



# UNIVERSITY OF ILLINOIS

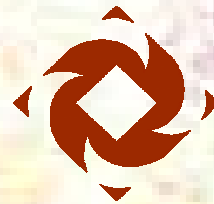


## UNDERGRADUATE HOUSING STRATEGIC PLAN



## EXECUTIVE SUMMARY

MARCH 2003



**BRAILSFORD & DUNLAVEY**  
*CATALYSTS FOR BUILDING COMMUNITY*

In association with

**HANBURY EVANS**  
**WRIGHT VLATTAS + COMPANY**





**Introduction**

Brailsford & Dunlavey (“B&D”), in association with Hanbury Evans Wright Vlattas + Company (“HEWV”), has completed the Undergraduate Housing Strategic Plan Draft Report for the University of Illinois at Urbana-Champaign (“Illinois”).

**Overview**

As one of the original land grant institutions, the University of Illinois at Urbana-Champaign provides education to approximately 28,000 undergraduate students. Many of the sixteen colleges and schools are ranked among the best in the world. Since it’s founding in 1867 the campus has grown to nearly 1,500 acres with plans for further expansion. The South Campus Master Plan, approved in 1999, will accommodate new research facilities and land growth for the College of Agricultural, Consumer, and Environmental Sciences. Additional areas of growth have been identified in the Campus Master Plan on several other sites of the main campus and on the Northeast end of campus for a North Center Research Park.

**Current Housing Situation**

Single undergraduate students have the opportunity to live in 22 University Residence Halls, 15 Privately Owned Certified Housing facilities, and 63 Greek Units (which are also certified). Family and graduate apartments (979 units) are also available for undergraduate students with families. The University undergraduate residence halls, all of which are traditional-style (rooms arranged in a double-loaded corridor with shared bathrooms), are located in four residential neighborhoods. Privately Owned Certified Housing units comply with the University’s standards in regard to space, furnishings, lighting, student conduct and regulations. In addition, staff is on duty nights and weekends.

| <b>Residential Neighborhood</b> | <b>Undergraduate Residence Halls</b>                          | <b># of Student Beds</b> |
|---------------------------------|---------------------------------------------------------------|--------------------------|
| Champaign                       | Gregory Drive, Barton-Lundgren, Peabody Drive, Taft-Van Doren | 3,665                    |
| Urbana North                    | Illinois Street                                               | 1,200                    |
| Urbana Central                  | Lincoln Avenue, Allen, Busey Evans                            | 1,548                    |
| Urbana South                    | Florida Avenue, Pennsylvania Avenue                           | 2,361                    |
|                                 | <i>Total Undergraduate Beds</i>                               | 8,774                    |

In the 2000-2001 academic year, a total of 8,774 beds were available for students in the undergraduate University Residence Halls allowing Illinois to house 31% of the undergraduate population. Including the 2,440 beds available in non-Greek certified housing and 3,656 beds available in Greek Housing, 53% of Illinois undergraduate students can be housed in University Residence Halls and Privately Owned Certified Housing.



## EXECUTIVE SUMMARY

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Opening access to residential facilities and breaking down the barrier between the classrooms and the living environment is a national trend in university housing and residence life. In response to an initiative by the Council on Undergraduate Education to study “alternative methods for creating small-scale intellectual communities among undergraduate students,” University Housing at Illinois has expanded Living Learning Communities.

Three types of residence-based learning communities are available for undergraduate students at Illinois:

1. Residential college model (e.g. Unit One)
2. The first-year experience model (e.g. Weston Exploration)
3. Specific disciplinary focus (e.g. Women in Math, Science and Engineering; Global Crossroads; and Leadership Experience through Academic Development and Service)

### *Analysis*

To address the question of improvements to undergraduate housing, the B&D / HEWV team completed the following analysis:

- An ***Existing Conditions Analysis*** to determine the physical condition of the undergraduate residence halls, define the potential for renovation or reconfiguration, and identify potential new housing sites.
- A ***Detailed Market Analysis*** to identify the supply and demand for undergraduate housing provided by the University as well as the off-campus housing market in Urbana-Champaign. The analysis included focus groups, intercept interviews and surveys involving over 3,200 undergraduate students and compared student housing at Illinois to programs at peer institutions.
- ***Conceptual Planning***, which identified preliminary project concepts for the improvements to undergraduate housing to respond to market demand and advance the strategic objectives of University Housing and planning guidelines developed for undergraduate housing.

### *University Housing Mission Statement*

The following Mission Statement is the result of several detailed working sessions that included input from Housing and Student Affairs staff at all levels. Discussions began at a planning charette led by the B&D / HEWV team in June 2001 and continued with extensive meetings of the Housing Executive Management Team to refine the Mission Statement and define the fundamental reason for the organization’s existence.

*University Housing supports the academic mission of the University of Illinois. We enhance the academic development and integration of our diverse student body into the campus community through our programs, personnel, services, and facilities.*



### ***Existing Conditions***

- The undergraduate residence halls have been well maintained and several have had regular upgrades of common spaces, dining facilities, and hall lighting.
- Central air conditioning is available in only six undergraduate halls. The University should consider the installation of air conditioning in additional residence halls as facilities are upgraded. This impact would allow more summer conference use, address student requests for greater climate control, and better meet special needs.
- Site opportunities exist for new undergraduate housing adjacent to existing housing and on the Northeast end of campus. Additional site analysis and coordination with Project Planning and Capital Projects is needed.

### ***Market Analysis***

- The University of Illinois may be able to use new and improved University Housing facilities and programs as an effective recruitment tool, providing the University with a competitive edge over selected peer institutions. More than half of the peer institutions researched are currently building / renovating housing facilities or planning to build in the near future.
- Students interviewed in focus groups felt general upgrades to rooms (larger rooms, larger closet space, private bathrooms, flexible furniture, and air-conditioning) and common areas would improve University Housing.
- Location was one of the most important factors to students when selecting housing. Students had a strong preference for living around the main campus. Rental rates and occupancy rates decrease as students move farther from campus in privately owned facilities in the community.
- Students who choose to live in non-university housing generally spend more than University Housing residents and are often forced to pay for an apartment for a full year even if they are out of town for the summer. Many non-university housing units have more amenities than University Housing units (air-conditioning, parking, and carpeting seem to be common in non-university apartments).
- When students responded to what had the greatest impact on where they chose to live this year, the following were the three highest-ranking survey factors: condition of housing facilities (87%), total cost of rent and utilities (82%), and proximity to classes (81%). Privacy was a top priority for students who were planning to live in non-university housing next year.
- If the University built new housing, the three most important amenities for survey respondents would be in-room Ethernet access (60%), private bathroom (51%), and single bedroom (50%). 67% of the students responded that they would be interested in living in University Housing if the University built housing that met their needs.



## EXECUTIVE SUMMARY

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- One of the objectives of the Strategic Plan is to improve retention in the residence halls. After freshman year, many students leave the halls and move to non-university housing as shown in the following table. Housing capture rates are percentages of the total student body that are living in on-campus housing shown by class.

**2000-2001 University Housing  
Undergraduate Student Capture Rates**  
(% of each class that resides in University Housing)

| Class                                | Housing Capture Rate |
|--------------------------------------|----------------------|
| Freshman                             | 67%                  |
| Sophomore                            | 34%                  |
| Junior                               | 11%                  |
| Senior                               | 6%                   |
| <b>% of Total Student Population</b> | <b>29%</b>           |

- The following table shows potential demand for different housing types based on the survey responses. As it is unlikely that the University will meet all student preferences, these projections should be considered demand ceilings.

**Undergraduate Housing Demand**  
(Policy driven demand excluding freshman students from suites and apartments)

|                            | Traditional <sup>1</sup> | Suites <sup>2</sup> | Single Apts <sup>3</sup> | Total          |
|----------------------------|--------------------------|---------------------|--------------------------|----------------|
| Existing                   | 8,774                    | 0                   | 0                        | 8,774          |
| Demand                     | 5,638                    | 3,058               | 3,611                    | 12,306         |
| <b>Surplus / (Deficit)</b> | <b>3,136</b>             | <b>(3,058)</b>      | <b>(3,611)</b>           | <b>(3,532)</b> |
| <b>Ideal Unit Mix</b>      | <b>46%</b>               | <b>25%</b>          | <b>29%</b>               |                |

- Illinois currently has an inadequate mix of housing types. According to the demand model the University has a surplus of traditional residence hall units and a deficit of both suites and apartments.

<sup>1</sup> Traditional-style rooms are arranged in a double-loaded corridor with shared bathrooms for each floor.

<sup>2</sup> Suite-style rooms are arranged in small groups of bedrooms with a shared bathroom and /or living room.

<sup>3</sup> Apartments contain bedrooms with a shared bathroom, living room, and kitchen.



### ***Conceptual Planning***

- The planning approach focuses on diversifying housing types available within each residential neighborhood. This approach allows a student to grow within the University Housing system without having to relocate to another University housing residential neighborhood for independent-style living. For example, a freshman who is assigned to live in an undergraduate Champaign Hall (which are currently all traditional-style), would have the opportunity to move to a single room or perhaps a suite in the Champaign residential neighborhood for his / her sophomore year to attain more independent-style living.
- This approach allows for interaction in the University Residence Halls between different classes of students.

Planning guidelines were developed by the Housing staff to guide the direction of the Undergraduate Housing Strategic Plan.

### ***Undergraduate Housing Planning Guidelines:***

- Mission, vision, and goals drive all strategic decision-making
- Comprehensive approach includes plan for programs, personnel, services and facilities
- Focus on needs of first and second year students
- Maintain community environments for first year students
- Create a mix of room types in all neighborhoods
- Increase academic support space
- Invest in learning technologies and upgrade the Network
- Create opportunities for the exploration of diversity
- Eliminate triple rooms
- Increase number of suites and singles
- Increase capacity not to exceed 500 additional beds
- Decrease resident to bathroom ratio
- Improve public and ADA access to facilities while maintaining safety and security
- Create residential presence on northeast section of campus
- Return Flagg and Noble to residential space
- Provide more attractive housing options at PAR and FAR
- Consolidate administrative offices
- Upgrade or install fire/life safety systems as buildings are renovated (including sprinklers)
- Plan to be implemented over 15-20 years



### ***Next Steps***

The following are recommended next steps for the Undergraduate Housing Strategic Plan:

- Presentations to various University decision makers to ensure that the Plan is consistent with the vision and future of the campus.
- The development of strategic unit plans by each University Housing department to ensure that programs and services drive the overall Plan for facilities.
- The development of a preliminary phasing strategy for improvements to the University Residence Halls and new undergraduate housing, if appropriate. Incorporate the phasing strategy with the Family and Graduate Housing and Dining Service Strategic Plans.
- The development of a detailed financial plan of the phasing strategy to test its financial viability as well as its impact on the overall debt capacity of University Housing.





### ***Conceptual Planning***

To respond to the market demand and advance the overall strategic objectives of University Housing, the B&D / HEWV team developed some initial concepts of potential improvements and recommended renovations for the existing University Residence Halls and potential sites for the construction of new housing. The most feasible locations for new housing are sites University Housing currently controls and sites adjacent to existing residence halls. In addition, the northeast corner of campus contains opportunities for new housing. Currently, there are no sites reserved in the Campus Master Plan for new housing. If the University decides to pursue new sites, the Master Plan would need to be updated with an emphasis on housing needs.

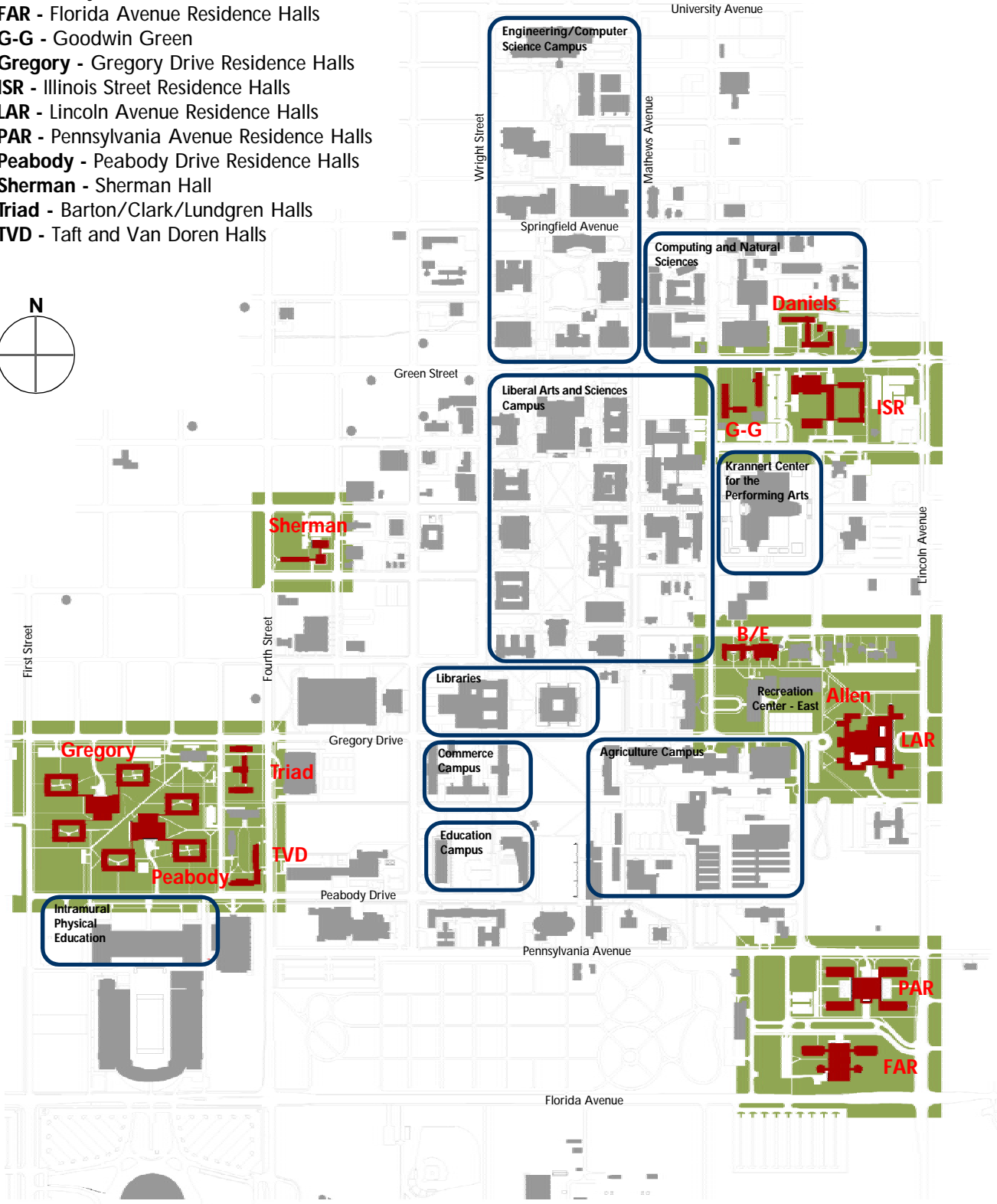
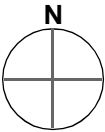
These investigations are based on assumptions about the eventual building program and site constraints that will inevitably be revisited as specific building opportunities arise. They are intended to test and illustrate the density of housing that could be developed on each site, rather than represent ideal physical plans.





**LOCATION MAP**

- Allen** - Allen Hall
- Daniels** - Daniels Hall
- B/E** - Busey Hall / Evans Hall
- FAR** - Florida Avenue Residence Halls
- G-G** - Goodwin Green
- Gregory** - Gregory Drive Residence Halls
- ISR** - Illinois Street Residence Halls
- LAR** - Lincoln Avenue Residence Halls
- PAR** - Pennsylvania Avenue Residence Halls
- Peabody** - Peabody Drive Residence Halls
- Sherman** - Sherman Hall
- Triad** - Barton/Clark/Lundgren Halls
- TVD** - Taft and Van Doren Halls



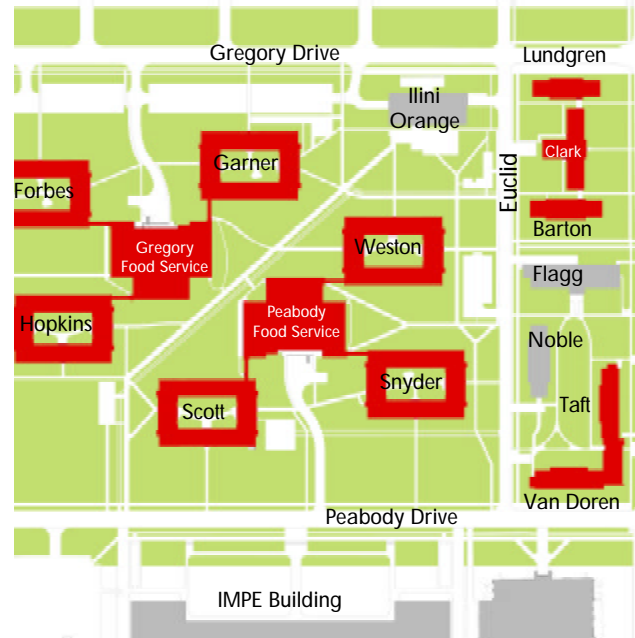
## PEABODY DRIVE RESIDENCE HALLS

### Features

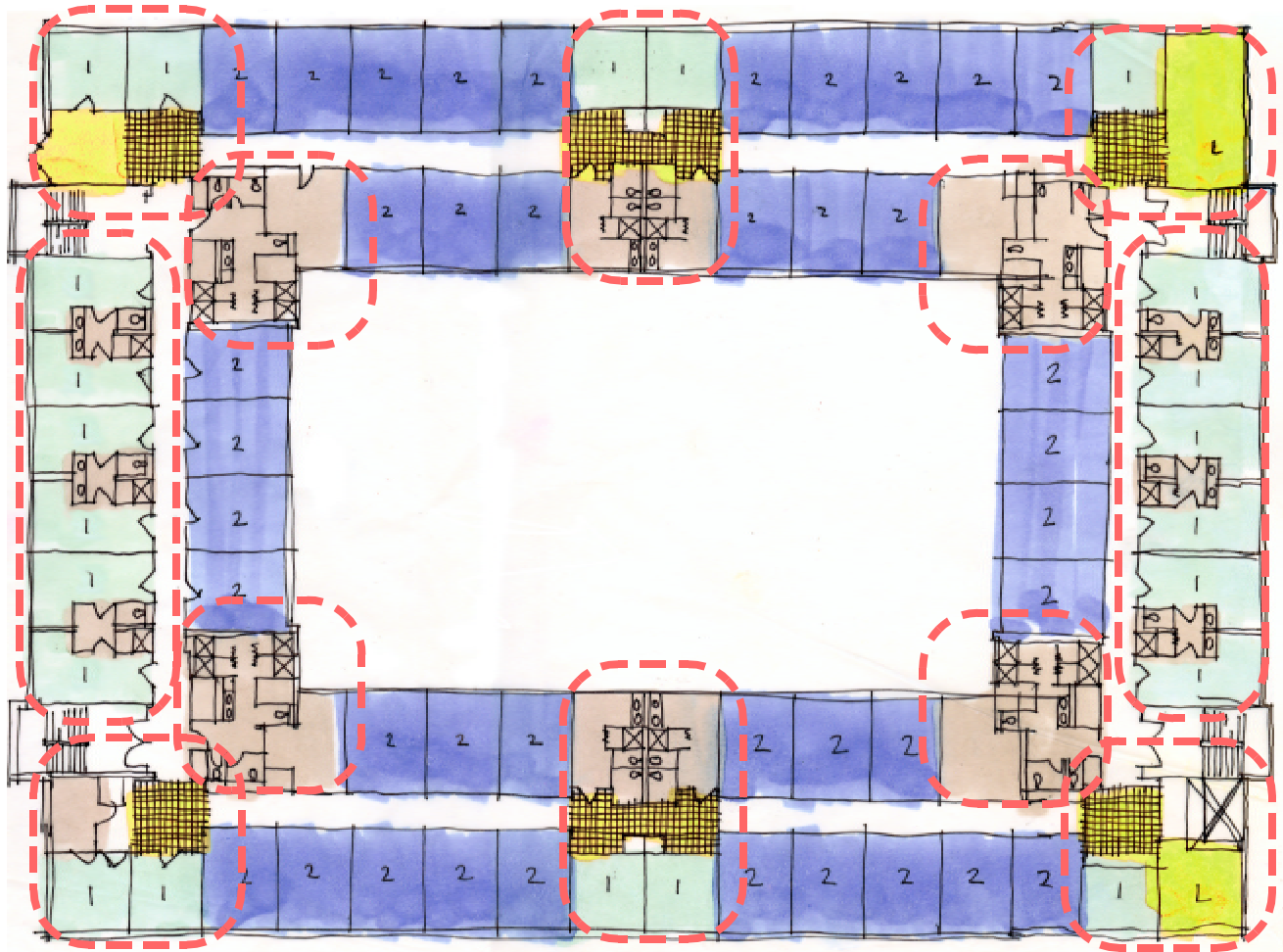
- Built in 1959; 347,232 gsf including dining
- Co-ed with split floors; 1,477 residents in Scott, Snyder and Weston
- Traditional double (75%) and triple (25%) rooms
- 36 students per hall bath
- Weston Exploration living-learning program
- Snyder Hall is substance-free community
- Close to Intramural Physical Education building
- Extensive updated common areas in the basement of Peabody are popular, well-designed
- Hallway lighting has been upgraded
- 46 students per RA; 156 per floor
- Dining service building connects three residence halls (Scott, Snyder, Weston)

### Potential Improvements

- Overall, halls have a somewhat outdated, institutional feel which could be alleviated with new corridor finishes (carpet to reduce sound transmission) and exterior architectural treatment
- Bathrooms need updating, with private changing areas next to shower stalls
- Residents would prefer to receive mail in their hall rather than walking to the Illini Orange
- The buildings do not have clearly visible entry points



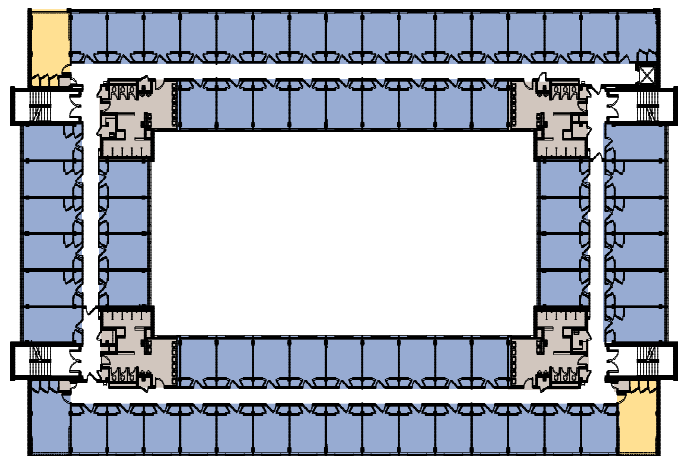
## PEABODY DRIVE RESIDENCE HALLS



### Recommended Renovations

Peabody Halls - Proposed Upper Floor Plan

- Reduce student-to-bath ratios with re-distributed bath facilities that provide private changing areas at each shower stall
- Convert traditional triples to semi-suite singles
- Provide dedicated floor lounges at corners
- Reduce perceived length of long corridors with wider spaces at midpoints and corners that have special architectural treatment
- Increase the number of single rooms to represent 25% of available bed count
- Reduce overall population density by 21%
- Update exterior appearance, with more prominent building entry points



Scott - Existing Third Floor Plan

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment

## GREGORY DRIVE RESIDENCE HALLS

### Features

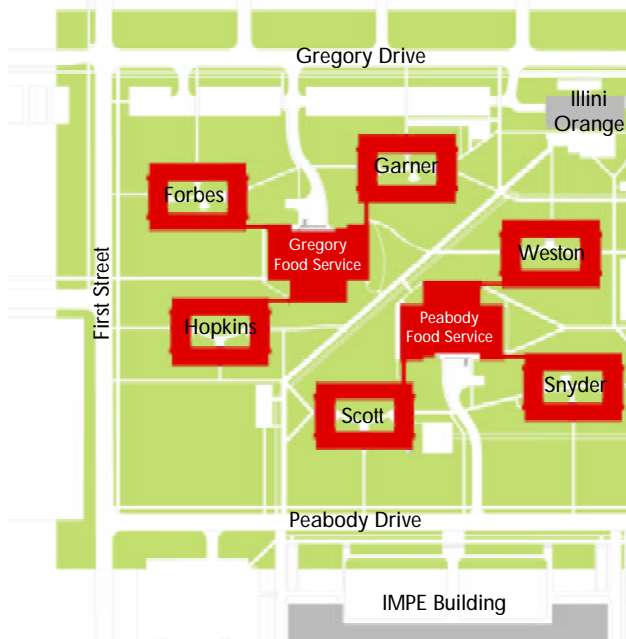
- Built in 1956; 333,144 gsf including dining; 4 stories plus basement
- Co-ed with split floors; 1,472 bed capacity in Garner, Forbes and Hopkins
- Traditional double (75%) and triple (25%) rooms
- 38 students per hall bath
- Close to Intramural Physical Education building
- Extensive updated common areas in the basement of Gregory are popular, well-designed
- Hallway lighting has been upgraded
- 46 students per Resident Advisor; 156 per floor
- Dining service building connects three residence halls (Forbes, Garner, Hopkins)
- Mail delivery in hall

### Potential Improvements

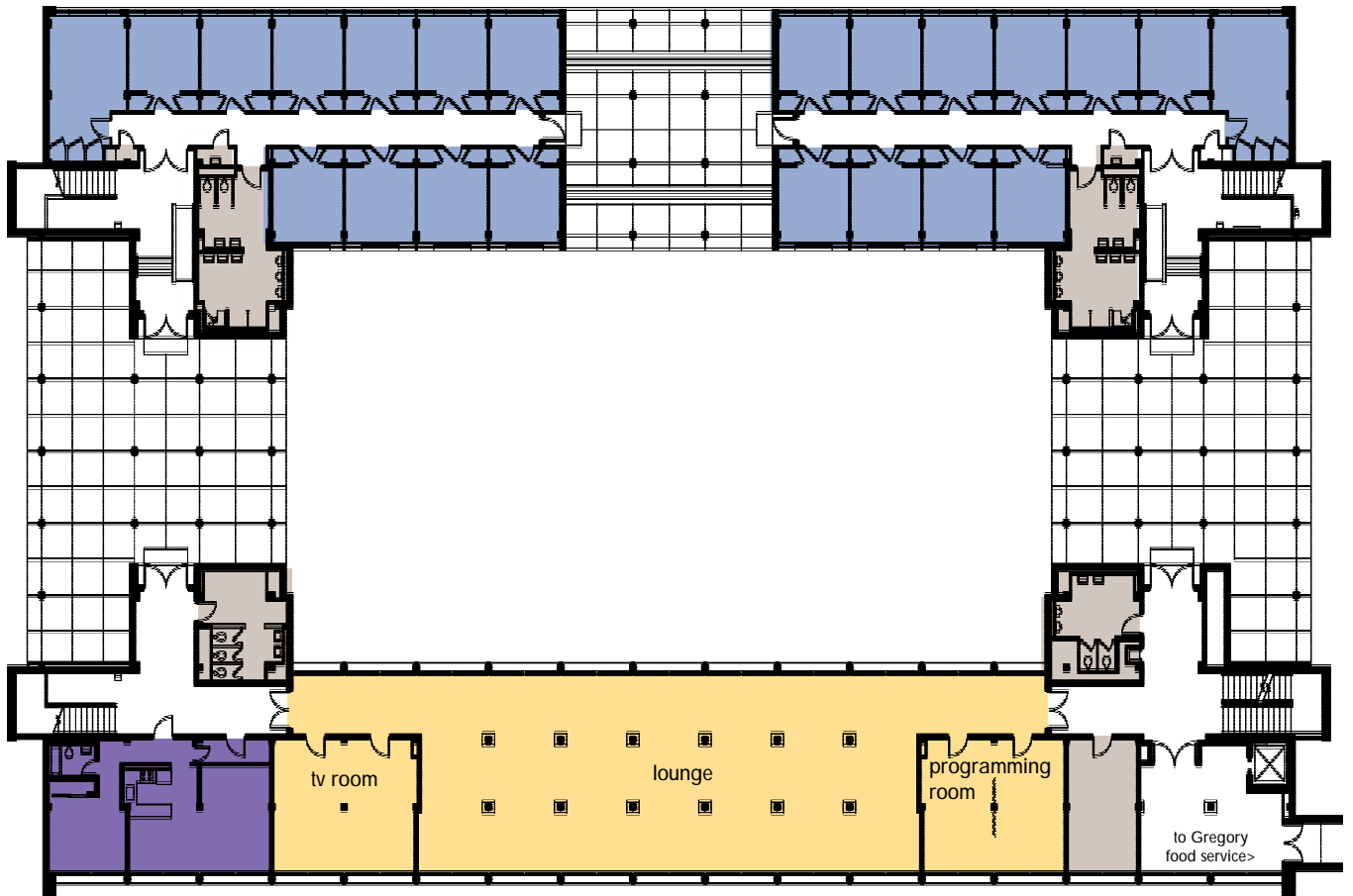
- Overall, halls have a somewhat outdated, institutional feel which could be alleviated with new corridor finishes (carpet to reduce sound transmission) and exterior architectural treatment
- Bathrooms need updating, with private changing areas next to shower stalls
- The buildings do not have clearly visible entry point

### Recommended Renovations (see Peabody illustration)

- Reduce student-to-bath ratios with re-distributed bath facilities that provide private changing areas at each shower stall
- Convert traditional triples to semi-suite singles
- Provide dedicated floor lounges at corners
- Reduce perceived length of long corridors with wider spaces at midpoints and corners that have special architectural treatment
- Increase the number of single rooms to represent 25% of available bed count
- Reduce overall population density by 21%
- Update exterior appearance with more prominent building entry points



# GREGORY DRIVE RESIDENCE HALLS



Forbes - Existing First Floor

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment

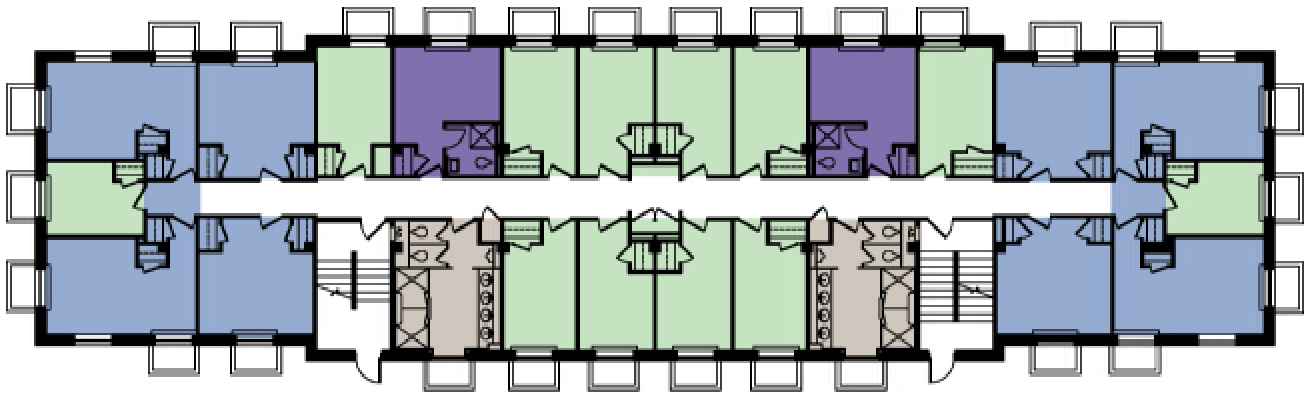
# BARTON LUNDGREN AND CLARK HALLS

## Features

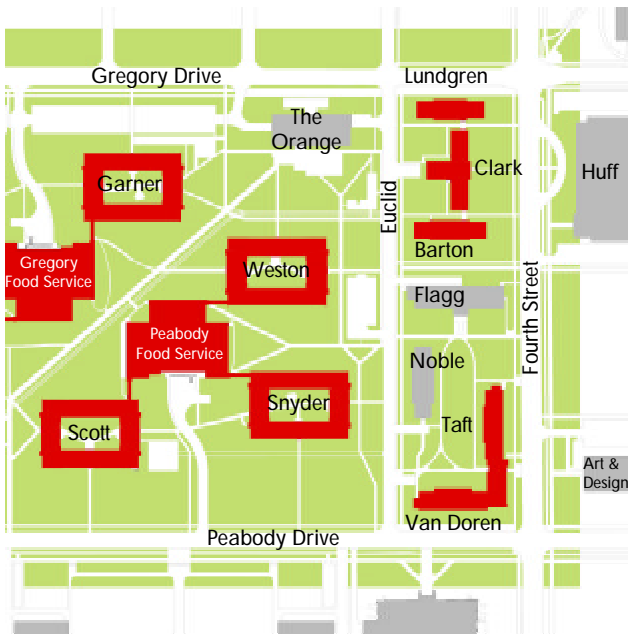
- Built in 1940; 98,368 gsf including administrative office space at Clark; 4 stories plus basement
- Barton female; Lundgren male; 281 bed capacity
- Approximately 32 residents per floor, 60% double and 40% single rooms (popular with sophomores and juniors); traditional hall bath arrangements; low student to bath ratio (16:1)
- Updated carpet and lighting in hallways
- Barton and Lundgren are connected by Clark, which contains social lounges but has otherwise been converted to Housing offices
- No dining in complex; residents must use Peabody or Gregory dining service

## Potential Improvements

- Elevators and other accessibility upgrades are needed in Barton and Lundgren
- Residents must retrieve mail from The Illini Orange, but would prefer mail delivery in the building (scheduled to move to Clark)
- Central air conditioning would facilitate summer conference use



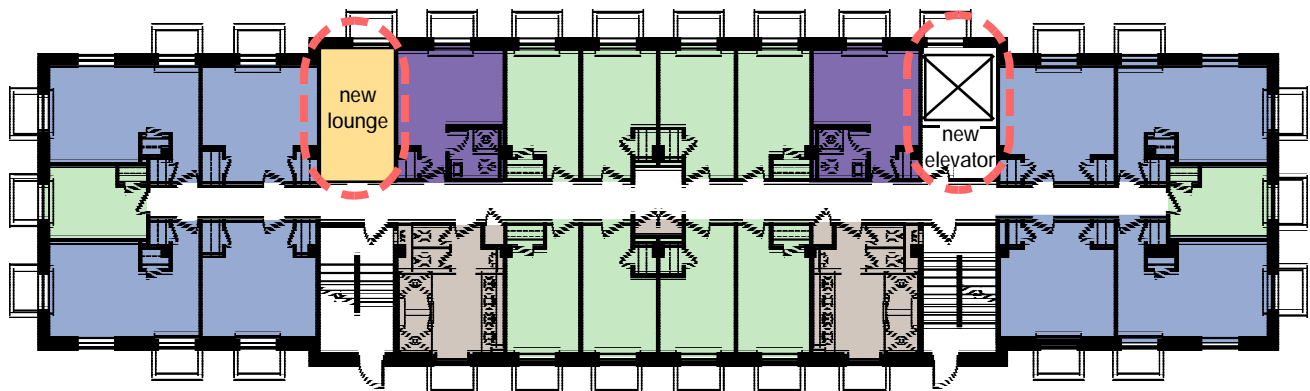
Barton - Existing First Floor





**Recommended Renovations - Barton and Lundgren**

- Provide dedicated floor lounges and elevators near building entry points.



Barton - Proposed Upper Floor

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment

## FLAGG AND NOBLE HALLS

### Features

- Flagg and Noble were originally designed as dormitories, but are now used by the Architecture department for academic use
- The buildings could be re-converted to residence halls, to provide additional upperclass housing in this area of campus

### Proposed Improvements

- Flagg and Noble would require exterior envelope improvements (new windows, repointed brick)
- The existing grid of columns and windows effectively limits the potential reconfiguration options



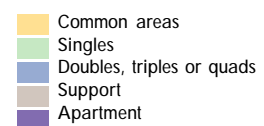
### Flagg Hall - Renovation Option 1

- Convert to highly-desired traditional single rooms with common bath facilities
- Provide dedicated floor lounge and study room adjacent to elevator and stairs
- Total capacity: 90 beds



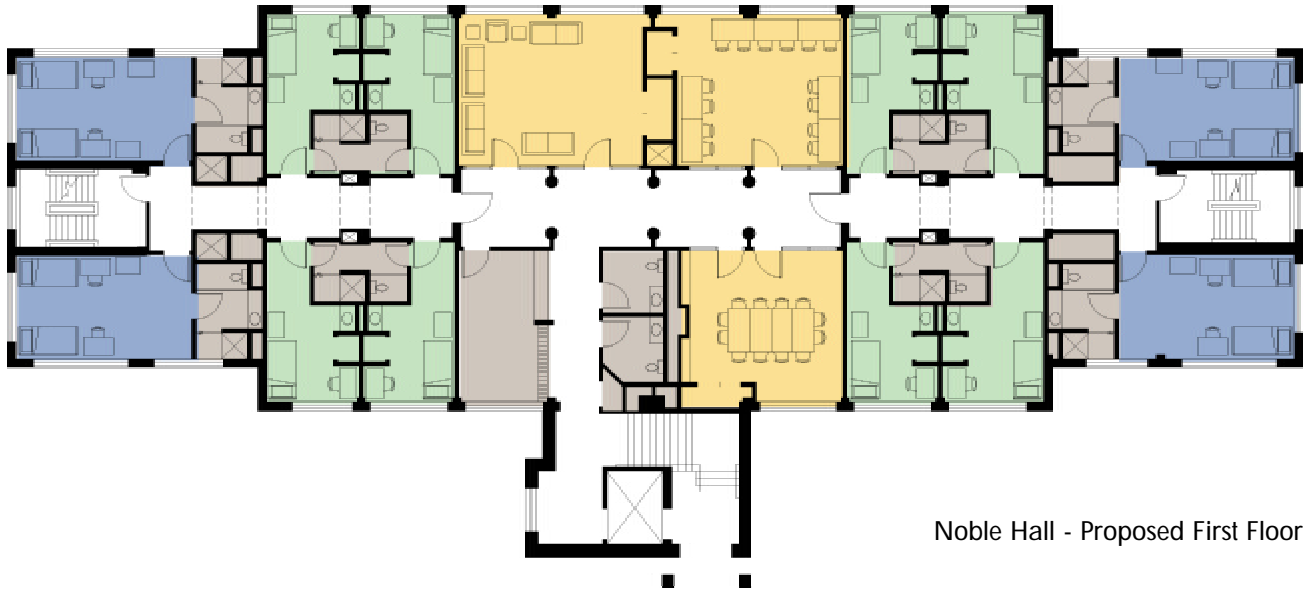
### Flagg Hall - Renovation Option 2

- Convert to semi-suites with double occupancy student rooms
- Provide dedicated floor lounge and study space adjacent to elevator and stairs
- Total capacity: 120 beds



**Noble Hall - Recommended Renovation**

- Convert to mix of double and single occupancy semi-suite rooms
- Provide new living-learning support space on the first floor, including seminar, computer and study rooms separated from bedroom wings
- Provide study lounge and small kitchenette per floor
- Total building capacity: 82 beds, 60% singles



Noble Hall - Proposed First Floor



Noble Hall - Proposed Upper Floor

## TAFT AND VAN DOREN RESIDENCE HALLS (TVD)

### Features

- Built in 1955; 171,592 gsf; 5 floors plus basement
- Taft is male; VanDoren is female; 435 bed capacity
- 80% traditional doubles and 20% triples
- Updated entry lobby with area office and TV lounge
- Updated hallway lighting
- No air conditioning (common areas have window units)
- 41 students share a bathroom on each hall
- Updated common areas at ground floor, including computer room, lounges
- No dining facility (residents use nearby Peabody dining service) or mailroom
- 40 students per Resident Advisor (1 RA per floor)

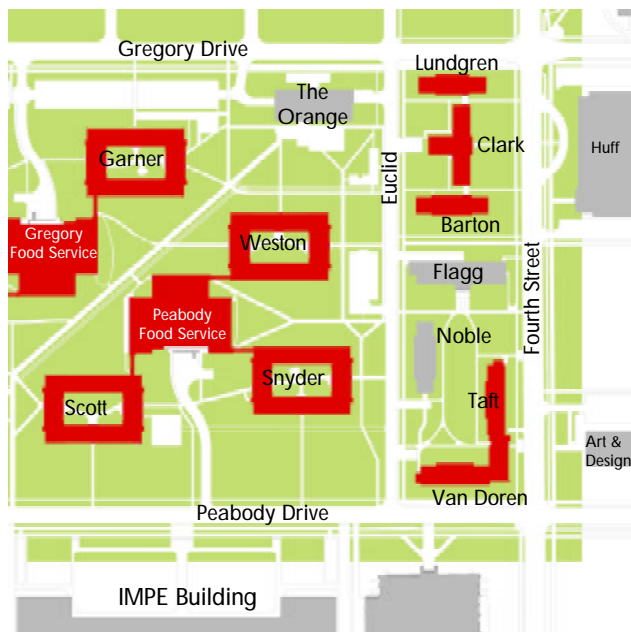
### Potential Improvements

- Elevators and other accessibility upgrades are needed in Taft and VanDoren
- Somewhat institutional in feel; carpeted hallways and other updated finishes would help
- Floor lounges, where they exist, are simply re-assigned student rooms; a dedicated lounge space at the end of the building near the entry lobby might include a small kitchenette and could be glazed to bring natural light into the corridors

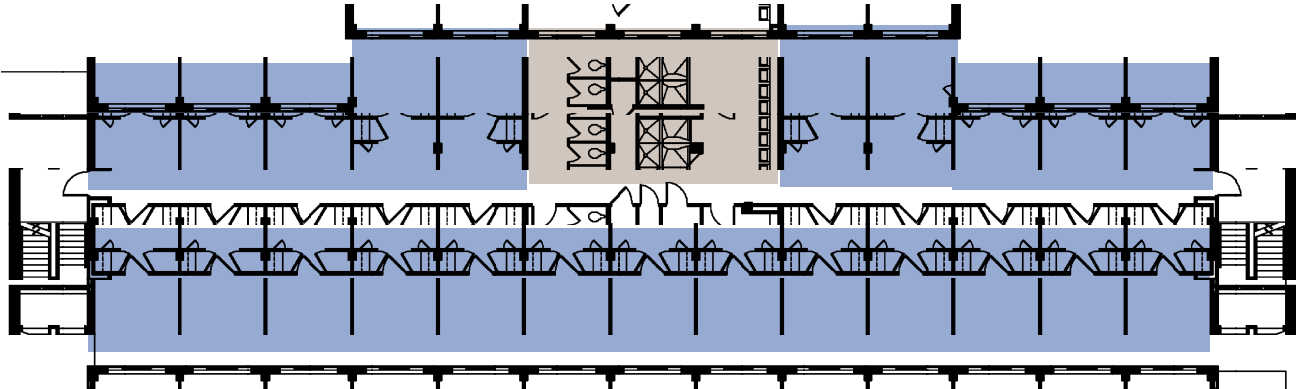
- Hall baths could be subdivided to reduce the number of students using each bathroom and increase flexibility of gender assignment
- Residents would prefer to receive mail in their hall rather than needing to walk to the Illini Orange
- Central air conditioning would facilitate summer conference use

### Recommended Renovations

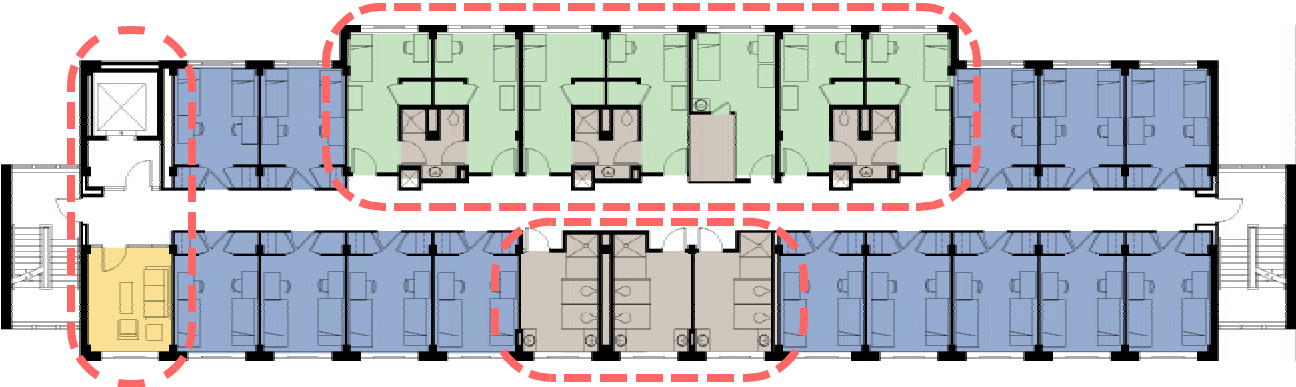
- Convert traditional triples and old bathrooms to semi-suite singles
- Provide new hall bathrooms for the remaining traditional double rooms
- Provide elevators to serve each floor of both buildings, adjacent to entry from main lounge
- Provide dedicated floor lounges near stairs and elevator
- Reduce overall population density by 30%



**Taft and Van Doren Residence Halls**



Taft - Existing First Floor



Taft - Recommended Renovations

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment



## ILLINOIS STREET RESIDENCE HALLS (ISR)

### Features

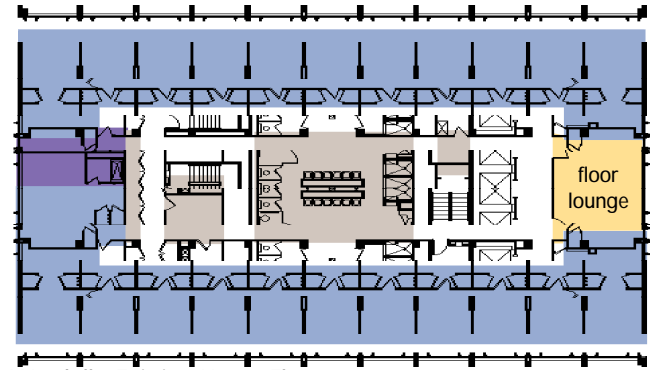
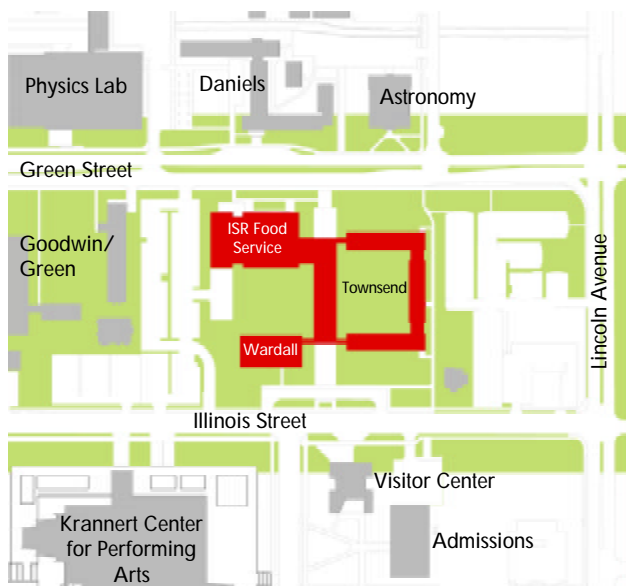
- Built in 1962; 292,839 gsf including dining; Wardall has 12 stories plus basement, Townsend has 5 stories
- Co-ed; 1,200 residents; traditional double rooms
- 49 students per bathroom is typical at Wardall, 67 per bath grouping at Townsend
- Good proximity to the Engineering campus
- Largest single dining room in residence hall system is located in the ISR Dining Service building
- Front desk has an updated concierge look
- Courtyard is well designed and used
- Building is air conditioned

### Potential Improvements

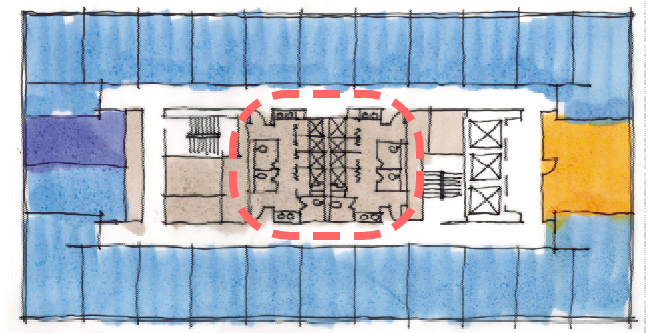
- Sub-dividing the existing common bathroom facilities in Wardall would increase flexibility for summer conference use and reduce the number of students sharing each bathroom
- Private changing areas are needed at shower stalls in Townsend
- Finish upgrades (i.e., carpet, lighting) should be provided in corridors

### Recommended Renovations

- Divide bath facilities in Wardall to permit future mixed-gender assignment  
Expand restrooms in Townsend to reduce student-to-bath ratios and provide private changing areas
- Convert traditional triple in Townsend to doubles



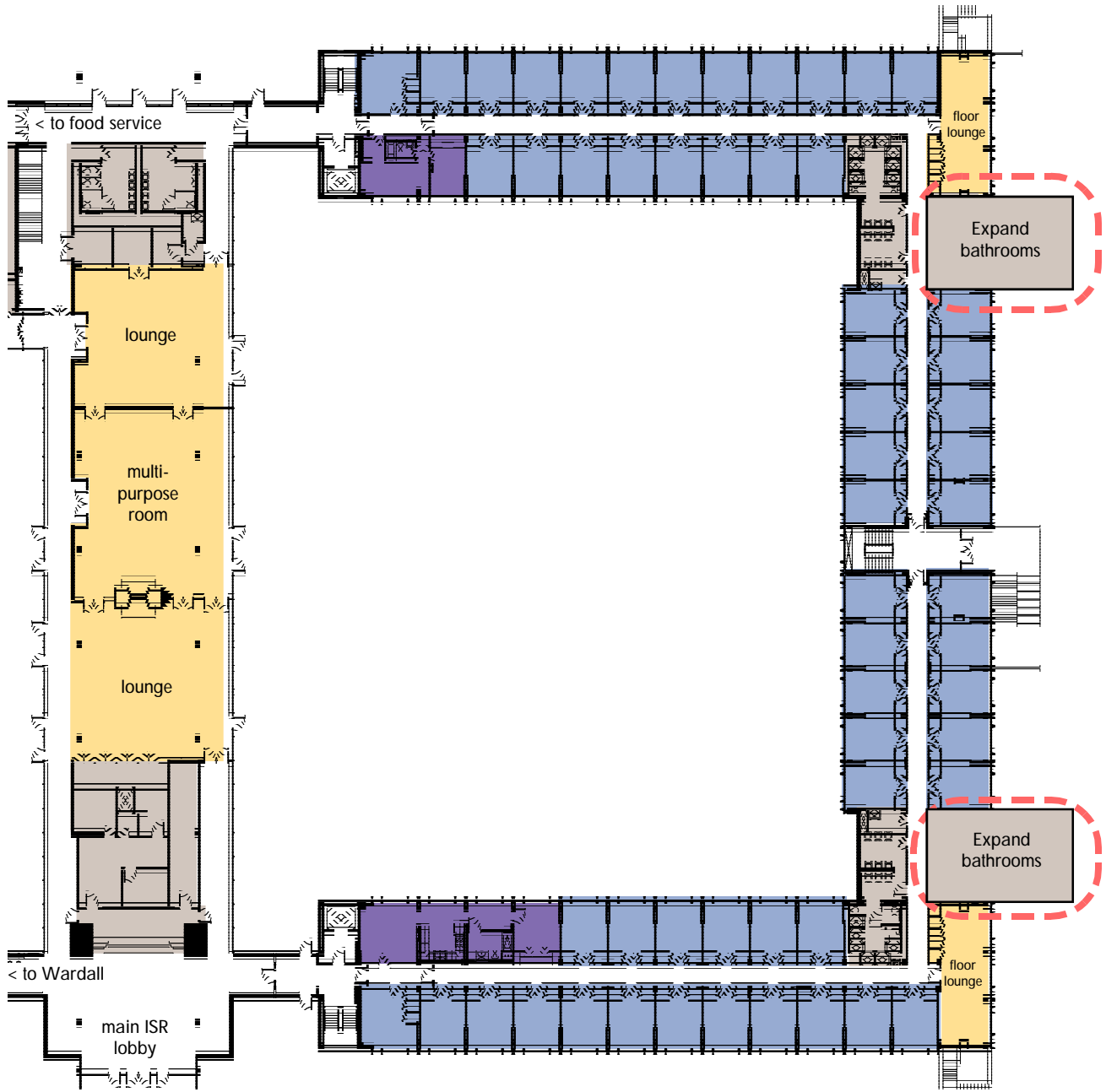
Wardall - Existing Upper Floor



Wardall - Upper Floor - Recommended Renovations



# ILLINOIS STREET RESIDENCE HALLS



Townsend- Existing First Floor with Proposed Bathroom Expansion

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment



Wardall - Existing First Floor

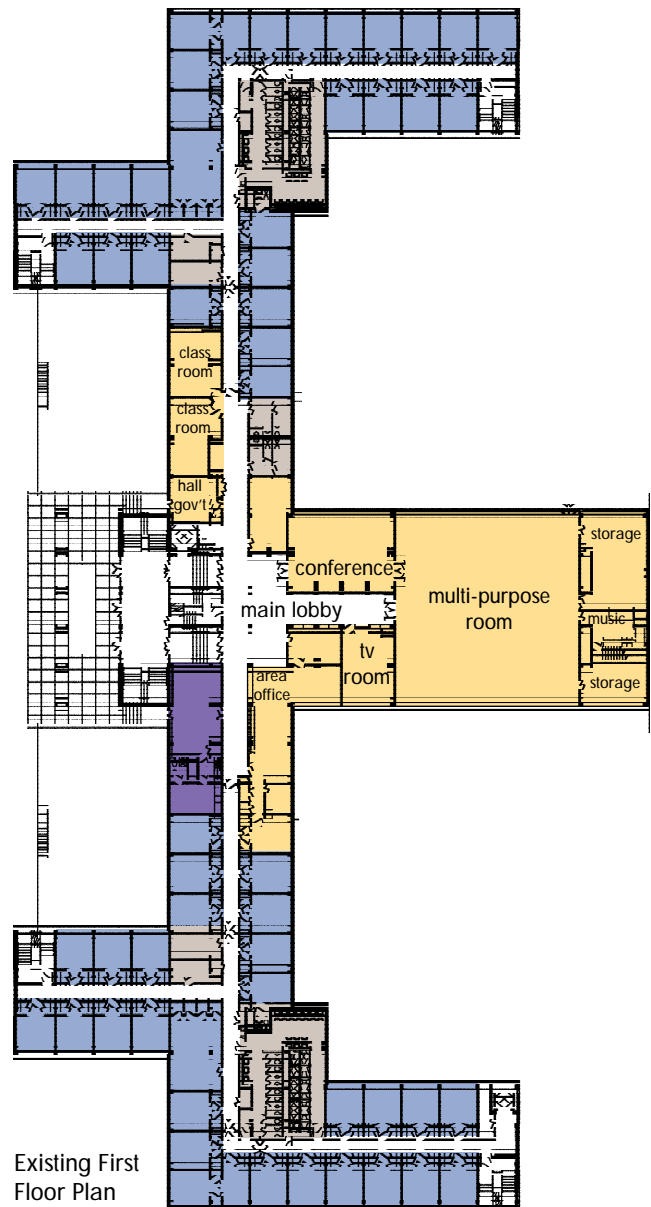
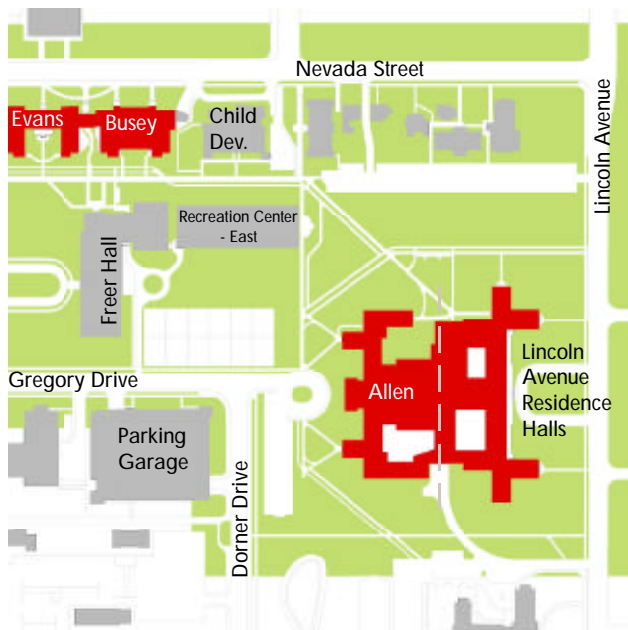
# ALLEN HALL

## Features

- Unit 1 living-learning program with dedicated class room, support and office space on lower level
- Built in 1949; 137,340 gsf; 4 stories plus basement
- Co-ed; 668 residents; primarily traditional double rooms
- Close to recreation center-east and campus core
- Dining service within building
- Privacy areas outside shower stalls
- Carpeted halls; no air conditioning
- 43 students per Resident Advisor; 160 per floor

## Potential Improvements

- Better organization / design of classroom and office space for Living-Learning program
- Better defined building entry sequence and disabled access
- Could benefit from dedicated floor lounges, more centrally located on the floor, that allowed natural light into the main corridors
- Decentralized bath facilities (each bathroom on upper floors now serves nearly 80 students)







**Recommended Renovations**

Allen - Proposed Floor Lounge and Study Room with New Baths

- Provide centrally-located lounge and study room pairs at each floor, glazed to bring natural light into the corridor
- Reconfigure bathrooms to reduce student-to-bath ratio and increase assignment flexibility

|                                                                                                                                |                           |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>     | Common areas              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> | Singles                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>  | Doubles, triples or quads |
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| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span>     | Apartment                 |



Allen - Proposed Bathroom Reconfiguration

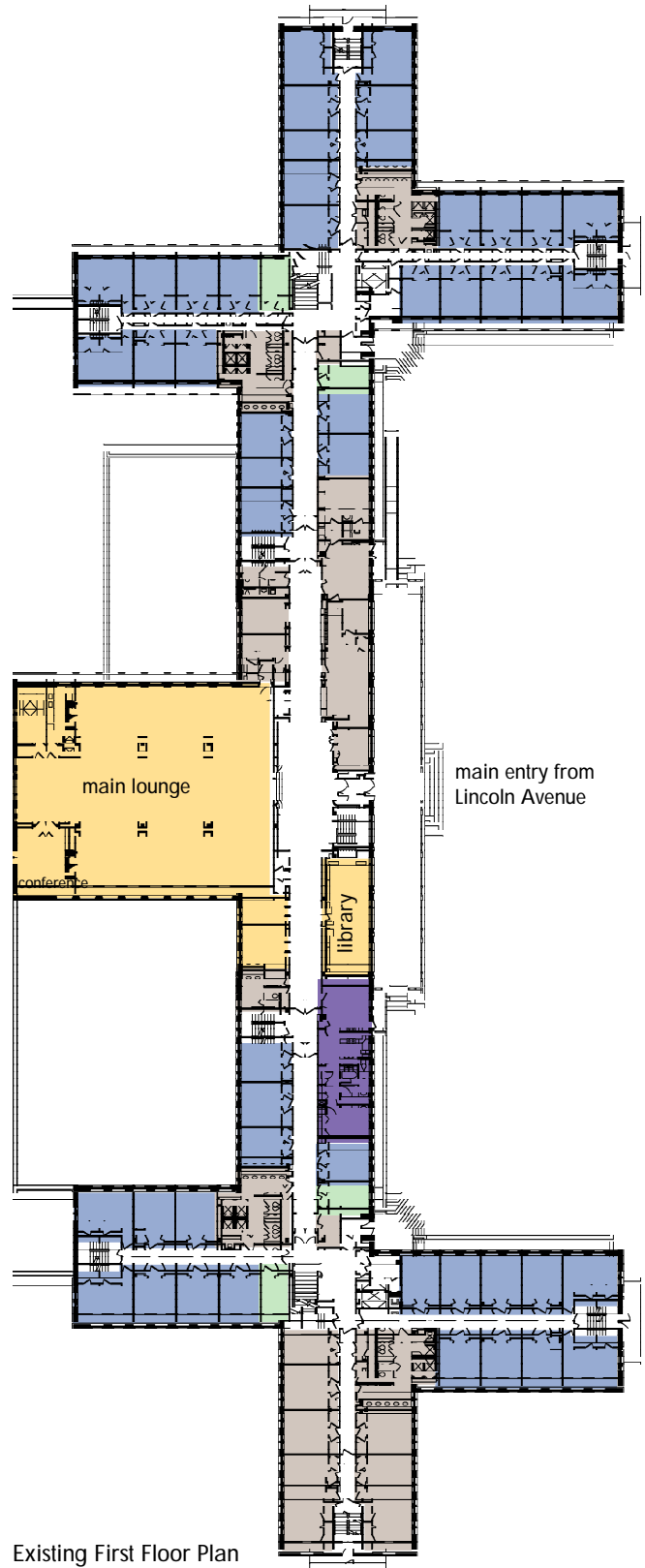
# LINCOLN AVENUE RESIDENCE HALLS (LAR)

## Features

- Built in 1949; 145,720 gsf; 4 stories plus basement
- 482 female residents; traditional double rooms
- Wide, short hallways are carpeted and well-lit
- 34 students per bathroom; 57 per Resident Advisor
- Well-maintained traditional appearance
- Close to recreation center-east and campus core
- Good vehicular access from Lincoln Avenue
- Dining service within building

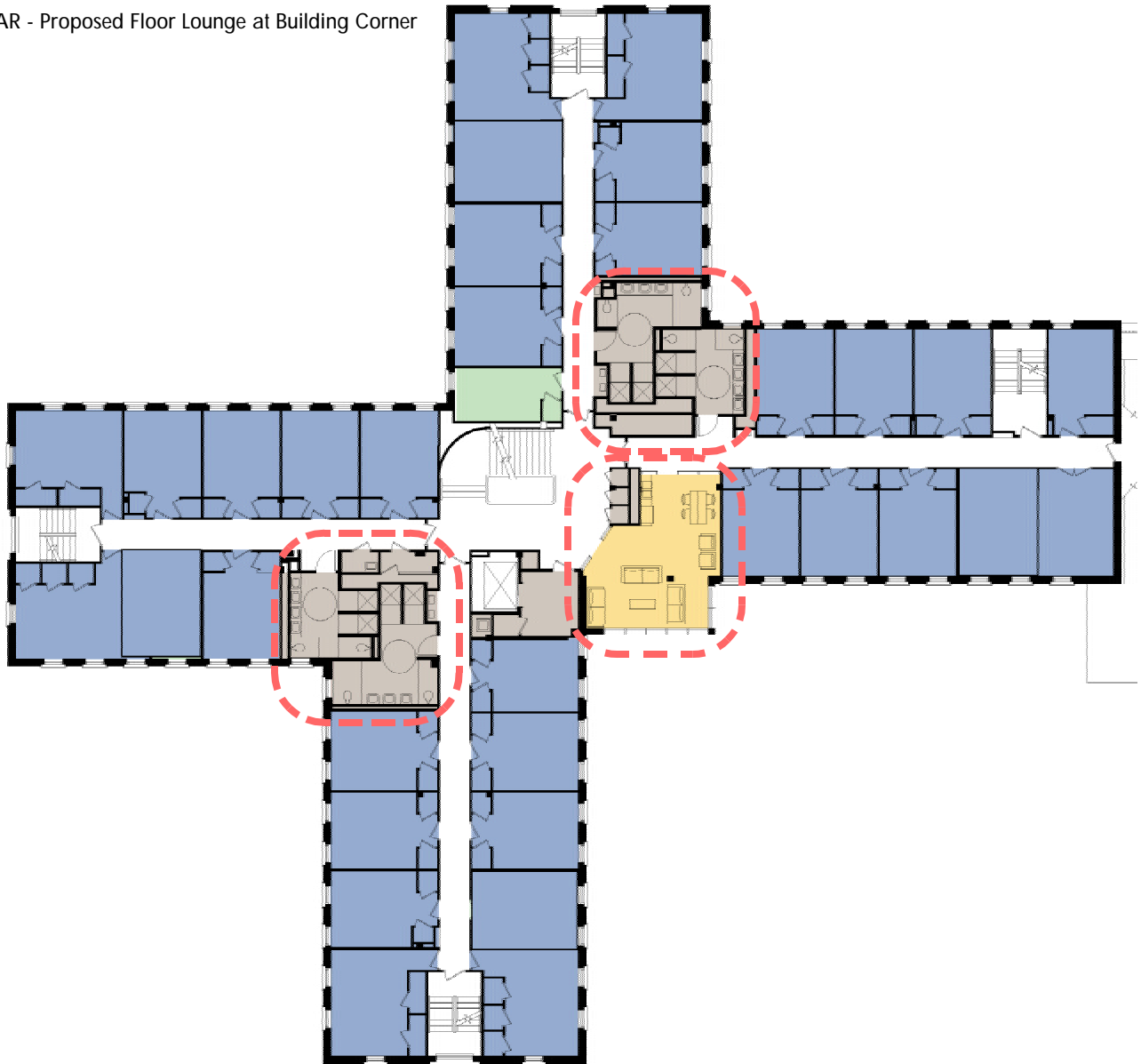
## Potential Improvements

- Better use of outdoor courtyards (benches, plantings, water features, student access)
- Dedicated centrally-located floor lounges
- Skylights at the stair towers to bring natural light to the main circulation space at each building wing



## LINCOLN AVENUE RESIDENCE HALLS (LAR)

LAR - Proposed Floor Lounge at Building Corner

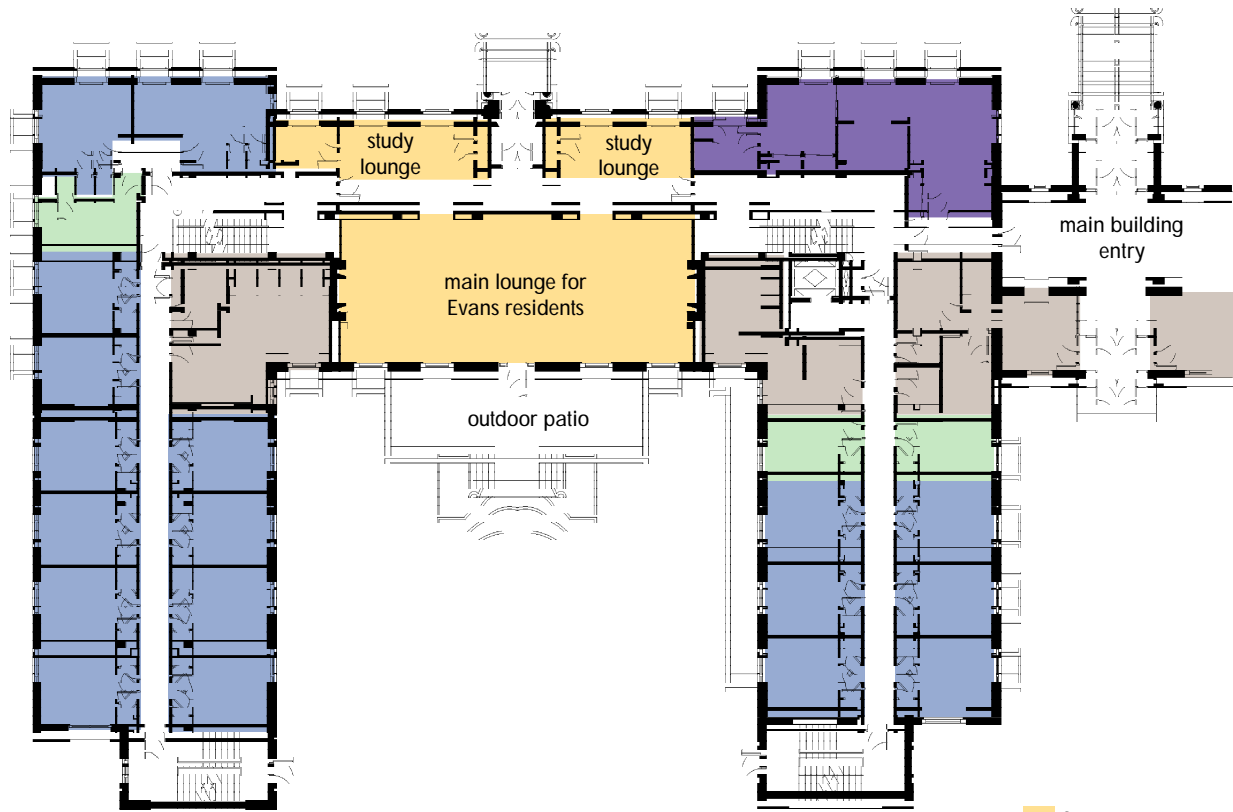


### Recommended Renovations

- Provide two lounges on each floor by enlarging the corners near the stair towers. The lounges should be glazed to bring natural light into the corridor. At the ground floor, the lounge volume would provide covered entry to the building.
- Reconfigure bathrooms to provide private changing areas at each shower stall

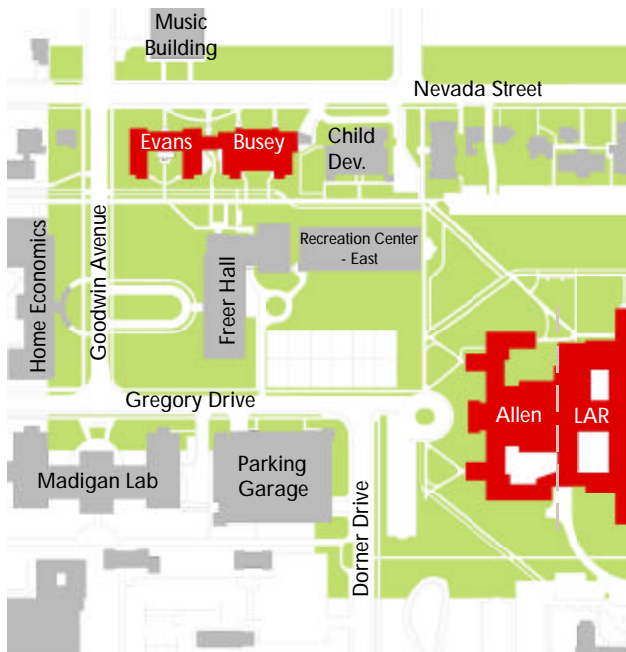
|        |                           |
|--------|---------------------------|
| Yellow | Common areas              |
| Green  | Singles                   |
| Blue   | Doubles, triples or quads |
| Brown  | Support                   |
| Purple | Apartment                 |

# BUSEY HALL / EVANS HALL



Existing First Floor Plan - Evans Hall

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment



## BUSEY HALL / EVANS HALL

Proposed Upper Floor Plan - Busey Hall



### Features

- Built in 1916; renovated in 1986; 105,640 gsf
- 390 female residents; traditional double rooms
- 33 students per bathroom; 48 students per RA
- Building has the ambience of a hotel, with wall sconces, carpeting, well-maintained furnishings
- close to Liberal Arts campus
- food service within the building

### Recommended Renovations

- The six triple rooms in Busey/Evans should be converted to dedicated study/lounge/kitchenette rooms, and the existing floor lounges should be returned to use as student rooms. Doors to the new lounges should be glazed to bring natural light into the corridors.



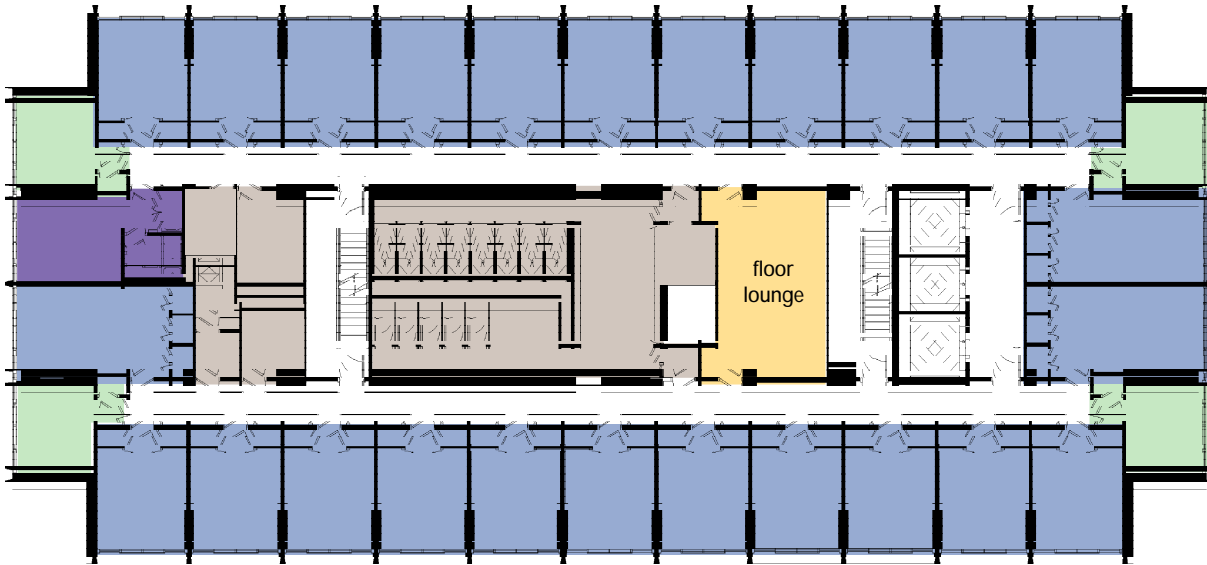
# FLORIDA AVENUE RESIDENCE HALLS (FAR)

## Features

- Built in 1964; 312,128 gsf including dining; residential wings (Oglesby and Trelease) are twelve stories tall, connected by food service/commons
- Co-ed; capacity for 1,318 residents but occupancy is below average; primarily traditional double rooms
- Perceived as distant from center of campus
- Home of Women in Math, Science and Engineering living-learning program

## Potential Improvements

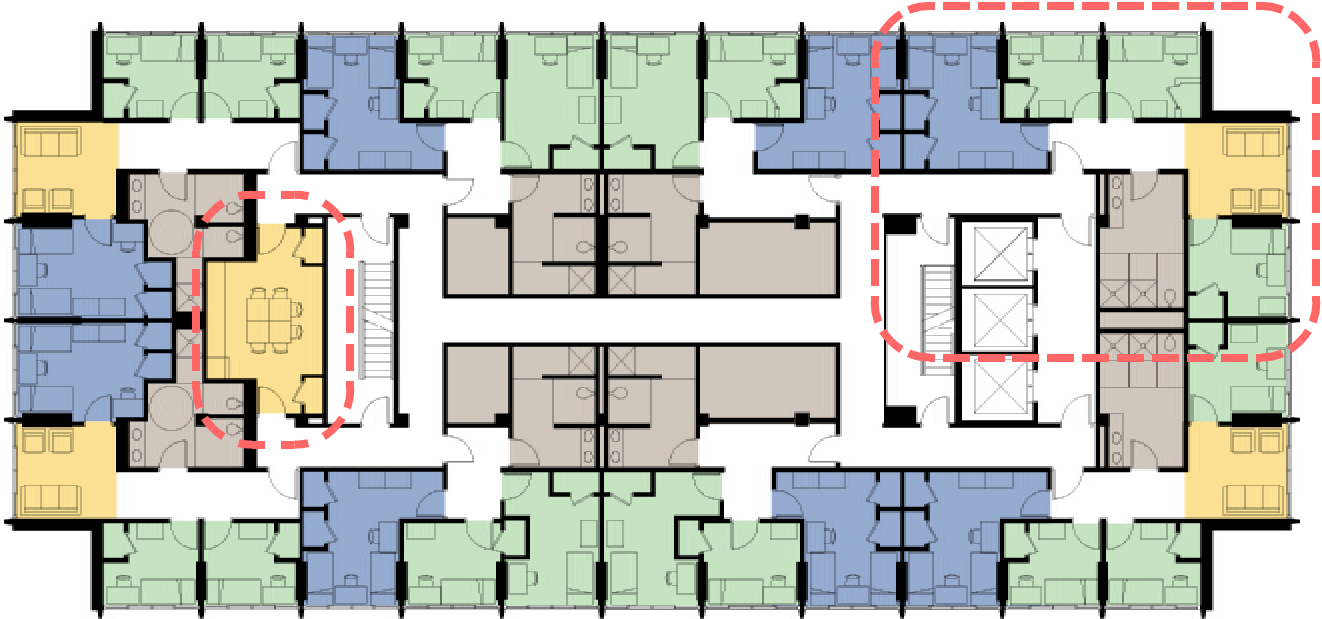
- Add elevator access to 12th floor
- Adding study rooms at corner rooms would add natural light to corridors
- May be considered for re-configuration for suite living for sophomores
- Potential for additional living-learning program to capitalize on proximity to Agricultural & Environment Science campus
- Updated front desk arrangement similar to ISR



Oglesby - Existing Upper Floor



FLORIDA AVENUE RESIDENCE HALLS



FAR - Proposed Upper Floor

**Recommended Renovations**

- Reconfigure hall for suite-style living, with a mix of single and double occupancy rooms sharing bathrooms and some sharing living rooms
- Provide a single lounge with kitchenette per floor
- Reconfiguration results in 34 students per floor and a 42% overall capacity reduction

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment

# PENNSYLVANIA AVENUE RESIDENCE HALLS (PAR)

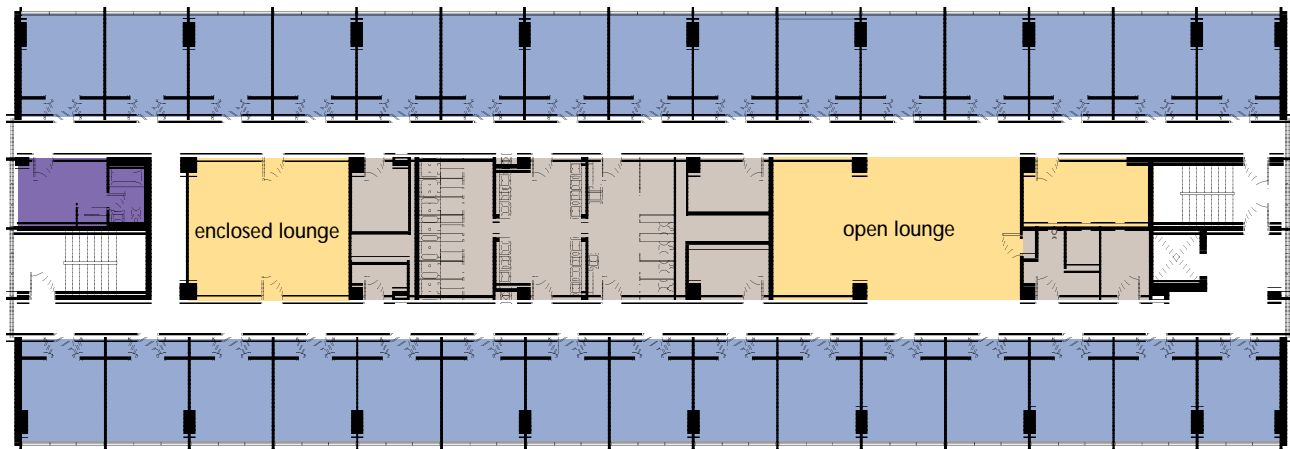
## Features

- Built in 1961; 263,389 gsf including dining;
- 4 stories plus basement
- 1,043 residents; traditional double rooms
- Home to Global Crossroads living-learning
- Natural light in corridors
- One study and one social lounge per floor
- 60 students per floor bath
- 51 students per RA on average
- Dining service building connects four residence halls - Carr, Babcock, Blaisdell and Saunders

## Potential Improvements

- Update front desk
- Sub-divide the bathrooms to increase flexibility and decrease number of residents sharing each bathroom
- Update finishes in hallways and lounges (carpet, lighting, furnishings)

- Common areas
- Singles
- Doubles, triples or quads
- Support
- Apartment



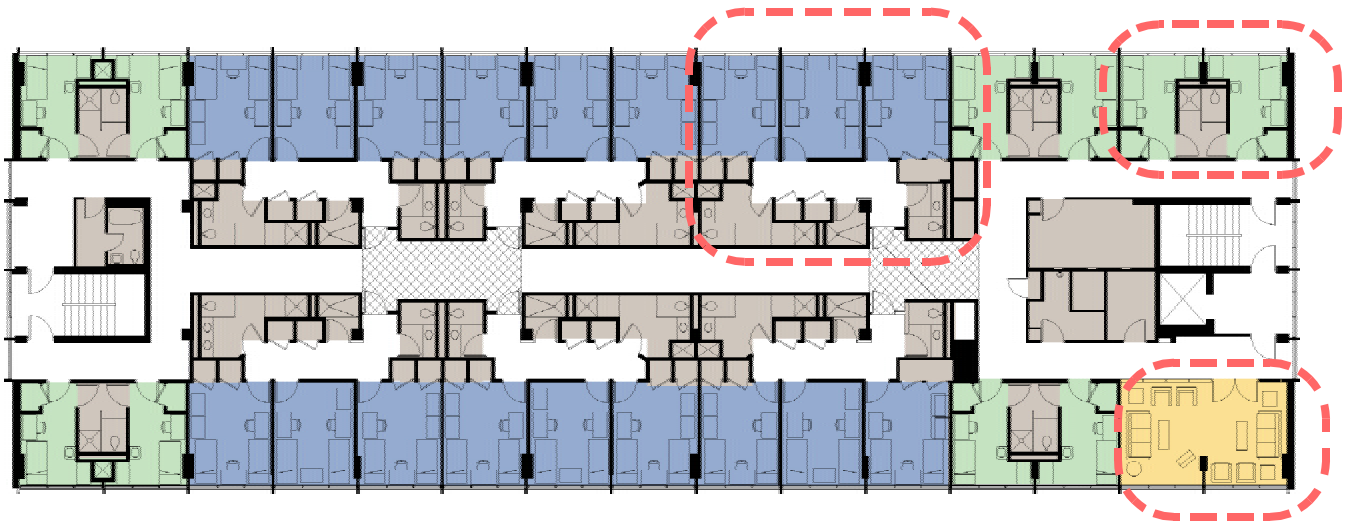
Carr - Existing Upper Floor





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## PENNSYLVANIA AVENUE RESIDENCE HALLS (PAR)



PAR - Proposed Upper Floor

### Recommended Renovations

- Reconfigure floors as semi-suites, with a mix of single and double occupancy rooms
- Provide a single study lounge per floor, located next to the elevator
- Reconfiguration results in a 28% overall capacity reduction

