A home is not a mere transient shelter: its essence lies in the personalities of the people who live in it.

HENRY LOUIS MENCKEN
The University of Wyoming campus offers its students multiple housing choices in facilities located throughout Central and East Campus, each in varying physical condition. As the University continues to attract new students it will be important to provide housing opportunities that balance the needs of students with available resources. In order to meet the demand of future enrollment growth, this chapter addresses the condition of existing campus housing and provides recommendations for new improvements. The analysis includes a comparison of off-campus and non-campus housing, as well as housing offered at competing schools. This chapter also summarizes student preferences and provides recommendations for redeveloping existing housing and providing new facilities to accommodate future housing needs.
Existing Facility Assessment

The University of Wyoming has multiple on-campus housing options. In total, there are three apartment complexes and two residence hall complexes. All of the housing structures were built between the late 1950s to the 1960s, with the exception of River Village Apartments built in 1994. Table 5.1 provides a summary of existing campus housing.

For a more detailed assessment of existing campus housing, refer to the Student Housing Market & Demand Analysis report in Volume Three.

CAMPUS APARTMENTS

Observations of existing campus apartments can be organized into the following common themes.

Security

University Apartments are separated from the rest of the campus by the athletic facilities and their adjoining parking lots. This distance adds to the isolation of the apartments from the rest of the campus.

The following items contribute to the feeling of insufficient security:

- Site lighting – With the exception of River Village apartments, there is limited lighting throughout the parking lots, pedestrian paths and at the building entries.
- Security kiosks – There were no security kiosks found throughout the complex.
- Overgrown landscaping – In a few locations the shrubs have grown past five feet high. This may provide a location for screening items or people from the general public.
- Cameras – There are no locations providing video recording with the exception of the computer lab located in a converted unit in Landmark Square apartments.
- Limit stops on windows – No limit stops were observed to prevent accidental falling of objects from the second or third floors, nor were there any security barriers on the windows at the ground floor. Additionally, the entry doors to buildings at Spanish Walk do not have locks.

### Table 5.1 Existing Campus Housing*

<table>
<thead>
<tr>
<th>Facility</th>
<th>Year Built</th>
<th># of Units</th>
<th>Unit Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landmark Square Apartments</td>
<td>1959</td>
<td>96</td>
<td>2 bedrooms</td>
</tr>
<tr>
<td>River Village Apartments</td>
<td>1994</td>
<td>114</td>
<td>2 &amp; 3 bedrooms</td>
</tr>
<tr>
<td>Spanish Walk Apartments</td>
<td>1968</td>
<td>115</td>
<td>1 bedroom</td>
</tr>
<tr>
<td>Washakie Residence Halls</td>
<td>1965-1967</td>
<td>541</td>
<td>1 &amp; 2 occupant rooms</td>
</tr>
<tr>
<td>Crane and Hill Residence Halls</td>
<td>1962</td>
<td>428</td>
<td>1 occupant room</td>
</tr>
</tbody>
</table>

* ANALYSIS FOR SUMMIT VIEW NOT INCLUDED AS FACILITY WILL BE RAZED.
• Retention pond and drainage – The retention pond is a security issue due to the proximity of the sidewalk, steepness of the banks and the amount of water it is capable of holding. It is recommended that a fence or barrier limiting access to the retention pond be considered to protect residents and visitors.

• Site drainage and culverts in River Village – The site drainage in the River Village apartment complex consists of a series of swales and culverts leading to the retention pond. Limiting access around the culverts is recommended to enhance safety for residents and visitors.

Storage
There is a general lack of storage within these apartment communities. On-site storage facilities are virtually non-existent. The apartments are rented by-the-unit, an important feature for non-traditional students and student families. For this group, it would not be unusual for the apartment to be their “permanent” home during their collegiate years. Conversely, traditional aged single students (who often rent on-campus per-person) tend to utilize campus housing as a temporary address, somewhat reducing the need for expanded storage access.
Accessibility

The Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in public accommodations. While “public accommodations” generally does not refer to residential environments except for common areas and management/leasing areas, ADA specifically provides people with disabilities an equal opportunity to benefit from all programs, services and activities in many areas, including public education. Basic nondiscrimination requirements prohibit exclusion, segregation and unequal treatment. Other requirements are related to architectural standards for new and altered buildings.

Although ADA requires that a public entity make its programs accessible to people with disabilities, it does not necessarily require that every facility or every part of any one facility be accessible. Program accessibility may be achieved by a number of methods. While in many situations providing access to facilities through structural methods, such as alteration of existing facilities and acquisition or construction of additional facilities, is the most efficient method of providing program accessibility, other alternatives are possible to achieve program accessibility.

Notably, a public entity does not have to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or in undue financial and administrative burdens. However, this is difficult to claim because it must be based on all resources available for use in the program. Additionally, even if corrective action would result in such an alteration or burden, any other action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program is still required.

The Fair Housing Act (FHA), which is specific to all housing in the country including rentals, specifies design requirements for “covered” buildings. Covered buildings are defined as those which first opened for occupancy since 1991 and consist of...
four or more units. Therefore, within University Apartments, only River Village must conform with FHA design requirements.

The design requirements are as follows:

- An accessible building entrance on an accessible route
- Accessible and usable public and common use areas
- Doors designed to be usable by persons in wheelchairs

There are additional requirements in covered units, defined as all dwelling units in covered buildings that are on the first floor, or all units in the building if there is an elevator. Specific requirements for all covered units are as follows:

- An accessible route into and through the units
- Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
- Reinforcements in bathroom walls for possible later installation of grab bars

- Kitchen and bathroom space designed so an individual in a wheelchair can maneuver about the space

Building Identification

There are few locations where apartment complexes are identified as University of Wyoming property. There are multiple entries into the complexes and there are few signs to assist in way finding.

CAMPUS RESIDENCE HALLS

Observations of existing campus residence halls are mainly based on modernization of interior and exterior finishing.

Washakie Halls

The Washakie residence halls are nearly identical in their treatment of the exterior envelope. There are a number of improvements being made to the Washakie residence halls related to life safety (i.e., fire protection systems and exit signs), common areas (i.e., new lighting and upgraded bathrooms) and student rooms (i.e., new lighting and carpeting).
Crane and Hill Halls
Crane and Hill Halls are identical in layout. Facilities personnel did not relay any current plans to remodel or replace these buildings. The following items were observed:

- Most of the interior finishes (floors, base, painted walls, painted ceilings, etc.) are dated and need replacing
- The existing floor tiles may contain asbestos, per interviews. A confirmation of this should be conducted through a testing facility and an abatement plan should be considered
- The elevators and cabs require modernizing

Table 5.2: Local Classified Rental Costs

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Average Adjusted Monthly Rate per Person</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unfurnished Apartments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio and 1 bedrooms</td>
<td>$641</td>
<td>$540 – $765</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>$437</td>
<td>$333 – $515</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>$383</td>
<td>$350 – $417</td>
</tr>
<tr>
<td>4+ bedrooms</td>
<td>$320</td>
<td>$320</td>
</tr>
<tr>
<td><strong>Furnished Apartments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedrooms</td>
<td>$518</td>
<td>$465 – $590</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>$359</td>
<td>$330 – $388</td>
</tr>
<tr>
<td><strong>Unfurnished Houses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio and 1 bedrooms</td>
<td>$740</td>
<td>$690 – $790</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>$527</td>
<td>$473 – $585</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>$410</td>
<td>$350 – $467</td>
</tr>
<tr>
<td>4+ bedrooms</td>
<td>$339</td>
<td>$314 – $364</td>
</tr>
</tbody>
</table>

Noted issues included:

- A limited amount of site landscaping and parking for residents
- The sealant joints at lines of construction and between different materials on the façade show minor deterioration
- Some windows were cracked and it was noted that several could be opened a distance that exceeds four inches
- The corridors on the typical floors were dark
- The student lounge was not large enough for an all-floor meeting
University of Wyoming students have a number of rental housing options near campus. In terms of location, single students prefer to live near the west end of campus and are often willing to trade desired amenities for preferred location. The assessment of off-campus housing was based on a search of local newspaper and website classifieds for private housing, as well as commercial non-campus apartments.

Local Newspaper Classified Rentals
The online classified advertisements in the Laramie Boomerang divide rental properties into the following categories: furnished apartments, unfurnished apartments, furnished houses and unfurnished houses. Many of the rentals claim to be near campus and a number of them include parking. In some cases the advertisement specifies a year-long lease, while others are hoping to rent through the end of the current school year. With adjustments, average rental rates for these properties are indicated in Table 5.2. In general, furnished apartments are the least expensive, followed by unfurnished apartments and unfurnished houses.

Non-Campus Apartments
Non-campus apartments include those near campus and generally marketed towards students. These are properties with potential to compete with on-campus housing by offering students a viable alternative to residence halls or University apartments. In general, non-campus apartments in proximity to the University have slightly lower rents to those found in local classifieds. Table 5.3 provides an overview of non-campus apartment rental rates near campus.

**Table 5.3 Competing Properties**

<table>
<thead>
<tr>
<th>Property</th>
<th>Distance*</th>
<th>Unit Types</th>
<th>Rent/Month**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Habitat</td>
<td>1.3 miles</td>
<td>4 bedrooms</td>
<td>$370/person</td>
</tr>
<tr>
<td>Shilo Park</td>
<td>1.2 miles</td>
<td>2 bedrooms</td>
<td>$368/person</td>
</tr>
<tr>
<td>Cowboy Village</td>
<td>0.9 miles</td>
<td>2 bedrooms</td>
<td>$470/person</td>
</tr>
<tr>
<td>University Heights</td>
<td>0.9 miles</td>
<td>1 and 2 bedrooms</td>
<td>$519 and $315/person</td>
</tr>
</tbody>
</table>

* APPROXIMATE DISTANCE FROM WASHAKIE RESIDENCE HALL.  
** RENTAL RATES FOR NON-CAMPUS APARTMENTS ARE BASED ON ADVERTISED RATES, OR ARE ADJUSTED TO INCLUDE UTILITIES AND FURNITURE TO ARRIVE AT A PER PERSON PRICE.
Campus Housing Comparison

An analysis of housing offerings at other institutions can help indicate how the University of Wyoming housing supply compares to competitor schools. Among five schools identified by the University, UW ranks fourth out of six (4/6) on total enrollment, 6/6 on undergraduate enrollment, 6/6 in housing capacity, 5/6 in housing capacity as a percentage of undergraduate enrollment and 5/6 in total number of family apartments.

Rates at the University seem to generally be in alignment with competing institutions, except for the cost of single traditional rooms and 3-bedroom family apartments. The additional cost for these unit types at UW over those at the other schools is likely the result of extremely limited supply in comparison to demand. The following provides a comparison of rental rates and a description of housing offered at competing schools.

<table>
<thead>
<tr>
<th>UNIVERSITY</th>
<th>TOTAL ENROLLMENT</th>
<th>UNDERGRADUATE ENROLLMENT</th>
<th>HOUSING CAPACITY</th>
<th>CAPACITY PERCENT</th>
<th>FAMILY APARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colorado State University</td>
<td>27,569</td>
<td>21,671</td>
<td>6,520</td>
<td>30.1%</td>
<td>2,000</td>
</tr>
<tr>
<td>University of Northern Colorado</td>
<td>12,702</td>
<td>10,416</td>
<td>3,030</td>
<td>29.1%</td>
<td>58</td>
</tr>
<tr>
<td>Montana State University</td>
<td>11,932</td>
<td>10,491</td>
<td>3,950</td>
<td>37.7%</td>
<td>550</td>
</tr>
<tr>
<td>Utah State University</td>
<td>14,893</td>
<td>13,179</td>
<td>3,599</td>
<td>27.3%</td>
<td>450</td>
</tr>
<tr>
<td>Washington State University</td>
<td>24,396</td>
<td>20,282</td>
<td>6,296</td>
<td>31.0%</td>
<td>881</td>
</tr>
<tr>
<td>University of Wyoming</td>
<td>12,875</td>
<td>9,492</td>
<td>2,629</td>
<td>27.7%</td>
<td>129</td>
</tr>
</tbody>
</table>

COLORADO STATE UNIVERSITY

There are 13 residence halls on the Colorado State University campus, with capacity for more than 6,000 students. A new residence hall is under development. All residence halls are either traditional-style or configured as semi-suites. Traditional residence halls offer double or single rooms with a community bathroom down the hall. Semi-suite residence halls offer double or single rooms with a shared bathroom in between two rooms. There are numerous Residential Learning Communities at CSU and they are divided into three categories: curricular, academic and themed. University Apartments are available for all CSU students, faculty and staff. One- and two-bedroom apartments are rented by-the-bed for single students and two- and three-bedroom apartments are rented by-the-apartment for students with families. Apartments are either furnished or unfurnished. Rent includes all utilities, high-speed Internet, basic cable...
and local telephone. Academic-year and short-term leases are available.

UNIVERSITY OF NORTHERN COLORADO
More than 3,000 students currently live in the University’s 16 residence halls, University owned houses and University apartments. A new residence hall is also underway. Eight of the residence halls house fewer than 60 students each in traditional double rooms or one- to six-person suites with a private bathroom in each suite. Seven of the residence halls house between 100 and 600 students in traditional double rooms, two-bedroom quad-occupancy suites and a small number of single and triple rooms. The remaining residence hall (Lawrence), the University Owned Houses and University Apartments are for upper division students or students over 20-years old. These are all apartment-style units which include a kitchen and private bathroom. Lawrence residence hall consists of two-bedroom quad-occupancy apartments. University Apartments are all two-bedroom, double-occupancy apartments and University Houses range from five to twelve students. All freshmen under 20 years of age must live on campus and purchase a full meal plan.

MONTANA STATE UNIVERSITY
There are ten residence halls at Montana State University with capacity of just under 4,000 students. Most residence halls are traditional-style. However, one residence hall offers a suite-style configuration with two, three or four private bedrooms sharing a bathroom, living room and kitchenette. MSU also offers limited graduate and family student apartments. Furnished two-bedroom apartments are available for single graduate students and rent by-the-room. These apartments include utilities, cable television, ResNet Internet access for an additional fee, laundry facilities and one reserved parking stall in the monthly rent. Two- and three-bedroom apartments and houses are available for students with dependents and rent by-the-unit. These apartments and houses are unfurnished and limited utilities and amenities are included. Some of the apartments offer furniture and amenities for an extra monthly cost.

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>COMPETING SCHOOL MONTHLY RENTAL RATES (UNWEIGHTED AVERAGE)</th>
<th>UNIVERSITY OF WYOMING RENTAL RATES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Occupancy–Traditional Residence Hall</td>
<td>$467</td>
<td>$406 – $434</td>
</tr>
<tr>
<td>Single Occupancy–Traditional Residence Hall</td>
<td>$559</td>
<td>$600 – $627</td>
</tr>
<tr>
<td>1-bedroom family Apartments</td>
<td>$513</td>
<td>$507 – $591</td>
</tr>
<tr>
<td>2-bedroom family Apartments</td>
<td>$632</td>
<td>$631 – $785</td>
</tr>
<tr>
<td>3-bedroom family Apartments</td>
<td>$695</td>
<td>$886</td>
</tr>
</tbody>
</table>
UTAH STATE UNIVERSITY

Utah State University offers 17 different residence halls between the Central campus, South Campus and Student Living Center located on the Northeast corner of campus. There is also a brand new Living & Learning Community which offers shared or private bedrooms in five-bedroom, two-bathroom suites. Throughout a few of the residence halls the University offers theme housing, including freshman interest groups, academic lifestyles and community lifestyles. The residence halls on the Central Campus are a mix of shared or private rooms in traditional-style halls, shared or private rooms in three-bedroom, one-bathroom suites which include a living room and a small kitchenette. The residence halls on the South Campus and the Student Living Center primarily offer a shared bedroom in a three-bedroom, one-bathroom suite which includes a living room and small kitchenette. There are a few private bedrooms set aside for upper-division and graduate students. All students living in the residence halls are required to purchase at least a minimal meal plan.

The University also has an upper-division and graduate student housing apartment complex on-campus. Students have the choice between a small or large private bedroom in a two-bedroom, one-bathroom apartment. Apartments are rented by-the-bed. This apartment community also features a computer lab, laundry facilities and shuttle services. The University also offers family units in two-bedroom townhouses, three-bedroom apartments and even mobile homes which families have the option to purchase. Family apartments include washer and dryer hook-ups and cable television and Internet services included in the monthly rent.

WASHINGTON STATE UNIVERSITY

There are 16 residence halls on the Washington State University campus. All single, undergraduate, first-year students under 20-years of age are required to live in organized living groups that are officially recognized by the University for one academic year. These organized living groups include Freshmen Focus Communities, such as academic theme living options, Specific Emphasis Communities, such as the honors college and the international community and Fraternities and Sororities. In the Freshmen Focus Communities, students are enrolled in the same two required General Education courses as their hall mates for the fall semester. There are a range of Academic Theme Living options.

The University offers co-ed residence halls, men-only halls, women-only halls and age-restricted halls for older students. Washington State University also offers single student apartments for upper-division and graduate students in two-, three- and four-bedroom apartments.
There are also 40 studio apartments available for Master’s and Doctoral students. Most of these apartments are furnished, although a few are unfurnished, and water, trash and cable television service are included in the monthly rent. Family housing is comprised of over 800 apartments in six complexes. Family apartments are rented unfurnished, but a furniture rental program is available at extra cost.

Student Housing Preferences

Understanding student housing preferences can aid in identifying the preferred housing types and housing needs for the University. The analysis stems from two primary sources: the 2006 Housing and Residence Life department survey, and on- and off-campus focus groups. This section summarizes key findings from these sources. Also included is a summary of preferred housing types.

STUDENT HOUSING SURVEY

The University of Wyoming Housing and Residence Life Department conducted a survey in 2006 to gain an understanding of students’ housing needs and preferences. Some valuable information from this survey was obtained: interestingly, about half of first-year students find a traditional-style residence hall room (double or single) acceptable; another 29% of first-year students would prefer some sort of apartment-style configuration, on- or off-campus. However, students’ willingness to pay for these alternatives was not explored.

By the time a student has reached his or her second year at the University of Wyoming, only 7% remain interested in a residence hall double room and 9% in a single room. These percentages drop further to 1% (double room) and 3% (single room) as students reach their third and fourth years at UW. About 84% of Juniors and Seniors are looking for some sort of apartment-style configuration, again when cost is not considered.
ON-CAMPUS STUDENT FOCUS GROUPS

The Scion Group conducted four on-campus focus groups over the course of two days. Separate focus group meetings targeted four specific student types: first-time freshmen in residence halls; graduate and undergraduate students and families in University apartments; upper-division undergraduate and graduate, full-time, single students living in University apartments; and student leaders. The purpose of the focus groups was to gather student opinions of existing housing, and identify preferred housing types and amenities. Several themes emerged from analysis of student feedback.

Condition of Residence Halls

First-year students reported issues with elevator operation in all of the residence halls. Many students also perceive Downey Hall to be dark and “creepy.” Students also commented on their preference for moveable furniture over fixed furniture. When questioned as to whether they would consider living in the University apartments, these students indicated that they perceive the apartments to be of poor quality and too far away from the academic core.

Value

Ongoing issues in the University’s apartment complexes have lowered their value for residents. Although most of the students are able to afford the cost of the apartments, they do not seem to feel that they are getting a good value for their money, particularly given the age of the units. Residents do recognize that improvements have been made to the apartments, such as the new windows in Landmark, and that maintenance is generally responsive, helpful and prompt with repairs, but they also mentioned that the apartments seem to have an ongoing need for attention from the maintenance staff.

Cost

University apartment residents have a highly variable level of cost sensitivity. Some students report satisfaction with the cost of the apartments and a few even
suggest they would pay more if facilities and amenities were of higher quality. However, most of the apartment residents do not seem to feel the quality of the apartment they are living in is worth what they are currently paying. Although a few students indicated they would be willing to pay more for high quality units, others believe on-campus apartments should be available below market rate. In general, less than half of single student focus group participants who currently live in the University apartments reported a willingness to pay more to live alone.

Safety
Although students feel that Laramie is in general a safe community, the lack of lighting and the ongoing construction diminish this sense of safety, particularly at night. Students only reported feeling unsafe when walking around at night. In particular, the walk from the residence halls to the student union was noted as uncomfortable after dark. Students in the residence halls feel safe in the buildings but reported seeing people unaffiliated with the University “lurking” around during the weekends. Although the student leaders echoed some of the safety concerns of their peers, they also praised the availability of safe rides, the call boxes on campus and the security measures required to enter the residence halls. University apartment residents felt that the buildings themselves were structurally unsafe, particularly in inclement weather. Students living in both the University apartments and residence halls expressed concern with the recent acts of vandalism to cars.

Location
According to the data, students view existing campus apartments as primarily oriented for family and non-traditional students. In general, students feel that these facilities are not necessarily “friendly” (for single, traditional-aged students) and are in a location that this group generally perceives as undesirable. In essence, single, undergraduate students do not feel a sense of place in the current location of University Apartments.
Community Space
There is interest among University apartment residents for an improved community center. Although Summit View currently has a community center housed in one of the units that is no longer in use, focus group participants in the apartment communities expressed an interest in having a place where they could gather. Suggested uses for this community space include: study space; limited retail such as a coffee shop; indoor play space for children (the need for this is driven by the lack of available nearby daycare and the sense that Half Acre Gymnasium is not family friendly). Single students who reside in the University apartments suggested that a fitness facility closer to the apartments would be desirable. In general, apartment residents would like increased opportunities to get to know their neighbors.

Housing Information
University apartment residents would like more information about available housing options before arriving on campus. Focus group participants felt that the information available online about the apartment complexes was misleading or incomplete and reported long waits until their ability to rent an apartment was confirmed.

Utilities
Resident students believe the cost of Internet should be included in the cost of living on-campus. Most participants agreed that having reliable and fast Internet access was non-negotiable if living on-campus. Residents of the University apartments also indicated their preference of having cable television included in their rent. Students living in Summit View who pay extra for internet access expressed dissatisfaction with both the speed of their service and with paying an additional fee. Students living in the residence halls felt that cable television and a landline telephone should be available as options, but do not necessarily need to be included. Many students also expressed a desire for wireless Internet, although benefits to hard-wired Internet (such as security) were noted.
Parking
Parking is an issue for students living in both the residence halls and the University apartments. Although students in the apartments appreciate having parking available and generally said it was easy to park by their residence, some students report problems finding parking at Summit View, where there are no assigned spaces. Most family students living in the apartments use their cars as infrequently as possible to avoid the difficulty of parking near the academic buildings. Many single students in the apartments report using their cars every day, but most do not have a permit to park on-campus. These single students expressed their frustration that there is only one parking spot given to each apartment rather one spot to each resident. Many of the students living in the residence halls report paying for an on-campus permit.

OFF-CAMPUS HOUSING

FOCUS GROUP
The Scion Group conducted a focus group of full-time, single, upper-division and graduate students living in off-campus rental properties. At the time of the focus group, all participants were living in two- or three-bedroom apartments in small apartment buildings, typically with one occupant per bedroom.

Almost all participants indicated a preference to live in a private bedroom in no larger than a three bedroom apartment. However, most said they were willing to share a bathroom with up to three other people. Although the majority of students mentioned enjoying the social aspect of the residence halls while they were living there, reasons for moving off-campus included:

- Being able to opt out of the meal plan;
- Increased privacy, freedom and independence; and
- The perception that living off-campus is less expensive and closer to the academic core than living on-campus.

However, students noted some negative issues with their off-campus apartments. Some issues include: lack of control over the heat, unusual architecture, age of the buildings and facilities, lack of cleanliness and limited or no laundry facilities. A few students also mentioned that they miss living closer to the dining hall.

When asked about living arrangements for their next year on campus, all participants in the first-year, full-time focus group indicated that they do not plan to live on-campus the following year. The majority of these students plan to seek off-campus rental housing. Reasons to move off-campus include: access to a kitchen, inflexibility of the required meal plan, sharing a bathroom with fewer people, having a living room and perceived affordability.
Parking
Students living off-campus explained that parking had been an issue when they were living on-campus and appreciate that parking is now included in their rent. Many of the off-campus residents also mentioned that they live closer to their academic classes now than when they lived in the residence halls, enabling them to walk or bike to class more easily.

Utilities
The majority of students in this focus group mentioned that they are separately billed for cable, Internet and electricity. While they acknowledged that they dislike having to collect money from housemates and paying a single bill each month would be easier, they also believe that in any rental housing situation cable television and landline telephone should be optional services and therefore charged separately. These students also indicated that having reliable and secure Internet is critical to their success at school and therefore they care less about how they are charged for this service than that this service is guaranteed to be fast, reliable and secure.

PREFERRED HOUSING TYPES
The culture at UW is currently one where most students move off-campus for their second year and beyond. After their first year, the majority of students prefer an off-campus apartment. However, students were likely comparing off-campus apartment options to the current on-campus apartment options in expressing these preferences. Based on the focus group findings, there are several considerations related to preferred campus housing.

Preferred Unit Types
Preferred unit types vary among different student demographics. Some examples of these include:

- Students with families prefer to live with other families, citing a quieter environment and more social opportunities for themselves and their children. A similar yet weaker preference was noted among single students: generally single students prefer to live with other single students;
- Students with families report satisfaction with nearby retail options, while single students want increased choices;
- Students with families overwhelmingly reported a preference for three-bedroom, two-bathroom apartment units; and
- Students generally prefer a nine-month lease with all utilities included, but some students did mention the need for a twelve-month lease option, as many of them remain on campus over the summer.
PREFERRED RESIDENCE
HALL FEATURES

Features in the existing residence halls that current residents appreciate include:

- Proximity to campus;
- Utilities included in the rent;
- Being on a meal plan and not having to grocery shop or cook;
- Sense of community, the general environment and the distinct personality of each residence hall;
- The many opportunities for socializing and meeting new people; and
- The support system of the Resident Assistants.

Features in the existing residence halls that current residents would like to see changed or improved include:

- An improved computer lab, particularly one with printers and access to school software;
- Public study space with improved lighting and comfortable furniture, although some students noted this is not necessary if units have living rooms;
- Public space for socializing such as a game room;
- Increased laundry facilities; and
- Improved lighting in White and Downey.

Features that students would like to see in new (or renovated) residence halls include:

- Retail such as a coffee shop, small grocery store, a copy shop or vending machines;
- Location closer to the west versus east end of campus;
- The option for 12-month or 9-month leases;
- Ability to individually control the temperature in each unit;
- Kitchens (although some of the students felt that the presence of nearby dining make kitchens unnecessary);
- Living rooms;
- Suite-style residence halls;
- Private or semi-private bathrooms;
• Small classrooms;
• More parking;
• Small workout facility in each building; and
• Outdoor space for relaxing or socializing.

Housing Recommendations
There are several findings from the analysis that form recommendations for new campus housing. Recommendations are based on feedback collected from interviews with University administrators and students, enrollment forecasts, student survey data and an assessment of off-campus student housing options and housing at peer institutions. There are eight recommendations for improving housing on campus.

• Improve the design of campus housing
• Provide a variety of housing options
• Redevelop Crane and Hill Halls
• Evaluate need for non-traditional student housing

• Restructure housing management
• Develop new apartments
• Redevelop Spanish Walk site
• Redevelop Summit View site

IMPROVE THE DESIGN OF CAMPUS HOUSING
The following unit types are recommended for UW single students:

• Traditional configuration (with enhanced privacy features in shared bathrooms such as separate drying and changing areas for showers) geared primarily for first-year students.
• Single and double rooms in semi-suites (semi-private bathrooms) targeted primarily at sophomores but possibly attracting some freshmen and juniors (maximum 4:1 student to bathroom ratio).
• Private bedrooms in suites (living room, but excludes a full kitchen) targeted primarily at juniors but possibly attracting some sophomores and seniors (2:1 student to bathroom ratio).
 Provide a Variety of Housing Options

Through renovation or new construction, the University should obtain a wider range of campus housing options for undergraduate students. For traditional undergraduate students, higher density and higher ratios of residents to bathrooms and kitchens are generally necessary to generate the revenue needed to deliver high quality facilities, furnishings and programs, as well as to support a higher level of privacy in campus housing as an upper-division student. Nonetheless, the University is now capturing only about 15% of freshmen residents that return to on-campus housing as sophomores. This low number is due in part to the more appealing options that exist off-campus. UW should maintain a high priority of continuing with the current plans to renovate White Residence Hall, at a minimum, into suite-style units.

Evaluate Need for Non-Traditional Student Housing

The University should evaluate if campus housing for non-traditional students is paramount to achieve University goals. Most non-traditional aged students, graduate students and students with a spouse or dependent(s) seek rentals by-the-apartment (rather than by-the-bed) in studio through three-bedroom apartments, depending upon the size of their family, with full kitchens. Since providing institutional quality housing in a by-the-apartment business environment is financially challenging, the University may want to collaborate at arm’s length with private

Redevelop Crane and Hill Halls

Crane and Hill Halls should be replaced or renovated and reconfigured to appeal to freshmen and sophomores. These buildings appear generally sound and the location is highly desirable – especially for single, undergraduate students. More evaluation is necessary, but the building could likely be reconfigured as semi-suites, creating a compartmentalized bathroom between most rooms, for significantly less cost than new construction. This would create resident to bathroom ratios of 2, 3 or 4:1, depending on whether the rooms on either side of the new bathrooms are used as singles or doubles. If used as doubles, approximately four students would be assigned to the space originally designed for six with significantly more desirable bathroom arrangements. With such a design, building capacity would be reduced by approximately 20% to 30%.

Ration is preferred).

• Private bedrooms in apartments (full kitchens) targeted primarily at seniors but possibly attracting some juniors and graduate students (maximum 2:1 student to bathroom ratio).
businesses and the community – which may be able to build less expensively – to achieve desired housing options for this group. This option is particularly worth considering in the absence of any new recruitment emphasis on attracting graduate or older students, and/or if the community already provides reasonable housing options.

RESTRUCTURE HOUSING MANAGEMENT
The University should consider maintaining the management of all by-the-bed units and outsourcing the management of all by-the-apartment units. If partnering with a private owner for the development of new, single-student housing, the University should consider maintaining management of these units. Options could potentially include full management involving facilities, business operations (marketing, assignments, billings and collections) and residence life functions, or perhaps only one or two of these functions. The University could potentially collect a management fee from the developer to perform one or more of these functions. If the University contributes to the management, it will be able to influence the experience for residents to a greater extent; this is important as residents and parents will likely hold the University responsible for any unpleasant experiences in housing on University land or to which they were referred through University publications or websites, even if the University were not involved with management functions. On the other hand, the University may want to consider outsourcing the management of all by-the-apartment units, with the expectation that if a third-party manager is incentivized to meet particular performance goals, it will maintain and upgrade apartments to make the experience more attractive to residents.

DEVELOP NEW APARTMENTS
A four-bedroom, quad occupancy apartment with two full-bathrooms would be an attractive addition to the campus housing inventory for single upper-division students and a small number of graduate students. This design will not, however, attract many of the current residents of Summit View. The cost to deliver new housing
designed to meet the needs of family and non-traditional students will likely be beyond the financial reach of many student families that now live on-campus, unless there are project subsidies. A four-bedroom apartment design will most probably attract single students, and single graduate students may actually prefer the Summit View location. Still, single students who participated in the focus groups reported a very strong preference for living close to what they perceive as the academic core of campus, rather than the Summit View location. Development of a mixed-use facility would help improve the marketability of the housing by addressing some objections about the location.

REDEVELOP SPANISH WALK SITE
The University should consider either disposing of or repositioning Spanish Walk apartments. Spanish Walk feels separated from campus as it is located east of 30th Street and the aesthetics, materials, layout, finishes and fixtures are very different from those used by other University apartment buildings. UW could potentially dispose of Spanish Walk through an outright sale or ground lease. If the University decides to retain and reposition Spanish Walk, it should consider combining units to create more three-bedroom apartments; in such a case, major renovations should be included, addressing all Fair Housing and ADA issues – which will not be inexpensive.

REDEVELOP SUMMIT VIEW SITE
Potential options for the Summit View site include an intentional Greek community or living learning communities. To enhance the desirability for Greeks, the University may want to consider building townhouses or house “pods” with shared outdoor community spaces. If possible, relocating fraternities and sororities to the new community may make the project more desirable to affiliated Greek students. Physically separating the pedestrian traffic between a possible Greek community and existing University apartment and family housing areas would also be desir-
able and possible. Still another option for the Summit View site is to enhance athletic and recreational spaces and include living learning communities, such as health and wellness, environmental or even leadership themes for student groups who may be attracted to living near such spaces.