

**PERKINS
+ WILL**

Meeting Minutes

By:	Perkins+Will - GK	Date:	9/10/2012
Meeting Date:	8/28/2012	Project Name:	BT-857 FIU-Campus Master Plan Update 2010-2020
Meeting Time:	9:30am-11:30am	Project No.:	810369.000
Meeting Location:	FIU CSC Rm 1123	Attendees:	<i>Focus Group Members:</i> <i>-Larry Lunsford, Steering Committee Advocate</i> <i>-Marcus Silver (Housing & Res. Life)</i> <i>-Jim Wassenaar (Student Affairs)</i> <i>-Greg Olson (BBC Student Affairs)</i> <i>-Rob Frye (Rec. Services)</i> <i>-Javier Morales (SGA Rep.)</i> <i>-Bob Griffith, FIU</i> <i>-Stuart Grant, FIU</i> <i>-Sarah Mazorra, FIU</i> <i>-Ben Sporer, P+W</i> <i>-Larry Page, P+W</i> <i>-Gene Kluesner, P+W</i>
Next Meeting Date:	Focus Group Meetings on Oct 2, 3, and 4.		

The attached are meeting notes for **Work Session #1**

FOCUS GROUP 4 – Housing, Support Facilities & Student Life

Item No.	Description
1.1	Introduction and Campus Master Plan Process Overview: Focus group members were introduced and an overview of the Campus Master Plan Update process, project schedule, and meetings were reviewed. Focus Group Meetings will be concurrent and immediately after the six planned Steering Committee Meetings. Housing is a state required element in the final master plan.

Item No.	Description
1.2	<p>Project Schedule:</p> <ul style="list-style-type: none"> • Inventory & Analysis July-Oct 2012 • Preliminary Alternative Concepts Nov-Dec 2012 • Concept Plan Development Jan 2013 • Draft Comprehensive Master Plan Feb-July 2013 • Final Comprehensive Master Plan Aug-Dec 2013 • BOT Approval of Master Plan Dec 2013
1.3	<p>Update to Current Campus Master Plan: This plan will be an update of the current 2005-2015 Campus Master Plan (which was approved by the FIU-BOT in 2010) to 2010-2020 timeframe. Updates on new Building and Infrastructure projects since 2010 were reviewed.</p>
1.4	<p>Evaluation and Appraisal Report (EAR): The major issues affecting FIU and recommended by the FIU Metropolitan Center to be addressed in the Campus Master Plan are:</p> <ul style="list-style-type: none"> • Overcrowding at Modesto Maidique Campus • Accountability Measures to Exceptions to the Campus Master Plan • Parking Availability / Accessibility & Transportation Options • Traffic Congestion / Roadway Capacity • Student Housing Demand • Recreation & Open Space Preservation • Land Use Constraints • Future of Biscayne Bay Campus & Engineering Center • Campus Identity: Architecture and Landscaping • Improved Relations with Host Communities
1.5	<p>Open Space Standards: Jim Wassenaar requested that the county guidelines for Open Space and the number of On-Campus Housing Beds be reviewed and discussed in the next meeting.</p>
1.6	<p>Review and Prioritize EAR issues affecting this Focus Group Elements 6, 7, and 8:</p> <p><u>Support Facilities and Student Life</u></p> <ol style="list-style-type: none"> 1. <u>Develop planning strategies that incorporate current and projected student enrollment; that address lack of adequate study, office and academic space for faculty and students; Consider how to relieve overcrowding of facilities during peak hours</u> <i>This was seen as the most important issue to address. Projecting student enrollment and the type of students (local, out of state, international) to be recruited are vital for estimating Housing and Support needs. BBC vs. MMC student profiles need to be understood. Compatibility of available land at BBC vs. MMC to accommodate campus housing and support services.</i>

Item No.	Description
	<p>2. Identify strategies to Increase efficiency of facility and support services to ensure maximum utilization; transportation and other support programs are underutilized by University community due to lack of advertisement</p> <p>3. Refer to user surveys and specific purpose studies conducted by FIU Business Services and Student Services for further insight into future support facility's needs.</p> <p><i>Recreation and Housing Studies will be made available to planning team for consideration and incorporation into master plan alternatives. Recreation Space is not adequate for current needs. Basketball, Softball, Tennis, Lacrosse, Rugby, Soccer; all lacking space vs. demand. Rec. Center expansion should be simultaneous with housing expansion. Athletics use is in conflict with available play spaces for recreation and intramural sports use.</i></p> <p>4. Update space needs and land use map in order to accurately assess the support needs of the University;</p> <p><i>Single purpose housing facilities will no longer be built. More mixed use housing and support facilities are anticipated in the future...including classrooms, retail, dining, and parking. Developments such as the new Parkview Housing with potential for parking deck amenities, pool, and outdoor recreation spaces for students will be the new model. Connections with Athletics (stadium and arena) and the Preserve are intentional.</i></p> <p>5. Modify the Support Facilities Element accordingly to reflect changes</p> <p>Housing</p> <p>1. <u>Ensure availability of housing on or near campus</u></p> <p><i>Housing is vital for Student Retention and Recruitment. For the university to evolve from a commuter school to a major urban research institution, student housing is a required component. It also creates a more sustainable university.</i></p> <p>2. Conduct a facilities condition assessment and plan to provide any necessary improvements to existing facilities</p> <p>3. <u>Focus on "mixed-use" housing that incorporates parking and dining/retail options at MMC and BBC</u></p> <p><i>Several off and near campus housing projects are being studied especially in Sweetwater. Even local students now desire to live closer to campus. FIU (Institutional Research) will gather data on where students live. BBC data is very good and recent. Area rental markets seem to be approaching saturation and favorable for future development.</i></p> <p>4. Separate housing for graduate, nursing, and medical students; these students have a</p>

Item No.	Description
	<p>different focus than undergraduates</p> <ol style="list-style-type: none"> 5. Facilitate partnerships with providers of off-campus housing with an emphasis on identifying facilities suitable for faculty, full-time students, married students and out-of-state students; assist the University community in locating and leasing suitable housing 6. Reconfigure or redevelop University Park Apartments to better meet the needs of the University especially in the Academic Health Sciences vicinity <p><i>Graduate housing for Academic Health Center has been added to the precinct and should be planned for in future mixed used facilities.</i></p> <ol style="list-style-type: none"> 7. Reconfigure or redevelop Bay Vista Housing at BBC to correct deficiencies and better meet the needs of the University. <p><i>Student housing demand is 400 beds for BBC. Existing housing may be repurposed as well as a new development.</i></p> <ol style="list-style-type: none"> 8. Refer to user surveys and specific purpose studies conducted by the FIU Housing Department for further insight into future residential facility's needs. <p>Other Housing</p> <ol style="list-style-type: none"> 1. Amend the goal of providing housing to 20 percent of the FTEs by limiting development to a maximum of 7,000 beds (University Wide). 2. <u>Plan the timing and phasing of future housing projects based on demand.</u> <p><i>Prioritization will be first; Undergraduate, then Graduate, and finally Family Housing. Greek Housing is planned to move to near stadium/south of preserve area and repurpose existing houses.</i></p> <ol style="list-style-type: none"> 3. Consider affordable housing for graduate students, families and faculty. <p><i>Graduate Housing seen as increasing to meet the needs. (300-400 beds) Much more price sensitive than undergraduate housing. Child care center and elementary school are located on west side of campus and better location for graduate and family housing. AHC precinct graduate housing will be planned.</i></p> <ol style="list-style-type: none"> 4. Facilitate Partnerships with the private sector to build affordable off-campus housing <p><i>Land prices in Sweetwater are expensive but private developers are still interested in creating housing developments near FIU to serve the needs.</i></p> <ol style="list-style-type: none"> 5. Coordinate with a comprehensive housing program for students, faculty, and staff that includes assistance in finding a home and financial incentives
1.7	BBC housing: Student and Faculty housing developments are planned with views to the bay.

Item No.	Description
	Future enrollment and academic expansion (HM, SEAS, JMC, etc.) will drive the housing demand at BBC.
1.8	MMC stadium area housing/parking and partnerships with county: A potential land swap with the county is being studied to accommodate two parking structures and student mixed use housing developments east of the stadium and adjacent to the park. The land where the current county bus depot would be exchanged for the parking structure land.
1.9	Research 1 Comprehensive University: 20% of Full Time Students (FTS) will be the housing target in the master plan.
1.10	Information required by planning team:: <ul style="list-style-type: none"> • Facilities Inventory • Housing Market Study • Recreation Study • Biscayne Bay Campus Students Needs and Preferences Study • Occupancy Statistics • Housing Matrix (NEED - to be filled out by FIU)
1.11	Major Deficiencies: <ul style="list-style-type: none"> - South of MMC is underserved with convenient parking locations. More parking needs to be planned on the south side of campus, especially with the expansion of the stadium. - New parking structure (4 levels) planned north of Tower Housing. Delay of land swap has caused parking to be introduced into campus near housing, instead of outside the campus parkway per the current master plan. - Parkview housing garage with 300 spaces are reserved for Parkview students only. - Total parking demand for housing is 2,400 spaces.
1.12	Alternative Greek Housing Models: Potential examples and site visits have occurred at: Troy, USF, U of Pittsburgh, Georgia, Arizona, and GWU. Duplex models or residential hall solutions will be considered.
1.13	Discuss university strengths, weaknesses, opportunities and threats: Homework assignment for each focus group member: provide 5 examples of strengths and 5 examples of weakness related to Housing and Support Facilities and Student Life at FIU. These can be in the form of images and/or narratives. Also, bring examples of best practices or models from other universities or communities.
1.14	Next Steps: Work Session #2-Focus Group Meetings are now being scheduled for Oct 2, 3, and 4, 2012

End of Work Session #1 FOCUS GROUP 4 – Housing, Support Facilities & Student Life Meeting Minutes

The foregoing constitutes our understanding of matters discussed and conclusions reached. Other participants are requested to review these items and advise the originator in writing of any errors or omissions.