



# Reinhard Villages

## Clarion University of Pennsylvania



### Overview

EdR created a unique, resort-like collegiate housing community on 60 heavily wooded acres for the Clarion University Foundation, Inc. Overcoming challenges with woods, topography and wetlands, the project opened August 2004. Thirty buildings, each displaying distinct design elements, are arranged in six villages.

EdR handled design, financial analysis, financing and construction oversight as owner’s representative while National Development Co. of Pennsylvania handled design and permitting and was general contractor. EdR manages the housing community.

The community center is an active gathering area with flexible space for continuing education classes and community activities.

### Project Details

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| <b>Beds   Units</b> | 656   180                                                                                                                                                                                                                                                                                                                          |
| <b>Stories</b>      | 1.5, 2 and 3 stories in six villages                                                                                                                                                                                                                                                                                               |
| <b>Gross Size</b>   | 227,568 square feet                                                                                                                                                                                                                                                                                                                |
| <b>Developer</b>    | EdR and National Development Co. of Pennsylvania                                                                                                                                                                                                                                                                                   |
| <b>Manager</b>      | EdR                                                                                                                                                                                                                                                                                                                                |
| <b>Owner</b>        | Clarion University Foundation, Inc..                                                                                                                                                                                                                                                                                               |
| <b>Completion</b>   | August 2004                                                                                                                                                                                                                                                                                                                        |
| <b>Cost</b>         | \$30 million bond issue                                                                                                                                                                                                                                                                                                            |
| <b>Room Styles</b>  | 1- and 2-bedroom units                                                                                                                                                                                                                                                                                                             |
| <b>Amenities</b>    | Fully furnished units, full kitchens, washers and dryers, private bedrooms with full-size beds; recreation center with basketball court, pool and multiple sand volleyball courts; and community center with management office, fitness and computer centers, TV and social lounges and continuing education classroom facilities. |
| <b>Architect</b>    | WTW Architects                                                                                                                                                                                                                                                                                                                     |
| <b>Contractor</b>   | National Development Co. of Pennsylvania                                                                                                                                                                                                                                                                                           |
| <b>Financing</b>    | Morgan Keegan & Co., Inc..                                                                                                                                                                                                                                                                                                         |
| <b>Reference</b>    | Michael Keefer, Executive Director<br>Clarion University Foundation<br>(814) 393-1985   mkeefe@clarion.edu                                                                                                                                                                                                                         |

