



TCUP ASSOCIATION OF
Texas College & University Facilities
PROFESSIONALS

The Millennials have landed.

Session: 092916
Date: Thursday, September 29, 2016
Time: 2:00pm – 3:00pm



TCUP ASSOCIATION OF
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PROFESSIONALS

Housing Graduate Students vs Graduate Student Housing

Presented by:

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Housing Graduate Students vs Graduate Student Housing

“If you build really good housing, it will be a huge advantage for Stanford. It will form a community that doesn’t yet exist in American education. The students will educate each other.” –

Charles T. Munger

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80%



**20% Graduate
student focused**

6



- Alumni: 482,000+
- Teaching faculty (fall 2015): 3,090
- Enrollment (fall 2015)
 - Undergraduate students: 39,619
 - Graduate students: 11,331
 - Total students: 50,950
 - Number of states represented: 50
 - Percentage of out-of-state students: 10.9%
 - Number of countries represented: 126
 - Percentage of international students: 9.7%



- Gender
 - Women: 51.1%
 - Men: 48.9%
- Ethnicity/Race
 - White: 45.1%
 - Hispanic: 19.5%
 - Asian: 17.2%
 - Foreign: 9.7%
 - Black: 3.9%
 - Other 4%

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Academics

- Undergraduate degree programs: 119
- Undergraduate fields of study: 170+
- Graduate degree programs: 223
- Courses: 12,400+
- Study abroad programs: 450
- Countries where study abroad is offered: 78
- Fulbright Scholars: 112
- Rhodes Scholars: 31
- Marshall Scholars: 23



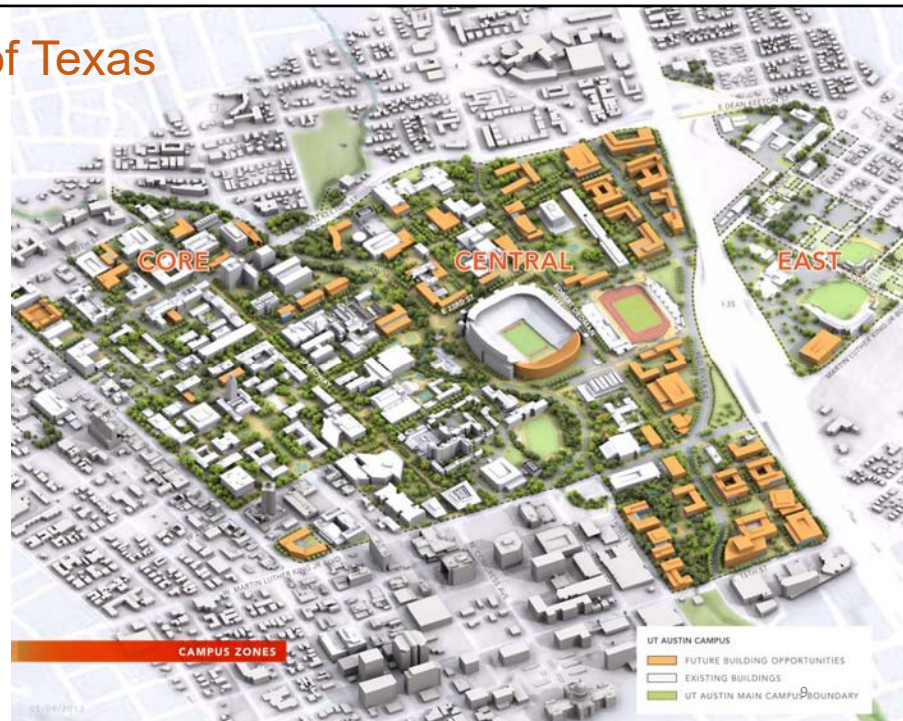
Campus

- Acres on main campus: 431
- Libraries: 17
- Volumes in UT Libraries: More than 10 million
- Museums: 7
- Works at the Blanton Museum of Art: 17,000+
- Specimens in the Texas Memorial Museum collection: More than 5 million
- Student organizations: 1,300+
- Career centers: 16

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The University of Texas

- 11,300 Graduate Students
- Currently House 715
- Outdated Housing (1966 - 82)
- Recruitment
- Intellectual community



Key Planning Steps

- Campus Master Plan
- Housing Survey
- Housing Feasibility Study
- Housing Program



The University of Texas

- Parking
- Access to amenities
- Access to campus
- Density
- Neighborhood impact



The Original Program

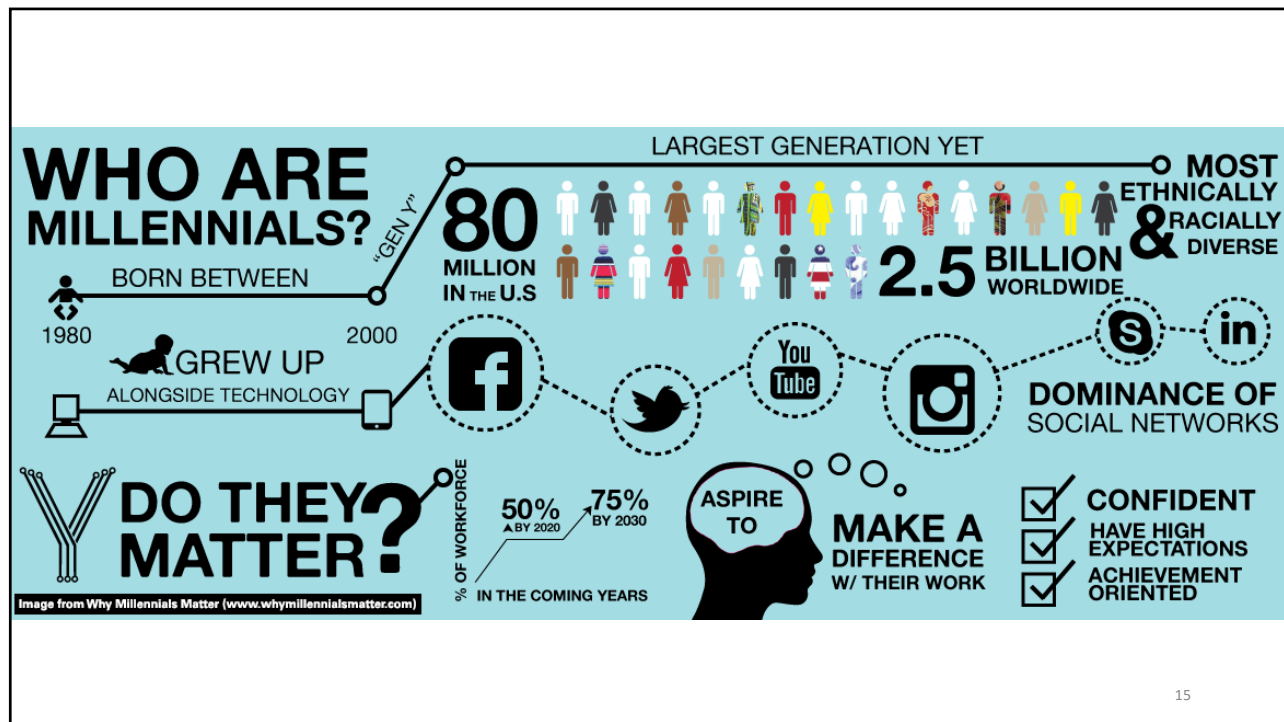
- 734 Beds
- 538 Micro Units
- 160 – 1 Bedroom Apartments
- 18 – 2 Bedroom Apartments
- 343,000 Gross Square Feet
- \$89,000,000 TPC
- \$65,778,000 CCL

Graduate Students – Who are they?

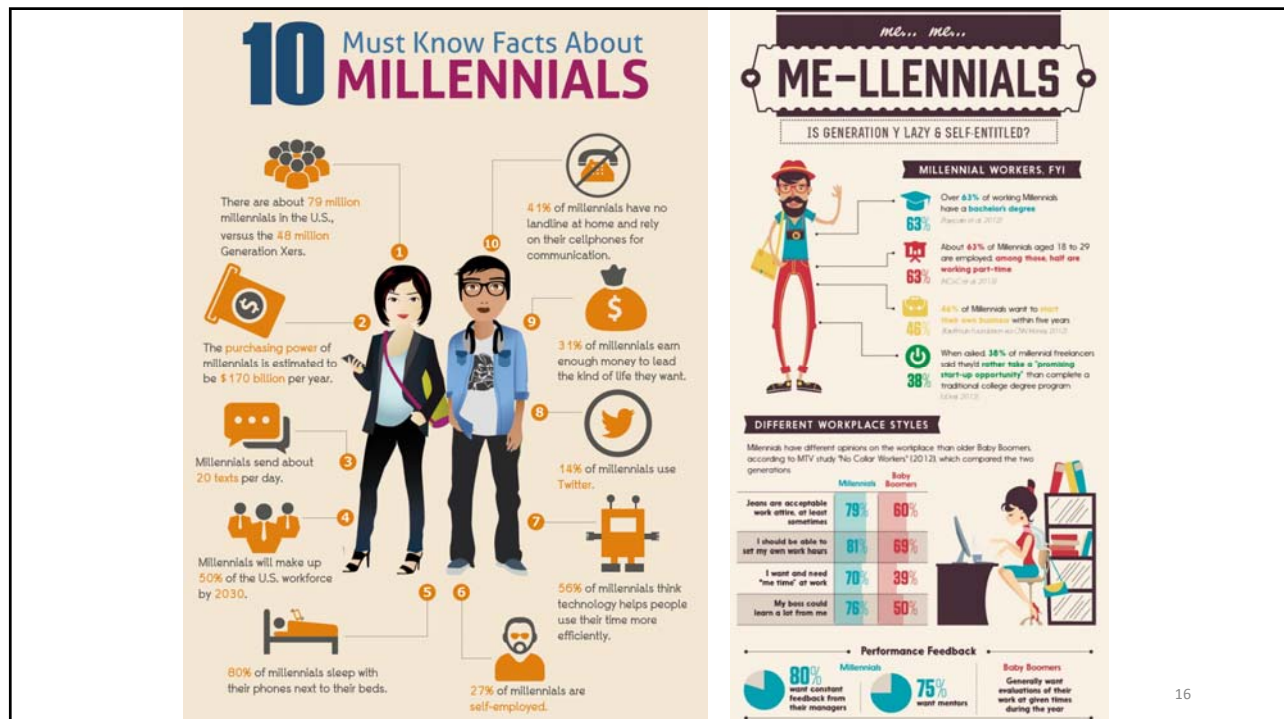
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15



16

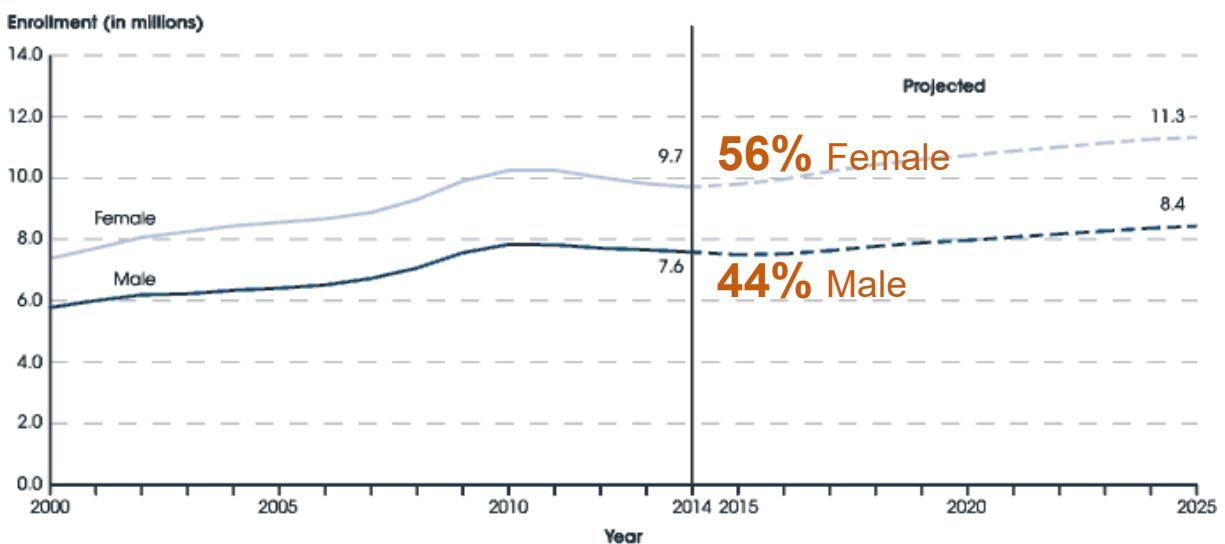
Total Undergraduate School Enrollment (US)

17.3 Million in 2014

National Center for Educational Statistics

17

Female vs Male Enrollment (undergraduate)



National Center for Educational Statistics

18

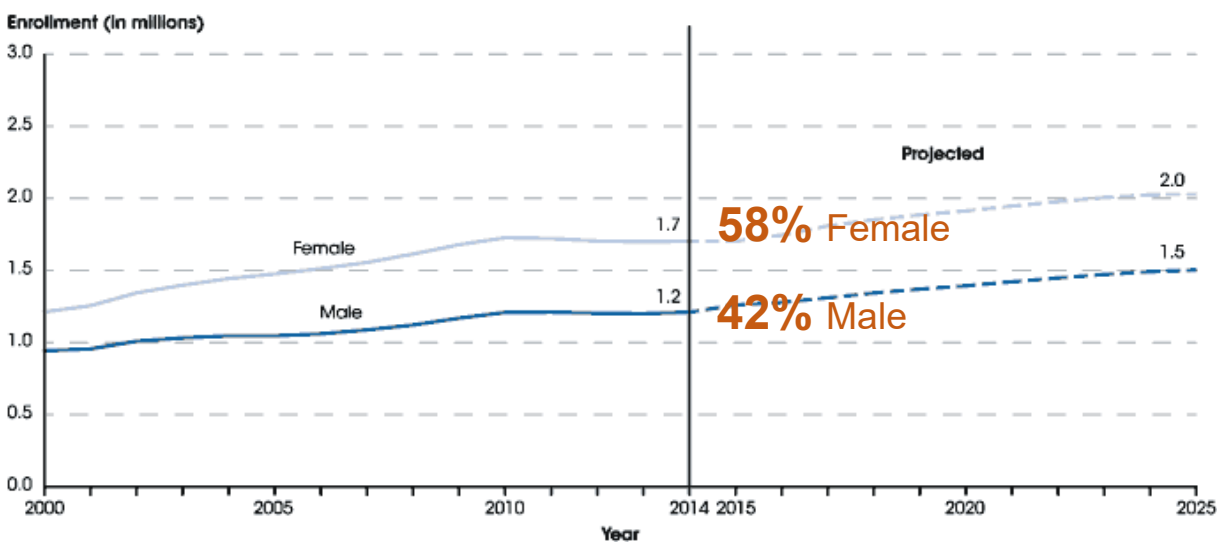
Total Graduate School Enrollment (US)

2.9 Million in 2014

National Center for Educational Statistics

19

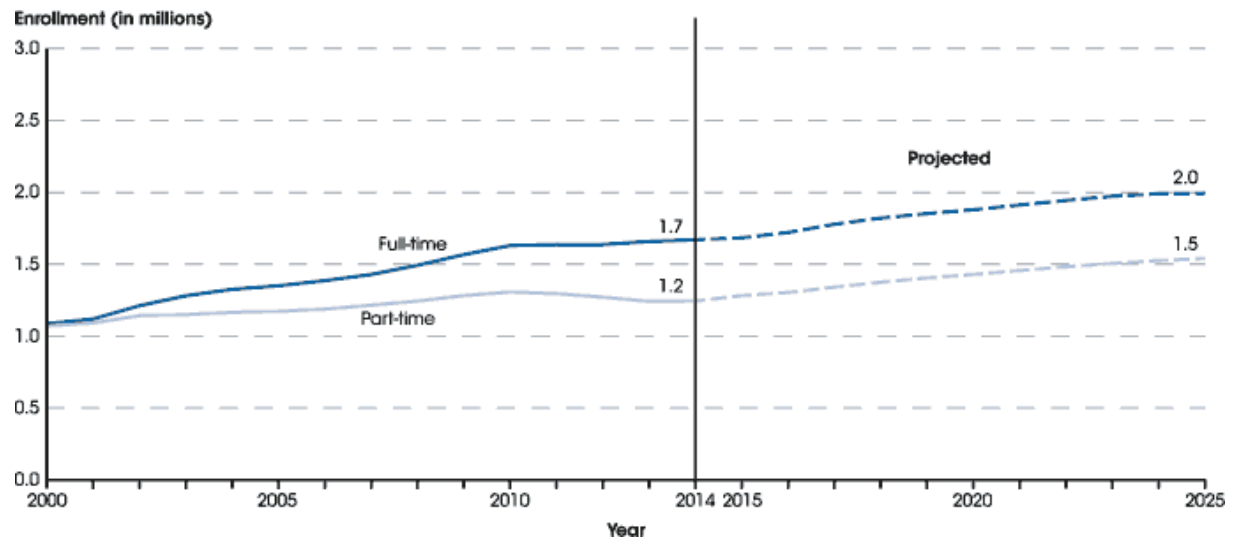
Female vs Male Enrollment (graduate)



National Center for Educational Statistics

20

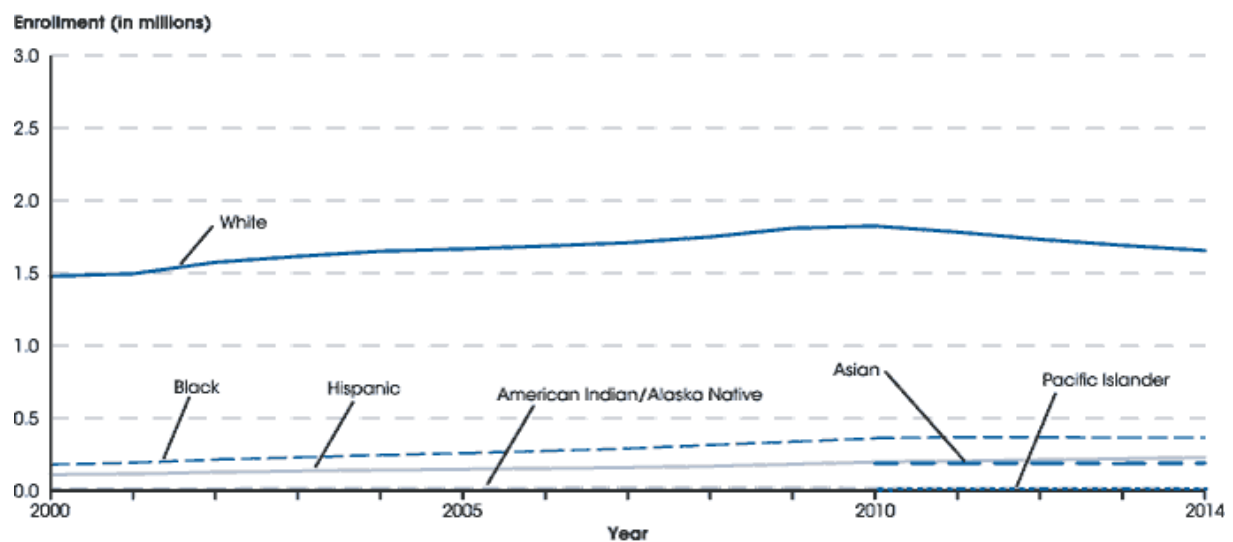
Full Time vs Part Time (graduate)



National Center for Educational Statistics

21

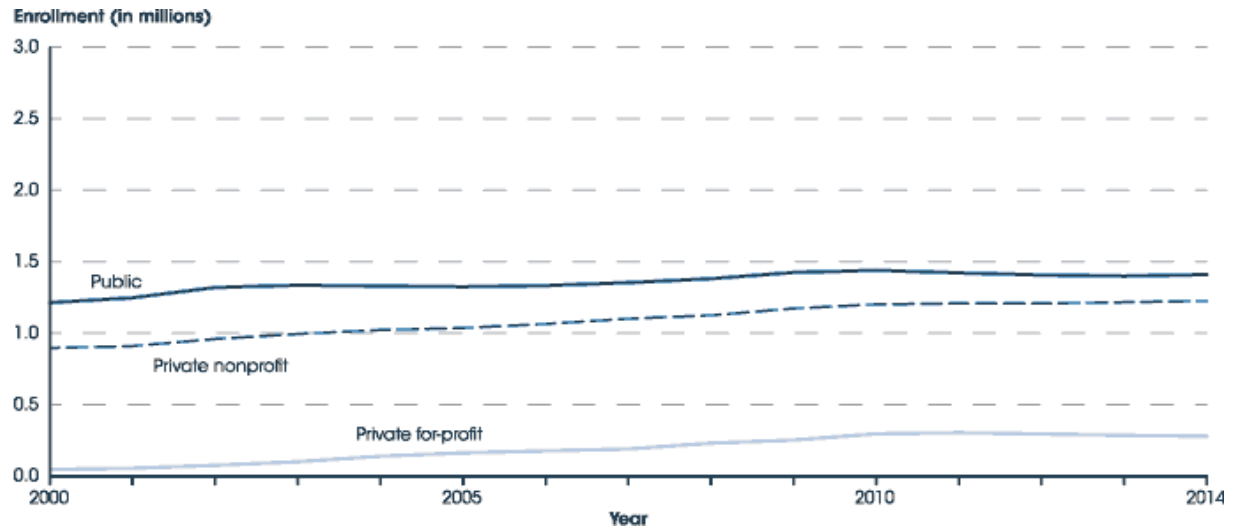
Ethnicity



National Center for Educational Statistics

22

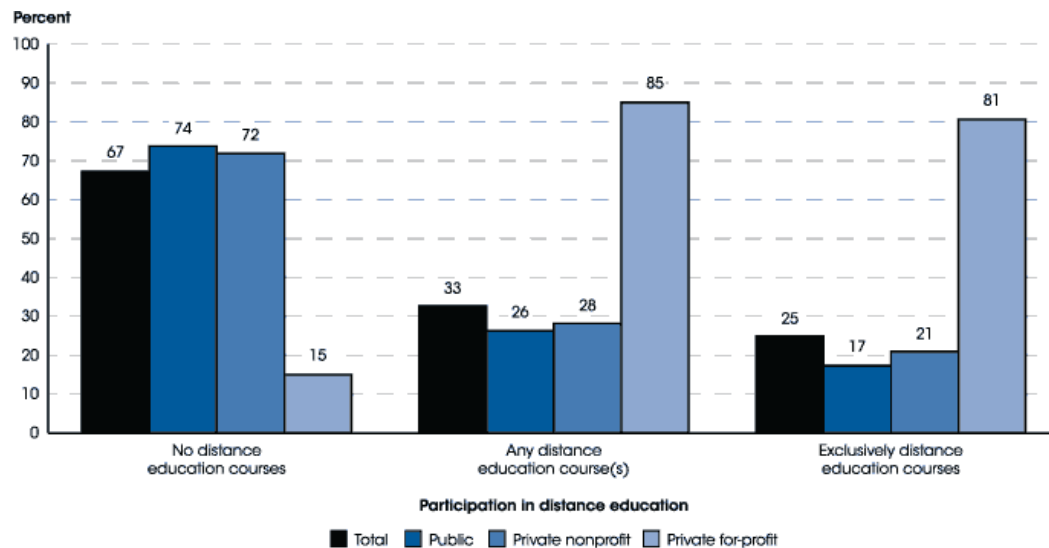
Public vs Private Schools



National Center for Educational Statistics

23

Statistics



National Center for Educational Statistics

24



Undergrad



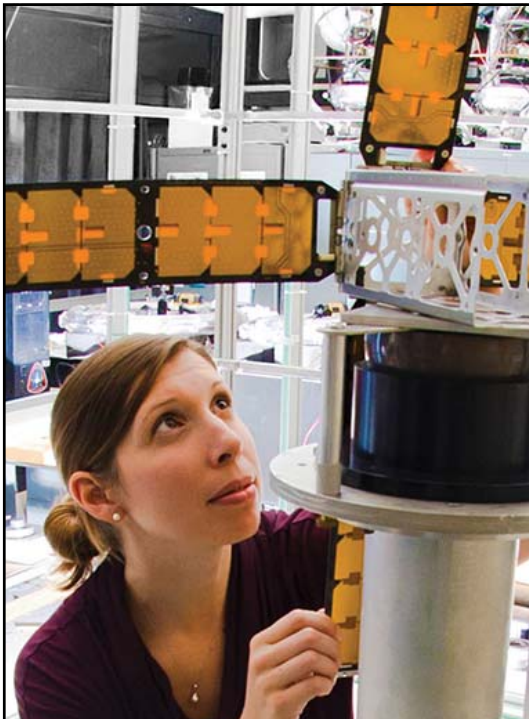
Graduate



Professional

Understanding the Graduate Student

25

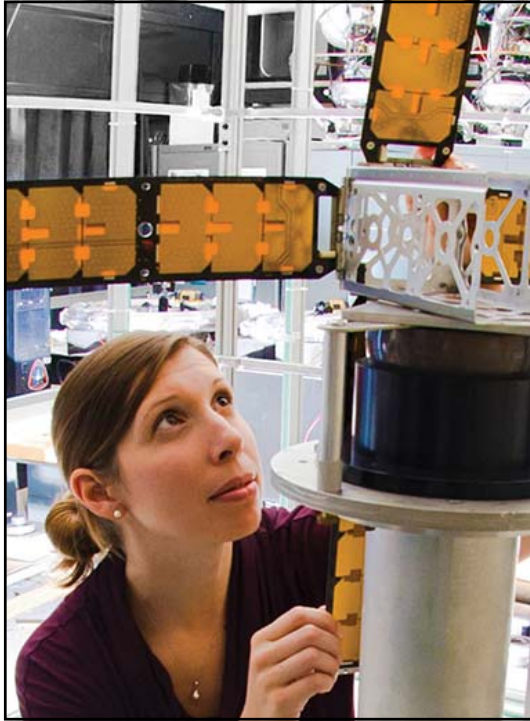


Who are they?

- 58% of graduate students are women
- Wide age range
- Serious about their education
- Not as attached to the university
- \$18,000 average debt
- Enjoy local culture
- Eager and capable of changing the world

Understanding the Graduate Student

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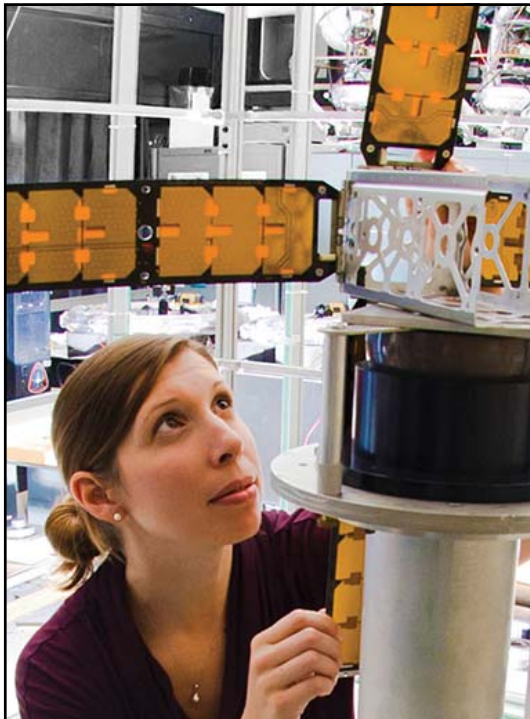


What do they want?

- Independence
- A home – not a dorm
- Low cost
- Graduate lifestyle amenities
- Intellectual conversation
- Hang with other graduate students
- Walkable community
- Sustainable community
- Design/style matters
- Security

Understanding the Graduate Student

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What do Universities want?

- Recruiting tool
- Sought after research community
- Academic success
- Successful graduates
- Connection to the University

Understanding the Graduate Student

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And the survey says!

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Survey of UT Graduate Students

- When? – Fall of 2015
- Who? – 8,872 Graduate Students
- Why? – To collect data for the development of future housing.
- 2,130 Responses were included in the report

30

Which type of dwelling is your current residence?

Option	Frequency	Percent	Average Rent
Apartment/Condo	1480	73.82%	\$764.03
Garage Apartment	31	1.55%	\$799.16
Duplex/Triplex	109	5.44%	\$772.23
Single Family	352	17.56%	\$876.35
Other	33	1.65%	\$667.72

31

What best describes your current residence?

Option	Frequency	Percent	Average Rent
I rent my current residence	1974	92.85%	\$764.16
I own my current residence	134	6.30%	\$1,126.52
Other	18	0.85%	\$251.67

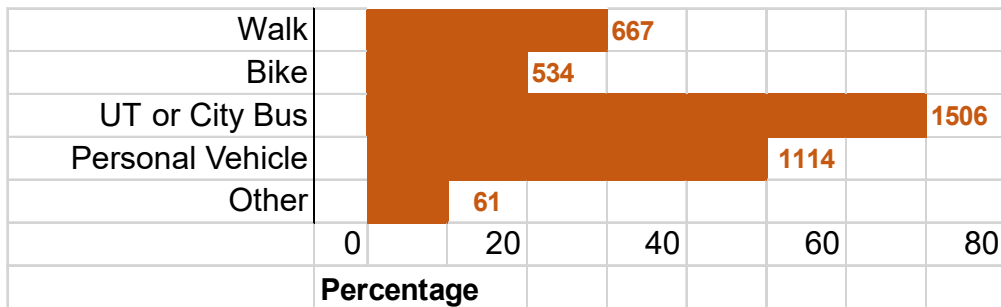
32

How many adults do you currently live with?

Option	Frequency	Percent	Average Rent
No other adults	503	23.64%	\$928.70
One other adult	1000	46.99%	\$800.11
Two other adults	360	16.92%	\$687.03
Three other adults	187	8.79%	\$540.77
Other	78	3.67%	\$639.47

33

Please select all of the modes of transportation you use to travel to your primary campus.



34

Which of the following factors is the most important consideration when selecting your graduate student housing?

Option	Frequency	Percent
Price	1606	74.08%
On-Site Amenities	253	11.67%
Unit Style	308	14.25%

35

Which of the following unit styles do you prefer?

Option	Frequency	Percent
Studio/Micro	141	6.50%
One Bed - One Bath	899	41.47%
Two Bed - One Bath	379	17.48%
Two Bed - Two Bath	749	34.55%

36

Please select the answer that best describes how you feel about laundry amenities.

Option	Frequency	Percent
In Unit - Higher Rent	1452	66.76%
Community Laundry - Lower Rent	723	33.24%

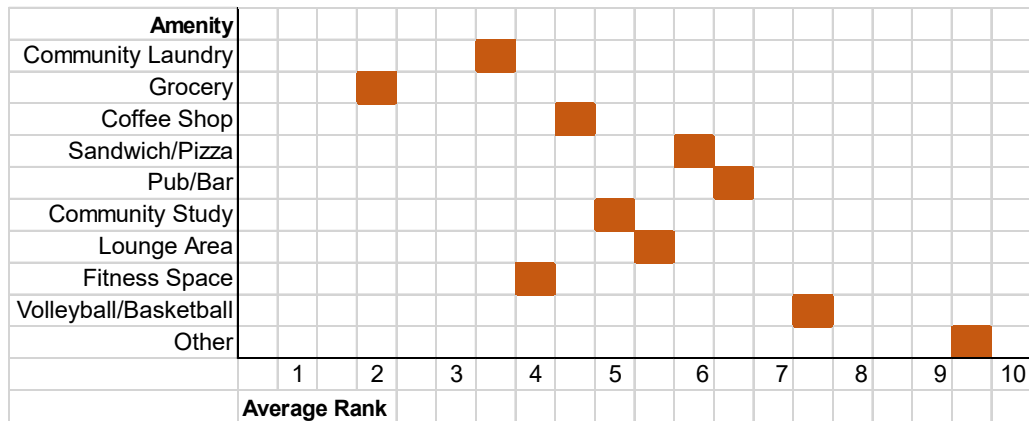
37

Please select the answer that best describes how you feel about cooking capabilities.

Option	Frequency	Percent
In Unit - Higher Rent	1995	92.02%
Community Kitchen - Lower Rent	173	7.98%

38

Which of the following on-site amenities are critical to creating a successful graduate living community? (Please number in order of importance with 1 being the most important.)



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Where do they live?

40



80%



**20% Graduate
student focused**

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Benchmarking The Graduate Home

Stanford



Support Academics

UC San Diego



Recruiting Tool

San Francisco



Urban

Houston

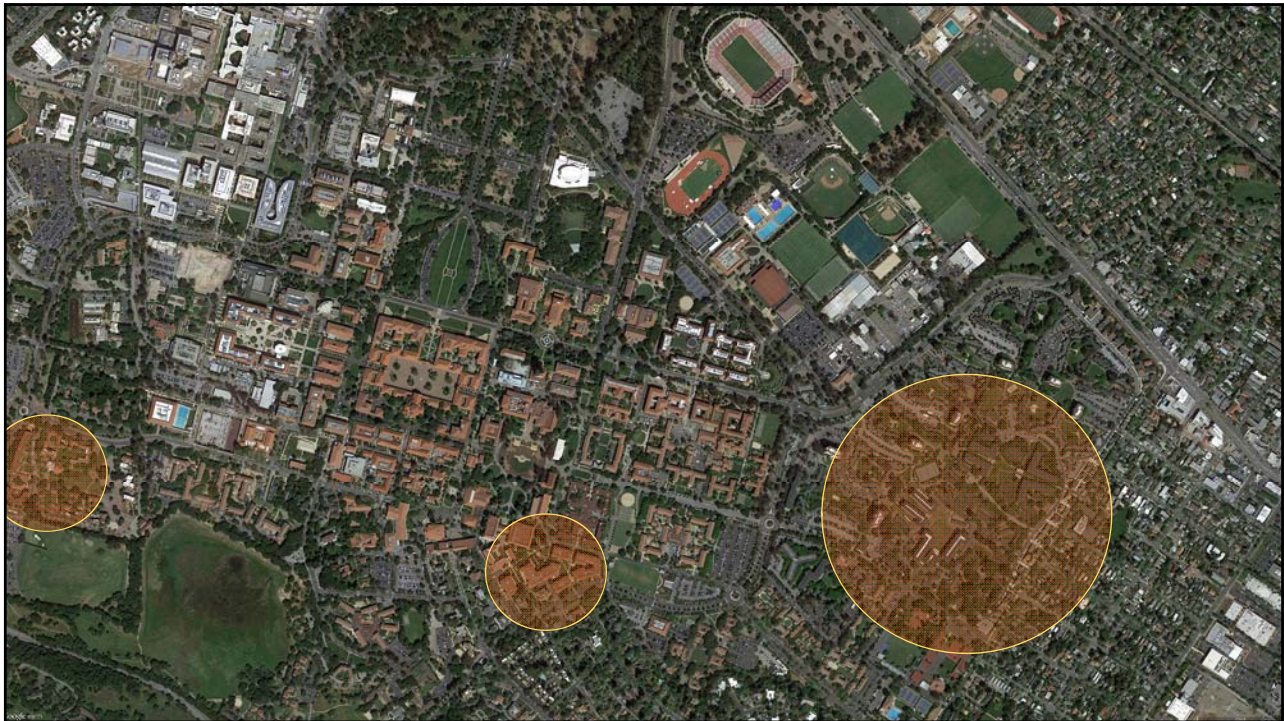


Lifestyle

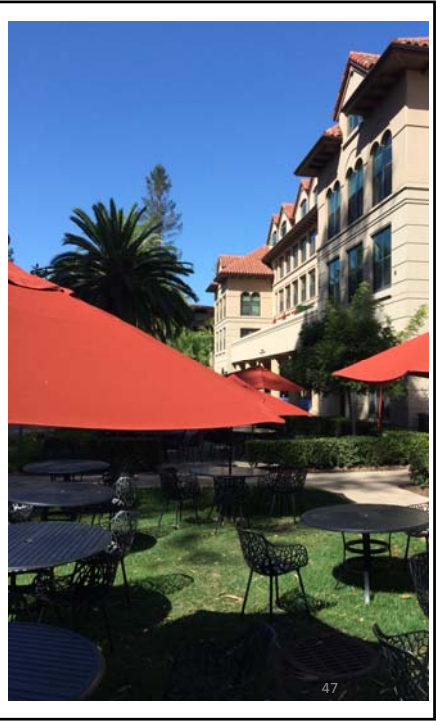
42

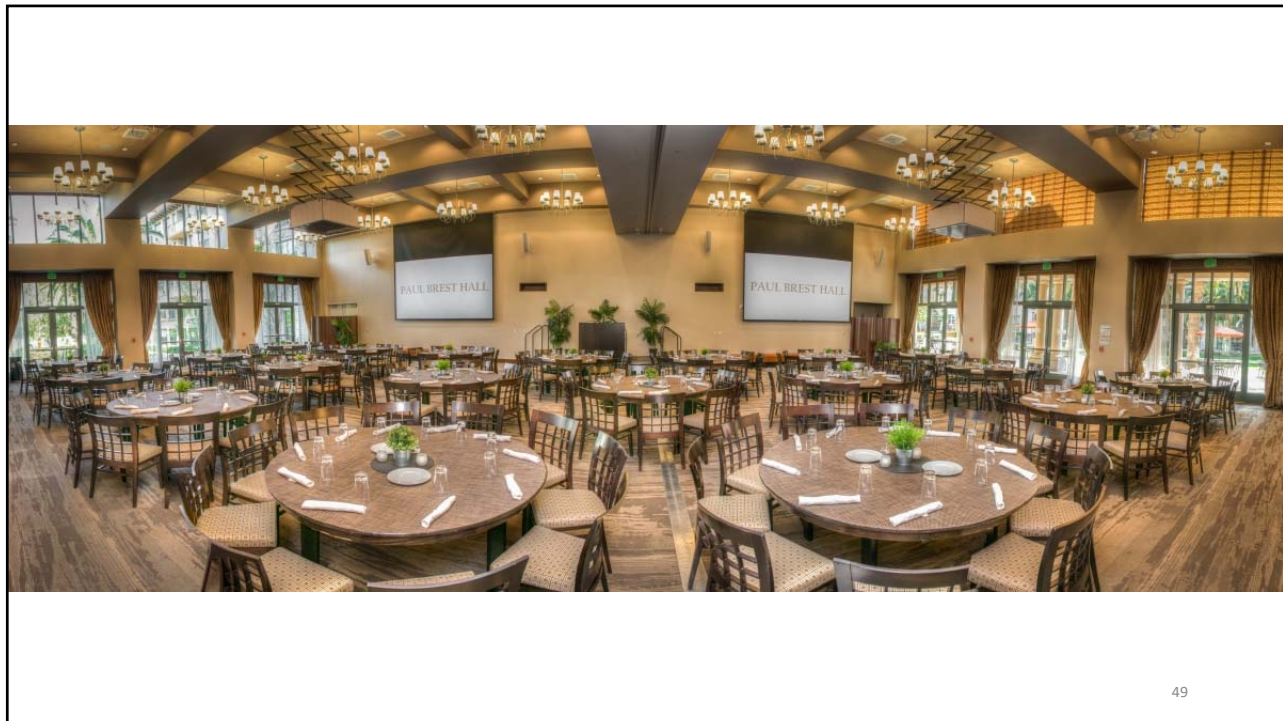
Stanford

43











51

EXTERIOR VIEW
EASTSIDE RESIDENCES, STANFORD CA 94305



4 BED / 4 BATH
1,540 SQUARE FEET



BEDROOM
STUDIO FLOOR PLAN



LIVING ROOM
1 BED / 1 BATH FLOOR PLAN



KITCHEN
STUDIO FLOOR PLAN



BEDROOM
4 BED / 4 BATH

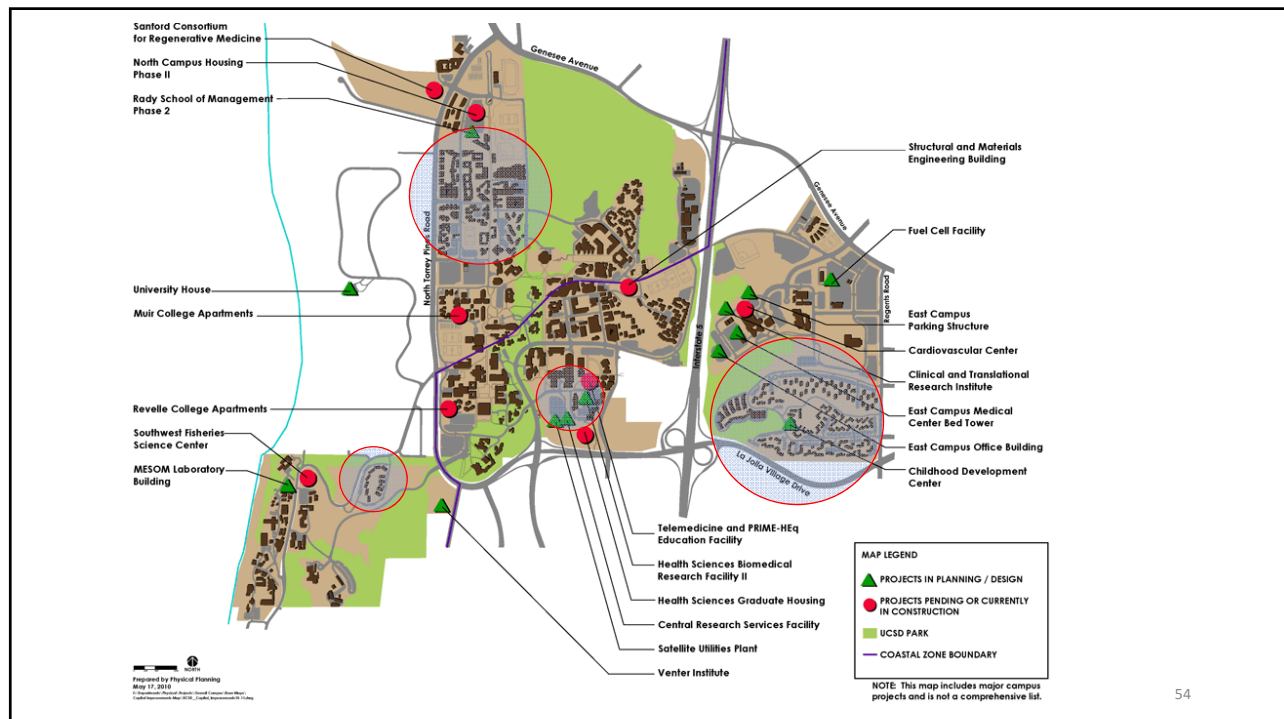


KITCHEN
2 BED / 2 BATH

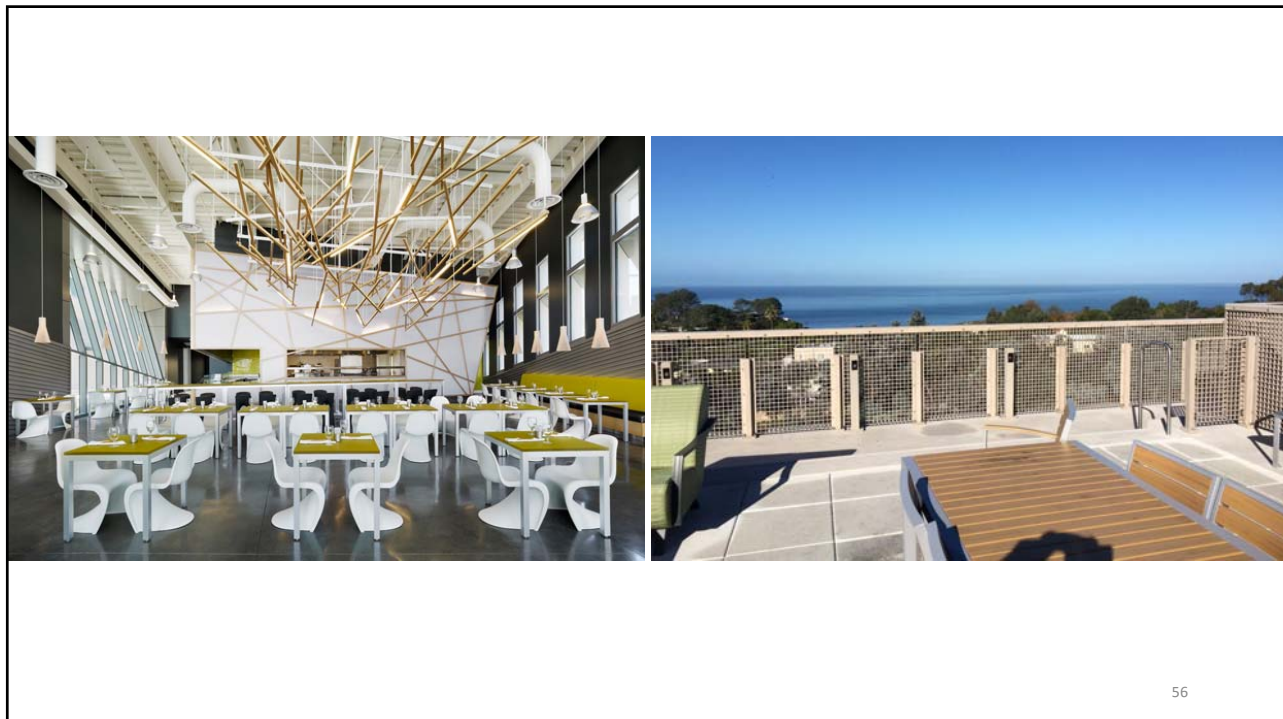
52

UC San Diego

53



54







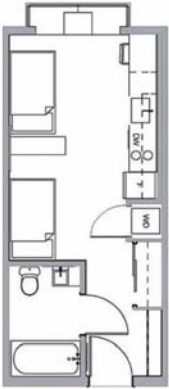
California College of the Arts

San Francisco


EXTERIOR VIEW
38 HARRIET STREET, SAN FRANCISCO, CA 94103




THE DUO FLOOR PLAN
280 SQUARE FEET




EXTERIOR VIEW
1321 MISSION STREET SAN FRANCISCO, CA 94103




TWIN BEDS
DUO PLAN



KITCHEN
1 BED / 1 BATH




KITCHEN
DUO PLAN



TWIN BEDS
THE DUO PLAN



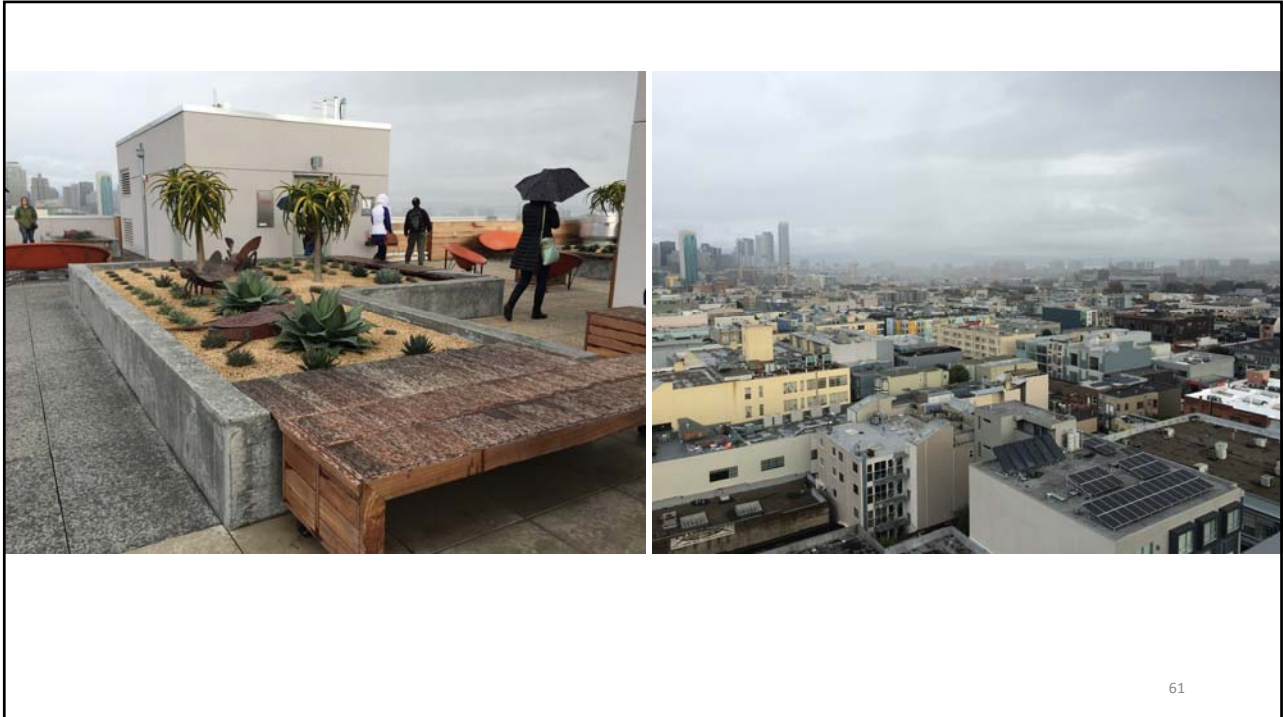
BREAKFAST
1 BED / 1 BATH



59



60



University of Houston

63



64

Amenities

- 15 Study Rooms
- 9 Laundry Lounges
- 2 Classrooms
- 2 Roof Terraces
- Community Kitchen
- Commons Lounge
- Fitness Center
- Movie Theater
- Sky Lounge



EXTERIOR VIEW
4700 CALHOUN ROAD, HOUSTON TX 77204



STUDIO / 1 BED / 2 BED
340 / 490 / 680 SQUARE FEET



KITCHEN/LIVING ROOM
1 BED / 1 BATH



BATHROOM
2 BED / 2 BATH



BEDROOM
1 BED / 1 BATH



LIVING ROOM
2 BED / 2 BATH



KITCHEN STUDIO

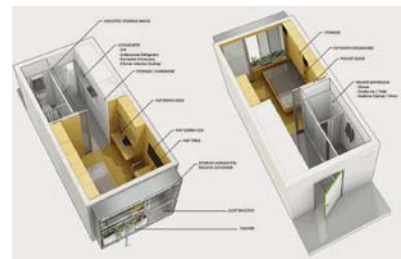
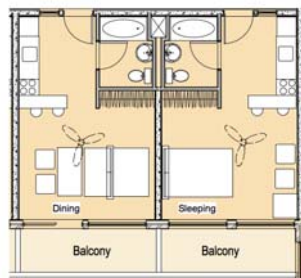
66

Planning Considerations

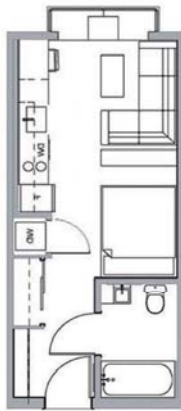
Dwelling

67

Study Options



68



CALIFORNIA COLLEGE OF THE ARTS
STUDIO
282 SQUARE FEET



OPTION 01
300 SQUARE FEET



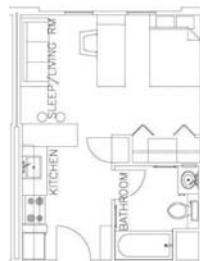
OPTION 01a
300 SQUARE FEET



OPTION 01b
300 SQUARE FEET
with micro kitchen

Micro Units

69



STANFORD ESCCONDIDO VILLAGE
STUDIO
350 SQUARE FEET



OPTION 02
352 SQUARE FEET



OPTION 02a
352 SQUARE FEET
with micro kitchen



OPTION 02b
307 SQUARE FEET
with micro kitchen



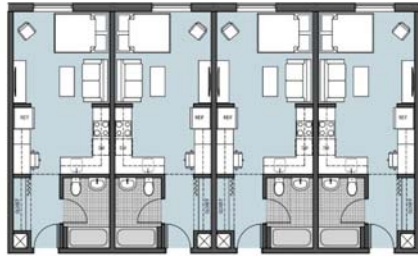
OPTION 02c
320 SQUARE FEET
with micro kitchen



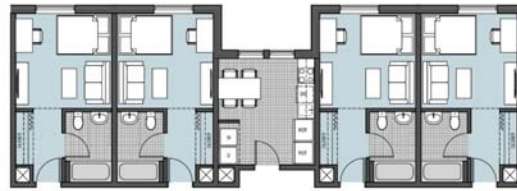
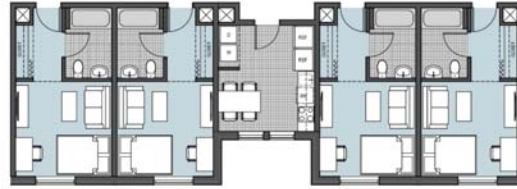
OPTION 02d
336 SQUARE FEET
with micro kitchen

Micro Units



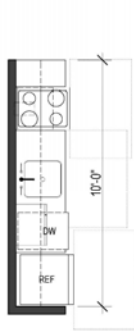
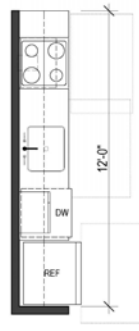


538 Kitchens

135 Kitchens
- 20,000 sf

Community Kitchens

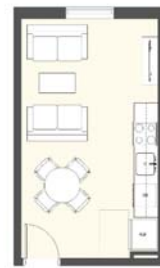
75

MICRO KITCHEN
24 SQUARE FEETFULL SIZE KITCHEN
30 SQUARE FEET

ZONED COMMONS



PASS-THROUGH COMMONS



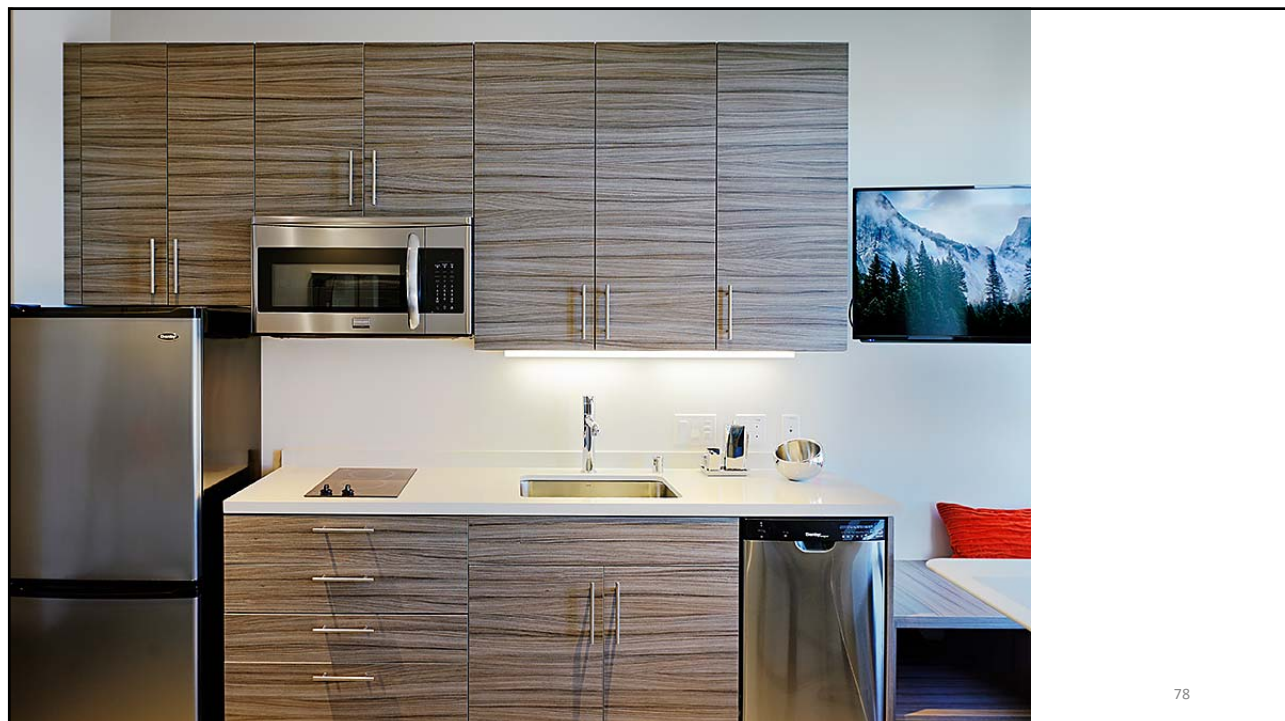
FLEX COMMONS



MICRO UNIT APPLIANCES

Micro Kitchens

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Planning Considerations

Amenities

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Micro Grocery



80



NO. 12 SKA MODUS
 NO. 13 STONE RUIN
 NO. 14 ROGUE DE
 NO. 15 VICTORY H
 NO. 16 OSCAR BLU
 NO. 17 HARPOON U
 NO. 18 INDEPEDEN
 NO. 19 DOLPHIN HEAD
 NO. 20 NORTH COAST
 GREEN F

81

Micro Brewery/Pub



Pizza/Sandwich Shop

82

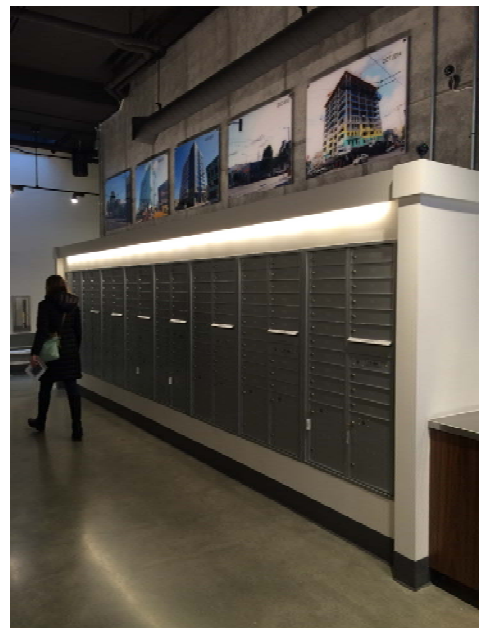


Mail

83



Mail



84



Bicycles



Bicycles





Laundry

87



Laundry

88



Community

89

Outline Program

Living Spaces	Unit Quantity	sf/Unit	Net/SF	Beds	Baths	Kitchens
Micro Units	150	350	52,500	150	150	150
1 Bedroom	0	430	0	0	0	0
2 Bedroom 1 Bath	300	670	201,000	600	300	300
2 Bedroom 2 Bath	0	700	0	0	0	0
Staff Apartments	0	725	0	0	0	0
4 Bedroom 2 Bath	0	1,115	0	0	0	0
4 Bedroom 4 Bath	0	1,235	0	0	0	0
	450		253,500	750	450	450

The Program

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Community Spaces	Quantity	sf/Unit	Net/SF	Comments
Grocery Store	1	6,000	6,000	Centrally located
Coffee Shop/Pub	1	3,000	3,000	Combined or separate. Could be co-located with grocery for staff sharing
Community Space	1	3,500	3,500	Lobby, restrooms, meeting rooms open work space
Student Kitchen	1	200	200	With community space
Vending Area	1	100	100	With community space
Storage	1	200	200	With community space for chairs and other equipment
Lounge/Study	20	180	3,600	Spaces for 4-5 students and some for 8-10 students - open study areas

The Program

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Operations	Quantity	sf/Unit	Net/SF	Comments
Maintenance Office	1	120	120	Facilities Supervisor
Work Room/Copy	1	120	120	With staff area
Mail Room	1	600	600	Central to all activities associated with the community space
Front Desk	1	380	380	Central to all activities associated with the community space
Leasing Office	1	120	120	Adjacent to front desk with view of lobby
Staff Offices	2	120	240	Adjacent to front desk and leasing office
Staff Break Room/Locker Room	1	700	700	Kitchen, lockers, showers, restrooms
Building Service - Laundry	1	100	100	One washer and one dryer
Building Service - Storage	1	250	250	Supplies and Equipment
Maintenance Storage	1	250	250	Bulk storage for supplies
Building Service - Storage	1	400	400	Furniture and Mattresses
Maintenance Shop	1	150	150	Open work area adjacent to maintenance storage
Laundry	6	400	2,400	Conveniently located throughout complex adjacent to study or lounge space
Janitors Rooms	6	60	360	1 on the first floor of each building
Trash Rooms	16	60	960	1 per floor in each building - located near elevators.
Bike Storage	4	1,040	4,160	Provide indoor bike parking for 50% of occupants in each building
amenity space net			27,910	

The Program

92

... a **“home”** specific to your graduate student needs...

... a place that **respects its neighbors**...

...a **vibrant community** that reflects its unique culture and environmental context

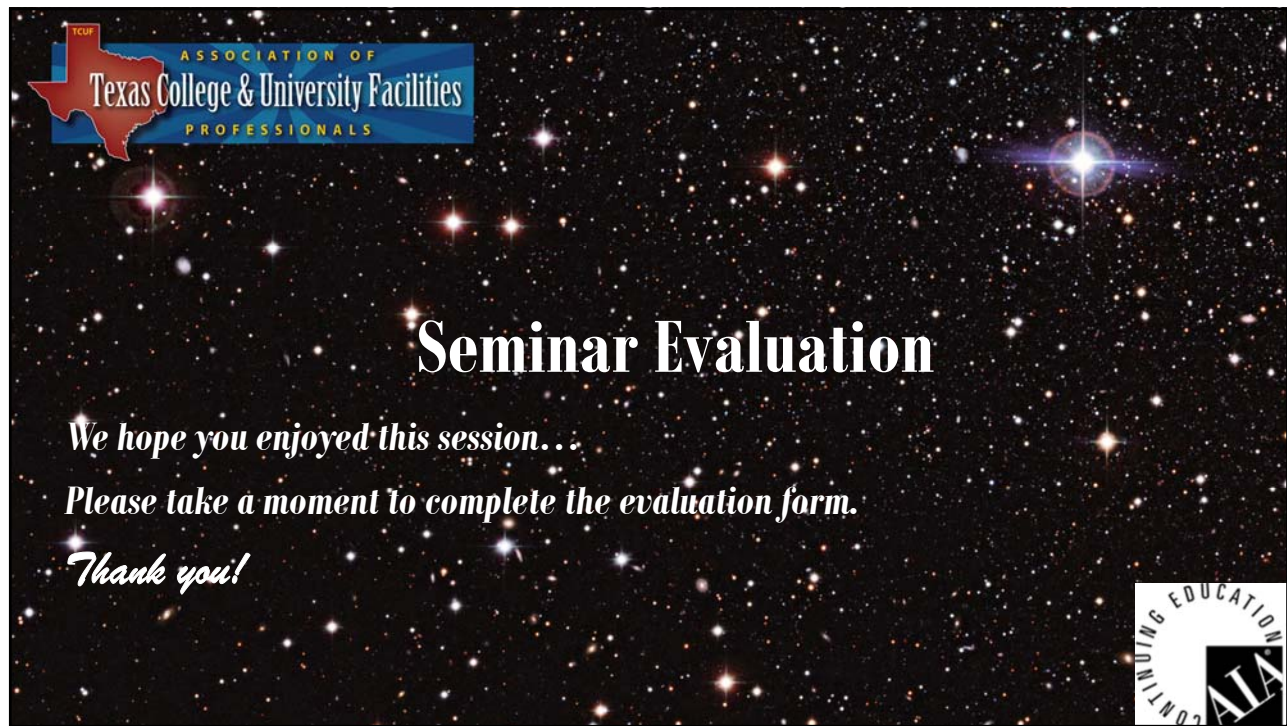
... a community that extends the **university spirit and identity**...

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Housing Graduate Students vs Graduate Student Housing

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Seminar Evaluation

We hope you enjoyed this session...

Please take a moment to complete the evaluation form.

Thank you!

