

## CHAPTER VIII

### GRADUATE STUDENT HOUSING COLLABORATIVE PLANNING



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## 8.1. COLLABORATIVE PLANNING PROCESS

The design team worked with a committee of individuals identified by U.T. Austin to explore potential relocation scenarios for the graduate student housing facilities currently provided on the Brackenridge Tract, assuming that the Board of Regents with U.T. Austin will continue to feel that there should be designated facilities for this purpose as part of the long term strategy of The University of Texas. The design team visited the sites and saw representative units, met with the University Tenants' Advisory Board, and had collaborative planning sessions with U.T. Austin representatives. The following report summarizes the activities of this joint group and the conclusions of the study.

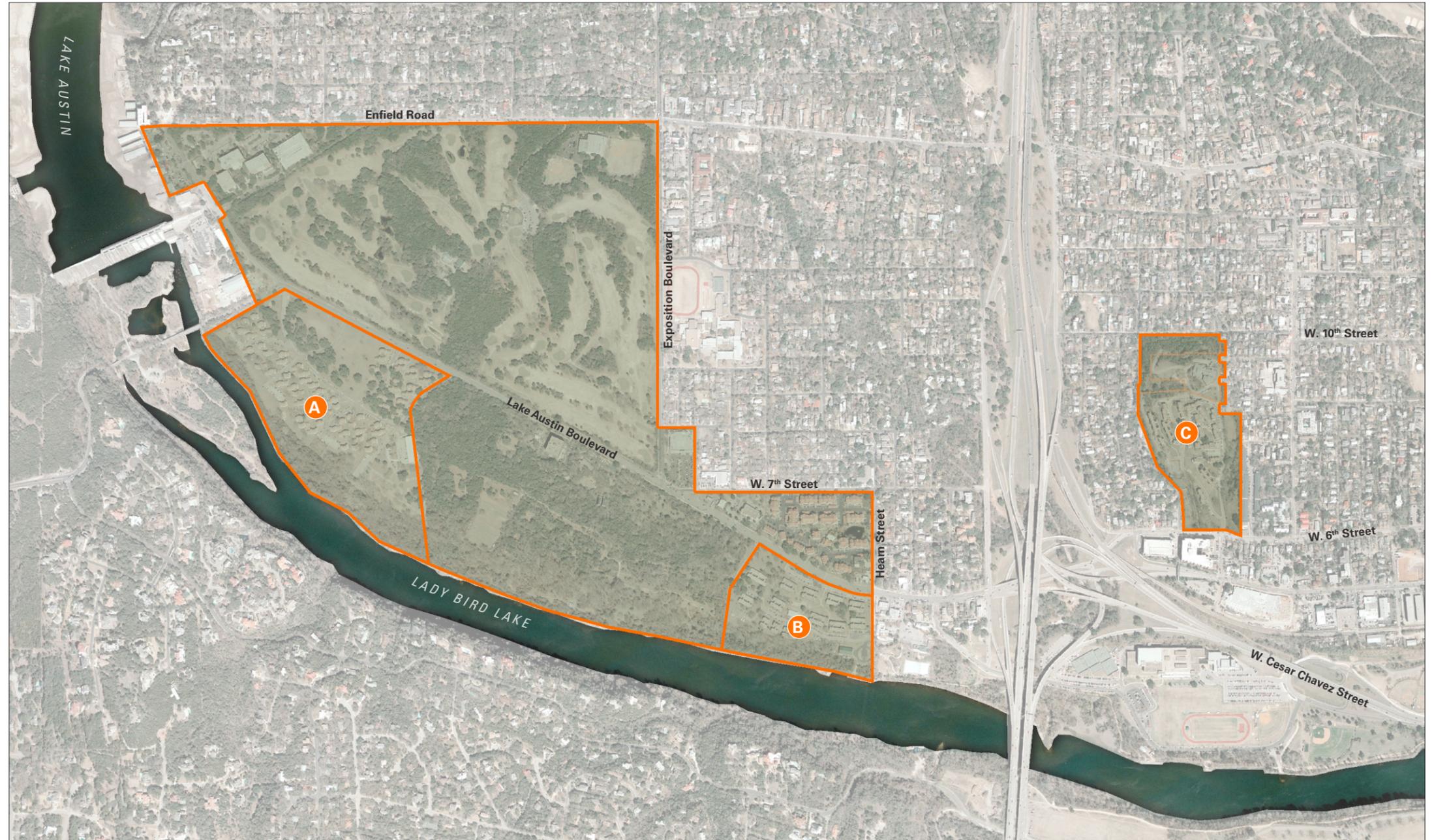
### 8.1.1. TEAM

The U.T. Austin representatives included:

- Victoria Rodriguez, Vice Provost and Dean of Graduate Studies
- John Dalton, Assistant Dean of Graduate Studies
- Bradley Carpenter, President of the Graduate Student Assembly
- Sonica Reagins-Lilly, Dean of Students and Senior Associate Vice President for Student Affairs
- Floyd Hoelting, Director, Division of Housing and Food Services
- Randy Porter, Associate Director, Division of Housing and Food Services
- Sheril Smith, Manager, Division of Housing and Food Services
- Laurie Mackey, Associate Director, Division of Housing and Food Services

### 8.1.2. EXISTING U.T. AUSTIN GRADUATE STUDENT HOUSING

There are currently 715 graduate student housing units. 515 units are located on the Brackenridge Tract: 315 in the Brackenridge Apartments and 200 in the Colorado Apartments. An additional 200 units are located on the Gateway parcel, located nearby on 6th Street east of MoPac. There is a mix of one and two-bedroom apartments in the Colorado and Gateway Apartments and one, two, and three-bedroom units available within the Brackenridge Apartments.



**A** The Brackenridge Apartments - 54.7 AC - 315 units



**B** The Colorado Apartments - 20.7 AC - 200 Units



**C** The Gateway Apartments - 25.6 AC - 200 Units

8.1.2.1. THE BRACKENRIDGE APARTMENTS



Brackenridge Apartments site plans

COLLABORATIVE PLANNING PROCESS



**BRACKENRIDGE APARTMENTS**  
**3501 Lake Austin Boulevard**

The Brackenridge Apartments consist of 49 one and two-story modular precast concrete apartment buildings and a freestanding single-story office and maintenance building. Continuous reinforced concrete foundations support the precast concrete walls above. The roofs are wood-framed and bear on the modular concrete panels. Roofing is composition shingles. The superstructure and roofs are unremarkable; foundation vents are unremarkable. A multi-million dollar renovation program was begun, but put on hold pending the outcome of the Conceptual Master Plan for Development project.

**PROJECT FACTS**

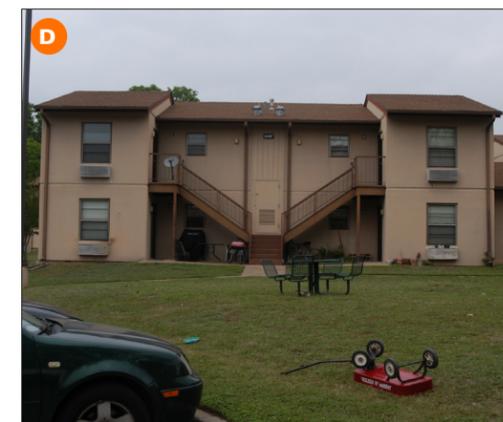
Year completed .....	1984
Site Availability .....	2009
Site Area .....	54.7 AC
Buildings Area.....	290,560 sf
Number of Units .....	315
Height .....	1-2 Stories
Parking .....	224 spaces

**AMENITIES**

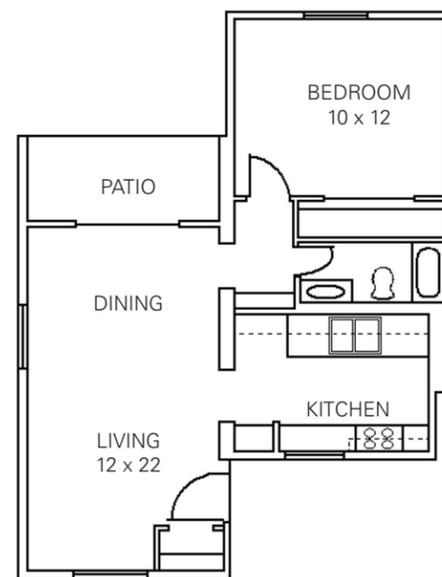
- Playgrounds
- Community Garden
- Laundry Facilities
- U.T. Austin Shuttle Stop



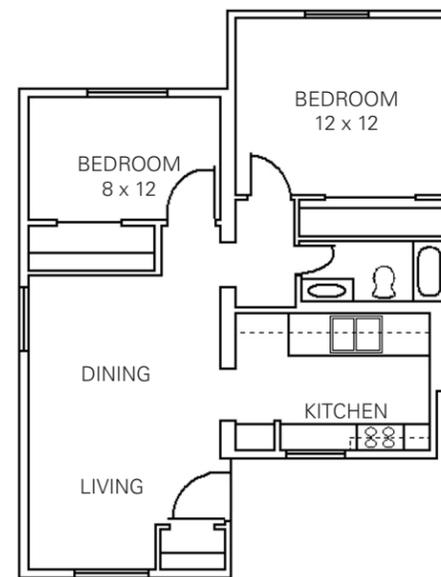
**Aerial view**



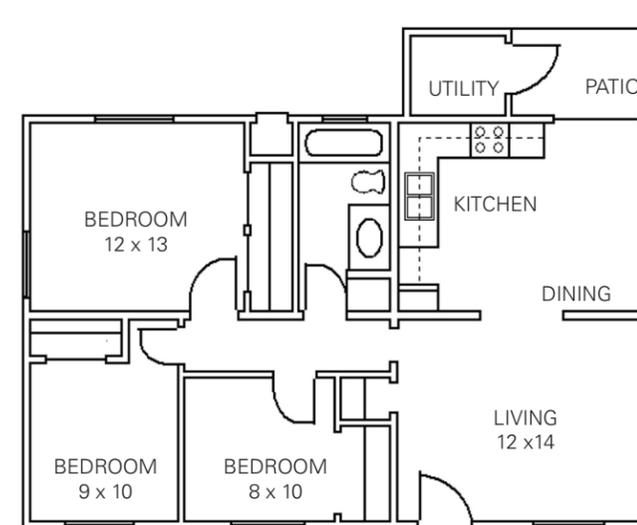
**Site features**



**1 Bedroom - 785 sf**



**2 Bedroom - 835 sf**



**3 Bedroom - 1010 sf**

Unit mix			
Unit type	Size	# Units(%)	2008 Rent
<b>1 BR</b>	785 sf	56 (17.5%)	\$490
<b>2 BR</b>	835 sf	212 (67%)	\$561
<b>3 BR</b>	1010 sf	47 (15.5%)	\$715
<b>TOTAL:</b>		<b>315 (100%)</b>	

8.1.2.2. THE COLORADO APARTMENTS



Colorado Apartments site plans

COLLABORATIVE PLANNING PROCESS

**COLORADO APARTMENTS  
2501 Lake Austin Boulevard**

The Colorado Apartments consist of 13 two-story brick apartment buildings and a single-story, free-standing building housing a community meeting space and laundry facilities. Masonry bearing walls support concrete second floor and roof slabs; exterior stair structures are steel and concrete. Site grading is inadequate to provide proper drainage away from foundations.

**PROJECT FACTS**

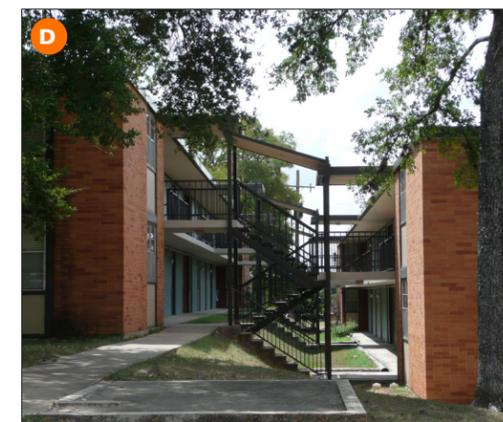
Year completed .....	1962
Site Availability .....	1999
Site Area .....	20.9 AC
Buildings Area.....	120,287 sf
Number of Units .....	200
Height .....	2 Stories
Parking .....	219 spaces

**AMENITIES**

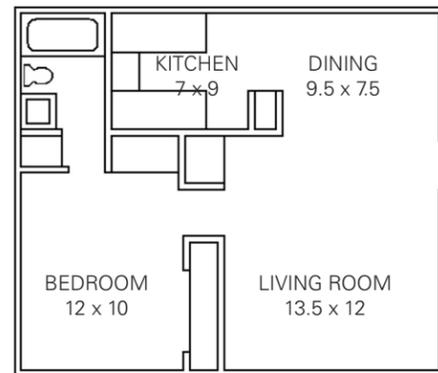
- Playgrounds
- Community Garden
- Laundry Facilities
- Community meeting space
- U.T. Austin Shuttle Stop



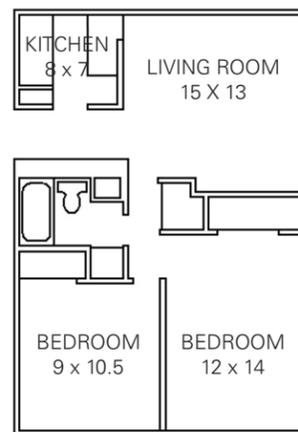
**Aerial view**



**Site features**



**1 Bedroom - 572 sf**



**2 Bedroom - 659 sf**



**2 Bedroom - 659 sf**

Unit mix			
Unit type	Size	# Units(%)	2008 Rent
1 BR	572 sf	48 (24%)	\$520
2 BR	659 sf	152 (76%)	\$591
<b>TOTAL:</b>		<b>200(100%)</b>	

8.1.2.3. THE GATEWAY APARTMENTS



Gateway Apartments site plan

COLLABORATIVE PLANNING PROCESS

**GATEWAY APARTMENTS  
1618 West 6th Street**

The Gateway Apartments are located off the Brackenridge Tract and consist of 19 two and three-story brick buildings. Structures are wood-frame with brick veneer. An existing county-run Infant Parent Program Training Center, a division of Austin Travis County Mental Health Mental Retardation Center, is located at the northern end of the site occupying 6 acres. The six acres are leased to the County through 2085. The site is underutilized due to its relatively steep topography.

**PROJECT FACTS**

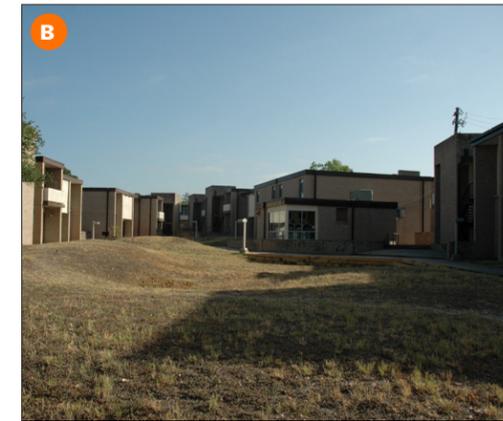
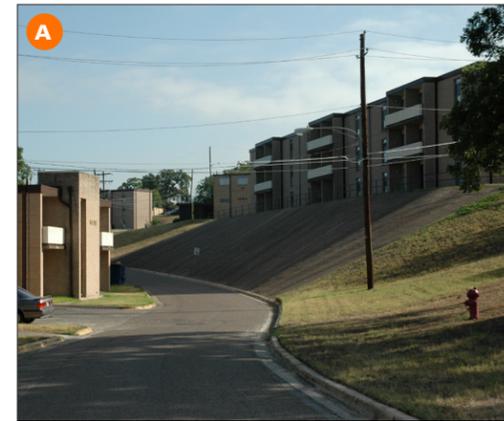
Year completed .....	1972
Site Availability .....	n/a
Site Area .....	25.7 AC
Buildings Area.....	165,000 sf
Number of Units .....	200
Height .....	2-3 Stories
Parking .....	219 spaces

**AMENITIES**

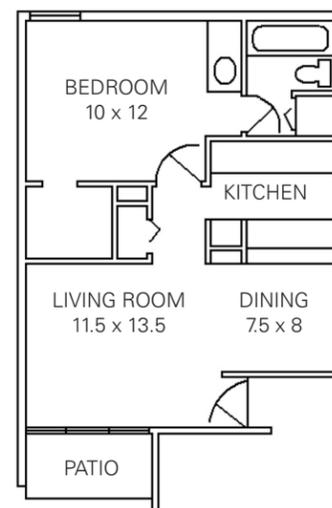
- Playground
- Community garden
- Tennis/basketball courts
- "Club"/event facility
- U.T. Austin Shuttle Stop



**Aerial view**



**Site features**



**1 Bedroom - 582 sf**



**2 Bedroom - 749 sf**

Unit mix			
Unit type	Size	# Units(%)	2008 Rent
1 BR	582 sf	150 (75%)	\$490
2 BR	749 sf	50 (25%)	\$561
<b>TOTAL:</b>		<b>200 (100%)</b>	

**8.1.3. ISSUES AND CONSIDERATIONS**

The following issues and considerations were identified and used in evaluating the existing facilities, policies, locations, and potential future options:

**Strategic Use:** Graduate student housing is important to recruiting the best students. Many of them are from overseas and their decision to come is eased if they don't have to immediately search for housing in a new city/state/country. Over 70% of the graduate student housing units were populated by foreign students in 2008.

Currently, applicants are taken on a first-come, first-served basis and there is a seven year limit that is allowed, unless waived by the Graduate Dean on appeal application. A desire to limit the length-of-stay period in order to serve more students, and that the deans be allotted some units to strengthen their offers to the very best graduate student applicants, was expressed in the meetings chaired by Graduate Dean Dr. Victoria Rodriguez.

There are currently 56 undergraduates, mostly upperclassmen, in the "graduate" student housing. Is this the best use of these units, given that these upperclassmen undergraduates were already settled elsewhere? Is it better to leave graduate student housing for incoming/early-years graduate students?

**Competitor Institutions:** U.T. Austin aspires to be the finest public research university in the country. Many of U.T. Austin's competitor institutions provide graduate housing. Table I compares U.T. Austin to its competitor institutions in the ratio of units provided per Full Time Enrollment (FTE) graduate student.

**Community:** The Tenants' Advisory Board and the collaborative planning group speak fondly of the sense of community in each of the Colorado, Gateway, and Brackenridge Apartments, particularly for the foreign students coming to this city/state/country for the first time, (especially their spouses who often do not speak English) who otherwise can feel adrift in the new city/country. Consequently, the groups strongly favor continuing to provide graduate student units, as their competitors do, rather than a subsidy program that would work on the open market around town, not aggregating the units.

**Mathews Elementary School:** Based on interviews, foreign married students with children are glad to be in Mathews' district. The school has provided teachers fluent in Korean, Chinese, etc, and school officials and parents welcome and accommodate diversity. All three current graduate housing sites are zoned for Mathews; Gateway is located across the street. 150 students go to Mathews from the three sites and Gateway has 200 units, so presumably preference in Gateway could be given to married students with elementary school-age children: but, only 48 of the Gateway units are 2 bedroom (none are 3 bedroom). Mathews as a consideration, therefore, is more important if it is strategically decided to focus graduate student housing on foreign students who are also married and have children.

**Number of Units:** Currently there are 715 units (Gateway 200, Colorado 200, Brackenridge 315). There is a paid backlog of over 300 applicants, and it is presumed there are others who do not apply when they are told that they could not be handled until at least six months into the future. More units are desired.

**Quality of Units:** The current units are spare. To minimize costs, any new units should also be economical.

**Proximity to Campus:** All other things equal, greater proximity to campus is a major expressed benefit.

**Benefit to Surrounding Community:** Graduate student housing is appreciated by the West Austin Neighborhood Group and the City because it is affordable housing, provides cultural and ethnic diversity to the community, and has low car traffic.

**Economical Use of Land:** Land owned by U.T. Austin is a finite asset, and the least amount necessary should be used for graduate student housing. The purpose of relocating the Brackenridge and Colorado apartments is to free up their land (74 acres) for higher/better use and residual land value. To the extent The University of Texas at Austin pays for land to build these units elsewhere, it detracts from residual land value of the leasing of the Brackenridge Tract. The amount, if any, that U.T. Austin must bond that will not be carried by subsequent graduate student rent payments, plus the value of any more U.T. Austin land used to hold graduate housing, is termed the "Net New Cost".

**Locations:** In considering alternative locations, sites not now owned by the U.T. Austin were not considered, because of the cost of acquisition. The team considered all University properties in Austin, especially Gateway, Pickle Research Center, lands adjacent to the main campus but east of I-35, and land adjacent to Intramurals. The team did not include sites on the Main Campus, which are few and should be reserved for academic space growth over the coming decades.

**Staging:** The goal, on an Net Present Value (NPV) basis, would be to free up the Colorado and Brackenridge sites as soon as possible while providing the new units before Colorado and Brackenridge are taken

off-line. Whether this could be done is open for decision. Rebuilding all 715 units on Gateway (one of the options considered) would require demolition of the 200 units now there. If this option is chosen, and if it is desired to leave the Brackenridge and Colorado apartments in place until the new construction on Gateway is complete, there is normal turnover of 160 units annually excluding Gateway. Additionally, Simkins

Hall on the U.T. Austin campus could be converted to 95 graduate units at a cost of \$2MM, thereby accommodating all those who would be in Gateway's 200 units at the time of its removal from service.

**Rents:** Rents are currently approximately half those of the Austin market. This is possible primarily because the construction debt service has been retired on all of

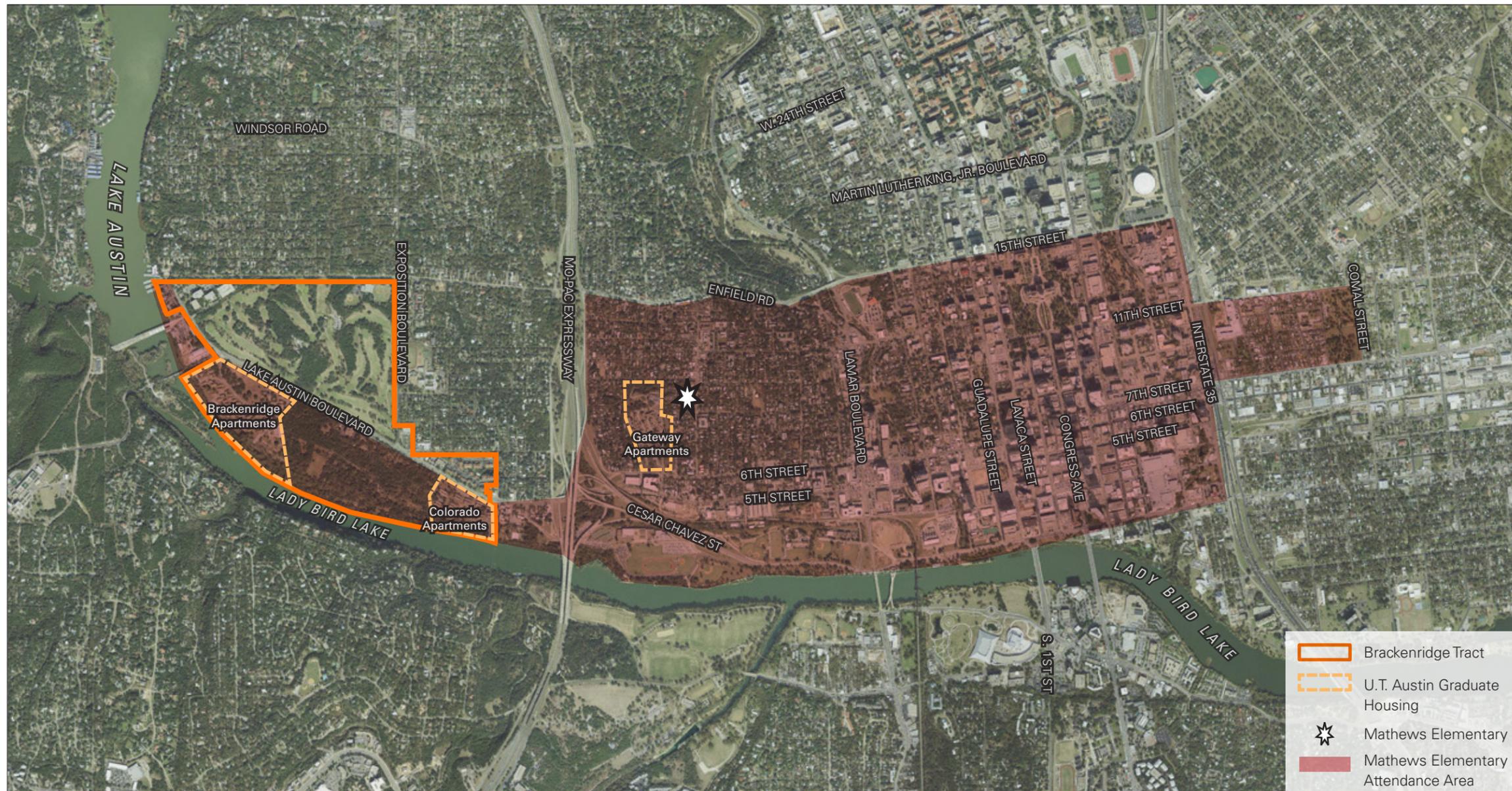
Institution	Grad Housing Units	Grad FTE	Ratio: Units To Students
The University of Texas at Austin	715	11,000	0.065
University of California, Berkeley	1,300 250 spots for single graduate students 1,050 spots for students with families (majority are graduate)	2008 10,000	0.13
University of California, Los Angeles	2,940 1,365 units for single graduate students 1,575 units for families (graduate and undergraduate)	2007 12,635	0.23
University of Michigan – Ann Arbor (Flint is primarily a commuter campus)	1,089 Northwood (Studios – 3bedrooms)	2008 11,307	0.09
University of North Carolina at Chapel Hill	120 (That is all the housing UNC-Chapel Hill owns for graduate students per UNC Housing Office)	8,177	0.014
University of Wisconsin–Madison	1,257 1,040 Units Eagle Heights (1-2-3 bedrooms) 69 units Harvey Street (1-2 bedrooms) 148 units University Heights (8-3bedrooms / 90-2bedrooms/ 50-1bedrooms) priority: graduate families / student families / academic staff and faculty families	13,042	0.096
University of Chicago	1,300 (Studios to 3-bedrooms – located in 3-story walk-up and elevator buildings up to 12-stories)	9,000	1.44

Table I

Brackenridge, Colorado, and Gateway. If The University of Texas at Austin rebuilds, the new construction costs must be amortized, and a question for the Regents will be whether to charge the rents required to amortize all those costs – which would approximate market rents – or to commit some portion of the funds realized from the leasing of the Brackenridge and Colorado sites as a write down against the new units' cost, so that rents in the new units would be somewhere below market.

Currently, the units are assigned first-come, first-served, so there is no connection between the below-market rent and a student's (in)ability to pay (nor of that student's academic standing and potential among all graduate students, as The University of Texas at Austin seeks "the best students"). In any event, with such a limited supply, and in an era of necessarily high tuition, is it fully fair to benefit some (especially if they are able to pay) at the expense of all? The first-come, first-served approach benefits

those in the know, but would it not be better to reserve all the net residual value of the Brackenridge and Colorado parcels, for use by the institution through the endowment, rather than reducing rents, and to not favor any specific group? Could not those in need then have their needs addressed via their stipend?



Source of Information: Amy Kinkade, Principal of Mathews Elementary School

**8.2. HOUSING AT OTHER INSTITUTIONS**

Examples of housing provided by competitor institutions were looked at to inform the programming and design of any new or replacement graduate student housing, as well as the evaluation of the existing units.

**8.2.1. CALHOUN LOFTS  
University of Houston**

This is a graduate and professional student housing complex located on the main campus within a precinct that includes the Business School and the Colleges of Law and Engineering. The complex includes ground floor communal and retail uses.

**PROJECT FACTS**

Year Completed.....	2009
Number of Units.....	744
Number of Beds.....	984
Unit Types:	
Studio.....	341 sf
One Bedroom.....	492 sf
Two Bedroom.....	668 sf
Height.....	7-10 stories

**AMENITIES**

Study lounges, theatre room, roof terraces, sky lounge, fitness center, laundry facilities, coffee bar, private courtyard, computer lab, meeting spaces, special-event kitchen

**PROJECT TEAM**

Architect..... Kirksey Architects



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**HOUSING AT OTHER INSTITUTIONS**



© Univ. of Texas Health Science Ctr.,Houston - <http://ae.uth.tmc.edu/housing/index2.htm>



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**8.2.2. GRADUATE HOUSING**  
**The University of Texas Health Science Center at Houston**

**7900 Cambridge**

Year Completed..... 1982  
 Unit Types:  
   One Bedroom..... 570-680 sf  
   Two Bedroom..... 960 sf  
   Three Bedroom..... 1,060 sf  
 Height..... 2 stories

**1885 El Paseo**

Year Completed..... 2005  
 Number of Units..... 306  
 Unit Types:  
   One Bedroom..... 490-693 sf  
   Two Bedroom..... 870-1,056 sf  
 Height..... 4 stories

**PROJECT TEAM**

Architect.....Kirksey Architects

**AMENITIES**

24-Hour maintenance, commons room, swimming pool, proximity to child, development center, proximity to recreation center

**8.2.3. UNIVERSITY VILLAGE**  
**University of California, Berkeley**

Over 900 townhouses and apartments were organized into eight neighborhoods, clustering families into small courts with no more than 25 families in each. The project includes housing plans which allowed continuous use of The Village. A network of auto-free green spaces connect the neighborhoods to the Village Center and all of the streets are lined with trellised front porches and bay windows.

**PROJECT FACTS**

Year Completed .....	2009
Site Area .....	58 AC
Density .....	17 DU/AC
Number of Units .....	760
Unit Types – West Village:	
One Bedroom .....	635 sf
Two Bedroom .....	785-806 sf
Three Bedroom .....	1,002 sf
Unit Types – East Village:	
Townhouses (2BR) .....	1,040-1,197 sf
2 Bedroom .....	987 sf
3 Bedroom .....	1,085-1,103 sf
Height .....	2-3 stories

**AMENITIES**

Community garden, community center, family resource center, kid’s teaching garden, computer center, laundry facilities, child care center, and café

**PROJECT TEAM**

Architect .....	Puatok Architects
Developer .....	Allen & O’hara



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**HOUSING AT OTHER INSTITUTIONS**



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### 8.2.4. NORTH CAMPUS HOUSING University of California, San Diego

This primarily low-rise student housing complex engenders a sense of community while offering respite from typical college mundanities. The dormitory buildings are situated around a series of internal courts and gardens that provide comfortable places for gathering or meditation. Special emphasis was placed on pedestrian circulation paths, further underscoring the sense of community.

**PROJECT FACTS**

Year Completed .....	2009
Site Area .....	6.4 AC
Number of Beds .....	1,016
Height .....	3 & 14 stories

**AMENITIES:**  
Administration office, conference facilities, laundry facilities, satellite bookstore, café, and mailroom

**PROJECT TEAM**  
Architects..... Skidmore, Owings & Merrill

**8.2.5. 10 AKRON STREET  
Harvard University**

**PROJECT FACTS**

Year Completed .....	2008
Site Area .....	4 AC
Density .....	38 DU/AC
Number of Units .....	151
Number of Beds .....	215
Unit Types:	
Studio.....	300 sf
One Bedroom Convertible .....	614sf
Height.....	3-7 stories

**AMENITIES**

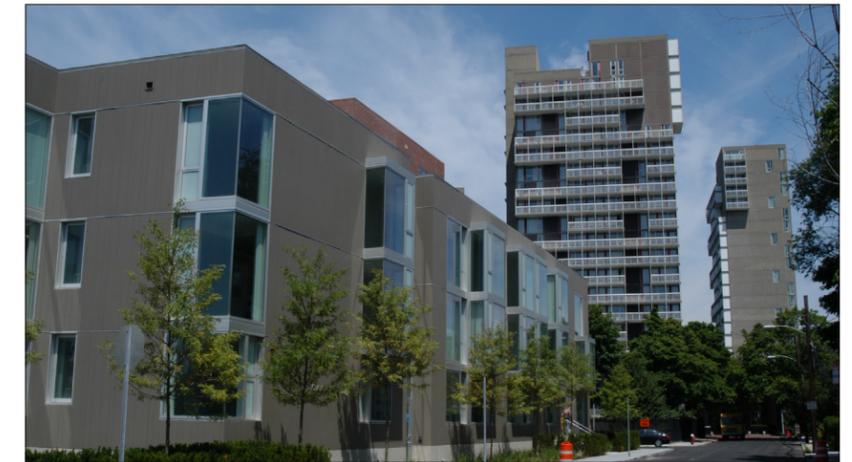
Administration office, conference facilities, laundry facilities, satellite bookstore, café, and mailroom

**PROJECT TEAM**

Architect ..... Kyu Sung Woo Architects



**Public Open Space on Hingham Street** © Kyu Sung Woo Architects -[http://www.riversidehousing.harvard.edu/photopopup.php?photoid=5&photodir=memorial\\_drive](http://www.riversidehousing.harvard.edu/photopopup.php?photoid=5&photodir=memorial_drive)



**Banks Street View**



**Charles River View** © Kyu Sung Woo Architects - [http://www.riversidehousing.harvard.edu/photopopup.php?photoid=4&photodir=memorial\\_drive](http://www.riversidehousing.harvard.edu/photopopup.php?photoid=4&photodir=memorial_drive)

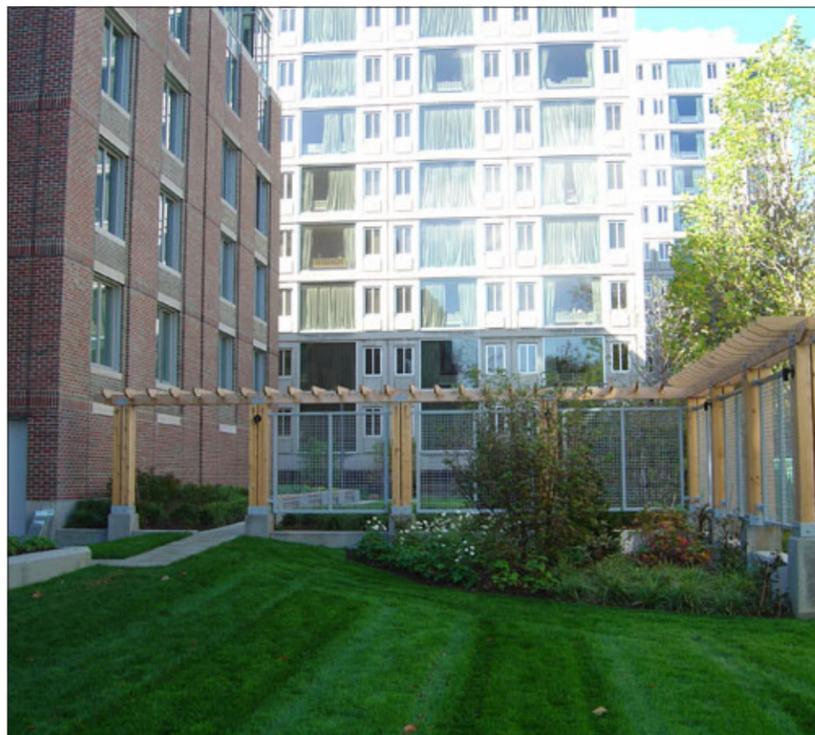


**Memorial Drive View**

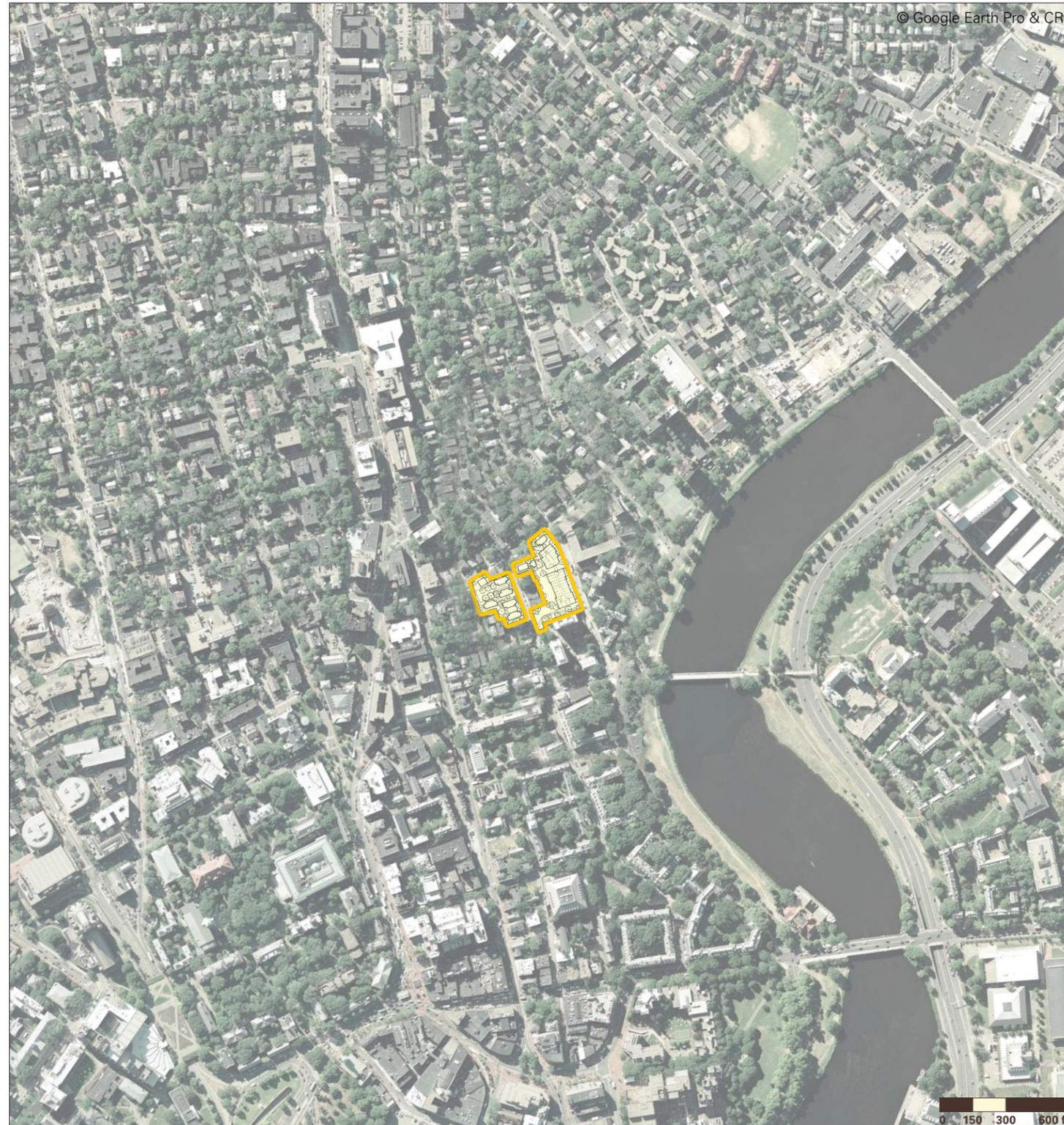
**HOUSING AT OTHER INSTITUTIONS**



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**8.2.6. 5 COWPERTHWAIT STREET  
Harvard University**

**PROJECT FACTS**

Year Completed.....	2007
Site Area.....	4.8 AC
Number of Units.....	145
Number of Beds.....	200
Unit Types:	
Studio.....	322 sf
One Bedroom.....	509 sf
One Bedroom Convertible.....	584sf
Two Bedroom.....	694 sf
Two Bedroom Convertible.....	987 sf
Height.....	6 stories

**AMENITIES**

Fitness room, study lounges, laundry facilities, common rooms, landscaped yard, LEED-NC Gold, building office, underground parking garage, bicycle storage area

**PROJECT TEAM**

Architects ..... Elkus Manfredi Architects  
Landscape Architect..... Halvorson Design

**8.2.7 MUNGER RESIDENCE  
Stanford University**

**PROJECT FACTS**

Year Completed ..... 2009  
Site Area ..... 14.4 AC  
Number of Units ..... 358  
Number of Beds ..... 600  
Height ..... 4-5 stories

**AMENITIES**

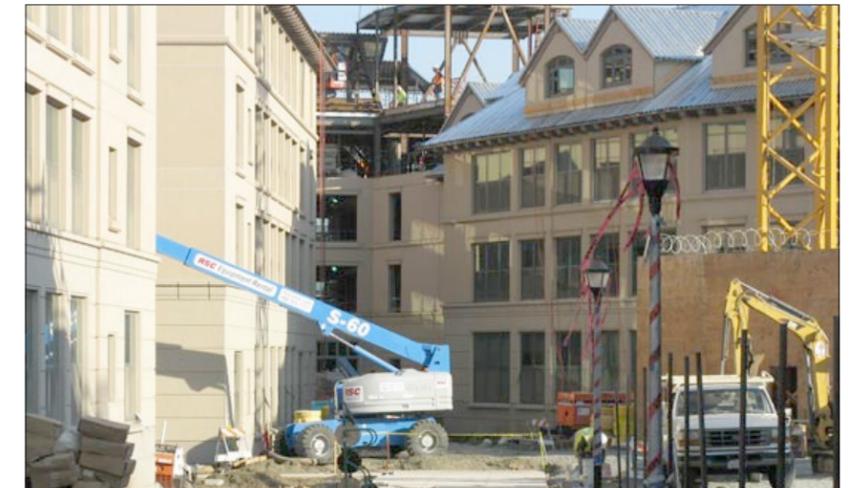
Underground parking garage, café/kitchen,  
meeting space, convenience store, exercise  
area, operational center

**PROJECT TEAM**

Architect ..... Cody Anderson Wasney



© Stanford University - <http://mungerhousing.stanford.edu>



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**HOUSING AT OTHER INSTITUTIONS**



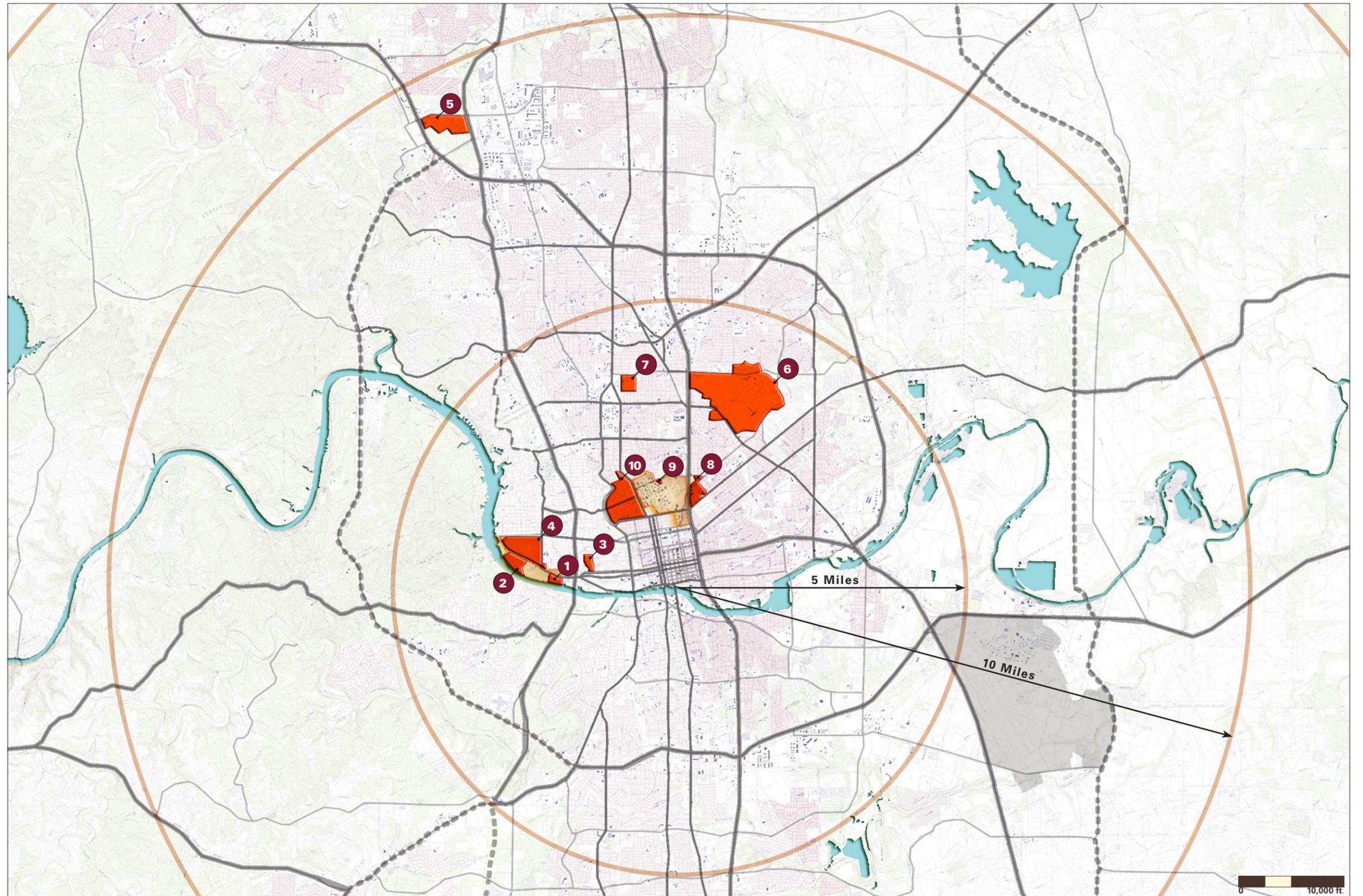
THE UNIVERSITY OF TEXAS SYSTEM: Brackenridge Tract  
AUSTIN, TEXAS

### 8.3. ALTERNATIVES ANALYSIS

The Collaborative Team identified and analyzed a variety of future scenarios, including a number of additional sites for consideration in those scenarios that relocate the graduate student housing off the Brackenridge Tract. The analysis for each of the sites was based on program assumptions and a set of planning criteria and goals described in the next page.

#### RELOCATION SCENARIOS

- 1 Maintain existing conditions of facilities.
- 2 Construct 200 apartments in the Brackenridge Complex to replace the Colorado Apartments.
- 3 Construct additional apartments on the Gateway Apartments site to replace the 200 units of Colorado Apartments and 315 units of Brackenridge Apartments.
- 4 Construct apartments on the Lions Golf Course portion of the Brackenridge Tract to replace the 200 units of Colorado Apartments and 315 units of Brackenridge Apartments.
- 5 Construct apartments in the Pickle Research Center to replace the 200 units of Colorado Apartments and 315 units of Brackenridge Apartments.
- 6 Construct replacement apartments in the Mueller Redevelopment Project site.
- 7 Construct replacement apartments on property adjacent to the Intramural Fields.
- 8 Construct replacement apartments on The University of Texas at Austin property of the Blacklands Neighborhood.
- 9 Renovate Simkins Hall Dormitory.
- 10 Construct replacement apartments within the West Campus Neighborhood.



**8.3.1. PROGRAM ASSUMPTIONS**

For purposes of the analyses, it was assumed that the total program is 715 units, the same number as exist today on the two Brackenridge Tract sites and the Gateway site. If a particular location is determined to have a greater capacity, the additional potential number of units would be identified. A mix of efficiency, one bedroom, two bedroom, and three bedroom units is assumed, with the existing average square footage of 896 gross square feet per unit. Parking is assumed at a minimum ratio of 0.88 space per unit.

In addition to the living units, the program includes service and support spaces and amenities. Support spaces included the graduate student housing office and a maintenance and storage facility.

**8.3.2. PLANNING CRITERIA AND GOALS**

The evaluation of the scenarios and sites was based on the following criteria and goals:

**Affordability:** Many graduate students cannot afford market rate housing and one of the purposes for providing it is to attract the best

candidates, regardless of their economic status. Whether through reduced rents, adjustments to stipends, or some other method, the housing must be affordable to those unable to pay full cost.

**Accessibility:** Proximity to campus, or, at least, the ability to get to it quickly and easily, is an important consideration. It should be served by transit

**Inclusivity:** The housing should allow for diversity: multi-cultural, gender-neutral, and racially, economically, and socially mixed.

**Scale:** Housing trend is toward “village” settings: family-friendly and communal.

**Schools:** Housing should be close to elementary and middle schools, as well as child care, playground, and park facilities. Continuing the relationship that has been built with Mathews Elementary would be a significant benefit.

**Amenities:** Proximity to laundry facilities, grocery store, general retail, restaurants, parks, playgrounds, child care, and other daily needs and amenities, if not located on-site, is needed.

**Safety:** A secure environment and safe areas for children to play are essential.

**Product Diversity:** Variety of apartment sizes is needed for the diverse requirements of graduate students: married and single, foreign and native, etc. Choice among different types is desirable.

**Sustainability:** Pro-environmental and “green” building design principles should be adhered to.

**Cost:** The costs of the units must be consistent with the revenue available from rents and other sources, if any, as well as with demands of the market-place for such things as size, quality, and character. Land must be owned by U.T. Austin to avoid land acquisition costs that could significantly reduce the economic advantages of relocating the housing from the Brackenridge Tract.

**Phasing:** Availability of the site and the ability to free land on the Brackenridge Tract for redevelopment is an important consideration.

**Recruitment:** The housing should be used to facilitate, expand, and deepen the graduate student experience and strengthen the opportunity to recruit the “best and the brightest”.

ADMINISTRATION AND MAINTENANCE FACILITY	EXISTING		PROPOSED		
	Program	Program Area	Parking (stalls)	Program Area	Parking (stalls)
	Office <sup>1</sup>	5,800 sf	33	3,000 sf	23
	Maintenance storage	11,800 sf	24	5,900 sf	7
	Community center			4,600 sf	shared
	Meeting rooms			3,000 sf	
	Laundry <sup>4</sup>			1,400 sf	
	Kitchen & dining			200 sf	
	<b>Program Total</b>	<b>17,600 sf</b>	<b>57</b>	<b>13,500 sf</b>	<b>30</b>
	Parking	Program Area	Parking (stalls)	Program Area	Parking (stalls)
Visitor		3		3	
Office staff		30		20	
Maintenance staff		2		2	
Maintenance vehicles		22			
Maintenance carts				4	
Maintenance forklift				1	
<b>Parking Total</b>		<b>57</b>		<b>30</b>	

<sup>1</sup> Office: square footage equals an assumed third (1/3) of the existing square footage of the entire building  
<sup>2</sup> Office: square footage equals and assumed a half (1/2) of the assumed office square footage  
<sup>3</sup> Maintenance Storage: square footage equals and assumed a half (1/2) of the assumed office square footage  
<sup>4</sup> Laundry: @ 25 DU/washer; 25 sf per washer and dryer; 1 dryer per washer; 28 washers and 28 dryers required (Time-Save Standards for Residential Development, 819)  
<sup>5</sup> Office Staff Parking: reduced from the suggested 25-30 spaces because @ 4 cars/1,000 sf only 12 stalls are required

GRADUATE AND MARRIED STUDENT HOUSING	EXISTING												PROPOSED									
	Year Built		1962				1972				1982-84				Replacement Housing Program							
	APARTMENT TYPES		COLORADO APARTMENTS 200 DU				GATEWAY APARTMENTS 200 DU				BRACKENRIDGE APARTMENTS 315 DU				UNIT MIX AND SIZE BASED ON CURRENT BRACKENRIDGE 715 DU				U.T. AUSTIN/RANDY PORTER 715 DU			
	Net SF	Gross SF (125 %)	Mix of Units		Net SF	Gross SF (125 %)	Mix of Units		Net SF	Gross SF (125 %)	Mix of Units		Net SF	Gross SF (125 %)	Mix of Units		Net SF	Gross SF (125 %)	Mix of Units			
Units			% of Total	Units			% of Total	Units			% of Total	Units			% of Total	Units			% of Total			
<b>Efficiency</b>												600 sf	750 sf	179 DU	25 %	550 sf	687.5 sf	179 DU	25 %			
<b>1 Bedroom</b>	572 sf	715 sf	48 DU	24 %	582 sf	727.5 sf	150 DU	75 %	785 sf (1.3% Inc.)	982 sf	56 DU	17.5 %	785 sf	982 sf	143 DU	20 %	650 sf	812.5 sf	143 DU	20 %		
<b>2 Bedroom</b>	659 sf	824 sf	152 DU	76 %	749 sf (1.13% Inc.)	935 sf	50 DU	25 %	835 sf (1.12% Inc.)	1,044 sf	212 DU	67.5 %	835 sf	1,044 sf	358 DU	50 %	800 sf	1,000 sf	358 DU	50 %		
<b>3 Bedroom</b>									1,010 sf	1,262.5 sf	47 DU	15 %	1,010 sf	1,262.5 sf	35 DU	5 %	1,000 sf	1,250 sf	35 DU	5 %		
<b>TOTAL:</b>	<b>127,625 nsf</b>	<b>159,568 gsf</b>	<b>200 DU</b>	<b>100 %</b>	<b>124,750 nsf</b>	<b>109,125 gsf</b>	<b>200 DU</b>	<b>100 %</b>	<b>268,450 nsf</b>	<b>335,657.5 gsf</b>	<b>315 DU</b>	<b>100 %</b>	<b>553,935 nsf</b>	<b>692,615.5 gsf</b>	<b>715 DU</b>	<b>100 %</b>	<b>512,800 nsf</b>	<b>641,000 gsf</b>	<b>715 DU</b>	<b>896 gsf</b>		
<b>AVERAGE</b>	<b>638 nsf</b>	<b>797 gsf</b>			<b>623 nsf</b>	<b>779 gsf</b>			<b>852 nsf</b>	<b>1,065 gsf</b>			<b>774 nsf</b>	<b>968 gsf</b>			<b>717 nsf</b>	<b>896 gsf</b>				

**ALTERNATIVES ANALYSIS**



Lions Municipal Golf Course



Lions Municipal Golf Course



Brackenridge Apartments



Colorado Apartments



### 8.3.3. SCENARIOS AND SITES CONSIDERED

The following scenarios and alternative sites were considered by the collaborative planning team. Only those options for each site that maintained, with Gateway, the total existing count of 715 units were considered. Also, only land currently owned by the University was considered.

#### 8.3.3.1. BRACKENRIDGE LOCATIONS

We did not investigate retaining, or infilling more units on, either the Brackenridge Apartment or Colorado Apartment sites, because that would represent a poor use of land on a residual land value basis – they are prime sites for redevelopment. This would be the case in any other area of the Tract, such as the golf course, in addition to presenting a phasing issue as most other portions of the Tract are not available for development until 2019 or beyond.

**8.3.3.2. PICKLE RESEARCH CAMPUS (WEST TRACT)**

Pickle was considered to be a non-residential environment. However, the westerly parcel is unused, heavily treed, and has commercial, rather than industrial-like neighbors. A study done for this portion of the site determined that more than the 515 units on the Brackenridge Tract could be accommodated. Consolidation provides a more economical management model.

It was determined that the area was not suitable for this type of residential use, it is too far from the campus, and there is a decrease in the accessibility to off-site amenities. The quality of life for the students would decline.



**Microelectronics and Computer Technology Corp.**



**Pickle Research Campus (East Track)**



**West Balcones Center Drive**



**Stonelake Boulevard**

**ALTERNATIVES ANALYSIS**



Whitaker Intramural Football Fields (Control Building)



Whitaker Intramural Tennis Courts and Parking



Whitaker Intramural Soccer Fields



### 8.3.3.3. INTRAMURAL FIELDS

The fields would provide ample area for consolidating the housing; however, there is no alternative location for the fields, which must be retained. There is a small unused area adjoining the playing fields but this has insufficient land area to accommodate any of the housing in a viable way.

### 8.3.3.4. BLACKLANDS

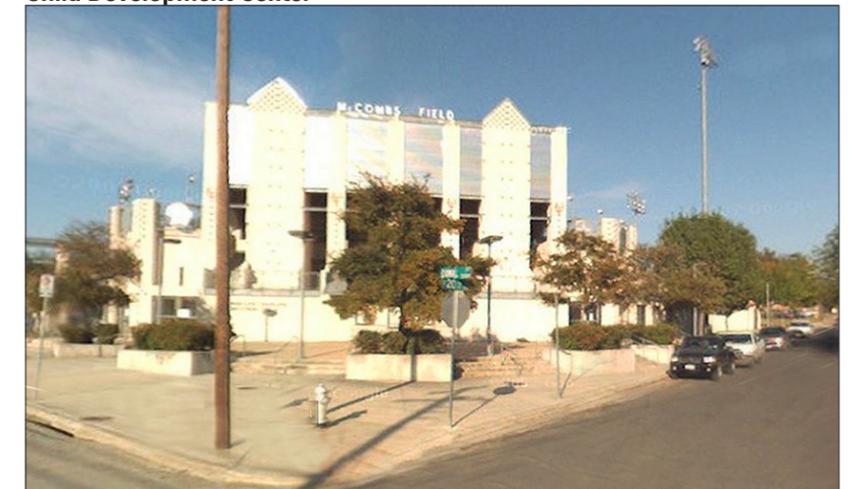
Blacklands is an irregular and somewhat fragmented assemblage of land east of I-35 across from the southeast corner of the campus. Assuming that the 200 units would remain at Gateway, the 515 units required cannot be adequately provided on this property, much less the needed office and support, a consolidated community, or additional units. In addition, the area is not perceived to be appropriate for residential use and the University has other more appropriate uses planned, which limit the area available and would make the remaining sites even less viable.



University Interscholastic League Building

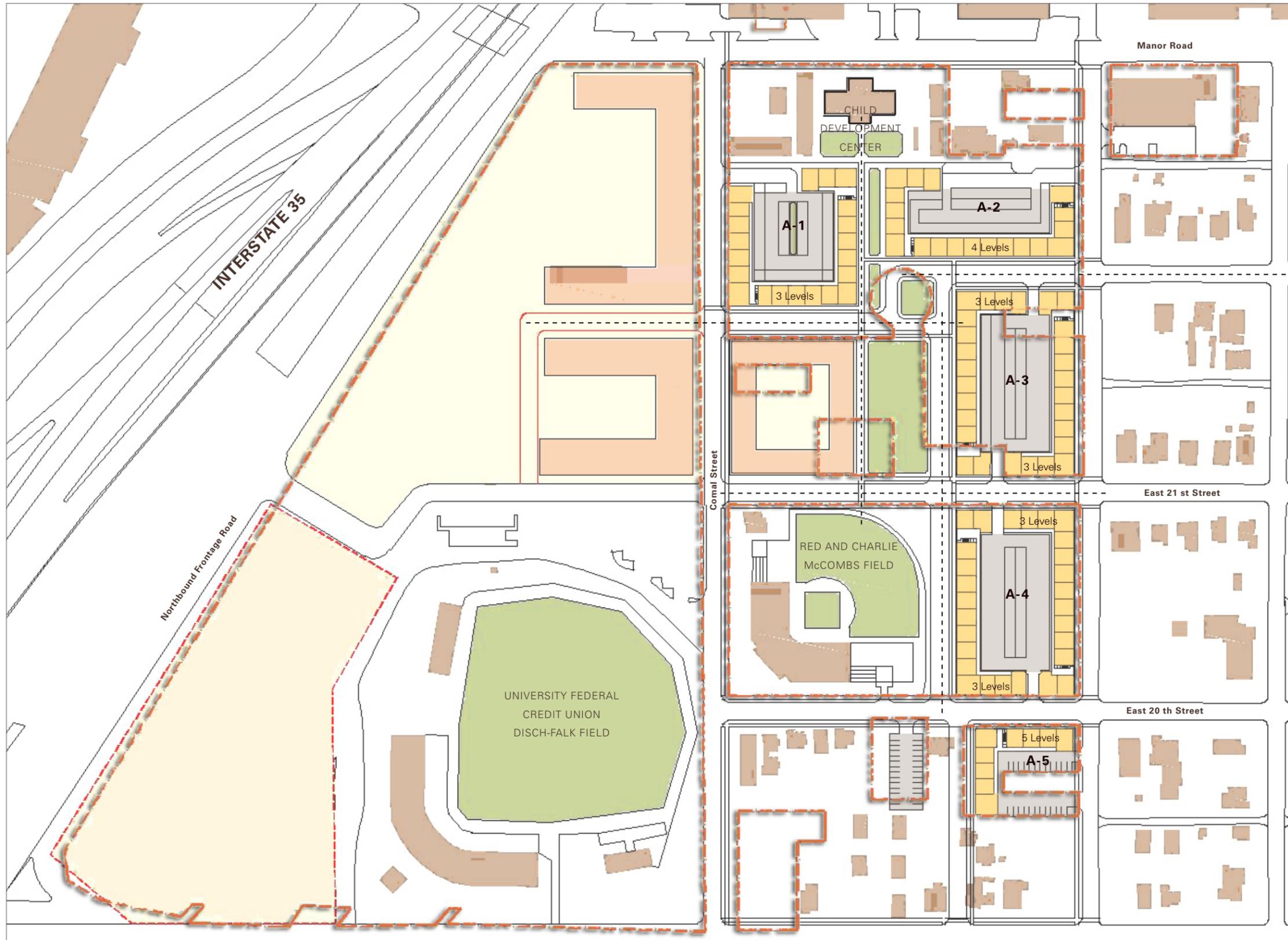


Child Development Center



McCombs Field





Graduate Housing
  Future Development
  Proposed Surface Parking

Graduate Housing	Average Unit Size	Number of DU	Program Area	Parking Provided
Block A-1	896 gsf	80	71,680 sf	81
Block A-2	896 gsf	68	60,928 sf	65
Block A-3	896 gsf	84	75,264 sf	81
Block A-4	896 gsf	84	75,264 sf	81
Block A-5	896 gsf	45	48,384 sf	52
<b>Total:</b>		<b>361 DU</b>		<b>360 cars</b>

Parking Program	Required Ratio	Required Stalls	Provided Stalls
Graduate Housing	.88 cars/du	318	360

**Total Site Area: 36.94 AC**  
**Total Available Site Area (as of today): 11.13 AC**  
**Total Units: 361 DU**  
**Density: 32 DU/AC**  
**Total Parking: 360 Cars**



**ALTERNATIVES ANALYSIS**

### 8.3.3.5. SIMKINS HALL

This out-dated residence hall on the main campus is certainly well-located. Site constraints limit redevelopment of any significant size and the U.T. Austin's priority for use of campus space may be in conflict. However, the existing building, if renovated and updated, could provide temporary graduate student housing during the transition from Brackenridge to another site, to accelerate the phasing. It also may provide additional housing in the longer term for some types of graduate students other than those married and/or with children.



Simkins Hall Dormitory East View



Simkins Hall Dormitory South View



Simkins Hall North View

## ALTERNATIVES ANALYSIS

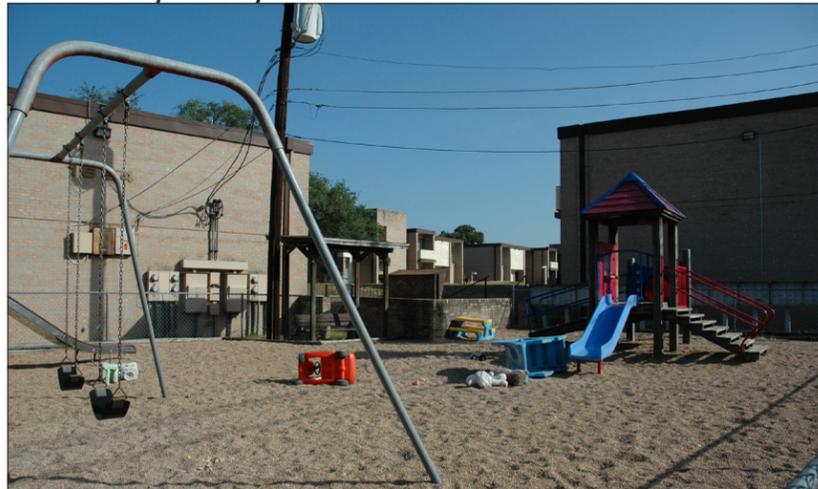




West Gateway Drive



West Gateway Pathway



Infant Parent Center Playground

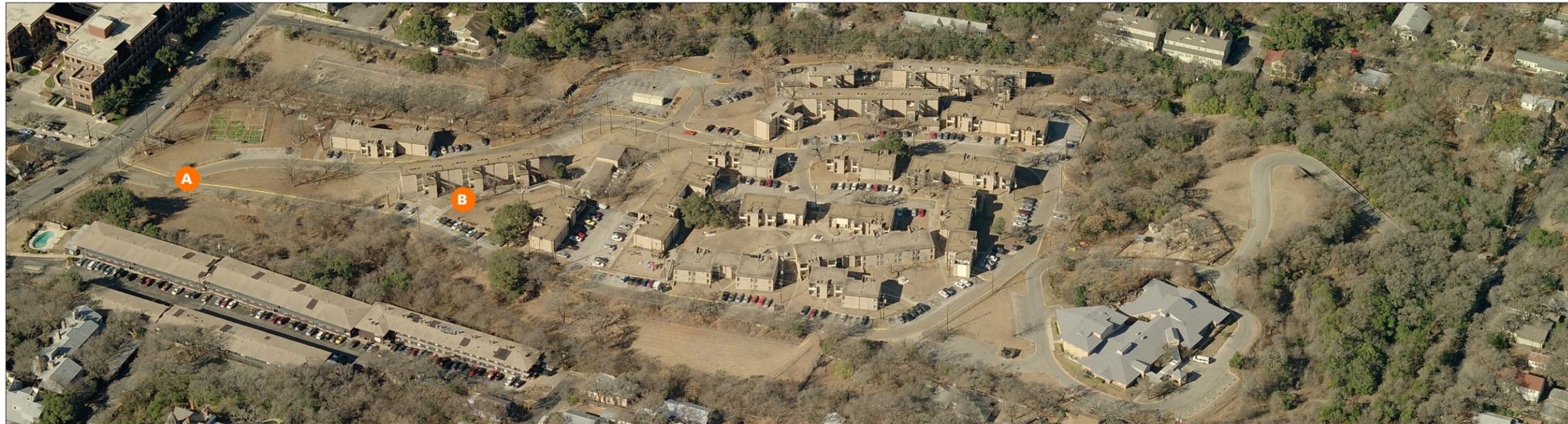


### 8.3.3.6. GATEWAY APARTMENTS

The Gateway apartment complex was studied to determine what could be infilled to increase the capacity of the site, but the full 715 units could not be accommodated. However, additional study indicated that more than 715 units could be provided if the site were rebuilt.

The operation is consolidated for a more economical management model and the community is maintained in the same general vicinity and in close proximity to Mathews Elementary. Rebuilding provides an opportunity for a more appropriate and diverse mix of apartment types.

On the other hand, there is additional cost for construction due to the dramatic topography of the site and the need to rebuild the existing 200 units.



Existing Conditions: Site Photos



West Gateway Drive



West Gateway Residences



West Gateway Residential Parking



West Gateway Drive

## ALTERNATIVES ANALYSIS





**E**  
Infant Parent Program Training Center Playground



**F**  
East Gateway Residences View North



**G**  
West Gateway Drive View South



**H**  
Community Garden



**I**  
Bridge and Basketball Courts



**I**  
Creek and Bridge



**J**  
Gateway Housing View South



Existing Conditions: Site Photos



**EXISTING CONDITIONS: SITE ANALYSIS**

Total Land Area: 25.7 AC  
 Graduate Housing Land Area: 19.7 AC  
 ATCMHMR Land Area: 6 AC  
 (Austin Travis County Mental Health Mental Retardation Center)  
 Current Units: 200 DU  
 Current Density: 10 DU/AC

**Existing Zoning Categories**

- SF-3
  - Maximum Height: 40'
  - Maximum Bldg. Coverage: 40%
- MF-1
  - Maximum Height: 40'
  - Maximum Bldg. Coverage: 45%
  - Maximum Density: 17 DU / AC
- MF-3
  - Maximum Height: 40'
  - Maximum Bldg. Coverage: 55%
  - Maximum Density: 36 DU / AC
- MF-4
  - Maximum Height: 60'
  - Maximum Bldg. Coverage: 60%
  - Maximum Density: 36-54 DU / AC
- LO (Limited Office District)

**Assumed Zoning Compliance\***

- MF-1: 17 DU / AC
- MF-3 to MF-4: 36 DU / AC

\* Zoning to be clarified. Replacement housing study is based on the assumed zoning above enabling higher density.



**Adjacent Current Zoning & Assumed Zoning Compliance for the Gateway Site**

- MF-1\*
- MF-3 to MF-4\*



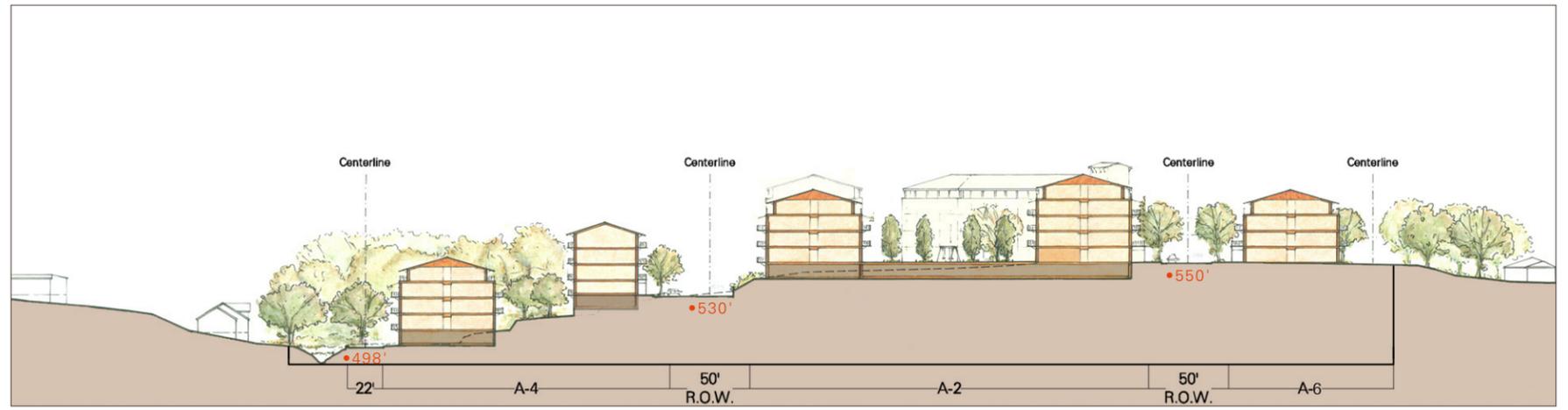
**Critical Slopes and Ridges**

- Ridges
- 15% - 25%
- 25% - 35%
- 35% or Greater Slopes

**ALTERNATIVES ANALYSIS**



Proposed Scenario: Illustrative



Section A.



W. 6th Street View of Proposed Graduate Housing Scenario

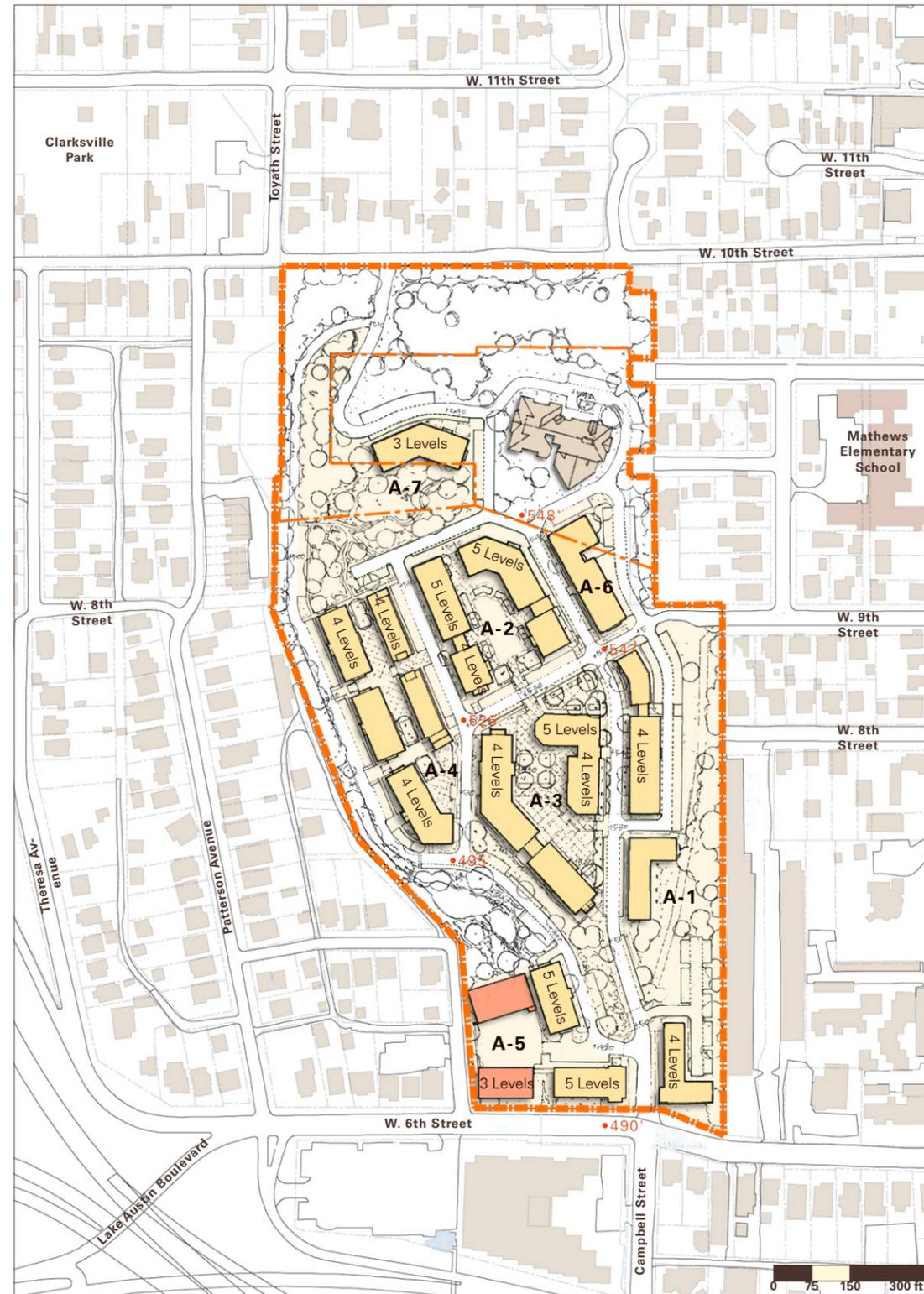
- 1 Infant Parent Program Training Center of Austin Travis County Mental Health Mental Retardation Center
- 2 Playground Court with Laundry and other Residential Amenities
- 3 Other Playgrounds
- 4 Housing Administration
- 5 Housing Maintenance

## PROGRAM SUMMARY

The unit count goal assumes the replacement of 315 units at the Brackenridge Apartments site and 200 units at the Colorado Apartments site together with Gateway's existing 200 units for a minimum of 715 units of graduate housing.

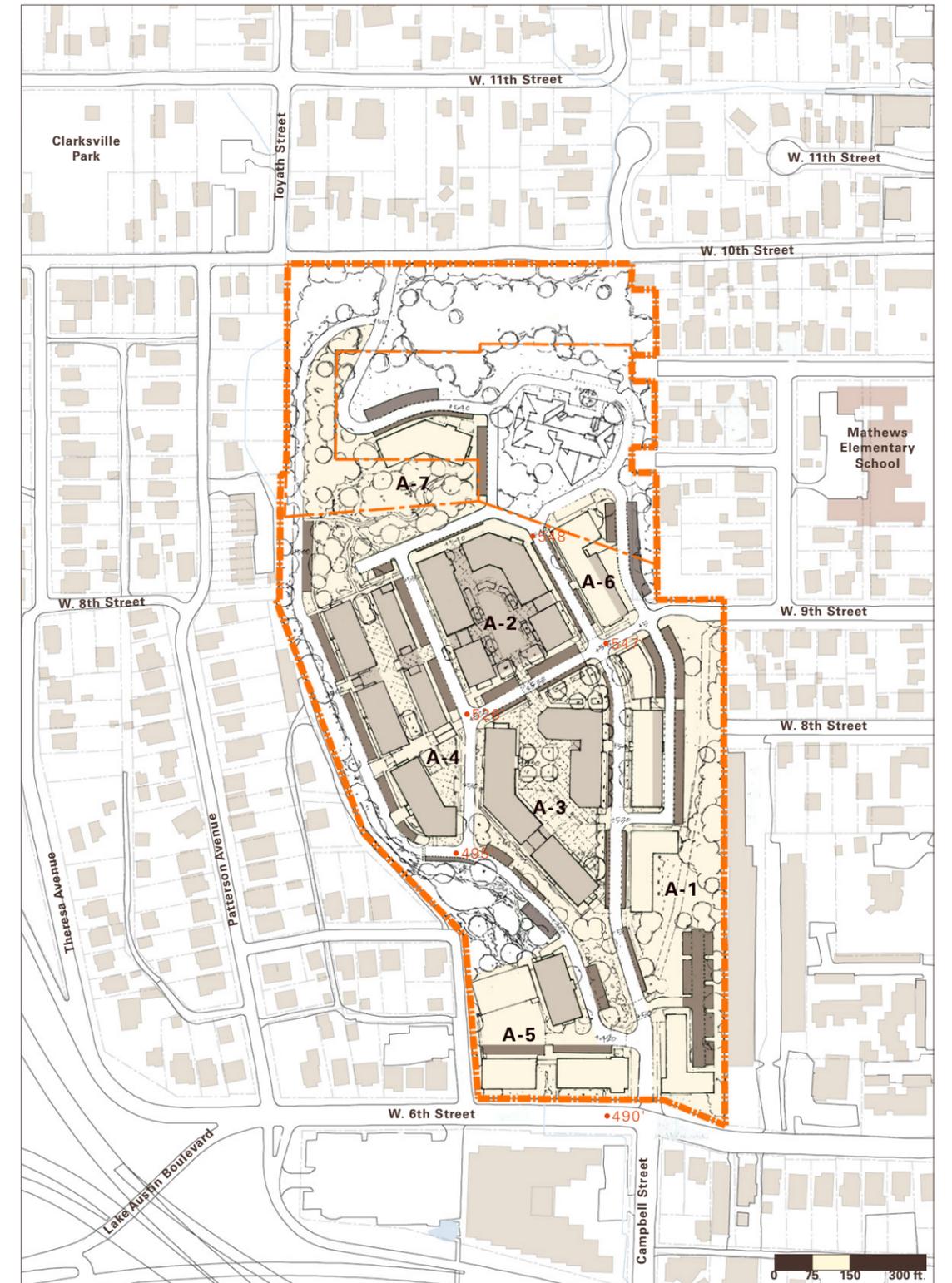
PROGRAM SUMMARY				
Graduate Housing	Average Unit Size	Number of DU	Program Area	Parking Provided
Block A-1	896 gsf	142	127,232 sf	125
Block A-2	896 gsf	169	151,424 sf	197
Block A-3	896 gsf	172	154,112 sf	157
Block A-4	896 gsf	170	152,320 sf	185
Block A-5	896 gsf	80	71,680 sf	14
Block A-6	896 gsf	56	50,176 sf	48
Block A-7	896 gsf	36	32,256 sf	41
<b>Total:</b>		<b>825 DU</b>		<b>767 cars</b>
Housing Support				
Admin. Staff			15,000 sf	45
Maintenance			7,500 sf	2
<b>Total:</b>				<b>47</b>
<b>PROGRAM TOTAL:</b>		<b>825 DU</b>		<b>814 cars</b>

Parking Program	Required Ratio	Required Stalls	Provided Stalls	Provided Ratio
Graduate Housing	0.88 cars/ DU	726	767	0.93 cars / DU
Admin. Staff	3 cars / 1,000 sf	47	47	3 cars / 1,000 sf
<b>PARKING TOTAL:</b>		<b>773 cars</b>	<b>814 cars</b>	



Land Use Diagram

Graduate Housing
  Housing Administration & Maintenance



Parking Diagram

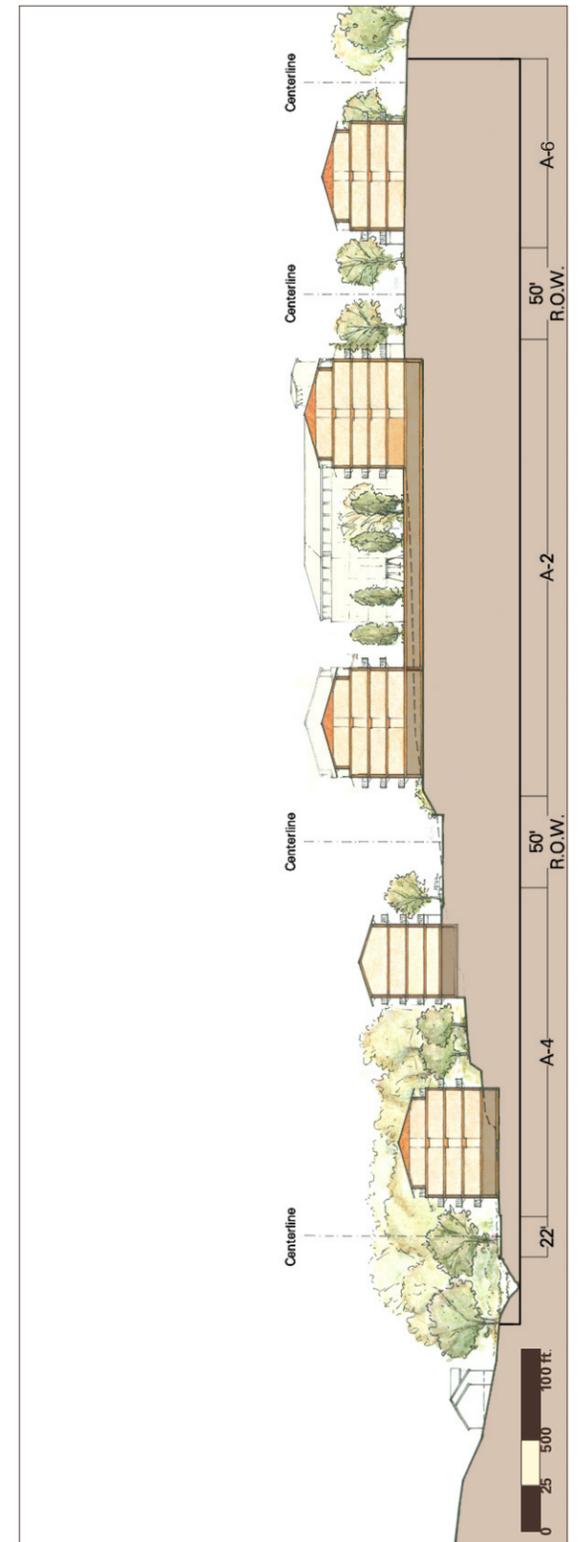
Garage Parking
  Surface Parking

## ALTERNATIVES ANALYSIS

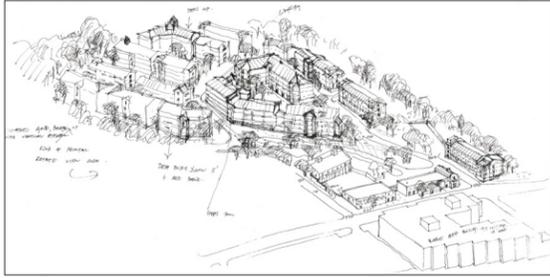




Proposed Scenario: Illustrative



**PROPOSED SCENARIO: MASSING STUDIES**



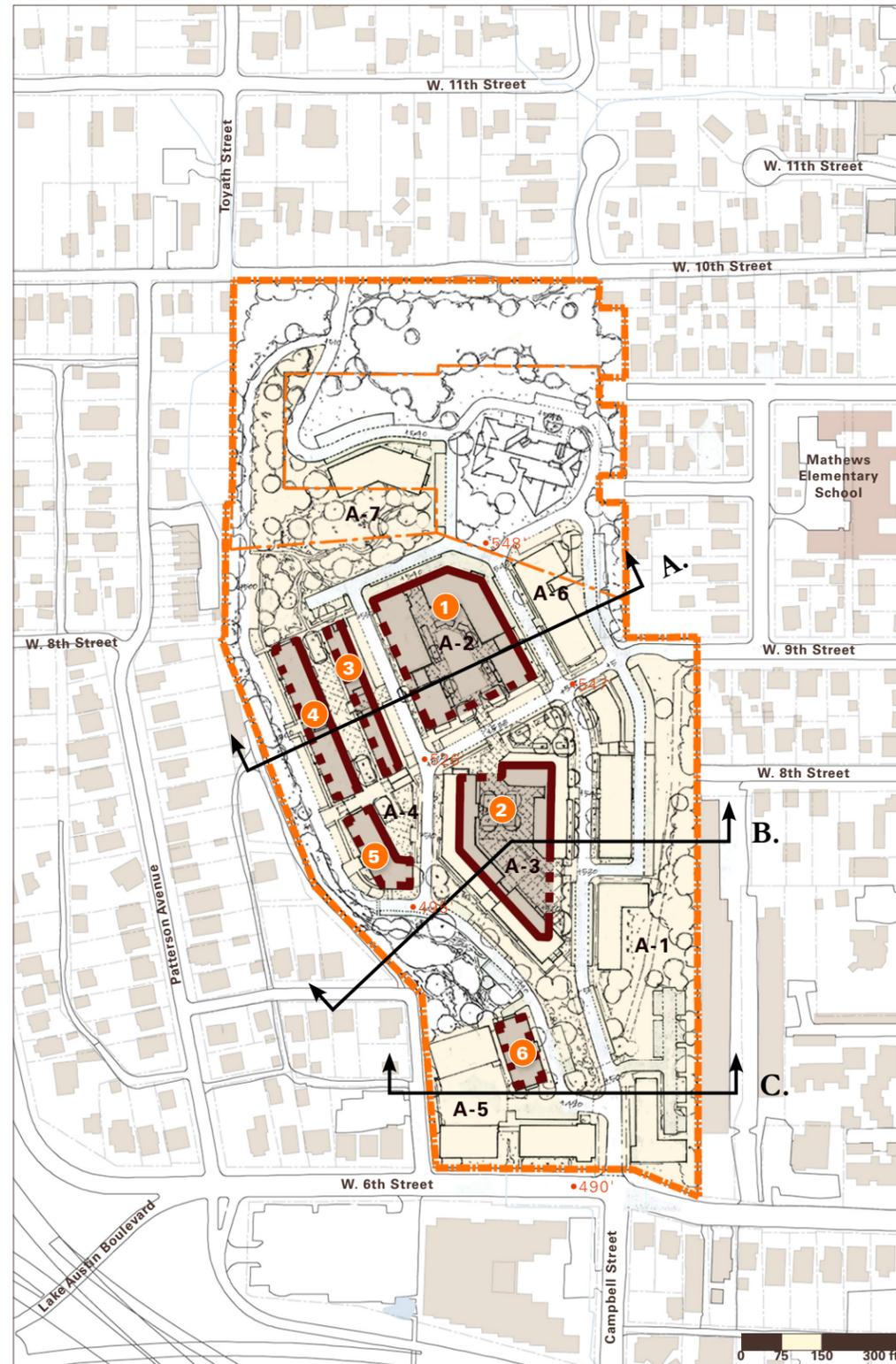
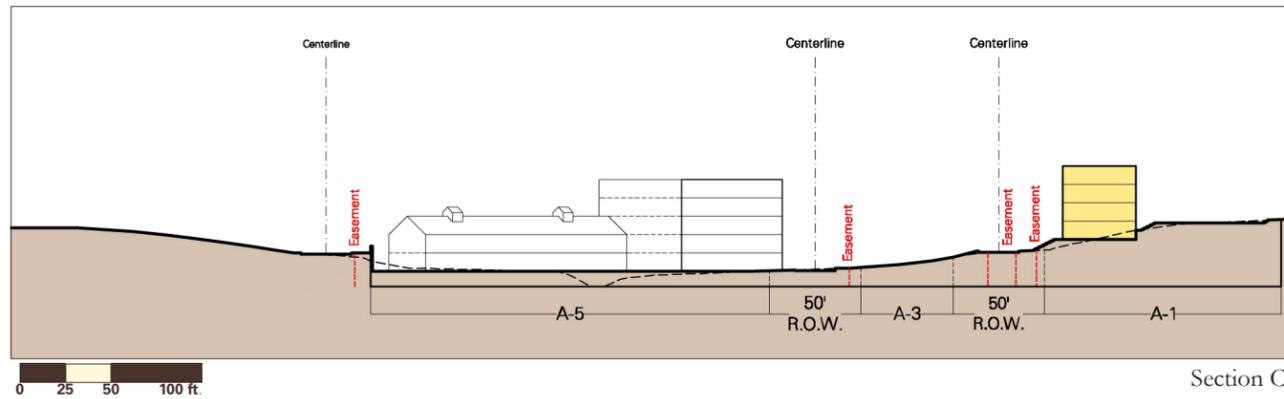
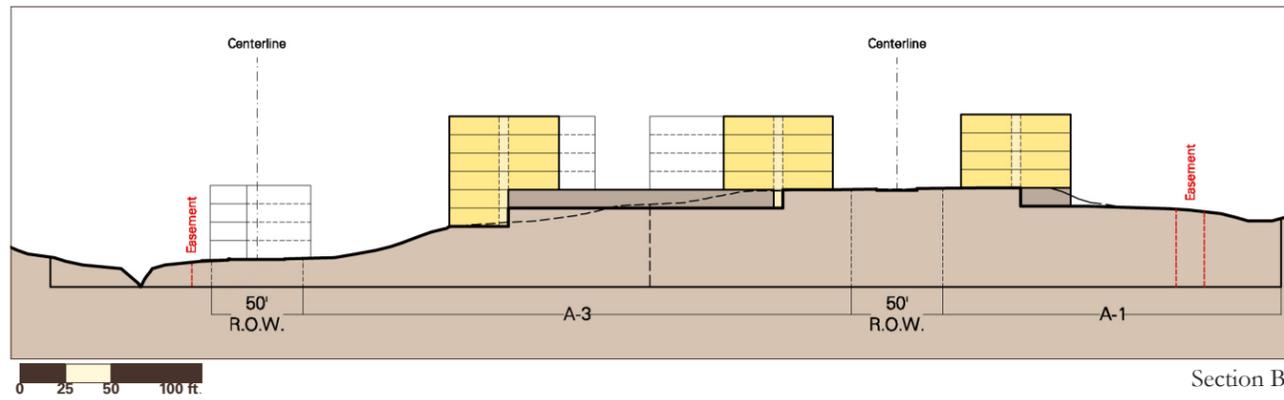
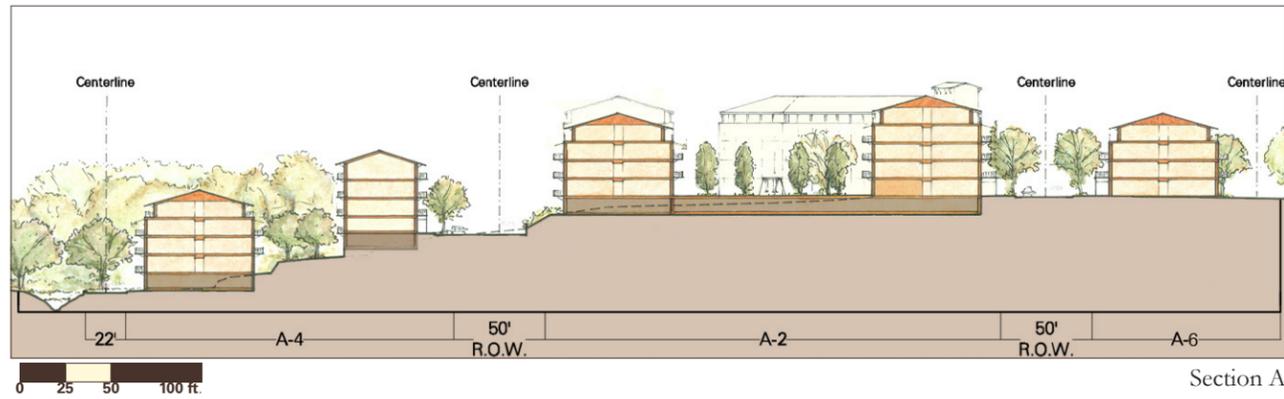
**Bird's Eye View - From South East**



**Bird's Eye View - From North East**

**ALTERNATIVES ANALYSIS**





Parking Garage Diagram

■ Below Grade    ■ Open to Air

**PROPOSED SCENARIO: STRUCTURAL PARKING ANALYSIS**

- 1 54% Open (440'/950')
- 2 20% Open (180'/880')
- 3 55% Open (330'/740')
- 4 58% Open (310'/740')
- 5 70% Open (135'/455')
- 6 100% Open

## 8.4. CONCLUSIONS AND RECOMMENDATIONS

### 8.4.1. OPERATIONAL POLICIES

#### Recommendation a

Discontinue first-come, first-served policy for vacant units, and allocate the units to the deans as part of recruitment packages for the best students.

#### Recommendation b

Establish a three-year limit on residency. This is sufficient time to get acclimated to Austin, complete one's courses and comps, and get hired in a professor's research lab. The length-of-term limit could be enforced 1) immediately, 2) with one-year's notice, or 3) upon turnover. If this last is preferred, it would allow the now-specially-advantaged to pass through the system unaffected.

Even with the right to remain seven years, the annual average turnover in the 715 units for the last five years is 225, for an average length of stay of 3.15 years; yet in 2008, 140 units are occupied more than 3 years. So there is also turnover occurring on one or two year bases. If the maximum stay were changed to 3 years, annual turnover would be 238 units if everybody stayed that long, but given one and two year stays, would likely appreciably increase the number of new students served each year. There will be concerns from those parents who wish their child to remain at Mathews, but knowing the end date will give them time to locate to another home in Mathews' district.

#### Recommendation c

Discontinue use by undergraduates. These upperclassmen have settled elsewhere previously; save units for incoming graduate students.

### 8.4.2. RENTS

#### Recommendation d

Set rents at the level required to amortize the bonds. This will result in higher-than-current rents, as noted below, but today's below-market units serve—and in essence make closed-lottery winners of—fewer than 10% of the graduate student body, and without any regard to special academic potential, or to need or to ability to pay. If the units are used by the Deans to recruit the best students, some of the higher rents will be absorbed by foreign governments' sponsorships; some costs will be transferred to the academic departments in increased stipends for students actually in need.

This will achieve for U.T. Austin the full economic value of the Colorado and Brackenridge parcels.

### 8.4.3. LOCATION OF UNITS

#### Recommendation e

Demolish and build anew on Gateway, to as many units as can be well-sited in a primarily four to five-story stick-built economic construction. This provides 825 units retaining the Parent Learning Center as is. These units can be so configured to provide much better and secured children's play areas than now at Gateway (though not the open lawns of Brackenridge and Colorado).

This would:

- a. Start with the demolition of the existing Gateway units, with the use of turnover and Simkins to serve those now in Gateway for the period of construction;
- b. Require a 33-month period of programming, design, demolition, construction and commissioning, and then demolition of Colorado and Brackenridge which—assuming decision by the Regents in mid-2009—could start design January 2010 and provide occupancy

for Fall 2012 (with made-available land for redevelopment on the Colorado and Brackenridge sites by January 2013)

- c. Not use any University land beyond that already used for graduate housing;
- d. Increase the current number of units;
- e. Be more proximate to the campus than now;
- f. Continue the use of Mathews (immediate adjacency);
- g. Continue the sense of community;
- h. Reduce overall availability of units by approximately 100 for the three-year construction period; and
- i. There would be no net new cost of land.

There are two UT-derived ways of estimating project cost:

1. Use U.T. Austin estimated replacement costs (prorated to 715 units) from UT building data base and inflate at 5% per year: \$60MM and demolition of \$6.5MM, and \$15,000 / car for 630 cars (\$9.45 MM): Total \$77.5MM.
2. Use The University of Texas System estimated total project cost per gross square foot (Source: The University of Texas System's Office of Facilities Planning and Construction), which is \$125 for the beginning of our schedule, plus the parking and Parent Learning Center's total of \$11 MM and the demolition. The total for our current 575,847 GSF would thus be \$83MM, including the \$11 MM. Grand total \$89.5MM.

Current rents (also prorated to 715 units) produce a \$500,000 surplus over cost of operations (there will be also some operational savings by having all the units in one location). Using 5.625% money (DSC 6.6807 for 30 years) capitalizes that to \$7.5MM. The gap between current rents and market rents (\$505 vs \$1080 for 1 bedroom, \$576 vs \$1150 for 2 bedrooms, \$715 vs \$1500 for 3 bedrooms (all 1 bath)) capitalizes to \$75.5MM, for a total funding potential of

\$81MM, midway between the project cost estimates.

Could 715 or more units market at market rates? We believe so: the sense of community, the adjacency to Mathews, the child play areas, the security in finding a place, are all better than market. A financial discount from market is, for many, especially from away, less important than simply the guaranteed availability of the unit.

A first requirement would be careful programming—if U.T. Austin is to build all new units, an appropriate group (presumably including all/some of the deans who would allot the units) must decide—in order for architects to know the mix of 1 bedroom, 2 bedroom, and 3 bedroom units—whether the focus is on graduate students generally, married graduate students more specifically, or married graduate students with children most specifically.

#### Recommendation f

The Regents empower an appropriate committee, including from among the deans who might use the graduate student housing in the offers to students, to report back by October 31, 2009 on: a) the nature of the graduate students to be served (e.g. married and unmarried, married only, married with children only—or the mix among those) and b) the resulting desired mix among 1 bedroom, 2 bedroom and 3 bedroom—in order to advise the architect's work.

#### Recommendation g

Currently, students sign a one-year contract, early in the calendar year, for the period July 1 to June 30. During the period of the Gateway site's renewal, the Regents decide, on or about each January 1, beginning in 2010, whether to re-lease the Brackenridge or Colorado units for the subsequent lease year of July 1-June 30, or whether favorable market conditions warrant the clearing of

the site(s) for delivery for redevelopment by the following September.

### 8.4.4. SUMMARY

Implementing Recommendations a through g would:

- a. Provide more graduate student units than currently, with even greater availability because of improved turnover;
- b. Use those units strategically to assist U.T. Austin to draw the best students;
- c. Treat all graduate students equally and fairly in terms of ability to pay;
- d. Enhance the sense of community in the graduate student complex, including improved and secured child play areas compared to today's Gateway, and increased proximity to the campus and to Mathews; and
- e. Achieve fullest value of the land asset, on a net present value basis.

## CONCLUSIONS AND RECOMMENDATIONS





**Master Planner and Team Leader**  
**Cooper, Robertson & Partners, LLP (CRP)**

**Landscape Architect and Environmental Consultant**  
**TBG Partners**  
**Raba-Kistner Consultants, Inc. (RKCI)**

**Traffic/Transportation Analyst**  
**Prime Strategies, Inc. (PSI)**

**Infrastructure/Traffic Engineer I**  
**CAS Consulting & Services, Inc. (CAS)**  
**Surveying and Mapping, Inc. (SAM, Inc.)**

**Infrastructure/Traffic Engineer II**  
**K Friese & Associates, Inc. (KFA)**  
**Pate Engineers, Inc. (PATE)**

**Financial and Market Analyst**  
**ERA AECOM (ERA)**  
**Capitol Market Research (CMR)**

**Cost Estimator/Academic Programming**  
**HS&A**

**Zoning and Public Policy Specialist**  
**DuBois, Bryant & Campbell, LLP**  
**Clark, Thomas & Winters**

**Stakeholder Input and Communications Consultant**  
**Concept Development & Planning, LLC (CD&P)**  
**Beverly Silas & Associates (BSA)**