

A photograph of a university campus at sunset. The sun is low in the sky, creating a warm, golden glow. Large trees frame the top and sides of the image. In the background, a large brick building is visible. In the foreground, a paved path winds through a green lawn. Four people are walking along the path: a man on the left, a man with a backpack in the center-left, a woman in the center-right, and another person on the far right.

Housing Master Plan


Final Presentation
14 April 2009

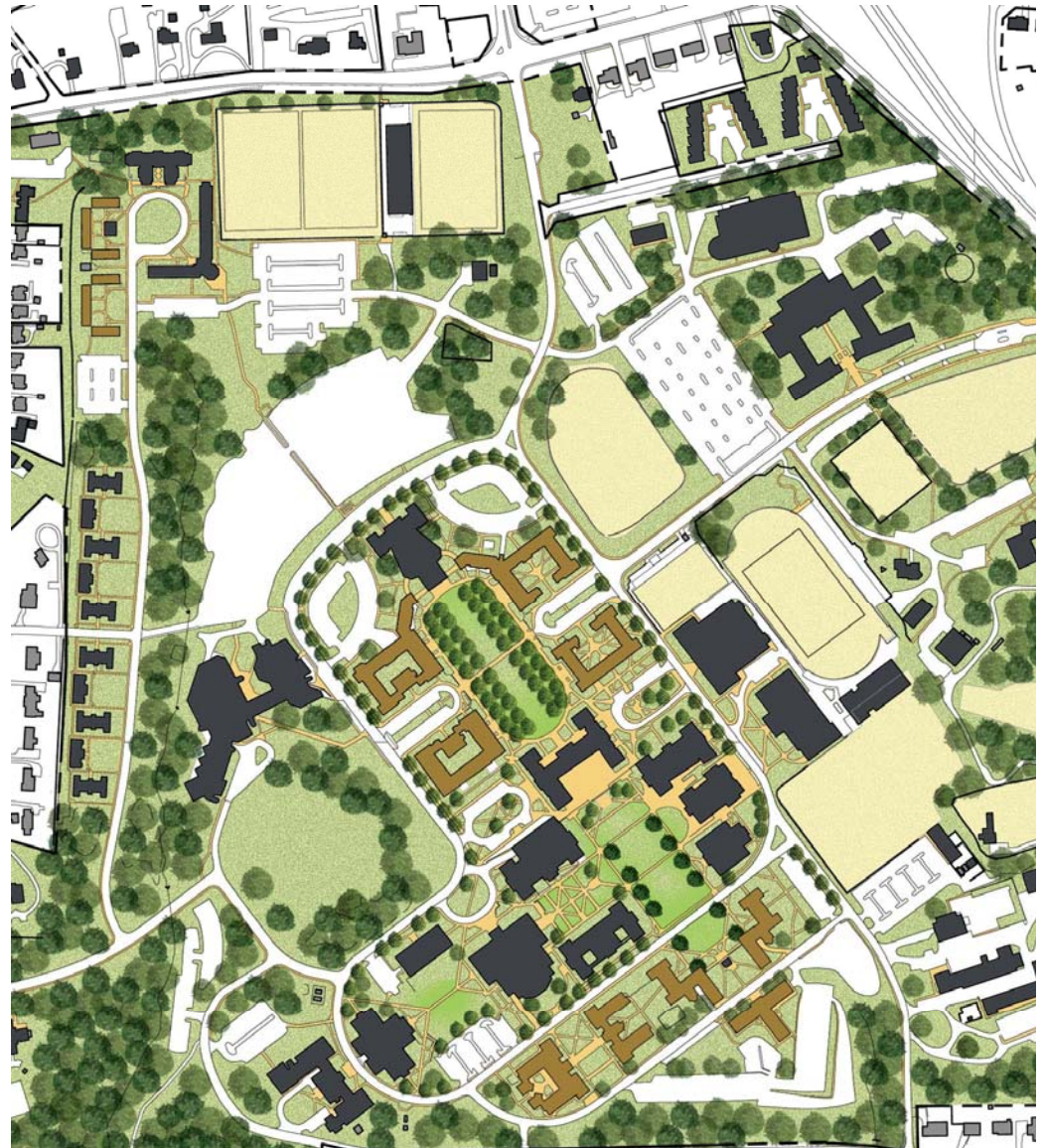
AYERS
SAINT
GROSS



WAKE FOREST
UNIVERSITY

Project Scope and Goals

- Plan for renovation and anticipate housing capacity decrease:
 - Support Residence Life and Housing program goals
 - Meet student expectations
-  Existing residence halls studied:
 - South Campus: Bostwick, Johnson, Babcock, Luter, Collins
 - Hearn Plaza: Davis, Taylor, Poteat, Kitchin, Efird, Huffman
 - Student Apartments
- Plan for new construction to increase housing capacity:
 - Maintain 73% of students living on campus, including enrollment growth
 - Capacity implications of 80% of students living on campus
- Integrated implementation plan for renovation and new construction



Process & Schedule

- Workshop I: Goals, Existing Conditions and Culture, Programming

December 15 – 17, 2008

WebEx Progress Meeting

January 14

- Workshop II: Initial Concepts
January 27-28, 2009

WebEx Progress Meeting

February 11

WebEx Progress Meeting

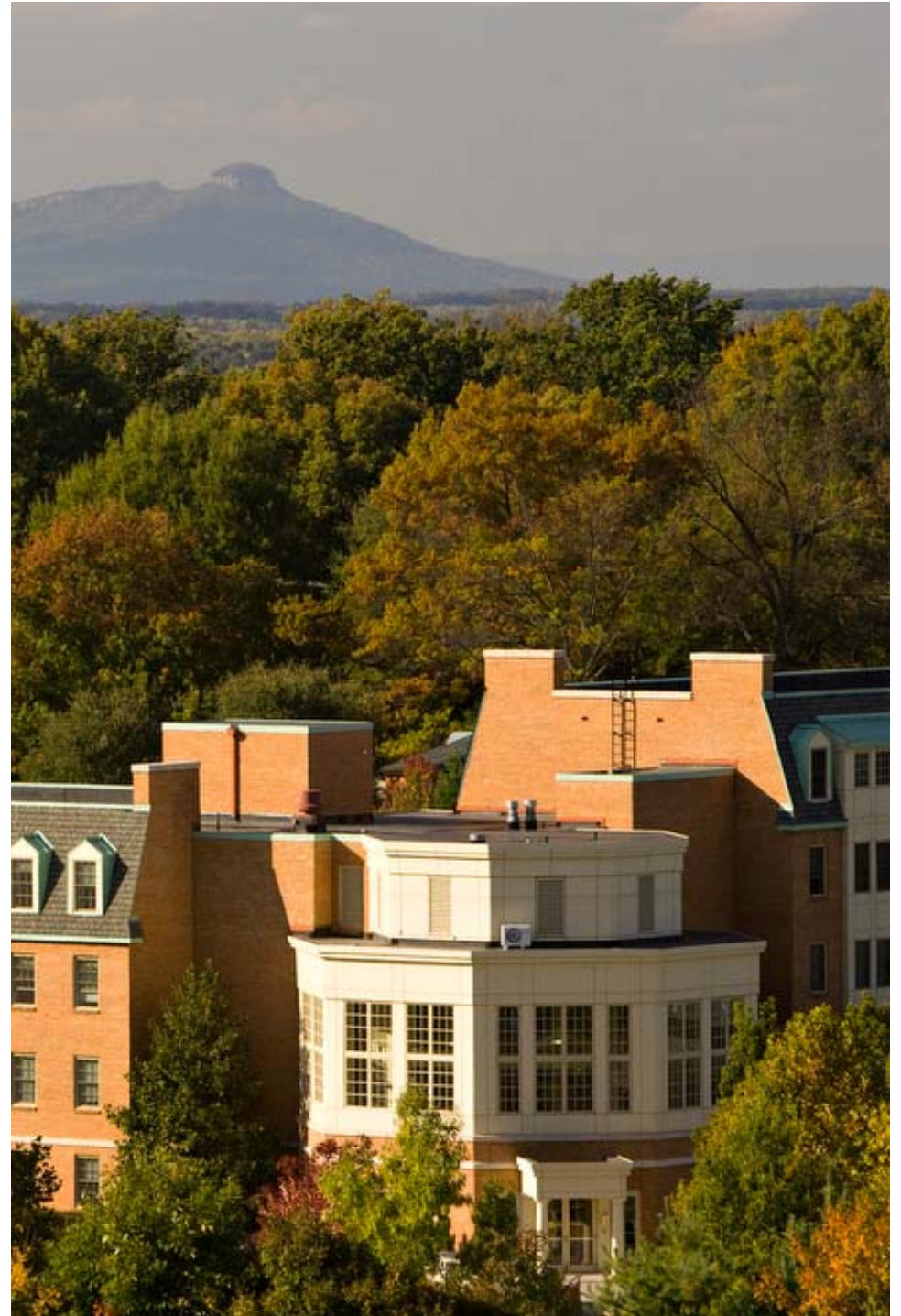
February 19

- Workshop III: Refinement and Conceptual Design
March 3 – 4

Final Presentation preview in Baltimore

March 30

- Workshop IV: Final Presentation
Tuesday, April 14



Agenda

Existing conditions

Renovation – capacity decrease

New Construction – capacity increase

Implementation – pulling it all together



Existing Conditions - Residential Community

Strong physical progression tied to student maturation.

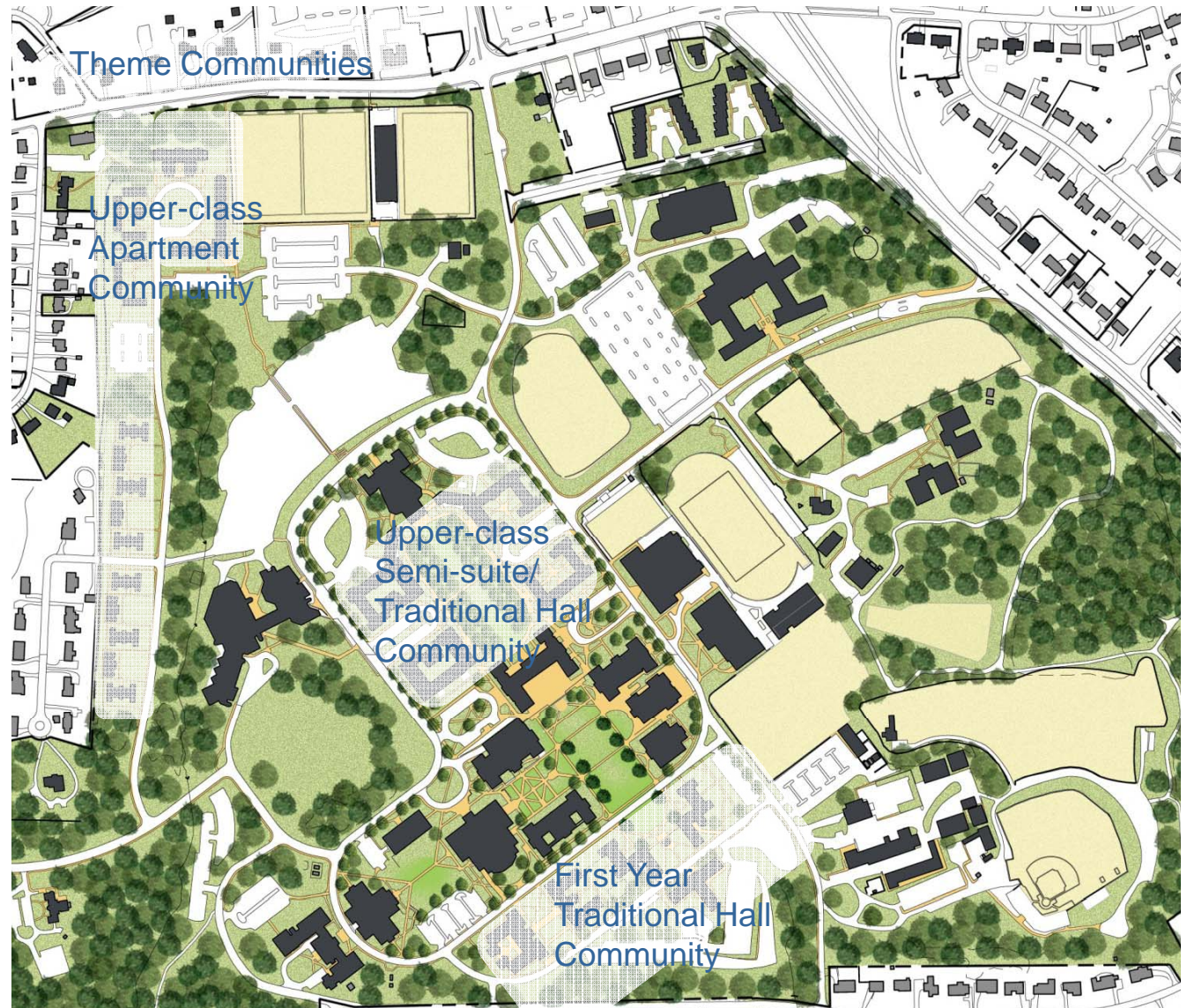
Change in unit type and size supports physical progression.

3,128 bed capacity

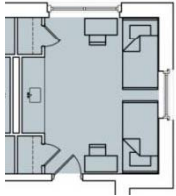
73% of student body living on campus:

39% Freshmen
35% Sophomores
13% Juniors*
13% Seniors

* Study abroad



Capacity Fall 2008

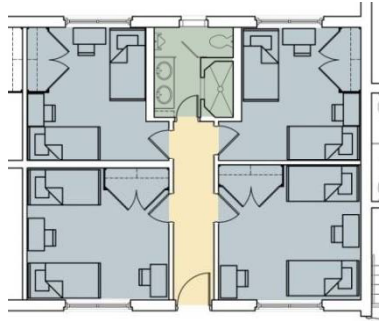


Traditional

39% Units

1,214 Beds

205 GSF/Bed



Semi-suites

43% Units

1,347 Beds

242 GSF/Bed



Suites

3% Units

95 Beds

303 GSF/Bed



Apartments

15% Units

472 Beds

415 GSF/Bed

Fall 2008

3,128 Total Beds

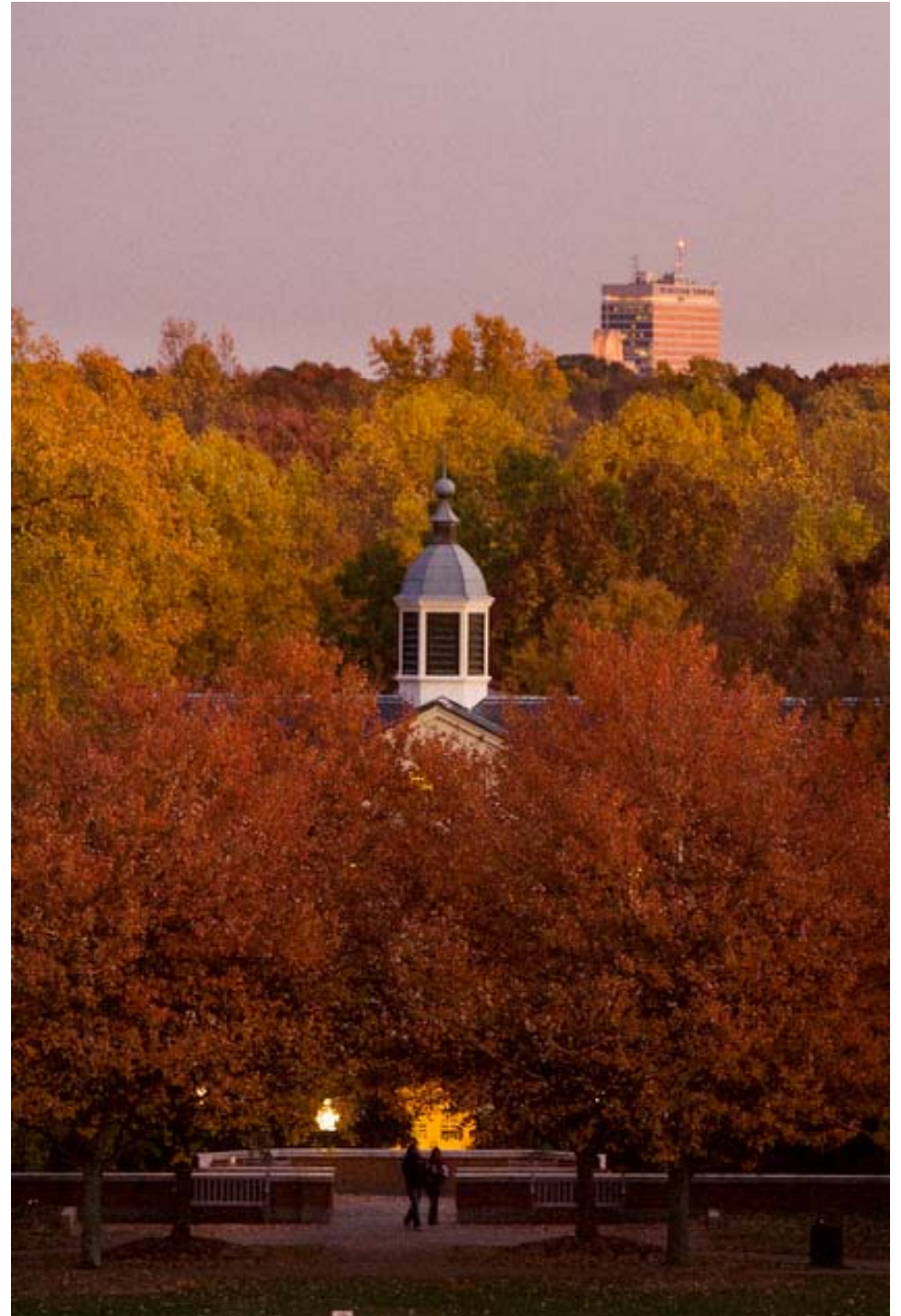
Agenda

Existing conditions

Renovation – capacity decrease

New Construction – capacity increase

Implementation – pulling it all together



South Precinct – Existing Conditions

Hall	Existing Beds
Bostwick	205
Johnson	202
Babcock	260
Luter*	285
Collins	233
Total	1,185



*Semi-suites

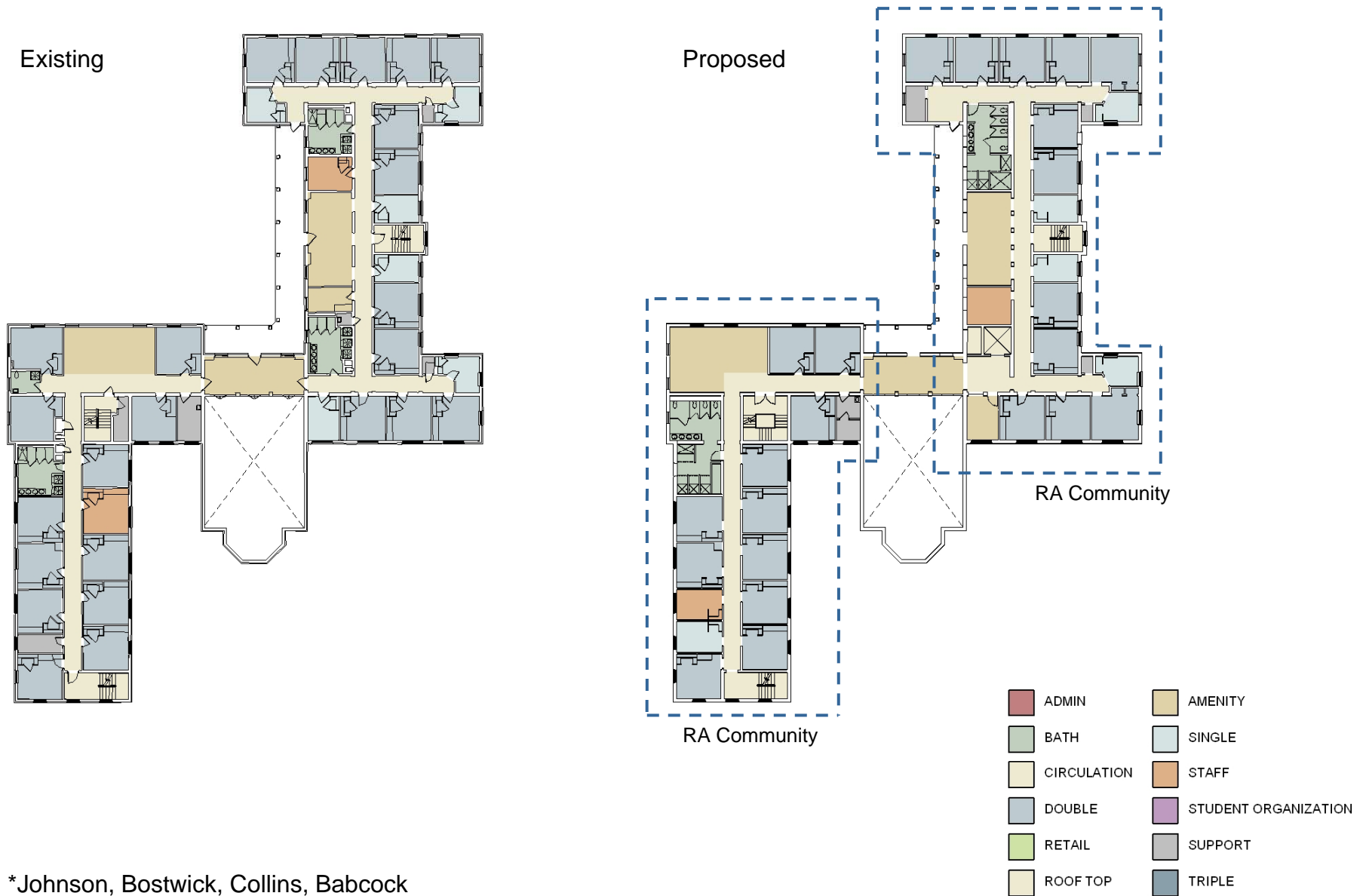
South Precinct – Existing Conditions

Desirable program model, yet some features have been diminished over time:

- Amenities lost
- Ability to meet student needs

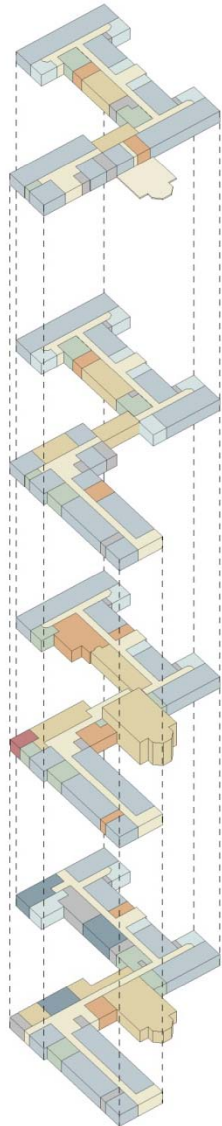


Traditional Halls* Provide Intended Freshman Experience



Traditional Halls Provide Intended Freshman Experience

TOTAL	RA RATIO	1:22.8
	BED COUNT	206



RA RATIO	1:22
RA RATIO	1:23
BED COUNT	47

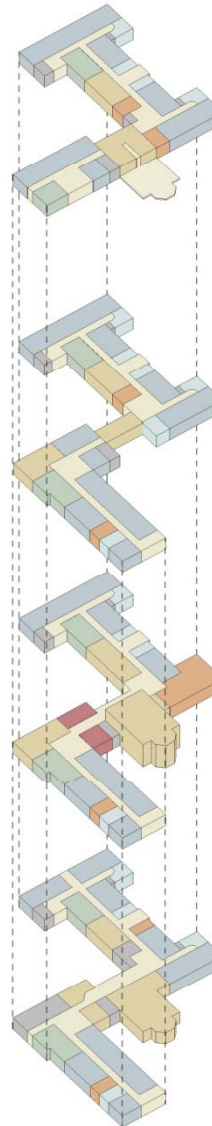
RA RATIO	1:30
RA RATIO	1:24
BED COUNT	56

RA RATIO	1:27
RA RATIO	1:10
BED COUNT	50

RA RATIO	1:28
RA RATIO	1:23
BED COUNT	53

Existing

TOTAL	RA RATIO	1:21
	BED COUNT	177
	DECREASE	14 %



RA RATIO	1:21	3
RA RATIO	1:17	
BED COUNT	40	

RA RATIO	1:28	2
RA RATIO	1:23	
BED COUNT	53	

RA RATIO	1:21	1
RA RATIO	1:17	
BED COUNT	40	

RA RATIO	1:25	B
RA RATIO	1:17	
BED COUNT	44	

Proposed

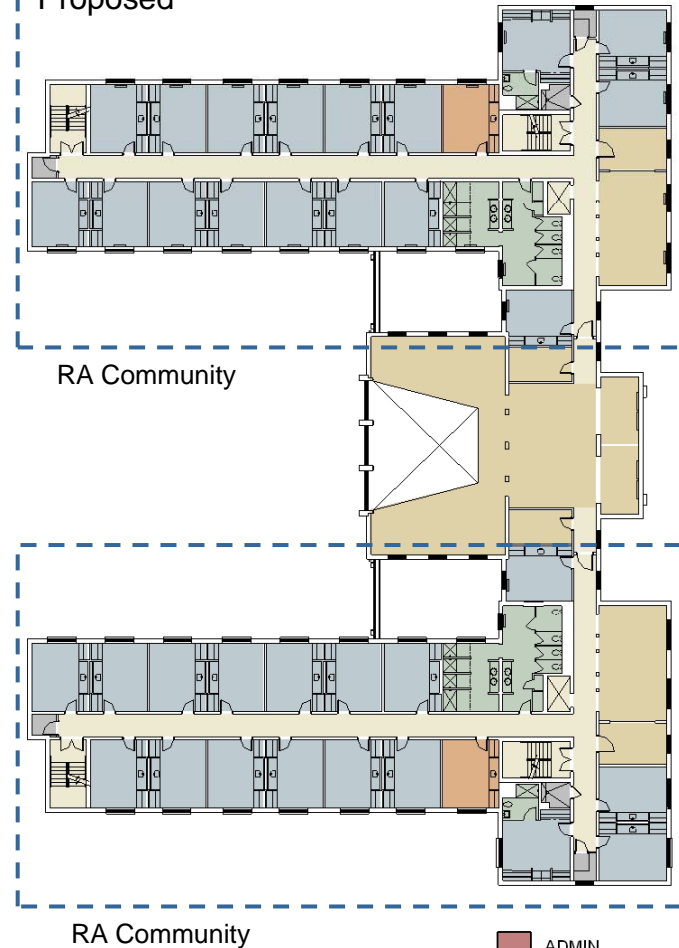
ADMIN	ADMIN
BATH	BATH
CIRCULATION	CIRCULATION
DOUBLE	DOUBLE
RETAIL	RETAIL
ROOF TOP	ROOF TOP
AMENITY	AMENITY
SINGLE	SINGLE
STAFF	STAFF
STUDENT ORGANIZATION	STUDENT ORGANIZATION
SUPPORT	SUPPORT
TRIPLE	TRIPLE

Luter Semi-Suites Less Desirable for Freshman Experience

Existing

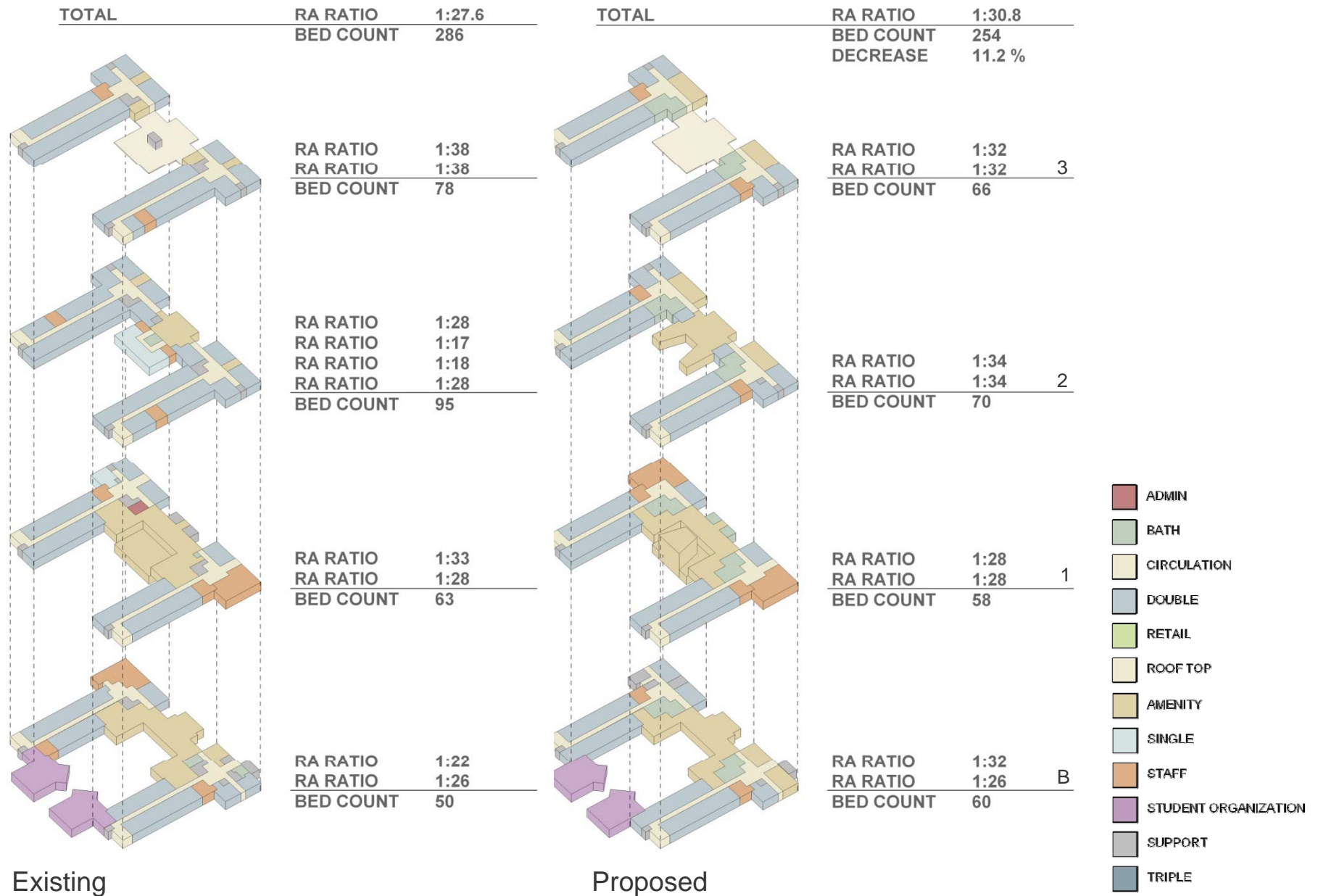


Proposed



ADMIN	AMENITY
BATH	SINGLE
CIRCULATION	STAFF
DOUBLE	STUDENT ORGANIZATION
RETAIL	SUPPORT
ROOF TOP	TRIPLE

Luter Semi-Suites Less Desirable for Freshman Experience



South Precinct – Renovation Summary

Hall	Existing Beds	Proposed Beds	Delta Beds %
Bostwick	205	177	-28 -14%
Johnson	202	174	-28 -14%
Babcock	260	220	-40 -15%
Luter**	285	249	-36 -13%
Collins	233	189	-44 -19%
Total	1,185	1,009	-176 -15%



**Traditional Hall

Residence Hall
Proposed Beds
Existing Beds

South Precinct – Renovation Summary

Hall	Delta GSF/Bed* %	Delta Beds %
Bostwick	+34 +16%	-28 -14%
Johnson	+35 +16%	-28 -14%
Babcock	+37 +18%	-40 -15%
Luter**	+35 +14%	-36 -13%
Collins	+50 +23%	-44 -19%
Total	+38 +17%	-176 -15%



* GSF/Bed includes space for bath, amenities, support, etc.

**Traditional Hall

Residence Hall
Proposed Beds
Existing Beds

South Precinct – Renovation Summary

Desirable program model, yet some features have been diminished over time:

- Amenities lost
- Ability to meet student needs

Renovation:

- Emphasizes large central activity area
- RA Communities average 27 students
- Creates and enhances amenity spaces (kitchens, study lounges)
- Limited redistribution of program
- Luter converted from semi-suites to traditional hall



Residence Hall
Proposed Beds
Existing Beds

Hearn Plaza – Existing Conditions

Hall	Existing Beds
Efird	95
Taylor	248
Davis	301
Kitchin	274
Poteat	239
Huffman	83
Total	1,240



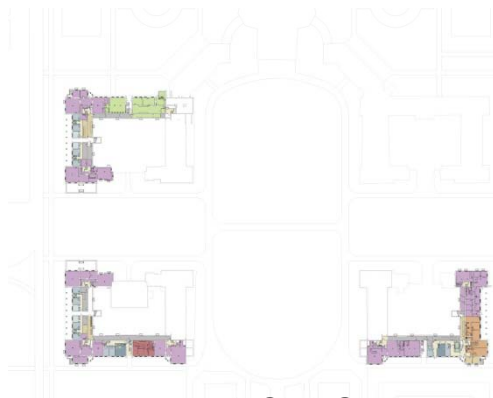
Hearn Plaza – Existing Conditions

Maintain:

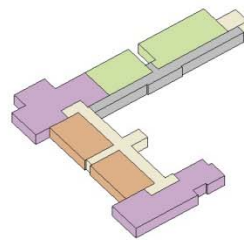
- Unique mix of uses
- Relationship to Hearn Plaza



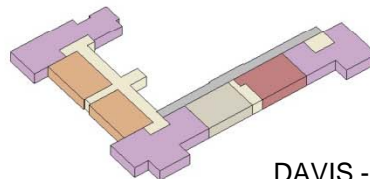
Hearn Plaza – Proposed Program



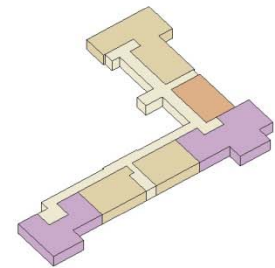
EXISTING



TAYLOR - BASEMENT



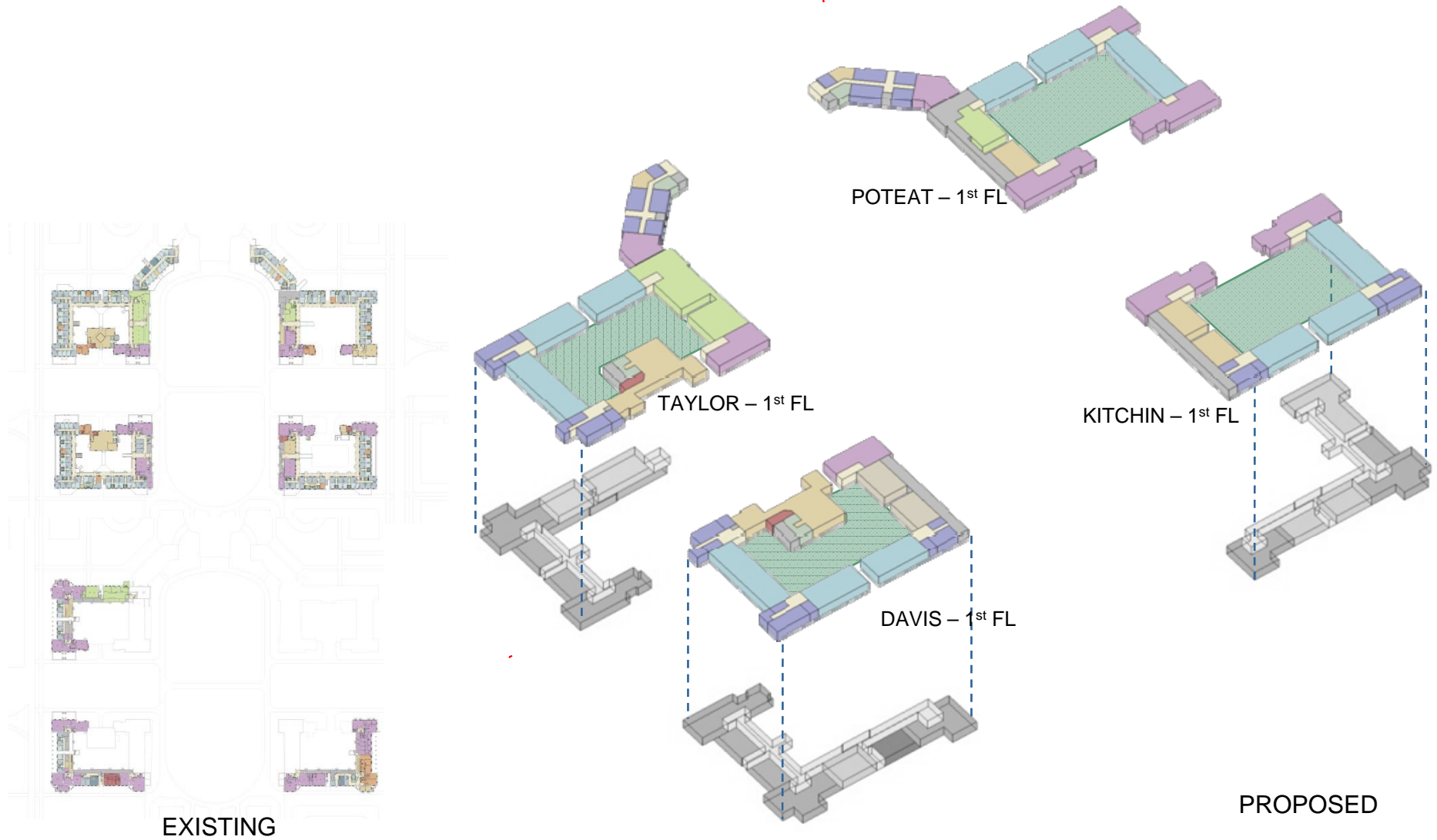
DAVIS - BASEMENT



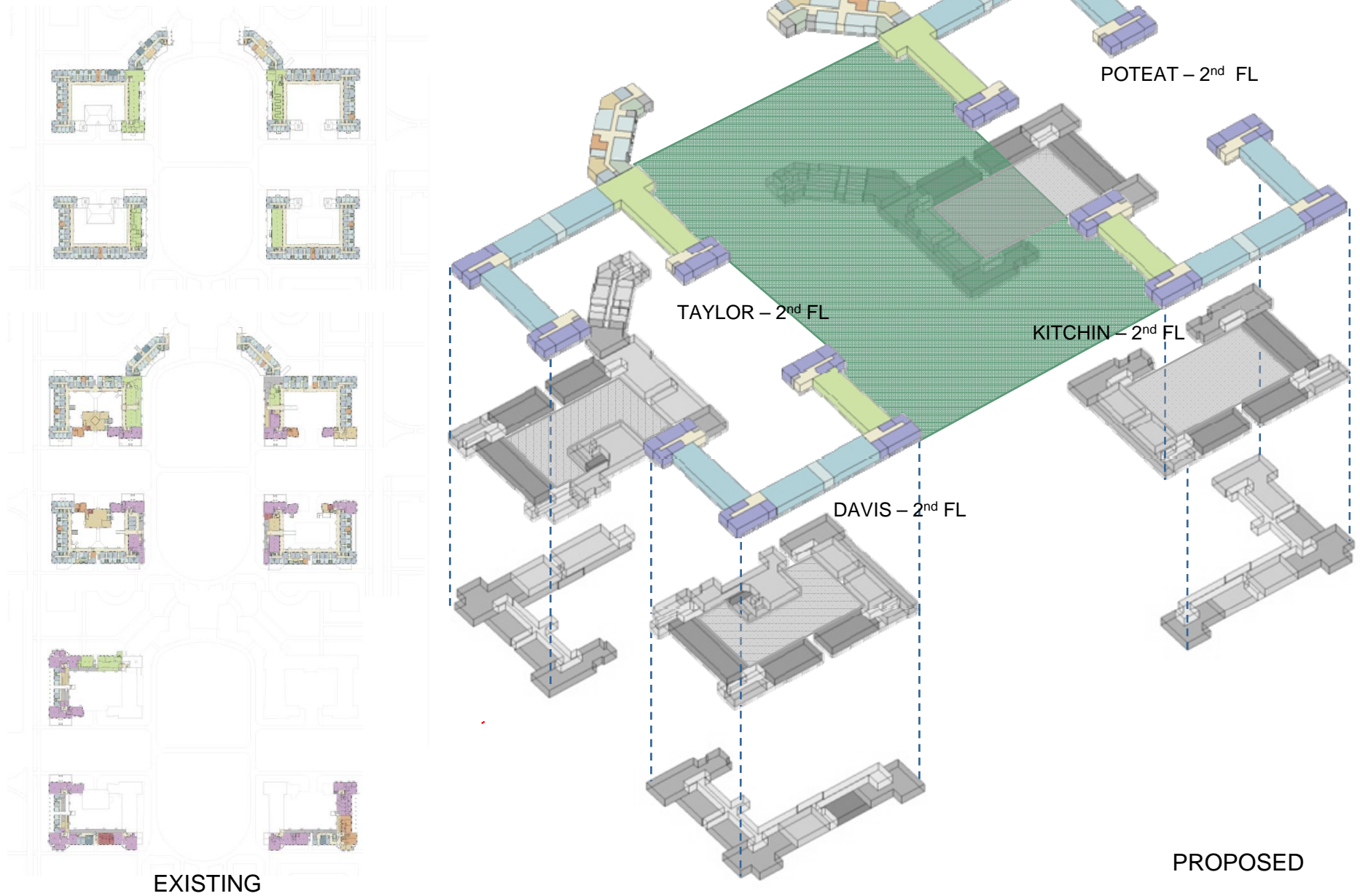
KITCHIN - BASEMENT

PROPOSED

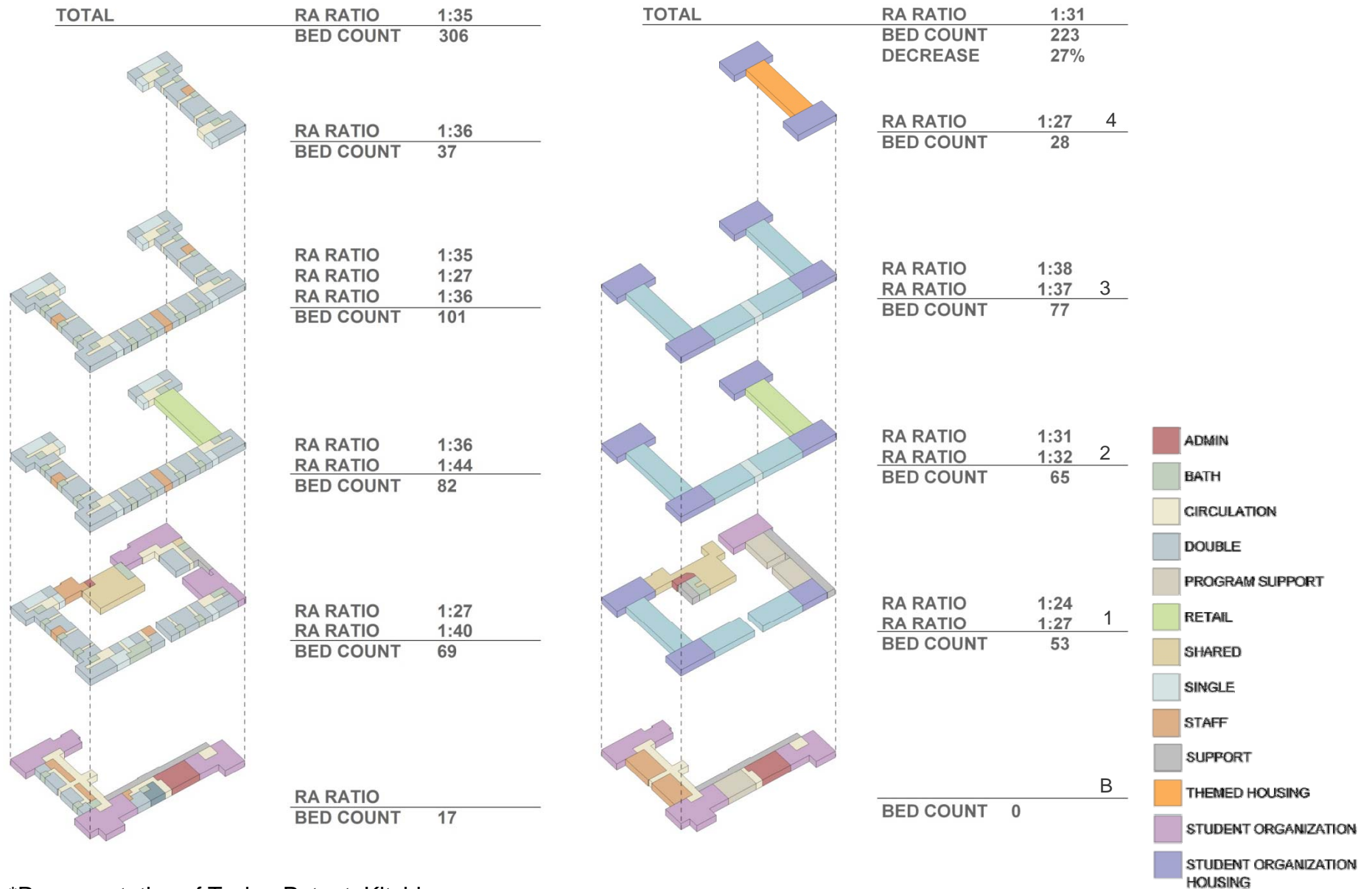
Hearn Plaza – Proposed Program



Hearn Plaza – Proposed Program

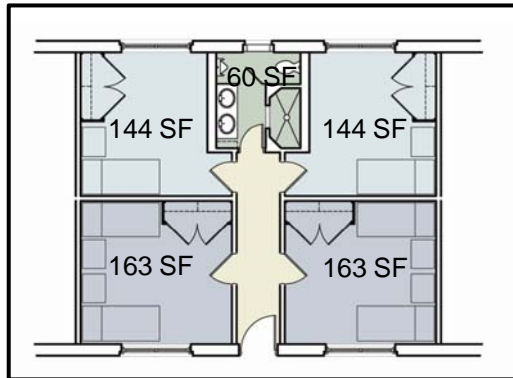


Davis Hall* – Existing and Proposed

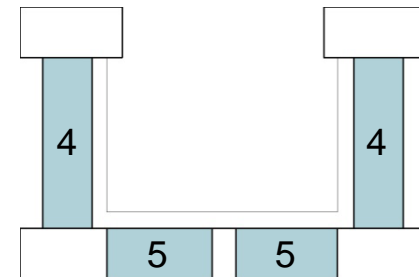


*Representative of Taylor, Poteat, Kitchin

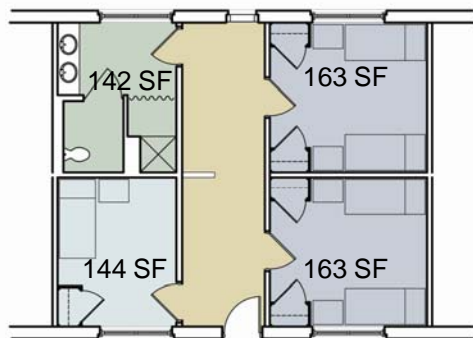
Hearn Plaza – Unit Configuration



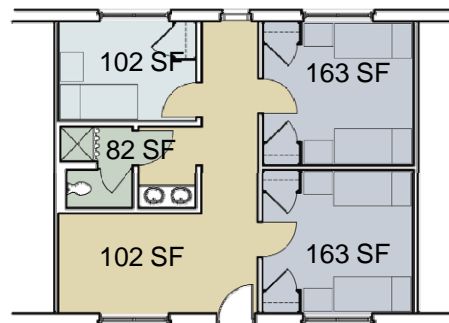
Existing Unit
779 GSF: 2 Singles, 2 Doubles, shared bath



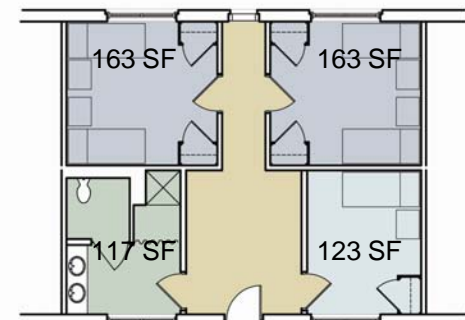
*Structural Implications



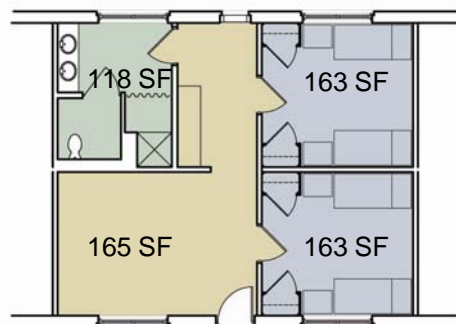
UNIT 5A – 2 Doubles, 1 Single



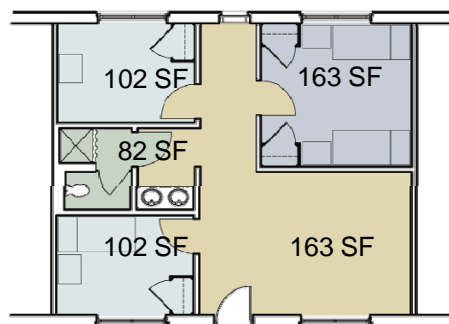
*UNIT 5B – 2 Doubles, 1 Single



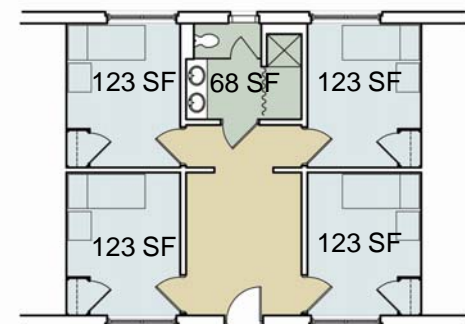
UNIT 5C – 2 Doubles, 1 Single



UNIT 4A – 2 Doubles



*UNIT 4B – 1 Double, 2 Singles



UNIT 4C – 4 Singles

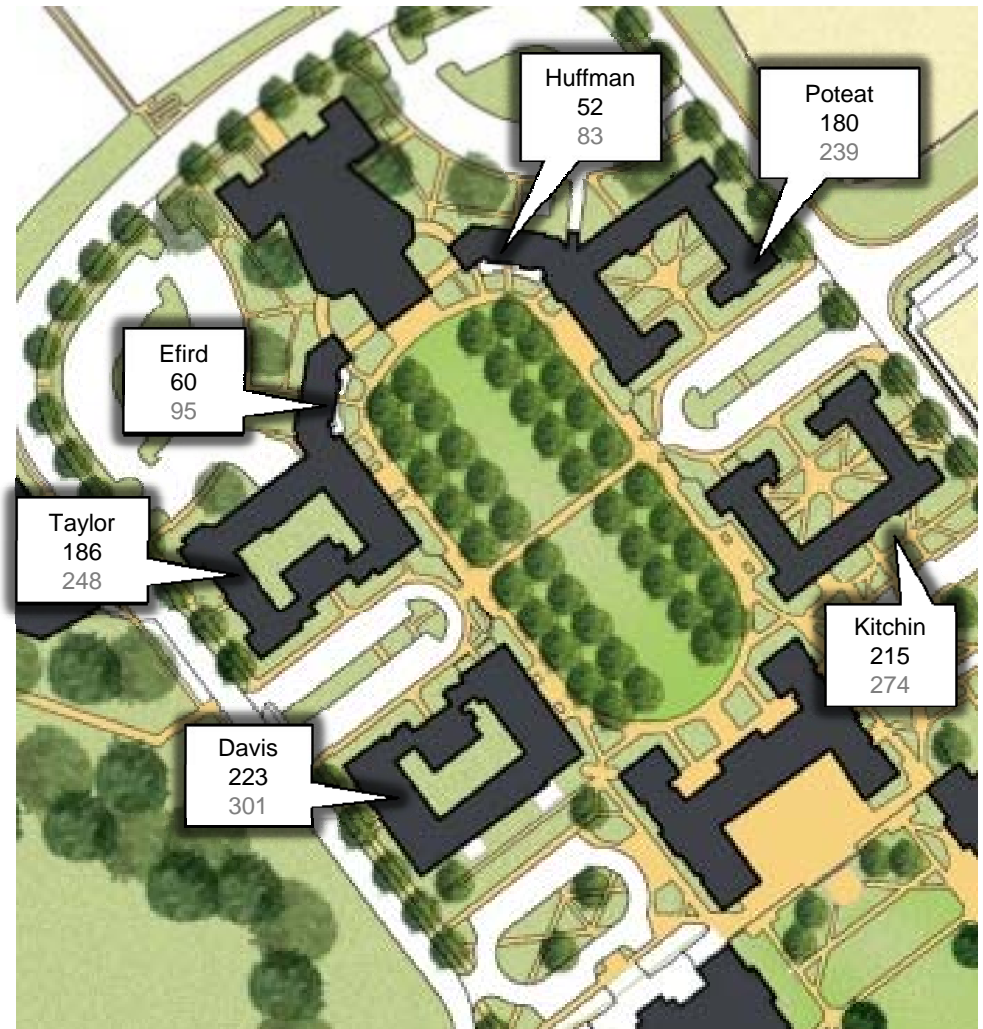
Hearn Plaza – Renovation Summary

Maintain:

- Unique mix of uses
- Relationship to Hearn Plaza

Renovation:

- Flexible 4- and 5-bed units can be mixed to meet capacity needs
- In-suite amenities include shared living space and updated bathroom
- Unit function and desirability
- Improve and increase student organization space
- Incorporate theme housing in upper floors



Residence Hall
Proposed Beds
Existing Beds

Hearn Plaza – Renovation Summary

Hall	Existing Beds	Proposed Beds	Delta Beds %
Efird	95	60	-35 -37%
Taylor**	248	186	-62 -25%
Davis**	301	223	-78 -26%
Kitchin**	274	215	-59 -22%
Poteat**	239	180	-59 -25%
Huffman	83	52	-31 -37%
Total	1,240	916	-324 -26%

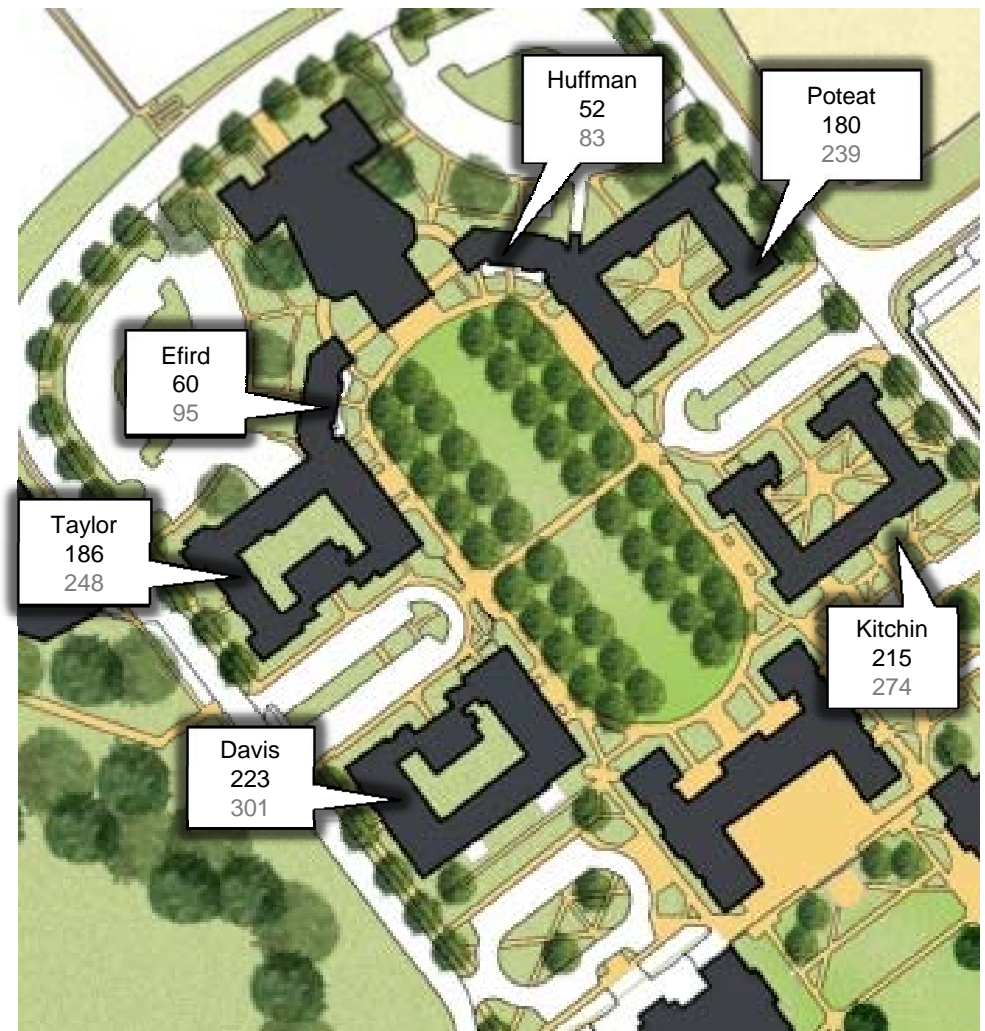


**Assumes mix of 4- and 5-bed units.

Residence Hall
Proposed Beds
Existing Beds

Hearn Plaza – Renovation Summary

Hall	Delta GSF/Bed* %	Delta Beds %
Efird	+95 +58%	-35 -37%
Taylor**	+92 +33%	-62 -25%
Davis**	+81 +35%	-78 -26%
Kitchin**	+66 +27%	-59 -22%
Poteat**	+72 +33%	-59 -25%
Huffman	+111 +60%	-31 -37%
Total	+82 +35%	-324 -26%



*GSF/Bed includes space for student organizations, amenities, support, etc.

**Assumes mix of 4- and 5-bed units

Residence Hall
Proposed Beds
Existing Beds

Campus-wide Capacity Decrease Summary

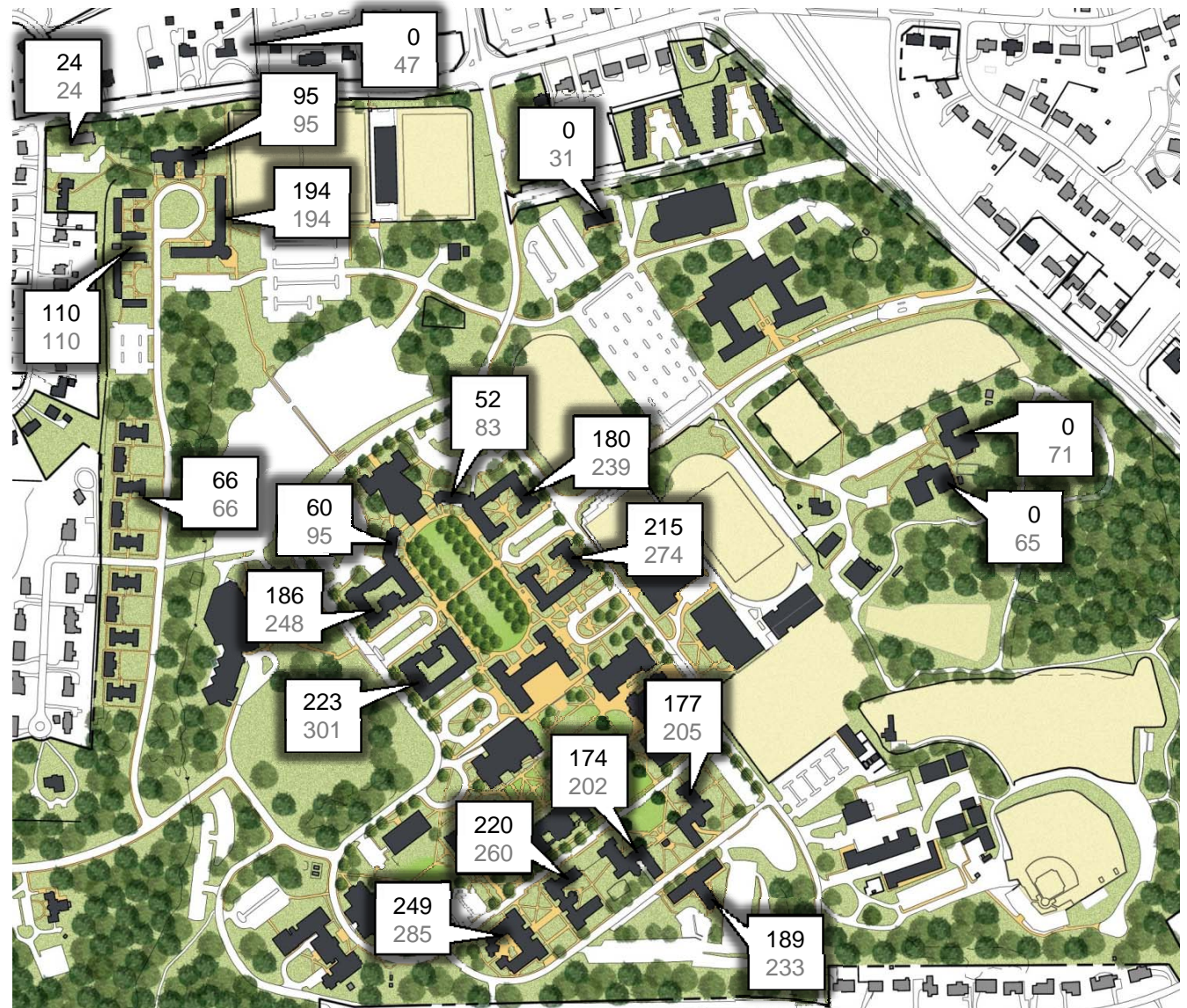
Renovation of Freshman Halls (-176)

Renovation of Hearn Plaza Halls (-324)

Demolition of Palmer, Piccolo, Townhouse Apartments (-167)

Eliminate houses north of Polo Road (-47)

Total capacity impact of
-713 beds



Proposed Beds
Existing Beds

Agenda

Existing conditions

Renovation – capacity decrease

New Construction – capacity increase

Implementation – pulling it all together



Construction Drivers

Maintain capacity

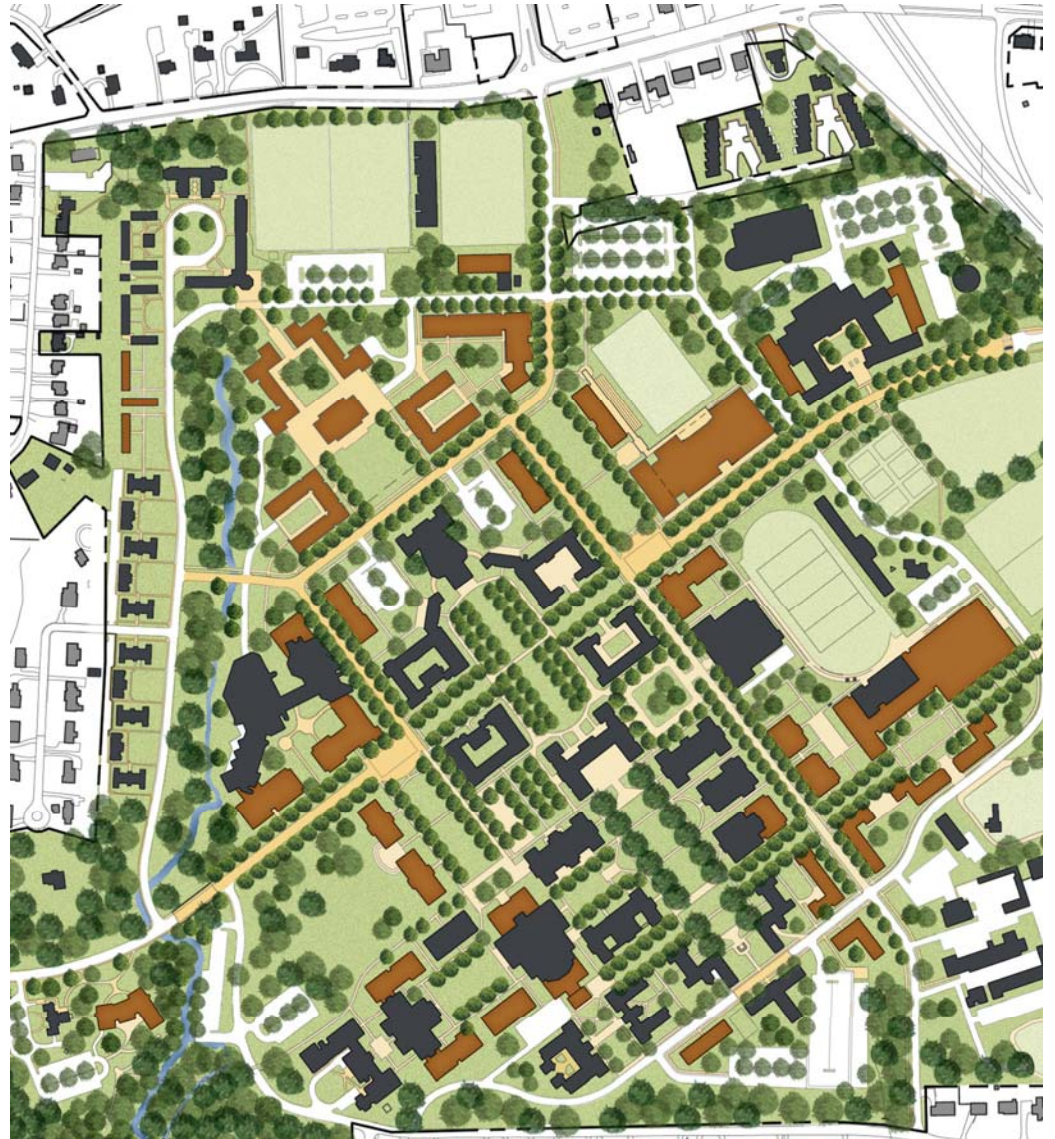
- Need 713 replacement beds for renovation and demolition

Enrollment increase

- 500 students over 5 years
- Need 412 additional beds to maintain 73% of students living on-campus

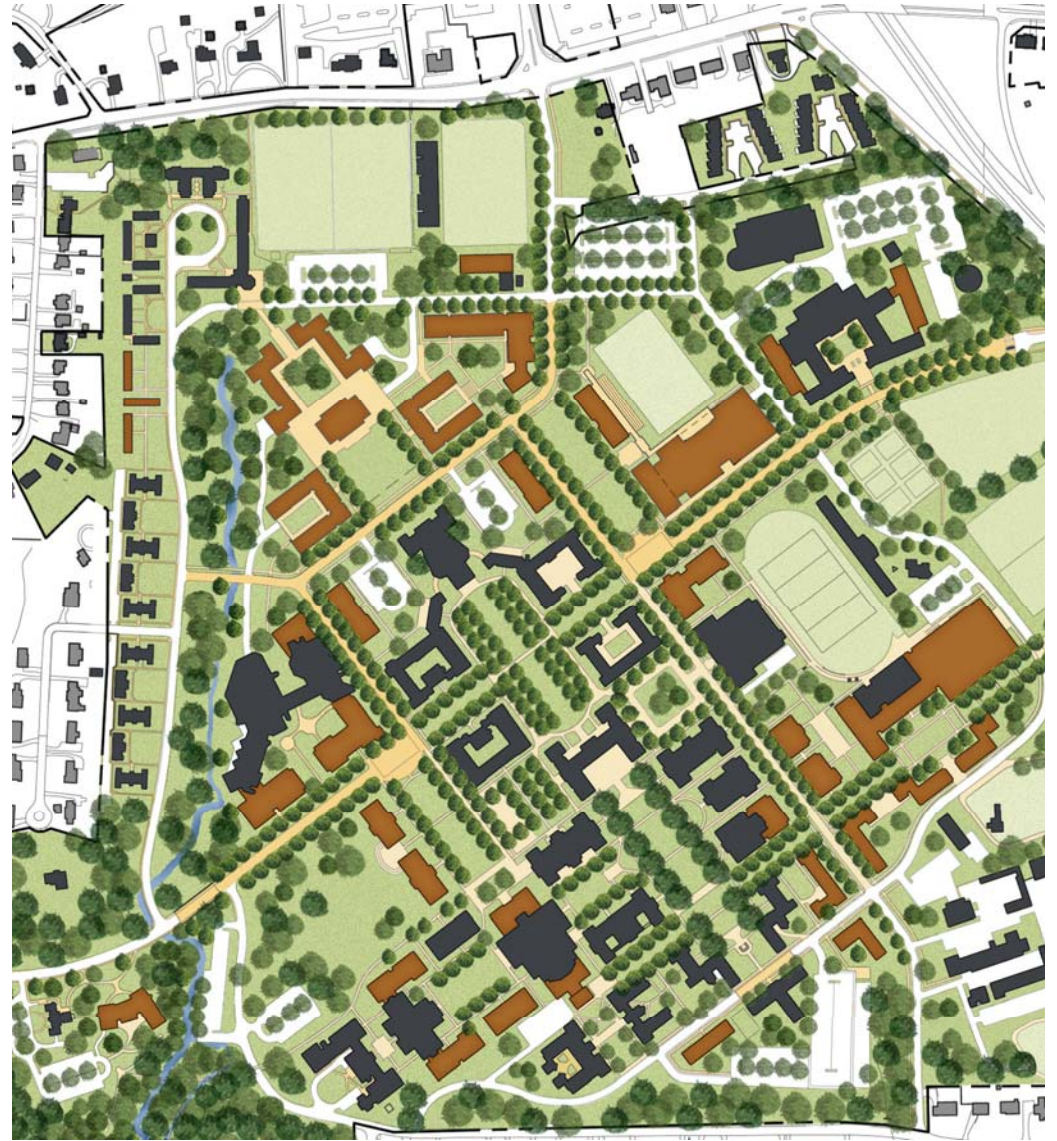
Increase to 80% of students living on- campus:

- Need 340 additional beds to reach target capacity of 3,880 beds



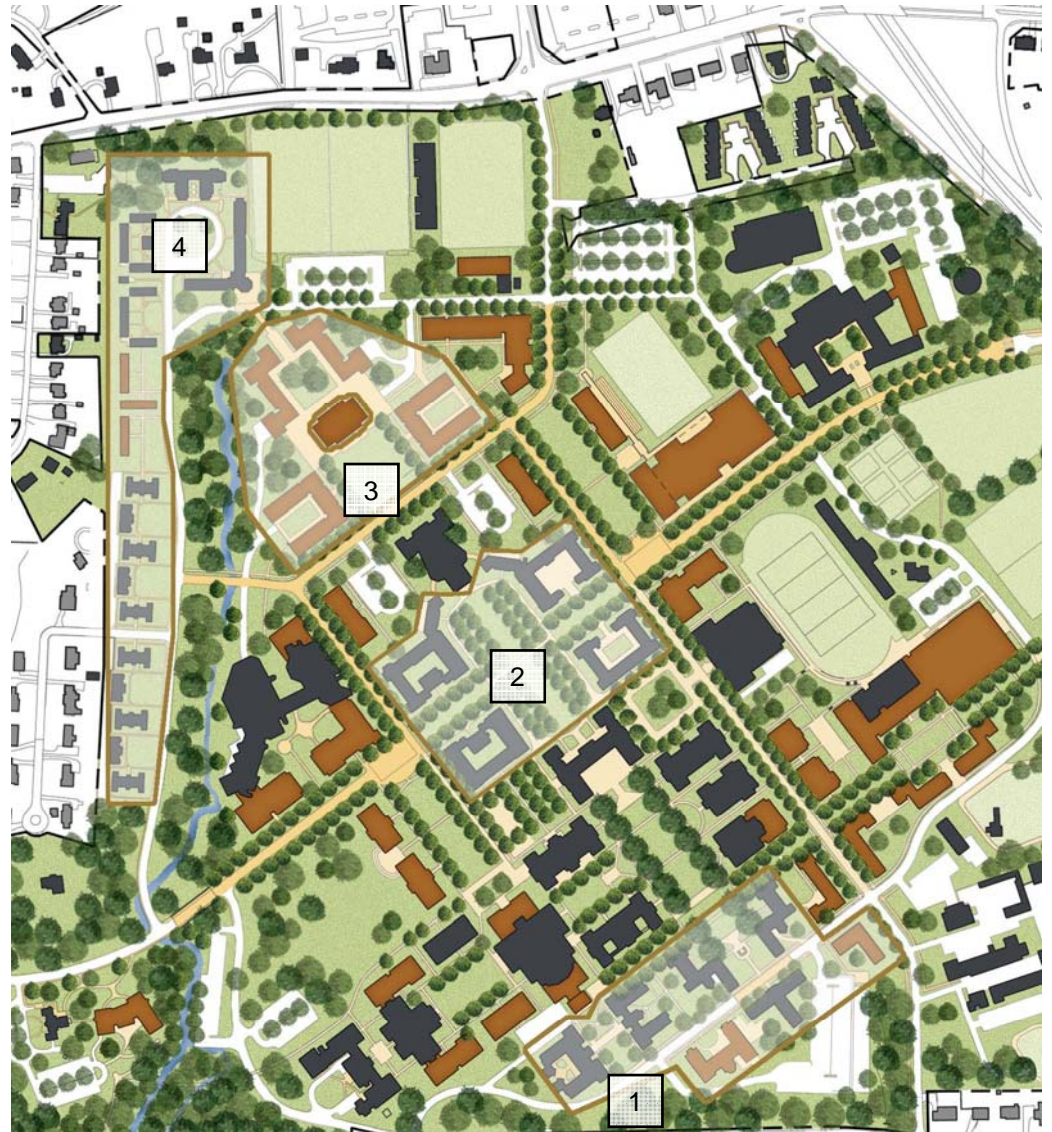
Potential Building Sites - Analysis

- Reviewed enabling projects
- Identified unit types
- Evaluated site capacity
- Recommendations driven by Residence Life and Housing program goals



Potential Building Sites – Recommended Community

1. Freshman Traditional Hall Community
2. Upper-class Traditional Hall/Suite Community – includes Theme Housing
3. Upper-class Suite/ Apartment Community
4. Upper-class Apartment Community



Recommended Sites

8 projects

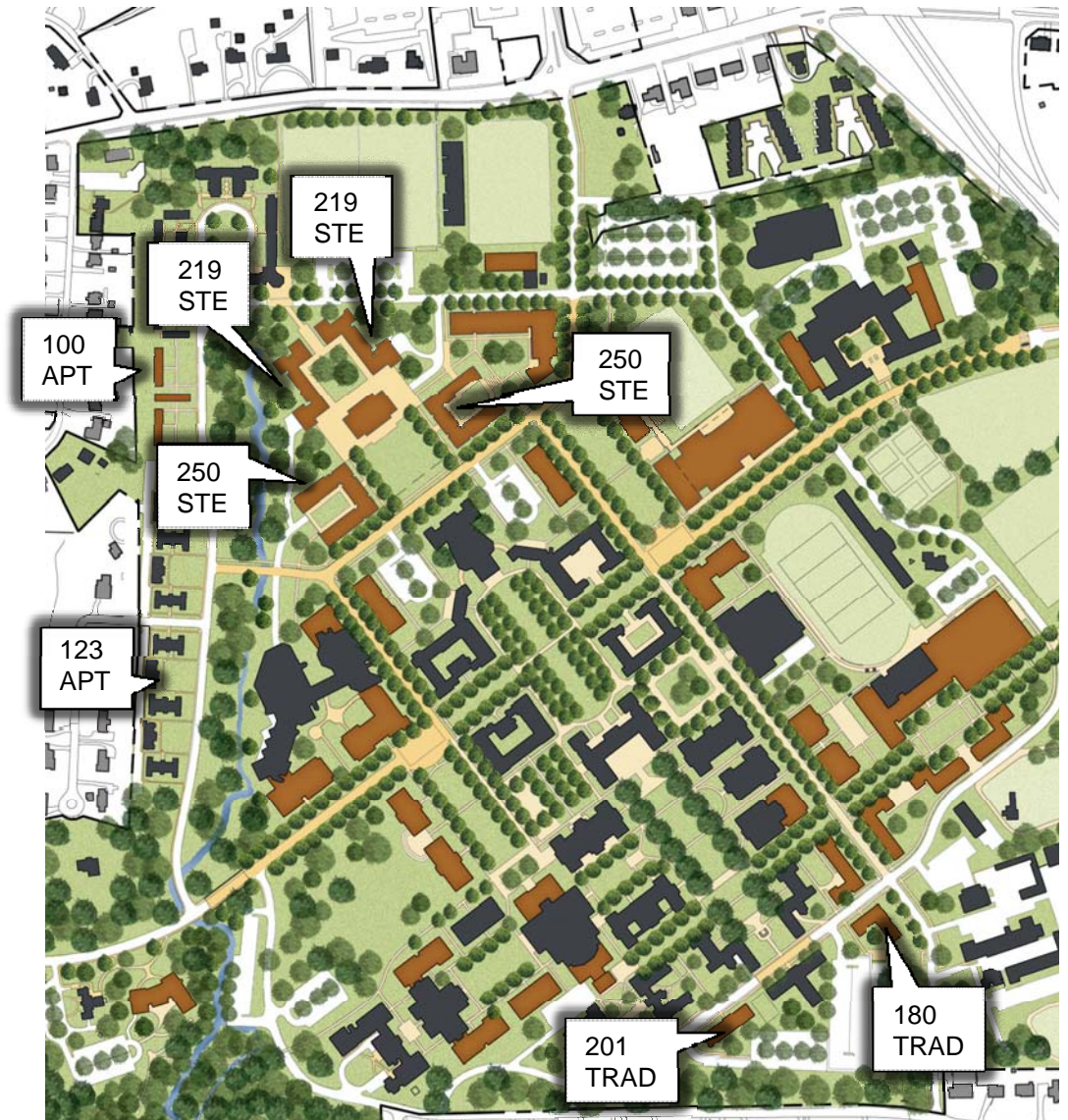
1,542 new beds

Includes 3 projects in progress:

- North Campus Apartments (123)
- Freshman Hall (201)
- Upper-class Hall (219)

Accommodates:

- Replacement beds for demolition and renovation
- Enrollment growth
- Potential increase to 80% of students living on campus

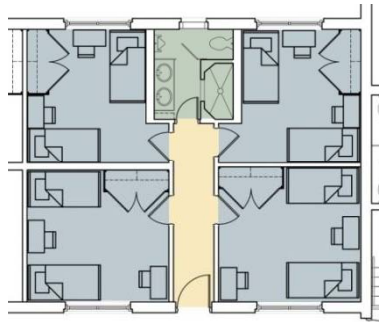


Capacity Summary



Traditional
1502 Beds
1214
38% Units
39%
258 GSF/Bed
205

Unit Type Change 249
Density Reduction 206
Demolition 136
New Construction 381



Semi-suites
0 Beds
1347
0% Units
43%
0 GSF/Bed
242



Suites
1657 Beds
95
42% Units
3%
336 GSF/Bed
303

Unit Type Change 804
Density Reduction 258
New Construction 758



Apartments
797 Beds
472
20% Units
15%
415 GSF/Bed
415

Demolition 78
New Construction 403

Total Beds	
Fall 2008	3128
Projected	3956
Goal	3880

Agenda

Existing conditions

Renovation – density reduction

New Construction – capacity increase

Implementation – pulling it all together



Implementation and Phasing Considerations

Program Goals

- Maintain 73% of students on campus during enrollment growth and renovation
- Increase percentage of students living on campus to 80%

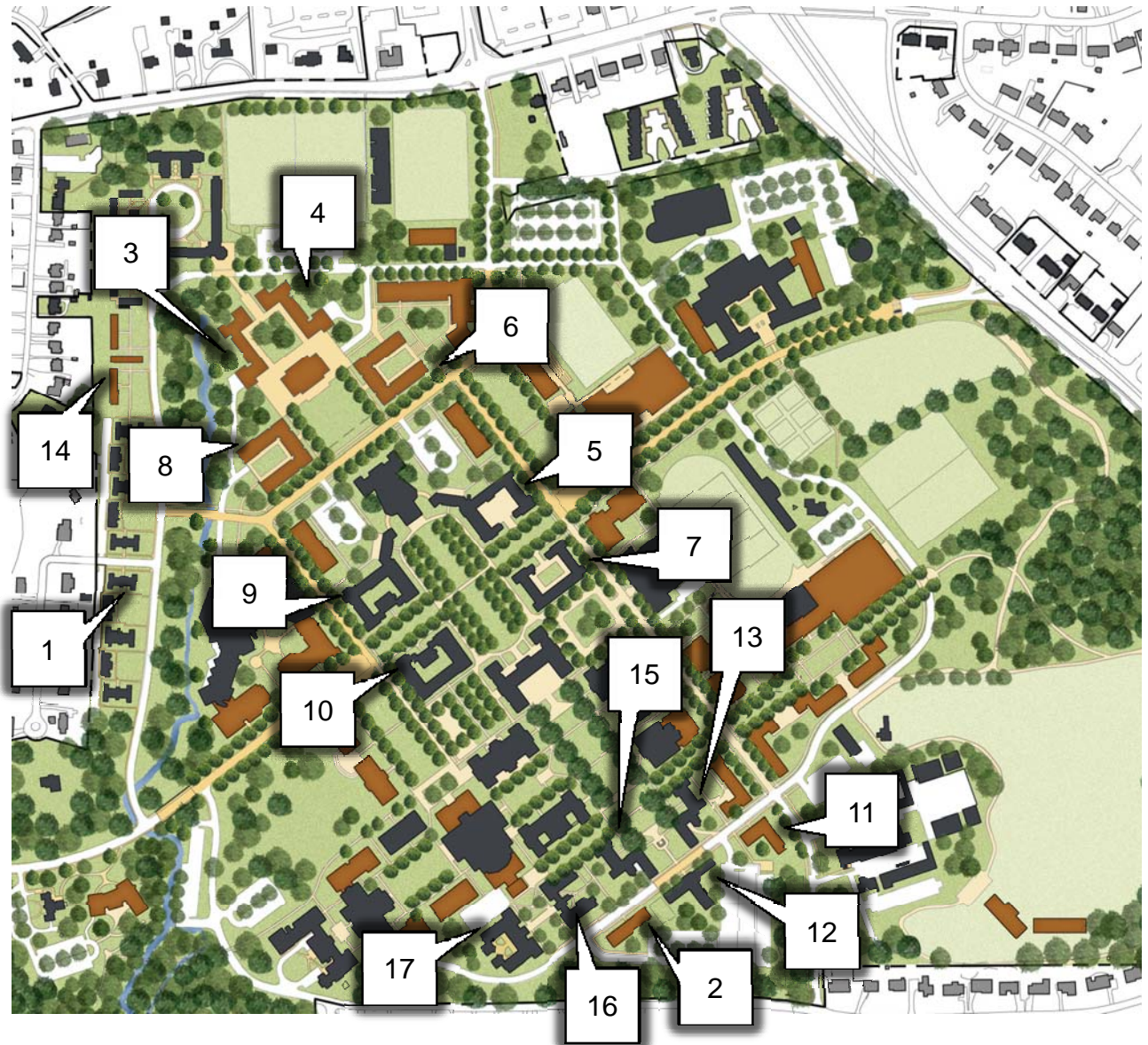
Building Condition

- VFA Study
- Student perception
- Two-year on-campus requirement



Recommended Phasing

1. North Campus Apartments
2. Freshman Hall
3. Upper-class Hall
4. Upper-class Hall
5. Poteat/Huffman Renovation
6. Upper-class Hall
7. Kitchen Renovation
8. Upper-class Hall
9. Taylor/Efird Renovation
10. Davis Renovation
11. Freshman Hall
12. Collins Renovation
13. Bostwick Renovation
14. Apartments
15. Johnson Renovation
16. Babcock Renovation
17. Luter Renovation



Phasing – Assumes 1 project per year

[illegible]

^a Assays were done in duplicate and the results are the mean of the two replicates.

⁴²Assume mix of 4 and 5 tied subs

Enrollment increase

Increase to 80% of students living on campus

Confirmation

Program Goals

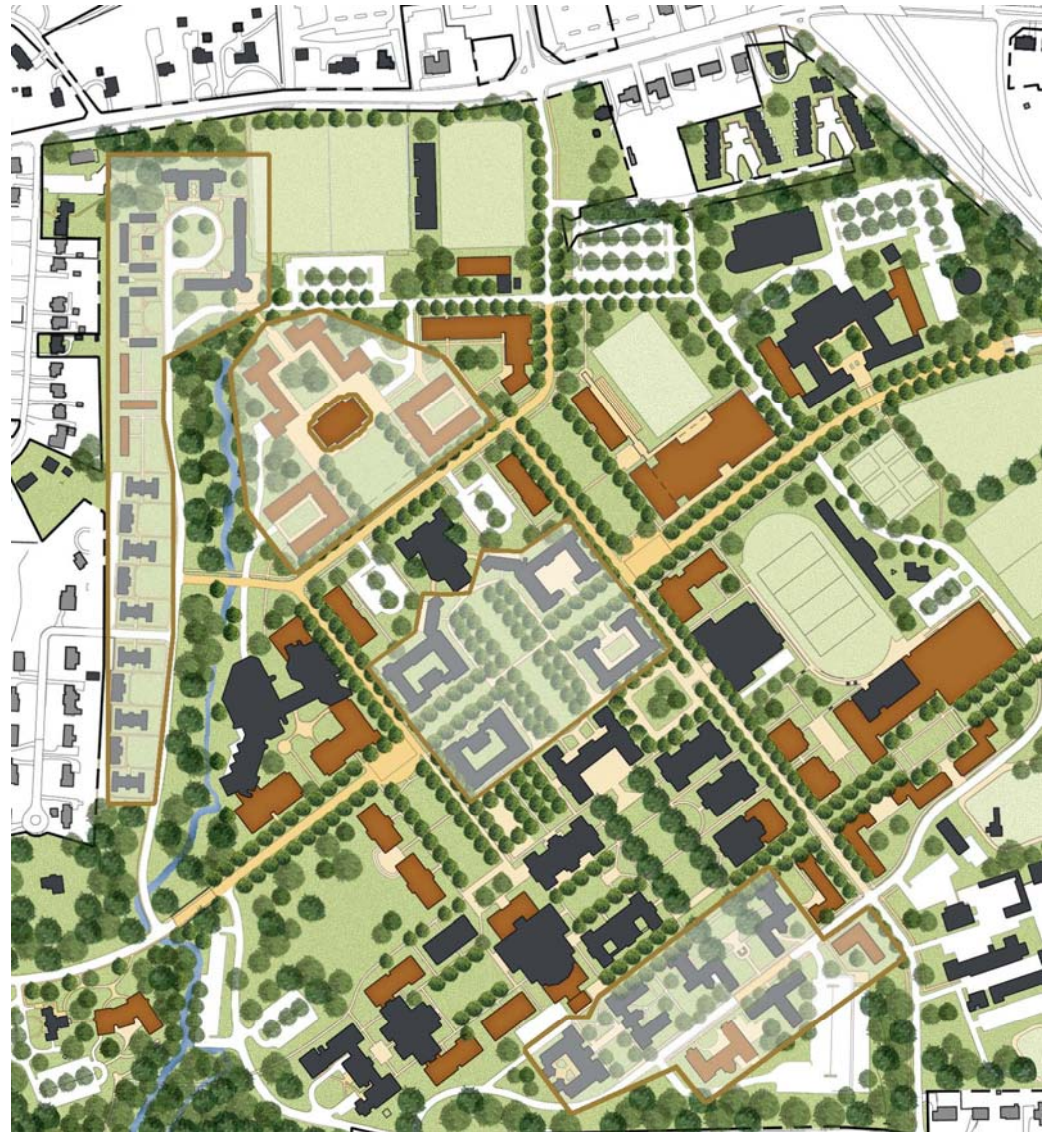
- Increase to 80% of students living on campus

New Construction

- Recommended sites

Implementation

- Pace of renovation and construction



Next Steps

Integrate new ideas from today's discussion

Draft final report

Circulate draft for review and incorporate feedback

Transmit print and electronic copies of final report

