

# The University of Utah

---

## 5 Year Housing Master Plan

AYERS SAINT GROSS | January 6, 2023



# Acknowledgements

*Ayers Saint Gross thanks the following individuals for their valuable contributions to the 5 Year Housing Master Plan process:*

*Rachel Aho, Director of Housing*

*Jerry Basford, Associate Vice President for Business & Auxiliary Services in Student Affairs*

*Robin Burr, Chief Facilities Officer*

*John Creer, Chief Real Estate Officer*

*Troy D'Ambrosio, Assistant Dean, David Eccles School of Business, Executive Director of Lassonde Entrepreneur Institute*

*Sean Grube, Executive Director of Housing & Residential Education*

*Andrew King, Director, Campus Planning*

*Alison Lewis, Campus Landscape Architect and Planner*

*Lori McDonald, Vice President for Student Affairs*

*Jennifer Reed, Associate Vice President for Auxiliary Services*

*Andrea Thomas, Professor, David Eccles School of Business*

# Vision & Goals

## Residential Experience

- Shift the culture toward a residential campus experience.
- Encourage the majority of first year students to live on campus.
- Provide more options for returning students to stay on campus as well.

## Strong Communities

- Build on the success of unique communities such as Lassonde, Honors, and Kahlert Village
- Provide program space to support academic engagement within the residence halls.
- Include a mix of unit types to support first year students with additional options for returners.

## Connected Campus

- Create a pedestrian spine to connect existing housing communities east and west of Mario Capecchi Drive.
- Infuse new residence halls with active ground floor uses that engage the pedestrian spine
- Design new residence halls to strengthen campus edges and gateways.

## Fort Douglas

- Leverage buildable sites in Fort Douglas while respecting the historical context.
- Activate Stillwell Field with adjacent residence halls and pedestrian spine.
- Preserve view shed from Stillwell Field to Salt Lake City and the mountains beyond.

## Natural Environment

- Celebrate the beauty and proximity of the mountain trails as a differentiator for The University of Utah.
- Extend the pedestrian spine to create better connections to the trail heads at the east edge of campus.
- Include recreation facilities that support student use of the natural environment.

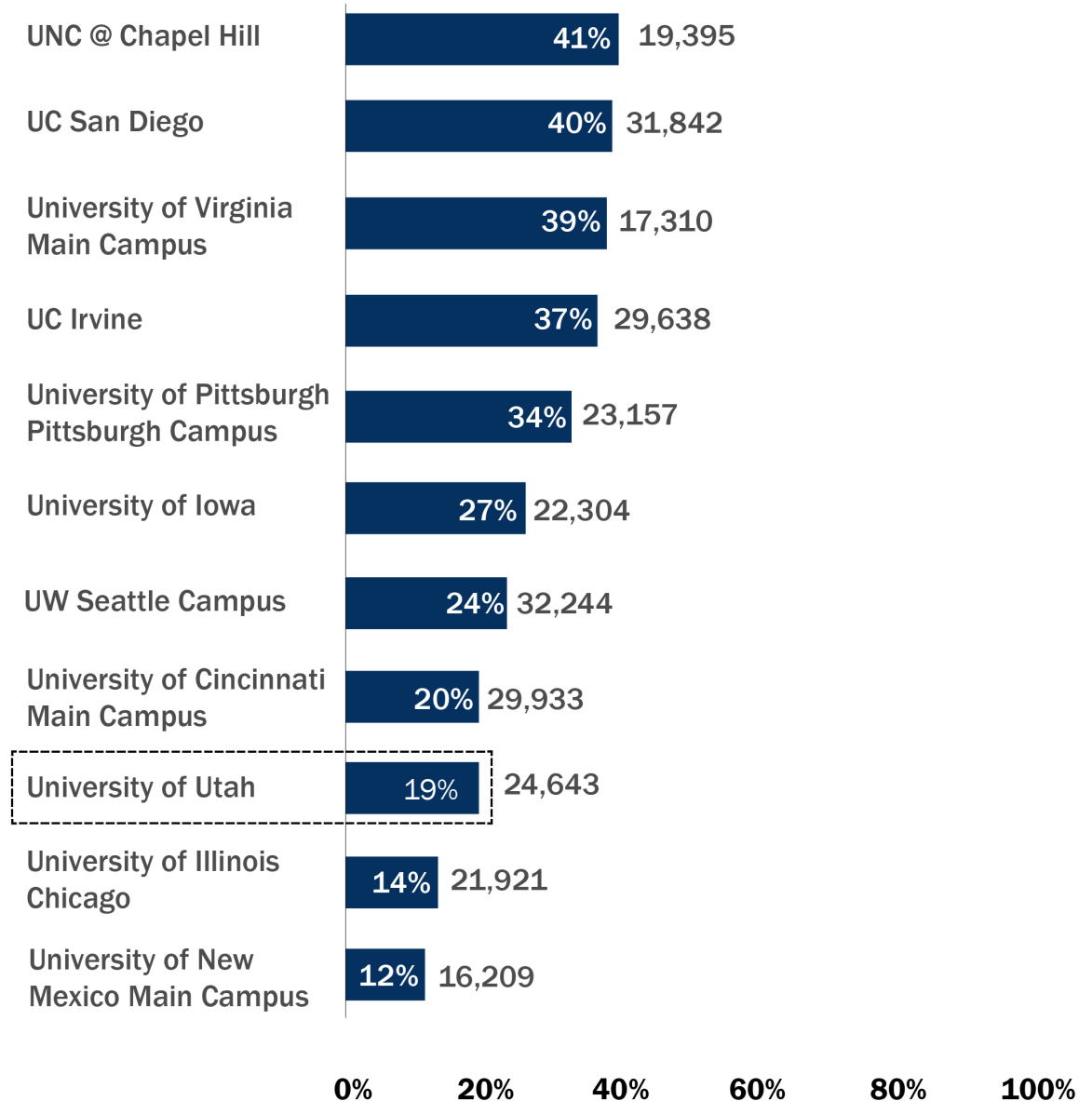
# Required Deliverables

- *Add 5,000 new beds of student housing by 2027.*
- *Connect existing neighborhoods of student housing to support a unified residence life experience.*
- *Build a pedestrian spine that connects across Mario Capecchi Drive and provides convenient access to East Campus and the trails beyond.*
- *Strengthen the campus edge along South Campus Drive.*
- *Provide new dining and recreation facilities to support additional students living on campus.*

# PEER BENCHMARKING

# 31%

Average Housing Capture  
Rate of Undergraduate  
Students at Peer Institutions

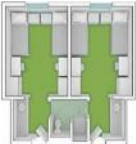


Design Capacity % + Undergraduate  
Total Enrollment (2020-2021)

- Peer List Source: The University of Utah, OBIA
- Data Source: <https://www.univstats.com/>, 09/2022

# HOUSING INVENTORY – FALL 2022

## Housing & Residential Education



Residence Hall Beds

**3,164** Beds



Apartment Beds

**1,200** Beds

## University Student Apartments



Family Apartments

Graduate Apartments

761 Family Apartments

146 Single Grad Apts

613 Students Housed

267 Undergraduates Housed

**4,364** Sub-Total Undergraduate Beds

**267** Sub-Total Undergraduate Beds

**4,631** Total Undergraduate Beds

24,643 Current Undergraduate Enrollment

19% Current Undergraduate Capture Rate

# HOUSING INVENTORY – PROJECTED

## Housing & Residential Education



Residence Hall Beds

**3,164** Beds



Apartment Beds

**1,200** Beds

## Sunnyside Apartments



Family Apartments

Graduate Apartments

546 Family Apartments

560 Single Grad Beds

1,106 Students Housed

165 Undergraduates Housed

**4,364** Sub-Total Undergraduate Beds

**165** Sub-Total Undergraduate Beds

4,529 Existing Undergraduate Beds

1,200 Final Wing of KV + BHPE

5,000 New Undergraduate Beds

**10,729** Projected Undergraduate Beds

30,000 Projected Undergraduate Enrollment

36% Projected Undergraduate Capture Rate

## Off Campus Market

536 Ivory University House

# Potential Sites

Capacity Exercise







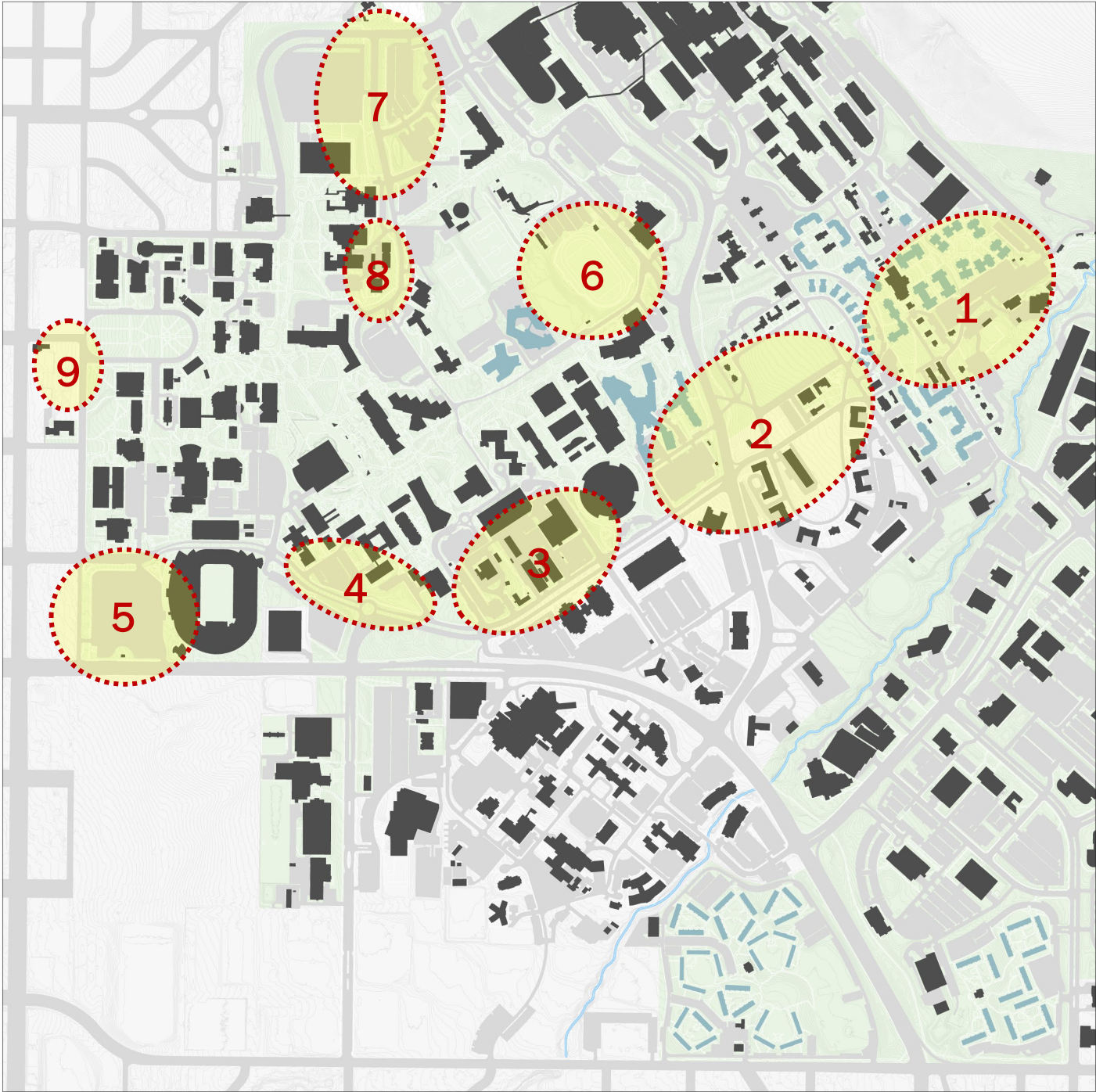
# Potential Additional Beds

Campus Sites @ 5 Stories

- 1 **Red Butte Canyon**  
1,610 – 1,860 Beds @ 300 gsf/bed  
1,380 – 1,580 Beds @ 350 gsf/bed
- 2 **Mario Capecchi**  
2,100 – 2,400 Beds @ 300 gsf/bed  
1,800 – 2,070 Beds @ 350 gsf/bed
- 3 **South Campus Station**  
1,590 Beds @ 300 gsf/bed  
1,280 Beds @ 350 gsf/bed
- 4 **Campus Center Drive**  
900 Beds @ 300 gsf/bed  
770 Beds @ 350 gsf/bed
- 5 **Stadium West**  
1,330 Beds @ 300 gsf/bed  
1,150 Beds @ 350 gsf/bed
- 6 **Student Life Way**  
780 Beds @ 300 gsf/bed  
670 Beds @ 350 gsf/bed
- 7 **Merrill Engineering**  
2,600 Beds @ 300 gsf/bed  
2,200 Beds @ 350 gsf/bed
- 8 **Student Union**  
480 Beds @ 300 gsf/bed  
410 Beds @ 350 gsf/bed
- 9 **President's Circle**  
570 Beds @ 450 gsf/bed

LEGEND

-  Existing Student Housing
-  Campus Building





# Preferred Sites

# Site Selection Criteria

- *Create a strong connection between existing neighborhoods of student housing in the core of campus and the east.*
- *From the South Campus TRAX Station site in the west to the Bonneville-Shoreline Trail heads in the east, build a pedestrian spine activated by new residence halls with engaging ground floor uses.*
- *Reinforce the campus edge along South Campus Drive with new residence halls that include street level, mixed use opportunities.*
- *Activate Stillwell Field and the spaces around the Huntsman Center.*
- *Distribute new dining and recreation facilities to support additional students living on campus.*





# Campus

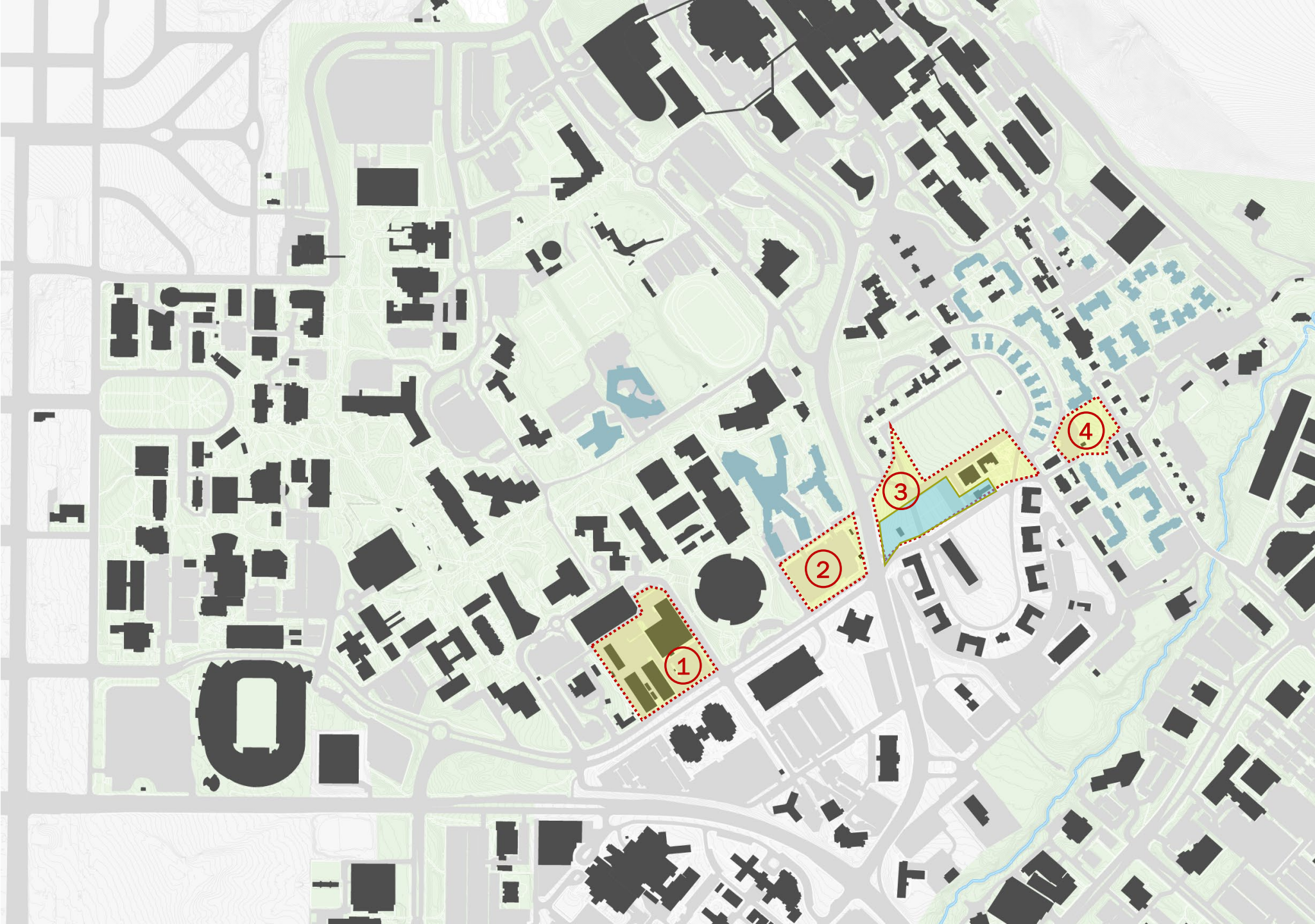
## Recommended Sites

- 1 **South Campus Station**  
Existing Facilities
- 2 **Annex**  
Existing Parking
- 3 **Fort Douglas**  
Federally Owned Land
- 4 **North Sage**  
Existing Open Space & Parking

*Note: Site number does not correlate with a ranked preference.*

## Legend

-  Existing Housing
-  Campus Building
-  Preferred Site Boundaries
-  Federally Owned Land Boundary



# Campus

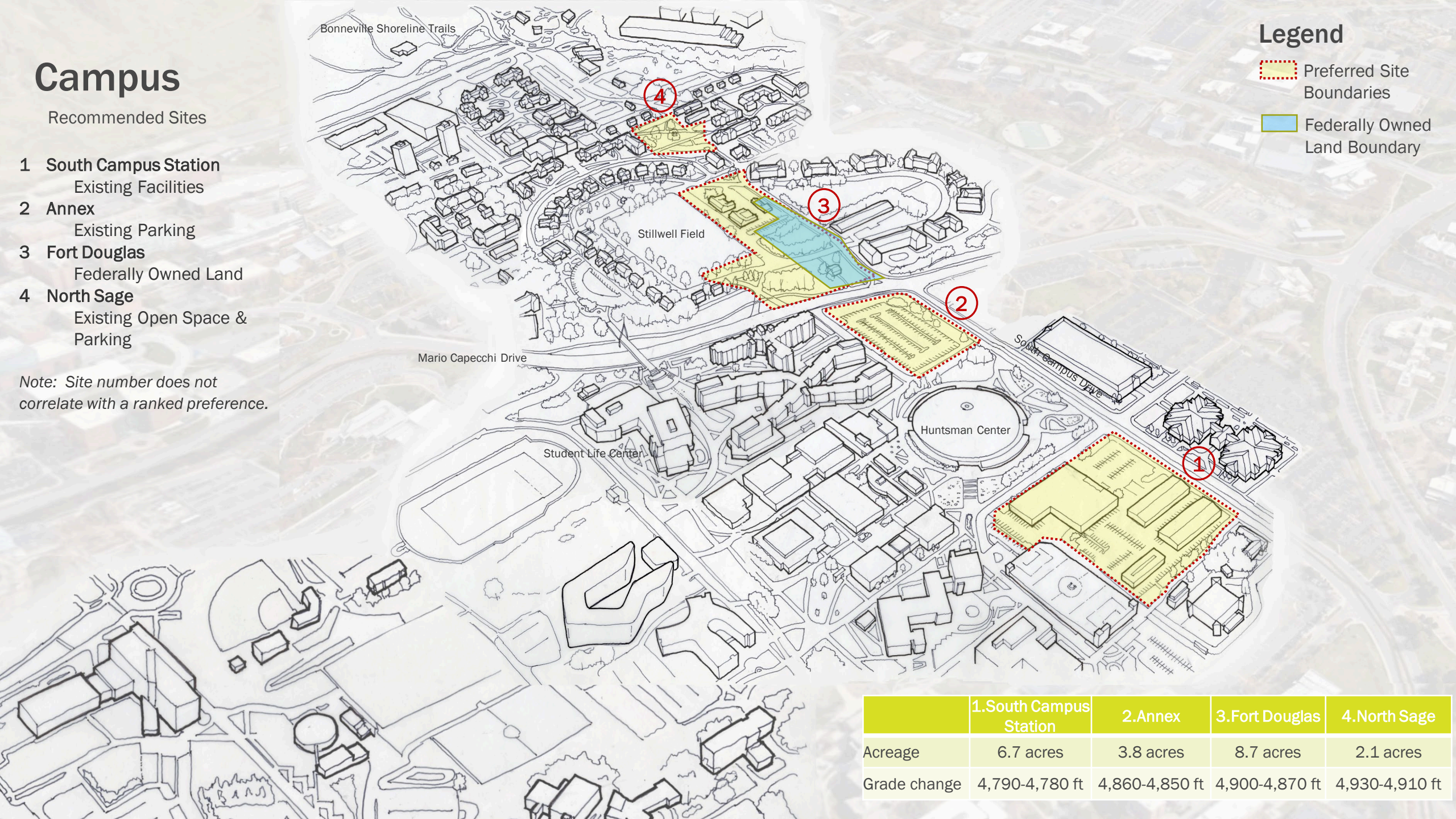
## Recommended Sites

- 1 South Campus Station**  
Existing Facilities
- 2 Annex**  
Existing Parking
- 3 Fort Douglas**  
Federally Owned Land
- 4 North Sage**  
Existing Open Space & Parking

*Note: Site number does not correlate with a ranked preference.*

## Legend

- Preferred Site Boundaries
- Federally Owned Land Boundary




	1.South Campus Station	2.Annex	3.Fort Douglas	4.North Sage
Acreage	6.7 acres	3.8 acres	8.7 acres	2.1 acres
Grade change	4,790-4,780 ft	4,860-4,850 ft	4,900-4,870 ft	4,930-4,910 ft

# Site 1

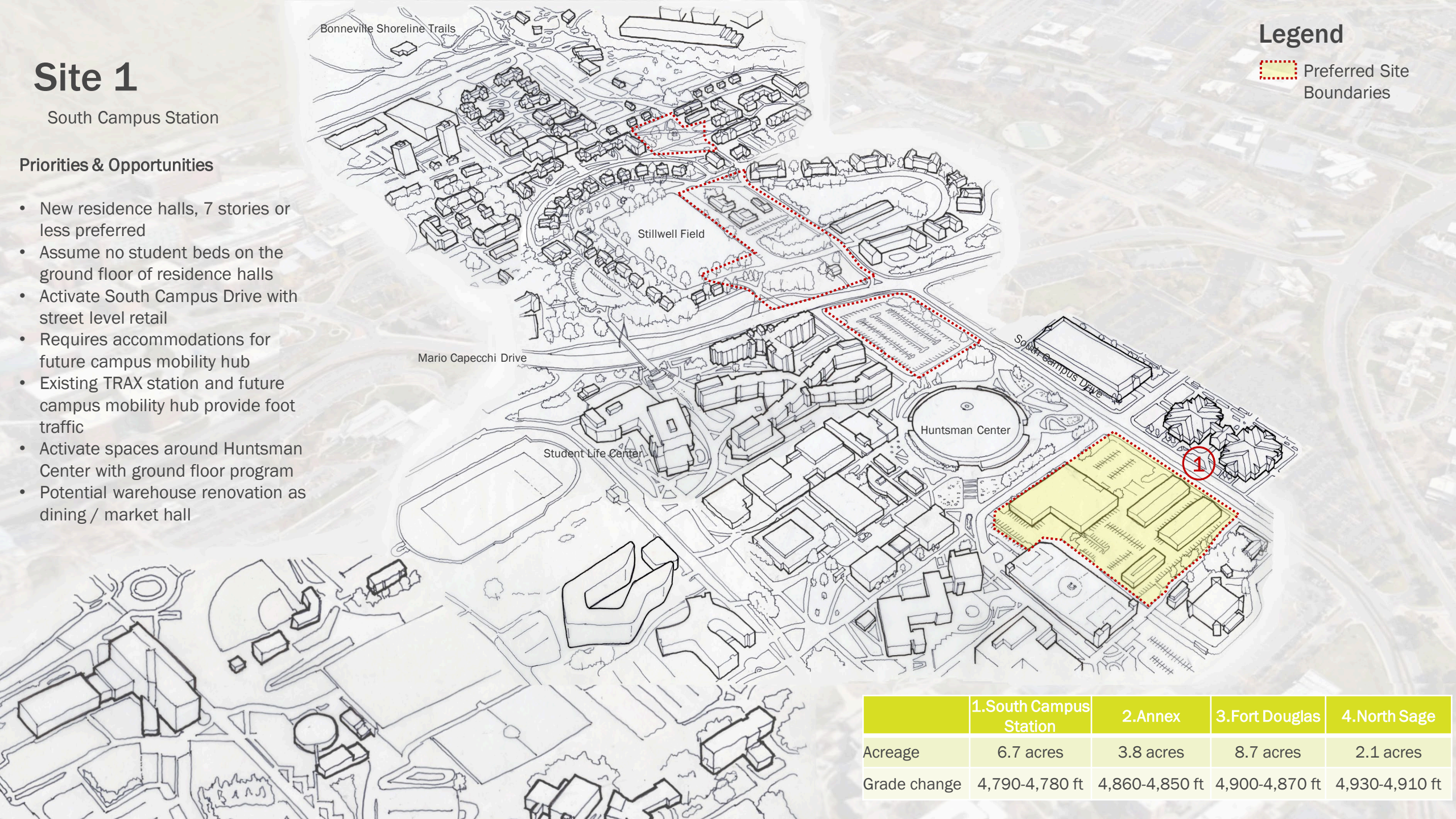
South Campus Station

## Legend

 Preferred Site Boundaries

### Priorities & Opportunities

- New residence halls, 7 stories or less preferred
- Assume no student beds on the ground floor of residence halls
- Activate South Campus Drive with street level retail
- Requires accommodations for future campus mobility hub
- Existing TRAX station and future campus mobility hub provide foot traffic
- Activate spaces around Huntsman Center with ground floor program
- Potential warehouse renovation as dining / market hall




	1.South Campus Station	2.Annex	3.Fort Douglas	4.North Sage
Acreage	6.7 acres	3.8 acres	8.7 acres	2.1 acres
Grade change	4,790-4,780 ft	4,860-4,850 ft	4,900-4,870 ft	4,930-4,910 ft

# Site 2

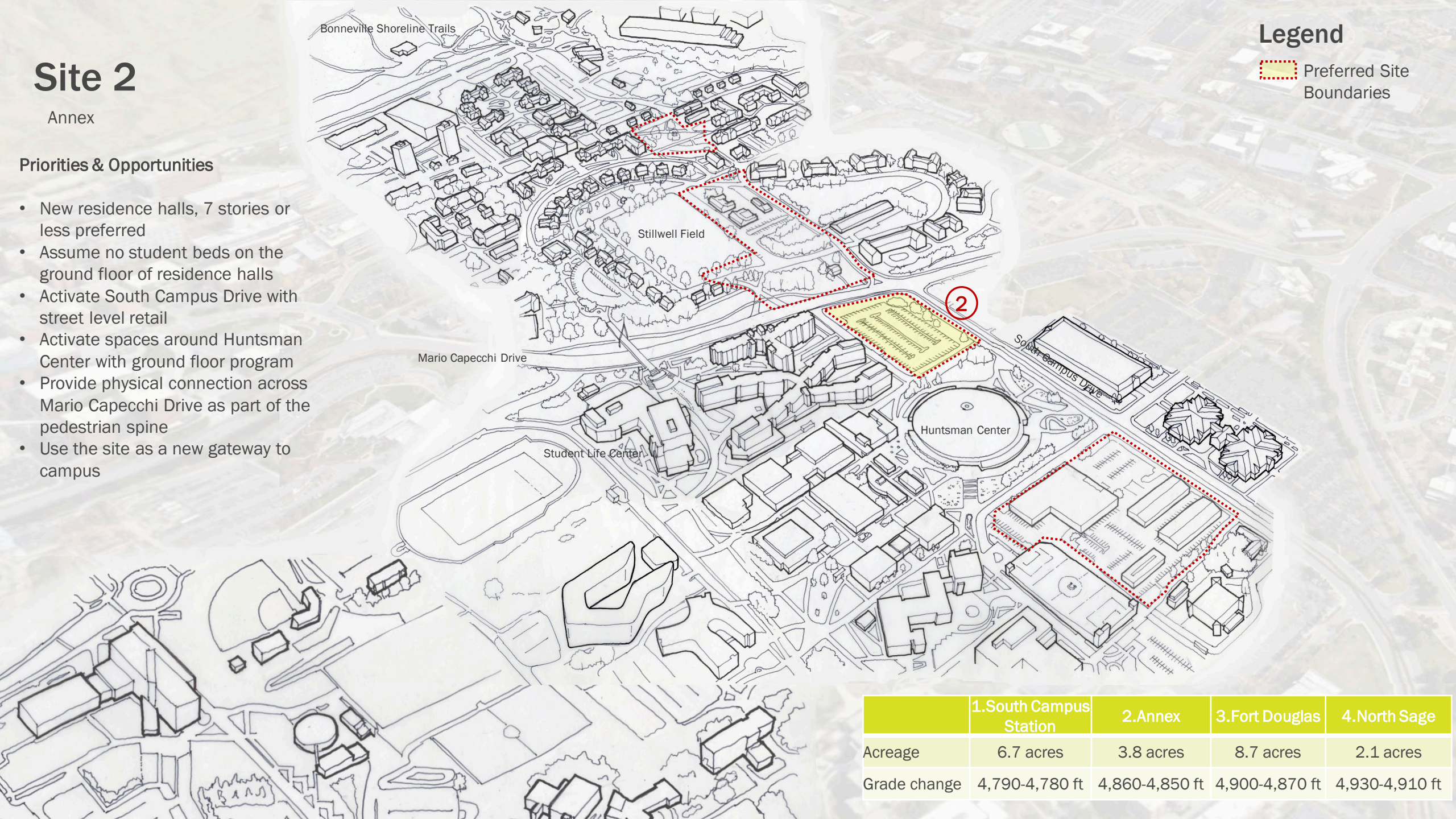
Annex

## Legend

 Preferred Site Boundaries

### Priorities & Opportunities

- New residence halls, 7 stories or less preferred
- Assume no student beds on the ground floor of residence halls
- Activate South Campus Drive with street level retail
- Activate spaces around Huntsman Center with ground floor program
- Provide physical connection across Mario Capecchi Drive as part of the pedestrian spine
- Use the site as a new gateway to campus





	1.South Campus Station	2.Annex	3.Fort Douglas	4.North Sage
Acreage	6.7 acres	3.8 acres	8.7 acres	2.1 acres
Grade change	4,790-4,780 ft	4,860-4,850 ft	4,900-4,870 ft	4,930-4,910 ft

# Site 3

Fort Douglas

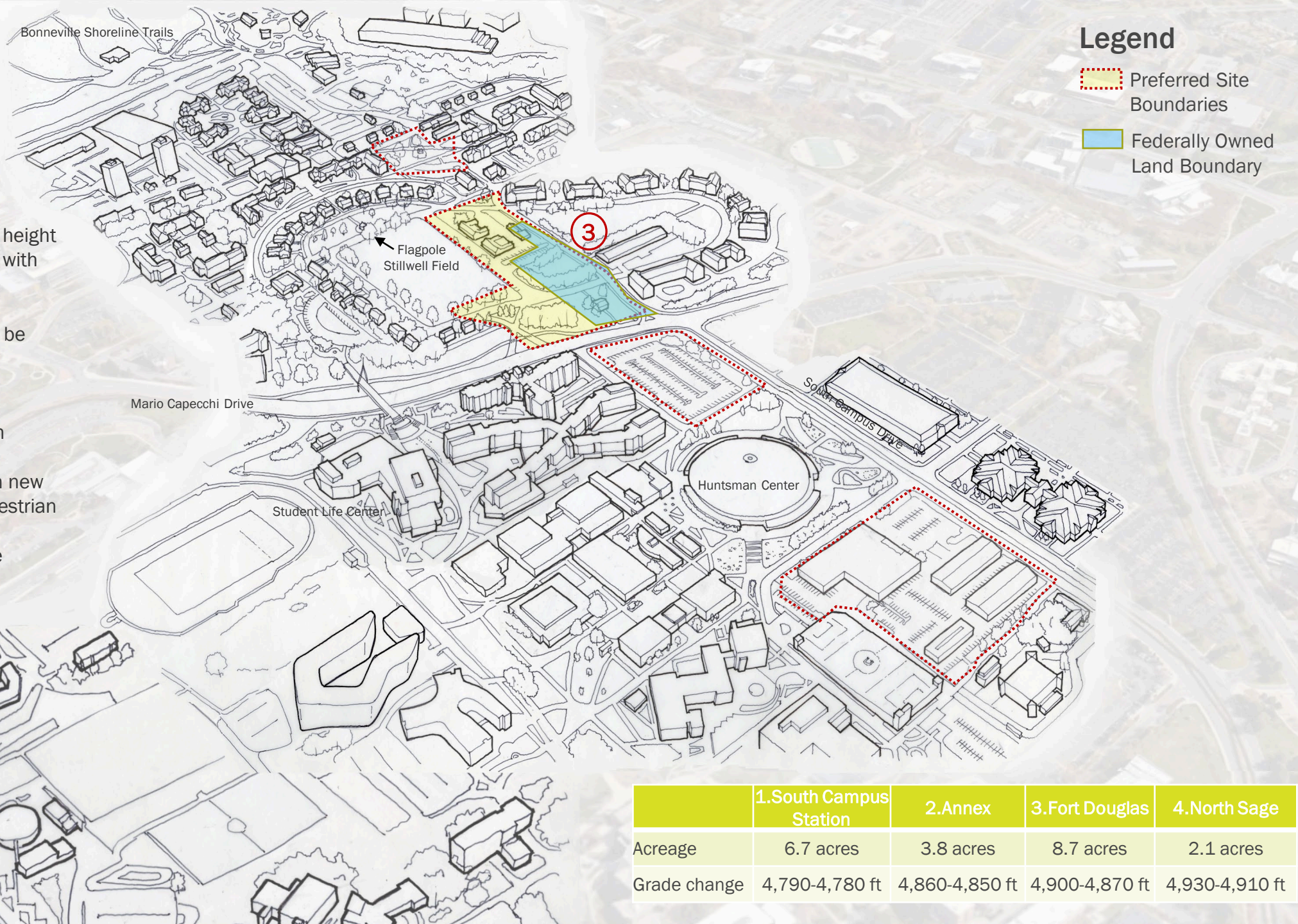
## Legend

 Preferred Site Boundaries

 Federally Owned Land Boundary

### Priorities & Opportunities

- New residence halls 3-5 stories in height
- Site located within historic district with Federally owned land soon to be acquired by the University
- Building scale and materials must be sensitive to historic context
- Existing military museum must be preserved
- Maintain westward view shed from Stillwell Field flagpole
- Provide active ground floor uses in new residence halls to engage the pedestrian spine and Stillwell Field
- Provide new dining facility to serve students living in east campus
- Use the site as a new gateway to campus



	1.South Campus Station	2.Annex	3.Fort Douglas	4.North Sage
Acreage	6.7 acres	3.8 acres	8.7 acres	2.1 acres
Grade change	4,790-4,780 ft	4,860-4,850 ft	4,900-4,870 ft	4,930-4,910 ft



# Site 4

North Sage

## Legend

- Preferred Site Boundaries
- Existing Dining

### Priorities & Opportunities

- New residence hall 3-5 stories in height
- Site is adjacent to the historic district
- Building scale and materials must be sensitive to historic context
- Provide active ground floor uses in new residence hall to engage the pedestrian spine
- Include landscape improvements to better connect students to the Bonneville Shoreline Trails
- Potential renovation of Petersen Heritage Center to rec/wellness hub with retail dining



	1.South Campus Station	2.Annex	3.Fort Douglas	4.North Sage
Acreage	292,000 sqft	166,000 sqft	380,000 sqft	89,500 sqft
Grade change	4,790-4,780 ft	4,860-4,850 ft	4,900-4,870 ft	4,930-4,910 ft







# Recommended Concept

# Existing

- 1 Lassonde Studios & BHPE  
1,162 Beds
- 2 Marriott Honors & Kahlert Village  
1,725 Beds
- 3 East Campus  
2,537 Beds
- 4 Ivory House (private development)  
536 Beds

## Legend

-  Existing Housing
-  Off-campus Housing
-  Preferred Site Boundaries
-  Federally Owned Land Boundary



# Housing Concept

4,610 – 5,240 Potential Beds

## Legend

- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining

- 1. South Campus Station**  
2,000 – 2,200 Beds  
Unit Mix: 50% Pod, 50% Semi-Suite
- 2. Annex**  
1,200 – 1,400 Beds  
Unit Mix: 50% Pod, 50% Semi-Suite
- 3. Fort Douglas**  
950 – 1,100 Beds  
Unit Mix: 50% Pod, 50% Semi-Suite
- 4. North Sage**  
460 – 540 Beds  
Unit Mix: 35% Pod, 35% Semi-Suite, 30% Suite



# Dining Concept

Existing & Proposed

## Legend

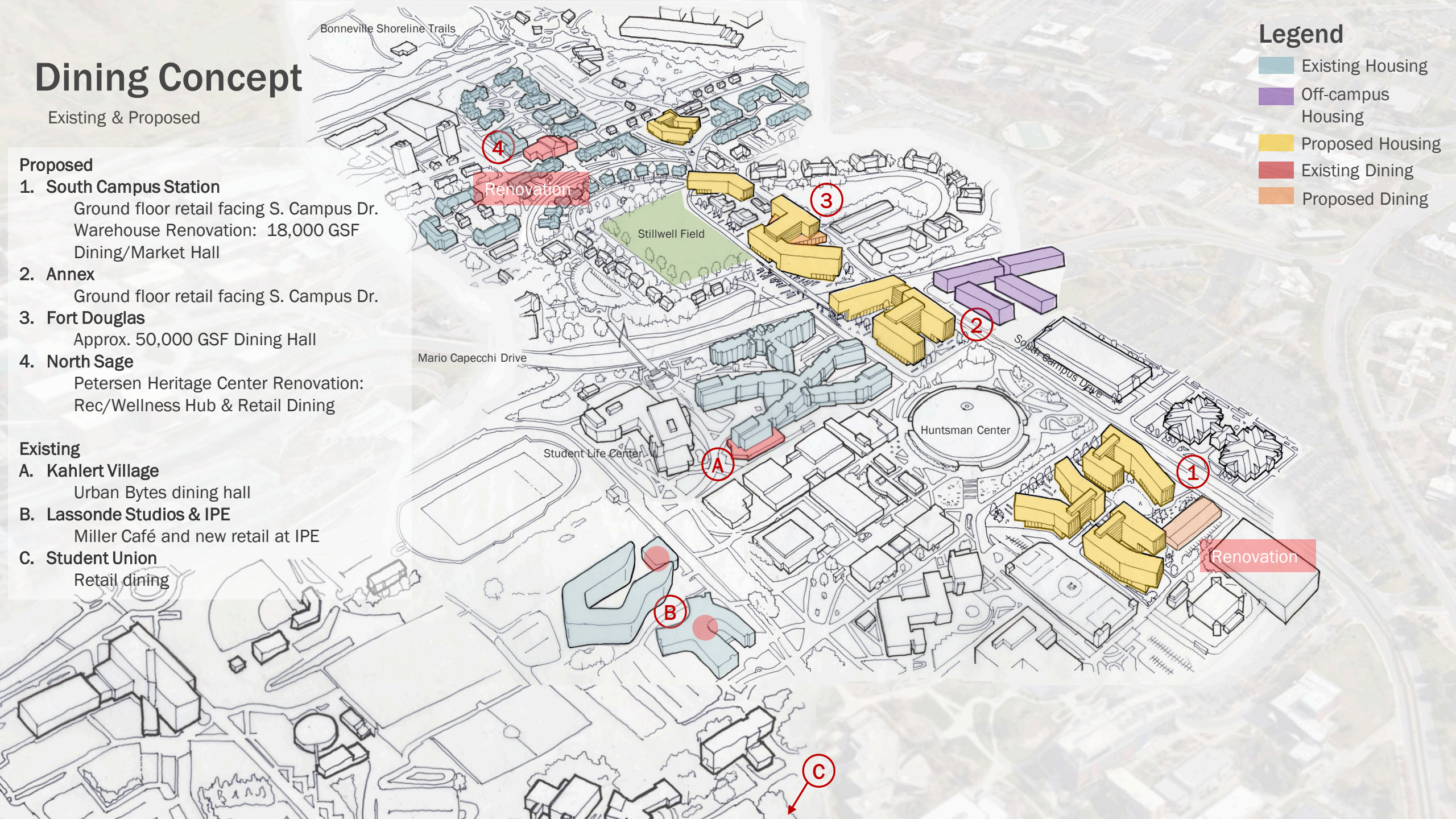
- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining

### Proposed

- South Campus Station**  
Ground floor retail facing S. Campus Dr.  
Warehouse Renovation: 18,000 GSF  
Dining/Market Hall
- Annex**  
Ground floor retail facing S. Campus Dr.
- Fort Douglas**  
Approx. 50,000 GSF Dining Hall
- North Sage**  
Petersen Heritage Center Renovation:  
Rec/Wellness Hub & Retail Dining

### Existing


- Kahlert Village**  
Urban Bytes dining hall
- Lassonde Studios & IPE**  
Miller Café and new retail at IPE
- Student Union**  
Retail dining




# Connections

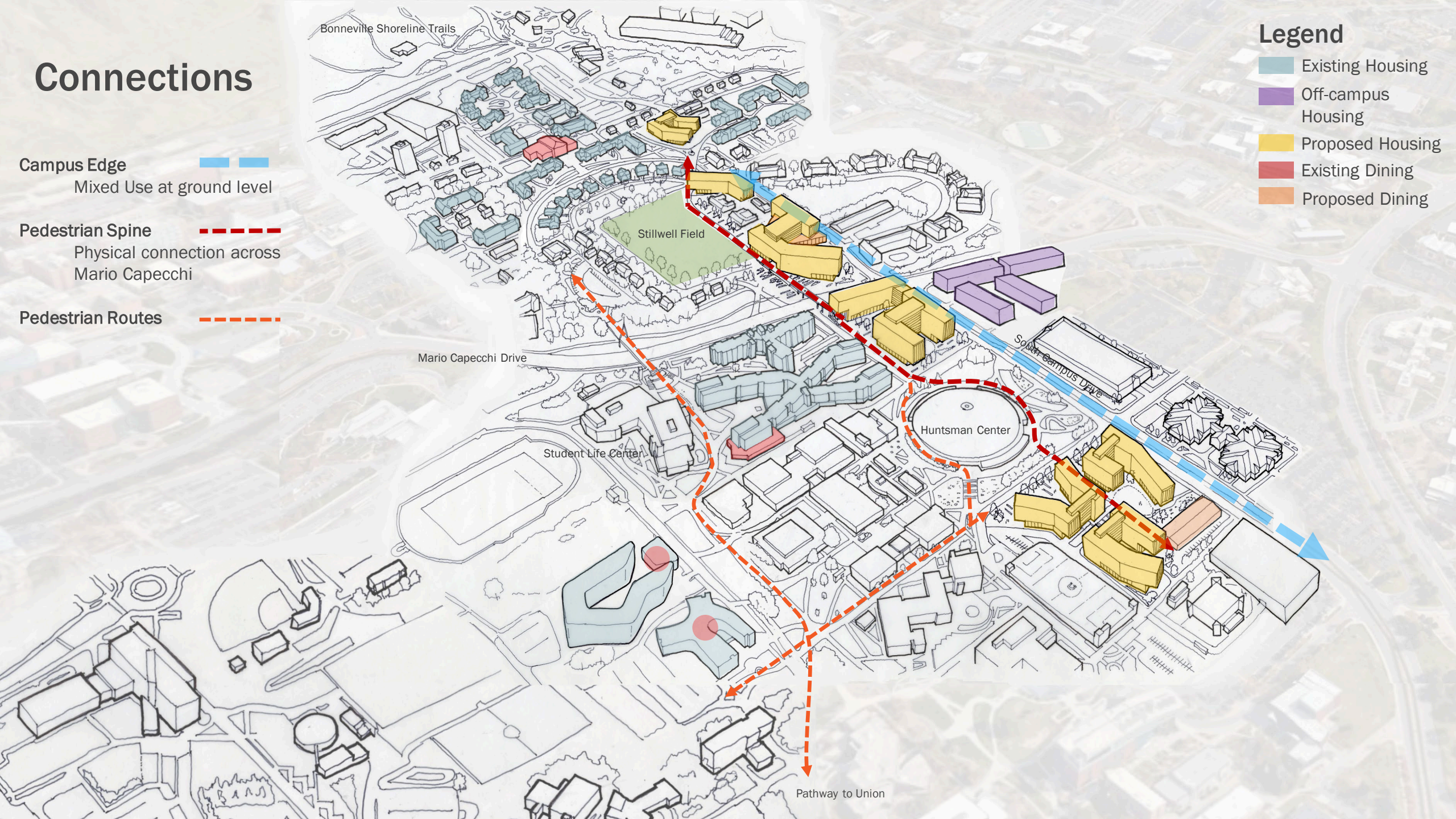
## Legend

- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining

**Campus Edge**   
Mixed Use at ground level

**Pedestrian Spine**   
Physical connection across Mario Capecchi

**Pedestrian Routes** 



# Concept

Precedents

A



C



B



D



E



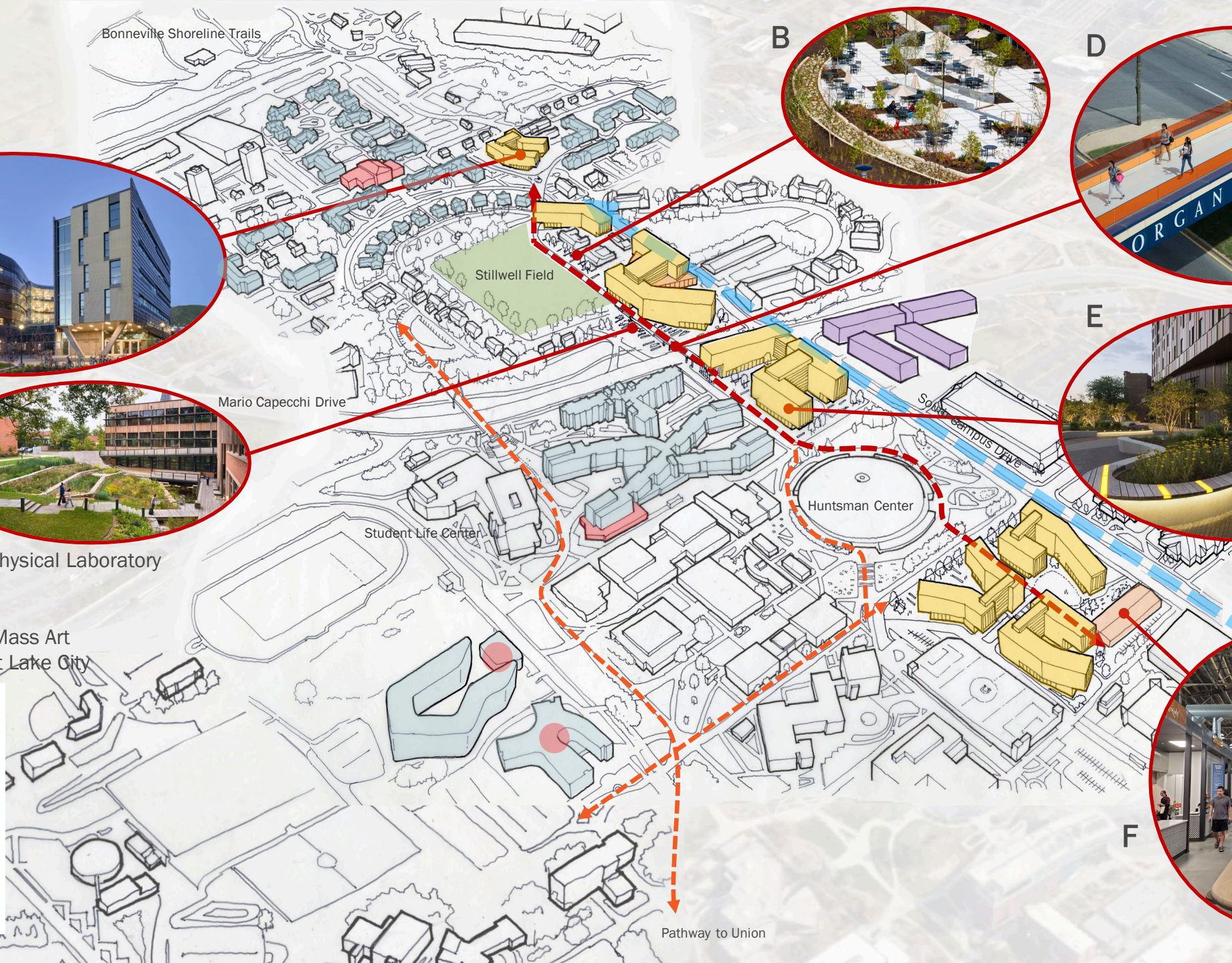
F



- A Lassonde Studios
- B Johns Hopkins Applied Physical Laboratory
- C Stewart Middle School
- D Morgan State University
- E Tree House Residence, Mass Art
- F Woodbine Food Hall, Salt Lake City

## Legend

- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining



# Concept

Precedents

A



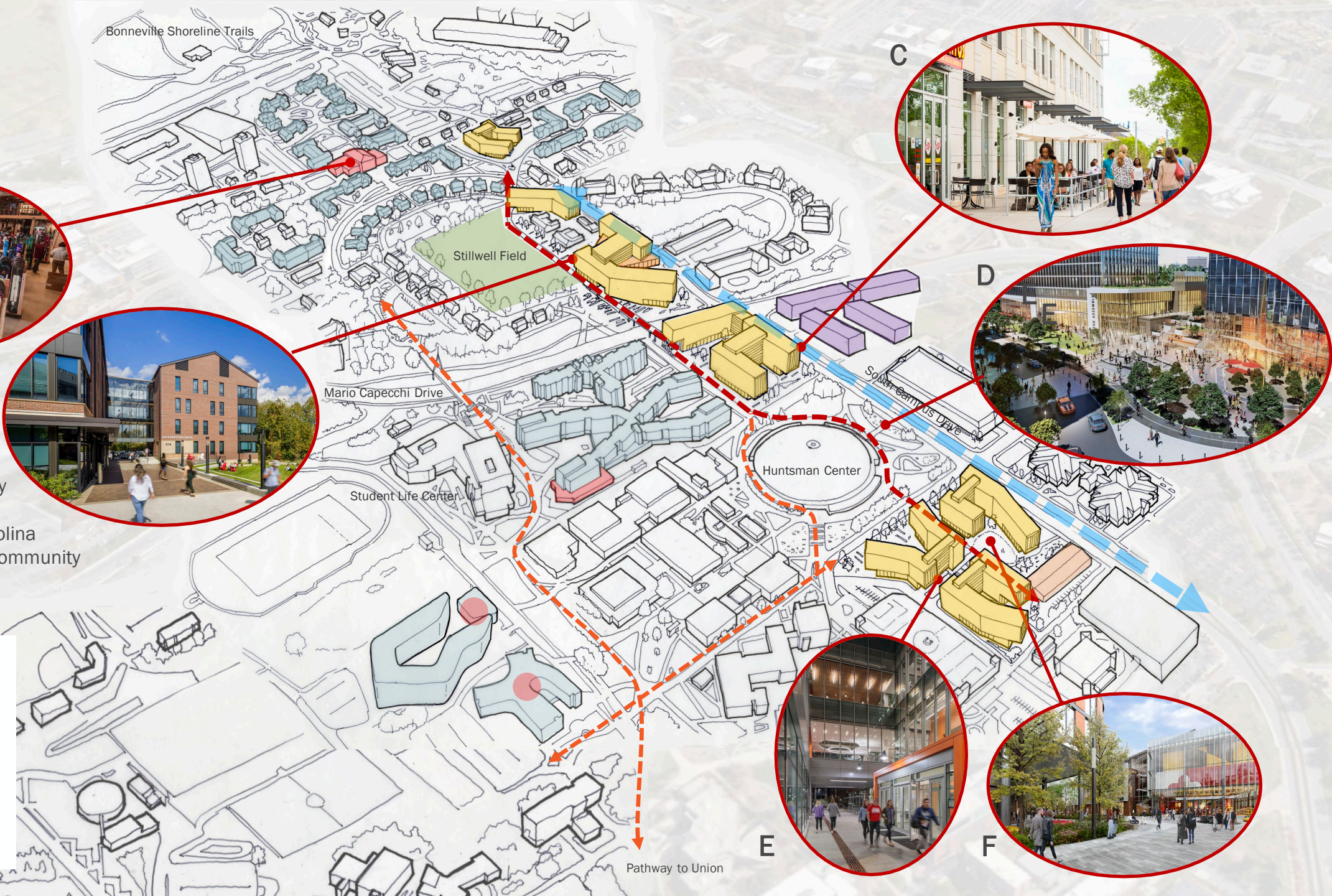
B



- A Evo Hotel, Salt Lake City
- B Denison University
- C University of South Carolina
- D Charlotte Knowledge Community
- E Clemson University
- F University of Maryland

## Legend

- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining



C



D



E



F





# Parking

## Legend

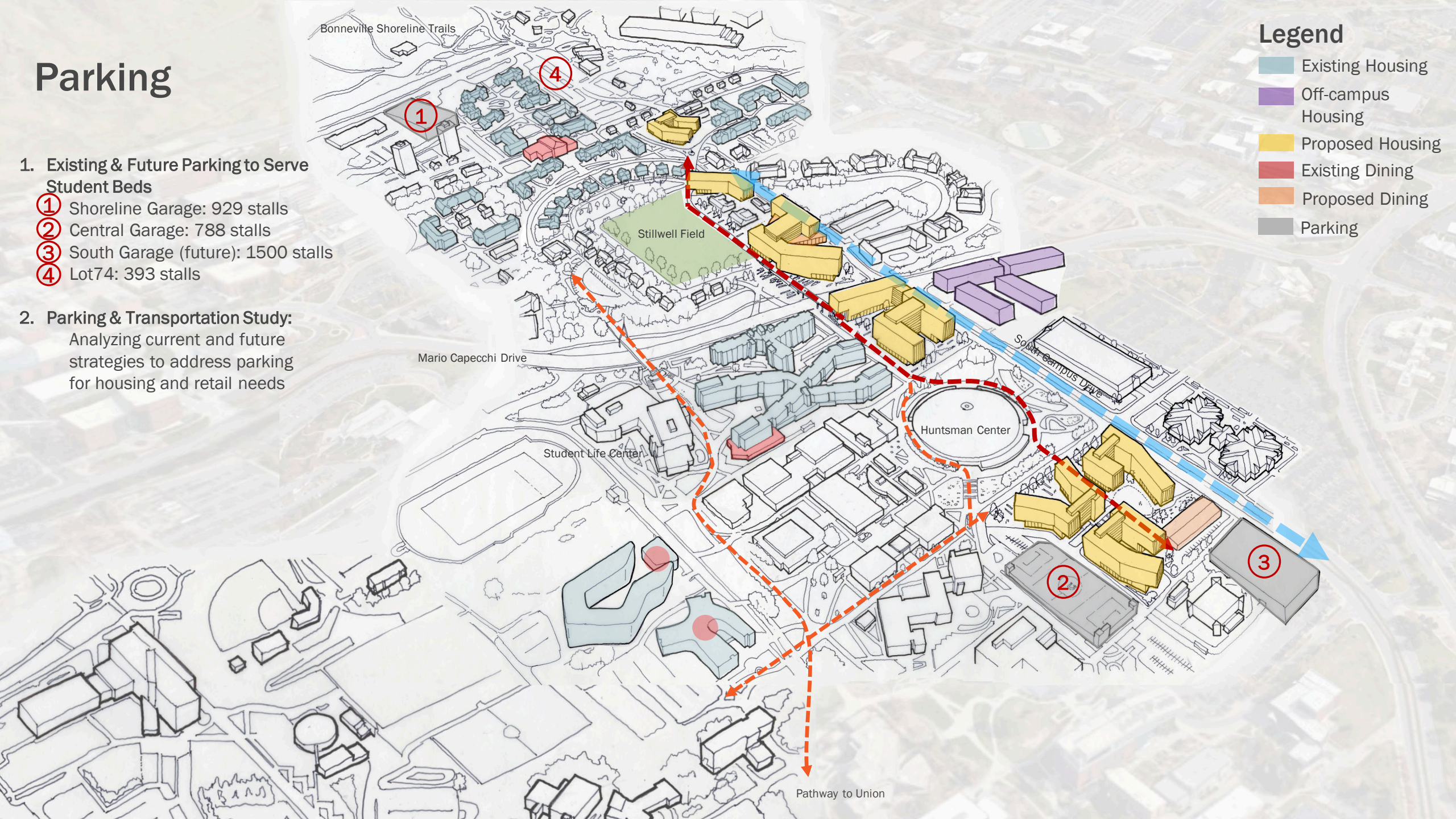
- Existing Housing
- Off-campus Housing
- Proposed Housing
- Existing Dining
- Proposed Dining
- Parking

### 1. Existing & Future Parking to Serve Student Beds

- ① Shoreline Garage: 929 stalls
- ② Central Garage: 788 stalls
- ③ South Garage (future): 1500 stalls
- ④ Lot74: 393 stalls

### 2. Parking & Transportation Study:

Analyzing current and future strategies to address parking for housing and retail needs



# Unit Typology

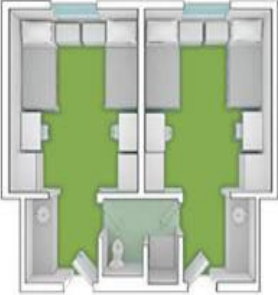
## Pod

- Mostly double rooms with some singles
- Mix of open lounge and study spaces in each RA community
- Private communal bathroom cluster for each RA community



## Semi-Suite

- Mostly double rooms with some singles
- Two student rooms sharing a private bath
- Mix of open lounge and study spaces in each RA community

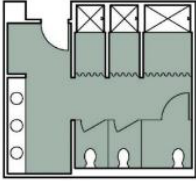
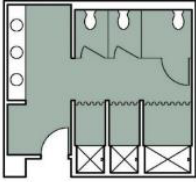


## Suite

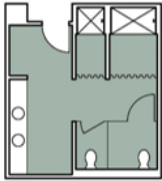
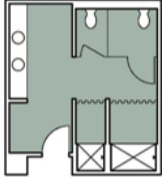
- Mostly single rooms, some doubles
- 1:2 bathroom to bedroom ratio within each suite
- Living space with kitchenette within each suite (refrigerator, microwave, sink)
- Mix of open lounge and study spaces in each RA community



Gendered Traditional Communal



Modified Communal



Private Communal



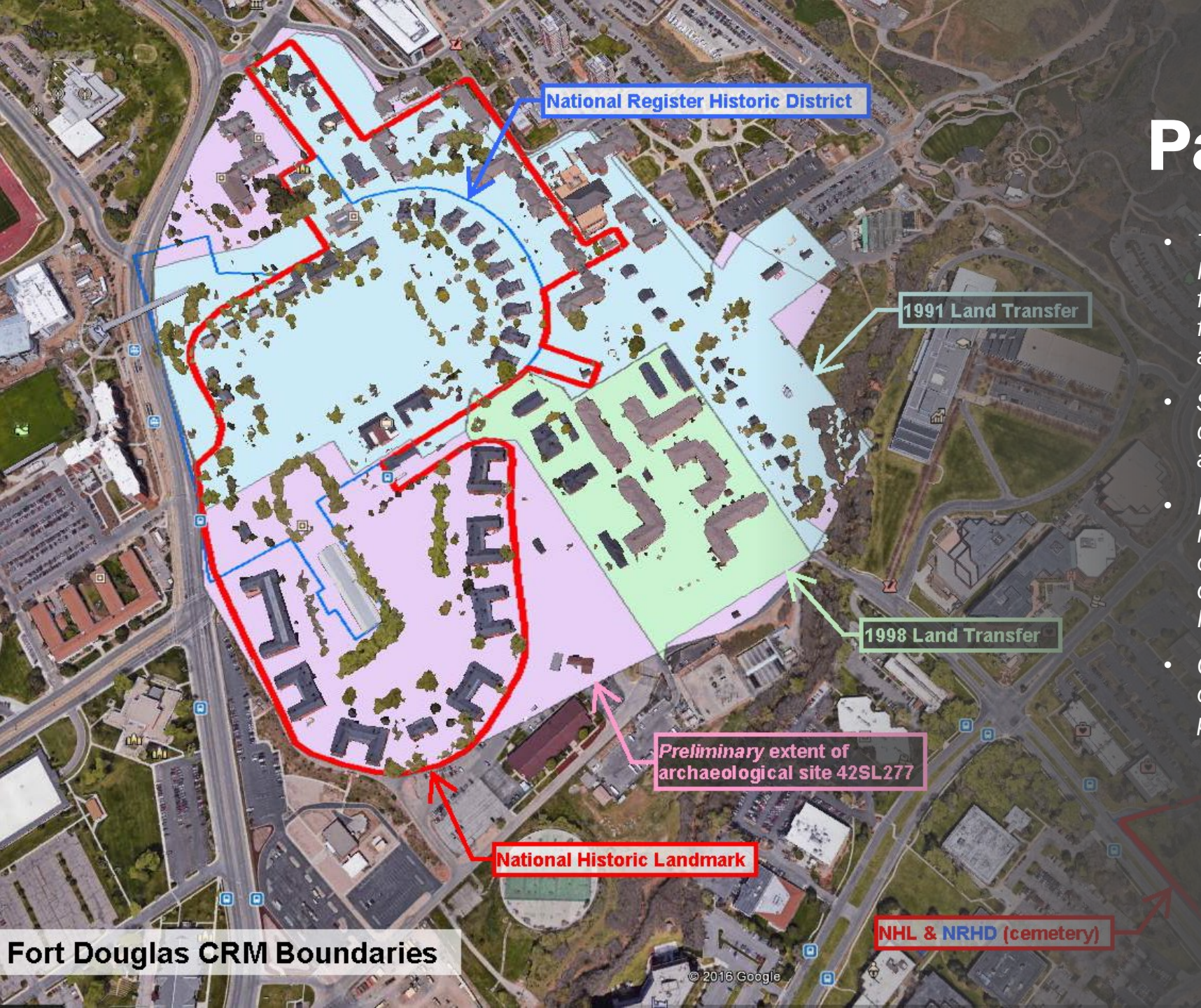






# Parallel Efforts

- *Transportation and Parking Study: Campus Planning and Commuter Services are in the final six-weeks of a 10 year strategic study focused on transportation and parking for all areas of campus.*
- *Student Dining: Envision Strategies to develop a comprehensive study of current and future on-campus dining needs*
- *Federal Fort Douglas: ongoing efforts related to acquiring the remaining 42 acres of federal land. Recently added routine coordination meetings with SHPO (State Historic Preservation Office)*
- *Campus Master Plan: preparing for a comprehensive effort to master plan campus*



Fort Douglas CRM Boundaries

© 2016 Google



**Thank You**