

TACUHO

2013

Separately Unique. Together Complete



BUILDING COMMUNITY THROUGH STUDENT HOUSING

TACUHO PRESENTATION | OCTOBER 7, 2013

INTENDED LEARNING OBJECTIVES

BUILDING COMMUNITY THROUGH STUDENT HOUSING

- ◆ Highlight the master planning process
- ◆ Detail the link between strategic needs and housing unit types
- ◆ Provide an overview of the progressive housing approach
- ◆ Discuss lessons learned for relevant case studies

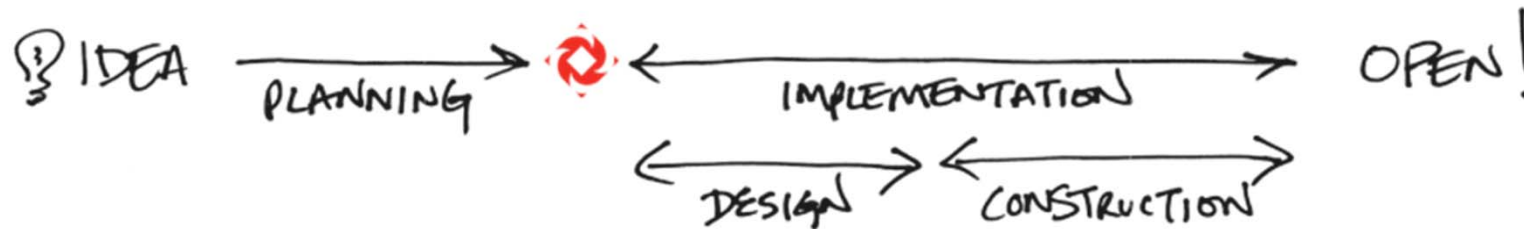




INTRODUCTIONS

FIRM INTRODUCTION

BRAILSFORD & DUNLAVEY



Experience

- ◆ 375 + Higher Education Clients, including over 300 Student Housing Projects

Staff

- ◆ Diverse Skill Set and Backgrounds

Services

- ◆ Planning Through Implementation; 85% of Our Plans Have Been Implemented

FIRM INTRODUCTION

LORD · AECK · SARGENT

ARCHITECTURE

5 offices, 139 campuses, 21 states



ALABAMA
Auburn University
Troy University
University of Alabama, Tuscaloosa
University of Alabama, Birmingham
University of South Alabama

ARKANSAS
University of Arkansas

ARIZONA
Arizona State University
Chandler-Gilbert Community College
University of Arizona

FLORIDA
Florida State University
University of Florida
University of West Florida

GEORGIA
Abraham Baldwin Agricultural College
Agnes Scott College
Albany State University
Armstrong Atlantic State University
Atlanta College of Art
Atlanta Metropolitan College
Augusta State University
Augusta Technical Institute
Baldwin State College
Berry College
Brenau University
Clark Atlanta University
College of Coastal Georgia
Columbia Theological Seminary
Covenant College
Dalton State College
Darton College
East Georgia College
Emory University
Floyd College
Fort Valley State University
Georgia College & State University
Georgia Gwinnett College
Georgia Institute of Technology
Georgia Military College
Georgia Perimeter College
Georgia Regents University
Georgia Southern University
Georgia Southwestern State University
Georgia State University
Gordon State College
Griffin Technical College
Kennesaw State University
Mercer University
Middle Georgia State College
Morehouse School of Medicine
Oglethorpe University
Oxford College at Emory
Reinhardt College
Savannah College of Art & Design
Savannah State University
South Georgia State College
Southern Crescent Technical College
Southern Polytechnic State University
Spelman College
State University of West Georgia
Tift College
University of Georgia
University of North Georgia

University of West Georgia
U.S. Army Signal School
Valdosta State University
Wesleyan College
Young Harris College
LaGrange College

ILLINOIS
University of Illinois, Urbana-Champaign

KENTUCKY
Bluegrass Community & Technical College
Eastern Kentucky University
Gateway Community and Technical College
Western Kentucky University
Transylvania University
University of Kentucky
University of Louisville

MARYLAND
Washington College

MASSACHUSETTS
Harvard University

MICHIGAN
Central Michigan University
Eastern Michigan University
Lansing Community College
Marquette College
Michigan State University
Oakland University
St. Claire Community College
University of Michigan
University of Michigan, Dearborn
Wayne State University
Western Michigan University

NORTH CAROLINA
Ashville-Buncombe Technical College
Brevard College
Central Carolina Community College
Davidson College
Duke University
East Carolina University
Lenoir-Rhyne University
Meredith College
North Carolina A&T State University
North Carolina Central University
North Carolina State University
Salem College
UNC, Chapel Hill
UNC, Pembroke
UNC, Greensboro
UNC, Wilmington
Wake Forest University
Warren Wilson College

NEW YORK
Cornell University
St. Bonaventure University
SUNY Stony Brook

OHIO
University of Akron
University of Cincinnati

OREGON
University of Oregon

PENNSYLVANIA
Albright College
Bryn Mawr College
Millersville University
Ursinus College

SOUTH CAROLINA
Charleston Southern University
Cliffton College
Clemson University
College of Charleston
Medical University of South Carolina
Presbyterian College

TENNESSEE
Lipscomb University
The University of the South
University of Tennessee, Chattanooga
University of Tennessee, Knoxville
Vanderbilt University

TEXAS
Baylor College of Medicine
Houston Community College
Rice University
Texas Southern University
Texas State University
University of Houston
University of Texas at Austin

UTAH
University of Utah

VIRGINIA
Christopher Newport University
Virginia Commonwealth University
Virginia Polytechnic Institute and State University

WEST VIRGINIA
West Virginia University

INTERNATIONAL
Elm Vacation of High School, St. Elizabeth's Parish, Jamaica
(USAID)
Abuja National Mosque School Housing, Abuja, Nigeria
(Federal Gov't of Nigeria)
Ft. Portal School Housing, Ft. Portal, Uganda (Medical Mission Sisters)



LAS has certified 27 buildings on campuses, including 1 LEED® Platinum and 14 LEED® Gold facilities.



NATIONAL CONTEXT

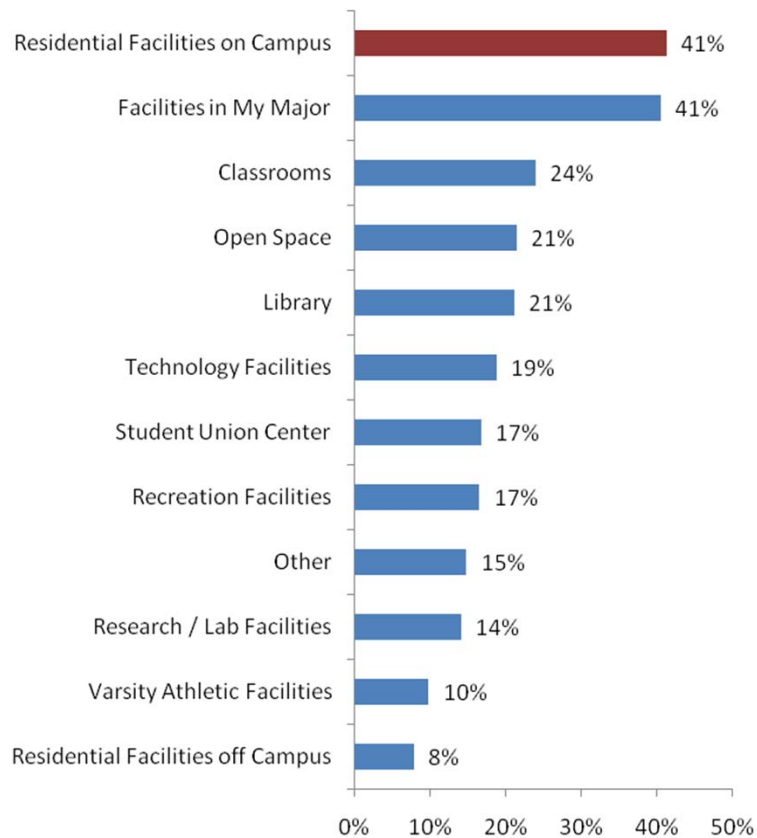
FINANCIAL & POLITICAL REALITIES

STANDARD & POOR (2012)

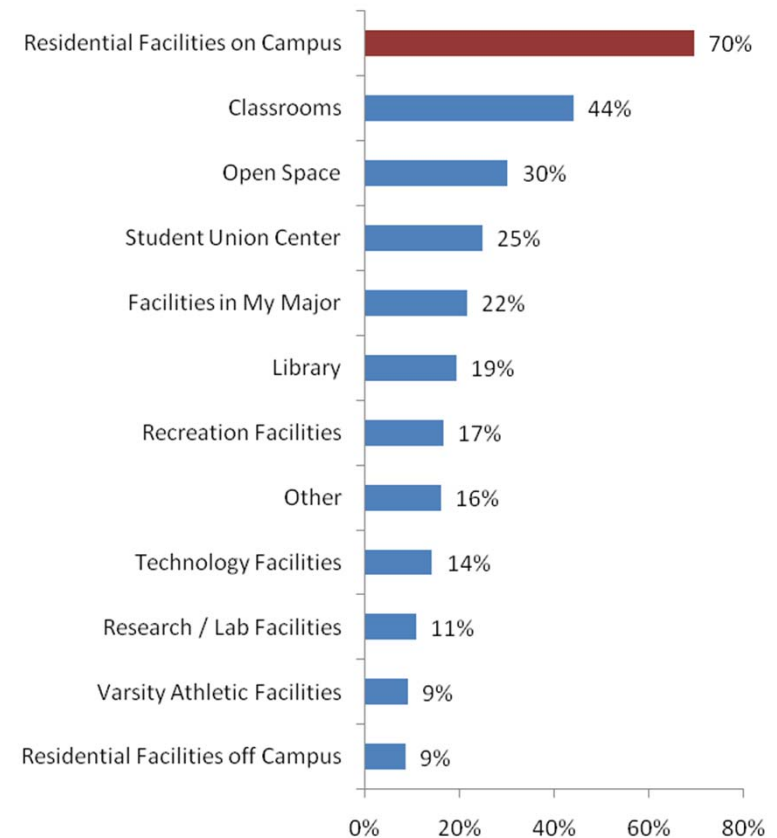
- ◆ ‘Relatively stable’ outlook for the industry due to strong demand but challenges related to reduced state funding and prolonged economic recovery
- ◆ State appropriations for public colleges and universities to remain flat or down; changing model from “per-student” based to “completion” based; and of stimulus funds in FY 2012
- ◆ Competition for students is increasing; increased pressure to enroll out-of-state and international students
- ◆ Student affordability an issue – need for increased financial aid resulting in net tuition revenue discounts; steadily increasing student debt burden
- ◆ Slowdown in debt issuance between 2009 and 2011; investors are seeking more reserve funds, bond covenants and pledged security (w/more liens on operating revenues)

HOUSING AS RECRUITMENT TOOL

Inadequate Facilities at Rejected Institutions



Poorly Maintained Facilities at Rejected Institutions



Source: *The impact on facilities on recruitment and retention of students – Reynolds, et al*

AVAILABILITY OF FUNDING MODELS

TRANSACTION MODEL CHARACTERISTICS

Metric	Institutional Development	Affiliated Foundation	Unaffiliated Non-Profit	Fully Privatized
Cost of Capital	Lowest	Higher	Higher	Highest
Tax-Exempt Debt	Available	Potentially	Potentially	N/A
Off-Balance Sheet	N/A	Probably N/A	Probably	Yes
College Control	Highest	High to Low	High to Low	Lowest
Financial Return	Highest	High	Moderate	Lowest
Ease of Implementation	Lowest	Moderate	Moderate	Highest

ACHIEVING STRATEGIC OUTCOMES

WHY WE PLAN



DETERMINING STRATEGIC DIRECTION

BUILDING COMMUNITY THROUGH STUDENT HOUSING

HOUSING MASTER PLAN ASSESMENT

- ◆ Strategic Visioning
- ◆ Concept Development Focus Groups
- ◆ Survey Implementation and Analysis
- ◆ Off-Campus Market Analysis
- ◆ Peer Institution Analysis
- ◆ Existing
- ◆ Concept / Development Options
- ◆ Capital and Operating Financial Assessment
- ◆ Final Report and Presentation



DETERMINING STRATEGIC HOUSING DIRECTION

IDENTIFY STRATEGIC DRIVERS

STRATEGIC ASSET VALUE ANALYSIS

◆ Analyzing gaps in four major outcome categories

- ◆ *Educational*
- ◆ *Enrollment Management*
- ◆ *Campus Community*
- ◆ *Financial Performance*

DESIRED STRATEGIC OUTCOMES DRIVE PHYSICAL SOLUTIONS

Existing Conditions - X
Targeted Aspiration - O

Strategic Objectives										
I. Enhance Educational Outcomes	1	2	3	4	5	6	7	8	9	10
a. Supervision through Maturity						X				○
e. Development Continuum					X					○
b. Proximity to Educational Resources							X			○
d. Direct Curriculum Enhancement			X							○
II. Enrollment Management	1	2	3	4	5	6	7	8	9	10
a. Housing Market Supplement					X				○	
b. Competitive Amenity					X					○

RECONCILING SUPPLY AND DEMAND

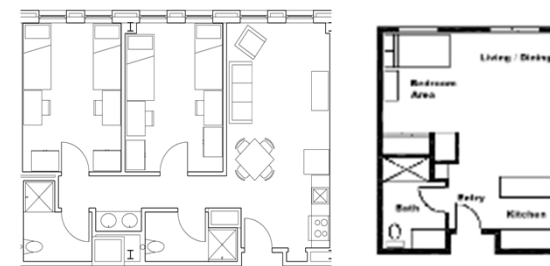
BUILDING COMMUNITY THROUGH STUDENT HOUSING

Population	Enrolled Population	Potential Capture Rate	Maximum Potential Demand
Juniors	3,025	41.6%	1,257
Seniors	6,376	24.1%	1,537

2,794 Maximum Junior/Senior demand
 -480 Juniors/Seniors in residence halls
 -210 Juniors/Seniors in apartments
 ~2,100 Excess Junior/Senior demand



	4BR Apartment		2BR Apartment Double
	Single	Studio/Efficiency Single	
Freshmen	210	118	420
Sophomores	186	212	469
Juniors	266	217	227
Seniors	374	350	350
Graduates	89	119	75
Total Current Demand	1,125	1,016	1,541
Design Capacity	295	0	92
Surplus/ (Deficit)	(830)	(1,016)	(1,449)



Demand primarily for 4BR apartments, studios, and 2BR (double) apartments.

EVALUATING EXISTING FACILITIES

BUILDING COMMUNITY THROUGH STUDENT HOUSING

Residence Hall	Strategic Importance	Alignment with Student Demand	Physical Condition	Financial Performance
College Hill Suites	Strong	Strong	Strong	Weak
Scott (offline)	Strong	Strong	Strong	Weak
Cotton	Strong	Neutral	Strong	Weak
Jarvis	Strong	Neutral	Strong	Weak
Fleming	Strong	Neutral	Neutral	Neutral
Greene	Neutral	Neutral	Neutral	Strong
Clement	Neutral	Neutral	Neutral	Strong
White	Neutral	Neutral	Neutral	Strong
Fletcher	Neutral	Neutral	Neutral	Neutral
Umstead	Neutral	Neutral	Neutral	Weak
Jones	Neutral	Neutral	Neutral	Weak
Belk	Weak	Neutral	Weak	Strong
Garrett	Neutral	Neutral	Weak	Neutral
Aycock	Weak	Neutral	Weak	Neutral
Tyler	Weak	Neutral	Weak	Neutral

MASTER PLANNING OUTCOMES

BUILDING COMMUNITY THROUGH STUDENT HOUSING

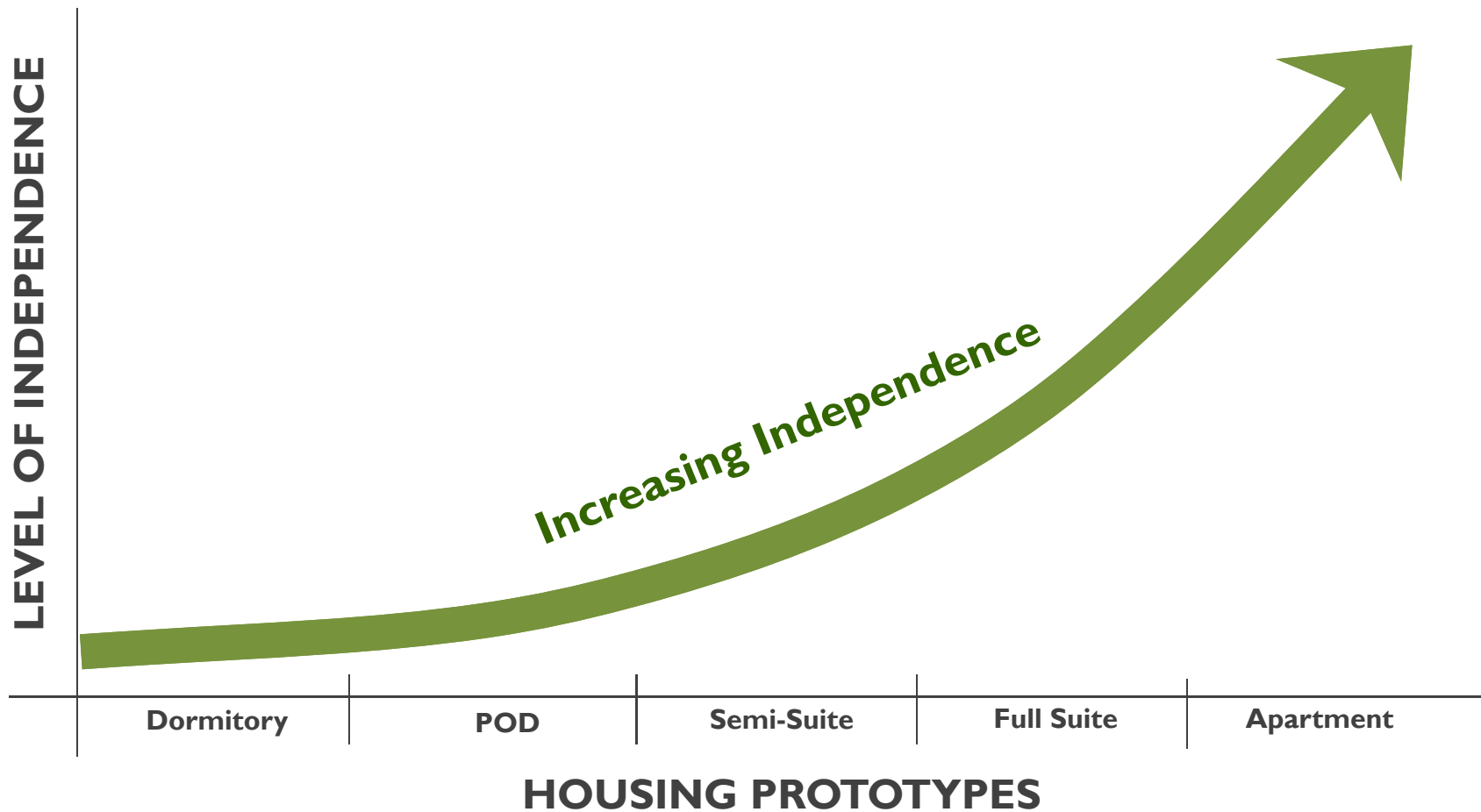
The goal of the completed Master Plan is to...

- ◆ Demonstrate its relevance to furthering the school's mission and strategic objectives
- ◆ Reinforce campus values and ideals
- ◆ Respond to institutional commitments and responsibilities
- ◆ Improve the school's competitive position in the market.”



PROGRESSIVE HOUSING TO BUILD COMMUNITY

ALIGNING UNIT TYPES WITH DESIRED STUDENT EXPERIENCE



THE SOCIALIZATION INDEX

BUILDING COMMUNITY THROUGH STUDENT HOUSING

Unit Type	BR	BA	LR	K	B	Ind.	Social	Typical Use
Double Occupancy Dormitory	1	0	0	0.0	2	0.50	1.50	First-Year Students
Pod Units (15BR/8BA)	15	8	1	1.0	30	0.60	1.40	First-Year Students
Double-Occupancy Semi Suite (2BR/1BA)	2	1	0	0.0	4	0.75	1.33	First-Year Students
Double-Occupancy Semi Suite (2BR/2BA)	2	2	0	0.0	4	1.00	1.00	First-Year Students
Double-Occupancy Semi Suite (1BR/1BA)	1	1	0	0.0	2	1.00	1.00	First-Year Students
Double-Occupancy Suite (2BR/2BA)	2	2	1	0.5	4	1.38	0.73	Underclass Students
Single-Occupancy Semi-Suite (2BR/1BA)	2	1	0	0.0	2	1.50	0.67	Underclass Students
Single-Occupancy Hybrid (2BR/1BA)	2	1	0	0.5	2	1.75	0.57	Underclass Students
Single-Occupancy Semi-Suite (4BR/2BA)	4	2	1	0.5	4	1.88	0.53	Underclass Students
Private Semi-Suite (1BR/1BA)	1	1	0	0.0	1	2.00	0.50	Resident Advisor
Single Occupancy Suite (2BR/2BA)	2	1	1	0.5	2	2.25	0.44	Upperclass Students
Private Suite (1BR/1BA)	1	1	0	0.5	1	2.50	0.40	Resident Advisor
4-Bedroom Apartment (4BR/2BA)	4	2	1	1.0	4	2.00	0.50	Upperclass Students
2-Bedroom Apartment (2BR/1BA)	2	1	1	1.0	2	2.50	0.40	Upperclass Students
2-Bedroom Apartment (2BR/2BA)	2	2	1	1.0	2	3.00	0.33	Resident Manager
1-Bedroom Apartment (1BR/1BA)	1	1	1	1.0	1	4.00	0.25	Graduate Student

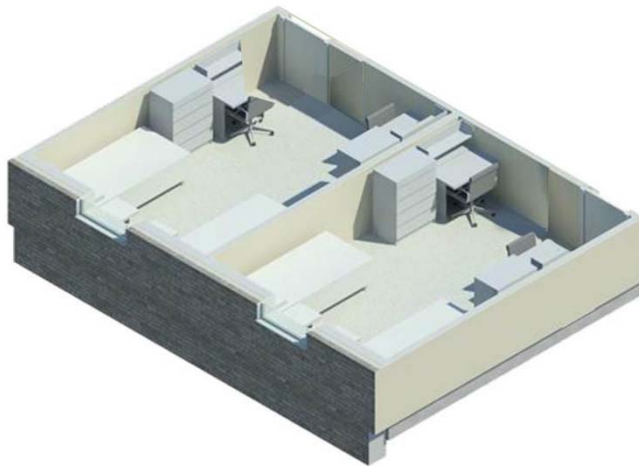
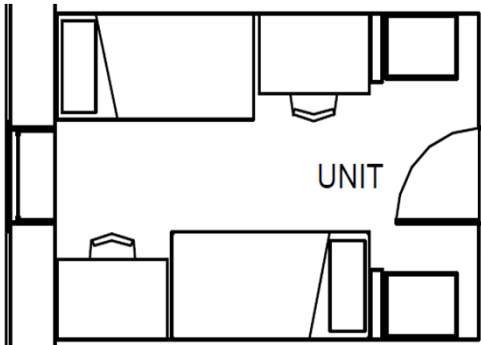
THE INDEPENDENCE INDEX

BUILDING COMMUNITY THROUGH STUDENT HOUSING

Unit Type	BR	BA	LR	K	B	Ind.	Social	Typical Use
Double-Occupancy Dormitory	1	0	0	0.0	2	0.50	1.50	First-Year Students
Pod Units (15BR/8BA)	15	8	1	1.0	30	0.60	1.40	First-Year Students
Double-Occupancy Semi Suite (2BR/1BA)	2	1	0	0.0	4	0.75	1.33	First-Year Students
Double-Occupancy Semi Suite (2BR/2BA)	2	2	0	0.0	4	1.00	1.00	First-Year Students
Double-Occupancy Semi Suite (1BR/1BA)	1	1	0	0.0	2	1.00	1.00	First-Year Students
Double-Occupancy Suite (2BR/2BA)	2	2	1	0.5	4	1.38	0.73	Underclass Students
Single-Occupancy Semi-Suite (2BR/1BA)	2	1	0	0.0	2	1.50	0.67	Underclass Students
Single-Occupancy Hybrid (2BR/1BA)	2	1	0	0.5	2	1.75	0.57	Underclass Students
Single-Occupancy Semi-Suite (4BR/2BA)	4	2	1	0.5	4	1.88	0.53	Underclass Students
Private Semi-Suite (1BR/1BA)	1	1	0	0.0	1	2.00	0.50	Resident Advisor
Single Occupancy Suite (2BR/2BA)	2	1	1	0.5	2	2.25	0.44	Upperclass Students
Private Suite (1BR/1BA)	1	1	0	0.5	1	2.50	0.40	Resident Advisor
4-Bedroom Apartment (4BR/2BA)	4	2	1	1.0	4	2.00	0.50	Upperclass Students
2-Bedroom Apartment (2BR/1BA)	2	1	1	1.0	2	2.50	0.40	Upperclass Students
2-Bedroom Apartment (2BR/2BA)	2	2	1	1.0	2	3.00	0.33	Resident Manager
1-Bedroom Apartment (1BR/1BA)	1	1	1	1.0	1	4.00	0.25	Graduate Student

PROTOTYPES - DORMITORY

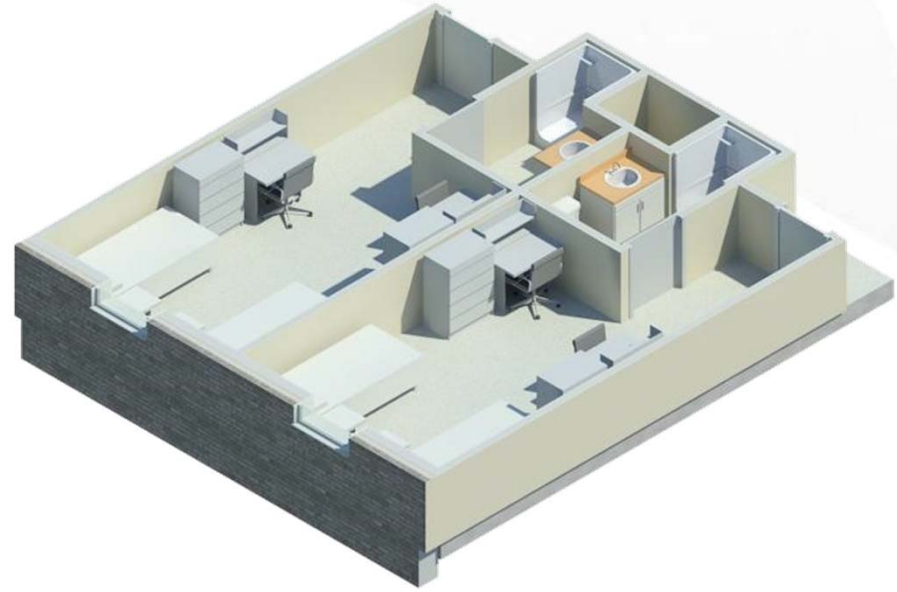
BUILDING COMMUNITY THROUGH STUDENT HOUSING



- ◆ 1 to 2 beds
- ◆ Single room unit
- ◆ Amenities part of public space
- ◆ Restroom shared
- ◆ Luxury index: 1.50
- ◆ Socialization index: .50
- ◆ 200 sf/bed

PROTOTYPES - SEMI-SUITE 1

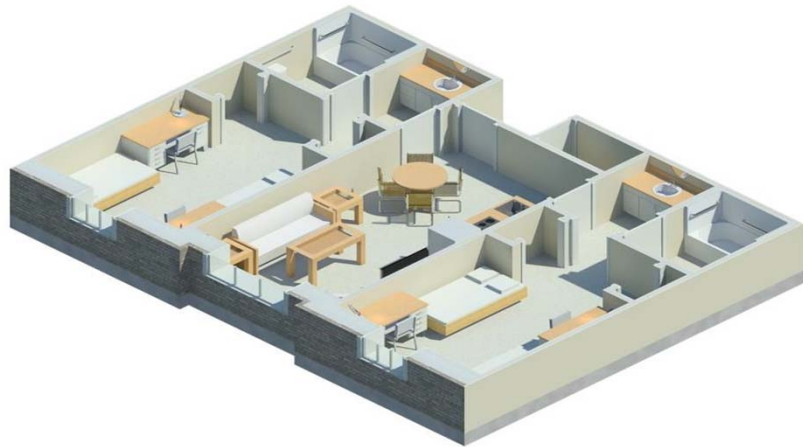
BUILDING COMMUNITY THROUGH STUDENT HOUSING



- ◆ Two bedrooms, double occupancy
- ◆ Shared bedroom promotes socialization
- ◆ Unit efficiency allows for more common space
- ◆ Bathroom shared by two students
- ◆ Luxury Index: 1.0
- ◆ Socialization Index: 1.0
- ◆ 135 sf/bed

PROTOTYPES - SUITE

BUILDING COMMUNITY THROUGH STUDENT HOUSING

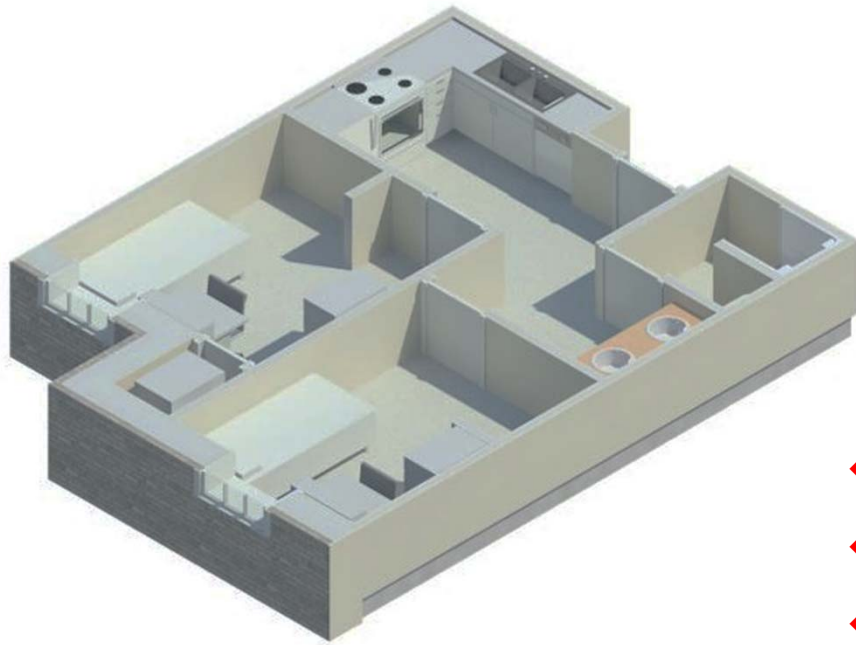


- ◆ Two-bedrooms, double-occupancy
- ◆ Shared bedroom
- ◆ Living room can compete with public commons
- ◆ Kitchenette varies with dining program
- ◆ Luxury Index: 1.38
- ◆ Socialization Index: 0.73
- ◆ 185 sf/bed



PROTOTYPES - HYBRID SUITE

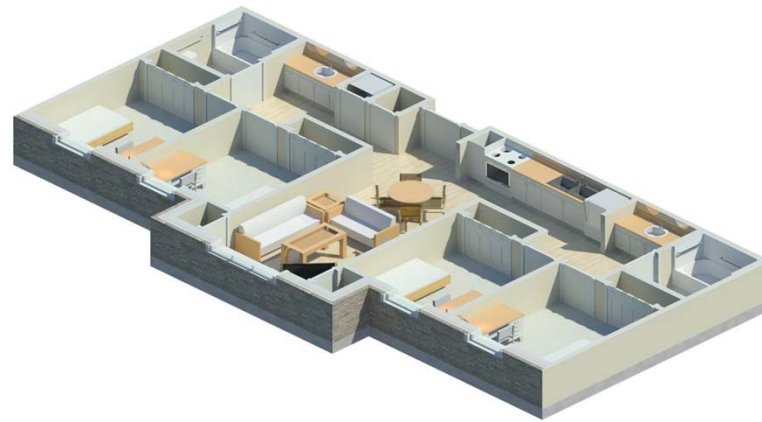
BUILDING COMMUNITY THROUGH STUDENT HOUSING



- ◆ Two-bedrooms and private bedrooms
- ◆ Includes kitchen or kitchenette
- ◆ Still allows for generous common areas
- ◆ Good for returning students
- ◆ Luxury Index: 1.75
- ◆ Socialization Index: 0.57
- ◆ 236 sf/bed

PROTOTYPES - APARTMENT

BUILDING COMMUNITY THROUGH STUDENT HOUSING



- 2 to 4 bedrooms
- Emphasis on independence
- Market-driven amenities
- Roommate policy is critical
- Luxury index: 2.00
- Socialization index: 0.50
- 265 sf/bed

PROTOTYPES - PODS

BUILDING COMMUNITY THROUGH STUDENT HOUSING



- ◆ Single room, double occupancy
- ◆ Traditional “dorm-style” rooms
- ◆ Generous community spaces (25-30 students)
- ◆ Spa-style community bathrooms
- ◆ Luxury Index: .6
- ◆ Socialization Index: 1.4
- ◆ 200 sf/bed



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES



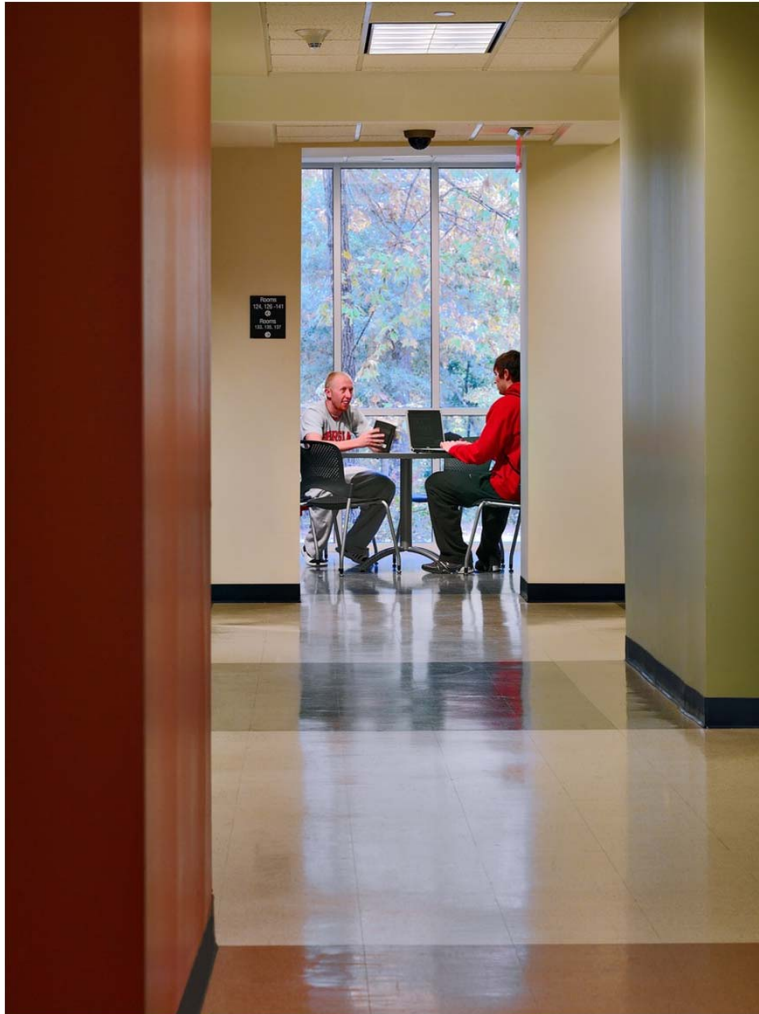
AMENITIES - COMMON SPACES



AMENITIES - COMMON SPACES

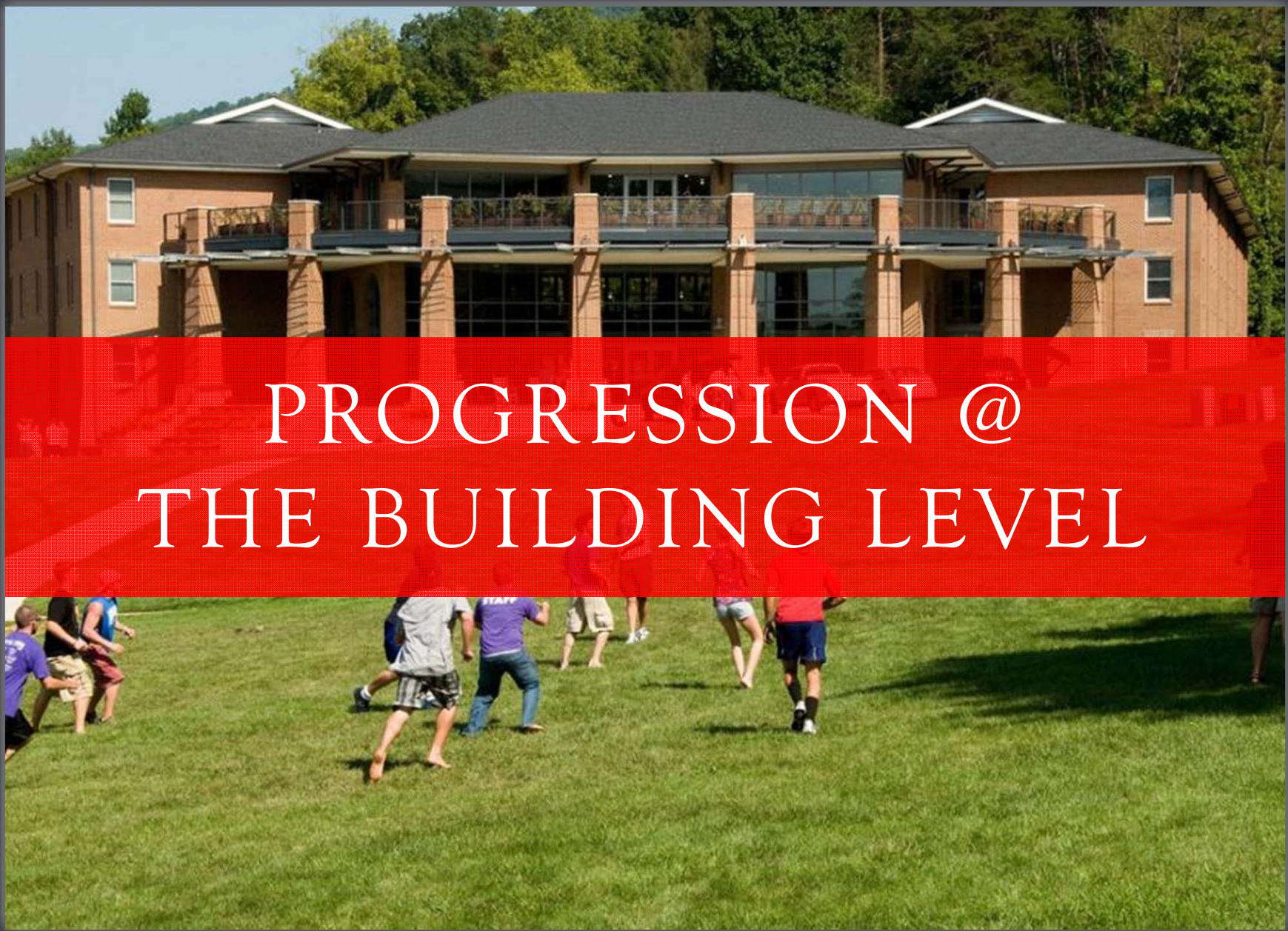


AMENITIES - COMMON SPACES



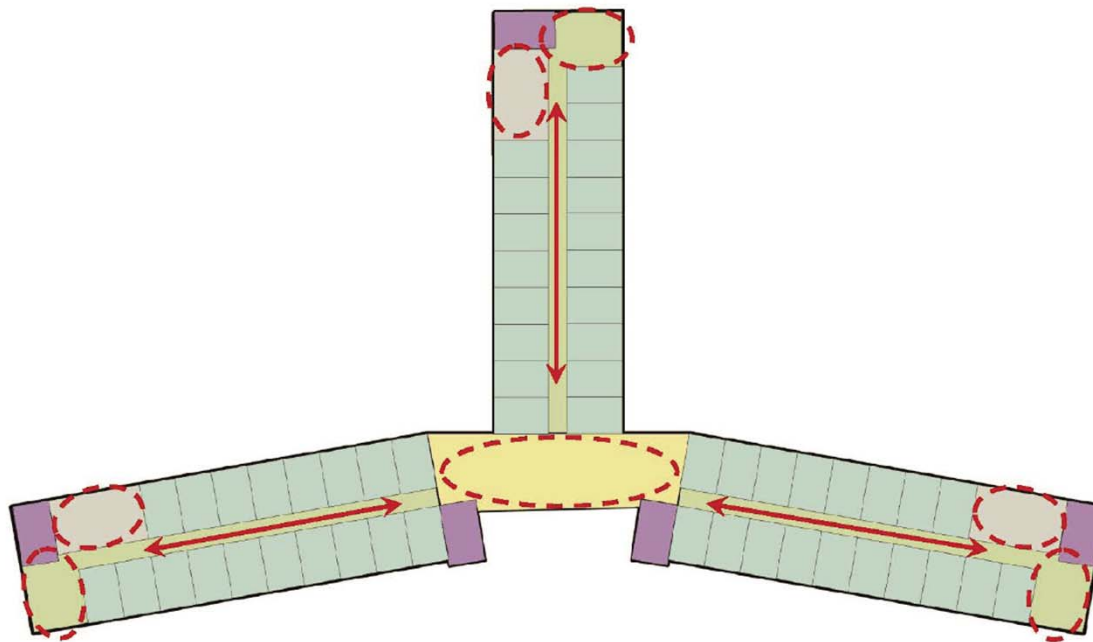
AMENITIES - COMMON SPACES





PROGRESSION @ THE BUILDING LEVEL

DORMITORIES



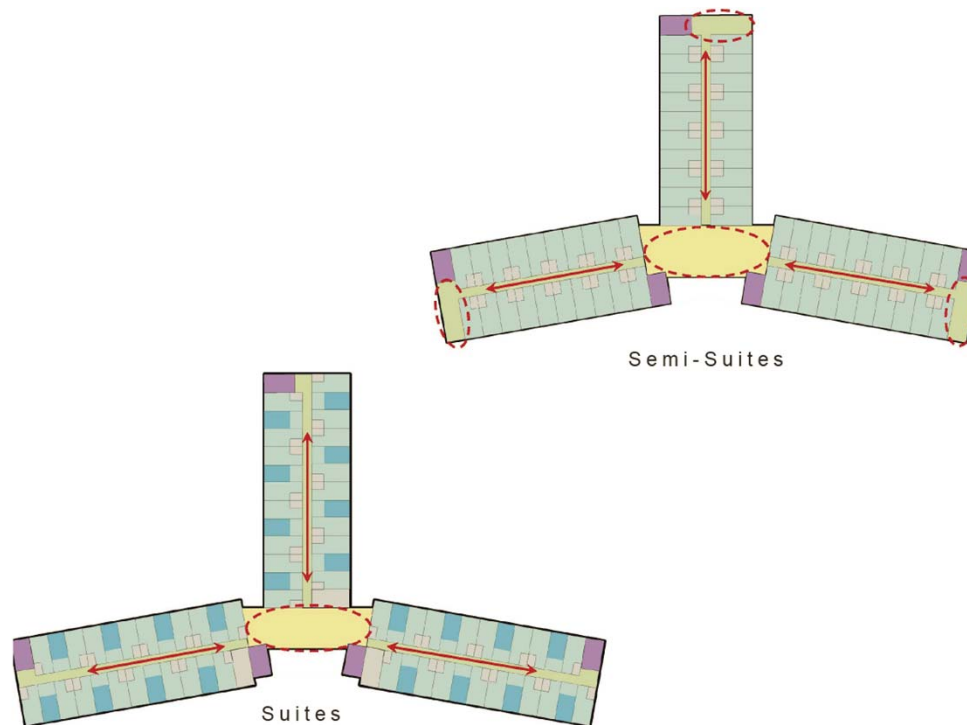
Traditional Dormitories are a very recognizable part of college life.

Sleeping rooms and community bathing and toilet facilities are accessed by a shared public corridor. Other small common spaces might be located on the same corridor, but the majority is concentrated on a single floor serving the entire building.

The distance between the bathrooms and some of the sleeping rooms along with the number of people sharing the bathrooms can produce a higher level of anonymity. While the model forces socialization on some level, accessibility of bathrooms through a public corridor tends to diminish the residents' sense of privacy.

Common spaces are experienced more as "destinations", reducing the frequency of incidental contact and therefore reducing their effectiveness

SUITES AND SEMI-SUITES



Suite and Semi-suites are a very good transitional housing prototype.

Each unit provides a higher level of privacy than a shared room, yet still limits the amount of amenity space within the private unit.

Each unit has its own bathroom and the sleeping rooms are commonly for one bed. Suites will typically have some form of common space within the unit such as living or kitchenette.

Public Amenity spaces are typically provided at the ends of halls, but could be arranged in more centralized fashions.

APARTMENTS



Apartments have quickly become ubiquitous with college life.

Each unit is a self-contained home for the student and provide a sense of ownership.

Each unit has its own bathroom and the sleeping rooms are commonly for one bed. Additionally, each unit has its own entertainment zone in the form of a living room and kitchen.

These types of units are an important part for a campus providing a growth pattern for their students. Since these type units encourage independence they are best suited for upper-classmen who already have a tight group of friends.

PODS

Pods are a new prototype in student housing.

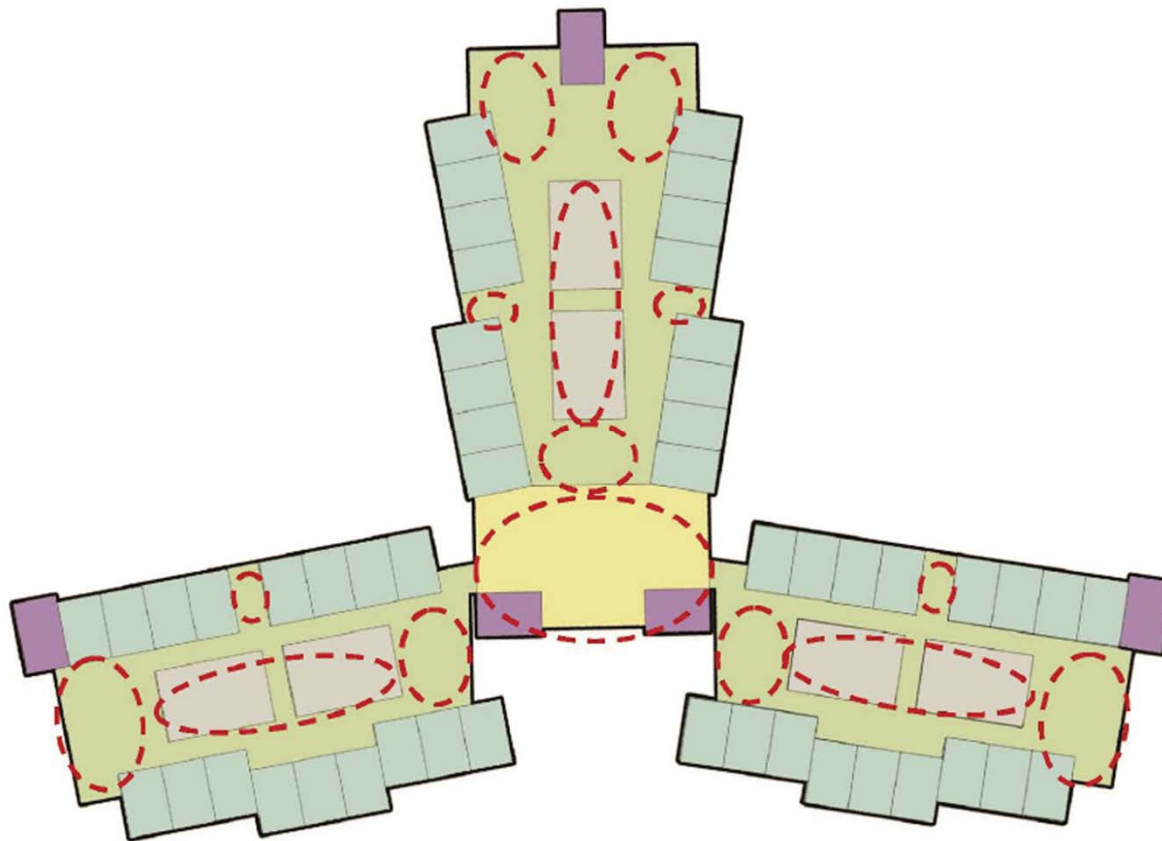
They encourage socialization with ample common space while reducing the institutional quality inherent to a corridor. The efficiency of combined common spaces and reduced private space results in the ability to provide ample social space.


Sleeping rooms are clustered in pods of 24-36 students, with community bathrooms and common spaces dedicated to each pod. Individual showers, each with a private dressing area, separate rooms for each toilet.

The configuration typically allows for higher-quality finish materials. Proximity of the bathrooms and the more limited number of students sharing them serve to mitigate privacy concerns associated with traditional dormitories while promoting a high degree of socialization.

The location of sleeping rooms around common spaces instead of corridors both promotes social interaction, while the scale of the pods builds a sense of community among the cohort.

Building common areas are used to serve multiple pods and build community at the larger scale of floors and residence hall.





PROGRESSION @
THE CAMPUS LEVEL

UT - CHATTANOOGA

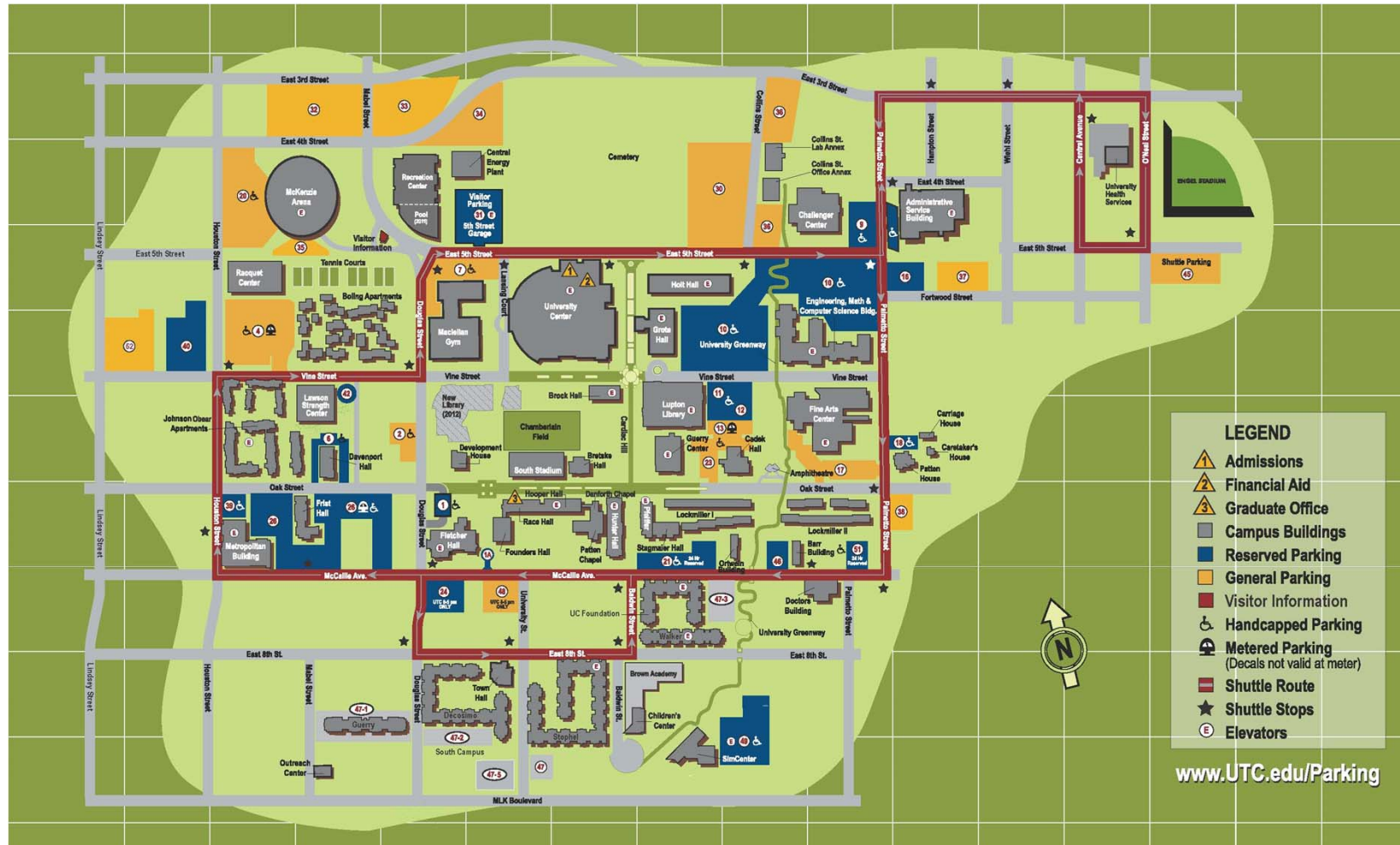
CASE STUDIES

Why the Time was Right for a Housing Master Plan

- ◆ Campus-wide Master Plan was to be conducted
- ◆ UTC had never conducted a Housing Master Plan
- ◆ Enrollment Growth
- ◆ Housing Occupancy Growth
- ◆ Nuances associated with university-owned housing and Public/Private partnership housing

UT - CHATTANOOGA

CASE STUDIES



Strategic Drivers for Housing Master Plan

- ◆ Aspire to enhance co-curricular opportunities
- ◆ Focus on community space, living-learning facilities
- ◆ Aspire to greatly improve the sense of community felt by students
- ◆ Better integration of “Quality of Life” facilities, and additional support spaces needed
- ◆ The University aspires to serve a wider range of students

UT-CHATTANOOGA

CASE STUDIES

IMBALANCE BETWEEN SUPPLY AND DEMAND

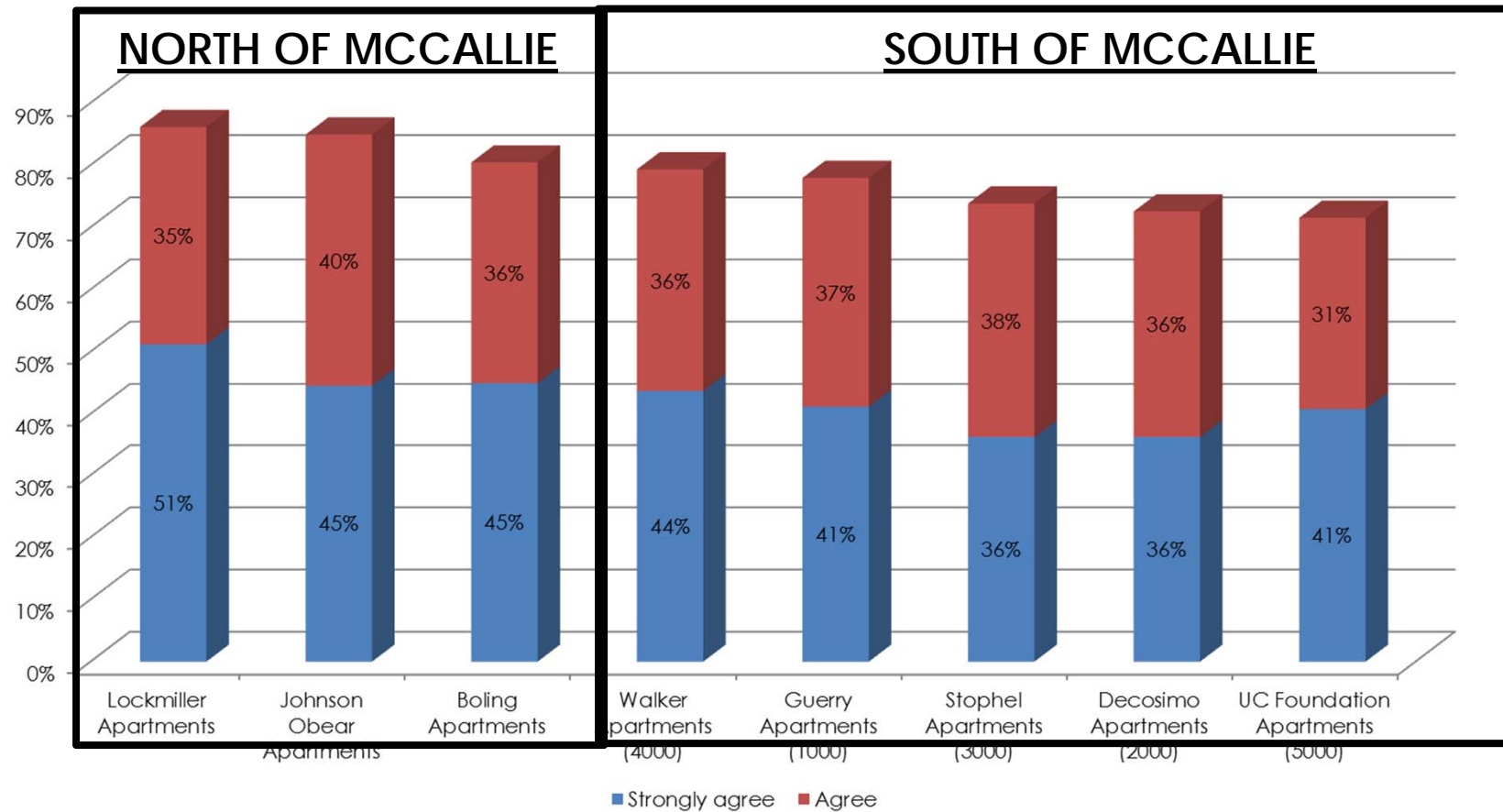
~13,000 STUDENT ENROLLMENT (2019-2020 DEMAND)

Classification	Traditional	Junior Suite	Full Suite	Apartment	Total
Freshmen	258	362	414	1,730	2,763
Sophomores	123	147	249	1,265	1,783
Juniors	32	151	160	525	867
Seniors	58	104	78	288	526
Graduate	1	17	33	84	135
Gross Demand	471	780	933	3,891	6,074
OCR	1.10	1.15	1.15	1.40	
OCR Adjusted Demand	428	678	811	2,669	4,586
Inventory As of 2012	0	0	145	2,948	3,093
Net Demand (Surplus)	428	678	666	(279)	1,493

UT-CHATTANOOGA

CASE STUDIES

SENSE OF COMMUNITY BY HALL



Housing Master Plan Recommendations

◆ North of McCallie: Brand as Freshmen Housing

- ◆ *Develop initial phases totaling ~1,200 new non-apartment beds (e.g., dormitories, pod housing, or semi-suites)*
- ◆ *Focus on re-enforcing neighborhoods during siting*

◆ South of McCallie: Brand as Upperclass Housing

- ◆ *Pursue pricing strategy to compete with the off-campus market*
- ◆ *Identify opportunities to create community linkages (ex.: dining, community spaces, campus connection)*

UT - CHATTANOOGA

CASE STUDIES

50

Housing Master Plan Results



Image from UTC's 2012 Campus Master Plan

Officials plan large, traditional student housing

Page 1 of 2

ABOUT CONTACT ADVERTISING SUBMIT ARCHIVES

OCTOBER 4, 2013

THE UNIVERSITY ECHO

COVERING WHAT MATTERS MOST TO THE UTC CAMPUS

News Features Sports Opinion Crime Log Español

Search this website... [Search]

MOC5 NEWS

Moca News 9-21-13

0:00 / 5:29

POLLS

What do you hope next year's SGA can accomplish?

- Increase communication between students, faculty, and staff
- Improve on-campus safety
- Fix infrastructure problems (construction, parking, etc.)
- Other

[Vote]

View Results

Polls Archive

CONNECT WITH THE ECHO

[RSS]

See the Patten Performances

FILED UNDER: NEWS TAGGED WITH: HOUSING

<http://www.theutcecho.com/?p=7151>

10/4/2013

Officials plan large, traditional student housing

SEPTEMBER 2, 2013 BY LEAH KIEMOZEK

By Leah Kiemozek, Chattanooga, TN—The increasing number of students enrolling at UTC each year has led to a very important question: where will they all go?

UTC officials are looking at several sites around campus to find the ideal location for new housing.

Associate Vice Chancellor Chuck Cantrell said the top choice for housing is the Tennessee state office building property along McCallie Avenue, which is directly across the street from Frist Hall.

"We hope to begin construction as soon as we secure a location with hopes that we could begin using the new building in fall 2016," Cantrell said.

Once a location is established, officials plan to build a 600-bed facility with more traditional style student housing.

"Research shows that having a mix of housing styles is important for a campus," Cantrell said.

Currently, every housing complex on campus is apartment-style except for Stagmaier Hall, which was completely renovated last year.

Rachael Harvey is a junior from Brentwood, Tenn., and she said she is excited UTC's campus is expanding.

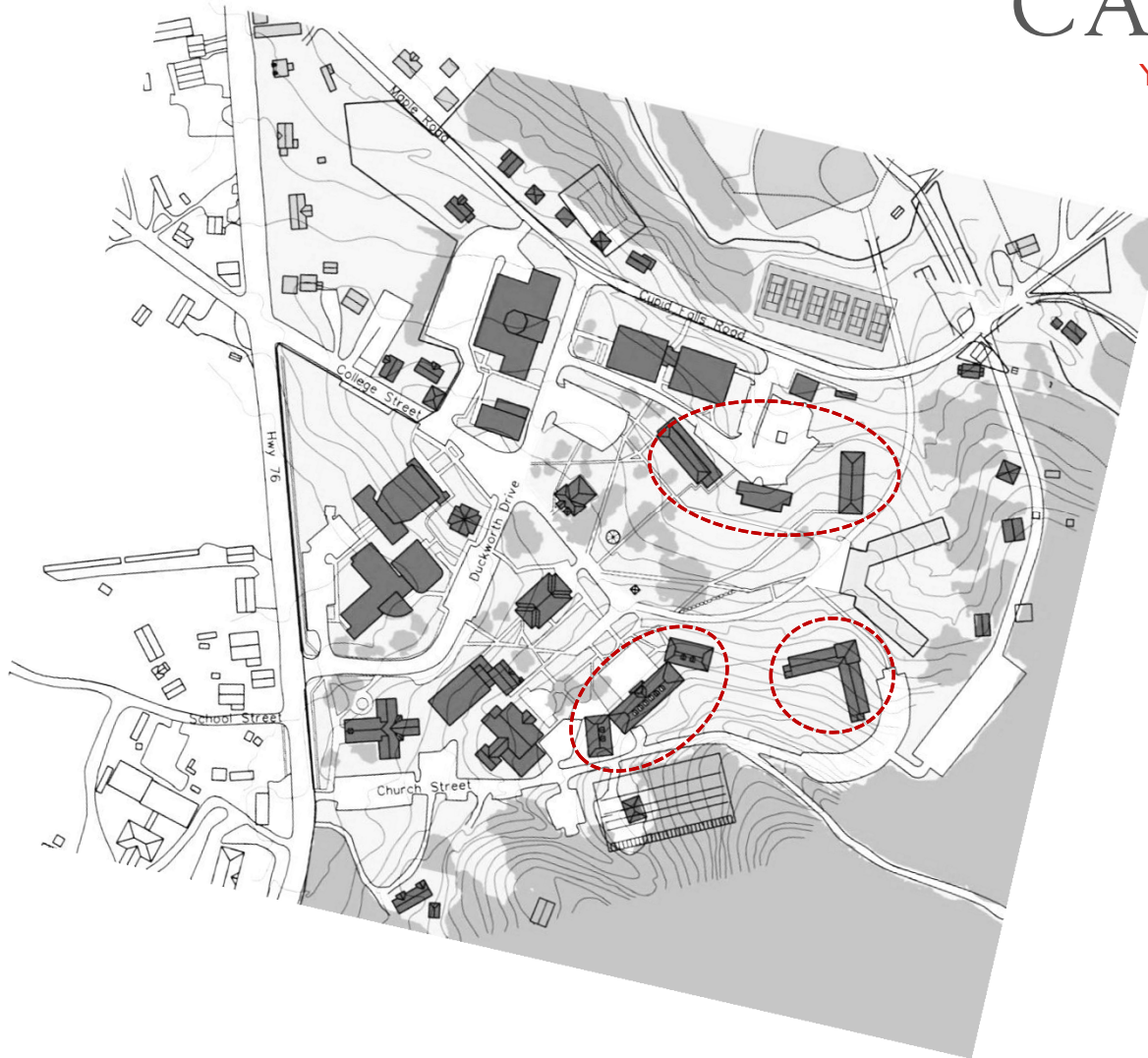
"I am glad we are building new dorms," Harvey said. "Now maybe students won't have to live in the Choo-Choo anymore."

After four consecutive years of students living in hotels at the beginning of the semester, UTC has shown they have a demand for more housing, which is necessary in order to proceed with a self-funding project, Cantrell said.

Contributed photo by Alyssa Baldwin

CASE STUDY

YOUNG HARRIS COLLEGE



Why introduce Progressive Housing?

- ◆ Increase Housing portfolio.
- ◆ Improve recruitment.
- ◆ Enhance retention.
- ◆ Support College growth.

CASE STUDY

YOUNG HARRIS COLLEGE



Phase I

- ◆ Provide Sophomore focused housing
- ◆ Double Occupancy rooms
- ◆ 2 Bedroom Units
- ◆ Living area and Kitchenette provided
- ◆ Ample Amenity space with Live/Learn tie in

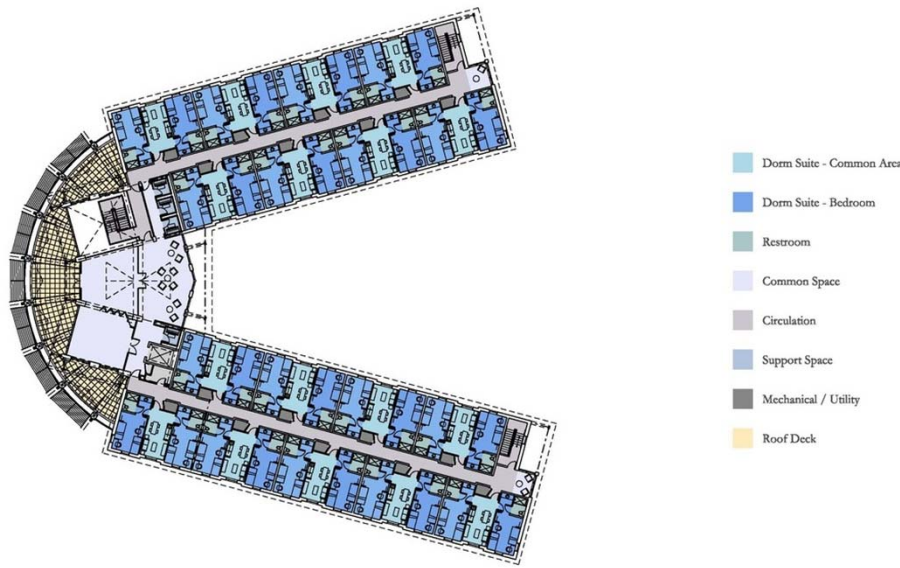


CASE STUDY

YOUNG HARRIS COLLEGE

Phase I

- ◆ Provide Sophomore focused housing
- ◆ Double Occupancy rooms
- ◆ 2 Bedroom Units
- ◆ Living area and Kitchenette provided
- ◆ Ample Amenity space with Live/Learn tie in



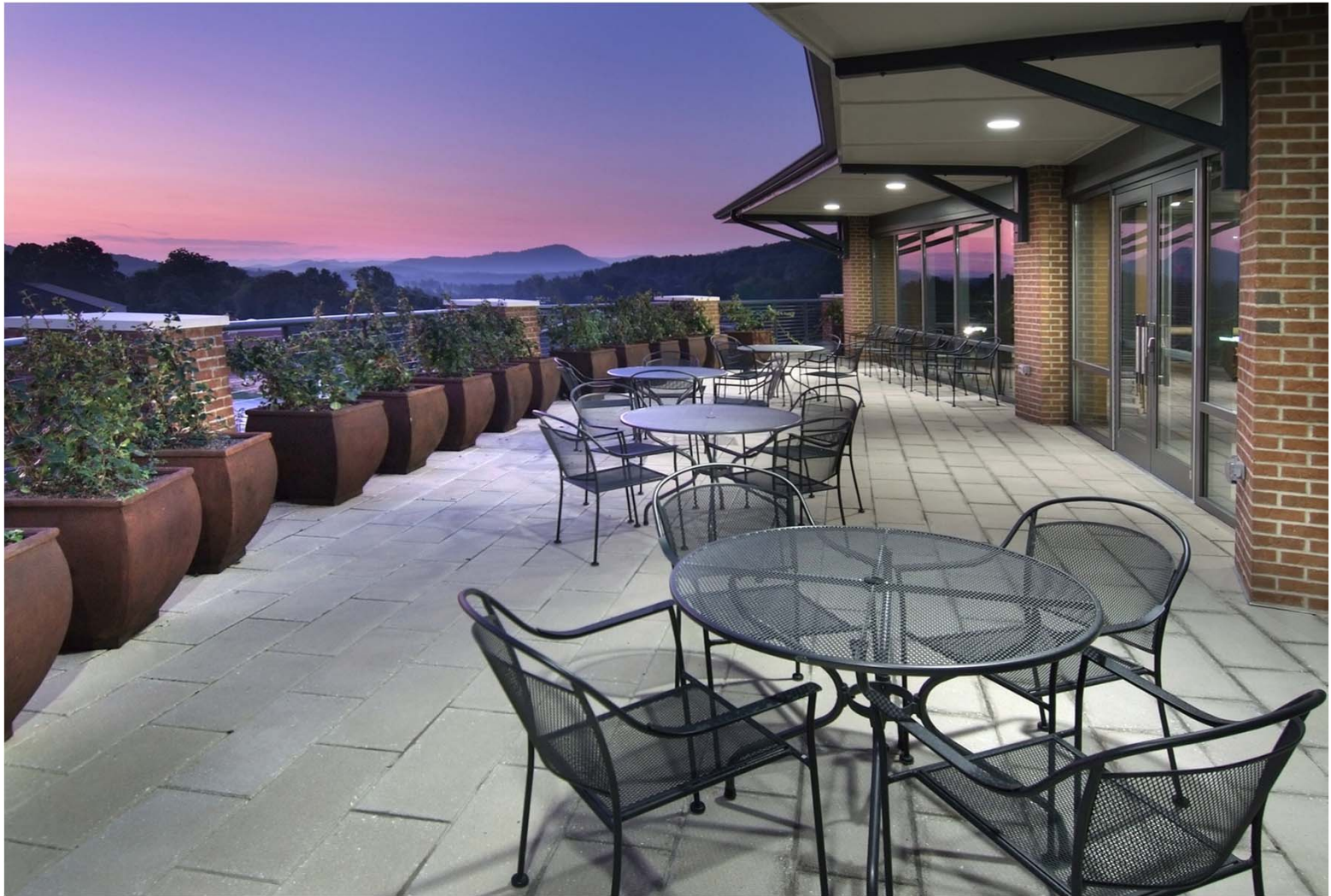
CASE STUDY

YOUNG HARRIS COLLEGE



CASE STUDY

YOUNG HARRIS COLLEGE

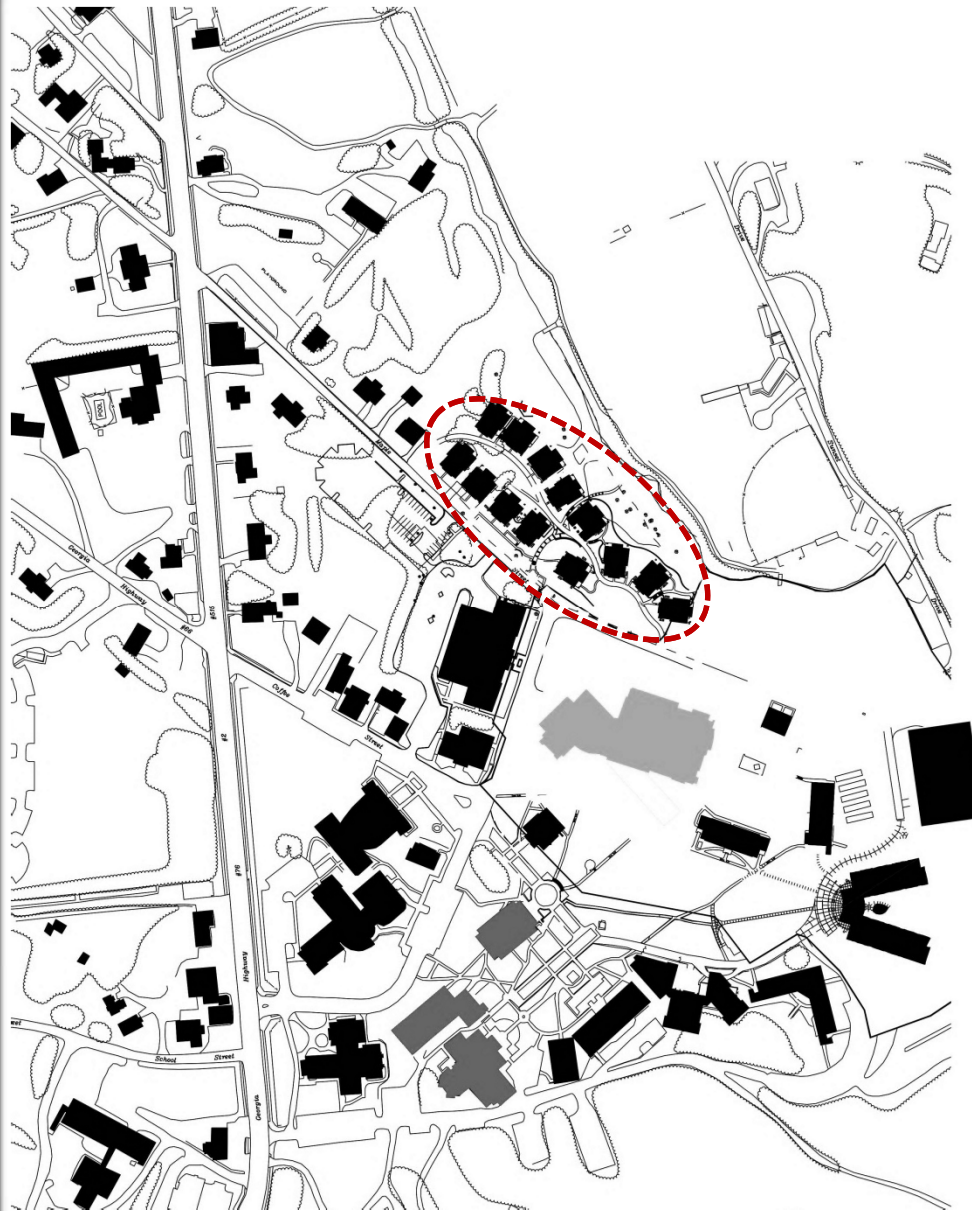


CASE STUDY

YOUNG HARRIS COLLEGE

Phase II

- ◆ Provide Upper Classman focused housing
- ◆ Single Occupancy rooms
- ◆ 4 Bedroom Units
- ◆ Living area and Kitchen provided
- ◆ Amenity space with Live/Learn tie in



CASE STUDY

YOUNG HARRIS COLLEGE



CASE STUDY

YOUNG HARRIS COLLEGE



CASE STUDY

YOUNG HARRIS COLLEGE



UNIT TYPE 1A

CASE STUDY

YOUNG HARRIS COLLEGE

Phase III

- ◆ Provide Freshman Focused Housing
- ◆ Pod Housing
- ◆ Double Occupancy rooms
- ◆ 26 Bedroom Units
- ◆ Living area provided
- ◆ Allows overall campus housing flexibility to upgrade remaining housing stock



CASE STUDY

YOUNG HARRIS COLLEGE



- ◆ Progressive Housing
- ◆ Provide Freshman Focused Housing
- ◆ Pod Housing
- ◆ Double Occupancy rooms
- ◆ 26 Bedroom Units
- ◆ Living area provided
- ◆ Allows overall campus housing flexibility to upgrade remaining housing stock

CASE STUDY

YOUNG HARRIS COLLEGE



CASE STUDY

YOUNG HARRIS COLLEGE

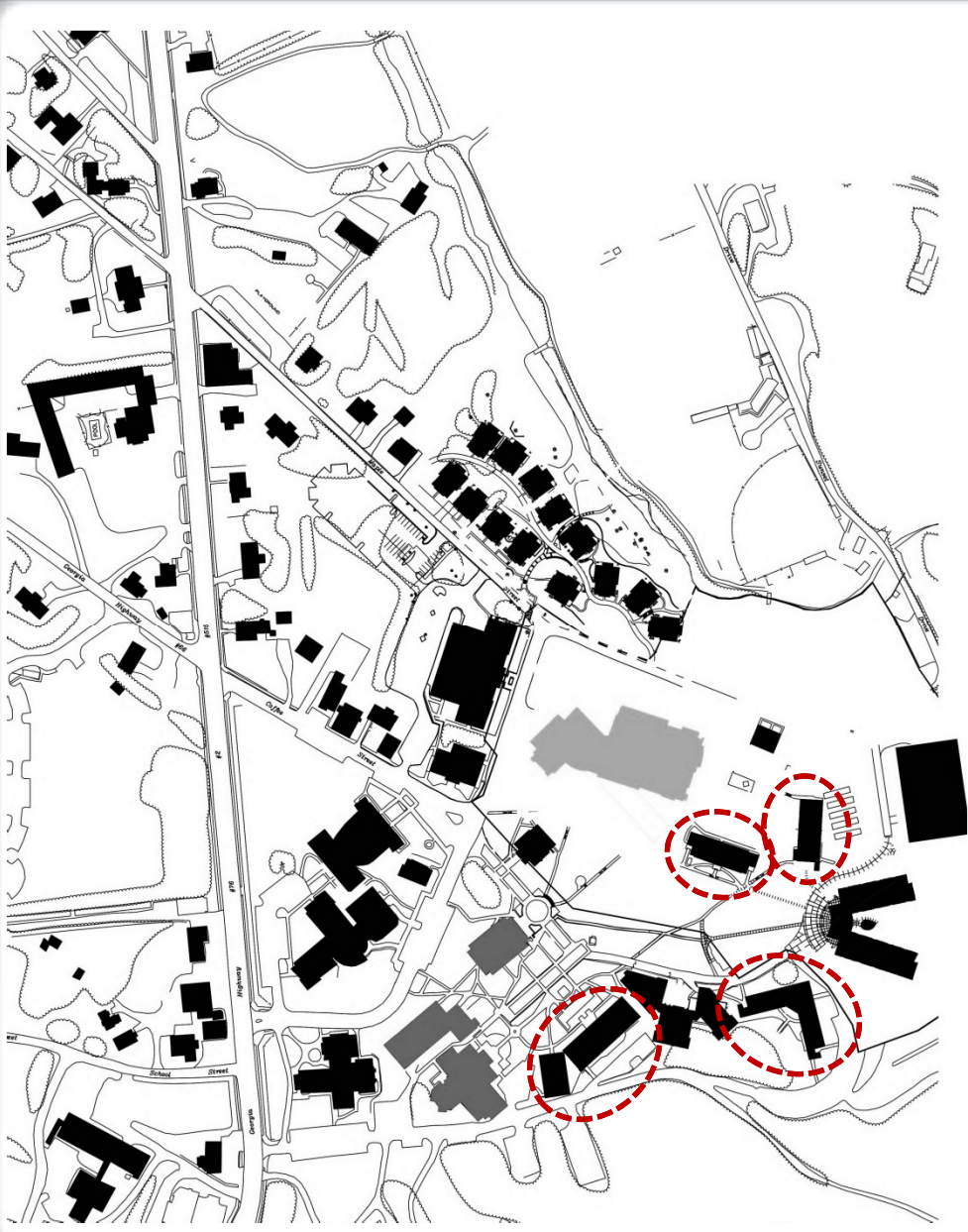



CASE STUDY

YOUNG HARRIS COLLEGE

Phase IV

- ◆ Update remaining Housing stock.





DISCUSSION

TACUHO

2013

Separately Unique. Together Complete



BUILDING COMMUNITY THROUGH STUDENT HOUSING

TACUHO PRESENTATION | OCTOBER 7, 2013