

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: South Campus Development/Planned Retirement Community
Date: December 4, 2000

Recommended Action:

Receive an oral report on the proposed South Campus Development/Planned Retirement Community project.

Executive Summary:

The University of Northern Iowa proposes to develop a retirement community in the south area of campus. This community would include development of retirement housing, assisted living housing, and a conference center/hotel and office area on approximately 152 acres of University property. The University wishes to undertake the project to provide housing opportunities for the growing number of University retirees.

Development of the retirement community would be a collaborative effort between the University and the University of Northern Iowa Foundation. The University wishes to begin the initial planning work for the project by contacting developers to discuss possible partnership opportunities for construction of the complex. The University's intent is to retain ownership of the land and enter into long-term lease agreements for development of the retirement community.

The University will provide background information and an explanation of the various elements of the proposed development at the December meeting.

Background and Analysis:


The University's proposal for development of the south campus area was outlined in the Campus Master Plan Update presented to the Board in May 2000. The concept includes integrating a retirement village with the University's biological preserves in the south area of campus.

The University of Northern Iowa's report to the Board will address various elements of the proposed development including:

- Need for the retirement community;
- Relationship between the proposed development and the University's strategic plans;
- University's current and future land needs;
- Arrangement between the University and the Foundation;
- Parameters being considered for a lease arrangement with a private developer; and
- Anticipated timelines for development of the retirement community and further Board approvals.



Sheila Lodge

Approved: 

Frank J. Stork