



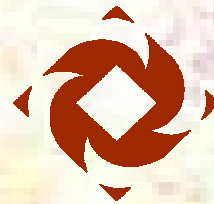
UNIVERSITY OF ILLINOIS

FAMILY AND GRADUATE 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 draft report for the Family & Graduate Housing Strategic Plan for the University of Illinois at Urbana-Champaign (“Illinois”).

Overview

As one of the largest and preeminent research institutions in the nation, the University of Illinois depends heavily on attracting and retaining top quality graduate and doctoral students. The need for quality graduate students requires providing the appropriate support for making their quality of life in Urbana-Champaign comfortable, convenient, and enjoyable. In Fall of 2000, the university had over 9,000 graduate and professional students with over 30% coming from other countries. The international students in particular, depend on the university to support their (and often their family’s) transition to the country.

Current Situation

Currently, graduate students who opt to live on-campus can live in Sherman Hall (439 beds), Daniels Hall (286 beds), Goodwin-Green (201 apartments), or Orchard Downs (771 apartments). Family and Graduate Housing serves over 2,500 residents, when accounting for the spouses and children of the students.

Currently, Daniels Hall is being renovated, while Goodwin-Green Apartments and Sherman Hall are in need of some physical improvements. However, the Orchard Downs site has been identified as the most pressing need for improvements to Family and Graduate Housing. The facilities have had little renovation activity since opening over 30 years ago and lack a physical or visual connection to the campus. They are suffering from major deferred maintenance issues, which require the Housing Division to spend substantial funds in maintenance each year just to keep the facilities open. The current financial performance of the facilities is marginal at best, despite a robust rental market.

Analysis

To address the question of improvements to family and graduate housing, the B&D team completed the following analysis:

- A **Strategic Analysis** designed to clarify and confirm the objectives of the Housing Division within the broader context of the University’s mission and to identify the ways in which the Division’s facilities should contribute to those objectives.
- An **Existing Conditions Analysis** to determine the physical condition of Orchard Downs and define the potential for renovation or reconfiguration.
- A **Detailed Market Analysis** to identify the supply and demand for graduate housing provided by the university as well as the off-campus housing market in Urbana-Champaign. The analysis also compared family and graduate student housing at Illinois to those at peer institutions and included focus groups and surveys involving over 1,100 graduate students.
- **Conceptual Planning**, which identified preliminary project concepts for the improvement of Orchard Downs to respond to market demand and advance the strategic objectives of the Division.



EXECUTIVE SUMMARY

Some of the preliminary conclusions are described below:

Strategic Analysis

- To fulfill the University's strategic objectives and enrollment plan, it must provide adequate housing for graduate students, particularly international students, who rely on the programs offered by Family and Graduate Housing to adjust to life in the United States.
- According to a meeting with the Graduate Deans and Graduate Program administrators, the university is going to continue to rely heavily on recruiting international graduate students. The number of international graduate students has increased 30% over the last ten years, from 2,400 to 3,100 students. The national trend shows this continuing.
- Many of these students and their families need the programs and services offered through Family & Graduate Housing to adapt to life in the United States. Currently, Family and Graduate Housing offers hundreds of activities and workshops per year, including basic language classes, a Family Resource Center, and educational opportunities. No comparable off-campus programs exist.

Existing Conditions

- Built in the 1950's and 60's, the Orchard Downs buildings have no distinguishing characteristics architecturally and are surrounded by dilapidated campus buildings that are an eyesore and give a poor impression of Orchard Downs to University visitors and potential tenants.
- The Orchard Downs facilities lack basic amenities that support the resident's educational pursuits. The facilities lack high-speed Internet access, computer labs, or any type of meeting or conference space that would support group collaboration and learning.
- There are many site opportunities at Orchard Downs to reinforce the strong community character and improve its connection to campus.

Market Analysis

- Although there have been a record number of building permit requests in the last three years, the new apartment buildings are being targeted towards single undergraduate and graduate students, not designed for students with families and children. Few apartments have family amenities such as playgrounds, childcare facilities, and community centers.
- Most family apartment complexes require 12-month leases and require residents to drive far distances to campus. Further, Orchard Downs is one of the only complexes in the area that provides a safe environment, with flexible lease and move out conditions. This is particularly important to doctoral students and visiting faculty, who often need to move during the middle of the academic year.
- The average cost of apartments off-campus is slightly more than on-campus options at Orchard Downs; however, Orchard Downs has raised rates at a higher percentage than the off-campus market without many improvements. In seven years, the Orchard Downs rental rate has increased almost 40%.
- Most Orchard Downs residents said they would be willing to pay a modest rent increase for improved facilities; however, many continue to complain about the yearly increases without any notable physical improvements or added value.



- Apartment occupancy rate at Illinois is 94% (as of mid-October 2000), compared to the average occupancy rate of 99% at competing institutions. Seven schools have full occupancy of their apartments and have lengthy waiting lists suggesting that strong demand still exists for family and graduate housing.
- Several competing schools are building or planning apartments that will be marketed to undergraduate single students in addition to the traditional users such as families, married students and graduate students. This is a relatively new trend in on-campus apartment housing.
- The market analysis results showed that the University could comfortably support approximately 2,000 on-campus graduate student beds, assuming appropriate price and product. Over 40% of off-campus graduate students surveyed said they would consider living in new or renovated housing at Orchard Downs.

The survey results showed the following apartment mix:

Current Graduate Demand – Fall 2000

Suite	Effic	1BR	2BR	3BR	4BR+
640	354	788	611	187	48

Current Supply – Fall 2000

Suite	Effic	1BR	2BR	3BR	4BR+
640	143	322	513	0	0

Current Gap / Surplus / (Deficit)

Suite	Effic	1BR	2BR	3BR	4BR+
0	(211)	(466)	(98)	(187)	(48)



EXECUTIVE SUMMARY

Planning guidelines were developed by the Housing staff to guide the direction of the Family and Graduate Housing Strategic Plan.

Family and Graduate Housing Planning Guidelines

- Mission, vision, and goals drive all strategic decision-making
- Comprehensive approach includes plan for programs, personnel, services and facilities
- Focus on unique needs of graduate students and students with families living in our housing community
- Continue to promote existing neighborhood concept and incorporate concept as buildings are renovated/constructed
- Establish connection between main campus and Orchard Downs community through academic programs & campus publications
- Increase mix of housing options and provide new living options, such as three bedroom apartments and townhouses
- Increase academic support space
- Increase community programming space
- Create opportunities for the exploration of diversity
- Invest in learning technologies and access to Network
- Improve public and ADA access to facilities while maintaining safety and security
- Consolidate administrative office, community center, all programming facilities and customer service center in one building
- Upgrade or install fire/life safety systems as buildings are renovated/constructed (including sprinklers)
- Plan to be implemented over 15-20 years

Next Steps

The Family and Graduate Housing Strategic Plan will be presented to various University decision makers in to ensure that the plan is consistent with the vision and future of the campus. Brailsford & Dunlavey has been retained to complete the University of Illinois Housing Strategic Plan and has begun work on the Undergraduate Housing Study. The Housing Strategic Plan will be completed in the spring of 2001 and the findings from the Undergraduate and Family and Graduate Studies will be combined into one cohesive working document.



Conceptual Planning

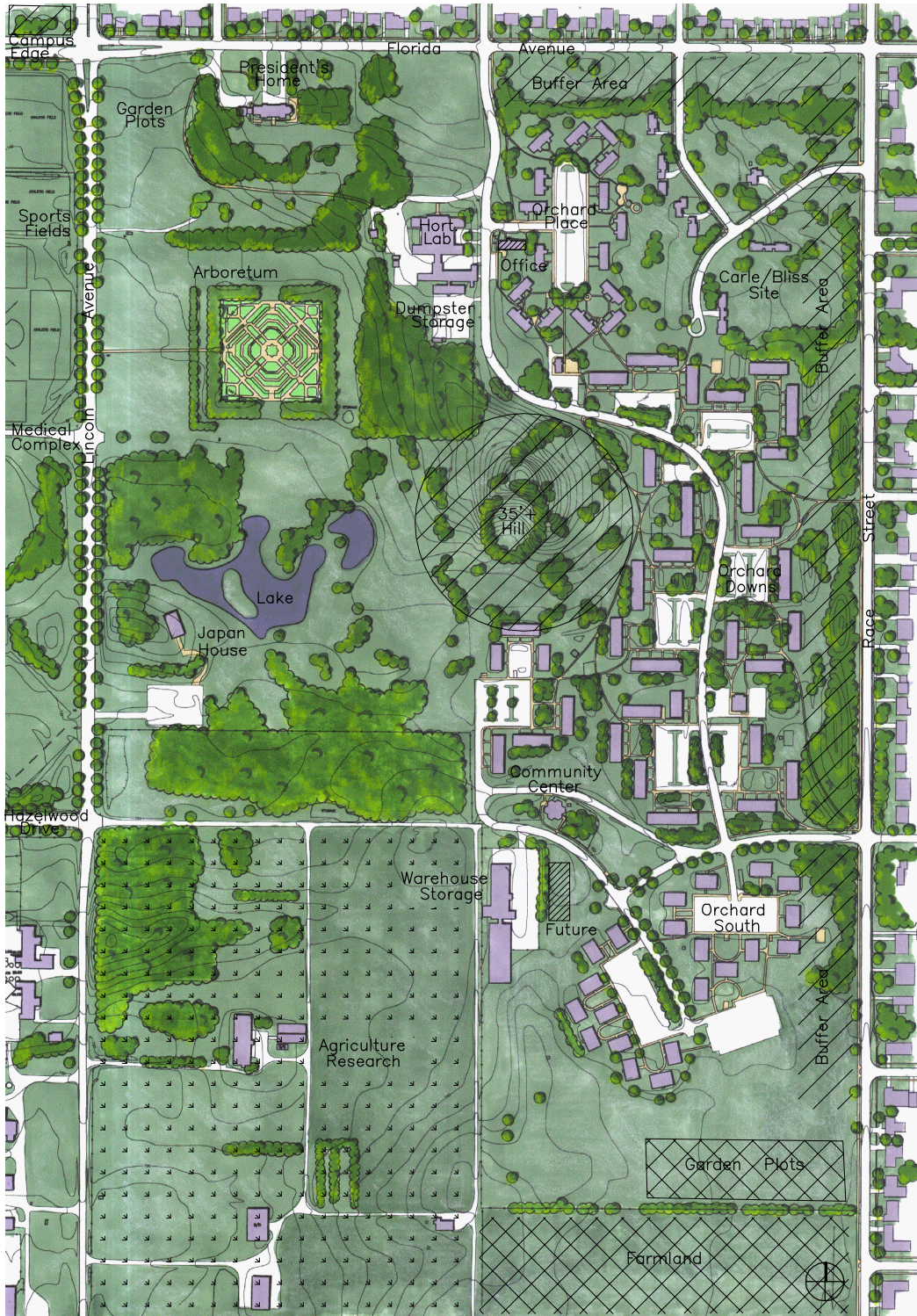
Besides providing basic shelter, the creation of an effective Housing and Residence Life program can enhance the student's educational experience at the university by creating strong Living Learning Communities. The university has developed strong undergraduate centers but has yet to capitalize on similar opportunities with graduate students. An effective living learning environment can encourage student-faculty and undergraduate-graduate contact, cooperation, active learning, and high expectations.

To respond to the market demand and advance the overall strategic objectives of the Division and the strategic plan, the B&D team developed some initial concepts of new and improved housing at Orchard Downs. The concepts were themed around developing an active and dynamic living learning "Global Village" for all residents. *The site plan on the next page shows the current configuration of the Orchard Down's site.*



STRATEGIC HOUSING PLAN

SITE ANALYSIS



Orchard Place New Family Clusters - Option A

New Family Housing Clusters Option A at the Carle/Bliss site (*shown to the right*) provides a different housing project than exists at Orchard Downs. A new community center can augment the existing programs already offered and provide a more centrally located center to a greater number of families. The clusters are a combination of two and three-bedroom, two-story townhouse units and two-story one-bedroom flats. The townhouse units have a clearly defined front and back door that allows each cluster of buildings to share a defined semi-public backyard. The units can be configured so that the kitchen windows can "look" out into the backyard to provide caregivers an easy way to supervise children at play.



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ORCHARD PLACE NEW FAMILY CLUSTERS - OPTION A



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Orchard Place New Family Clusters - Option B

New Family Housing Clusters Option B at Orchard Place (*shown to the right*) could be a second phase of Option A that requires demolition of the old Orchard Place and relocating the existing housing office to a more central location or to the new community building on the Carle/Bliss site. The strong axial design oriented towards the Horticultural Lab suggests that it has the potential to become part of the housing community as a cultural center for international studies.



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ORCHARD PLACE NEW FAMILY CLUSTERS – OPTION B



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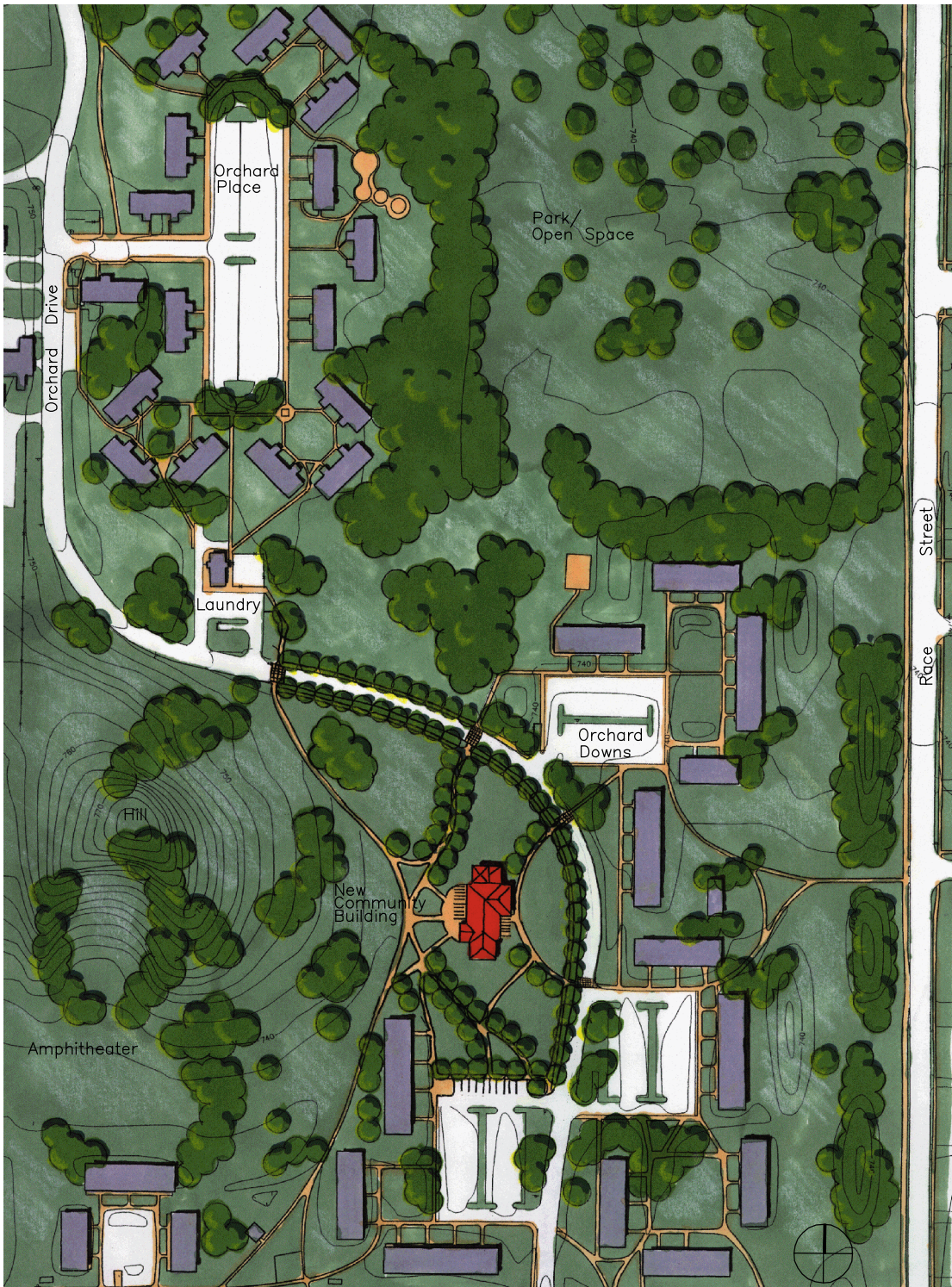
New Orchard Downs Community Center

The New Orchard Downs Community Center (*shown to the right*) is suggested to provide a more centralized community center for the entire Orchard Downs Complex. The existing community center is at the far end of the site. This new location at the base of the "sledding hill" requires the demolition of three buildings on the West side of Orchard Drive. By demolishing two additional buildings on the East side of the Drive, it allows the large green space of the hill to flow into the green space of the Carle/Bliss site creating a green space zone. This increases opportunities for pedestrian and bicycle paths across the middle of the housing site through the arboretum toward campus. This community center option establishes a true center for the complex that is visible and accessible for residents. Community space could be provided in the center to support group learning, programs and social activities. The community center would be an ideal location for a computer lab, meeting space, small dining facility, convenience store, instructional kitchen, exercise room, study lounge and child care.



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NEW ORCHARD DOWNS COMMUNITY CENTER



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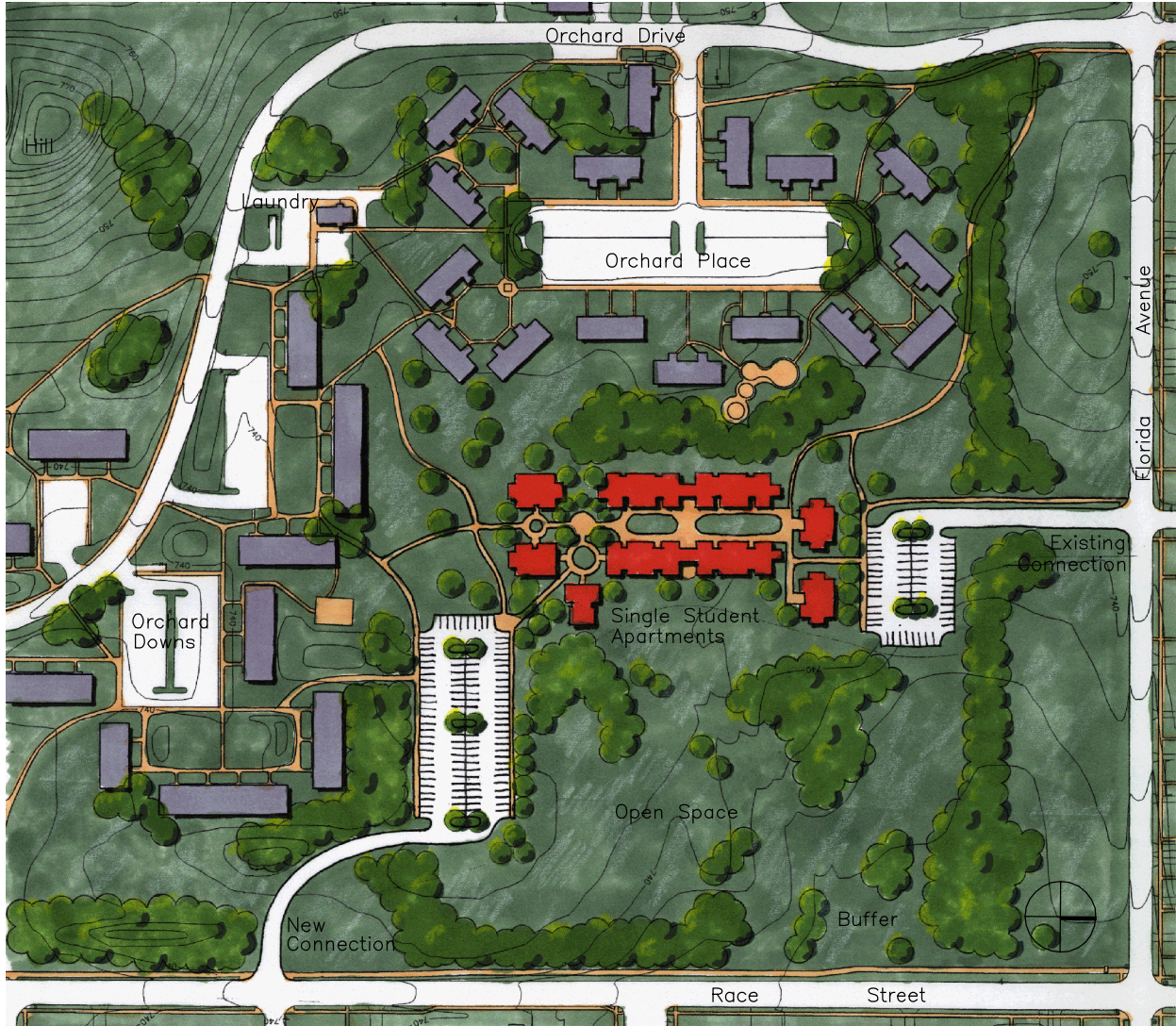
Graduate Student Apartments - Option A

Graduate Student Apartments Option A at the Carle/Bliss site (*shown to the right*) provides the opportunity for single graduate students to live in proximity to friends in an international community while maintaining a distinct separation from the family units. The design of the apartments allows parking to be located at either end of the central spine, leaves the large lawn area to the east as a buffer to the neighborhood on the opposite side of Race Street, and provides an open space that can be shared by both.



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GRADUATE STUDENT APARTMENTS – OPTION A



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Graduate Student Apartments - Option B

Graduate Student Apartments Option B at the Horticultural Lab site (*shown to the right*) provides the opportunity to place single student residents closer to the campus. It is suggested that the Lab building be converted into a cultural center for international studies with meeting rooms, conference space, academic rooms and the possible addition of a small dining facility or convenience center. Obviously, this conversion needs to be confirmed with the university and the Horticulture Department. The apartments to the south take advantage of the East-West axis of the arboretum as a potential pedestrian connection to the medical facility, sports fields and the rest of campus. A more meandering walking/bicycle path is suggested from the cultural center across the arboretum site toward the campus.



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GRADUATE STUDENTS APARTMENTS – OPTION B



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New Orchard South Single Student Apartments

New Orchard South Single Student Apartments (*shown to the right*) requires the demolition of existing Orchard South. The new apartment clusters are organized around a community clubhouse and pool. This development could be implemented through a variety of different ways. Regardless of the development route taken, the University could choose to create a set of covenants for the site, ensuring that the new units did not negatively impact the neighborhood on the opposite of Race Street or the rest of the Orchard Downs complex.

In this option, the warehouse/storage facility would remain providing additional room for it to expand as planned. The garden plots currently located at the southern end of the site are relocated into two separate areas: one at the west side of the new apartments and one on the site where the current community building is located. This second location requires the demolition of the existing community building and the construction of a new, more centrally located community building.



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NEW ORCHARD SOUTH SINGLE STUDENT APARTMENTS



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Orchard Downs & Orchard Place Proposed Renovations

There are many opportunities at Orchard Downs to reinforce the strong community character that the site already has and to make stronger connections to the campus. Whether or not new construction occurs in some areas, the plan should focus on addressing many of the student's basic needs. Each unit type can be configured to be more livable and provide a better mix of unit types: three-bedroom and four-bedroom units can be created without having to change the existing building envelope. In these larger units, kitchens can be reconfigured to provide larger refrigerators and eat-in bars; baths can be compartmentalized to better serve families. Building entries can be reconfigured to provide a clear sense of arrival and help to define some outdoor personal spaces for residents of units adjacent to the stairways.

At Orchard Place, the entry stairs can be brought out from the building creating an entry sequence that provides some semi-public or private space for units on either side of the stairs. The grade at the bottom floor units can be pulled out to create sunken patio spaces and porches for the upper floor units. A new stair configuration can help to break up the linear "box" nature of the buildings.

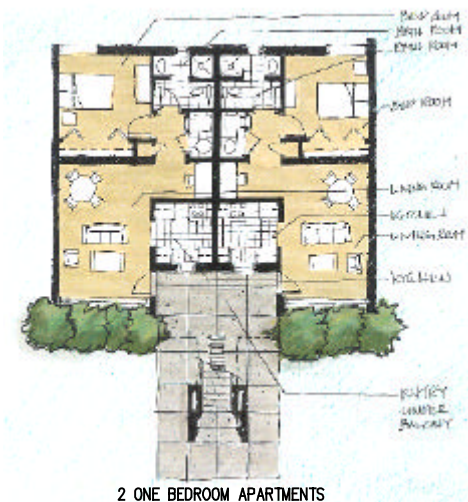
Renovation plans at Orchard Downs and Orchard Place should include the addition of high-speed Internet access and provide additional community spaces that compliment the offerings in the community center (computer lab, laundries, study lounges, etc.). *Proposed renovations for Orchard Place and Orchard Downs follow on the next two pages.*

There are limited options at Orchard South. The structural framework of the buildings prohibits creating multiple unit types. The housing staff has raised various concerns about the storm-worthiness of the buildings. Because the exterior of the buildings is primarily wood siding, the buildings lack the durability and energy efficiency that can be achieved by the brick structures at Orchard Place and Orchard Downs. At this point, we feel that a renovation to Orchard South is probably not the best option available.

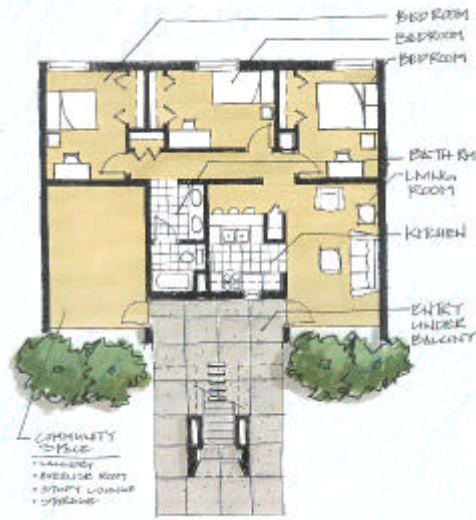


STRATEGIC HOUSING PLAN

ORCHARD DOWNS – PROPOSED RENOVATION



2 ONE BEDROOM APARTMENTS



3 BEDROOM APARTMENT WITH COMMUNITY SPACE



FOUR BEDROOM APARTMENT

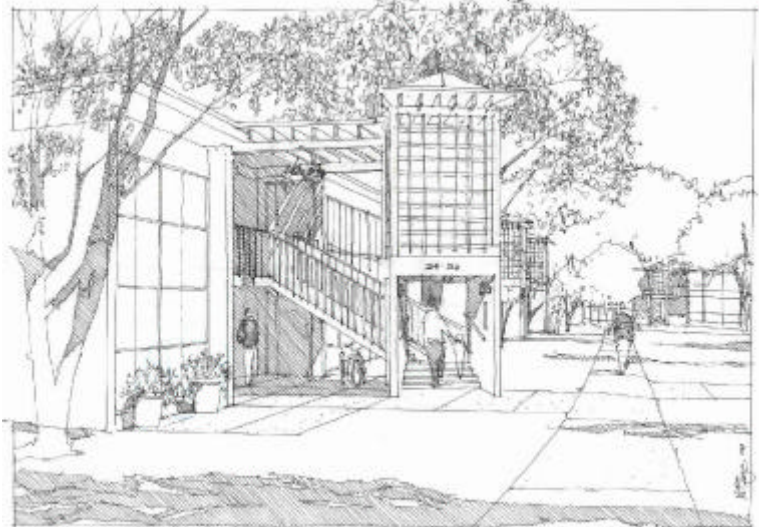
ACTIONS

- REPLACE WINDOWS WITH ENERGY EFFICIENT UNITS
- PROVIDE NEW HVAC SYSTEM AND NEW HOT WATER HEATERS
- RECONFIGURE UNITS TO PROVIDE COMPARTMENTALIZED BATHROOM FIXTURES
- REDESIGN KITCHENS AND UPGRADE APPLIANCES
- PROVIDE RIGID INSULATION WITH GYPSUM BOARD ON EXTERIOR CMU PARTITIONS TO INCREASE INSULATION
- PROVIDE UNIT PARTY WALLS WITH MULTIPLE GYPSUM BOARD LAYERS
- PROVIDE UNIT COMBINATIONS WITH AT LEAST ONE THREE BEDROOM UNIT PER BUILDING
- PROVIDE HIGH-SPEED INTERNET ACCESS
- PROVIDE COMMUNITY SPACES IN EACH BUILDING TO ACCOMMODATE LAUNDRIES, STORAGE, COMPUTER LAB, EXERCISE ROOMS, STUDY LOUNGES, PLAY ROOMS FOR RESIDENTS AND FAMILIES

PROPOSED STATISTICS

PROPOSED ONE BEDROOM UNIT = 622 nsf
 PROPOSED THREE BEDROOM UNIT = 1,000 nsf
 PROPOSED 4 BEDROOM UNIT = 1,200 nsf

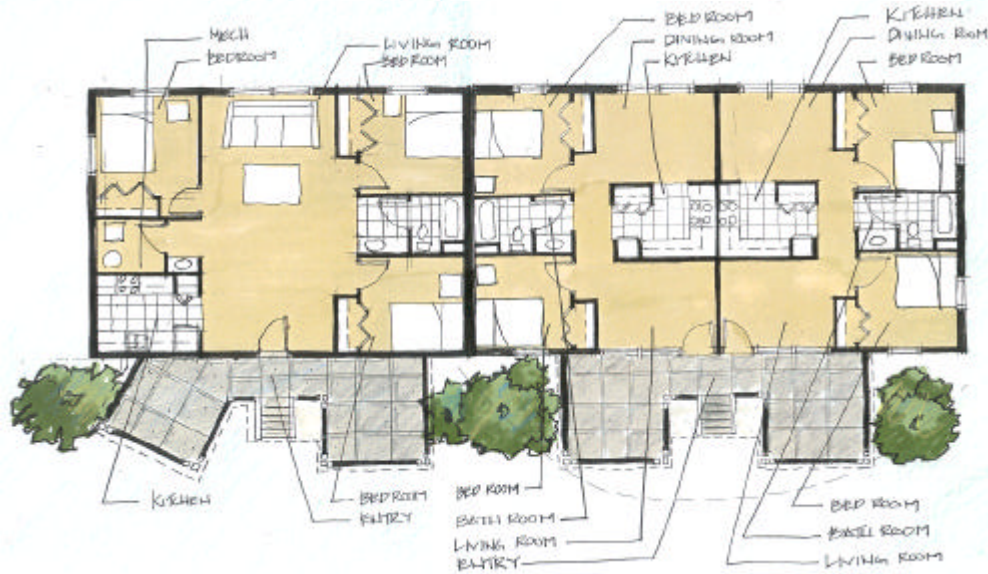
ONE BLOCK = 2 ONE BEDROOM UNITS
 OR ONE BLOCK = 1 THREE BEDROOM UNIT + COMMUNITY SPACE OR ONE BLOCK = 1 FOUR BEDROOM UNIT



- REDESIGN ENTRY STAIR TO PROVIDE DISTINCTIVE FEATURE IDENTIFYING THIS COMMUNITY.
- PULL STAIR AWAY FROM UNIT ENTRIES TO PROVIDE BUFFER BETWEEN PUBLIC AND PRIVATE SPACES
- CURRENT WINDOW CONFIGURATION ALLOWS FOR MAXIMUM DESIGN IMPACT IN EFFECTING VISUAL ENHANCEMENT OF BUILDINGS

STRATEGIC HOUSING PLAN

ORCHARD PLACE – PROPOSED RENOVATION



3 BEDROOM APARTMENT

2-2 BEDROOM APARTMENT

PROPOSED STATISTICS

2 BEDROOM UNIT = 702 nsf
 3 BEDROOM UNIT = 1050 nsf

COMBINED TWO BLOCKS =
 TWO 2 BR + ONE 3BR
 APARTMENTS PER FLOOR

ONE NEW BLOCK = 2,932 gs /
 FLOOR

ACTIONS

- REBUILD STAIR ENTRIES
- PROVIDE PORCHES AT 2ND FLOOR
- PROVIDE GROUND LEVEL PATIO AREAS
- OPENS GROUND LEVEL UNITS –
- FOR LARGER LIVING ROOM WINDOWS
- EXPAND USABLE AREA OF UNITS

- RECONFIGURE UNITS
- PROVIDE TWO AND THREE BEDROOM UNITS
- REDESIGN KITCHENS AND UPGRADE APPLIANCES
- PROVIDE HIGH-SPEED INTERNET ACCESS
- PROVIDE COMMUNITY SPACES IN EACH BUILDING
- TO ACCOMMODATE LAUNDRIES, STORAGE,
- COMPUTER LAB, EXERCISE ROOMS,
- STUDY LOUNGES, PLAY ROOMS
- FOR RESIDENTS AND FAMILIES
- COMPARTMENTALIZE BATH FIXTURES
- PROVIDE NEW WINDOWS
- UPGRADE HVAC SYSTEM
- UPGRADE FINISHES



