

Project Overview

Oxford and Miami Commons

Located on two of the Miami University bus lines and approximately a 1/2 mile from the University's campus, Oxford and Miami Commons ("The Commons") has been a staple in off-campus living for Miami University students since they were built in the mid-eighties.

Ironically, Capstone has already played a small part in shaping the history of The Commons. After Capstone's "University Commons" was developed in 1996 with 122 four bedroom/two bath units, shared bedrooms, the predominant unit type at Oxford and Miami Commons, were no longer an attractive configuration for students who desired more privacy. Instead, Capstone's private bedroom arrangement quickly became the preference in the off campus market. In response, many of the individual owners of the double-occupancy two bedroom units converted them into single-occupancy four bedroom units by installing a non-load bearing wall down the center of each bedroom. This change was well received for a while, but with additional age and changing market conditions, the demand for these units had fallen which contributed to declining occupancy at The Commons.



Capstone's plan upon acquisition in March of 2011 was to begin a significant renovation to accomplish two main objectives. First, the interiors would be improved in order to breath new life into The Commons. The renovation scope included, among other things, replacing the old carpet with nice faux wood floors, replacing the countertops with simulated granite, replacing the worn out furniture with high-end student furniture, and replacing the original 1980's appliances with full-size energy efficient appliances. We also repainted the interiors with a "warmer" color scheme and added nice finishing details such as crown molding.

The second objective was to provide a more balanced unit mix in order to better appeal to our target market – Miami University upper classmen. Across the country, Capstone has seen that upper class students prefer to live with fewer roommates as they tend to be more mature and more focused on academics. Thus, we will remove the previously added partition walls in the "four" bedroom units and create an 1125 square foot single-occupied two bedroom unit.



grilling stations and an outdoor fireplace.

Site and exterior improvements were also planned as we repainted the exterior with a more welcoming paint scheme, added a gated entry, and updated existing amenities such as the clubhouse. We also saw this as an opportunity to add new common area amenities such as

Capstone's repositioning of this property will be complete prior to the 2012-2013 school year.

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Before & After Pictures

Pre-Renovated Kitchen



Post-Renovated Kitchen



Project Overview

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Before & After Pictures

Pre-Renovated Living Room



Post-Renovated Living Room

