

Lock Haven University Master Plan Update  
WRT Project # 01764.02  
September 24, 2008  
By: Woo Kim

### **B&D Project Team Meeting with LHU Working Group 1:00pm to 2:15pm**

#### Meeting Attendees:

|                    |                         |
|--------------------|-------------------------|
| David Proctor      | Facilities, LHU         |
| Woo Kim            | WRT                     |
| Bart Hall          | Brailsford & Dunlavey   |
| Nicholas Gabel     | Brailsford & Dunlavey   |
| Dr. Dwayne Allison | Student Life, LHU       |
| Mike Heck          | Resident Director       |
| Steven Lee         | Director of Recruitment |

#### **Introduction by David Proctor**

- DP explained B&D brought on board as necessitated by Board of Governors before reviewing 5 year auxiliary plan.
- Facilities just completed a 7 year auxiliary plan in 2006 and took one year off.
- Worksheet passed onto B&D is a working list of “deferred maintenance projects” although LHU does not operate with a typical deferred maintenance project list.
- ESCO (Pennsylvania Energy Savings Contract) for Auxiliary on hold until B&D study is complete. E&G proceeding with \$10 million ESCO to pay back in 14.7 years.

#### **Introduction by B&D**

- B&D defined project goals – what direction should LHU Housing take? Housing study will focus mainly on style and scale, and less focus on meeting quantity based goals such as housing a target percentage of students or adding a set number of beds.
- What kind of “continuum” of housing options does LHU offer? All except for Campus Village (exterior catwalk, former apartment building) are typical double loaded corridor buildings.
- Evergreen Commons is Foundation owned and run; not part of LHU housing, but important to housing study.
- Any closed doors in the housing study process – is town student friendly, student averse? University is in good relations with town.
- DP stated that new State System chancellor seems more open to adding more student housing on PASSHE campuses.
- Only public private partnership LHU has engaged in is the construction and management of Evergreen Commons.
- Mansfield University just went through a similar process as LHU in terms of completing a housing market study. Mansfield just bonded \$20 million for new student housing.

## General Discussion

- B&D will cover the following tasks during this trip
  - Project Initiation
  - Focus Group and Intercept Interviews
  - Off Campus Market Analysis
  - Administrative Interviews
- During student Intercept Interviews, B&D will employ demand-based programming – how important is this amenity and how much is it worth to you?
- DP reminded that an Alternative Housing Study was completed a few years ago. B&D has received and reviewed it.
- B&D is aware of shift in demographics in the next few years that will result in a decline in university enrollment statewide, but feels that in their experience, universities are more focused on short term goals (3-5 years) and is unaffected by change in demographics.
- DA stated that State System is using this change in demographics as a reason for not funding additional beds on campuses, but State welcomes private investment in campus housing.
- B&D is aware that LHU is positioning itself to be competitive among its peers.
- DP added that there is room for one more building – Annex Building, but building needs major work to be renovated into housing, ie. asbestos abatement.
- DA explained that when LHU is oversubscribed, Student Housing resorts to triples, student lounges, and in one instance, the basement of Russell Hall was outfitted with 40 beds.
- LHU was oversubscribed between 2000 and 2003; Student Housing resorted to triples.
- No triples since 2003.
- Previous policy to guarantee on-campus housing for returning students was to set a standard of 48 credits or more; or 30 credits and a minimum 3.0 GPA.
- Change in policy in 2004 to 30 credits or more, no guarantee, and using a lottery system.
- Lottery is a touchy subject.
- In 2004, LHU had a summer development program for five weeks over the summer. Students who passed the five weeks were guaranteed housing, but university had to refer those students to Evergreen which just came online at that time.
- Admissions Department is careful to answer parents' question of whether their children will be guaranteed on campus housing for four years. Admissions pitches Evergreen. No guarantee of on-campus housing for four year makes parents nervous.
- No PASSHE university (except for maybe Bloomsburg) guarantees four years of on-campus housing.
- Some off-campus rentals on Fairview and Water Streets are shabby.
- Narrow range of housing options for students.
- What schools does LHU compete with for students?
  - Bloomsburg

- Slippery Rock
  - Kutztown
  - Shippensburg
- Discussion of fire safety issue regarding kitchens in student dormitories.
- 2,200 students subscribe to meal plan – high number a result of lack of places to eat near campus.
- On Monday, town of Lock Haven had a meeting discussing the negative student behavior in downtown especially on Jones Street across from Bellefonte Ave.
- Quality of Life surveys show that student satisfaction has stayed the same for about 10 years.
- There has been increasing resentment among town residents toward university students due to negative student activity in downtown.
- When Evergreen was planned, there was no negative reaction among off-campus rental owners nearby.
- Developer stated that Evergreen would increase the property values of all nearby housing; DA feels that this has not been so.
- B&D stated that Kutztown just completed 400 beds of off-campus housing by private developer.
- B&D explained that their study can be used to spur similar private development interest. Developers such as American Campus Communities, JPI are examples.
- B&D looks at performance indicators – one indicator is retention rates from freshman to sophomore. At LHU, this rate is 72%.
- B&D asked if there are other programmatic residential life issues eg. Living Learning, Special Interest Housing, etc.
- Very little Special Interest Housing at LHU.
- Sidenote: Planning for on-campus student housing is further complicated by fact that university accepts students a week after start of school, two weeks for graduate students. LHU accepts 74.6% of all applicants.
- DA mentioned Lock Haven's Elm Street Program application with URDC on Fairview Street to Water Street to Vasper Street.
- Most off-campus housing rentals are owned by local owners.
- A couple of big names – one of whom is on LHU Foundation owns and manages about 80 units.
- Lock Haven University is 2<sup>nd</sup> of 14 least expensive PASSHE universities.
- LHU is intentional about low cost.
- B&D benchmarked LHU against other PASSHE universities.
- LHU considers its on-campus student housing one system with one mission; no one building is required to be financially self sustaining.
- Current LHU student housing is in good shape physically and financially.
- B&D's Strategic Asset Valuation – why invest in quality of life facilities?
  - Enhance educational outcomes
  - Support enrollment
  - Promote campus community
  - Financial performance

- B&D's focus is quality of life facilities on campuses – they can help draft developer RFPs, but they do not develop student housing.
- If B&D's study recommends construction of new on-campus student housing, then Facilities will get approval from Board of Governors, and go through State System to get bond financing.
- Between 1996 and 2004, LHU enrollment grew by unprecedented 46%.
- There is existing E&G space to grow into. Facilities has many mothball spaces plus existing E&G space is only at 60-70% utilization.
- SL expressed strong interest in B&D's study because of Recruitment's desire to better position LHU to be more competitive.
- SL has conducted separate survey, will share results with B&D.