

Plum Street and Hwy 50 bypass Student Housing Complex Concept Specifications:

- A. Site identified for the student housing concept is identified on the master concept plan below. This master plan concept is only a guide and not a final layout document.
 - a. The City of Vermillion is proposing a future road running East/West from Plum Street to future Jefferson Street which is proposed to be extended North to Hwy 50 bypass. (See attached master plan concept.)

- B. The concept for the housing units is to be apartment style. Two (2) to three (3) buildings that are either 3 or 4 stories tall with a total of 200 beds.
 - a. Parking: At a minimum one (1) off street parking stall per occupant.

- C. Building apartments will be a combination of studio, 1-bedroom, 2-bedroom, and 4-bedroom units (Majority should be 4-bedroom type unit). Each unit should have the following amenities:
 - a. Restroom or Restroom(s) depending upon number of bedrooms. Figure 2 people per restroom.
 - b. Kitchen – includes cabinets, countertop, sink, microwave, stove, and full-size refrigerator.
 - c. Separate Heating/Cooling system per apartment.
 - d. Bedrooms should be able to house Twin XL bed with desk/chair
 - e. No dining area in apartment, provide bar type counter instead at kitchen.
 - f. Open concept between kitchen/common area
 - g. Bedroom closets – open air shelving and hanging space, no doors.
 - h. Windows at bedrooms, but not required at common areas

- D. Buildings would include the following items:
 - a. Elevator for access to all floors.
 - b. Centralized laundry on each floor.
 - c. Lounge/gathering space on the main floor.
 - d. Centralized custodial closet per floor
 - e. Storage areas throughout the building.
 - f. Outside trash/dumpster area

- E. Buildings would be constructed in two distinct phases to allow occupancy of one building and site while the second building is still being constructed.

- F. USD will lease the land beneath and surrounding the housing facilities to a private developer who will be solicited to build, maintain, and operate the facilities for a term designated by USD.



Legend:

- A. Student Housing
- B. Future student housing
- C. N/A
- D. N/A
- E. Proposed new USD training facility
- F. Potential future hotel or other commercial space
- G. Pay Area/Event Space

