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Navigating Student Housing Challenges: Three Comprehensive Strategies Offer Potential Solutions

By **Ryan Jensen** and **Katelyn Hansen**

Empty cups in the yard, old couches curbside, and loud music into the middle of the night. If these scenes are familiar, you may find yourself within a campus town neighborhood surrounding any number of colleges across the country.

While the complaints may sound clichéd, the housing conflicts created by large student populations infiltrating traditional single-family neighborhoods are no laughing matter. They affect local housing markets, leading to challenges related to differences in lifestyle and behavior, and in many cases, significantly impacting the supply of owner-occupied housing, diminishing neighborhood character, and straining local resources.

These challenges can be addressed. A study of town-gown communities nationwide, reveals a variety of case studies wherein a school and its surrounding neighborhood(s) have worked together to develop strategies that lessen these housing challenges.

The study was part of the 2017 Strategic Housing Plan for the University of Iowa and surrounding communities. The intent of the study was to analyze town-gown best practices and address university and local housing issues at other flagship and land grant institution communities across the country. The intent was also to devise cohesive housing strategies applicable to the university and its surrounding areas.

Even beyond town-gown communities, many of these strategies are applicable to housing issues experienced in communities of all types and sizes across the country.

While the potential approaches are vast, they generally fall into one of the three categories outlined here.



1. Mitigating Challenges – Reactive Approach

Many communities have attempted to deal with student-renter conflicts after problems have arisen through reactive strategies. These approaches typically include...

*This is an excerpt from an article that appeared in **ICMA's Public Management Magazine**. To keep reading, [click here](#).*

University of Delaware's STAR Campus—A Model Innovation Community

By **Kendra Chatburn**

Universities are finding ways to advance their mission, bring in revenue, and transform their campuses by partnering with companies, investors, and developers in a variety of ways. One such example is the Science, Technology, and Advanced Research (STAR) Campus development at the University of Delaware (UD). It is a property ripe with opportunities for public-private partnerships (P3s), and it is transforming the UD campus and surrounding region.



The 272-acre development will be a dense, live-work-learn community on UD land. It is owned by 1743 LLC, a wholly owned subsidiary of UD, and will include a multitude of projects aligned with the university's research and educational mission. Across STAR Campus, there are a variety of ownership models—with some projects owned by private-sector partners and other projects owned by the university.

We recently sat down with two of the visionaries guiding STAR Campus's growth—Peter Krawchyk, AIA, AUA, LEED-AP, UD's Vice President of Facilities, Real Estate, and Auxiliary Services and University Architect, and Tracy Shickel, UD's Director of Economic Development—to learn the following:

- What today's innovation communities look like
- What UD hopes to achieve with STAR Campus
- What being a transit-oriented development means for STAR Campus
- Which development structures STAR Campus is using
- What lessons higher ed administrators, developers, and other potential partners can take away

[Click here to read the interview, published on the Higher Ed P3 Resource Center.](#)

What Has B&D Been Up To Recently?

Celebrating! **Carrie Rollman** and **Joe Winters** won *Engineering News-Record's* prestigious annual Top Young Professional awards. **Carrie**, who leads B&D's Austin office, was recognized in the Texas and Louisiana region for her passion for educational construction. **Joe**, who leads B&D's Atlanta office, was recognized in the Southeast region as a community



builder who gives back.

On the note of giving back, B&Ders were very active at conferences this quarter. **Tara Bliss** co-presented at NAEP, talking to procurement officers about **transforming dining services** at the University of Maine System's seven universities. **Jeff Turner** did a **webinar with NACAS**, offering auxiliaries professionals a preview into our annual Higher Ed P3 State of the Industry report. **Jeff Turner** also co-presented "**Comparing and Contrasting P3 Delivery Models in Higher Education**" at the P3C conference, and moderated the panel "Student Housing P3s" at P3-EDU. **Brad Noyes** also moderated a P3-EDU panel: "Comprehensive Campus Solutions."

The Higher Ed P3 Resource Center was also active, publishing the following articles:

- **Campus Hotels / Conference Centers: Part 1 – Why, how, trends, and where we go from here**, by **Jessica Rosenberg**, B&D
- **Faculty and Staff Housing: Q&A with Kim Wright on Trends and Partnerships**, by **B&D**
- **University of Delaware's STAR Campus—A Model Innovation Community**, by **Kendra Chatburn**, Project Manager, B&D
- **Financing Student Housing for Community Colleges**, by Joe Bosch and Dan Froehlich, Senior Vice Presidents at D.A. Davidson & Co., and Terry Gilbride, partner, Hodgson Russ LLP –

In the coming weeks, look for our Higher Ed P3 State of the Industry report.

You can also read articles by or quoting B&Ders in P3-EDU's conference publication (**Brad Noyes**), *the IJ Global Research Report* (**Brad Noyes**), and **Student Housing Business**—which quoted **Jeff Turner** on the realities and implications of deferred maintenance.

B&D has three newsletters (Higher Education, Public Sector, and Venues). [Learn more.](#)

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