

HOUSING STRATEGIC PLAN

UNIVERSITY OF MARYLAND COLLEGE PARK

2019



HOUSING STRATEGIC PLAN UPDATE

The University of Maryland engaged Brailsford & Dunlavey (B&D) consultants to conduct a periodic review of the 2014 Housing Strategic Plan. B&D's Fall 2017 Housing Market Analysis Update identified a recommended student housing program of 13,800 beds to accommodate existing demand on the University of Maryland campus. Since that time, the University has begun planning a new 900-bed student housing facility to be located on the existing Varsity Practice Field site.

With planning for the new facility underway, Resident Life and Residential Facilities' strategic priority is enhancing, through renovation or replacement, the University's existing housing inventory. Thus, revisions to the Housing Strategic Plan as outlined in Figure 1.0 are focused on existing facilities rather than new construction projects. However, it is important to note that the updated Plan, without any net new beds beyond the Varsity Practice Field site, leaves a significant gap in demand (approximately 1,650 beds) from B&D's 2017 program recommendation. The B&D Project Team recommends that any refinement of the Housing Strategic Plan focus on providing additional bed density whenever possible to continue to align UMD's housing portfolio with student demand.

Additionally, the B&D Project Team conducted a cost-benefit analysis of the renovation versus replacement of facilities within the Ellicott, Cambridge, and Denton communities. It is B&D's benchmark that any facility in which the cost of renovation exceeds 50% that of new construction should be further assessed for replacement. However, a comprehensive replacement of Ellicott, Hagerstown, LaPlata, Cumberland, and Centerville proved financially infeasible for Resident Life and Residential Facilities as self-supporting departments as the University balances the priority of affordable rental rates. The B&D Project Team recommends that

the University continue to assess the cost-benefit of these facilities as detailed programming and design progresses to ensure renovation of these facilities continues to align with Resident Life and Residential Facilities' programmatic and financial priorities.

As such, the B&D Project Team, in conjunction with UMD, outlined the following Guiding Assumptions and priorities to update the Plan:

- ◆ Infrastructure requirements, specifically Oakland SCUB II & III, must be prioritized in 2019/2020 to allow for the extensive renovation of existing residence halls to begin as early as 2021.
- ◆ Residence halls in need of systems upgrades and/or replacement to allow for the inclusion of air conditioning must be prioritized.
- ◆ Residential facilities in which future and/or continued investment is not warranted, including Caroline, Carroll, and Wicomico, as well as Old Leonardtown, should be divested.

The resulting update to the Housing Strategic Plan calls for the transition of Caroline, Carroll, and Wicomico halls offline by Fall 2021. However, this transition should occur in a phased approach to minimize fluctuation in bed count and allow for single occupancy unit offerings while the University aligns these parcels with future use priorities. As a result, Caroline, Carroll, and Wicomico will be offered as single occupancy units for Fall 2019 and Fall 2020.

Old and New Leonardtown will also transition offline during the duration of the Plan. Due to re-investment requirements, Old Leonardtown should transition offline by Fall 2020, at the latest, and New Leonardtown should transition offline by the end of the Plan (Fall 2030).

The Plan also overlays the need for investment in infrastructure requirements, as outlined previously, to allow for comprehensive renovation of the Ellicott (Ellicott, Hagerstown, LaPlata), Cambridge (Cumberland, Chestertown), and South Hill (Cecil) communities over the next seven (7) years. The remaining residential facilities requiring a moderate level of renovation (Elkton, Easton, Centerville, Denton, and Bel Air) will be upgraded during the remainder of the Plan. New Leonardtown will transition offline by Fall 2030.

Figure 1 below further outlines the most current recommended Housing Strategic Plan phasing timeline based on the latest analysis of facility and financial data (March 2019). As previously stated, this recommendation focuses on renovation projects beyond the implementation of a new residential facility, which is slated for opening in Fall 2021.

NEXT STEPS

In preparation for the comprehensive renovation of Ellicott Hall in 2021, the University of Maryland must conduct the following next steps to prepare for the divestment of Old Leonardtown, as well as Caroline, Carroll, and Wicomico halls. Further, the University must plan for the corresponding investment in the infrastructure upgrades necessary to support a comprehensive renovation to the Ellicott, Cambridge, and South Hill communities.

- ◆ Transition Caroline, Carroll and Wicomico to single occupancy units for Fall 2019 and Fall 2020.
- ◆ Begin planning infrastructure upgrades for Oakland SCUB II & III.
- ◆ Plan the transition of Old Leonardtown offline beginning Fall 2020 by assessing the programmatic and financial implications to Resident Life and Residential Facilities.
- ◆ Begin planning the comprehensive renovation of Ellicott Hall in Fall 2020, for a closure and renovation in academic year 2021/2022.



INSPIRE. EMPOWER. ADVANCE.

info@programmanagers.com
PROGRAMMANAGERS.COM

@BD_PM

