First-Year Student Housing Project

Campus Overview

- Enrollment and Degree Programs - Enrolls over 15,000 students in over 100 degree programs
- Diversity - 47% of undergrads and 57% of first-year students were students of color (fall 2018)

Student Housing

- Demand for Student Housing - multiple housing demand studies have found strong demand for student housing that exceeds current options
- Construction of a 550 bed residence hall for first-year students
- Dining Hall and Learning Commons will be open to all students
- The project will cost $68,265,404 and would be open to residents for the fall 2021 semester

SITE

The site (shown above in black) that has been selected for this project is on Larimer Street between 11th and 12th streets. Placement is in close proximity to services, classrooms and social spaces. The project site will allow CU Denver to fulfill the master plan of activating Larimer Street close to:

(A) Lola and Rob Salazar Student Wellness Center
(B) Student Commons - home to most of CU Denver’s student service offices
(C) North Classroom - featuring more than 35 classrooms used by CU Denver students
BUILDING OVERVIEW

The First-Year Student Housing building is projected to be a total of 167,218 square feet, and be 6-7 stories. The first two levels will include the lobby, the 26,000 GSF Learning Commons and an 11,000 GSF dining facility. The top 4-5 stories will be residential floors, to include 550 units (30 singles, 400 doubles, and 120 triples), restrooms and group study areas. A stacking diagram is included below.

FINANCING

The project budget is $68,265,404. The project will be funded by issuing debt, to be repaid from revenue from the following sources: room rental, meal plans and drop-in dining, conferences and camps, and space rental. Room rates would be competitive with other housing options and would range from $3,600 to $5,300 per semester, depending on the room type (single, double, triple).