

# Campus Housing Projects

# Variety & Innov



# Display /ation

COMPILED BY STEVE GLAZNER

According to the U.S. Census, there are more than 2.5 million college and university students living on campus in the United States. The U.S. Department of Education reports that 2,171 institutions include housing facilities; 1,873 of them (86.3%) are four-year institutions.

Colleges and universities are constructing and renovating residence halls at a fast pace, trying to keep up with the ever-increasing demand of incoming students. Many institutions require first-year students (or older) to live on campus in university-owned facilities; others are jammed so tight that they actively encourage students to find their own apartments after freshman year.

The 2015 MGT and ACUHO-I Construction and Renovation Survey, published by the Association of College and University Housing Officers-International, found that 63 percent of reporting institutions had completed new construction of residence halls (13%), renovated existing facilities (33%), or undertook both new construction and renovation (17%). Construction costs averaged between \$217 and \$232 per gross square foot (GSF) for “super suites,” apartments, and adjoining suites. The primary method of funding both new construction and renovation projects was tax-exempt revenue bonds, followed by the use of reserve funds, bank loans, operating funds, and other funding approaches.

We’ve collected a sampling of 26 recent or in-process residence hall projects from 20 different institutions to show you the wide range of architectural styles, building technologies, student services, and other features found at our college and university campuses. We hope you enjoy the housing tour!

Keene State College, cutaway rendering of Living Learning Residence Hall.

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## UNIVERSITY OF CHICAGO

Chicago, Illinois



University of Chicago, Campus North Residence Hall and Dining Commons.

**Contributor:** Gerald McGillian

**Student FTE:** 14,181

**% Residential:** 14% undergraduate plus 10% faculty/staff/graduate on campus and surrounding area (excluding medical center); this project contains 27% of all undergraduate residential space and is 4% of campus total gross area.

**Name of Project/Facility:** Campus North Residence Hall and Dining Commons

**When Planned for Completion:** Fall 2016

**How Many Beds:** 800 beds

**Special Features:**

- Located near the core of campus
- Will expand the quality of housing options
- Will enable the housing of more undergraduate students in the University House System
- Will improve the quality of the undergraduate student experience
- Will enhance the sense of connection between all members of the campus community
- The project will include retail space to activate 55th Street and open space to link the northern blocks of the campus.
- Each house will be structured around a three-story common area
- The project will also feature a small number of retail spaces, offices, multiuse rooms, and classrooms
- The space will include lawns, paths, and recreation areas, opening up the area to the university community and surrounding neighborhood

**Add Anything Else of Interest:**

- Sustainability features: design target of LEED Gold, active public green spaces
- 415,000 GSF

## UNIVERSITY AT ALBANY, SUNY

Albany, New York



University at Albany, SUNY, Liberty Terrace Apartments.

**Contributor:** John Giarrusso

**Student FTE:** Without graduate students: 13,105; with graduate students: 17,280

**% Residential:** Without graduate students: 58.1%; with graduate students: 44.4%

**Name of Project/Facility:** Liberty Terrace Apartments

**When Completed:** Fall 2012

**How Many Beds:** 504

**Special Features:**

- Apartment-style (4 bedroom, 2 bath units) with fitness center and entertainment, gaming, and meeting rooms
- Precast and plank construction
- LEED Gold, ground source heat pump (geothermal) heating and cooling, green roof, permeable paving, rain gardens

## UNIVERSITY OF IOWA

Iowa City, Iowa



University of Iowa, Mary Louise Petersen Residence Hall.

**Contributor:** Wendy Moorehead

**Student FTE:** 28,149

**% Residential:** University of Iowa (UI) residence halls accommodate approximately 6,200 students. The addition of the Madison Street Residence Hall (see next project) will bring the count to about 7,200. More than 90% of first-year students stay in residence halls.

**Name of Project/Facility:** Mary Louise Petersen Residence Hall

**When Completed:** July 2015; opened for student occupation fall semester 2015

**How Many Beds:** 501 beds, 10-story, 187,000 GSF

**Special Features:** The facility was specifically designed to enhance UI's living-learning communities with study lounges on each floor. The floor populations are much smaller than other residence halls on campus to encourage making connections with other students who share similar interests and majors. The hall features shared rooms, semiprivate bathrooms, a multipurpose room accommodating up to 300 people, and a sports grill open until the late hours.

**Add Anything Else of Interest:** First new on-campus residence hall built on the UI campus since 1968. UI student population has doubled since then. Projected LEED Silver.



University of Iowa, rendering of Madison Street Residence Hall.

**Name of Project/Facility:** Madison Street Residence Hall

**When Planned for Completion:** Estimated summer 2017, with occupation for fall 2017

**How Many Beds:** 1,049 beds; 12-story (three 9-story residential towers built atop a 3-story base to include a dining hall, residence life functions, and building services areas); 303,000 GSF.

**Special Features:** The building will overlook the Iowa River and

includes kitchen and dining facilities to serve 2,000 students, study rooms, a recreation room, a fitness center, lounges on every floor, "pod-style" bathrooms, and laundry. Floors will be assigned as part of the university's Living-Learning Communities program. Once built, this new residence hall will be the largest on the UI campus.

**Add Anything Else of Interest:** Although it is built along a stretch of the Iowa River that experienced severe flooding in 2008, the lowest occupied level is built above the 500-year flood level. Over 2,000 cubic yards of concrete were placed in the mat slab and tower crane foundations alone; on average 60-75 workers onsite per day. The university is using a design-build method to save time and cap costs, allowing the building to be constructed under an aggressive timeline; this is the first residence hall and second building on the UI campus to be built under this method. Projected LEED Silver.

## UNIVERSITY OF SOUTHERN MISSISSIPPI

Hattiesburg, Mississippi



University of Southern Mississippi Century Park South.

**Contributor:** Dr. Chris Crenshaw

**Student FTE:** 14,579

**% Residential:** 24%

**Name of Project/Facility:** Century Park South

**When Completed:** Final phase completed January 2015

**How Many Beds:** 954

**Special Features:** Consists of 3 buildings housing 954 students, including a university health clinic and Luckyday Citizenship Scholarship program offices.

**Add Anything Else of Interest:** 245,530 sq. ft., mixed-use project; primarily double rooms with private baths, kitchens, common space, and laundry. The Luckyday Citizenship Scholarship Program Offices and multipurpose room make up almost 7,000 sq. ft. of the project. This cohort program

includes a residential room design of double-occupancy student rooms surrounding modified pod-style bathrooms, serving approximately 150 of the 954 residents. The state-of-the-art Moffitt Health Center is nearly 14,000 sq. ft. and located on the first floor of one of the residence halls. This project is on target to achieve LEED Gold certification.

## CENTRAL OREGON COMMUNITY COLLEGE

*Bend, Oregon*



Central Oregon Community College, The Residence Hall at COCC.

**Contributor:** **Stephanie Bilbrey**

**Student FTE:** 5,750

**% Residential:** 25% of students are “in-district.”

**Name of Project/Facility:** **The Residence Hall at COCC**

**When Completed:** July 2015

**How Many Beds:** 330 (320 student, 10 community assistants), plus 1 live-in professional staff apartment

**Special Features:**

- Brand new; broke ground May 2014
- All suite-style quads
  - » 10 single units featuring 4 private bedrooms plus shared common area and bath
  - » 70 double units featuring 2 bedrooms (sleeping 2) plus shared common area and bath
- Student amenities
  - » in-suite wireless network router
  - » cable TV access
  - » group study rooms
  - » community kitchen
  - » laundry room
  - » secure/controlled access

**Add Anything Else of Interest:**

- Earth Advantage certified
- Design
  - » emphasizes natural light

- » maximizes prime mountain views of Cascades
- » multiple gathering spaces to promote engagement and community
- Structure
  - » 5 stories, 84,000 sq. ft.
  - » reinforced concrete and wood framing
  - » supported by individual columns and continuous wall footing
- Designed by Mahlum Architects, a Portland-based architectural firm
  - » collaborated with local firm of Pinnacle Architecture to aid in local construction and permitting requirements
- Construction manager/general contractor approach
  - » involved our contractor, Lease-Crutchler-Lewis, in the design process to maintain the requirements of the building and the quality of construction required
- \$21 million project, financed by bonds

## UNIVERSITY OF WISCONSIN OSHKOSH

*Oshkosh, Wisconsin*



University of Wisconsin—Oshkosh, Main lobby lounge of Fletcher Hall.

**Contributor:** **University of Wisconsin System**

**Administration—Office of Capital Planning and Budget** (A/E: Eppstein Uhen Architects)

**Student FTE:** 14,300

**% Residential:** 23%

**Name of Project/Facility:** **Fletcher Hall**

**When Planned for Completion:** Summer 2017

**How Many Beds:** 503

**Special Features:** This project renovates the existing 65,518 assignable sq. ft. (ASF)/98,700 GSF Fletcher Residence Hall constructed in 1964, to provide programmatic and infrastructure, replaces exterior doors and windows, and constructs a 13,045 ASF/17,530 GSF addition to accommodate a new accessible building entrance with elevator, increased bath/shower rooms on each floor,

additional double occupancy resident rooms, increased programming space, and new central stairs. The addition will add 21 beds, bringing the total bed count to 503. The building's functional layout does not meet current student demands; existing mechanical, electrical, and plumbing (MEP) systems do not have the same efficiency as modern systems, and replacement parts are difficult to find. Special features of the proposed renovation:

- A building addition that will increase bed capacity while also providing an accessible main entry and accessible circulation throughout the building
- New bathrooms that meet students' expectations for privacy
- Inclusion of spaces for group activities that help form a sense of community at the house, floor, and hall levels
- Installation of modern, efficient MEP systems including air conditioning (which makes the building rentable for programs during summer months), fire sprinklers, and installation of modern IT systems
- Improvements to the building envelope to increase efficiency

**Add Anything Else of Interest:** The existing building's superstructure is mild steel reinforced concrete, partitions are 6-in. concrete masonry units (CMUs), and floor-to-floor heights are 8 ft. 8 in. This makes for a durable, long-lasting building, but it poses challenges for installing modern MEP systems and deinstitutionalizing the aesthetics. To overcome these challenges:

- MEP systems were carefully coordinated via building information modeling (BIM) and extensive clash detection/reconciliation during design
- Skim coat plaster will be installed over the CMUs to conceal "institutional looking" walls

Exterior spaces were carefully designed to integrate seamlessly with other residence halls in this campus sector, providing outdoor activity spaces and engaging with adjacent campus circulation amenities. This project is seeking LEED Silver certification, and includes many sustainable design features such as reuse of an existing facility, low volatile organic compound finishes, renewable and recycled materials, provision of an energy monitoring system that can be accessed by building residents, energy recovery systems, and onsite stormwater management systems.

## UNIVERSITY OF COLORADO

*Boulder, Colorado*

**Contributor:**

**Steve Hecht**

**Student FTE:**

25,000 full-time students

**% Residential:**

80%

**Name of Project/  
Facility:** **Kittredge  
Central**

**When Completed:**  
2014

**How Many Beds:**  
263

**Special Features:**

- Multipurpose room
- Residential academic program space: classrooms and offices
- LEED Gold



University of Colorado, Kittredge Central.

## CARNEGIE MELLON UNIVERSITY

*Pittsburgh, Pennsylvania*



Carnegie Mellon University, Makerspace in Residence—Morewood Gardens.

**Contributor:** **Tom Cooley**

**Student FTE:** 13,648 total—6,362 undergraduates

**% Residential:** 62.4% of the undergraduates live on campus

**Name of Project/Facility:** **Makerspace in Residence—  
Morewood Gardens**

**When Completed:** Fall 2015

**How Many Beds:** Morewood Gardens and Morewood E-Tower have access to the space. These two residence halls combined have 652 beds.

**Special Features:** The Morewood Makerspace was designed as a beyond-the-classroom learning environment by engineering everyday living spaces to invoke learning while passing by, socializing, studying, attending meetings and programs, dining, and simply living in Morewood Gardens and E-Tower. Makerspaces A and B are meant to inspire interdisciplinary engagement through research and creative practices that merge technology and the arts. A “Creative Corner” was also established that contains a Rabbit RL-60 laser cutting machine. Housing Services partnered with IDEATE (Integrative Design, Arts and Technology Network) at Carnegie Mellon to create these makerspaces within Morewood Gardens.

Additionally, the Morewood community spaces now include these newly renovated spaces:

- Two music studios
- Quiet study room
- Reservable multifunctional space
- Open study areas
- Fitness room with yoga mats
- Programmatic community kitchen

## UNIVERSITY OF ARKANSAS

*Fayetteville, Arkansas*



University of Arkansas, Founders.

**Contributor:** WER Architects/Planners in association with Hanbury Evans Wright Vlattas

**Student FTE:** 26,237

**% Residential:** 25.8%

**Name of Project/Facility:** Founders Hall

**When Completed:** Fall 2013

**How Many Beds:** 212

**Special Features:** Founders Hall is a new construction, six-story mixed-use building in the heart of the University of Arkansas campus. Retail and restaurant space occupy the first and second floor, with a mix of food-court style and traditional dining-hall seating. Living spaces are a traditional double room occupancy with 212 beds and semiprivate bathrooms. Common spaces throughout the building include study rooms, conferencing rooms, living spaces, and a full kitchen.

**Add Anything Else of Interest:** It is a New Construction v2009 Silver facility.



University of Arkansas, Hotz Hall Renovation.

**Contributors:** Paul Heck and Jeff Vinger

**Name of Project/Facility:** Hotz Hall Renovation

**When Completed:** 2013

**How Many Beds:** 416

**Special Features:** Hotz Hall involved the full-scale renovation of a nine-story 1960s dormitory that resulted in the transformation of the facility into a student-focused residence hall for honors students. The renovation project was designed to achieve LEED Silver, which among several sustainable goals emphasized energy efficiency, the introduction of natural light into expanded community spaces on all floors, and recycling and waste reduction by the student residents who occupy the facility. A notable component is the installation of metered water-bottle filling stations, which track the students' reduction in plastic bottle use with each refilling of a reusable container. Other student-focused amenities within the residence hall include intimate socializing spaces on the ground floor, a computer lab, fitness center, movie theater, music room, and pool table and table tennis area, with a student kitchenette and study rooms on each floor.

**Add Anything Else of Interest:** Architect—SCM Architects

## ST. OLAF COLLEGE

Northfield, Minnesota



St. Olaf College, Ellingson Hall.

**Contributor:** Pete Sandberg

**Student FTE:** 2,989

**% Residential:** 92%

**Name of Project/Facility:** Ellingson Hall

**When Completed:** 2013

**How Many Beds:** 192

**Special Features:**

- Renovation of a 1960 HUD-funded residence with an addition for all-new bath facilities
- Ellingson had internal bath facilities on each floor, with narrow corridors on either side of the core spaces, and student rooms on the outside. We decided to add bath facilities rather than trying to renovate in place. An elevator was included in the addition
- The opportunity to remove the interior construction created a large, collaborative study space for each floor. We spray-foamed the entire perimeter, provided new curtain wall, ran ventilation air into the rooms, converted low-pressure steam heat to hot water with a thermostat away from the radiation, and removed all vinyl tile and replaced it with quarry tile in the circulation areas and Interface carpet tile in the rooms and lounges. This allowed us to remove an entire family of custodial chemicals from the building and greatly reduced our custodial load
- We created a single user, nongendered, accessible bath facility along with two fully accessible student rooms for each floor
- This was achieved at a project cost of \$6.9 million, or \$36,000 per bed



St. Olaf College, Kildahl Hall.

**Name of Project/Facility:** Kildahl Hall

**When Completed:** 2013

**How Many Beds:** 168

**Special Features:**

- Renovation of a 1957 HUD-funded residence with an addition for all-new bath facilities
- Kildahl Hall has a very low floor-to-floor height that drove many decisions and design ideas
- It had internal bath facilities on each floor, with narrow corridors on either side of the core spaces, and student rooms on the outside. We decided to add bath facilities rather than trying to renovate in place
- The opportunity to remove the interior construction created a large, collaborative study space for each floor. We spray-foamed the entire perimeter, provided new curtain wall, ran ventilation air into the rooms, converted low-pressure steam heat to hot water with a thermostat away from the radiation, removed all vinyl tile and replaced it with quarry tile in the circulation areas and Interface carpet tile in the rooms and lounges. This allowed us to remove an entire family of custodial chemicals from the building and greatly reduced our custodial load
- Because of the low floor-to-floor, there was no space available for ventilation ductwork to serve the rooms. The air handler is in a basement mechanical room in the addition, so we routed ductwork up to a new faux-mansard roof and distributed air around the perimeter. A shaft was created as a part of the curtain-wall system, and rooms are served by this distribution that is outside of the structure
- The roof structure was designed at the optimum angle for photovoltaics (PVs) at our location, and the south face includes a 14-kWh PV system
- We created a single user, nongendered, bath facility for each floor
- This was achieved at a project cost of \$7 million, or about \$42,000 per bed

## FURMAN UNIVERSITY

Greenville, South Carolina



Furman University, Judson Hall Renovation.

**Contributor:** Steve Long

**Student FTE:** 2,700

**% Residential:** Four-year residency requirement

**Name of Project/Facility:** Judson Hall Renovation

**When Completed:** August 2015

**How Many Beds:** 56

**Special Features:** New entrance lobby; upgraded two “parlors” into student lounge/seminar teaching space; all-new HVAC (induction units), plumbing (new fixtures, bathroom finishes), and electrical (all-new LED lighting); replaced carpeted floors with luxury vinyl tile; new room doors/locks.

**Add Anything Else of Interest:** This is an existing steel/concrete/brick construction building built in 1960. The existing entrance lobby leading to a circular staircase was enclosed and uninviting. The walls around the staircase were demolished and an open entry and stairwell were created to enhance the look and feel of the building. This renovation also opened up a view from the main level through the building to the campus lake and Bell Tower.

## UNIVERSITY OF WISCONSIN WHITEWATER

Whitewater, Wisconsin



University of Wisconsin Whitewater, West Campus Residence Hall exterior.

**Contributor:** University of Wisconsin System—Office of Capital Planning and Budget (A/E: Mead & Hunt)

**Student FTE:** 12,351

**% Residential:** 34.6%

**Name of Project/Facility:** West Campus Residence Hall Renovation

**When Completed:** October 2015

**How Many Beds:** 489

**Special Features:** The A/E firm of Mead & Hunt undertook a master plan to renovate six 1960s-era residence halls clustered together on the west side of the campus. The planning goals were to provide an updated image for all six halls and incorporate key components of the campus mission for universal design, thus exceeding basic Americans with Disabilities Act (ADA) guidelines. The intention was to then bring two of the six halls forward as the first phase of a renovation addition project. Instead of the typical single addition to each building that had been done in prior residence hall renovations, the solution constructed a “link” building between two existing buildings. The building link solution provided numerous benefits, offering more social spaces, elevator redundancy, a defined front entry offering secure access, consolidating front desk services and, most importantly, allowing access for *all* students to visit and live on *all* floors.

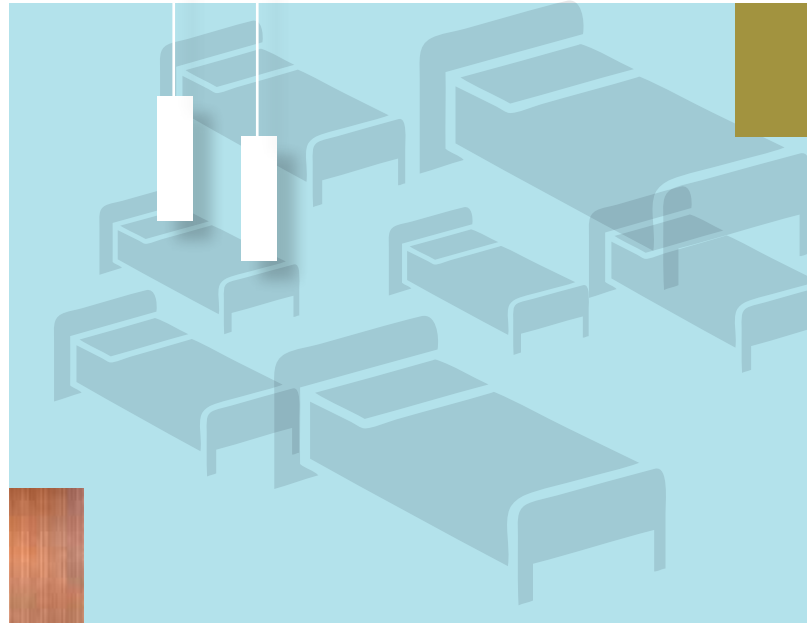
This project renovates Arey and Fricker Residence halls. Both are a four-story plus basement, (28,359/47,733 ASF/GSF) residence hall constructed in 1963 and 1964. The project adds 19,835 GSF to connect the two halls and provide program space. The project renovated existing rooms, renewed building finishes, replaced windows and exterior doors, enlarged and reconfigured restrooms, addressed deferred maintenance, replaced the roofs, addressed health and safety code compliance issues, replaced MEP systems, provided standby power and added fire sprinklers throughout.

The exterior envelope design solution offered complementary

materials of metal panels, cast stone, and curtain walls to distinguish new areas from the adjoining, existing brick masonry buildings. Dark bronze windows, roof caps, and metal panels on the “link” match similar components on the existing buildings to tie the three areas together. Dark bronze canopies distinguish the entries and provide covered outdoor gathering areas.

The challenges of this project were meeting the expectations of universal design, current code, and the modern amenities of a new residence hall while also aligning with the existing building constraints of an existing shell and a 7-8 ft.  $\frac{5}{8}$  in. floor-to-ceiling height. All new mechanical, plumbing, and technology systems were carefully coordinated to distribute horizontally in the lower level ceiling, where the headroom was less constrained, and then run vertically to each of the floors with repetitive floor plans. Electrical routing was then weaved horizontally through the floors.

The design team also took special care to provide additional universal design features at the interior. These features include ADA residence rooms on all floors; a double ADA residence room so students in wheelchairs can also have roommates; a private, accessible toilet/shower room on each floor; swing-clear hinge replacements on existing residence room door frames; and ADA-compliant operable windows for all rooms.



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## PURDUE UNIVERSITY

West Lafayette, Indiana



Purdue University, rendering of Honors College and Residences.

**Contributor:** Chris Skiba

**Student FTE:** 37,341

**% Residential:** 31%

**Name of Project/Facility:** Honors College and Residences

**When Planned for Completion:** June 2016

**How Many Beds:** 817

**Special Features:** This fully accessible facility consists of two buildings (North and South) that will house 817 residents, including 23 resident assistants, on five residential floors.

Through a partnership with the Purdue Honors College, the new residence hall will make on-campus living and learning a more seamless experience by integrating planned academic space.

The Honors College and Residences 320,000-sq. ft. facility has more than 40,000 sq. ft. dedicated to academics. The first floor will include Honors College offices for the dean, faculty, and support staff as well as a STEAM (science, tech, engineering, art, math) class lab, and a computer Collab (the next generation of computer lab, encouraging student interaction).

There is also an Honors Hall with seating for more than 400, for presentations, lectures, movies, and when not reserved for an activity, group and individual studying. The Honors College and Residences also feature multiple large and small study rooms, reading rooms, recreational lounges, community living rooms, and a retail dining operation. Residential rooms are organized in “pod” groupings, which include a mix of single, double, and triple occupancy rooms in small clusters around central restrooms and lounge areas on each floor.

**Add Anything Else of Interest:** The construction manager has hired a current honors college student to be on the construction staff. She is serving as the “go-between” person with the Honors College, Purdue’s housing and food services, the contractors, and the students. She is also blogging the entire construction process and updating the social media sites. The building will be LEED certified.

## UNIVERSITY OF RICHMOND

Richmond, Virginia



University of Richmond, Westhampton Hall.

**Contributor:** Chuck Rogers

**Student FTE:** 4,200

**% Residential:** 90%

**Name of Project/Facility:** Westhampton Hall

**When Completed:** July 2014

**How Many Beds:** 157

**Special Features:** Westhampton Hall is a new residence hall built in the prevailing Collegiate Gothic style on the University of Richmond (UR) campus. The building has a suite configuration with a maximum of four beds per suite. The hall features a faculty apartment, several lounge and study spaces, and a seminar/conference room. The architect designed several limestone details into the exterior façade depicting local floral and leaf patterns as well as a panel over the entry door depicting the school’s mascot (the spider).

**Add Anything Else of Interest:** As with all new construction on the University of Richmond campus, the building achieved LEED Silver. Architect: Hanbury Evans Wright Vlattas. Contractor: Donley’s.



**Name of Project/Facility:** Jeter Hall Renovation

**When Completed:** July 2015

**How Many Beds:** 83

**Special Features:** Jeter Hall is one of the original buildings on the current UR campus. Opened in 1914, Jeter Hall was designed by renowned architect Ralph Adams Cram and was one of two housing facilities for men at Richmond College. The building was constructed as a traditional dorm-style arrangement: double rooms with a shared bath on the hall. This renovation modified the rooms to suite-style: 2 to 4 beds sharing a bathroom. Efforts were made to create as many lounge and study spaces as



University of Richmond, Jeter Hall Renovation.

possible within the existing building envelope. A new accessible entrance was added to the building, but few additional exterior modifications were made—new windows, new slate roofing, and some waterproofing upgrades were the extent of the work.

**Add Anything Else of Interest:** Similar to new buildings, all major renovations target LEED Silver. This project has met those requirements. Architect: BCWH. Contractor: Trent.

## KEENE STATE COLLEGE

Keene, New Hampshire



Keene State College, Rendering of Living Learning Residence Hall.

**Contributor:** Keene State College and Perkins + Will  
**Student FTE:** 4,250

**% Residential:** 70% of the building is devoted to residential use; 30% is common space and classrooms for the living-learning program.

**Name of Project/Facility:** Living Learning Residence Hall

**When Planned for Completion:** August 2016

**How Many Beds:** 348

**Special Features:** This building houses the living-learning program. It provides classrooms, vertically connected lounges, 90% double bedrooms/10% single bedrooms, and two apartments (residential director and faculty in residence).

**Add Anything Else of Interest:** The building is located near the campus admissions building and was conceptualized as a gateway into campus. The ground level is transparent and features common spaces for the students as well as three classrooms that will serve as the foundation for the living-learning community. The building is steel construction with highly insulated brick, curtain wall, and rainscreen facades. This is an energy-efficient building that meets Keene State's climate action plan, and its energy consumption will beat the 2030 challenge levels. The high-performance mechanical systems include geothermal wells to heat and cool the building, and it is fossil-fuel free. In addition to low-flow plumbing fixtures, the stormwater management is resolved through a rain garden system that doubles as an outdoor classroom.

## TRUMAN STATE UNIVERSITY

Kirkville, Missouri



Truman State University, Centennial Hall lobby.

**Contributor:** International Architects Atelier

**Student FTE:** 5,700

**% Residential:** 49%

**Name of Project/Facility:** Centennial Hall

**When Completed:** July 2014

**How Many Beds:** 630

**Special Features:** A mix of historic and modern, an updated dining facility, and bright accent colors in lounges and hallways to create identity and wayfinding for each floor.

## UNIVERSITY OF WISCONSIN MADISON

Madison, Wisconsin



University of Wisconsin Madison, sustainable design features of Aldo Leopold Hall.

**Contributor:** University of Wisconsin System

**Administration—Office of Capital Planning and Budget**

(A/E: Eppstein Uhen Architects)

**Student FTE:** 43,200

**% Residential:** 20%

**Name of Project/Facility:** Aldo Leopold Hall

**When Completed:** August 2013

**How Many Beds:** 176

**Special Features:** Leopold Hall is a five-level (four stories with walkout basement), 176-bed student residence hall of approximately 44,200/64,400 ASF/GSF, nestled among historic, small-scale residence halls and adjacent to the Centennial Gardens in the Lakeshore Residence District. This residence hall includes the GreenHouse, a living-learning community focused on sustainable practices in learning, living, and working. A 1,400 sq. ft. greenhouse provides a working laboratory for an environmental-oriented living-learning community. The GreenHouse educates students and the campus community in thinking, working, and living in more sustainable ways by planting, growing, and distributing produce year-round. Residents are also given the opportunity to practice energy conservation awareness by utilizing the web-based electrical metering system.

**Add Anything Else of Interest:** This building is built to last, with CMU bearing walls carrying precast plank, and a long-lasting brick and stone exterior. Interior spaces are bright and efficient, with comfortably sized bedrooms and modern gathering spaces that have fantastic views of the lake and gardens.

Aldo Leopold Hall received LEED Gold certification. Sustainable features include roof-mounted solar panels, low-

flow plumbing fixtures, operable windows, individual climate controls in each room, solar domestic hot-water heating, an energy air exhaust recovery wheel, and green power (wind). Aldo Leopold Hall is 23% more energy efficient than the University of Wisconsin baseline building (based on cost).

Interior finish materials were reviewed by the maintenance staff for durability and were selected based on recycled content and impact on indoor air quality, with 47% of materials locally extracted or manufactured (based on cost).

With nearly 100% of residents utilizing public transportation including bicycles, the hall provides parking for more than 100 bicycles.

## UNIVERSITY OF MISSOURI

Columbia, Missouri



University of Missouri, Johnston Hall dining facility.

**Contributor:** International Architects Atelier

**Student FTE:** 27,812

**% Residential:** 21%

**Name of Project/Facility:** Johnston Hall

**When Completed:** July 2015

**How Many Beds:** 300

**Special Features:** "Living-learning" concept with increased common living space, new dining facility, and a courtyard connecting the two buildings. Pursuing LEED Gold certification.



University of Missouri, Mid-Campus Housing study lounges.

**Name of Project/Facility:** Mid-Campus Housing

**When Completed:** July 2009

**How Many Beds:** 835

**Special Features:** Internal courtyard connecting the buildings; floor-to-ceiling glazed openings; classrooms and study lounges take up the ground floor of each building. Design-build project.

## UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

*Champaign, Illinois*



University of Illinois Urbana-Champaign, rendering of Stanley O. Ikenberry Commons—Wassaja Hall.

Credit: FGM Architects (Architect of Record) and Mackey Mitchell Architects (Design Architect.) Image by Mackey Mitchell Architects.

**Contributor:** UIUC University Housing/FGM Architects Inc.

**Student FTE:** 504

**% Residential:** Total = 43,603: 32,579 undergraduates; 11,024 graduate and professional students. 23% live in university-owned housing; 13.6% live in private certified or Greek housing, which

is not owned by the university but is approved for freshmen.

**Name of Project/Facility:** Stanley O. Ikenberry Commons—Wassaja Hall

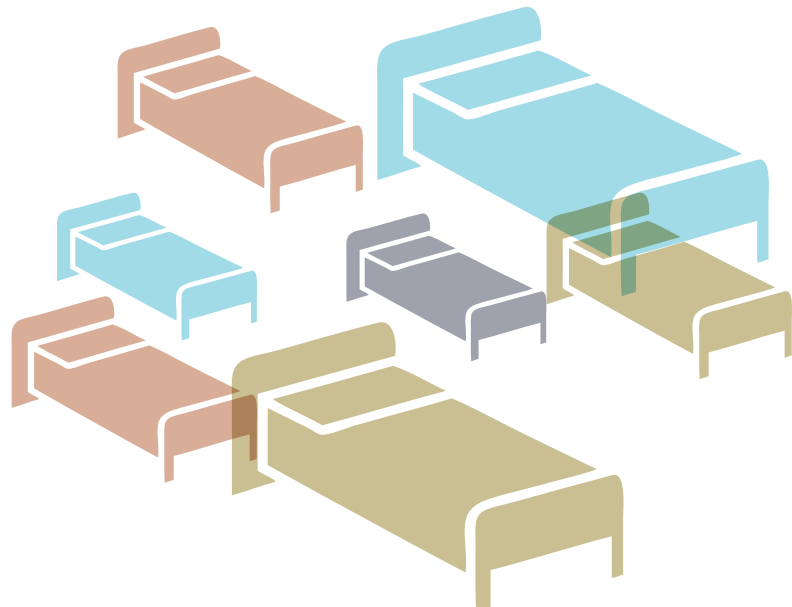
University Housing's newest residence hall has been named Wassaja, after the University of Illinois' first Native American graduate, a pioneer in advocating for Native American rights. Wassaja was born in 1866 in the Arizona territory; his name (pronounced WAHS-as-jah) means "beckoning" in his native Yavapai language. As a small boy, he was stolen from his family and later sold. He spent his early childhood on the road performing with Buffalo Bill's Wild West Show. He was purchased by an Italian photographer, Carlos Gentile, who changed his name to Carlos Montezuma. They lived together in Chicago, where he started school.

In 1884, Wassaja was the first Native American to graduate from the University of Illinois, and later became one of the first to earn a medical degree. He was the first U.S. individual of color to graduate from Illinois. After working for the Bureau of Indian Affairs as a reservation doctor and witnessing widespread poverty and bureaucratic corruption, he fought tirelessly for Native American rights and citizenship. When his own Yavapai tribe faced removal from their ancestral home, he went to Washington, D.C., to fight for and finally secure their land and water rights, setting a precedent for other Indian nations.

As part of the initial naming process, the Fort McDowell Yavapai Nation Tribal Council was approached about the residence hall. The Yavapai Tribal Council endorsed the naming of the hall, and also received support for using the name from Wassaja's descendants.

**When Planned for Completion:** May 2016

**How Many Beds:** 504



### Special Features:

- Traditional double rooms organized in “pods” with private single-use bathrooms. Slant on a traditional arrangement provides an alternative for first- and second-year students
- Building includes floor lounges, public meeting spaces, professional staff apartments, laundry and mailroom facilities, and appropriate storage and staff offices
- Safety and security for residents is a high priority and needs to be built into the design of this space in a way that is apparent but not overwhelming to the residents

### Add Anything Else of Interest:

- Sustainability goal of LEED Gold. Sustainability features include a sustainable site, highly efficient building envelope, photovoltaics, reduced water usage, enhanced recycling, and covered bike parking. UIUC Housing is also providing green cleaning and certified pest management as part of the maintenance and operation of the building
- Construction type: The building is four stories with a partial basement and a cast-in-place concrete structure. The exterior design of this new residence hall is to reflect that of previously completed buildings, with similar proportions of brick, stone trim, and aluminum windows and curtain wall
- Location: Located in Stanley O. Ikenberry Commons as part of the phased redevelopment of the residential neighborhood on the existing UIUC campus. The new building defines the northeast corner of the residential neighborhood and is located to help break up the perceived “wall” of recently constructed buildings along Gregory Avenue

## MISSISSIPPI STATE UNIVERSITY

Starkville, Mississippi



Mississippi State University, construction of Azalea Hall and Dogwood Hall.

**Contributor:** Avent VanHorn and Megan Bean

**Student FTE:** 20,873

**% Residential:** 28%

**Name of Project/Facility:** Azalea Hall and Dogwood Hall

**When Planned for Completion:** Under construction; completion August 2016.

**How Many Beds:** 752

**Special Features:** Quad suites and deluxe double rooms

**Add Anything Else of Interest:** Convenience market, multiuse rooms, Department of Housing and Residence Life central office. Concrete and steel, metal roof, four stories.

## PENNSYLVANIA STATE UNIVERSITY

University Park, Pennsylvania



Penn State's planned East Halls renovation.



**Contributor:** Conal F. Carr and Stephen Emer

**Student FTE:** 45,660

**% Residential:** 29%

**Name of Project/Facility:** East Halls

**When Planned for Completion:**

*Phase 1A:* Summer 2017

*Phase 1B:* Summer 2018

*Phase 1C:* Summer 2019

*Phase 2:* Summer 2024 (anticipated – in four or five annual construction periods)

**How Many Beds:** Current total beds in the area = 4,274; proposed beds at the completion of Phase 2 = 4,570. Phase 1A includes 336 beds in a new hall; 14 existing halls will be renovated. The existing hall bed counts range from 243 to 302. 120 RAs, 11 Res Life Directors within East Halls

**Special Features of the New/Renovated Facility:** Given an industry standard of 35 years as the ideal point of facility renewal, across Penn State's nine residential campuses, more than half of the residence halls are at least 43 years old and at University Park, the average age is 52 years. The East Halls Transformation is only one component of a huge capital

campaign aimed at implementing fundamental building system upgrades with student life program enhancements consistent with 21st century housing standards throughout the University Park campus.

**Add Anything Else of Interest:** The scope for all of the renovation projects included new systems upgrades, including air conditioning, which has proven to be a challenge given the low floor-to-floor height – 8'-4"! Exterior envelope remediation is required to varying degrees on each building, but all windows will be replaced. Insulation is being added to comply with current energy codes. The new hall will utilize a steel stud structural system with brick masonry veneer with cast stone accents. The original community bathrooms will be completely reconfigured and will incorporate single user bathrooms and vanity sinks located in circulation zones just outside the bathrooms. ⑨

This feature was compiled by editor Steve Glazner; you can reach him at [steve@appa.org](mailto:steve@appa.org). Many thanks to Emily Glenn of ACUHO-I for her assistance, and to the housing, facilities, and design professionals who submitted their projects.



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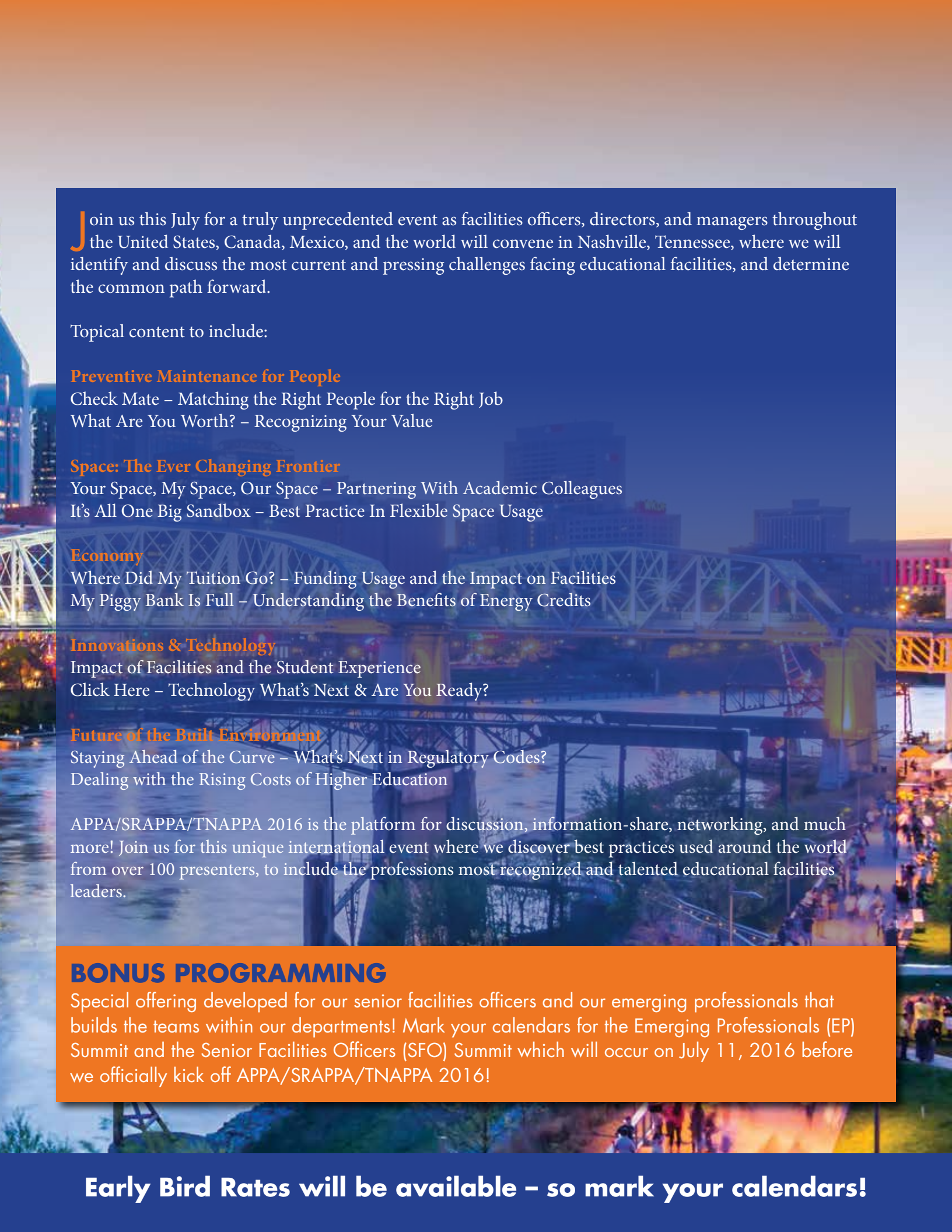
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