

SPUR

Ideas + Action for a Better City

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#StudentHousing

HEAD HANDS HEART



SAMUEL MERRITT UNIVERSITY



SMU By The Numbers

2800
Students



70%

Students
of color



30%

First in family to
go to college



94%

Graduation
rate



84%

Students receive
financial aid



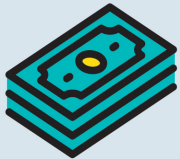
337

Students, faculty, and
staff living in Oakland

95-100% Job
Placement

- Bachelor of Science, Nursing within one year
- Doctorate of Nursing Practice within six months
- Occupational Therapy within one year
- Physical Therapy within one year
- Podiatric Medicine Residency

SMU Alumni Success



1st in California and 5th Nationwide

Ranking of our undergraduate nursing alumni median salaries a decade after their studies, more than MIT and Harvard University



\$36M

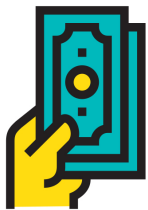
Salary earnings of 530 graduates living in Oakland for the past fifteen years



93%

Employers surveyed often to always prefer our graduates over other candidates

SMU Impact of New SMU Campus In Oakland



\$88M

Estimated spending by students attending our new Oakland campus, up from \$64 million for students in 2019



\$29M

State and local tax impact generated annually by the university, current students, and alumni

SMU Dedicated Community Partner

1 Million Approximate number of clinical hours provided by SMU students per year



5000

Number of Oakland residents reached by SMU community health education and wellness programs at the Laurel, Temescal, Oakland Pride, First Fridays, and Dia de Los Muertos events

1100

Free or low-cost visits provided by SMU podiatric medicine students to Oakland patients each month



Hundreds

OUSD students served annually through health care pipeline programs such as health fairs, career academy presentations, and Anatomy Lab and Simulation Center tours

SMU Contacts

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Housing at UC Berkeley

Advancing our goals for
students and faculty.

January 2020





The shortage of available and affordable housing for Berkeley's students and untenured ladder faculty is a matter of urgent concern.

Berkeley's lack of campus housing capacity adversely impacts the overall student experience and challenges our ability to recruit faculty, graduate students and post-docs.

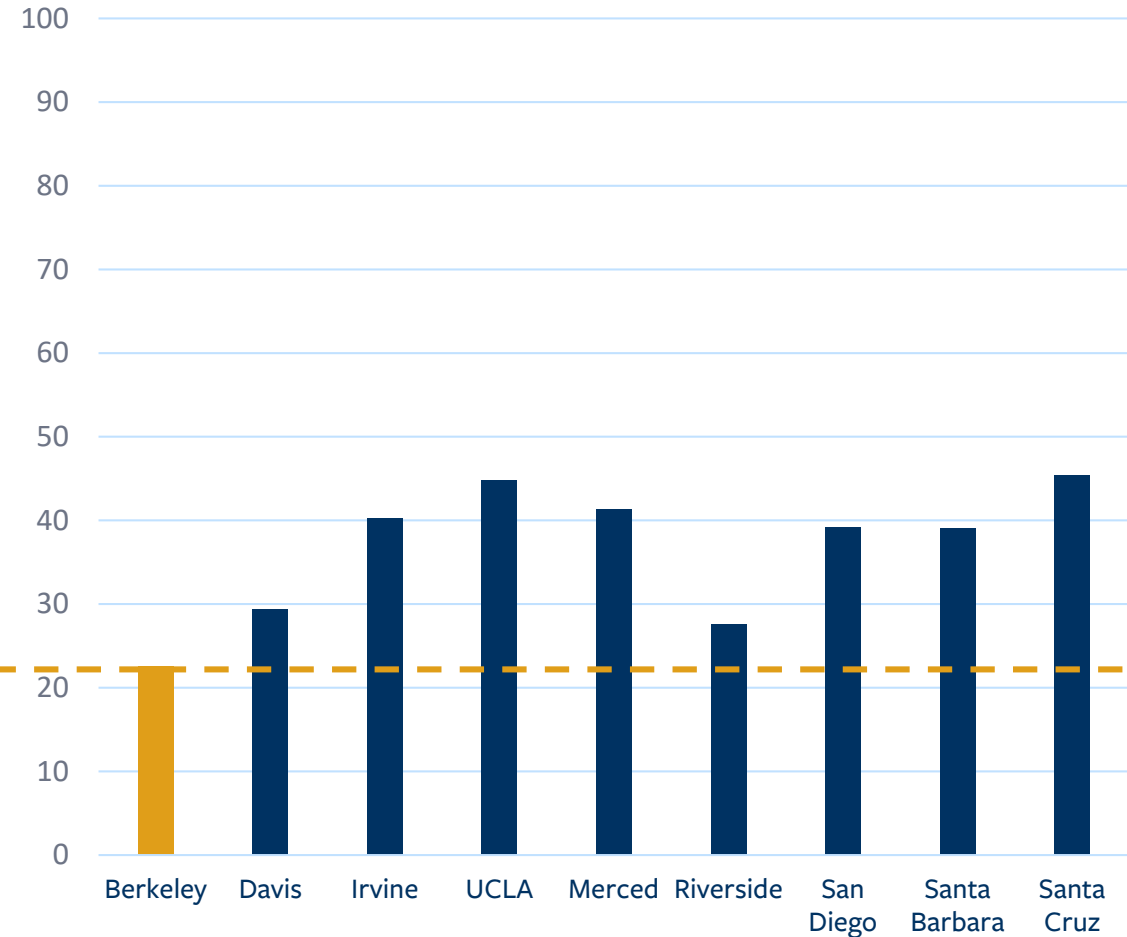


UC Berkeley has the lowest percentage of beds for undergraduate and graduate students of any campus in the UC system.

Additionally, the Bay Area is one of the tightest housing markets in the nation.

23%

Combined percentage of undergraduate and graduate students in university housing by UC campus.



* Based on 2016-17 enrollment

Goals established by the Housing Task Force's report:

2 YEARS

HOUSING AVAILABILITY FOR
ENTERING FRESHMEN

+3,900 beds

1 YEAR

HOUSING AVAILABILITY FOR
ENTERING TRANSFER STUDENTS

+1,850 beds

1 YEAR

HOUSING AVAILABILITY FOR
ENTERING GRADUATE STUDENTS

+2,750 beds

Up to six years of
housing availability for
 untenured faculty.

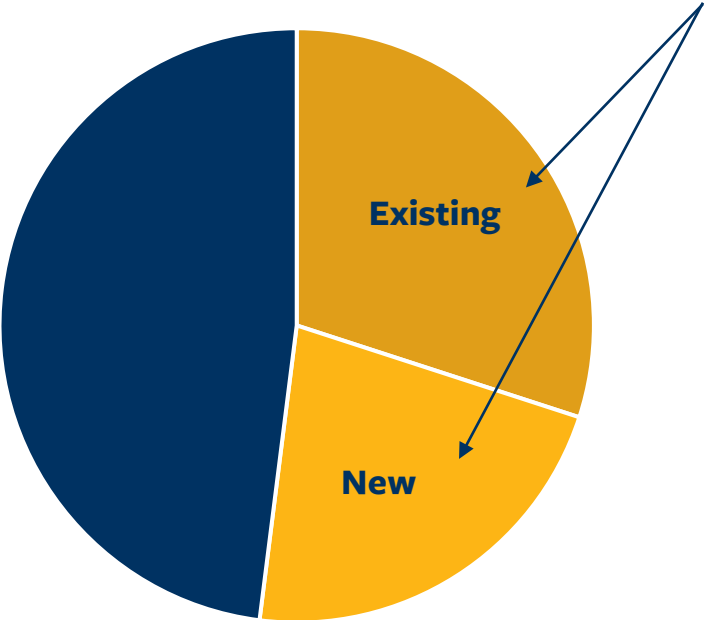
+300 units

= 8,800 new beds

Goals established by the Housing Task Force's report:

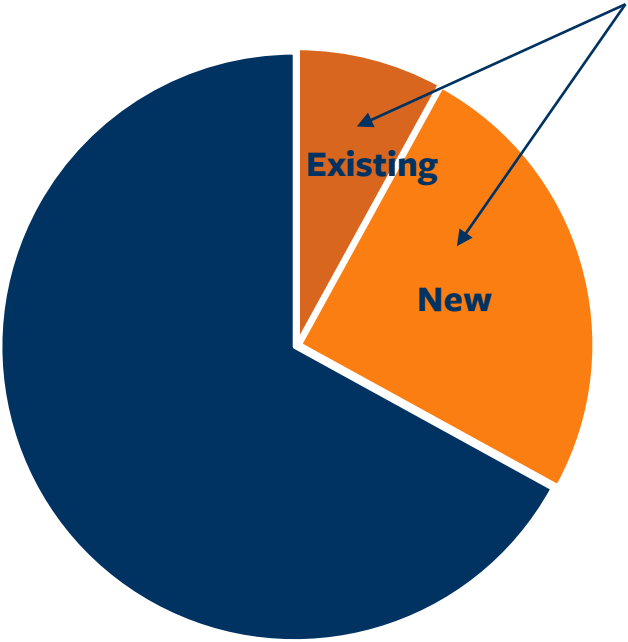
UC Berkeley **undergraduates:**

52% in University Housing



UC Berkeley **graduate students:**

33% in University Housing



* Percentages based on 2016-17 enrollment

UC Berkeley will develop housing sites using a **multipronged approach**. Utilizing three delivery models concurrently will **expedite construction** of new housing projects – and do so **in as cost-effective a manner as possible**.



1. Campus Construction

A preferred method, but constrained by the University's limited financial resources.



2. Donor-Development

A preferred method, but limited by donor interest and commitments.



3. Public-Private Partnerships

A private developer provides design and development expertise. Financing may be provided by developer or may be secured through UCOP financing structure.



Progress Being Made

Housing projects recently completed, and currently in planning and design.



Blackwell Hall

Status: Completed (opened Sept. 2018)
Completed bed count: 750
Delivery model: Public-Private Partnership
Target population: Undergraduates



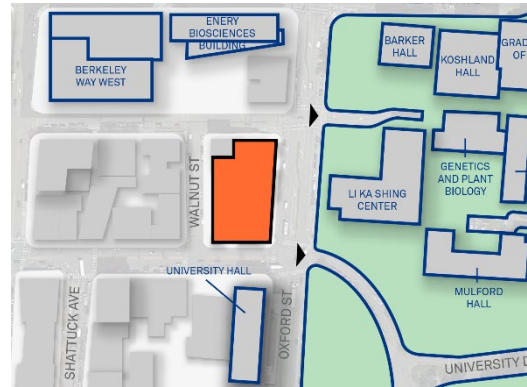
Mixed-Use Apartments

Status: Construction (completion in 2020)
Anticipated unit count: 105
Delivery model: Donor-Development
Target population: Graduate students and post-docs



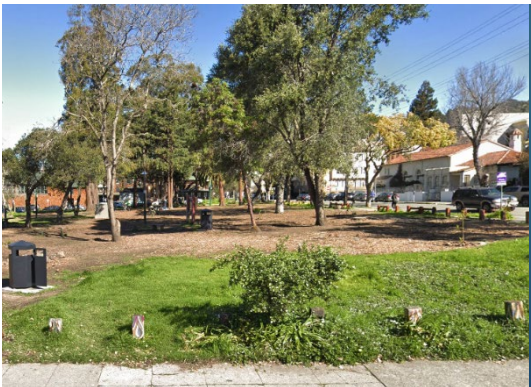
Upper Hearst Development

Status: Planning and Design (pending litigation)
Anticipated unit count: 150
Delivery model: Public-Private Partnership
Target population: Faculty, staff, post-docs



Gateway Student Housing

Status: If approved, and barring delays, construction would likely begin fall of 2021.
Anticipated bed count: 750 - 800
Delivery model: Donor-Development
Target population: Transfer Students



People's Park Student Housing

Status: If approved, and barring delays, construction would likely begin spring of 2021.
Anticipated bed count: 750 - 1,000
Delivery model: Campus Construction
Target population: Undergraduates



Oxford Tract Student Housing

Status: If approved, and barring delays, construction would likely begin summer of 2023.
Anticipated bed count: 1,000 - 3,000
Delivery model: Public-Private Partnership
Target population: Undergrad and Graduate Students

The background of the slide is a photograph of a tree-lined walkway at Mills College. On the left, a black lamppost holds a yellow banner with the word "MILLS" in blue, serif, all-caps font. The walkway is paved and lined with large, mature trees with green foliage. The sky is bright and slightly overcast.

Mills College Student Housing

SPUR

January 14, 2020

Renée Jadushlever

Vice President for

Strategic Partnerships

MillsNext—Bridge Strategic Plan

2018-21



VALUES

- **Gender and Racial Justice**—we believe that women's colleges can and should play a pivotal role in dismantling inequity, including the disparate impact of climate change.
- **Inclusive Excellence**—we recognize that academic excellence cannot be achieved without inclusive content and equitable outcomes.
- **Global and Applied Learning**—we prepare our students to make real-world impacts as global citizens and leaders.
- **Affordability and Accessibility**—we open the doors to a high quality education to those who have previously been excluded.

STRATEGY 1—*Cultivate an inclusive and equitable campus where diverse students develop the intellectual curiosity, courage, and resilience to thrive.*

STRATEGY 2—*Develop mission-aligned, sustainable partnerships that raise Mills' visibility, build enrollment, and increase awareness of the value of the small college experience.*

STRATEGY 3—*Work with key partners who share Mills' values to diversify the uses of the campus, harness new sources of revenue, and upgrade the physical and technological condition of our buildings.*

STRATEGY 4—*Leverage technology and data to improve learning, student retention, efficiency, and effectiveness.*

Student Body (2019–20)

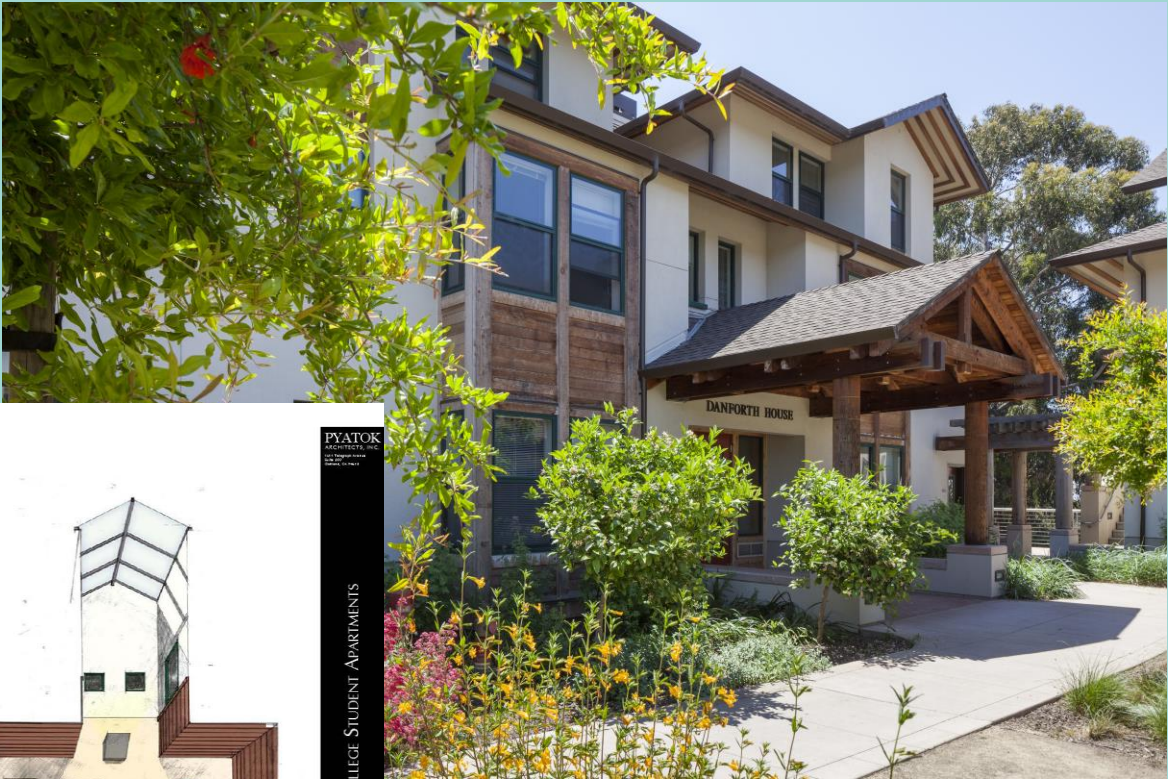
- Total students: 1,122
- 713 undergraduate women
- 409 graduate women and men
- 40 states represented
- 17 countries represented
- 18% undergraduate resumer students (23 years of age or older)
- 43% first-generation undergraduate students
- 58% LGBTQ undergraduate students
- 63% undergraduate students of color
- 55% graduate students of color



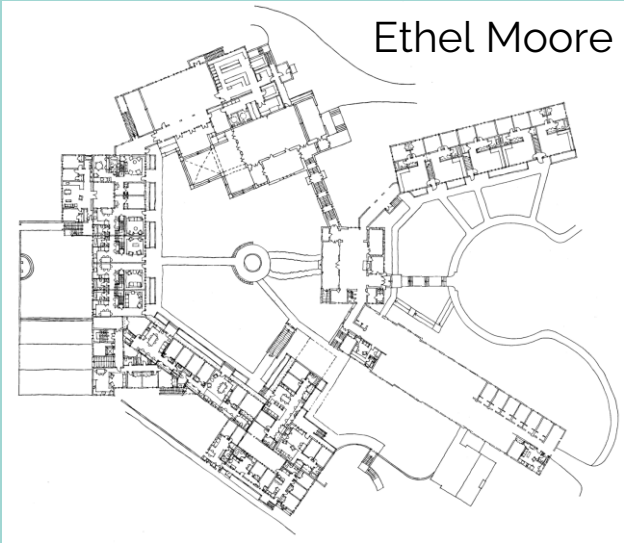


Mills Residential Spaces

Graduate Housing – Courtyard Apartments



Historic Halls



Historic Halls



Ethel Moore Residence Hall

Gracious Common Areas



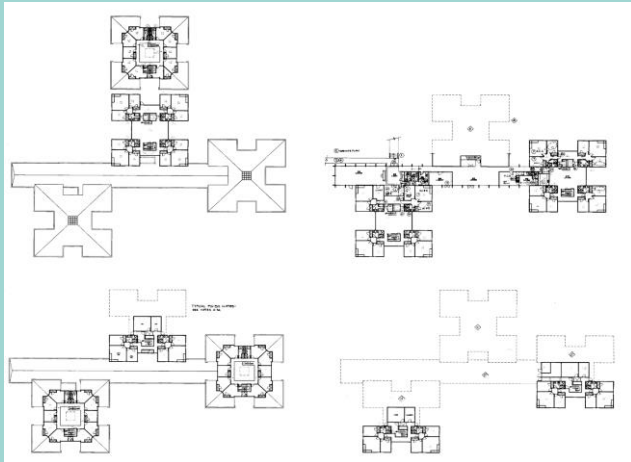
Olney Hall



Orchard Meadow



Hill Dorms- White, Reinhardt and Ege



Housing Totals / Fall Semester

Residence Hall Space Available 832 beds
Currently Offline 218 rooms

Semester	Occupancy
Fall 2011	592
Fall 2012	631
Fall 2013	649
Fall 2014	616
Fall 2015	589
Fall 2016	573
Fall 2017	572
Fall 2018	563
Fall 2019	501

Other Renters of Residence Halls

- Girls Leadership
- Upward Bound
- Middlebury College Language Immersion Program (11 yrs.)
- World Saavy
- International AIDS conference
- Google Intensive Machine Learning Institute
- UC, Berkeley students
 - discussions with Starr King School for the Ministry, SMU, HNU

Issues to consider:

- ADA accessibility
- Seismic upgrades
- Technology infrastructure
- Upgrading existing residence halls as opposed to building new spaces
- Access to transportation
- Contractual relationship with other institution; with individual student
- Compatible schedules

DEVELOPMENT ZONE

- ▶ Based on optimization analysis
- ▶ Refine by development opportunities
 - ▷ Access to entry/exit
 - ▷ Proximity to campus core
 - ▷ Clustering of underutilized buildings (i.e. more of an assemblage)
- ▶ Existing assets - any development plan would need to factor in and preserve or leverage existing assets of high value to Mills



Esri, Intel, Garmin, OpenStreetMap contributors, and the GIS user community

Campus Optimization & Resources

Development efforts

- Request for Expressions of interest (RFEI)
 - Four development areas identified
 - Six proposals received and evaluated by a team of staff, faculty, trustees, and consultants
 - Four proposals included both residential and programmatic aspects
 - Three firms invited to participate in a request for proposals process (RFP)

Campus Optimization & Resources

Co-location and services

-Higher education institutions interested in relocating to campus

- Room and board
- Administrative and classroom spaces
- Operations support and services

A sustainable future

- Core strength amidst partnerships that share space and services while broadening student opportunities



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MILLS

Student Housing 2020

Some New Ideas



An Infill Developer Versus the Forces of No

Urban Ecologist

AN INFILL DEVELOPER VERSUS THE FORCES OF NO

BY PATRICK KENNEDY

Many cities now recognize the value of promoting dense, mixed-use, infill development to enliven their downtowns, to provide affordable housing, and to improve transit ridership. But obstacles to such projects abound, among them reluctant construction lenders, skeptical mortgage financiers, and complicated building code requirements.

One of the biggest hurdles I've encountered as a developer of mixed use infill projects in Berkeley, California is the project approvals process, which invariably involves complying with the city's zoning ordinance. Many cities have ordinances that thwart the very kinds of developments they desire. In my experience, there are three particular areas of local zoning law that are most often used by city staff, opposition groups, and others to kill worthy projects.

DENSITY — The issue of density is one of the biggest sources of resistance to infill projects and the most misunderstood. The problem in many downtowns and city thoroughfares is the absence of people and their purposeful activity, not an excess of them. Samuel Johnson once wrote, "Men, thinly scattered make a shift, but a bad shift, without many things. It is being concentration that produces convenience."

The empty lots and vacant storefronts that stretch along Berkeley's University Avenue, the once proud gateway to my city, attest to the need for more density. Yet many projects are challenged on this ground alone, with the unsupported claim that more people would be detrimental to the area. In Berkeley, any "detriment" may be grounds for denial of a project, and "detriment" is often broadly defined, since no definition is given in the ordinance itself.

On one mixed use project I recently proposed on a vacant commercial lot abutting a residential neighborhood, a protester announced that "even one more person in this neighborhood or on this street would be detrimental."

The Zoning Board disagreed, recognizing that the

Few seem aware that infill development in mature,

Panoramic has been doing high density infill development since 1990

financially impossible, since few residential developments, particularly affordable or mixed use ones, can afford to build the underground parking garages necessary to accommodate them. The irony, of course, is that many people living in centrally located infill sites don't even need a parking space, and certainly don't want to have to pay for one they are not going to use.



Kennedy's mixed-use Shattuck Avenue Lofts.

OPEN SPACE — Another particularly troublesome requirement is open space, which, as Jane Jacobs writes in *The Death and Life of Great American Cities* (see sidebar), enjoys the slavish devotion of many city planners. Many city ordinances mirror this devotion, and make infill development all the more difficult, if not impossible. For example, the open space needed under the ordinance for a four story, infill project in downtown Berkeley that I recently considered is greater than the actual size of the lot. And the lot is across the street from U.C. Berkeley, a place with acres of open space. Another example of the perversity of the city's ordinance is that an entry front porch — where people naturally gravitate — cannot be considered open space, but a sideyard — with no direct access to a dwelling and only space enough for a garbage can and a lawnmower (10-foot-wide minimum) — can.

"In orthodox city planning, neighborhood open spaces are venerated in an amazingly uncritical fashion, much as savages venerate magical fetishes. Ask a houser how his planned neighborhood improves on the old city and he will cite, as a self evident virtue, More Open Space. Ask a zoner about the improvements in progressive codes and he will cite, again as a self evident virtue, their incentives toward leaving More Open Space. Walk with a planner through a dispirited neighborhood and though it be already scabby with deserted parks and tired landscaping for a paper

Berkeley Pepper Spray Times, October 1, 1994



Pepper Spray Times
10-94

man (A) and developer (B).

Focus: Low to Middle Income Housing



Student Housing

CITYSPACES® 1321:
The Panoramix



Workforce Housing

CITYSPACES® 333:
City Gardens



Supportive Housing

CITYSPACES® MicroPAD



Master Leased



30 YEARS OF INNOVATIVE INFILL DEVELOPMENT



500 Kirkham, Oakland (2002 est.)



Folsom Studios, San Francisco (2021 est.)



CITYSPACE® Studios, Berkeley (2020 est.)



City Gardens, San Francisco (2020)



The Panoramic, Berkeley (2021)



2711 Shattuck, Berkeley (2018)



The Panoramic, San Francisco (2021)



SoMa 38 Harriet, San Francisco (2011)



2130 Center, Berkeley (2004)



Bachenheimer, Berkeley (2004)



Touriel, Berkeley (2004)



Fine Arts, Berkeley (2004)



Acton Courtyard, Berkeley (2003)



ARTech, Berkeley (2002)



GAIA, Berkeley (2001)



The Berkeleyan, Berkeley (1998)



University Lofts, Berkeley (1997)



Shattuck Lofts, Berkeley (1995)



Westside Place, Berkeley (1992)



Henry Court, Berkeley (1990)



Individually Leased

BERNAL HEIGHTS SAN FRANCISCO DEVELOPMENT NEWS

Bernal Heights housing project approved after 41 years

"Somebody crazy not giving up" finally wins new homes

By **Adam Brinklow** | Dec 16, 2019, 11:44am PST

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Rendering courtesy of Kerman-Morris



BIZ & TECH // BUSINESS

San Francisco passes New York to become world's costliest place to build

Roland Li | April 11, 2019 | Updated: April 11, 2019 7:48 p.m.



1 of 8



...office and how the complex is seen under construction on the corner of ... and ... and ...

Three Ways to Lower Costs



Car-Free

+



Micro-DNA

+



Standardized Design

=

CITYSPACES More in Less[®]

1.



Car-Free

Why own the cow when you can buy the milk?



2. Micro-DNA



NEMA.



687 SF

VS

CITY GARDENS



660 SF

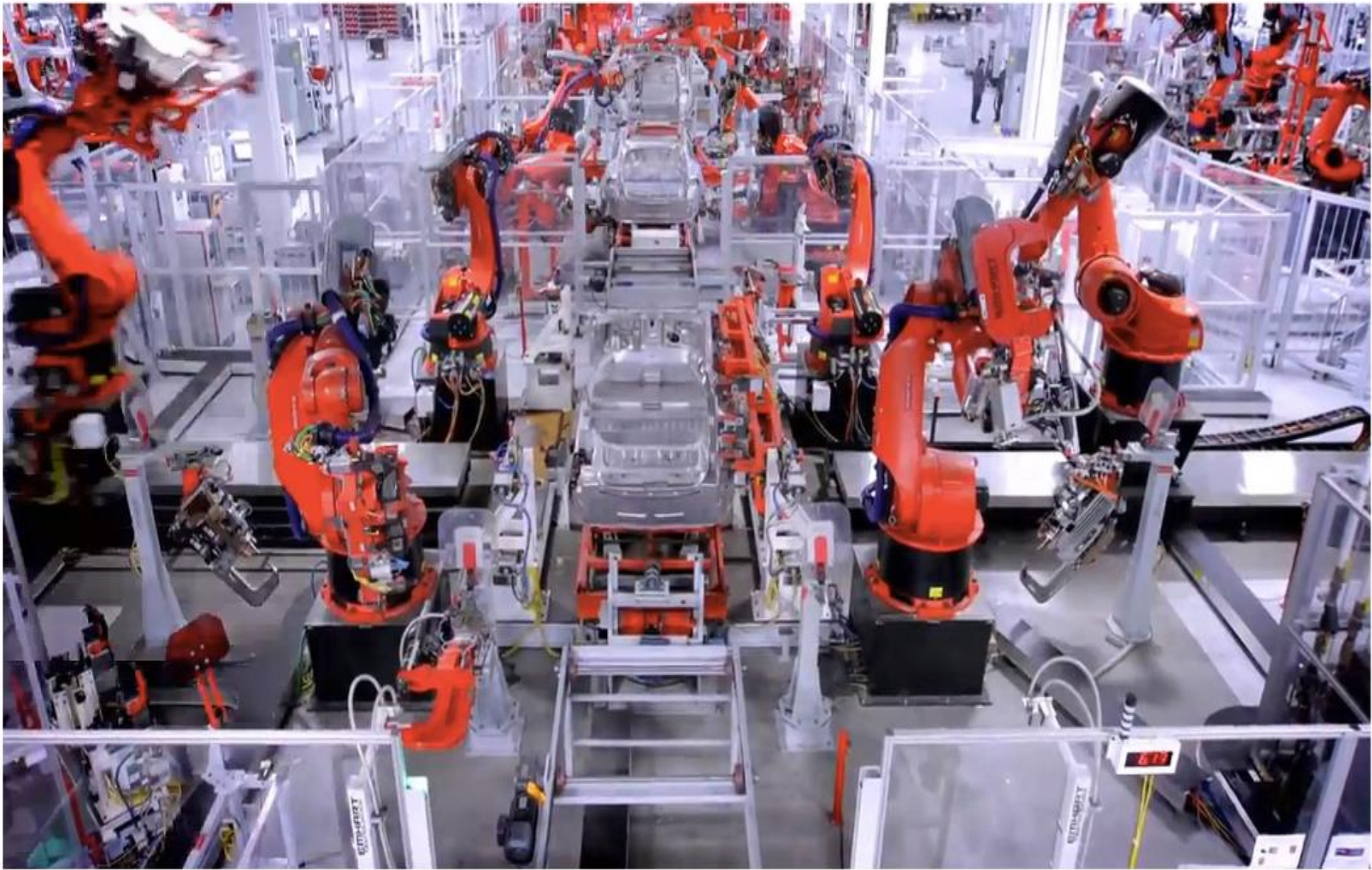






3. Standardized design & modular construction





Tesla Factory -- Milpitas

Housing site -- Milpitas

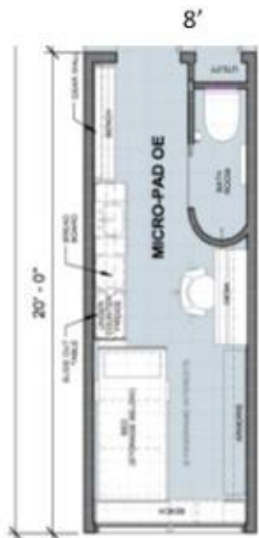




CREATORS OF CITYSPACES®



HAMBURGER



MICRO-PAD
160 SF

CHEESEBURGER



DUO
432 SF

DOUBLE-DOUBLE®



SUITE
624 SF



Two (2) Unit Plans



2 bedroom – 437 SF



4 bedroom – 675 SF

200 Apartments

2 Unit Plans

VIA 57 WEST -- NYC

709 Apartments – **168** Different Unit Types



500 KIRKHAM – OAKLAND

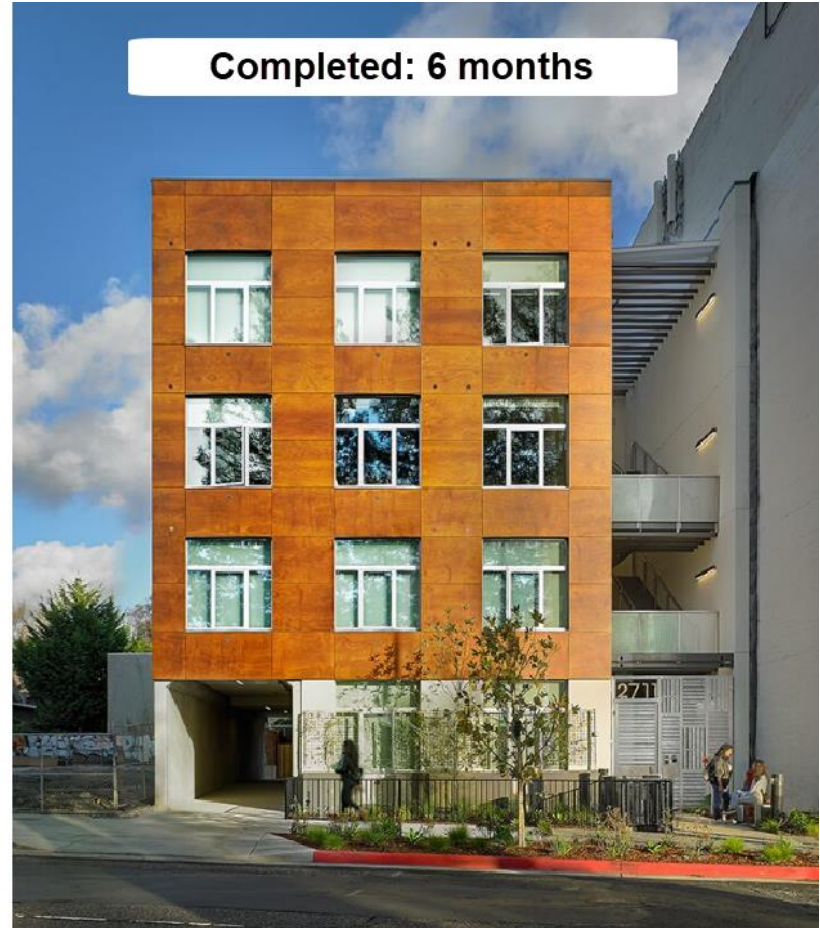
1,032 Apartments – **6** Different Unit Types



Erected: 4 days



Completed: 6 months



Three Ways to Lower Costs



Car-Free

+



Micro-DNA

+

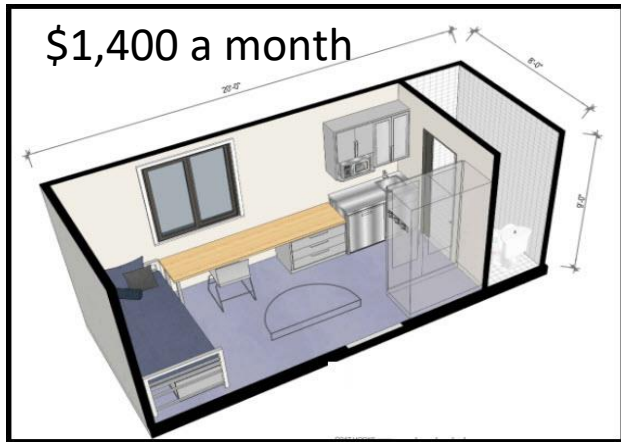


Standardized Design

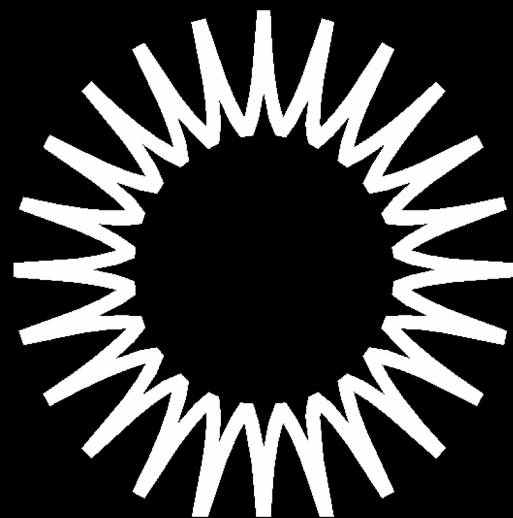
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CITYSPACES More in Less[®]

CITYSPACE Studios – 40 Studios + Community Room + Office - 5,150 SF Lot



**PANORAMIC
INTERESTS**



SPUR

Ideas + Action for a Better City

learn more at SPUR.org

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#StudentHousing