

# Strategic Master Plan – Student Housing

Board of Regents Meeting

March 20, 2008

A strategic master plan that expands student housing on West Campus, resulting in a living experience with which students will identify and which they will fondly recall during their lifetime relationship with the University.



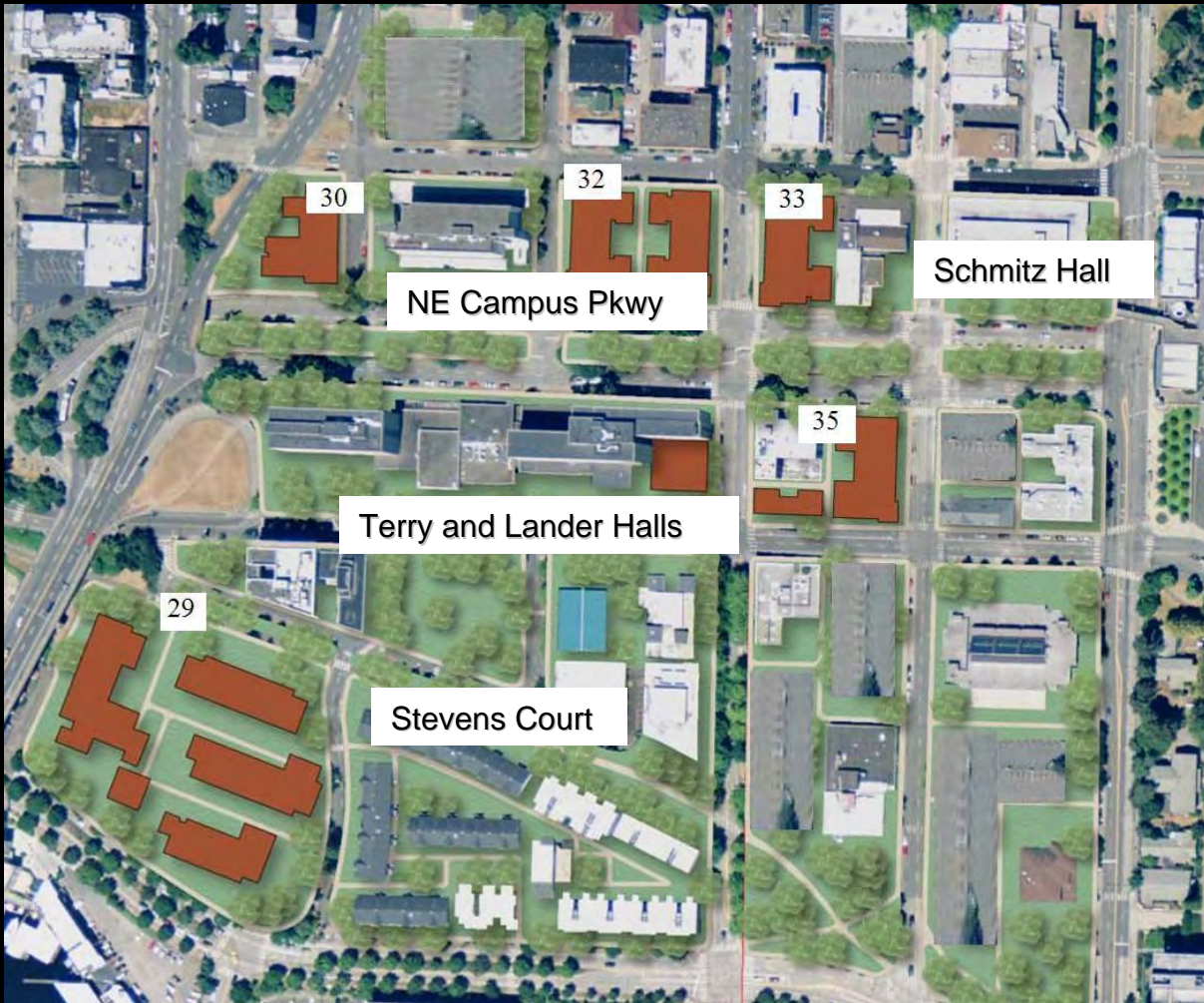
# Master Plan Goals and Desired Outcomes

- ❑ Provide students with a memorable and life-shaping undergraduate experience.
- ❑ Enhance the vitality of the campus community by engaging the full range of diverse student groups.
- ❑ Redefine the academic and social environments within the residence halls, improve students' academic success and increase their engagement with faculty.
- ❑ Enhance the physical environment through sustainable renovation and new construction.
- ❑ Increase availability of on-campus housing.

# Market Study Results

- ❑ UW houses 5,100 residents in space designed for 4,500.
- ❑ Residence halls are mid-century and need major renovations.
- ❑ Affordability and proximity to campus are the most important rental factors.
- ❑ Living/learning communities, social interaction, and living near others with similar interests are preferred by on- and off-campus students.
- ❑ Potential demand for 3,400 new on-campus living spaces.

# Master Plan Sites – Phase I: Proposed Locations for New Construction

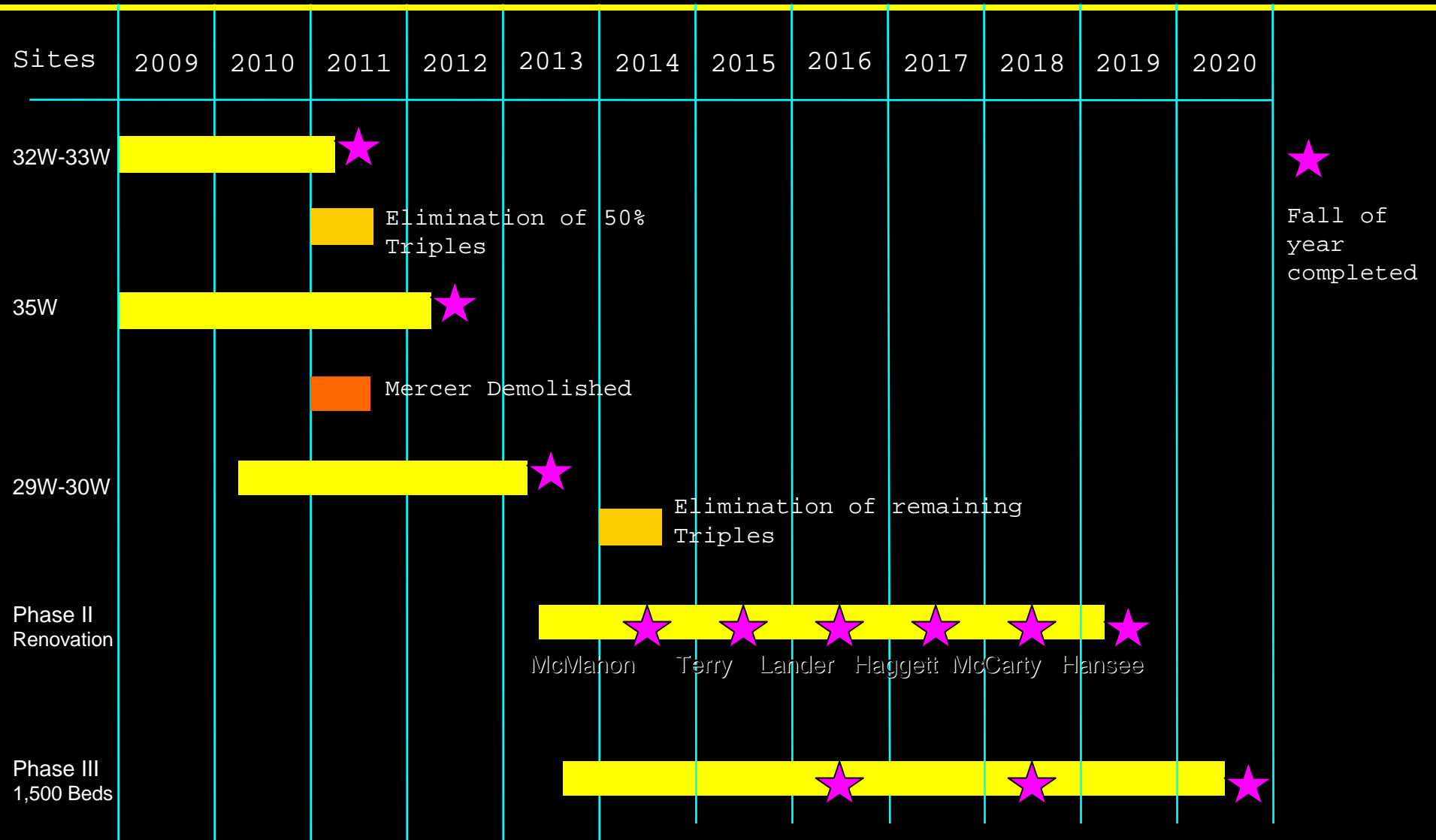


Site 29	Apartments	656 Beds
Site 30	Apartments	195 Beds
Site 32	Res. Hall	488 Beds
Site 33	Res. Hall	313 Beds
Site 35	Res. Hall	481 Beds
New Apartments		851 Beds
New Res. Hall		1,282 Beds
<b>Total New Beds</b>		<b>2,133 Beds</b>

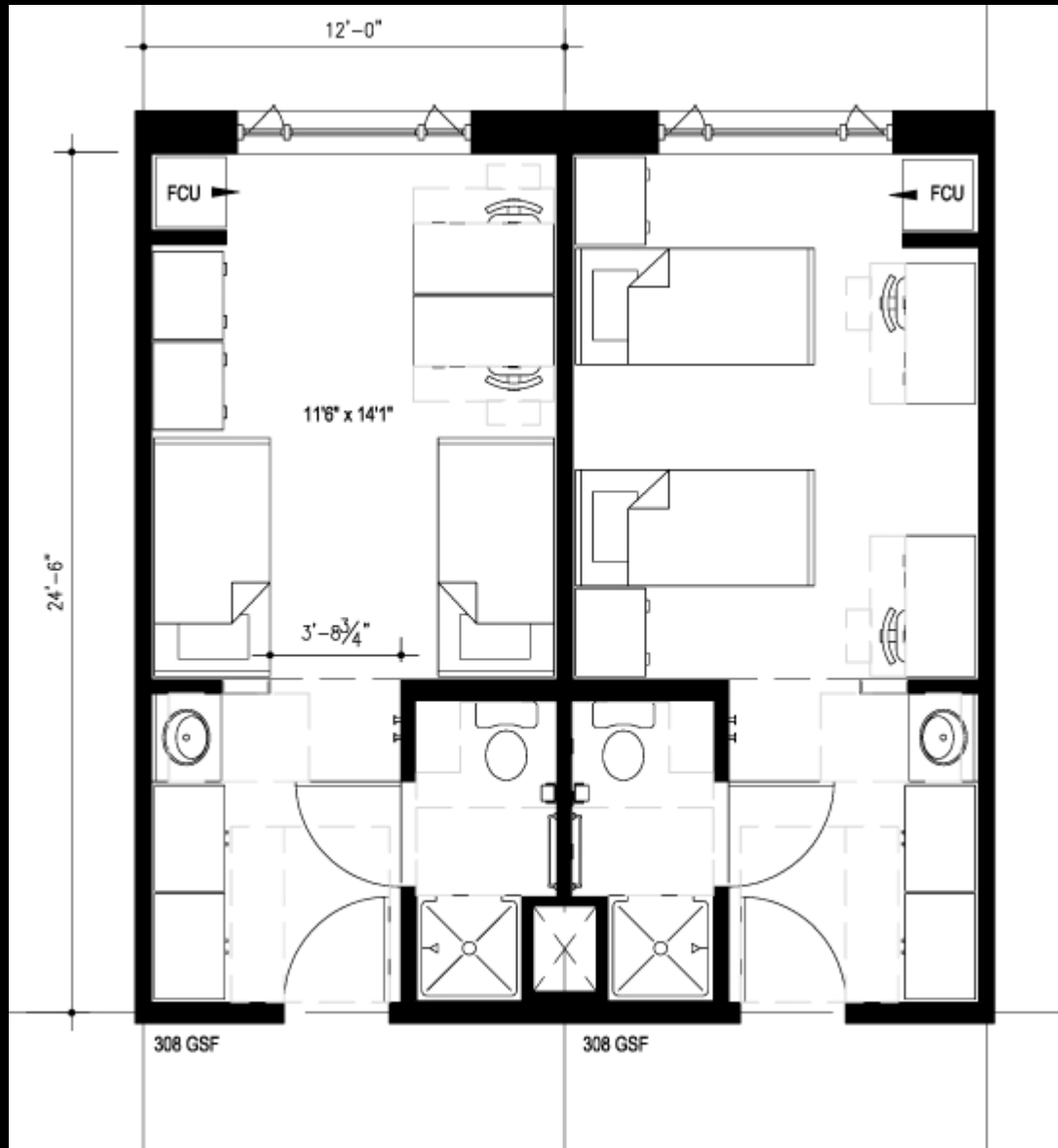
# Phase I: Proposed Construction Shown in 3-Dimensions



# Master Plan Schedule

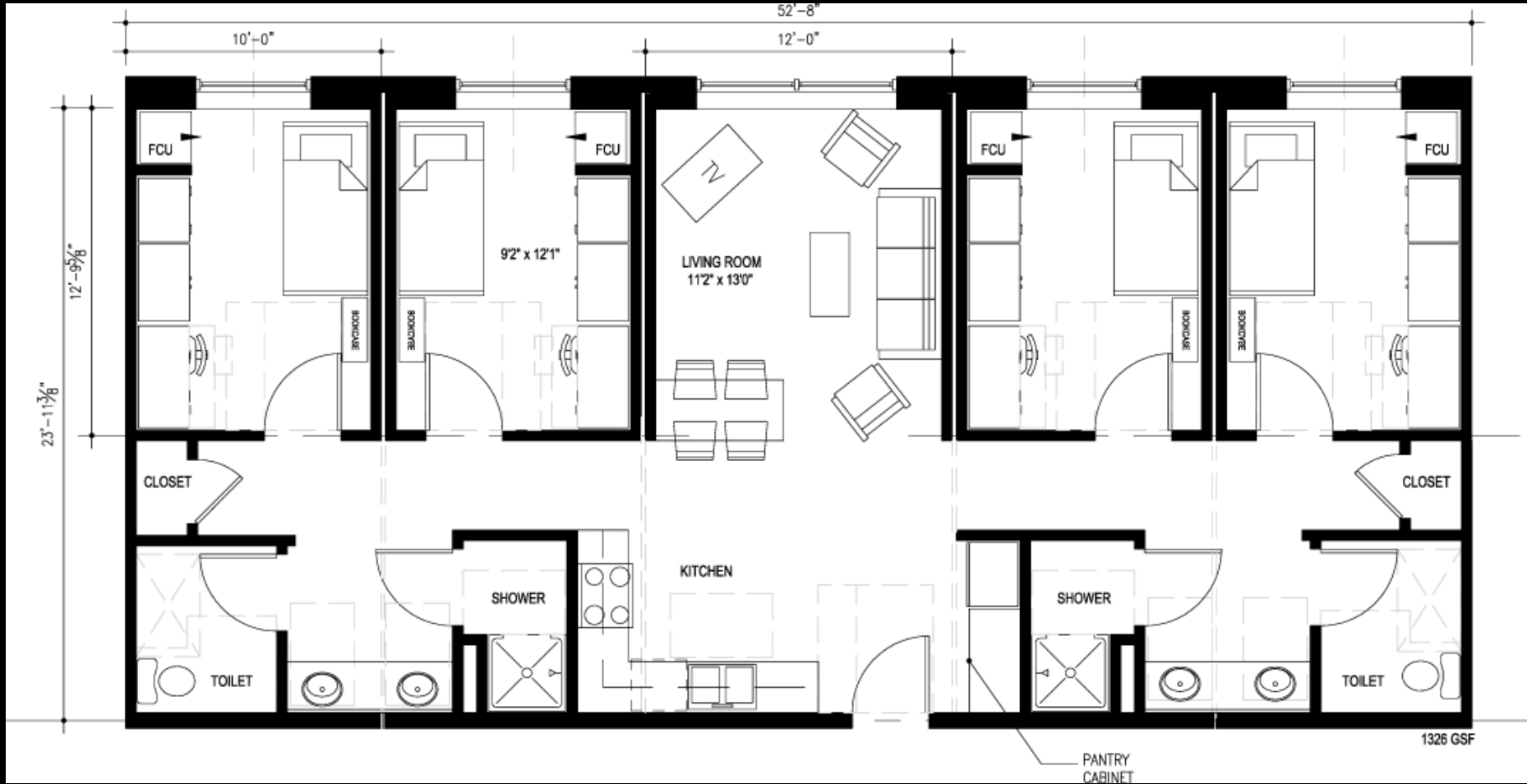


# Residence Hall Double with Bath



This design reflects the room type preferred by freshman and sophomore students who responded to the UW housing survey (indicating that they would live on campus if this type of housing were available).

# 4-Bedroom Apartment



This design reflects the room type preferred by upper-class students who responded to the UW housing survey (indicating that they would move to on-campus housing if this type of apartment were available).

# UW Housing System Capacity Summary Before and After Completion of Strategic Master Plan

Total Existing Beds in System – \*6,897

Total New Beds Upon Completion – 3,255, Net 2,365

Existing Beds Renovated – 4,557

Total Beds Demolished – 447 (Mercer)

**Total Beds in System at Completion – \*9,262**

% Increase in Capacity from Plan – **34.3%**

% Increase in Single Beds – 141.6%

% of University Enrollment in Residence – From 16% to 22%

Total Costs Over Life of Plan – \$850,000,000

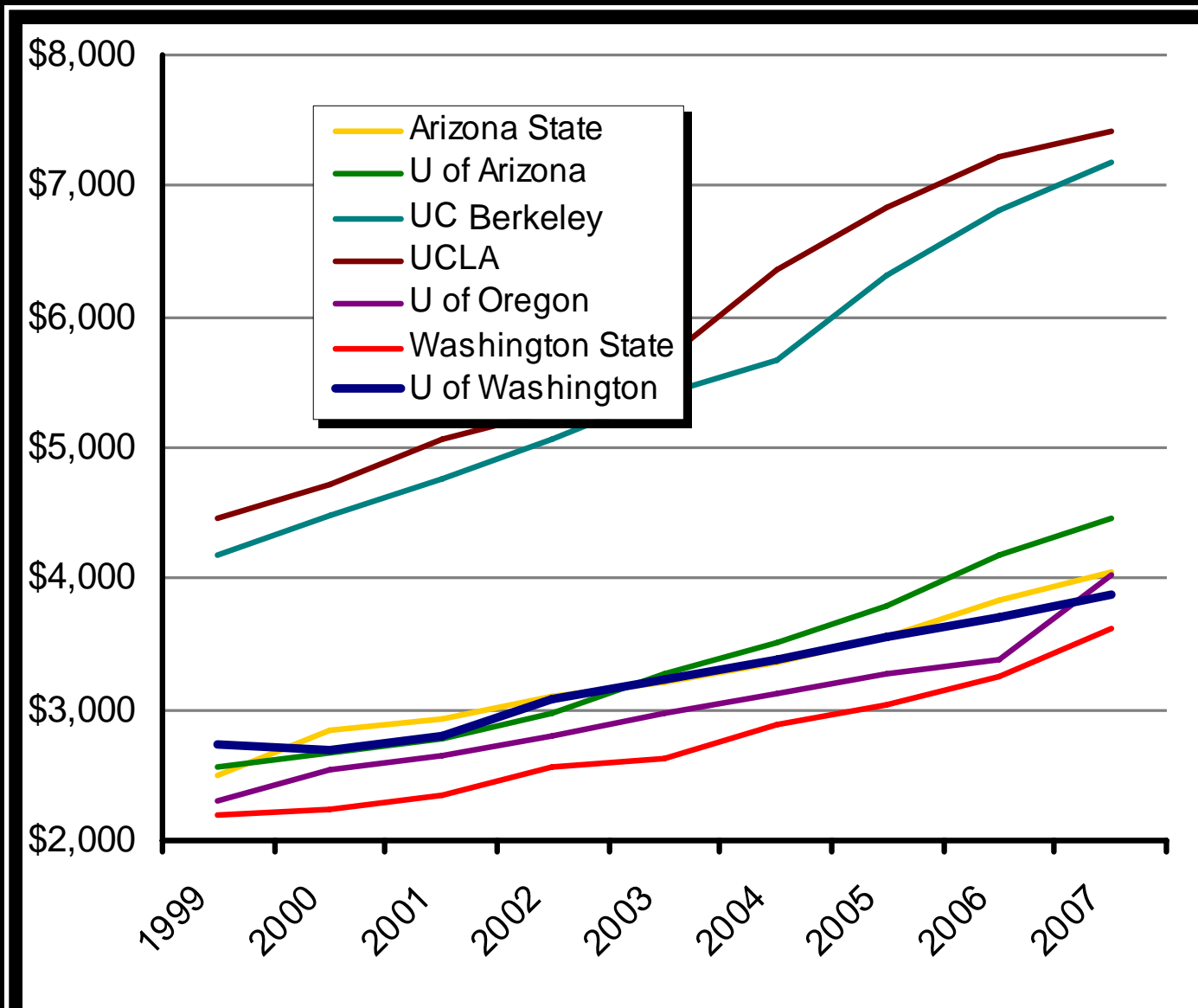
\*Includes public/private housing

# Funding the Strategic Master Plan: Impact on Housing Rental Rates

- 2% Increase      □ Annual rate increase for all new and renovated residence halls and apartments throughout the term of the plan.
- 20% Increase      □ One-time rate increase for each renovated building in the year it is reopened.
- Market Rate      □ Market-tested rates that support the cost of construction for new residence hall rooms and new apartments.

# Historical UW Housing Rates in Comparison to Peers

## Rates for Double Residence Hall Room



Average Annual Increase '99-'07

UO	9.4%
ASU	9.2%
UC Berkeley	8.9%
UCLA	8.3%
WSU	8.1%
ASU	7.9%
<b>UW</b>	<b>5.2%</b>

# Projected UW Housing Rents at 6% Escalation

