



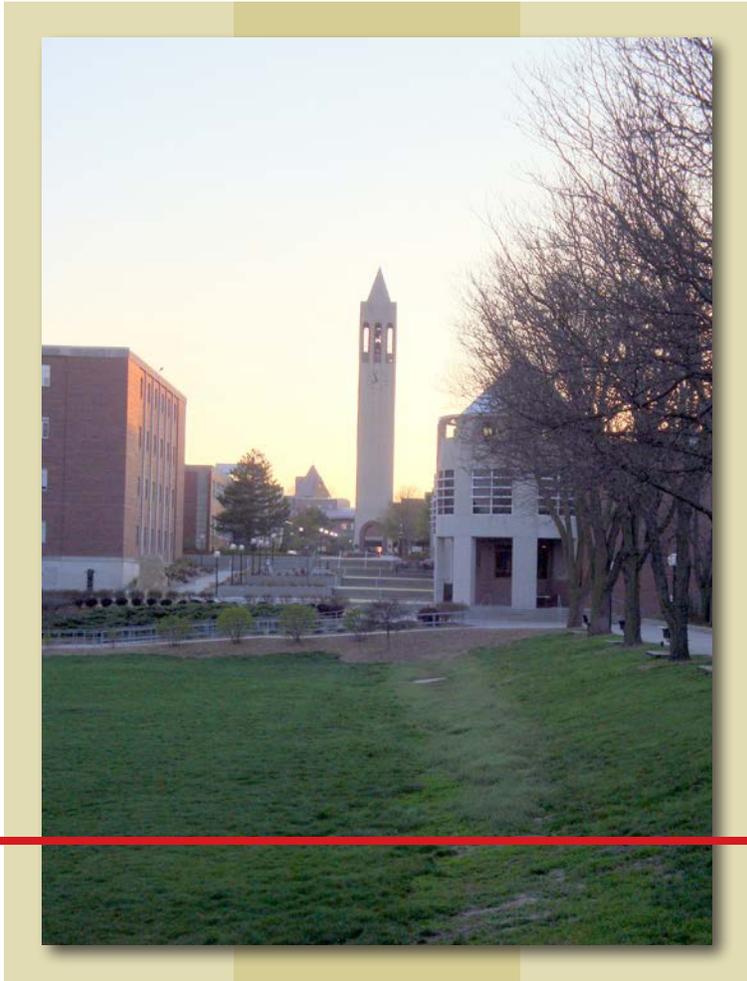
UNIVERSITY OF NEBRASKA OMAHA



Housing Master Plan 2020

November 2014

Prepared by:
Hastings+Chivetta Architects, Inc.





PREFACE

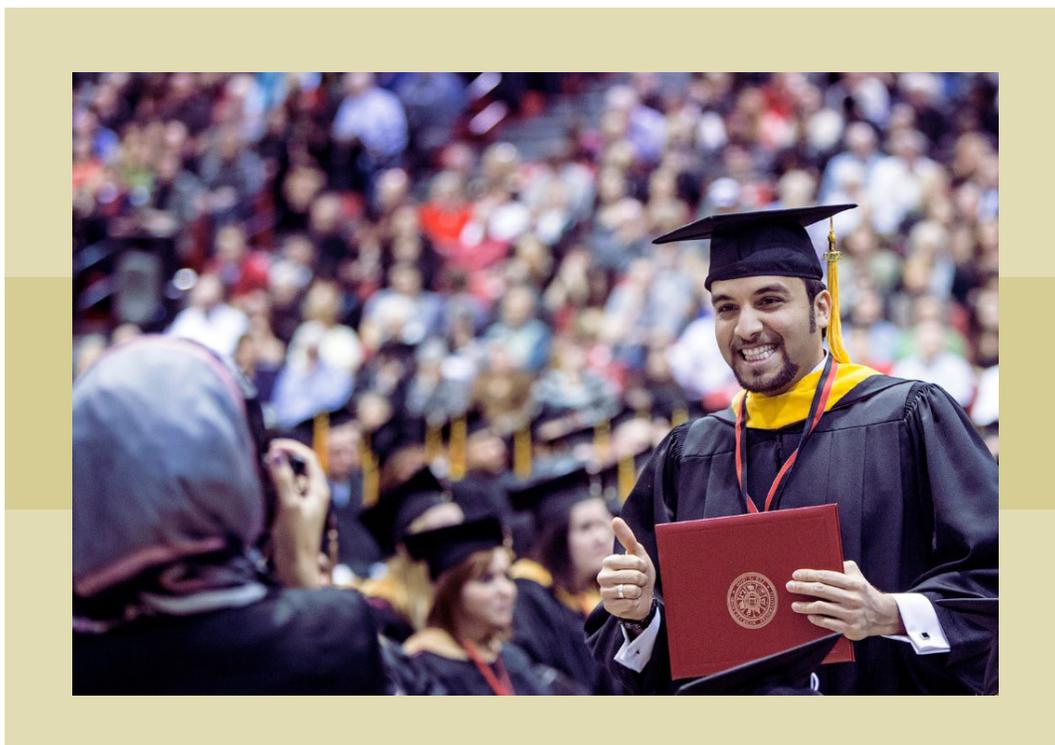
ACKNOWLEDGEMENT

Hastings+Chivetta Architects would like to express their gratitude to all campus stakeholders for their participation during the master planning process, especially the Steering Committee members, named below, who provided the leadership and guidance necessary for decision making.

Dan Shipp, Associate Vice Chancellor for Student Affairs
Bill Pickett, Director of University Housing and Student Involvement
William E. "Bill" Conley, Vice Chancellor for Business & Finance
John Amend, Director of Facilities Management & Planning
George Killian, Manager of Architectural Engineering, Planning & Construction



PREFACE





PREFACE

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PREFACE

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EXECUTIVE SUMMARY

In January 2014 the University of Nebraska at Omaha (UNO) engaged Hastings+Chivetta Architects to perform a Housing Master Plan (HMP). The HMP builds upon the 2013 Campus Master Plan which projects housing needs relative to enrollment growth and University residency goals. Based on a goal of twenty percent (20%) residency and overall enrollment growth to 20,000, the Master Plan recommends a phasing strategy that requires 392 new beds in zero to seven years and 2,237 new beds in sixteen or more years (Chart 1).

Chart 1

	2013	0-7 years	8-15 years	16+ years	TOTALS
New Beds		392	463	1382	2,237
Total Beds	2,080	2,472	2,935	4,317	4,317

Although the 2013 Master Plan projects housing needs at defined intervals, it does not provide guidance on types of housing. Thus, the key objectives of the 2014 Housing Master Plan are:

1. Perform a housing inventory (type and popularity)
2. Analyze off- and on-campus housing demand
3. Evaluate current room assignment procedures for on-campus housing
4. Provide recommendations that may be required to bring UNO into conformance with best practice standards, current trends and peer parity

The HMP process included interactive stakeholder workshops, an online survey of student housing preferences and the compilation of benchmark data from the ten Metropolitan Universities and two Nebraska Universities listed below.

METROPOLITAN PEERS (10)	
• Northern Illinois University	• U of Missouri St. Louis
• Wichita State University	• U of Colorado at Denver
• U of Texas at San Antonio	• U of Arkansas Little Rock
• U of Northern Iowa	• Portland State University
• U of NC – Charlotte	• Cleveland State University
NEBRASKA SYSTEM	
• U of Nebraska at Kearney	• U of Nebraska at Lincoln

Existing Housing

UNO’s housing stock totals 2,080 beds in private bedrooms. Ninety-two percent (92%) of these beds are located in four-bedroom apartments with a full kitchen and living room. The remaining beds (164) are located in suite-style units in Scott Residence Hall. The suite-style units have four private bedrooms, a living room and kitchenette. Full kitchens are not required in Scott Residence Hall as all students participate in a full meal plan served in the building’s dining hall.

Currently UNO does not have designated housing for Greek, honors, internationals, wellness, athletics or other living and learning communities. UNO creates communities by group apartment assignments. The strategy of creating communities through contiguous room assignments is utilized by many of UNO’s peers, however, at most peer campuses living communities are housed within a single residence hall, not through the assignment of adjacent apartments. In addition, peer residential halls include shared community space such as lounges, meeting rooms and study rooms. With the exception of Scott Residence Hall for engineering students, the majority of UNO apartment buildings provide limited interior gathering space.

Enrollment & Residential Population

In the 2013 Common Data Set (CDS), UNO reported that forty-six percent (46%) of freshman and fourteen percent (14%) of undergraduates live on-campus. The averages at Metropolitan Peers are forty-eight percent (48%) and sixteen percent (16%) respectively; the averages at Nebraska System Peers are seventy-five percent (75%) and thirty-five percent (35%) respectively (see page 46).

Based on UNO Fall 2013 enrollment data, a twenty percent (20%) resident population would require 2,908 beds after adjusting for online enrollment. The five-year median for online enrollment is four and eight-tenths percent (4.8%) resulting in an adjustment of total enrollment from 15,227 total enrollment to 14,543.



EXECUTIVE SUMMARY

Housing Demands

Nine-hundred and sixty (960) UNO students participated in an online survey about housing preference. The survey reveals that a large majority of on-campus participants rate housing as excellent to good. The number of respondents citing this level of satisfaction ranged from seventy-two percent (72%) at University Village to eighty-nine percent (89%) at Scott Court. All participants, both on- and off-campus, cited total cost as the number one factor for selecting a college. Off-campus students indicated a lower cost of living, more independence and privacy as their top three reasons for living off-campus. Among all survey participants, the five most desirable housing features in order of priority are:

1. Private bedroom
2. Kitchen in unit
3. Private living space
4. Laundry in unit
5. Near classes

Housing Needs

The design team conducted a series of meetings to discuss housing needs with campus stakeholders. The process was led by Dan Shipp and Bill Pickett; stakeholder groups that participated in two separate on-campus workshops include the following:

- Residential Life (Dodge & Pacific Campuses)
- Business and Finance
- Students (on- and off-campus)
- Student Affairs
- Learning Communities
- Facilities Management

During workshops, each group shared their vision for residential housing. Detailed remarks are provided in Section IV. In summary, participants requested new housing that is more flexible, responds to market demand for living and learning communities and creates the conditions for bonding with campus and achieving greater student success.

Currently UNO does not have traditional housing, which, for the purpose of this report, refers to semi-private or double rooms. Double rooms are considered to be more affordable, and more appropriate for freshman and some living communities. During workshops, students noted that apartment dwelling causes siloing, especially among freshman. Stakeholder participants unanimously agreed that UNO requires a greater diversity of housing options.

Peer Comparison/Benchmarking

The project team compiled a significant amount of data that was used for benchmarking UNO's existing facilities. The three primary categories of data include:

1. Peer Housing by Category (page 45)
2. Peer Housing by Type (page 46)
3. Peer Housing by Cost (page 47)

Peer benchmarking validates that UNO has a significant shortage of housing options. The disparity emanates from a lack of physical space and under-reported national data. In the past, UNO's Common Data Set reported "Coed" as the only housing type which places UNO below its peers in national statistics such as those published in the US News & World Reports Best Colleges issue. Bill Pickett is working with UNO's Institutional Research to update future CDS reports to include living communities created by apartment assignments. However, even after revising the CDS typologies, UNO will still lag behind its peers in housing options as illustrated in Chart 2.

Chart 2

CDS Housing Types	Yes Metro Peers	Yes NE Peers	UNO
Fraternity / Sorority	6 out of 10	1 out of 2	0
Married Housing	6 out of 10	2 out of 2	0
One-Person Apartment	7 out of 10	1 out of 2	0
Theme Housing	5 out of 10	0	0
Semi-Private (Double)	10	2 out of 2	0

Many UNO peers require that freshman live in double rooms; at UNO 100% of freshman are housed in private bedrooms. Interestingly, when UNO housing costs are compared with peers, UNO costs are below the average (page 47).



EXECUTIVE SUMMARY

Summary of Findings

To support stronger living/learning communities, UNO should add new housing types over time as increased bed counts are required. In Fall 2014, UNO will be at 100% capacity, thus the need to add housing is at hand. The Housing Master Plan proposes two opportunities for expanding housing summarized below.

#1 Dodge Campus - Caniglia Field (285 Beds)

The 2013 Campus Master Plan recommended adaptive reuses for the east Caniglia Field spectator bleachers that are no longer required after UNO eliminated its football program. Eliminating football was required by NCAA as part of UNO's transition to the Division I Conference.

The HMP design team explored alternatives for housing development on the Caniglia Field site. The concepts included architectural styles in keeping with the historic Arts & Sciences Hall, and styles in context with the more modern expression of recent campus buildings. Concepts were vetted with UNO constituents who selected a modern expression as the preferred approach. The preferred concept provides two buildings connected by an elevated courtyard with an outdoor gathering space that also functions as a spectator overlook for soccer competition. The units are primarily semi-private suites with one bath per four beds. Shared floor amenities include lounge, quiet study, laundry and student commons. The total bed count is approximately 285.





EXECUTIVE SUMMARY



#2 Pacific Campus - Parking Site (608 Beds)

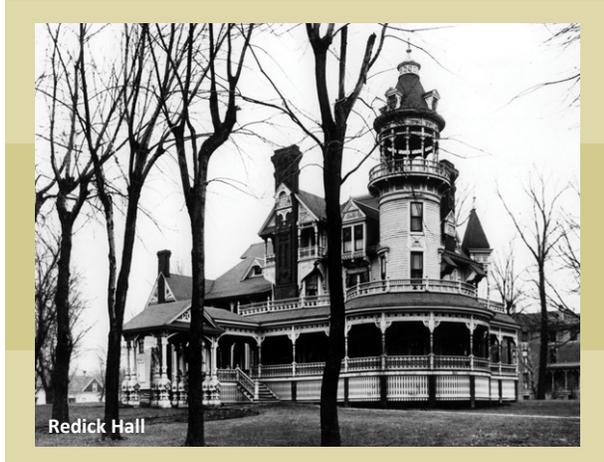
An expansion of housing on the Pacific Campus is proposed on the site of an existing surface parking lot. The concept is in context with other campus buildings and provides a variety of room types that include private and semi-private rooms. A proposed new parking garage replaces lost parking displaced by the residential buildings and provides a net gain of 118 spaces.





BACKGROUND

A. Campus History



Redick Hall

The University of Nebraska at Omaha (UNO) is a thriving public institution that was originally founded in 1908 as a private, coeducational college named Omaha University (OU). The University was located in North Omaha's Kounze Park neighborhood in the vacated residence of businessman John Redick. Although the University's initial class of 26 students was instructed by faculty that were largely recruited from a nearby Presbyterian Seminary, OU was committed to offering an accessible, non-sectarian higher educational experience which continues to be an important tenet of the University's mission and vision.

By 1917 two new buildings were added to the campus: Jacobs Memorial Gymnasium (1912) and a three-story classroom building named Joslyn Hall (1917). After Joslyn was complete, functions in Redick were moved to Joslyn and the vacated Redick Hall was sold for its material value. The Hall was disassembled and shipped to Lake Shetek, Minnesota where the materials were used in the construction of the Valhalla Dance Pavilion and Cafe. The Valhalla was destroyed by fire in 1928 and no architectural artifacts of Redick Hall are known to exist.

In 1930, the citizens of Omaha voted to take control of Omaha University making it the City's first and only municipal university. OU was renamed the Municipal University of Omaha. In 1938 the University moved from North Omaha to its current location at 60th and Dodge Street. The new campus was sited to align with Omaha's projected east-west expansion. In 1968 the Municipal University of Omaha joined the Nebraska System thereby becoming the **University of Nebraska at Omaha**. In addition to UNO, the University of Nebraska System operates three other campuses: University of Nebraska at Kearney (UNK), University of Nebraska-Lincoln (UNL) and Nebraska Medical Center (UNMC). UNO is classified as a doctoral/research university by the Carnegie Classification system.



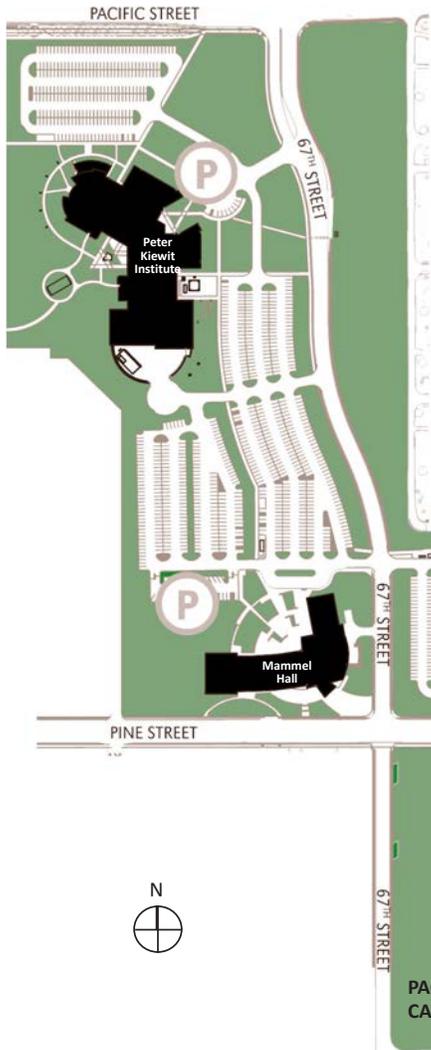
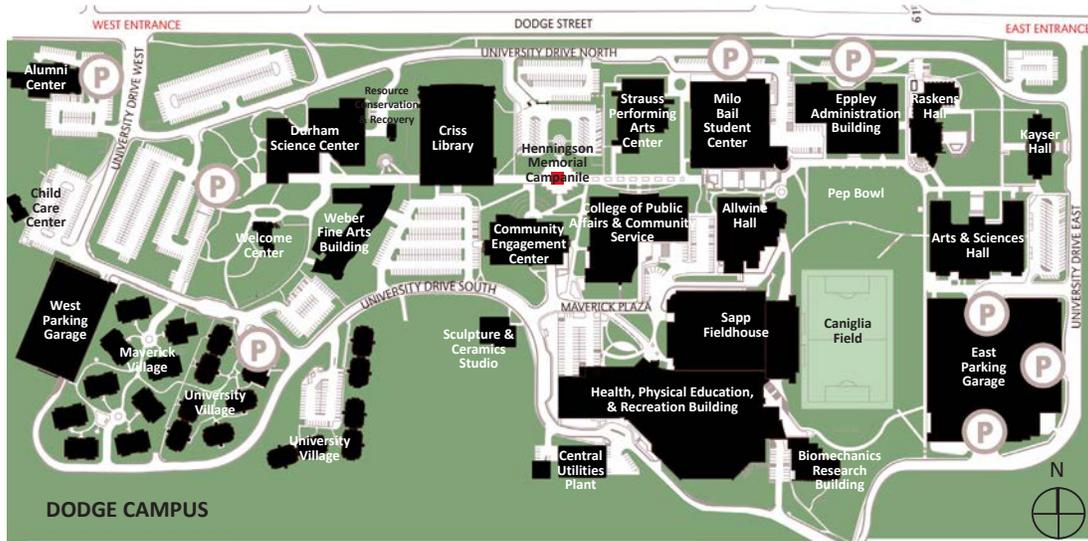
1908 Redick Campus site
N. 24th & Pratt Street
 (Joslyn Hall & Jacobs
 Gymnasium demolished 1964)

1938 Dodge Campus site
60th & Dodge Street

mid-1990 South Expansion
Pacific Campus site



BACKGROUND



The UNO campus totals 235 acres comprised of the historic 1938 Dodge Campus to the north and the Pacific Campus south of Elmwood Park. Recent property acquisitions south of the Pacific Campus are proposed for future athletic and recreation facilities.

Campus Key





BACKGROUND

B. Historic Enrollments

The Fall 2013 breakdown of enrollment by gender is fifty-three percent (53%) women and forty-seven percent (47%) men. Undergraduate women total forty-two percent (42%), undergraduate men total thirty-nine percent (39%) (Charts 3 and 4).

Enrollment data from Nebraska’s Department of Higher Education (Chart 5) indicates that over the past eleven years UNO’s full-time (FT) enrollment has risen while part-time enrollment (PT) has declined. Between 2002 and 2013, FT undergraduates grew at an average of 1.28% annually while PT declined at an annual rate of -0.74%. Although overall graduate enrollment declined, there is a shift to FT which is growing at an annual average of 1.53%; PT is declining at -1.48%

The target market for UNO housing is FT students. When the ratio of FT to PT enrollment is calculated as a percent of total head count from 2002 to 2013, FT has risen from 62.3% to 68.1%, which is an increase of 1.3% annually. This shift from PT to FT will eventually put pressure on all UNO residential life resources as students spend longer hours on campus.

Chart 3

FALL 2013	FULL-TIME		PART-TIME	
	M	W	M	W
Undergraduates				
Degree-seeking, 1st time freshmen	846	948	50	45
Other first-year, degree-seeking	413	402	160	129
All other degree-seeking	3,203	3,634	1,187	1,136
Total degree-seeking	4,462	4,984	1,397	1,310
Others enrolled in credit courses	41	24	60	57
Total undergraduates	4,503	5,008	1,457	1,367
Graduate	M	W	M	W
Degree-seeking, first-time	118	151	136	183
All other degree-seeking	276	284	640	922
Others enrolled in credit courses	23	11	58	90
Total graduate	417	446	834	1195
Total all undergraduates				12,335
Total all graduate				2,892
TOTAL HEAD COUNT				15,227

Chart 4 FALL 2013 CAMPUS ENROLLMENT BY GENDER

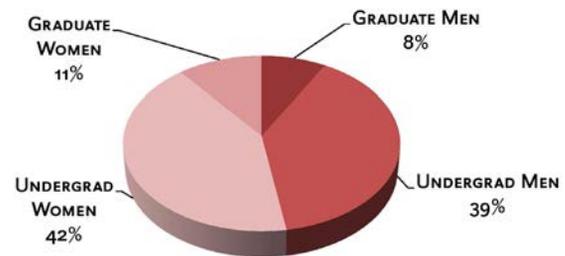


Chart 5

	Total Head Count (HC)	UNDERGRADUATE				GRADUATE				FULL-TIME		PART-TIME	
		FT	PT	Total	% of HC	FT	PT	Total	% of HC	Total	% of HC	Total	% of HC
2002	14,451	8,270	3,063	11,333	78.4%	730	2,388	3,118	21.6%	9,000	62.3%	5,451	37.7%
2003	13,997	8,120	2,982	11,102	79.3%	701	2,194	2,895	20.7%	8,821	63.0%	5,176	37.0%
2004	13,824	8,172	2,869	11,041	79.9%	658	2,125	2,783	20.1%	8,830	63.9%	4,994	36.1%
2005	14,093	8,532	2,797	11,329	80.4%	669	2,095	2,764	19.6%	9,201	65.3%	4,892	34.7%
2006	13,906	8,503	2,653	11,156	80.2%	713	2,037	2,750	19.8%	9,216	66.3%	4,690	33.7%
2007	14,156	8,660	2,671	11,331	80.0%	690	2,135	2,825	20.0%	9,350	66.0%	4,806	34.0%
2008	14,213	8,793	2,534	11,327	79.7%	705	2,181	2,886	20.3%	9,498	66.8%	4,715	33.2%
2009	14,620	9,064	2,490	11,554	79.0%	789	2,277	3,066	21.0%	9,853	67.4%	4,767	32.6%
2010	14,665	9,356	2,477	11,833	80.7%	812	2,020	2,832	19.3%	10,168	69.3%	4,497	30.7%
2011	14,712	9,328	2,636	11,964	81.3%	802	1,946	2,748	18.7%	10,130	68.9%	4,582	31.1%
2012	14,786	9,147	2,989	12,136	82.1%	782	1,868	2,650	17.9%	9,929	67.2%	4,857	32.8%
2013	15,227	9,511	2,824	12,335	81.0%	863	2,029	2,892	19.0%	10,374	68.1%	4,853	31.9%



BACKGROUND

C. Population Characteristics & Density

In addition to state enrollment data, the 2013 Common Data Set was reviewed to analyze current student residency and housing characteristics. The Common Data Set (CDS) is a series of standardized data gathered from accredited colleges and universities in the U.S. The CDS format was developed in 1995 by representatives from the College Board, Peterson's and U.S. News & World Report. CDS information is updated annually.

According to UNO's 2013 CDS, forty-six percent (46%) of first-time, first-year freshman live on-campus; fourteen-percent (14%) of all degree-seeking undergraduates live in on-campus housing (Chart 6); the CDS does not collect data on graduate student residency.

In 2013 UNO reported only one type of housing on its CDS which is Coed. Bill Pickett is working with Institutional Research to include living communities that are created through apartment assignments.

While UNO reports that ten percent (10%) of the 2013 enrollment are members of sororities or fraternities, currently there is no identifiable Greek Housing on campus. Workshop discussions with students and student life representatives indicate that Greek life is under-served at UNO.

Approximately three percent (3%) of UNO's enrollment are internationals, classified as "non-resident aliens" in the CDS (Chart 7). Many international students live off-campus because there is no dedicated housing at UNO. In the online survey, sixty-one percent (61%) of internationals identified themselves as living off-campus.

Chart 6

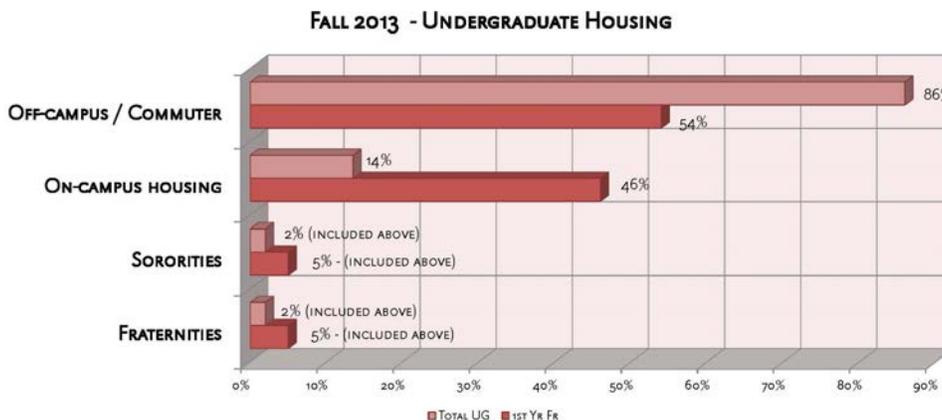
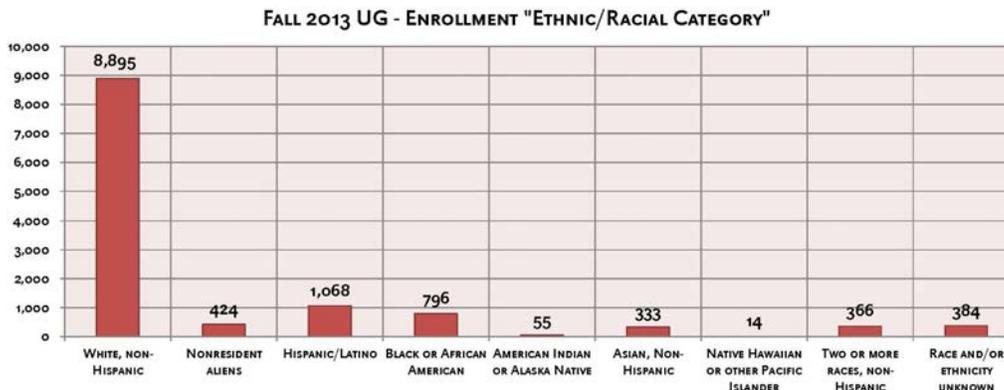


Chart 7





HOUSING MASTER PLAN GOALS

A. UNO Strategic Plan

In October of 2012, the University took steps to strengthen its commitment to the Mission, Vision and Values of the institution by updating the Strategic Plan Goals. The Housing Master Plan has considered these institutional objectives in the siting and development of new housing types.

MISSION

- Place students at the center of the educational enterprise;
- Expand the educational achievement, intellectual aspirations and horizons of our students with local, state, national and global communities;
- Offer comprehensive educational programs and services of the highest quality;
- Serve as a recognized center for research, scholarship, creative expression and artistic performance designed to meet the broader community's needs;
- Provide outreach partnerships that address the concerns and interests of the broader external community and, in doing so, become an integral part of the community;
- Build understanding and respect in academic and human relationships by reflecting the dynamic and culturally rich nature of the metropolitan area;
- Exercise statewide responsibility for selected graduate and undergraduate programs.

VISION

- The University of Nebraska at Omaha will be a metropolitan university of high distinction - a university with strong academic and scholarly values distinguished by creative relationships with the communities we serve.



VALUES

The University of Nebraska at Omaha community is a diverse group of individuals sharing core values and working together to accomplish a common mission and vision. UNO:

- Believes that knowledge enriches the lives of all people and is committed to preparing students to face the challenges of living and learning in an ever-changing world;
- Strives for an ideal educational partnership characterized by the commitment of: students to learning; faculty to the highest ideals of teaching, research, service; and staff to the highest standards of education and service;
- values the welfare, talents and future of our employees and commits to expanding their professional development;
- values the educational, cultural and economic strengths of our communities and is committed to enhancing these through teaching, research, service and outreach;
- values educated and healthy citizens and is committed to offering programs that improve their quality of life;
- Encourages, celebrates and adopts the principles of inclusion, representation, openness and diversity.



HOUSING MASTER PLAN GOALS

STRATEGIC PLAN GOALS

i. Goal One - UNO will be recognized as a student-centered metropolitan university.

UNO has a strong town and gown relationship that is considerably better than most metropolitan universities; UNO actively participates in city affairs and has recently taken the unprecedented step of building a Community Engagement Center in the campus core. As a reward for its outreach, UNO is the beneficiary of philanthropic involvement from Omaha businesses. By extension, students benefit from this involvement in terms of donor-funded resources and opportunities for internships and employment.

While the University has assimilated into the Omaha community outside its boundary, campus housing does not provide the conditions for community development inside the campus boundary. If UNO is to be successful in Goal One, housing options should be expanded to provide space where living and learning communities can flourish. The current housing stock consists primarily of apartment buildings. Unlike several of its metropolitan peers, UNO does not offer the type of housing that is conducive to forming Greek, honors, international and other living communities. These needs are currently met by group apartment assignments in Maverick and University Villages. Housing options presented in Section V. illustrate new housing that is designed to strengthen student interaction and engagement.

ii. Goal Two: UNO will be recognized for its academic excellence as a leading metropolitan university.

An assessment of academic standing or instructional environments is not included in the Housing Master Plan scope of work, however, much attention has been given to developing housing that supports academic success. UNO has a goal of increasing undergraduate and graduate enrollment to 20,000 and to attract a culturally and socially diverse student population. Housing alternatives for honors, non-traditional students, internationals and married students should be considered as a means of achieving this goal.

iii. Goal Three: UNO will be recognized for its outstanding engagement with the urban, regional, national and global communities.

The new Community Engagement Center positions UNO to achieve great success in Goal Three. Residential life facilities can also play a role in building strong global communities by providing shared space where students can express their cultural traditions, prepare international food to share with friends and display images of home or from overseas study programs. The existing apartment units at UNO are not designed with community space; strong consideration should be given to including lounge, meeting and community cooking space in future housing units.



Henningson Memorial Campanile





HOUSING MASTER PLAN GOALS

B. Campus Macro Environment Changes

In 2013 UNO completed an update of its Master Plan (Facilities Development Plan). The update addresses changes to the macro environment that are required to support plans for enrollment growth. UNO aspires to grow total enrollment to 20,000 and increase its residential population from 14% to 20% which requires approximately 4,000 beds. The University does not anticipate the acquisition of land to implement future projects that support enrollment growth, instead the use of existing land will be maximized within the framework of UNO's commitment to maintaining open green space. Future projects are described below with housing projects highlighted.

i. Dodge Campus

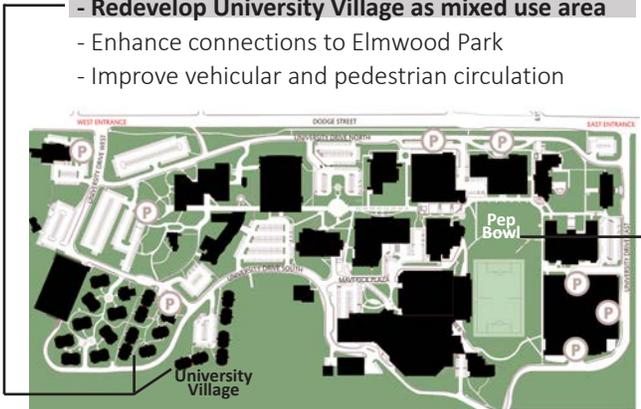
- Landscape enhancements at Dodge Street edge
- Additional campus entry
- Improve campus arrival by Henningson Campanile
- Expand Strauss Performing Arts Center
- Renovate Milo Bail Student Center
- New competitive Soccer Field at campus core
- Enhance the Pep Bowl as significant green space

- Develop housing adjacent to the Pep Bowl

- New Science Building
- Create Arts & Science neighborhood
- Expand Weber Fine Arts Building
- New Academic Building in A&S neighborhood
- New Visitor Center / Alumni Center on Dodge St.

- Redevelop University Village as mixed use area

- Enhance connections to Elmwood Park
- Improve vehicular and pedestrian circulation



ii. Pacific Campus

- Increase density in the Scott Village area

- Create outdoor space for active/passive recreation
- New academic facilities adjacent to Mammel Hall
- Expand the Peter Kiewit Institute
- Provide for future growth along Pacific Street
- Create a campus Quad along 67th Street
- Improve connections to Dodge Campus
- Extend Elmwood Park character into Pacific Campus
- Parking garage to compensate for lost surface lots
- Improve internal neighborhood circulation

iii. Center Campus Fields - Future

- Community Arena
- Varsity Tennis Courts
- Indoor Athletic & Rec Facilities
- Varsity Baseball Field
- Varsity Softball Field
- Event / athlete parking
- Recreation Outdoor Fields
- Future Indoor Court Facility
- Improved circulation via 67th Street extension
- Connection to Aksarben Village
- Improved stormwater management/detention
- Consolidated facilities and landscape services





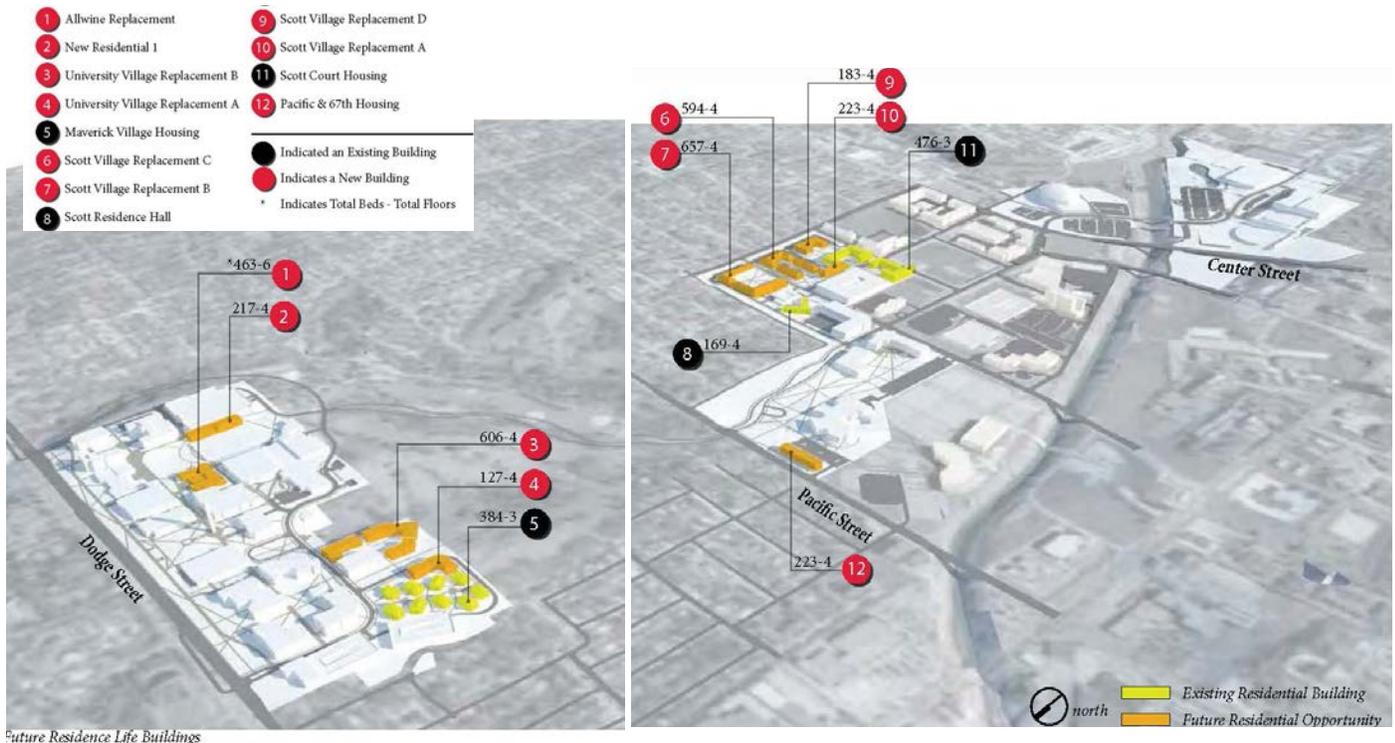
HOUSING MASTER PLAN GOALS

iv. Facilities Development Plan

The long-range development plan for residential life is illustrated below (Chart 8). The total time line for improvements envisioned by the 2013 Master Plan is 16+ years.

Chart 8

Project	Existing Beds	0-7 years	8-15 years	16+ years
Dodge Campus:				
Maverick Village	380	380	380	380
University Village	576	576	576	0
University Village Replacement	0	0	0	732
New Residence 1 (Caniglia Field)	0	217	217	217
Allwine Hall Replacement Building	0	0	463	463
Pacific Campus:				
Scott Residence Hall	164	164	164	164
Scott Village (Buildings A-J)	480	432	432	0
Scott Court	480	480	480	480
Scott Village Building A Replacement	0	223	223	223
Scott Village Buildings B-J Replacement	0	0	0	1,435
Pacific & 67th Street New Residence Hall	0	0	0	223
Center Campus:				
Residential Housing	0	0	0	0
UNO Approximate Bed Count	2,080	2,472	2,935	4,317





EXISTING CONDITIONS

A. Campus Environment & Living Styles

i. Campus Locale

UNO is a vibrant metropolitan university located in the center of Omaha, the largest city in Nebraska and the county seat of Douglas County. The University takes a leading role in building strong town and gown relationships with local businesses, residents and arts and civic foundations. UNO actively participates in neighborhood association meetings and city planning studies. The University recently celebrated the opening of its landmark Community Engagement Center (CEC) which provides event and office space to foster collaborations between the UNO community and regional non-profit organizations.

The UNO Campus is oriented to the north facing Dodge Street, a major east/west thoroughfare with excellent access to downtown. The close proximity of Elmwood Park to the south prevents contiguous land acquisition, thus campus growth has occurred 3/4 miles to the south across Pacific Street. A recent property acquisition south of the Pacific Campus is planned for future athletic and recreation development.

The Dodge Campus (north) is pedestrian-friendly with a major walkway on an east/west axis. Vehicular circulation and parking occur along the loop road at the campus edge. The Pacific Campus (south) does not have well-separated pedestrian and vehicular circulation, but strategies to improve circulation are proposed in the recent master plan update. A walking path through Elmwood Park connects the two campuses. Currently, UNO provides shuttle transportation between Dodge and Pacific. During in-session semesters, the shuttle operates from 6:30am to 10:30pm Monday through Friday; weekend and summer hours are reduced.



“...COLLABORATIONS THAT WILL TRANSFORM OUR COMMUNITY AND CAMPUS INTO WORLD-CLASS METROPOLITAN PARTNERS.”

Excerpted from the CEC Vision Statement



EXISTING CONDITIONS

Omaha is home to several Fortune 500 and 1000 companies some of which include ConAgra Foods, Union Pacific Corporation, Mutual of Omaha, Kiewit Corporation, Berkshire Hathaway, TD Ameritrade, West Corporation and Valmont Industries.

The business community of Omaha is very diversified with a strong foundation of knowledge-based jobs. The University's proximity to the business community provides students with opportunities for hands-on learning, internships, community service and job placement. In addition, the University benefits from philanthropic entrepreneurs like Walter Scott Jr., former CEO of Kiewit Corporation. Mr. Scott provides funding for the Kiewit Institute and residential housing projects, one of which houses engineering and computer science students attending UNO on Scott scholarships.

ii. Student Life

UNO refers to the Milo Bail Student Center as the "campus living room." Currently, the University has plans for a significant renovation of the Student Center which provides food service, bookstore, retail, meeting rooms/classrooms, student organization/government offices and event space. Student services are located in the Eppley Building east of Milo Bail.

Food service is available at both Dodge and Pacific campuses, however food service in Milo Bail does not include dinner. During the Fall and Spring semesters Milo Bail's hours of operation are 7am to 10:30pm; weekend and summer hours are reduced. During workshops, students indicated a preference for evening meals at Milo Bail, although they can purchase dinner on the Pacific Campus. The online student survey reveals that many students cook fresh or packaged food in their on- or off-campus apartments. With the exception of Scott Residence Hall most housing units at UNO include full kitchens.





EXISTING CONDITIONS

In addition to the planned renovation of Milo Bail Student Center, UNO has recently taken steps to expand student life opportunities. In 2010, the University completed a \$38.6M renovation and expansion of its Health, Physical Education and Recreation Building (HPER). The HPER offers open recreation and a variety of fitness programs for students, faculty, staff and their dependents. The renovated HPER is an essential part of the long-range plan to double UNO's student resident population; it provides the type of comprehensive facility that distinguishes UNO as a major metropolitan university.

The 2013 UNO Common Data Set reports the average age of all undergraduates is 23, for FT students the average is 22. The CDS also reports that twenty-two percent (22%) of UNO students are 25 or older. During workshops, older students noted that no alcohol is permitted on the UNO campus; they cited this as a major reason for living off-campus. Notwithstanding this restriction, UNO's location within an urban environment provides multiple sources of entertainment for students of all ages. The Aksarben Village, near the Pacific campus, includes sports bars, wine bars, movies, dining and live music in adjacent Stinson Park. The renovated downtown historic Old Market District is lined with cobblestone streets and offers shopping, nightlife, galleries, dining and entertainment. Other districts with similar amenities include Midtown Crossing, North Downtown and the ethnic district of South Omaha. There is no shortage of entertainment opportunities for adult students.



Milo Bail Student Center

B. On-Campus Housing

i. Type and Quantity

The current UNO housing stock consists of 2,080 beds in four apartment complexes and one residential hall. The first apartment complex, University Village (UV), was built and operated by a private developer but is now owned and operated by UNO. All campus housing consists of private bedrooms with shared bathrooms entered from within the unit. Laundry is provided in each building or in a commons building with other amenities. All apartments have a full kitchen; suite-style units in Scott Residence Hall (SRH) include a small kitchenette and a full meal plan.

Privacy is cited by students as a major factor in housing choice, however, during campus workshops students also noted that apartment dwelling was a barrier to meeting new friends and expanding social circles. Students suggested that including common areas in apartment buildings such as lounges, meeting rooms and study rooms would provide more opportunities to mingle. On the other hand, Student Life staff recommended that the Milo Bail Student Center should become the hub for social interaction to avoid students becoming isolated inside their apartments or residential halls.

ii. Pricing Strategies

The majority of student leases at UNO are twelve months; Scott Resident Hall offers nine month leases and a meal plan. The average twelve month lease at UNO is \$6,210 per bed without a meal plan (Chart 9)

Chart 9

UNO HOUSING	CONTRACT	BEDS	COST/BED
Maverick Village	12 mos.	380	\$6,480
University Village	12 mos.	576	\$6,120
Scott Court	12 mos.	480	\$6,300
Scott Village	12 mos.	480	\$5,940
Scott Residence Hall	9 mos.	164	\$8,750
AVERAGE W/O MEALS		2,080	\$6,210



EXISTING CONDITIONS

iii. Facilities Assessment

The first campus housing project, University Village, was built by a third party; Residential Life staff believe that the open corridors leading to apartments are more appropriate for a warmer climate. Campus-led projects that followed UV include: Scott Residence Hall (Fall 2000), Scott Village (Fall 2003), Maverick Village (Fall 2008) and Scott Court (Fall 2011). Residential housing on the Pacific Campus is managed by Scott Properties; housing on the Dodge Campus is managed by UNO.

Dodge Campus - University Village (UV), 1999

The UV consists of seven (7) three-story apartment buildings and a detached Club House. The complex is entirely coed with individual apartments assigned as single-sex. The complex totals 173,616 gross square feet (gsf), the Club House is 3,840 gsf. Construction is brick veneer with concrete lap siding; UNO housing staff characterize the architecture and materials as more appropriate for a warm weather climate. The exterior materials require continual maintenance. UV Apartments include four private bedrooms, two baths, living room and full kitchen. Total UV bed count is 576; annual cost per bed is \$6,120 for 12 months; annual gross revenue is \$3,525,120.

The UV Club House includes a Mail Room, Four Offices, Maintenance Area, Student Laundry, Club Room, Study, Boiler and Communications Telephone / Data. The Club House is used for student events, movie night, social gatherings and other student events.

Among the five UNO housing complexes, students rate UV the lowest with seventy-two percent (72%) of students rating UV as Excellent or Good. Twenty-two percent (22%) rate UV as Fair and the remaining eight percent (8%) rate the facility as Poor. During workshop interviews, the greatest concerns raised by students were from females who found the open walkways to be less safe than other UNO residences with enclosed corridors.



University Village - Site Plan



University Village - Exterior Elevation



University Village - Club House



EXISTING CONDITIONS

All students agreed that during inclement weather the UV apartments are less comfortable; the main entry/exit opens directly to the outdoors which allows cold and hot air into the living room. Students also agreed that the UV has fewer opportunities for socialization within the apartment building structure.



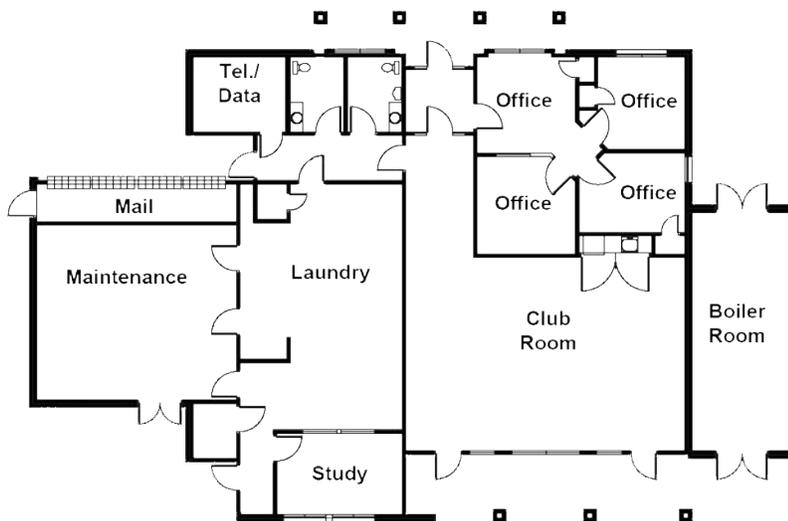
University Village - Typical Apartment (not to scale)



UV - Apartment Living Room (typical)



University Village Club House - Study Room



University Village - Club House (not to scale)



University Village Club House - Laundry



University Village Club House - Club Room



EXISTING CONDITIONS

Dodge Campus - Maverick Village (MV), 2008

The MV consists of eight (8) three-story buildings and a detached Commons Building. The apartment buildings are coed with single-sex apartment assignments. The complex totals 140,648 gsf, the Commons Building is 7,500 gsf.

Maverick Village is constructed of brick veneer accented with pre-cast and cast stone banding. The apartment buildings are six years old and appear to be in good condition. Individual apartment units include four private bedrooms, two baths, living room and full kitchen. Laundry rooms for MV are in the lower level of each building. The distribution of apartment units is four per floor for a total of twelve per building. There is one central entry point with a card reader, individual apartments are accessed through a common corridor. The total MV bed count is 380; annual cost per bed is \$6,480 for 12 months with an annual gross revenue of \$2,462,400.

Although each stand-alone building has connecting stairwells and corridors, there are no common lounges or group study rooms within the buildings which reduces the opportunities for socialization or group work.

The MV Commons Building includes a Mail Room in the lobby, Office Suite, Student Lounge, Seminar Room and Building Support. During workshop interviews, and online surveys, students rated Maverick Village very highly. Eighty-six percent (86%) of survey participants rate MV as Excellent or Good, twelve percent (12%) rate MV as Fair and two percent (2%) rate MV as Poor.



Maverick Village - Site Plan



Maverick Village - Exterior Elevation



Maverick Village - Commons Building Entry



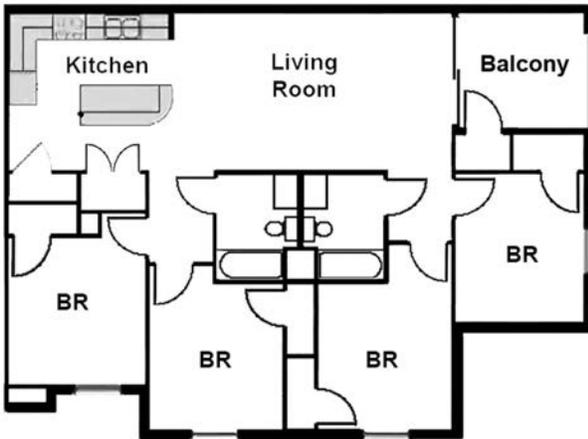
EXISTING CONDITIONS



Maverick Village - Connecting Stairwells (typical)



Maverick Village - Private Bedroom (typical)



Maverick Village - Typical Apartment (not to scale)



Maverick Village - Apartment Kitchen (typical)



Maverick Village - Commons Building Lounge



Maverick Village - Commons Building Seminar Room



EXISTING CONDITIONS

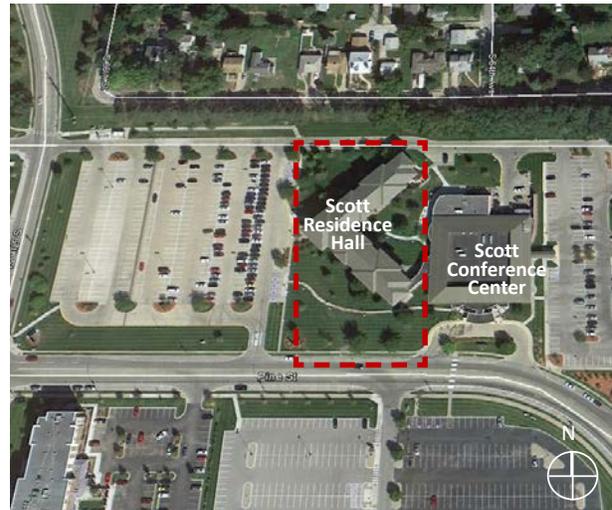
Pacific Campus - Scott Residence Hall (SRH) 2000

The SRH consists of one (1) four-story apartment building located west of the Scott Conference Center. Administrative Offices for SRH are located in the Scott Village Commons Building which also provides Club House functions for Village residents. Each of the four floors in SRH contains eleven (11) or twelve (12) four-bedroom suites with private bedrooms, one bath, a living room and a kitchenette with microwave and under-counter refrigerator. The building also includes four (4) two-bedroom faculty apartments, community student kitchens on each floor, a student study room with computers and printer, theater room, fitness area, game room and a variety of student services such as laundry and printing/copying.

SRH is constructed of brick veneer with EIFS accents (exterior insulating finish system); the residential hall is attached to the Scott Conference Center and the two structures share some mechanical systems. The approximate building area of the SRH is 59,955 gsf. The building condition is good and appears to be well-maintained. The SRH bed count is 164; annual cost per bed is \$8,750 which includes a meal plan. Terms of lease at SRH are nine months.

Many SRH occupants are engineering students on Scott scholarships. Students participating in the online survey have a favorable opinion of SRH; eighty-six percent (86%) rated the facility as Excellent or Good, the remaining fourteen percent (14%) rated the facility as Fair.

Scott Residence Hall offers a more traditional housing experience with shared socialization and study space outside the apartment unit. The food service has a large selection of healthy, nutritional food and is available to all UNO students, not just SRH residents. The hours of operation are Monday-Friday: 7am - 8pm, Saturday-Sunday: 10am -7pm. Scott Cafe is the default dining facility on-campus as the Milo Bail Student Center does not offer a dinner menu.



Scott Residence Hall - Site Plan



Scott Residence Hall - Building Entrance



Scott Residence Hall - Street View



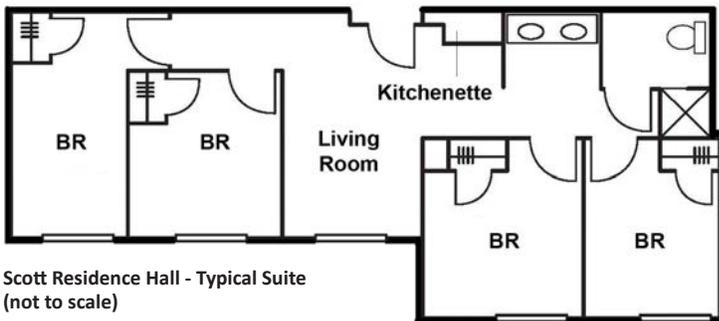
EXISTING CONDITIONS



Scott Residence Hall - Group Study Room



Scott Residence Hall - Theater Room



Scott Residence Hall - Typical Suite
(not to scale)



Scott Residence Hall - Scott Cafe' Dining Room



Scott Residence Hall - Scott Cafe' Serving Line



EXISTING CONDITIONS

Pacific Campus - Scott Village (SV), 2003

The SV consists of ten (10) three-story apartment buildings. A Commons Building provides administrative and recreational functions. Each building has four (4) apartments per floor for a total of twelve (12) per building. Each apartment has four private bedrooms, two baths, a living room and open kitchen.

The buildings are constructed of brick veneer on the first and second floors and vinyl siding on the third floor. Each ground-level apartment has a concrete patio, upper level apartments have wooden decks. The SV complex is approximately 173,810 gsf. The total bed count is 480; annual cost per bed is \$5,940. Terms of lease at SV are 12 months, annual gross revenue is \$2,851,200. The Scott Commons Building contains the offices for Scott housing management, central mailboxes, student laundry, game room and staff break room. A tornado shelter is provided in the basement. The SV Commons is approximately 7,361 gsf.

Student survey results for SV indicate that eighty-nine percent (89%) of students rate the facilities as Excellent or Good, approximately ten percent (10%) rate SV as Fair and one-percent (1%) rate the SV as Poor.

The SV is the only housing complex at UNO with outdoor sport facilities which include a basketball court, sand volleyball and open field space for touch football or frisbee.



Scott Village - Site Plan



Scott Village Complex



Scott Village Outdoor Court



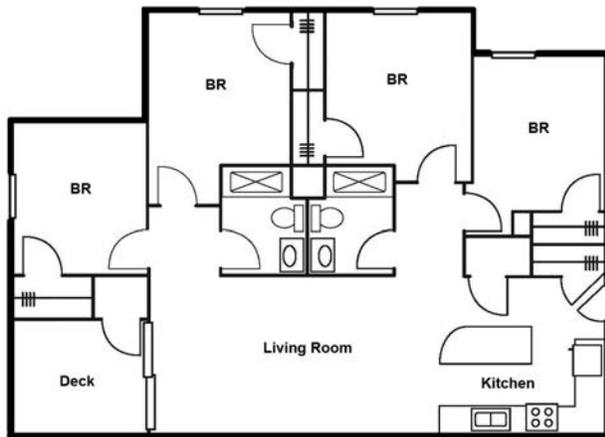
EXISTING CONDITIONS



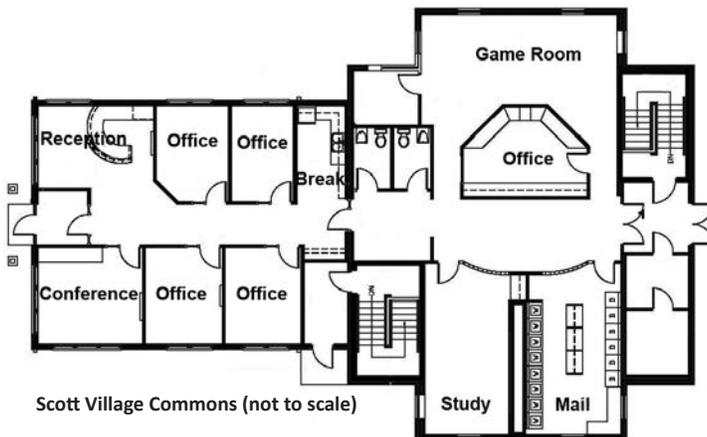
Scott Village - Apartment Living Room (typical)



Scott Village - Apartment Kitchen (typical)



Scott Village - Typical Apartment (not to scale)



Scott Village Commons (not to scale)



EXISTING CONDITIONS

Pacific Campus - Scott Court (SC), 2011

The SC consists of four (4) three-story apartment buildings, the Scott Village Commons provides administrative services for the SC complex. Each building in SC has ten (10) four-bedroom suites per floor in an “L” shaped building footprint. Each apartment includes four private bedrooms, two baths, a living room and open kitchen.

The SC buildings are constructed of brick veneer and concrete panels, building accent materials include EIFS and prefinished metal panels. Scott Court is approximately 185,812 gross square feet. The total bed count in SC is 480. Terms of lease at SC are 12 months, annual rent is \$6,300 for an annual gross revenue of \$3,024,000.

Students living in SC have access to some amenities not provided in other apartment housing such as fitness equipment; SC residents also have privileges at the SV Commons Building. Student survey results for SC indicate that eighty-nine percent (89%) of students rate the facilities as Excellent or Good, nine percent (9%) rate SC as Fair and two-percent (2%) rate SC as Poor.

Each building in SC has shared amenities that include: a study lab with computers/printers and AV equipment, laundry and vending in lower level and 24-hour fitness room.



Scott Court - Site Plan



Scott Court Complex



Scott Court - Building Entry



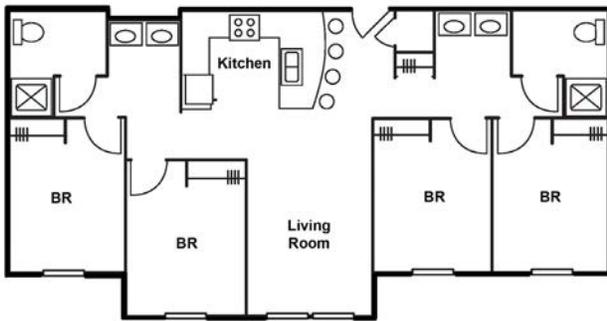
EXISTING CONDITIONS



Scott Court - Building Study Room / Lounge (typical)



Scott Court - Apartment Kitchen (typical)



Scott Court - Typical Apartment (not to scale)



Scott Court - Private Bedroom (typical)



Scott Court - Building Laundry (typical)



Scott Court - Building Fitness Room (typical)



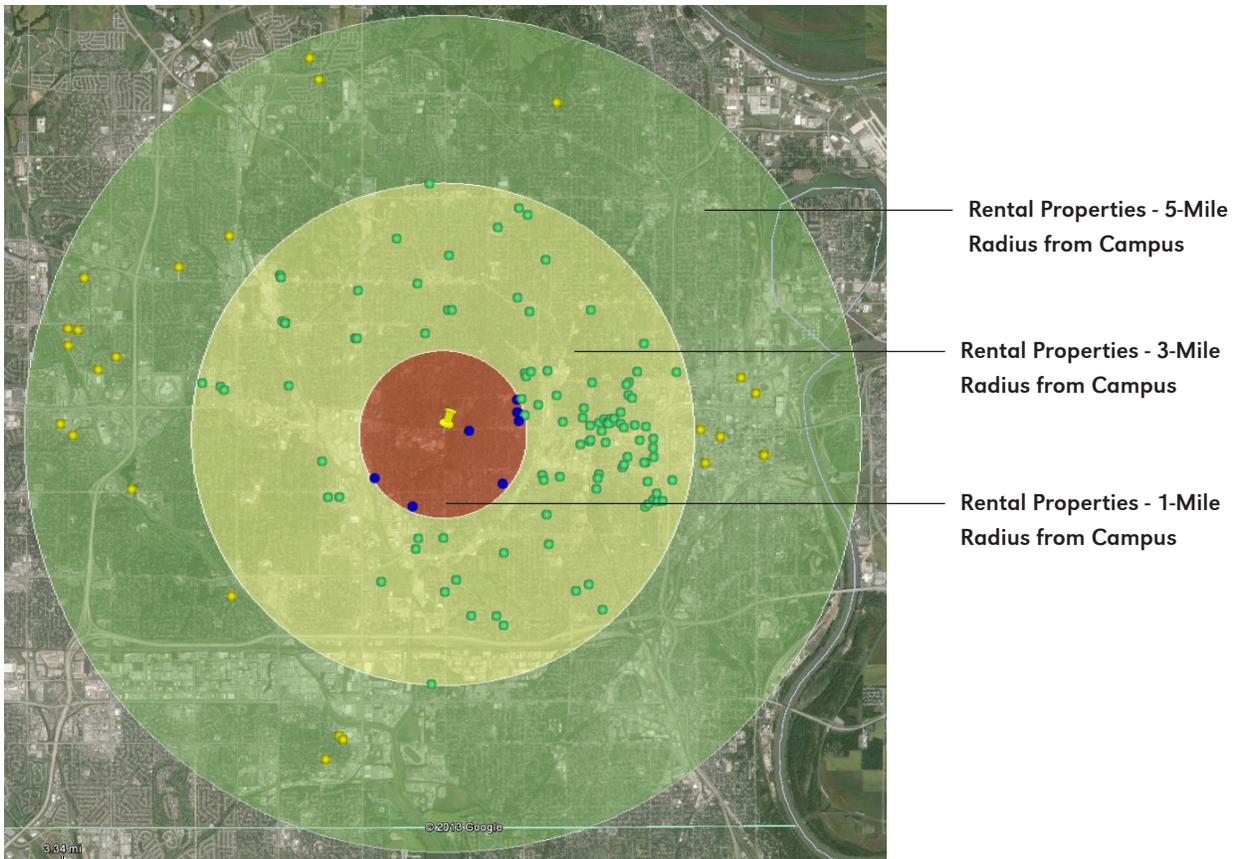
EXISTING CONDITIONS

C. Off-Campus Housing

i. Type

There are over two hundred rental properties within a five mile radius of UNO. As previously noted, eighty-six percent (86%) of undergraduates at UNO live off-campus. While many of these students commute from their permanent residence in Omaha, a large percentage of students live in rental property within the city limits of Omaha. Currently the University has a stock of 2,080 beds capable of housing twenty-two percent (22%) of its full-time undergraduate enrollment (9,511). Although the University is focused on growing the residential population, some students continue to be attracted to off-campus accommodations.

During workshops, students cited two major factors in choosing off-campus housing: cost and independence. Survey results indicate the total cost of education as the number one factor in the choice of college; many students believe that living off-campus is cheaper. The number two reason students cited for living off-campus is independence. UNO has no ability to alter its status as a “dry” campus and for that reason many older students will continue to choose rental property in Omaha over campus housing. As noted previously, the average age of a full-time undergraduate student at UNO is 22; the U.S. Department of Education reports the median age for an undergraduate as 21, the average age is 24.





EXISTING CONDITIONS

ii. Pricing Strategies

Gross rents for properties within a five-mile radius of UNO campus were researched by the Housing Master Plan team using online resources and telephone contact. The research finds that the average annual cost per bed for a studio or apartment in Omaha is \$5,868 (Chart 10). By comparison, the average cost of a 12-month contract in UNO owned housing, without a meal plan, is \$6,210 (Chart 11)

No empirical data for off-campus utility costs is available, however, student survey results indicate the average utility costs among students that pay utilities is \$116.50/month. Several students renting off-campus reported a utility cost of zero which implies that utility costs are included in the monthly rent, or that they reside in their family residence.



Examples of Rental Property within 30-minute walk of UNO



Chart 10

OMAHA APARTMENT	CONTRACT	AVG. SQ. FT.	AVG. COST/UNIT	COST/BED
Studio Apartment	12 Month	473 SF	\$6,540	\$6,540/Bed
1 Bedroom Unit	12 Month	705 SF	\$7,488	\$7,488/Bed
2 Bedroom Unit	12 Month	1,074 SF	\$10,488	\$5,244/Bed
3 Bedroom Unit	12 Month	1,295 SF	\$12,636	\$4,212/Bed
AVERAGE	12 Month	887 SF	\$9,288	\$5,868/Bed

Chart 11

UNO HOUSING	CONTRACT	UNIT TYPE	TOTAL BEDS	COST/BED
Maverick Village (MV)	12 month	4 br/2 bath apt	380	\$6,480
University Village (UV)	12 month	4 br/2 bath apt	576	\$6,120
Scott Court (SC)	12 month	4 br/2 bath apt	480	\$6,300
Scott Village (SV)	12 month	4 br/2 bath apt	480	\$5,940
Scott Residence Hall (SRH)	9 month	4 br/1 bath suite	164	\$8,750*
AVERAGE FOR HOUSING W/O MEAL PLAN (*excludes SRH)			2,080	\$6,210/Bed



EXISTING CONDITIONS

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NEEDS ASSESSMENT

A. Workshop Findings

On January 22-23, 2014, the housing master plan team conducted a series of workshops at UNO. The workshops provided a forum for various groups to share their goals for housing improvements. Summaries from each workshop group are provided below.

i. Steering Committee

The Housing Master Plan process is led by a Steering Committee that includes the Associate Vice Chancellor for Student Affairs, Dan Shipp and the Director of University Housing and Student Involvement, Bill Pickett.

Prior to the first campus workshop, Dan and Bill met with the master planning team to identify their primary goals and objectives which are:

The Housing Master Plan should provide a footprint for the next five to ten years; the recommendations for housing should be based on student demand, workshop discussions and the over-arching goal of supporting academic success. Currently UNO has several learning communities which will be significantly expanded in the 2014-2015 academic year. These learning communities do not have community housing alternatives, nor do other campus groups such as honor students, Greek Chapters, international students, married students, veterans, etc. Dan believes there are many drivers for housing besides enrollment growth; the Housing Master Plan should identify specialized housing needs as well as opportunities for growing the overall housing stock.

Bill Pickett manages housing operations at the Dodge Campus. Pacific Campus housing is managed by Scott Properties. Notwithstanding the separation of management duties, the primary responsibility for the safety of students and enforcement of campus policies rests with Bill Pickett and his staff.

ii. Workshop Committees

Over the course of two days the master plan team toured all campus housing and met with representatives from several groups that include:

- Residential Life (Dodge & Pacific Campuses)
- Business and Finance
- On-campus Students
- Off-campus Students
- Student Affairs
- Learning Communities
- Facilities Management

Key recommendations from each group include the following:

Residential Life:

- Organize housing to change the impression of a commuter campus
- Provide housing with unifying elements such as Greek, Honors, International, etc.
- Draw students out of the seclusion of their apartments by providing social and common space, especially for freshman.
- Locate new housing near food service and other student life amenities.
- Include outdoor activity areas to build the sense of a neighborhood.
- Provide accommodations for faculty, visiting faculty and graduate students.
- Include classrooms within the complex to facilitate learning community development.
- Streamline maintenance by incorporating design standards.
- Provide more nine month contracts.



NEEDS ASSESSMENT

Business and Finance:

- Adjust the Housing Master Plan bed count objectives to exclude online students from the long-term enrollment projections.
- Provide flexibility in housing units that expands the University's options for resolving conflicts, academic incompatibilities and other problems that arise.
- Incorporate opportunities for energy savings for the University and cost savings for students.
- Justify housing rates for the Board of Regents.
- Note that nine-month contracts are more workable when a meal plan is included. Common eating areas help build community.
- Consider Allwine Hall for future housing; this building will be vacated when a new STEM project is built.
- Provide a housing strategy that meets demand; do not over-build. Currently there are outside interests that have proposed housing such as the Newman Center for Catholic Students which could include 140 Beds for students from UNO and other adjacent universities.
- Base peer comparisons on the Board of Regents' approved peer group which includes:
 - Cleveland State
 - Northern Illinois
 - Portland State
 - University of Arkansas at Little Rock
 - University of Colorado at Denver
 - University of Missouri - St. Louis
 - University of North Carolina at Charlotte
 - University of Northern Iowa
 - University of Texas at San Antonio
 - Wichita State University

Prior to discussing housing needs, each student was asked to indicate why they selected UNO. The most common responses were: the University really cares about students, UNO has strong academic programs in specific areas of interest, overall UNO is cost effective, housing options are better than competitors and UNO has good proximity to home for weekend visits. Off-campus students cited lower cost and independence as the main reasons for living off-campus.

On-Campus Students:

- Provide expanded food service hours on Dodge.
- Incorporate community space in housing units for socialization. Traditional suites with public living rooms will increase opportunities for making new friends, however, less personal space should equate to a lower cost.
- Reflect the actual housing conditions in apartment models for tours. Quality matters to students.
- Provide housing with a strong architectural identity and good security systems such as card swipe; students do not like keys.
- Enclose University Village corridors, female students feel less safe at the UV.
- Maintain the current housing affordability.
- Increase parking for visitors and parents. Include outdoor courts and provisions for pets on-campus.

Off-Campus Students

- Provide outdoor recreation areas to offset the limited human contact associated with apartment dwelling - students that live on-campus tend to stay in their apartments.
- Provide more options for on-campus housing - the negative aspects of living off-campus are driving distance and fewer opportunities to meet people.
- Design units to be appealing with privacy as a high priority.
- Include Wi-Fi, cable TV, etc.
- Increase parking if enrollment continues to grow.
- Provide separate freshman housing and a Greek Row.



NEEDS ASSESSMENT

Student Affairs:

- Include data on housing mixes and rates in peer housing analysis. UNO requires a better variety of housing options. All housing should be affordable and designed for student success.
- Consider smaller groups than four per suite.
- Make safety and security the top priority.
- Select housing sites that are suitable for the capacity, do not under- or over-use the land.
- Include group kitchens and study space to provide a higher quality residential life experience
- Improve retention by providing social spaces.
- Provide a cohesive, single management system.
- Dedicate resources for counselors and other on-call staff such as assigned parking space and crisis room - counselors feel uncomfortable meeting with students privately in their bedrooms.
- Improve weekend food service which is currently inadequate to serve prospective students, parents and other visitors.

Learning Communities:

- Foster a stronger campus connection for international students. Currently many internationals live off-campus and some cannot meet rental requirements of a social security number or resident status.
- Reduce costs for international students by providing smaller housing units; these students usually have fewer personal possessions and require less space.
- Provide lower cost housing for first-generation students; many first-generation students live at home to save money, but the lack of connection to campus impacts academic success and retention.
- Incorporate dedicated housing for honor students
- Group students by major and include classrooms within housing; classrooms should be flexible.
- Provide Greek housing - the apartment-style units do not provide the traditional sorority or fraternity experience that students seek. Most existing off-campus housing rented by Greeks is in disrepair.
- Provide housing options for visiting scholars with durations of 3-8 months and options for faculty / family apartments within the complex.

Facilities Management

- Design buildings to LEED standards; UNO does not yet require certification.
- Provide a good return on investment from building systems; currently there are campus guidelines for code issues, but no equipment standards.
- Incorporate preferred campus building materials of brick, pre-cast limestone, anodized frames and limited metal panels. The current campus context is considered "Eclectic."
- Design practical room sizes; currently there are no campus standards for office size, bedrooms, or other rooms.
- Observe the campus building height restrictions.
- Utilize landscape guidelines provided in the master plan that also include guidance for siting, distance and experience-based design.



Examples of Modern and Classical campus architecture
 HPER Building (above) Arts & Sciences Building (below)





NEEDS ASSESSMENT

iii. Goal-Setting

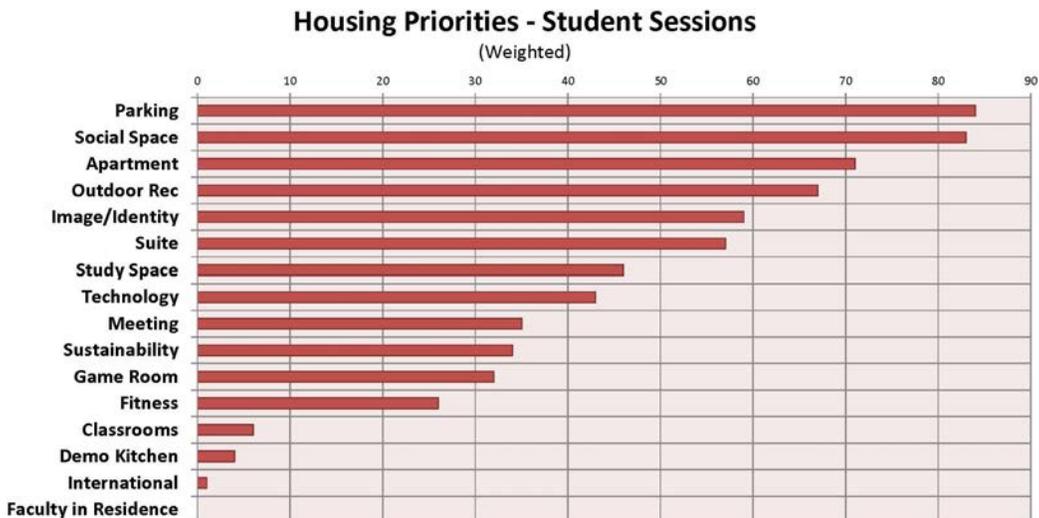
Each workshop meeting on January 22nd and 23rd began with an informal goal setting exercise in which participants were asked to select their top ten housing priorities in order of importance. A multiple choice list was provided for this exercise with the ability to write in alternate priorities.

The responses were discussed during the meeting and later tallied by weighting a number one priority as ten, number two as nine and so on. The weighted responses from faculty/staff (Chart 12) and students (Chart 13) are illustrated below. This data, along with online student survey results, was utilized in the development of housing recommendations.

Chart 12



Chart 13





NEEDS ASSESSMENT

iv. Summary of Needs

With the exception of engineering scholarship students in Scott Residence Hall, UNO does not have Greek, theme or other forms of dedicated housing on campus. There is an pressing need for housing that provides more opportunities for socialization, stronger living communities, lower cost and support space for socialization, group study and meetings.

Greek Housing

Currently there are seventeen national Greek chapters on the UNO campus, seven Fraternities and ten Sororities. During campus workshops Dan Shipp expressed concerns that the UNO Greek community is disengaged. Students have requested a more visible campus presence which could take the form of stand-alone housing, a meeting center, or other dedicated space that provides identity and recognition. Bill Pickett is currently serving on a task force to look at opportunities for improving the Greek campus presence. The task force is in the process of formalizing a statement of needs.



UNO - Chi Omega Sorority - Zeta Delta Chapter

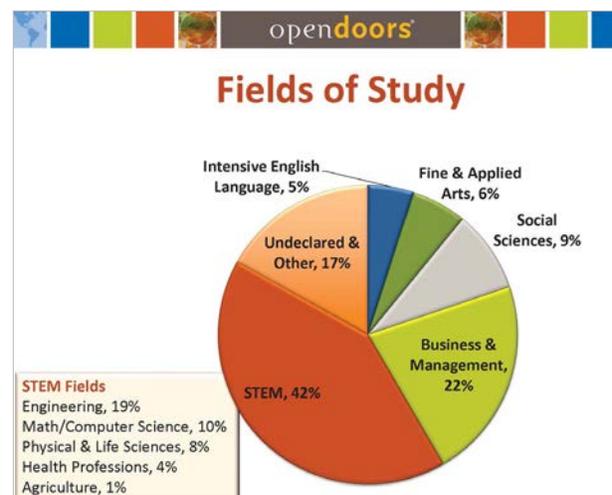
Freshman Experience

Students who feel at home on a college campus tend to have greater academic success and better rates of retention. In Fall 2013, forty-six percent (46%) of first-year, first-time students at UNO lived in college-owned housing; the average among UNO's urban peers was forty-eight percent (48%) and the Nebraska System average was seventy-five percent (75%). Nine out of UNO's ten urban peers provide double-rooms for most freshman. At UNO, all freshmen have private bedrooms in suites or apartments with internal living rooms.

During campus workshops, students and housing staff acknowledged that apartment living promotes isolation and inhibits a student's ability to meet new friends and develop connections with the campus community. To improve the freshman experience, UNO requires facilities that promote interaction such as community living rooms, group study, shared bedrooms, communal bathrooms and possibly community dining.

International Housing

International students comprise three percent (3%) of UNO's undergraduate population and many of these students currently live off-campus. In a 2013 conference on International Students, the Open Doors® Institute of International Education reported that from Fall 2004 to Fall 2012 enrollment of international students in the U.S. rose by seven and two-tenths percent (7.2%). During the same time period, undergraduate enrollment rose by ten percent (10%). In its study, Open Doors® also reported that Science, Technology, Engineering and Math (STEM) is the selected field of study for forty-two percent (42%) of international students (chart data below).





NEEDS ASSESSMENT

The UNO Peter Kiewit Institute, and the City’s proximity to global companies, positions UNO favorably to capture a strong market share of international students. When surveyed, UNO international students rated quiet study, private bedrooms, proximity to classes and access to a community kitchen as their top housing priorities. Providing suitable living environments, combined with strategic marketing, could significantly increase UNO’s international student enrollment.

Honor Housing/Learning Communities

During campus workshops there was a lively discussion about learning communities and what role housing plays in academic success. Workshop participants noted that friction can develop when an honor student is housed with less scholarly peers. Currently there are no simple solutions for resolving this issue. It was suggested that if students with shared academic interests are housed together, it may create the conditions for mentorships, study groups and other supportive collaborations to form. Creating the conditions for academic success is a major goal of the Housing Master Plan.

THE OVERRIDING GOAL FOR HOUSING IMPROVEMENTS AT UNO IS STUDENT SUCCESS.
Housing Master Plan Goal - Dan Shipp

Because the Dodge and Pacific campuses are physically separated, there are some natural divisions in academic functions that occur which may play a role in developing honors and learning community housing. The current College locations are:

Dodge Campus: Arts and Sciences
Communication, Fine Arts and Media
Public Affairs and Community Service
Education

Pacific Campus: Business Administration
College of Engineering & Information
Science and Technology

Specialty Housing - Other

Many of UNO’s urban institutional peers have alternative housing options that include single-sex, married students, fine arts, wellness, sustainability, or other specialized communities. To maintain peer parity, UNO should consider a design concept that increases the options to develop theme and community housing, or housing for any of the one-hundred and sixty (160) student affiliations and organizations listed below.

- Academic Interests (51 - includes Greek)
- Arts / Music / Dance (4)
- Campus Programming (2)
- Governance (5)
- Honor Society (11)
- Identity-Based / Cultural (13)
- Leisure / Games (2)
- Media / Communication/ Writing (4)
- Political / Social Awareness (8)
- Service / Volunteering (12)
- Special Interest (31)
- Spiritual / Faith (15)
- University Department (2)



UNO - MBA Association Orientation for New Members



NEEDS ASSESSMENT

B. Online Survey

On February 24, 2014, UNO sent e-mail notices to all students requesting their participation in an online survey about campus housing. The survey concluded on March 2, 2014 yielding nine-hundred and sixty responses (960). Survey participation included full- and part-time students as well as undergraduates and graduates.

The largest group of respondents were freshman (32%) and the smallest group were graduates (15%). Eight-two percent (82%) of respondents are full-time students. Sixty-one percent (61%) are female, fifteen percent (15%) are married or living with a domestic partner and eight percent (8%) are non-U.S. citizens.

Among survey respondents twenty-three percent (23%) are commuters and twenty-nine percent (29%) live in off-campus rental property or have another off-campus housing arrangement. Forty-eight percent (48%) of respondents live in campus housing. A majority of on-campus respondents indicate high satisfaction with their current housing rating it as excellent or good.

Only sixteen percent (16%) of respondents have a meal plan. A significant number of students prepare their own meals using packaged or fresh food, however, workshop and survey comments indicate the need for expanded food service on the Dodge Campus. When queried about interest in a meal plan, only twenty-eight percent (28%) of respondents had no interest. The interest in meal plans ranged from 3 meals/day (19%), 2 meals/day (22%) and 1 meal/day (31%).

The top three reasons students live off-campus are lower rent, more independence and more privacy. Selecting from twenty factors that impact housing selection, students were asked to rate each factor on a scale from very important to not important. The top five factors that impact housing selection most are:

1. Private bedroom
2. Kitchen in unit
3. Private living space
4. Laundry in unit
5. Near classes

Among international students, the top five factors for housing selection are:

1. Quiet study space
2. Private bedroom
3. Near classes
4. Kitchen in unit
5. Private living space in unit

When respondents were asked why they chose to matriculate at UNO, the top five reasons in order are:

1. Academics
2. Total cost of education
3. Proximity to home
4. Total cost of rent/utilities
5. Facilities condition

Survey responses to all questions are charted on the following pages.

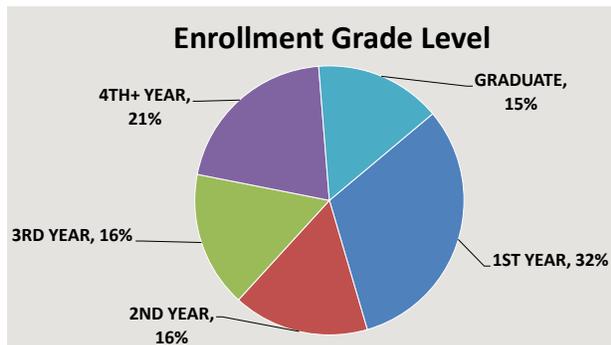


Image from UNO Student Life website

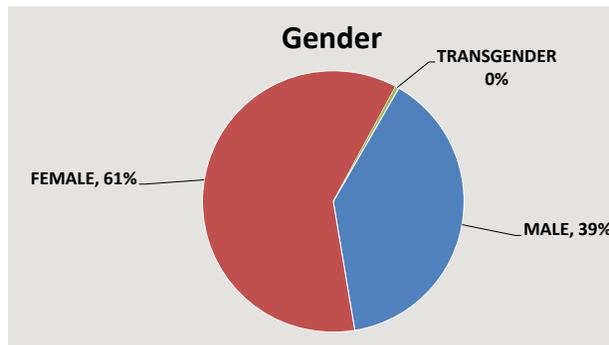


NEEDS ASSESSMENT

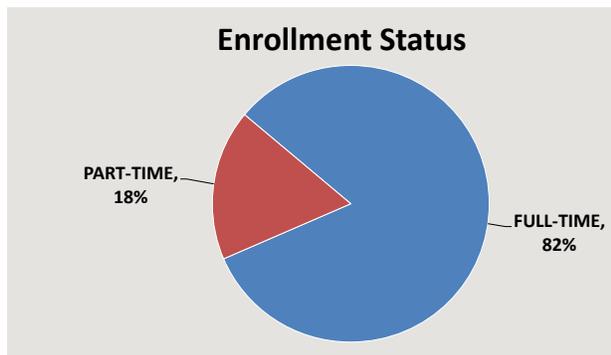
1. IN WHAT GRADE LEVEL ARE YOU ENROLLED?



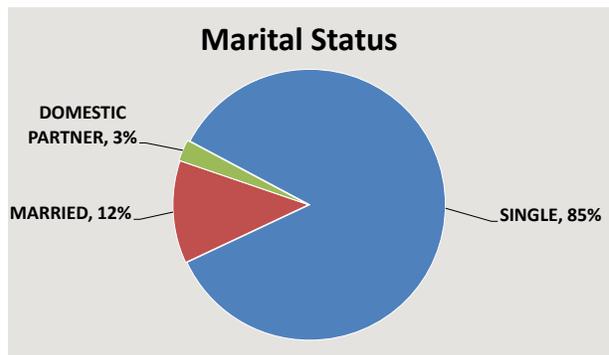
4. WITH WHICH GENDER DO YOU IDENTIFY YOURSELF?



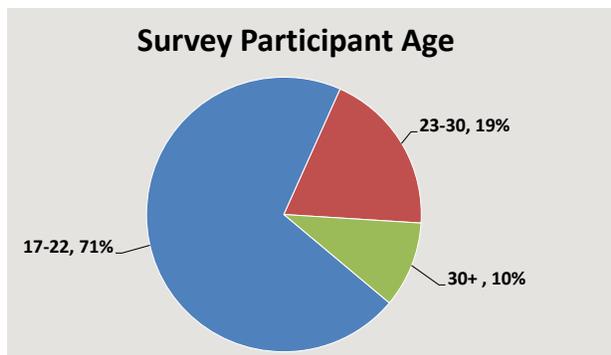
2. WHAT IS YOUR ENROLLMENT STATUS?



5. WHAT IS YOUR CURRENT MARITAL STATUS?



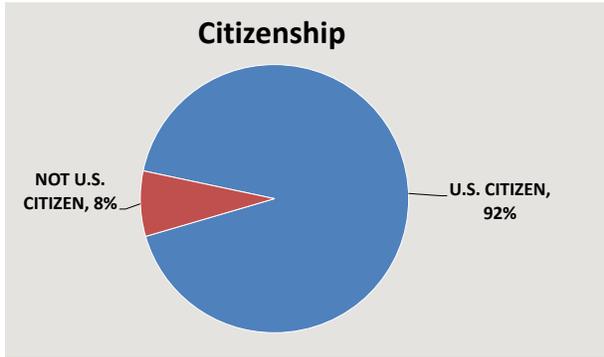
3. WHAT IS YOUR AGE?



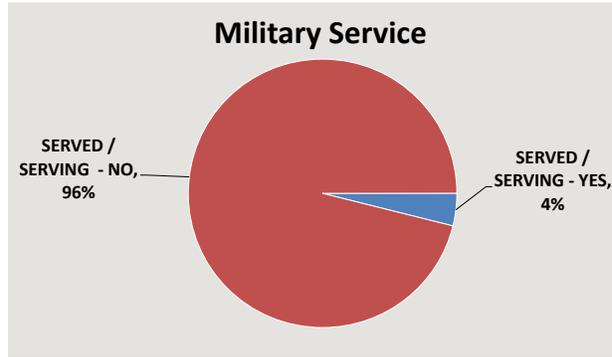


NEEDS ASSESSMENT

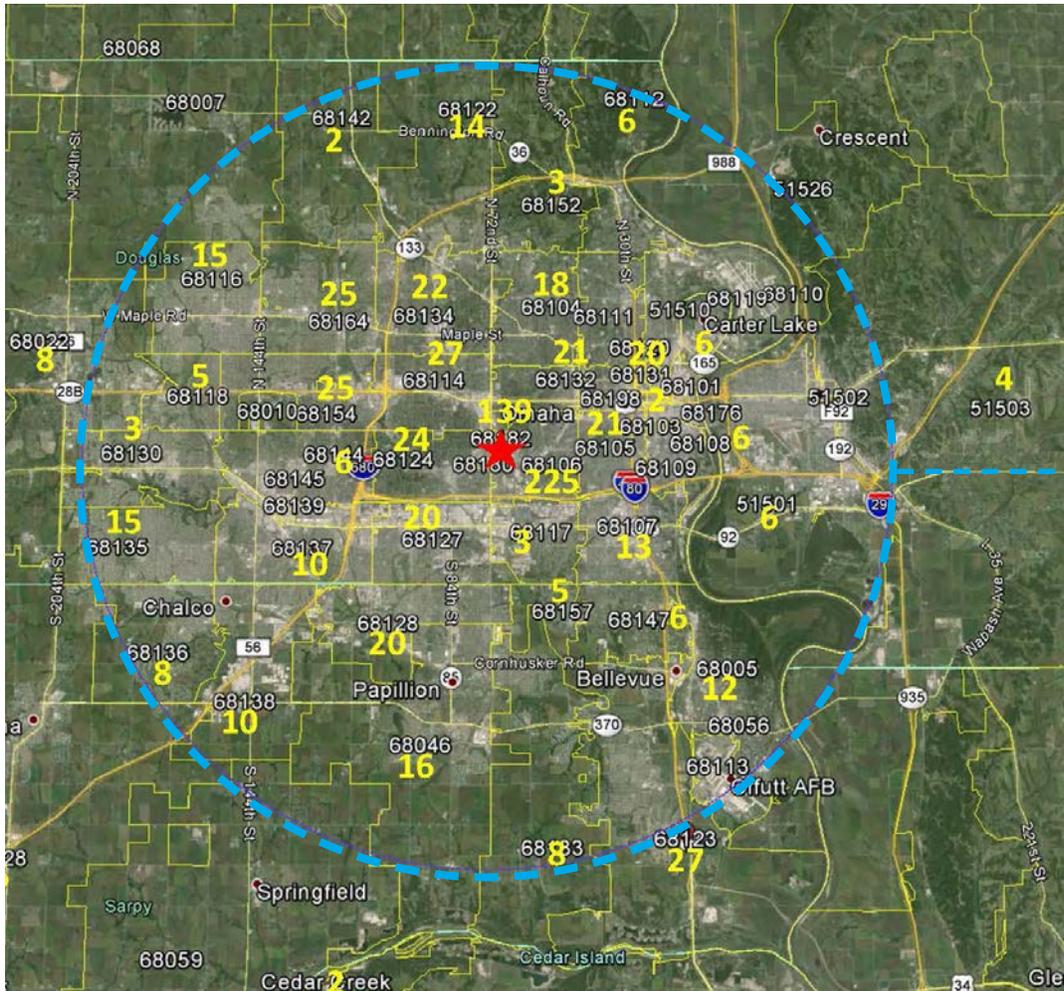
6. ARE YOU A U.S. CITIZEN?



7. HAVE YOU SERVED IN THE MILITARY (PAST OR PRESENT)?



8. WHAT IS YOUR LOCAL ZIP CODE?



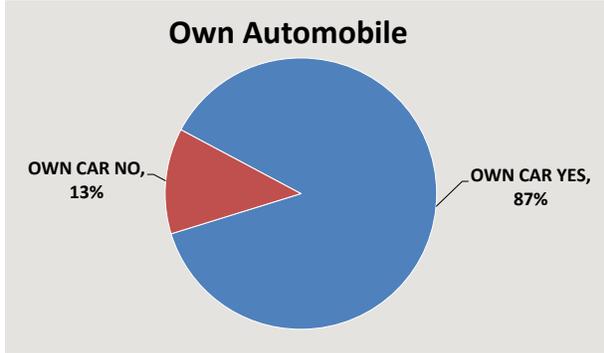
787 Students (82% of all survey participants) live within a ten-mile radius of campus

870 Students participating in the survey identified a Nebraska or Iowa zip code

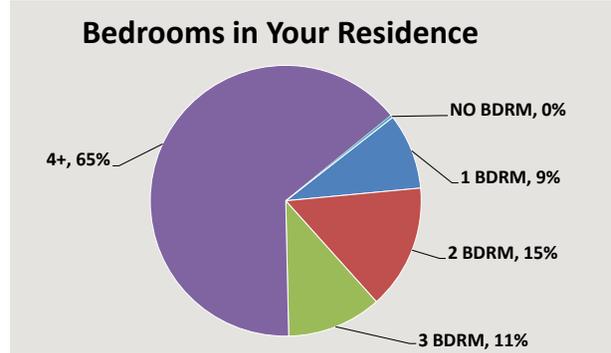


NEEDS ASSESSMENT

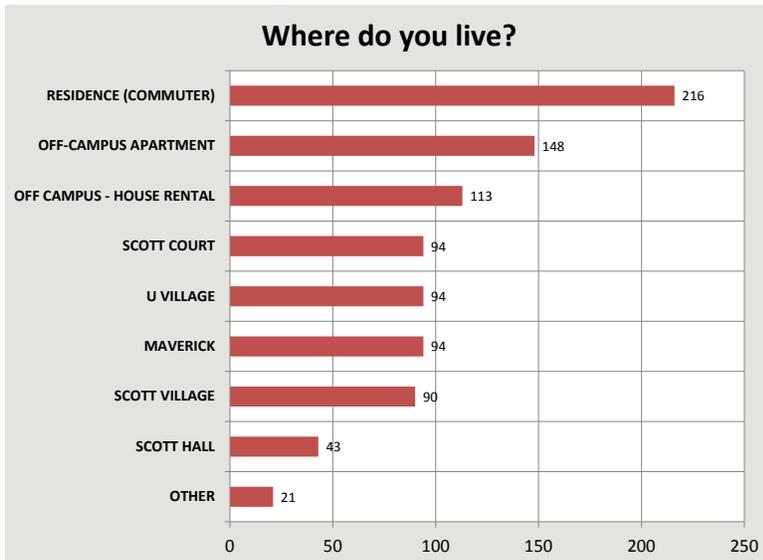
9. DO YOU OWN AN AUTOMOBILE?



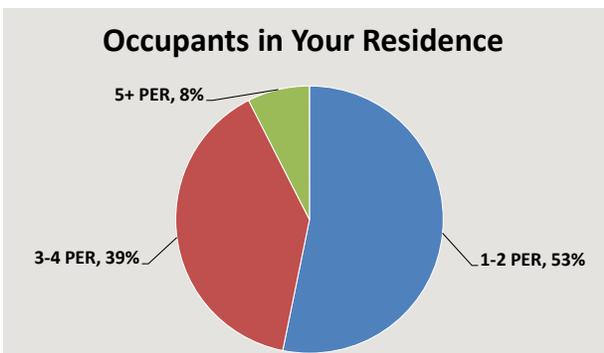
12. HOW MANY BEDROOMS IN YOUR HOUSING UNIT?



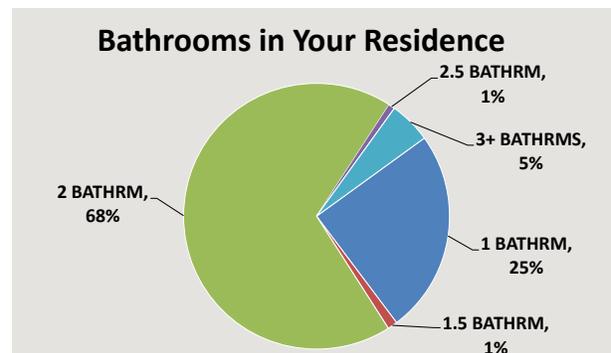
10. WHERE DO YOU LIVE?



11. INCLUDING YOURSELF, HOW MANY OCCUPANTS LIVE IN YOUR HOUSING UNIT?



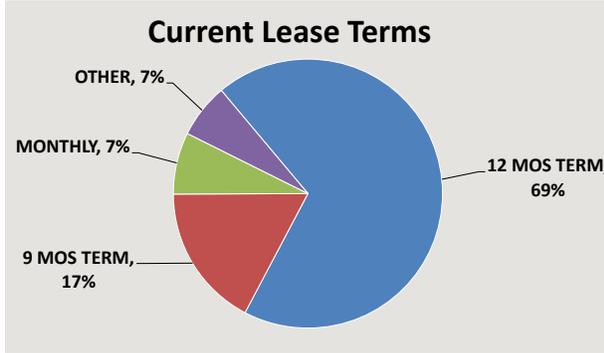
13. HOW MANY BATHROOMS IN YOUR HOUSING UNIT?



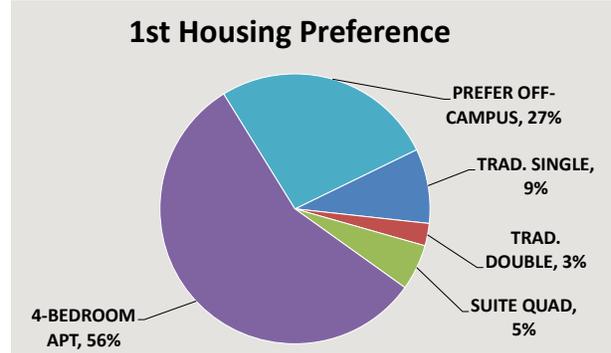


NEEDS ASSESSMENT

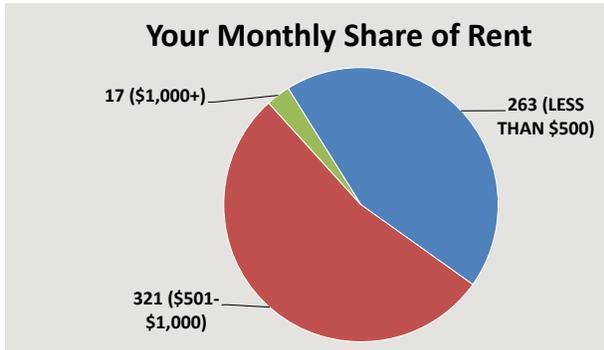
14. WHAT IS THE TERM OF YOUR CURRENT LEASE?



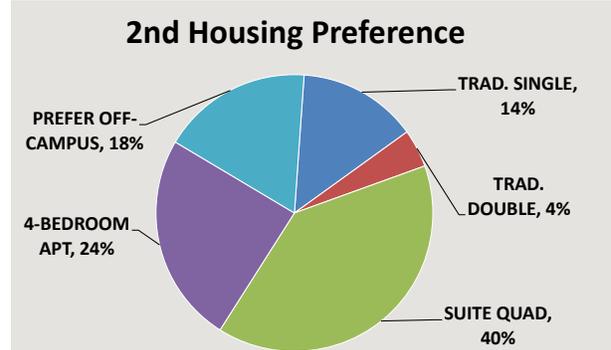
17. WHAT IS YOUR FIRST HOUSING PREFERENCE?



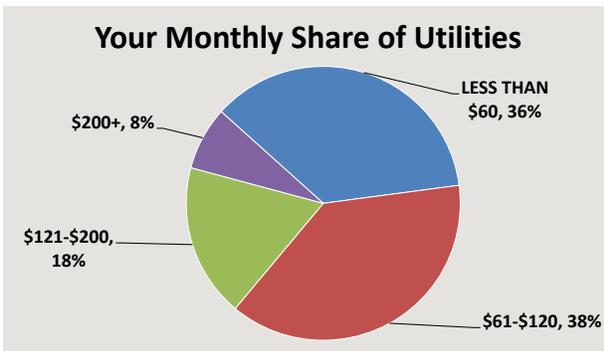
15. WHAT IS YOUR SHARE OF THE MONTHLY RENT?



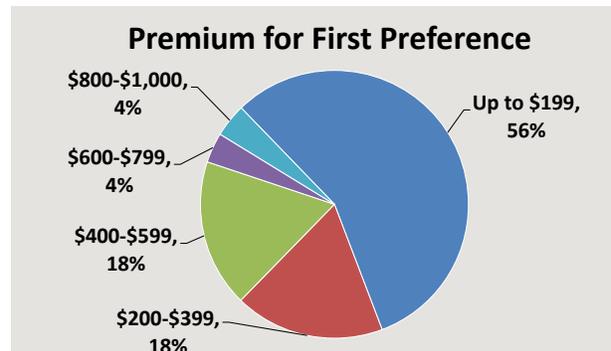
18. WHAT IS YOUR SECOND HOUSING PREFERENCE?



16. WHAT IS YOUR MONTHLY SHARE OF UTILITIES?



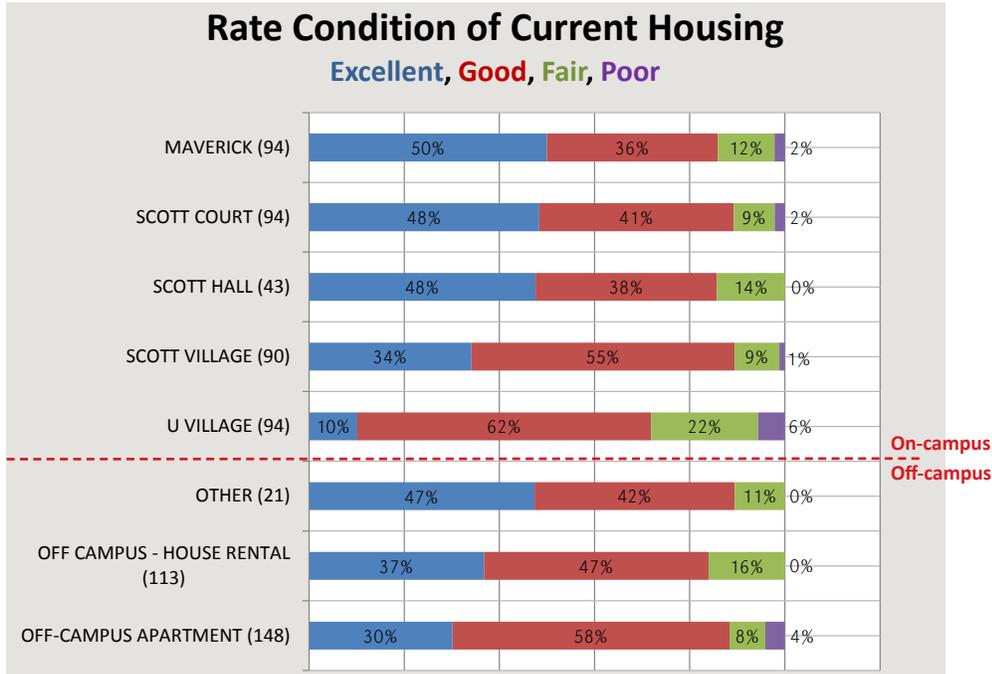
19. WHAT PREMIUM WOULD YOU PAY FOR 1ST PREFERENCE?



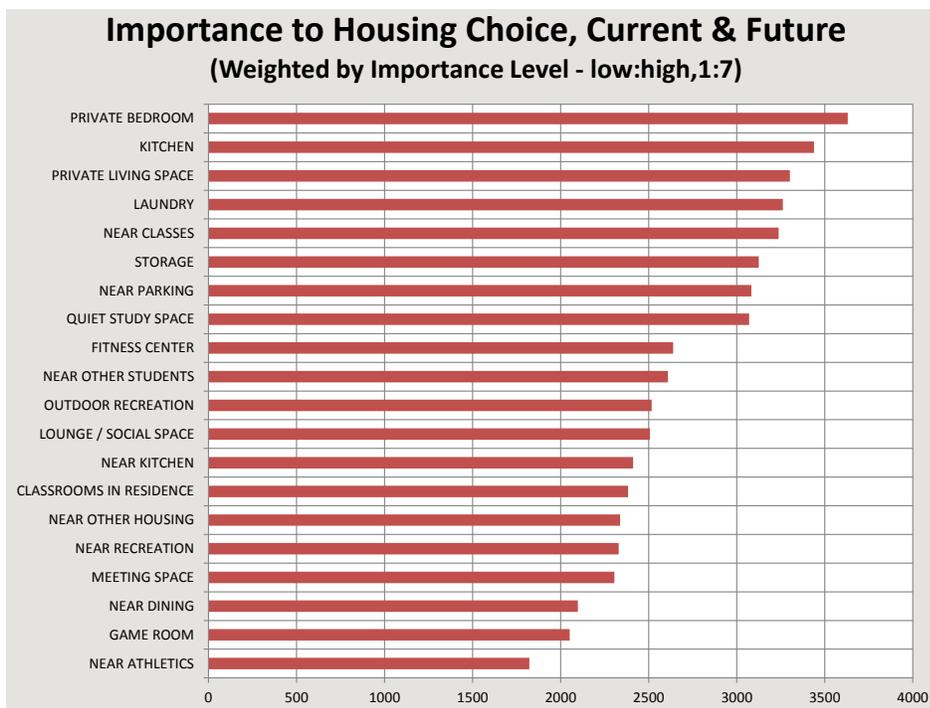


NEEDS ASSESSMENT

20. EVALUATE THE CONDITION OF YOUR CURRENT HOUSING?



21. RATE THE FOLLOWING FACTORS FOR THEIR IMPORTANCE TO SELECTION OF HOUSING (1=NOT IMPORTANT, 7=VERY IMPORTANT)



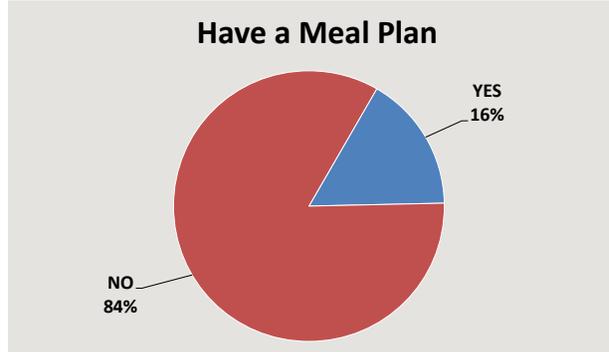


NEEDS ASSESSMENT

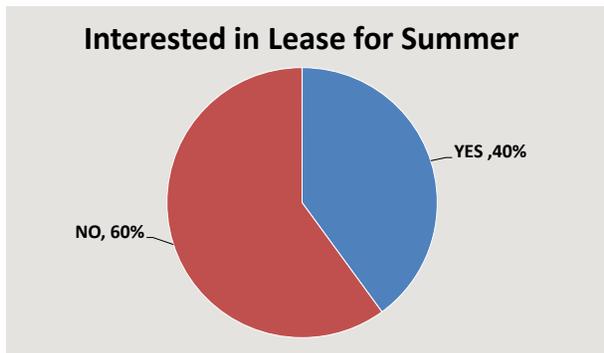
22. WHAT IS YOUR PREFERRED TERM OF LEASE?



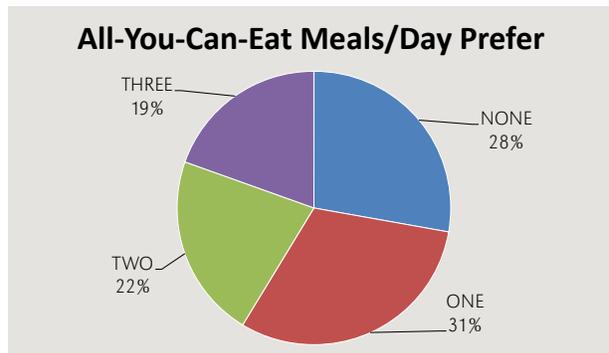
24. DO YOU HAVE A MEAL PLAN?



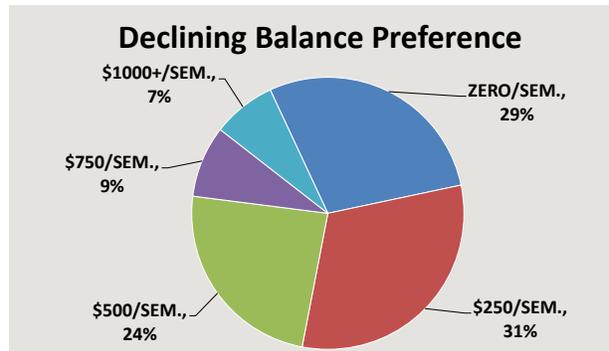
23. ARE YOU INTERESTED IN A SUMMER LEASE?



25. HOW MANY MEALS/DAY IN YOUR PREFERRED MEAL PLAN?



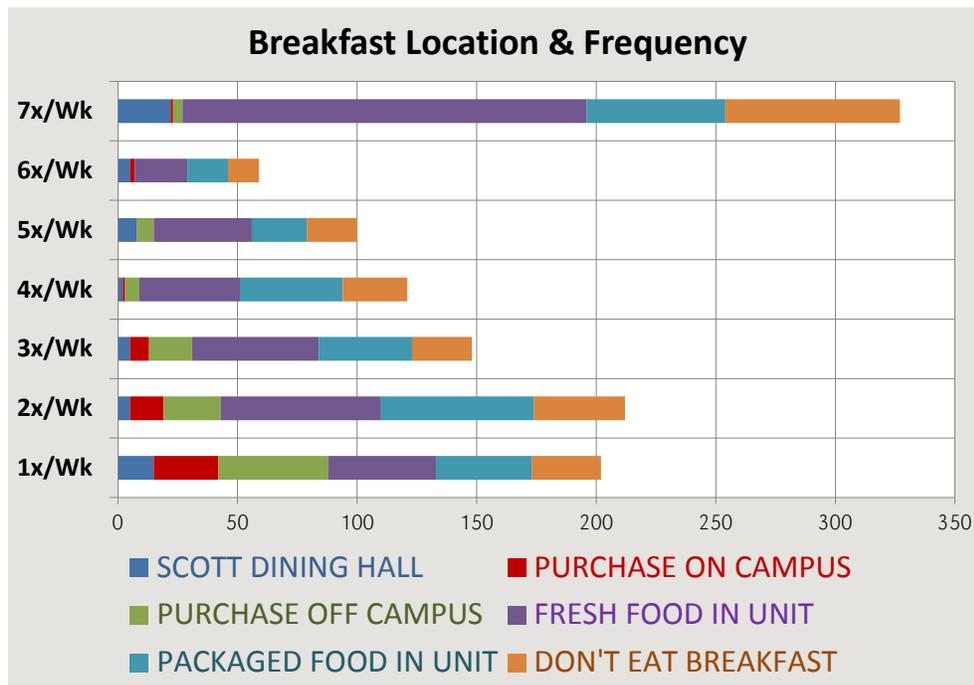
26. WHAT IS YOUR PREFERENCE FOR MEAL PLAN COST?



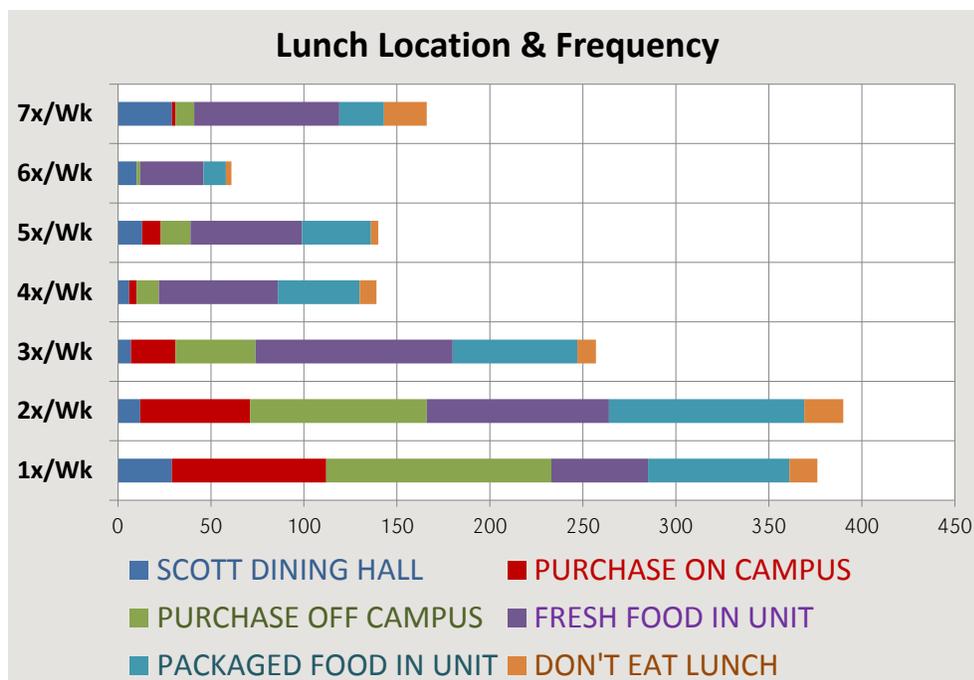


NEEDS ASSESSMENT

27. INDICATE THE FREQUENCY WITH WHICH YOU PREPARE OR PURCHASE BREAKFAST?



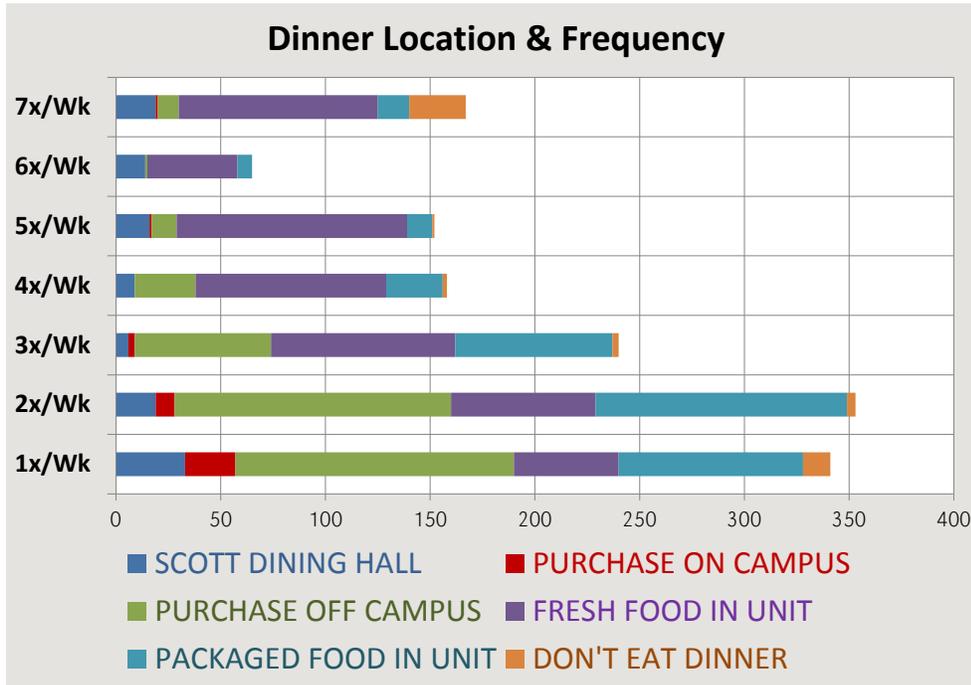
28. INDICATE THE FREQUENCY WITH WHICH YOU PREPARE OR PURCHASE LUNCH?



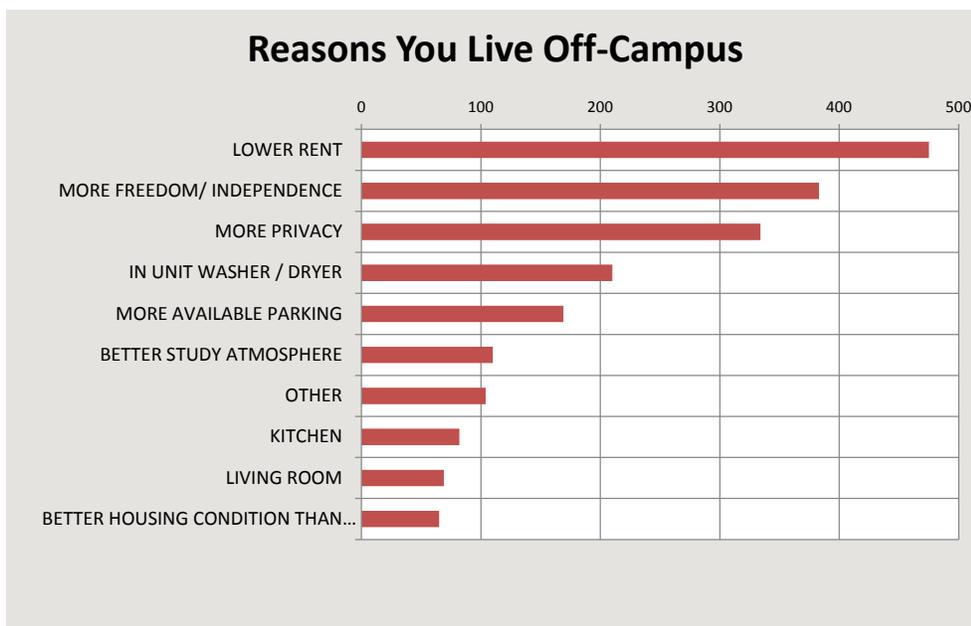


NEEDS ASSESSMENT

28. INDICATE THE FREQUENCY WITH WHICH YOU PREPARE OR PURCHASE DINNER?



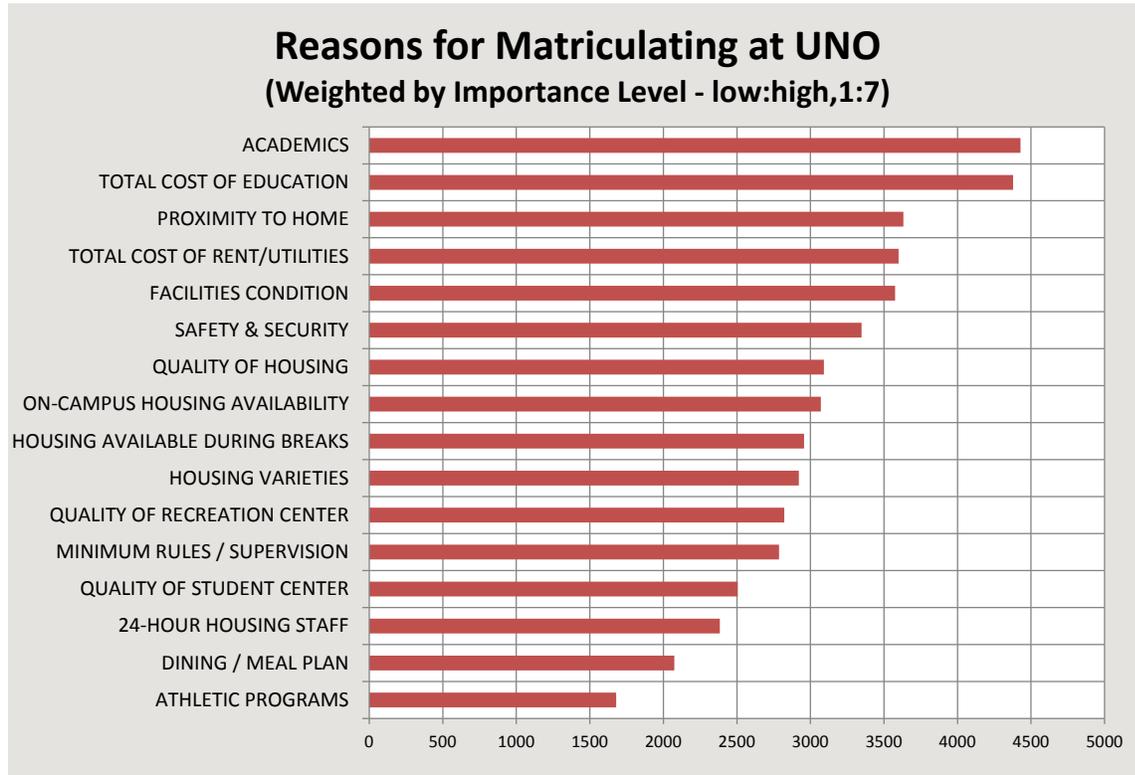
29. WHY DO YOU LIVE OFF-CAMPUS?





NEEDS ASSESSMENT

30. WHY DID YOU SELECT THE UNIVERSITY OF NEBRASKA AT OMAHA?





NEEDS ASSESSMENT

C. Peer Comparison

i. Housing Data

Although UNO wants to increase housing stock and student residency, the University does not want an increase that is driven by head count; instead UNO wants to develop housing that supports greater student engagement and academic success. To understand housing types offered by its urban peers, benchmarking was performed. The Metropolitan Peers used in the study are those approved by the UN Board of Regents. The benchmarking data was collected from the following sources:

- Fall 2013 Common Data Set
- Telephone contact with campus residential life staff
- Web-based searches
- Data from the U.S. Department of Education's National Center for Education Statistics (NCES)

In its 2013 CDS filing, UNO did not report any specialty housing in its Common Data Set. Chart 14, Housing Types by Category (below), is modified to illustrate the housing types UNO will report in future Common Data Set filings. Reporting housing types created by contiguous residence assignment is consistent with the Metropolitan Peers who create living communities by floor or apartment assignment.

1. HOUSING TYPES BY CATEGORY (Chart 14)
 This housing is College-owned, -operated, or -affiliated housing and is available for undergraduates

	Coed Dorms	Men's Dorms	Women's Dorms	Apartments for Married Student	Apartment or Studio for One Person	Special Housing for Disabled	International Students	Fraternity & Sorority Housing	Cooperative Housing	Theme Housing	Wellness Housing	Learning Communities	Honors Housing	Reserved Floors for Honors, Engineering, Scholars, Art Majors, Extended Quiet Hours
METROPOLITAN PEER INSTITUTIONS	Northern Illinois University	X		X	X	X	X	X						
	Wichita State University	X		X	X			X				X		X
	U of Texas at San Antonio	X			X	X				X				
	U of Northern Iowa	X	X	X	X	X		X		X	X			
	U of NC - Charlotte	X	X	X		X	X	X				X		
	U of Missouri St. Louis	X			X	X	X	X		X	X			
	U of Colorado at Denver	X								X				
	U of Arkansas Little Rock	X			X	X				X				
	Portland State University	X			X	X		X	X					
	Cleveland State University	X					X							
NEBRASKA	U of Nebraska at Kearney	X			X			X						
	U of Nebraska at Lincoln	X		X	X	X	X	X	X					
	U of Nebraska at Omaha	X					X	X		X	X	X	X	X



NEEDS ASSESSMENT

Many Peers require that freshman live on-campus unless they are living with parents or a guardian. However, at almost all Peers, residency drops off significantly after freshman year (Chart 15). Six out of ten Metropolitan Peers offer traditional-style housing with community or hall bathrooms. In most cases these facilities are older buildings, but, even after major renovations, a large percentage of rooms remain double-occupancy.

Among UNO's peers, the most prevalent construction type for undergraduates is suite-style with a kitchenette and single or double occupancy bedrooms. Only three of UNO's Metropolitan Peers have a significant Greek presence - Northern Illinois University, UNC-Charlotte and the University of Northern Iowa. The University of Nebraska-Lincoln has 23 Greek residences that are approved for freshman occupancy. UNO housing rates are very competitive (Chart 16).

2. HOUSING BY UNIT TYPE (Chart 15)

	UNDERGRADS IN HOUSING		FALL 2013 CAMPUS ENROLLMENTS					HOUSING UNIT TYPES					GREEK Stand-alone House	
	Fresh./1st Yr.	All UG	FT UG	PT UG	ALL UG	FT ALL	PT ALL	TOTAL ALL	Dbl Rm/Comm Bath	Dbl Rm/Suite	Single Rm/Suite	Dbl Rm/Apt		Single Rm/Apt
METROPOLITAN PEERS														
Northern Illinois University	N/A	N/A	14,494	2,058	16,552	16,714	5,155	21,869	X	X	X	X	X	21
Wichita State University	36%	8%	8,529	3,714	12,243	9,800	5,300	15,100		X	X	X	X	none
U of Texas at San Antonio	64%	5%	20,033	4,309	24,342	21,943	6,680	28,623		X	X	X	X	none
U of Northern Iowa	92%	61%	9,330	1,050	10,380	9,968	2,191	12,159	X	X	X	X	X	8
U of NC – Charlotte	75%	25%	18,039	3,140	21,179	20,014	6,218	26,232	X	X	X	X	X	13
U of Missouri St. Louis	48%	9%	6,035	7,539	13,574	6,988	9,826	16,814	X	X	X		X	6
U of Colorado at Denver	31%	5%	7,741	5,362	13,103	11,721	10,675	22,396		X	X	X	X	none
U of Arkansas Little Rock	10%	10%	5,552	4,418	9,970	6,632	5,745	12,377	X	X	X	X	X	1
Portland State University	40%	12%	14,288	7,528	21,816	16,934	11,101	28,035	X	X	X		X	none
Cleveland State University	34%	9%	9,027	3,349	12,376	10,862	6,879	17,741		X			X	1
Non-Nebraska Average	48%	16%			15,554	13,158		20,135						
U of Nebraska at Kearney	89%	50%	4964	684	5,648	5,187	2012	7,199	X	X	X		X	2
U of Nebraska Lincoln	89%	41%	17766	1337	19,103	20,580	3,627	24,207	X	X	X		X	23
U of Nebraska at Omaha	46%	14%	9,511	2,824	12,335	10,374	4,853	15,227			X		X	
Nebraska Average	75%	35%			12,362	12,884		15,544						

NIU Greek Row

IFC FRATERNITIES

1. Sigma Alpha Mu
2. Delta Chi
3. Phi Kappa Psi
4. Sigma Nu
5. Tau Kappa Epsilon
6. Omega Delta
7. Alpha Epsilon Pi
8. Pi Kappa Phi
9. Sigma Alpha Epsilon
10. Phi Kappa Theta
11. Alpha Kappa Lambda
13. Delta Upsilon
19. Phi Kappa Sigma
20. Phi Sigma Kappa

PHC SORORITIES

12. Sigma Kappa
14. Delta Zeta
15. Delta Gamma
16. Sigma Sigma Sigma
17. Alpha Delta Pi
18. Alpha Phi
21. Alpha Sigma Alpha



Organization	House #	Greek/Special Interest
Kappa Sigma Fraternity	1	Greek Men
Lambda Chi Alpha Fraternity	2	Greek Men
Zeta Tau Alpha Sorority	3	Greek Women
GV House 4	4	Non-Greek Women
Alpha Delta Pi Sorority	5	Greek Women
Gateway House	6	International Programs Learning Community / Non-Greek Women
Chi Omega Sorority	7	Greek Women
Kappa Delta Sorority	8	Greek Women
Kappa Alpha Psi Fraternity	9	Greek Men
GV House 10	10	Non-Greek Men
Sigma Kappa Sorority	11	Greek Women
GV House 12	12	Non-Greek Men
Delta Zeta Sorority	13	Greek Women
GV Main Office / RC Residence	14	GV Administrative Offices/ ProStaff Residence

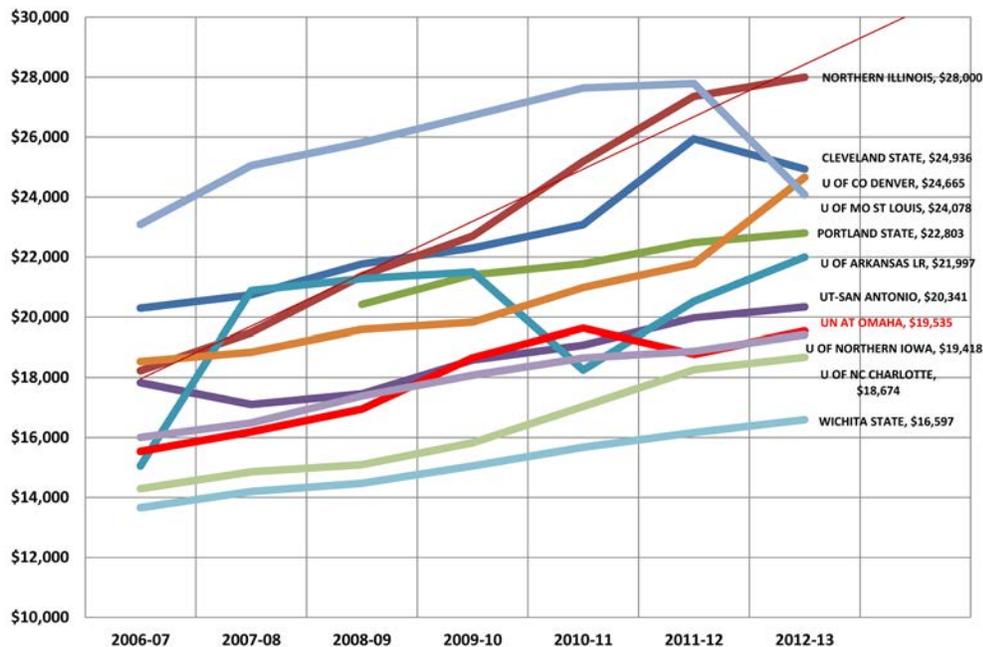


NEEDS ASSESSMENT

3. HOUSING RATES BY UNIT TYPE (Chart 16)

METROPOLITAN PEERS	HOUSING RATES FOR 2013-2014 ACADEMIC YEAR (EXCLUDES MEAL PLAN)									
	Dbl Rm/ Comm Bath	Single/ Comm Bath	Dbl Rm/ in unit Bath	Single/ in unit Bath	Dbl Suite no LR or Kitchen	Single Suite no LR or Kitchen	Double Rm in Suite w. Kitchen	Single Rm in Suite w. Kitchen-	Apartment Double Rooms	Apartment Single Rooms
Northern Illinois University	\$8,900	\$10,200	same	same				\$11,270		
Wichita State University			\$4,400	\$5,690	\$6,900	\$7,570				
U of Texas at San Antonio						\$6,300		\$8,266		
U of Northern Iowa	\$7,566						\$3,630	\$4,821	\$4,272	\$6,224
U of NC – Charlotte	\$5,200	\$7,280					\$7,500	\$8,000		\$8,600
U of Missouri St. Louis		\$5,390		\$6,590					\$5,698	\$11,396
U of Colorado at Denver							\$7,640		\$8,490	\$10,490
U of Arkansas Little Rock	\$5,050						\$3,630	\$4,940		\$5,600
Portland State University							\$3,560	\$5,400		
Cleveland State University			\$6,650				\$7,680	\$8,350		\$9,536
U of Nebraska at Kearney	\$4360	\$4960						\$5300		\$4520
U of Nebraska Lincoln	\$5510	\$6080					\$6209	\$6509		\$6484
U of Nebraska at Omaha								\$6,200		\$6,200
AVERAGE	\$6,725	\$6,782	\$5,525	\$6,140	\$6,900	\$6,935	\$5,693	\$6,906	\$6,153	\$7,320

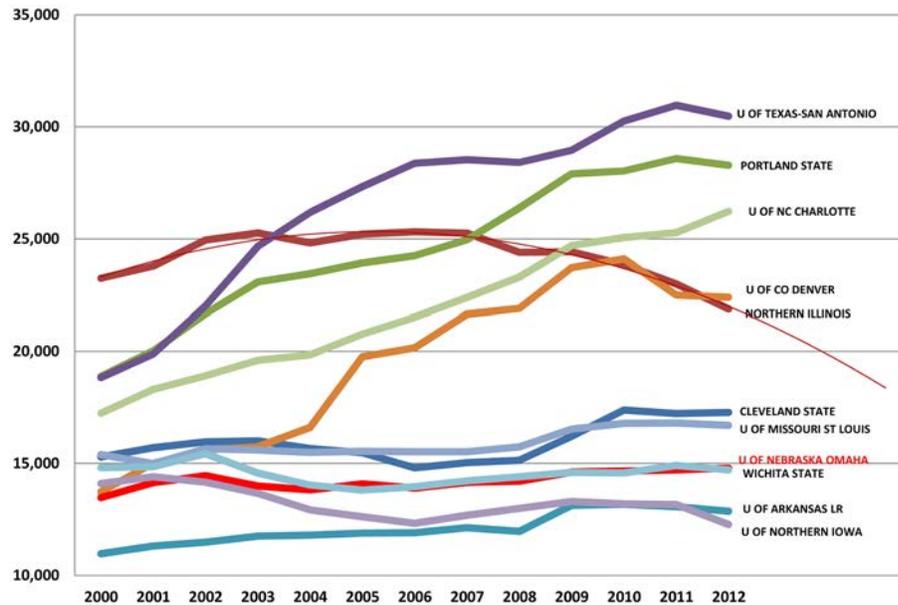
4. TOTAL COST OF EDUCATION TRENDS FOR IN-STATE FRESHMAN LIVING ON CAMPUS (Chart 17)





NEEDS ASSESSMENT

5. TOTAL HEAD COUNT ENROLLMENT TRENDS (Chart 18)



ii. Peer Parity Recommendations

Among its peers, UNO is the only institution that does not offer double or semi-private rooms. This housing type is widely used for freshman experience and living/learning communities where groups of students share lifestyle objectives such as wellness, sustainability, academics, etc. Double rooms also provide a more affordable housing option for students.

Currently UNO creates living/learning communities through group apartment assignments. By doing this, UNO will be able to maintain statistical peer parity, however, grouping students in apartment clusters does not constitute the type of community environment students expect. Student expectation is important and UNO would benefit from diversifying housing options to showcase on UNO’s website and during campus tours.

Many of UNO’s Metropolitan Peers include links to student resources on their housing website; UNO should consider adding more hyperlinks to student resources such as campus job opportunities.

One of the greatest assets of metropolitan campuses is the urban experience. Many of UNO’s peers showcase places of interest on their housing website to give prospective students a sense of the extended campus life. UNO should consider incorporating photographs of the Old Market, concerts in Stinson Park, boutiques, restaurants, Elmwood Park, historic landmarks and other visuals of Omaha.



Carriage ride in the old market



IMPLEMENTATION PLAN

A. Housing Trends

When it comes to attracting freshman, housing has become a key part of recruitment. Today's students are looking for privacy, technology access and convenience while parents are focused on study environment, safety and affordability. Over the past ten years, innovation in housing has outpaced almost every other campus building type. Trends continue to move toward de-institutionalization by creating home-like environments and developing inter-connected communities based on culture, sustainability, wellness, learning, or other shared experiences. Examples of the latest trends are summarized below, while some trends such as mixed-use development may not be suitable for UNO, these project types may be considered for future public/private partnerships.

Sustainable Living

The employment of energy and environmental conservation measures has become routine in campus buildings. Most universities design new residence halls to a minimum LEED silver status. Sustainability is accomplished through building siting, materials, recycling centers, alternative energy systems and the use of internal energy conservation measures. Residence halls now serve as live-in laboratories with monitoring systems that track energy and water consumption and help students develop an awareness of their impact on natural resources.



Berea College - Energy Monitoring Station (LEED Platinum)

Wellness & Learning Communities

Since the first Common Data Set initiative in 1995 housing categories have expanded significantly and now include some of the most recent trends such as wellness and learning communities.

Students choosing to live in a Wellness Community have made a commitment to healthy living practices and to maintaining an alcohol and drug free environment. These students usually assume an active role in preserving the integrity of their community by insuring that their guests abide by the same wellness practices. Wellness students contribute to a positive living environment by being active, visible and share in the responsibility of addressing behavior that does not meet the community's guidelines. They are committed to a life that is centered on several dimensions of wellness, normally established by a Wellness Community Agreement. These dimensions may include: physical, social, emotional, spiritual, intellectual, environmental and vocational.

Learning Communities are a growing trend for two major reasons; they offer a well-defined path to academic success and they can create the conditions of a small college experience at a major university. Learning communities consist of students who take a common set of courses or share a common academic experience.



Berea College - LEED Platinum, Photovoltaic Array



IMPLEMENTATION PLAN

The goal of a learning community is a deeper understanding of course material by extending learning beyond the classroom into daily life. These programs positively impact student retention at all levels by offering peer groups for first- and second-year students and by providing opportunities for leadership skills to emerge in upperclass students. Some universities incorporate faculty or graduate apartments within the residence to strengthen support networks and student/faculty involvement. Common areas in a learning community can include: classrooms, high-tech computer rooms with specialty software, study rooms, seminar rooms and community dining room.

Classrooms

Studies have shown that informal settings are better for learning than traditional classrooms. Many new residential facilities include fully-equipped classrooms that are designed for multiple uses. Flexibility and location are key to maximizing space use; these rooms should be accessible from entrances outside the secure zone requiring card key access. During unscheduled hours, the rooms can accommodate student organizations, seminars, study groups, or student projects.

High-tech Media Rooms

Although most students have computers or laptops, they may occasionally require access to sophisticated software systems or an area to develop a video essay or rehearse a power point presentation. Technology can include HDTV, Wi-fi, green screens, or other technologies.

Flexible Common Areas

In recent years, Common Spaces in university residence halls have taken on the character of a hotel lobby. This is the first space students see on the tour and there is more emphasis on making this a “wow” space. Common areas, whether in a club house or on the main floor of a residential hall, are the default living rooms for residents. Common areas are valuable social space that should be welcoming, comfortable and flexible to accommodate a variety of uses. Resilient flooring systems create the best conditions for a group event, however, providing seating arrangements with area rugs is a common practice that creates a home-like atmosphere and better acoustics. Vending, snack bars and catering staging should be considered because most student gatherings include some type of food. Other amenities commonly included are fireplace, decorative lighting, high-ceiling and significant natural light.



Centre College Brockman Housing Complex (above) and Commons Club House (below)





IMPLEMENTATION PLAN

Specialty Housing - Non-Traditional & Barrier-Free

Dedication of on-campus quarters for non-traditional and special needs students is growing in popularity. In addition to offering accessible units designed for the physically challenged, residential facilities may designate “quiet living” zones. Barrier free facilities may include services and amenities not normally provided in residential halls such as a 24-hour attendant care programs, service dog facilities, or valet parking. Some universities are also devoting units to accommodate married couples or single parent students and their children. Among UNO’s peer group of Metropolitan Peers, five offer married housing. In the Nebraska System, both Lincoln and Kearney offer married housing.

Mixed-Use Development

Another emerging trend in metropolitan campus housing is mixed-use. These buildings redefine the concept of room and board; they are usually designed with retail store fronts on the lower level and student housing above, some include parking garages. Mixed-use projects are ideal for urban campuses and are often developed as part of a city renewal initiative. Mixed-use projects are often the result of a public/private partnership; the allure of these developments is the ambiance of living in a small, walkable town square. Retail establishments may include theme dining, coffee shop, hair salon, grocery/market, laundry service and unique clothing stores. Developments are usually characterized by attractive landscaping, street lamps, sidewalks, outdoor seating and signage or banners designed around the university’s theme colors.

The challenge of mixed-use development, normally assumed by the private developer, is recruiting and managing retail establishments. During cycles of economic downturn, the development can experience vacancies which significantly detracts from the development’s charm and appeal.



Millsaps College Mixed Use Development - Master Plan Concept



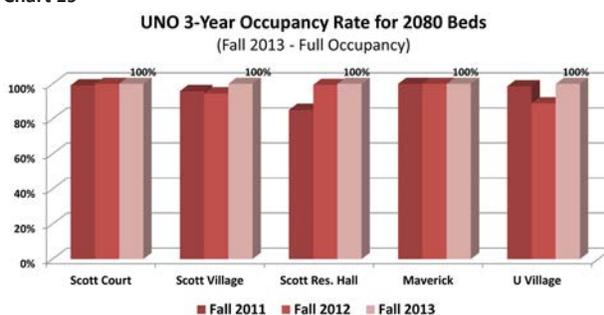
IMPLEMENTATION PLAN

B. Marketing and Recruiting Strategy

Since opening its first residence hall in 1999, on-campus housing at UNO has been very successful. Over the past three years, the occupancy rate has been over ninety-five percent (95%) (Chart 19). For fall 2013, the occupancy rate is projected to be one-hundred percent (100%).

Although the University has a goal of increasing student residency to twenty-percent (20%), attracting older students beyond junior year may be difficult because of the state law banning alcohol consumption on campus. Based on survey findings, the University's most successful market targets will be under-age students, internationals and students desiring living/learning communities in academics, Greek, wellness, etc.

Chart 19



Because of the recent rise in the popularity of community housing, recent construction projects at peer campuses are configured to accommodate group living. Among UNO's peers, twenty-three (23) residence halls have been constructed since 2000; most of these new facilities are multi-story buildings that accommodate living community assignments by floor (Chart 20).

Based on a review of historic occupancies, the most popular residences are Maverick Hall (Dodge Campus) and Scott Court (Pacific Campus) which opened to almost full occupancy in Fall 2011.

Chart 20	Construction Timeline - 2000-2010					Construction Timeline - 2011-2014				
	LEVELS					LEVELS				
	DBL	SNGL	TYPE	ABOVE GRADE	BEDS	DBL	SNGL	TYPE	ABOVE GRADE	BEDS
Northern Illinois University	X	X	APT	3	116		X	S1	5	1000
Wichita State University						X	X	S1/S2	5	800
University of Texas San Antonio		X	S3	3	1002		X	S1	4	618
		X	S3	3	678					
University of Northern Iowa							X	APT	4	450
University of North Carolina-Charlotte		X	APT	4	500		X	APT	4	426
	X	X	S2	4	400	X	X	TRAD	4	400
		X	Greek	3	182		X	APT	4	408
							X	S3/APT	6	431
University of Missouri St. Louis		X	S1	5	400					
University of Colorado at Denver	X	X	APT/S3	4	685				6	
University of Arkansas Little Rock	X		APT	6	320	X	X	TRAD	3	362
						X		APT		420
Portland State University	586	84	S1	10	670	X	X	S2/S3	16	980
	X		S3	6	270					
Cleveland State University							600	APT		600

TRAD (Traditional) - Single or Double/Hall Bath
S2 - Bath in Unit + LR

Suites: S - Common Area no Bath
S3- Bath in Unit + LR + Kitchenette

S1 - Bath in Unit
APT (Apartment) - Bath in Unit + LR + Full Kitchen



IMPLEMENTATION PLAN

C. Proposed Housing Master Plan - Dodge Campus (Caniglia Field)

Two Buildings (285 BEDS, 98,309 GSF)

The sloping topography of the Caniglia Field site, and the need to provide windows in the residences, allows for one building of four stories and one building of three-and-a-half stories. The new housing is primarily semi-private to allow for designation as freshman, Greek, or other living/learning community purpose. A detailed program statement is shown below. (Chart 21)

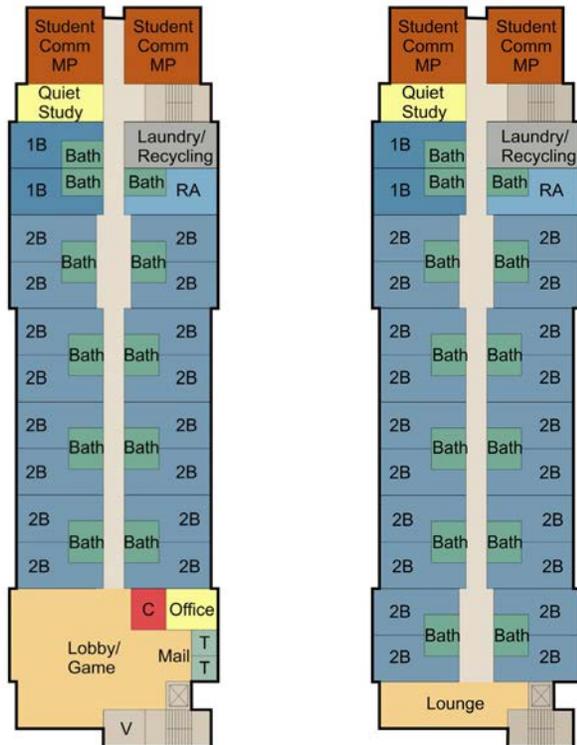
Chart 21

No.	Space Type	FOUR-STORY			THREE-AND-A-HALF STORY		
		QTY.	UNIT SF	TOTAL SF	QTY.	UNIT SF	TOTAL SF
1.00	LIVING SPACE						
1.01	Traditional - Double (2 bed double suites + single bath)	35	600 SF	21,000 SF	30	600 SF	18,000 SF
1.02	Traditional - Single (1-bed single + bath)	8	300 SF	2,400 SF	8	300 SF	2,400 SF
1.03	Traditional - RA (1-bed single + bath)	4	300 SF	1,200 SF	3	300 SF	900 SF
1.04	Housing Manager Apartment	1	1,200 SF	1,200 SF	1	1,200 SF	1,200 SF
SUBTOTAL (50% of GSF)		153 Beds		25,800 SF	132 Beds		22,500 SF
2.00	PUBLIC SPACE						
2.01	Vestibule	1	150 SF	150 SF	1	150 SF	150 SF
2.02	Control Desk	1	120 SF	120 SF	1	120 SF	120 SF
2.03	Lobby/Game Room	1	1,400 SF	1,400 SF	1	1,400 SF	1,400 SF
2.04	Residential Life Office	1	180 SF	180 SF	1	180 SF	180 SF
2.05	Public Toilets	2	56 SF	112 SF	2	56 SF	112 SF
2.06	Business Center / Mail Room	1	180 SF	180 SF	1	180 SF	180 SF
SUBTOTAL (4.2 - 4.5% of GSF)				2,142 SF			2,142 SF
3.00	RESIDENT SUPPORT						
3.01	Lounge (includes kitchenette)	3	275 SF	825 SF	3	275 SF	825 SF
3.02	Quiet Study	4	275 SF	1,100 SF	4	275 SF	1,100 SF
3.03	Laundry	4	120 SF	480 SF	4	120 SF	480 SF
3.04	Student Community Multi-Purpose Space	8	480 SF	3,840 SF	8	480 SF	3,840 SF
SUBTOTAL (12-13% of GSF)				6,245 SF			6,245 SF
4.00	BUILDING SUPPORT						
4.01	Mechanical Room - Air Handling	1	1,200 SF	1,200 SF	1	1,200 SF	1,200 SF
4.02	Water Heater Room	1	140 SF	140 SF	1	140 SF	140 SF
4.03	Main Electrical Room	1	140 SF	140 SF	1	140 SF	140 SF
4.04	Electrical Closets	4	100 SF	400 SF	4	100 SF	400 SF
4.05	Data Closets	4	100 SF	400 SF	4	100 SF	400 SF
4.06	Building Storage	1	180 SF	180 SF	1	180 SF	180 SF
4.07	Trash Room	4	80 SF	320 SF	4	80 SF	320 SF
4.08	Custodial Closets	4	80 SF	320 SF	4	80 SF	320 SF
SUBTOTAL (6% of GSF)				3,100 SF			3,100 SF
Net Assignable Area			72.5%	37,287 SF		72.5%	33,987 SF
Circulation / Walls			27.5%	14,143 SF		27.5%	12,892 SF
TOTAL AREA			100%	51,430 SF		100%	46,879 SF
				336 GSF/bed			355 GSF/bed



IMPLEMENTATION PLAN

Site Analysis & Concept Diagram - Caniglia Field



Proposed Housing Units
285 Beds

Caniglia Field Housing - Typical Floor Plan



IMPLEMENTATION PLAN





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D. Proposed Housing Master Plan - Pacific Campus

The Master Plan Concept for Pacific Campus proposes three residential structures and a parking garage.

L-Shaped Buildings (320 Total Beds, 123,844 Total GSF)

Two structures are proposed as an extension of Scott Court providing the amenities described on page 24, however, one floor will be added to both structures. The area for each building is 61,922 GSF, the bed count per building is 160.

U-Shaped Building (276 BEDS, 77,825 GSF Residential, 7,150 GSF for Auxiliary Services = 84,975 GSF)

A four-story U-shaped building proposes a combination of traditional rooms (120 beds) and Quad Suites (156 beds). The suites include a small kitchenette area and lounge space; the traditional rooms provide two double rooms and one shared bath. Two student support areas spaces are programmed for each floor. An Auxiliary Space of 7,150 GSF is not yet programmed, but campus administrators anticipate this space will house student support, student services, campus operations and potentially some retail. A Building Space Program is provided below in Chart 22.

Chart 22

No.	Space Type	QTY.	UNIT SF	TOTAL SF
1.00	LIVING SPACE			
1.01	Traditional - Double (2 bed double suites + single bath)	30	700 SF	21,000 SF
1.02	Suite - Quad (4 singles, LR + 1 Bath)	39	800 SF	31,200 SF
1.03	Housing Manager Apartment	1	1,200 SF	1,200 SF
SUBTOTAL		276 Beds		53,400 SF
2.00	PUBLIC SPACE/RESIDENT SUPPORT			
2.01	Vestibule	2	120 SF	240 SF
2.02	Suite Lounge Space (LR Space at 168 Net SF)	39	6,552 SF	in 1.02
2.03	Resident Support Areas (2 areas per floor):	8	860 SF	6,880 SF
in 2.03	Control Desk			
in 2.03	Lobby/Game Room			
in 2.03	Public Toilets			
in 2.03	Business Center / Mail Room			
in 2.03	Lounge (includes kitchenette)			
in 2.03	Quiet Study			
in 2.03	Laundry			
SUBTOTAL				7,120 SF
3.00	BUILDING SUPPORT			
3.01	MEP & Building Support:	6%	of Bldg. GSF	5,099 SF
in 3.01	Water Heater Room			
in 3.01	Main Electrical Room			
in 3.01	Electrical Closets			
in 3.01	Data Closets			
in 3.01	Building Storage			
in 3.01	Trash Room			
in 3.01	Custodial Closets			
SUBTOTAL				5,099 SF
4.00	AUXILIARY SERVICES			
4.01	Unassigned Program Space	1	6,800 SF	6,800 SF
SUBTOTAL				6,800 SF
Net Assignable SF of Residential Building			85.2%	72,419 SF
Circulation / Walls (does not include interior circulation of Suites or Auxiliary Services)			14.8%	12,557 SF
Adjusted Gross Residential Building Area			100.0%	84,975 SF



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Parking Garage

The Master Plan improvements for Pacific Campus are proposed to be constructed on the site of an existing surface parking lot. The garage replaces the existing surface parking and provides a net gain of 118 spaces.



Pacific Campus Housing Concept Site Plan



Pacific Campus Housing Concept Perspective



IMPLEMENTATION PLAN



Pacific Campus Housing Concept Aerial View

