

The background of the section header features a large, faint watermark of the University of Utah seal. The seal is circular and contains the text 'THE UNIVERSITY OF UTAH' around the top and '1850' at the bottom. It also depicts a sunburst and a building.

4. Growth Projections

Space Needs Summary

Background

Purpose

The purpose of this study is to understand the current use of space at The University of Utah so that it can be managed as a resource.

Facility Space Relational Database

As part of the completion of the Plan, Ira Fink and Associates (IFA) reviewed and compiled The University of Utah Facilities Relational Database by room, by floor, and by building. Altogether, there are a total of 37,764 rooms in 316 buildings enclosing 10,258,326 assignable and non-assignable square feet and 12,329,207 gross square feet on The University of Utah campus. These buildings are used for academic, administrative, support, and residential purposes. Of this space inventory, 203 buildings are used for academic, administrative, and support space and 113 buildings are in residential use, for both single student and family housing.

Obtaining the room type, square footage, and user data was straightforward. The University’s Office of Space Planning and Management maintains an up-to-date room-by-room facilities database. For purposes of this study, the room database was a “snapshot in time” as of December 31, 2006.

Interviews

As part of the space needs information gathering, IFA and SOM conducted 29 individual or multi-person interviews with the president, vice presidents, deans, and directors at The University of Utah. IFA did not conduct an analysis of fall 2006 classroom and class laboratory utilization.

Building Walk-Through

To understand the programmatic adequacy of academic spaces, a visual survey of rooms in the academic buildings at the University was conducted to identify in a general overview: (a) whether the space was being used for its intended purpose; (b) whether the rooms were appropriately classified based on current use of the rooms; (c) whether the rooms support the type of use to which they were being put; and (d) whether the rooms were adequate or functionally obsolescent for their intended use.

Findings

Space in Buildings Database

In fall 2006, the following space existed in the 316 University buildings used for academic, administrative, research, support, and residential purposes, as described in this study. The space also includes on-campus clinics, but excludes those clinics located off-campus.

Table 4-1

Total Square Footage

Type	Area (SF)
Total Assignable Square Footage	7,275,659
Total Non-Assignable Square Footage	2,982,667
<i>Sub-Total</i>	<i>10,258,326</i>
Total Building Structure and Partitions	2,070,881
Total Gross Square Footage	12,329,207

Note: In higher education, assignable square footage (asf) is the area of a usable room or space, as measured from the inside face of the walls. Non-assignable square footage is the area of a building used for atriums, corridors, stairwells, elevators, electrical and mechanical equipment, custodial storage, restrooms, and similar uses. Gross square footage (gsf) is the total enclosed space of a building, measured floor-by-floor. Building structure and partitions are derived by subtracting assignable and non-assignable square footage from gross square footage.

Among the 316 buildings, the assignable square footage was 7,275,659. There was 2,982,667 square feet in non-assignable areas. Structures and partitions amounted to 2,070,881 square feet. The average building efficiency ratio, or the ratio of asf to gsf, of the 316 buildings was 59%.

Assignable Square Feet per Faculty Member

As a method to quickly grasp the amount of space on a campus, one measure IFA uses is assignable square feet per faculty. In fall 2006, the University had 1,203 full-time, regular-rank, tenure or tenure-track and other faculty on the general campus. Of the assignable square footage, 1,504,549 asf was in general campus academic buildings. This meant that on average, there was 1,251 asf per faculty on the general campus.

In fall 2006, the University had 1,217 full-time, regular-rank, tenure or tenure-track and other faculty in the health sciences. Of the assignable square footage, 1,225,445 asf was in health sciences academic buildings. This meant that on average, there was 1,007 asf per faculty in the health sciences. Overall, counting both the general campus and the health sciences, there was a total of 2,729,994 asf and an average of 1,128 asf per faculty.

The University of Utah, as a whole, is at the lower end of the quantity scale of academic space when measured by assignable square footage per faculty. As noted above, the University has about 1,250 asf per faculty member on the general campus. At 11 metropolitan universities in the IFA database, there is about 1,255 asf per faculty member on the general campus. At nine major research universities for which IFA has data,

there is about 1,508 asf per faculty member on the general campus. IFA does not have comparable data for the health sciences.

Distribution of Space

The following Table 4-2 shows the percent distribution of space at The University of Utah in comparison to 16 other universities and their average distribution. As shown in this table, the University’s space distribution closely matches the average space distribution of the 16 other universities.

Table 4-2

Distribution of Space by Room Type and Use, Excluding Residential

Room Type	University of Utah	16 Other Universities	Other Universities Average
Classroom	4.7%	4.3% to 10.5%	6.2%
Class Laboratory	6.6	6.1 to 13.0	9.3
Research	15.2	6.9 to 20.5	15.6
Office	30.1	21.5 to 37.1	29.3
Library	7.8	5.9 to 11.3	8.1
Special Use	8.9	1.8 to 19.2	8.4
General Use	12.2	9.1 to 16.5	12.7
Support	5.0	3.5 to 13.2	9.2
Health Care	9.5	0.3 to 3.4	1.2
Total	100.0%		100.0%

Source: Ira Fink and Associates, Inc.

As shown in Table 4-3, the general campus has a total of 1,491,035 asf, health sciences has 1,208,946 asf, and the other non-academic organizational units on the campus have 3,217,709 asf, for a total of 5,917,690 asf on the campus, excluding residential uses.

There is also 13,514 square feet of non-assignable space on the general campus for a total of 1,504,549 general campus square feet. There is 16,499 square feet

of non-assignable space in the health sciences for a total 1,255,445 health sciences square feet. In addition, there is 2,952,654 square feet of other non-assignable space on The University of Utah campus associated with building circulation, mechanical and electrical areas, custodial areas, etc. Altogether, there is a total of 2,982,667 non-assignable square feet.

Table 4-3

Assignable Square Footage by Space Type

		General Campus		Health Sciences		Other		Total	
		ASF	Percent	ASF	Percent	ASF	Percent	ASF	Percent
Code	Room Type								
100-199	Classroom	17,199	1.2%	21,483	1.8%	239,937	7.4%	278,619	4.7%
200-249	Class Laboratory	291,052	19.5	43,836	3.6	52,377	1.6	387,265	6.6
250-299	Research	405,546	27.2	470,362	38.9	24,204	0.8	900,112	15.2
300-399	Office	551,520	37.0	504,515	41.7	724,885	22.5	1,780,920	30.1
400-499	Library	68,541	4.6	8,423	0.7	385,253	12.0	462,217	7.8
500-599	Special Use	33,866	2.3	50,130	4.2	445,096	13.8	529,092	8.9
600-699	General Use	104,779	7.0	47,057	3.9	569,667	17.7	721,503	12.2
700-799	Support	18,532	1.2	19,385	1.6	259,058	8.1	296,975	5.0
800-899	Health Care	0	0.0	43,755	3.6	517,232	16.1	560,987	9.5
Total ASF (excluding residential)		1,491,035	100.0%	1,208,946	100.0%	3,217,709	100.0%	5,917,690	100.0%
000-099	Non-Assignable	13,514	--	16,499	--	2,952,654	--	2,982,667	--
Total ASF and NASF		1,504,549		1,225,445		6,170,363		8,900,357	
900-999	Residential	0	--	0	--	1,357,969	--	1,357,969	--

Source: Ira Fink and Associates, Inc.

Space Needs Projection Model

Background

To estimate future space needs for The University of Utah, a space needs projection model was developed. The model has four time periods: 2001, 2006, 2016, and 2025. The years 2001 and 2006 are considered as historical input years; the years 2016 and 2025 are projection years.

The projection years of 2016 and 2025 are based on estimating the square footage needs of the campus due to changes in enrollment and faculty employment. Enrollment projections for the University as a whole, as developed by the state of Utah, are available by year from the present through 2025. Since enrollment projections for 2026 were not available, 2025 was used as the last year of the model.

The model includes all 15 academic colleges of The University of Utah. A sixteenth “college” accommodates other enrollment and faculty. For summary purposes, the general campus includes all academic colleges except Law and Health Sciences. The Health Sciences include the four colleges of Health, Medicine, Nursing, and Pharmacy.

Students

Headcount enrollment includes both full-time and part-time students. Student enrollment is projected to reach 30,730 total headcount students in 2016 and 34,740 total headcount students in 2025.

Table 4-4

Undergraduate and Graduate Enrollment By College And Major, Fall 2006

College/School	Undergraduate	Graduate
Architecture and Planning	361	99
Business	2,612	678
Education	913	610
Engineering	2,099	771
Fine Arts	1,591	149
Health	1,377	466
Humanities	2,508	372
Law		394
Medicine	102	863
Mines and Earth Sciences	214	158
Nursing	721	225
Pharmacy	243	259
Science	1,478	441
Social and Behavioral Science	3,271	460
Social Work	161	343
University Interdisciplinary/Other	4,504	176
Total	22,155	6,464

Source: Ira Fink and Associates, based on data from the University of Utah Office of Budget and Institutional Analysis.

Faculty

Faculty counts for 2001 and 2006 are based on data from The University of Utah Office of Budget and Institutional Analysis website. Regular faculty includes full professors, associate professors, and assistant professors. Other faculty includes instructors, adjunct faculty, clinical faculty, research faculty, visiting faculty, and lecturers.

Faculty projections for the years 2016 and 2025 were provided by The University of Utah Senior Vice Presidents, as follows:

- Health faculty projected to increase by 10% from 2006 to 2016 and by 9% from 2016 to 2025
- Medicine faculty projected to increase by 10% from 2006 to 2016 and by 9% from 2016 to 2025
- Nursing faculty projected to increase by 20% from 2006 to 2016 and by 9% from 2016 to 2025
- Pharmacy faculty projected to increase by 25% from 2006 to 2016 and by 9% from 2016 to 2025
- General Campus faculty projected to increase by 10% from 2006 to 2016 and by 9% from 2016 to 2025
- Other faculty projected to increase in proportion to number of regular faculty

Table 4-5
Faculty By College, Fall 2006

College/School	Full Professor	Associate Professor	Assistant Professor	Instructor	Clinical/Research Faculty	Adjunct/Visiting Faculty	Lecturer	Total by College
Architecture and Planning	7	3	7		2	9	2	30
Business	20	21	15	1		5	16	78
Education	20	15	21		11	9	3	79
Engineering	57	32	37		47	3	3	179
Fine Arts	26	24	22		5	21	22	120
Health	11	18	15		31	9	19	103
Humanities	57	61	46	1		14	20	199
Law	25	7			5	3		40
Medicine	230	98	103	5	488	4	5	933
Mines and Earth Sciences	26	9	9		12		2	58
Nursing	10	9	8		63	3		93
Pharmacy	18	12	7		37	14		88
Science	102	23	22		31	3	25	206
Social and Behavioral Science	59	46	33	2	3	19	11	173
Social Work	7	7	5		8		14	41
Total	675	385	350	9	743	116	142	2420

Source: Ira Fink and Associates, based on data from the University of Utah Office of Budget and Institutional Analysis.

Staff

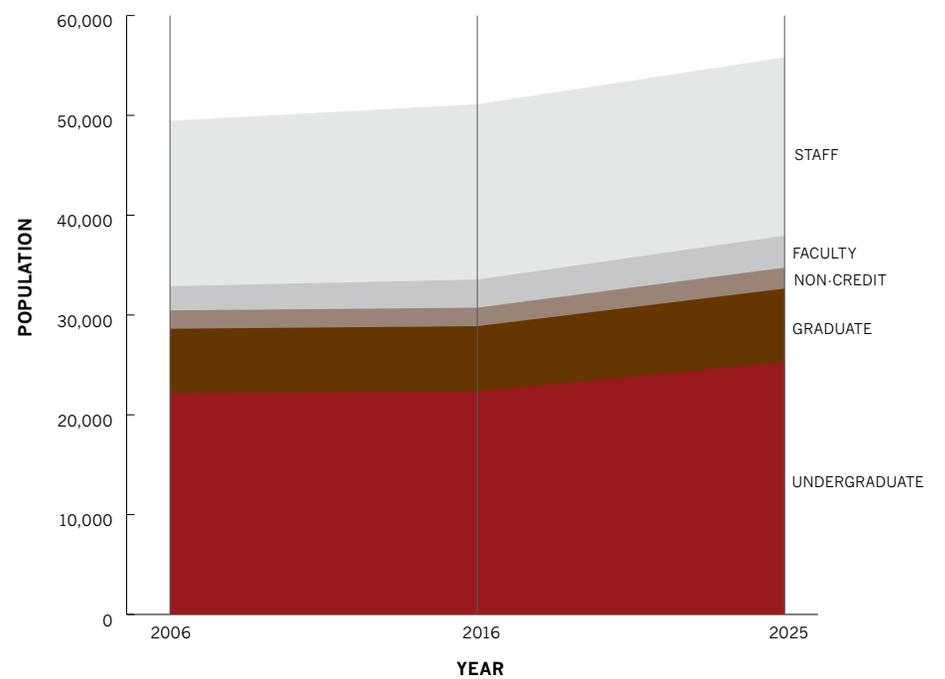
Staff counts for 2006 include full-time staff and part-time staff as follows. Full-time staff includes employees who are students whether full-time or part-time and also full-time employees who are part-time students. Part-time staff excludes all student employees (i.e., part-time employees who are full-time students and part-time employees who are part-time students).

Table 4-6
Summary - Population Projection

Population	2006	2016	2025
Undergraduate Students	22,155	22,354	25,271
Graduate Students	6,464	6,522	7,373
Non-Credit Students	1,838	1,854	2,096
<i>Sub-Total Students</i>	<i>30,457</i>	<i>30,730</i>	<i>34,740</i>
Faculty	2,420	2,822	3,204
Staff	16,584	17,560	17,874
Total Campus Population	47,623	49,258	53,722

Source: Based on data from Ira Fink and Associates

Chart 4-1
Population Projection



Space

The year 2006 space is based on The University of Utah December 2006 Facilities Database. Space for 2016 and 2025 is projected to increase in proportion to increases in the number of regular faculty. All space is shown in assignable square footage.

The model also includes space projections for non-academic units at The University of Utah.

Space Projections

As shown in the model, the total square footage of The University of Utah would increase from 7.5 million assignable square feet in 2006 to 8.0 million assignable square feet in 2016 and 8.6 million assignable square feet in 2025.

As shown in the table Space Projection Model Summary, some units have not had space projected as there was inadequate information on which to base the projection.

Projections for housing are not included nor are projections for parking.

Table 4-7

Summary - Space Projection Model

Space (ASF)	2006	2016	2025
General Campus Academic	1,504,549	1,815,913	2,141,335
Health Sciences Academic	1,225,445	1,374,863	1,495,211
Total Academic	2,729,994	3,190,776	3,636,546
Total Non-Academic	4,759,234	4,788,603	5,003,596
Total Space (ASF)	7,489,228	7,979,379	8,640,142

Source: Ira Fink and Associates, based on data from the University of Utah Office of Budget and Institutional Analysis.

Capital Development Model

State Building Board Five-Year Plan

The State Building Board has the statutory responsibility to develop and maintain a Five-Year Plan for state facility needs. This plan addresses the needs of state agencies and institutions of higher education and includes capital development projects that are defined by statute UCA 63A-5-104 as: (i) remodeling, site, or utility project with a total cost of \$2,500,000 or more; (ii) new facility with a construction cost of \$500,000 or more; or (iii) purchase of real property where an appropriation is requested to fund the purchase. As required by statute, the Five-Year Plan includes a priority list of capital development requests with additional detail provided for each project being considered for legislative approval. In addition to a description and justification of the project, other details include a cost estimate, a projected increase in operational and maintenance costs (O&M), staffing and program costs that will result if the project receives legislative approval. Capital development projects in the Five-Year Plan are divided into two major categories: State Funded Requests and Other Funds Projects. State Funded Requests include all projects that are requesting general state funds. These projects compete for priority on the Board's Five-Year Building Plan. The Other Funds Projects are those which are funded from non-state funds such as donations and federal grants. They are considered by the Building Board to determine whether they should be recommended for approval by the Legislature.

University of Utah Capital Development

As part of the information gathering conducted during the Discovery Phase of the project, and during consultation with The University of Utah Facilities Management, the following capital development projects were identified.

Many of the following projects are included on the State's 5-Year Plan that was presented by the University to the Utah State Legislature during the 2008 General Session for fiscal year 2009. This information is subject to change in future planning phase.

- *David Eccles School of Business Replacement & Expansion Phase I:* Between the two construction phases, DESB program components will include: replacement classrooms for FAMB, new DESB classrooms, new and replacement research development centers, classlabs, support space, offices for existing and future faculty, staff and administrators, student study spaces, expanded advising and career service areas that are currently under served and collaboration space.
- *Engineering Expansion:* Scientific teaching building for College of Civil Engineering with classrooms, classlab/research-labs, support space, staff and faculty offices.
- *Student Life Center:* Recreation facility with cardio area, circuit and free weight area, climbing wall, natatorium with lap pool, leisure pool, and on-deck group whirlpool, running track, 5x sport courts (basketball, soccer, volleyball, lacrosse, etc), 3x multi-purpose rooms/dance studios, Outdoor Recreation Program, wellness clinic, 2x racquetball courts, lobby, juice/snack-bar, locker rooms, classroom space for student staff training and group meetings, administrative offices, student lounge zones
- *Campus Learning Center:* Classroom building with 25 classrooms, 20 break out rooms, computer info area, quiet study area, lounge café, instructional media services department, and a teaching laboratory.

- *Carolyn Tanner Irish Humanities Building:* Currently under construction. Program includes 14 offices, 1 Conference Room and 7 Dance Studios.
- *College of Humanities Phase II:* Academic classroom building with classrooms, support space, staff and faculty offices.
- *College of Health:* Academic classroom building with classrooms, support space, staff and faculty offices.
- *College of Law:* Academic classroom building for College of Law with classrooms, support space, staff and faculty offices.
- *College of Fine Arts Gallery Expansion:* Additional gallery space as well as the support functions.
- *Milton Bennion Hall Expansion:* Academic classroom building for College of Education with classrooms, support space, staff and faculty offices.
- *Frederick Albert Sutton Geology & Geophysics Building:* Currently under construction. Program includes 61 offices, 5 Conference Rooms, 45 Labs and 3 38-person classrooms.
- *Chemistry Expansion:* Scientific teaching building for College of Chemistry with classrooms, class-lab/research-labs, support space, staff and faculty offices.
- *Center for Cell & Genome:* Scientific teaching building for College of Biology. Program includes 12 research labs, support space, staff and faculty offices.
- *Social Work Expansion:* Classroom building for College of Social Work. Program includes 3 - 120 seat classrooms, 2 Conference rooms and 8 Offices.
- *Utah Museum of Fine Arts (UFMA) Addition:* Gallery building with gallery spaces and offices.
- *Central Campus Plant:* Chiller plant with a capacity of 3000 tons.
- *Universe Project:* Student Apartments with 300 units and ground-floor retail.
- *USTAR Interdisciplinary Research Facilities:* Research facility with nanofabrication lab, wet and dry labs, core facilities, conference center facilities and offices.
- *College of Nursing Expansion:* Clinical teaching facility expansion.
- *South Campus TRAX Project:* Classroom building with multipurpose academic classrooms and staff offices, “neighborhood” retail with coffee shop, newsstand and a bakery.
- *South Campus Village:* Student Apartments with 1800 units.
- *University Hospital Expansion:* Patient care facility. Building currently under construction.
- *School of Medicine Replacement:* Clinical and scientific teaching facility.
- *Additional Housing at Historic Fort Douglas:* Student Apartments with 300 units.
- *University Guest House Expansion:* University Guest House (Hotel) expansion with 70 rooms.
- *West Village Redevelopment:* Demolition of existing family student apartments currently located at the East & West villages. Development of replacement student apartments at the West Village.

Table 4-8

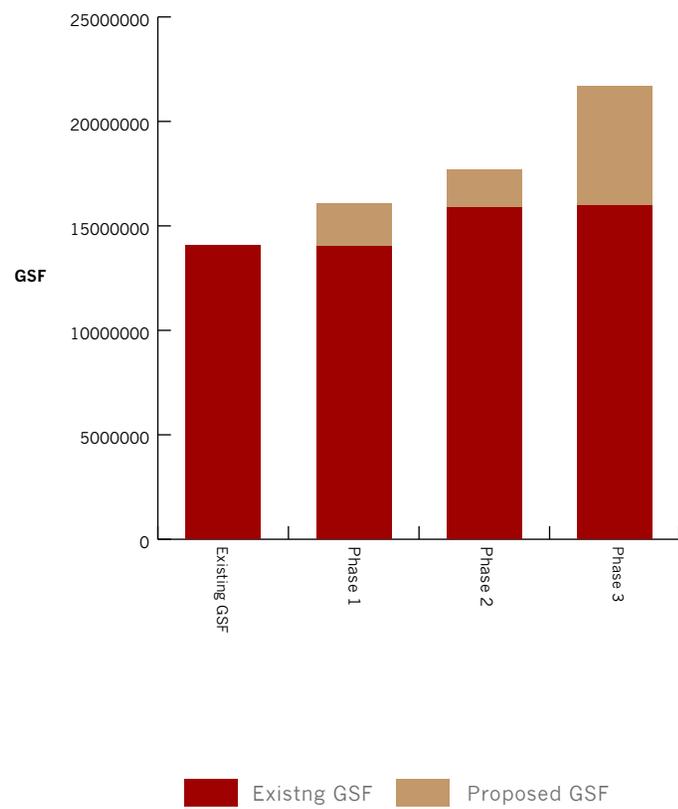
Summary - Capital Development

	Existing	Phase 1	Phase 2	Phase 3	Total
	GSF	GSF	GSF	GSF	GSF
West Campus					
Existing	2,052,313				
New		246,000	171,345	431,104	848,449
Demolition		43,542	10,177	83,639	137,358
Total		2,254,771	2,415,939	2,763,404	3,474,495
North Campus					
Existing	649,590				
New		180,000	200,000	795,700	1,175,700
Demolition		-	-	60,000	60,000
Total		829,590	1,029,590	1,765,290	2,880,990
East Campus					
Existing	3,503,132				
New		952,067	762,000	2,194,700	3,908,767
Demolition		-	123,624	756,885	880,509
Total		4,455,199	5,093,575	6,531,390	9,559,648
South Campus					
Existing	1,335,513				
New		361,500	457,892	593,360	1,412,752
Demolition		31,576	77,793	99,330	208,699
Total		1,665,437	2,045,536	2,539,566	3,743,619
Central Campus					
Existing	1,076,468				
New		72,510	-	451,000	523,510
Demolition		-	-	-	-
Total		1,148,978	1,148,978	1,599,978	2,123,488
Heritage Commons					
Existing	1,323,773				
New		120,100	-	-	120,100
Demolition		-	-	-	-
Total		1,443,873	1,443,873	1,443,873	1,563,973
Guardsman Way					
Existing	434,699				
New		-	-	-	-
Demolition		-	-	-	-
Total		434,699	434,699	434,699	434,699
Research Park					
Existing	2,924,687				
New		140,000	115,000	542,000	797,000
Demolition		-	-	-	-
Total		3,064,687	3,179,687	3,721,687	4,518,687
Villages					
Existing	756,873				
New		-	-	746,256	-
Demolition		-	-	746,256	-
Total		756,873	756,873	756,873	756,873
East Bench					
Existing	22,444				
New		9,345	125,022	-	134,367
Demolition		-	-	-	-
Total		31,789	156,811	156,811	291,178
Total Existing	14,079,492	14,079,492	16,285,896	17,905,561	21,713,571
Total New		2,281,522	1,831,259	5,554,120	8,920,645
Total Demolition		75,118	211,594	1,746,110	1,286,566
Total		16,285,896	17,905,561	21,713,571	

CHAPTER 4: GROWTH PROJECTIONS

Chart 4-2

Campus Master Plan - All Phases



Existing GSF per phase reflects growth minus demolition for that phase.

Chart 4-3

Campus Master Plan - Phase 1

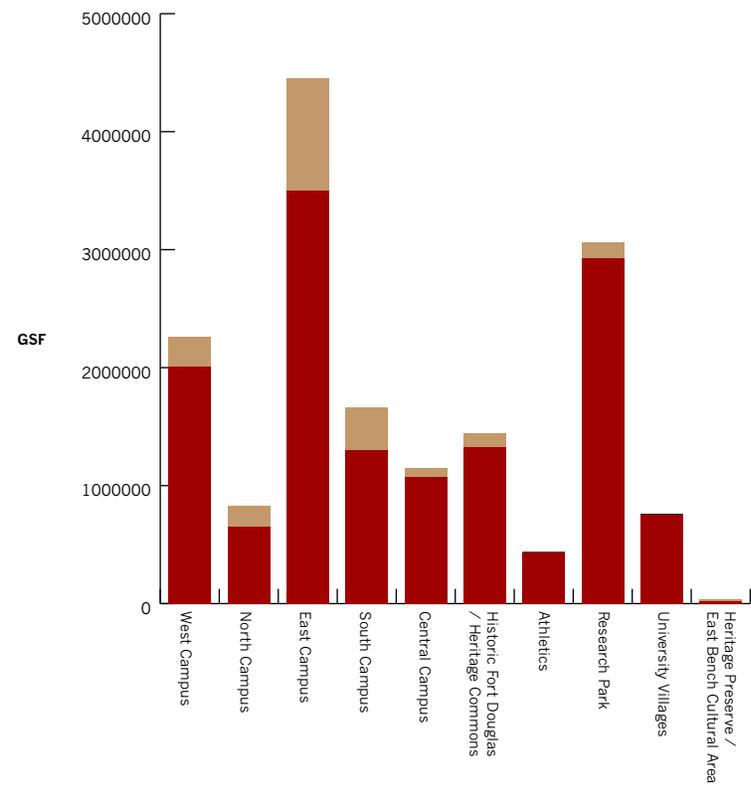


Chart 4-4
Campus Master Plan - Phase 2

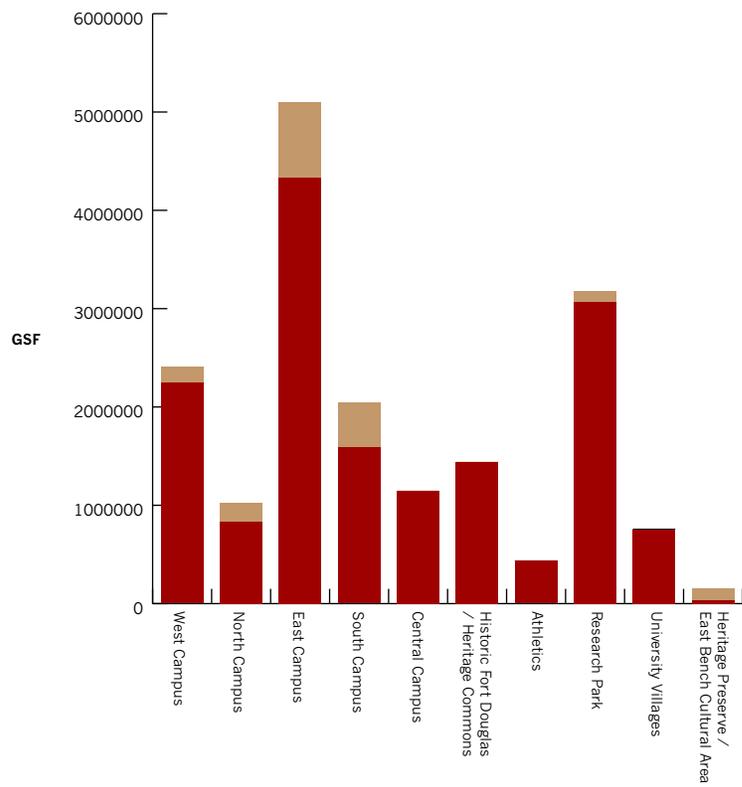
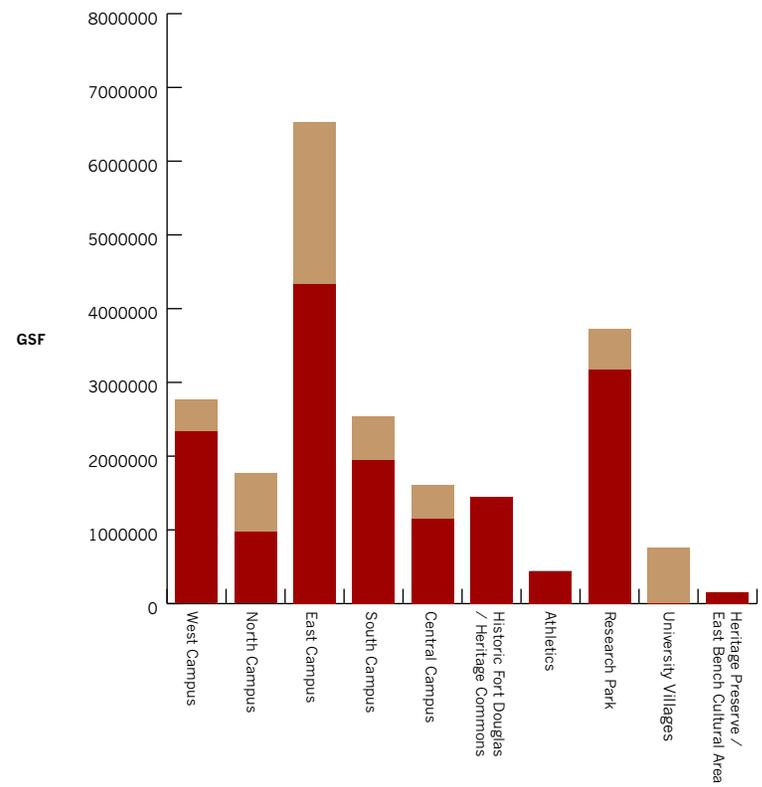


Chart 4-5
Campus Master Plan - Phase 3



Housing Assessment

Purpose

As part of the preparation of the Plan, a study was undertaken to assess the demand for student housing at the University of Utah.

This study is based on student housing data available through the fall 2006 semester at the University of Utah. This study also provided an opportunity to compare housing changes at the University that have occurred as a result of hosting the 2002 Winter Olympics. In 1995, Ira Fink and Associates prepared a housing market analysis for the University of Utah, which identified the existing university housing supply and its occupancy and projected changes in demand that would be needed to fill the housing built as part of the 2002 Olympics.

University of Utah

Enrollment

Enrollment at The University of Utah in fall 2006 was 27,713 headcount students, including 19,866 full-time students (15,022 undergraduate, 4,844 graduate) and 7,847 part-time students (6,227 undergraduate, 1,620 graduate). In addition, there were 906 non-matriculated students and 1,838 non-credit students.

Salt Lake City

The campus is located on the east side of Salt Lake City, Utah, a city with a population of 181,743 in 2000. (In 1990 Salt Lake City's population was 159,936; the 1980 population totaled 163,033. This represented a decline of 2% between 1980 and 1990, and growth of nearly 14% between 1990 and 2000). The population of Salt Lake City was estimated by the U.S. Census Bureau to have declined to 178,858 persons in 2006, or a loss of 2,885 persons since 2000. The Salt Lake County population as of 2005 was an estimated 948,172 persons.

The Salt Lake City metropolitan area has a total estimated population of 1,018,826. Salt Lake City is further situated in a larger urban area known as the Wasatch Front, and until 2003 the Ogden-Clearfield metro area within it was considered part of the Salt Lake City metropolitan area. The total estimated population of the Wasatch Front is approximately 2,150,000. (The above information is taken from Wikipedia.)

From detailed housing type information from the year 2000 U.S. Census, which provides information on the number of single-family homes, multiple family units, and mobile homes, in 2000 there were 40,599 single family units (an increase of almost 2,700 over 1990), 12,303 two to four unit homes (a decrease of more than 230 units over 1990), 23,403 multi-family units (an increase of more than 1,530 units over 1990), and 711 mobile homes or other units (a decrease of about 735 units). Altogether, there were 77,016 housing units in Salt Lake City in the year 2000, an increase of 3,254 units over 1990, or an increase of more than 4%.

The 2000 census reported that of the 77,016 housing units in Salt Lake City, 47.5% (36,592) were owner-occupied units and 45.2% (34,869) were renter-occupied. There were 7.3% (5,593) units reported as vacant. With the lower mortgage interest rates during the period through 2005, home ownership increased rapidly. This surge in home ownership and decline in rentership will be codified in the 2010 U.S. census.

University of Utah Housing

The University of Utah's Housing and Residential Education system provides a wide range of living options consisting of three residence hall areas, two apartment complexes, and living/ learning houses. University Student Apartments provides family student housing in the Village Apartments and Medical Plaza Towers/Townhouses. Single student housing is available in the Medical Plaza Towers. Subject to the number of vacant apartments and the length of the waiting list, single graduate students may be offered housing in the Village Apartments. The University does not maintain regulations about where students who attend the University of Utah must live.

The University in fall 2006 provided on-campus residence hall, single student shared apartment, and family apartment housing for 2,210 students. According to the November 2006 University Student Apartments Tenant Statistics Report, 1,236 students (949 were primary residents and 287 were secondary residents) lived in 1,094 units that were rented to both full-time and part-time students in the Village Apartments or Medical Plaza Towers/Townhouses. This combined housing serves more than 15% of all full-time enrollment and 3% of all part-time enrollment.

Student Housing Issues Facing the University Students in University Housing

The primary student housing market issue facing the University of Utah is demand that is slowly approaching the supply of University residence halls and University apartment housing, resulting in nearly full occupancy. For five years prior to fall 2006, neither the halls nor the apartments were fully occupied by students.

The traditional on-campus housing at the University of Utah is primarily occupied by first-time freshmen

students. Of the 1,647 fall 2006 residence hall occupants, 1,088, or 66 percent, were freshmen. Of the 485 single-student shared apartment occupants, ten were freshmen. Of the 78 Shoreline Ridge family student apartment units, at least five were freshmen. Of the 910 Village Apartments and Medical Plaza Towers student occupants, 35 were freshmen. These freshmen counts include both full-time and part-time students. (Note: Due to the month of the housing census, changes occurred in the overall occupancy of the Village and Medical Plaza units. The student occupancy in some reports ranged from 910 to 951 students and the faculty and staff occupancy count from 114 to 165. For purposes of this study, the lower student occupancy has been used, as it was possible from the reports with the lower student occupancy to determine the exact academic level of these students. This was useful for the analysis in the study.) In fall 2006, the overall total occupancy of the Village and Medical Plaza apartments was a significant 98 percent occupancy, regardless of which occupancy report was used.

Since only 15 percent of full-time students live on-campus, the University of Utah relies heavily on the Salt Lake City community to provide rental houses and apartments to students, in addition to the more than 25 percent who live at home with their parents.

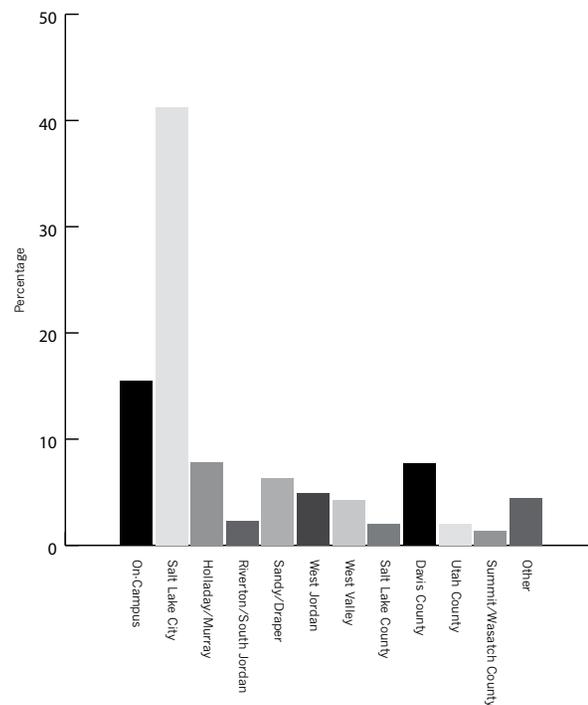
Because a large number of the university students are members of The Church of Jesus Christ of Latter-day Saints, many of these students leave the University for two years to become missionaries for the Church. When they return, this group of students is both older and more mature, and many choose to marry following their return from mission. As a result, nearly 35 percent of all full-time University of Utah students reported themselves as married and living with their spouse.

Enrollment Capacity

As described in this study, enrollment at the University of Utah is not forecast to change appreciably in the next ten years, through 2016. During the next few years, through 2013, general campus academic enrollment is forecast to increase by 100 full-time students. The longer range forecast for university enrollment growth through 2025 shows a projected growth of approximately 2,800 students, with this growth occurring in the years after 2013.

Based on data from the Student Housing Survey, IFA estimates that of the fall 2006 enrollment of approximately 19,900 full-time students, about 12,100 (61%) are classified as single or never married, 6,800 (34%) are married, 600 (3%) are partnered, and 400 (2%) are divorced, widowed, or separated. By comparison, in 1995, it was estimated that 56% were single or never married, 39% were married, and 5% were divorced, widowed, or separated.

Chart 4-6
Residential Location of Students

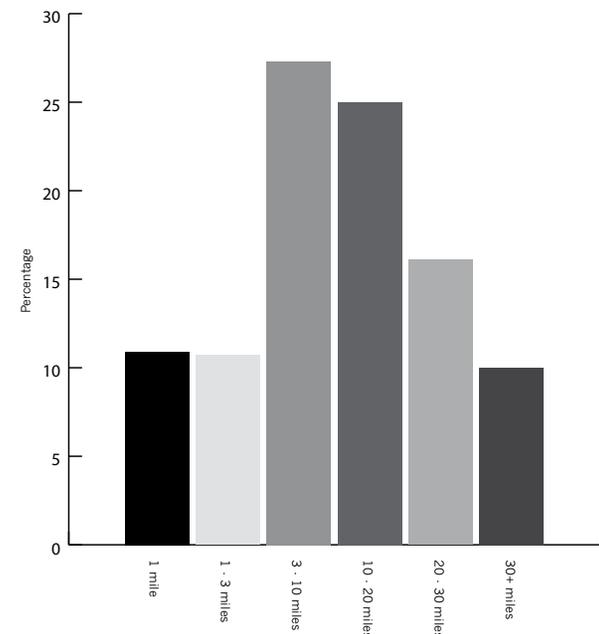


Single Students

Of the estimated 12,100 full-time single students in fall 2006, 2,180 or about 18% live in on-campus housing, 43% (5,200) live in Salt Lake City, 6% (730) live in the Holladay/Murray area, 2% (240) live in the Riverton/South Jordan area, 6% (730) live in the Sandy/Draper area, 6% (730) live in the West Jordan area, 4% (480) live in the West Valley area, 2% (240) live elsewhere in Salt Lake County, 7% (850) live in Davis County, 2% (240) live in Utah County, 1% (120) live in Summit/Wasatch County, and 3% (360) live in other areas.

While 18% of single students live on-campus, the 82% of single students who live off-campus do not live close to campus. The average commuting distance reported in the survey by single full-time students who live off-campus was 11.7 miles one-way, with 12% living within one mile of campus, 10% living between one and three

Chart 4-7
Average Community Distance of Students



miles of campus, 28% living three to ten miles from campus, 25% living ten to 20 miles from campus, 15% living 20 to 30 miles from campus, and 10% reporting a commute of 30 miles or more one way.

Married Students

Of the estimated 6,800 full-time married students, 11% (750 students) live in on-campus university housing, 38% (2,590) live in Salt Lake City area, 11% (750) live in the Holladay/Murray area, 3% (200) live in the Riverton/South Jordan area, 7% (470) live in the Sandy/Draper area, 3% (200) live in the West Jordan area, 5% (340) live in the West Valley area, 2% (140) live elsewhere in Salt Lake County, 9% (610) live in Davis County, 2% (140) live in Utah County, 2% (140) live in Summit/Wasatch County, and 7% (470) live in other areas.

Of the 6,800 married students who attend the university full-time, 36% reported they were homeowners. The average commuting distance reported in the survey by full-time married students was 12.9 miles one-way, with 9% living within one mile of campus, 12% living between one and three miles of campus, almost 26% living three to ten miles from campus, 25% living ten to 20 miles from campus, 18% living 20 to 30 miles from campus, and 10% reporting a commute of 30 miles or more one way.

Adequacy of University Housing Supply

Housing at the University of Utah is allocated on a first-come, first-served basis. There are no university policies requiring students to live in university housing. As of fall 2006, student housing supply slightly exceeded the demand for housing at the University of Utah.

In fall 2006, the Office of Housing and Residential Education nearly filled all of the University's 1,681 residence hall bed spaces, while their 508 single student shared apartment housing was also nearly fully occupied. The 78 units of Shoreline Ridge family housing, managed by the Office of Housing and Residential Education, were fully occupied, with students, postdoctorates and staff.

Of the 943 University Village family housing units and the 151-unit Medical Plaza Towers, 928 units were occupied, with 910 units occupied by full-time and part-time students, 165 occupied by faculty, staff and postdoctoral students, with 19 units remaining vacant.

Based on a residence hall bed count capacity of 1,681 beds, fall 2006 occupancy was 98 percent. The single student shared apartments were about 96 percent occupied in fall 2006 and the Shoreline Ridge family apartments were 90 percent student occupied (another ten percent of the Shoreline Ridge Apartments were occupied by ELI freshmen, staff, and postdoctorates.) The Village Apartments full-time and part-time student occupancy was 82 percent in fall 2006 (another 16 percent of Village Apartments were occupied by faculty, staff, and postdoctorates) and Medical Plaza Towers full-time and part-time student occupancy was 89 percent (another nine percent of Medical Plaza Towers were occupied by faculty, staff, and postdoctorates).

Background about Housing at The University of Utah

Altogether, approximately 15 percent of full-time students live in University housing, including about eight percent of full-time students living in the residence halls, two percent in shared student apartments, less than one percent in Shoreline Ridge family student apartments, three percent in the Village Apartments, and one percent in Medical Plaza. Because only one out of seven full-time students live on-campus, the University of Utah cannot be classified as a residential campus. The University of Utah has no requirements on where students should live. While the University of Utah does not have a requirement that new students live in university residence halls during their first academic year on campus, each student who does live in the residence halls or suites is required to have a full meal plan. This is described in the following section.

At the University of Utah, one has only to be a “student” to live in University housing. There is no requirement to be a full-time student to live on-campus. Any student is eligible, with students taking as few as six credit hours being eligible for the residence halls.

Food Service

All on-campus residence hall and suite students are required to have a full meal plan. The primary residential dining facility is the Heritage Center Dining Room. With a meal plan, students can also purchase food at Chartwells, 105 Café - Annex, Crimson View Restaurant, Heritage Center Crimson Corner, John A. Moran Eye Center Café, Marriott Library Outtakes, Social and Behavioral Science Building, Union Food Court, and Union Outtakes.

The Heritage Center Dining Room offers continuous service from 6:30 a.m. to 10:00 p.m. daily. From Monday to Friday, the Dining Room is open for breakfast from 6:30 a.m. to 9:30 a.m., for lunch from 11:00

a.m. to 2:00 p.m., and for dinner from 4:30 p.m. to 8:30 p.m. Brunch service is available from 10:00 a.m. to 2:00 p.m. and dinner from 4:30 p.m. to 8:30 p.m. on Saturday and Sunday.

Increased Demand for Housing

At the University of Utah, demand for on-campus housing has been historically low due in part to the large number of student who live at home while attending the University and the large supply of older housing available for rent in Salt Lake City. With the addition of new housing as a result of housing built on-campus for the Olympic Village for the 2002 Winter Olympics, the vacancy rate in on-campus single student housing was high, but is now approaching zero vacancies in the fall semester after five years of increasing occupancy. On campus housing demand in fall 2007 continued to be high as a result a changing market environment in Salt Lake City which was accompanied by reported substantial increases in rental rates. This resulted in some students finding the university housing units to be an attractive, lower-cost, option.

Enrollments

Enrollment Increases

Should the University of Utah be able to maintain its current new freshman and transfer enrollment growth in the years ahead, and increase enrollment to 2,234 new fall semester, first-time freshmen in the year 2013, as shown in the enrollment projections, the campus will continue to experience demand to live on-campus that is about the same as or slightly greater than current residence hall capacity, but beyond that of single-student shared apartment capacity. If there is no increase in on-campus housing, and enrollment increases, this additional demand could be reflected in waiting lists, housing needs that cannot be met, and the need for additional on-campus single-student shared apartment housing.

High school graduates in the State of Utah are projected to remain steady or increase slightly through the year 2012-13 at 34,000 to 35,000, meaning a steady number in the pool of potential freshman applicants. In the decade between 2012-13 and 2021-22, a 25 percent increase is expected in Utah high school graduates from 35,000 to 45,600 students. Thus, while the short-term demand for additional on-campus is somewhat limited the longer term prospects are bright, if enrollments begin to increase sharply after the year 2012.

Based on the results of the Student Housing and Transportation Survey, it is estimated that Utah residents make up about 86 percent of full-time student enrollment at the University. Any change in high school graduation rates will affect enrollment, and in turn housing demand which should occur in the years 2012 and beyond. In addition, based on the results of the Student Housing and Transportation Survey, it is estimated that, at present, nine percent of students at the University of Utah are out-of-state students and almost five percent are international students. Increases in these two groups of students whose home is not Utah will result in greater demand for on-campus housing.

Currently, based on the results of the Student Housing and Transportation Survey, there are 16,153 full-time undergraduate students who are residents of Utah, 2,527 are out-of-state or international students, and 1,186 whose residency status was not identified, for a total fall 2006 enrollment of 19,866 full-time students. In addition, the University enrolled 7,847 part-time students.

Full-Time and Part-Time Students

This study of housing at the University of Utah is based upon the full-time student enrollment, although both full-time and part-time students are eligible to live in University of Utah housing.

On most university campuses, student housing is provided only for students who are enrolled full-time. However, at the University of Utah, single student suites and apartments and family students apartments under the auspices of Housing and Residential Education (HRE), as well as the University Village Apartments and the Medical Plaza Towers are available to both full-time and part-time students. In the residence halls, students enrolled for six or more credits are eligible. Part-time students may live in the Shoreline Ridge Apartments or the University Village if, as undergraduates, they enroll for nine or more credit hours or as graduate students they enroll for six or more credit hours. Data included in this study provides information on the number of students who are enrolled full-time and part-time and live in university-supplied housing.

For enrollment purposes, the University of Utah defines a full-time undergraduate student as one who is enrolled for 12 or more credit hours per term and a part-time undergraduate student is one who is enrolled for 6 to 11.5 hours per term. A student is classified as a full-time graduate student if they are enrolled for 9 or more credit hours per term. They are considered to be a part-time graduate student if they are enrolled for between 5 and 8.5 hours per term.

Meeting Financial Goals

Meeting the financial goals of student housing requires a cooperative team effort. Because both the Office of Housing and Residential Education and Office of Student Apartments are self-supporting, they receive no state general fund income. Continued careful management of the on-campus housing programs is central to the success of upgrading facilities and building new housing.

Facilities

Demand

In the context of providing on-campus student housing, meeting the demands of the various student sub-market groups is important. Because the recommendations regarding housing at the University of Utah are based on projections, some assumptions regarding housing demand among students will not materialize. Unanticipated events and new circumstances which could affect enrollment and the housing market may occur.

Future demand and preference is based both upon the University of Utah meeting its enrollment projections and upon individual student behavior in selecting a place to live while attending the university. Therefore, the actual results during the period covered by the IFA analysis can vary from those described in the report, and the variations may be significant.

Meeting Student Needs

The conclusions and recommendations which follow, if enacted by the University of Utah, can result in changes in the University's residence facilities. These conclusions and recommendations are structured to provide viable facilities to meet student on-campus housing needs.

To accomplish the programs set forth will require cooperation, sharing, and continued hard work among the campus units that supply services to housing. Because of recent sharp increases in the cost of construction in the United States, funding demands for new or replacement housing will be significant. While the goal is to provide a facility legacy that carries on and ensures the viability of residential housing at the University of Utah, the capital requirements will need to be addressed.

Conclusions & Recommendations

As a result of the analysis conducted for this study, IFA has reached a number of conclusions regarding student housing occupancy and facilities at the University of Utah. The conclusions and recommendations are as follows:

1. The continued University of Utah undergraduate housing demand and university enrollment increases are linked, particularly at the freshmen level. Although enrollments are basically flat or slightly declining, housing occupancy is up. This change is based in part on President Young's "globalization" initiative, in which the University is working to increase both its out-of-state and international student enrollment, as well as providing for more scholarship students to live on-campus. After a period of decline, rents in the local community are also starting to increase, which is having the effect of increasing demand for university housing.

Recommendation: The University of Utah needs to continue to monitor closely its admissions and enrollment to understand the link among enrollment, housing demand and housing occupancy, both immediate and long term. The University's Office of the Senior Vice President for Academic Affairs and the Office

of Housing and Residential Education will need to continue to work together to understand each other's operational sequence and schedule, being particularly watchful for events that may result in sudden changes in enrollment and in single student housing demand, either up or down.

2. Student interest in living in on-campus undergraduate housing, coupled with projected long term university enrollment increases, if they occur, will require additional single-student shared housing.

Based on student housing market preferences, as indicated in the Student Housing Survey, there is limited additional demand for residence hall and suite bed spaces on campus above the current 1,681 residence hall and suite capacity. There is demand for approximately 350 more single-student shared apartment beds above the 508 existing on-campus single-student shared apartment beds. This demand is based primarily on projected increases in enrollments and student housing preferences.

This demand for additional housing is measured from results of the Student Housing Survey, based on student preference alone. It will not translate into total actual demand because not all of the students who responded to the survey and expressed interest in living on campus will choose to do so, unless affordable housing is available. Only a portion of students who expressed a preference to live on campus will convert their preference into actual consumer behavior, as many of these students are currently living at home with their parents. It is also likely that others of this group of students will not be able to afford to move into University housing, as a matter of economics.

Recommendation: The University of Utah should provide additional on-campus single-student shared apartment housing above the current existing supply, if total enrollments increase as projected. Based on student housing market preference projections, the University of Utah should build an additional 350 on-campus single student shared apartments if enrollment projections are met and if student preference to live on campus translates into actual demand.

3. A continued variety of student on-campus housing types is needed.

Recommendation: The University of Utah should continue to provide a range of living options in its campus-funded housing program, particularly for single students. (Based on the current university enrollment and housing preference projections, about 65 percent of the campus single student housing supply should be traditional residence halls or suite type (non-kitchen) housing and 35 percent should be the University single-student, shared apartments.) If new single student housing is built, it should appeal both to new freshmen as well as to sophomore, junior, senior and graduate students who want to live on campus.

4. New single student housing at the University of Utah should continue to be more than shelter; it should provide the personal and educational benefits of immersion into campus life.

Recommendation: The University of Utah, to the highest degree possible, should continue to incorporate in its new housing program a link to the academic programs of the campus, as well as including features such as fitness rooms, game rooms, study lounges, and space for residence program activities that attract students to on-campus housing.

5. Student interest in living in on-campus family housing is linked as much to student budgets as to changes in enrollment. The lower-rent University Village and Medical Plaza apartments have enabled generations of University of Utah students to obtain their education while minimizing their housing expenses. However, these units, built in 1960 and 1971, have reached or are reaching their useful life and need to be replaced. The cost of maintenance and upgrade, or even complete renovation of these units would approach or exceed the cost of new construction. Moreover, these units are built at very low density. Replacement housing at higher density, including four-story buildings, should allow the existing housing to be replaced on the single, West Village site.

Building at higher density in wood or metal frame construction is also permitted in the building codes. For example, in January 2007, Salt Lake City adopted the 2006 International Building Code (IBC) as its code. Under the 2006 IBC, a residential occupancy group R-2, which includes apartment housing, can be four stories in height (not to exceed 60 feet) in Type V-A construction if the building is equipped throughout with an automatic sprinkler system.

Recommendation: Replace the University Village and Medical Plaza apartments with higher density housing, as permitted by applicable code.

6. Interest among married students in living on-campus remains high. This will, over the long term, require additional married student housing. Based on student housing market preferences, as indicated in the Student Housing Survey, there is additional demand for 400 married student housing occupancy above the current 1,094 University Village and Medical Plaza Towers and Townhouses units and the 78 Shoreline

Ridge family housing units. In fall 2006, these units were occupied by a total of 980 to 1,021 married students. [Based on the results of the Student Housing and Transportation Survey, among part-time students, 950 students indicated a preference to live in on-campus apartments. Of the part-time students, only 178 responded to the student housing survey. Demand, based on this small sample size of part-time students, may be overstated.]

The University of Utah should, over time, plan to house 400 more married students on-campus. The unused student capacity in the University Village and the Medical Plaza Towers, due to short-term faculty and staff rentals, means the University currently has a limited unused capacity to meet a portion of this increased demand. Units rented to faculty and staff will, over time, revert back to student occupancy. (In fall 2006, it was estimated that between 135 and 165 units were rented to faculty and staff. By fall 2007, this number had decreased to 37 units.)

Recommendation: The University of Utah should not immediately increase the number of married student housing units it provides. The University should continue, as it has, to transfer occupancy to students of those few existing units rented to faculty, staff, and postdoctorates to students as student demand increases. Over time, the University of Utah should plan to house 400 more married students on campus, based on student housing market preferences.



