In 2006, the Housing Master Plan was initiated by the then-President and Provost, Mark Emmert and Phyllis Wise. The plan was commissioned to address pent-up student demand, aging facilities, and inadequate student study, project and social resource spaces. In 2006-2007, UW HFS was housing an additional 600 students in double rooms converted to triple rooms. Subsequent student surveys indicated a demand of 3,400 off-campus students who would like to live on campus if provided the types of housing and rental pricing shown in the surveys.

By 2006, most of the UW student housing was more than 50 years old, and facilities audits completed in 2005 and 1995 indicated the need to substantially renovate the buildings due to the degradation of most key building systems.

The residential education program in HFS was well conceived and well received by students, but the facilities did not have the kind of spaces needed to allow students the room for full academic exploration and growth.
During the completion of the master plan document and the design and completion of each West Campus residence, student feedback was at the forefront. All UW students were given the opportunity to participate in surveys about the plan, over 30 focus groups were convened, student leaders were provided information annually and residential students participated in building-specific design charrettes.

The West Campus portion of the master plan was completed in 2015 and represents about 60 percent of the overall plan. Approximately 2,000 new beds were added, student demand is high and student satisfaction is high as shown in post-occupancy surveys, focus groups and other quality-of-life surveys.
Building audit information clearly established a need to substantially renovate each of the older buildings. Taking no action would have resulted in increasingly frequent system failures; water, heat and electrical shutdowns; and customer dissatisfaction.

The development of the new student housing was driven by a least-cost model which resulted in lower rents. The chart above compares overall costs for renovating the existing buildings over multiple summers to address the audit deficiencies, renovating the buildings during a single event and redeveloping by demolishing the old building and constructing a new one.
This slide illustrates the cost associated with three different strategies for addressing aging buildings:

1. The cost of the new building construction has been well established through actual experience in West Campus.
2. The cost to renovate in a single event was provided by a general contractor after a six-month forensic review and estimating exercise for the old Terry and Lander Halls.
3. The cost to renovate over multiple summers is established for the third-party building audit information.

The chart clearly shows that the least-cost option was redevelopment, which consequently results in the lower rent. In addition to lowest cost, redevelopment also allowed HFS to construct room types and additional academic and social spaces preferred by students. Renovation would have prohibited the full realization of the amenities provided in West Campus.
The cost of construction is a key component in maintaining lower rents. As shown by this Stanford benchmark data base, HFS is constructing the lowest-cost residence halls on the west coast by a significant margin:

- The average cost to construct at the UW (prices adjusted to 2017) is $339 per square foot.
- The average price for the west coast is $413 per square foot.
- When the UW is removed from the analysis, the average on the west coast is $502.

The Stanford survey adjusts pricing to a specific year, in this case 2017, and levels the cost for variables that cause variation in different markets, i.e., the Los Angeles area may have a higher cost to construct than Seattle.

While the cost is lower, the quality is not lower. The cost to operate a building also contributes to the rental rate. Careful choices were made on the UW projects to ensure appropriate life-cycle costs and energy-conserving systems.
The combination of the correct development choices, low construction cost, life-cycle costs and low interest rates result in rental rates that are in the bottom one-third of the PAC-12.

The rates above are for room and board over a nine-month academic year (2015-16). These rates are not adjusted for market-related costs (i.e., private market rental rates in Pullman, Corvallis, Salt Lake City and Tucson are much lower than Seattle).
The chart above looks at the percentage of occupants based on race and ethnicity in the entire housing population and compares them to the new (higher-priced) housing. This was used as a tool to see if traditionally underrepresented communities were displaced due to higher rental prices. The chart indicates that they were not.

<table>
<thead>
<tr>
<th>Category</th>
<th>Housing Population</th>
<th>New Housing Only</th>
<th>UW</th>
</tr>
</thead>
<tbody>
<tr>
<td>African-American</td>
<td>3.5%</td>
<td>3.8%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Native American</td>
<td>1.5%</td>
<td>1.1%</td>
<td>1.2%</td>
</tr>
<tr>
<td>Asian</td>
<td>31.0%</td>
<td>31.0%</td>
<td>23.2%</td>
</tr>
<tr>
<td>Caucasian</td>
<td>41.9%</td>
<td>37.6%</td>
<td>46.4%</td>
</tr>
<tr>
<td>Hawaiian/Pacific Islander</td>
<td>1.3%</td>
<td>1.4%</td>
<td>0.9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>2.9%</td>
<td>2.7%</td>
<td>6.7%</td>
</tr>
<tr>
<td>International</td>
<td>17.8%</td>
<td>22.0%</td>
<td>15.4%</td>
</tr>
<tr>
<td>Not Indicated</td>
<td>1.0%</td>
<td>0.9%</td>
<td>2.9%</td>
</tr>
</tbody>
</table>
Eventhough the cost of the new buildings was managed to keep rental rates low, HFS worked diligently with the Associated Students of the University of Washington (ASUW) and the Residential Community Student Association (RCSA) to seek additional opportunities for lower rates. While the double room with a private bath remains the dominate unit type due to student preference, the addition of double rooms with group bathrooms, designed triple rooms and designed quadruple rooms will allow for rents that are lower than the double room with private bath.

The chart above uses the double room with private bath as the baseline ($0 rent per month per student). In comparison:

- Studio apartments and single rooms with private baths will cost approximately $250 and $200 more per month per student.
- Doubles with shared bath, triples with private bath and quadruples with private baths will cost approximately $100, $200 and $300 less per month per student.

An appropriate percentage of the lower-priced units are being developed in the North Campus housing area. The students choosing these lower-priced units will give up some privacy for lower cost but still be able to take advantage of the student amenities in the entire residential system.
The West Campus residential village was completed in 2015 and features approximately 3,000 beds in double rooms with private baths and 2,000 beds in single student apartments. Each building offers spaces specifically for the residents of that building, which include a main lounge, group kitchen, study rooms, TV room, laundry, music practice rooms and a Residential Life leadership office. In addition, each floor has a study lounge and a social lounge for each community of 50 residents.

West Campus is quite urban, and most buildings are built within the city right-of-ways. Amenity spaces available to all residential students populate the area around NE Campus Parkway, the main street of the village:

- There are two centers focused on student success—the Academic Resource Center in Poplar Hall focuses on individuals’ academic success, and the Academic Project Lab (Area 01) focuses on interdisciplinary group project, research and entrepreneurial success.
- There are three dining options (Local Point, a food court in Lander Hall; Cultivate, a seated and served restaurant; and the District Market, a grocery store and deli) and two coffee shops.
- For recreation, the Burke-Gilman trail runs through the village, and there is a games room in Maple Hall and a fitness center in Elm Hall.
The North Campus development will have similar spaces for students. North Campus distinguishes itself from West Campus as it is located in a wooded area within the historic campus and borders on Denny Field, the original intercollegiate athletic field for the campus. The dichotomy of environments will afford students a wonderful choice of locations.
North Campus will have five new buildings replacing McCarty Hall (1962) and Haggett Hall (1965). Three of the five new buildings will open in autumn 2018, the fourth in autumn 2019 and the final one in autumn 2020.

The buildings center on a town square with a nearby food court dining facility, a market and café, a large multipurpose space for academic fairs and banquets, a fitness center, a wet lab and maker space, a game room and an academic resource center.

The village is well connected to campus, and ADA-accessible pathways connect all of the buildings.
Rendering of Oak Hall to the south and Madrona Hall to the east, with Denny Field center.
The town square borders Oak Hall to the west, Madrona Hall to the north and Willow Hall to the east.
A new food court is in the center of the village. It features dining in close proximity to cooking stations, late-night study spaces and a kitchen (P6) which will only serve food that is free of any ingredient from the big-8 allergen groups.
The select kitchen will only serve food that is free of any ingredient from the big-8 allergen groups.
The wet lab and maker space is located in the new McCarty Hall. The space is a partnership with the College of Engineering but is open to all residential students to explore research and entrepreneurial pursuits, to complete group projects and to make fun stuff.
The Learning Resource Center is located in Madrona Hall and looks out onto Denny Field. The space can serve individuals and groups looking for a place to study and work. Rooms of various sizes can accommodate lectures and other student needs.

The area has offices for RCSA and HFS residential education leadership.

A student-run ice cream shop completes the scene.