

SUMMARY OF PRELIMINARY REPORT OF SUBCOMMITTEE ON STUDENT HOUSING

The basic question considered was the one of whether or not Bennington should remain essentially residential in nature. We conclude that it should, since the maintainance of this community seems inextricably bound up with an educational philosophy that hopes for the growth of social as well as self-responsibility on the part of its students. It is also clear that the nature of much student activity here underlines the practical convenience of living on the campus proper.

The next question that follows is whether and how many students can and/or should live off-campus. There is no desire expressed in any quarter to revert to a policy of "no off-campus living except for married students" but there is a general agreement that the total number of students living off-campus must be limited, and considerable concern about finding a way to divide that total in such a way that the campus will not be bereft of great numbers of upperclassmen.

We will propose to EPC as soon as possible that not more than 15% of the enrollment be allowed to live off-campus. In this context, 15% off-campus is defined as 15% not living in student houses. Of 554 students here in September, 106 or 18% did not live in student houses on campus. Of the 106, 44 live in College-owned housing off the campus proper (Jennings, Orchard, Shingle, Bunkhouse, Ludlow, Town House, Hill House); 62 live in entirely independent arrangements in the locality.

On the basis of these figures alone, we posit a present need for additional student housing on campus, this need only further accentuated by some crowding in doubles in the on-campus houses (which leads to heavy proportions of new students in at least 4 of the houses). Of a present (estimated) total capacity of 445 places for students on campus, 25 of these places are in 8 apartments formerly inhabited by faculty, some of which may be needed for faculty in the future - another question to be considered by the EPC.

Present picture:

	<u>Proportions</u>
359 in 12 old houses, originally built for 250 (including 25 in apartments)	218 singles
90 in 3 new houses (no apartments)	103 doubles (for 206 people)
<u>449</u> on campus	25 in apartments
44 not on campus but in college-owned housing (Jennings, Ludlow, Town House, Hill House, Shingle, Orchard, Bunkhouse)	
62 off-campus, independently	

This picture promises to remain relatively fixed in 1970-71, assuming that the enrolment remains at 550.

1971-on Future possible pictures at enrolment of 600, @ 15% or 90 off campus

Maximum Density

355 in old houses
90 in Barnes
90 off campus (college owned or independent)
65 new units needed

Optimum Density

340 in old houses (change 15 doubles to singles)
90 in Barnes
90 off campus (college owned or independent)
80 new units needed

Minimum Density

330 in old houses (15 doubles to singles, 2 large apartments back to faculty)
90 in Barnes
90 off campus (college owned or independent)
90 new units needed

Comments on the future:

This subcommittee is against the idea of buying more town houses as opposed to building new housing because of:

- 1/ relations with the town
- 2/ difficulty of finding students, and particularly the right combination of students, who want this option
- 3/ blurred lines of relationship to college as landlord

In fact, we would recommend releasing one or two of the town houses (Town House, Hill House, Ludlow) for faculty in the future if possible. In any case, we urge that for the sake of the campus community, anyone living in college-owned facilities off campus be counted as part of the total recommended quota of 15%.

Ideally, we recommend that provision for 80-90 more students be made on the campus proper - though not necessarily in symmetry to the Barnes houses.

Questions to Committee:

Does it want to maintain residential nature of the Community?

Does it recommend some relief of present density in old houses?

Does it want to build on campus or buy off campus?(\$ question)

If it wants to build, how many houses (on assumption of 15% quota for off-campus)? And on assumption that remodeling or adding to present houses has not been recommended by the A & A Committee.

Where should new houses be?

Should architect plan on three, even if they could only be built one at a time?

What should their size and nature be?

Questions to architect:

What are the problems involved in time?

What are site possibilities?

What would most economical cost be for 30 size house?