February 13-14, 2018 | Orlando

Your student housing hub.

#CampusConnex
Student Housing Trends: What Are You Building?

Exterior Design Trends | Interior Design Trends | Amenities | New Design/Programming Topics

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Meet the Experts

Robin Connolly
Project Manager FF&E
The University of Texas System – Office of Facilities Planning & Construction

David Day
Program Manager & Architect
Jacobs Engineering

Mark Mitchell
Director of Commercial Design
BSB Design

Brian Ward
Director of Design
Niles Bolton Associates

Christopher Coleman
Regional Manager
American Campus Communities
Moderator
Polling

(WED-C1) One Good Turn Deserves Another: Preparing for the Unexpected!
Wednesday, Feb. 15
10:45 AM - 11:45 AM
Room #: Columbus A

What is your favorite color?
- Red
- Orange
- Yellow
- Green
- Blue

Favorite Season?
- Winter
- Spring
- Summer

What is your favorite color?
- Red
  100.00% (1)
- Orange
  0% (0)
- Yellow
  0% (0)
- Green
  0% (0)
- Blue
  0% (0)
Student Housing Trends: What are you building?
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Architecture of Student Housing in 2018: Design Trends or Design Tenets?

- Density strengthens community
- Good urban design can be future-proof
- Architectural vision adds value (aspire to be Instagram-gold)
Plaza On University – Orlando, FL

Before

After
Mixed use student housing becomes a student urbanism

- 1340 Beds
- 14 Acres: 96 beds/acre
- 1584 Parking Spaces: 1.18/bed ratio
- 70,000 SF Ground Floor Retail
Architectural identity that reinforces context
The Landmark – College Park, MD

Before

After

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Student housing architecture becomes gateway to campus

- 840 beds
- 3 Acres: 280 beds/acre
- 271 Parking Spaces: 0.32 spaces/bed
- 15,000 SF Retail: Urban Mini-Target
Design that can fit in and stand out
Achieving destiny in downtown Auburn, AL

191 College, Auburn, Alabama
191 College, Auburn: typical residential level

- 495 Beds
- Site Area: 1.5 acres (330 beds/acre)
- 10,000 SF Retail
- 451 spaces (0.9 spaces/bed)
University House Midtown – Atlanta, GA
University House Midtown: outdoor community space

High Rise Housing:

- 706 beds
- 1.46 Acres
- 484 beds/acre
- 10,000 SF Retail
- 224 parking spaces
- 0.32 spaces/bed
The View2 – Philadelphia, PA
Urban campus design trends

- Unafraid of Contemporary Vision
- Transparency
- Urban Pedestrian Connections
- Sky Lounges and Skyline Views

- 984 Beds
- 4.7 Acres: 209 beds/acre
- 20,000 SF Retail
- 94 Parking Spaces
- 0.09 spaces/bed!
Urban block concepts for suburban campuses
Kennesaw State: typical residential level

- 812 Beds
- 4.2 acres: 193 beds/acre
- 818 parking spaces
- 1 space/bed
The Mark – Athens, GA
The Mark: ground floor commercial level
The Mark: typical residential level
The Standard – Atlanta, GA
Architecture of the full city block
Panelization
Student housing amenities as the genesis of future multi-family apartment amenities
Polling Question #1

What is the MOST important feature when selecting a place to live?
1. Location
2. Price
3. Amenities
4. Conditions (age)
5. Atmosphere/community
6. Safety
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What defines my room?

March 2017 Study

UT Austin asked students to pair up as “roommates” and together select five words from a list that they would like to define their room.

The students were then asked to collaborate as a pair in selecting furniture pieces to fill their room, with a limit of 6-8 items.

The goal was to determine what students value in their living space, and how they would like that space to feel.

Findings

Most common items/popular choices:

- Sink
- Microwave
- Micro-fridge
- Bed that creates extra room/space
- Dresser
- Good acoustics (i.e. walls, doors)
- Storage (i.e. shelving)
- Window sills should be incorporated into the design
- Operable ceiling fans will provide students a sense of control for their thermal comfort
Findings: most popular furniture choices

- 57% chose a desk and a desk chair
- 71% chose a dresser
- 29% chose a closet
- 85% chose a mini-fridge and a microwave
- 42% chose a murphy bed
- 29% chose a lofted bed
- 29% chose a regular single bed
- 71% chose a sink
What makes my room?

ROOM DESCRIPTORS

- SOFT
- HARD
- COZY
- LOUD
- BASIC
- FLEXIBLE
- HIGH-TECH
- SPACE AGE
- NATURAL
- PLAYFUL
- BREEZY
- SUNNY
- LUXURIOUS
- SMART
- MOBILE
- HIGH CEILING
- LOW CEILING
Findings: Kitchen

• Want a kitchen more than they do study space.
• Need enough room and equipment for multiple students to cook at once.

Photos from Program of Requirements, UT Austin Creekside project, Kirksey Architects.

Loved dark wood floors. Liked idea of coffee bar!

Did not like the above as it looks like an office, but did like the space it provided.

Open/sunny with lots of natural light!
Findings: Bath

- Prefer individualized shower and worry that restroom will feel too “public”.

Photos from Program of Requirements, UT Austin Creekside project, Kirksey Architects.

Common Area
Looks too commercial (like a mall restroom). Too gendered. Should be inclusive.
Findings: Community Spaces

- Community spaces should be accessible immediately from main hallways.
- Study areas should be integrated into hallways, stairs & into the thickness of the walls.
- Areas with access to great views can be optimized through use of operable glass walls.
- Access to natural daylight and views is a priority.
Community Spaces: Study Areas

Group area to collaborate work on team based projects.

Glass-boards preferable.

Tables and chairs are preferred to lounge seating.

UT Austin
Community Spaces: Seating

Too traditional

Movie nights? Rocking chairs!

UT Dallas

Photo from Program of Requirements, UT Austin Creekside project, Kirksey Architects.)

Rotating sway chair very successful

Homey/comfortable

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Community Spaces: Outdoor

Bleacher spaces for a variety of uses; includes electrical connections.

UT Dallas

Some fixed seating is preferred, with grills.
Community Spaces: Common Areas

Gaming is a must.

Dual use – study area/gaming table top.

Contemporary

Security for bikes

UT Dallas

Homey

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Community Spaces: Classroom/Dining

UT Dallas

UT Austin

COLOR!

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How are we doing?
AMENITIES

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Amenities: exterior art, visual engagement and interaction
Amenities: functional yet artistic
Amenities: outdoor gaming areas
Amenities: in-pool gaming
Amenities: exterior play and exercise
Amenities: creative, engaging spaces
Amenities: gym/yoga areas
Amenities
Amenities: connect indoor to outdoor
Amenities: connect indoor to outdoor
Amenities
Amenities: raw materials, warm spaces
Amenities
Amenities
Amenities: color brings energy
Amenities: creative space and chill furniture
Amenities
Amenities: art and architecture
Amenities: art is an experience
Polling Question #2

Where do students want to live?
1. On Campus
2. Off Campus
NEW DESIGN & PROGRAMMING

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Important design and programming elements to consider:

- Site considerations
- Room types/approach
- Public spaces
- Sense of community/interaction/learning from others
- Security/safety
- Outdoor elements
- On-campus vs off-campus competition
Site considerations

- Site Circulation – Pedestrian
- Physical Connections Beyond
- Visual Connections
- Separating Vehicles from Students
- Trash Collection
Room planning

- Double Loaded/Private
- Double Loaded/Community
- Cluster Community
- Social/Learning spaces

Residents are looking for options
Room planning: double loaded/private

- Double Loaded/Private

Non-gender is an issue on campuses
Room planning: double loaded/community

- Double Loaded/Community

Non-gender is an issue on campuses
Room planning: cluster community

- Cluster Community

Non-Gender is an issue on campuses
Room types

- Single Occupancy
- Double Occupancy
- Suite Model
- Apartment

Residents are looking for options
Public spaces

- Social Space
  - Lounge
  - Cooking

- Learning Space
  - Classroom
  - Music Practice
  - Live-in Faculty

- Activity Space
  - Gaming
  - Make Rooms

Residents are looking for options
Community space

- Social
- Identity

Promote Interaction
Safety/security

- Privacy
  - Be cautious with cameras

- Safe Environment
  - Controlled points of entry
  - Lighting
  - Emergency Phones

Parents are paying for this!!
Outdoor spaces

- Social
- Active
On-campus vs off-campus

- Location
- Price
- Condition
- Who is paying?
Contact Information and Q&A

Robin Connolly  
rconnolly@utsystem.edu

David Day  
david.day@jacobs.com

Mark Mitchell  
mitchell@bsbdesign.com

Brian Ward  
bward@nilesbolton.com

Christopher Coleman  
ccoleman@americancompass.com