

Dickinson College

Quality of Student Life Planning Studies

Goals for the Quality of Student Life Studies

1. **Identify the space needs for all areas of campus life**
2. **Prioritize those projects that will have the greatest positive influence on campus culture**
3. **Develop an implementation strategy that enables the College to address short term gains as well as a long-term ambitious future for the campus environment**

Goals for Campus Housing

1. **Housing should provide both variety and equity in offerings**
2. **Common spaces help build community; they should be provided in all residence halls and as appropriate for student development**
3. **New construction should balance out existing inventory in terms of amenities and unit types**
4. **Renovation program should be comprehensive; the outcome should create parity between facilities**

Housing Planning Strategy

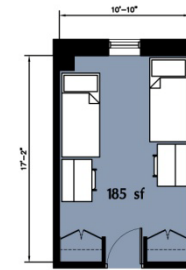
The planning process has brought the steering committee to recommend a housing strategy that includes four components:

- 1. Addition of new campus housing**
 - Goal to bring more students back on campus, allow for termination of some campus leases, and relieve over-crowding in existing halls**
- 2. Renovations and upgrades to existing West Quad area of campus**
 - Renovations will first address areas of greatest deferred maintenance (the Lower Quads) but will also include cosmetic upgrades on a systematic basis**
- 3. Renovations to existing campus Houses reinforcing & supporting Campus Neighborhoods**
 - High-quality renovations to create alternative living for a select group of Senior class mentors w/ adequate space to host events for younger students in support of the “Neighborhood” program**
- 4. On going maintenance and renewal of existing housing**

Program Components:

Room Type: Traditional

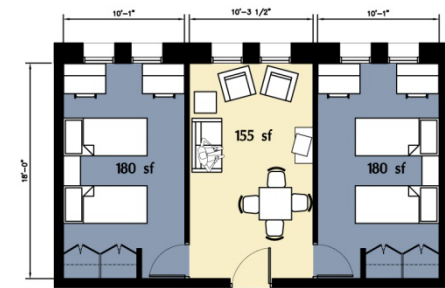
- Sleeping rooms off corridor; typically double or single occupancy
- Community bathroom
- Floor /building common lounges



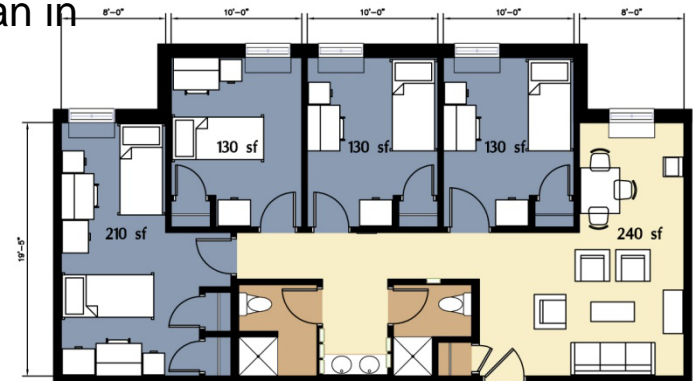
Traditional 2-person Dorm
185 sf – 92.5 sf/bed
Merrimack College

Room Type: Suite

- Group of rooms; typically double or single occupancy with shared living room
- Community bathroom or suite bathroom
- Floor /building common lounges less frequent than in traditional
- May include kitchenette but meal plan expected



2 BR 4-person Modified Suite
560 sf – 140 sf/bed
Bridgewater State University



4 BR 5-person Suite
1080 sf – 216 sf/bed
North Carolina A&T State University

Program Components:

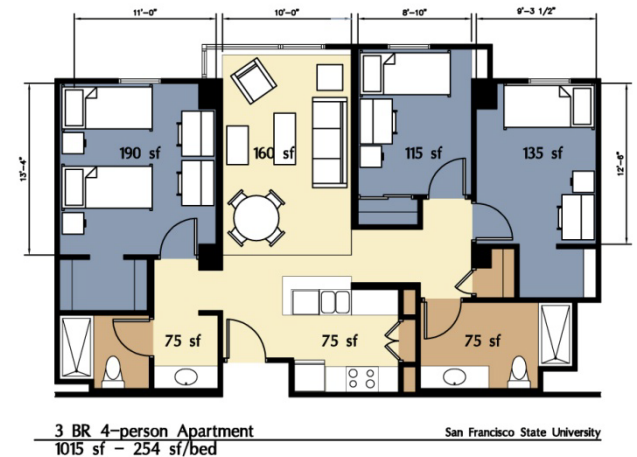
Unit Type: Cluster

- Clusters of rooms & bathrooms; sometimes in suite
- Shared living room off common corridor



Unit Type: Apartment

- Group of rooms; typically double or single occupancy with shared living room
- Bathroom within unit
- Includes kitchen; meal plan participation not required
- Floor /building common lounges less frequent than in traditional or suite



1. New Housing Options : Unit mix & gap analysis test 1

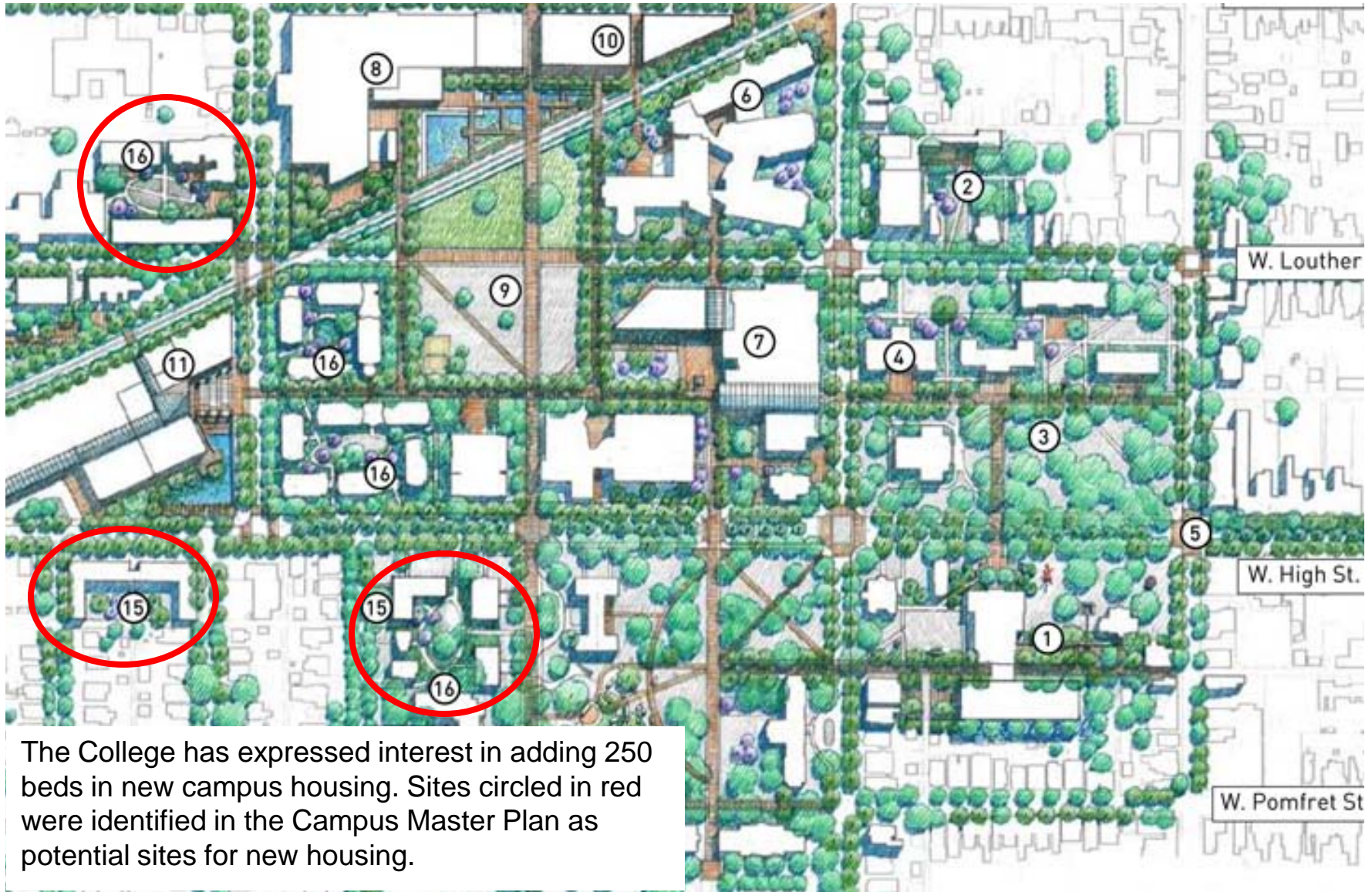
DICKINSON COLLEGE OPTIMAL HOUSING UNIT TYPESAND GAP FROM CURRENT OFFERINGS											
Predicted Residential Population		Total to	Housing Unit Types								
			Traditional			Suites		Houses		Apartments	
	% to house		Triples / Q	Dbles	Sgles	Dbles	Sgles	Triple /Dbles	Sgles	Dbles	Sgles
Matriculated & in Carlisle	2104										
Total Beds Needed	99%	2093	0	721	97	494	220	0	123	255	184
Current Housing (occupied 2009/10)		1981	106	673	104	427	56	148	45	242	180
Over capacity/crowded		60	(60)								
New need to meet housing goal		112									
Gap: Surplus or Shortage (-) in Type		(172) *	46	(48)	7	(67)	(164)	148	(78)	(13)	(4)

The recommended unit mix would house students as follows:

- Most Freshman in Traditional Doubles
- Most Sophomores in Suite Doubles
- Most Juniors in Suite Singles
- Seniors in Houses and Apartments

Comparing this unit mix to existing housing types, the gap analysis shows the greatest shortage (231) in suite beds. This would suggest that new construction should focus on this unit type. * The gap does not reflect the expected termination of current leases.

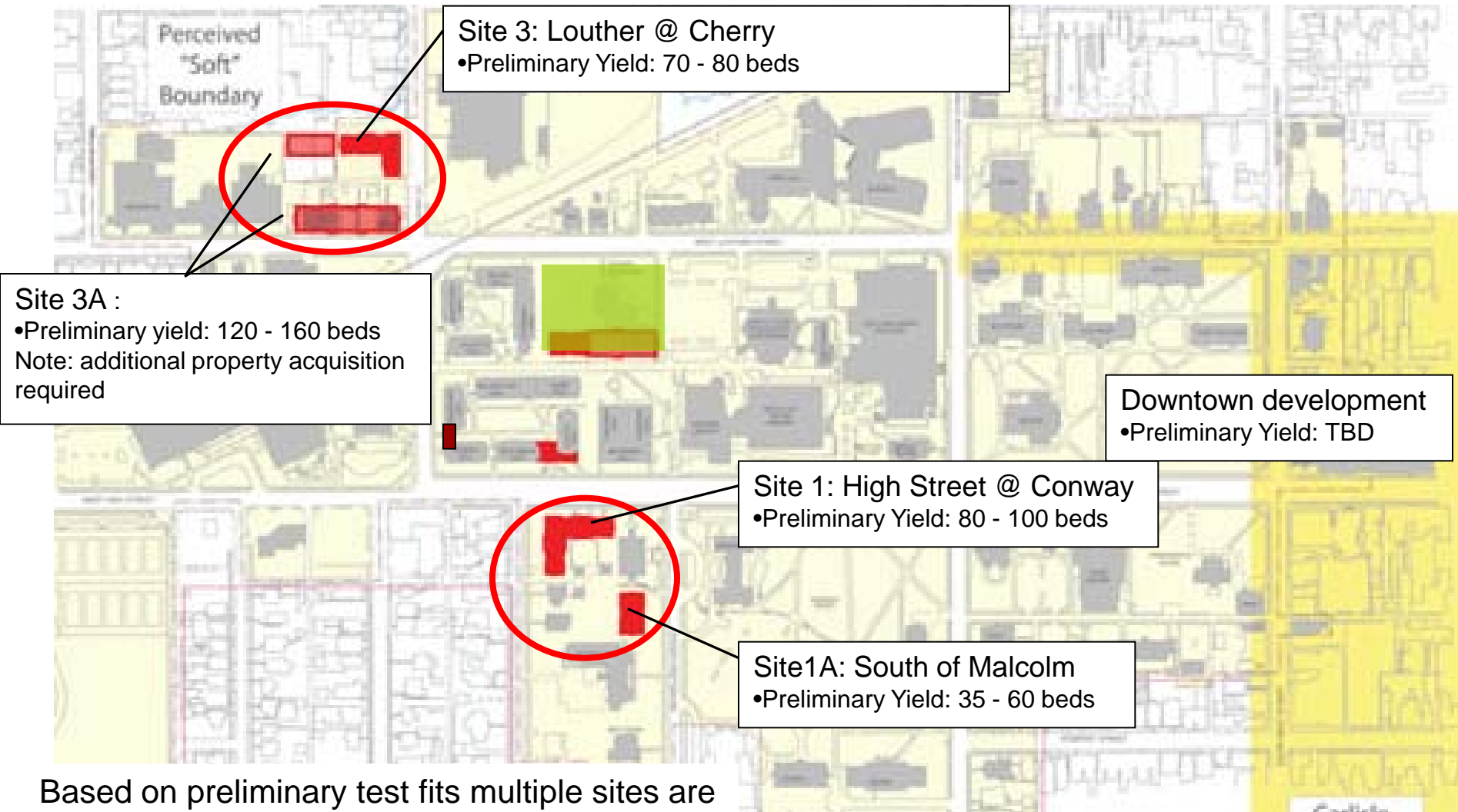
1. New Housing Options: Site options/ test fits Master Plan



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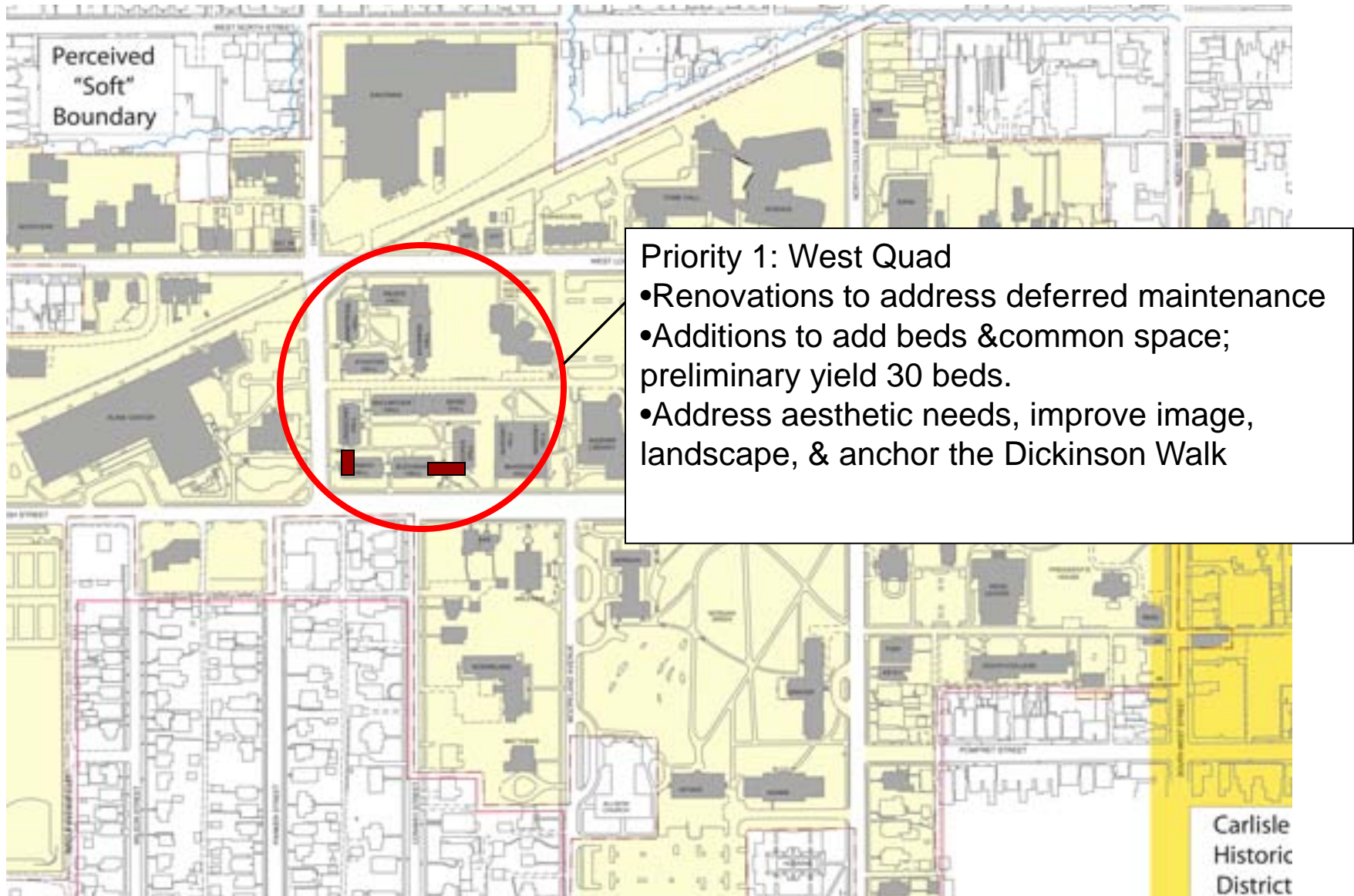
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1. New Housing Options: Site options/ test fits bed yield

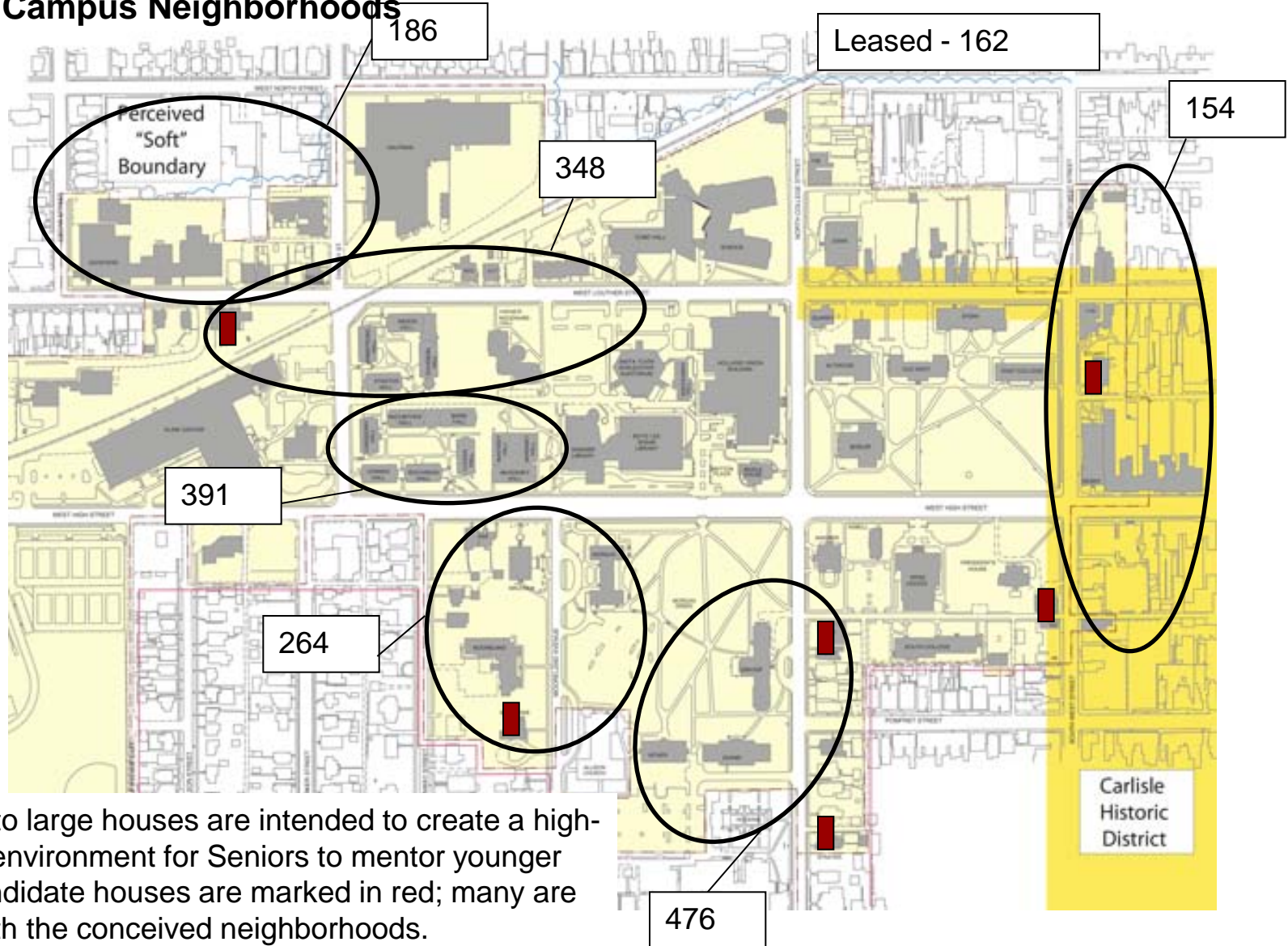


Based on preliminary test fits multiple sites are needed to accommodate 250 new beds.

2. Existing West Quad Housing Renovations: Strategies for parity



3. Renovate campus Houses: Create engaged Senior Experience; reinforce & support Campus Neighborhoods

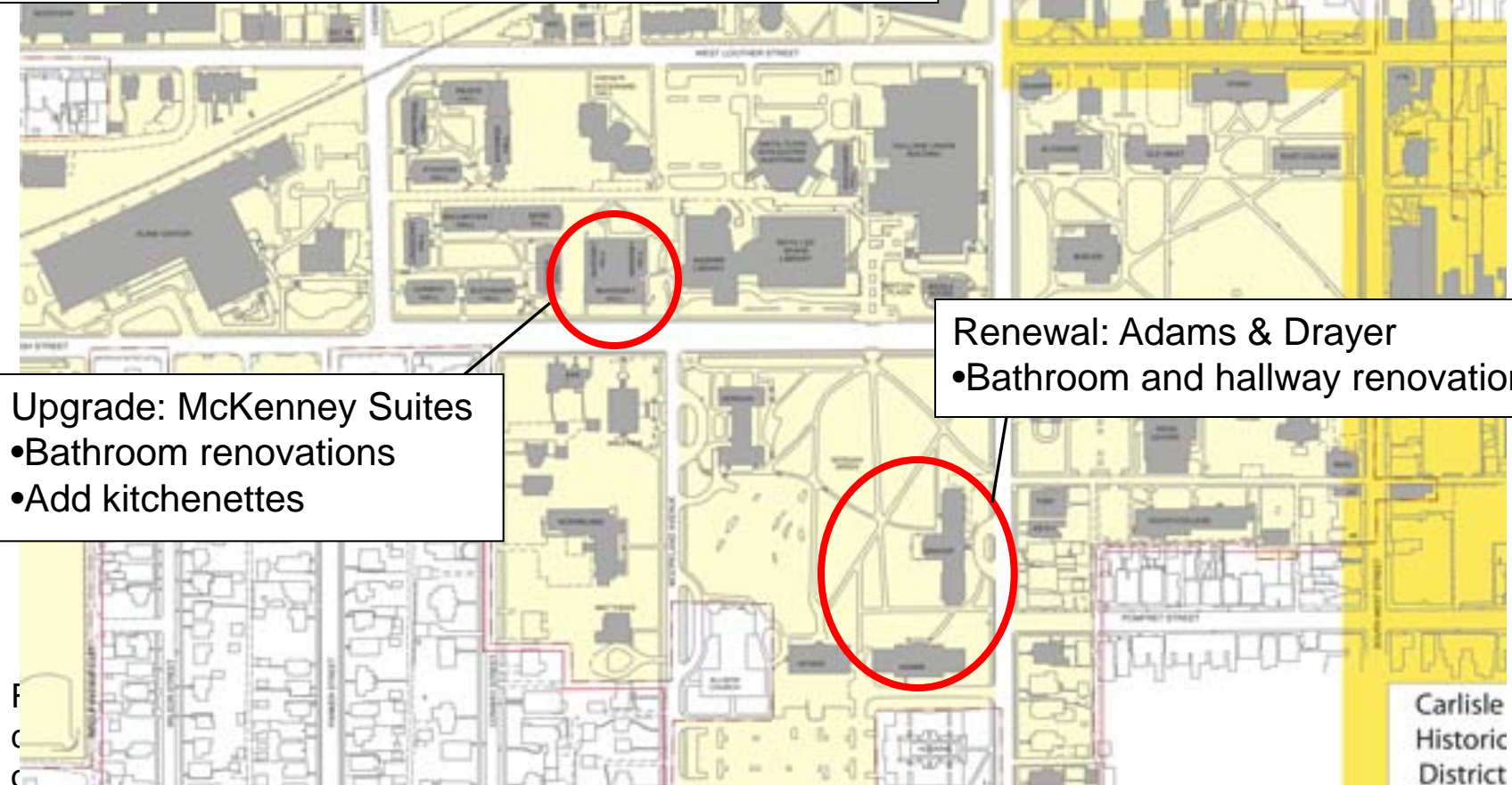


Renovations to large houses are intended to create a high-quality living environment for Seniors to mentor younger students. Candidate houses are marked in red; many are co-located with the conceived neighborhoods.

4. Ongoing Renovations, Renewal & Divestment: Strategies for parity

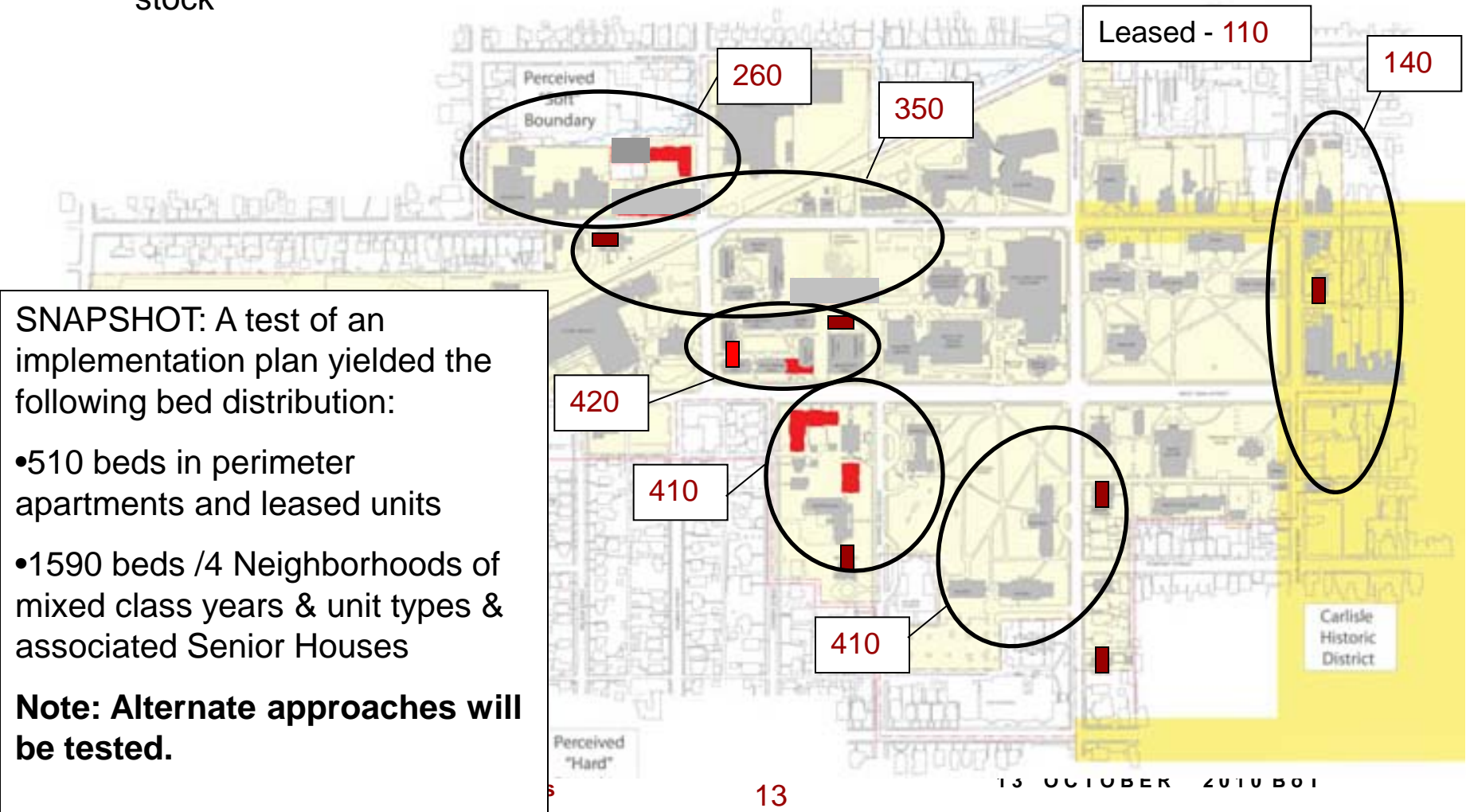
Divestment: Miscellaneous Properties

- As new options become available:
 - Limit reliance on leased properties
 - Re-purpose low yield buildings suitable for office/academic use
 - Re-purpose/ divest/ land bank smaller properties



Proposed Housing Strategy: Strengthen the residential experience

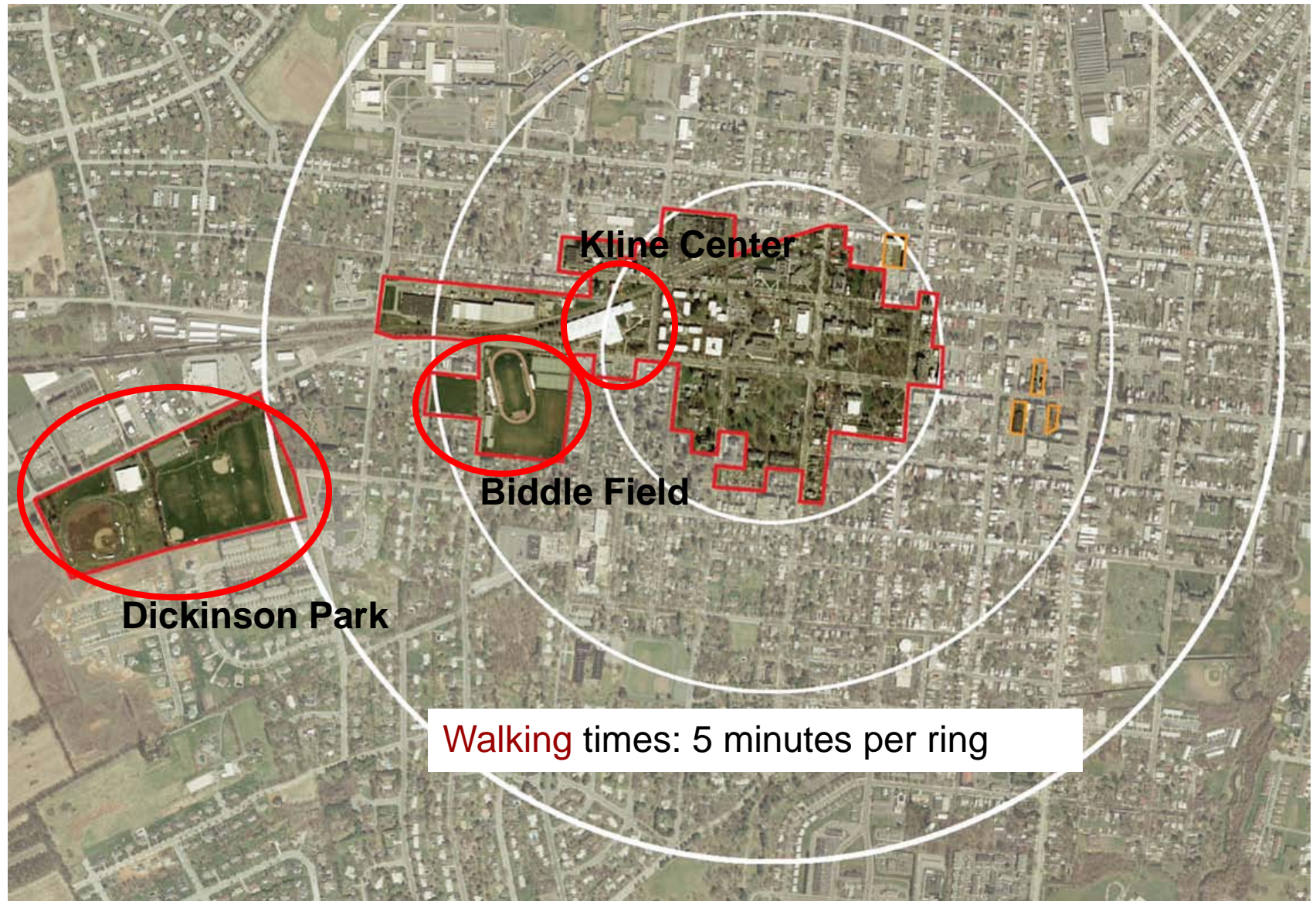
1. Phase1: Addition of new campus housing (+150 - 250 beds)
2. Renovations and upgrades to West Quad area (+20 - 50 beds)
3. Renovations to existing campus Houses for Seniors
4. On-going renewal /divestment/ re-purposing of existing housing stock



Goals for Sports Program

1. Provide appropriate & available **activity space for competitive and recreational** program needs
2. Create opportunities for student initiated activities to **tie back to the residential experience**
3. Provide for a **wide breadth of opportunity** to attract students to sports activities
4. Create a “**destination**” to offer additional social opportunities for students
5. Contribute to **recruitment and retention** by attracting students, student athletes and coaches to Dickinson

Current Sport Centers



Proposed Projects

- Major addition and renovation to **Kline Center**
- **Outdoor recreation field**, sand volleyball, and outdoor basketball
- **200M track field house** with locker rooms as new Sport Complex at Biddle Field
- Bleachers, press box, concessions and restrooms at **Biddle Field Stadium**
- **Field hockey turf field** across Belvedere Street
- New **tennis pavilion** at Biddle courts
- **Locker rooms and support spaces** at Dickinson Park

Kline Center - Proposed Program

Fitness & Strength Training: 15,000sf

- Active and attractive feature space
- Used by entire campus



Squash Center: 5-courts (minimum for Varsity)

- Spectator/team observation area
- Varsity & recreational use—esp. faculty
- Attract additional students with new program



Gymnasium/Arena: 1200 seats

- High performance wood competition floor
- Appropriately sized for DIII & equipped for multi-use
- Opportunity to do better than competitor's facilities



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Kline Center - Proposed Program

Food Venue: w/ Indoor & Outdoor Seating

- Simple grab & go, smoothies, healthy fare
- Attractive & available: adds to social opportunity & practical for athletes' schedules



Natatorium: 12-lanes

- Proper dimensions: plenty of lanes for practice would improve availability for all
- Depth for safety & competitive swimming
- Flexibility for recreational swimming & multi-use
- Deck space for meets & teaching



Multi-Purpose Studios: 2

Locker Rooms: Improved & Expanded

Offices, Meeting & Teaching Spaces

Sport Medicine and Equipment Storage

Recreational Field House: 40,000sf

Outdoor Resource Center

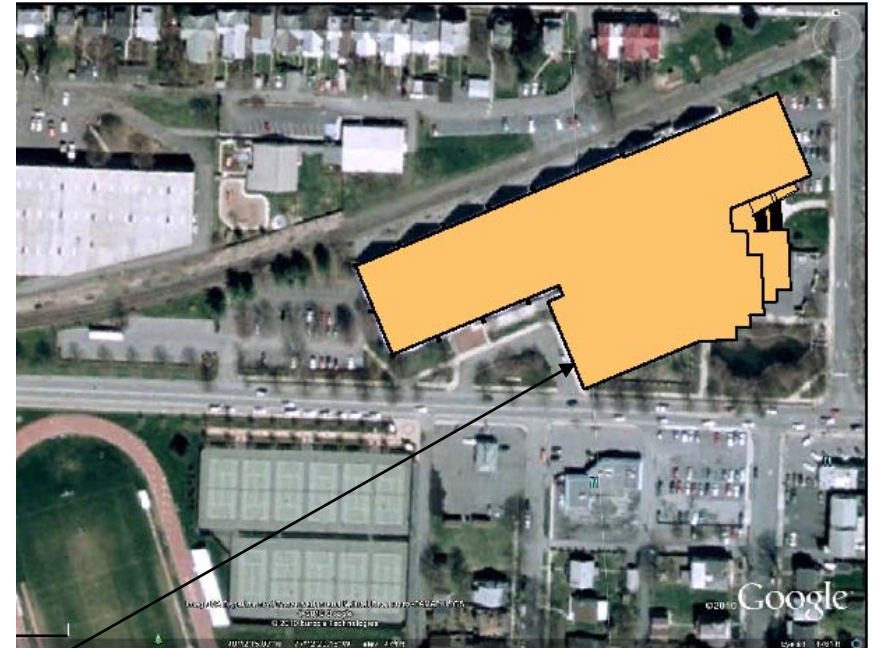
Proposed Kline Center Diagram on Site



Existing

Note : Kline expansion requires replacement of:

- Depot program space
- Parking
- Health & Counseling Services



(note: scheme currently shown conflicts with existing zoning setback on High Street)

Proposed Kline Center

Phase 1: 21,000sf Fitness Center

UPPER LEVEL

New main entrance lobby with
elevator & stair

Fitness, strength cond. with
wellness & office

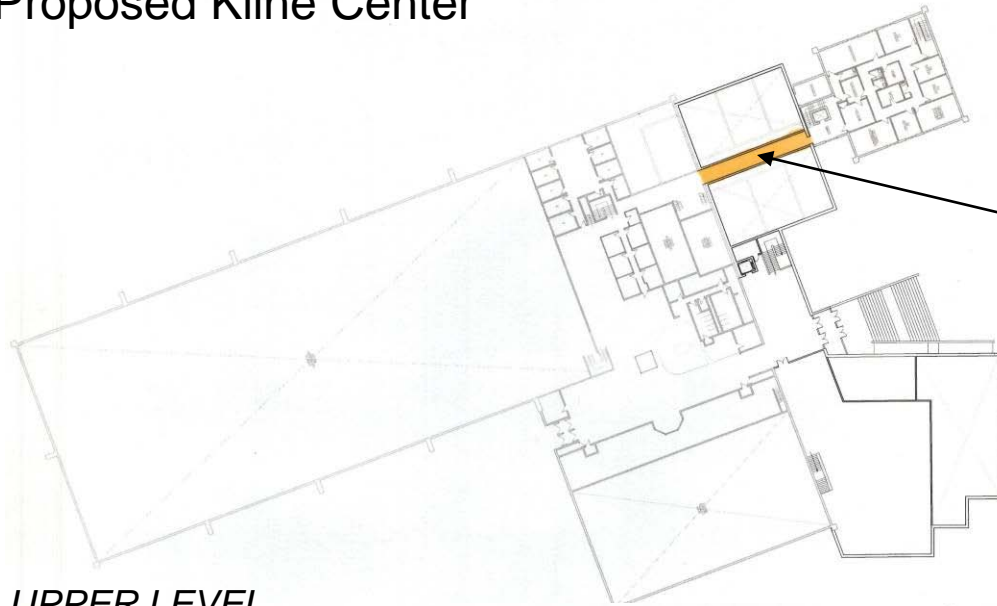
LOWER LEVEL

Lower lobby (will need egress)

Fitness, strength cond.

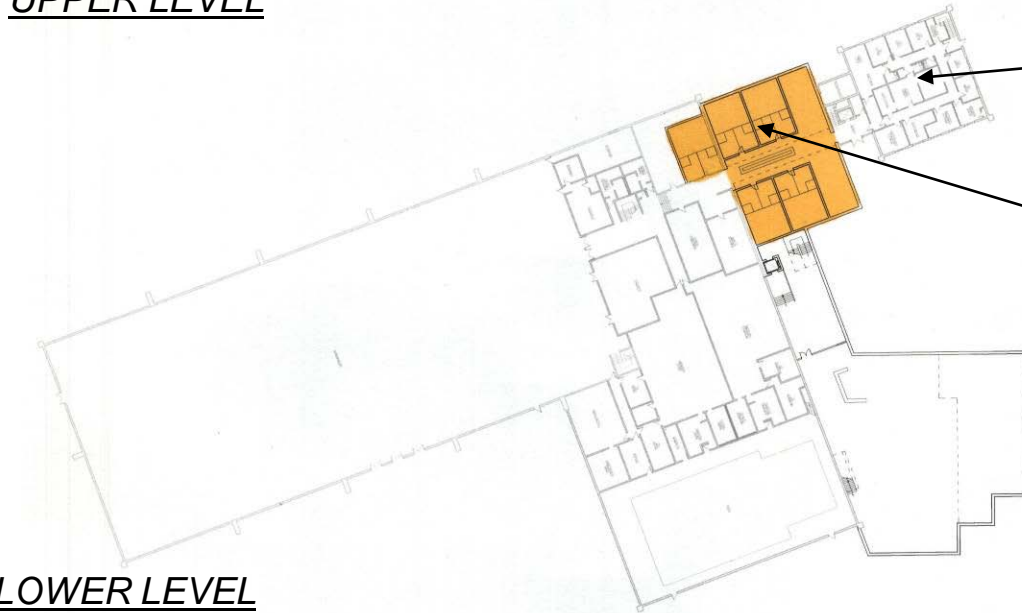
Proposed Kline Center

Phase 2: 7,500sf Squash Center



UPPER LEVEL

Squash overlook/passage



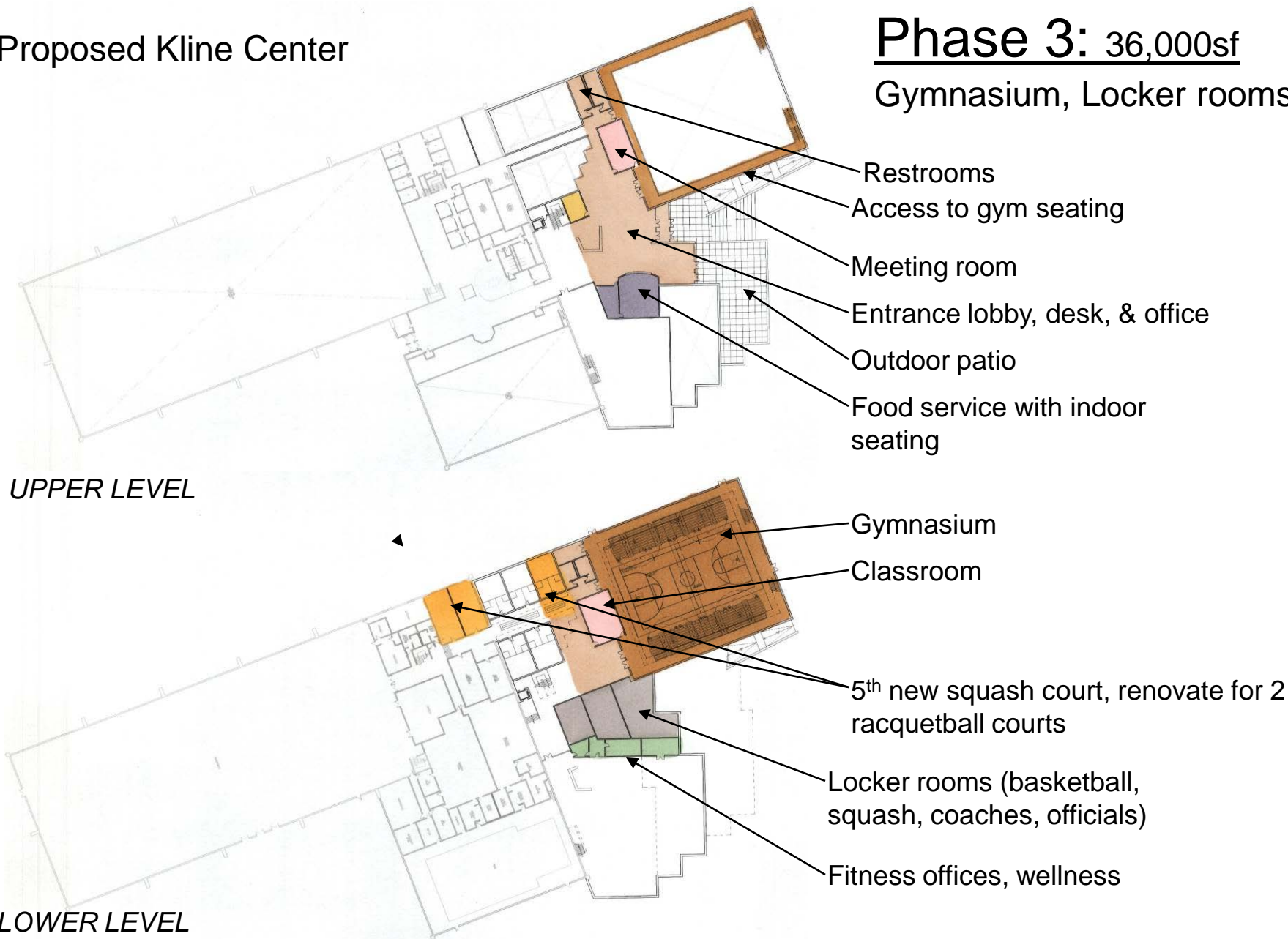
LOWER LEVEL

Option to preserve Health &
Counseling Center

Squash—4 new courts, one renovated
court (if Counseling Center stays)

Proposed Kline Center

Phase 3: 36,000sf Gymnasium, Locker rooms

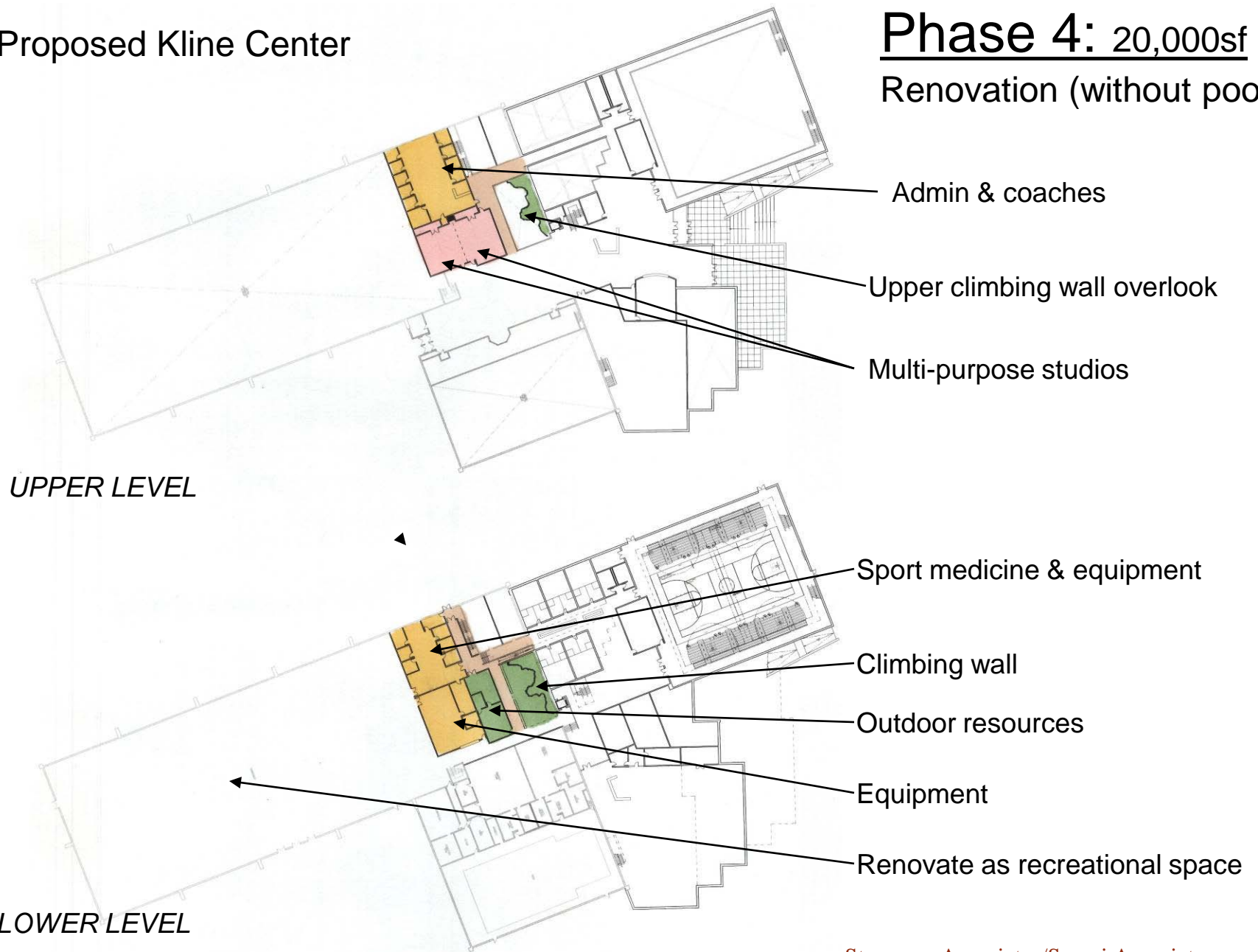


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Proposed Kline Center

Phase 4: 20,000sf Renovation (without pool)

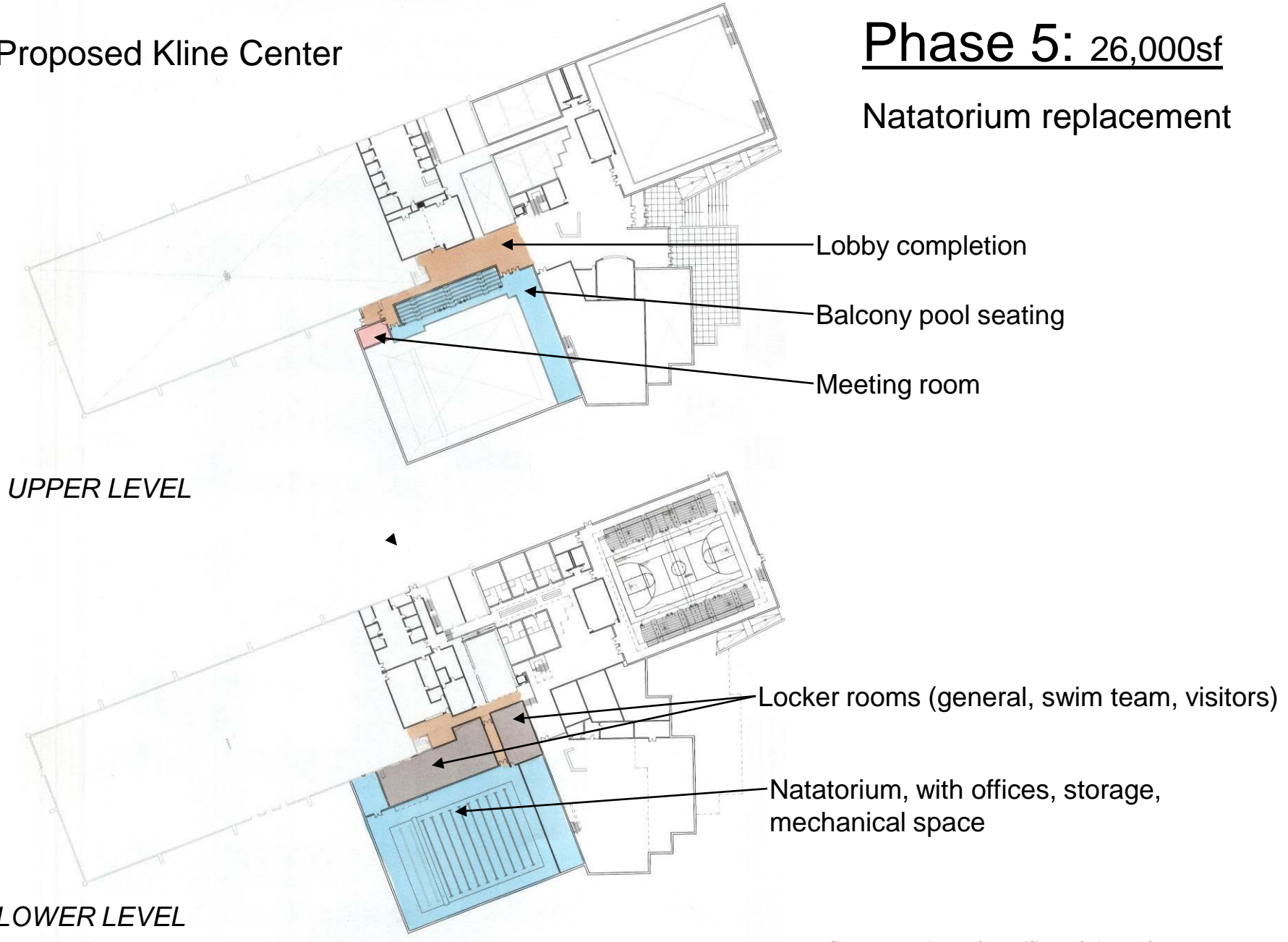


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Proposed Kline Center

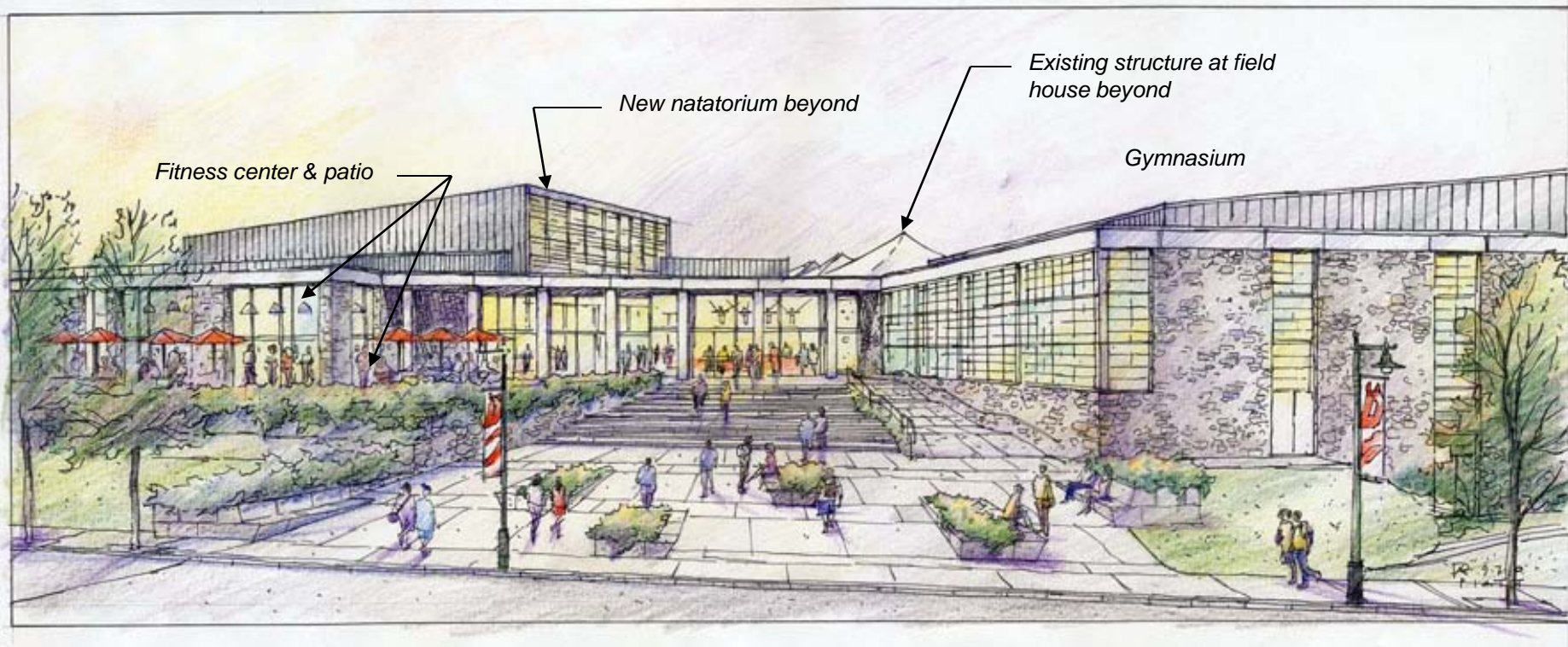
Phase 5: 26,000sf

Natatorium replacement



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Kline Center Vision

Biddle Field - Proposed Program

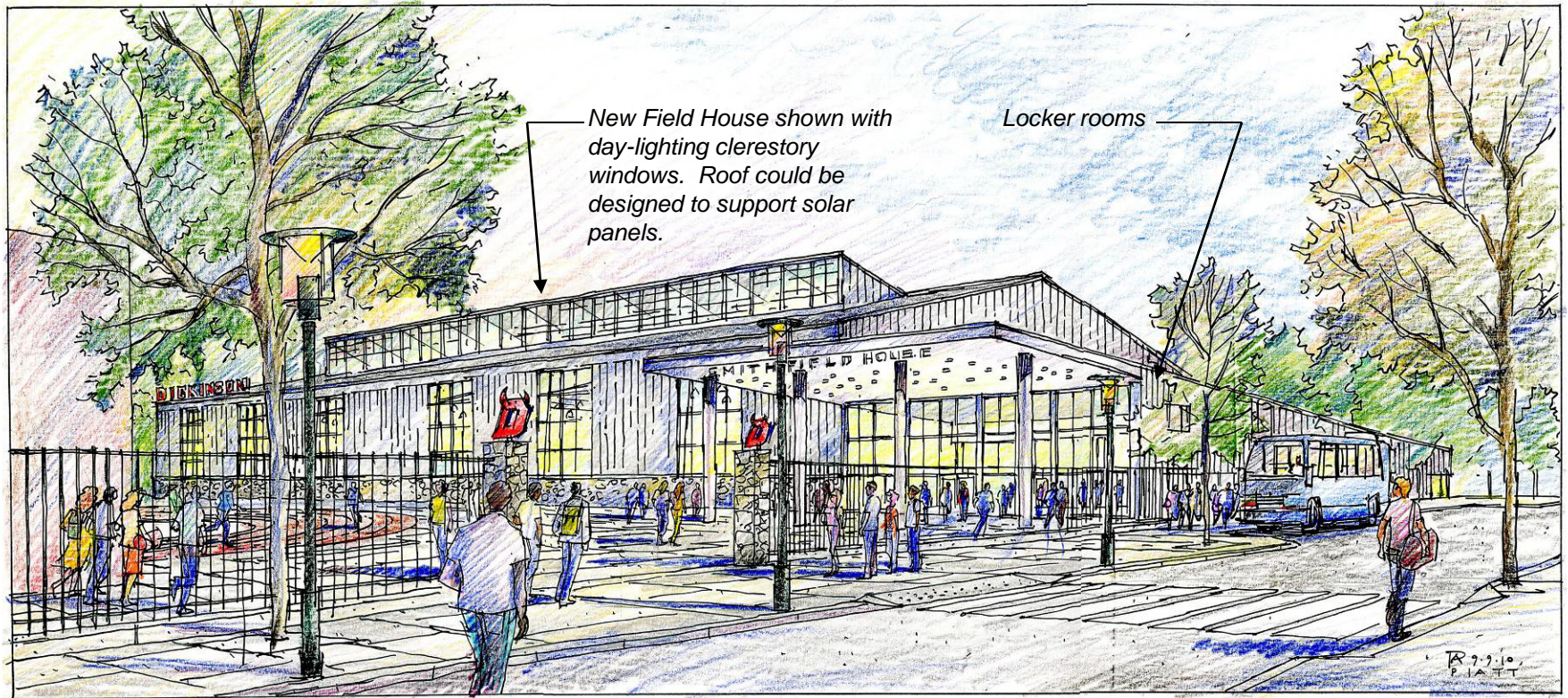
Field House: 200M track, 4 infield tennis courts

- Field events, indoor practices for field sports, recreational uses—all sport activities benefit
- High impact for low cost/SF
- Potential for daylight and solar panel array



Biddle Field Stadium: Bleachers, press box, concessions, restrooms

Field hockey turf field: across Belvedere Street



Vision for Sport Complex at Biddle Field

Goals for HUB/"Campus-at-Large" Programs (05.27.10)

1. Provide space that will create **a sense of the community coming together**
2. Provide for a **variety of dining experiences**; support special functions where meals can be an integral component; **expand seating** areas to provide adequate space for a variety of types of seating
3. Improve **multi-functional capabilities** of main event spaces
4. Provide good **"hanging out" space**
5. Increase visibility of **retail functions**
6. Enhance the **connection** through the HUB **to the Dickinson walk** and other campus circulation systems

HUB Proposed Program Components:

Dining Hall: 870 seats/15,660 sf (@ 18 sf /seat)

- Attractive space w/ varied seating types
- Access to views and natural light
- Encourage use by entire campus

Servery: Renovated & expanded

- Feature fresh food; demonstration cooking
- Flexible stations
- Visible; easy to circulate through
- Can be concealed for functions
- Retains existing kitchen & back-of-house

Alternative Food Venues: 2@ 100 seats/ 2000 sf + serving areas

- Varied character & food offerings
- Extended hours of operation
- Flexible; to support special functions



HUB Proposed Program Components:

Student Activity Space/ Offices: 2,500 sf

- Dedicated space for SAG, paper, radio station
- Flex space for clubs
- Visually accessible to encourage participation



Retail & Mail

- Flexible to change use over time
- Visible, easy to use
- Adjacent to circulation zones & service areas

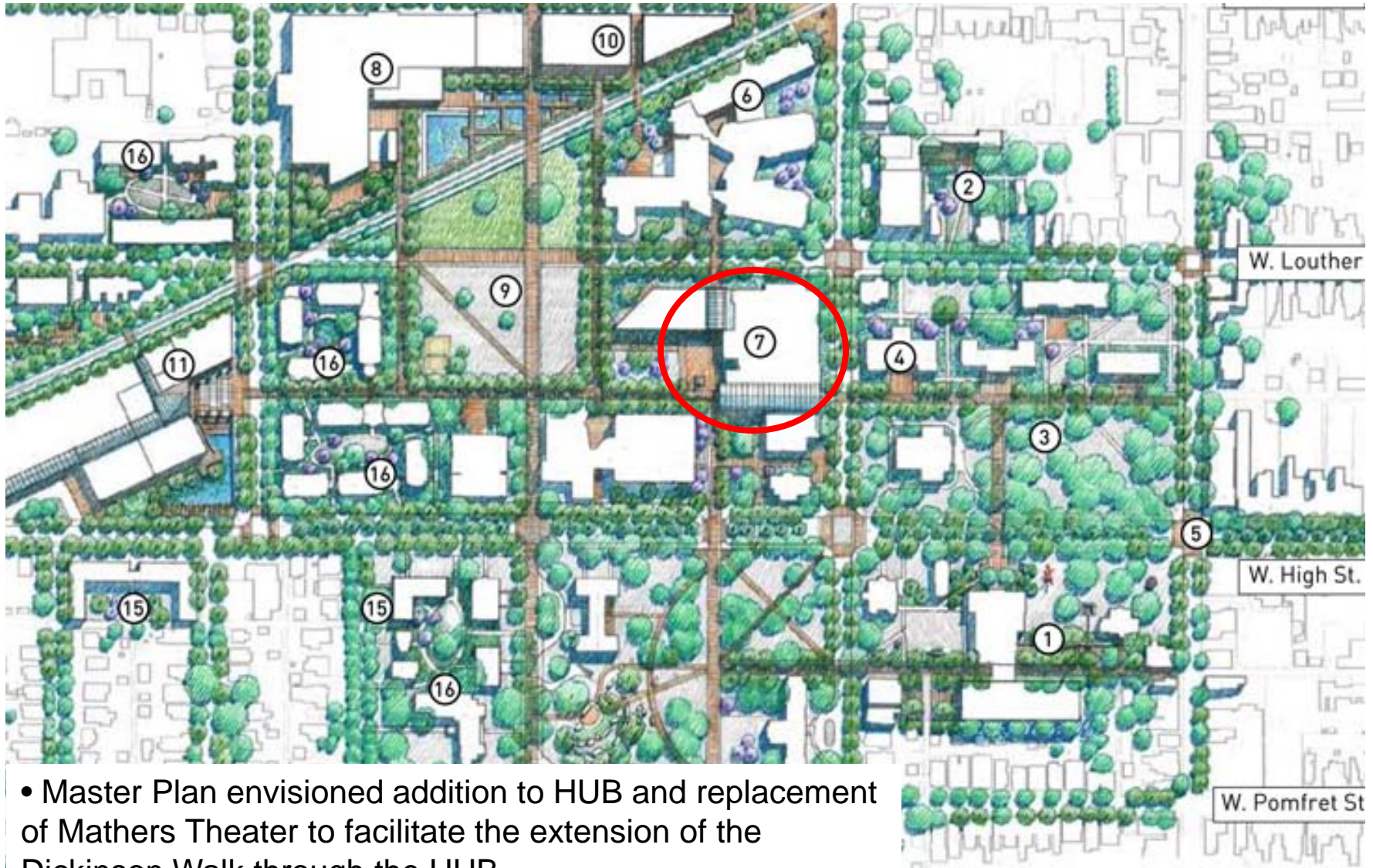


Gathering Spaces; Game Room

- Casual drop-in character; pub
- “Meet me at the....”
- Flexible; can support special functions



HUB Options: Site response

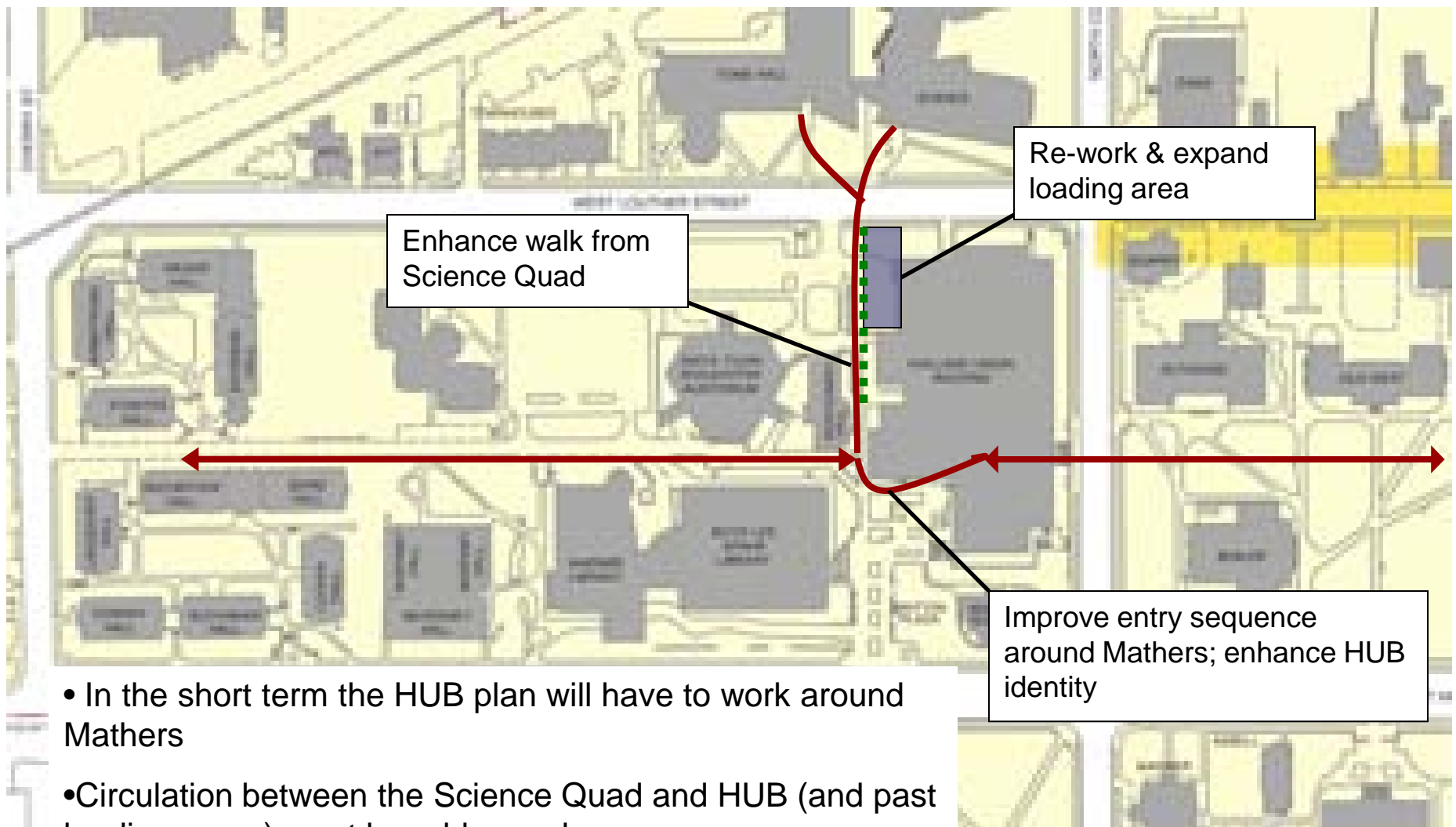


- Master Plan envisioned addition to HUB and replacement of Mathers Theater to facilitate the extension of the Dickinson Walk through the HUB

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HUB Options: Site needs & recommendations

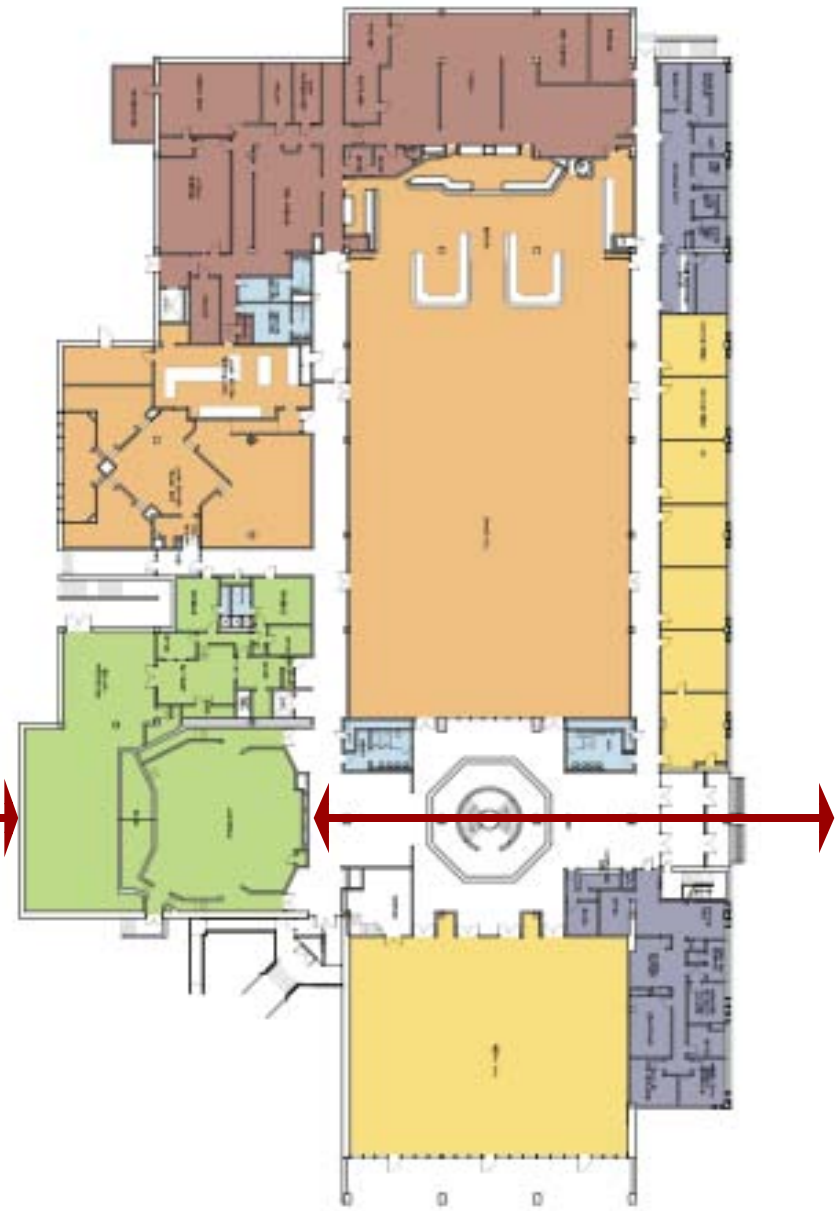
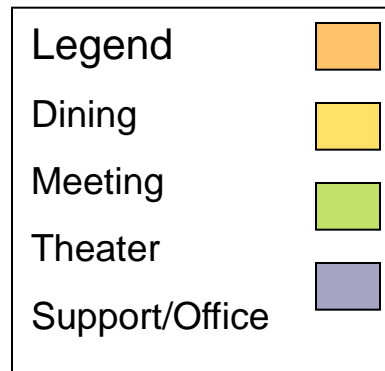


- In the short term the HUB plan will have to work around Mathers
- Circulation between the Science Quad and HUB (and past loading areas) must be addressed

HUB uses: Existing First Floor

Critique:

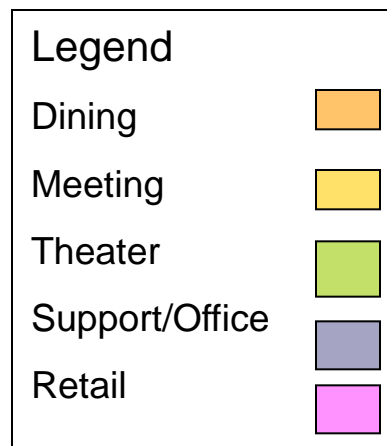
- First floor plan shows the position of Mathers in relation to Dickinson Walk
- Circulation and visual connection to ground floor activities is constricted
- Social Hall is convenient but “dark” when not programmed so lobby area is not animated
- Main Dining is too small to allow for varied seating; servery congested; Union Station hidden



HUB uses: Existing Ground Floor

Critique:

- Circulation to Ground Floor is tight; visual connections between floors could be enhanced
- Bookstore is well located but has poor retail appeal and blocks circulation to other functions
- Mail is split between student boxes and package area
- Student activity space is hidden



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HUB Recommendations: Proposed First Floor - Option 2D - Components & Phasing






5. Replacement/Addition for Social Hall, Meeting Rms, Office- 6000 sf x 2 floors

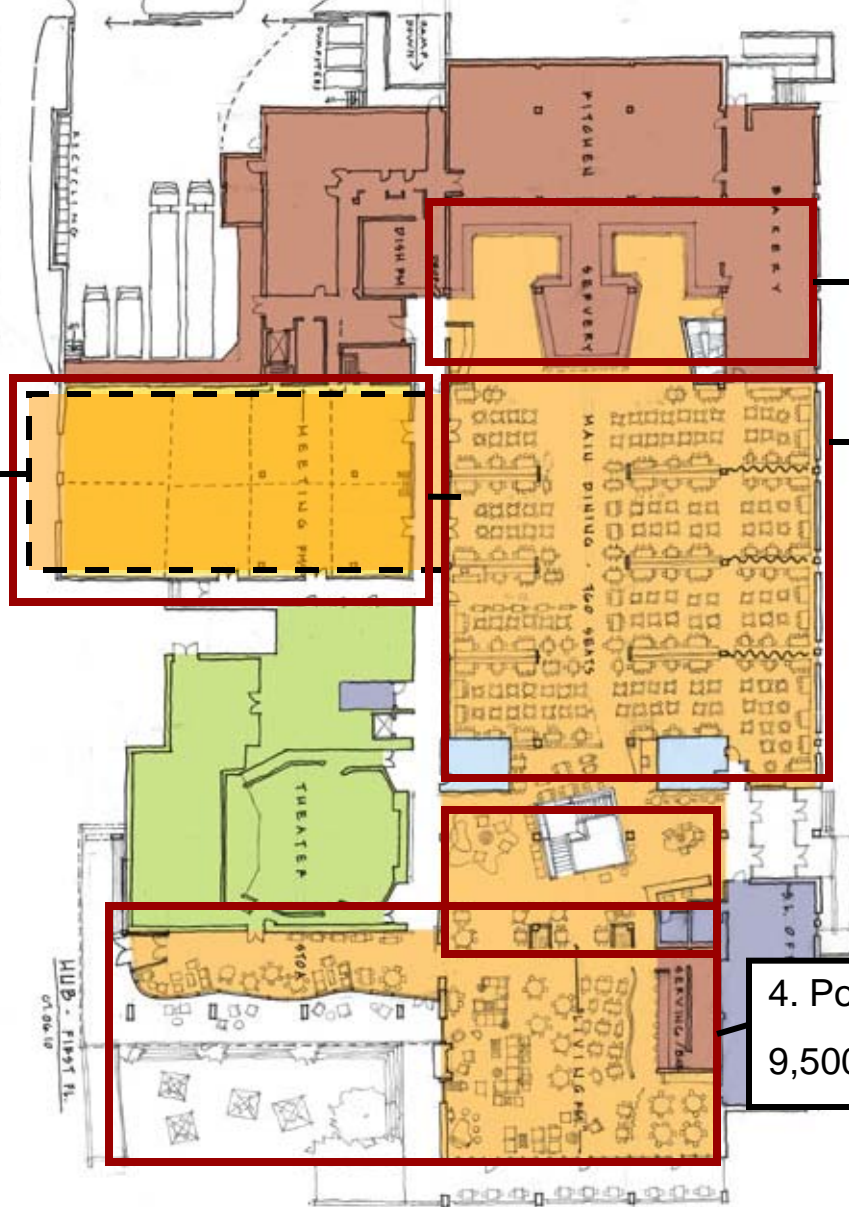
2. Servery- 2000 - 4000 sf

1. Dining expansion - 11,150 sf/640 seats

4. Porch/Living Room/Entry 9,500 sf

Legend

Dining	
Meeting	
Theater	
Support/Office	
Retail	



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HUB Recommendations: Proposed Ground Floor - Option 2D - Components & Phasing

5. Replacement/Addition Lower Level for Costume/ Offices-
3500 sf

Legend

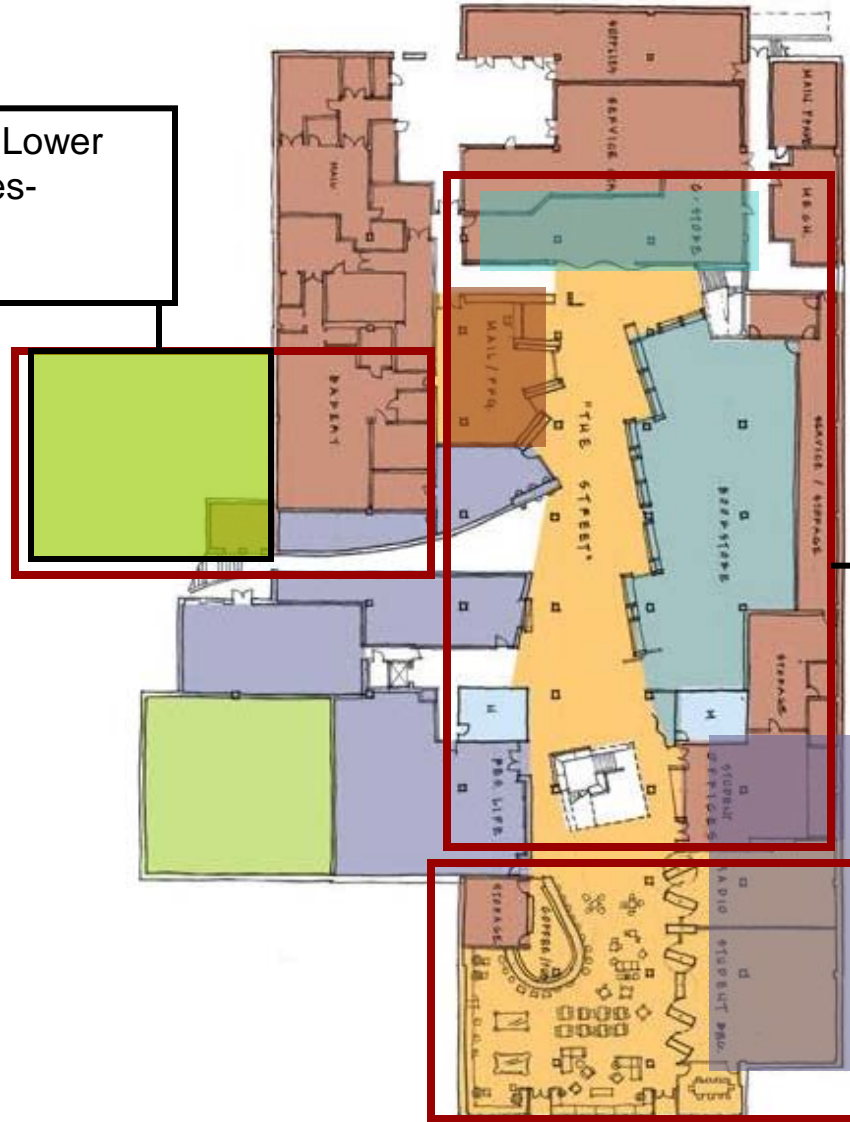
Dining

Meeting

Theater

Support/Office

Retail



6. Student activities "street"
15,000 sf

3. Pub/Union Station
5,000 sf

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Options & Recommendations

HUB VISION



View of entry hall with new
open stairway



View of dining hall with new
ceilings, lighting and
banquette seating



View of dining hall with
mezzanine



View from the Dickinson
Walk of Mather Theater
and new HUB porch

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View of the new HUB porch
from Britton Plaza



Interior view of the new
HUB porch and entry

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Interior view of the new
HUB “living room”

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