Determinants of Institutional Growth

Healthcare & Higher Education
Future Trends in Healthcare

Majority of healthcare occurs and will continue to occur in the outpatient arena

Trend in inpatient admissions:
• Continuing movement from inpatient to outpatient setting
• Population is aging and becoming more obese
• Fewer admissions but hospitalized patients are older & sicker

Systemic healthcare reform – whether Obamacare or Son of Obamacare – will have uncertain impacts.

For the moment...
It is “Business as Usual”. 
Development Drivers

**Programming:** Inter-related functions and complex internal adjacencies

**Urban Design/Context:** How buildings are physically arrayed, influenced by land availability, topography, climate and indigenous architectural styles.

**Land Use:** Development, design and/or performance standards in local zoning and building codes.
Critical Factor

Internal adjacencies are the most important driver in Healthcare. (in order of priority):

1. Inpatient nursing unit
2. Ancillary services that support only inpatient units
3. Emergency department / ancillary services that serve both inpatient and outpatient
4. Outpatient offices of subspecialty physicians
5. Parking
Core Priorities

The Main Hospital forms the core of the Medical Center.

Typically comprised of:
• Large 2-3 story podium base
• Narrower 3-7 story inpatient nursing tower

Advantages of building “up”:
• Maximizes exterior walls and windows
• Elevators move people and equipment more quickly
• Uninterrupted runs of infrastructure (mechanical shafts, plumbing) are less expensive
Subsequent Priority Influencers

Next priorities are Inpatient/Outpatient Specialty Centers, Medical Office Buildings and Parking.

Which are also compact, land-intensive facilities of 3-10 stories.
• Maximizes physical adjacencies
• Reduces travel distances
• Results in more cost effective construction
• Reduces need for outward expansion
In Summary

• Internal adjacencies are primary driver.

• Regional differences appear to have little impact on campus form.

• Most future investment will be made on existing medical campuses.

• There is a continuing effort to move lower priority uses to off campus locations.
Future Trends in Higher Education

Majority of higher education occurs and will continue to occur on college campuses.

Trend in Higher Education:
• Competition for students putting pressure on the “product” offerings
• Economic Influences increasing tuition and debt culture.
• Evolving Pedagogy toward larger class sizes and use of new media technologies

Funding to Public Institutions – will have uncertain impacts.
Development Drivers

**Programming:** Inter-related functions and complex internal adjacencies

**Urban Design/Context:** How buildings are physically arrayed, influenced by land availability, topography, climate and indigenous architectural styles.

**Land Use:** Development, design and/or performance standards in local zoning and building codes.
Creating an academic and physical environment which attracts students is critical.

Diverse academic activities require land-intensive facilities
• Open Spaces and Connections provide transition between neighborhood and academic environments.
• Minimize the impact of traffic generation with strong transit connections and efficiently placed parking infrastructure.
• Infrastructure to support peak needs and campus growth.
Core Priorities

Instructional facilities, research facilities, libraries and centers for extracurricular life are primary elements on college campuses and variations depend on the institution’s academic disciplines.

Typically comprised of:
• 2-4 story structures for effective and timely circulation.
• Open spaces for sense of connections and community.

Advantages of building mid-rise development:
• Connection to campus environment while efficiently stacking program elements
• Allows timely circulation cross-over between classes
• Provides balanced FAR to preserve open space
Subsequent Priority Influencers

Additional functions to support student experience:

1. Academic Services
2. Student Housing
3. Sports, recreational and physical education
4. Physical infrastructure (pedestrian / vehicular / utilities)
5. Community Amenities (cultural/athletic events, open spaces, libraries)
In Summary

• Tuition and Research funding will determine institutional growth based on demand.

• Regional differences appear to have little impact on campus form.

• Most future investment will be made on existing educational campuses with limited creation of satellite campuses.

• There is a continuing effort to make campuses more porous to facilitate cross-fertilization with business community and support inter-disciplinary research.
Similarities

- Programming requirements and adjacencies are primary drivers of building/campus design.
- Similar principles of design dictate campus circulation and infrastructure.
- Generic campus types transcend geographic location.
- Both types of institutions historically located in residential areas, which engender “town-and-gown” conflicts.
- Generate many high-wage jobs.
Differences

- **Scale of Development**
  - Healthcare: More compact with higher FAR
  - Higher Ed.: More land intensive with lower FAR

- **Open Space Utilization**
  - Healthcare: Incidental to campus function for brief respite
  - Higher Ed.: Integral to campus design for formal/informal learning

- **Transparency**
  - Healthcare: Less welcoming by its nature/function
  - Higher Ed.: More physically porous and welcoming, neighborhood benefits

- **Growth Drivers**
  - Healthcare: Population growth, innovation and public health policy
  - Higher Ed.: Population growth, market trends and competition
| Population: | UW Tacoma |
| Location Type: | Tacoma, Washington |
| Total Campus Area (acres): | 198,400 |
| Total Developable Area (gsf): | 1,533,250 |

**Current Development (2011):**

| FTE Students | 3,234 FTE |
| Academic Building Area (gsf) | 479,850 |
| Student Housing (gsf) | 112,500 |
| Structured Parking above grade (gsf) | 45,000 |
| Structured Parking below grade (gsf) | 0 |
| Parking Area | 425 spaces |
| Total Current FAR | 0.42 |
| Total Current Campus Coverage (%) | 15% |
| Total Current Parking Ratio | 0.9 / 1,000 |

**Future Additional Development:**

| FTE Students (target) | 10,000 FTE |
| Building Area (gsf) | 1,698,200 |
| Student Housing (gsf) | 531,200 |
| Structured Parking above grade (gsf) | 105,000 |
| Structured Parking below grade (gsf) | 907,500 |
| Parking Area | 4,050 spaces |
| Total Future FAR | 1.52 |
| Total Future Campus Coverage (%) | 46% |
| Total Future Parking Ratio | 1.8 / 1,000 |
Population: 32,950
Location Type: Suburban
Total Campus Area (acres): 132-acre (71 acres protected)
Total Developable Area (gsf): 2,657,160

**Current Development (2011):**

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<th>Value</th>
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<td>3,377 FTE</td>
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<tr>
<td>Academic Building Area (gsf)</td>
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<td>Student Housing (gsf)</td>
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<td>Structured Parking above grade (gsf)</td>
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<td>Total Current Parking Ratio</td>
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**Future Additional Development:**

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<td>FTE Students (target)</td>
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