

# 2020 Campus Master Plan



Student Life Meeting  
January 22nd, 2020

# I ntroductions



# Who is in the Room?



# AGENDA

Steering Committee

1. Master Plan Status Update
2. Housing & ResLife
3. Campus Recreation
4. Wrap Up

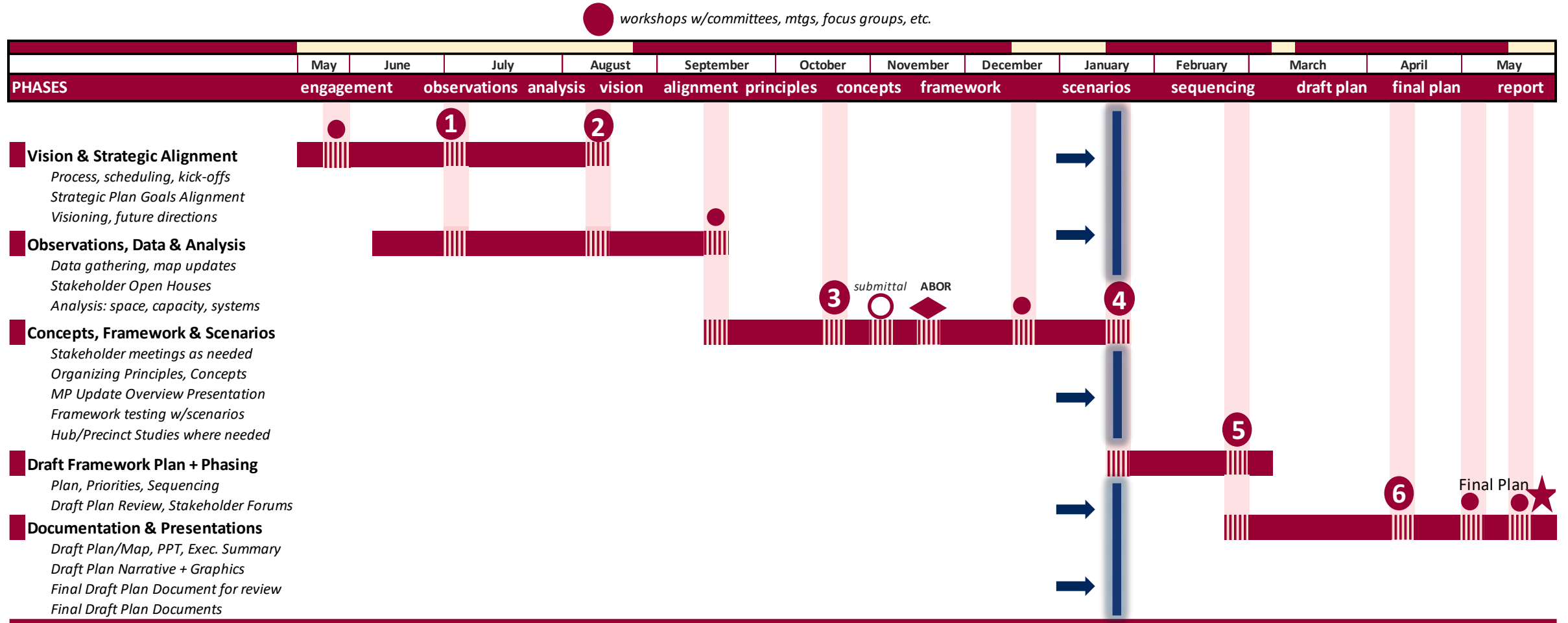


# 1. Master Plan Status Update

University of Arizona 2020 Campus Plan Update



# 2020 Campus Master Plan Schedule





# Stakeholder Engagement



## Comprehensive Workshops

- Leadership
- Faculty
- Staff



## Focus Groups

- Topical Discussions

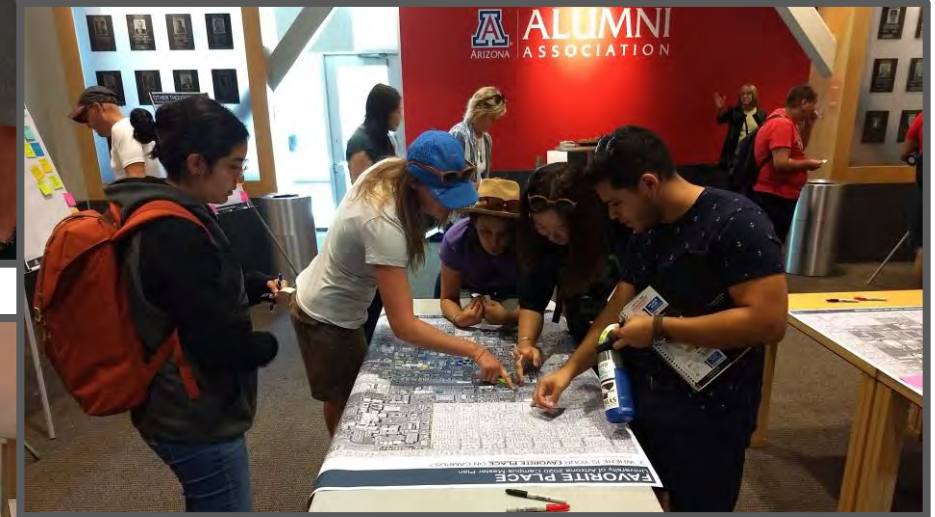


## Students Engagement

- Open House



## Neighborhood Engagement



# Engagement to-date

26

Engagement Meetings

4 Workshops

18 Focus Groups  
(part of 1 or more meetings)

4 Meetings  
(Steering Committee/  
Operations Committee)

1

Campus-wide Open House

4,000+ Dots  
(1 Dot=1 comment)

200+ Participants

400 Cookies

360+ Web Site Comments

3

Neighborhood Meetings  
(Open Houses & Report-back)

450+ Dots  
(1 Dot=1 comment)

10 Neighborhood Associations

40+ Neighbors



1,128

Total Participants



# Physical Campus Feedback

## STRENGTHS

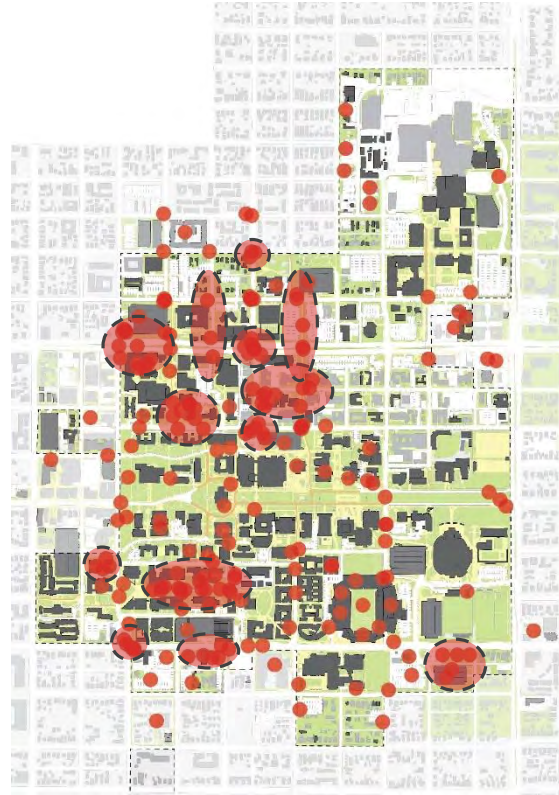


- West Gate – gateway and entry
- Old Main
- Research Facilities - ENR2/HSIB
- Main Mall
- Rec Center
- Community Garden



Successful places on campus

## WEAKNESS

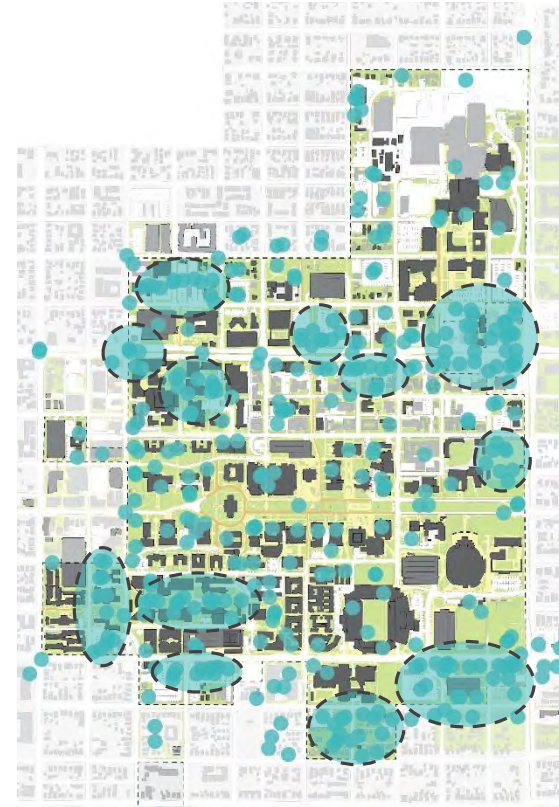


- Gateway and Intersections along Speedway Blvd. & 6<sup>th</sup> St.
- North-South Connectivity
- Density & Infill along Speedway Blvd. & 6<sup>th</sup> St.
- Southwest Campus Quad



Places for improvement

## OPPORTUNITIES



- Underutilized Parking Lots
- Gateways and Housing
- Land Use Synergies along 6<sup>th</sup> St. & Speedway Blvd.
- Open Space Improvements in Southwest Campus
- Southern Edge Land Uses



Places with unrealized potential

## THREATS



- Older Buildings on Campus
- Intersections and Bike/Ped pathways
- East Speedway Gateway
- Arizona Stadium – deferred maintenance



Places that need to be addressed

# Master Plan Organization - Steering Committee

## Three areas of Direction:

### 1. Framework:

Physical Campus Framework Advances to Support Capacity Opportunities

### 2. Integrated Planning Projects:

Integration of key upcoming projects and infrastructure

### 3. Strategic Asset Management:

Developing long-term views on key space resources and how their attributes affect experience and the built environment

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### A. Universal Support Topics:

Topics that support all three areas of direction including enrollment growth and profiles, program profiles and evolutions, campus carrying capacity, impact of new vs. renovation, broader PDC project, and physical infrastructure limitations



# 2. Housing & Residential Life

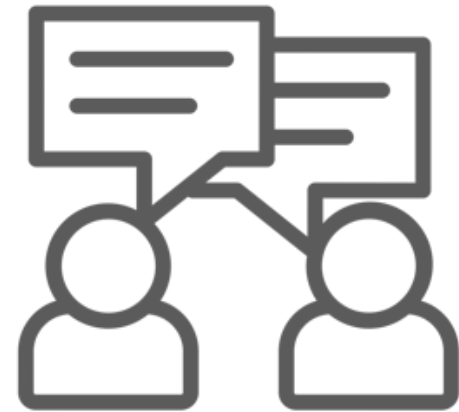
University of Arizona 2020 Campus Plan Update



THE UNIVERSITY  
OF ARIZONA

## Existing Housing Profile?

- Bed Count
- Unit Types
- Age & Condition
- Recent Improvement Projects
- Student Life Programs



**Discussion Point**





# University of Arizona

## STUDENT HOUSING MARKET DEMAND ANALYSIS FINDINGS

26 September 2019



## Project Objectives

- › Arizona is contemplating a P3 housing project that could add up to 1,000 beds to its portfolio.
- › B&D evaluated:
  1. undergraduate and graduate students demand for on-campus housing;
  2. student preferred unit types and amenities; and
  3. student supported rental rates for new housing.
- › Housing & Residential Life provided the following criteria:
  1. Any new housing project should not risk the University's financial health.
  2. Any new housing project should be financially and physically accessible to a diverse population.
  3. Any new housing project should cover all development and operating costs with any additional income providing value through the support of other housing and campus life initiatives.



# Executive Summary

## FINDINGS

### Findings

1. There is demand for about 680 apartment beds from upper division undergraduates.
  - › Mix of studio, two- and four-bedroom apartments
2. Housing demand from graduates is insufficient to address through new build based on the rents required for a self-sustaining project.
3. Feedback from the University during the visioning session indicates that graduate students should be provided with the option to live on campus provided that graduate student housing is designated as such and separated from undergraduate student populations.

# Executive Summary

## RECOMMENDATIONS

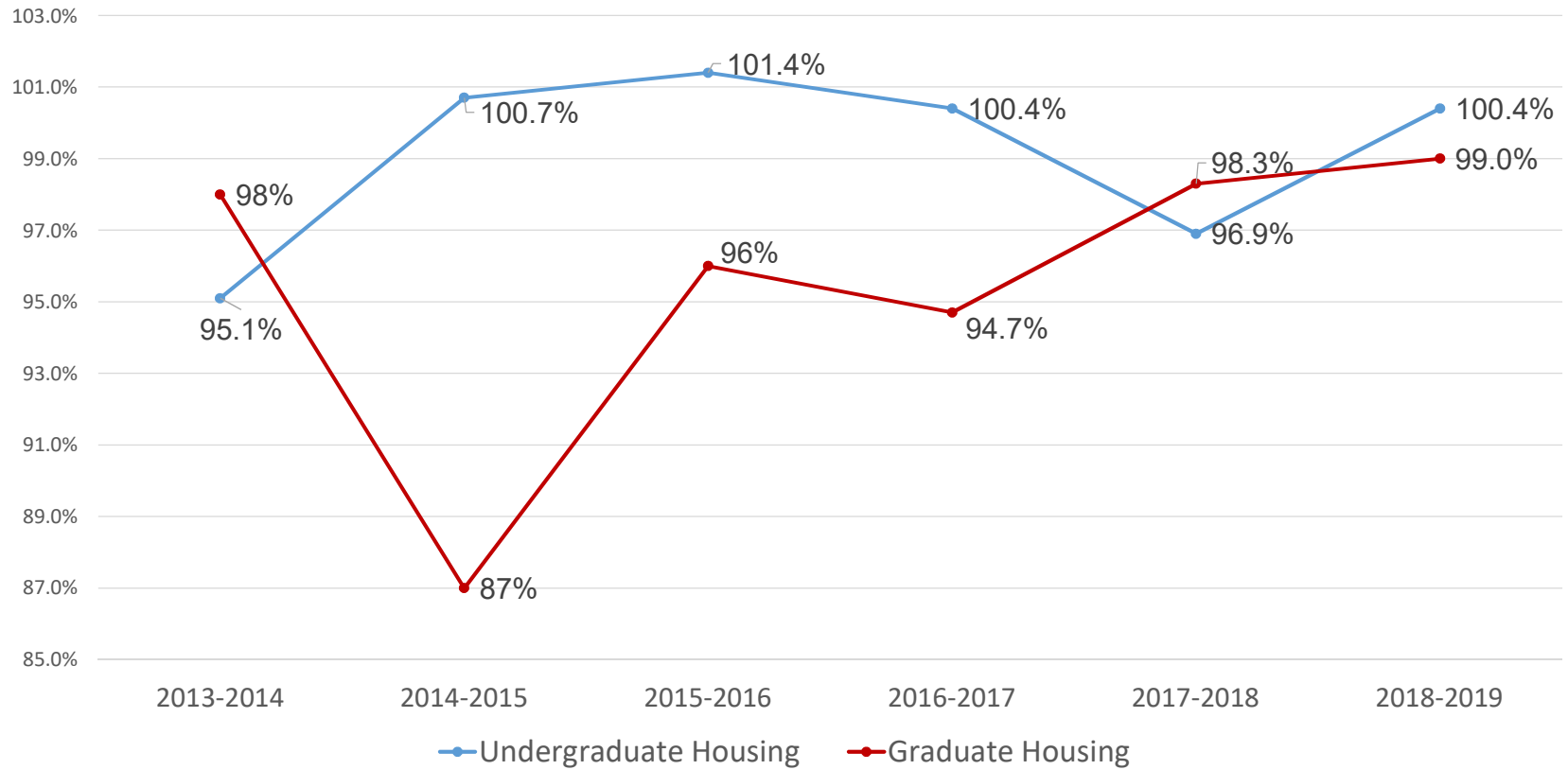
### Recommendations

1. Consider repurposing existing graduate student beds to meet undergraduate student apartment demand, which could potentially be offered at lower rates than a newly built project.
2. Consider building a housing project larger than La Aldea for graduate students that may drive down the costs to make the project more attractive to graduate students.
  - a. There may be potential to include faculty and staff housing as part of a graduate student project to make the development more scalable and affordable.

# Project Context

## HOUSING OCCUPANCY

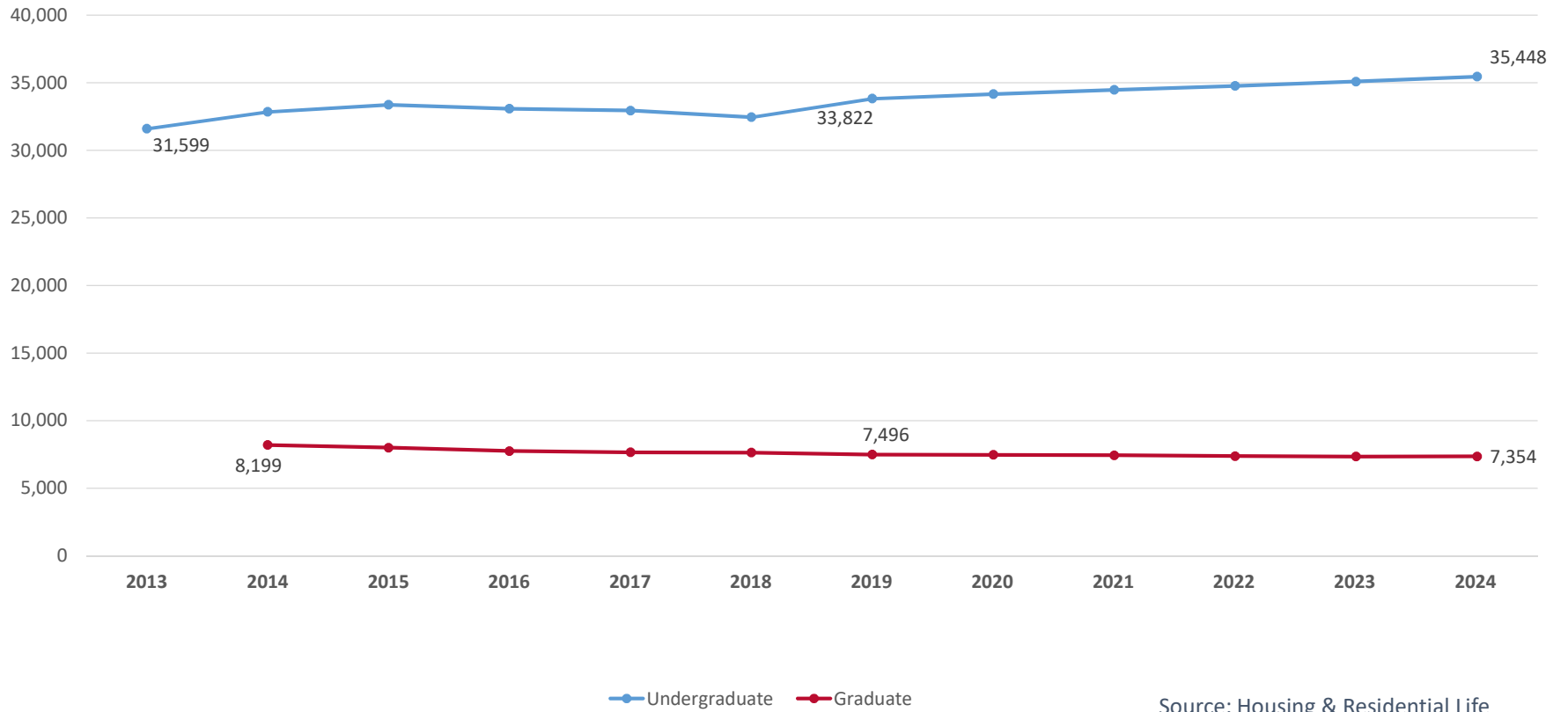
Chart represents fall opening occupancy.



Source: Housing & Residential Life

# Project Context

## ENROLLMENT



Source: Housing & Residential Life

# Market Findings

## GRADUATE STUDENT COST SENSITIVITY AND PRIORITIES

Top Reasons to live off campus	Percentage	<b>Graduate Students Are More Price Sensitive Than Other Populations.</b>
More cost effective	85%	
More privacy	74%	
Own kitchen	73%	
More living space	66%	
Quieter environment	52%	
Convenient laundry	51%	

*\*412 graduate student survey respondents*

# Market Findings

## GRADUATE STUDENT COST SENSITIVITY AND PRIORITIES

Arizona’s ability to expand its graduate student housing portfolio is impacted by students’ cost sensitivity and competitive rates in the off-campus market.

Unit Types	Per Person Monthly Rental Rates		Difference
	Arizona Graduate Housing	Off-Campus Market 3-Mile Radius	
One-Bedroom	\$1,010	\$758	33%
Two-Bed/Two-Bath	\$770	\$694	11%
<b>Average</b>			<b>22%</b>

*La Aldea rates include furniture, all utilities, cable television, Internet access, landline phone service, free laundry, and in-unit washers and dryers.*



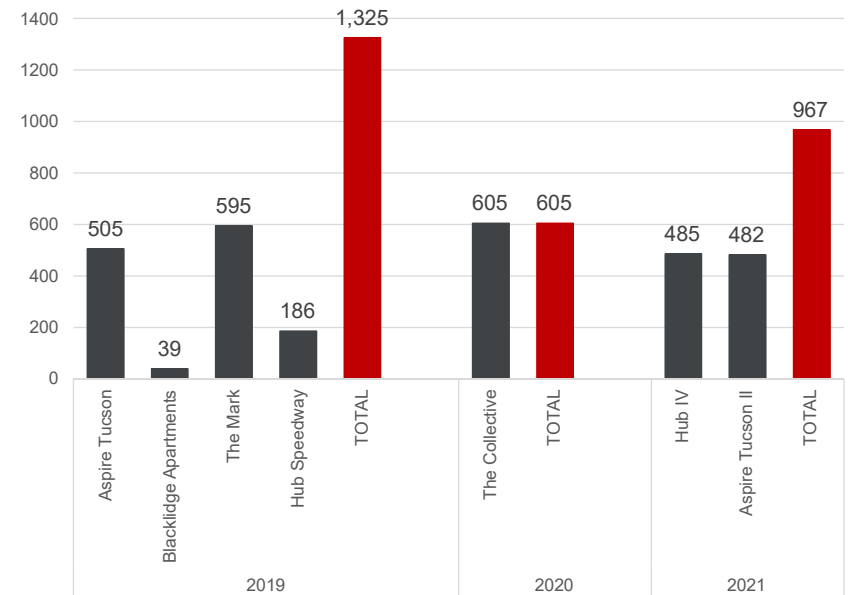
# Market Findings

## HOUSING MARKET SNAPSHOT

1-mile radius vacancy: **4.7%**

Unit Type	Market		Student	
	# of beds	Avg. Vacancy	# of beds	Avg. Vacancy
Studio	319	8.3%	126	3.5%
1 BD	645	1.7%	349	5.4%
2 BD	848	1.3%	1,086	9.2%
3 BD	171	5.3%	780	5.1%
4 BD	20	0.0%	1404	3.8%
<b>Totals</b>	<b>2,003</b>	<b>2.9%</b>	<b>3,745</b>	<b>5.8%</b>

## Units Currently Under Construction



# Market Findings

## UNDERGRADUATE STUDENTS' HOUSING PRIORITIES

### Top 3 Priorities for Future Campus Housing

1	Keep costs affordable	88%
2	Updated physical condition	61%
3	Expanded dining options nearby	50%

When asked what Arizona should prioritize in future housing, undergraduates responded strongly that cost was most important, but also note that a balance of cost and amenities is also valued.

# 56%

Sophomores who moved off campus after freshman year and **do not think living on campus is cost effective**

# 83%

Freshmen who chose to live off campus indicated that total **cost of rent and utilities was very important in their decision** on where to live

# Market Findings

## UNDERGRADUATE STUDENT & GRADUATE STUDENT AMENITIES PREFERENCES

### Undergraduate Students

#### Top 5 Physical Features

- 1 Convenient location
- 2 In-unit full kitchen
- 3 Private bathroom
- 4 In-room wireless internet
- 5 Private bedroom

#### Top 5 Attributes

- Ability to choose my own roommates
- Little or no meal plan requirement
- Flexible occupancy terms
- Flexible payment terms
- Fewer rules and regulations

If Arizona builds new housing, which attributes would be most important to you?

### Graduate Students

#### Top 5 Physical Features

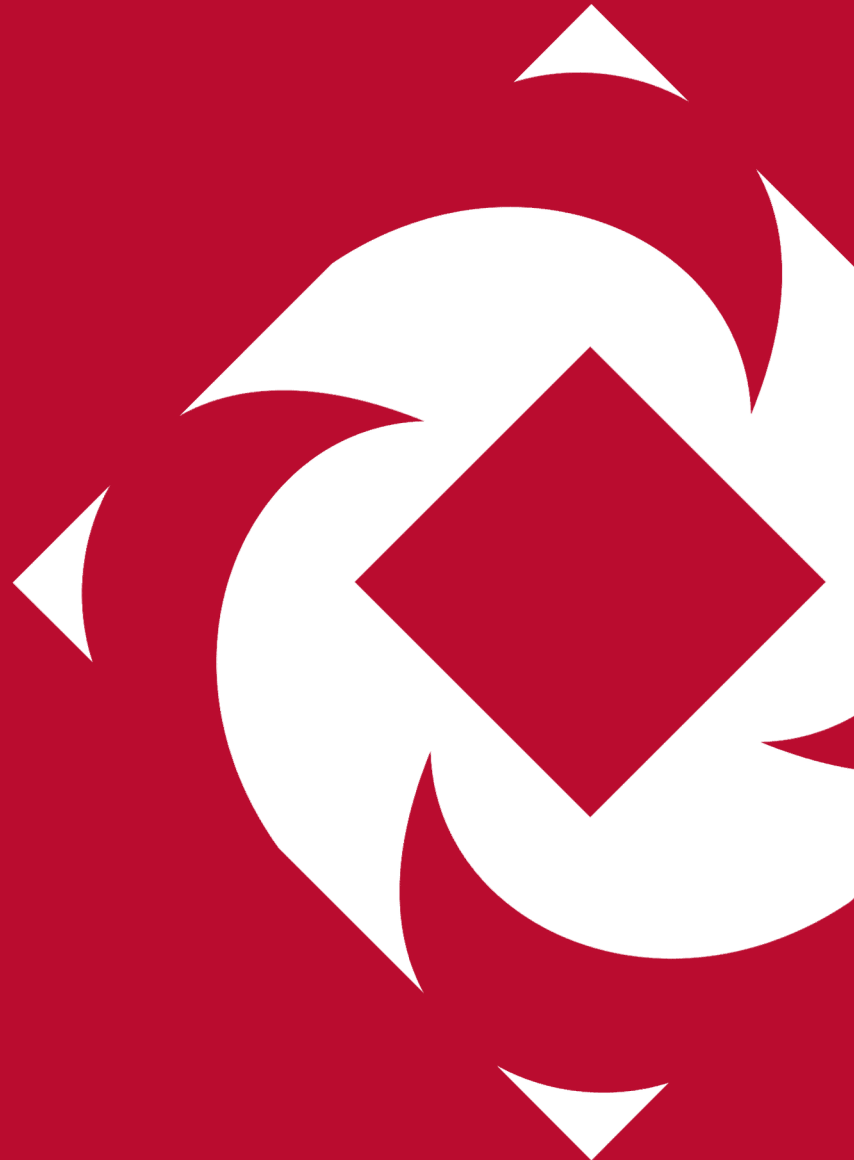
- 1 Private bedroom
- 2 In-unit full kitchen
- 3 Private bathroom
- 4 Convenient location
- 5 Washer and dryer in unit

#### Top 5 Attributes

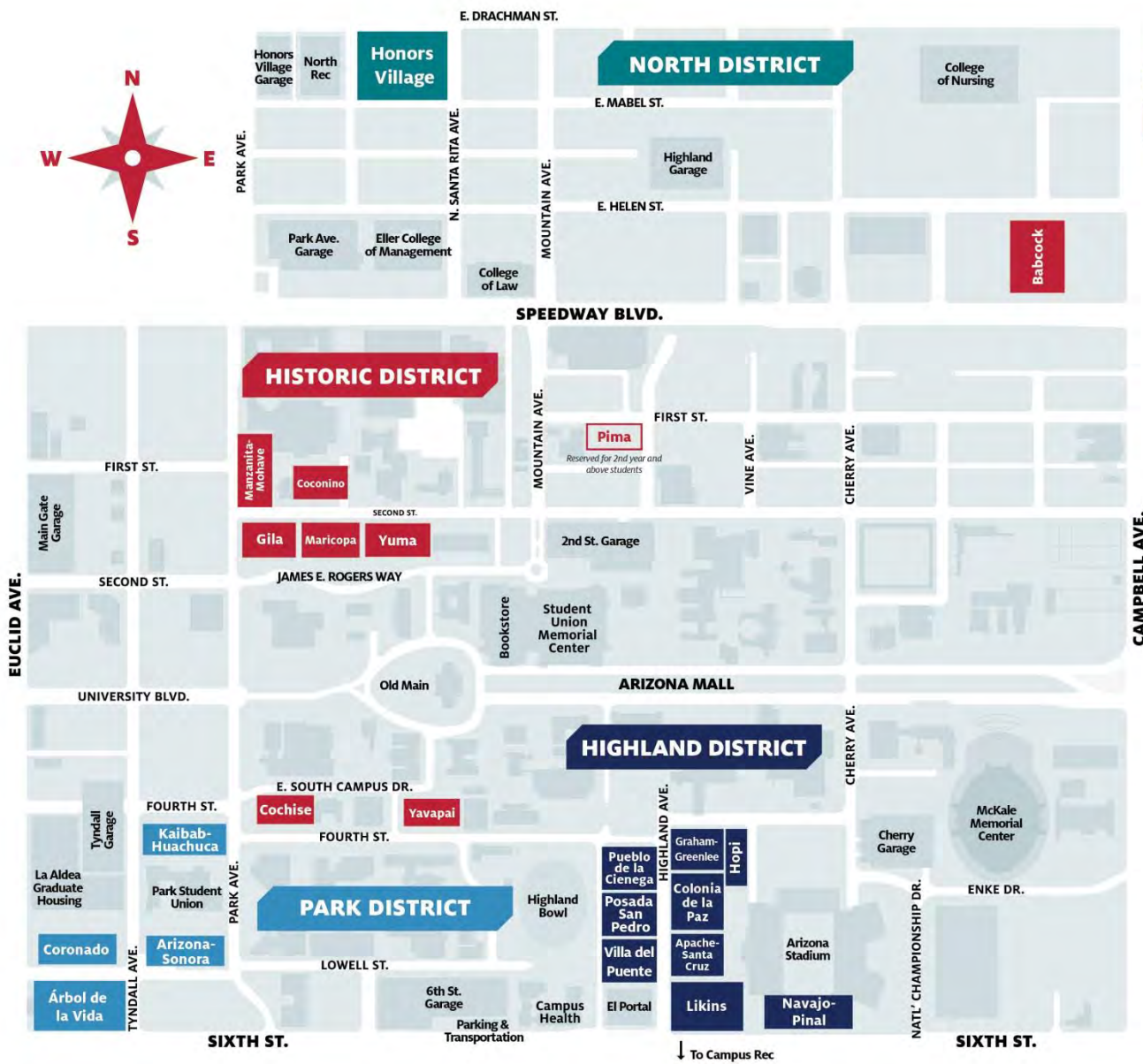
- Flexible occupancy terms
- Little or no meal plan requirement
- Ability to retain the same unit year to year
- Flexible payment terms
- Ability to choose my own roommates

**Thank you.**

VISIT [PROGRAMMANAGERS.COM](http://PROGRAMMANAGERS.COM)  
FOR MORE INFORMATION.






# Residence Hall Locations



 Housing & Residential Life  
2020-2021

# Student Success

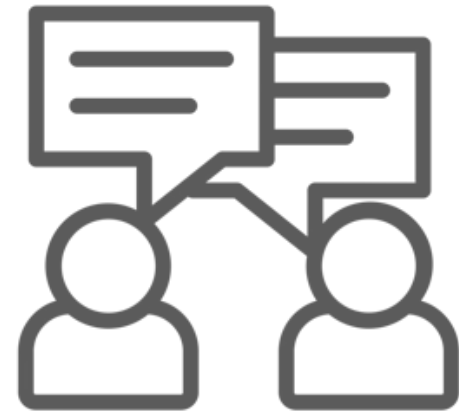
-  Campus Housing
-  Libraries
-  Medical Facilities
-  Museums
-  Student Services
-  Student Unions
-  Other Buildings
-  Dining Locations





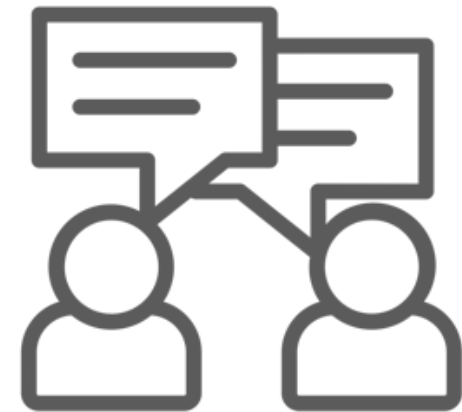
# Future Housing Profile?

- Asset Replacement, Repurposing, Offline capacity
- Swing Space
- Unit Count
- Unit Type
- Location
- Age, Character, & Quality
- Affordability
- Accessibility



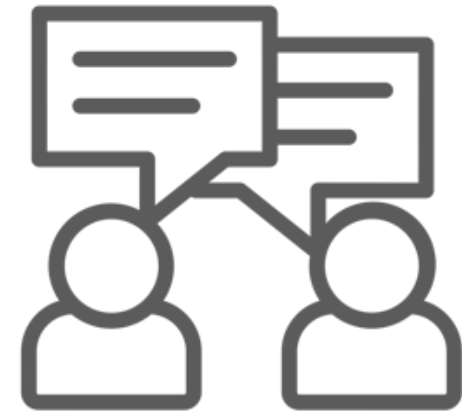
**Discussion Point**

**What are current  
accessibility challenges  
with existing housing  
assets?**



**Discussion Point**

**What are accessibility parameters should be included on future housing projects?**



**Discussion Point**

**What else?**



**Discussion Point**





# 3. Campus Recreation

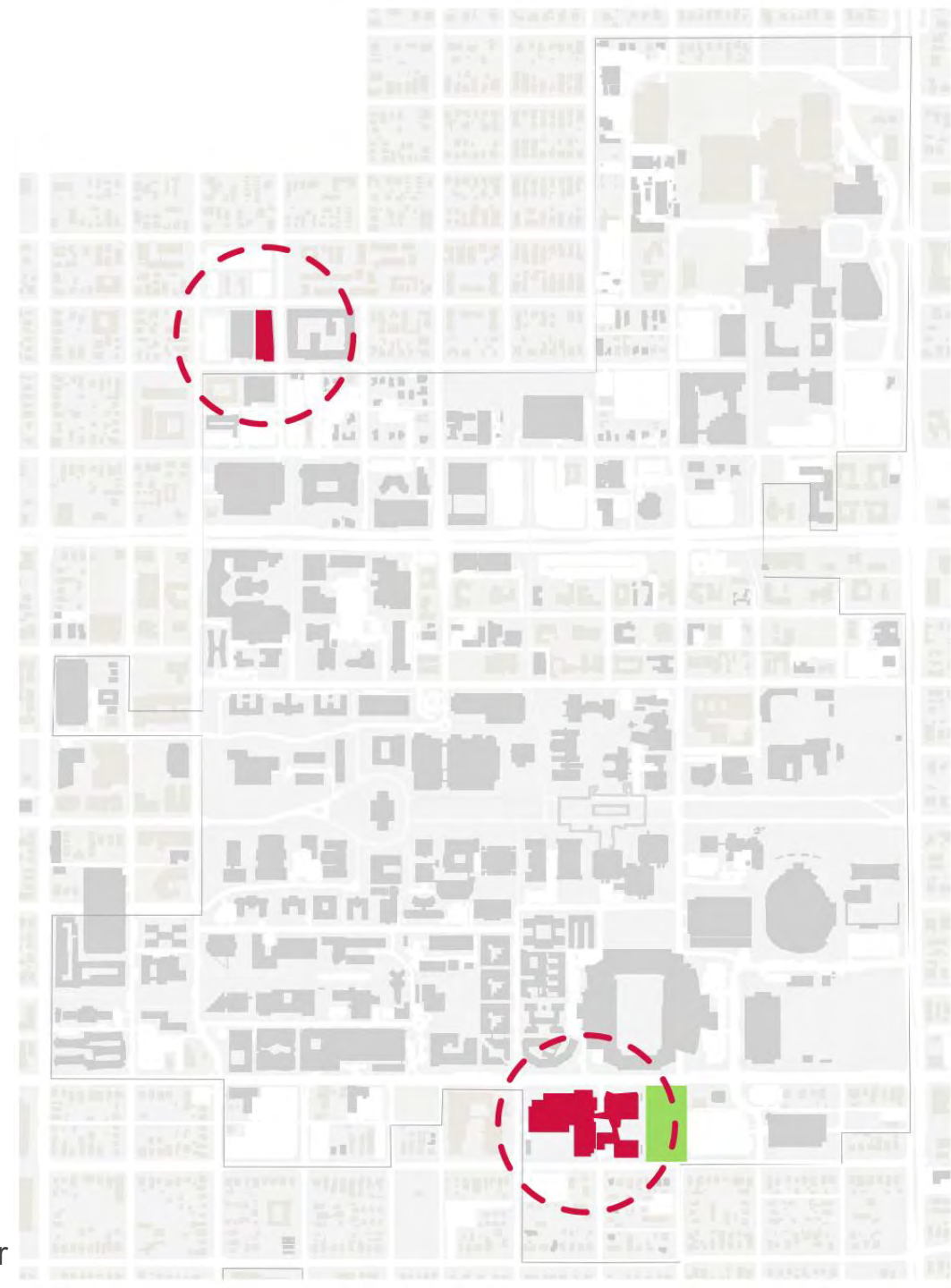
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# Intramural Sports

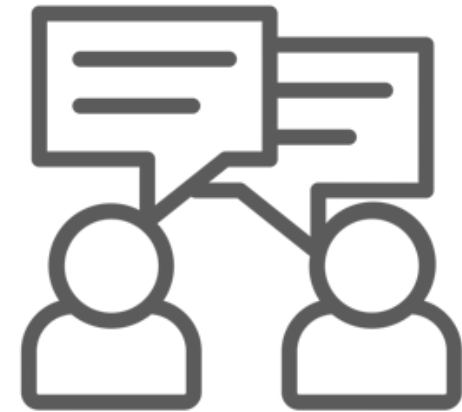
- 3v3 Basketball
- 5v5 Basketball
- 4v4 Volleyball
- 6v6 Volleyball
- Badminton
- Cornhole
- Faculty/Staff Softball
- Flag Football
- Indoor Soccer
- Outdoor Soccer
- Kickball
- Pool Basketball
- Racquetball
- Sand Volleyball
- Softball
- Spikeball
- Tennis
- Ultimate Frisbee
- Wallyball
- Wiffleball

 Recreation Fields  
 Recreation Center





**Any initial feedback from students related to the second rec center?**



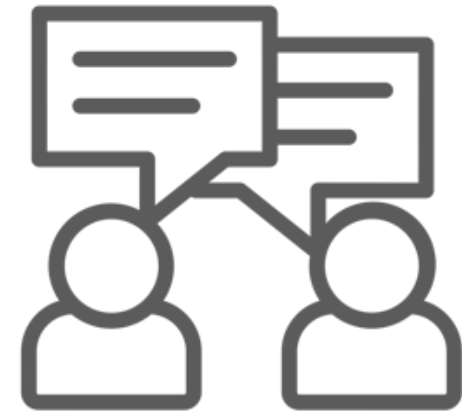
**Discussion Point**

**Do you know the  
approximate gate counts at  
the Rec Centers?**



**Discussion Point**

**Any counts related to the  
off-campus community  
using UA Recreation  
facilities?**



**Discussion Point**

**Do you know the  
approximate participation  
numbers for...**

**Intramural Sports?**

**Club Sports?**



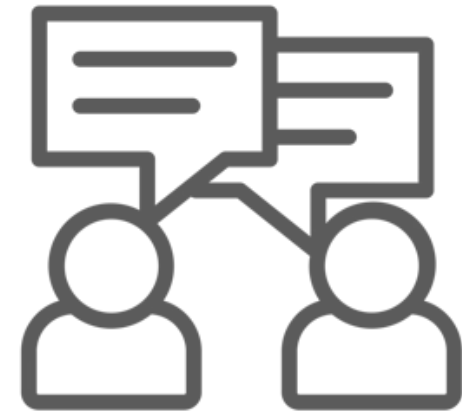
**Discussion Point**

Are there any current trends or demographic shifts that are influencing Campus Recreation?



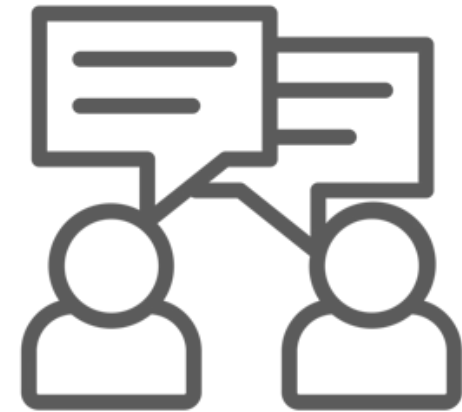
**Discussion Point**

**What are current  
accessibility challenges?**



**Discussion Point**

**Does the Disability  
Resource Center partner  
with Campus Recreation  
on any programs or sports?**



**Discussion Point**

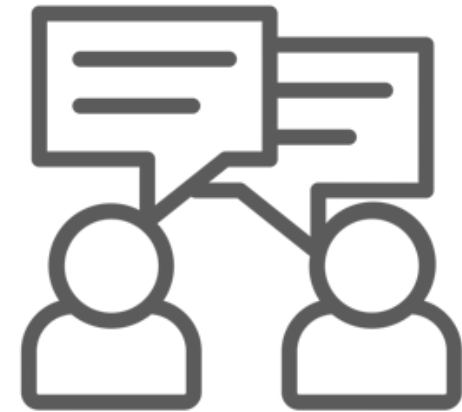
**Are there any programs or sports where demand is declining?**



**Discussion Point**



**Are there any programs or sports that Campus Recreation would like to add in the next 5-10 years?**



**Discussion Point**

**What are potential...**

**Near-term facility/field  
needs?**

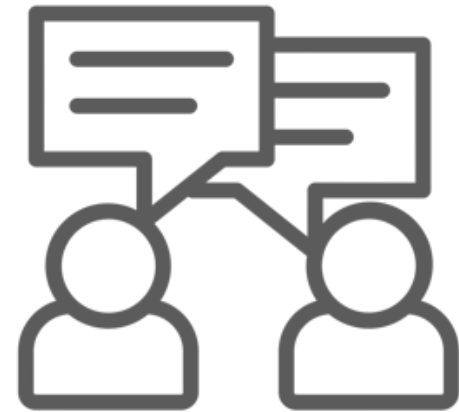
**Longer-term facility/field  
needs?**



**Discussion Point**

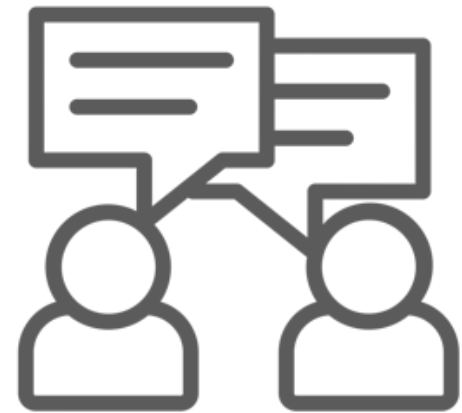
# Future facility/field/resource locations?

- On campus vs. remote
- Adjacent to rec centers  
vs.  
distributed in multiple locations  
across campus
- Smaller facilities integrated with  
housing?



**Discussion Point**

**Anything Else?**



**Discussion Point**



# 4. Next Steps

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# NEXT STEPS

1. Data Requests (Coordinated through Rodney)
2. Workshop 04: Concluding Today
  - Synthesis of Feedback
3. Workshop 05: February 17<sup>th</sup> & 18<sup>th</sup>
  - Integration of today's conversations into broader Master Plan content
  - Likely follow-up meetings to expand and advance conversations that look place today
4. Late Spring 2020 – Final Plan



THANK YOU!

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