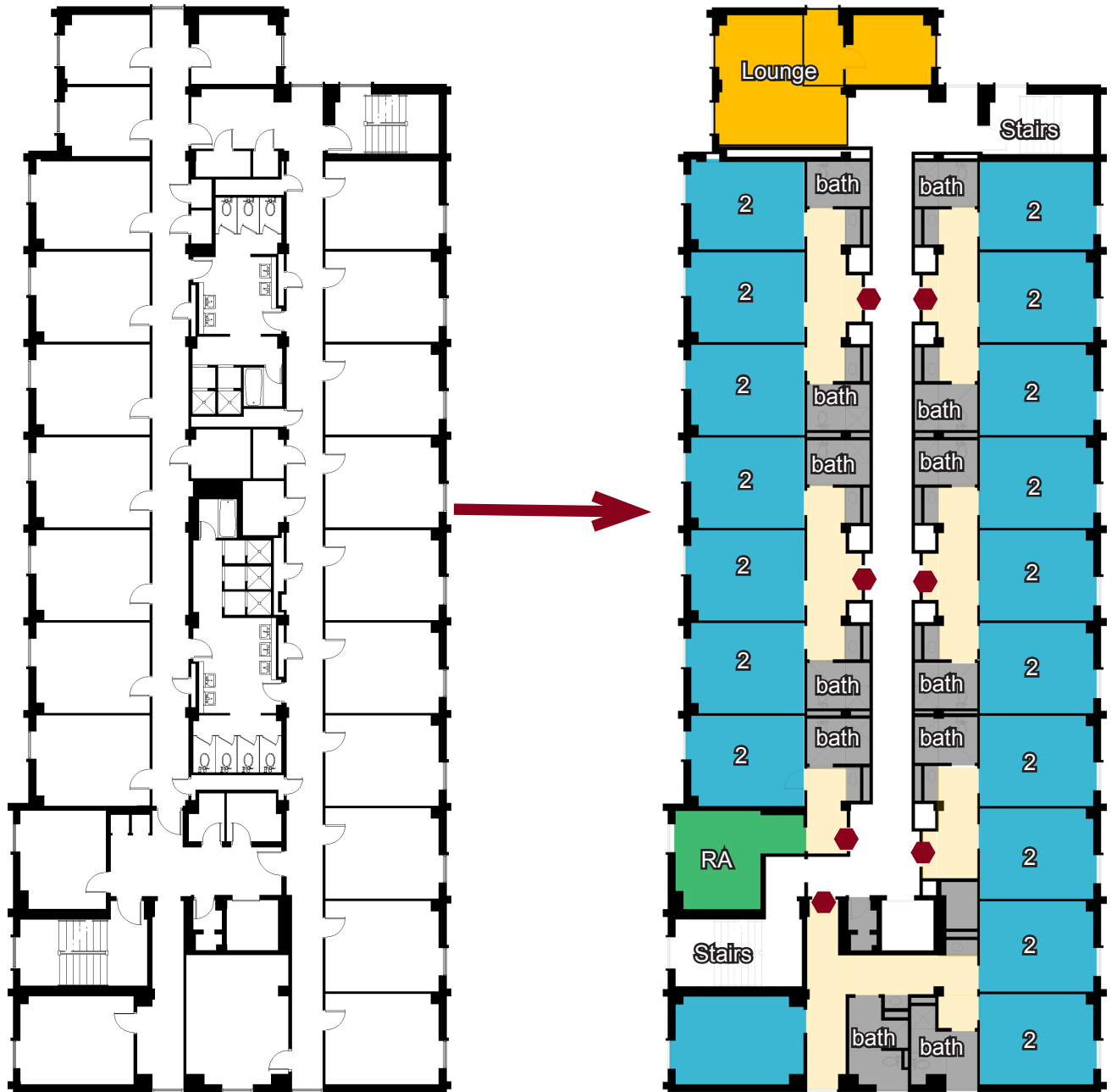


*Futrall Hall*



*Figure 3: Site plan showing location of Futrall and Holcombe*

Figure 4: Potential reconfiguration of Futrall Hall floor plan





## Gregson and Gibson

Gregson and Gibson are two of the showcase residence halls on campus, with great architectural character and scale. Gibson was originally constructed in 1936, and Gregson in 1948. Both halls have been renovated in the last 15 years.

Gregson and Gibson have large double rooms (225 square feet versus 175 in most of the 1960s-era halls), and wider-than-average hallways.

Proposed upgrades would include the installation of sprinkler systems and elevators. Gregson could benefit from the addition of floor lounges, both to allow light into the corridor and for program support.

The existing housing capacity is 94 at Gibson, 200 at Gregson.



Gregson Hall

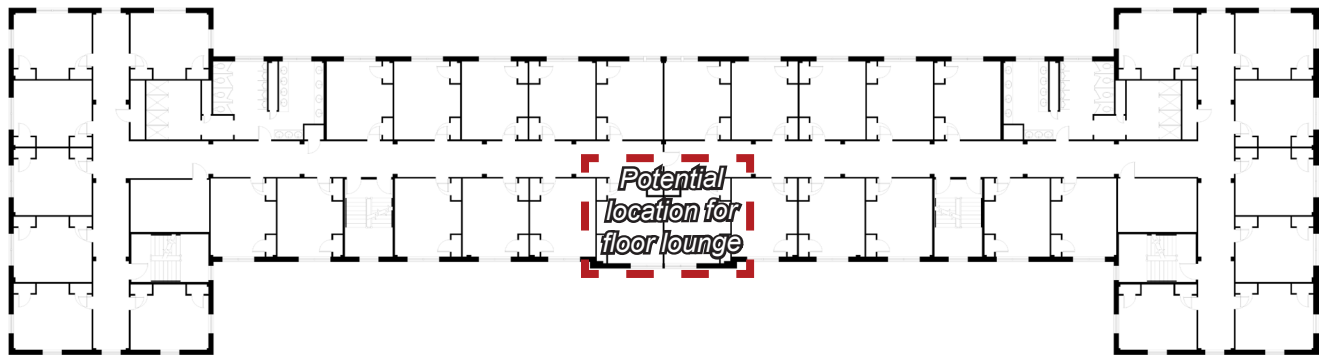


Figure 5 (above): Existing second floor plan of Gregson Hall

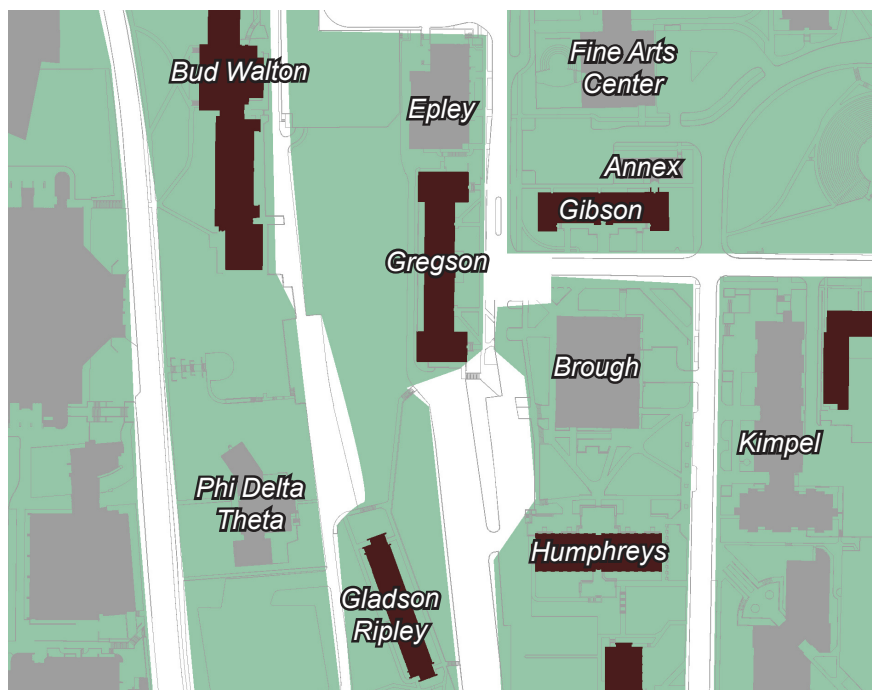


Figure 6: Site plan of Gregson and Gibson area



Holcombe Hall

### Holcombe Hall

Holcombe Hall was constructed in 1948, and has an appealing historic character. The building can house 144 residents, in a mix of double and single rooms. The 210 square foot double rooms are larger than those in many of the residence halls on campus that were constructed in the 1960s.

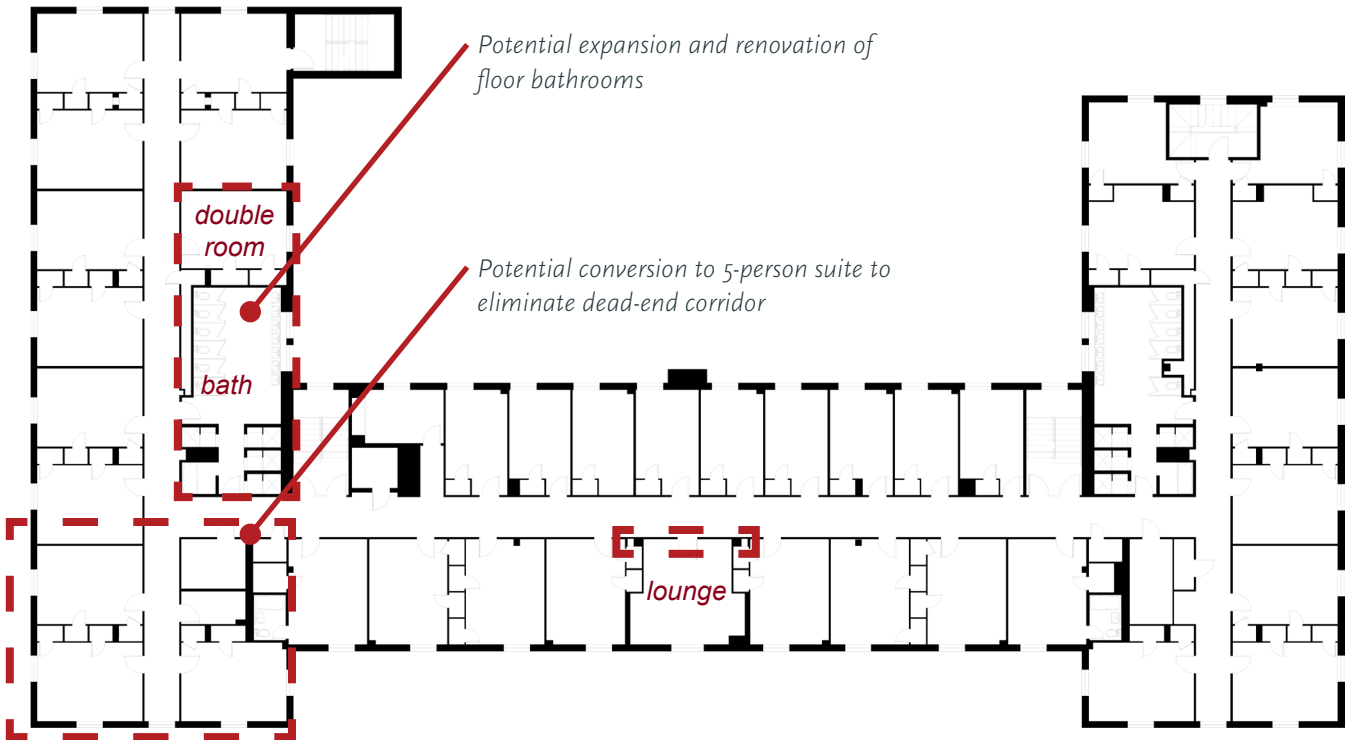
The ratio of staff members (RAs) to students that the existing second floor layout accommodates is 1:33, which is very close to the ideal ratio desired by staff.

Major renovations should include a sprinkler system, new bathroom plumbing, and accessibility (ADA) upgrades. Renovation of the bathrooms may consume two bedrooms on each floor to create the required ADA clearances.

Adding glass at the walls between the floor lounges and the corridors would bring daylight into hallway.

There is a possibility of creating some 5-person suites, each with its own bathroom, to eliminate the dead-end corridors at the end of each hall, to improve life-safety egress.

Figure 7: Holcombe reconfiguration option





## Humphreys and Yocum Halls

These buildings house 976 residents, nearly 25% of the total housing system. There is considerable sentiment on campus that these hill-top high-rise buildings be demolished. The University should conduct a detailed facility assessment (including life safety systems, mechanical/electrical systems, hazardous materials, disabled access and the building envelope) to determine the cost of a major renovation; if this approaches the cost of replacing the buildings, demolition would be a better option. One alternative is to assign the buildings as singles, at least for several years to lessen the density of students and improve system-wide room-type diversity.

Humphreys and Yocum, due to their 11-story vertical height and their presence on the top and edge of McIlroy Hill, are major visual elements defining the University of Arkansas campus. Their impact is negative on the perception of the character and scale of campus.

Humphreys would need central air conditioning if the building is retained. The University should create a dedicated lounge on each floor adjacent to the elevator lobby. If the buildings are renovated, new windows should have only a limited range of opening to prevent student access to the buildings' concrete sun shades.

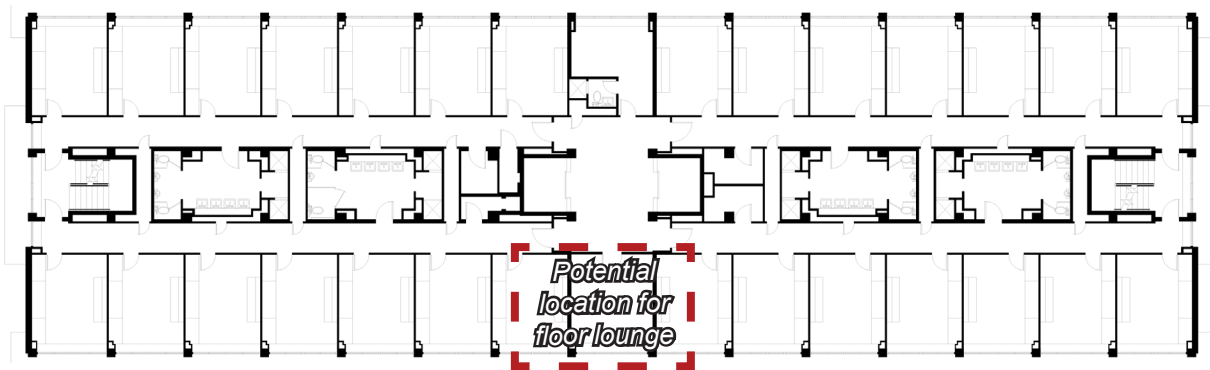


Figure 8 (above): Existing second floor plan of Yocum with proposed improvements (not to scale)

Each floor can house 58 residents, all in double occupancy rooms, plus an RA room.



Figure 9: Site plan showing location of Yocum and Humphreys



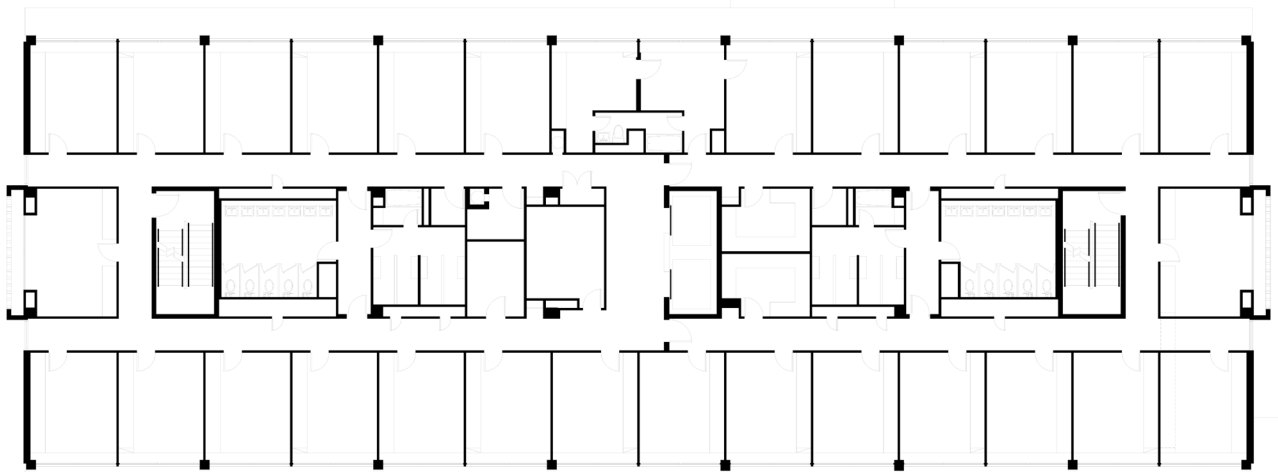
## Reid Hall

As a high-rise building, Reid Hall has the advantage of good daylight and views; the building has narrow (4'-4" wide) corridors. There is ample ground floor common space.

The typical double room in Reid is 176 square feet in size, which is average for the 1960s residence halls on campus. Each has 58 residents and one resident advisor; the University should consider adding an RA room or academic tutor on every other floor to achieve a 1:38 ratio.

*Reid Hall*

Recommended renovations include sub-dividing hall bathrooms and adding dedicated lounge space on each floor. Installation of sprinklers and fire safety upgrades should be a priority.



*Figures 10 and 11: Second floor plan (above) and site plan (right) of Reid Hall*



## Pomfret Hall

The Great Room in Pomfret is a unique space on campus, large floor area, light filled, and versatile.

The building is an excellent setup for the honors program or a group of living-learning programs, with dining, conference and office spaces integrated into the facility. If the honors program continues to be housed at Pomfret, the University should re-locate other Honors College offices here (through addition or renovation) and add a faculty residence.

The existing capacity at Pomfret is 809 beds, in one 8-story wing and two low-rise wings.

The floor layout at Pomfret is almost identical to the other 1960s residence halls on campus, with 58 beds per typical floor (all in traditional double rooms with hall baths) and one resident advisor room. Pomfret has the smallest double rooms on campus, at 166 square feet per room. The University should consider assigning some wings of Pomfret as super singles to decrease the RA ratio and diversify the unit-type mix in the system.



*Pomfret Hall*



Recommended upgrades to the building include a sprinkler system, especially in Wing B, window replacement, refurbished bathrooms and mechanical systems. The deep horizontal sun shades on the building are enticing for students to go out onto, but doing so is a serious hazard. For this reason, new windows should have only a limited range of opening.

*Figure 12: Pomfret area*



### Bud Walton Hall

Mold problems in the east wing of Bud Walton Hall may be too expensive to correct; demolition of the building and re-use of the site is a likely outcome.

The suite configuration at Bud Walton is unique on campus and is desirable in new buildings.

The building has a 138 bed capacity, all in large single rooms.

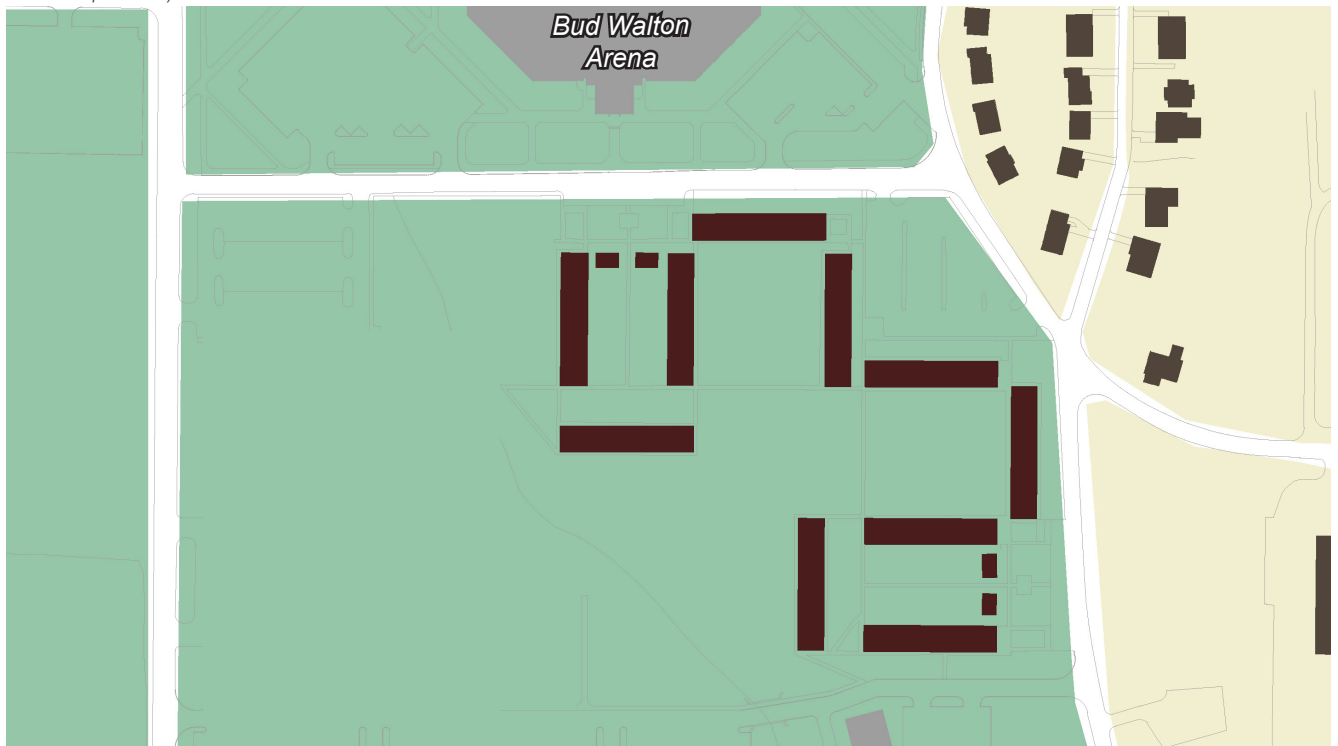
*Bud Walton Hall*



### Carlson Terrace

The remaining buildings at Carlson Terrace are unattractive and have acute upgrade needs. It is unlikely to be cost effective to renovate them, and the resulting unit sizes for the apartments would still be below contemporary standards.

*Figure 13 (below): Site plan of Carlson Terrace area (after demolition of western portion)*





## Replacement Value and Recommended Disposition

The planning team has estimated a cost (in 2006 dollars) to replace each of the existing residence halls, based on costs experienced in the construction of the Northwest Quad. These costs have then been used to judge the advisability of replacement versus renovation. The following scenario has begun to emerge:

The University should expect to lose approximately 330 beds of capacity through the demolition of Buchanan-Droke, Gladson-Ripley, and Bud Walton, and 300 apartments through the eventual demolition of Carlson Terrace

The University should further evaluate the feasibility of replacing Yocum, Humphreys and Futrall. If renovated, these buildings might lose 10% to 20% of their capacity to mechanical chases, bathroom expansion, the creation of floor lounges, and ADA upgrades.

The University should plan to renovate Pomfret, Reid and Holcombe (1,400 beds) for continued use, with loss of perhaps 10% of capacity when renovated, at no more than 75% of replacement value. Gibson, Gregson, and the Northwest Quad should receive annual minor upgrades and maintenance.

	gsf	beds	on per bed basis at \$72,000/bed	on per gsf basis at \$220/gsf
<b>Buchanan-Droke</b>	21,163	92	\$6,624,000	\$4,655,860
<b>Gladson-Ripley</b>	21,163	100	\$7,200,000	\$4,655,860
<b>Walton</b>	79,586	138	\$9,936,000	\$17,508,920
<b>Total</b>		<b>330</b>	<b>\$23,760,000</b>	<b>\$26,820,640</b>
<b>Carlson Terrace</b>	167,475	300		<b>\$36,844,500</b>
<b>Yocum</b>	107,014	536	\$38,592,000	\$23,543,080
<b>Humphreys</b>	101,414	440	\$31,680,000	\$22,311,080
<b>Futrall</b>	50,015	243	\$17,496,000	\$11,003,300
<b>Total</b>			<b>\$87,768,000</b>	<b>\$56,857,460</b>
<b>Pomfret</b>	179,209	809	\$58,248,000	\$39,425,980
<b>Reid</b>	95,235	455	\$32,760,000	\$20,951,700
<b>Total</b>			<b>\$91,008,000</b>	<b>\$60,377,680</b>
<b>Gibson</b>	31,488	94	\$6,768,000	\$6,927,360
<b>Gregson</b>	66,103	200	\$14,400,000	\$14,542,660
<b>Holcombe</b>	52,558	144	\$10,368,000	\$11,562,760
<b>Total</b>			<b>\$31,536,000</b>	<b>\$33,032,780</b>
<b>GRAND TOTAL</b>			<b>\$234,072,000</b>	<b>\$213,933,060</b>

D = recommended for demolition / replacement

A = assess feasibility of demolition/replacement versus renovation

R = recommended for major renovation

M = candidate for routine maintenance and minor renovations

\$72,000 per bed replacement cost is based on Northwest Quad project cost (\$43,000,000 for 603 beds)

\$220 per gsf project cost for replacement is based on NW Quad project costs escalated to 2006

In the Phase I planning effort, Hanbury Evans analyzed the Maple Hill district of campus for sites that might be appropriate for student housing. For the Phase II effort, the planning team has focused its efforts on evaluating the housing capacity of the McIlroy Hill area, and has developed a potential sequence of capital projects as illustrated in the following pages.

**Potential Project Phasing**

The Housing Strategic Plan has been divided into three phases, each of approximately five years. The planning team has greater certainty about projects in the first five-year cycle, and has outlined a range of options and choices for the second and third phases of the plan. It is fully expected that changes in enrollment growth, housing demand, financial capacity, building conditions and other factors will continue to shape the housing plan as it progresses over time. All development projects should be closely coordinated with the Campus Master Plan, Campus District Plans, and be designed to support the larger planning goals of the master plan in addition to the needs of the housing system.

**First Phase (2005 through 2010):**

For the first phase of the plan, emphasis has been placed on adding bed capacity to the housing system, with new construction at Maple Hill and a site for single student apartments. To support living-learning and recruitment initiatives (as well as campus planning goals), the plan envisions the creation of a new Honors College housing complex on McIlroy Hill. Because of extensive maintenance needs, the planning team has assumed that Bud Walton, Gladson-Ripley and Buchanan-Droke will either be demolished or converted to non-housing uses. Even if these three residence halls are taken out of service, there will be a substantial net increase in the housing capacity on the Fayetteville campus in the first phase of the plan.

Each project is described in additional detail on the following pages.

**Phase I Projects**

	Fall 2006 Baseline	Fall 2007	Fall 2008	Fall 2009	Fall 2010
		Maple Hill buildings 1 and 2 open 709	Maple Hill building 3 opens 353		New Honors College housing opens 900
			Upperclass apartments open 160		
		Walton Hall closes -80		Gladson-Ripley closes -101	
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<b>Total bed capacity</b>	<b>3,854</b>	<b>4,483</b>	<b>4,996</b>	<b>4,803</b>	<b>5,703</b>
difference		629	513	-193	900

Project Title: Maple Hill Housing - Buildings 1 and 2

### Project Description

Project Type: New Construction

Scope of Work: New first-year residence hall on Maple Hill, between Hotz and Reid halls. Project to include classrooms, seminar space, study areas. Four story building with some loft units.

Built Area: 215,000 gsf  
305 gsf per bed

Capacity: 709 beds, double occupancy suites with 4:1 bath ratio

### Proposed Project Construction Budget

Construction Cost \*: \$41,540,000  
(2006 dollars)

### Proposed Schedule

Project Approved by Trustees: November '05  
Design Consultant Selected: November '05  
Construction Notice to Proceed: May '06  
Project Completion: Fall '07

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

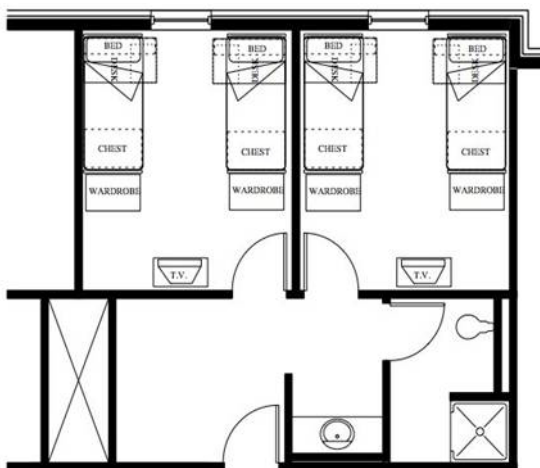


Figure 14: Floor plan of typical suite living unit being built in the Maple Hill project.



Figure 15: Early concept rendering of building massing of Maple Hill buildings 1 and 2.

Figure 16: Site plan of the Maple Hill area indicating the placement of buildings 1 and 2

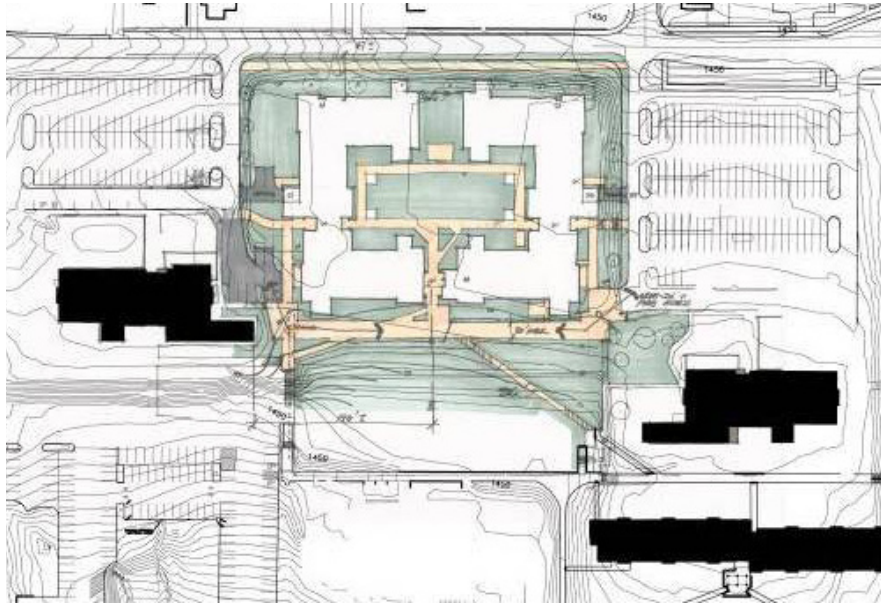


Figure 17: Concept rendering illustrating scale and materials in the project



Figure 18: Illustration of loft unit

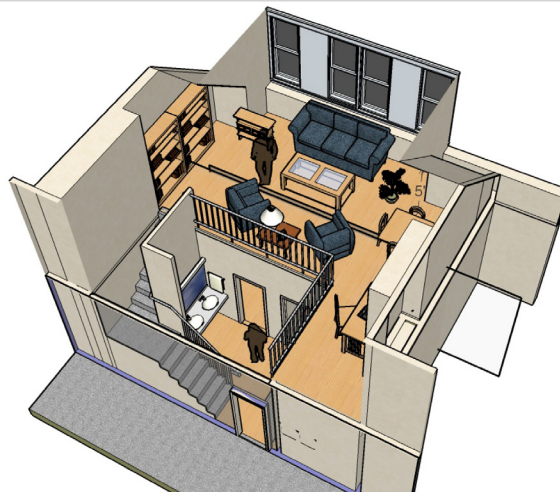






Figure 19 (above): First floor plan, Maple Hill housing

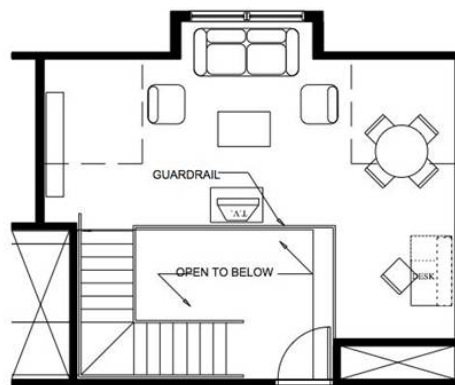


Figure 20: Loft unit, upper level floor plan, Maple Hill housing

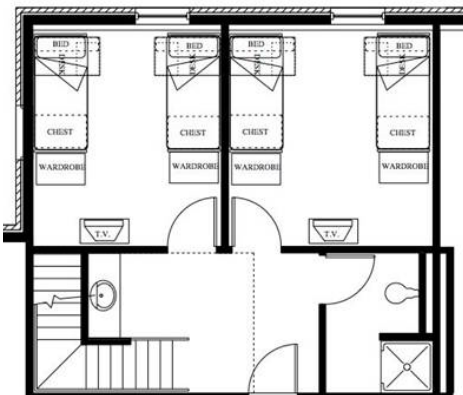


Figure 21: Loft unit, lower level floor plan, Maple Hill housing

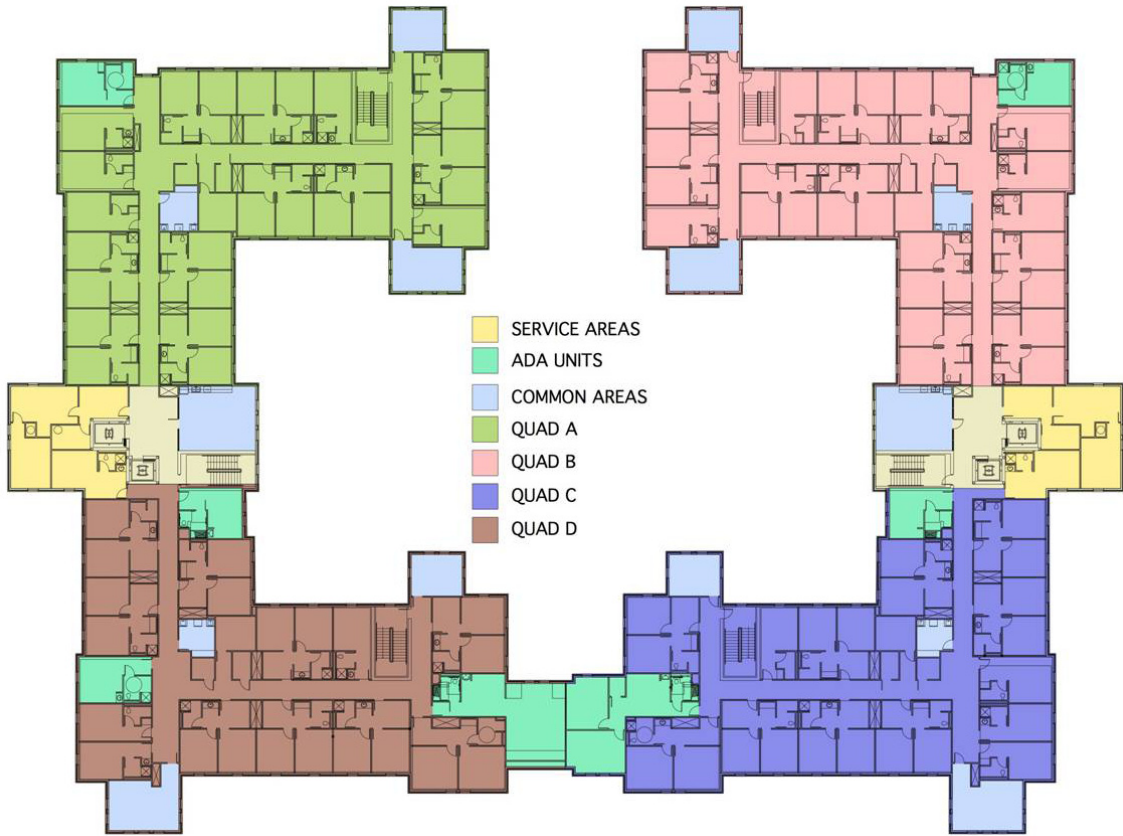
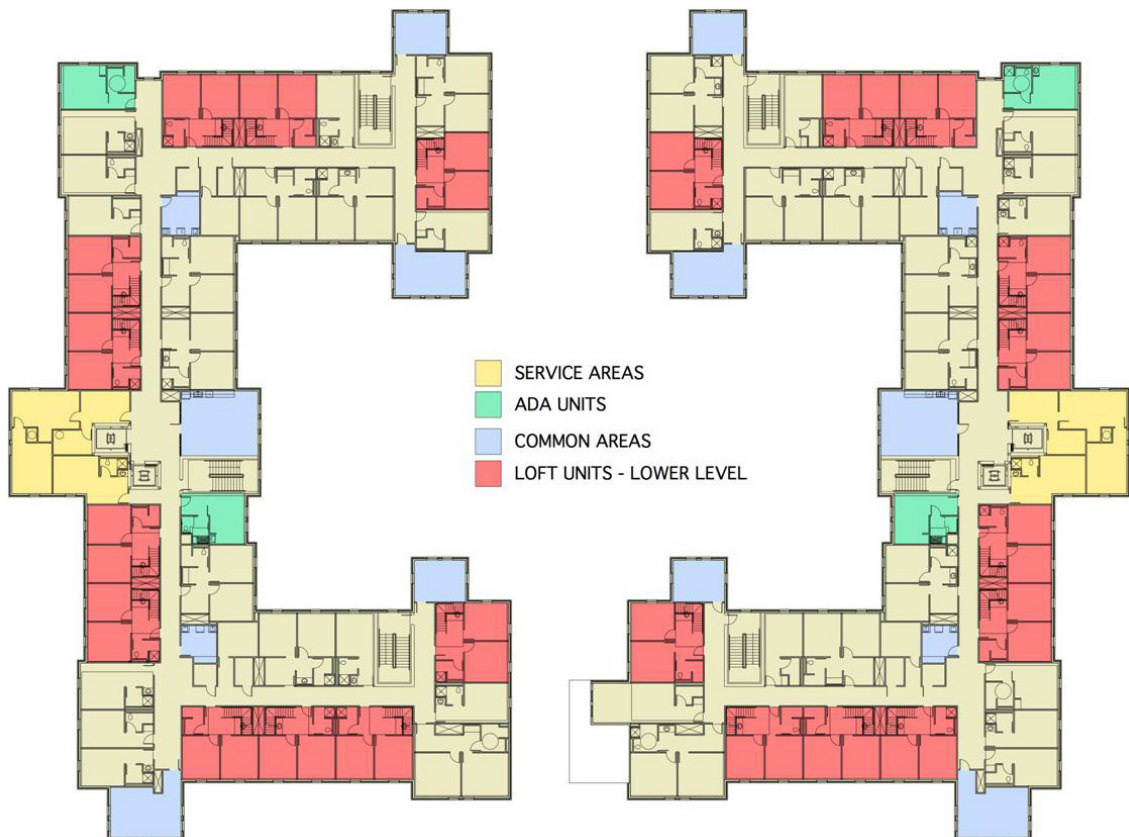


Figure 22 (above): Second and third floor plan, Maple Hill housing

Figure 23 (below): Fourth floor plan, Maple Hill housing



## Future Phases of Housing on Maple Hill

The capacity exists to create additional residence halls in the Maple Hill area. The strategic plan envisions an additional 350 beds of housing completed in 2008 in the area, and another 400 beds completed in the second five-year cycle of the plan. Several sites have been identified as possible locations for new housing, as indicated in the illustration below.

### Site 1

Site 1 is directly south of the location where the new Maple Hill residence halls are being constructed for fall 2007 occupancy. The site could accommodate approximately 350 beds. Building on Site 1 would create a good edge to the green space that has been created where the Fulbright dining facility once stood, and it would reinforce the notion of a pedestrian "street" leading from the south side of Hotz Hall to Razorback Road. However, utility issues and other site constraints may challenge the development of new housing on this site.

Figure 24 (below): Potential housing sites and urban design framework on Maple Hill



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### Site 2

Site 2, west of Site 1 and just south of Reid Hall, might have the capacity to house 200 students. Building masses on this site should be carefully aligned to extend the pedestrian "street" from the area between Hotz Hall and the Northwest Quad to Razorback Road.

### Site 3

Site 3, along Razorback Road, includes a portion of the site now occupied by the former health center (which would need to be demolished to develop new housing here). The site may accommodate as many as 200 beds of housing. To provide service access to the site and to the Poultry Science building, the planning team has proposed the extension of the roadway behind Poultry Science out to Razorback Road. Any development of this site should be carefully coordinated with the campus master plan to support the development of the proposed campus greenway.

### Site 4

Site 4 is located at the corner of Garland and Cleveland, extending south along Garland to the service area behind the Northwest Quad building. This site acts as a prominent gateway onto campus from the north, and may be best occupied by an academic building or for a mixed-use facility that includes student housing and other University functions. Site 4 has the largest housing capacity of the sites included here, approximately 600 beds. At the south end of site 4, the planning team has proposed the creation of an expanded dining venue to serve the residents of the Maple Hill area, created by adding to the existing Northwest Quad dining facility. This addition would be positioned at the eastern end of the major east-west pedestrian spine on Maple Hill.

### Site 5

Site 5 consists of Hotz Hall, which may - at some point in the future - be considered a candidate for demolition and replacement. It may be possible to locate as many as 350 beds of student housing on the site. There have been substantive discussions about eventually relocating the administrative functions in Hotz to Reid Hall, demolishing Hotz, and constructing new, updated, lower-scale housing on the Hotz site.

Any of these sites may be viable options for the creation of future phases of student housing on Maple Hill; the University should study in greater detail the opportunities and limitations of each site, considering urban design, utility distribution, parking and transportation, development costs and other potential ramifications.



Project Title: **Maple Hill Housing - Building 3**

### Project Description

Project Type: New Construction

Scope of Work: New first-year residence hall on Maple Hill, to complete quadrangle begun with Buildings 1 and 2.  
Project to include classrooms, seminar space, study areas.  
Four story building with some loft units.

Built Area: 107,500 gsf  
305 gsf per bed

Capacity: 353 beds, double occupancy suites with 4:1 bath ratio

### Proposed Project Construction Budget

Construction Cost \*: \$19,887,500  
(2006 dollars)

### Proposed Schedule

Project Approved by Trustees: Fall '06  
Design Consultant Selected: Fall '06  
Construction Notice to Proceed: May '07  
Project Completion: July '08

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

Project Title: Upperclass Apartments

**Project Description**

Project Type: New Construction

Scope of Work: New single student apartments for upperclass students. Potentially located on Duncan Avenue.

Built Area: 56,800 gsf  
355 gsf per bed

Capacity: 160 beds, in 4 person apartments with single occupancy bedrooms

**Proposed Project Construction Budget**

Construction Cost \*: \$8,236,000  
(2006 dollars)

**Proposed Schedule**

Project Approved by Trustees: Fall '06  
Design Consultant Selected: Fall '06  
Construction Notice to Proceed: May '07  
Project Completion: July '08

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.



Figure 25: Site capacity test and potential orientation of new single student apartments along Duncan

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## Programming for New Honors College Housing

In August 2005, the planning team met with representatives of the University of Arkansas' Honors College to discuss space needs and program options that might be addressed through the creation of a new Honors College housing complex, potentially in the McIlroy Hill area. Students in the honors program are now housed primarily in Pomfret Hall, which holds 830 students, but also in several other residence halls around campus.

The Pomfret Hall location of the honors housing is perceived to be successful because it provides abundant programming space, a dining hall within the complex, and convenient parking. However, Pomfret is perceived to be distant from the academic core, because it sits downslope from the main academic buildings. Some members of the faculty don't want to travel "that far" to teach and otherwise interact with students. Pomfret's adjacency to the University's athletic facilities means that big event trash and noise are often a problem, and residents are required to vacate their parking spaces for those events. The location of honors housing on McIlroy Hill would position the program in better proximity to academic buildings and increase its visibility on campus, particularly when combined with the demolition of Humphreys and Yocum Halls.

Currently, there are about 450 first year students in the honors program; that number has the potential to grow to 500 to 600 over time, with total participation in the honors program growing to as many as 2,000 students. Upperclass students in the honors program should ideally live in sufficient proximity to first year students to act effectively as mentors.

The availability of community space within the residential environment is critical to the success of a residential honors program. Spaces that should be considered for potential inclusion in future honors housing include:

- flexible classrooms with breakout areas
- lounges and other interior space for formal and informal gatherings
- a library or other resource rooms
- outdoor courtyards
- music rooms
- a place to show films and hang art
- a spot for "fireside chats" with faculty members
- faculty office space

The planning team is advised that administrative space for the Honors College program may not be located in a new residential complex, but this should be confirmed during the programming stage of any Honors

housing project. The administrative functions would ideally be located with the residents.

As a basis for a discussion about space programming, the planning team "reverse-engineered" the floor plans of Pomfret Hall, to determine the types and amounts of space currently available to the program. The gross floor area in the student room wings of Pomfret is lower than the University would be likely to build in new residence halls. The hall bath arrangements at Pomfret are not considered to be ideal for meeting the needs of contemporary students. Semi-private bathroom layouts (i.e. suites) consume more floor area than hall bathrooms.

Pomfret Hall	area (GSF)	capacity	GSF / bed
Student Room Wings (B, C, D)	133,251	812	164
Honors Program Space and General Support Space (A Wing)	21,671	812	27
Dining Space (A Wing)	24,287	812	30
<b>Total Gross Area of Pomfret Hall</b>	<b>179,209</b>	<b>812</b>	<b>221</b>

*The planning team feels that larger rooms, and a variety of living unit types will be desirable in a new Honors College complex.*

*To isolate the impact of the honors college program on space planning for future honors housing, the planning team tallied the common areas of Pomfret Hall that currently serve the needs of the honors program. These areas, highlighted at right in yellow, represent 10 net square feet per resident student, or about 14 gross square feet per resident.*

Room	nsf	quantity	total nsf
First Floor			
A-101 Housekeeping Closet	46	1	46
A-102 Student Kitchenette	47	1	47
A-103 Music Room	250	1	250
A-104 TV Room with RD Office	834	1	834
A-105 RDA Office	420	1	420
A-106 Great Room	4,645	1	4,645
A-110 Trash Room	140	1	140
A-118 Housekeeping Storage	60	1	60
A-119,20 Staff Restrooms	90	2	180
A-121 Maintenance Office	185	1	185
A-122 Maintenance Shop	586	1	586
A-129 Trash Room	262	1	262
A-130 Dining Storage	200	1	200
A-131 Laundry	712	1	712
A-132,33 Storage	180	2	360
A-134 Discussion Rooms w/HK and DSX Closets	810	1	810
A-135 CIR Office	350	1	350
A-136 Classroom with Two Offices	2,279	1	2,279
A-137 Break Room	220	1	220
A-138 Housekeeping Storage	155	1	155
A-148 Storage	98	1	98
A-149 Housekeeping Closet	133	1	133



Project Title: **Honors College House**

### Project Description

Project Type	New Construction
Scope of Work	New residence hall on McIlroy Hill for Honors College. Significant common areas for Honors College use, including classrooms and meeting areas.
Built Area	288,000 gsf 320 gsf per bed
Capacity	900 beds, double occupancy suites with 4:1 bath ratio

### Proposed Project Construction Budget

Construction Cost *	\$53,280,000 (2006 dollars)
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### Proposed Schedule

Project Approved by Trustees	July '08
Design Consultant Selected	September '08
Construction Notice to Proceed	May '09
Project Completion	August '10

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

## A New Honors College of McIlroy Hill

The University of Arkansas places an important emphasis on the Honors College in order to provide an enriched academic achievement path for exceptional students. The visibility and importance of this program should be reinforced by the visibility and nature of its physical facilities.

While Pomfret Hall has many great attributes, the small student rooms, the perceptual barrier of distance and being "down the hill" from the academic core, and the hidden status of the program, do not live up to its importance.

This report suggests designing a new and exemplary Honors College, constructing it on the highly visible edge of McIlroy Hill, closer to the academic core, and altering the public image of the University by partially hiding (or demolishing) the aged high-rises of Humphreys and Yocum.

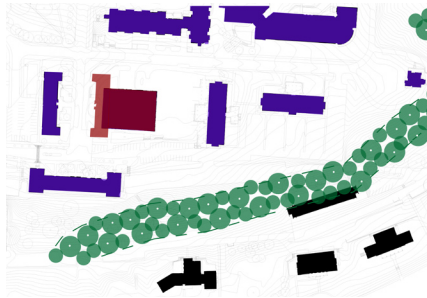


Figure 26: Potential expansion and renovation of Brough Commons to create a more coherent forecourt to Gregson Hall

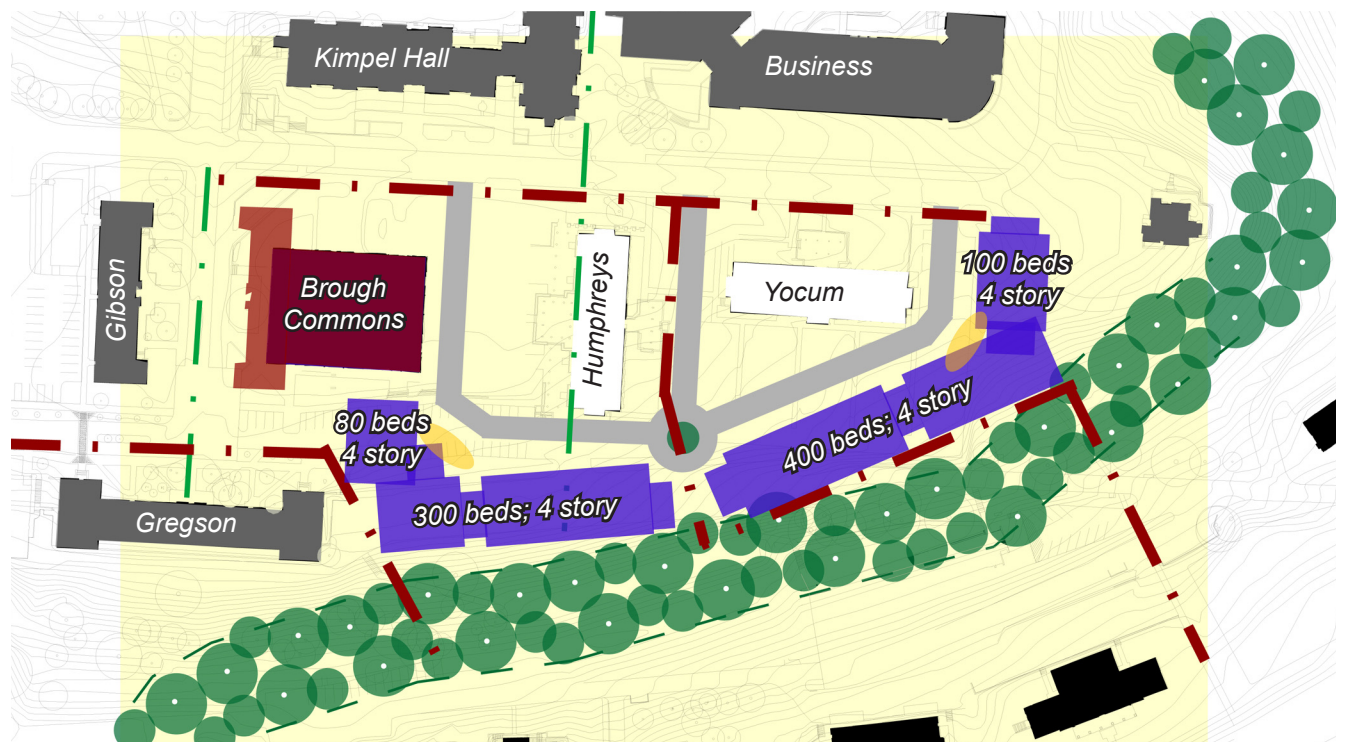
## Mclloy Hill

Site development strategies for Mclloy Hill depend in large measure on the placement of a dining center serving the area. In the option illustrated on this page, it is assumed that the existing Brough Commons dining facility will remain in its current location, and be renovated and/or expanded to meet future needs. Other dining scenarios have been explored.

Another significant driver of site development on the hill is the eventual removal of Humphreys and Yocum halls. The current financial model and project phasing scenario envisions new Honors College housing to be completed on Mclloy Hill prior to any replacement of the Yocum and Humphreys towers.

To accommodate this planned phasing, and to reinforce the campus planning strategies for the area, the illustration below shows two residence halls, totaling 800 to 900 beds, to be constructed along the ridgeline (in a similar orientation to the hill as Gregson) above the proposed greenway. The site capacity is based on suites similar to those being created in the new Maple Hill project, with double occupancy bedrooms, and common space for the Honors College program taking up some of the ground floor of the new buildings.

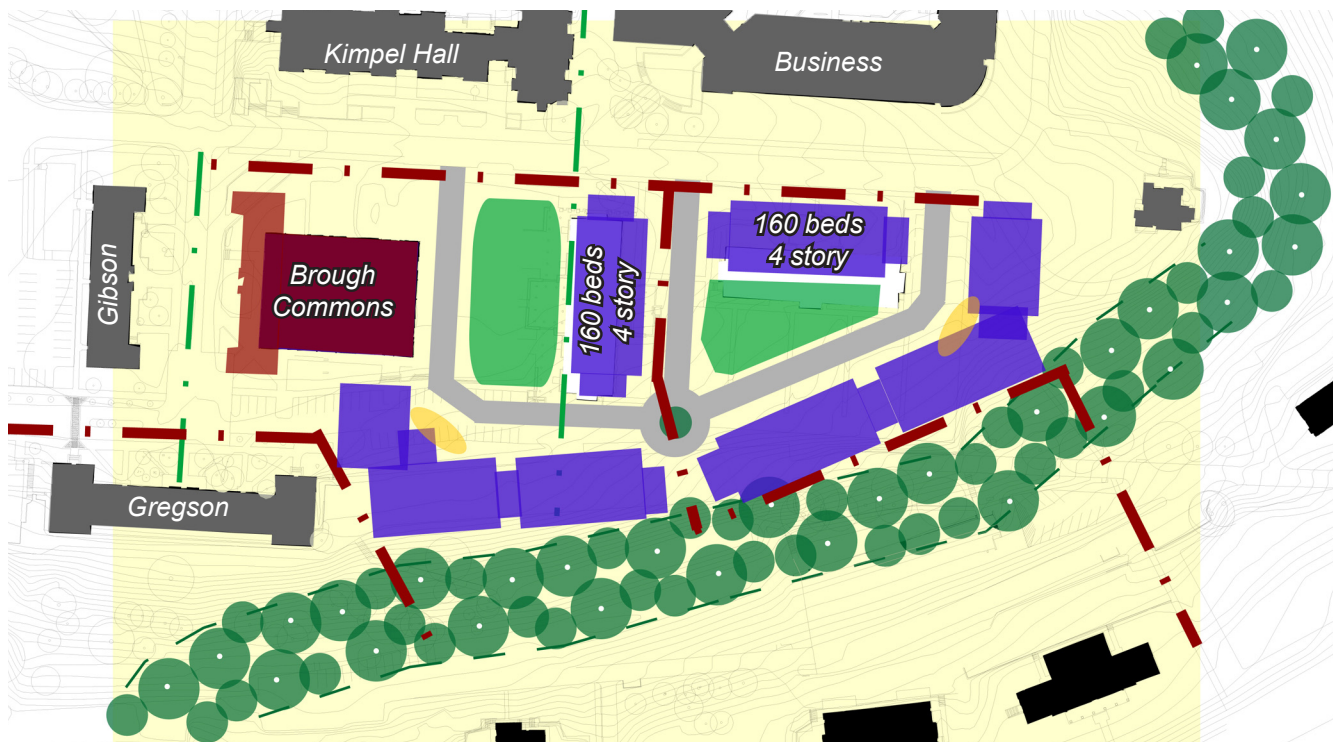
Figure 27: Concept for new Honors College housing on Mclloy Hill, keeping Brough Commons as a dining venue



Following completion of the Honors College complex, additional housing can be added at Mclroy Hill, as depicted in the illustration below, through the replacement of Yocum and Humphreys with lower-scale buildings (4 or 5 story) containing suite-style living units. It may be possible to achieve more than the 320 beds shown on the concept plan, but it is unlikely that greater numbers of residents on the site will represent an acceptable population density. For this reason and others, the University may have to explore the creation of additional housing on the Maple Hill site or other campus sites during the third phase of the housing plan implementation.

All alternative concepts for Mclroy Hill are simply tests of the housing capacity on the site based upon alternative choices of dining locations, retention of existing halls, and various planning concepts. These alternatives are not intended to represent schemes of equal value, nor have they been fully coordinated with other academic or strategic plans, nor the Campus Master Plan.

Figure 28: Concept for new housing to replace Yocum and Humphreys







### Mcllroy Hill Concept #2

Several alternative site plans were developed for the Mcllroy Hill areas:

The illustration at left shows Brough Commons remaining in its current location, and three new residence halls built on the site, replacing Yocum and Humphreys. Building 1 can be built prior to the demolition of either Yocum or Humphreys, but buildings 2 and 3 require demolition, and are more likely to be later phases of work. The housing capacities shown assume the construction of suites with double occupancy rooms and ground floor common space for the Honors College or another living/learning type program.

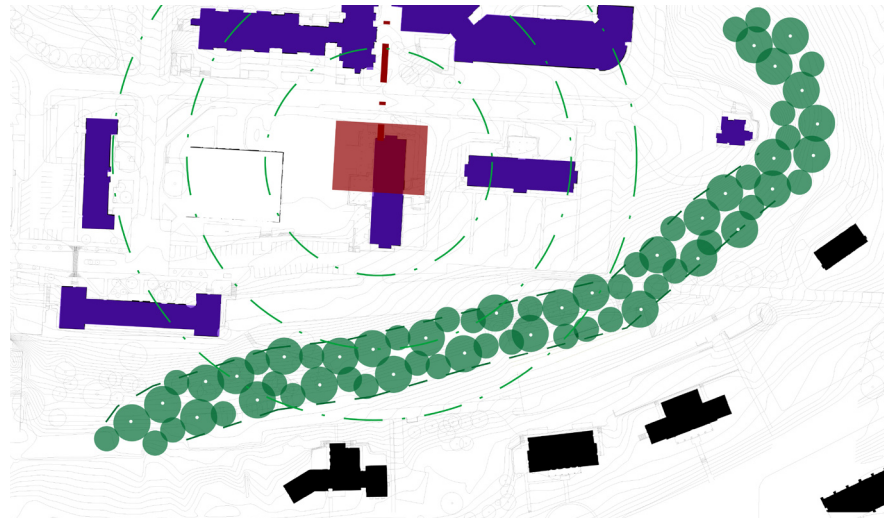


### Mcllroy Hill Concept #3

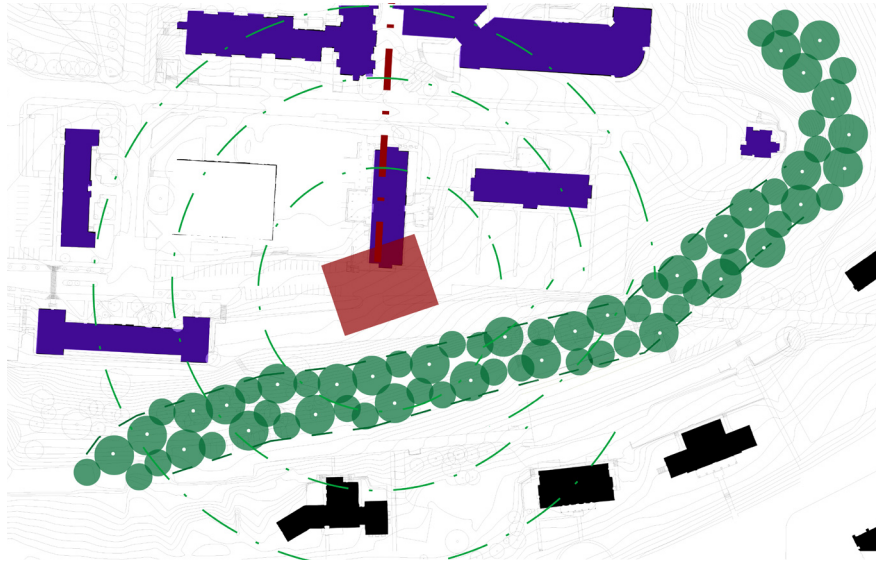
Like the previous schemes, the site plan at left assumes that Brough Commons remains as a dining facility. Here, though, Buildings 1 and 2 may be built prior to the demolition of either Yocum or Humphreys. While the buildings are arrayed along the ridge of the hill, they also create a green spine that extends the pedestrian axis originating between Kimpel Hall and the College of Business to the edge of the proposed greenway.

## Mclloy Hill Concept #4

If it is financially feasible for Brough Commons to be demolished and replaced on the Mclloy Hill site, a number of other site configurations become possible. One potential location for the dining facility would be at the center of the site, visually connected to the pedestrian spine that emerges between Kimpel Hall and the College of Business, yet also benefitting from views to the valley below. Building on this location would necessitate the demolition of Humphreys Hall.

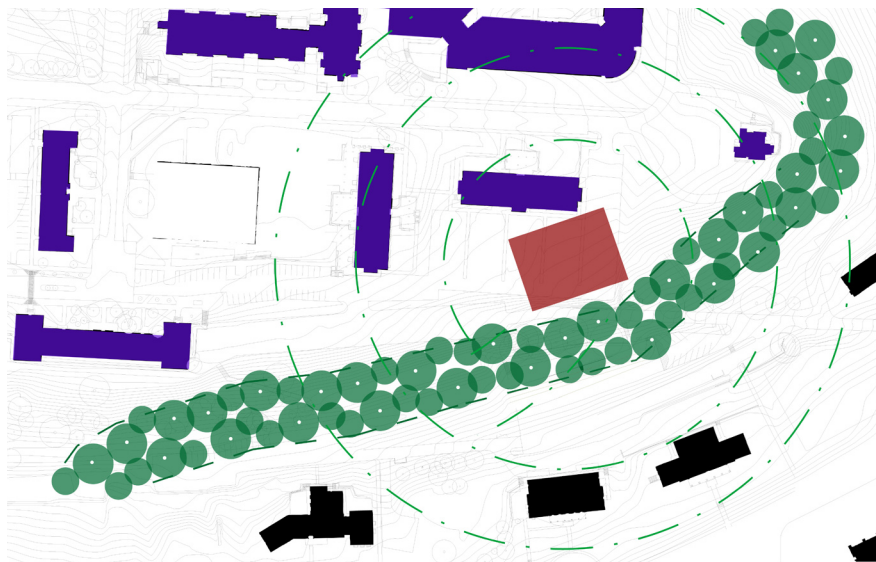






### McIlroy Hill Concepts 5 and 6

Two further locations for a new dining commons were explored. The first, at left, would locate the dining commons at the edge of the ridge, overlooking the proposed greenway and Athletic Valley. This location, while offering dining patrons delightful long-range views, will challenge service access. Being out of sight of Kimpel Hall and the College of Business might deter retail dining patrons from those areas of campus from using this facility for lunch. Placing the dining venue in this location would require the demolition of Humphreys.



The other site considered for the location of a dining center is at the southwestern tip of the McIlroy Hill ridge, which promises even longer-distance views to dining customers. This location, however, is not along the primary pedestrian route that McIlroy Hill residents would take to the academic core of campus, and might generate less revenue than a dining center located elsewhere on the hill. It might also impact the dining operation at Pomfret, being relatively close. This site would be an asset only if the Pomfret dining venue were planned for closure.



## Second Phase (approximately 2011 through 2015)

In the second phase of the housing master plan, emphasis is placed on renovating two of the existing residence halls (Pomfret and Futrall), once swing space has been created (in Phase I) that will allow the existing halls to be taken out of service for a year.

One new residence hall has been planned for this phase of the plan, to maintain overall housing capacity once Humphreys is taken out of service.

### Phase II Projects

	Baseline	Year 1	Year 2	Year 3	Year 4	Year 5
			Pomfret B returns to service 372	Pomfret A,C,D returns to service 359	Futrall returns to service 220	Maple Hill building 4 opens 400
		Pomfret B offline for renovations -404	Pomfret A,C,D offline for reno -404	Futrall offline for renovation -243		
						Demolition of Humphreys Hall -440
<b>Total bed capacity</b>	<b>5,703</b>	<b>5,299</b>	<b>5,267</b>	<b>5,383</b>	<b>5,603</b>	<b>5,563</b>
difference		-404	-32	116	220	-40

Project Title: **Pomfret Hall Renovation**

**Project Description**

Project Type	Major Renovation	
Scope of Work	Two-phase renovation of Pomfret Hall Phase I would renovate the 8-story B wing of Pomfret, adding sprinklers, upgrading bathrooms and mechanical systems, and creating dedicated floor lounge and study space. Phase II would renovate the C and D wings of the building and the non-dining portions of the A wing.	
Built Area	Phase I 67,602 gsf 182 gsf per bed (post-renovation)	Phase II 87,320 gsf 243 gsf per bed (post-renovation)
Capacity	pre-renovation: 413 traditional doubles post-renovation: 372 traditional doubles	pre-renovation: 399 traditional doubles post-renovation: 359 traditional doubles

**Proposed Project Construction Budget**

Construction Cost *	Phase I \$7,436,220 (2006 dollars)	Phase II \$9,605,200 (2006 dollars)
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**Proposed Schedule**

Project Approved by Trustees	Phase I July '10	Phase II July '11
Design Consultant Selected	September '10	September '11
Construction Notice to Proceed	May '11	May '12
Project Completion	August '12	August '13

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

Project Title: Futrall Hall Renovations

### Project Description

Project Type	Major Renovation
Scope of Work	Add sprinklers, upgrade hall bathrooms and mechanical systems, and create dedicated floor lounge and study space on each floor. Assess feasibility of conversion to suite arrangement.
Built Area	50,000 gsf 227 gsf per bed (post renovation)
Capacity	pre-renovation: 243 traditional doubles post-renovation: 220 traditional doubles

### Proposed Project Construction Budget

Construction Cost *	\$5,500,000 (2006 dollars)
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### Proposed Schedule

Project Approved by Trustees	July '12
Design Consultant Selected	September '12
Construction Notice to Proceed	May '13
Project Completion	August '14

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

Project Title: **Maple Hill Housing - Building 4**

### Project Description

Project Type: New Construction

Scope of Work: New first-year residence hall on Maple Hill. Project to include classrooms, seminar space, study areas. Four story building with some loft units.

Built Area: 122,000 gsf  
305 gsf per bed

Capacity: 400 semi-suite beds

### Proposed Project Construction Budget

Construction Cost \*: \$22,570,000  
(2006 dollars)

### Proposed Schedule

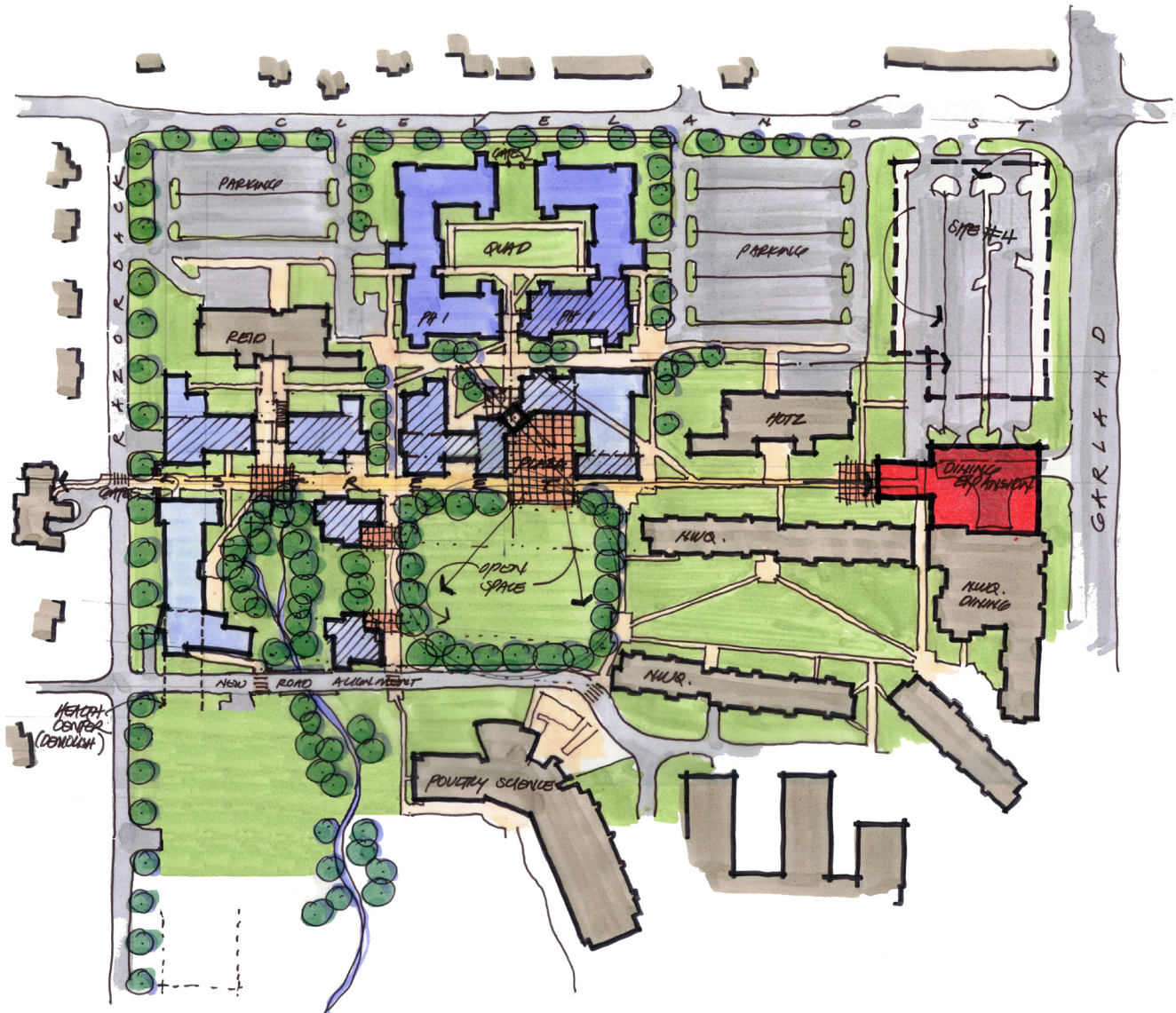
Project Approved by Trustees: July '13

Design Consultant Selected: September '13

Construction Notice to Proceed: May '14

Project Completion: August '15

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.



**LEGEND**

- Potential Locations for Future Buildings on Maple Hill
- Public Spaces on 1st Floor
- Maple Hill Residence Hall Under Construction
- Maple Hill Residence Hall Public Spaces on 1st Floor
- Outdoor Public Spaces
- Potential Dining
- Existing Buildings

*Potential locations for Building 4 on Maple Hill*



Project Title: Demolition of Humphreys Hall

### Project Description

Project Type	Demolition
Scope of Work	Abatement of hazardous materials within the building Demolition of building Removal of waste material off site
Built Area	101,414 gsf 230 gsf per bed
Capacity	440 traditional (hall bath) beds

### Proposed Project Construction Budget

Construction Cost *	\$1,419,796 (2006 dollars)
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### Proposed Schedule

Project Approved by Trustees	July '14
Design Consultant Selected	September '14
Construction Notice to Proceed	May '15
Project Completion	August '15

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

Project Title: Demolition of Yocum Hall

### Project Description

Project Type	Demolition
Scope of Work	Abatement of hazardous materials within the building Demolition of building Removal of waste material off site
Built Area	107,014 gsf 189 gsf per bed
Capacity	536 traditional (hall bath) beds

### Proposed Project Construction Budget

Construction Cost *	\$1,498,196 (2006 dollars)
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### Proposed Schedule

Project Approved by Trustees	July '15
Design Consultant Selected	September '15
Construction Notice to Proceed	May '16
Project Completion	August '16

\* Please note that all project construction cost numbers do not include University overhead, A/E design costs, or other typical expenses outside of normal construction contracts. Total project costs demonstrating all additional project costs are shown in Appendix A, Housing System Financial Proforma.

### Third Phase (approximately 2016 through 2020)

The demolition of Yocum Hall would allow creation of a new residence hall on the Mcllroy Hill site, although it may not be possible to achieve the 360 beds desired in the Yocum footprint with a four story building. For this reason, and to meet other campus planning objectives, it may be advisable during this third phase of the plan to evaluate the feasibility of developing additional housing in the Maple Hill area instead of, or in addition to, Mcllroy Hill. Because these decisions are nearly a decade in the future, this housing plan suggests potential options to meet the targeted housing capacity rather than a specific solution.

#### Phase III Projects

	Baseline	Year 1	Year 2	Year 3
		Mcllroy 4 (or Maple Hill 5) opens 360	Mcllroy 5 (or Maple Hill 6) opens 360	
		Yocum Hall demolition -524		
<b>Total bed capacity</b>	<b>5,563</b>	<b>5,399</b>	<b>5,759</b>	
difference		-164	360	



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## Potential Opportunities for Small Site Development Through Public-Private Partnerships

The planning team has explored possibilities for the development of housing on several small University-owned parcels north of Maple Avenue that are proximate to, but not central to, the Fayetteville campus. Because these parcels are located in a traditional urban neighborhood with owner-occupied and rental housing, the planning team recommends that housing units serving single graduate students, students with families, and other targeted University affiliates be created on these sites. Some sites have been committed to other future uses, so the most likely location explored is the one east of Leverett Street and north of Douglas Street (shown as Site 2 in the following pages). Other sites that the planning team did not explore may become available for consideration in the future.

Because the parcels explored are fairly small, it is unlikely that the University could develop housing on any of them through traditional means of procurement and end up with financially-viable or operationally-efficient housing complexes.

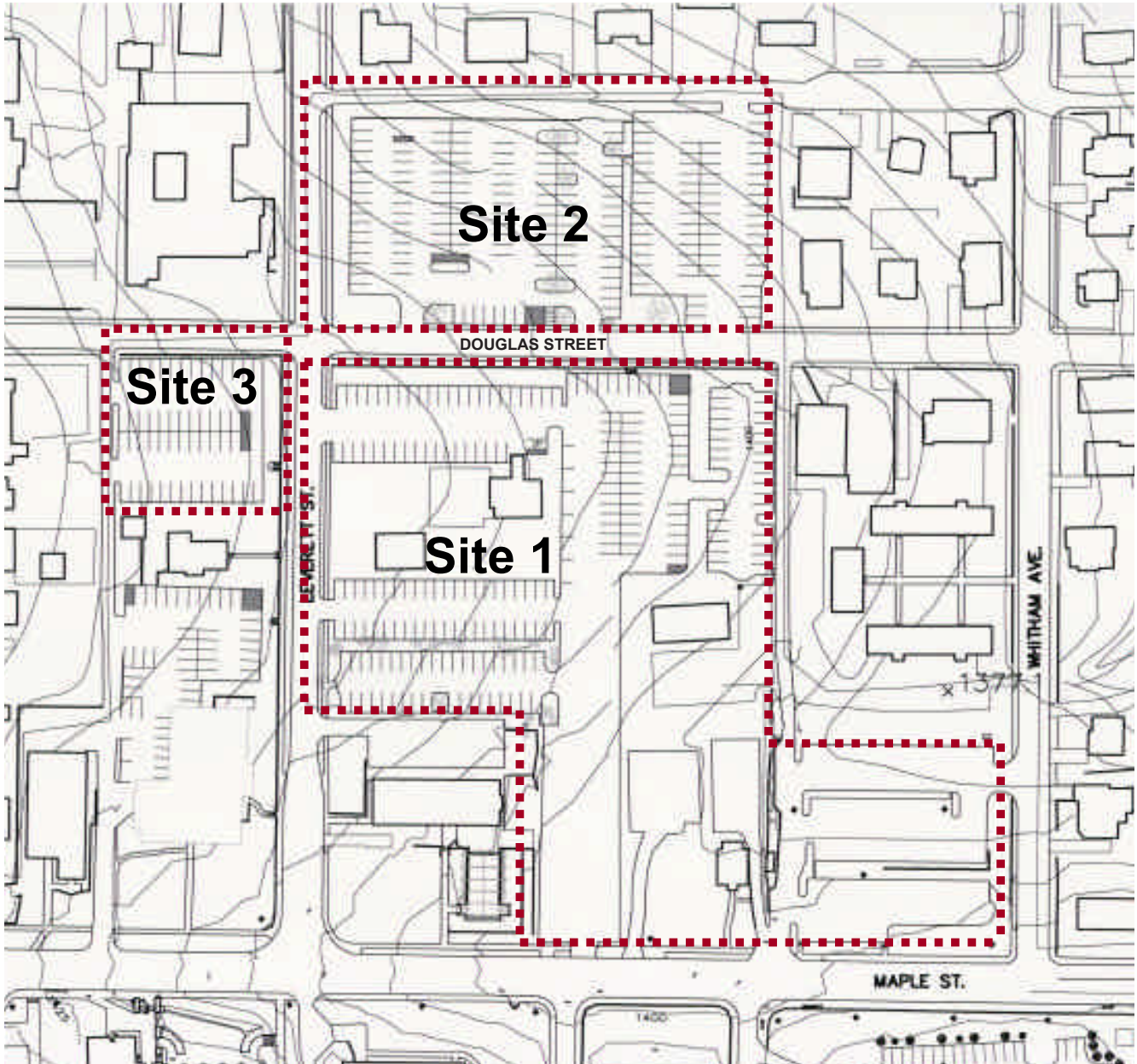
***The planning team recommends that these projects be developed through partnerships with private entities that have experience in small site housing development.***

Development teams could be chosen through a competitive request-for-proposals process to lease the site(s) on a long term basis from the University and then design, construct and manage housing on them.

***The University Housing office expects that ground lease payments or other revenues received by the University from such partnerships could then be used to financially support the creation and operation of University-owned student housing on the core campus.***

The first step, should the University decide to explore this option, is to identify and earmark University-owned sites that can be reserved for the creation of housing. Then, the University should create and disseminate a request for proposals that outlines specific requirements for desired unit types, desired urban design outcomes, financial arrangements and ground lease terms. The process should be carefully structured to conform with applicable procurement laws and regulations. Evaluation of the proposals should balance economic considerations with design outcomes. Throughout the process, the University should coordinate with the city of Fayetteville and relevant neighborhood organizations to ensure that any development meets community expectations and standards.



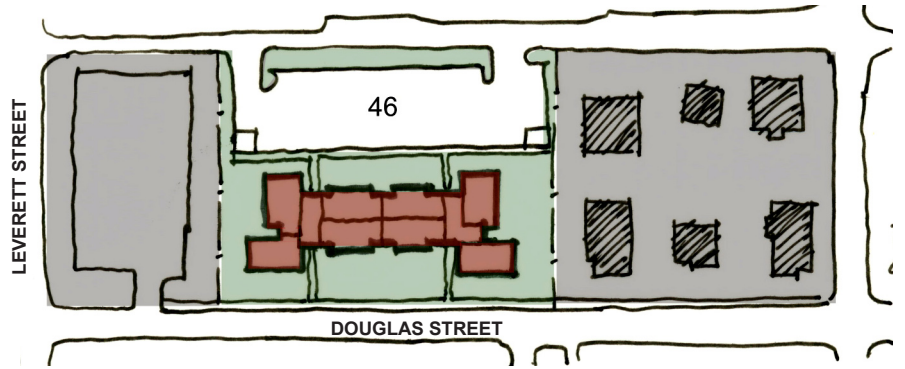


*Locations explored for small-site housing developments (above)*

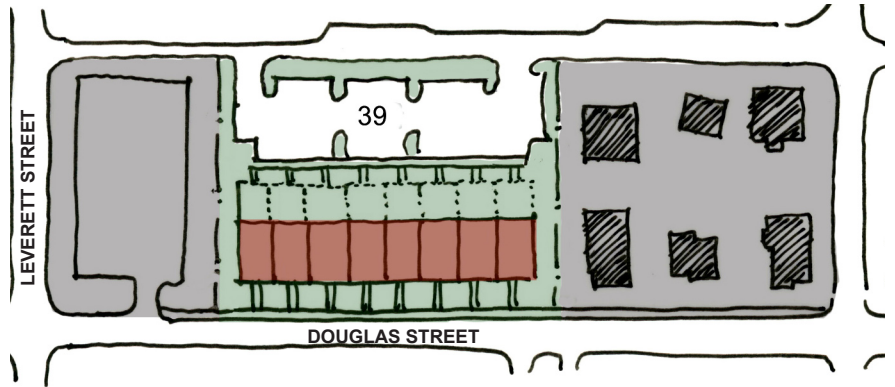
*Panoramic view of Site 2 (below)*



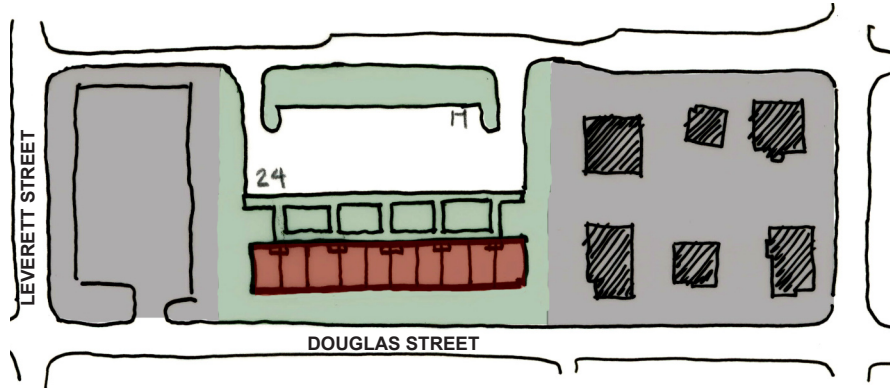
Concept 2A for new housing at Site 2:  
 16 flat units in a 2-story building. 46  
 surface parking spaces.



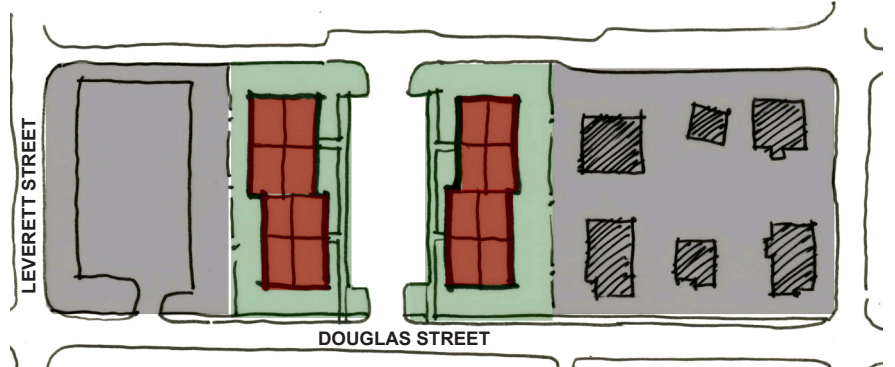
Concept 2B for new housing at Site 2: 16  
 flat units in a 2-story building. 39 surface  
 parking spaces.



Concept 2C for new housing at Site 2:  
 10 2-story townhouse units. 41 surface  
 parking spaces.



Concept 2F for new housing at Site 2: 32  
 flat units in a 2-story building. 32 surface  
 parking spaces.







The University of Arkansas faces challenges with its housing system that are not unlike other peer institutions of similar scale.

The students now entering college expect more privacy in their residential sleeping and bath arrangements, smaller scale communities within the "big" university, and many housing types from which to choose.

The University wishes to stay competitive with other peers in order to remain a school of choice, and to enhance and attract the very best students. With 75% of the existing housing stock in "dormitory-style" small rooms, large shared baths, and older, large-scale, high-rise buildings, the housing system has fallen behind.

Significant change, new construction, demolition, and new "membership" living/learning communities will be needed.

This plan, along with concurrent market studies and financial analysis, offers a road map of future actions. Time and emerging new forces will certainly change the content and timing of later events, but this general scheme will lead the University toward a step-by-step solution to many of the long-term challenges facing the University housing system.

