



# WILLIAM & MARY

CHARTERED 1693

## HOUSING AND DINING COMPREHENSIVE FACILITIES PLAN

**BOARD OF VISITORS UPDATE**

APRIL 2022



BRAILSFORD & DUNLAVEY

VMDO





# WILLIAM & MARY VISION 2026

## Evolve to Excel

William & Mary will embrace change to achieve our full potential in environmental and financial sustainability, in diversity, equity and inclusion, and in operational excellence.

# Value of Residential Living at W&M

- Supports the **integration of living & learning**, in both structured and organic ways
- Promotes a strong sense of **community and belonging** among students
- Provides opportunities for daily interaction among **diverse individuals** from around the world
- Encourages the **practice of democratic ideals** through student self-governance

# Students who live in residence halls:

- Are more likely to **graduate**, in less time
- Are more likely to seek **advanced degrees**
- Are more **satisfied** with overall college experience
- Build stronger **relationships with classmates**
- Are more **engaged with faculty** and advisors
- Are more **involved** on campus
- Are exposed to a wider range of **ideas and cultures**
- Feel an enhanced sense of **belonging** and **connection** to the institution

*Blimling, 2020; Pascarella & Terenzini, 2005; Strayhorn, 2018; Supiano, 2020; Zeller, 2008*



# Overview

## Program Space Inventory

### Demo / Remove

Reves  
Willis  
Hunt  
Brown  
Yates  
Ludwell  
DuPont

Richmond Hall  
Randolph Complex  
Botetourt Complex  
Green & Gold Village  
*Commons Dining*  
*Campus Center*

Total: 2,350 Beds

### Major Renovation

Monroe  
Old Dominion  
Jefferson

Total: 454 Beds

### Focused Renovation

Barrett  
One Tribe Pl.  
Sorority Court

Bryan Complex  
Graduate Complex  
*Sadler Center*

Total: 1,285 Beds

### Renovation not Required

Tribe Square  
Chandler  
Lemon

Hardy  
Landrum  
Fraternity Housing

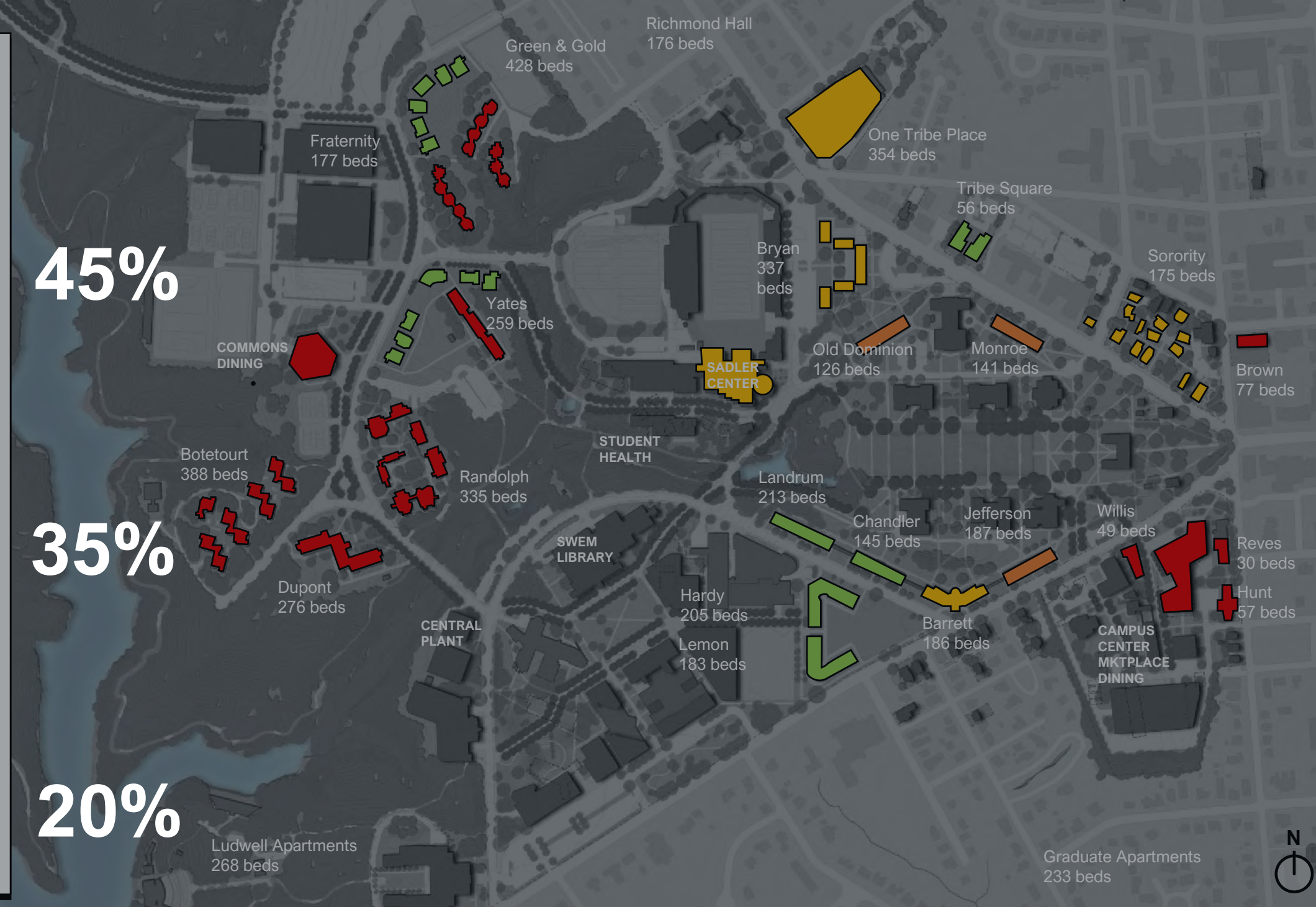
CW House

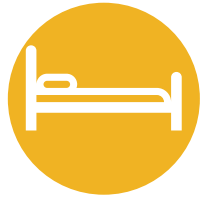
Total: 991 Beds

45%

35%

20%





**~5,000**

beds



**70**

individual  
residence halls



**42%**

Beds with full AC  
and ventilation



**54**

average age of housing  
facilities (years)



**~1,700**

dining seats



**3**

primary dining  
locations



**42**

average age of dining  
facilities (years)



~5,000

beds



~~70~~ 55

individual  
residence halls



~~42%~~ 100%

Beds with full AC  
and ventilation



~~54~~ 10

average age of housing  
facilities (years)



~1,700

dining seats



3

primary dining  
locations



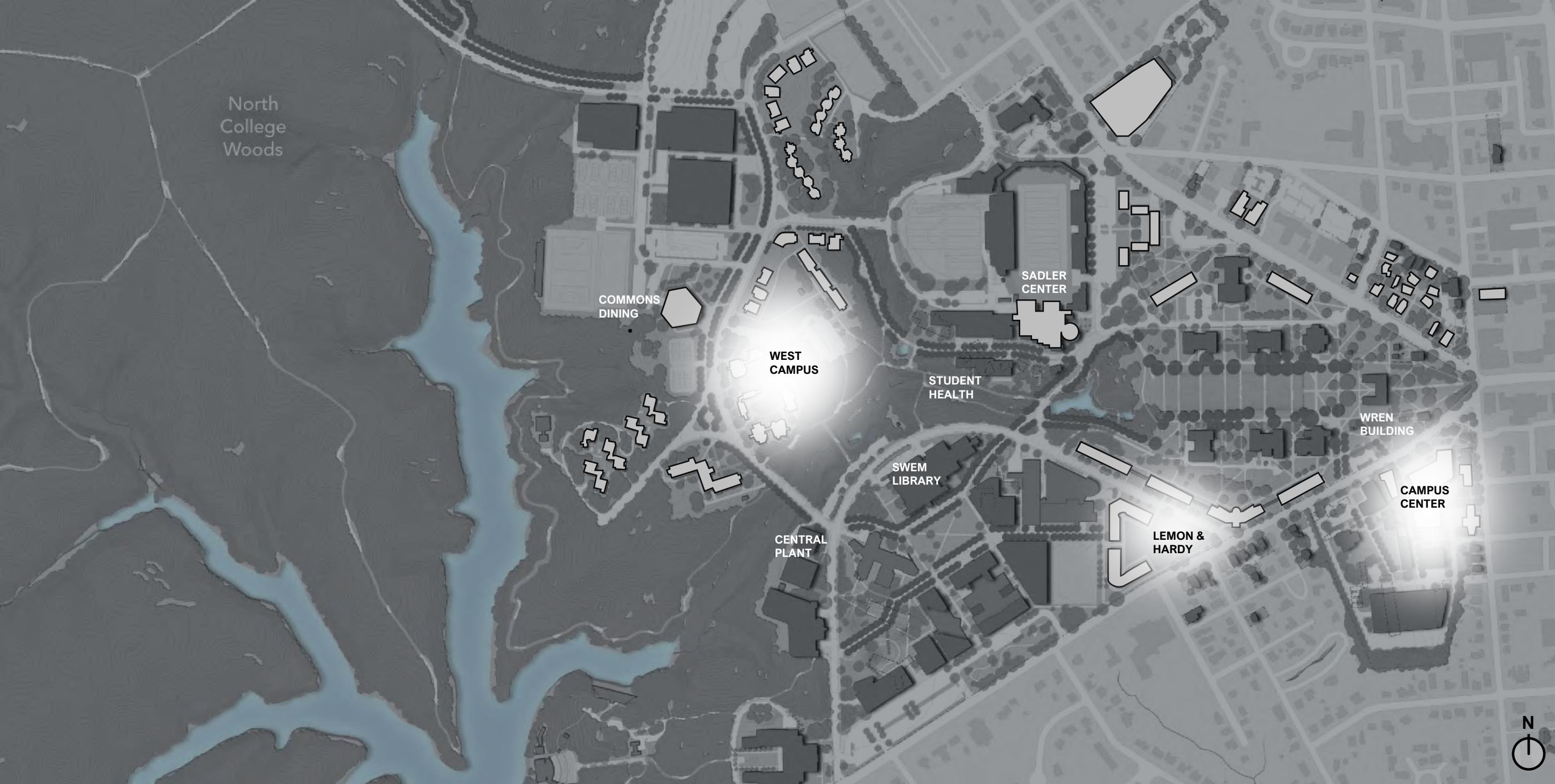
~~42~~ 10

average age of dining  
facilities (years)

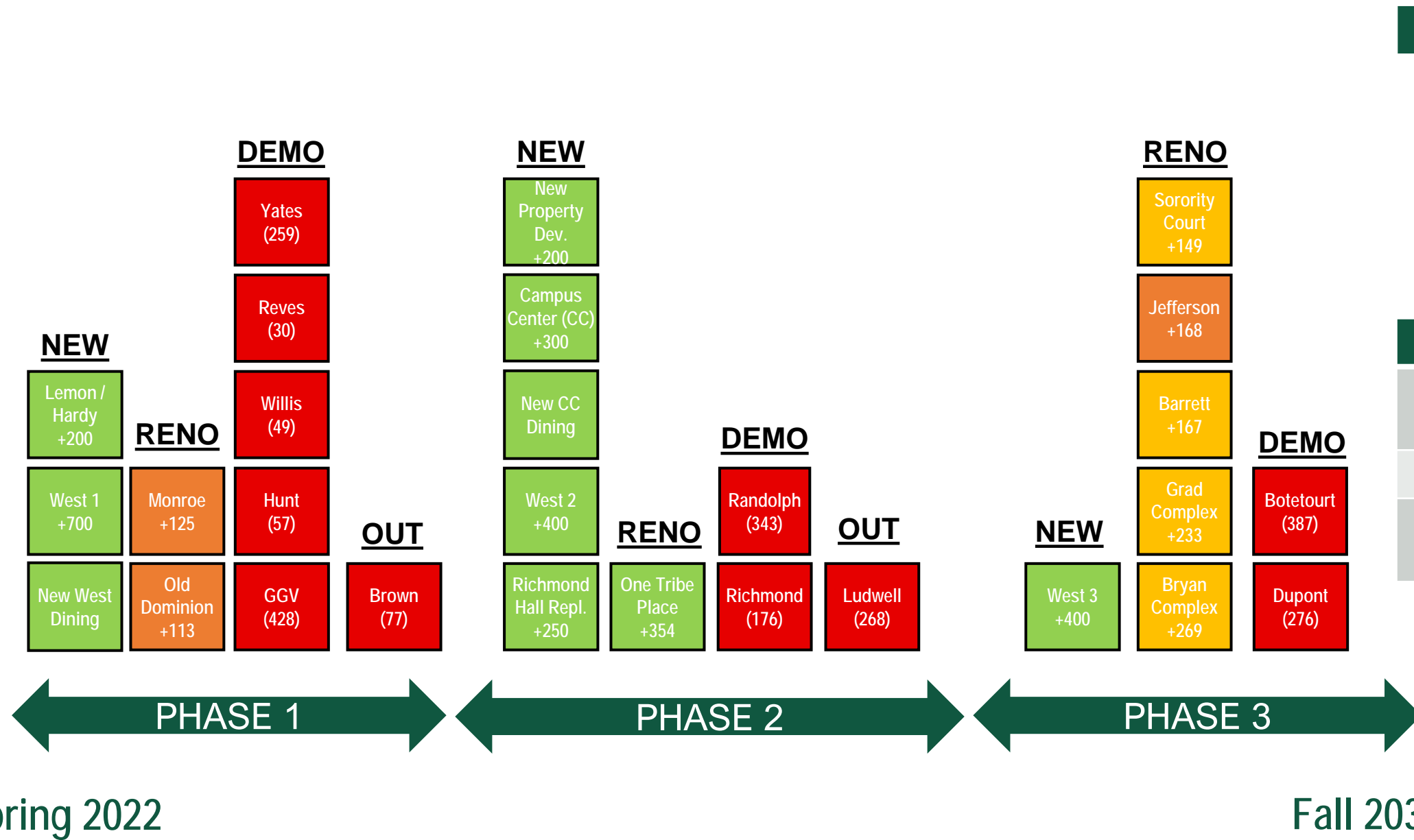
# How Might We . . .

- Replace the most beds in the least time?
- Target the dorms and dining facilities that are most in need of immediate attention?
- Maintain sufficient capacity to meet current and projected student need?
- Ensure ongoing maintenance to dorms that we intend to keep in service?





## Sites for Redevelopment



### Building Conditions

- Demo / Remove
- Major Renovation Required
- Focused Renovation Required
- Reno Not Required

### Scale of Impacted Bed Counts

Vacate / Demolish	(2,350)
Renovate	1,739
New Construction	2,450



## PHASE 1

1. Renovate Old Dominion and Monroe
2. Add new housing to complete Lemon-Hardy site
3. Demo Yates Hall to build West 1 Campus Housing
4. Build new West Campus Dining
5. Clear Campus Center site for new construction
6. Demo Green & Gold Village and Commons Dining







Monroe Hall

Old Dominion Hall

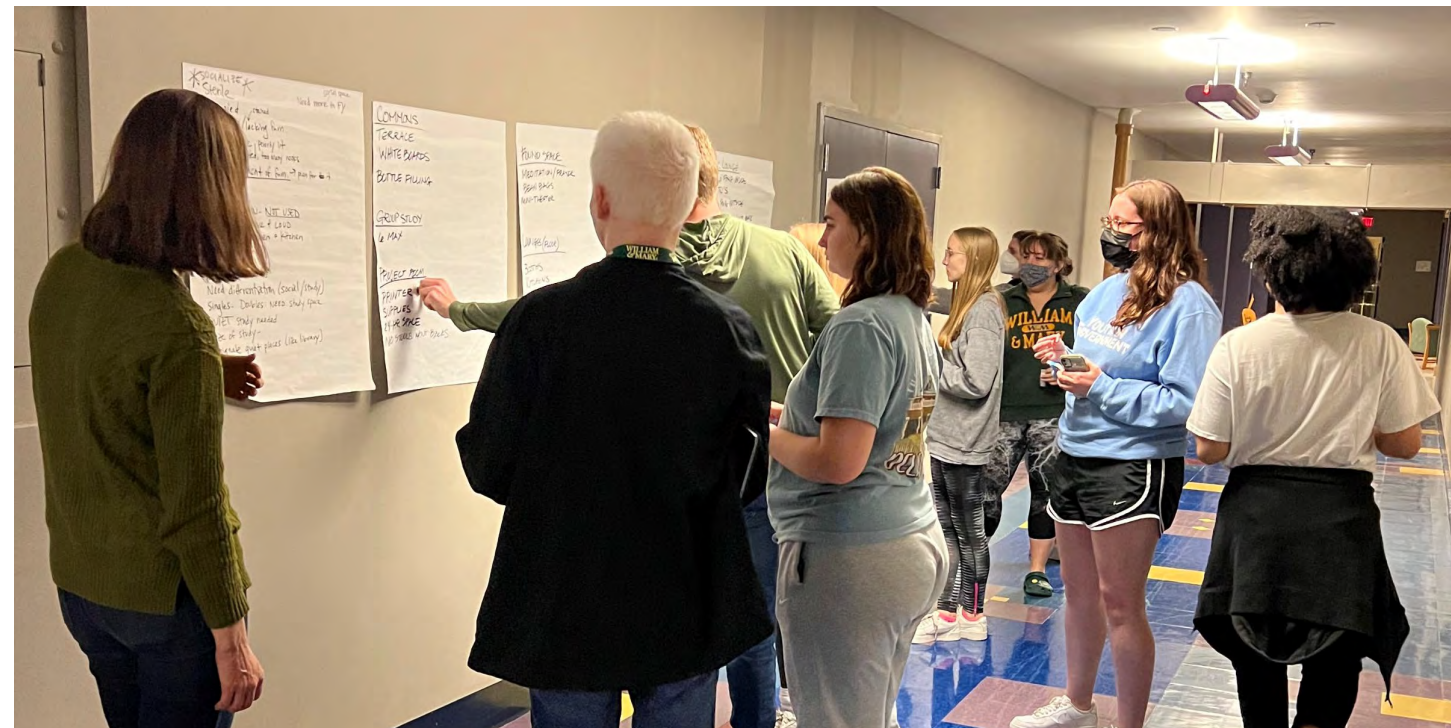




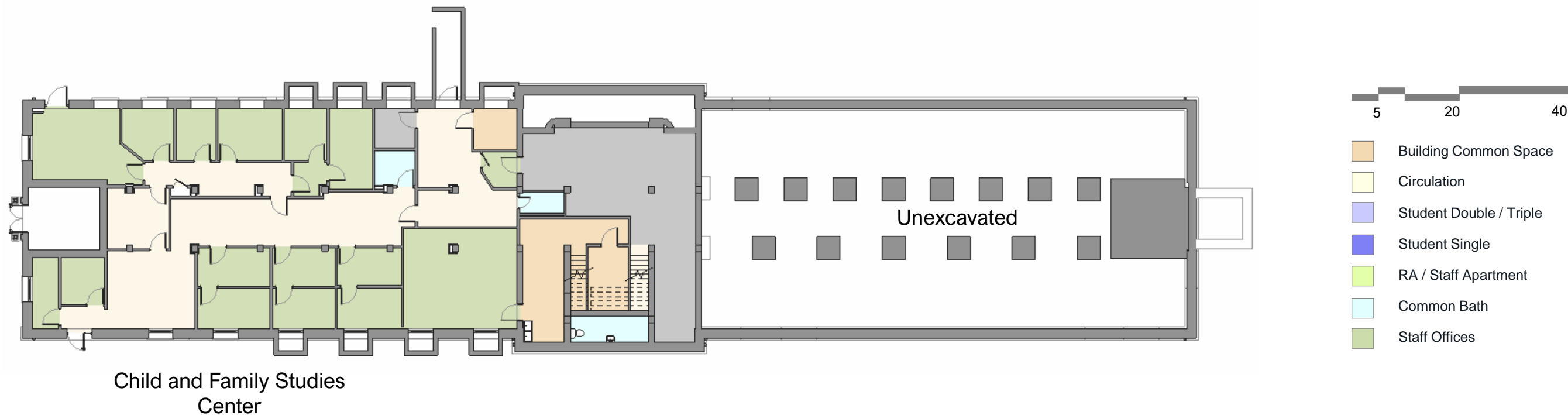
# Student Priorities

## Conversation with Residents

- Need for social spaces
- Quiet study space
  - With technology and whiteboards
- AV for study, practice & gaming
- Flexible social spaces / furniture
- Outdoor space for gatherings & classroom
- All-gender bathrooms, adequate sinks
- Comfortable furniture
- Care in design for accessibility
- Acoustics matter

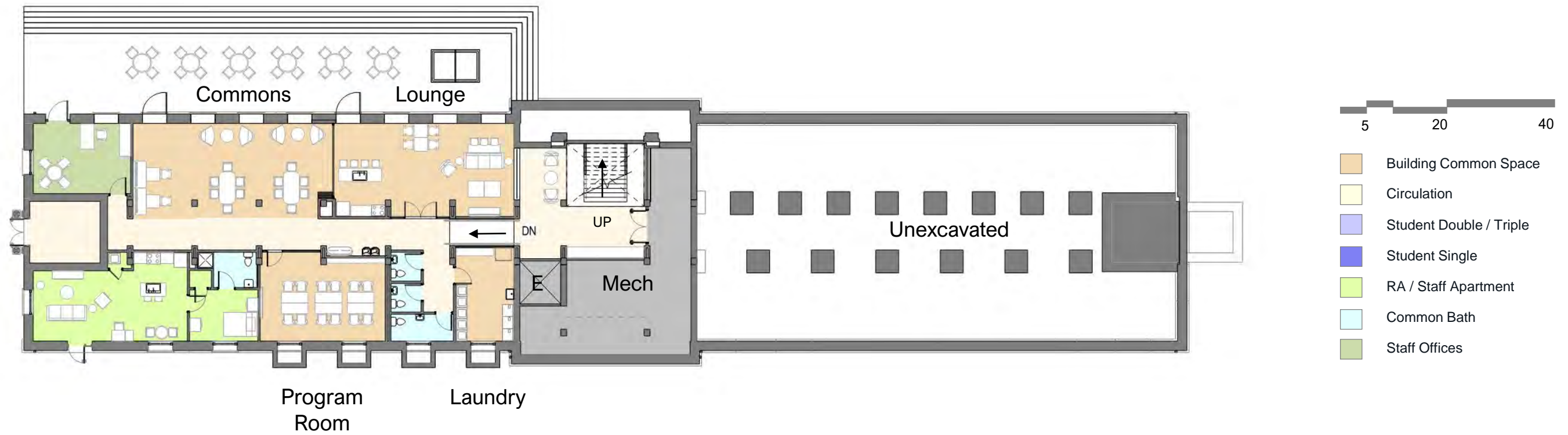






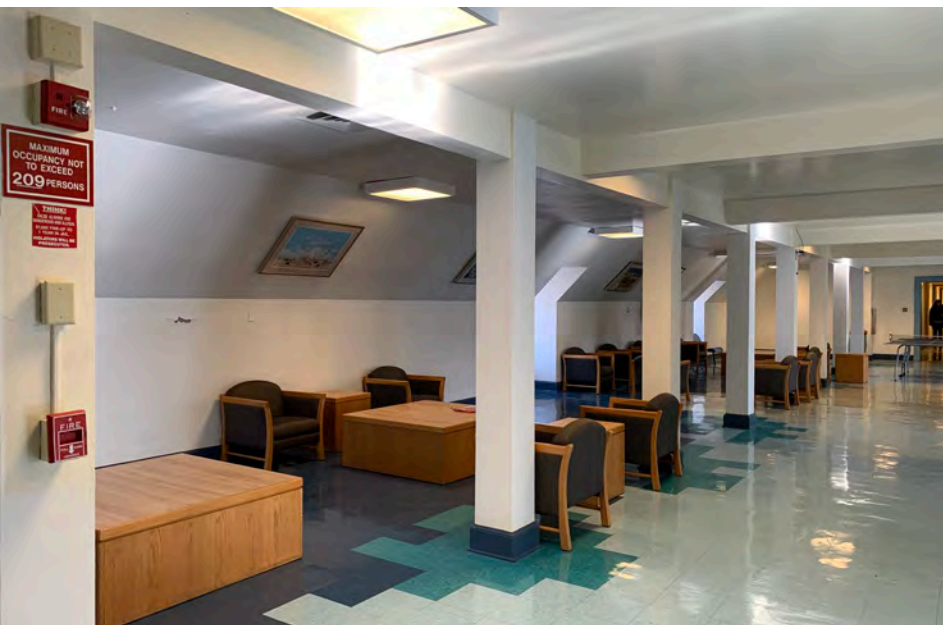
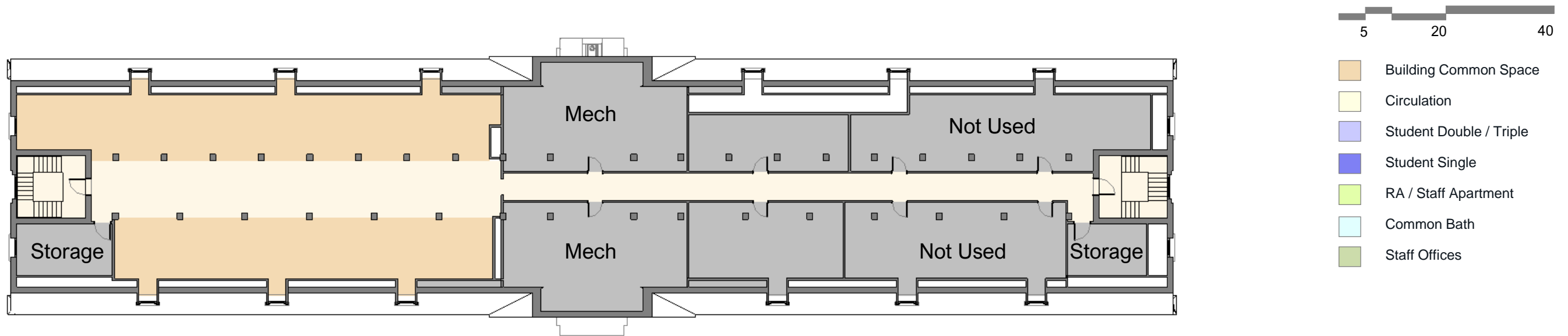
Old Dominion – Existing Ground Floor Level



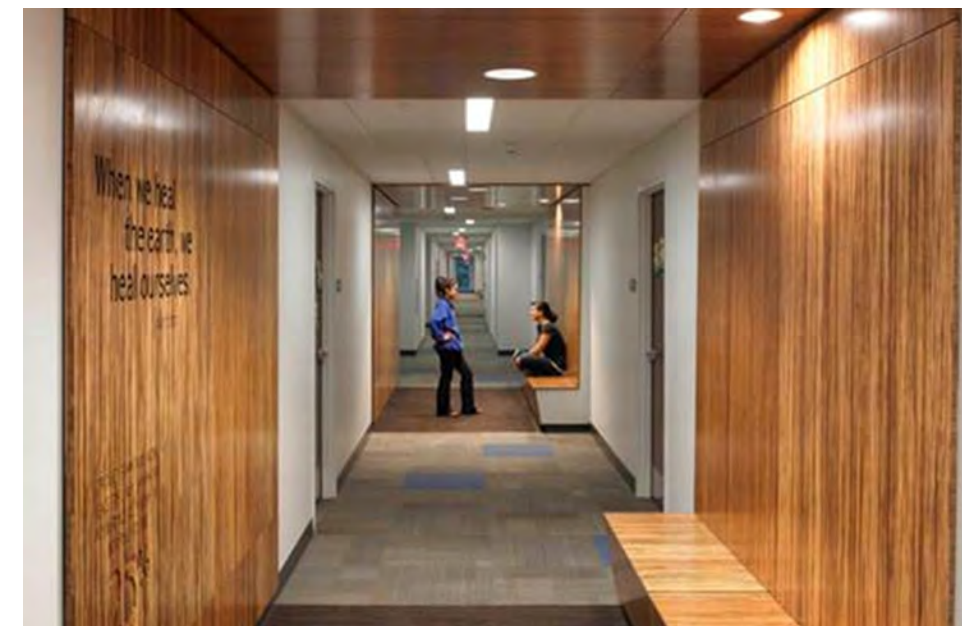
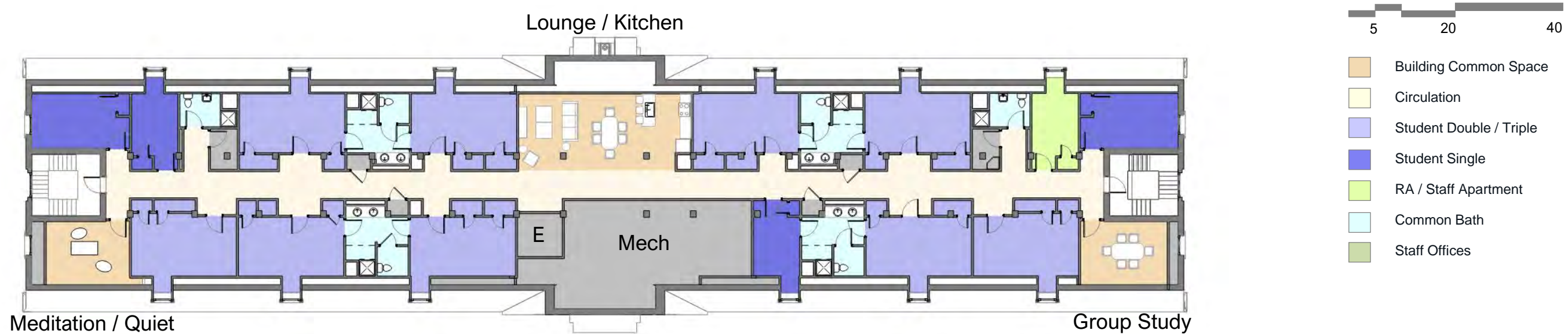


Old Dominion Concept Design – Ground Floor Level





Old Dominion – Existing Attic Floor



Old Dominion Concept Design – Attic Floor



# LEMON HARDY – 200 Beds



## APPROXIMATE PROGRAM AREA TAKEOFFS:

**RESIDENCE HALL**  
4 FLOORS; 100 BEDS  
SEMI-SUITES @ 340sf/bed

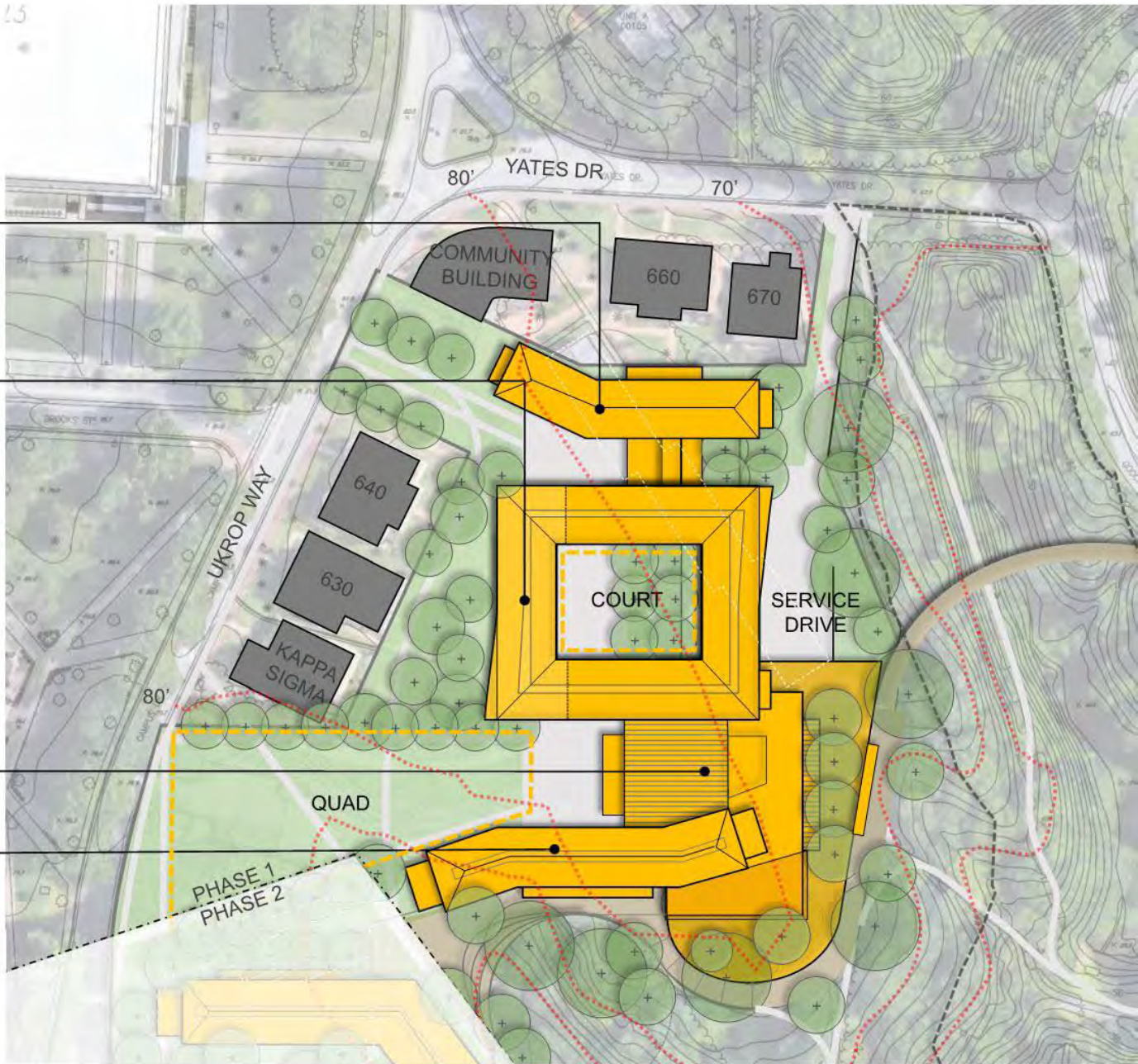
**RESIDENCE HALL**  
4 FLOORS; 400 BEDS  
TRADITIONAL @ 300sf/bed

**RESIDENCE HALL**  
3 FLOORS; 200 BEDS; 60,000sf  
POTENTIAL SMALL CAFÉ @  
GROUND FLOOR

**DINING HALL**  
2 FLOORS; 50,000sf

**RESIDENCE HALL**  
4 FLOORS; 200 BEDS  
TRADITIONAL @ 300sf/bed

# WEST CAMPUS I – 700 Beds



## Phase I – New Construction



# Phase 1 Implementation, Approach, and Impact

- **Anticipated Cost: \$234 million**
- **Leverage W&M expertise for renovation projects**  
(Old Dominion and Monroe)
- **Seek Public-Private Partnership (P3) for new construction and demolition**
  - Yates Demolition (-259)
  - Lemon/Hardy Complex (+200)
  - West 1 Dorms (+700)
  - GGV Demolition (-428)
  - Commons Dining Replacement

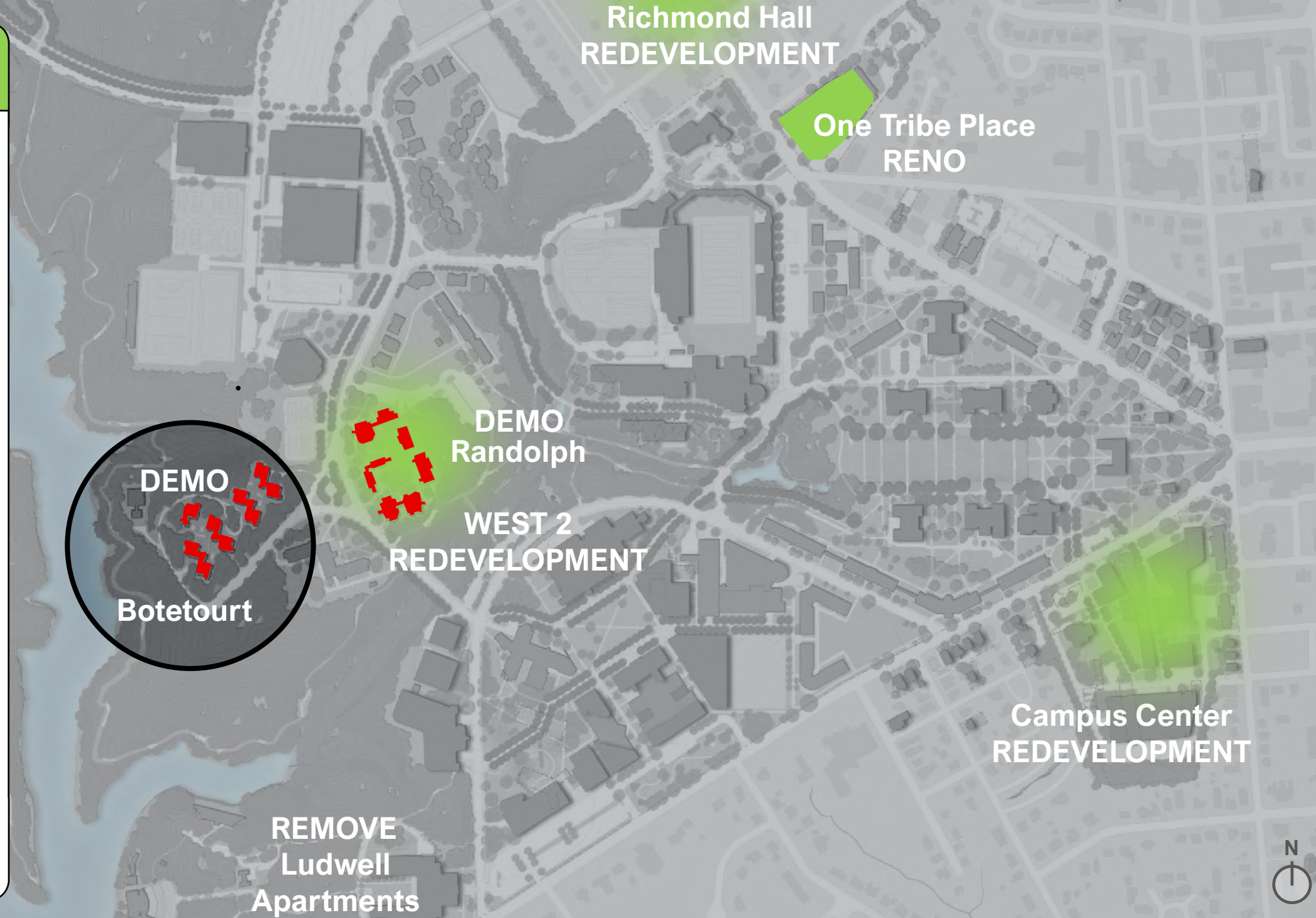
# Why consider a P3?

- Ability to move at the speed of business
- Reduces the impact on student room rates
  - Debt service for W&M-funded projects drives room rates
- Reduces impact on university's debt capacity
- Transfers financial risk and operational costs
- Partnership approach will be key
  - Student Affairs maintains ResLife programming
  - Room pricing structure aligned w/ W&M
  - Building standards consistent w/ W&M developed projects



## PHASE 2

1. Redevelop the Campus Ctr site for Housing, Dining, Bookstore, and Admissions
2. Redevelop Randolph site for West 2 Campus Housing
3. Vacate Ludwell Apartments
4. Redevelop Richmond Hall site & new property development
5. Upgrade systems at OTP
6. Demo Botetourt Complex



## Phasing Strategy



# WEST CAMPUS II – 400 Beds



## APPROXIMATE PROGRAM AREA TAKEOFFS:

**BOOKSTORE**  
TWO FLOORS; 15,000sf TOTAL

**ADMISSIONS**  
TWO FLOORS; 20,000sf TOTAL

**DINING HALL**  
GROUND FLOOR; 35,000sf

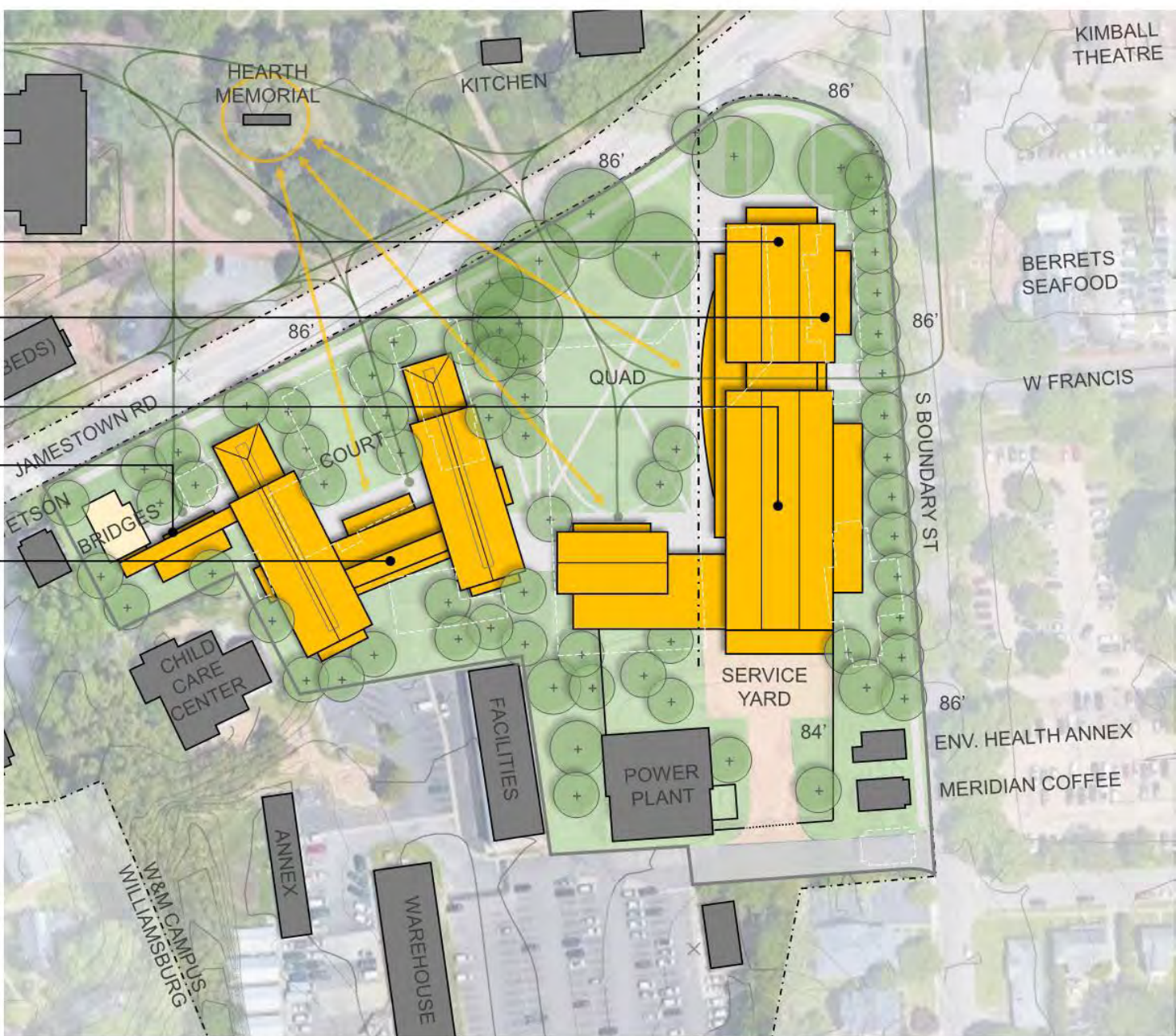
**COMMONS**  
BRIDGES + GROUND FLOOR;  
7,000sf

**RESIDENCE HALL**  
3 FLOORS; 300 BEDS; 105,000sf  
LOWER TERRACE LEVEL  
FACING SOUTH

**RESIDENCE HALL**  
4 FLOORS; 100 BEDS  
SEMI-SUITES @ 340sf/bed

**RESIDENCE HALL**  
4 FLOORS; 300 BEDS  
SUITES @ 400sf/bed

# CAMPUS CENTER – 300 Beds



## Phase II – New Construction







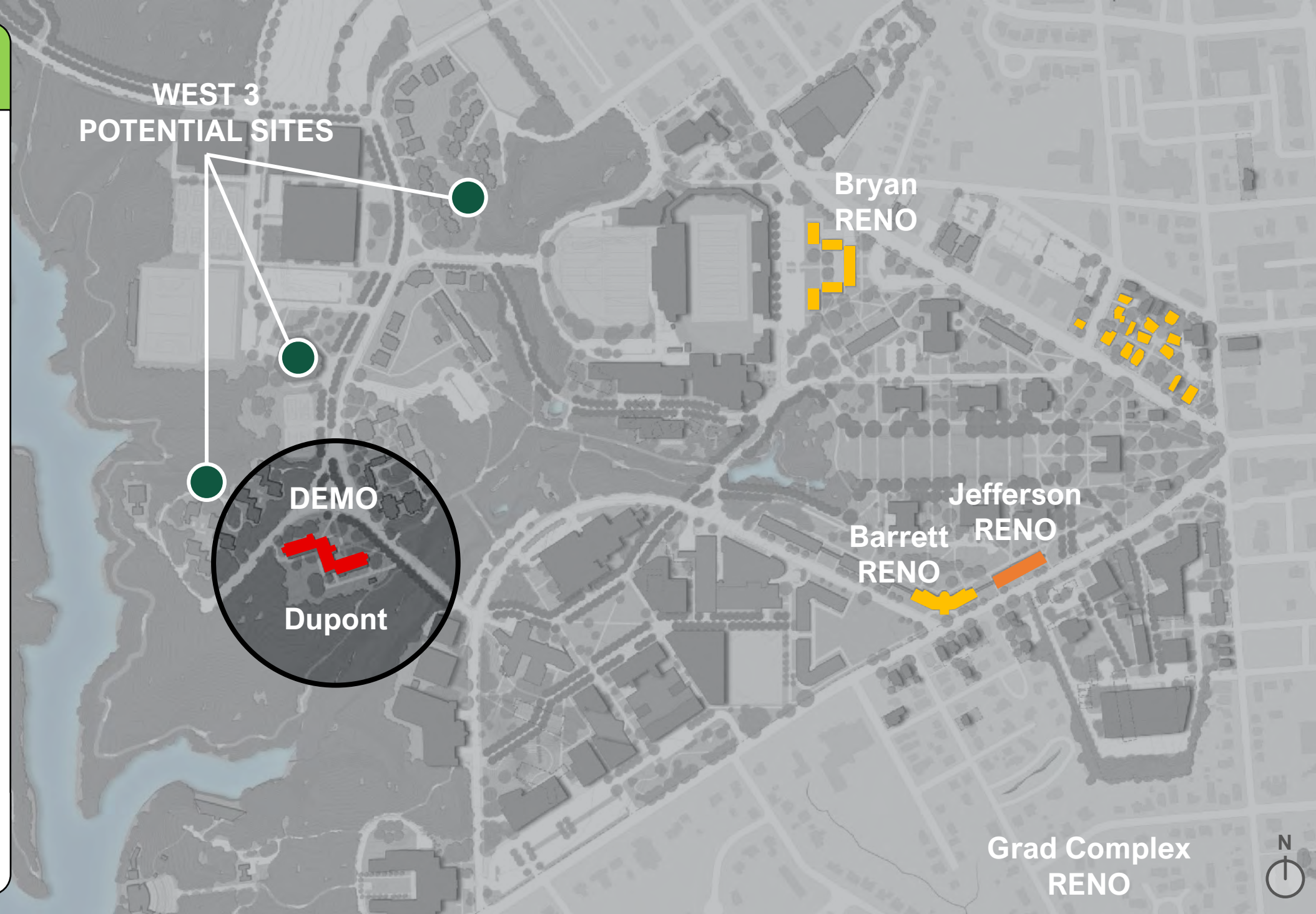
# Phase 2 Implementation, Approach, and Impact

- New Campus Entrance, bridging City, CW, and W&M
- Anticipated Cost: \$350M depending on programming, design and timing
- Partnership with the WMREF
  - Campus Center Development
  - Richmond Hall replacement
  - Future property development
- P3 for West Campus 2



## PHASE 3

1. Develop West 3 Campus Housing (site TBD)
2. Renovate residence halls in need of targeted replacements and upgrades (Barrett, Jefferson, Bryan, Sorority Complex)
3. Renovate Graduate Complex apartments
4. Demolish Dupont Hall



# Phase 3 Implementation, Approach, and Impact

- Anticipated Cost: \$100- \$200M depending on programming, design and timing
- P3 for West Campus 3
- W&M focus on continued renovation of dorms remaining in inventory
- No substantive net change in beds from Fall 2022
  - Ability to scale up/down based on demand in out phases



# Overview

Program Space Inventory



## New

- New Lemon Hardy
- West 1
- New Property Development
- Campus Center
- West 2
- Richmond Hall Replacement
- West 3
- Total: 2,450 Beds



## Recently Renovated

- Monroe
- Old Dominion
- Jefferson
- Sorority Court
- Barrett
- Graduate Complex
- Bryan Complex
- One Tribe Place
- Total: 1,285 Beds



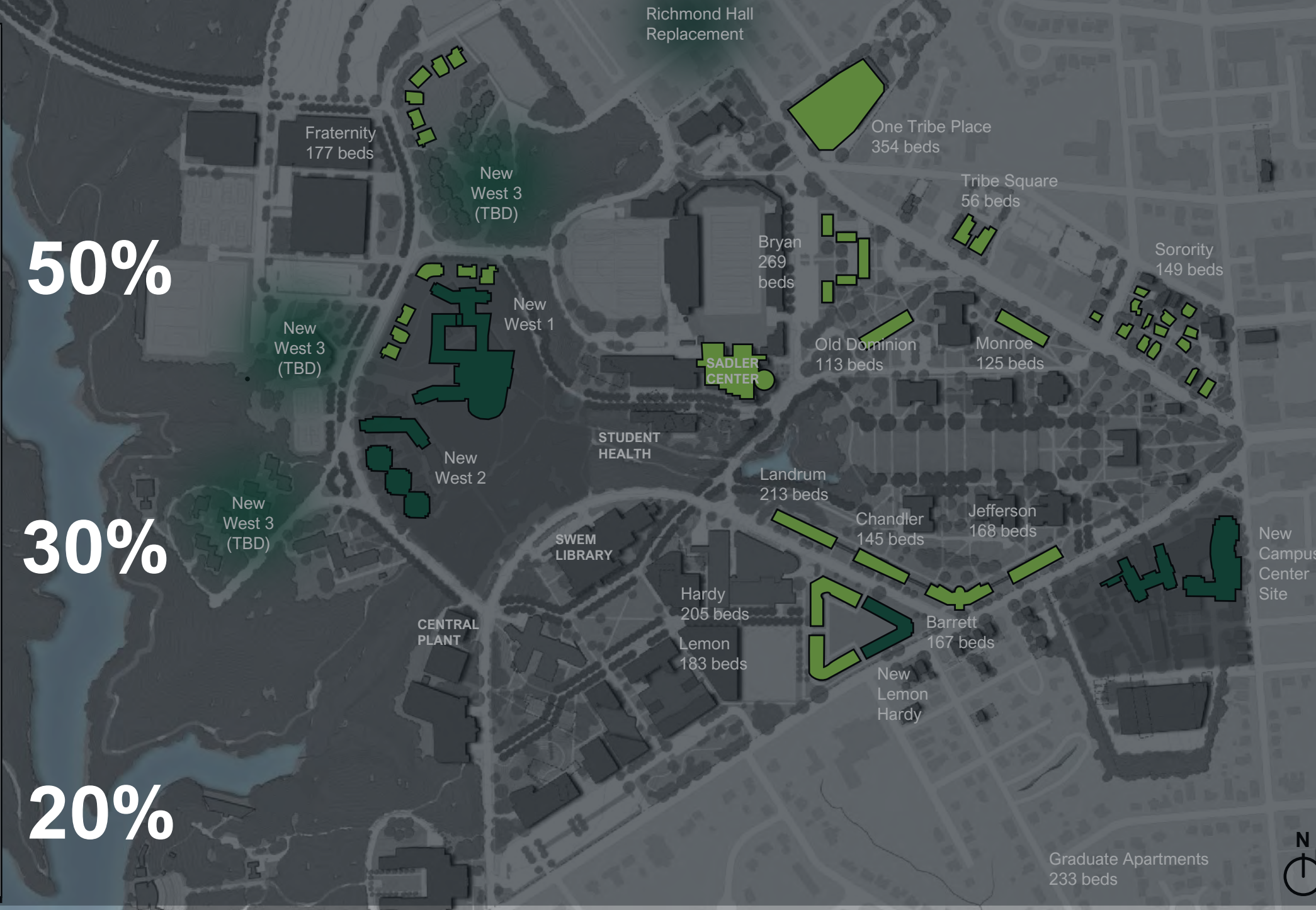
## Renovation not Required

- |                 |                    |          |
|-----------------|--------------------|----------|
| Tribe Square    | Hardy              | CW House |
| Chandler        | Landrum            |          |
| Lemon           | Fraternity Housing |          |
| Total: 991 Beds |                    |          |

50%

30%

20%





**~5,000**

beds



**55**

individual  
residence halls



**100%**

Beds with full AC  
and ventilation



**10**

average age of housing  
facilities (years)



**~1,700**

dining seats



**3**

primary dining  
locations



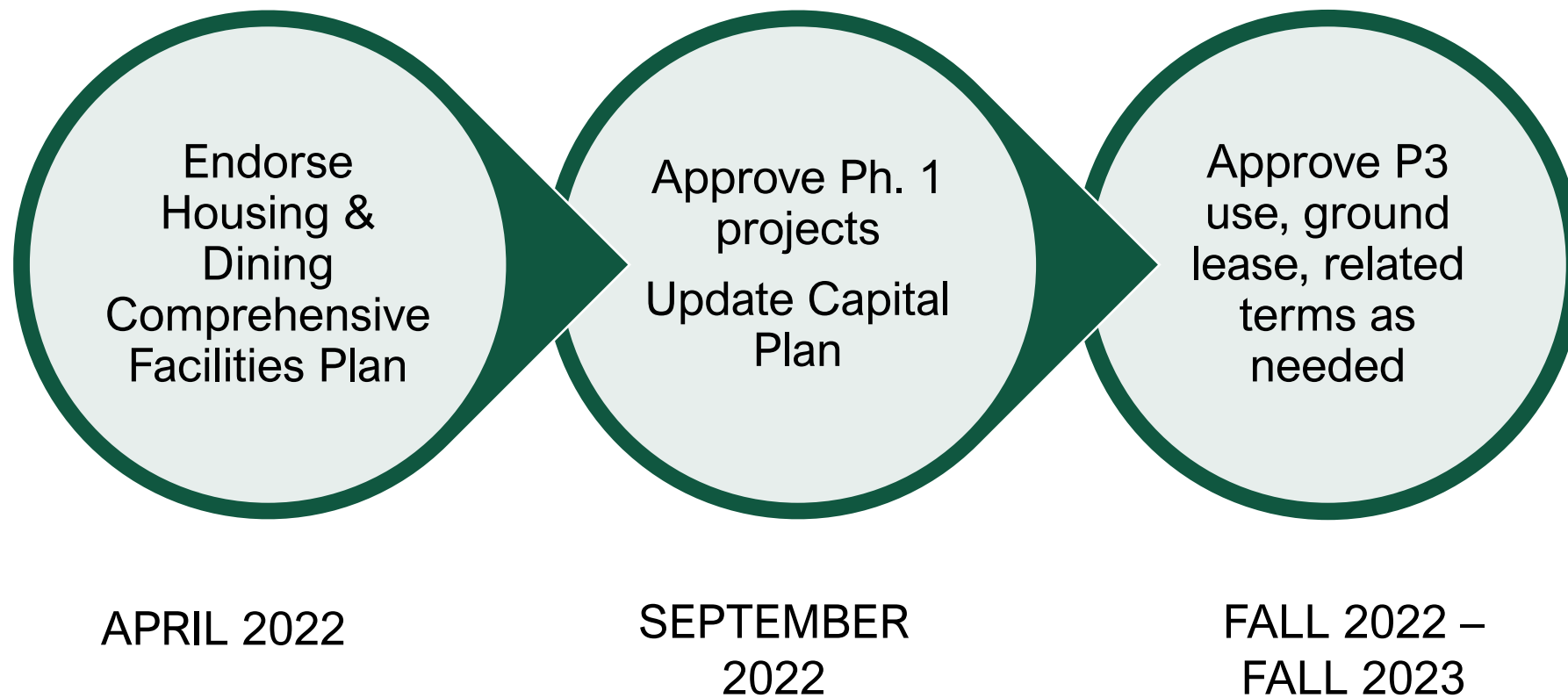
**10**

average age of dining  
facilities (years)

Completion of the Plan in Fall 2032



# Upcoming BOV Actions



# Discussion and Questions