



The University of Vermont

Richard H. Cate

*Vice President for Finance and Administration
and University Treasurer*

June 21, 2013

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

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). The University continues to make significant progress in our housing efforts including a comprehensive campus-wide housing analysis to best plan for our current and future housing needs.

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 2012, completing UVM's plans to add an additional 403 beds to campus for juniors, seniors, and graduate students. The project has been very successful, seeing full lease-up four months before it opened. Redstone Lofts is developed, owned, and managed by Redstone Commercial Group under a long-term ground lease with UVM. We are very pleased that the Project has been so well received, recently winning the Burlington Business Association's Hertzell Pasakow Award for Architectural Excellence. With the addition of Redstone Lofts, this year we housed 61% of the total undergraduate population.

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 18, 2012 update, the Fall 2012 undergraduate enrollment as defined by the agreement was 9,956. This represented a decrease of 200 students from the Fall 2009 enrollment of 10,156. Therefore, the 1:1 requirement was not applicable for this year.

As we did last year, we will send an update on this section of the report for Fall 2013 enrollment no later than October 15, 2013.

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.”

As stated in the October 18, 2012 update, the spirit of this section of the agreement is to estimate how many students may be living in the City of Burlington and generally where they are living. Although UVM does collect mailing address information, UVM does not need to know where students are living in order to communicate with them since our primary means of communication for this age group is electronic.

The quality of the data is dependent on what students choose to provide to UVM and whether they choose to update that data throughout their time at UVM. Students often provide their permanent home address rather than their local address but we have recently made additional efforts to determine where they are living locally. The data we have are not exact and this will always be true, but we are able to base assumptions on what we know to be true, such as our on-campus housing data. The data also enable us to understand where students tend to be concentrated within the City of Burlington.

As reported in October 2012, in Fall 2012 the number of students reporting living in the City of Burlington was 2,120. We studied the data and concluded based on reported on-campus addresses versus our known housing capacity that we can make an assumption that as many as 414 additional students may also be living in Burlington, but did not register a Burlington

address. Therefore, we estimated that approximately 2,500 (25%) of UVM's undergraduate students lived within the City of Burlington in Fall 2012.

A further analysis of the data showed us that student neighborhood patterns have shifted somewhat from last year's data. Ward 2 remained the Ward with the highest percentage of UVM undergraduate students reporting Burlington addresses (46%). However, this represented a decrease of 5% from Fall 2011 reported addresses. Ward 6 had an increase of 5% of reported addresses from 8% in 2011 to 13% in 2012. This was likely due to students who reported on-campus addresses at Redstone Lofts (which have Burlington zip codes). Ward 1 also saw an increase in reported addresses from 18% in 2011 to 24% in 2012. These percentages tell us that though the overall number of students living within the City of Burlington has decreased, a higher percentage is reporting living in UVM-affiliated housing, as we would expect with the addition of Redstone Lofts, and the remaining students continue to concentrate in Wards 1 and 2, with Ward 2 seeing a decrease and Ward 1 seeing an increase.

As we did last year, we will send an update on this section of the report for Fall 2013 enrollment no later than October 15, 2013.

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.”

As you are aware, UVM has been working with a national housing consultant, Biddison-Hier, on the development of a Student & Faculty/Staff Housing Master Plan. The goals of the plan are both programmatic and physical and will guide the future of our housing through 2026. The development of the Housing Master Plan concepts involved a high level of community engagement through surveys and focus groups of students, faculty, staff, housing experts, City of Burlington staff, city councilors, Neighborhood Planning Assembly Steering Committee members, and neighbors.

Concepts of the plan have been developed and were presented to UVM's Board of Trustees. These concepts include the demolition of obsolete residence halls, construction of new replacement residence halls, assignment of housing based on class year (concentrating first year students on Central Campus), and the development of a UVM-affiliated downtown housing project for upper-class students, among other concepts.

A copy of the Housing Master Plan concepts is attached and available at <http://www.uvm.edu/~plan/housingmasterplanconcepts.pdf>. Please note that there has not yet been any decision regarding implementing any aspect of this housing master plan.

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 University’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 academic year, teaching about 200 to 400 students yearly about their rights and responsibilities as tenants and citizens in the neighborhoods; Student-Neighbor Liaison Program, which recruits 10 to 20 student and non-student liaisons to work on their streets to develop community and provide a link to the University; Spring Move Out Project (SMOP) which diverts from 11-20 tons of goods from the city green belts and landfills; Welcome Bag Canvassing, handing out bags that include the Off Campus Living Survival Guide and other items to about 500 households with a conversation; Parent Letters and Workshops, for parents of first- and second-year students to assist their students in making a smooth transition to off-campus living; and Have a Heart Events, handing out Lake Champlain Chocolates and fliers created by local children to remind students to be aware of the impact of walk-by noise and disruptions on neighborhoods.

Of special note this year: The Community Coalition adopted a street strategy and focused on Isham, Bradley, and Buell streets. Initiatives included creating green-belt gardens, utilizing donated property from landlords for community gardens, purchasing large recycling totes to decrease trash on the streets, doing Neighborhood Clean-Ups, and hosting block events to develop relationships.

The Office of Student and Community Relations received positive feedback from neighbors this spring:

“I am grateful for the efforts to give students better ways to manage their waste and take care of their neighborhood. It’s another step in the right direction so that we can change the culture of our block --- from a place where people just come to party without regard to their surroundings - - to an actual community where people come to live, learn, and make their world a more beautiful place.” Brian Cina, Isham Street

“This spring’s move out of the students was the smoothest I think I have experienced, very very smooth. What ever actions or steps that were taken were very effective from my perspective and appreciated, I kept waiting for the wheels to come off in the neighborhood and they did not there were no disruptions that I experienced the students were here and then they were gone.” Chris Flinn, South Prospect Street

For a full list of the Office of Student and Community Relations' initiatives, programs, and services, visit www.uvm.edu/livingoffcampus.

In addition to these ongoing programs, UVM worked with neighbors on the following initiatives:

- UVM and the City recently extended the Payment for Services agreement, which provides over \$1.2 million to the City.
- Since Spring 2012, UVM has funded additional Burlington Police Department officers on Thursday, Friday, and Saturday nights during busy times of the year for neighborhood patrols.
- Good Neighbor signage in the residence halls and in key areas where students leave campus were put into place. Discussions were initiated in residence halls with students about expectations for off-campus behavior.
- In response to a neighbor request, the Redstone Express shuttle route was removed from South Prospect Street after 6:00 p.m.
- In response to neighbor requests, a gate was installed on Davis Road at the entrance from South Prospect Street. This reinforces the existing traffic pattern that allows traffic to enter campus from South Prospect Street, but does not allow traffic to exit from Davis Road.

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 2013 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 our work with the City administration and Council on issues related to neighborhood development, quality of life, and housing in the Council's Community Development and Neighborhood Revitalization committee and/or the Institutions/Human Resources committee, as well as in the Community Coalition. We are particularly optimistic about the Student & Faculty Staff Housing Master Plan and the benefits that it can bring to both the University and the City.

Sincerely,



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