

# UNCW Millennial Campus Expansion Request

Presented to the UNC Board of Governors  
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UNIVERSITY *of* NORTH CAROLINA WILMINGTON

# Existing Millennial Property

- To create initiatives that directly and significantly advance the university's strategic goals and simultaneously enhance the economic development of the region, UNCW received approval in 2007 to designate three sites, two on main campus and one at a university property located about seven miles south of campus, as millennial property to support activities that:
  - Expand the academic and research capacity of the university
  - Respond to demand-driven needs and opportunities to identify and implement economic development and workforce initiatives
  - Enhance the university's ability to perform larger scale multidisciplinary applied research programs that focus on important regional issues
  - Foster creative research and entrepreneurial thinking
  - Develop new processes and products that will benefit the region, the state, and the global community
  - Create opportunities for students to interact with business partners in a real-world environment
  - Provide opportunities to develop new and creative funding sources for academic and research activities

# Existing Millennial Property

- Main Campus
  - Student Housing constructed by UNCW Corporation, a blended UNCW associated entity
  - Health Sciences Quad
  - Athletic Facilities
- UNCW Campus for Research, Entrepreneurship, Service, and Teaching - CREST Research Park - drives translational research initiatives that support economic growth and innovative product developments that benefit the world
  - Partner with growing organizations that focus on cutting-edge biotechnology, analytical services, environmental sciences, and early stage pharmaceutical research and development
    - The Center for Marine Science
    - Shellfish Research Hatchery
    - MARBIONC - Marine Biotechnology in North Carolina

# Existing Millennial Property

- The Center for Marine Science
  - Dedicated to providing an environment that fosters a multidisciplinary approach to questions in basic marine research
  - Mission of the center is to promote basic and applied research in the fields of oceanography, coastal and wetland studies, marine biomedical and environmental physiology, and marine biotechnology and aquaculture

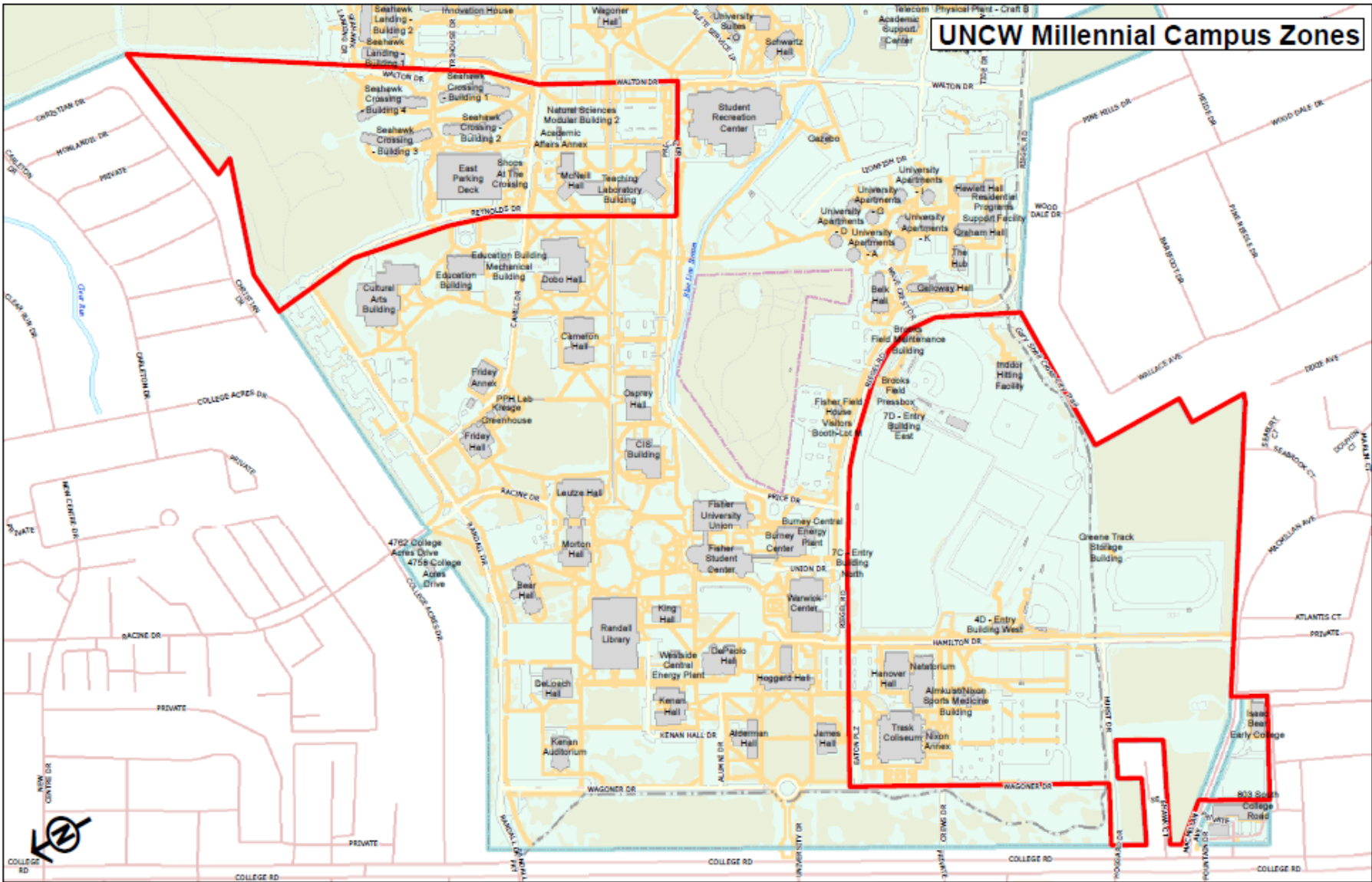
# Existing Millennial Property

- Shellfish Research Hatchery (SRH)
  - The mission of the SRH is to conduct and facilitate research that will inform and contribute to North Carolina's growing shellfish aquaculture industry through research, education, and industry development
  - Current projects involve the selective breeding of oysters, research on the performance advantages derived from triploidy, and crop diversification through the development of culture practices for bay scallops, pen shells, and sunray venus clams

# Existing Millennial Property

- MARBIONC - Marine Biotechnology
  - R&D-based economic development program based at the University of North Carolina Wilmington that discovers, develops, and markets new products and technologies derived from the sea
  - Mission is to stimulate economic development in North Carolina through the discovery, development, and marketing of new products and technologies derived from living organisms found in the sea
  - Vision is to position North Carolina's marine biotechnology industry as a key component in reaching economic and environmental solutions on a global scale
  - Public/private wet laboratory space available for lease





## MYRTLE GROVE CAMPUS MAP

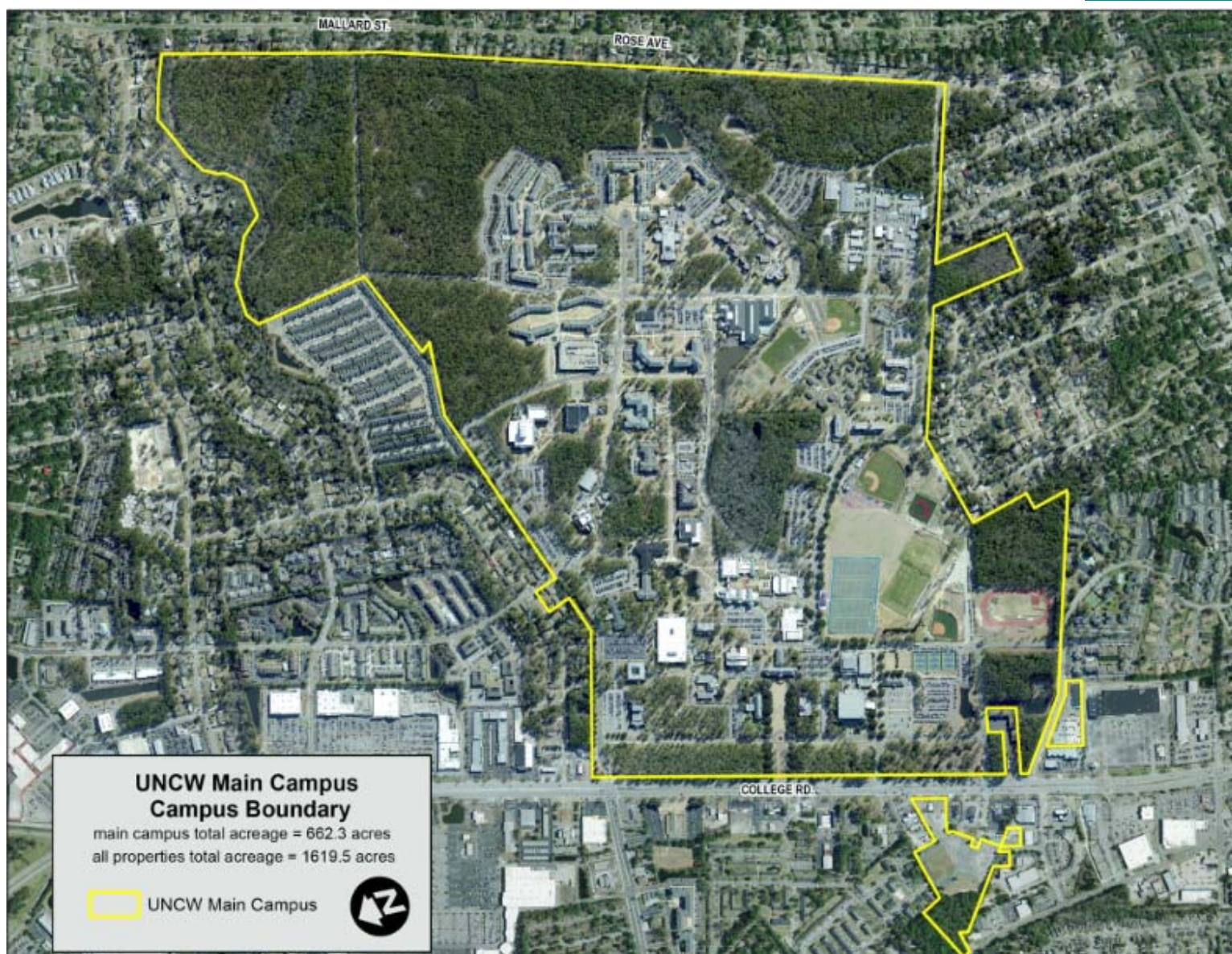


\* Note: Additional future development opportunity sites are shown to accommodate potential need based on the recommendations of the UNCW Coastal and Marine Sciences Self Study, May 2017

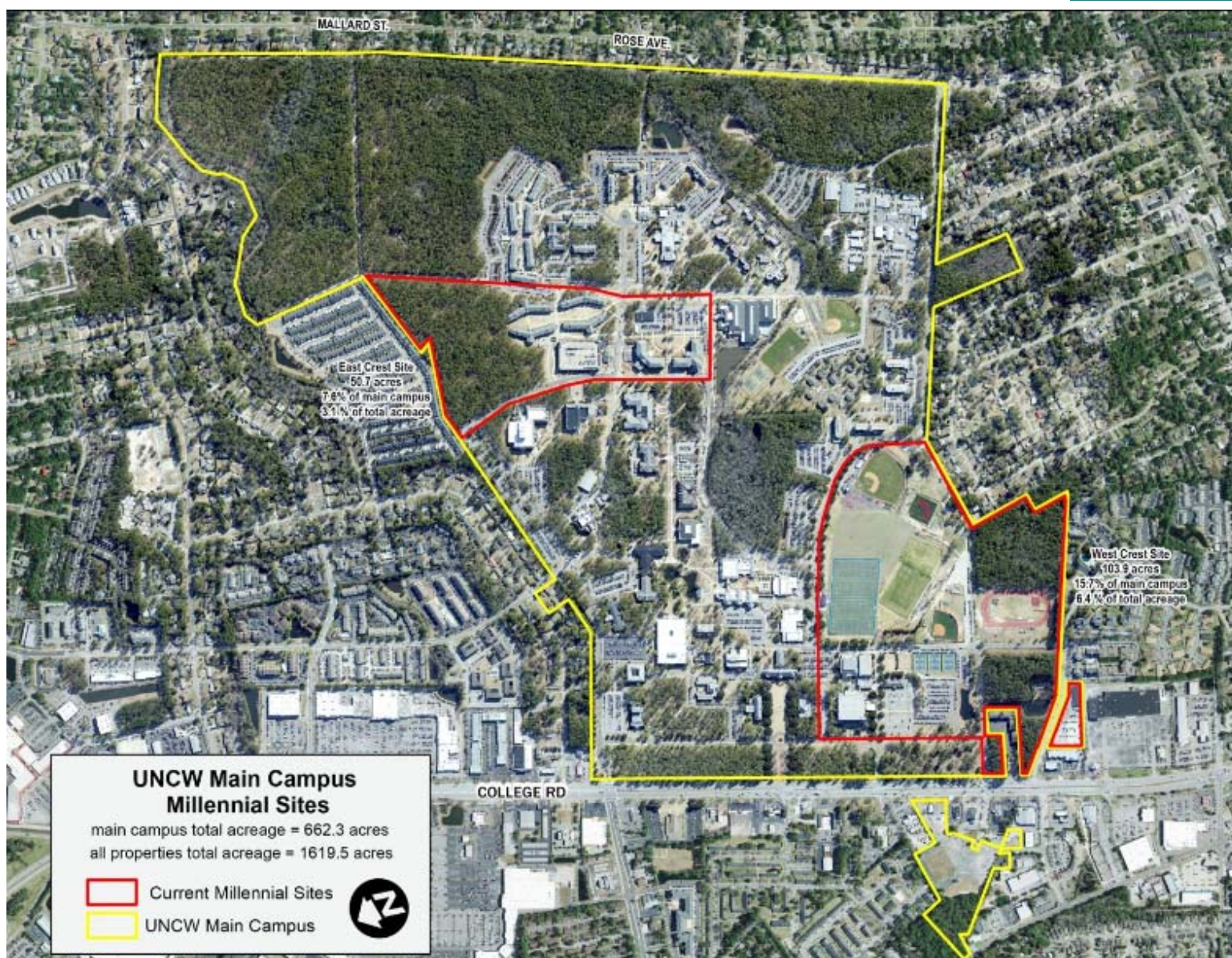


# Expansion Request

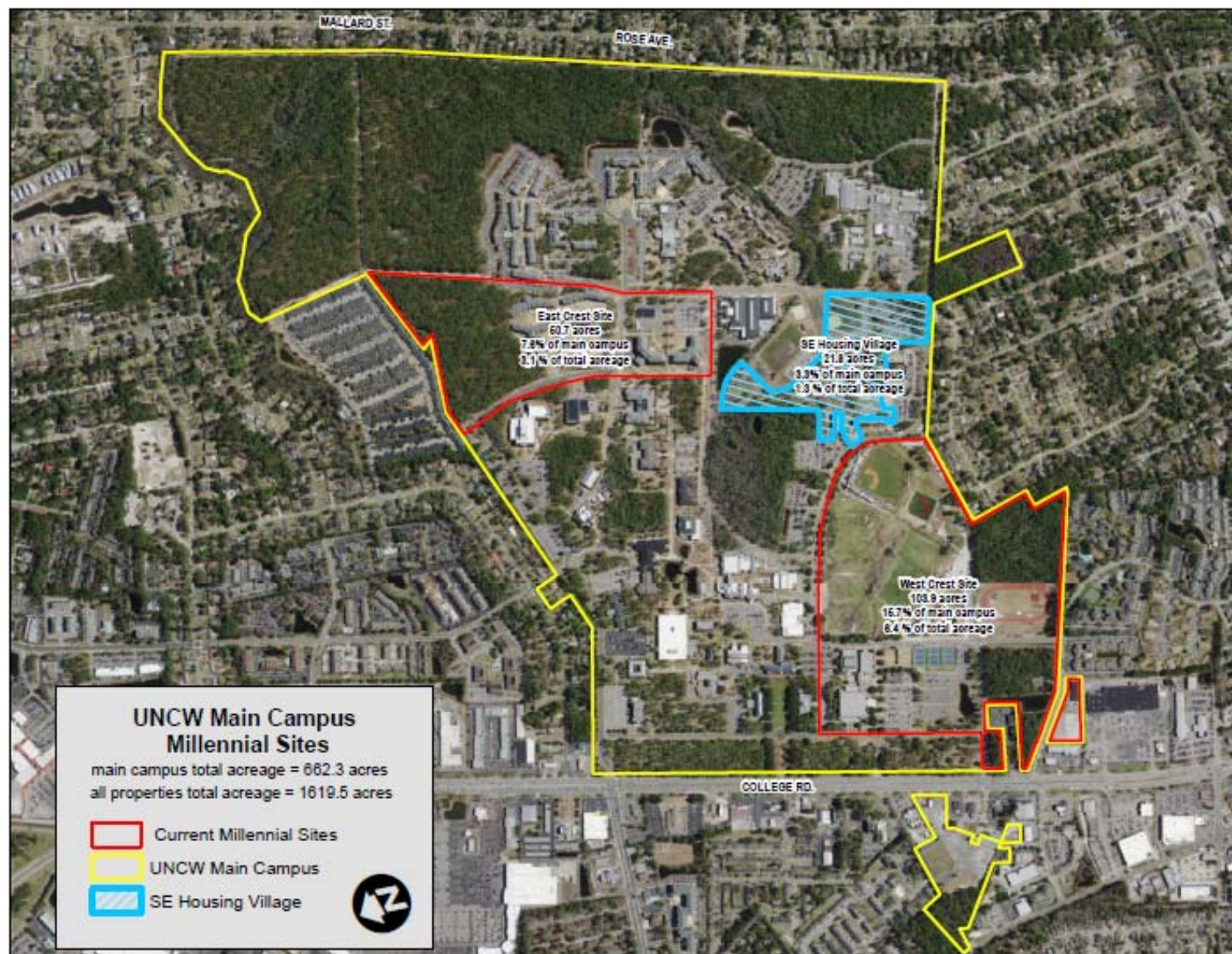
- The University of North Carolina at Wilmington requests that the Board of Governors expand UNCW's existing Millennial Campus by adding approximately 21.79 acres from a single site for new student housing, dining, and parking
- Site is in close proximity to existing campus housing, dining, and outdoor recreational activities, and is located on the main campus
- Site will be known as the "Southeast Housing Village" and would be developed to provide affordable on-campus student housing with related appurtenances, parking, and dining to support UNCW's Strategic Plan and in accordance with UNCW's Campus Master Plan



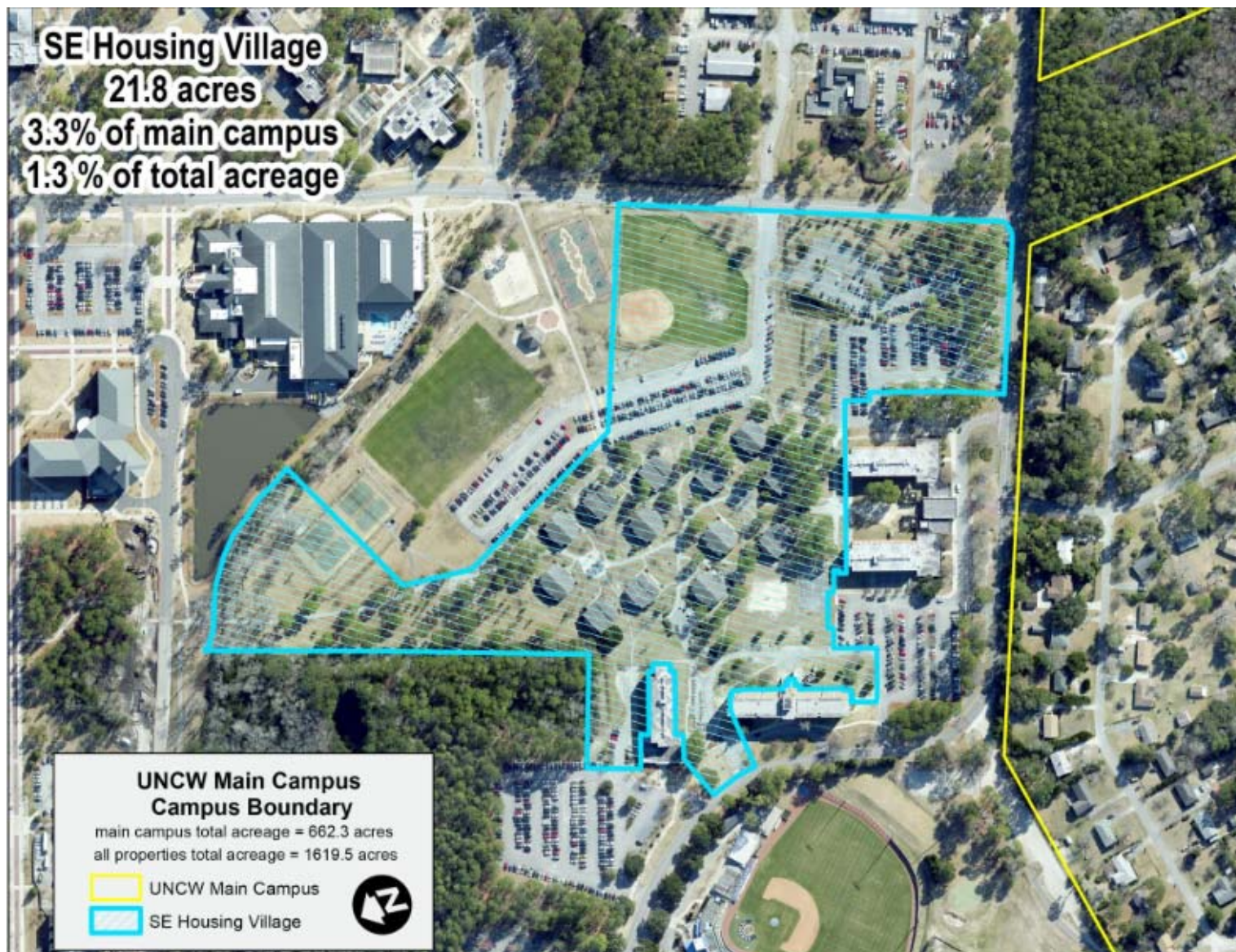














# Use of New Southeast Housing Village Millennial Property

- UNCW is currently considering a possible public private partnership (P3) to construct additional on campus housing
  - New housing will be primarily for freshman and some sophomores
  - Site will include dining and parking
- UNCW is working with Brailsford & Dunlavey and First Tryon as our housing and financial advisors for this transaction
- Need for additional housing is supported by demand study performed by Brailsford & Dunlavey
- A request for qualifications (RFQu) was issued to the market and returned to the university in September 2017

# Use of Millennial Property

- From the RFQu submissions, up to 5 developers could be invited to participate in a request for proposal (RFP) that was returned to UNCW in November 2017
- UNCW is currently negotiating with developers who responded to the RFP
- Since we are in an open procurement process, the information the University can share at this time is very limited
- We expect to bring a P3 recommendation forward to the BOG for approval in May 2018

# Use of Millennial Property

- New housing village would provide much needed facilities for growing enrollment of on-campus students at UNCW and promote UNC's strategic initiatives of student success and economic impact and community engagement
- Students who reside in on-campus housing experience higher graduation rates, academic performance, and engagement
- Additional housing allows the University to enroll more rural, low income, and critical workforce students and see them through graduation at higher rates
- Housing will be financially self-sufficient through use of student rents to service debt and operating expenses
- Working with a P3 developer supports UNC's strategic initiative of affordability as the University has determined we can offer lower student rents with the use of a P3 partner compared to a self-developed housing project
- Supports UNC and UNCW's standards of excellence

# Summary

- Millennial property has served an important purpose at UNCW to advance the university's strategic goals and simultaneously enhance the economic development of the region
- Expansion of millennial property will continue to support this advancement
- Millennial property continues to be a successful model on other UNC campuses
- Millennial property designation on this part of UNCW's campus creates opportunity for a public private partnership (P3) with a housing developer where developer's experience can be leveraged and the university can achieve economic savings for students and North Carolina

# Summary

- The Board of Trustees of the University of North Carolina at Wilmington respectfully requests that the UNC Board of Governors expand UNCW's existing Millennial Campus by adding approximately 21.79 acres from a single site for new student housing, dining and parking.