

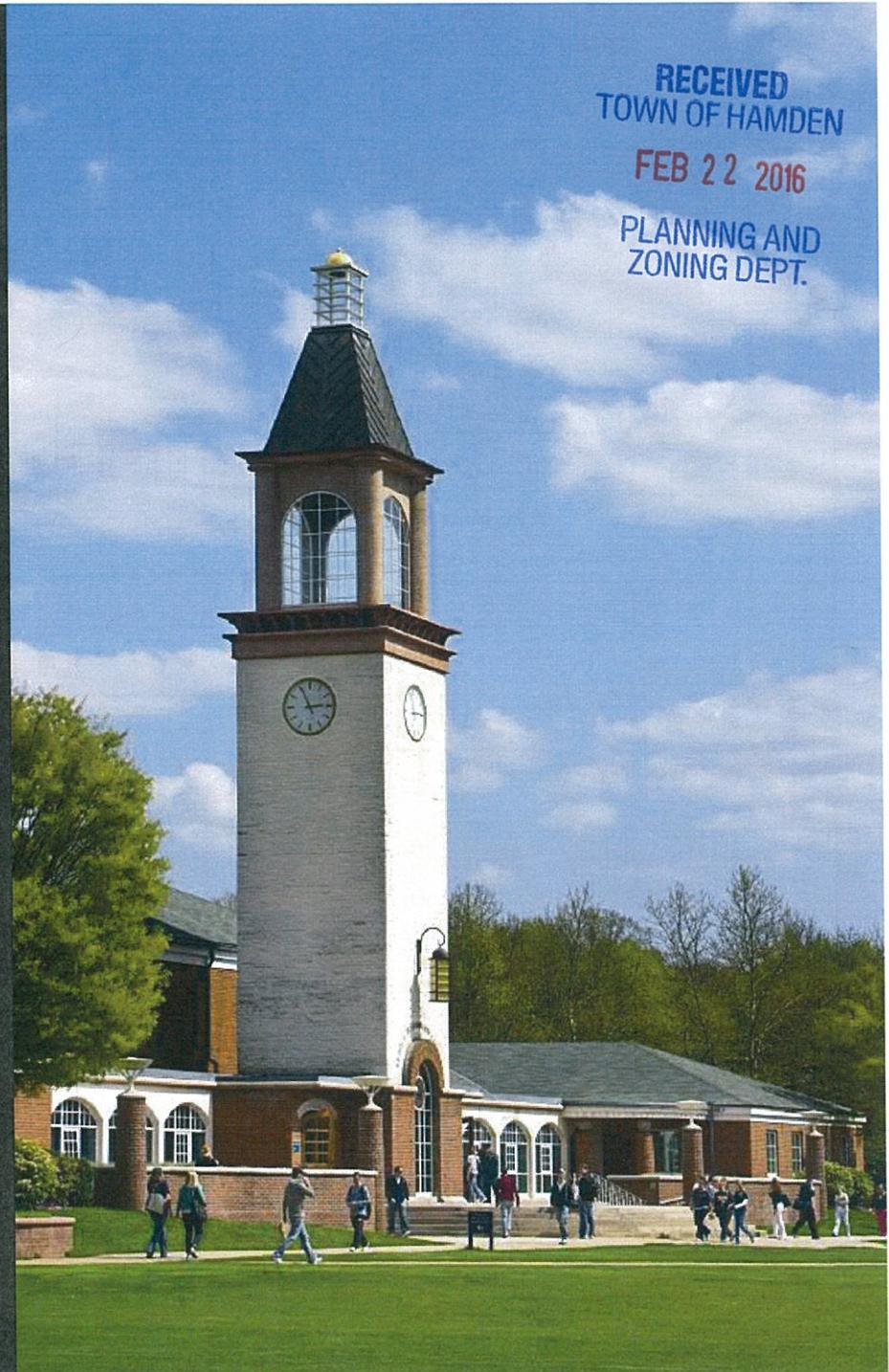
QUINNIPIAC UNIVERSITY

Submission for Town of Hamden

Institutional Master Plan Regulation

Hamden, CT

February, 2016



**Quinnipiac University
Submission
for the
Town of Hamden's
Zoning Regulation Amendment:
Institutional Master Plan**

Rev. 2/22/16

Mission Statement

An education at Quinnipiac embodies the University's commitment to three core values: *high quality academic programs, a student-oriented environment and a strong sense of community*. The University prepares undergraduate and graduate students for achievement and leadership in business, communications, health, education, law, medicine, engineering, nursing, and the liberal arts and sciences.

Quinnipiac University educates students to be valued and contributing members of their communities through vital, challenging and purposeful educational program. Students engage real-world issues through practice and the consideration of different perspectives. The University's innovative *QU Seminar Series* further prepares undergraduates to understand their role and responsibilities as a member of the Quinnipiac community, as well as the larger national and global communities.

To fulfill its educational mission Quinnipiac:

- offers degree programs centered on effective practice that are strengthened by the integration of a liberal education;
- cultivates critical thinking, intellectual integrity, curiosity and creativity in the pursuit of knowledge;
- provides a variety of learning and service experiences to facilitate student achievement;
- maintains a strong commitment to a diverse and inclusive student body, faculty and staff;
- fosters an understanding of and respect for the multiplicity of human perspectives and belief systems;
- supports faculty teacher-scholars who are effective teachers and who engage in scholarship.

Institutional Aims and Objectives

- To provide excellent academic programs within a highly personalized teaching and learning environment.
- To encourage and support activities and efforts that contribute to a vibrant intellectual community.
- To foster the personal growth and development of students.
- To advance and sustain a University environment that is inclusive, multicultural and global.
- To work towards academic excellence and national prominence at the University-wide level and in each school and college.
- To increase the visibility of the University and enhance its image.
- To continually enhance and support a model NCAA Division I program consistent with the University's academic values and standards; and provide intramural and recreational opportunities for the entire campus community.

Enrollment

The spreadsheet on the following page shows a five year projected enrollment for the University. The enrollment projection uses 3 year average retention rates by class and a 2000 annual new student target; broken down as 1800 new freshman and 200 new transfer students. The 2000 new student projected target is the same goal that has been in place for the previous four admission cycles. Across those previous four years, the average new student total was 1782 and the average new transfer total was 189.

QUINNIPIAC UNIVERSITY

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5 YEAR ENROLLMENT PROJECTIONS

<u>CLASS</u>	<u>2015-16</u> ACTUAL	<u>2016-17</u> (estimated)	<u>2017-18</u> (estimated)	<u>2018-19</u> (estimated)	<u>2019-20</u> (estimated)	<u>2020-21</u> (estimated)
Freshmen	1902	1800	1800	1800	1800	1800
Transfers	194	200	200	200	200	200
Sophomore	<u>1543</u>	<u>1742</u>	<u>1662</u>	<u>1662</u>	<u>1662</u>	<u>1662</u>
Subtotal	3639	3742	3662	3662	3662	3662
Junior	1493	1415	1597	1524	1524	1524
Senior	<u>1571</u>	<u>1505</u>	<u>1426</u>	<u>1610</u>	<u>1536</u>	<u>1536</u>
Subtotal	3064	2920	3023	3134	3060	3060
Total Undergraduate Full-time Students	6703	6662	6685	6796	6722	6722
Undergraduate Part-time	<u>279</u>	<u>242</u>	<u>243</u>	<u>247</u>	<u>244</u>	<u>244</u>
Total Undergraduate Students	6982	6904	6928	7043	6966	6966
Graduate Fulltime Students	1359	1402	1446	1492	1539	1588
Graduate Part-time Students	<u>1313</u>	<u>1468</u>	<u>1641</u>	<u>1834</u>	<u>2050</u>	<u>2291</u>
Total Graduate Students	2672	2870	3087	3326	3589	3879

1. Retention is based on the three year average retention by class
2. New freshman (1800) and new transfer (200) targets are the same as previous four years.
3. Actual four year average is new freshman (1782) and new transfers (189)
4. UG PT is a four year average of Total UG
5. Graduate growth rate is a three year average growth rate by status (FT/PT)

Housing

The spreadsheets on the following pages show the current and potential capacity of the University's housing stock and the current occupancy by building and class.

Available beds were historically reported based on the number of beds that the University prepared for the incoming classes. Preparation is based on 3 year averages of housing retention/demand as well as actual housing deposits received.

In FY2015, the University reported 5011 available beds. That was the number of beds that the University made available for the incoming demand that year.

For FY2016, the University prepared 5093 beds for the expected undergraduate population. The additional beds were created from increasing the density of the existing residential spaces on campus.

The Max Bed Potential reported is the maximum number of beds that would be available if the University prepared all residential spaces up to the approved limits for legal use as defined by the local authorities (Hamden Building Official, Hamden Fire Marshall, and the Quinnipiac Valley Health District). The maximum bed potential is identified to show the University's ability to meet the longer term housing demand of its student body even if that demand increases above its current average of approximately 75%.

Quinnipiac University

Housing Stock

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Building	FY2015	FY2016	Max Bed Potential	Potential Notes	Sample Distribution By Class Year			
					1	2	3	4
Irma	159	183	282	Maximum Bed Potential assumes the legal conversion of rooms to their highest allowable occupancy by local building and fire codes and Quinnipiac Valley Health District regulations.	272		5	5
Dana	161	177	278		268		5	5
Commons	484	506	684	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.	660		12	12
Ledges	406	423	587		567		10	10
Mountainview	386	387	489	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.	150	319	10	10
Hill	294	294	378				378	
Larson	152	147	192	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.		192		
Perlroth	152	152	192			192		
Troup	152	152	192	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.		192		
Village	782	781	939			739	200	
Sahlin	59	58	72	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.		72		
Founders Hall (90s)	72	72	72			72		
Bakke Hall (100s)	48	48	48	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.		48		
Crescent	881	895	1056				856	200
Westview Floor	235	235	282	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.				282
Townhouses	126	126	186				186	
Eastview	178	178	294	Many of the maximum occupancies are actual historical uses of the Mt. Carmel residential buildings.				294
Whitney Village	100	99	144					144
Houses	184	180	278	Convert all single family homes to student use Master Lease Agreement for Seniors				278
Future Leased Beds	-	-	63					63
TOTAL BEDS	5011	5093	6708		1917	1826	1662	1303

6722 Long term steady state enrollment

99.8% Percent of students housed at 100% occupancy

14 Potential bed shortage if housing All undergrads

Master Lease Agreement includes 63 beds leased for Fall 2016

Additional negotiations could identify an additional 96 beds for Fall 2017 and an additional 150 beds soon thereafter

Example Distribution is meant to show possible configuration of class distribution. Actual distribution varies annually by need.

Quinnipiac University
Residence Occupancy - Fall 2015

rev 11/1/2015 - SGF

Residence	Beds			Year				
	Planned	Occupied	Available	1st	2nd	3rd	4th	Grad
Bakke Hall	48	44	4	0	43	0	1	0
Commons	506	503	3	491	3	4	2	3
Crescent	895	868	27	0	0	856	8	4
Dana English Hall	177	174	3	169	2	2	1	0
Eastview	178	176	2	0	0	0	176	0
Founders Hall	72	70	2	0	66	4	0	0
Irmagarde Tator Hall	183	183	0	178	1	1	3	0
Larson College Hall	147	147	0	143	0	4	0	0
Mountainview	387	384	3	374	2	2	6	0
Perlroth Hall	152	147	5	0	143	2	1	1
Philip Troup Hall	152	145	7	0	141	3	0	1
Sahlin Hall	58	56	2	54	0	2	0	0
The Hill	294	282	12	0	261	17	3	1
The Ledges	423	421	2	411	2	6	1	1
The Village	781	754	27	0	740	7	4	3
Townhouses	126	124	2	0	0	0	122	2
Westview	235	231	4	0	0	172	57	2
Whitney Village	99	87	12	0	0	0	77	5
Houses	180	167	13	0	0	0	147	20
Totals	5093	4963	130	1820	1404	1082	609	43

Beds Planned are the number of beds prepared in any given year to meet student demand.

Beds Occupied are the number of beds actually filled by a student.

Beds Available are the remaining prepared beds still available for students.

In the previous year, Fall 2014, as previously report, the University had planned for 5011 beds and occupied 4735.

Impacts of the University's housing demand

The University commissioned Arthur B. Estrada & Associates, Inc. to conduct a study to determine “the impacts of the University’s housing demand on property values, housing supply, and rental market rates in neighborhoods adjacent to the campus and where its students are concentrated.”

A draft copy of the study is attached.

In the study, Arthur B. Estrada & Associates concludes “that the development/construction and/or the expansion of Quinnipiac University does not have any adverse effect on nearby residential property values.”

With respect to the local housing supply, the study states that “we have not found any data or anomaly that would indicate an under-supply of housing.”

In determining if the University’s housing demand was detrimental to rental rates in neighborhoods that are approximate to the campus, the study states, “The majority of the rental data and studies indicate the rental market is relatively stable and generally competitive with rentals in other sections of the community.”

Off Campus Student Behavioral Issues

The University continues to regularly meet with the Town to discuss and attempt to remedy off-campus student complaints. Representatives of the University's administration and Public Safety have a standing weekly meeting with the Chief of Police of the Town of Hamden and his staff to discuss and address the events of the past week. While much of the year there is simply nothing to meet about, the few weeks at the start of school in the fall and the few weeks at the end of the school year leading up to graduation are times when our joint effort is most needed.

Students cited in violation of town regulations are also subject to University discipline and have to go through the Student Conduct Process. The weekly meetings help us identify students before they get cited and those names are forwarded to the student conduct officer. The students are then brought in to meet and discuss expectations around being good neighbors. Many of the complaints turn out to be onetime events because of this process.

Students who severely or repeatedly break the rules have been suspended or expelled from the school in the past.

Proposed Future Projects

The proposed future projects identified in this five year plan are limited to improvements to three existing athletic fields. The first is the replacement of the existing artificial turf field currently used for field hockey and lacrosse. The existing field will be completely removed and replaced with a new infill artificial turf field with permanent bleachers containing approximately 1500 seats with four locker rooms and support spaces below and a full press box above. The second is the replacement of the existing natural turf field currently used for rugby. The existing field will be completely removed and replaced with a new woven nylon artificial turf field with permanent bleachers containing approximately 500 seats with two and locker rooms and support spaces below and a full press box above. The third is the replacement of the existing natural turf field currently being used for soccer. The existing field will be replaced with a natural turf field designed for rugby. A regulation rugby field is slightly larger than a regulation soccer field.

This project is consistent with our institutional objective “to continually enhance and support a model NCAA Division I program consistent with the University’s academic values and standards; and provide intramural and recreational opportunities for the entire campus community”.

Although the addition of sports lighting would increase both athletic and intramural and recreational opportunities for the entire campus community, the University has removed the sports light poles from its current plans. It is the hope of the University to add lighting in the future, perhaps after the Town addresses the lack of sports light requirements in its current regulations.

Because the use of the fields is currently an approved use, the University does not expect any negative impacts from parking associated with the replacement fields. The parking associated with the uses already exists today.

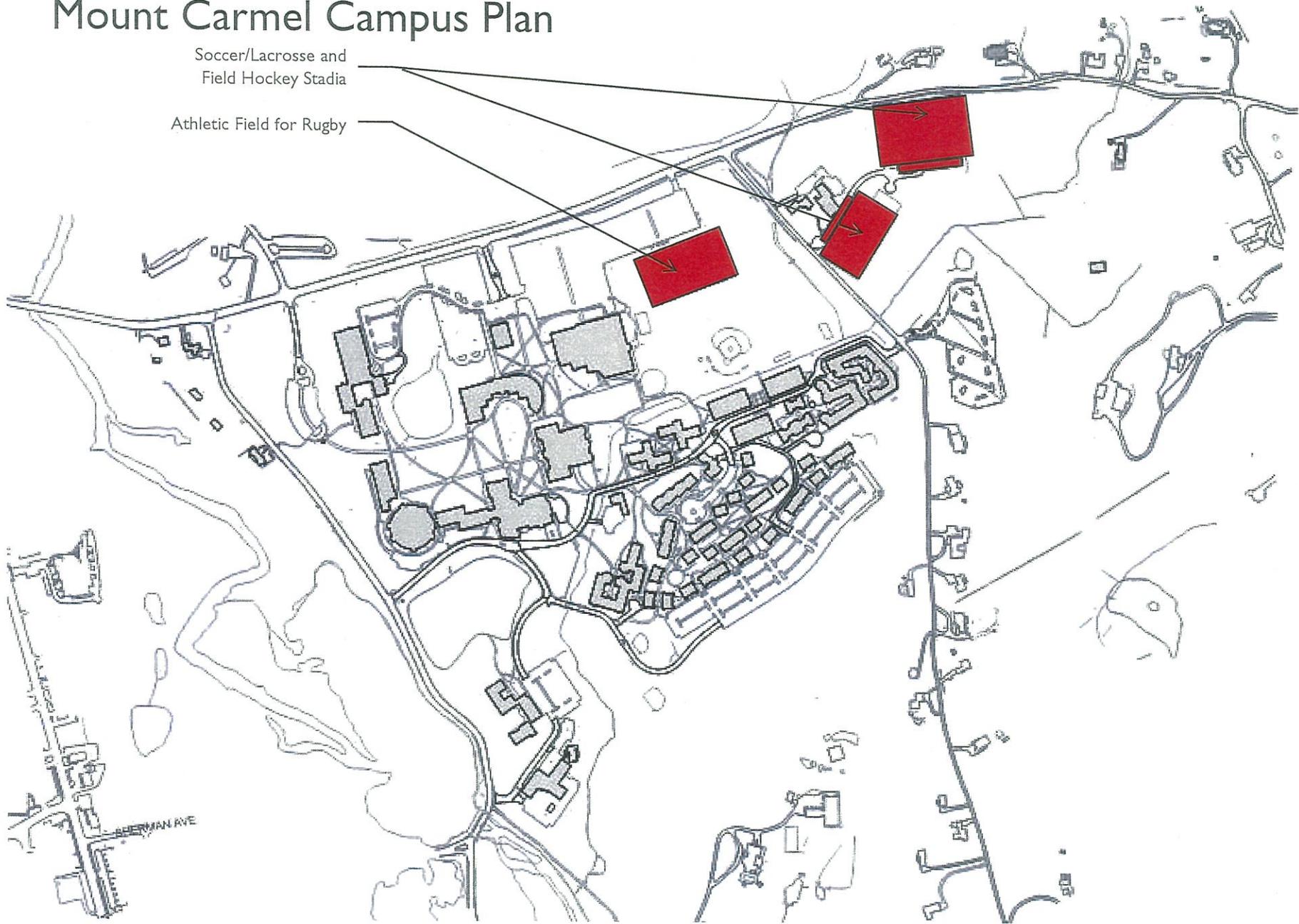
In the event that attendance increases over time or a single event requires more parking than has been historically needed, the University’s contingency plan would be to implement satellite parking and shuttle buses for attendees. The University’s abundance of parking is further described in the parking section of this plan.

It is the intent of this plan to be informative as to major projects on the horizon. Projects involving only interior renovations are not specifically identified in this plan. Use of buildings along Whitney Avenue which may or may not need Planning and Zoning approval for a use change are also not identified in this plan, but will be brought forward as part of the required approval process. It is the intent of the University to use buildings it has purchased for university use.

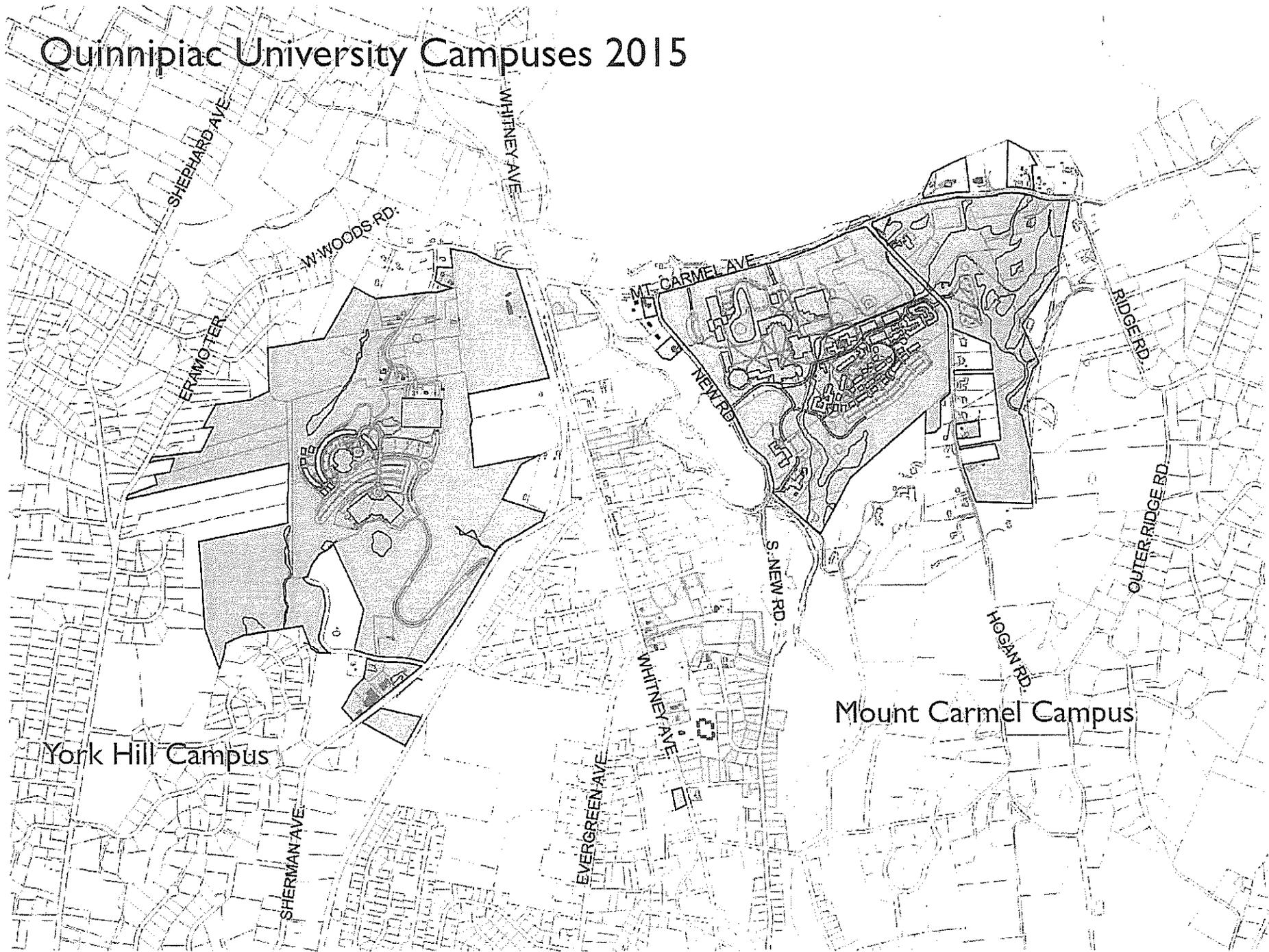
Mount Carmel Campus Plan

Soccer/Lacrosse and
Field Hockey Stadia

Athletic Field for Rugby



Quinnipiac University Campuses 2015



York Hill Campus

Mount Carmel Campus

Parking and Transportation

The University has historically provided the Town with a detailed parking inventory. The officially submitted parking plan of September 2013 identified 4000 more spaces available than required by zoning regulations. The 2013 Parking Plan is attached for reference. The parking plan has been made obsolete by the completion of the Whitney Avenue parking lot, the York Hill parking garage, and the increase in shuttle services. Today, the York Hill Parking Garage has 500 more spaces than the total number of students living there and the 450 space Whitney Ave lot continues to be chained closed.

In recent years, the University has increased its shuttle program providing additional trips between the York Hill and Mount Carmel campuses. The shuttles now run at seven minute intervals during the school day. Last year, the University also implemented an expanded shuttle program into North Haven and the North Haven Campus further reducing the number of cars traveling on local roads.

The University does not anticipate any parking or transportation issues over the period covered by this plan and remains committed to providing shuttle services to mitigate any congestion that may arise from a peak in demand due to one time or special events.

Miscellaneous Affirmations

The University has proven its commitment to responsible space planning through the creation of pedestrian friendly, beautiful open space campuses.

The University consistently adheres to local building and zoning regulations and typically exceeds these minimum requirements in its planning, design, and construction of new facilities.