



CARLETON COLLEGE

REPORT ON STUDENT HOUSING AND PLANNING RECOMMENDATIONS

AUGUST 23, 2021

B|W|B|R

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Executive Summary

The need for this report was established by the Carleton College Student Housing Committee. This report on Student Housing and Planning Recommendations builds upon recommendations outlined in the 2014 Facilities Master Plan (FMP), as well as the 2007 Report of Student Housing Capacities and Options. The primary objective was to focus on house/townhouse living options by providing additional evaluation of the existing facilities and planning recommendations.

Process

This study consisted of five committee workshops and five student focus group meetings to evaluate housing goals among the College and the student population. The workshops were comprised of visioning, campus housing evaluation, and planning options. Campus tours were also conducted and included a variety of residence halls and houses.

Background

The 2007 Report on Student Housing Capacities and Options is the foundation for this student housing report. After the 2007 report, Cassat and James Halls were constructed and Evans was renovated. In 2014, the Facilities Master Plan (FMP) identified two locations for next phases of student housing investments.

The focus of this report is to provide a review of the condition, functionality and efficient use of the existing house/townhouse living options and explore planning options for the FMP sites along Union Street and near the recreation center. The planning options need to support a range of student living options including townhome units, larger co-ops and interest housing, and the 2007 goal of achieving roughly 80% dormitory and 20% house/townhouse living. The Northfield option is also included due to its impact on future housing plans.

VISION AND OBJECTIVE from 2014 Facilities Master Plan

- Provide our students with attractive, functional, and safe housing that is **more than a place to sleep, but rather is a place to live, learn and feel at home.**
- Continue to implement the 2007 Residential Life Strategic Plan which envisioned a **mix of dormitory and house/townhouse living of about 80/20** for the campus as a whole. Offer newer, diverse house/townhouse living options for juniors and seniors, with an emphasis on more efficient facility utilization.

ADDITIONAL OBJECTIVE FOR 2021 REPORT:

- Remain Focused on the sites identified in the 2014 Facilities Master Plan



Bed Count Analysis

Bed count was evaluated to verify that the bed count used as a baseline in the report reflects the intended capacity of the existing facilities. The full table of bed counts including historical data can be referenced in the table on page 16. A key factor in developing planning options is to achieve the desired bed counts and mix on campus. More specifically, there is a shortage of housing beds on campus. At the time of the report, the demand exceeded the on-campus capacity. The Northfield option averaged 85 students for the years 2010 up to 2018. Additional need over the capacity has been accommodated by converting lounges and temporarily adding an additional student to some rooms. **The goal is to achieve a minimum of 1,870 beds on campus**, assuming the Northfield option utilization at 55 or less students. Bed counts are tracked based on these numbers for the recommended planning option identified in this report.

Housing Evaluation

Carleton College has a diverse set of student living environments. The committee toured the facilities to better understand the range of housing options and the conditions. There is a wide range of characteristics within the inventory of houses and townhouses. The townhouses along Division Street were completed or remodeled in 2001 making them nearly 20 years old. In comparison, Henrickson House and Hunt Cottage are the oldest student houses on campus originating in 1873. Other aspects examined included safety, accessibility, density of housing, location, and overall condition. A number of student houses are recommended for demolition due to their condition, lack of accessibility, and inefficiencies to support the housing program in building community and overseeing occupant activities.

Traditional dormitory/residence halls were not the prime focus of this study. In general terms, recent construction and annual renewal on campus has focused on residence halls. However, existing residence halls were toured to confirm the 2007 capacity assignments and uses. Faculty Club, considered a small residence hall, was clearly in need of the most work to bring the housing up to necessary standards.

Site Analysis

The sites outlined and approved in the 2014 Facilities Master Plan were studied to examine ways to build community in the house/townhouse living environments at multiple scales. Other factors considered during site analysis included zoning, connection to green space, and how this study complements other recommendations outlined in the Facilities Master Plan.

Planning Recommendations

The planning recommendations address site utilization of existing housing and new housing. The planning recommendations allow for a bed count of 1,896 beds with options for another 23 to further increase the amount of house/townhouse living options. With the expansion of house/townhouse living, the recommendations can achieve the capacity goal with a mix of approximately 81% dormitory and 19% house/townhouse living units.

Building on the 2007 Report on Student Housing Capacities and Options the 2014 Facilities Master Plan and understanding the current size of the college and the goal of not growing enrollment, we recommend the following next steps. The recommendations are listed in phases and the order in which they should proceed.

Phase 1 starts with the development and construction at the north campus site for additional house/townhouse style beds. This is a green field site where construction may begin without demolition of existing housing units resulting in a further loss of beds. Development at this site includes 88-102 beds near Lilac Hill. Phase 1 also includes constructing approximately 45 new house/townhouse style beds at the north end of the Union Street site. This would require the demolition of Hall House (9 beds) and Hunt Cottage (6 beds) and relocating the displaced beds. The south end of the site would be constructed in phase 2. In total, the Union Street site would add 96-105 of new house/townhouse style beds. Once constructed, these sites will add housing capacity needed for future phases where demolition of existing beds will be required.

Phase 2 recommends constructing a new multi-purpose facility for Student Health and Counseling (SHAC) at the southeast corner of Union and First Street. This will recapture 23 beds of dormitory-style living in Davis Hall. Construction of a new SHAC facility at this site would require the demolition of Stimson, Henry, and Williams Houses. A replacement facility for Williams House would be constructed as part of Phase 1. Phase 2 also constructs 51-60 beds of house/townhouse living at the south end of the Union Street site adjacent to the existing townhouses. Berg House, Henrickson House, and Clader House are demolished to make room for new construction of these units.

Phase 3 recommends renovating Parish House and Jewett House. Farm and Parr houses would be demolished in this phase. Rice House and Page (East and West) House are also recommended for renovation.

Phase 4 is the final phase of recommendations and includes demolishing Chaney House, Geffert House, Prentice House, Allen House, Wilson House, and Douglas House after the above replacement beds are constructed and previous phases completed. It is possible that some of these houses could be demolished sooner as long as there are sufficient beds to support the renovations in phase 3 and the beds displaced during the construction.

Additional Considerations

Over the course of the workshops other topics were identified that impact this study, but were not directly part of the objectives for the report.

Parking

Parking was identified as a need on campus but is being evaluated outside the purview of this study. The housing planning options focused on minimizing impact to current parking. The Campus Circulation Plan will help address parking needs and considerations.

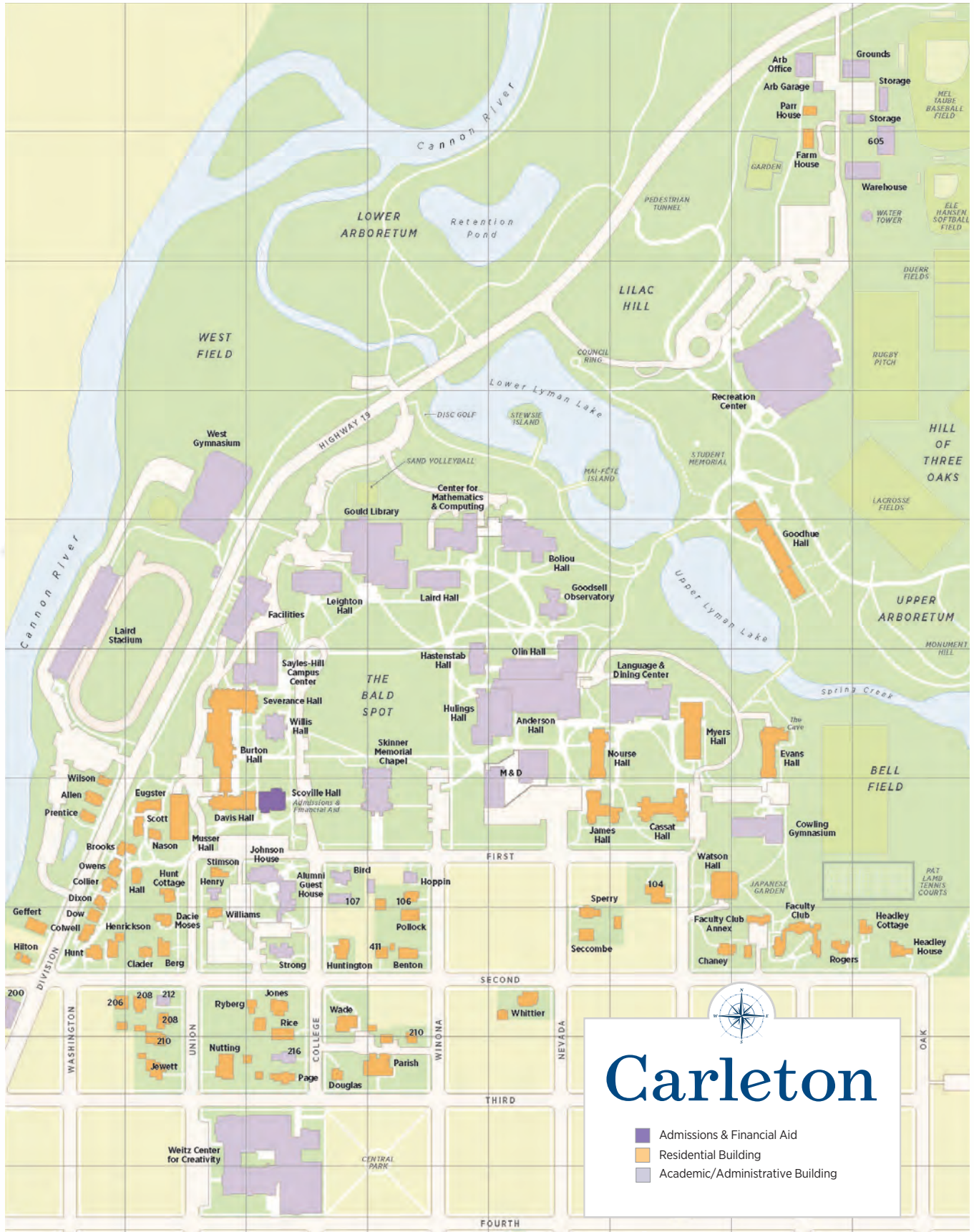
Faculty Housing

Faculty Club is currently home to both students and faculty. Removing students from Faculty Club and replacing these beds is addressed as part of this study. The portion of the building dedicated to faculty is the west wing and consists of four faculty apartments including one efficiency unit, two one-bedroom apartments, and one two-bedroom apartment. A separate review will be required to assess faculty housing and the future for Faculty Club.

Purchased Houses

The College has several purchased houses in the neighborhood that fall within the City's residential zone district. In order for these houses to be used for student housing (or other College purposes) either the zoning would need to be changed to the College Development District (CD-S) or a rental permit must be acquired. The City limits the number rental permits allowed per block to twenty percent of the block and many of these houses are located on a block that already exceeds the 20 percent limit. A plan is needed to address the future use of the properties at 411 Second Street, 107 College Street, 206 Second Street, 208 Second Street, and 210 Union Street.

Campus Map





Carleton

- Admissions & Financial Aid
- Residential Building
- Academic/Administrative Building

Detailed Report

Project Goals and Objectives

The vision and objectives were established as part of the 2014 Facilities Master Plan, as well as the 2007 Report on Student Housing Capacities and Options. As a result of the 2007 Report, two new residence halls have been added to campus and others renovated to greatly improve the conditions for the dormitory living spaces available on campus. Following these improvements, this Report focuses on the house/townhouse living portion of student housing and further assesses the residence halls that have not been recently built or renovated.

The overall goals for student housing are:

- Provide our students with attractive, functional, and safe housing that is more than a place to sleep, but rather a place to live, learn and feel at home.
- Offer newer, diverse house/townhouse living options for juniors and seniors, with an emphasis on more efficient facility utilization.
- Increase bed counts on campus and reduce the Northfield option.

For the scope of this housing study, the following objectives were focused on:

- Identify and plan for repair or replacement of the poor quality and oldest house/townhouse living options
- Recapture units in Davis for their intended purpose
- Explore house/townhouse living options along Union Street and near the Recreation Center as proposed in the 2014 Facilities Master Plan
- Support a range of living options including townhomes, larger co-ops, and interest housing
- Identify a location for the Student Health and Counseling Center (SHAC)
- Review options for improving the use and quality of traditional living units without expanding their overall capacity.

Visioning

Visioning workshop sessions were held as a brainstorming exercises with the committee as the participants. A series of questions were asked during the workshop to provide additional insight into Carleton College. These insights were gathered to help inform decisions made throughout the development of the study with the goal of maintaining what distinguishes Carleton's campus and student housing from others as well as looking for ways to implement positive change. The responses are listed in no particular order.

"What differentiates Carleton College?"

Engaged living/learning community

Interest Houses

95% of students live on campus

Feels safe and eventually familiar

Proximity to Northfield community

Intense term schedule and work

Level of co-ed facilities

No differentiated costs

Community space lacking

Aged residential houses

Requirement to be on-board for meal plans for majority of students

Accessibility to kitchen spaces

Wide variety of housing types

Proximity of living/learning environments

Inclusive communities (not separated by class year)

“What’s working?”

Community

- Tight-knit Communities (Floors, Houses)
- Sense of individual communities builds capacity for “belonging”
- Interest houses around themes (non-academic)
- Inclusive residential spaces (i.e. no athletes only spaces, etc.)

Percentage of Students on Campus is High

- Density (% on campus) complementing the academic program
- Capacity to house our students (residential nature)

Variety of Options

- Housing options/styles
- Students see the choices available to them as improving each year
- Wide variety counters boredom

Open Choice / One Price

“What’s not working?”

Small Houses / Outdated Facilities

- Expensive to maintain / operate
- Poor conditions
- ADA requirements not met

Consistency of Quality

- Lack of A/C
- Basements
- Historic nature challenging

Interest Housing

- Not telling the story to the broader community
- Equates to ‘off-campus’ style living only

Lack of Community Space

“What do we do in the next 10 years to be successful?”

Enhance the sustainability of student housing

Create community space

Move SHAC and return the ground floor of Davis Hall to student housing

Develop a consistent plan for updating all facilities

- Focus on facilities and upgrades that can equitably be maintained
- Funding adequate renewal of housing

Replace Farm and Parr with Eco House

Enhancing Carleton’s competitiveness at a cost we can sustain

Increase capacity for independent student housing

Housing Workshops

These workshops focused on examining the goals for student housing and analyzing the existing housing options to provide conceptual planning options for house/townhouse living options. Over the course of the workshops, the concepts were refined to reflect the ongoing discussions including desired bed counts and site analysis.

Student Focus Groups

Student only focus groups were held in fall 2019 and winter 2020. These five focus groups included more than 325 students such as members of the Carleton Student Association and peer leaders. Peer leaders represent all programmatic departments within the Division of Student Life (Residential Life, Intercultural and International Life, the Gender and Sexuality Center, the Career Center, Disability Services, Student Activities, TRIO/ SSS, and Health Promotion) and other allied units such as the Chaplain's Office, the Sustainability Office, and the Center for Civic and Community Engagement. The focus groups represented a cross-section of the student body's diversity. The focus group facilitators provided a more comprehensive picture of the scope and cost of the College's annual Residence Hall Renewal program along with city zoning information. Students affirmed a positive outlook on student housing and the programs associated. They expressed similar concerns regarding support spaces and amenities along with the need for prioritizing construction of a multipurpose facility that houses Student Health and Counseling Center and improvements in the townhouses.

General Feedback

- Students agreed SHAC needed a new space and were excited that would be a priority in this plan.
- Students were surprised to more fully understand the scope and cost of the facility update program and other maintenance (ie, tuck-pointing) that happens each summer in the residential halls and houses.
- Students were not aware of the zoning and understood how that impacted location options.
- Students agreed the houses across Highway 19 should be re-evaluated.
- Students supported the need for accessibility improvements.

Students Had Questions About the New Living Spaces That Would be Constructed

- Will the new environments be designed and built with a focus on sustainability?
- How will the College decide how many spaces to build with the ranges presented?
- Will green space still be maintained?
- What will new places look like? Types and styles of housing available?
- Will the student farm be impacted?

Students Questions Regarding the Suggested Changes to Existing Houses Over Time

- Will buildings be razed?
- How/will houses/themes change?
- Some concerns expressed about buildings that were identified as going off-line. They wanted more information on what that meant.

Students Also Used this Opportunity to Ask General Residential Life Questions. Examples include:

- Asking if a specific room in Parish could be converted to a kitchen.
- Asking if there were plans to reconsider allowing off campus students access to residential spaces.
- Asking if more spaces would be made off-board.
- Asking if more residential spaces (houses) would be getting card access.

Residence Halls / Dormitory Living

Several dormitory style buildings were toured to gain perspective of the general conditions. The tour showcased the many improvements made to buildings on campus, along with the recently constructed buildings. While not all residence halls were of this same status, the condition was still generally better in comparison to the house and townhouse living options.

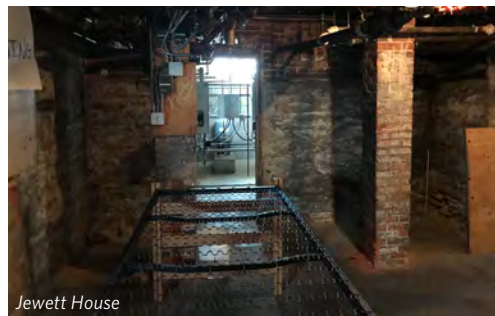
The primary deficiencies in the dormitory living setting occur where a building lacks accessibility, such as Parish House and Faculty Club, which are both considered small residence halls. Aside from the building condition, Faculty Club is not currently accessible with stairs throughout the building. The combination of all the stairs with winding corridors does not make for a strong community environment. For these reasons, Faculty Club is recommended to be taken offline for student housing and the College should consider further study of this facility. Burton Hall is in need of electrical service upgrades in the near future. This work is rather significant and the College may want to consider completing other upgrades to mechanical systems and finishes at the same time. Since Burton Hall is quite large, the amount of work needed might not be completed over one summer construction period and may need to be phased over several years or a plan developed to take Burton beds offline during an academic year. All-gender restroom configurations allow more flexibility for assignment and use. Newer or recently renovated residence halls, such as Cassat and Evans Halls, are configured in such a way. The configuration of the restrooms in older residence halls are more limited in how they can be used as all-gender and provide adequate privacy.



Houses & Townhouses Living

The house/townhouse living options were evaluated with condition, density, and location as the primary factors. The need for future financial investments in spaces is another significant issue evident in many of the houses, where the conditions of the single-family style homes vary greatly.

In the analysis of the existing properties, the two broad categories include replace/eliminate and update/re-purpose. After analysis, there is a recommendation to demolish housing units as indicated in the table and map on page 21. In some instances such as the Allen House, it may be appropriate to move the existing home and re-purpose due to the historical significance of the structure. Any Interest House program within a house slated for demolition will need to be relocated. In total, 107 beds are recommended to be taken off line as a result of recommending demolishing the identified houses and to replace them with newly constructed house/townhouse style beds.



Residence Halls and House/Townhouse Living Bed Count Summary

Below is a summary of bed count totals going back several years for use in analysis comparison. The 2007 goal of 80% dormitory housing and 20% house/townhouse living was used as a measure for the current planning options. The proposed bed count includes a slight net reduction in the dormitory category and an increase in the overall total bed count. This increase will accommodate a reduction in the Northfield Option and the overall current enrollment. To approach the 80/20 goal, all new and replacement housing would need to be the house/townhouse living type of units.

The recommended planning option provides 184 new house/townhouse living beds. These new beds, the reduction of Northfield Option and properly reconfigured residence halls results in approximately the same number of beds that exist today, but unpacks lounges and rooms where additional students have been assigned, reclaims Davis Hall dormitory style beds, and increases the amount and mix of house/townhouse living options. Unpacking Goodhue and Watson Halls can be scheduled into a phase that makes the most sense.

Hall / House	2007 Report						2013 Numbers		2017 Numbers		2020 Numbers		Proposed	
	Existing	%	Near-term	%	Long-term	%	Existing	%	Existing	%	Existing	%	Existing	%
Traditional														
Residence Halls														
Burton	179		179		173		176		177		177		177	
Cassat							138		138		138		138	
Davis	103		103		120		98		98		98		121	
Evans	118		118		102		151		146		146		146	
Goodhue	205		205		199		211		211		211		199	
James							92		92		92		92	
Musser	141		141		120		141		139		139		139	
Myers	142		142		126		142		142		146		146	
Nourse	108		108		107		108		111		111		111	
Severance	58		58		56		56		57		57		56	
Watson	185		161		161		159		182		159		159	
New Construction					306									
Residence Halls (Small)														
Faculty Club*	22		22				23		23		23			
Parish House*	44		44		44		44		36		36		36	
Rice House*	17		17		17		17		17		17		17	
Subtotal	1,322	79%	1,418	82%	1,531	83%	1,556	84%	1,569	85%	1,550	85%	1,537	81%
Independent Living														
Apartments														
Townhouses (10)	110		110		110		110		110		110		110	
Houses														
216 College	5						14		14		14			
Allen House	14		14		14		14		14		14			
Benton House	10		10				10		10		10		10	
Berg House	8		8				8		7		7			
Chaney House	13		13		12		13		12		12			
Clader House	4		4				4							
Dacie Moses	2		2				2		2		1		1	
Douglas House	7		7		7		7		7		7			
Faculty Club Annex	4		4				4							
Farm House	13		13		13		13		13		13			
Geffert House	8		8		7		8		8		8			
Hall House	9		9				9		9		9			
Hendrickson House							7		7		7			
Hunt Cottage	6		6				6		6		6			
Huntington House	16		16		16		16		14		14		14	
Jewett House	10		10		10		10		10		14		14	
Page Hse East	5		5		5		5		5		5		5	
Page Hse West	5		5		5		5		5		5		5	
Parr House	4		4		4		4		4		4			
Prentice House	8		8		8		8		6		6			
Reynolds House	3		3											
Seccombe House	10		10											
Stadium	21													
Stimson House	4		4				4		4		4			
Wade House**	25		25		25		25		16		16		16	
Watson House	8		8											
Williams House	5		5				5		5		5			
Wilson House	5		5		5		5		5		5			
Reductions TBD					(7)									
New Units													184	
Subtotal of Independent Living	342	21%	316	18%	309	17%	295	16%	279	15%	282	15%	359	19%
TOTAL	1,664		1,734		1,840		1,851		1,848		1,832		1,896	
Northfield Option													55	

Revisions to the above information since the 2007 Report on Student Housing Capacities and Option include:

All numbers for 2013, 2017, 2020 are updated to reflect the Residential Life housing plans for those years.

*Faculty Club, Rice House, and Parish House been revised fall under to Residence Halls (Small)

**Hill House was renamed Wade House

Site Analysis Overview

For site analysis, the focus was to understand the house/townhouse living style housing and identify the opportunities for the areas indicated in the 2014 Facilities Master Plan to improve site utilization and an increased density to create a more significant spirit of community. Other factors studied in the site analysis include zoning and connections to green space.

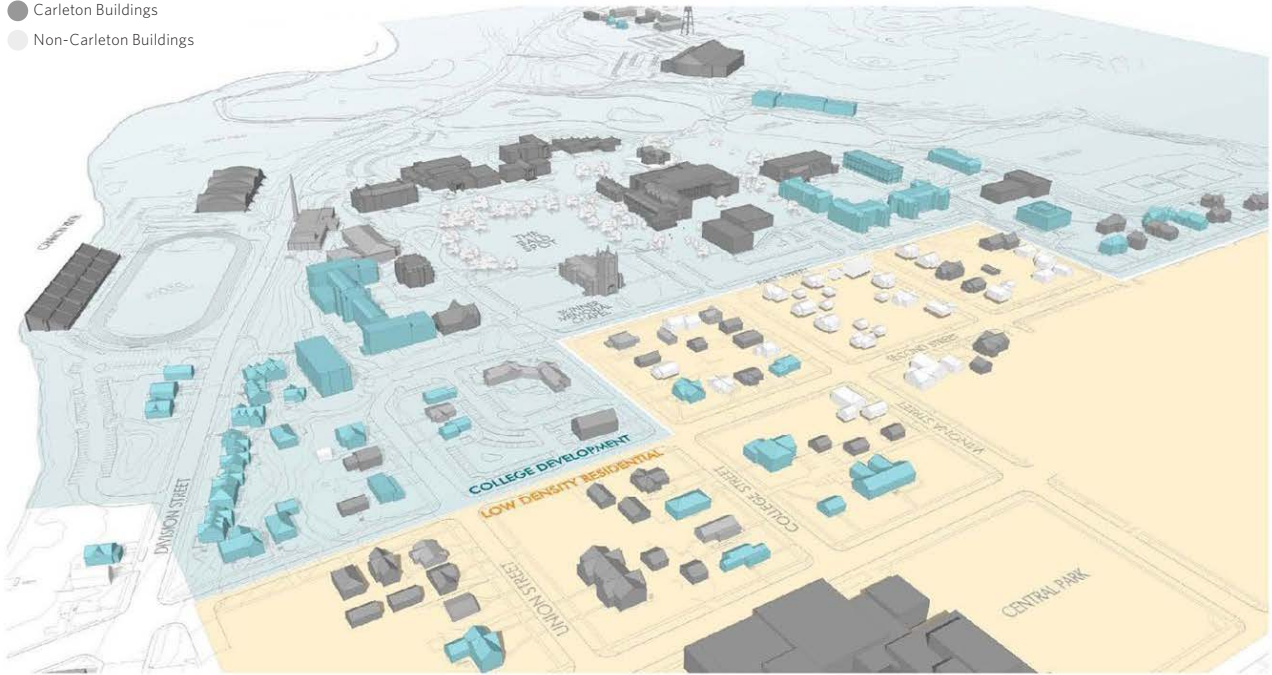
- Student Housing
- Carleton Buildings
- Non-Carleton Buildings



Zoning

Much of the existing student housing (except for a number of houses) is located within the College Development District (CD-S) and all of the recommendations for new student housing in the various planning options are located in the CD-S. The College Development District is shown with blue shading in the map below. All College uses are allowed within the CD-S per city land code. The yellow shaded area is zoned residential by the City. Only residential uses are permitted in this area (unless an exemption has been approved through the conditional use process) and rental units must have a rental permit, which is limited in number to twenty percent of a block per city code. Within the CD-S district there are two separate sub-zones referred to as the Internal Development Area (IDA) and the Perimeter Transition Area (PTA). For this study, it is important to note much of the housing would fall into the PTA sub-zone.

- Student Housing
- Carleton Buildings
- Non-Carleton Buildings



According to the City of Northfield Land Development Code, the PTA subzone is the area within 200 feet of the boundary of the CD-S district measured from the midpoint of the public right-of-way. If building within this zone, PTA procedures and standards are applicable. The Land Development Code indicates there are two distinct development review and decision processes applicable to the College Development district due to the differing levels of impact that college development may have on non-college properties. In essence, new construction in the PTA zone must be compatible with residential zone it abuts.

Proposed new construction would need to be discussed with the City and local neighbors in anticipation of the required formal review process.

Source: City of Northfield, Land Development Code, 3/27/2017.

Planning Principles

As the vision for student housing indicates, one of the primary goals for student housing is to “provide our students with attractive, functional, and safe housing that is more than a place to sleep, but rather a place to live, learn, and feel at home.” Community is seen as one of the things that is working well on campus. The goal for any future housing would be to build upon that solid foundation.

In addition to the significant amount of programming and community building activities occurring on Carleton’s campus within student housing, the built environment uses central green spaces that act as a connection between the various surrounding buildings. In the case of the residence halls, the Burton Lawn and the ‘Mini Bald Spot’ are regarded as favorite places on campus for students to gather. As shown in the view of campus, these centralized green spaces occur across campus and in conjunction within the most highly regarded housing options. Building upon this precedent in other areas of campus can provide that additional layer and opportunity for community building.

In addition to this community space, many of the residential communities with the strongest identity on campus are fairly dense. In the case of the Union Street area, the house/townhouse living options provide enough beds for 180 students currently, which is comparable in size to a residence hall such as Burton Hall (177 beds) and larger than Musser (139 beds). Variety is another strength of the campus and should be a consideration when forming new communities. Not all areas of campus need the same density but ideally there would be enough density to create a broader community building a stronger sense of belonging. The planning options will build on this established concept of the centralized green space as an activator for community space and gathering.

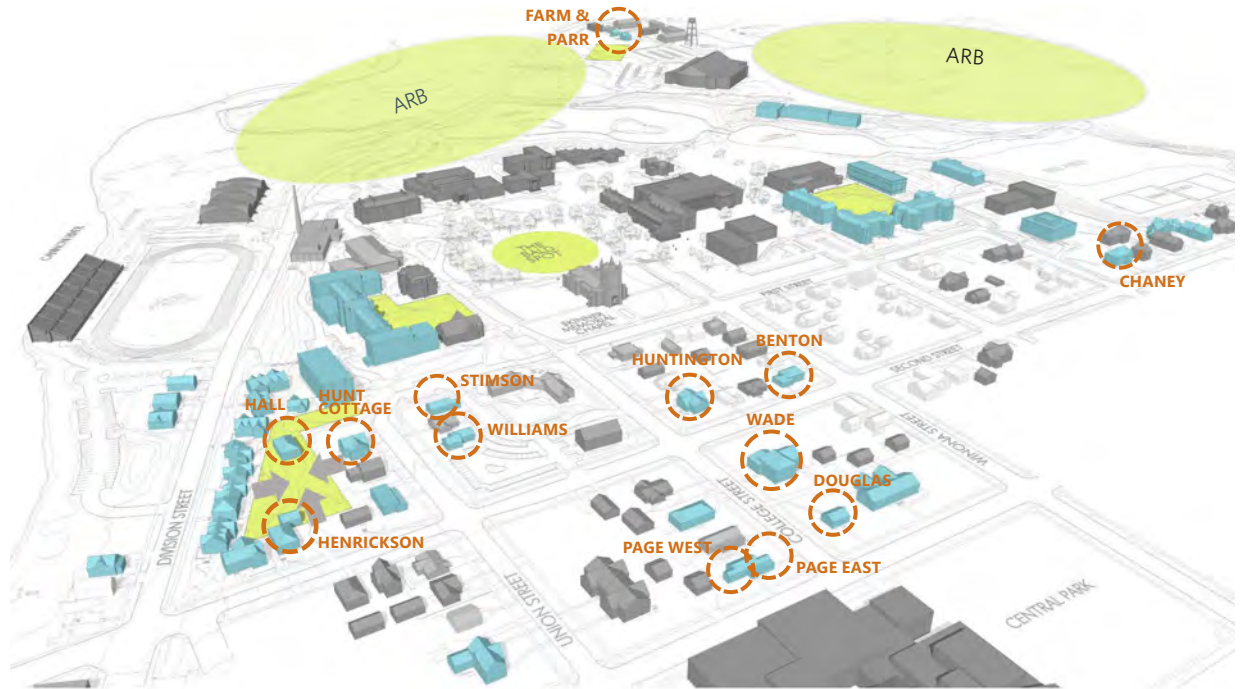
While density is only one factor that contributes to the sense of community at Carleton College, well established Interest Houses are another strong activator for community within the houses/townhouses living environment. Interest Houses are dispersed across campus with many occurring south of First Street.

Cultural House Program Review

During the 2020/2021 academic year the College performed a review to engage in an assessment of the living, learning, and programmatic environment for systemically underrepresented communities at Carleton and gathered input from various student life constituencies. While residential spaces and community spaces are intertwined concepts at residential liberal arts colleges, there is a significant opportunity to re-imagine community space in a way that enhances the residential experience while also inspiring a strong social/cultural experience for students. As Carleton College envisions its next series of strategic planning related to a holistic residential student experience, it should consider the following conclusions drawn from the Cultural House Program Review:

- Across all constituencies there was a deep affection and appreciation for the positive impact of the cultural house experience. Students have found lasting friendships, safe spaces to explore and celebrate identity, and brave spaces to expand their own worldview.
- There is a shared sentiment that the cultural houses need more attention to aesthetics, maintenance, and overall care. While these houses can serve as convening spaces for different reasons (social, academic support, programs), the quality of the spaces sends a message to students who are members of the constituency groups.
- Recommit to high quality cultural houses that are integrated with programmatic support provided by all student life offices with strong connections to area studies programs, community and civic engagement efforts, and alumni engagement initiatives.
- There is, and should be, a direct and intentional connection between community spaces in cultural houses and programming spaces on campus. There is an opportunity to be intentional about the design of programmatic spaces that support cultural communities, identity-based learning and support, and cultural expression.
- The Ujaama Collective report raises the matter of direct support and community space for Black students. The concerns raised in this report, a focus on the intentional support of Black students, can best be met through the redesign of their cultural house, programming space, and staff support. This integrated model will best maximize the impact of an integrated culturally based living learning community and support space for Black students.
- Identify and create a residential community/cultural house that focuses on the Indigenous/Native American student experience.

Cultural/Interest Houses



ASIA HOUSE
Hall House

CANOE
Wade House

CULINARY HOUSE
Chaney House

F.I.S.H. HOUSE
Douglas House

FREEDOM HOUSE
Williams House

INTERCULTURAL CENTER
Stimson House

JEWISH HOUSE
Page House East

LA CASA DEL SOL
Hunt Cottage

MUSLIM HOUSE
Page House West

QTPOC (QUEER AND
TRANS PEOPLE OF
COLOR) HOUSE
Henrickson House

SCIENCE FICTION HOUSE
Benton House

SUSTAINABLE LIVING
HOUSE Farm and Parr

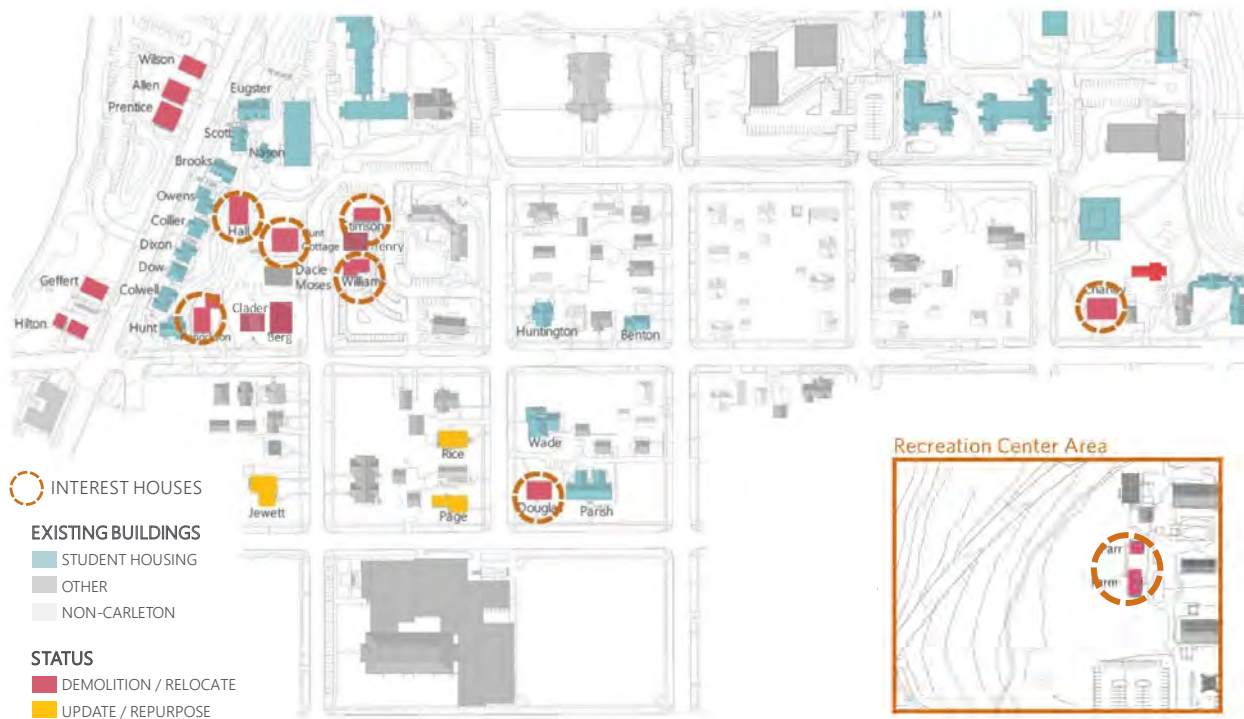
W.H.O.A. (WELLSTONE
HOUSE OF ACTIVISM)
HOUSE Huntington House

Interest Houses provide an opportunity for groups of students to live together for the purpose of exploring a common theme or connection. The group defines goals and objectives, and members of the group agree to work toward achieving the stated goals.

Some Interest Houses are operated with collaboration from a College office. These houses work closely to fulfill not only the mission of the house but also the values of the office they work with.

Current Student Housing Demolition / Relocation Summary

Location	Use	Condition	# of Beds	Additional Comments
Allen House	Student Housing	Fair	14	Susceptible to flooding & location across Division Street is a safety concern
Berg House	Student Housing	Fair	7	-
Chaney House	Student Housing: Culinary House	Poor	12	New housing site
Douglas House	Student Housing: F.I.S.H.	Fair	7	-
Faculty Club Annex	Storage	Poor		Vacant
Farm House	Student Housing: Sustainable Living House	Poor	13	New housing proposed closer to the recreation center
Geffert House	Student Housing	Poor	8	Susceptible to flooding & location across Division Street is a safety concern
Hall House	Student Housing: Asia House	Fair	9	-
Henrickson House	Student Housing: QTPOC House	Fair	7	-
Hunt Cottage	Student Housing	Fair	6	-
Parr House	Student Housing: Sustainable Living House	Poor	4	New housing proposed closer to the recreation center
Prentice House	Student Housing	Fair	6	Susceptible to flooding & location across Division Street is a safety concern
Stimson House	Student Housing: Intercultural Center	Fair	4	Site proposed for SHAC
Williams House	Student Housing: Freedom House	Fair	5	New housing proposed
Wilson House	Student Housing	Fair	5	Susceptible to flooding & location across Division Street is a safety concern



Recommendations

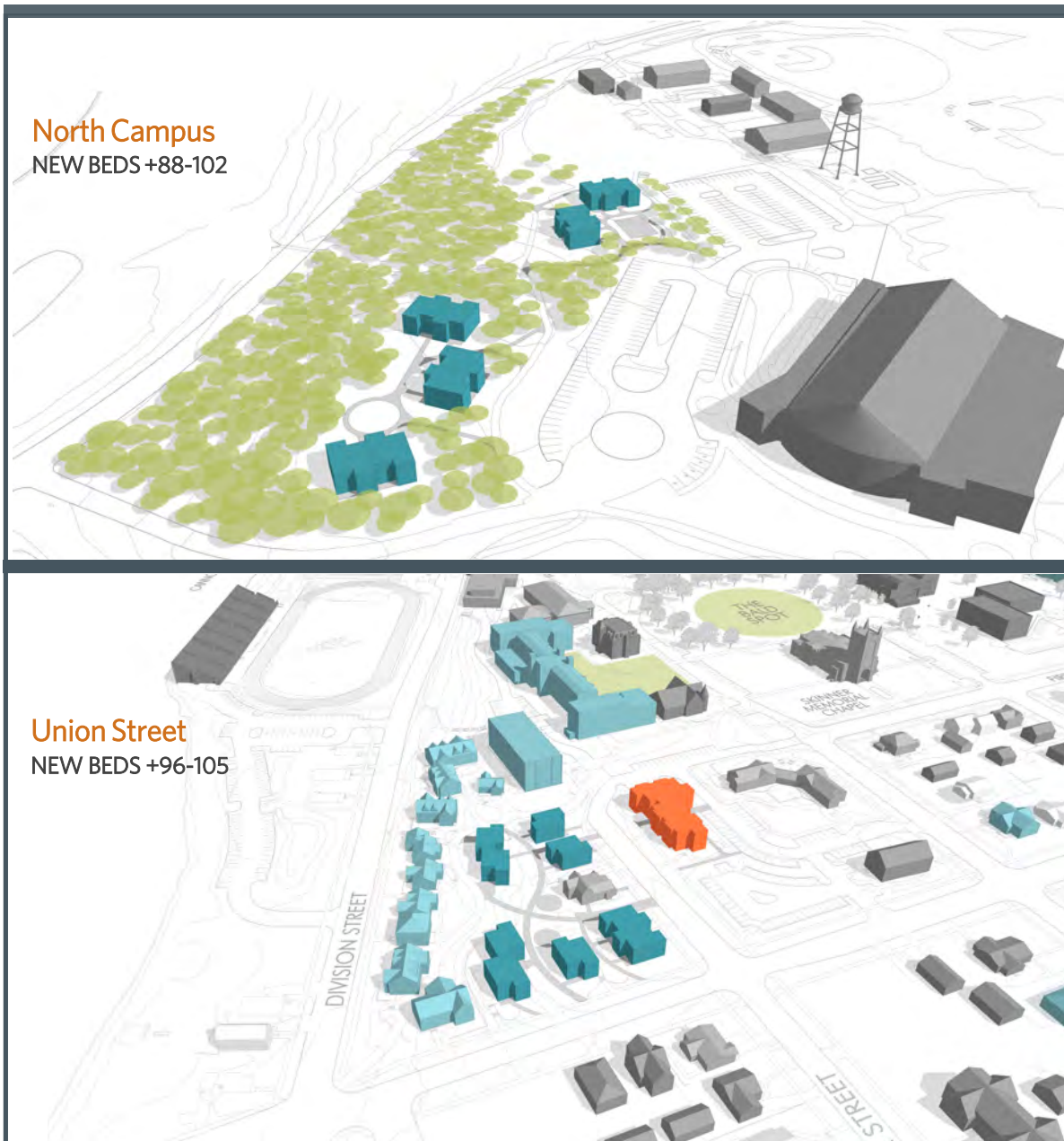
The resulting recommendations and supporting images indicate site utilization for student housing focusing new housing in two areas of campus. These recommendations include a number of houses being taken offline and recommended for demolition across campus. It is recommended the College approach this planning and the recommendations in phases in order to minimize the challenges in assigning student housing during construction periods.

Phase 1 starts with the development and construction at the north campus site for additional house/townhouse style beds. This is a green field site where construction may begin without demolition of existing housing units resulting in a further loss of beds. Once constructed, this site will add housing capacity that will be needed for future phases where demolition of existing beds will be required. Development at this site includes 88-102 beds near Lilac Hill.



The second part of Phase 1 is the construction of approximately 45 house/townhouse style beds to begin the new development at the Union Street site adjacent to the existing townhouses that were constructed in 2000. Construction would start at the north end of the site and would require the demolition of Hall House and Hunt Cottage. Beginning the development at the north end of this site in phase 1 allows for interest/cultural house relocation that will be required during phase 2. Development of the south end of the site would occur in phase 2. In total, the Union Street site is recommended to include 96-105 beds of new construction. The intent for new housing at the Union Street site is to provide inward facing connections to enhance the community surrounding a central green space that could be used for gatherings. This study assumes the Dacie Moses House and program remain in its current location. Plans for improvements to Dacie Moses House are currently under way with renovation construction to begin summer of 2022 and will be coordinated with outcomes of this plan.

Phase 2 includes the recommendation to construct a new Student Health and Counseling (SHAC) facility at the southeast corner of Union and First Streets. Construction of a new SHAC facility will allow the College to recapture 23 dormitory-style bed units in Davis Hall currently used by Student Health and Counseling. Among other sites reviewed, this site was preferred for three reasons. First, it is located within the City defined CDS Zone where a SHAC facility is a permitted College use and thus does not require a rezoning process. Second, the site has unique qualities for being accessible to students and not on the periphery of campus while maintaining the ability to offer more privacy for those seeking services. Third, a SHAC facility would nicely bookend Johnson House/Alumni Guest House on this block. Stimson House, Henry House, and possibly Williams House are demolished to make room for new construction. The new SHAC building should be a multi-purpose building which could include other offices or student support spaces such as Disabilities Services and Title IX offices that will be displaced with the removal of Henry House or a new transit station waiting area. A replacement facility for Williams House should be constructed as part of Phase 1 at the Union Street site.



Also included in the phase 2 recommendation is the final piece of new construction at the south end of the Union Street site that results in 51-60 additional house/townhouse style beds. To complete the development at this part of the site requires demolition of Henrickson House, Clader House, and Berg House.

Phase 3 Parish House is considered a small residence hall with 36 beds and is recommended to be renovated to address accessibility, mechanical and electrical systems, and to update finishes. Jewett House is a larger house that is also due for a renovation for many of the same reasons as Parish House. Other houses recommended for renovation are Rice and Page (East and West). Farm House and Parr House would be demolished during this phase.

Phase 4 includes demolition of other student housing units, for various reasons as previously mentioned in this report, which can now be accomplished and student beds reassigned to newly constructed units. Geffert House, Prentice House, Allen House, and Wilson House are demolished generally due to the safety concerns with Division Street as well as conflicts with the flood plain and their general poor condition. Chaney House is recommended for demolition due to its poor condition. Douglas House is currently recommended as being demolished due to it housing only seven students and the underutilization of this large site. Some of these houses may be demolished sooner if there are sufficient beds to support the work in the previous phases.

Summary of Phases

The goal for these development areas and site utilization is to provide enough density to establish a sense of community, while also reaching the bed count goals. In total, this planning recommendation would result in 1,896-1919 beds exceeding the goal of 1,870 and providing more house/townhouse living options.