



Housing and Dining Master Planning



Revised October, 2023
Revised March, 2021
Revised March, 2019
Original August, 2017

Updated 10-2023 with WMU Enrollment Projections, portfolio changes and Valley Residence Hall Planning

The housing and dining master plan is a compilation of WMU housing and higher education data, statistics and discussions as part of an Integrated Planning and Budgeting philosophy that can influence the vision and program for a reimagined housing and dining network on campus.

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Housing and dining master planning history

In 2012, a master plan was established for all housing and dining facilities (HDMP) on campus through 2045, with initial detailed emphasis on “Plan 2015”. The HDMP serves as a guide for housing and dining at WMU and is meant to be used and adapted in conjunction with University strategic planning and priorities.

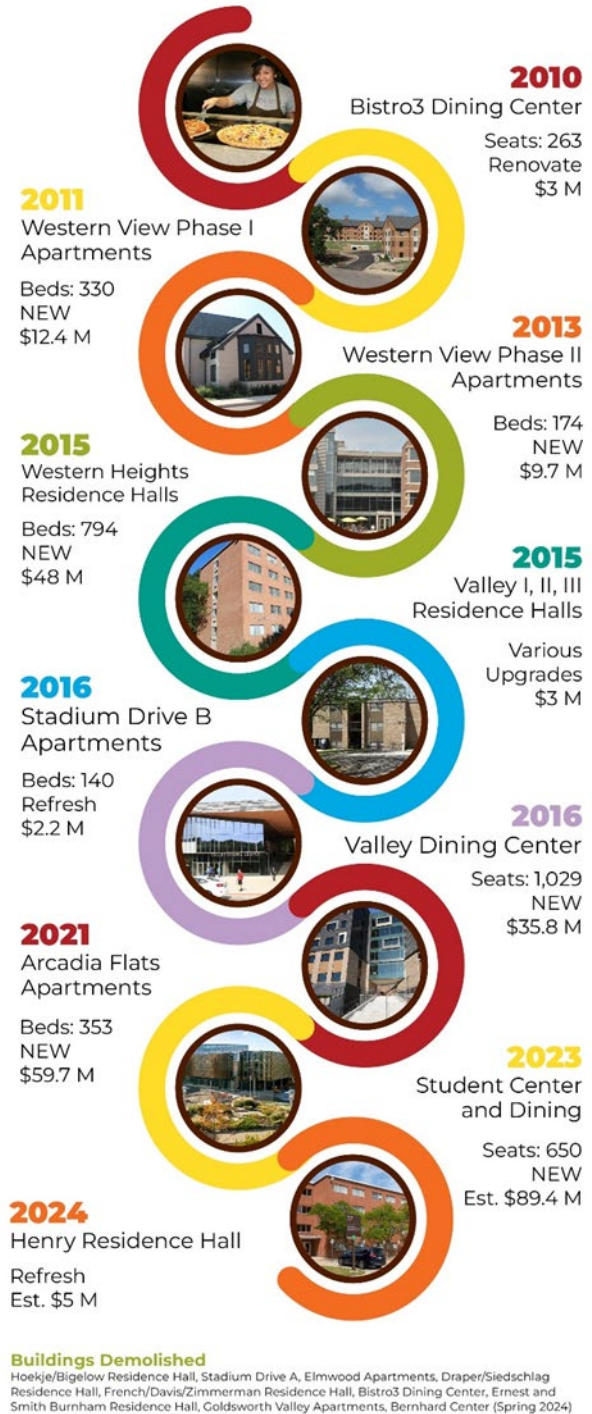
The HDMP organizes housing and dining amenities by “neighborhood”. The residential neighborhood is a unique home away from home experience that is intentionally designed to support student success. Living on campus is the best way for new and returning Western Michigan University students to become engaged in college life, form diverse social networks and easily participate in academic activities and learning opportunities. By establishing strong social and academic connections, campus residents are more likely to develop a sense of belonging and achieve their educational goals.

Four residential neighborhoods

- Residential Neighborhood features are inspired by the surrounding environment.
- Neighborhoods each have distinctive features with a combination of residence halls, apartments, dining facilities, academic services and cultural resources.
- Neighborhood areas appeal to different and overlapping student populations.

Advantages

- Provides a seamless living experience for residents.
- Collegiate environments facilitate academic success and encourage social development.
- Staff members and intentional programming help students become engaged.
- Services include educational support, health and wellness facilities, and recreational opportunities.
- Offers safe, vibrant living and learning environments where students can succeed.



Plan 2015

With the opening of the Valley Dining Center for Fall semester 2016, Plan 2015 was complete. Goldsworth Valley lies in the northwest quadrant of campus and currently contains three residence hall complexes (Valley 1, Valley 2 and Valley 3) and Valley Dining Center was constructed to accommodate 3,000 Valley Neighborhood residents along with the general campus population, guests and visitors.

Plan 2020

The initial plan was for Valley Dining Center to lead the way for renovation of the Valley residence halls, including major renovation to the vacated dining service areas to provide central entrance points and amenities in line with student expectations. Redevelopment of 3,000 beds and three vacated dining halls located in the Valley Neighborhood is still part of the HDMP, however, is not part of Plan 2020.

In 2018, Plan 2020 of the HDMP was explored further, keeping with some of the original goals including a focus on retention and new apartment-style living in the South Neighborhood. Elmwood Apartments were demolished in 2018, paving the way for development of the South Neighborhood and Hilltop Village. Arcadia Flats opened in January of 2021 with 197 apartment-style units that incorporate 353 beds and the Goldsworth Valley apartments were removed from the housing portfolio.

A new Student Center with a board dining center opened for Fall 2022. Student Center Dining was constructed to accommodate peak demand of 558 seats with the ability to accommodate up to 700 during the peak lunch period or when large conference or tour groups need to be served. A transformer space allows for expansion of the dining center when extra capacity is required. The rest of the time, the transformer space serves as another community lounge area for the Student Center.

Plan 2025+

Additional implementation of housing and dining master planning should pay close attention to the mix of unit types, aligning meal plan beds with dining center capacities and creating housing that is affordable and accessible for our students. Additionally, the total WMU student population heavily drives occupancy and should be developed in conjunction with enrollment trends.

French, Davis and Zimmerman halls were demolished during the summer of 2021 to facilitate continued development of the Hilltop Village vision. Any future housing in this area should result in an innovative living concept that offers our sophomore level and above students environmentally conscious features, socialization through the purposeful use of public areas, and improved vehicular and pedestrian circulation, making a positive impact on student life. New housing should create multiple levels of engagement, provide a unique option within the housing portfolio and facilitate academic success.

The University's goal for the WMU Valley Neighborhood Master Planning is to incorporate cutting-edge design elements geared toward the student of the future. Goldsworth Valley lies in the northwest quadrant of campus and currently contains three residence hall complexes (Valley 1, Valley 2 and Valley 3) and Valley

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Dining Center which was completed in 2016 and was constructed to accommodate 3,000 Valley Neighborhood meal plan residents along with the general campus population, guests and visitors.

The Valley Residential Neighborhood residences should be re-envisioned, with a mix of living styles that complement the total housing mix. Meeting diverse student needs, spaces for small and large group interactions, as well as connection to academics should be integrated into the program to help cultivate learning and development.

The design should result in an innovative living concept that offers environmentally conscious features, socialization through the purposeful use of public areas, improved vehicular and pedestrian circulation, making a positive impact on student life in the Valley Residential Neighborhood. The new housing complex will introduce future students to the next generation of university living. The design should create multiple levels of community engagement and facilitate academic success.

Redevelopment of the Valley 1, 2 and 3 residence halls should open up space and provide an opportunity to include an apartment complex in this more remote area of campus. The site where Valley 1 currently sits has been identified as the ideal location. This location can provide a unique experience for students, such as being pet-friendly and having outdoor amenities that are not able to be located in the heart of campus.

In anticipation of needing to take Valley residence halls off-line, Henry hall will undergo a refresh and be re-opened for Fall 2024 occupancy.

Integrated planning and finances

As a public institution, a commitment to adding value while containing costs so that access to higher education remains attainable and affordable is integral.

Both the Residence Life and Dining Services operations at WMU are self-operated and managed and report through the Vice President for Student Affairs. As auxiliary operations, these functions are self-supporting and do not receive tuition revenue or state funds. This organizational structure permeates a commitment to student development and recognition that a safe, structured and engaging living experience enhances academic success. For our students, living on campus where student support mechanisms are in place, has proven to result in higher average student GPA's and retention rates.

Integrated Planning and Budgeting (IPB) is a resource management and planning model that captures synergies and leverages efficiencies by combining planning and budgeting as a single process. IPB integrates and synergizes institutional goals with key strategic initiatives, objectives, performance management, collaborative budgeting and financial guidance. Elemental to IPB are cost containment, quality control, and resource management. Collectively, the Fund 41 IPB Group integrates institutional goals with key strategic initiatives. The group plans, leads, and tracks performance indicators through continuous assessment and evaluation. The planning process results in resource allocation decisions and personal actions that move the division and university towards success. The process influences everyday decisions and actions by defining success and focusing on accountability in lieu of control.

Connection to WMU Strategic Plan

Overarching Goals of the Housing and Dining Master Plan (HDMP)

- Support WMU Strategic Plan

- Support Recruitment and Retention
- Create Residential Neighborhoods
- Align Planning with Facility Condition
- Align with enrollment projections
- Ensure Diverse Housing Mix (style and price)
- Minimize excess capacity
- Maintain or improve net margin

Plan 2020-25+ Overarching Goals

- Support Recruitment and Retention
- Continue Momentum
- Distinctive, WOW!
- Promote living-learning environments
- Differentiate WMU from Other Universities
- Use Campus Surroundings

Higher education housing market outlook

The higher education housing market outlook has been growing in recent years and many colleges and universities view residence halls as an extension of academics. It is important to note that we have not yet seen the impact the COVID pandemic will have on future housing design. What we know is that the ability to have private space and bathrooms that are shared with few others, were key to keeping students on campus, healthy, safe and engaged during the pandemic.

Trends in student-housing

- More common areas
- More academic space woven into amenities
- Live-Learn connections
- Sustainable features and design
- Faculty in residence
- Multi-use/blended program
- Over the top internet

Student desires

- More value from their living experience
- Range of prices

Advantages of on-campus over off-campus housing

- Safety and security
- Proximity
- Access to services
- Academic connections

Challenges

- Available capital
- Land and construction costs
- Institutional or private building longevity

- Institutional or private standards

“About half of students typically live off campus in single-family homes or other accommodations.” -Randy Churney, Chairman and CEO of EdR

A local market survey is conducted every year for apartment-style housing, along with a compilation of all MAC and Michigan Public University residence hall rates. This data assists Student Affairs in determining rates changes that are recommended to the Board of Trustees for their approval.

The apartment-style rental market typically secures occupants around January for the following year, with one-year leases being most common. Therefore, WMU apartment-style rates are usually established by December of each year, to align with the off-campus cycle. WMU apartment-style rates are intentionally in-line with market rates. The residence hall environment typically requires an academic-year contract and rates are set each Spring or Summer.

WMU enrollment goals

Considerable time was spent to understand the enrollment management strategy and goals of various units on campus. Housing and dining planning incorporates new information including enrollment projections during periodic updates. The strategies and plans are overlaid on housing data to create a projected percentage and number of each class living on campus, given enrollment projections. This HDMP version has projected needs in line with the October 2023 WMU enrollment projections for Fall of 2029.

Projected students in housing by class

The University does not have live-on requirements and housing occupancy, as a percentage of each class, remains very consistent. Although the percentage is consistent, headcount fluctuates with University enrollment levels.

The chart indicates the percentage of each class that are anticipated to choose to live on campus, which is reflected in the projected target bed counts.

In prior years around 88% of First Time in Any College (FTIAC) students lived on campus. When students who have a permanent address within 50 miles of campus are added to the mix, the number jumps to 97% of FTIAC students, leaving very little on-campus occupancy growth potential for this population.

FY29 Projections	% of Class
FTIAC	85%
Freshmen	45%
Sophomore	25%
Junior	11%
Senior	7%
Graduate	5%

WMU housing stock - Fall 2024 and Fall 2029 projected

The housing portfolio currently contains 5,132 beds. Seventy-nine percent (4,040) of those beds are residence hall style and 21% (1,092) of the beds are apartment-style units.

The anticipated needs for Fall 2029 shifts to needing a total of 3,884 beds, with 76% of those living in residence hall style beds and 24% in apartment style living.

In conjunction with any facility changes, there is an opportunity to look at cutting edge options that can attract and excite students who are currently elementary-age and will be living on campus ten or more years from now.

Current housing floor plans and attributes

The list below represents the physical housing inventory as of Fall 2023. Detailed unit floor plans and primary attributes of each community are outlined below.

Residence Halls

Valley 1

ACKLEY/SHILLING

Ackley/Shilling is a relaxed building with a mixture of first year, transfer and returning students. The residents are an active group, so there is always an event or social networking opportunity happening the hall.

LEARNING COMMUNITIES

- Aviation House
- Shilling Transfer Hall

SPECIAL FEATURES

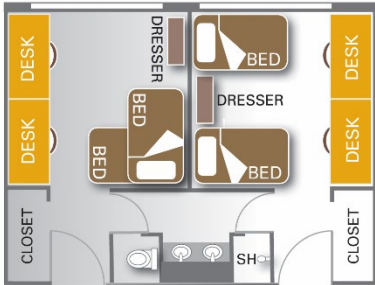
Ackley: No meal plan required

BRITTON/HADLEY

Britton/Hadley students love where they live. Students can often be found in lobbies, lounges and the large kitchen socializing, doing homework or simply relaxing. The community is known for accepting people for who they are and helping everyone feel at home.

LEARNING COMMUNITIES

- Global and Languages Community



in

Valley 1, Valley 2, Valley 3

Bedroom 12' x 12' 2"

Entrance 5'5" x 6' 1"

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Spectrum House

SPECIAL FEATURES

No meal plan required

Hall open during winter break (extra cost to stay)

YEAR BUILT

1963



Valley 2

GARNEAU/HARVEY

Students in Garneau/Harvey are a diverse group who value a friendly environment. Fine arts students create a fun and electric vibe while upper-level students bring focus and WMU knowledge. There is always something happening in the building, and it is easy to find someone to hang out with or join you at a campus event.

LEARNING COMMUNITY

Fine Arts House

Science Scholars

YEAR BUILT

1964



EICHER/LEFEVRE

Eicher/LeFevre residents like to enjoy time playing ping pong, air hockey or pool in the hall's game room. Residents enjoy a balance of work and play, and it is never hard to find a study group in the hall. Students also like to get involved, especially with the hall's annual Haunted Basement event.

LEARNING COMMUNITIES

Health Professionals Community

YEAR BUILT

1964

Valley 3

ELDRIDGE/FOX

Eldridge/Fox residents have a strong academic drive, a desire to fully experience WMU, and a loyalty to one another. A friendly place to gather with students who are striving in their chosen fields, Eldridge/Fox provides opportunities for students to gain experiences that will help propel them to success.

LEARNING COMMUNITIES

Engineering House
Honors Community

SPECIAL FEATURES

Computer lab
Student Success Center



HARRISON/STINSON

Harrison/Stinson is a vibrant and lively community with involved and active students. The building creates a welcoming and fun atmosphere while also supporting students in their chosen majors. Residents frequently use the hall’s game room for fun and relaxation.

LEARNING COMMUNITIES

Business Community

YEAR BUILT

1965

Henry Hall

(RE-OPENING FALL 2024)

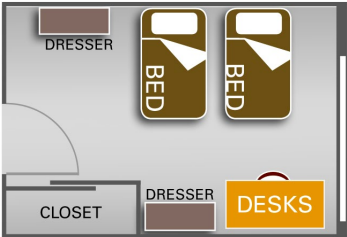
Henry is a great community located right in the middle of campus. Henry Hall will house returning students.

YEAR BUILT

1957



Henry
Bedroom 11’10” x 14’ 10”



Western Heights

Western Heights is a social environment where residents create strong bonds within each house. Houses average 36 residents, and each hosts events catered to the needs of the community. The unique building design facilitates meeting others and forming social connections. The complex consists of two mirror-image buildings; Hall-Archer-Pickard East and Hall-Archer-Pickard West.

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HALL DYNAMICS

99% first-year students

SPECIAL FEATURES

Male and female houses with three houses making up a coed floor

Centrally-private bathrooms

Air conditioned

Kitchen, living room and study nook in each house

YEAR BUILT

2015



Western Heights
Bedroom 11' 1" x 17' 4"

Apartments

WESTERN VIEW

Western View is an apartment-style complex located on the west side of campus. Residents contract for a private room and bathroom within a 1, 2, 3 or 4-bedroom apartment. With a basketball court, picnic tables, workout facility and Community Center, Western View offers a variety of entertainment options for its residents. The complex is within walking distance of shopping and restaurants that border campus.

YEAR BUILT

2011, 2013





ARCADIA FLATS

WMU’s newest housing complex for upper-level and graduate students combines the convenience of living on campus with a contemporary housing design. The innovative apartment-style units and common spaces reflect the needs of students today and into the future. The complex has 5 different unit types, social and study lounges, fireplaces and a fitness room. Architecturally and visually appealing, the complex is located near the Student Recreation Center, Field House and Waldo Library.

YEAR BUILT: 2021



Loft



Studio



2 Bedroom Studio

11' 5" x 28' 7"

14' 0" x 28' 7"

17' 6" x 25' 1"



2 Bedroom Flat
18' 4" x 29' 1"

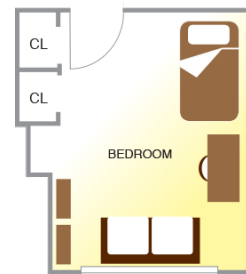


2 Bedroom Flat - 4 person
22' 6" x 29' 1"

SPINDLER HALL

Located on historic East Campus, Spindler Hall is a great economical option for students who want a more serene, simplified housing environment. Students are in single rooms with shared bathrooms and kitchens on each floor. There is a kitchen, game room and wrap-around patio on the first floor.

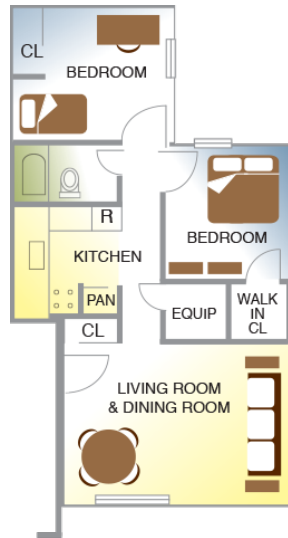
YEAR BUILT
1940



STADIUM DRIVE (10-YEAR REFRESH PERIOD ENDS 2025-26)

Refreshed in 2016, Stadium Drive Apartments are located adjacent to campus. Parking is permitted on the perimeter of the complex, creating a safe courtyard where children can play and adults can enjoy an afternoon tossing a football or Frisbee. One building is designated for graduate housing.

YEAR BUILT
1968, 2016 refresh



Resources

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