

**NW35 Community Space and Room Types Subcommittee
Report to the NW35 Stakeholders' Committee
Thursday, March 30, 2006**

Co-Chairs:

Karen Nilsson, *Associate Dean and Director of Housing*
Sylvain Bruni, *GSC President*

Members:

Ronak Bhatt – *S/P Board of Trustees*
Timothy Chan – *S/P Board of Trustees**
Albert Chow – *Ashdown*
Marcus Dahlem – *Ashdown**
Alicia Hunt – *Asst Director of Graduate and
Family Housing*
William Kaminsky – *Ashdown*
Roger Mark – *Housemaster Sydney Pacific*
Ann Orlando – *Housemaster Ashdown*
Terry Orlando – *Housemaster Ashdown*

Steve Peters – *GSC - MechE Representative**
Andréa Schmidt – *GSC HCA Co-Chair**
Suddha Sinha – *Chair – Ashdown House
Exec Committee**
Barun Singh - *GSC Past President*
Gary Tondorf-Dick – *Program Manager,
Facilities*
Robert Wang – *Sydney Pacific Web Chair*
Eric Weese - *GSC HCA Co-Chair*

Staff to the Committee:

Sarah Hudson – *Project Associate – Housing*

SUMMARY UPDATE

I. RESIDENTIAL UNIT TYPES

The subcommittee has moved from two positions to one of consensus:

Two positions:

- Graduate students and GSC representatives to this subcommittee had developed an initial goal of up to 240 bed spaces without amenities with the goal of lower rents
- The original program called for efficiencies and two-bedroom units with amenities (kitchen & living rooms)

Consensus:

Those members noted above by * were not present at the second half of the meeting and thus were not part of the process of reaching consensus.

Working together over the past four weeks this subcommittee has developed room-type options from the Original Program to Option A to Option B as noted in the NW 35 Unit Program Table. Upon receipt of the chancellor's proposal to make "up to 10 percent of the beds to be in suites without living rooms and kitchens," the subcommittee acknowledged the chancellor's offer, which equates to 50 rooms without amenities (W/A) at a lower rent than units with kitchens and living rooms. The subcommittee thoroughly reviewed and tested the chancellor's proposal within the NW35 program and worked together as a team to reach consensus.

The subcommittee developed a model that would take 50 of the 100 two-bedroom units and convert the living room and kitchen to create a third bedroom. This would provide a program reduction of 50 kitchens and 50 living rooms and create an increase of 50 total bed spaces. By using 50 of the two-bedroom units and converting them to the W/A model, this would result in 150 bed spaces for affordable/reduced rental opportunities for graduate students.

In testing this model we considered conversion ease as well as program and marketability and find that graduate demand historically as well as currently for singles in Ashdown is high, that all singles are fully occupied, and vacancy loss does not occur in these singles. As there are currently 188 of such singles (W/A) in Ashdown, the Subcommittee’s proposal of 150 beds in this configuration will meet the marketability criteria for occupancy without vacancy.

NW35 Unit Program									
Room Type	Original program		Option A		Option B		Subcommittee Consensus Proposal March 29th Subcommittee Mtg		
	<i>Presented at the March 21st Stakeholders Meeting</i>								
	units	beds	units	beds	units	beds	units	beds	
Efficiencies	130	130	205	205	216	216	211	211	
Two-Bedroom	195	390	103	206	102	204	50	100	
Three-Bedroom			33	99	31	93	19	57	
Three-Bedroom Triplex							13	39	
Three-Bedroom W/A (without amenities)							50	150	
Total	325	520	341	510	349	513	343	557	

II. PROGRAMMATIC SPACE ALLOCATION

The subcommittee reviewed programmatic needs for NW35 and has reached a consensus proposal as noted in the table below with two exceptions. The two areas as starred below need further refinement in terms of program and design to reach subcommittee consensus. The subcommittee’s understanding is that such refinement and design can be done after the March 31 deadline.

- “Crafts lounge” – currently programmed at 250 square feet. Requested by subcommittee to remove the conference room and to combine it with the current 250-square-foot program for the “Crafts Lounge,” bringing this space to 550 square feet and then finding an additional 250 square feet to bring the total size of this lounge to 800 square feet to meet its programmatic needs.
- Floor Lounge/Kitchens – Given the addition of units without kitchens or living rooms (W/A units) the subcommittee is requesting that this number (5) be doubled to meet the demand for students in the W/A units. In addition a concern about the size of the lounge/kitchens was raised as the five currently are programmed at 300 square feet. The subcommittee would like to explore increasing the floor lounge/kitchens to 10 at 437 square feet, which is currently programmed in Sydney Pacific.

NW35 Common Space Program			
Common Room	Original Program (sq. ft.)	Revised Program (sq. ft.)	Subcommittee Consensus Proposal March 29th Subcommittee Mtg
Exercise/Gym/Dance	600	1,200	1,200
Floor Lounge/Study (5)	300 x 5 = 1,500	300 x 5 = 1,500	300 x 5 = 1,500*
Kitchen/Dining	400	600	600
Conference Room	300 x 2 = 600	300	300*
“Crafts Lounge”	0	0	250*
Music Practice Room	0	300	300
Unassigned	1,350	0	0
Multi-purpose Community Room	0	3,000	2,400
Multi-purpose/ Community Room/Storage	0	600	600
Community Room/ Flex/Thirsty Ear Pub	0	800	
Thirsty Ear Pub	0	0	1,600
Thirsty Ear – beverage stock/records	0	0	400
Pub Accessed Restrooms	0	0	2 x 200 = 400
Total	4,450	8,300	9,550
		approx. 50% increase	Final Total TBA

III. OTHER DESIGN FUNCTIONS

Connectivity

- Access to all buildings from every building. Access to each floor from all floors.

Security

- Permeability and security of building.

Community space locations

- Additional design and discussion will be required.

IV. SUMMARY

The subcommittee has now completed its initial work as demonstrated by its proposal and the members' ability to come to consensus. The subcommittee enthusiastically endorses the consensus proposal.