Design & Development: What Today’s Student is Looking for and How We’re Building It

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DESIGN GOALS

• First Impressions
• Home Away From Home
• Building Relationships
• Balancing Stress
• Supporting the Purpose
• The Future Tools
First Impressions

COMMON SPACES

- Exterior lighting
- Concierge lobbies
- Artful mixed use image
- Colorful two-story access
- Colorful hallways
- Open office and amenity
- Open accessible lobbies
- Open mail area
- Courtyard office area
- Artful graphics

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Building Relationships

SOCIAL SPACES

Party lounge
Billiards and game room bar
Quiet lounge
Food juice and bar lounge
Media lounge
Game and study lounge
Open lounge planning

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Building Relationships

SOCIAL SPACES

- Open rooftop pool decks
- Multiple connected pools
- Outdoor grilling
- Flexible activity area
- Fire pits
- Unique open courtyards
- Amenity open to courtyard
Balancing the Stress

EXERCISING

- Golf stimulators
- Open pool to courtyard
- Open exercise
- Volleyball
- Weights and treds
- Basketball and group exercise
- Bike storage and repair
- Weight and fitness room

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Supporting the Purpose

GROUP LEARNING

Combo learning and technology
Banquet learning
Technology center
Group study
Social study area
Unit study area
Sky lounge
Team study
Large group learning

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The Future Tools

SUSTAINABILITY
PREFABRICATION
TECHNOLOGY
REPURPOSING

Prefab balconies
Factory based housing panelization
Concrete panelization technology
Prefab bathroom pods
10 story prefab housing
Steel prefab panels
Wood panelization technology
Wood frame housing modules

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The Future Tools

SUSTAINABILITY
PREFABRICATION
TECHNOLOGY
REPURPOSING

- Green Roofs
- Water retention gardens
- Artful cycling
- Green wall screening parking
- Heavy timber construction
- Atrium creation
- Historic fabric
- Historic repositioning

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GREG FAULKNER
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Design & Development
What Today’s Student is Looking for and How We’re Building It

Join the conversation
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What Students Want...

- Hotel Amenities
- Resort Pools
- Concierge Type Services – Laundry | Food Service
- In Room Amenities - Bathrooms | Big Closets | W/D in Room | Furnished

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What...No Espresso machine in my room???
What Parents Want...

- Security
- High Tech Study Areas
- Walkable to Campus
- Affordable
Developer / Owner Challenge:

✦ How do we build this and stay on budget??

Architectural Challenges:

✦ Location, Location, Location
✦ Small Sites and Mixed Use Buildings
✦ Efficient Buildings – Net Rentable
✦ Above Grade Parking
✦ Contemporary Designs – Efficient Unit Types
✦ Amenities, Amenities, Amenities
THE FOUNDRY
Ann Arbor, MI

- 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
- Developer: Carter & Co

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U CLUB ON 28TH
Boulder, CO

- 4-story student housing with structured parking
- 30.5 units per acre / 122 beds per acre
- 4.07 acres
- 124 units / 496 beds
- 4 bedroom / 4 bathroom units
- 1,404 sq ft unit average
- 7,000 sq ft clubhouse
- 2016 Delivery
- Developer: American Campus Communities
UNIVERSITY POINTE
Louisville, KY

- 4-story student housing
- 572 beds
- 2.67 acres
- 198 beds / acres
- 1331 sq ft average unit size
- 2.35 acres
- 61 units/acre
- 8,280 sq ft clubhouse
- 2016 Delivery
- Developer: American Campus Communities
STERLING FRISCO II
Fayetteville, AR

- 5 & 7 story steel
- 186 units
- 591 beds
- 2.47 acres
- 239.3 beds/acre
- 2016 Delivery
- Developer: The Dinerstein Companies
ASPEN LINCOLN
Lincoln, NE

- 5 story with structured parking
- 182 units
- 632 beds
- 2.69 acres
- 235 beds/acre
- 2016 Delivery
- Developer: Aspen Heights
STERLING NORTHGATE
College Station, TX

- 711 total beds
- 259 total units
- 7 story steel with above grade structured parking
- 2017 Delivery
- Developer: The Dinerstein Companies
THE STANDARD AT COLLEGE STATION
College Station, TX

- 10 story – tunnel form concrete with above grade structured parking
- 909 beds
- 2.06 acres
- 291 beds/acre
- 2017 Delivery
- Developer: Landmark
HIGH STREET
Columbus, OH

- 5-story wood frame over podium 2 level basement
- 1.15 acres
- 288 beds
- Developer: CA Ventures
THE STANDARD AT GAINESVILLE
Gainesville, FL

• 10 Story
• 1200 beds
• 273 beds per acre
• VIP Units
• 1177 parking spaces
• 1-6 bedroom units
• 2017 Delivery
• Developer: Landmark
1015 ASSEMBLY STREET
Columbia, SC

- 5 story wood frame over podium & 6 story steel frame over podium
- Above grade structured parking
- 684 beds
- 332 beds per acre
- 521 parking spaces
- 1-5 bedroom units
- 2017 Delivery
- Developer: Park 7 Group
THE EMPIRE
Pittsburg, PA

- 17 story student tower
- 6 levels of parking
- 1.19 acres
- 326 units
- 717 beds
- 602 beds/acre
- 9,400 sq ft of Retail
- 2018 delivery
- Developer: Park 7 Group & EDR
UNIVERSITY PARK
Las Vegas, NV

- 5 story wood frame with above grade structured parking
- 2106 total beds
- 154.4 beds per acre
- 3 Phases
- 1-4 bedroom units
- 1,319 sq ft unit average
- 2017 Delivery
- Developer: The Midby Companies
THE LOCAL
San Marcos, Texas

- 5 story concrete podium with below grade structured parking
- 0.92 acre
- 96 units
- 304 beds
- 2017 delivery
- Developer: EDR
THE LOCAL - San Marcos, TX (Video Presentation)
908 BAYLOR AVENUE
Waco, Texas

- 5-Story with precast parking to one side
- 254 units
- 714 beds
- 195 beds / acre
- 2017 delivery
- Developer: Park 7 Group
EXTREME AMENITIES

• Look and feel of a Hotel
• Concierge Services
• Cyber Cafes With Gourmet Coffee Bars
• Top Notch Athletic Centers
• Rooftop Decks
• Resort Style Pools & Sundecks
• Lazy River Pools
• Clubhouses
• High Tech Study Areas
• Outdoor Kitchens
• Yogurt Service to Pool

• Digital Exercise Rooms
• Keyless Entry
• 3-D Theater Room with Full Gaming Station
• Preferring Parking for Fuel Efficient Vehicles
• Water Basketball & Volleyball
• WiFi at Pool & Courtyards/Extreme WiFi
• Professional Sound System at Pools
• Golf Simulators
• Walking Distance to Campus, Retail & Restaurants
• Apple Type Leasing Facilities
UNIT DESIGNS

Micro units / studios
4 and 5 bedroom units
Townhomes vs. all flats
Individual bathrooms

MICRO | 365 sq ft

1 BEDROOM | 560 sq ft

4 BEDROOM | 1390 sq ft

SUPER UNIT | UPPER

SUPER UNIT | LOWER
Garden Style / Surface Parked Product:
$117 - $127 per NRSF (net rentable sq. ft.)
in Texas and Southeast
(30 to 50 beds per acre)

E-Urban / Surface Parked Product:
3-story $117 - $127 per NRSF
4-story elevator $127 - $132 per NRSF
in Texas and Southeast
(80 to 90 beds per acre)

Wrap Garage Product:
4-story $137 - $142 per NRSF in Texas & Southeast
5 Story Type 3 Wrap $152 to $162 and podium $155 to $160
(120 to 150 beds per acre)

Podium Parked Product:
$162 - $177 per NRSF in Texas and Southeast
(170 to 220 beds per acre)

High Rise Product:
$215 - $250 per NRSF in Texas & Southeast
(300 beds per acre or higher)

- 7 story light steel $165 to $175 range
- 15% higher West
  (not California, Midwest or Northeast)
- 15% to 30% higher in California, Denver, Midwest, Northeast and Pacific Northwest
- Prices depend on square foot average, site conditions and other factors
GREAT...LET’S WRAP IT UP WITH SOME SHOPPING FOR THAT “HIGHER LEARNING” THING.