Association for College and University Housing Officers - International Society for College and University Planning (SCUP)

presents

**Trends in Campus Housing: Data and Core Concepts from Design Innovations**

Webcast

**Wednesday, December 3, 2008**
- 2:00 PM – 3:30 PM Eastern
- 1:00 PM – 2:30 PM Central
- 12:00 PM – 1:30 PM Mountain
- 11:00 AM – 12:30 PM Pacific

Moderator:
- Sue Gott

Presenters:
- Cyndi Balogh
- Jim Curtain
Trends in Campus Housing:
Data and Core Concepts from Design Innovations

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Webcast Moderator:

Sue Gott, Planner, University of Michigan

As the University of Michigan planner since 2002, Sue Gott is responsible for guiding the master planning and development of the University of Michigan campuses. She oversees planning of capital projects including buildings, parking structures, utilities, roads, open spaces and plazas, and site planning and design. Formerly, she was an adjunct professor with UM’s Taubman College of Architecture and Urban Planning where she instructed graduate studies in the Fundamentals of the Planning Practice. She was also a senior planner at the consulting firm JIR Inc., where her focus was campus planning, transportation, environmental planning and urban design. Gott provides an important link with the community to coordinate UM projects with community planning initiatives. She is highly regarded for her focus on integrated planning, environmental stewardship, advocacy for public art and efforts to promote historic preservation.

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Cynthia Parish Balogh, Partner, MGT

Cynthia Balogh is a partner at MGT, with over 30 years of experience in higher education in university housing administration, planning, budgeting, and public policy. Early in her career, she served in positions with the Department of University Housing at the University of Georgia, and was associate dean of students for the Washington and Jefferson College. Prior to joining MGT in 1999, Balogh served in a variety of administrative positions at a state level citizen board that provided independent analysis to the Florida State Board of Education and State Legislature. At MGT, Balogh leads the firm’s student housing service offerings. She also serves as a principal investigator for the ACUHO-I Construction and Renovation Survey.

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Jim Curtin, Principal, Solomon Cordwell Buenz

Jim Curtin is a principal at Solomon Cordwell Buenz where his primary focus is high and mid-rise residential, mixed-use, education and commercial design. Since joining the firm in 1985, Curtin’s designs for over 20,000-beds of student residential facilities have been constructed on college and university campuses across the country. He is a founding member of the 21st Century Project established by the Association of College and University Housing Officers International (ACUHO-I) as a multi-phased initiative to assist colleges and universities in designing new residential spaces that reflect the ever-evolving role that residences play in the collegiate experience. Curtin has completed major student life projects at a wide range of institutions including Northwestern University, The University of Notre Dame, Ball State University, Arizona State University, and the University of Illinois. His comprehensive understanding of community, flexibility, technology and sustainability were outlined in his article “Next-Generation Student Living”, featured in Learning by Design 2008. He is a graduate of The University of Notre Dame and an AIA member. He has served as ACUHO-I Board Member and was recently honored as the ACUHO-I “Outstanding Corporate Friend.”

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Wednesday, January 28, 2009 ● 3:00 PM–4:30 PM Eastern. For program details visit www.scup.org

Upcoming ACUHO-I Webcast:
Assessing Your Housing Department – From Preliminary Discussions to the Final Report
Wednesday, February 18, 2009 ● 2:00 PM-3:30 PM Eastern. For program details visit www.acuho-i.org
Students in My Backyard
Housing at the Campus Edge and Other Emerging Trends in Residential Development

Subhead to come.

by John Martin and Mark Allen

When it comes to building student housing, the stakes for universities and colleges have never been higher. From competing for prospective students and environmental bragging rights to contesting for space on the typical campus, institutions face a fundamentally different landscape than they did when housing previous generations of students. A national sampling of student residential projects and housing data provide some indication of emerging trends. Universities and colleges will increasingly look to the campus edge (even in difficult environments), will challenge themselves to build sustainably (even where budgets are tight), and will partner or compete with private developers in a variety of contexts. These emerging trends are set against the already-established trend that finds students enjoying—and expecting—more luxurious accommodations than were once typical.

Established Trends in Residential Life

Gearing housing to student expectations for a comfortable and engaging environment is an established trend in residential life. From the Los Angeles Times to The Boston Globe, recent articles on deluxe student accommodations catalog the national scope of this trend (Schweitzer 2008; Spurrier 2007). A generation of students has become accustomed to colleges and universities competing for their enrollment with improved housing options (Schweitzer 2005).

John Martin is principal at Elkus Manfredi Architects in Boston. He presented the outline for “Students in My Backyard” at the 2008 Society for College and University Planning Annual International Conference in Montreal. He has designed a number of student and market-rate residential projects over the past 19 years for leading universities and corporations. He holds undergraduate degrees from North Carolina State University and a master of architecture from the Harvard University Graduate School of Design. He is a LEED-accredited professional.

Mark Allen is vice president at Elkus Manfredi Architects and has 15 years of experience in the design and management of award-winning master planning and academic building projects, including the Harvard University Riverside Housing Initiative. He holds a bachelor of arts in architecture from Washington University in St. Louis and a master of architecture from Columbia University. He is a LEED-accredited professional.
Where spartan facilities might once have been adequate, amenities now abound, particularly in new residence halls (see figure 1). The once-prototypical double room located off a double-loaded corridor with ganged bathrooms has given way to a suite or apartment with a private or semi-private bath. New residence halls typically offer a variety of common areas, including lounges, fitness centers, and coffee bars, to help students connect with one another. Of course, institutions not only compete among themselves to provide superior housing options, but also with private developers creating off-campus residences. Whether institutionally or privately developed, students expect to be enticed with supportive and enriching residential environments. In particular, breaking down anonymity by providing opportunities for social and academic engagement is especially important in large residential projects.

Three new residential projects notable for their size demonstrate the stylistic range of architecture now employed by universities to meet these challenges. In Ann Arbor, the University of Michigan is constructing North Quad, a

<table>
<thead>
<tr>
<th>Amenity</th>
<th>Percentage of Residence Halls Featuring</th>
</tr>
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<tbody>
<tr>
<td>Air conditioning</td>
<td>91</td>
</tr>
<tr>
<td>Carpeting</td>
<td>50</td>
</tr>
<tr>
<td>Classrooms</td>
<td>23</td>
</tr>
<tr>
<td>Computer access to library</td>
<td>56</td>
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<tr>
<td>Dining hall</td>
<td>28</td>
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<tr>
<td>Electronic access to building</td>
<td>77</td>
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<tr>
<td>Electronic access to rooms</td>
<td>49</td>
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<tr>
<td>Elevators</td>
<td>74</td>
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<tr>
<td>Fitness center</td>
<td>18</td>
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<tr>
<td>Internet access—wired</td>
<td>77</td>
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<tr>
<td>Internet access—wireless</td>
<td>72</td>
</tr>
<tr>
<td>Kitchen</td>
<td>62</td>
</tr>
<tr>
<td>Laundry facilities</td>
<td>90</td>
</tr>
<tr>
<td>Television rooms/lounges</td>
<td>82</td>
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<tr>
<td>Washer and dryer in unit</td>
<td>na</td>
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</tbody>
</table>
450-bed residential and academic gateway to campus (figure 2). Incorporating the preserved façade of the Carnegie Library, the quad’s traditional architecture blends Collegiate Gothic and Arts and Crafts styles. A 10-story residence hall is a key component of this living-learning complex, an environment created by the adjacency of residential common spaces and a central dining hall to media laboratories and language arts classrooms. The $175 million, 360,000-square-foot complex is projected to open in 2010.

**Students expect to be enticed with supportive and enriching residential environments.**

In 2005, Case Western Reserve University in Cleveland opened the Village at 115, a seven-building apartment complex for 740 juniors and seniors. Overlooking new athletic fields, the brick neo-Georgian buildings are part of the new North Residential Village. Amenities include a fitness center, a convenience store, a coffee shop, music practice rooms, indoor bicycle storage, and garage parking.

This project represents the initial phase of a 10-year program to replace all undergraduate housing on campus. At the other end of the design spectrum, new and renovated buildings featuring a modern assemblage of projecting bays and volumes respond to the University of California, Berkeley’s urban setting (figure 3). This now pedestrian-friendly area is comprised of four new buildings fit between renovated dormitory towers originally constructed in the 1960s on two city blocks. The new infill buildings, known as Units 1 and 2, provide texture and variety to the experience of the street. The 824 newly-opened student beds are complemented by a variety of student support spaces providing social amenities ranging from group study and collaborative areas to music practice rooms and lounges. As the buildings have no retail space, the additional student density helps support existing local businesses. The convenient location and the mix of student services have eliminated the need for additional parking.

**Students in My Backyard**

As student bodies become more diverse, colleges and universities are recognizing the importance of creating...
residential facilities that assimilate students into an active campus and community life. Some institutions also face political pressure to house more of their students on campus.

The political climate in Boston is representative of the environment that urban schools increasingly face nationwide, where competition for land, parking, and peace and quiet is steadily building. As Boston becomes more densely developed and its institutions continue to grow, the city’s colleges and universities have been strongly encouraged to find solutions to rowdy off-campus housing districts and rising tensions with local residents (Bombardieri 2004; Samuels 2006). These initiatives are fueled by the schools’ realization that holistic education demands learning both inside and outside the classroom and by the city’s desire to make existing off-campus housing stock available to nonstudent households.

The Boston City Council, at the urging of Mayor Thomas Menino, passed an ordinance in March 2008 declaring that no more that five unrelated individuals can share an apartment in the city of Boston (Schworm 2008). The enforceability of such legislation is questionable, but its passage reveals neighborhood misgivings concerning the thousands of students in their figurative and sometimes literal backyards (Bombardieri 2006). To house a greater percentage of their students on campus, Boston schools such as Northeastern University, Boston University, and Suffolk University have turned to residence hall towers of up to 26 stories. Between fall 1999 and fall 2009, Boston University and Northeastern University will open more than 4,000 high-rise beds.

Boston might be an extreme example of these uneasy relationships, but colleges and universities across the country report similar concerns. Nationally, as on-campus housing costs continue to escalate and available campus sites become increasingly scarce, schools are turning to their campus edges as attractive places to build student residences. Building on the edges may present challenges that building on campus or in satellite locations may not, particularly when those edges abut a residential neighborhood. Opposition can come from neighbors unhappy with the prospect of potentially rowdy and transient residents. Or, in the case of mixed-use projects, opposition can come from small businesses concerned with potential retail competition.

Nevertheless, campus edges remain attractive areas for housing development; they are convenient to campus without compromising potential sites for academic or research buildings. To make these projects feasible, institutions are pursuing a variety of delivery methods ranging from engaging private developers and development managers to building through nonprofit entities created specifically to work with politically sensitive neighborhoods.

Harvard University faced a sensitive political environment in planning for its Riverside Housing Initiative, an ambitious plan to substantially increase the available graduate housing in the historic Cambridgeport neighborhood of Cambridge, at the edge of campus. The planning process began with modifications to zoning amidst a neighborhood call for the university to significantly decrease its as-of-right expansion potential. While preserving its ability to create student housing, the university engaged the neighborhood in finding common ground in this downzoning process. The university integrated neighborhood stakeholders at each phase of planning and design, leading to broad support for the project and a development agreement with the city. The completed plan provides a range of apartment types for graduate students, faculty, university affiliates, and the community (in affordable housing) on several existing surface parking lots in proximity to the Charles River and Harvard Yard.

As part of this Harvard initiative, two new graduate residence halls, known as the Graduate Commons at 5 Cowperthwaite Street and 10 Akron Street, have been constructed. The buildings contribute to the public realm by revitalizing once-forlorn street edges and smoothing the abrupt juxtaposition of existing high-rise university housing and adjacent wood-frame residences.

At 5 Cowperthwaite, the residence hall fits with the scale and typology of the street’s university buildings, but steps down in height to provide a transition to the surrounding area (figure 4). A new three-level garage located below grade replaces existing surface parking and creates storage for 75 bicycles and 190 cars. Landscaped mid-block paths and reinvigorated streetscapes enhance pedestrian connections to campus. In addition, interior and exterior circulation routes provide areas and opportunities for students to casually meet, addressing data collected by the university that indicated graduate students traditionally encounter fewer opportunities than undergraduates to create a range of formal and informal ties to campus life. Each of the Graduate Commons residence halls has more than 200 graduate student beds in a mix of studios and compact apartments supported by abundant common amenities.
back to the edge of campus and by creating a more vibrant streetscape of shops and services, Franklin & Marshall has also burnished its relationship with the community.

The Ohio State University is another institution that has looked to its edge in planning for student life. Defining the east edge of the campus, High Street is an important city corridor that had become increasingly derelict in the area adjacent to the school. The university saw that revitalizing the street would broadly enhance its standing with prospective students, with current students who had moved further from the university to find safe housing, and with neighborhood residents who had become disconnected from their institutional neighbor. Master planning for the project led to the development of the South Campus Gateway (figure 6), a mixed-use project providing 184 apartments for students and university affiliates. The project extends over four blocks on both sides of High Street. Existing strip retail and asphalt was replaced by walkable streets, creating an attractive new public face for

Franklin & Marshall College is another institution that faced tension with the neighborhood abutting its campus in Lancaster, Pennsylvania. As part of an initiative to reduce student reliance on substandard neighborhood off-campus housing, the college added 393 beds in facilities creating a new College Row (figure 5). This mixed-use project provides residential space above ground-floor retail space and revitalizes an important urban edge at the entrance to campus. Students can select from a mix of suite-style apartments, predominantly four bedroom-two bath configurations that include a full kitchen and common living room. The additional beds enabled the college to institute a four-year residency policy. By bringing students back to the edge of campus and by creating a more vibrant streetscape of shops and services, Franklin & Marshall has also burnished its relationship with the community.

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the university. The South Campus Gateway includes 12 restaurants, an 8-screen cinema, a 1,200-car parking garage to support retail business, and the university bookstore, which together enliven the area throughout the entire day, week, and year.

**The Sustainable Residence Hall**

While the importance of sustainability is well established at most universities, student housing is often the last place to find sustainable design on campus. As shown in figure 7, it has taken some time for the sustainable residence hall to fully emerge as a national trend. Survey data from the U.S. Green Building Council (USGBC) tell the story. Colleges and universities have been ambitious in applying cutting-edge sustainable design to a range of academic buildings on their campuses. As of October 2008, 13 college and university buildings had been recognized by the USGBC with the top-tier Leadership in Energy and Environmental Design (LEED) Platinum certification; only one provides student housing.

While a number of factors make student housing resistant to sustainable design, concern about development costs is foremost. Sustainable design is only the latest feature to be scrutinized by cost-conscious institutions. Starting with the earliest examples of student housing in the United States, the cost expended per bed has been constrained by the revenue generated per bed. In *Harvard: An Architectural History*, Bainbridge Bunting (1985) provides one such early example. He notes that in the late 19th century even an institution as esteemed as Harvard University was reluctant to spend for improved housing; the school feared that the cost of modernization would push room rents too high. While Harvard undergraduates paid as little as $30 per year for dormitory rooms, they endured monastic accommodations.

The struggle to house the nation’s next generation of students—a passionately environmental generation—will be no less intensely felt by institutions. When taken separately, increases in the construction costs, design fees and commissioning, and administrative fees (such as for LEED certification) required for sustainable design are relatively...
modest for construction in a campus setting. However, in the aggregate, these additional costs can represent a barrier to the development of new housing; the added cost per bed can strain pro forma budgets.

Students can claim much of the credit for encouraging institutions to overcome these barriers. For more than a decade, universities and colleges competing for students have revamped their traditional approach to residential life to provide a more comfortable and engaging experience. Today, the nation’s premier universities also compete for leadership in sustainability and carbon reduction on campus. Students now expect these environmental goals to be reflected in the places in which they are intended to live. They worry about their own responsibilities in either contributing to—or heading off—a potentially bleak environmental future (Pagani 2008). Universities have begun to respond by tailoring sustainability to their specific context and culture on campus.

Known as the “university in the forest,” Duke University puts environmental stewardship and ecological restoration at the core of its master planning standards and has committed to LEED certification as the baseline for all buildings. Recognizing student interest in sustainable living, the university has established LEED Silver as the goal for its newest housing initiative and campus extension. Larry Moneta (pers. comm., October 22, 2008), Duke’s vice president for student affairs, states “Duke’s vision for its new housing is to provide contemporary, environmentally responsive and beautiful accommodations which enhance student and faculty intellectual and social engagement.” The new campus extension will border West Campus, the university’s historic center, and will engage the landscape features of the hollows as both a visual and recreational amenity. Phase one will include 500 beds in suite-type residence halls; each residence hall will provide housing for 40 to 75 undergraduates and will be set amid a lively environment of academic, performance, cultural, and arts facilities. This environment, says Moneta (pers. comm., October 22, 2008), “will be designed to promote an integration of student experiences.”

As a counterpoint in scale, the newly occupied Smart Home at Duke represents a model for environmental consciousness as a building block of community. This facility is the nation’s only LEED Platinum-certified student residence. Ten students live together, testing sustainable strategies in a structure that is half home, half research facility. This is a true living-learning environment, where students learn from one another by living together in a space that challenges them to reduce their collective ecological footprint. Smart Home features include passive thermal cooling, solar hot water heating, and rainwater harvesting for toilet flushing.

As universities respond to the need for sustainable design, so do their partners in housing development. Architectural and engineering firms are embracing sustainable design to an unprecedented degree. Where once sustainable design may have been an additional service that required additional fees and outside consultants, design firms now increasingly assume that all campus housing will incorporate basic sustainability features that will be consequently designed within the base fee. Construction managers and general contractors are also embracing sustainability. As the administrative and construction scheduling aspects of LEED certification have become routine, milestones for

John Martin and Mark Allen

Figure 7  Trend: LEED Gold- and Platinum-Certified Student Housing

<table>
<thead>
<tr>
<th>Year</th>
<th>Total LEED Gold- and Platinum-Certified Campus Facilities</th>
<th>LEED Gold- and Platinum-Certified Student Housing Facilities</th>
<th>Student Housing as a Percentage of LEED Gold- and Platinum-Certified Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>12</td>
<td>2</td>
<td>17%</td>
</tr>
<tr>
<td>2008</td>
<td>29</td>
<td>12</td>
<td>41%</td>
</tr>
</tbody>
</table>

Note: From 2006 to 2008, the number of LEED Gold- and Platinum-certified student housing facilities as a proportion of all such certified campus facilities has increased 141 percent.

green building product submittals, commissioning, and testing have become more predictable.

In some cases being green can even reduce first costs, such as in the management of construction waste. One such example is Harvard University’s Graduate Commons at 5 Cowperthwaite Street, where 97 percent of construction waste was diverted from landfills to recycling. The cost of this program was more than offset by the potential cost of sending 4,000 tons of debris to expensive Massachusetts landfills. Similarly, the Graduate Commons offsets the expense of its high-performance building skin with energy consumption 29 percent less than that of a similar code-compliant building—a significant savings, given the region’s high energy costs. As part of its Green Campus Initiative, the university has implemented an online interface that allows student residents to monitor these savings in real time. This fascinating tool presents energy and water consumption trends and carbon footprint analyses over hourly, daily, and monthly periods. Residents are able to view the impact of their collective choices on their living environment. These and other strategies have contributed to the Graduate Commons’ certification as a LEED Gold building.

The Private Development Trend

Private development of student housing fits broadly into two categories: those projects developed in direct partnership with the institution and those projects developed in competition with the institution. The former provides the institution with undergraduate and graduate student housing “off balance sheet,” preserving a greater proportion of capital budgets for nonresidential institutional missions. At their best, these partnerships allow the institution to benefit from the efficiencies of private development without having to surrender design control to a third party. Two projects developed through successful partnerships, College Row at Franklin & Marshall College and South Campus Gateway at The Ohio State University, were described previously in this article. The challenge for both institutions was similar: provide the most interactive and enriching student living experience possible for the least cost.

Philadelphia-based Campus Apartments developed College Row in partnership with the Franklin & Marshall administration. The school set the program, site selection, and design criteria; the developer selected the architect and construction management team. The college planning office created a ground lease for the property on which Campus Apartments, as private equity developer, sited the project, which comprises student residences and third-party retail space adjacent to campus. Daniel Bernstein (pers. comm., October 22, 2008), senior vice president of Campus Apartments, stated, “Campus Crossings at College Row was a textbook example of the relationship we try to create with each of our college or university partners. Franklin & Marshall maximized the value of their land, minimized their capital expenditure, and relied on our expertise to bring market-competitive student apartments to the campus along with retail amenities that benefited both the students and the Lancaster community.”

The challenge: provide the most interactive and enriching student living experience possible for the least cost.

In his case study of South Campus Gateway at The Ohio State University, master planner David Dixon (2005) catalogued the problems the institution faced at its campus edge and the benefits of using a public-private partnership to develop a mixed-use housing project there. A task force assembled by the university administration had considered a range of delivery options for the project, including university development and private development independent of the university. However, the administration concluded that the project required both the flexibility and development expertise found in the private sector and the funding and eminent domain capacities of a public entity. Campus Partners was formed, and this public-private partnership developed a community-based strategy for revitalizing High Street, which defines the eastern edge of campus. Once the project scope was established, Campus Partners moved quickly: construction of South Campus Gateway proceeded simultaneously on four distinct blocks on both sides of High Street. The 890,000-square-foot project—580,000 square feet of residential, retail, and entertainment space and 310,000 square feet of parking structure space—was fully occupied within two years of the start of construction.

In addition to speed, private student housing developers have also proven capable of delivering large numbers of beds, often in resort-inspired settings. At Arizona State University, Vista del Sol opened in 2008 with 1,866 beds in
a mix of apartment styles. Developed by American Campus Communities (ACC), the complex is located near the main campus in Tempe. Amenities include a resort-style swimming pool, volleyball and basketball courts, and a fitness center. Each unit has a kitchen and living area and is equipped with a washer and dryer; cable television and Internet are offered in each bedroom.

Vista del Sol is only one of ACC’s latest developments. A relatively new player in the emerging big business of privately developed student housing, ACC is a publicly traded real estate investment trust (REIT) based in Austin, Texas. ACC has multiple university clients nationwide and has developed 57 student housing projects, including 46 located on campus. Since 1996, ACC has developed more than $1.5 billion in properties, and has acquired $2 billion in student housing assets.

Education Realty Trust, another publicly traded company, is part of the building boom in Ann Arbor (Larcom 2008). This boom is fueled not only by projects on the University of Michigan campus, such as North Quad, but also by developers competing to meet student demand for convenient off-campus housing. Education Realty Trust has recently opened phase one of The Courtyards, located off-campus in a slice of real estate surrounded on three sides by the university’s North Campus. When completed, this huge complex will have a total of 896 beds in three buildings of five stories each. As in other privately developed projects, the complex entices students with a range of socially oriented amenities including a movie lounge, volleyball court, tanning facility, and outdoor grilling area. Amenities within the apartments include granite countertops, a washer and dryer in each unit, and, most notably, private baths with every bedroom. The unit mix ranges from one bedroom-one bath units to four bedroom-four bath units. By contrast, the prototypical dormitory room has never seemed less appealing.

Emerging Trends are Not Mutually Exclusive

It is clear that these emerging trends in student housing are not mutually exclusive. In fact, the overarching trends of institutional competition for students and the development of greater residential amenities to attract them may actually reinforce their connection. We see that the forces that encourage institutions to look both to the campus edge and to private developers are often the same as those that support the design of sustainable housing on and off campus, with—and increasingly without—additional student parking. The projects at Franklin & Marshall College and The Ohio State University are examples of both campus edge and private development trends. Likewise, Harvard University’s Graduate Commons at 5 Cowperthwaite Street is an example of both a sustainable residence hall and a campus edge project.

Today’s students expect more—and it will take more to entice them back to university housing, including the promise of an enriching, sustainable living experience.

Colleges and universities now must address these emerging trends—trends that were not issues when housing previous generations of students. Boston is an example of a city no longer willing to unconditionally house its student population, a dynamic increasingly seen nationwide. Communities now expect that colleges and universities will offer housing on campus or at the campus edge that also provides a public benefit. At the same time, today’s students expect more—and it will take more to entice them back to university housing, including the promise of an enriching, sustainable living experience. The race for amenities will continue with an evolving definition of what constitutes an amenity, such as convenient access to organic or locally grown food shops. Proximity to campus for walking—and the environmental benefits that follow—may become as highly prized as the private bath.

In contrast to student expectations, the challenges of cost containment and limited housing revenue are anything but new and place limits on how far institutions can go as they compete for students in the places they call home. Private developers will continue to play a role as well, competing with institutions and each other or partnering with institutions to create appealing, enriching living experiences at the campus edge. Designing student housing has become a complex challenge, one that demands cost-effective solutions for market-type amenities delivered with sustainable methods. Solving this challenge will continue to require collaborative thinking between colleges and universities, their architects and engineers, their abutting communities, and the private sector. ©
References


Students in My Backyard: Housing at the Campus Edge and Other Emerging Trends in Residential Development
Welcome to the Webcast!

Trends in Campus Housing:
Data & Core Concepts From Design
Innovation

Trends in Campus Housing

Today’s Moderator

Sue Gott
Planner
University of Michigan
Trends in Campus Housing

Today’s Presenters

Cynthia P. Balogh  
Partner  
MGT of America

Jim Curtin  
Principal  
Solomon Cordwell Buenz

Audience Poll

Who’s in our audience today?  
(Check all that apply)

- Residential life and housing officers
- Campus Planners
- Student Affairs
- Architects
- Business Officers
- Students
- Technology Professionals
- Sustainability Coordinators
- Construction / Facilities / Developers
- Other
Welcome to the program

Jim Curtin
Principal
Solomon Cordwell Buenz

Founding Member
ACUHO-I 21st Century Project

21st Century Project

Block/
Neighborhood

Home

Village
The Summit

“A Chance to Build a Better Dialogue”

The Five Tenets

- Community
- Flexibility
- Technology
- Sustainability
- Innovation
Design Showcase I: The Home

- February 2007, Phoenix, Arizona
- 8 Finalists presented their designs
  - Jonathan Levi Architects *(Winner)*
  - Mackey-Mitchell Architects & SIU-Edwardsville *(Community & People's Choice Awards)*
  - American Campus Communities & WDG Architecture Team
  - Angelini and Associates Architects with Randy Alexander *(University of Arkansas)*
  - Bergmeyer Associates, Inc.
  - CSO Schenkel Shultz
  - Marks, Thomas Architects
  - RATIO Architects, Inc.

Community

- Student housing that promotes a heightened experience of community for everyone within the residence hall
- Location should be linked with the surrounding non-academic public sphere
- Mixed use of space
- Individual unit interaction with the larger unit
- Maintain safety
Community

Pod concept closed walls          Pod concept open walls

SIU-E/Mackey Mitchell Associates

community    flexibility    technology    sustainability    innovation

Flexibility

• Residence hall could provide space for the institutional roles of the college and university
  • Teaching and learning
  • Residence life
  • Socialization and recreation
  • Counseling and support
  • School administration

• Students’ changing modes

• Physical change of the space to serve different purposes
  • Adjustable boundaries
  • Stowable furniture
  • Reconfiguration/modification of space
  • Formation of resident identity
  • Accessibility
Flexibility a Housing Officer Dreams Of!

Angelini and Associates Architects

community  flexibility  technology  sustainability  innovation

CSO Schenkel Shultz

community  flexibility  technology  sustainability  innovation
Wireless internet today...what technology will be expected 30 years from now?

 Used in different facets:
- Virtual classrooms
- Personalization of space
- Connectivity of devices and media
- Intranet systems

Moveable Translucent Acoustic Partitions

Jonathon Levi Architects
**Sustainability**

- Meeting “the needs of the present without compromising the ability of future generations to meet their own needs”

- Must consider construction AND operations
  - Selection of building materials
  - Building management systems
  - Planning for adaptive re-use
  - Alternate energy sources
  - Recycling
  - Technology
  - Materials and supplies
  - Energy management
  - Efficient water use

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**Section Thru Unit with Sustainable Design Features**

- Elevated floor with ductwork and wiring easily accessed
- In-floor storage to utilize the additional plenum space available
- Glass in the sliding room doors to allow light into the interior of the unit
- High efficiency light fixture direct-indirect with photo sensor to adjust levels according to sun light and motion sensor
- Fast growth wood panels (i.e. bamboo)
- No VOC paint
- Low E glazing – typical
- Light shelf to bounce reflected light deeper into the unit, shades direct sunlight in summer to help keep the unit cool
- Interactive LCD screen for entertainment and education
- Glass sliding doors for privacy
- Glass electronically goes opaque for privacy
- Individual HVAC control system
- Fast growth wood panels (i.e. bamboo)
- No VOC paint
- Low E glazing – typical

SIU-E/Mackey Mitchell Associates
Innovation

- Finding the proper stretch of the imagination between impossibility and ingenuity of the possible
- Re-imagining and re-utilizing previous technologies to make the old new again
- Inspiration from numerous different sources
Innovation

February 2008, St. Pete’s Beach, Florida
Finalists Presented their designs
- Net + Work + Camp + Us (Winner)
- Mackey Mitchell with Southern Illinois University-Edwardsville (People’s Choice)
- Ayers/Saint/Gross Architects and Planners
- Little Diversified Architectural Consulting
- MGA Partners
- Product Showcase
  - Qatar Foundation’s Education City & Treanor Architect (Product Showcase--People’s Choice)

Design Showcase II: The Block & Neighborhood
Two basic concepts for future student housing

- Students of the future are positioned in a dynamic relational between public and private space in a global context. The housing system is a crucial platform for redefining this particular relationship between these two types of social spaces.

- Students of the future are intensive information users. Their campus experience, real and virtual, will enhance the relationship with multi-layered information. Informal and random activities become one of the most important features in their everyday lives.

Community

concept model - converging paths and program distribution fosters student interaction throughout the environment
community flexibility technology sustainability innovation

concept model –
building systems & programs combine to create varying spatial conditions

Community

Net + Work + Camp + Us

Community

Net + Work + Camp + Us
**Prefab Living Unit**

- opens up to its environment
- created out of recycled & sustainable materials
ODIN is a technical device that provides an interface between students on a completely voluntary basis. It facilitates and coordinates amenity use, functions as a physical and virtual forum for students to communicate within their neighborhood and provides an efficient feedback loop to campus administrators and service providers. Students are offered forms of jewelry with integral proximity readers that provide access to the system. This device is used to:

- Monitor amenity use
- Help reduce energy consumption thru monitored usages
- Allow Residence Life to allocate funds to high use amenities
- Help students balance Mind Body & Spirit
- Accept students’ input (suggestion box)
- Provide an internal communication forum
- Help students to be organized
- Provide a sense of comfort and security
- Future possibilities for this product are continually updated and reinvented as it is used more.