2014 NMHC Student Housing Conference & Exposition
Development Trends & Design Solutions

Moderator:
Greg Faulkner, President, Humphreys & Partners Architects

Speakers:
Brian Dinerstein, President, Sterling University Housing

Wes Rogers, President & CEO, Landmark Properties

Greg Henry, CEO, Aspen Heights

J.J. Smith, Principal & Chief Operating Officer, CA Ventures
Development Trends & Design Solutions

- Challenges / Risks
- Markets / Site Selection
- Product Types
- Construction Costs
- Trends and Amenities
- Low Density vs High
- Wood Frame vs Steel
THE STANDARD AT ATHENS
Athens, Georgia
Developer: Landmark Properties

- 5 story over podium
- 610 beds
- 199 beds per acre
- 1-5 bedroom units
- 478-1730 sq ft units
- Retail space below
- 100% leased
RETREAT AT CORVALLIS
Corvallis, Oregon
Developer: Landmark Properties

- Student cottage, townhouse and garden apartment community pedestrian to Oregon State University
- 330 units/1016 beds
- 564– 2199 sq ft units
- 17,570 sq. ft. 2-story clubhouse
- 552 beds / 158 units
- 2 & 4 bedroom units
- 816 – 1,447 sq ft units
- 57.14 units per acre
- Resort style pool, multiple courtyards with fire pits, pet parks, 24-hour fitness room, coffee house, flat screen TVs, game rooms, study rooms

THE DEN - UNIVERSITY OF MISSOURI
Columbia, Missouri
Developer: Optimus & Gilbane Development
CA STUDENT LIVING DEVELOPMENTS

Latitude

University of Nebraska
Lincoln, Nebraska

- Latitude will be delivered in Fall 2015
- 198-unit, 569-bed student housing property
- 6 Stories on 1.96 Acres
- 208,244 Residential SF; 43,510 Retail SF; 436,423 GSF
STERLING FRISCO PHASE I
Fayetteville, Arkansas
Developer: Sterling University Housing Companies

- 4/5 story with partial basement
- 176 units / 585 beds
- 59 beds per acre
- 1, 2, 3 & 4 bedroom units
- Surface parking

Sterling University Housing FRISCO PHASE II
Fayetteville, Arkansas
Developer: Sterling University Housing Companies

- 6&7 stories
- 186 units
- 591 beds
- 2.47 acres
- 239.3 beds / acre
Berkley
160 beds
THE PLAZA
College Station, TX
Developer: Capstone

- 1855 beds, 165/acre
- 623 units, 56/acre
- Phase 1: 375 units, 1123 beds; Buildings 1-3
- Phase 2: 228 units, 748 beds; Building 4 & Cottages
- 52,000 sq. ft. of retail, all in Phase 1
- Buildings 1: Wrap with Partial Podium for Retail
- Building 2: Podium with Retail Underneath
- Buildings 3: Wrap with Partial Podium for Retail
- Building 4: Wrap with Only Residential
- 4-story wood frame over retail podium
- 5-story wood frame over units
- 10,000 sq ft Clubhouse with 2 large pools

13th & OLIVE
Eugene, Oregon
Developer: Capstone

- 5-story wood with above grade garage
- 232 units/790 beds
- 826 – 1,648 sq ft units
- 2, 3 & 4 bedroom units
- 217 beds per
- 651 parking spaces
Ft. Collins, CO

- Delivered 1 of 2 phases for 2014, rest for 2015
- 200 units
- 712 beds (all cottage and townhome)
- 30 acres
- amenities: 10k sf clubhouse, resort pool, volleyball, prairie dogs as neighbors
CA STUDENT LIVING DEVELOPMENTS

Uncommon

University of Oregon
Eugene, Oregon

- Uncommon was delivered in Fall 2014
- 120-unit, 380-bed student housing property
- 6 Stories on 1.096 Acres
- 120,291 Residential SF; 200,906 GSF
UNIVERSITY WALK
Knoxville, Tennessee
Developer: 908 Development

• 4-story student housing
• 1, 2, 3 & 4 bedroom units
• 632 – 1,371 sq ft units
• 177 units/508 beds
• 91 beds per acre

STUDENT HOUSING
Auburn, Alabama
Developer: Barrett Development Company

• 3-story student housing
• 92 units / 296 beds
• 960 – 1,632 sq ft units
• 2, 3 & 4 bedroom units
• 54.61 beds per acre
• Surface and garage parking
CA STUDENT LIVING DEVELOPMENTS

Mountain Lofts

Brigham Young University - Idaho
Rexburg, Idaho

- Mountain Lofts was delivered in Fall 2014
- 161-unit, 1,072-bed student housing property
- 5 Stories on 6.14 Acres
- 223,717 Residential SF; 483,395 GSF
Orlando
894 beds
CA STUDENT LIVING DEVELOPMENTS

Landmark

University of Maryland
College Park, Maryland

- Landmark will be delivered in Fall 2015
- 276-unit, 829-bed student housing property
- 5 Stories on 2.66 Acres
- 309,047 Residential SF; 14,700 Retail SF; 395,298 GSF
UNC Charlotte

- 10 buildings
- 22 acres
- 3 story low density
- 144 units; 480
- lots of outdoor greenspace and community areas.
- Delivered 2014
THE COURTS AT RIVERBEND
San Marcos, Texas
Developer: Aspen Heights

- 4-story student housing
- 129 units / 394 beds
- 856 – 1,357 sq ft units
- 2, 3 & 4 bedroom units
- 56.61 beds per acre
- Surface parking
STERLING SIERRA
Reno, Nevada
Developer: Sterling University Housing

• 5 story student housing apartment
• 8.1 Acres
• 190 Units; 700 beds
• 704 Beds
• 87 Beds per acre
• LEED Certification
• UNDER CONSTRUCTION

LSU III – BATON ROUGE
Baton Rouge, Louisiana
Developer: Sterling University Housing

• 5-story student apartments
• 664 beds / 246 units
• 119 beds per acre
• 1, 2, 4 & 5 bedroom units
• 1.03 parking spaces per bed
Boone
560 beds
CA STUDENT LIVING DEVELOPMENTS

Social 28

University of Florida
Gainesville, Florida

+ Social 28 will be delivered in Fall 2015
+ 169-unit, 592-bed student housing property
+ 6 Stories on 1.72 Acres
+ 214,347 Residential SF; 9,300 Retail SF; 288,236 GSF
THE DISTRICT AT CAMPUS WEST
Ft. Collins, Colorado
Developer: Residential Housing

- 193 units / 674 beds
- 829 – 1,765 sq ft units
- 202 beds per acre
- 2, 3 & 4 bedroom units
- Bike parking provided

U CLUB WOODWARD
Tallahassee, Florida
Developer: American Campus Communities

- Townhomes
- 112 units/448 beds
- 4 bedroom/4.5 bath
- 1,881 sq. ft. units
- 53.59 beds per acre
- 453 parking spaces
THE STANDARD AT ST. LOUIS
St. Louis, Missouri
Developer: Landmark Properties

- 1-5 bedroom units
- 164 units / 450 beds
- 536–1,725 sq ft units
- 230 beds / acre
- 7,558 sq ft clubhouse
- 388 parking spaces, .86 spaces / bed

U CENTER AT NORTHGATE
College Station, TC
Developer: ACC

- 190 units / 784 beds
- 1,501 average sq ft units
- 14 units / acre
- 4 bedroom units
- 792 parking spaces
CA STUDENT LIVING DEVELOPMENTS

FUSE

Purdue University
West Lafayette, Indiana

- FUSE was delivered in Fall 2014
- 229-unit, 489-bed student housing property
- 5 Stories on 1.94 Acres
- 186,035 Residential SF; 39,480 Retail SF; 413,215 GSF
Baton Rouge
847 beds
CA STUDENT LIVING DEVELOPMENTS

Identity

University of Washington
Seattle, Washington

- Identity will be delivered in Fall 2014
- 198-unit, 206-bed student housing property
- 7 Stories on 0.19 Acres
- 63,687 Residential SF; 87,318 GSF
STANDARD At KNOXVILLE
678 beds
CA STUDENT LIVING DEVELOPMENTS

Uncommon

University of Oregon
Eugene, Oregon

- Uncommon was delivered in Fall 2014
- 120-unit, 380-bed student housing property
- 6 Stories on 1.096 Acres
- 120,291 Residential SF; 200,906 GSF
CA STUDENT LIVING DEVELOPMENTS

University of Illinois
Champaign, Illinois

- HERE will be delivered in Fall 2015
- 143-unit, 526-bed student housing property
- 26 Stories on 0.61 Acres
- 214,141 Residential SF; 6,149 Retail SF; 299,382 GSF
413 E HURON
Ann Arbor, Michigan
Developer: Carter

- 14-story student housing
- 187 units / 570 beds
- 567 – 1,312 sq ft units
- 1, 2, 3 & 4 bedroom units
- 619.57 beds per acre
- Surface and garage parking

COLUMBIA TOWER
Columbia, SC
Developer: Park 7

- 12-story student high rise
- 848 beds/318 units
- 493 beds per acre
- 688 parking spaces
- 1-5 bedroom units
CA STUDENT LIVING
DEVELOPMENTS

Next Level

University of Arizona
Tucson, Arizona

- Next Level was delivered in Fall 2014
- 165-unit, 393-bed student housing property
- 13 Stories on 0.58 Acres
- 178,522 Residential SF; 10,268 Retail SF; 261,304 GSF
CA STUDENT LIVING DEVELOPMENTS

ONYX

Florida State University
Tallahassee, Florida

- ONYX will be delivered in Fall 2015
- 219-unit, 583-bed student housing property
- 7 Stories on 2.55 Acres
- 206,900 Residential SF; 11,903 Retail SF; 480,755 GSF
AMENITIES:
What trends are you seeing?
AMENITIES

- Cyber Cafes With Gourmet Coffee Bars
- Rooftop Decks
- Pools with Shallow Lounge Decks
- Clubhouses
- Walk-in Closets
- Resort Style Pools and Sundecks
- Bicycle Storage
- Walking Distance to Campus, Retail and Restaurants
- Keyless Entry
- Water Basketball and Volleyball
- Wi-Fi at Pool and Courtyards
- Professional Sound System at Pools
- Bum a Bike Programs
- Reserved Parking Available
- Steam Rooms and Saunas
- Pool Side Yogurt Delivery
- Climbing Walls
- Washer | Dryer Units with Smart Technology
- 3-D Theater Room with Full Gaming Station
AMENITIES

- Cyber Centers / High Tech Study Areas
- Top Notch Athletic Centers / Fitness Rooms
- Fitness Centers
- Outdoor Kitchens / BBQ Areas with Seating
- Game Rooms
- Preferred Parking for Fuel Efficient Vehicles
- High Powered Tanning Beds
- Honors College + Dean Suites
- Private Tutoring / Study Rooms
- Classroom / Conference Capabilities
2014 CONSTRUCTION COSTS

Student Housing

- Surface / Garden Style Product:
  - $100 - $105 per sq. ft. on net in Texas and Southeast
    - (30 to 50 beds per acre)

- E-Urban / Surface Parked Product:
  - $105 - $110 per sq. ft. on 3-story and $115 - $120 per sq. ft. on 4-story elevated in Texas and Southeast
    - (80 to 90 beds per acre)

- Wrap Garage Product:
  - 4-story (120 to 150 beds per acre) $135 - $140 per sq. ft. in Texas & Southeast

- Podium Parked Product:
  - $150 - $155 per sq. ft. in Texas and Southeast
    - (170 to 220 beds per acre)

- High Rise Product:
  - $180 - $220 per sq. ft. in Texas & Southeast
    - (300 beds per acre or higher)

- 5 Story Type 3 Wrap $145 to $150 and podium $155 to $160.

- 7 story light steel $165 to $170 range.

- Prices depend on square foot average, site conditions and other factors.
  - *15% higher out West (not California, Midwest or Northeast)
  - 15% to 30% higher in California, Midwest, Northeast and Pacific Northwest
    - 10% higher on 5-story product
CONSTRUCTION TRENDS: Light-Weight Steel

- Prefabricated
- light gage metal building system
- Spans up to 19 floors
- Saves approximately 20% in cost over concrete

*images courtesy of A&P*
Challenges.....

But then
Still Full & Fun City!
Development Trends & Design Solutions

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