Community Meeting    June 16, 2016

5:30 – 6:10  Presentation
6:10 – 6:50  Group Exercise
6:50 – 7:15  Discussion
7:15 - 7:30  Public Comment
Public Comment

- Sign up to speak
- 3-minute maximum
- Written comments invited
Process

2016
APRIL   MAY   JUN   JUL   AUG   SEP   OCT   NOV   DEC   2017   JAN   FEB   MAR   APRIL

Discovery
Data Gathering + Site Analysis
Space Needs Analysis
Program Refinement
NZ Scenario Development

Exploration
Alternatives (56- and 132-acre Sites)
Transportation + Parking Strategies
Infrastructure Systems
Cost Estimates
Net Zero Strategies
Accessibility Review

Synthesis
Building System Standards
Design Guidelines
Phasing + Budgeting Strategies
Documentation

Community Input
Advisory Group Meetings

May 9: Introduction
June 16: Housing
August 2: Transportation, Traffic, & Parking
October 18: Plan Alternatives
December 6: Draft Plan
February 21: Phasing and Design Guidelines
Housing Context
Vision:
The University is committed at all levels – administration, faculty, students – to fully address off-campus impacts.

The campus is integrated (not isolated) from the community, inviting public use.
What we’ve heard…

**Housing Highlights:**

- **Biggest barriers are student housing and traffic impacts:**
  Developing [appealing housing on campus](#) could provide a solution for both issues.

- **Compact mixed-use village:**
  Cluster residences with educational, commercial, and recreational uses; much of campus remains auto-free.
What we’ve heard...

Housing Task Force Recommendations (June 2014):

Goals:

• Establish a "primarily residential" university campus.

• Accommodate as many students as possible (i.e., nearly all non-local students on campus or within ½ mile in university-owned or university-affiliated housing).

• Create a vibrant, dynamic campus that students want to be on. Both in and out of classes.

• Make the price of on-campus housing competitive with off-campus options.
Housing Affordability in Bend

“The big run-up in prices – combined with a severe shortage of rental housing – has made Bend all but unaffordable for even middle class residents, turning the city increasingly into a playground for the wealthy.”

- The Oregonian

Home Sales

<table>
<thead>
<tr>
<th>Median Sales Price</th>
<th>Jul 11</th>
<th>Jan 12</th>
<th>Jul 12</th>
<th>Jan 13</th>
<th>Jul 13</th>
<th>Jan 14</th>
<th>Jul 14</th>
<th>Jan 15</th>
<th>Jul 15</th>
<th>Jan 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100K</td>
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</tbody>
</table>

Rentals

- 0.62% Vacancy in Bend
- 1.04% Vacancy in region

Source: trulia.com

Source: Central Oregon Rental Owners Association 2016 Rental Survey
<table>
<thead>
<tr>
<th>Metric</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,157</td>
<td>Students dually enrolled</td>
</tr>
<tr>
<td>2015</td>
<td>Year of first freshman class</td>
</tr>
<tr>
<td>48%</td>
<td>Transfer from COCC</td>
</tr>
<tr>
<td>29 yo</td>
<td>Average student age</td>
</tr>
<tr>
<td>73%</td>
<td>From Central Oregon</td>
</tr>
<tr>
<td>35%</td>
<td>First generation college students</td>
</tr>
</tbody>
</table>
Who will OSU-Cascades be?

- **3000-5000** Student enrollment target

- **Increase** in “traditional” 4-year students

- **Maintain** number of transfer students from COCC

- **Decrease** in average student age

- **Increase** in percentage of students from across Oregon

- **Maintain** number of first generation college students
Where Students, Faculty, and Staff Live

30% live outside the UGB
40% live within the UGB
30% are within ½ mile of Phase 1 site
Housing Goals
Housing and Dining Goals

**Improve Health:**
We will provide environments and skills to advance personal and community health and well-being.

**Create Transformative Learning Environments:**
We will foster transformative learning environments that have deeply embedded academic programs and support services.

**Equalize Student Success:**
We will engage all students in inclusive residential and dining environments and programs that raise and equalize retention and success.
OSU-C First Year Experience

- Welcome Week
- First-Year Peer Mentors
- First-Year Experience Courses
- Fall Convocation
- Faculty Cafes
- Spring Event
Housing and Student Success

On-Campus Housing Has Been Linked to:

- Early Success: Higher 2\textsuperscript{nd} Year Retention, as well as 2\textsuperscript{nd} to 3\textsuperscript{rd} Year
- Overall Success: Degree Completion
Housing and Recruitment

Oregon State University

Students access information online when evaluating a university.
Housing Questions

**WHO will be housed?**
Freshmen, sophomores, juniors, seniors, graduate students, faculty, integrated or tiered

**WHERE should housing go?**
Clustered or distributed, relationship to context

**WHAT kind of housing and amenities are needed?**
Residence hall, suites, apartments, themed houses

**HOW will they be housed?**
Traditional or innovative delivery models
WHO will be housed?
Potential Campus Residents

- Undergraduates
- Graduate Students
- Student Families
- Faculty
- Staff
- Visiting Scholars
- Workforce Housing
## Oregon Institution Comparisons

<table>
<thead>
<tr>
<th>Institution</th>
<th>Live-in Requirement</th>
<th>Approx. Percentage of Students Housed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastern Oregon University</td>
<td>first year only</td>
<td>10%</td>
</tr>
<tr>
<td>OSU-Corvallis</td>
<td>first year only</td>
<td>20%</td>
</tr>
<tr>
<td>University of Oregon</td>
<td>first year only (beginning 2017)</td>
<td>20%</td>
</tr>
<tr>
<td>Western Oregon University</td>
<td>first year only</td>
<td>20%</td>
</tr>
<tr>
<td>Southern Oregon University</td>
<td>first year only</td>
<td>20%</td>
</tr>
<tr>
<td>OSU-Cascades</td>
<td>first year only</td>
<td>TBD</td>
</tr>
</tbody>
</table>
# Regional Institution Comparisons

<table>
<thead>
<tr>
<th>Institution</th>
<th>Live-in Requirement</th>
<th>Approx. Percentage of Students Housed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western Washington University</td>
<td>no, but 93% of freshmen live on campus</td>
<td>25%</td>
</tr>
<tr>
<td>MSU-Billings</td>
<td>first year only (students with &lt;30 credit hours)</td>
<td>18%</td>
</tr>
<tr>
<td>Colorado State Univ – Ft. Collins</td>
<td>first year only</td>
<td>24%</td>
</tr>
<tr>
<td>Northern Arizona University</td>
<td>no, but 90% of freshmen live on campus</td>
<td>39%</td>
</tr>
<tr>
<td>Montana State University</td>
<td>first year only</td>
<td>25%</td>
</tr>
<tr>
<td>UC Merced</td>
<td>no, but 78% of freshmen live on campus</td>
<td>65%</td>
</tr>
<tr>
<td>OSU-Cascades</td>
<td>first year only</td>
<td>TBD</td>
</tr>
</tbody>
</table>
Student Mix Spectrum

Non-Traditional Model

INTEGRATED HOUSING
Students live in one community for 3 to 4 years
Students graduate to “better” rooms within area
Requires mix of room types and sizes within an area
Undergraduates stay on campus all four years

Traditional Model

TIERED HOUSING
Each building offers a different type of housing
Students graduate to more independent housing
Space, privacy, and autonomy increase
More older students live off-campus
WHERE should housing go?
Context

1¼ Miles from Downtown

Close to Old Mill District and City Parks

Along 14 St. Corridor

Bordered to North and West by Residential Neighborhoods
Existing Site

56 Acres
Site
Scale
Terrain

175’ from Lowest to Highest Point

Panoramic Views

Multiple Micro-Climates
WHAT kind of housing and amenities are needed?
Space Implications

310 GSF/student

**Traditional Dorms**
Single or double rooms
Shared bath down the hall
Double-loaded corridors

400 GSF/student

**Suites**
Single or double rooms
Shared bath with another double room

450 GSF/student

**Apartments**
Single or double rooms
Bath, kitchen, and living areas within apartment and shared with roommates

Square footages for illustrative purposes only; Building size is affected by amenities.
# Student Housing Room Types

<table>
<thead>
<tr>
<th>Institution</th>
<th>Traditional Dormitories</th>
<th>Suites</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eastern Oregon University</td>
<td>X</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Western Oregon University</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Southern Oregon University</td>
<td></td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Oberlin College</td>
<td></td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>UC Merced</td>
<td></td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Gonzaga University</td>
<td></td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>MSU Billings</td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>
Room Types Constructed in 2014

% Universities Surveyed

- Traditional Dormitories
- Suites
- Apartments
- Other

Source: MGT of America, Inc., ACUHO-I
Housing Progression

A housing progression for undergraduates through housing options, i.e.:

• 1st year: clustered double rooms, shared bath

• 2nd year: suites, some single rooms

• Upper classes: blend of on- and off-campus, apartment type, increased independence
Living Learning
Housing Helps Students Succeed

Housing **Linked to Academic Programs**
Increases These Benefits:
- “Core” Classes Taught in Res. Halls
- Themed Houses
- Resident Fellows (e.g., Live-In Faculty) or “Academic Learning Assistant”

“When learning environments are purposefully designed with consideration given to the integration of the academic content provided, …the relationships among students, faculty, and staff; and the physical space the environment occupies, they enhance learning and promote a sense of community that supports student engagement in the life of the institution.”

- Brad V. Harmon and Merrily S. Dunn, *Student Learning and Development: Applications for First-Year Residence Halls*
Themed Houses
Examples of Integrated Academic Program/Interest

• Honors College
  OSU-Corvallis, others

• Major: Arts, Music, Engineering, etc.
  OSU-Corvallis, others

• Language/Culture (i.e., “Maison Francaise”) many

• Fraternity/Sorority many

• Ecology House
  Cornell, others

• First Generation Students
  U. of Cincinnati

• Cultural Identity (i.e., Native People)
  Cornell, others

• Adventure Living/Learning
  OSU-Corvallis

• International/Global Studies
  OSU-Corvallis, others

• Recovery/Substance-Free
  Oberlin, OSU-Corvallis, others
Micro Units

University of British Columbia
Nano Studio
140 ASF/unit (approximately 210 GSF)

Source: UBC Housing
Nano living means enjoying a smaller, lower-cost space with everything you need, exactly where you want to be...

**ADVENTURE**
Whistler weekends within budget?? Done and done!

**STUDYING**
Enjoy nap breaks between study sessions at IKB, or your own quiet nook when it's crunch time.

**COFFEE BREAKS**
Running home to change your shirt after you spill coffee on it at Uppercase is actually possible.

**FRIENDS**
Feel a sense of community with a great mix of smart, open-minded neighbours.

**SUPPORT**
When times are tough, Residence Life staff are always there.

**ACTIVITIES**
Sports at the Bird Coop, walks to Wreck beach, campus events, intramural sports, clubs, campus nightlife... all here, just steps away.

**CONVENIENCE**
Walking to class in under 10 minutes means sleeping in is a CHECK YES on your mental list.

**OPPORTUNITIES**
On campus you can learn more, do more, and lead more.
Mixed Use

Portland State
University Pointe

Rooms for undergraduates and international students, classrooms, ground floor retail

Integrated with public transit
Mixed Use Village

Big White Resort, Okanagan Valley, British Columbia

UW Tacoma
Amenity Trends

Over the last 10 years, the student housing sector has seen a growth in amenities that is often characterized as an “arms race”.  

Top Responses

- Furniture (97%)
- Coaxial cable TV service (95%)
- Wireless Internet access (93%)
- Temperature control in each living unit (92%)
- Hardwired Internet access (90%)
- Air conditioning (89%)
- Carpeting (63%)
- Refrigerator (60%)

Source: 2014 ACUHO-I Construction and Renovation Findings
Amenity Trends

*Amenity Packages* ranked highly in surveys:

- Technology: Internet, Video Options
- Furnishings: lofts, bed length & quality, etc.
- Lounge/Gathering Space (+ Kitchen Access)
- Unit Size/Privacy
- Study Areas
- Computer Labs
- Fitness Centers
- Integrated Recreation

Amenities in Phase 1 Housing: Fitness, Community Kitchens
Trends

Health & Wellness
Trends

Flexibility
Housing and Parking

Housing influences parking needs

• Family housing - need nearby parking
• Freshman housing - may not need any parking
• Staff, faculty, graduate students - ?
HOW will they be housed?
Housing Delivery Models

1 - “Self-Perform”: University Builds and Manages:
   • University funds construction; Revenues flow to University
   • Debt service is “on the books”, limiting ability to borrow for other projects

2 – “Turn Key” Developer Builds, University Manages:
   • Design-Build or Traditional Design-Bid-Build
   • Development Risks not Tracked to University’s Debt Limits

3 – Design-Build-Operate-Maintain
   • Private Developer Builds & Manages
   • Often Includes Transfer Clause After a Period
   • Innovative Models Include Programming/Recruitment as Part of Operations
Group Exercise
Housing Questions

1. What types of housing should we build and why?
   • Undergraduates
   • Graduate Students
   • Student Families
   • Faculty
   • Staff
   • Visiting Scholars
   • Workforce Housing

2. Where should it go and why?

3. What housing-related amenities should be provided and where should they go?
# Housing Options

<table>
<thead>
<tr>
<th>HOUSING DESCRIPTION</th>
<th>EXAMPLES (CONCEPTUAL)</th>
<th>DEMOGRAPHIC ALIGNMENT</th>
<th>FOOTPRINT &amp; BED COUNT</th>
</tr>
</thead>
</table>
| **RESIDENCE HALL**  | ![Residence Hall Example](image1.png) | - Traditional student age – especially first, second year  
- Can blend all years, with a mix of unit types  
- Can include resident faculty | ![300 Bed Footprint](image2.png) |
| **WALK-UP CLUSTERS**| ![Walk-Up Cluster Example](image3.png) | - Can serve student families  
- Shared among single students | ![10 Unit Footprint](image4.png) |
| **THEMED HOUSES**   | ![Themed House Example](image5.png) | - Can suit undergraduate, honors, all student ages  
- Well suited to integrating across demographics, with emphasis on interest area | ![24 Unit Footprint](image6.png) |
| **SINGLE-FAMILY**   | ![Single-Family House Example](image7.png) | - Well suited to student families  
- Could be made available to faculty, staff to offset local cost factors | ![6 Unit Footprint](image8.png) |
## Amenities and Supporting Functions

<table>
<thead>
<tr>
<th>AMENITY</th>
<th>EXAMPLES (CONCEPTUAL)</th>
<th>FOOTPRINT / SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MIXED-USE PROGRAMMING</strong></td>
<td></td>
<td>Building scale can vary significantly.</td>
</tr>
<tr>
<td>• &quot;Village&quot; or &quot;Urban&quot; layout</td>
<td>![Example Image]</td>
<td>Ground floor uses can be retail/service or academic/office.</td>
</tr>
<tr>
<td>• Residential college model</td>
<td>![Example Image]</td>
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<tr>
<td><strong>MULTI-PURPOSE FIELDS</strong></td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Shared/overlapping fields to support multiple functions</td>
<td>![Example Image]</td>
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</tr>
<tr>
<td><strong>COURTS</strong></td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Volleyball</td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Tennis</td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Basketball</td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Racquetball</td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td><strong>OUTDOOR ACTIVITY/GATHERING SPACES</strong></td>
<td>![Example Image]</td>
<td>Sizes vary significantly.</td>
</tr>
<tr>
<td>• Fire pit &amp; circle</td>
<td>![Example Image]</td>
<td></td>
</tr>
<tr>
<td>• Meadows/lawn</td>
<td>![Example Image]</td>
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<tr>
<td>• Courtyard</td>
<td>![Example Image]</td>
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<tr>
<td>• Outdoor performance space</td>
<td>![Example Image]</td>
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<tr>
<td>• Gardens</td>
<td>![Example Image]</td>
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</table>
Discussion
Public Comment

- Sign up to speak
- 3-minute maximum
- Written comments invited
# Student Housing Room Types

<table>
<thead>
<tr>
<th>Institution</th>
<th>Enrollment (FTE)</th>
<th>Traditional Dormitories</th>
<th>Suites</th>
<th>Apartments</th>
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<td>Eastern Oregon University</td>
<td>2,274</td>
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<td>Western Oregon University</td>
<td>4,513</td>
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<td>Southern Oregon University</td>
<td>4,408</td>
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<td>UC Merced</td>
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<td>x</td>
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<tr>
<td>Gonzaga University</td>
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<tr>
<td>MSU Billings</td>
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