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EXECUTIVE SUMMARY

UTC Housing and Residence Life Vision Statement:

Through partnerships, UTC Housing and Residence Life seeks to unify students in an engaged learning community that provides opportunities for growth, diversity and responsible living.

UTC Housing and Residence Life Mission Statement:

UTC Housing and Residence Life partners with students to enhance their college experience by providing:

- A variety of clean, safe, and convenient housing options
- A dynamic community that recognizes and celebrates diversity
- Opportunities for student engagement through active learning and leadership
- A supportive environment which appropriately challenges residents to develop academically and socially

We are all Members of the Community! Go MOCs!
INTRODUCTION

The University Master Plan integrates a Comprehensive Housing Master Plan that defines the vision for development of the broader learning environment. Residential Life at the University of Tennessee Chattanooga (UTC) is in the midst of change, transforming the institution into a residential campus. Over the past decade, UTC has doubled its on-campus residency, but without significantly expanding the programs and services that fully define a residential campus.

The University is in a truly unique position by providing only the most desirable housing option — apartments. This will slightly change in the near future, with the conversion of Stagmaier Hall into semi-suites. The residential apartment option is a significant recruitment tool to prospective students who are looking for differentiators in their collegiate experience. Yet, the apartment designs lack a desirable community character that is essential for the development of well-rounded student citizens, particularly first year students.

The future direction of residential life development on campus should focus on creating scalable communities by diversifying unit types and expanding amenities. Residential unit types that will be considered include modified traditional rooms, semi-suites, and suites, in addition to the existing portfolio of apartments. Housing for first year students will focus on shifting common space from out of the apartment and into open common areas. Residential communities will strategically enhance amenities that support student programs and services.

The University will further diversity the residential life experience to include Living Learning Communities and Residential Colleges. Focused living and learning environments represent the types of unique opportunities that attract students who share the broader goals of UTC, and who ultimately will define the University’s future. By integrating these opportunities for students, UTC will expand their differentiators.

The existing building conditions in Residential Life are generally in need of significant repair or deferred maintenance. Improving the existing conditions while concurrently diversifying the mix of residential experiences is the balance required for a successful Comprehensive Housing Master Plan. This report provides a summary of findings based on data provided by UTC and professional observations. UTC aspires to reach the top 5 rankings of Southern Masters Universities. This report provides a general overview of the current six institutions (two are tied for fifth place) that comprise the top 5 rankings, specifically their residential life portfolio. This report also provides a similar overview of five of the University’s peers.

When complete, the Comprehensive Housing Master Plan will include research and recommendations based on the following specific issues:

- Assess Existing Facilities
- Future Unit Types and Mix
- Focus groups, interviews, and surveys
- Off-campus housing information
- Assess impact of off-campus market
- Housing and residence life space program analysis
- Strategic recommendations for the Comprehensive Housing Master Plan with recommendations
- Implementation schedule
- Potential site locations for new residence halls
- Financial review
- Economic model and pro formas
PRELIMINARY THOUGHTS

Tilium consum potesse detiam nosteris vem quam, se cles res! Fit; Catquon incum es con diceps, factasdam sules? Is, ubli plicate rorsulaedo, clut que et pecon re morivil videm, nocam postium tum nihilica; hus. Quis nost? Nihicae ssilici iam condam ex mum moverfere cere consumpio, sat. Idella dem uterem, culoccisquius consil commore mquit, ommor pubilium am patiae etimis hicam tabefect factem triondius, quam unum aucibul cerit inamquam diem es ne ad il tera rem nonscrendam conve, consulin ductusquam, condeliego vem aute, se tasdac vitam re publia erorum nem dumus crei inepecer ferceres intis.

Ultus, Castum dienatudam publinula caed consus, se temquasdam ta tea consul fat virio con sulocch usperis caet ia re perio in vil vid aces? Odius possit fitam te quam fatraes efacieniu mante, consulvi iriu. movere ia musatum intis hicum num menium liacrum ad ine nos consunt erumus ina, no. Morachicae niam iam rehenatus, quod condit, dit. Mihilium forber quem ensus aci se pertam nondam. Iciener iteris fatus, Catili, consus, quam su im sesimprit? Rum arios crur, venatuaququam intri cons acives caest? Nihilis. Grae num maionequon nemovieri suvilidem inatui pubis hilium estrivi vervognam omnimur imus constru scrutinio co inam, mente nost prachuc rectort ilnesssus supictabut conduciti, quod contemu squeriontes cla rei pra menterions obesatiilin hos cultus, ero veniam cibus con tem ad cestandam per latquam publiam perendeme factusc issimil vid con dem derferce novo, cut res! Mulic ren virma, corirum habit L. Verem que peridea is es auctum actoris secresica no. Sat publium abesin vis, ve, deesses ventelartus cus vit, etiena, nemura? Oximis An ditim inam pri sedessum prae avocchu consum ducetatum me nost veri peris? Verips, consula ad rem, ne publiurei poent.

Opio, omnovidis suam sent.

DEGREES OF COMMUNITY

IMMEDIATE COMMUNITY: ROOMMATES / “FAMILY”
Conceptual Unit Organizations

Basic Needs
- Individual Study
- Sleep / Relax
- Personal Belongings

Occancy | Traditional | Modified Traditional | Semi-suites | Suites | Apartments
--- | --- | --- | --- | --- | ---
One Student | Sinks | Full Washroom | Living Space | Kitchenette | Kitchen | Shared Area | Circulation

95-100 NSF/bed
165-210 GSF/bed

105-110 NSF/bed
175-225 GSF/bed

130-150 NSF/bed
225-250 GSF/bed

190-210 NSF/bed
275-325 GSF/bed

200-240 NSF/bed
300-370 GSF/bed
FLOOR COMMUNITY: EXTENDED “FAMILY”
Conceptual Floor Organizations: Average 32 students
DEGREES OF COMMUNITY

RESIDENCE HALL COMMUNITY
Common Programs Conceptual Organization
- Program at entry level supports the Residence Hall community:
  - Lobby: Is the heart of the building
  - Community Space (Lounge): Students do not need an invitation to attend an event. The event occurs in a public and visible area and they are drawn to participate.
  - Game Room: Its visibility fosters participation. Equipment could be monitored from a front desk.
  - Common Laundry: Is visible, safe and adjacent to shared spaces.
  - Common WC: Supports activities on entry level.
  - Food: Is visible from entrance. Could be as simple as vending machines or a small Café.
  - Study: Could entail a variety of spaces: individual study, group study, Classrooms/Lab, Printing Space and Library. If the Residence Hall supports a Living/Learning Community, the study program needs careful planning.
  - Resident Director’s Apartment: Is private, connected to the outdoors and has an independent entrance.
  - Resident Director’s Office: Is public and visible and connected to the RD’s apartment.
  - Connection to Outdoors: The entry level is visually and physically connected to the outdoor environment. The interior program can extend to the outside.
RESIDENCE HALL RELATION TO CAMPUS COMMUNITY

Programmatic Diagram

A successful Residence Hall:

- Is responsive to the campus context and mission
- Contains the right mix of program, provides a unique experience, and has an identity
- Considers the architectural expression, form and materials of the building, and its sited as it belongs there
- Offers equal opportunities to all Residents
RESIDENTIAL UNIT TYPOLOGIES

- Single Occupancy Bedroom
- Double Occupancy Bedroom
- Double Occupancy Bedroom Bunk
- Semi-Suite
- Suite
ASSESSMENT

Tilio consum potesse detiam nosteris vem quam, se cles res! Fit; Catquon incum es con diceps, factasdam sules? Is, ubli plicate rorsulaedo, clut que et pecon re morivil videm, nocam postium tum nihilica; hus. Quis nost? Nihicae ssilici iam condam ex mum moverfere cere consumpio, sat. Idella dem uterem, culoccisquis consil commore mquit, ommor publicium am patiae etmis hicam tabefec factem triondius, quam unum aucibul cerit inamquam diem es ne ad il tera rem nonscrendam conve, consulin ductusquam, condellego vem aute, se tasdac vitam re public erorum nem dumus crei inceper ferceres intis.

Ultus, Castum dianatudam publinula caed consus, se temquasdam ta tea consuili fat virio con sulocch usperis caet ia re re perio in vil vid aces? Odius possit fitam te quam fatraes efacieniu mante, consulv iriir. movere ia musatum intis hicum num mentium liacrum ad ine nos consunt erumus ina, no. Morachicae niam iam rehenatus, quod condit, dit. Mihilion forber quem ensus aci se pertam nondam. Icienar iteris fatus, Catili, consus, quam su im sesimprit? Rum arios crur, venatuaquam intri cons acives caest? Nihilis. Grae num maionequon nemovieri sulvidem inatui pubis hilium estrivi vervignatam omnimir imus constru scrunto co inam, mente nost prachuc rectort illeness supictabut condaciti, quod contemu squeriontes cla rei pra menterions obse nalini hos cultus, ero veniam cibus con tem ad cestandam per latquam publicam perendeme factusc issimil vid con dem dererce nonvo, cut res! Mulic ren virma, corimur habit L. Verem que peridea is es auctum actoris sescresica no. Sat publicum abesin vis, ve, deessen ventelartus cus vit, etiena, nemura? Oximis An ditim inam pri sedessum prae avocchu consum ductatum me nost veri peris? Verips, consula ad rem, ne publiurei poent.

Opio, omnovidii suam sent.

EXISTING CONDITIONS

The assessment focuses on existing UTC Residence Halls on North and South Campus. The assessment focuses on the building construction, overall plan, unit type, gross square footage per student, class affiliation, and common amenities.

The total number of on-campus residents is 3,093, including Stagmaier Hall. North Campus has 416,771 total gross square feet, 317 apartment style and 38 semi-suite units. There are 1,388 residents for a total of 300 gross square feet per student. South Campus has 662,441 total gross square feet, 453 apartment style units and 1,705 residents for a total of 389 gross square feet per student.

Apartments: Apartment Style Units are prevalent in the UTC inventory with the exception of the future semi-suites in Stagmaier Hall.

Experience: Lockmiller I and II Residence Halls are perceived by students to be the most successful Residential Life Experience. The site has a sand volleyball court in the communal space between the two halls.

Aging Infrastructure: Lockmiller I and II, built in 1982 and 1986 are showing signs of aging particularly in the building's exterior.

Short Life Cycle Infrastructure: South Campus was constructed based on a short life-span, including building materials (Exterior Insulation and Finish Systems) and building systems. The North Campus residence halls are more durable, constructed as masonry buildings.

Residence Halls Connections to Campus: North Campus is perceived to be more connected to the campus core, in part due to the level topography between Boling and Johnson-Obear Apartments and the core campus. Lockmiller Hall I and II are located in the campus core and deemed ideally located. There is a perceived disconnect from South Campus to the campus core due to the steep topography (Cardiac Hill) and the lack of outdoor amenities. Between Lockmiller I and II, there is a landscape path connection between south campus and the core campus. This path is ADA accessible but there is no continuity in streetscape design to integrate it into the south campus experience.

Outdoor Spaces: Overall, outdoor spaces in the Residence Halls are not designed to support recreational and informal gathering spaces.

Resident Directors: North Campus locates Resident Director offices at the Residence Halls. Conversely, South Campus centrally locates Resident Director offices at Stacy Town Center, also known as Town Hall.

Residence Hall Association: Residents are encouraged to get involved in planning and organizing activities for their residence halls by joining the Residence Hall Association (RHA). This group of residents and staff work together to develop and maintain community through programming, discussing college life, studying, and other related activities that bring people in the student residential community together.

Stophe: Stophel Apartments is the largest residence hall available on campus.

Showroom: UTC provides a contest for students that commit to having their apartment become a showroom for their residence hall. The contest winners are rewarded with 50% payment of the apartment rental cost.
FACTS & STATISTICS

• Current student enrollment  11,209
• 2020 Projected enrollment  13,775*

• Undergraduate
  In-State Tuition   $6,157
  Out of State Tuition  $9,188

• Graduate
  In-State Tuition   $6,157
  Out of State Tuition  $9,677

• Off Line Residence Halls
  Stadium (demolished)
  Pflieffer
  Stagmaier (under renovation)

• Total Apartments  765
  Boling  102
  Lockmiller  99
  Johnson Obear  113
  Guerry  56
  Decosimo  93
  Stophel  158
  Walker  55
  UC Foundation  89

• Residence Halls Maximum Occupancy  2,949
  Fall 2010: 2,957 at a 100% occ.
  Spring 2011: 2,823 at a 96% occ.

*By 2015, 10% of enrolled undergraduates to be part of the Honor Program
### TABLE 7.1 SUMMARY CHART

<table>
<thead>
<tr>
<th>Location</th>
<th>North Campus</th>
<th>South Campus</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Name</td>
<td>Boiling</td>
<td>Johnson Obear</td>
<td>Lockmiller I &amp; II</td>
</tr>
<tr>
<td>Year Renovated</td>
<td>2001</td>
<td>2012</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>North</td>
<td>North</td>
<td>South</td>
</tr>
<tr>
<td>Floors</td>
<td>3,4</td>
<td>3</td>
<td>3,4</td>
</tr>
<tr>
<td>Unit Type</td>
<td>apartments</td>
<td>apartments</td>
<td>semi-suites</td>
</tr>
<tr>
<td>Total units</td>
<td>104</td>
<td>114</td>
<td>99</td>
</tr>
<tr>
<td>Cost/Semester/Student 2010-2011</td>
<td>$1,995</td>
<td>$2,355</td>
<td>$1,600 - $2,600</td>
</tr>
<tr>
<td>Cost/Semester/Student 2011-2012</td>
<td>$2,105 - $2,230</td>
<td>$2,475 - $2,600</td>
<td>$1,680 - $2,730</td>
</tr>
<tr>
<td>Residents</td>
<td>411</td>
<td>449</td>
<td>383</td>
</tr>
<tr>
<td>Gross SF</td>
<td>128,285</td>
<td>167,418</td>
<td>96,019</td>
</tr>
<tr>
<td>Gross SF/Student</td>
<td>312</td>
<td>373</td>
<td>251</td>
</tr>
<tr>
<td>Gender</td>
<td>167 F / 244 M</td>
<td>294 F / 155 M</td>
<td>233 F / 152 M / 167</td>
</tr>
<tr>
<td>Class Affiliation</td>
<td>Freshmen / Upper Class</td>
<td>Freshmen / Upper Class</td>
<td>Freshmen / Honors</td>
</tr>
<tr>
<td>Public Amenities</td>
<td>Close to amenities</td>
<td>Community Room</td>
<td>Community Room</td>
</tr>
<tr>
<td></td>
<td>Lose to campus Core</td>
<td>Common Laundry</td>
<td>Common Laundry</td>
</tr>
<tr>
<td></td>
<td>Outdoors Gazebo</td>
<td>Sand Volleyball Court</td>
<td>Lose to campus Core</td>
</tr>
<tr>
<td>Architectural Quality</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Interior Design Quality</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Accessibility</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Major equipment / infrastructure</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Fire alarm</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Ventilation systems</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Humidity control / mold &amp; mildew</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Lightning protection</td>
<td>Minor</td>
<td>Moderate</td>
<td>Major</td>
</tr>
<tr>
<td>Future Plans</td>
<td>Convert to modified traditional</td>
<td>Maintain as is</td>
<td>Convert to modified traditional</td>
</tr>
<tr>
<td></td>
<td>250</td>
<td>338</td>
<td>250</td>
</tr>
<tr>
<td>Total beds</td>
<td>607</td>
<td>118</td>
<td>251</td>
</tr>
</tbody>
</table>

**LEGEND**
- Minor
- Moderate
- Major
### TABLE 7.2 RESIDENCE HALLS AMENITIES COMPARISON

<table>
<thead>
<tr>
<th>North Campus</th>
<th>South Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lockmiller</strong></td>
<td>Guerry</td>
</tr>
<tr>
<td><strong>Boling</strong></td>
<td>Decosimo</td>
</tr>
<tr>
<td><strong>Johnson Obear</strong></td>
<td>Stophel</td>
</tr>
<tr>
<td><strong>Walker</strong></td>
<td>UC</td>
</tr>
<tr>
<td><strong>Total Building Capacity</strong></td>
<td><strong>205</strong></td>
</tr>
<tr>
<td><strong>1 Bedroom Shared Studio</strong></td>
<td><strong>383</strong></td>
</tr>
<tr>
<td><strong>2 Bedroom Unit Available</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>3 Bedroom Unit Available</strong></td>
<td><strong>X (1 Unit)</strong></td>
</tr>
<tr>
<td><strong>4 Bedroom Unit Available</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Utilities Included in Price:</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td>(Electric, Water, Cable, Phone)</td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Wired Internet</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Wireless Internet</strong></td>
<td><strong>X (Certain Areas)</strong></td>
</tr>
<tr>
<td><strong>Private Bed Rooms</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Shared 2 Per Bedroom</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Shared 3 Per Bedroom</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Furnished</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Electronic Card Access</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Laundry (Community Use)</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Laundry: Washer/ Dryer in Unit</strong></td>
<td><strong>X (Phase Two Only)</strong></td>
</tr>
<tr>
<td><strong>Microwave included</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Full Size Beds</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Regular Length Twin Beds</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Extra Long Twin Beds</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Non-Smoking</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Elevator</strong></td>
<td><strong>X (Certain Areas)</strong></td>
</tr>
<tr>
<td><strong>Community Rooms</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Study Rooms</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Vending</strong></td>
<td><strong>X</strong></td>
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<tr>
<td><strong>Computer Labs</strong></td>
<td><strong>X</strong></td>
</tr>
<tr>
<td><strong>Closest Reserved Parking</strong></td>
<td>Lot 21 Lot 40 Lots: 26, 6, 39</td>
</tr>
<tr>
<td><strong>Closest General Parking</strong></td>
<td>Lots: 17, 13 Lot 4</td>
</tr>
</tbody>
</table>
### Table 7.3 Future Projections

<table>
<thead>
<tr>
<th>Location</th>
<th>Building Name</th>
<th>Near-Term</th>
<th>Near-Term</th>
<th>Mid-Term</th>
<th>Mid-Term</th>
<th>Long-Term</th>
<th>Total Avg</th>
<th>Projected</th>
<th>Future</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Lockmiller</td>
<td>New site</td>
<td>Boling</td>
<td>New site</td>
<td>New site</td>
<td></td>
<td>15,000</td>
<td>enrollment</td>
</tr>
<tr>
<td>Year Built</td>
<td></td>
<td>2016</td>
<td>2016</td>
<td>2021</td>
<td>2021</td>
<td>2031</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Year Renovated</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Location</td>
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<tr>
<td>Floors</td>
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<td></td>
</tr>
<tr>
<td>Unit Type</td>
<td></td>
<td>Mod Trad</td>
<td>Res College</td>
<td>Mod Trad</td>
<td>Res College</td>
<td>Res College</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total units</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Cost/Semester/Student 2010-2011</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Cost/Semester/Student 2011-2012</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residents</td>
<td></td>
<td>350</td>
<td>150</td>
<td>450</td>
<td>250</td>
<td>600</td>
<td>1,800</td>
<td>4,875</td>
<td>30-35% on-campus</td>
</tr>
<tr>
<td>Gross SF</td>
<td></td>
<td>78,750</td>
<td>52,500</td>
<td>101,250</td>
<td>87,500</td>
<td>210,000</td>
<td>530,000</td>
<td>1,462,500</td>
<td></td>
</tr>
<tr>
<td>Gross SF/Student</td>
<td></td>
<td>225</td>
<td>350</td>
<td>225</td>
<td>350</td>
<td>350</td>
<td>294</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Gender</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Class Affiliation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Amenities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FIGURE 7.3 HOUSING DEVELOPMENT OPPORTUNITIES
BOLING APARTMENTS

<table>
<thead>
<tr>
<th>Year Built</th>
<th>1975</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Replacement Value</td>
<td>All Boling buildings $6,464,100</td>
</tr>
<tr>
<td>Location</td>
<td>North Campus</td>
</tr>
<tr>
<td>Unit Type &amp; Cost / Semester / Student</td>
<td>apt style/single occ.</td>
</tr>
<tr>
<td>- 3 bedroom/1 bath</td>
<td>1 unit / 3 beds</td>
</tr>
<tr>
<td>- 4 bedroom/1 bath</td>
<td>102 units / 408 beds</td>
</tr>
<tr>
<td>- Resident Director</td>
<td>1 unit</td>
</tr>
<tr>
<td>- Area Coordinator</td>
<td>1 unit</td>
</tr>
<tr>
<td>Total Units</td>
<td>104</td>
</tr>
<tr>
<td>Student Residents</td>
<td>411</td>
</tr>
<tr>
<td>Gender Population</td>
<td>167 F / 244 M</td>
</tr>
<tr>
<td>Total Gross Square Feet</td>
<td>128,285</td>
</tr>
<tr>
<td>Square Feet per Student</td>
<td>312</td>
</tr>
<tr>
<td>Class Affiliation</td>
<td>187 Freshmen and 224 Upper Classmen (Mostly Athletic Students)</td>
</tr>
<tr>
<td>Public Amenities</td>
<td>Community Room for 15 – 20 students</td>
</tr>
<tr>
<td>- Common Area Laundry Facility</td>
<td></td>
</tr>
<tr>
<td>- Convenience Store</td>
<td></td>
</tr>
<tr>
<td>- Residential Director’s Office</td>
<td></td>
</tr>
<tr>
<td>- Proximity to Athletic Programs</td>
<td></td>
</tr>
<tr>
<td>- Close proximity of the University Center where a majority of the eateries on campus are located</td>
<td></td>
</tr>
<tr>
<td>- Central outdoor common space where a variety of programs are hosted.</td>
<td></td>
</tr>
<tr>
<td>Facilities Assessment</td>
<td>Buildings P, A-O, R, S: Scored Potentially Critical by Facilities Assessment Phase 2, SBC no. 540, 09/02/08</td>
</tr>
</tbody>
</table>
A typical bedroom contains:
- Extra Long Twin Bed
- Chest of Drawers
- Student Desk
- Desk Chair
- Basic Cable in each bedroom and in common living space
- Internet Connection (Student must provide Ethernet cord)
- Closet
JOHNSON-OBEAR APARTMENTS (ALIAS VILLAGE OR NEW VILLAGE)

Year Built: 1993/1997
Estimated Replacement Value:
- Johnson Obear (A, B, & C) $6,900,000
- Johnson Obear (D, E, F, G, & H) $2,205,800
Location: North Campus
Construction: 3 to 4 Stories Masonry construction with open stairs and corridors. Units with balconies.

Unit Type & Cost / Semester / Student
apt. style/single occ.
- 3 bedroom/1 bath: 7 units / 21 beds
  - Cost: $2,355 / $2,600
- 4 bedroom/1 bath: 107 units / 428 beds
  - Cost: $2,355 / $2,475
- Resident Director: 1 unit
- Area Coordinator: 1 unit

Total Units: 114
Student Residents: 449
Gender Population: 294 F / 155 M

Total Gross Square Feet:
- Johnson Obear (A, B, & C) 67,376
- Johnson Obear (D, E, F, G, & H) 100,042
Square Feet per Student: 372

Class Affiliation:
180 Freshmen and 269 Upper Classmen

Public Amenities:
- Community Room for 15 – 20 student
  (space split by load bearing columns)
- Common Area Laundry Facility
- Residential Director’s Office
- Outdoor Gazebos
- Bike Racks Available
- Private Porch or Balcony for each room
A typical room contains:
- Extra Long Twin Bed
- Chest of Drawers
- Student Desk
- Desk Chair
- Basic Cable in each bedroom and in common living space
- Internet Connection (Student must provide ethernet cord)
- Closet

![Typical Apartment Unit](image)

![Ground Floor Plan](image)
LOCKMILLER I & II HALL

Year Built: 1982/1986

Estimated Replacement Value:
- Lockmiller I: $9,542,400
- Lockmiller II: $5,750,000

Location: North Campus

Construction:
3-Stories Masonry construction with open stairs, corridors and porches.

Unit Type & Cost / Semester / Student:
apartment style
- single occupancy: 24 units / 48 beds
  2 bedroom / 1 bath: $2,600 / $2,730
- double occupancy: 47 units / 185 beds
  2 bedroom / 1 bath: $1,965 / $2,065
- triple occupancy: 25 units / 75 beds
  2 bedroom / 1 bath: $1,600 / $1,680
- Resident Director: 2 unit
- Area Coordinator: 2 unit
- Honor Program: 125 beds

Total Units: 99

Student Residents: 383

Gender Population: 233 F/152 M/16?

Total Gross Square Feet: 96,019
- Lockmiller I: 55,048
- Lockmiller II: 40,971

Square Feet per Student: 250

Class Affiliation:
- Lockmiller I: Honor Program
- Lockmiller II: Freshmen

Public Amenities:
- Community Room for 10 – 12 student (poorly located)
- Common Area Laundry Facility
- Residential Director’s Office in complex
- Sand Volleyball court

Facilities Assessment:
Buildings Scored Potentially Critical by Facilities Assessment Phase 2, SBC no. 540, 09/02/08
A typical room contains:

- Extra Long Twin Bed
- Chest of Drawers
- Student Desk
- Desk Chair
- Basic Cable in each bedroom and in common living space
- Internet Connection (Student must provide ethernet cord)
- Closet
Ground Floor Plan
STAGMAIER HALL

Year Built: 1967
*Under Renovation, will open Fall 2012
Estimated Replacement Value: $1,595,440

Location: North Campus

Construction: 3-Stories Masonry construction with internal stairs and corridors.

Unit Type & Cost / Semester / Student
semi suite style
- single occupancy (ADA) 3 units / 5 beds 2 bedroom / 1 bath $1,995
- double occupancy 35 units / 140 beds 2 bedroom / 1 bath $1,995
- RA 2 units

Total Units: 38
Student Residents: 145

Gender Population: unknown

Total Gross Square Feet: 31,015
Square Feet per Student: 172.7

Affiliation: Freshmen

Public Amenities
- Small Community Room at ground level
- Common Area Laundry Facility
- Residential Director’s Office located at Lockmiller

Facilities Assessment
Buildings Scored Critical by Facilities Assessment Phase 2, SBC no. 540, 09/02/08
GUERRY (1000) APARTMENTS

Year Built 2001
Location South Campus

Construction
3 to 4 Stories with internal stairs and corridors. Brick first floor and Exterior Insulation and Finish Systems (EIFS) floors above.

Unit Type & Cost / Semester / Student
apartment style
- single occupancy 2 bedroom / 1 bath 5 units / 10 beds n/a / $3,575
- double occupancy 2 bedroom / 1 bath 39 units / 156 beds $2,275 / $2,345
- single occupancy 3 bedroom / 2 baths 8 units / 22 beds $2,925 / $3,075
- double occupancy 3 bedroom / 2 baths 3 units / 16 beds $ 2,275 / $ 2,450
- Resident Director 1 unit
- Area Coordinator 1 unit
Total Units 56

Student Residents 204
Gender Population 142 F/63 M/2?
Total Gross Square Feet 63,150
Square Feet per Student 309.5

Class Affiliation
186 Freshmen and 18 Upper Classmen

Public Amenities
- No Community Space
- Washer/Dryer included in apartment
- Residential Director’s Office located at Stacey Town Center and shared with Decosimo
East 8th St.

Shaded area is unexcavated.

Sprinkler/Riser Room isolation valve for all of Guerry building.
**DECOSIMO (2000) APARTMENTS**

| Year Built | 2001 |
| Location | South Campus |

**Unit Type & Cost / Semester / Student**

Apartment style

- double occupancy 1 bedroom / 1 bath
  - 11 units / 22 beds
  - $2,275 / $2,450
- single occupancy 3 bedroom / 2 baths
  - 1 unit / 3 beds
  - n/a / $???
- single occupancy 4 bedroom / 2 bath
  - 80 units / 320 beds
  - $2,835 / $2,975
- Resident Director
  - 1 unit
- Area Coordinator
  - 1 unit

**Total Units**

93

**Student Residents**

345

**Gender Population**

211 F/133 M/2?

**Total Gross Square Feet**

131,072

**Square Feet per Student**

380

**Class Affiliation**

All Freshmen

**Public Amenities**

- No Community Space
- Exterior Community Space could hold small informal activities
- 2 small Common Area Laundry Facilities
- Residential Director’s Office located at Stacey Town Center and shared with Guerry
- Bike Racks Available
STOPHEL (3000) APARTMENTS

Year Built: 2002
Location: South Campus

Construction:
3 to 4 Stories with internal stairs and corridors. Brick first floor and Exterior Insulation and Finish Systems (EIFS) floors above.

Unit Type & Cost / Semester / Student:
apartment style
- single occupancy 2 bedroom / 1 bath: 22 units / 44 beds, $3,450 / $3,575
- single occupancy 4 bedroom / 2 bath: 134 units / 536 beds, $2,925 / $3,075
- Resident Director: 2 units
- Area Coordinator: 2 units

Total Units: 160
Student Residents: 580
Gender Population: 252 F/231 M/4?

Total Gross Square Feet: 232,000
Square Feet per Student: 400

Class Affiliation: All Upper Classmen

Public Amenities:
- No Community Space
- Some small "cut out" spaces in the hallway that could potentially be used
- Courtyard Community Space is primarily paved, with benches and outdoor stage
- Washer/Dryer included in apartment
- Residential Director’s Office located on first floor
- Integral Parking under Residences
WALKER (4000) APARTMENTS

Year Built: 2004
Location: South Campus

Construction:

Unit Type & Cost / Semester / Student:
apartment style

- Single occupancy: 4 bedroom / 2 bath
  - $2,925 / $3,075
  - ($1845 per resident entire summer or $922.50 per resident short term)
- Resident Director: 1 unit

Total Units: 55
Student Residents: 220
Gender Population: 128 F/92 M
Total Gross Square Feet: 84,391
Square Feet per Student: 383.5

Class Affiliation:
All Freshmen

Public Amenities:
- Few small study rooms could seat 3 to 4 students
- Washer/Dryer included in apartment
- Residential Director's Office located in adjacent UC Foundation Res Hall
- Central courtyard is shared with the UC Foundation residents
- Private porch for some first floor residents
UC FOUNDATION (5000) APARTMENTS

Year Built: 2004
Location: South Campus

Construction:

Unit Type & Cost / Semester / Student:
apartment style
- single occupancy
  4 bedroom/2 bath: 89 units / 356 beds
  $ 2,925 / $ 3,075 ($ 1,845 per resident entire summer)
- Resident Director: 1 unit
- Area Coordinator: 1 unit

Total Units: 89
Student Residents: 356
Gender Population: 231 F/125 M
Total Gross Square Feet: 151,828
Square Feet per Student: 426
Class Affiliation: All Upper Classmen

Public Amenities:
- Small study rooms for 3 to 4 students
- 40 person classroom
- 2 large spaces on 1st floor: the “work out” room used by few people (no workout equipment); and adjacent community room used for RA programs (locked unless activity occurring)
- Washer/Dryer included in apartment
- Central courtyard is shared with the Walker residents. It is paved with benches and outdoor stage
- Residential Director’s Office located in complex
- Potential Retail Space Empty
UC FOUNDATION (5000) APARTMENTS

Second Floor

UC Foundation Apartments
SECOND FLOOR
501 East 8th Street

DRAWN BY: Facilities Planning
REV. 05/16/05

CAD FILE: UCF_Roof_2

Stairway To Exit

Main Fire Alarm Panel
The door is labeled as MDF room.

Stairway To Exit

East 8th St.
UC FOUNDATION (5000) APARTMENTS

Fourth Floor

McCallie Ave.

East 8th St.

Stairway To Exit

UC Foundation Apartments
FOURTH FLOOR
801 East 8th Street

DRAWN BY: Facilities Planning
REV. 05/19/09

CAD FILE: UC_Foundation_Apts_Floor_4
SOUTH CAMPUS TYPICAL UNITS

Apartment Amenities

Kitchen: Equipped with cooking range, refrigerator, microwave, and dishwasher

Bedrooms: One, Two, Three, and Four Bedrooms (Private Rooms include full size single bed and Shared Rooms include two twin beds). One common bathroom in the one and two bedroom units. Two common baths in the four bedroom units. A common living room area in all units.

Common Area Includes: Entertainment center, coffee table, bar stool, couch, chair, and end table.

Cable/Internet: High Speed Internet (wireless internet is available in Guerry) and cable available in all apartment rooms.

A typical bedroom contains:
- Two twin beds (shared rooms)/ one full size bed (private rooms)
- Chest of drawers
- Student Desk
- Desk Chair
- Closet
- Roll away drawers that can be used as underneath the bed storage
Studio Apartment/ 1 or 2 Students (Full Size Beds)

Studio Apartment/ 1 or 2 Students (Twin Size Beds)

4 Bedroom Apartment/ 4 Students

3 Bedroom Apartment/ 4 Students
HONOR PROGRAMS

The New Norm in Higher Education
Rapidly changing demographics of college age population
Significant reductions in state funding levels
Increased expectations of accountability with tangible and socially relevant outcomes
Higher Education is Becoming an Increasingly Competitive Marketplace

Current Position and Trend Line
Total Enrollment now exceeds 10,500
Enrollment growth at 4% per year
Significantly more freshman now list UTC as their 1st choice than did so 10 years ago
UTC has clearly become a traditional metropolitan campus
Average student age = 23.3 and dropping
>30% of students live in campus housing
Less than 40% of students from Hamilton County
% In State = 92%
UTC student academic profile continues to improve
2009 Freshman ACT = 22.7 and increasing
2009 Freshman HS GPA = 3.2 and increasing

Brand Comparisons

Appalachian State University
Enrollment: 17,000
Freshman ACT: 25
% In State: 91%
Brand Identity: Premier Public
Undergraduate Campus in UNC System

College of Charleston
Enrollment: 12,000
Freshman ACT: 25
% In State: 64%
Brand Identity: Premier Public
Undergraduate Campus in SC System

University of Alabama
Enrollment: 29,000
Freshman ACT: 24
% In State: 68%
Brand Identity: Flagship Campus for AL
Emphasizing an Undergraduate Honors Experience with Strong Graduate Programs in Selected Areas

University (Brock) Honors Program
Interdisciplinary Humanities Program
Extremely High Quality Program
Very Competitive Selection Process
Serves ~150 Students (40 per class)
Excellent Program! Just Too Small!

Next Steps?
Raise Endowment for the New Honors College
Name the Honors College for Brand Recognition
Recruit a Visionary Dean to Lead the College
Roll Out New Honors Programs at One per Year for First Five Years
Set a Target to Have 10% of Undergraduate Enrollment in the New Honors College by 2015

UTC Brand Identity?
The Premier Public Undergraduate Campus in Tennessee with a Nationally Recognized Honors College Experience and Highly Acclaimed Graduate and Professional Programs in Selected Areas
FIGURE 7.4 STUDENT BODY ORIGINS

Where do these 10,526 Students Come from?

45 Other States Represented
127 International Students

FALL 2009 - SGA