

12/15/14
Task Force 3

Attendance

Stephanie	Joe
Amy	Glenn
Phil	Brooke
Mike	Carol

DOR looked at a statistics sheet called “Residence Students” that showed the enrollment of students and residence occupancy. Enrollment has been going down, but occupancy has been about the same.

- Consistent 93% New Freshmen on campus.

Most students in traditional residence halls are freshmen and sophomores. There is an 81% capacity in the freshmen and sophomore residence halls, and the overall total occupancy is 83.4% for all of the residence halls.

We have no suite-style residence halls for sophomores and juniors. Our university competitors do – this is something we might want to look at for the Campus Master Plan. The junior and senior residence halls are at 93% capacity.

Campbell Hall, Lawther Hall, and Hillside Courts need attention. It was suggested to close Lawther Hall because it needs serious updating (it was built in 1938), or create a suite-style housing complex with it. With updates, it could enhance summer academic ability since it’s next to Commons for meeting space and Bartlett for academics. It could become a conference center for summer conferences. With the renovation of Lawther, it would reduce bed capacity and with our enrollment goal at 14,000 students this could potentially be an issue.

Campbell Hall could either be a good candidate for renovation, or a good candidate to be razed. If Lawther Hall was renovated and reduced the bed count, Campbell’s renovation could replace lost beds. We should think about enrollment when dealing with bedcount.

The retention of juniors and seniors on campus is an issue. In the 2014-2015 school year, only 55.1% of sophomores stayed on campus, down 3.4% from last school year, and 28% of juniors stayed on campus, up 1.3% from last year. We have more of an issue of keeping juniors on campus. It was brought up that if we made Campbell and Lawther into suite-style housing they might have a higher rate of staying on campus.

- There is no mandatory on-campus living requirement. We want to stay away from implementing because it could reduce retention rates.

Hillside Courts are in rough condition. They are built with wood frames and have a 25-year life expectancy. They are currently 40-years old. There was a suggestion to raze Hillside, but one needs to keep in mind the needs of non-traditional students. UNI’s non-traditional student apartments are at 93% capacity

- Possibly build new wood-structured buildings as a temporary and cheaper solution.
- Convert ROTH (Residence on the Hill) to family housing.
 - o Suites in ROTH are large (8-10 roommates).
 - o Off-Campus

Are there facilities for growth of non-traditional students?

- Again, the conversion of ROTH could be an option.
- Expansion of Panther Village (there is an opportunity to expand there).
- Create new programs on campus, like a Hospitality Major, to support the growth of transfer students.

International students are also a focus. It was suggested to have an international house and partner American students with international students earlier in the summer to help them accustom to American university life.

There was a discussion about the potential of residential academic programs. The UN-Lincoln campus has a “Live Where You Learn” program where students practically live above where they learn and study. UNI has a Springboard program, a Living Learning program which ties with an academic component (ex. Education students with other Ed. Students), and a STEP program for second year students after the Springboard program.

The renovation budget is about \$15-16 million for Lawther Hall (in 3 years), and the University wants to pay in cash, bond for cost of Cambell (the 3-4 years following), and decide for Hillside (2-3 years following Campbell Hall). Housing is self-generated income, but we can easily spend \$5 million per year on upkeep.

Stephanie gave a PowerPoint presentation on the Single Family Home Conversion Task Force.

Goal: Maintain character of single family neighborhoods. Problems already exist, and this is not a new issue. Allow density of vehicles and people that can be supported. Broad concept solutions identified; details to be worked out. It’s a long process to finish, at least a 6-7 month process. Compromise avoids drama and panic.

The focus of the group was on R-1 and R-2 low density residential areas.

Current properties are old and not designed for rentals. They bring more than one car, which lead to narrow streets that can’t accommodate growth. Rentals bring different tenant behaviors compared to owning a house. Maintenance is also lower in a rental.

Conversions lead to a domino effect, and there needs to be a balance. There are higher complaints with transitions, and perspective “owners” won’t buy with too many rentals around. Rentals are an unstable environment because of short leases. Owner occupied houses have longer tenure due to personal investment.

Cedar Falls has about 36% rentals because it’s a college town.

In regards to aesthetics, garage needs to be for parking only, not storage. The city needs to correct that to fix erratic parking.

There will be a higher aggressiveness to enforce codes with maintenance issues. As of July, Cedar Falls used to be passive – complaint based. Now their being proactive about issues by sending letters, making calls, etc.

Ordinance changes regarding zoning include parking, improvements, open space. With rentals, occupancy, improvements, family definition. Driveways need to be paved within 6 years. Adoption of Property Maintenance International Code includes all properties, not just rentals. The proactive program also will register non-conformers, educate landlords, and create an incentive program with reliefs. The study area will be around UNI, and the density bonus as incentive to redevelop bad properties.

Collaboration includes seeking property rights for everybody. Different approaches can complement each other and teamwork is needed. The resolution for these issues with take time.

Meeting adjourned at 4:30PM. Our next meeting is scheduled for Monday, January 12, 2015 from 3:00-4:30PM in McCollum Science Hall 81B.