STUDENT HOUSING MARKET & DEMAND ANALYSIS

September 2018

scion

WORKSHOP

ARCHITECTURE | INTERIORS | EXPERIENCES

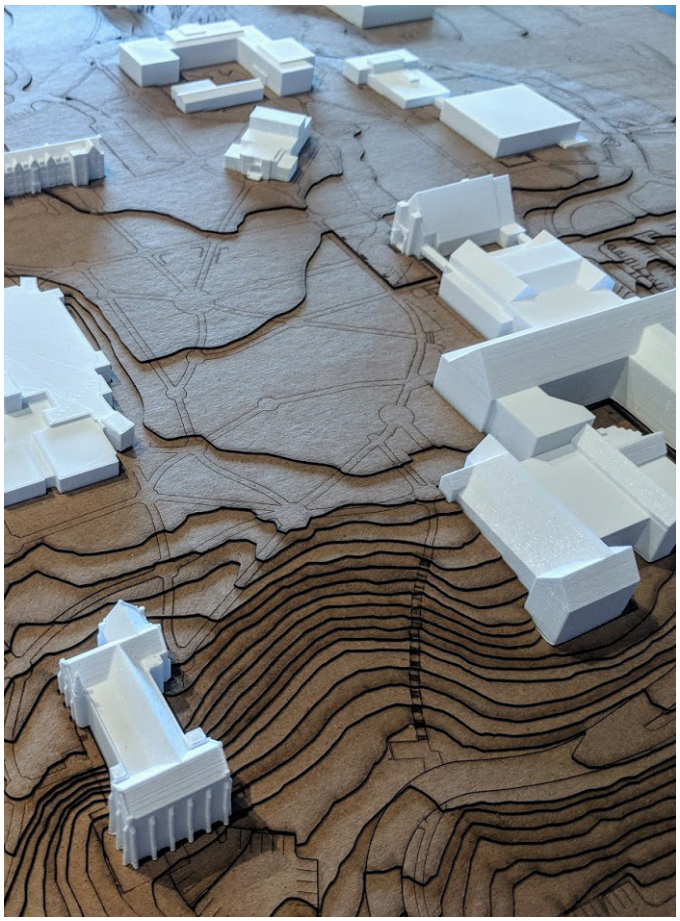
Table of contents

Section 1

Executive Summary / Decision Points

For St. Olaf College, residential life is a strong defining feature of the student life experience. During the four years students live on campus, they will live or socialize within most of St. Olaf's eleven residence halls. The College has greatly improved the academic facilities on campus through the past few decades and a similar investment in the residential buildings on campus could yield an even more engaging and impactful student experience. The diverse learning opportunities, both in the classroom and in the residence halls bring students together in an educational community that provides them with meaningful undergraduate learning experiences and lifelong memories.

The purpose of this report is to assess how the College may continue to provide an exceptional on-campus student residential experience through potential new housing and renovations to current residence halls on the St. Olaf College campus. As an essential first step, the Scion/Workshop Team utilized qualitative and quantitative data with precise analytics to ensure that planning decisions encompass the true demand for future student housing. Furthermore, different renovation scenarios were explored relative to their impact on capital improvements, student experience, cost, and beds count.



Context

This document, the Student Housing Market and Demand Analysis, describes the Team's observations and recommendations regarding the potential for new and/or renovated student housing. In preparing our findings, research included: administering an online student survey; conducting student focus group and whiteboard sessions; interviewing College stakeholders; touring existing residence halls and potential housing sites; examining the off-campus rental housing market; and examining peer institutions to understand their housing options.

Based on our findings, the Team has presented opportunities that will further enhance the beautiful residential campus and meaningful student experience. Our recommendations are intended to empower St. Olaf to make the most informed decisions about improvements that will best support the mission of the institution.

Planning Assumptions and Findings

Based on the analysis, the Scion/Workshop Team has made several observations regarding demand and preferences for campus student housing and the development of the St. Olaf College Housing Masterplan.

These observations are based off the following assumptions:

- The College will require a 4-year live on campus residency (with a maximum of 100 students allowed to live off-campus)
- Fall 2020 enrollment will be capped at 3,000 students
- Existing residence halls will be returned to their original design capacity by converting rooms that had been turned into triples and quads throughout the years
- All Honor Houses will be replaced with new buildings that will afford a similar communal experience
- Upgrades to existing residence halls can be delivered as low, medium or high impact interventions that have different ramifications to the bed count.

Low Impact Costs		Medium Impact Costs		High Impact Costs	
Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800	Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800	Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800
Replacement Honor Houses (138 beds)	$17,140,500	Replacement Honor Houses (138 beds)	$17,140,500	Replacement Honor Houses (138 beds)	$17,140,500
All Low Impact Interventions (Renovations to Existing Buildings)	$19,045,000	All Medium Impact Interventions (Renovations to Existing Buildings)	$38,285,000	All High Impact Interventions (Renovations to Existing Buildings)	$57,655,000
Need for Replacement Beds - Low Impact Interventions (0 beds)	$0	Need for Replacement Beds - Medium Impact Interventions (90 beds)	$12,375,000	Need for Replacement Beds - High Impact Interventions (288 beds)	$39,600,000
Total	**$57,916,300 298 Beds**	**Total**	**$89,531,300 388 Beds**	**Total**	**$136,126,300 586 beds**

Table 1: Estimated Total Project Costs, New & Replacement Housing and Renovations (2018 Dollars)

Based on the afore mentioned assumptions and the College's ability to regulate the impact of the renovations to the existing buildings, the Team established the need for a minimum of 298 additional beds and maximum of 586 beds, as detailed in Table 1 above.

Unmet demand of 24 beds combined with 136 beds from converting triples and quads back to original capacity equates to the 160 beds listed in the first row of Table 1. The 138 beds for the replacement of the Honors Houses added to 160 beds equals a subtotal of 298 replacement beds.

The building conditions analysis resulted in recommendations for renovations that could result in a need for up to 288 additional new beds. The Team shares three levels of interventions for discussion that have varying impacts on the number of current beds lost due to the suggested interventions presented in detail in in Appendix A. All the suggested interventions are designed to ensure a high-quality student residential experience for decades to come.

If the College is to take bedrooms offline in all existing residence halls to create a combination of new social and study spaces, upgraded bathrooms, laundries and elevators, there is the potential need for a maximum of 288 additional beds in the High Impact option. The total maximum number of 586 beds is the combination of the 288 additional beds as well as 298 beds from unmet demand, converting triples and quads to original capacities, and replacement Honor Houses.

Should St. Olaf College elect to move forward to meet current determined demand and High Impact Renovations, the estimated total project cost (hard costs + soft costs) for implementing the projects needed to meet this total demand is $136,126,300 (in 2018 dollars) for institutional grade construction.

Student Feedback

St. Olaf College students consistently identified some housing issues they would like to see addressed. These included housing that can be gender neutral, Americans with Disabilities Act (ADA) accessible spaces, increased bedroom sizes, natural light, storage space, and improved soundproofing in certain buildings, ventilation and Wi-Fi.

Gender-neutral and ADA spaces were repeatedly expressed as important to current St. Olaf students during focus groups and were indicated as important to any new student housing in the online student survey.

Students were clear that the current style of housing for first-year students remains the preferred style for first-years but with some single rooms available based on need.

Following discussion with the College about the number of requests for special accommodation, the Team would recommend 3-5% of first year spaces be in single rooms.

Students appear to be driven by cost and a desire for progressively more independence in their living style over their time at St. Olaf. Full-time single survey respondents appear to place the most value on the quad occupancy four-bedroom and two-bedroom apartments, as well as the quad occupancy semi-suites. Additionally, students across all cohorts prefer an academic year contract over an annual contract.

Student survey respondents indicated that adequate size of living space, proximity to campus resources and the physical condition of facilities have the largest impact on housing decisions. Cost is typically among the most important factors students consider when choosing where to live; however, likely due to St. Olaf's one comprehensive rate for attendance (with an additional charge for single rooms), cost was ranked among the least important factors students consider when deciding where to live.

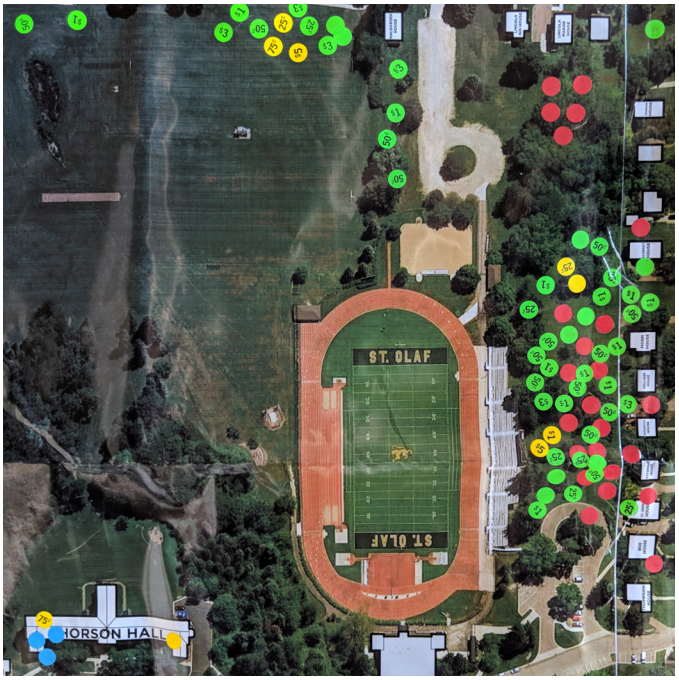
Across all class cohorts, survey respondents indicated they prefer having different common spaces in each hall compared to having the same type of common space in all residence halls. The current residence halls are known for their diverse common spaces. It is important that any new or renovated residence halls have/maintain unique common spaces as students associated these spaces with part of a building's character.

Students reported that desired common space preferences change from first and second year, to third and fourth year. Based on the results of the priority banner exercise, the top common space rankings for first- and second-year students were Welcome Desks, quiet study spaces, and laundry lounge areas; while front porch, building lounge and parking ranked high for third- and fourth-year housing. While preferences clearly varied depending on age, spaces such as building lounges, shared kitchens, and social gathering spaces proved to be of ubiquitous importance across all four years.

St. Olaf's administration, staff and students recognize that each residence hall has a different and unique set of issues to be addressed. For some buildings minimal renovations will yield a large positive impact while others certainly require more intensive interventions. The Scion/Workshop Team has made suggestions for interventions to existing residence halls to improve the residence life experience at St. Olaf. Some of these proposed interventions will result in a loss of bed spaces. The description of the interventions account for the number of beds lost, if applicable, and the resultant information can help St. Olaf College and the Team in decision making regarding the scope of future renovations.

Recommendations

Based on the Team's review of the residential housing stock at St. Olaf, as well as information gathered from focus groups, whiteboard sessions and interviews with College leaders and campus stakeholders, the Team has the following recommendations, which can be used to inform the future planning of St. Olaf campus housing:



Develop new student housing to meet the College's unmet demand needs and accommodate relevant needs due to a re-sizing capacity level back to intended use (Unmet demand and returning converted triple and quad units to designed capacity; 24+136=160 beds)

Replace the existing Honor Houses with a new Honor House town home community (138 beds)

Continue investing in renovations to existing campus housing facilities by upgrading finishes, furniture and lighting that have come to the end of their useful life

Future planning should focus on aligning campus housing inventory by unit types that are appropriate for each class cohort and desired level of independence

The College's next steps should include the following:

a. Determine the scope of interventions and resulting beds lost (up to 288 beds)

b. Consider implementing a financial analysis and a facilities condition analysis to inform decision making

c. Develop an implementation plan with milestones that relate to the student experience and capital improvements

As the master plan is implemented over time and students experience new/renovated housing on the campus, the Scion/Workshop Team recommends St. Olaf consider the feedback from students about the new spaces and renovations as they may provide valuable input for future improvements.

The recommendations are explained in more detail in Section 3: Preliminary Recommendations.

Section 2
Preliminary Recommendations

The Scion/Workshop Team recommends the development of new and renovated student housing on the St. Olaf campus.

Based on current and projected student enrollment, the Team estimates an unmet demand of 24 on-campus beds by the 2021-22 academic year as compared to current capacity. The projected total unmet demand is projected to be 124 total beds. With 100 students allowed to live off-campus, the shortfall for on-campus beds is 24. Refer to Table 18 for additional information.

The Team recommends the elimination of all converted triples and converted quads that are currently being used as de facto permanent housing at Hilleboe, Kittelsby, Larson and Hoyme Halls. Returning to the designed occupancy loads allows for the desired levels of social, functional and maintenance operations. With the removal of these converted triples and converted quads from the residence halls, there will be a need for an additional 136 beds. These 136 beds added to the 24 beds of unmet demand equals a total of 160 beds. The Team recommends that the contemplated new student housing include 160 beds in a mix of quad occupancy semi-suites, four-bedroom and two-bedroom apartment style units.

In addition, the Team recommends the replacement of the current St. Olaf Honor Houses (138 beds) with an apartment style residential hall in a townhome community with detached shared community house (e.g., multi-purpose meeting room, laundry room, game room).

In the context of the master plan, once the exact number of spaces that are lost due to renovation is determined (especially in current and future first year student buildings) the size, shape and location of the replacement buildings can be more clearly defined. The changing of Mellby Hall into first year housing and the removal of first year students from Mohn Hall will account for the housing of the first-year students and create space in Mohn for additional upper year students. As the plans progress, these numbers should be monitored and revised accordingly.

St. Olaf College views housing as essential to the mission and vision of the undergraduate experience. The style of residential units, amenities, and locations all play a part in providing an engaging opportunity for diverse learning and living environments.

To meet student preferences and better position St. Olaf College for continued success, the Team recommends that the current residence halls undergo renovations that focus on bringing in light and color, creating more functional common spaces through space improvement and furniture, updating kitchens and having them be featured elements within improved common spaces, returning bedrooms to their designed capacity, and creating study spaces where possible. Incorporated into these concepts would include improving accessibility and creating gender neutral facility access wherever possible. The Team recognizes the capital improvement projects that St. Olaf has completed to eight different residence halls in the past three years, as well as the identified capital improvements projects for the next three years.

There are many situations where relatively minimal work within a building would bring about powerful improvements in student life. The master plan will identify all these items in detail. To illustrate an example using Thorson Hall, if the laundry room were reconfigured with stacked machines, enough space could be created for both studying and laundry sorting. The computer lab receives little use while the kitchen is very small and isolated; the main lounge is beautiful in its structure though it possesses furniture that is poorly fitted to the space and well worn. There is also a spacious outdoor patio that could be better integrated with the interior social space to take advantage of the months that it can be used. The possibility of upgrading the furniture and finishes and combining the computer lab space, kitchen and lounge would allow for a creative and functional solution that better suits the contemporary student.

Figure 1 below highlights different levels of potential renovations, and associated estimated hard construction costs, to each current St. Olaf College residence hall and the resulting to impact on the number of housing beds. The table also includes the priority ranking for each hall renovation based on a working session, involving a model of the campus (see Figure 2 below), with St. Olaf administrators held on June 27, 2018. A more detailed version of the chart below is available as part of an appendix to this report (see Appendix A). Following discussions among St. Olaf College, Workshop Architects, and Scion, these potential renovations will be examined further in the next phase of this housing study.

Existing Hall Interventions Exercise				August 7, 2018			
	Halls	Level of Intervention	Scope of Interventions	Estimated Construction Costs			
				Beds Lost		Low	High
HIGH PRIORITY	Hilleboe / Kittelsby	Low	• Strategic upgrades to finishes, lights and furniture. Replace ceiling tiles • Provide ADA accessible front entrance • Laundry room improvements, replace fixtures, improve laundry room finishes	0		$1,450,000	$1,900,000
		Medium	• Remove one resident unit across from current restrooms in both Hilleboe & Kittelsby hall to provide gender neutral restroom and improved showers (- 16 BEDS) • Improve building lounge on main floor, upgrade front desk experience	(16)	ADD	$850,000	$1,150,000
		High	• Remove 2 resident units per floor in Hilleboe and 1 resident unit per floor in Kittelsby for floor lounges & access to natural light (-24 BEDS) • Add building elevator	(24)	ADD	$1,100,000	$1,450,000
	Mellby	Low	• Provide ADA accessible front entrance • Strategic upgrades to finishes, lights and furniture	0		$950,000	$1,250,000
		Medium	• Renovate basement ammenity spaces, relocate kitchen space to be located near basement TV room in an open concept • Remove 1 resident unit per floor to replace with floor lounge space and access to natural light (- 8 BEDS)	(8)	ADD	$800,000	$1,100,000
		High	• Remove 2 resident units per floor to replace with floor lounge space and access to natural light (- 20 BEDS) • Provide new building elevator and elevator lounge near building entry (- 8 BEDS) • Replace existing windows & HVAC systems	(28)	ADD	$4,100,000	$5,450,000
	Rand	Low	• Strategic upgrades to finishes, lights and furniture	0		$700,000	$950,000
		Medium	• Replace existing HVAC systems	0	ADD	$2,950,000	$3,900,000
		High	• Remove 2 Resident units on level 1 and replace with Southwest building lounge (- 4 BEDS)	(4)	ADD	$150,000	$200,000
MEDIUM PRIORITY	Larson	Low	• Strategic upgrades to finishes, lights and furniture	0		$900,000	$1,200,000
		Medium	• Improve existing restrooms, finishes and fixtures • Remove 1 resident unit per floor to replace with floor lounge space and access to natural light (- 14 BEDS)	(14)	ADD	$1,750,000	$2,350,000
		High	• Re-purpose existing unused utility space to gender neutral restroom expansion and improved showers	0	ADD	$1,250,000	$1,700,000
	Kildahl	Low	• Strategic upgrades to finishes, lights and furniture	0		$150,000	$200,000
		Medium	• Increase size and relocate kitchen space to be located near building lounge, improve layout	0	ADD	$250,000	$300,000
		High	• Remove two resident units per floor to allow access to natural light from lounge floor spaces & increase floor lounge space (- 12 BEDS)	(12)	ADD	$350,000	$500,000
	Ellingson	Low	• Strategic upgrades to finishes, lights and furniture	0		$200,000	$250,000
		Medium	• Remove wall separating Kitchen and Building lounge, expand kitchen into lounge space • Provide small addition to entry level of building to expand building entry & welcome desk area	0	ADD	$400,000	$550,000
		High	• Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space (- 16 BEDS)	(16)	ADD	$450,000	$600,000
LOW PRIORITY	Hoyme	Low	• Strategic upgrades to finishes, lights and furniture • Increase size and relocate kitchen space to be located near building lounge, improve layout	0		$1,900,000	$2,500,000
		Medium	• Remove 2 resident units per floor to replace with gender neutral restroom and improved showers (-16 BEDS) • Remove 2 resident units per floor to replace with floor lounge space and access to natural light (- 16 BEDS)	(32)	ADD	$1,150,000	$1,550,000
		High	• Remove 4 resident units per floor to replace with floor lounge space and access to natural light (- 32 BEDS) • Provide new building elevator and elevator lounge (- 8 BEDS)	(40)	ADD	$1,550,000	$2,050,000
	Mohn	Low	• Strategic upgrades to finishes, lights and furniture	0		$1,250,000	$1,700,000
		Medium	• Remove 1 resident unit per floor to replace with gender neutral restroom and improved showers (-20 BEDS)	(20)	ADD	$900,000	$1,200,000
		High	• Remove 1 resident unit per floor to replace with floor lounge space and access to natural light (- 20 BEDS)	(20)	ADD	$600,000	$800,000
	Thorson	Low	• Strategic upgrades to finishes, lights and furniture • Laundry room improvements, replace fixtures, improve laundry room finishes	0		$1,900,000	$2,500,000
		Medium	• Provide ADA accessible front entrance • Increase size and relocate kitchen space to be located near building lounge, improve layout	0	ADD	$450,000	$600,000
		High	*Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space (- 16 BEDS) *Provide ADA accessible building entry *Provide new building elevator and elevator lounge (- 8 BEDS)	(24)	ADD	$1,300,000	$1,750,000
	Ytterboe	Low	• Strategic upgrades to finishes, lights and furniture	0		$1,650,000	$2,200,000
		Medium	• Increase size and relocate kitchen space to be located near building lounge, improve layout • Backfill basement space with improved laundry facility and shared study spaces once Nursing program vacates lower level	0	ADD	$1,600,000	$2,100,000
		High	• Remove 1 resident suite per floor (levels 2-4) to replace with floor kitchenette & lounge concept (- 30 BEDS)	(30)	ADD	$300,000	$400,000
			TOTAL BEDS LOST FROM "LOW IMPACT" INTERVENTIONS	0		$11,050,000	$14,650,000
			TOTAL BEDS LOST FROM "MEDIUM IMPACT" INTERVENTIONS	(90)	ADD	$11,100,000	$14,800,000
			TOTAL BEDS LOST FROM "HIGH IMPACT" INTERVENTIONS	(198)	ADD	$11,150,000	$14,900,000
			TOTAL BEDS LOST FROM ALL INTERVENTIONS	(288)		$33,300,000	$44,350,000

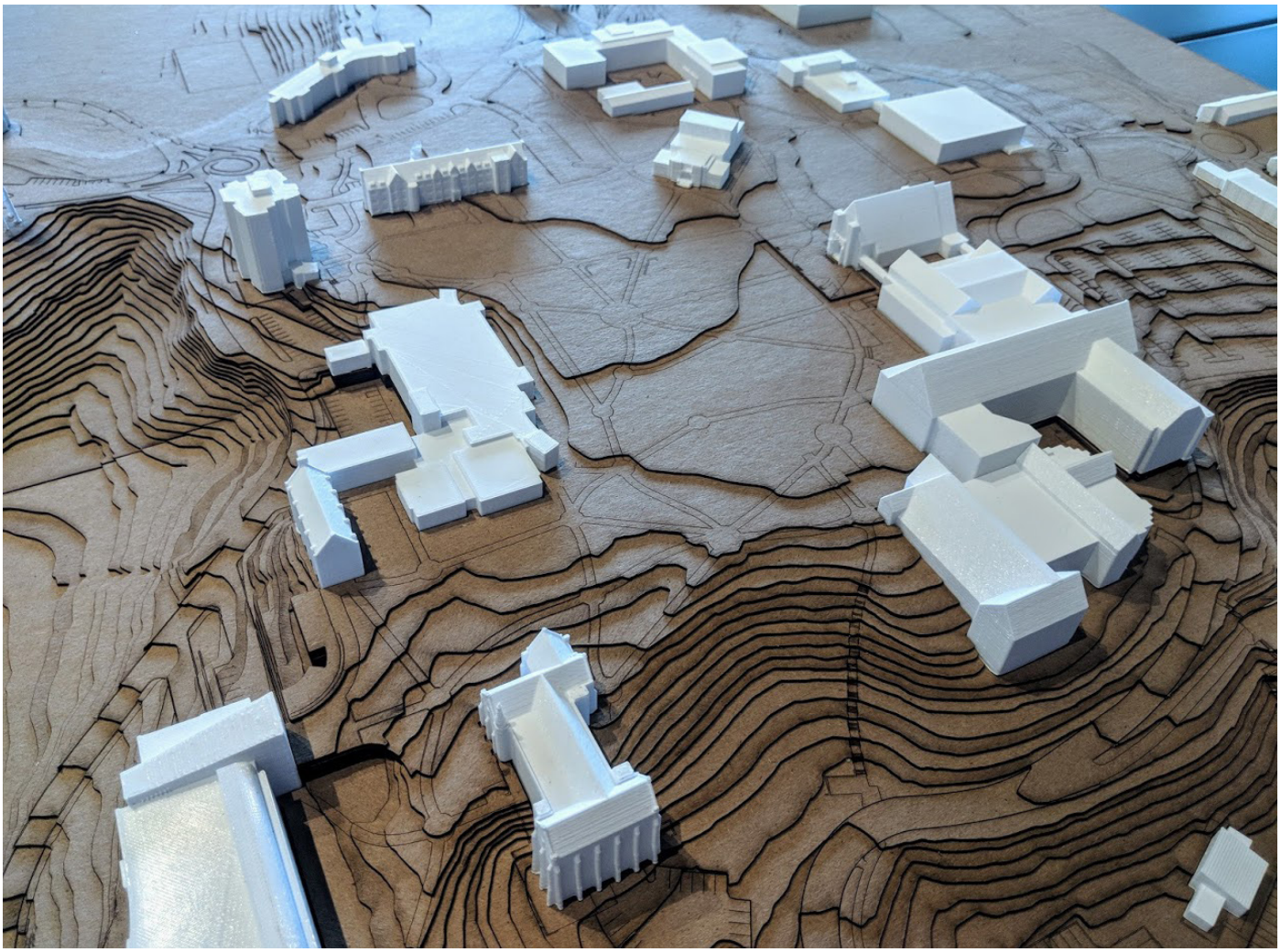


Figure 2: Architectural Model of the St. Olaf College Campus

The Team also suggests that St. Olaf College consider altering the current housing unified rate structure where there is a single housing rate for all students regardless of building, room type, location, and amenities (with an additional charge for single rooms). The Team recognizes that keeping rates simple for an "all-in" price to attend St. Olaf is desired and thus we would only recommend adding another one or two different rates to take into consideration the newly constructed spaces and their features.

Unit Types

The Scion/Workshop Team recommends a combination of quad occupancy semi-suites, two-bathroom and four-bedroom, apartments. Shared rooms should be offered in the two-bedroom apartments and the semi-suites, while private rooms offered in the four-bedroom apartments and the semi-suites. Offering a mix of single and double occupancy bedrooms balances a need to accommodate both price sensitivity and privacy among students.

UNIT TYPE	DESCRIPTION
Quad Semi-Suite	Four students per semi-suite in two separate rooms plus one shared bathroom
Two-Bedroom Apartment	Four students per apartment in two shared bedrooms, plus two shared bathrooms, living room and kitchen
Four-Bedroom Apartment	Four students per apartment in four private bedrooms plus two shared bathrooms, living room and kitchen

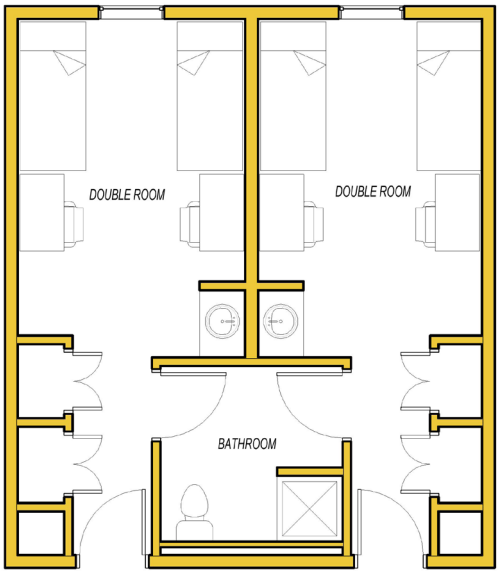


Figure 3: Quad Occupancy Semi-Suite (Shared Bedrooms)

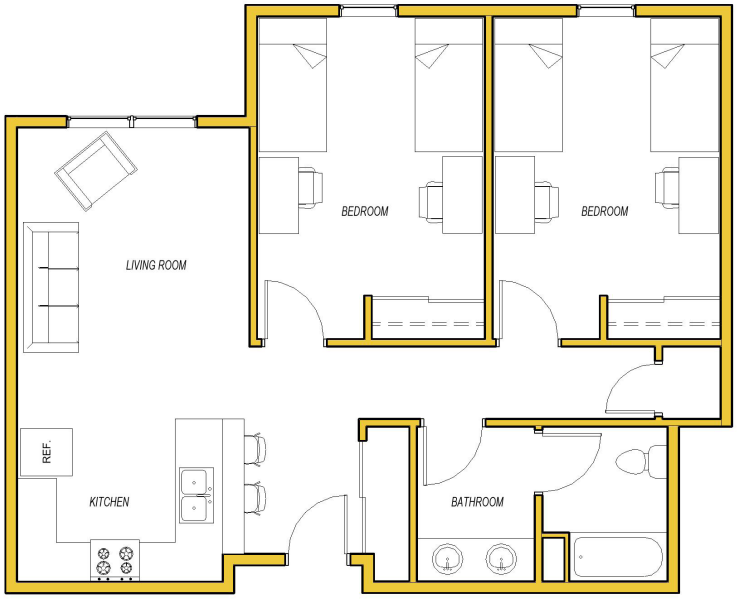


Figure 4: Two-Bedroom Apartment (Shared Bedrooms)

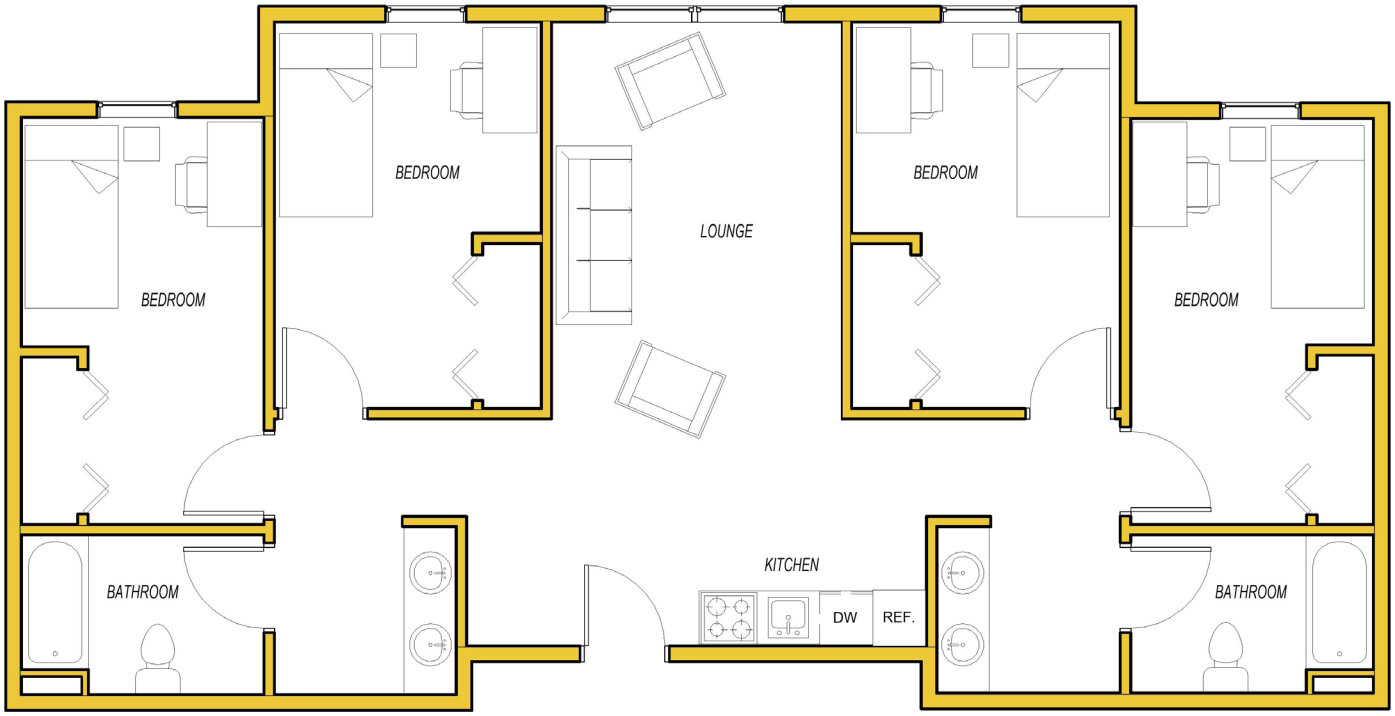


Figure 5: Four-Bedroom Apartment (Private Bedrooms)

Figure 6 is an example floor plan of a 10-bed townhouse

Recommended Student Housing Unit Types, Unit Mix and Prices

The placement/creation of the unit types and unit mix will be determined through the master planning process as to which is new construction, renovation, and/or repurposed. The Scion/Workshop Team recommends a development program for a residence hall based on projected student demand, market conditions and student preferences: the residence hall program includes 160 beds in quad occupancy semi-suites (shared bedroom), two-bedroom quad occupancy (shared bedroom) apartments and four-bedroom quad occupancy (private bedroom) apartments.

The Team recommends that the project consist of 9 quad occupancy semi-suites, 17 two-bedroom apartments and 14 four-bedroom apartments. These unit types best meet students' preference for bedroom and bathroom privacy, have the highest percentage of student survey respondents willing to pay more than recommended minimum rental rate, and introduce new unit types to the inventory currently offered to St. Olaf students. Having kitchens available in the apartments will balance the desire for some students to cook for themselves with the need for affordable housing.

Where the Team has suggested prices, the College should consider these prices relative to the current prices for St. Olaf housing. These pricing suggestions consider the proposed housing style in comparison to the current facilities available and their price. Projecting forward to the opening date of new housing, apply the same rate increases to the price suggestions as the College applies to its current rates between now and the opening year of the new space(s).

RECOMMENDED PROGRAM – RESIDENCE HALL					
UNIT TYPE	OCCUPANTS PER UNIT	UNIT MIX			RECOMMENDED ACADEMIC YEAR RATE PER PERSON (AS COMPARED TO FALL 2018 RATES)
		UNITS	BEDS	% BEDS	
Quad Semi-Suite (shared)	4	9	36	22%	$5,400
2-Bedroom Quad Apartment (shared)	4	17	68	43%	$6,300
4-Bedroom Apartment (private)	4	14	56	35%	$6,850
Project Total/Average:		**40**	**160**	**100%**	

Table 3: Recommended Residence Hall Program

Additionally, the Team recommends the replacement of the 138 beds currently available in the St. Olaf Honor Houses. A townhouse community with some shared community spaces through a separate common structure should effectively meet the needs of students in these special programs. The Team recommends that the project consist of 6 ten-bed, three-bathroom townhomes and 13 three-bed, two-bathroom townhomes. These unit types best meet preferences for bedroom and bathroom privacy among students who reported living in Honor Houses, as well as needs of current Honor House programs at St. Olaf College.

RECOMMENDED PROGRAM – HONOR HOUSES						
UNIT TYPE	OCCUPANTS PER UNIT	UNIT MIX			RECOMMENDED ACADEMIC YEAR RATE PER PERSON (AS COMPARED TO FALL 2018 RATES)	
		UNITS	BEDS	% BEDS	PRIVATE ROOM	SHARED ROOM
10-Bed/3-Bath Townhouse	10	6	60	43%	$6,300	$5,600
6-Bed/2-Bath Townhouse	6	13	78	57%	$6,100	$5,800
Project Total/Average:		**19**	**138**	**100%**		

Table 4: Recommended Honor Houses Program

Rental Rates

Based on current on-campus room rates, rental rates in the competitive market and student preferences, the Team recommends a room rate of $5,400 per person per academic year for a shared bedroom in a quad occupancy semi-suite, $6,300 per person per academic year for a shared room in a two-bedroom one-bathroom apartment, $6,800 per person per academic year for a private bedroom in a four-bedroom two-bathroom apartment. Rent should include a furnished unit with some utilities included – water, sewer, waste removal, electricity and Internet. Due to lack of student interest, cable or satellite TV service should be optional for residents to purchase at their own cost.

Should the College desire and enrollment allow for more private bedrooms on campus, the Team recommends utilizing the shared bedrooms in the quad semi-suites as single bedrooms, thus creating double occupancy semi-suites.

RECOMMENDED UNIT TYPE	ACADEMIC YEAR RATE PER PERSON
Double Occupancy Semi-Suite (private bedroom)	$6,100
Quad Occupancy Semi-Suite (shared bedroom)	$5,400
Two-Bedroom Apartment (shared bedroom)	$6,300
Four-Bedroom Apartment (private bedroom)	$6,850

Table 5: Recommended Rental Rates, Residence Hall

The Team recommends a room rate of $6,300 per person per academic year for a private bedroom and $5,600 per person per academic year for a shared bedroom in a ten-bed, three-bathroom townhouse. In a six-bed, two-bathroom townhouse the Team recommends $6,100 per person per academic year for a private bedroom and $5,800 per person per academic year for a shared bedroom.

RECOMMENDED UNIT TYPE	ACADEMIC YEAR RATE PER PERSON	
	PRIVATE BEDROOM	SHARED BEDROOM
10-Bed/3-Bath Townhouse	$6,300	$5,600
6-Bed/2-Bath Townhouse	$6,100	$5,800

Table 6: Recommended Rental Rates, Honor Houses

Housing Agreement

The Scion/Workshop Team recommends St. Olaf offer students an academic-year only contract. Should St. Olaf develop a more robust Summer academic program, only then would the Team suggest offering an academic year and a Summer semester housing agreement, with a 5% to 10% monthly savings for selecting the concurrent academic year and Summer agreements. Alternatively, the consideration of a summer term housing offering may be a wise choice if summer academic options at the campus increase in the future. Offering academic year only and Summer semester housing agreements is aligned with the current options available at the majority of institutional on-campus housing facilities. Utilities, including electricity, gas and high-speed Internet, as well as an appliance and furniture package, should be included in room rates. Basic satellite/cable television should be optional in-unit for residents, however included in common lounges.

Building Features/Amenities

The overall design focus should integrate technology use within the community, security and life-safety features, attractive but durable building components, limiting sound transmission between bedrooms and units, and “green” features (e.g., recycling and composting programs, and water bottle filing stations). The Team recognizes St. Olaf’s commitment to environmental sustainability through actions like carbon reduction, sustainable food sourcing, LEED designed building improvements, and other programs. Due to the importance of such initiatives and programs to the College administrators and students, it is crucial that such efforts be maintained while implementing any potential changes to the current campus residences and development of new residences.

The location and design of common area spaces such as kitchens, lounges and laundry facilities should be arranged to support student engagement. Design elements such as the use of glass, co-locating kitchens, laundry and lounges near high traffic access points such as elevators and lobbies support effective use of those spaces. Allowing students to “see and be seen” when using kitchens, study rooms, social lounges and even laundry rooms encourages students to participate in the community life of the building, leading to greater engagement. Student engagement is a significant indicator for student success outcomes such as retention and strong study habits. Incorporating multiple stations for cooking in to some common spaces was an important aspect of St. Olaf student feedback. Students wants these spaces to support the desire to come together and cook together, while not replacing the meal plans.

Across all cohorts in the online survey, students indicated they prefer having different common spaces in each residence hall compared to having the same type of common space in all residence halls. It is therefore important that any new St. Olaf residence hall have unique common spaces as students associated these spaces with part of a building's character. Community lounges should include flexible recreation and study space for groups and individuals. Indoor community space should include 24-hour building access control with lobby, small and group study space, mail delivery and laundry rooms. The upgrading of study spaces to be flexible and allow students to work collaboratively, even to the point of writing on the walls and moving furniture should be considered and was well received in discussions with students.

Outdoor spaces should include programmable green spaces and an outdoor dining area, if feasible given site and zoning constraints. In consideration of the climate, a sheltered outdoor space may prove attractive and be usable by students in a residence area for a longer period of time each year. Such a space may also be attractive in the summer to shelter from the sun and be usable by summer groups.

Section 3

Project Cost Estimates

NOTE: All budget information is preliminary and advisory.

As part of this study St. Olaf College asked the Scion/Workshop Team to determine the estimated total project costs for each potential new construction and renovation projects. First, the Team determined projected size of a potential new residence hall and an Honor Houses complex. To determine a range for the estimated total project costs, the Team calculated the hard construction costs based on per square foot costs, then added and additional 30% for soft costs[1]. The table below shows the assumptions for the project cost estimations.

COMMON AREA, CIRCULATION, & AMENITIES SPACE GROSS UP %		40%
SOFT COSTS GROSS-UP %		30%
DEVELOPMENT TYPE	**LOW ($/SF)**	**HIGH ($/SF)**
Stick Built	$200	$225
Institutional Grade	$275	$300

Table 7: Gross-up Percentages and Per Square Foot Construction Cost

The table below shows the gross square feet (gsf) and hard construction costs for a potential new St. Olaf College residence hall.

RECOMMENDED PROGRAM – NEW RESIDENCE HALL

UNIT TYPE	# UNITS	# BEDS	UNIT SIZE (GSF)	TOTAL AREA (GSF)
Quad Semi-Suite (shared)	9	36	650	5,850
2-Bedroom Quad Apartment (shared)	17	68	1,050	17,850
4-Bedroom Apartment (private)	14	56	1,150	16,100
Common Areas, Circulation & Amenities	-	-	15,920	15,920
Project Total/Average:	**40**	**160**		**55,720**

TOTAL BEDS:	160		
TOTAL GSF:	55,720		
GSF/BED:	348.25		
DEVELOPMENT TYPE	**HARD COSTS**		
	LOW	**HIGH**	
STICK BUILT	$11,144,000	$12,537,000	
INSTITUTIONAL GRADE	$15,323,000	$16,716,000	

Table 8: Potential Residence Hall GSF and Hard Construction Costs

Table shows the gross square feet and hard construction costs for a potential new St. Olaf College Honor Houses Townhouse complex.

[1] *Softs costs include professional fees, site work, surveys, permitting, testing fees, and furniture, fixture & equipment.*

RECOMMENDED PROGRAM – HONOR HOUSES TOWNHOUSE COMPLEX				
UNIT TYPE	**# UNITS**	**# BEDS**	**UNIT SIZE (GSF)**	**TOTAL AREA (GSF)**
10-bed/3-bath Townhouse	6	60	2,550	15,300
6-bed/2-bath Townhouse	13	78	2,050	26,650
Clubhouse (Common Area & Amenities)	-	-	2,000	2,000
PROJECT TOTAL/ AVERAGE:	**19**	**138**		**43,950**

TOTAL BEDS:	138
TOTAL GSF:	43,950
GSF/BED:	318.48

DEVELOPMENT TYPE	HARD COSTS	
	LOW	HIGH
STICK BUILT	$8,790,000	$9,888,750
INSTITUTIONAL GRADE	$12,086,250	$13,185,000

Table 9: Potential Honor House Townhouse Complex GSF and Hard Construction Costs

To calculate the total costs per project the Team applied a 30% gross-up to the hard costs. This 30% increase is to account for the soft costs per each project.[2] The table below summarizes the total project cost per each renovation (shown in Figure 1) and total project cost for the new construction projects (Table 8 and Table 9 above).

ESTIMATED HARD COSTS - RENOVATIONS				
RENOVATIONS LEVEL	**BEDS LOST**	**CONSTRUCTION COSTS**		
			LOW	**HIGH**
TOTAL BEDS LOST FROM "LOW IMPACT" INTERVENTIONS	0		$11,050,000	$14,650,000
TOTAL BEDS LOST FROM "MEDIUM IMPACT" INTERVENTIONS	(90)	Add	$11,100,000	$14,800,000
TOTAL BEDS LOST FROM "HIGH IMPACT" INTERVENTIONS	(198)	Add	$11,150,000	$14,900,000
TOTAL BEDS LOST FROM ALL INTERVENTIONS	(288)		$33,300,000	$44,350,000

ESTIMATED RENOVATIONS TOTAL PROJECT COSTS (HARD & SOFT)		
BEDS LOST	**LOW $**	**HIGH $**
0	$14,365,000	$19,045,000
(90)	$14,430,000	$19,240,000
(198)	$14,495,000	$19,370,000
(288)	$43,290,000	$57,655,000

ESTIMATED HARD COSTS - NEW CONSTRUCTION			
RECOMMENDED PROGRAM- RESIDENCE HALL	**DEVELOPMENT**	**LOW**	**HIGH**
	Stick Built	$11,144,000	$12,537,000
	Institutional Grade	$15,323,000	$16,716,000
RECOMMENDED PROGRAM- HONOR HOUSES	Development	Low	High
	Stick Built	$8,790,000	$9,888,750
	Institutional Grade	$12,086,000	$13,185,000

ESTIMATED NEW CONSTRUCTION TOTAL PROJECT COSTS (HARD & SOFT)		
DEVELOPMENT	**LOW**	**HIGH**
Stick Built	$14,487,200	$16,298,100
Institutional Grade	$19,919,900	$21,730,800
Development	Low	High
Stick Built	$11,427,000	$12,855,375
Institutional Grade	$15,712,125	$17,140,500

RENOVATION LEVEL	REPLACEMENT BEDS	
	#	COST
Low Impact	0	$0
Medium Impact	90	$12,375,000
High Impact	198	$27,225,000
All Impacts	288	$39,600,000

Table 10: Summary of Hard Construction Costs and Total Projects Costs, Recommended Renovation and New Construction Projects (2018 Dollars)

[2] *Soft costs include architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.*

Renovation and New Construction Projects (2018 Dollars)

If St. Olaf College elects to move forward to meet current determined demand and High Impact Renovations, the result is a need for a total of 586 new on-campus beds. Depending on the level of Interventions, the estimated costs range from $57,916,300 to $136,126,300 (in 2018 dollars) for institutional grade construction, as shown in the table below. NOTE: The costs for the impact interventions are cumulative; therefore, the cost for the High Impact interventions includes the costs of completing the Low Impact and Medium Impact interventions.

LOW IMPACT COSTS		MEDIUM IMPACT COSTS		HIGH IMPACT COSTS	
Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800	Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800	Unmet Demand + Return Res. Halls to Design Capacity (160 beds)	$21,730,800
Replacement Honor Houses (138 beds)	$17,140,500	Replacement Honor Houses (138 beds)	$17,140,500	Replacement Honor Houses (138 beds)	$17,140,500
All Low Impact Interventions (Renovations to Existing Buildings)	$19,045,000	All Medium Impact Interventions (Renovations to Existing Buildings)	$38,285,000	All High Impact Interventions (Renovations to Existing Buildings)	$57,655,000
Need for Replacement Beds - Low Impact Interventions (0 beds)	$0	Need for Replacement Beds - Medium Impact Interventions (90 beds)	$12,375,000	Need for Replacement Beds - High Impact Interventions (288 beds)	$39,600,000
Total	**$57,916,300**	**Total**	**$89,531,300**	**Total**	**$136,126,300**

Table 11: Estimated Total Project Costs, New & Replacement Housing and Renovations (2018 Dollars)

Section 4

Overview of Current Conditions

The Scion/Workshop Team's examination of the student housing market for St. Olaf College began with a look at the existing residences and life on campus. Students, with very few exceptions, are required to live on campus at St Olaf College for all their years of study at the College and the residences are designed to give the students a progressively more independent lifestyle from the first year to the last. The College expresses that they provide an intensely residential experience and its housing program is an integral part of the campus experience.

Each residence is generally targeted toward a specific student cohort. First year students are typically assigned to Kildahl, Kittelsby, Ellingson and Hoyme Halls respectively. The other residences have traditionally housed different cohorts of students, however each year's "room draw" process can bring about adjustments based on student preferences. Mohn Hall takes first year students on an "as needed" basis to fully house the first-year class. Upper year students (mostly seniors) are allowed to request to be excused from housing each year and the number who are permitted to live off campus varies each year (125-160) depending on the number of spaces needed to get the first-year class into residence.

The Team notes that the feedback about life in the residences was quite positive. Additionally, the response and participation from students, staff and faculty was passionate and in large numbers. There are certainly points of concern and recommendations from the students which the Team recommends be addressed; though, the general positive nature of the feedback should be noted as should be the high level of response and the thoughtfulness of the feedback from the students. Our recommendations are made with a higher level of confidence and detail because of the high level of engagement and commitment from the students, staff and faculty community at St. Olaf.

This section will work through a look at the enrollment for the College and description of each of the buildings presenting a general description of the building, its typical residents, current state and general feedback. Following this section will be a look at the dining hall program and other food service.

Enrollment

Utilizing the data provided by the institution based on the 10-day counts for each of the Fall Semester and Spring Semester, the following table describes the current enrollment at St. Olaf College for each of the cohort years.

COHORT	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Seniors Fall	696	759	720	790	672	774	666	662
Seniors Spring	657	713	691	753	638	741	652	658
Juniors Fall	759	731	792	680	789	685	714	710
Juniors Spring	764	732	795	686	782	674	676	659
Sophomore Fall	758	827	709	824	721	750	749	798
Sophomore Spring	743	813	699	817	711	733	722	802
First Year Fall	851	747	866	756	776	770	835	804
First Year Spring	834	734	842	745	766	762	837	789
Specials Fall	41	49	41	31	31	26	26	29
Specials Spring	14	18	13	12	9	10	8	8
Total Fall	**3,105**	**3,113**	**3,128**	**3,081**	**2,989**	**3,003**	**2,990**	**3,003**
Total Spring	**3,012**	**3,010**	**3,040**	**3,013**	**2,906**	**2,920**	**2,895**	**2,916**

Table 12: Historical Enrollment

From the perspective of housing students, the Scion/Workshop Team notes immediately the variability in the first-year student numbers in each Fall semester. In a residence system that is generally at full capacity, required to house all four years of students, and ensure housing for the first-year cohort, managing the variation in these numbers is a challenging task. The difference from one year to the next for the Fall semester first year students ranges as follows:

	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
Change from Previous Fall for First Years	No data	-104	+119	-110	+10	+4	+65	-31

Table 13: Fall to Fall Change in Full-Time First Year Student Headcount

The state of Minnesota continues to be the primary source of students and the state of Illinois remains the second most common source of students though it has been declining. Beyond the Midwest area, the focus is on the western states of California, Colorado, Washington and Oregon. The international numbers for enrollment are projected to increase by 50 new students per year but the overall size of the student body is not expected to grow beyond 1% a year, if any enrollment growth should occur at all.

Housing

The FY 2017/18 comprehensive fee consisting of tuition, room, and board at St. Olaf College is $56,430. Housing, with room and board cost, is built into this fee structure to attend St. Olaf College. There is a $1,000 additional fee for a single bedroom, otherwise, the cost of living on campus with a board plan is $10,430 for the academic year.

First-Year Housing

All first-year residence halls have student staff, Junior Counselors (JCs) who support the residents and lead community building efforts among them. These halls are staffed at approximately a 1:25 ratio which is in the ideal range, according to professional standards, and is appropriate to the style of housing and the intended goals of community building, support and growth.

Kildahl and Ellingson Halls

These residences house predominantly first year students in double rooms. Within the past three years they have undergone a renovation to remove the traditional hallway core bathrooms and create student common space on the floor. The bathrooms were replaced by an addition to the building. On each floor, there is a gender-neutral bathroom in addition to the single gendered bathrooms. Kildahl is all traditional double rooms (by design, contrary to the students' perception that they were designed to be single rooms) and hosts one of the "Great Con" programs, which is one of the Great Conversation programs on campus and is the St. Olaf version of a First Year Seminar/ Residential College program. Ellingson's bedrooms are slightly larger and it possesses some quiet study space on each floor in addition to the new open lounge area.

The renovations in each of these buildings have been well-received. Overall feedback is quite positive with slightly more concern about noise in Kildahl over Ellingson because of the lack of quiet study areas on each floor.

Hoyme Hall

Another first-year hall, Hoyme hosts the American Conversation Program, one of the Great Conversation programs. Hoyme underwent a renovation and update in 2012. The bedrooms are nearly all traditional double rooms with a few triple rooms. The bedrooms contain furniture that can be lofted or bunked to create more floor space for the students.

Kittelsby Hall

Kittelsby is a building that has seen the most capacity adjustment from its design to its current use. With all of its rooms being "tripled" the building has been operating for more than a decade at 33% higher capacity than it was designed to handle. The rooms themselves are quite large for a traditional double room, but the additional occupancy has taken a toll on the building's systems and visible conditions. Kittelsby shares an entry and common area with Hilleboe Hall. The Scion / Workshop Architects Team was often told of the strength of community within "Hill-Kit" that comes from their feeling of being alone at that end of the campus and of surviving the cramped quarters of the triple rooms.

Upper Year Housing

In the upper year student housing the residence life staff is structured differently with a position known as Resident Assistant (RA). Here the staff to student ratio is approximately 1 to 50. The Scion / Workshop Architects Team notes that Mohn Hall has a varying number of first-year students each year and those students are served by JCs, however the building will be included in this section about upper year housing.

Mohn Hall

Mohn is a tower style residence with each floor laid out in a circle. The traditional double rooms are spacious. The Team received significant feedback about noise issues from floor to floor and room to room within the building which is quite different than the feedback about Larson Hall (the other tower style residence). Construction style differences likely contribute to the noise level differences. Mohn is scheduled to undergo some life-safety work in the summer of 2018 that will reduce the amount of common space in the building however improvements to the remaining space are also planned.

Larson Hall

Larson is the other tower style building on campus and is praised by students and staff as being one of the best designed residence halls for both students and student staff. The kitchen area in the basement is noted by students as the most functional common kitchen space in the St. Olaf residence system and it is indeed more spacious and more conducive to students being able to come together around a meal and stay in the space to eat. The Scion / Workshop Architects Team would not indicate this to be the ideal residence kitchen design though it is noticeably different from the others on the campus. This building is also laid out in a circular floor plan and there are many different room sizes for the building of traditional double rooms.

Hilleboe Hall

This building shares a common area and entry with Kittelsby Hall and contains the Hilleboe Chapel and common space along with study rooms. The students live in traditional double rooms. The sense of isolation of the Hill-Kit complex was also expressed here. The Team notes that the isolation of the building is relative to the closeness of the other residences on campus.

Mellby Hall

Mellby is the oldest building on the campus and has several nooks and crannies that are unique along with large laundry space and large student lounges. The traditional double room style is standard throughout the building and the quiet floors are housed in this hall. That level of quiet seems to be an attractive item for this building. There are no lounges or common space on the residence floors though there is a large common space and computer room on the main floor of the building. These rooms do look dated in appearance, though the common room and computer areas are very large and carry great potential.

Rand Hall

Rand Hall is among the most interesting on campus. There are single, double and quad occupancy suites containing their own bathrooms. Students identify Rand as among the more popular buildings on the campus for upper year students. Its physical location makes

it popular for athletes and those wanting the easiest path to the recreation center. There are issues related to the lighting of the building and a layout that seems to discourage the usage of some very nice common spaces because of the private (and desired) nature of the room areas. There is much discussion about the level of air circulation and dampness in the building and the building is constructed into the side of the hill. Other areas of concern included the ability of students to sneak items/people into the building from the exterior of the building on the side facing out to the woods and the ability to gain access to the multiple levels of roof space.

Thorson Hall

Thorson is a classic looking building with mostly traditional double rooms throughout. This residence hall exemplifies several issues that are common across the campus in that there is space which could be better utilized without significant investment of time or money. For example, if the laundry room were reconfigured with stacked machines, enough space could be created for both studying and laundry sorting. The computer lab receives little use while the kitchen is very small and isolated; the main lounge is beautiful in its structure though it possesses furniture that is poorly fitted to the space and worn out; there is a spacious outdoor patio that is not in use for much of the time the students are in residence. Another issue related to Thorson is accessibility. It is impossible to get into the building from the ground floor.

Ytterboe Hall

Ytterboe Hall, predominantly upper year students, is highly popular among students and student staff. The floorplan is a suite design, with a living room and both single and double bedrooms, while the bathrooms are located in the hallway, outside of the suites. The suites are of 4 - 10 students and there has been some feedback that students have difficulty finding groups of 10 to fill their own suites. Having sinks in the bedrooms is a feature that students appreciate. There is a large main hall and a serving area built into the wall (not in use). There is also a significant amount of space that will be coming soon as the Nursing program vacates the lower level of the building.

Honors Houses

There are 19 Honors Houses on and around the campus. Several of these are connected directly to a faculty department. Several are language focused and provide students a living learning environment where they can improve language skills and embrace cultural aspects associated with the language. Other houses are “created” through a proposal process by which students propose their theme and make commitments to what they will provide the campus community as a part of that theme/concept. Most of the concerns expressed with these houses were not about the life style of living in a house, which is quite popular, but are about the physical condition of the houses. There are also the issues of city by-laws related to capacity of houses and what needs to be done to a house if the campus starts to improve it. Feedback from the students was clear that the programmatic and lifestyle features of this program are the key elements to them rather than the physical structures of the houses themselves.

Design Capacity for the Current Residences

The Scion/Workshop Team also notes the changes from design capacity to the current capacity in several of the buildings. In a need to house more students, the College has boosted capacity in several residences by the conversion of spaces into bedrooms. The impact of the changes in capacity and reduction of shared spaces often has impact on the “life” of a residence and decisions to boost capacity are rarely simple decisions. Without adding physical space for additional rooms (bathroom additions have occurred), the capacity of the buildings has increased by 231 students.

COHORT	FT ENROLLMENT
First-Year	804
Sophomore	798
Junior	710
Senior	662
Total	**2,974**

Table 14: Residence Hall Design vs. Operational Capacities, Spring 2018

Dining Services

The food service on campus is provided by Bon Appetit and is rated fourth in the Princeton Review. The Scion/Workshop Team heard very positive feedback from students, faculty and staff about dining. The meal plan is a required part of the residence agreement and students were generally positive towards the meal plan and dining services. The only students that specifically gave feedback about not wanting to be a part of the meal plan at a full participation level, are those students in the Honor Houses who are wanting a more independent lifestyle.

Students can currently obtain food at three locations on the campus through the campus food provider all of which are in the Buntrock Commons. The primary dining hall for the campus is Stav Hall and functions on an “all you care to eat” basis and while this facility primarily services the students in residence, any r campus or community member is able to purchase a meal in the facility. The Cage is also operated by Bon Appetit and is an a la carte coffee shop and grill facility offering breakfast, sandwiches and desserts with a seating area. Bon Appetit also operates a location called The Kings’ Room in Buntrock Commons which is more of a fine-dining facility.

Students can also obtain food in the lower level of Buntrock Commons at a Student Government Association facility called The Pause, which also serves as a gathering space in the evening for students.

Section 5
Demand Analysis

The following analysis examines the demand for contemplated new or renovated St. Olaf College housing among full-time students. Students enrolled part-time are not included in the assessment of demand because they represent the minority of students enrolled at St. Olaf College, and they are generally less interested in student residences. Further, the living choices and priorities of part-time students are frequently found to be incompatible with maintaining an effective residential life program. To ascertain demand, the Scion/Workshop Team reviewed current enrollment and the results of an online survey accessible to all St. Olaf College students.

Due to rounding, numbers presented throughout this analysis may not sum precisely to the totals provided and percentages may not precisely reflect the absolute figures.

Potential Demand

To determine full-time student demand, the Team reviewed current and projected enrollment, current student housing capacity, current and historical student housing occupancy, and the results of an online survey accessible to all St. Olaf undergraduate students. St. Olaf College has a four-year live on requirement with limited exceptions. St. Olaf provided data reporting that only approximately 3% of students live off-campus. The Team has assumed that all first-years and the majority of sophomores, juniors and seniors without dependents will be required to live on campus, as per the College's housing policy. Enforcement of the four-year live-on requirement by St. Olaf is a critical factor in the overall calculation of housing demand. Based on Fall 2017 enrollment data provided by St. Olaf, there were 2,974 full-time undergraduates, as shown in Table 15.

COHORT	FT ENROLLMENT
First-Year	804
Sophomore	798
Junior	710
Senior	662
Total	**2,974**

Table 15: Full-time Single Students, Fall 2017

In order to calculate the number of full-time first-years, sophomores, juniors and seniors who would be required to live on campus, the Scion/Workshop Team applied the percentage of student survey responses from these cohorts reporting that they live in an off-campus rental property, with their parents/family or that they own their own property; assuming that those students would qualify for an exemption to the housing policy. Approximately 3% of all full-time first-years, sophomore, junior and senior students live within an off-campus rental property, with their families or own their own property, leaving nearly 97% who would be required to live on campus (Table 16).

COHORT	FT ENROLLMENT	REQUIRED (NON-EXEMPT) / POTENTIAL DEMAND	
		%	#
First-Year	804	100%	804
Sophomore	798	99.7%	796
Junior	710	98.8%	701
Senior	662	87.5%	579
TOTAL	**2,974**	**96.9%**	**2,880**

Table 16: Live-On Requirement / Potential Demand by Cohort, Fall 2017

Based on the existing St. Olaf College operational capacity of 2,775 beds for students, the unmet demand is expressed as a shortfall of 105 beds among all cohorts (if the residency requirement currently in place is enforced). There is a shortfall of 95 beds for juniors and 25 beds for seniors, with a surplus of 13 beds for first-years and 2 beds for sophomores, as shown in Table below. The unmet demand is calculated by subtracting the current capacity from the demand number. The Team calculated the current operational capacity per cohort (designated number of beds) by analyzing the percentage of beds occupied per cohort in each residence hall and the Honor Houses between Fall 2015 and Fall 2017. The Team then applied the average percentage of each cohort over this time period to the current number of beds in the residence halls and Honor Houses.

COHORT	REQUIRED / DEMAND	CURRENT OPERATIONAL CAPACITY (DESIGNATED # OF BEDS)	POTENTIAL UNMET DEMAND
First-Year	804	817	(13)
Sophomore	796	798	(2)
Junior	701	605	95
Senior	579	555	25
TOTAL	**2,880**	**2,775**	**105**

Table 17: Current Unmet Demand, Fall 2017

Applying the methodologies described in the foregoing analysis to enrollment projections provided by St. Olaf (enrollment not expected to exceed 3,000 full-time enrolled students), the Scion/Workshop Team has projected that potential unmet demand for a new student housing on the St. Olaf College campus will rise to 124 beds among all cohorts by the 2021-22 academic year as shown in Table 18.

	FULL-TIME ENROLLMENT					NON-EXEMPT / DEMAND					UNMET DEMAND				
Academic Year	1st Year	Soph	JR	SR	**Total**	1st Year	Soph	JR	SR	**Total**	1st Year	Soph	JR	SR	**Total**
2017-18	804	798	710	662	**2,974**	804	796	701	579	**2,880**	(13)	(2)	95	25	**105**
2018-19	796	763	728	713	**3,000**	796	760	720	624	**2,900**	(21)	(38)	114	69	**124**
2019-20	796	763	728	713	**3,000**	796	760	720	624	**2,900**	(21)	(38)	114	69	**124**
2020-21	796	763	728	713	**3,000**	796	760	720	624	**2,900**	(21)	(38)	114	69	**124**
2021-22	796	763	728	713	**3,000**	796	760	720	624	**2,900**	(21)	(38)	114	69	**124**

Table 18: Projected Potential Demand

Considering the current St. Olaf College operational capacity of 2,775 beds, the unmet demand of can be expressed as a surplus of 59 beds for first-years and sophomores and a shortfall of 183 beds for juniors and seniors (if the residency requirement currently in place is enforced), by the 2021-22 academic year.

Unit Type Preference

Nine (9) unit types were examined in the survey:

- Four private rooms in a four-bedroom apartment (four students per apartment in four private bedrooms with two shared bathrooms, shared living room and shared full kitchen).
- Two private rooms in a two-bedroom apartment (two students per apartment in two private bedrooms with one shared bathroom, shared living room and shared full kitchen).
- Two shared rooms in a two-bedroom apartment (four students per apartment in two shared bedrooms with one shared bathroom, shared living room and shared full kitchen).
- A six-person four-bedroom suite (six students per suite in two private bedrooms and two shared bedrooms with two shared bathrooms, shared living room and shared kitchenette).
- Four private rooms in a four-bedroom suite (four students per suite in four private bedrooms with two shared bathrooms, shared living room and shared kitchenette).
- A shared room in a semi-suite (four students per semi-suite in two shared bedrooms with one shared bathroom).
- A private room in a semi-suite (two students per semi-suite in two private bedrooms with one shared bathroom).
- A shared traditional room (two students per room).
- A private traditional room (one student per room).

Due to the four-year live on requirement, the online survey asked all respondents questions to establish interest in the nine potential units with certain price points. Of the nine floor plans examined, four unit types generate the highest levels of student interest and are most compatible with price sensitivity and the College's desire for new or renovated housing for first-years, sophomores, juniors and seniors. Overall students express a preference for apartment and semi-suite style units; although, the two-bedroom (private) apartment is least preferred. A shared bedroom in a six-person four-bedroom suite unit is also attractive to respondents.

	UNIT TYPE									
COHORT	TRADITIONAL (SHARED)	TRADITIONAL (PRIVATE)	QUAD SEMI-STE (SHARED)	DOUBLE SEMI-STE (PRIVATE)	6-PERSON 4-BR SUITE (PRIVATE)	6-PERSON 4-BR SUITE (SHARED)	QUAD SUITE (PRIVATE)	4-BR APT (PRIVATE)	2-BR APT (PRIVATE)	2-BR APT (SHARED)
First-Year	0.78	0.73	0.97	0.84	0.77	0.81	0.80	0.82	0.66	1.00
Sophomore	0.63	0.62	0.92	0.78	0.76	0.81	0.77	0.80	0.59	1.00
Junior	0.60	0.68	0.79	0.76	0.76	0.81	0.71	0.80	0.57	1.00
Senior	0.61	0.55	0.78	0.65	0.70	0.80	0.72	0.81	0.57	1.00
Total	0.661	0.652	0.876	0.766	0.752	0.806	0.753	0.808	0.599	1.00

Table 19: Relative Unit Type Preference

While this analysis does not take into account replacement value (i.e., some of those with interest in a suite unit would choose an apartment unit if both were available – and vice versa), the projected demand indicates the extent to which St. Olaf College housing would be desirable to students (and potentially have students matriculate to StO) if new student housing in four-bedroom quad occupancy apartment units, two-bedroom quad occupancy units, and quad occupancy semi-suite units would be available.

Converted Triple and Converted Quad Demand

Based on qualitative feedback from students and stakeholders, the Scion/Workshop Team considered the designed and current operational capacities for the St. Olaf residence halls. The Team recommends and believes the removal of all current converted triples and converted quads from St. Olaf's Kittelsby, Hilleboe, Larson and Hoyme Halls will increase the need for additional beds by 136 (57 beds for first-years and 79 beds for upperclassmen).

COHORT	ADDITIONAL BEDS
First-Years	57
Upper-class	79
Total	**136**

Table 20: Replacement Beds from Current Converted Triples and Quads, Spring 2018

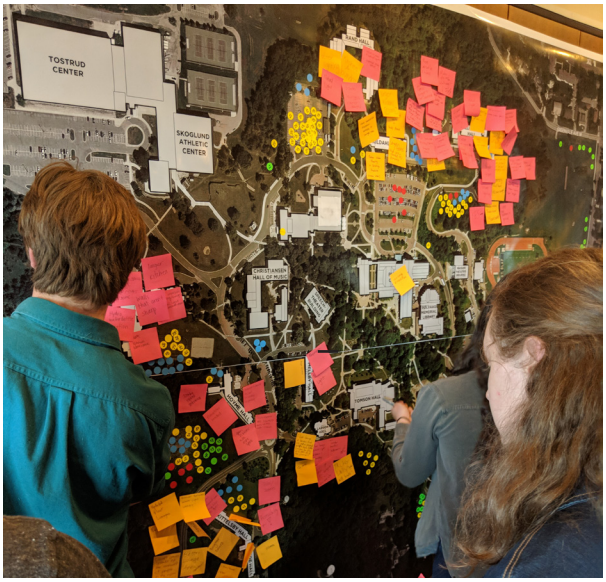
Appendix

CAMPUS VISIT #2 - INTERACTIVE WORKSHOPS

EXISTING HALL INTERVENTIONS EXERCISE (40 MINUTES)

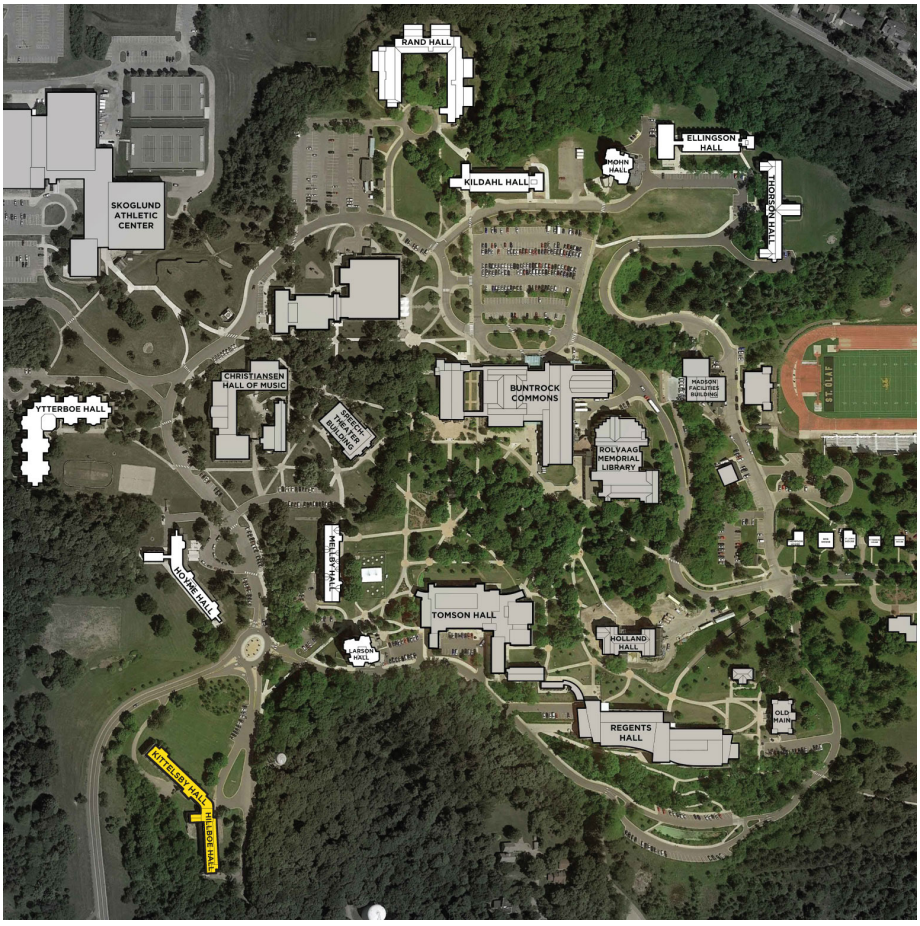
DATE: April 23, 2018

LOCATION: Valhalla Room - St. Olaf College



METHOD OF INQUIRY

During campus visit #2, Workshop Architects conducted five separate sessions of interactive workshops with St. Olaf administration, staff, and students. During the Existing Hall Intervention Exercise participants were asked to identify their top 3 interventions (renovations + improvements) to the current residence halls on campus that would be most impactful to the student resident experience. Feedback was documented in the form of post-it notes, each participant was given three to record their chosen interventions and were instructed to place them on a printed campus map adjacent to the residence hall intended to receive the intervention. The following sheets summarize the feedback received from Administration, Staff and Student groups as well as provide recommended interventions from the project team based on analysis of the feedback following the workshop. Certain interventions will require the reappropriation of resident units resulting in a loss of beds. As a part of this analysis the project team is tracking expected bed loss dependent on the renovations the college would like to pursue. Based on the feedback received the project team has proposed three tiers of intervention for each residence hall (Low impact, Medium impact, High impact) along with expected number of beds lost as a result of the interventions as a tool to aid decision making for future phases of this project.



"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

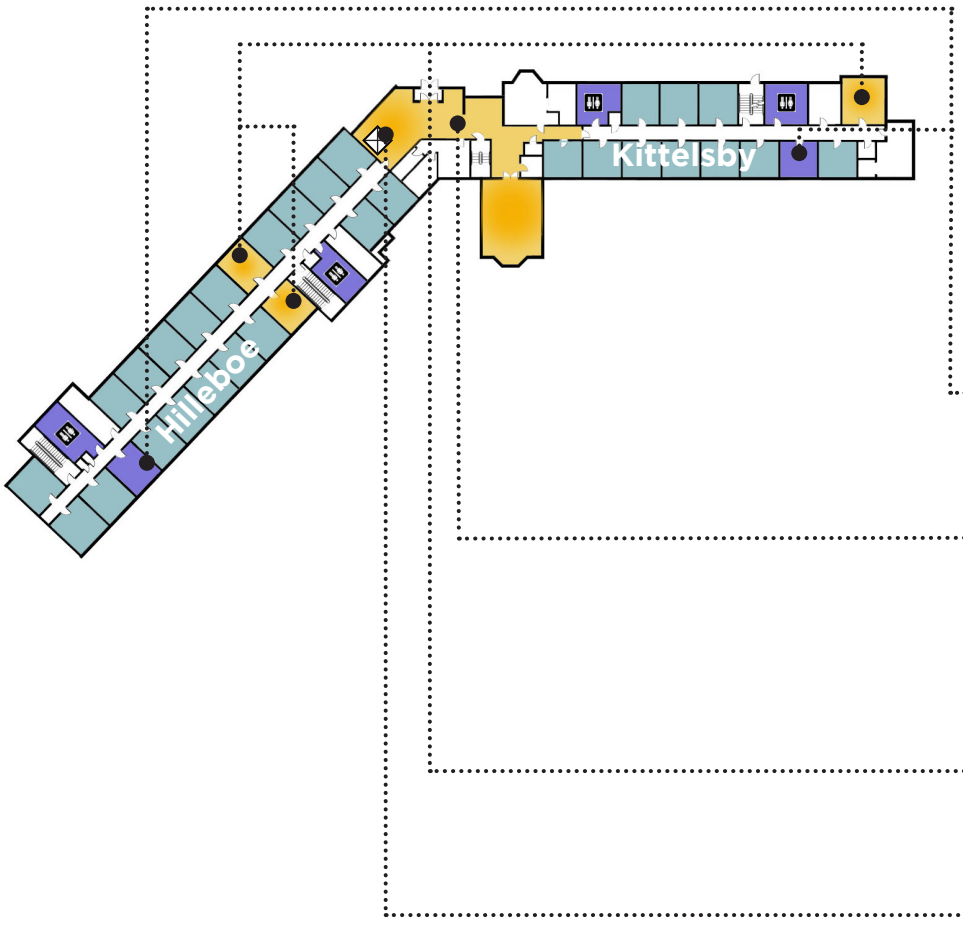
- Toilets & shower addition (2x)
- Natural light
- More floor lounges
- Front desk upgrade
- Heating system upgrade
- Improved closets
- Outdoor recreation space
- Add elevator
- Entry lounge upgrade

Student Responses

- Rooms - de-triple Kittelsby (10x)
- Toilet & shower upgrades (4x)
- Natural light (3x)
- Kitchens - Larger cooking area (2x)
- Updated floor lounge areas (2x)
- More west facing windows for sunset views (2x)
- Laundry - better washers & dryers (2x)
- Add elevator (2x)
- Improved closets
- Brighter colors
- Improve water fountains
- Continuity between Kittelsby & Hilleboe Halls
- Add outdoor patio
- Replace old ceiling tiles

SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team



LOW IMPACT

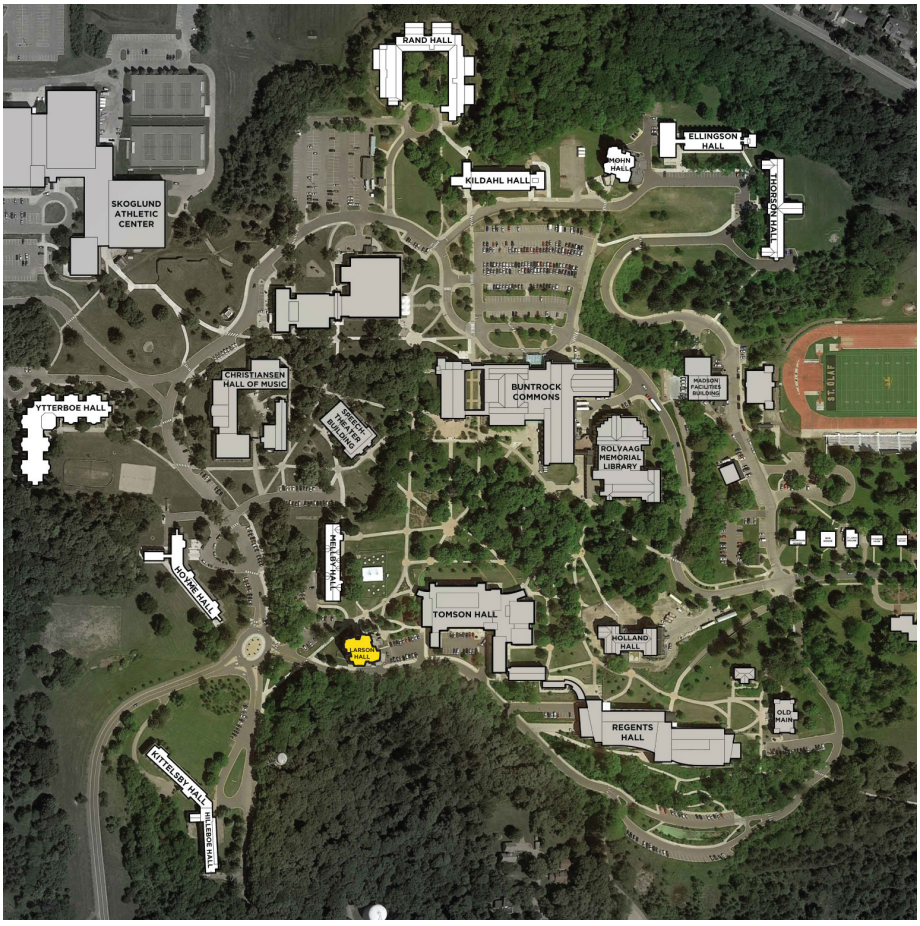
- Strategic upgrades to finishes, lights and furniture. Replace ceiling tiles
- Provide ADA accessible front entrance
- Laundry room improvements, replace fixtures, improve laundry room finishes

MEDIUM IMPACT — 16 BEDS LOST

- Includes interventions listed under “Low Impact”
- Remove one resident unit across from current restrooms in both Hilleboe & Kittelsby hall to provide private shower rooms **(- 16 BEDS)**
- Improve building lounge on main floor, upgrade front desk experience

HIGH IMPACT — 40 BEDS LOST

- Includes interventions listed under “Low Impact” & “Medium Impact”
- Remove 2 resident units per floor in Hilleboe and 1 resident unit per floor in Kittelsby for floor lounges & access to natural light **(-24 BEDS)**
- Add building elevator



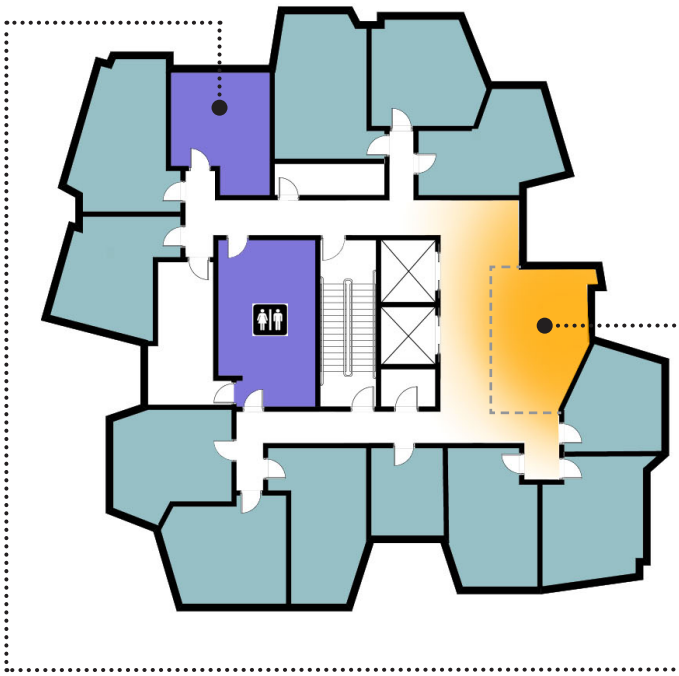
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Private restrooms needed
- Improved floor lounges

Student Responses

- Improved floor lounges (3x)
- Room layouts/shapes (2x)
- Better furniture
- Natural light
- Kitchen & Laundry
- Toilet/Showers update
- Thicker walls
- Lights & Brights
- Gender neutral bathrooms



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

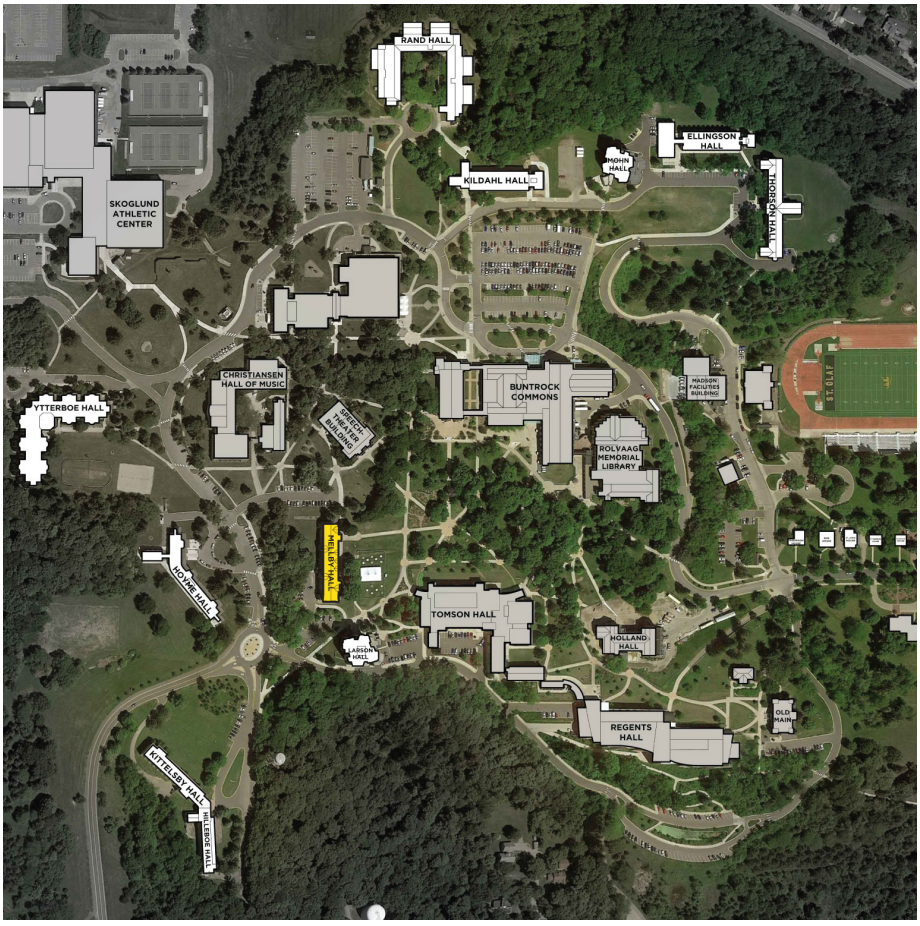
- Strategic upgrades to finishes, lights and furniture

MEDIUM IMPACT — 14 BEDS LOST

- Includes interventions listed under "Low Impact"
- Improve existing restrooms, finishes and fixtures
- Remove 1 resident unit per floor to replace with floor lounge space and access to natural light **(- 14 BEDS)**

HIGH IMPACT — 28 BEDS LOST

- Includes interventions listed under "Low Impact" & "Medium Impact"
- Remove one unit per floor to replace with private shower stalls **(-14 BEDS)**



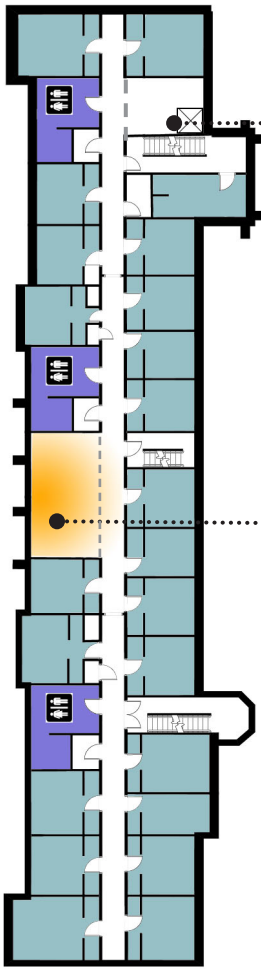
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Front desk upgrade (2x)
- New heating / new windows
- Accessible rooms available
- Heating system upgrade

Student Responses

- Natural Light
- Improve basement space
- Larger kitchen
- Add Floor Lounges



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

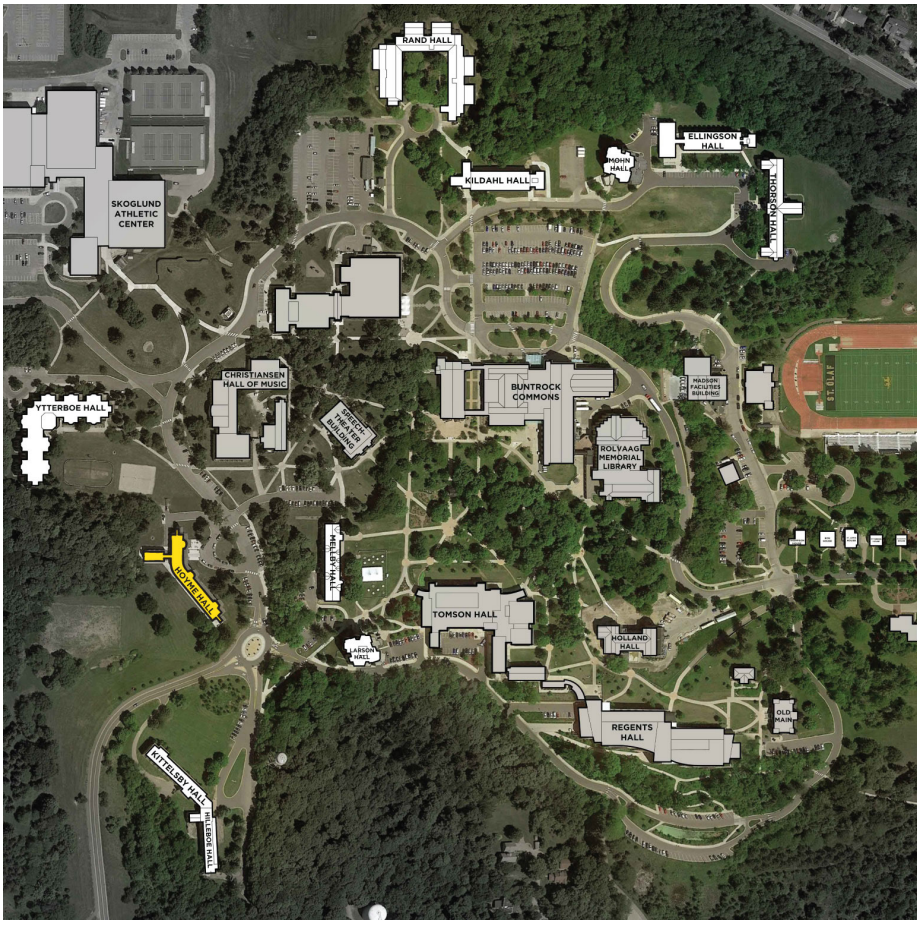
- Provide ADA accessible front entrance
- Strategic upgrades to finishes, lights and furniture

MEDIUM IMPACT — 8 BEDS LOST

- Includes interventions listed under “Low Impact”
- Renovate basement amenity spaces, relocate kitchen space to be located near basement TV room in an open concept
- Remove 1 resident unit per floor to replace with floor lounge space and access to natural light **(-8 BEDS)**

HIGH IMPACT — 28 BEDS LOST

- Includes interventions listed under “Low Impact” & “Medium Impact”
- Provide new building elevator and elevator lounge near building entry **(- 8 BEDS)**
- Remove 2 resident units per floor to replace with floor lounge space and access to natural light **(- 20 BEDS)**



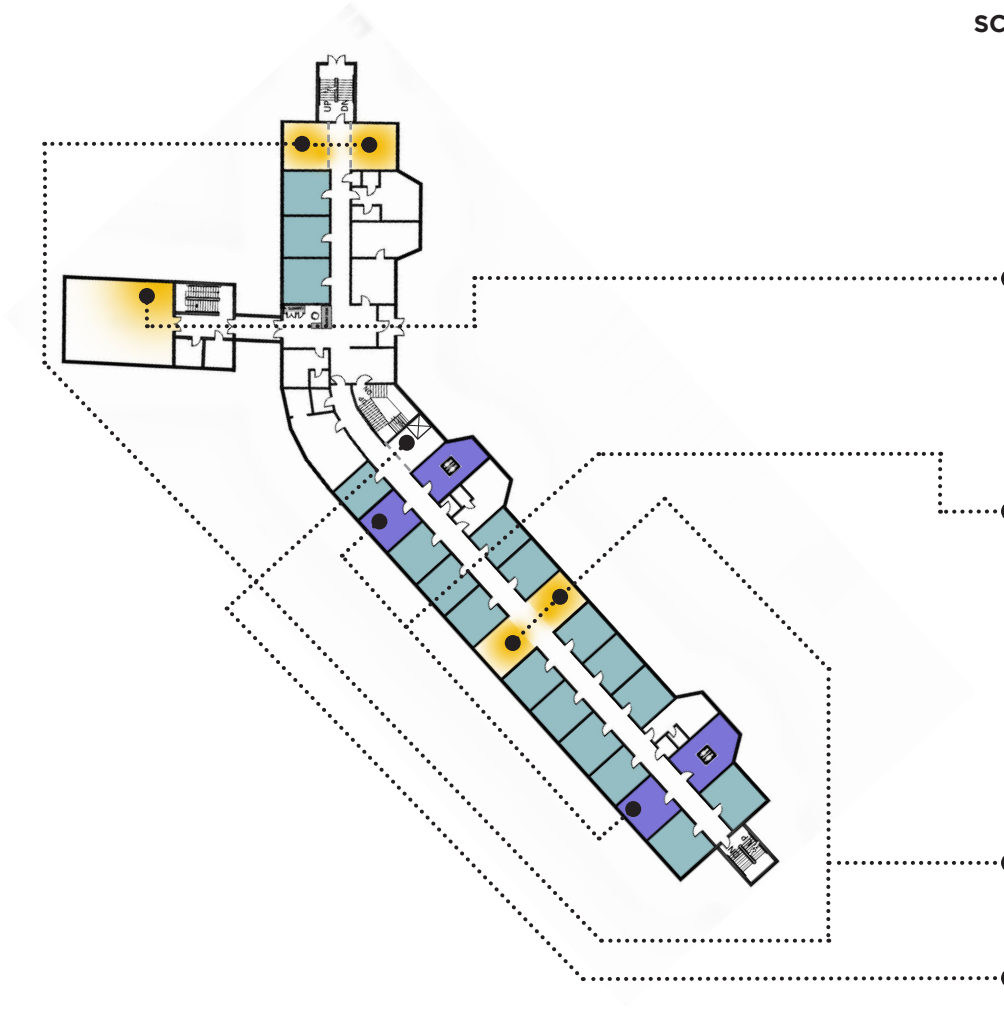
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Improved floor lounges (3x)
- Kitchen (2x)
- Building lounge amenities
- Basement lounge / study area
- Elevator
- Upgrade bathrooms

Student Responses

- Study rooms – no one uses them
- Bathrooms – update, add color, add privacy
- Add Elevator
- Open kitchens with more space
- Make individual study rooms
- Quieter doors / door closers



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

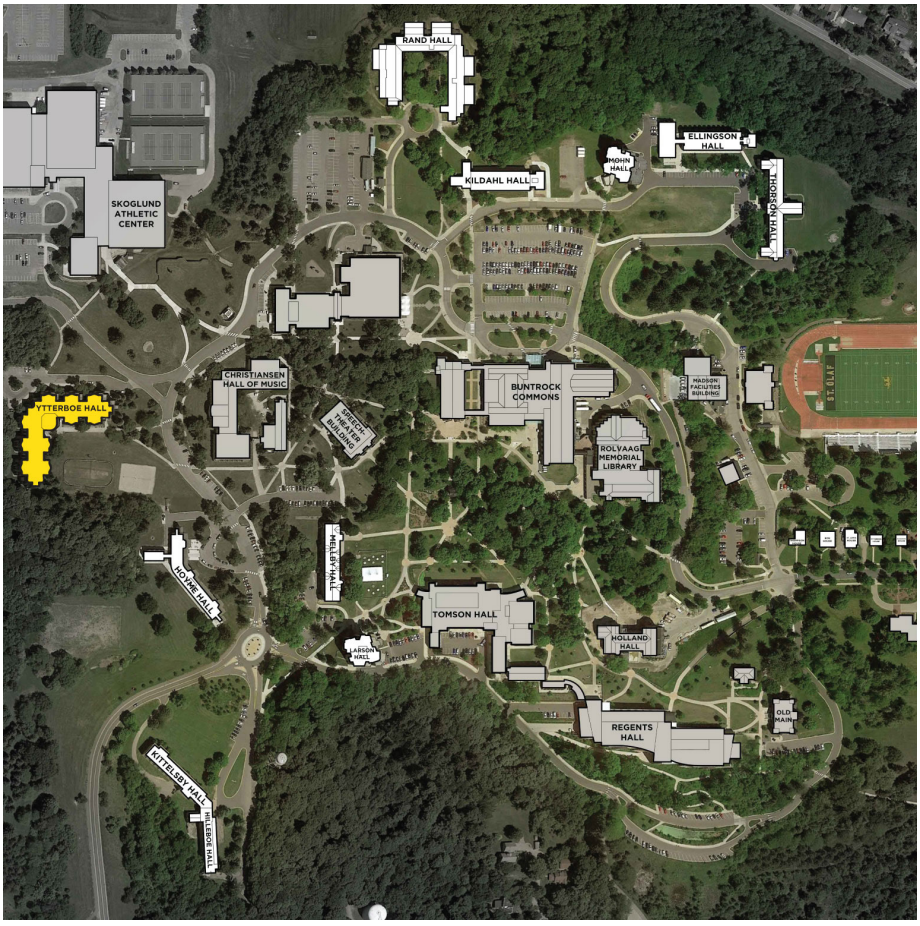
- Strategic upgrades to finishes, lights and furniture
- Increase size and relocate kitchen space to be located near building lounge, improve layout

MEDIUM IMPACT — 32 BEDS LOST

- Includes interventions listed under "Low Impact"
- Remove 2 resident units per floor to replace with private shower stalls **(-16 BEDS)**
- Remove 2 resident units per floor to replace with floor lounge space and access to natural light **(- 16 BEDS)**

HIGH IMPACT — 56 BEDS LOST

- Includes interventions listed under "Low Impact" & "Medium Impact"
- Remove 4 resident units per floor to replace with floor lounge space and access to natural light **(- 32 BEDS)**
- Provide new building elevator and elevator lounge **(- 8 BEDS)**



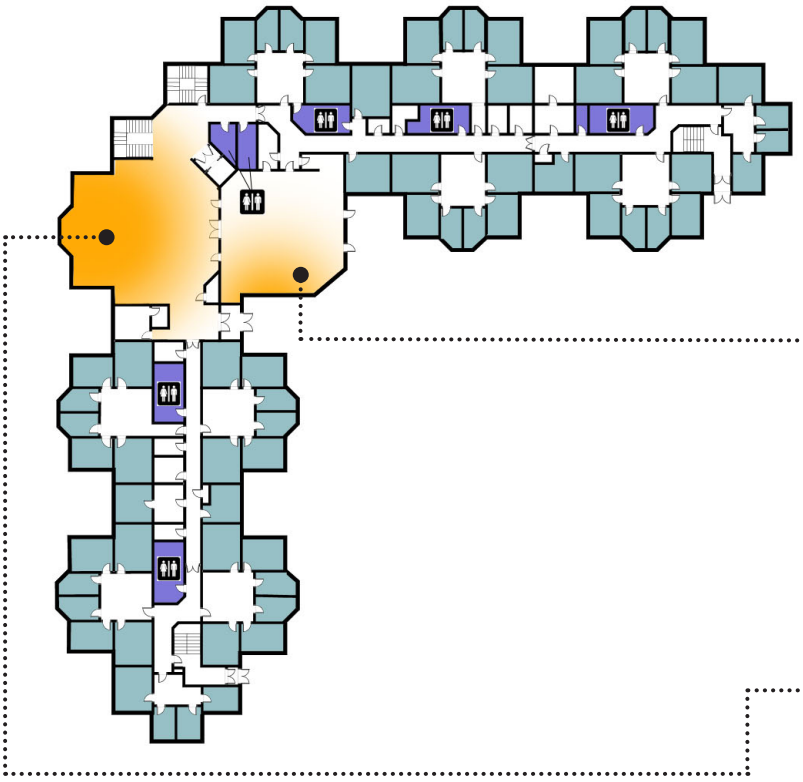
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Private bathroom in pods
- Club house lounge space
- Furniture in pods

Student Responses

- New lighting in hallways (2x)
- Larger Kitchen 2x)
- Walls – rough texture makes it impossible to hang things (2x)
- Paint doors a color – for identity
- More laundry
- Add floor lounges
- Water bottle filling stations
- Natural light in common rooms
- Study rooms



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

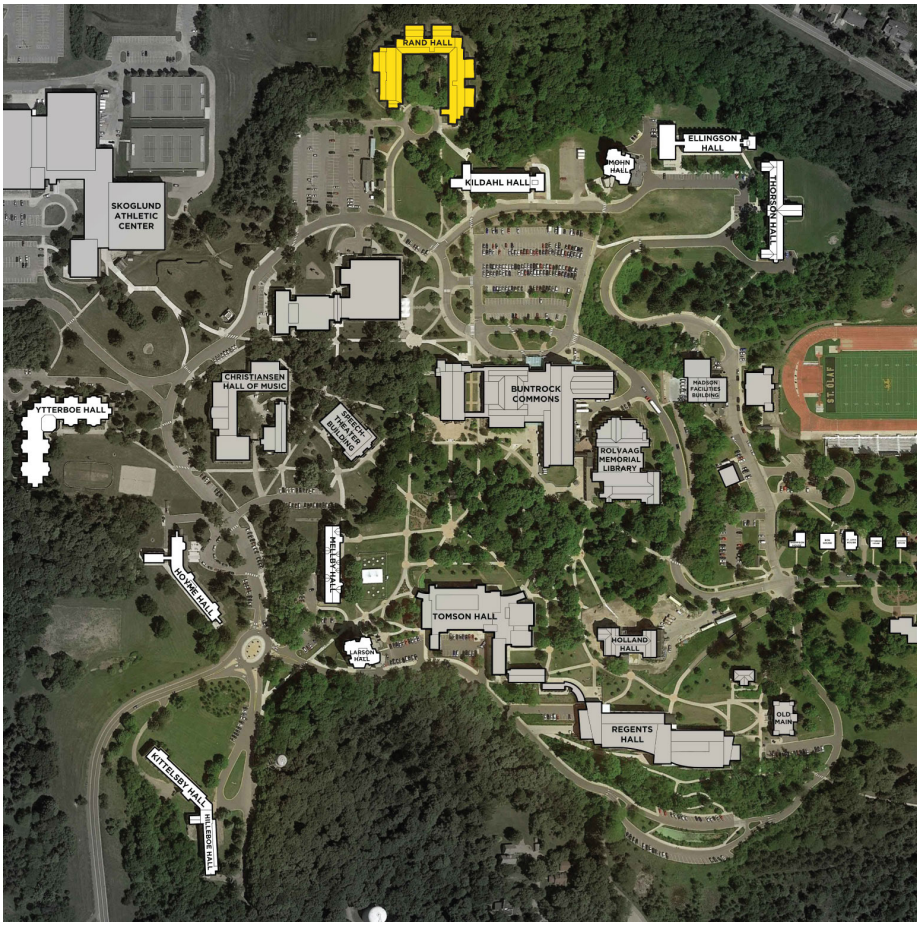
- Strategic upgrades to finishes, lights and furniture

MEDIUM IMPACT

- Includes interventions listed under "Low Impact"
- Increase size and relocate kitchen space to be located near building lounge, improve layout
- Backfill basement space with improved laundry facility and shared study spaces once Nursing program vacates lower level

HIGH IMPACT — 30 BEDS LOST

- Includes interventions listed under "Low Impact" & "Medium Impact"
- Remove 1 resident suite per floor (levels 2-4) to replace with floor kitchenette & lounge concept **(- 30 BEDS)**



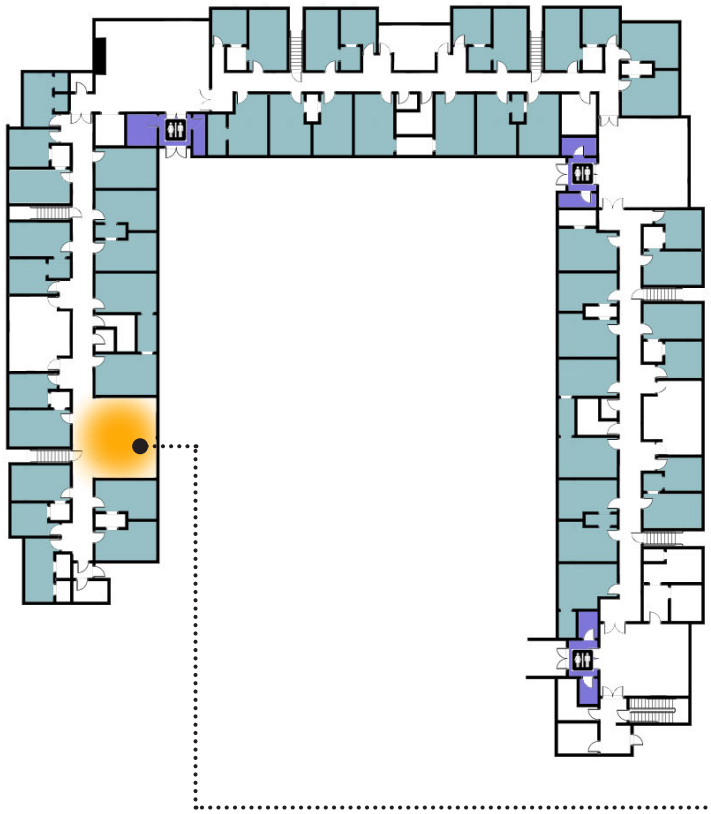
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Kitchen upgrades (2x)
- Lights & Brights
- Center pavilion or building lounge
- Fresh air
- New air handling/ dehumidification
- Better cell phone connectivity

Student Responses

- Better lighting & natural light throughout building (3x)
- Improved study spaces, with white board walls (2x)
- Kitchen & Laundry improvements
- New paths to Skog & student parking lots
- Overall Interior Design – lounge spaces
- More accessible outlets in lounge spaces
- Better water quality in drinking fountains (campus wide)
- Larger rooms intended as doubles



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

- Strategic upgrades to finishes, lights and furniture

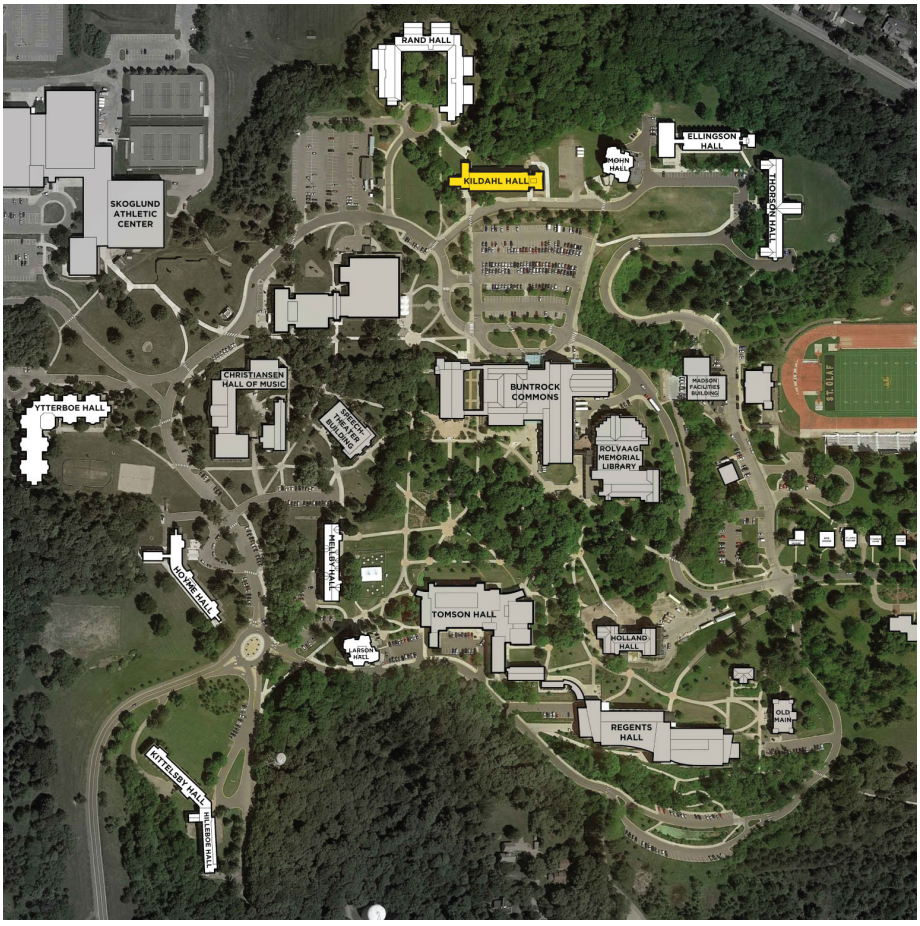
MEDIUM IMPACT

- Includes interventions listed under "Low Impact"
- Address moisture, humidity and air handling concerns often noted by staff & students

HIGH IMPACT **4 BEDS LOST**

- Includes interventions listed under "Low Impact" & "Medium Impact"
- Remove 2 Resident units on level 1 and replace with Southwest building lounge **(- 4 BEDS)**

KILDAHL HALL



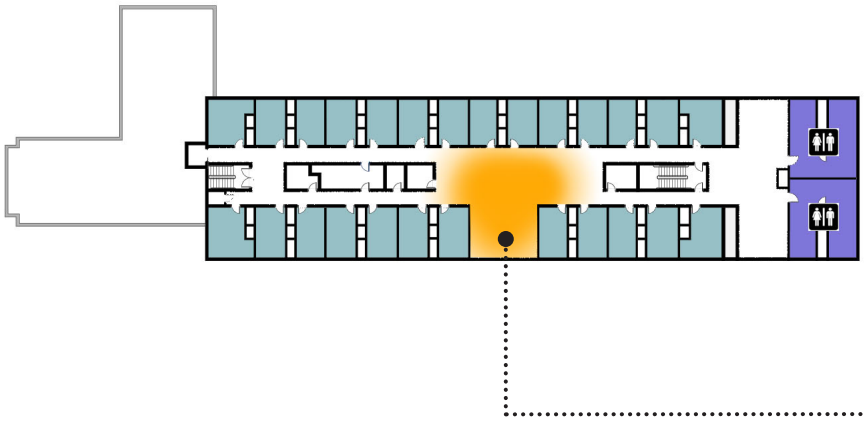
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

No responses

Student Responses

- Larger rooms



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

- Strategic upgrades to finishes, lights and furniture

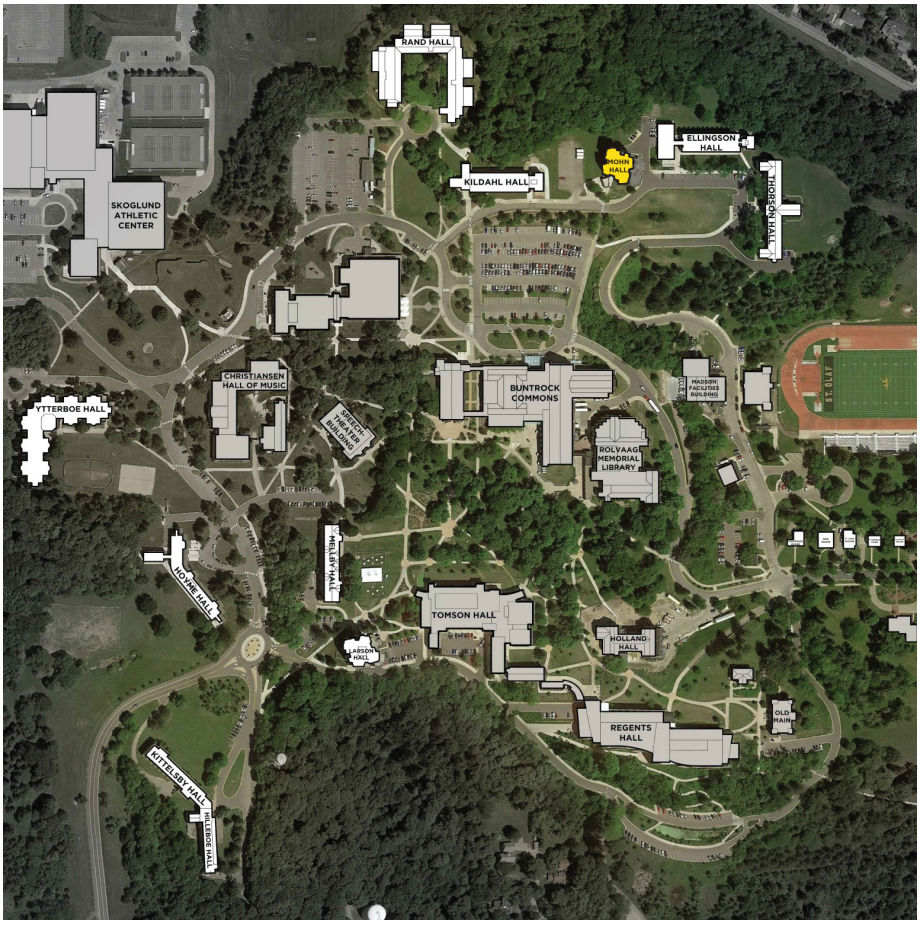
MEDIUM IMPACT

- Includes interventions listed under “Low Impact”
- Increase size and relocate kitchen space to be located near building lounge, improve layout

HIGH IMPACT

12 BEDS LOST

- Includes interventions listed under “Low Impact” & “Medium Impact”
- Remove two resident units per floor to allow access to natural light from lounge floor spaces & increase floor lounge space **(- 12 BEDS)**



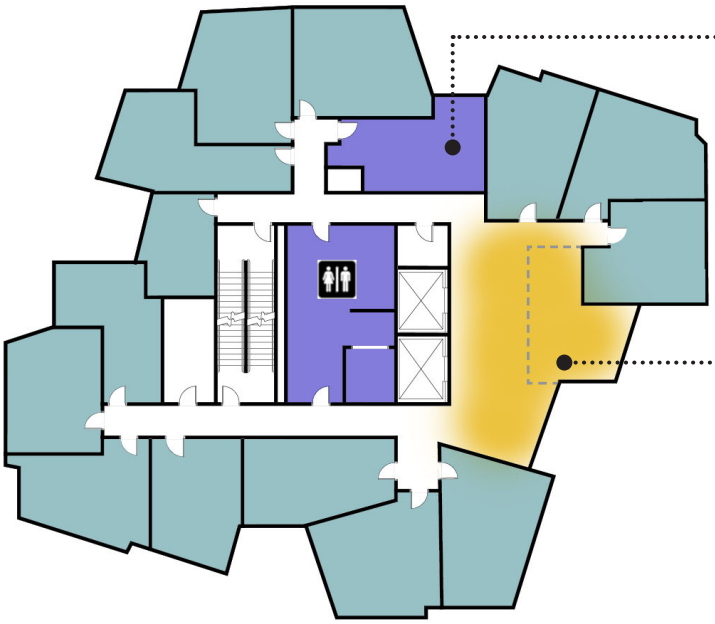
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Study space
- Larger social space
- Kitchen & Laundry improvement
- Building community space for large groups

Student Responses

- Bathrooms - showers lacking privacy, drain clogs, too small (4x)
- Rooms – make similar sizes/layouts consistent (3x)
- Kitchens – make more versatile, currently not enough equip. & no ventilation (3x)
- Remove first year students (3x)
- Shared spaces – bigger & more intentional
- Flexible, reconfigurable room furniture – ex. desks
- Bigger floor lounges
- Fix thin walls
- Improve basement lounge
- Fix windows
- Rooftop Terrace



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

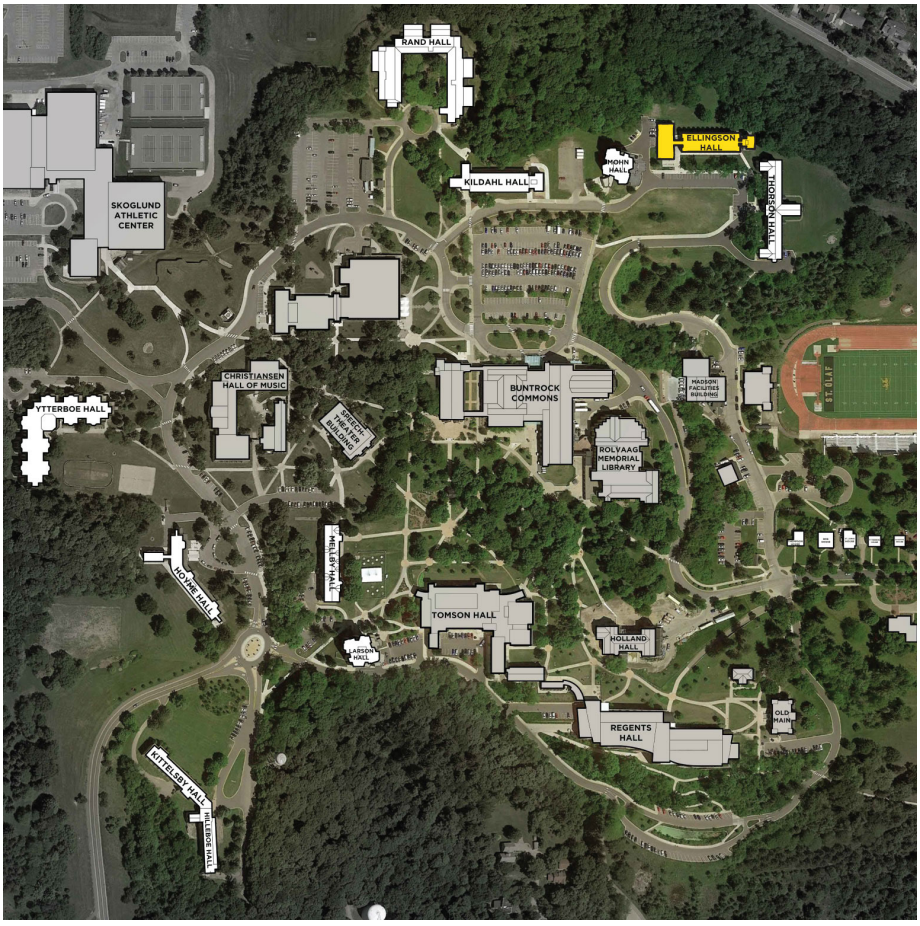
- Strategic upgrades to finishes, lights and furniture

MEDIUM IMPACT — 20 BEDS LOST

- Includes interventions listed under "Low Impact"
- Remove 1 resident unit per floor to replace with private shower rooms **(-20 BEDS)**

HIGH IMPACT — 40 BEDS LOST

- Includes interventions listed under "Low Impact" & "Medium Impact"
- Remove 1 resident unit per floor to replace with floor lounge space and access to natural light **(- 20 BEDS)**



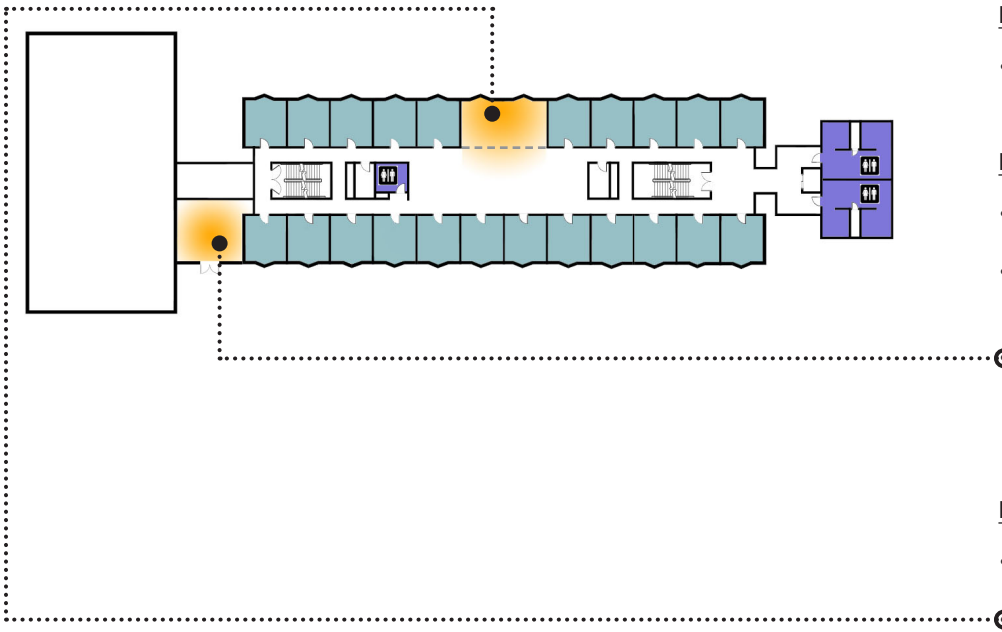
“What are the top 3 interventions needed to the existing residence halls?”

Administration & Staff Responses

- Better entry (4x)
- Brighter Lounges
- Thicker doors, Less noise transfer

Student Responses

- Kitchens (x3)
- Bring in more natural light (x2)
- Lights & Brights – “less depressing” colors - bathrooms especially
- Move central main lounge space



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

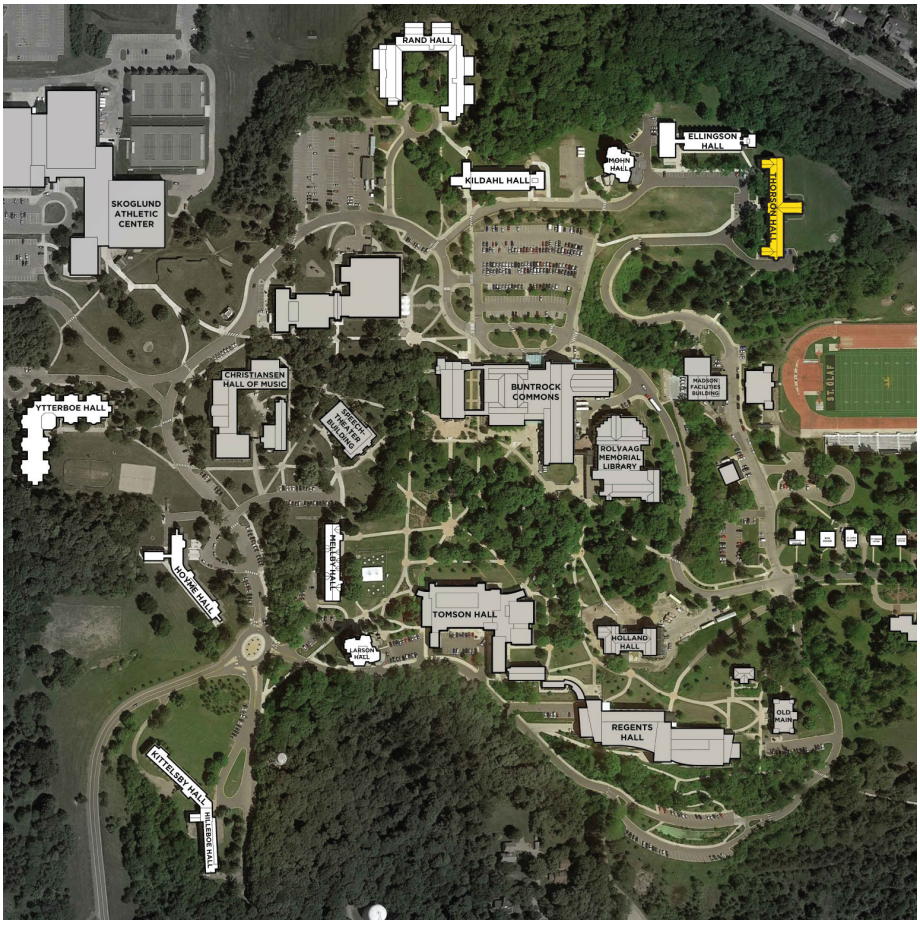
- Strategic upgrades to finishes, lights and furniture

MEDIUM IMPACT

- Includes interventions listed under “Low Impact”
- Remove wall separating Kitchen and Building lounge, expand kitchen into lounge space
- Provide small addition to entry level of building to expand building entry & welcome desk area

HIGH IMPACT **16 BEDS LOST**

- Includes interventions listed under “Low Impact” & “Medium Impact”
- Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space **(- 16 BEDS)**



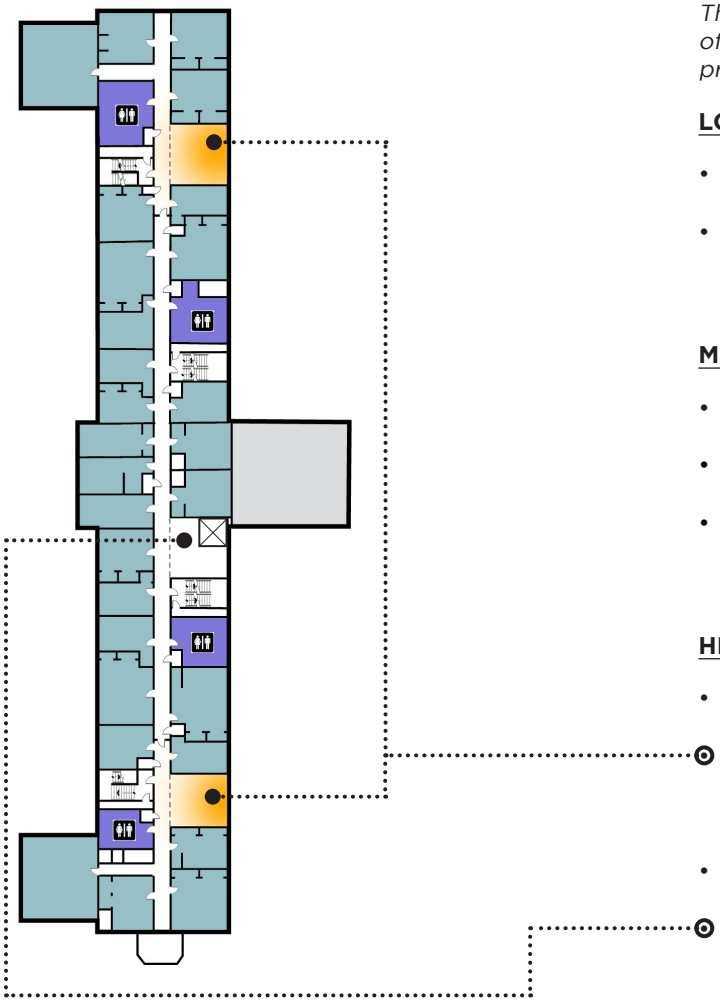
"What are the top 3 interventions needed to the existing residence halls?"

Administration & Staff Responses

- Add elevator
- Better Kitchen/Laundry
- Front desk redesign
- New Heating
- Lights & Brights
- Access to back yard

Student Responses

- Natural light (x3)
- Accessible doors – not just emergency exits
- Better dresser storage
- Awkward window shape for furniture placement
- Accessibility throughout (campus wide)
- Entrance that opens up to a community space
- Bigger rooms – 4th floor, corners
- More community space – floor lounge
- Kitchen & Laundry
- Lights & Brights
- Better lighting
- Improve toilet & shower rooms
- Gender neutral bathrooms (campus wide)
- Bigger Kitchens



SCOPE OF PROPOSED INTERVENTIONS

The list below represents three tiers of interventions recommended by the project team

LOW IMPACT

- Strategic upgrades to finishes, lights and furniture
- Laundry room improvements, replace fixtures, improve laundry room finishes

MEDIUM IMPACT

- Includes interventions listed under “Low Impact”
- Provide ADA accessible front entrance
- Increase size and relocate kitchen space to be located near building lounge, improve layout

HIGH IMPACT **24 BEDS LOST**

- Includes interventions listed under “Low Impact” & “Medium Impact”
- Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space **(- 16 BEDS)**
- Provide ADA accessible building entry
- Provide new building elevator and elevator lounge **(- 8 BEDS)**

HIGH PRIORITY	**HILLEBOE / KITTELSBY HALLS**	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture. Replace ceiling tiles *Provide ADA accessible front entrance *Laundry room improvements, replace fixtures, improve laundry room finishes	**0**
		MEDIUM IMPACT	*Remove one resident unit across from current restrooms in both Hilleboe & Kittelsby hall to provide gender neutral restroom and improved showers ***(- 16 BEDS)*** *Improve building lounge on main floor, upgrade front desk experience	**16**
		HIGH IMPACT	*Remove 2 resident units per floor in Hilleboe and 1 resident unit per floor in Kittelsby for floor lounges & access to natural light ***(-24 BEDS)*** *Add building elevator	**24**
	MELLBY HALL	LOW IMPACT	*Provide ADA accessible front entrance *Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Renovate basement ammenity spaces, relocate kitchen space to be located near basement TV room in an open concept *Remove 1 resident unit per floor to replace with floor lounge space and access to natural light ***(- 8 BEDS)***	**8**
		HIGH IMPACT	*Remove 2 resident units per floor to replace with floor lounge space and access to natural light ***(- 20 BEDS)*** *Provide new building elevator and elevator lounge near building entry ***(- 8 BEDS)*** *Replace existing windows & HVAC systems	**28**
	RAND HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Replace existing HVAC systems	**0**
		HIGH IMPACT	*Remove 2 Resident units on level 1 and replace with Southwest building lounge ***(- 4 BEDS)***	**4**
MEDIUM PRIORITY	**LARSON HALL**	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Improve existing restrooms, finishes and fixtures *Remove 1 resident unit per floor to replace with floor lounge space and access to natural light ***(- 14 BEDS)***	**14**
		HIGH IMPACT	* Re-purpose existing unused utility space to gender neutral restroom expansion and improved showers	**0**
	KILDAHL HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Increase size and relocate kitchen space to be located near building lounge, improve layout	**0**
		HIGH IMPACT	*Remove two resident units per floor to allow access to natural light from lounge floor spaces & increase floor lounge space ***(- 12 BEDS)***	**12**
	ELLINGSON HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Remove wall separating Kitchen and Building lounge, expand kitchen into lounge space *Provide small addition to entry level of building to expand building entry & welcome desk area	**0**
		HIGH IMPACT	*Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space ***(- 16 BEDS)***	**16**
LOW PRIORITY	**HOYME HALL**	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture *Increase size and relocate kitchen space to be located near building lounge, improve layout	**0**
		MEDIUM IMPACT	* Remove 2 resident units per floor to replace with gender neutral restroom and improved showers ***(-16 BEDS)*** *Remove 2 resident units per floor to replace with floor lounge space and access to natural light ***(- 16 BEDS)***	**32**
		HIGH IMPACT	*Remove 4 resident units per floor to replace with floor lounge space and access to natural light ***(- 32 BEDS)*** *Provide new building elevator and elevator lounge ***(- 8 BEDS)***	**40**
	MOHN HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Remove 1 resident unit per floor to replace with gender neutral restroom and improved showers ***(-20 BEDS)***	**20**
		HIGH IMPACT	*Remove 1 resident unit per floor to replace with floor lounge space and access to natural light ***(- 20 BEDS)***	**20**
	THORSON HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture *Laundry room improvements, replace fixtures, improve laundry room finishes	**0**
		MEDIUM IMPACT	*Provide ADA accessible front entrance *Increase size and relocate kitchen space to be located near building lounge, improve layout	**0**
		HIGH IMPACT	*Remove two resident units per floor to allow access to natural light from lounge floor spaces and increase lounge space ***(- 16 BEDS)*** *Provide ADA accessible building entry *Provide new building elevator and elevator lounge ***(- 8 BEDS)***	**24**
	YTTERBOE HALL	LOW IMPACT	*Strategic upgrades to finishes, lights and furniture	**0**
		MEDIUM IMPACT	*Increase size and relocate kitchen space to be located near building lounge, improve layout *Backfill basement space with improved laundry facility and shared study spaces once Nursing program vacates lower level	**0**
		HIGH IMPACT	*Remove 1 resident suite per floor (levels 2-4) to replace with floor kitchenette & lounge concept ***(- 30 BEDS)***	**30**

The table above is a summary of the project team's recommended interventions for each residence hall based on feedback received from the Interventions Workshop. The residence halls are organized by priority level (high to low) based on the perceived impact of the described interventions for each building.

TOTAL BEDS LOST FROM **"LOW IMPACT"** LEVEL OF INTERVENTION	**0** BEDS LOST
TOTAL BEDS LOST FROM **"MEDIUM IMPACT"** LEVEL OF INTERVENTION	**90** BEDS LOST
TOTAL BEDS LOST FROM **"HIGH IMPACT"** LEVEL OF INTERVENTION	**198** BEDS LOST
TOTAL BEDS LOST FROM **ALL** LEVELS OF INTERVENTION	**288** BEDS LOST

Appendix B: Summary of Qualitative Student Feedback

During the first campus visit, Scion and Workshop Architects conducted five focus groups sessions, which included 28 St. Olaf College students during the campus visit from March 19th – 21st. In these meetings, students shared their thoughts, perceptions, and concerns about student housing. Focus groups with students are an integral part of the Team's qualitative data gathering process. Although significantly less students participated in the focus groups when compared to the whiteboard sessions, the information garnered through this research at St. Olaf helped to guide the Scion / Workshop Architects Team with the recommendations contained in this report.

A demographic breakdown of the participants is shown in *Table 1.*

Focus Groups	Participants	Class Cohort	Current Living Situation
#1	4	Students Living On-Campus	Residence Hall (4)
#2	1	Honor House Students	Honor House (1)
#3	9	Student Hall Senators	Residence Hall (9)
#4	4	Student Athletes and International Students	Residence Hall (4)
#5	10	Residence Life: Resident Assistants and Junior Counselors	Residence Hall (10)

Table 1: Demographics - Student Focus Groups

Focus Group Themes

- **Students highlighted the best aspects of living on campus as convenience of location and community atmosphere.** Students report that living close to classes and fellow students are attractive aspects of living on campus. Some report living on campus and having access to common kitchens as attractive. The one participant currently living in an Honor House indicated that the best aspects were the freedom, lower costs, and having a partial meal plan so they can cook more for themselves.
- **Students expressed interest in new on-campus housing.** Most students expressed a desire to see more modern residence halls that are more colorful than current housing options and include more gender neutral, ADA accessible and co-ed housing options. Additionally, students want more private bedrooms and more private or semi-private in-unit bathrooms. Students desire to see new or renovated student housing with increased bedroom sizes and natural light, storage space, and improved soundproofing, ventilation and Wi-Fi. Participants indicated that new or renovated student housing would be attractive, especially if semi-suites, quad occupancy suites and apartment units and parking were included. Current units on-campus do not include semi-suites or apartments.

- **Participants enjoy having designated first-year housing communities on-campus.** The majority of participants believe the first-year housing communities provide a beneficial living experience.
- **Most participants desire improved social spaces and more quiet spaces.** Participants living on campus report that although the common areas are available and utilized, most are unappealing. It was reported that common areas should have newer furniture that can be moved by students to help promote studious and social interactions between residents. Participants report the desire for quiet spaces to use for relaxation, study or personal phone calls.
- **Participants reported a general dissatisfaction with the current physical conditions of some of the residential communities.** For the participants, the perception of value does not appear to be aligned with the cost of housing. Some students expressed concern regarding the physical condition of the buildings.
- **Participants reported a desire for significant changes in new or renovated on-campus student housing including adequate laundry facilities, larger bedroom sizes, and improved bathrooms, Internet access and community kitchens.** The laundry facilities in the residence halls are reported to not contain enough or good laundry machines. The bedroom sizes do not allow for enough space to do their work and store food, clothing and school supplies. Participants want to see gender-neutral bathrooms as well as compartmentalized bathrooms. Gender-neutral bathrooms are increasingly important for the comfort and protection of students. Participants report having separation of sinks, toilets and showers would improve comfort levels of in-unit bathrooms. Students report having access to a reliable Internet connection is important for their school work and daily lives. Students also report the community kitchens are too small, look old and need to be conveniently located in the residence halls.

Whiteboard Sessions

In addition to the focus group sessions, Scion and Workshop Architects conducted two whiteboard/intercept interview sessions while on the St. Olaf campus. Both were in the Buntrock Commons with the first located in front of Stav Hall and the second on the following day in front of The Cage. During these sessions, students were asked to share their thoughts on post-it notes about what they like and dislike about their current housing situation. Additionally, participants were asked to indicate their preferences between the following four floor plans: a quad occupancy semi-suite, a double occupancy semi-suite, a four-bedroom suite, and a four-bedroom apartment. All students who passed by the whiteboards were encouraged to participate.

Question: What do you like best about living on-campus?

The most common answers were: proximity to campus classes and resources, community atmosphere, common area kitchen and lounges, the size and comfort of rooms, and the convenience of being on campus, especially for events. Other posts included: updated private showers in bathrooms, the furniture, having guaranteed housing for four years, options for private or shared spaces, and the unique feel of the individual residences.

Question: What would you change about living on-campus?

The most common answers were: better laundry facilities/machines, gender neutral housing available, updated/more kitchens with cooking utensils, updated/more private bathrooms and showers, flexibility/variety of room options (specifically apartments), Americans with Disabilities Act (ADA) accessible housing, and more natural light/windows. Other responses included: updating all the residences including the Honor Houses, better sound proofing in the residences, updated/more study rooms, more private bedrooms, lower costs for private bedrooms, update common lounges, new wall colors and carpet in residences, more dining options, air conditioning in housing, creative/maker space in housing, additional parking available, and allowing composting and co-ed units in housing.

Unit Type Preference

Participants expressed unit type preferences by placing either a green dot (indicating a positive preference) or a red/orange dot (negative preference) next to the four floor plans. Students indicated a preference for the four-bedroom, two-bathroom apartment unit with private bedrooms. This floor plan received the most green dots and six red/orange dots. The second most preferred unit type was the four-bedroom, two-bathroom suite with private bedrooms, which received the second highest number of green dots and four red/orange dots. The least popular options were both semi-suite units. The quad occupancy semi-suite received eight green dots 45 red/orange dots. The double occupancy semi-suite received seven green dots and 39 red/orange dots.

The unit type preferences indicated on the whiteboard are consistent with the information shared through the Team's other data gathering methods, students overwhelmingly prefer the apartment and suite units. The four-bedroom apartment allows for more privacy, independence, and a full kitchen for meal preparation, while also allowing for lower costs because of roommates. The four-bedroom, two-bathroom suite allows for more privacy and independence but does not provide a full kitchen. Finally, the semi-suites are likely unpopular because they limit resident privacy and do not offer a kitchen(ette) for cooking, among other reasons. A picture of the whiteboard with the dots indicating preference is shown below.

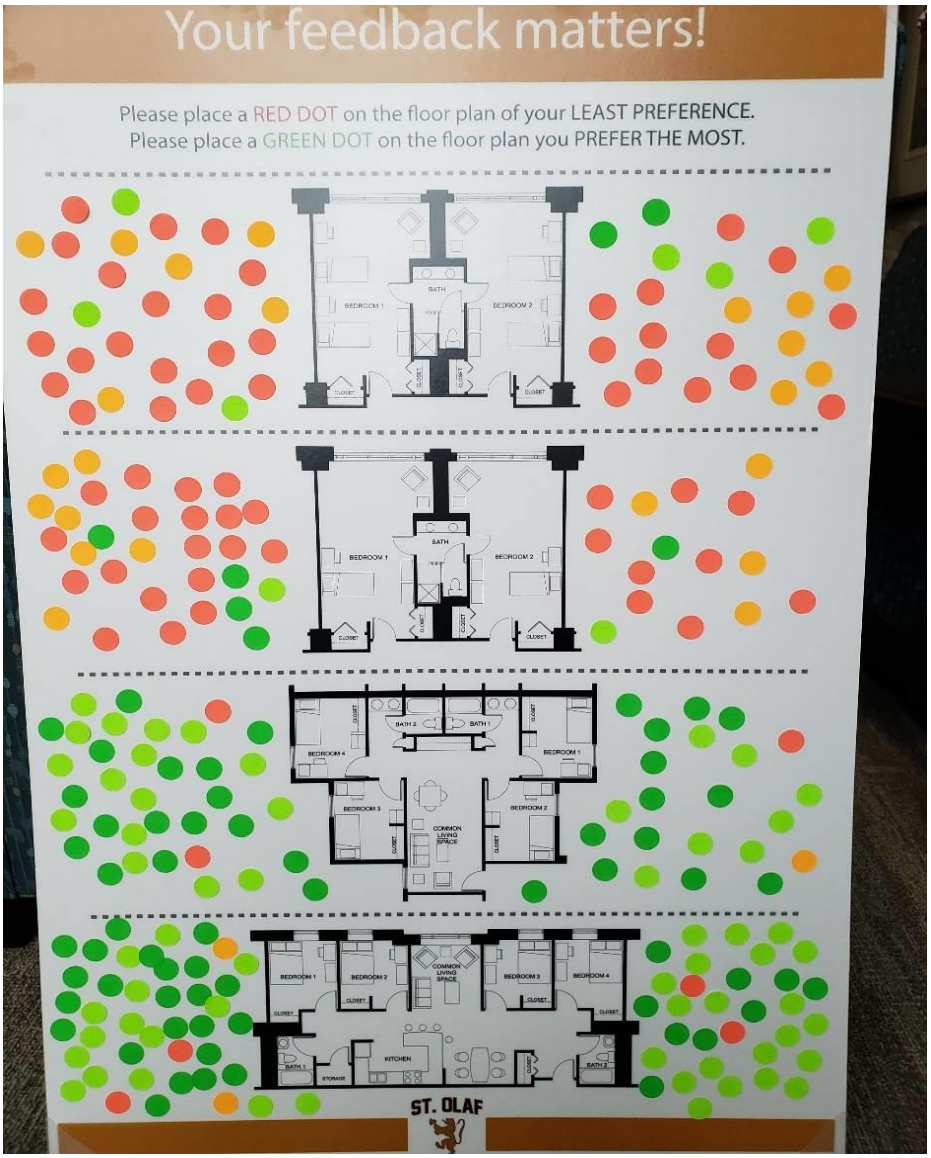


Figure 1: Student Preferences - Floor Plans

Interactive Workshops

During the second campus visit, April 23rd and 24th 2018, the Team conducted several interactive workshops with St. Olaf students, faculty/staff and administrators. The workshops were intended to gather information on priorities and potential locations for student housing on campus. The following pages illustrate and summarize the information learned from these workshops.

Campus Visit #2

PRIORITIES EXERCISE (40 MINUTES)

DATE: April 23, 2018

LOCATION: Valhalla Room - St. Olaf College

Method of Inquiry

During campus visit #2, the Scion / Workshop Architects Team asked staff and administration groups, along with students, to participate in a priority exercise. Utilizing a separate banner for first/second year housing and another for third/fourth year housing, participants were asked to arrange various images representing different amenities on a scale from high to low priority. Blank cards were provided to allow participants to contribute new ideas to the exercise. They were also encouraged to remove any images that were not applicable to St. Olaf. The intention for this exercise was to find out what amenities are most important in first and second year housing and how that differs for third and fourth year housing when considering planning for new buildings and renovations to existing buildings. Participants of this workshop included the Project Steering Committee, Facilities & Maintenance Staff, Student Life Staff, and two separate Student Groups. Feedback was documented with photographs of banners after each session. The following sheets summarize the feedback received from both administration and staff and student groups.

Student Focus Groups

STUDENT GROUP #1

STUDENT GROUP #2

Findings for 1st and 2nd Year Housing	Findings for 3rd and 4th Year Housing
High Priority:	**High Priority:**
• floor lounge	• floor lounge
• building lounge	• building lounge
• clubhouse/kitchen	• clubhouse/kitchen
• quiet study	• parking
• coworking space	• social gathering space
• laundry lounge	• vending
• welcome desk	• utility room
• utility room	• privacy
• gender neutral restrooms	• gender neutral restrooms
Low Priority:	**Low Priority:**
• community garden	• community garden
• parking	• hammock garden
• fitness/yoga studio	• fitness/ yoga studio
• lobby café	• lobby cafe
• performance space	• convenient store
• hammock gardens	• pet-friendly areas

Table 2: Priority Exercise Findings, Student Focus Groups

Administration and Staff Focus Groups

Findings for 1st and 2nd Year Housing	Findings for 3rd and 4th Year Housing
High Priority:	**High Priority:**
• floor lounge	• building lounge
• building lounge	• clubhouse/kitchen
• clubhouse/kitchen	• front porch
• welcome desk	• social gathering spaces
• social gathering spaces	• quiet study
• quiet study	• parking
• computer lab	• outdoor space
• laundry lounge	• welcome desk
Low Priority:	**Low Priority:**
• parking	• floor lounge
• front porch	• fitness/yoga studio
• fitness/yoga studio	• bike repair
• bike repair	• community garden
• community garden	• performance space
• theater	• convenient store
• convenient store	• floor lounge

Table 3: Priority Exercise Findings, Administration & Staff

Summary Findings & Analysis

The results of the priority exercise varied from group to group. However, we did find consistency in the importance of amenities such as building lounge, floor lounge and a community kitchen space. These findings send a message that social gathering and community are important throughout one's college experience, from the beginning to the end.

Some of the amenities that rank highest for first and second year housing are welcome desk, quiet study, and laundry lounge areas. These support spaces appeal specifically to new students. They help in establishing a sense of place on campus and a level of comfort that leads to their chances of success.

Amenities such as a front porch, building lounge and parking ranked higher for third and fourth year housing, in support of social but more autonomous spaces. Independence and privacy becomes important for third and fourth year students as a focus shifts to exploring a new campus to establishing a balance. At this stage, many are looking for an experience that better prepares them for life after college.

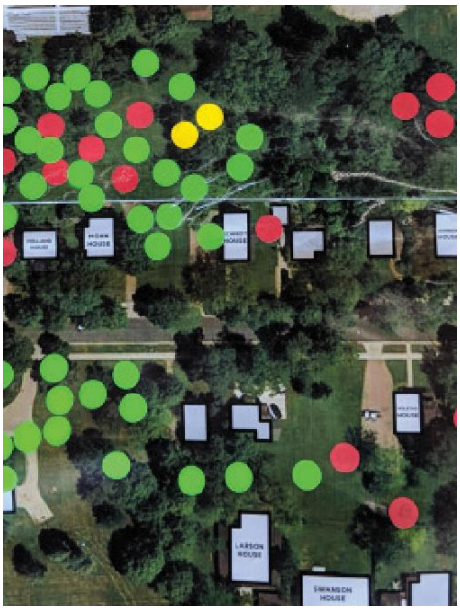
Students and staff are generally on the same page. While there is a need for lounge spaces at different levels, all feel there are many needs already being met by the campus such as practice rooms, work-out studios, outdoor spaces, and dining facilities. Students stressed the importance of privacy and gender-neutral bathrooms for housing in general. These topics came from student group sessions but were not the focus in staff conversation.

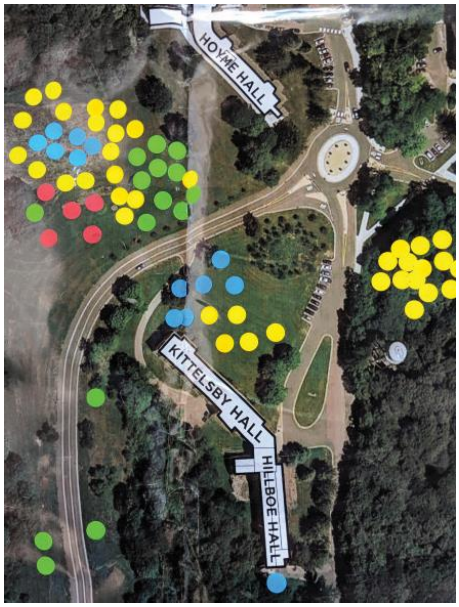
Campus Visit #2

RESIDENCE MAPPING EXERCISE (40 MINUTES)

DATE: April 23, 2018

LOCATION: Valhalla Room - St. Olaf College

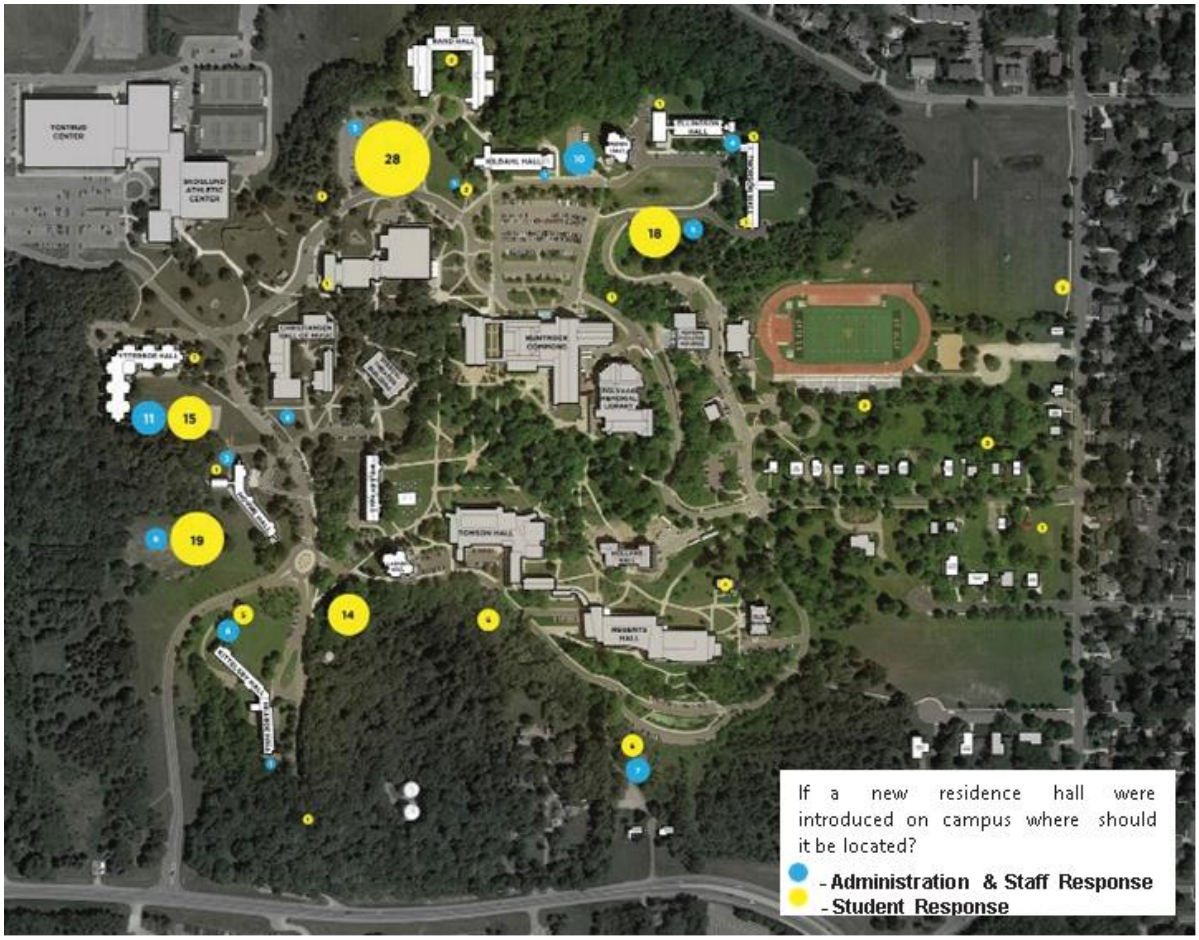




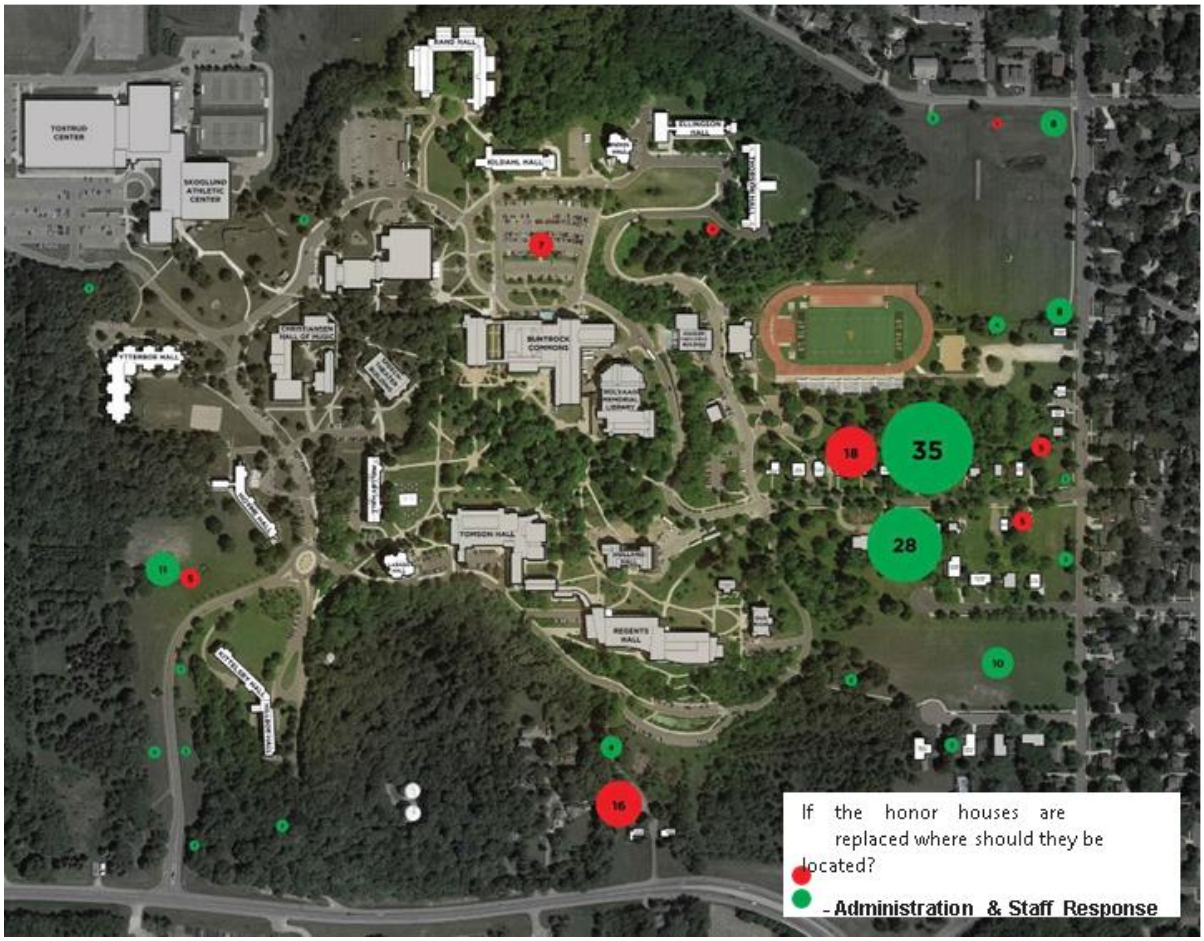
Method of Inquiry

During campus visit #2, the Team conducted five separate sessions of interactive workshops with St. Olaf administration, staff and students. During the Residence Mapping Exercise participants were asked to place colored dots representing new bed spaces on a St. Olaf campus map. Participants were first asked to place three dots either in the same location or at different locations representing where they thought a New Residence hall should be placed on campus? Secondly participants were given three dots of a different color asked if the existing Honor Houses were to be replaced, where should these replacements occur on campus? Different color dots were used to track administration & staff responses separately from student responses. The subsequent pages of this report summarize the data received from the exercise.

Placement Findings & Analysis



When asked to select a location that would best serve a new residence hall on the St. Olaf campus, many participants were quick to mention the importance of the site to be on "The Hill" yet outside of "The Loop", which could also be described as on the outside perimeter of St. Olaf Drive and Norway Valley Road where most of the residence halls are currently located. Central campus as often cited of as being the academic hub and less suitable for a new residence hall, this idea may also play into the perception of Mellby Hall as being the most quiet and studious residence hall on campus. Students often considered proximity to other facilities on campus while weighing the advantages of each location, by far the top three proximities of importance cited by students were Buntrock Commons, Skoglund Athletic Center and the academic buildings pertaining to their specific major. When asked whether new construction or strategic additions to existing buildings were preferred the majority students responded with new construction. Aside from the allure of a new residence hall students cited concern for overcrowding residence halls by adding beds to existing buildings.



When asked to select a location that would best serve a new collection of Honor Houses the idea of student independence was a main consideration for participants. Feedback indicates the participants overwhelmingly favored locations off of The Hill with the most popular location being where the Honor Houses currently are located. Participants overwhelmingly selected locations on the periphery of "The Hill" with even some responses marked as far as Greenville Avenue. It is evident that students value the autonomous living style that the current Honor Houses provide. Students often cited that the Honor House program is "special" and deserves to be distinct among other residence options at St. Olaf College. Students living in the Honor Houses spoke about the importance of community outreach and hosting events that attract both Northfield community members and St. Olaf students alike, both good reasons that inform why it is that the Honor Houses are best located off of "The Hill".

Campus Visit #2

EXISTING HALL INTERVENTIONS EXERCISE (40 MINUTES)

DATE: April 23, 2018

LOCATION: Valhalla Room – St. Olaf College

Method of Inquiry

During campus visit #2, the Team conducted five separate sessions of interactive workshops with St. Olaf administration, staff and students. During the Existing Hall Intervention Exercise participants were asked to identify their top 3 interventions (renovations + improvements) to the current residence halls on campus that would be most impactful to the student resident experience. Feedback was documented in the form of post-it notes; each participant was given three to record their chosen interventions and were instructed to place them on a printed campus map adjacent to the residence hall intended to receive the intervention. The following sheets summarize the feedback received from Administration, Staff and Student groups as well as provide recommended interventions from the project team based on analysis of the feedback following the workshop. Certain interventions will require the re-appropriation of resident units resulting in a loss of beds. As a part of this analysis the project team is tracking expected bed loss dependent on the renovations the college would like to pursue. Based on the feedback received the project team proposed three tiers of intervention for each residence hall (Low impact, Medium impact, High impact) along with expected number of beds lost as a result of the interventions as a tool to aid decision making for future phases of this project.

A fully detailed description of the Existing Hall Interventions Exercise and Proposed Interventions for each St. Olaf College residence hall is available as an appendix to this report (see ***Appendix A***).

Appendix C: Student Survey Analysis

To ascertain student demand and preferences, the Scion / Workshop Architects Team conducted an online survey accessible to all students enrolled at St. Olaf College from April 2, 2018 to April 5, 2018. During that period, 1,042 non-duplicate responses were received. Demographics of the 1,042 student respondents are as follows:

- 99.7% (1,039) are full-time students, 0.3% (3) are part-time students

The Team's analysis focuses on the 1,039 survey respondents who indicated they are full-time students. There may be some demand from single part-time students, but students are not included in the assessment of demand because their living choices and priorities are generally incompatible with a purpose-built student housing community. The margin of error for the 2,916 full-time students at St. Olaf College[1] is +/- 2.44%, which is inside the target margin of error of +/- 5.0%. Of the 1,039 full-time students:

- 28% (294) are first-year students, 28% (292) are sophomore students, 24% (245) are junior students and 20% (208) are senior students
- 65.8% (684) identify as female, 30.5% (317) identify as male, 1.4% (15%) identify as gender variant/non-conforming, 0.5% (5) identify as transgender masculine, 0.1% (1) identify as transgender feminine, 1.5% (16) prefer not to answer and 0.1% (1) identify as another gender identity
- 9.5% (99) are 18 or younger, 52.9% (550) are 19 – 20, 36.2% (376) are 21 – 22 and 1.3% (14) are 23 – 24
- 93.4% (969) are U.S. citizens, 5.8% (60) are non-U.S. citizens and 0.9% (9) are permanent residents

Going forward, full-time students will be referred to as students, unless otherwise noted. The following sections report responses from students. Where applicable, results are separated by class standing:

- Current Residence and Satisfaction with Living Situation
- Factors Influencing Housing Decisions
- St. Olaf College On-Campus Housing
- Off-Campus Rental Properties
- New Student Housing at St. Olaf College
- Unit Type and Lease Length Preference
- Additional Comments ("Free Response" Question) Summary

[1] Per data from the College, 2,916 is the number of full-time students enrolled at St. Olaf as of the 10th day of the Spring 2018 semester

Current Residence and Satisfaction with Living Situation

After two survey questions gathering information about each respondents' student status, survey respondents were asked to identify where they currently live. Due to St. Olaf's four-year residency requirement a majority of students (97.1% of all respondents) indicate that they live in a St. Olaf campus housing facility. 2.4% live in an off-campus rental property, 0.4% live in the home of parents or relatives, and 0.1% live in a self-owned property. As shown below in *Figure 1*, all first-year students live in St. Olaf housing, while the students living off campus are split among sophomores, juniors and seniors. Students in their senior year were most likely to report living off campus, with 11% living in an off-campus rental property.

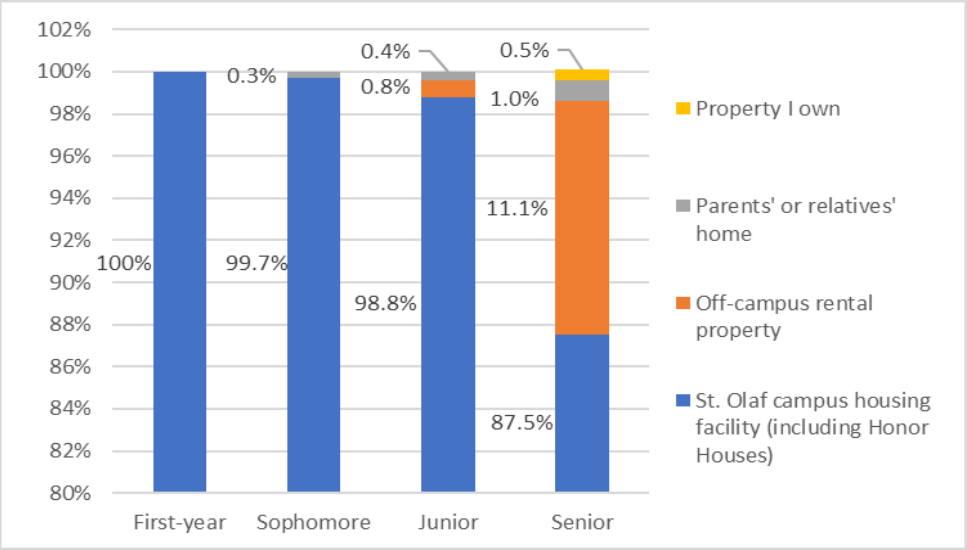


Figure 1: Current Residence by Class Standing

To understand students' housing preferences, the Scion / Workshop Architects Team surveyed respondents' satisfaction with their current housing. Overall, about two-thirds (66%) of students reported they are satisfied, 25% are neither satisfied nor dissatisfied, and the remaining 9% are dissatisfied. When results are separated by current living situation, students living in a rental property are most likely to report satisfaction with their housing (84% indicated this) and the small number of students living with parents or relatives are most likely to report dissatisfaction with their current residence (25% chose this response), as shown in *Figure 2* below.

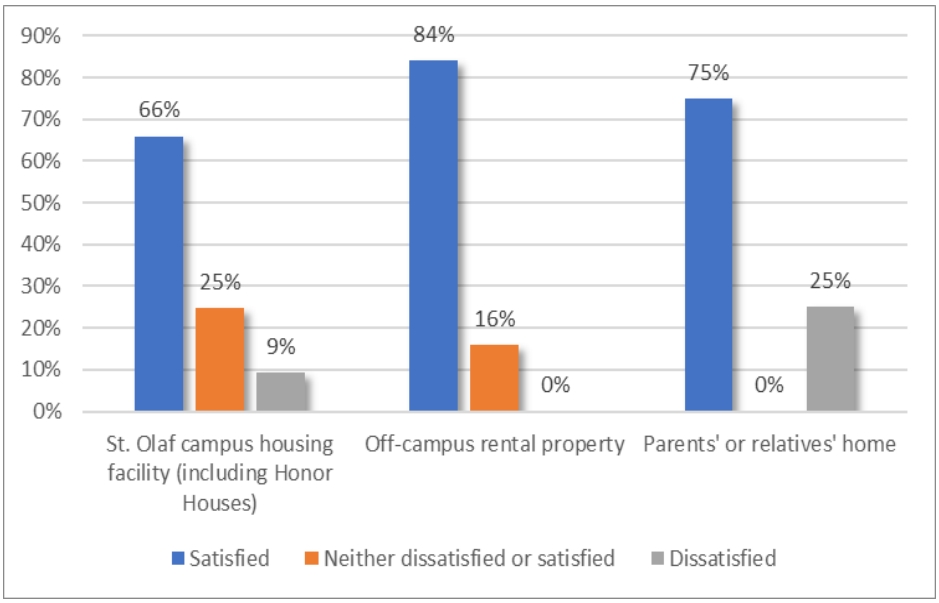


Figure 2: Satisfaction with Housing by Current Residence

Factors Influencing Housing Decisions

Survey respondents were given a list of 16 factors that might influence their housing decisions and asked to rank the top four factors that play a decision in where they choose to live, as shown below in *Table 1*. In the Team's experience, cost is typically among the most important factors students consider when choosing where to live. Likely because St. Olaf charges one comprehensive rate for all campus housing (with an additional charge for single rooms), cost was ranked among the least important factors students consider when deciding where to live. Adequate size of living space was deemed most important, followed by location / proximity to campus music, athletics, or theater facilities and physical condition of facilities.

Rank	Relative Score
Most Important	
Adequate size of living space	100
Important	
Location / proximity on/to campus music, athletics or theater facilities	73
Physical condition of facilities	70
Moderately Important	
Atmosphere/sense of community	42
Adequate privacy	41
Least Important	
Easy access to campus activities	30
Cost	26
Access to common / lounge space	16
Ability to cook meals	16
Private bedroom	16
Private bathroom	15
Safety/security	14
Availability of parking	8
Adjacent, outdoor recreation and gathering space	6
Access to food for sale (prepared food, convenience items, vending machines, etc.)	3
Satisfy family's wishes or needs	1

Table 1: Factors Influencing Housing Decisions

St. Olaf College On-Campus Housing

When asked about the process of selecting, applying for and receiving a room assignment for on-campus housing, most students described the process as neither easy nor difficult (43%), as shown below in *Figure 3*. Roughly 27% of students described the process as easy, and 18% found it to be difficult.

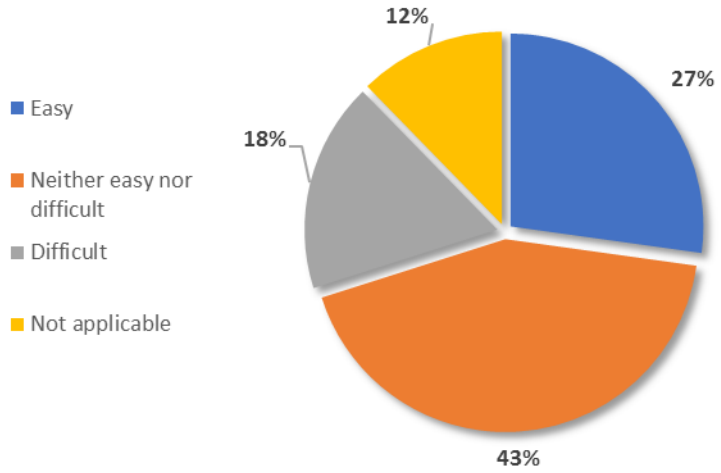


Figure 3: Ease of On-Campus Room Assignment Process

Students who indicated the live in an off-campus rental property or in the home of parents / relatives were asked if they had ever lived in a St. Olaf residence hall, and 100% indicated yes. All survey respondents who currently live in St. Olaf housing, or had in the past, were asked to rate their level of satisfaction with 14 different aspects of campus housing, shown below in *Table 2*. The aspect that students were most likely to rate satisfaction with are the Resident Assistants (RAs) and Junior Counselors (JCs), the Student Staff members that live and work in St. Olaf residence halls. Nearly three-quarters (74%) of students are satisfied with their RAs and JCs, and only 6% indicated they are dissatisfied with this aspect of campus housing. Students were also highly satisfied with the availability / quality of Internet access (68%), shared bedrooms (63%) and ability to meet other students (62%). Cost was the aspect of on-campus housing with the highest level of dissatisfaction, chosen by 32% of those surveyed. The other factors for which students reported high dissatisfaction were building amenities (22%) and the availability of common space for studying (20%).

In the table below, Blue = Most Important, while Red = Least Important.

Aspect	Satisfied	Dissatisfied	Neither Satisfied nor Dissatisfied
Ability to meet other students	62%	13%	25%
Availability of common space for socializing	56%	23%	21%
Availability of common space for studying	49%	31%	20%
Availability/quality of Internet access	68%	17%	15%
Building amenities (common kitchens and computer labs)	36%	42%	22%
Cost	25%	44%	32%
Guest policies	55%	12%	33%
Hall or floor programming	61%	8%	31%
RAs and/or JCs	74%	6%	20%
Room selection process	36%	26%	39%
Room size	59%	22%	20%
Room type choices	51%	27%	22%
Shared bathrooms	50%	26%	24%
Shared bedrooms	63%	13%	25%

Table 2: Satisfaction with Aspects of Campus Housing

Survey respondents were also asked to indicate how they feel about the types of common spaces in each individual residence hall at St. Olaf. Across all classes, students indicated they prefer having different common spaces in each hall compared to having the same type of common space in all residence halls (see *Figure 4* below).

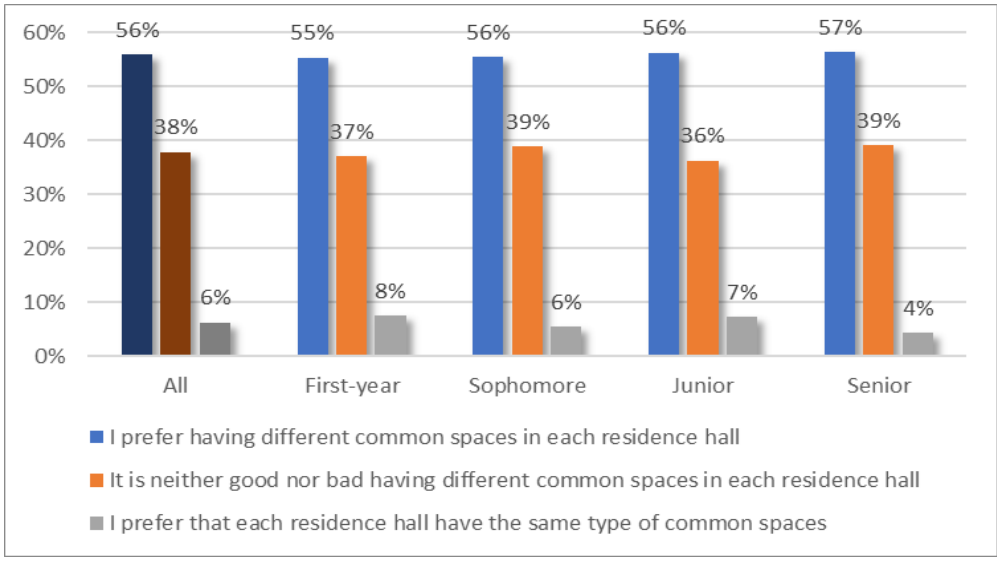


Figure 4: Residence Hall Common Room Preference

Students who indicated they currently live on campus were asked which St. Olaf housing facility they live in. As shown below in *Figure 5*, students from all campus residence halls and St. Olaf's honor houses were represented among survey respondents.

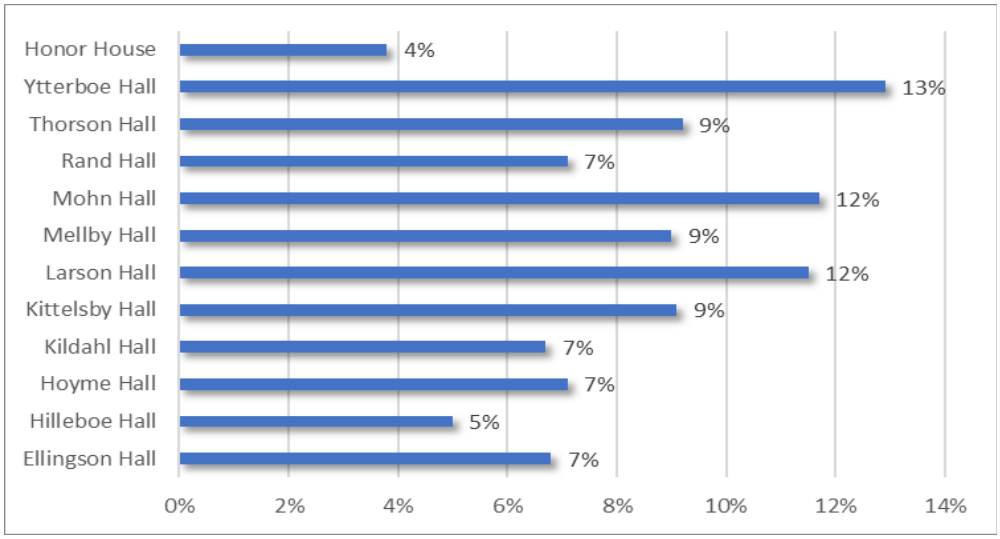


Figure 5: Campus Housing Facility

Off-Campus Rental Properties

Survey respondents who indicated they live in an off-campus rental property were asked several questions about their residence. When asked how many people they currently live with, students reported living in high-density units: 76% live with four or more people, 8% live with three additional people, and 4% live with two additional people. Only 4% of students indicated they live alone, and the remaining 8% live with one other person.

Renters were asked the number of bedrooms their current residence. Because most students indicated they live with four or more people, a majority (84%) also reported there are four bedrooms in their current residence, as shown below in *Figure 6*. Most off-campus students also reported that they have their own bedroom: 96% chose this option, compared to only 4% who said they share a room with one other person.

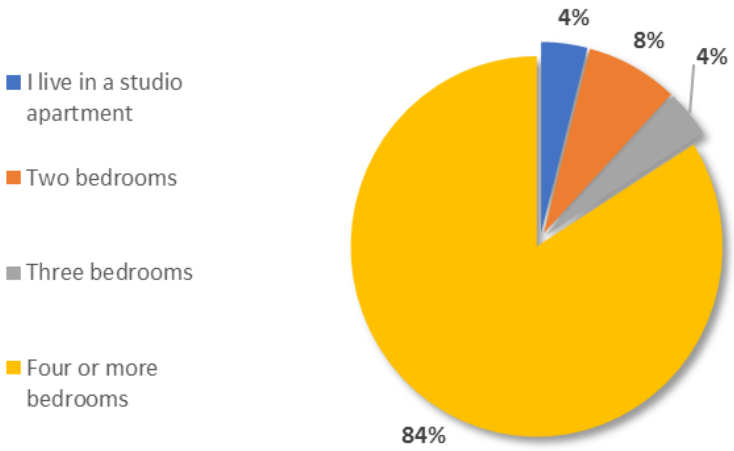


Figure 6: Bedrooms in Rental Property

Students living in rental properties were less likely to report having four or more bathrooms in their residence than four bedrooms, as shown below in *Figure 7*. Because of this relatively high bedroom-to bathroom ratio among off-campus residences, most students report that they share a bathroom: 46% share with one other person, 21% share with two other people, 21% share with three or more other people and only 13% have a private bathroom.

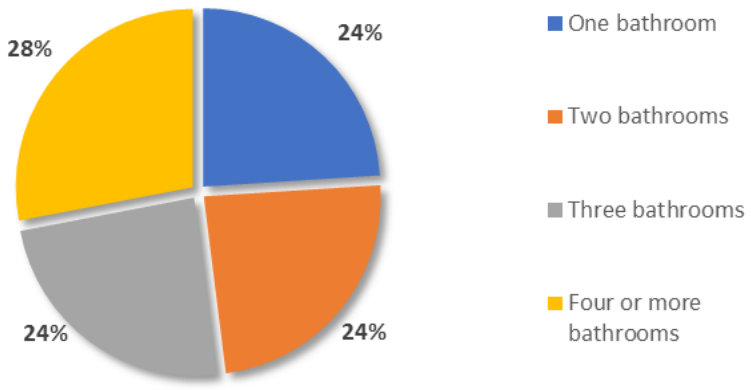


Figure 7: Bathrooms in Rental Property

Off-campus renters were also asked to report the length of their current lease agreement. Four-fifths (80%) reported having a 12-month lease, while 16% have a lease lasting 9 months (or roughly an academic year) and the remaining 4% have a 6-month lease.

Respondents who live in an off-campus rental property were also asked to estimate their monthly payments for rent and utilities. As shown in *Table 3* below the median monthly rent paid by this demographic is $360 and the median cost for utilities (including gas/heating, electricity, water/sewer and trash removal, cable/satellite/Internet service, and parking) is $55. This resulted in a median cost of $415 for both rent and utilities.

	Housing Costs
Median Monthly Rent	$360
Median Utility Costs	$55
Total Housing Expenses	**$415**

Table 3: Median Rental Housing Costs

New Student Housing at St. Olaf College

To gauge students' views on a new residential facility, respondents were asked to select the level of interest that best describes their desire to live in new or renovated housing on the St. Olaf campus. Most students responded that they would be very interested (56.5%) or somewhat interested (30.9%) in new or renovated campus housing. Students were less likely to report they were very interested the higher their class standing (see *Figure 8* below), 65.6% of first-years chose this response, compared to 42.5% of seniors.

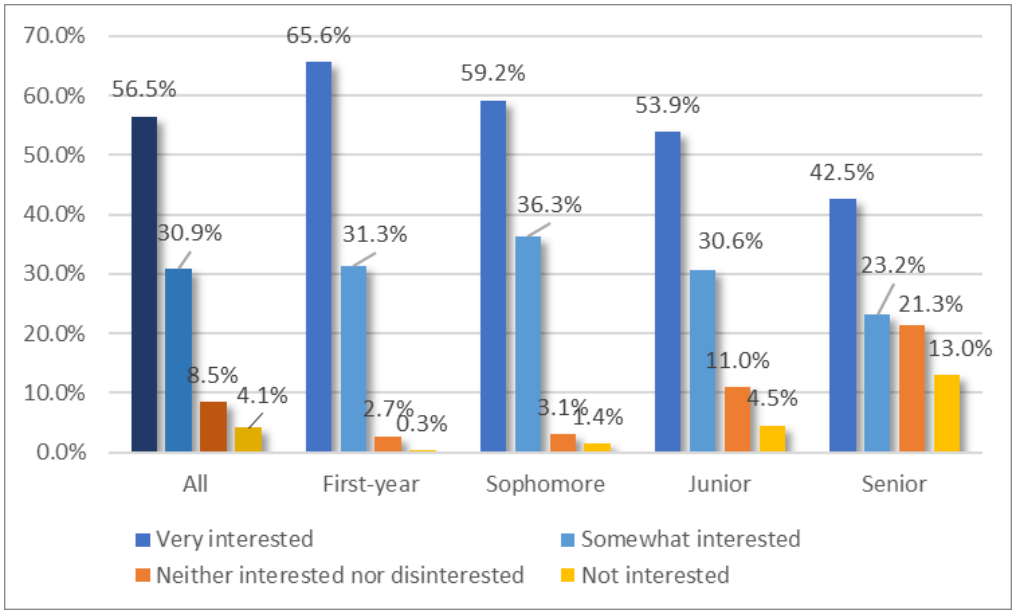


Figure 8: Interest in New Student Housing, by Class Standing

The relatively low interest in new housing among seniors may have to do with the fact that more of them live in off-campus housing compared to other class years (see *Figure 1*) and are thus less likely to want to return to campus housing after moving out. Responses on interest in new or renovated campus housing were separated by current residence (see *Figure 9* below). The small number of students who reported living with parents or relatives all said they are very interested in new campus housing, but the larger number of off-campus renters were most likely to indicate they are not interested in new housing (32%) or neither interested nor disinterested (12%).

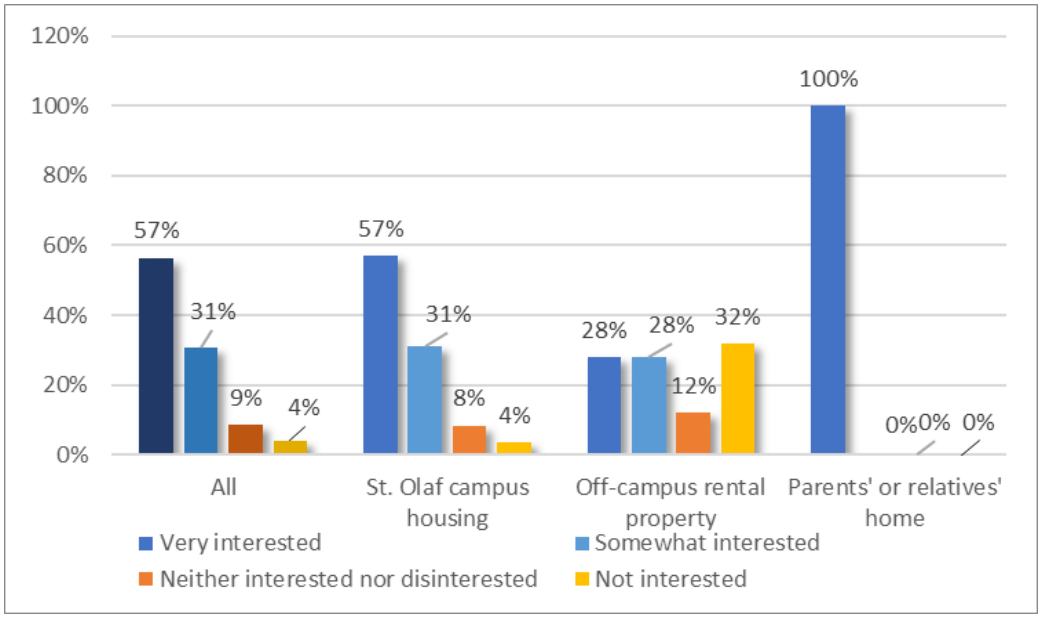


Figure 9: Interest in New Student Housing by Current Residence

Students were also asked to rank the top four most important factors (out of 14) of a new community, if St. Olaf were to build new campus housing or renovate housing (*Table 4* below). In the Team's experience, students typically choose "Cost" as the most important factor of any new student housing community on campus. This was not the case among St. Olaf students, likely due to the comprehensive fee the College charges for all campus housing. Cost was ranked with a relative score of 34 compared to the most important feature, adequate size of living space. The next features students ranked as highly important are easy access to amenities like laundry and recreation space, gender neutral space, and quiet study room spaces.

Feature	Relative Score
Most Important	
Adequate size of living space	100
Important	
Easy access to laundry, recreation & fitness facilities	41
Gender neutral space	39
Quiet study room spaces (group or individual)	37
Cost	34
Laundry facilities in the building	31
Adequate privacy	28
Community meeting room/social lounge	28
Ability to cook meals	26
Private bathrooms	26
Moderately Important	
Private bedrooms	19
Parking	17
Residence hall specific common area spaces	15
Safety and security features	13
Availability of computers/printers	10
Outdoor recreation and gathering space	8
Least Important	
Bike parking/storage	4
Food for sale (e.g., vending machines)	1
Length of housing contract / lease	0

Table 4: Most Important Factors in New Campus Housing

Students were also asked to indicate how important they think new or renovated housing options will be in attracting and retaining future students to St. Olaf. Most students indicated that new housing will be important for student recruitment and retention (*74%* of all respondents selected this option), as shown in *Figure 10* below.

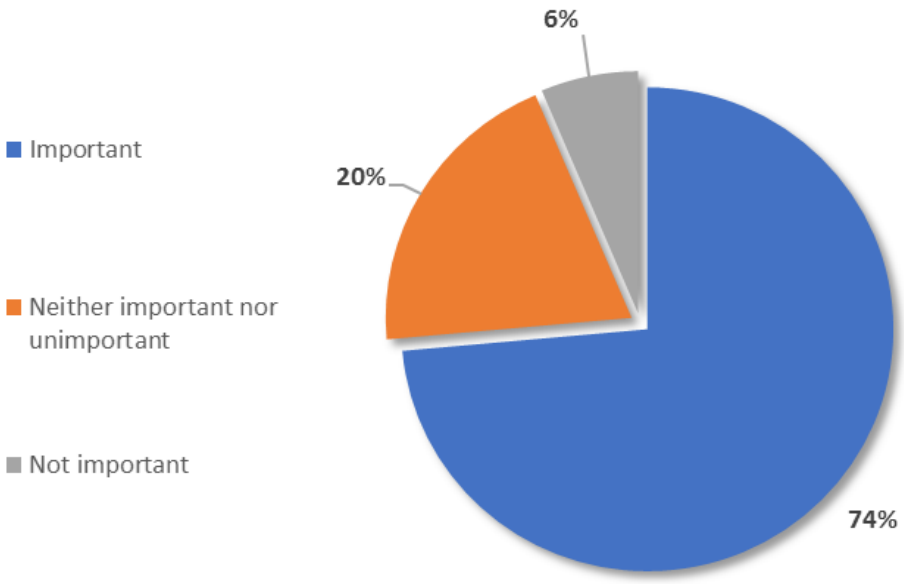


Figure 10: Importance of Housing to Attracting and Retaining Students

Unit Type and Lease Term Preference

Respondents who indicated interest in living on-campus in the future were shown six different floor plans within specific price ranges (both per academic year and per month). Students were directed to assume that Internet, furniture and all utilities were included, but not a meal plan. The Scion / Workshop Architects Team examined responses by the unit types presented and believes this is an indicator of perceived value (product as a factor of price). Survey respondents indicated the following interest in each unit type (see *Table 5* below).

Unit Type	Description	Respondents Interested	Respondents willing to pay more than the minimum
Traditional Room (Shared)	1 shared bedroom, common hall bathroom	53%	15%
Traditional Room (Private)	1 private bedroom, common hall bathroom	52%	14%
Quad Occupancy Semi-Suite	2 shared bedrooms, 1 shared bathroom	70%	18%
Double Occupancy Semi-Suite	2 private bedrooms, 1 shared bathroom	61%	23%
6-Person, 4-Bedroom Suite (Private Room)	2 private and 2 shared bedrooms, 2 shared bathrooms, shared living space	60%	20%
6-Person, 4-Bedroom Suite (Shared Room)		65%	17%
Quad Occupancy Suite	4 private bedrooms, 2 shared bathrooms, shared living space	61%	25%
4-Bedroom Apartment	4 private bedrooms, 2 shared bathrooms, shared living room and shared full kitchen	65%	29%
2-Bedroom Apartment (Private Rooms)	2 private bedrooms, 1 shared bathroom, shared living room and shared full kitchen	48%	18%
2-Bedroom Apartment (Shared Rooms)	2 shared bedrooms, 1 shared bathroom, shared living room and shared full kitchen	80%	42%

Table 5: Unit Type Preference and Interest

Students appear to place the most value on the shared 2-bedroom apartment as it garnered the highest level of interest (80%). 42% of respondents indicated they would be willing to pay more than the suggested minimum amount ($5,850 - $6,075 per academic year or $650 - $675 per month) for this unit type. The least popular option was a private room in a 2-bedroom apartment, which only 48% of students indicated any interest in. This is likely due it being the most expensive option tested, with a minimum price of $7,200 - $7,425 per academic year, or $800 - $825 per month.

Students were also asked to indicate which contract term they would prefer, assuming the same monthly cost for all contracts. Most students (70%) indicated they prefer an academic year contract while only 20% prefer an annual contract lasting fall, spring, and summer terms (*Figure 11*). No respondents indicated they would prefer an interim contract lasting only the month of January.

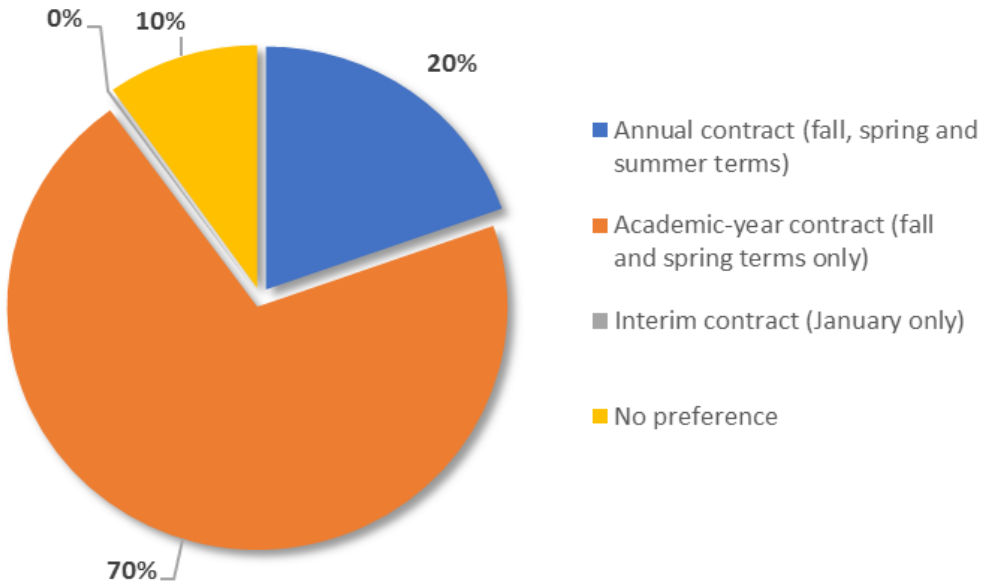


Figure 11: Preferred Contract Term for Campus Housing

Additional Comments ("Free Response" Question) Summary

One of the last questions of the survey is an opened ended question, which prompts respondents to "please share any additional thoughts or comments you have regarding housing for students at St. Olaf College". Survey participants were forthcoming in their responses and commented on a range of themes related to current and potential future housing. The Scion / Workshop Architects Team received 365 open-ended responses from the 1,039 full-time survey respondents. The following provides an overview of the most common themes from their responses.

Cost

Cost is a common concern among college students across the country. Not surprisingly, concerns about cost were mentioned in many of the comments through multiple lenses. Some students expressed concern that new housing (versus renovating current housing) would raise the overall cost of room and board on campus, given the fact that St. Olaf charges one comprehensive fee for all campus housing. Others expressed interest in the units with kitchens/kitchenettes because of the cost of the meal plan, and that they would be able to save more money if they could prepare their own meals. These concerns are not surprising and are frequently expressed by college students. However, St. Olaf students also expressed a concern that new housing would limit some students' ability to access the new quality housing, and therefore disproportionally negatively impact students from lower socioeconomic statuses. This is a legitimate concern that is not generally a concern voiced by students, which demonstrates St. Olaf students concern for their peers and the experience of all students.

Inclusivity

In addition to concerns regarding cost, many students discussed the importance of having gender neutral housing and bathrooms. It is clear from the volume of responses that either mentioned it or were focused entirely on the need for expanding options for housing and bathroom accommodations to be more inclusive of all students. Beyond their desire for gender neutral accommodations, there were also several responses that spoke to increasing overall accessibility and options for students needing accommodations, whether they be physical or emotional accommodations. Some respondents spoke to severe food allergies and struggling with the current dining options. Others mentioned that the room density and subsequent challenge of finding privacy as impacting or exacerbating mental health issues. Overall, students indicated that regardless of whether the College builds or renovates the housing, accessibility for all students should be a primary concern.

Unit Types

The open-ended responses also indicated student interest in the apartment style or suite style units. Students spoke to their interest in these units for increased privacy, but also because it would provide increased access to a kitchen. Both points connect to the themes of accessibility, privacy, and controlling cost, as discussed above. Students also spoke to the appeal of apartments and suite-style housing to diversify the overall housing inventory, and therefore appeal to a wider variety of students.

Other themes present in the open-ended responses included the poor condition of the current housing, and the need to "do something". Students spoke of small spaces, poorly maintained infrastructure, and generally outdated facilities. However, not all respondents believed building new housing is the answer to "doing something". There were several who indicated they would rather see renovations of current housing than new construction, with the assumption that renovations would cost less. Respondents also mentioned improving laundry facilities and implementing a composting program.

Survey Results

& Analysis

for

St. Olaf College Student Housing Survey

Thursday, May 17, 2018

Powered by Vovici EFM

www.vovici.com

Executive Summary

This report contains a detailed statistical analysis of the results to the survey titled *St. Olaf College Student Housing Survey*. The results analysis includes answers from all respondents who took the survey in the 3-day period from Monday, April 02, 2018 to Thursday, April 05, 2018. There were 1042 completed responses received to the survey during this time.

Survey Results & Analysis

Survey: St. Olaf College Student Housing Survey

Author: The Scion Group LLC

Responses Received: 1039 Full-Time Students

What is your current enrollment status?

Base Question	First-year	Sophomore	Junior	Senior
Full-time student	100.0% (294)	100.0% (292)	100.0% (245)	100.0% (208)
Part-time student	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Total Counts	294	292	245	208

What is your class standing?

Response	Count	Percent
First-year	294	28.3%
Sophomore	292	28.1%
Junior	245	23.6%
Senior	208	20.0%

Where do you currently live?

Base Question	First-year	Sophomore	Junior	Senior
St. Olaf campus housing facility (including Honor Houses)	100.0% (294)	99.7% (291)	98.8% (242)	87.5% (182)
Off-campus rental property (leased by the unit)	0.0% (0)	0.0% (0)	0.8% (2)	11.1% (23)
Parents' or relatives' home	0.0% (0)	0.3% (1)	0.4% (1)	1.0% (2)
Property I own	0.0% (0)	0.0% (0)	0.0% (0)	0.5% (1)
Total Counts	294	292	245	208

Overall, how satisfied are you with your current housing facility?

Base Question	First-year	Sophomore	Junior	Senior
Satisfied	66.7% (196)	58.2% (170)	70.2% (172)	72.8% (150)
Neither dissatisfied or satisfied	25.2% (74)	29.8% (87)	20.8% (51)	20.4% (42)
Dissatisfied	8.2% (24)	12.0% (35)	9.0% (22)	6.8% (14)
Total Counts	294	292	245	206

How would you rate your ease of selecting, applying for and receiving a room assignment for on-campus housing?

Base Question	First-year	Sophomore	Junior	Senior
Easy	28.9% (85)	21.9% (64)	29.0% (71)	30.0% (62)
Neither easy nor difficult	30.3% (89)	47.6% (139)	49.8% (122)	45.9% (95)
Difficult	7.1% (21)	26.7% (78)	16.3% (40)	21.3% (44)
Not applicable	33.7% (99)	3.8% (11)	4.9% (12)	2.9% (6)
Total Counts	294	292	245	207

Have you ever lived in a St. Olaf College residence hall?

Base Question	First-year	Sophomore	Junior	Senior
Yes	0.0% (0)	100.0% (1)	100.0% (3)	100.0% (25)
No	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Total Counts	0	1	3	25

How satisfied are you with the following aspects of campus housing?

	Satisfied	Dissatisfied	Neither satisfied nor dissatisfied
Ability to meet other students	62.2% (646)	13.2% (137)	24.6% (255)
Availability of common space for socializing	55.7% (578)	23.1% (240)	21.2% (220)
Availability of common space for studying	49.3% (512)	30.5% (317)	20.1% (209)
Availability/quality of Internet access	68.1% (707)	17.3% (180)	14.5% (151)
Building amenities (common kitchens and computer labs)	36.1% (375)	41.9% (435)	22.0% (228)
Cost	24.8% (257)	43.5% (452)	31.7% (329)
Guest policies	54.6% (567)	12.4% (129)	32.9% (342)
Hall or floor programming	61.2% (635)	8.0% (83)	30.8% (320)
RAs and/or JCs	74.0% (768)	6.4% (66)	19.7% (204)
Room selection process	35.6% (370)	25.6% (266)	38.7% (402)
Room size	58.5% (607)	22.1% (229)	19.5% (202)
Room type choices	51.3% (533)	26.5% (275)	22.2% (230)
Shared bathrooms	49.8% (516)	25.8% (268)	24.4% (253)
Shared bedrooms	62.5% (647)	12.7% (131)	24.8% (257)

With how many people are you currently living?

Base Question	First-year	Sophomore	Junior	Senior
None, I live alone	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)
One additional person	0.0% (0)	0.0% (0)	0.0% (0)	8.7% (2)
Two additional people	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)
Three additional people	0.0% (0)	0.0% (0)	0.0% (0)	8.7% (2)
Four or more additional people	0.0% (0)	0.0% (0)	100.0% (2)	73.9% (17)
Total Counts	0	0	2	23

How many bedrooms are in your current residence?

Base Question	First-year	Sophomore	Junior	Senior
I live in a studio apartment	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)
One bedroom	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Two bedrooms	0.0% (0)	0.0% (0)	0.0% (0)	8.7% (2)
Three bedrooms	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)
Four bedrooms	0.0% (0)	0.0% (0)	100.0% (2)	82.6% (19)
Total Counts	0	0	2	23

How many bathrooms are in your current residence?

Base Question	First-year	Sophomore	Junior	Senior
One bathroom	0.0% (0)	0.0% (0)	0.0% (0)	26.1% (6)
Two bathrooms	0.0% (0)	0.0% (0)	0.0% (0)	26.1% (6)
Three bathrooms	0.0% (0)	0.0% (0)	100.0% (2)	17.4% (4)
Four or more bathrooms	0.0% (0)	0.0% (0)	0.0% (0)	30.4% (7)
Total Counts	0	0	2	23

With how many people do you currently share a bedroom?

Base Question	First-year	Sophomore	Junior	Senior
None, I have my own bedroom	0.0% (0)	0.0% (0)	100.0% (2)	95.5% (21)
One other person	0.0% (0)	0.0% (0)	0.0% (0)	4.5% (1)
Two or more other people	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Total Counts	0	0	2	22

With how many people do you currently share a bathroom?

Base Question	First-year	Sophomore	Junior	Senior
None, I have my own bathroom	0.0% (0)	0.0% (0)	0.0% (0)	13.6% (3)
One other person	0.0% (0)	0.0% (0)	50.0% (1)	45.5% (10)
Two other people	0.0% (0)	0.0% (0)	50.0% (1)	18.2% (4)
Three or more other people	0.0% (0)	0.0% (0)	0.0% (0)	22.7% (5)
Total Counts	0	0	2	22

What is the length of your current rental agreement?

Base Question	First-year	Sophomore	Junior	Senior
12 months	0.0% (0)	0.0% (0)	100.0% (2)	78.3% (18)
9 months or academic year	0.0% (0)	0.0% (0)	0.0% (0)	17.4% (4)
6 months	0.0% (0)	0.0% (0)	0.0% (0)	4.3% (1)
Month to month	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Total Counts	0	0	2	23

In which campus housing facility do you live?

Base Question	First-year	Sophomore	Junior	Senior
Ellingson Hall	20.7% (61)	1.7% (5)	1.2% (3)	0.0% (0)
Hilleboe Hall	0.3% (1)	11.3% (33)	5.8% (14)	1.1% (2)
Hoyme Hall	22.8% (67)	1.0% (3)	0.4% (1)	0.5% (1)
Kildahl Hall	20.7% (61)	1.0% (3)	1.2% (3)	0.5% (1)
Kittelsby Hall	27.9% (82)	3.1% (9)	0.4% (1)	0.0% (0)
Larson Hall	0.0% (0)	13.4% (39)	24.4% (59)	9.9% (18)
Mellby Hall	0.3% (1)	8.9% (26)	15.3% (37)	14.8% (27)
Mohn Hall	7.1% (21)	31.3% (91)	1.2% (3)	1.6% (3)
Rand Hall	0.0% (0)	6.2% (18)	7.4% (18)	19.8% (36)
Thorson Hall	0.0% (0)	19.9% (58)	11.2% (27)	4.4% (8)
Ytterboe Hall	0.0% (0)	1.0% (3)	26.9% (65)	34.1% (62)
Honor House	0.0% (0)	1.0% (3)	4.5% (11)	13.2% (24)
Total Counts	294	291	242	182

Overall, how do you feel about the types of common spaces in each individual St. Olaf residence hall?

Base Question	First-year	Sophomore	Junior	Senior
I prefer having different common spaces in each residence hall	55.4% (163)	55.5% (162)	56.3% (138)	56.5% (117)
It is neither good nor bad having different common spaces in each residence hall	37.1% (109)	39.0% (114)	36.3% (89)	39.1% (81)
I prefer that each residence hall have the same type of common spaces	7.5% (22)	5.5% (16)	7.3% (18)	4.3% (9)
Total Counts	294	292	245	207

If new or renovated student housing were built on campus at St. Olaf College, which level of interest would you have to live there in the future?

Base Question	First-year	Sophomore	Junior	Senior
Very interested	65.6% (193)	59.2% (173)	53.9% (132)	42.5% (88)
Somewhat interested	31.3% (92)	36.3% (106)	30.6% (75)	23.2% (48)
Neither interested nor disinterested	2.7% (8)	3.1% (9)	11.0% (27)	21.3% (44)
Not interested	0.3% (1)	1.4% (4)	4.5% (11)	13.0% (27)
Total Counts	294	292	245	207

Please consider a shared Traditional room (two students per room with a common bathroom down the hall) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per academic year for a shared Traditional room in a new or renovated building? Please assume Internet, furniture and all utilities are included. A full community kitchen would be available down the hall, shared with residents from other rooms.

Base Question	First-year	Sophomore	Junior	Senior
$5,175 - $5,400 per academic year ($575 - $600 monthly per person)	55.4% (163)	44.9% (131)	45.3% (111)	47.3% (98)
$5,409 - $5,625 per academic year ($601 - $625 monthly per person)	4.8% (14)	5.1% (15)	4.1% (10)	1.9% (4)
More than $5,625 per academic year (More than $625 monthly per person)	1.4% (4)	0.3% (1)	0.0% (0)	0.0% (0)
Not interested because of unit type	14.3% (42)	26.4% (77)	19.2% (47)	25.6% (53)
Not interested because of cost	24.1% (71)	23.3% (68)	31.4% (77)	25.1% (52)
Total Counts	294	292	245	207

How much extra would you be willing to pay per academic year for a private Traditional room like the one described above?

Base Question	First-year	Sophomore	Junior	Senior
$100 - $125 per month	39.5% (116)	36.6% (107)	42.4% (104)	34.8% (72)
$126 - $150 per month	12.9% (38)	10.6% (31)	9.0% (22)	6.8% (14)
More than $150 per month	4.8% (14)	2.7% (8)	4.5% (11)	2.9% (6)
Not interested at any cost	28.6% (84)	29.5% (86)	33.1% (81)	39.6% (82)
Not interested because of unit type	14.3% (42)	20.5% (60)	11.0% (27)	15.9% (33)
Total Counts	294	292	245	207

Please consider a Quad Occupancy Semi-Suite (four students per suite in two shared bedrooms with one shared bathroom) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per month for a shared bedroom in a Quad Occupancy Semi-Suite? Please assume Internet, furniture and all utilities are included in the rates shown below. A full community kitchen would be available down the hall, shared with residents from other suites.

Base Question	First-year	Sophomore	Junior	Senior
$5,400 - $5,625 per academic year ($600 - $625 monthly per person)	50.0% (147)	56.5% (165)	48.6% (119)	54.6% (113)
$5,634 - $5,850 per academic year ($626 - $650 monthly per person)	21.1% (62)	15.8% (46)	15.5% (38)	7.2% (15)
More than $5,850 per academic year (More than $650 monthly per person)	5.4% (16)	1.7% (5)	0.8% (2)	1.0% (2)
Not interested because of unit type	9.5% (28)	11.0% (32)	14.3% (35)	12.1% (25)
Not interested because of cost	13.9% (41)	15.1% (44)	20.8% (51)	25.1% (52)
Total Counts	294	292	245	207

How much extra would you be willing to pay per month for a private bedroom in a Quad Occupancy Semi-Suite described above?

Base Question	First-year	Sophomore	Junior	Senior
$100 - $125 per month	33.3% (98)	42.1% (123)	40.4% (99)	37.7% (78)
$126 - $150 per month	19.4% (57)	12.7% (37)	14.7% (36)	10.6% (22)
More than $150 per month	13.3% (39)	7.9% (23)	6.9% (17)	4.3% (9)
Not interested at any cost	23.1% (68)	23.3% (68)	25.7% (63)	29.0% (60)
Not interested because of unit type	10.9% (32)	14.0% (41)	12.2% (30)	18.4% (38)
Total Counts	294	292	245	207

Please consider a Six Person Four Bedroom Suite (six students per suite in two private bedrooms and two shared bedrooms with two shared bathrooms) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per month for a private bedroom in a Six Person Four Bedroom Suite? Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.

Base Question	First-year	Sophomore	Junior	Senior
$6,075 - $6,300 for the academic year ($675 - $700 monthly per person)	37.8% (111)	42.5% (124)	42.9% (105)	37.7% (78)
$6,309 - $6,525 for the academic year ($701 - $725 monthly per person)	17.7% (52)	12.3% (36)	13.9% (34)	14.0% (29)
More than 6,525 for the academic year (More than $725 monthly per person)	5.1% (15)	6.5% (19)	5.3% (13)	4.8% (10)
Not interested because of unit type	14.6% (43)	14.4% (42)	9.4% (23)	13.5% (28)
Not interested because of cost	24.8% (73)	24.3% (71)	28.6% (70)	30.0% (62)
Total Counts	294	292	245	207

How much would you be willing to pay per month for a shared bedroom in a Six Person Four Bedroom Suite? Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.

Base Question	First-year	Sophomore	Junior	Senior
$5,625 - $5,850 for the academic year ($625 - $650 monthly per person)	43.5% (128)	49.7% (145)	49.8% (122)	48.3% (100)
$5,859 - $6,075 for the academic year ($651 - $675 monthly per person)	16.0% (47)	9.2% (27)	13.1% (32)	13.0% (27)
More than $6,075 for the academic year (More than $675 monthly per person)	4.1% (12)	5.8% (17)	3.3% (8)	2.9% (6)
Not interested because of unit type	13.3% (39)	14.4% (42)	10.2% (25)	11.6% (24)
Not interested because of cost	23.1% (68)	20.9% (61)	23.7% (58)	24.2% (50)
Total Counts	294	292	245	207

Please consider a Quad Occupancy Suite (four students per suite in four private bedrooms with two shared bathrooms) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per month for a private bedroom in a Quad Occupancy Suite? Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.

Base Question	First-year	Sophomore	Junior	Senior
$6,300 - $6,525 for the academic year ($700 - $725 monthly per person)	34.7% (102)	36.6% (107)	33.1% (81)	35.7% (74)
$6,534 - $6,750 for the academic year ($726 - $750 monthly per person)	20.4% (60)	15.8% (46)	16.7% (41)	14.0% (29)
More than $6,750 for the academic year (More than $750 monthly person)	7.8% (23)	9.2% (27)	8.2% (20)	8.2% (17)
Not interested because of unit type	11.6% (34)	8.9% (26)	11.8% (29)	11.1% (23)
Not interested because of cost	25.5% (75)	29.5% (86)	30.2% (74)	30.9% (64)
Total Counts	294	292	245	207

Please consider a Four Bedroom Apartment (four students per apartment in four private bedrooms with two shared bathrooms, shared living room and shared full kitchen) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per month for a private bedroom in a Four Bedroom Apartment? Please assume Internet, furniture and all utilities are included in the rates shown below.

Base Question	First-year	Sophomore	Junior	Senior
$6,750 - $6,975 per academic year ($750 - $775 monthly per person)	30.3% (89)	39.0% (114)	38.4% (94)	37.7% (78)
$6,984 - $7,200 per academic year ($776 - $800 monthly per person)	23.1% (68)	13.7% (40)	18.0% (44)	15.9% (33)
More than $7,200 academic year (More than $800 monthly per person)	10.9% (32)	11.3% (33)	9.4% (23)	12.1% (25)
Not interested because of unit type	11.6% (34)	9.2% (27)	6.5% (16)	8.7% (18)
Not interested because of cost	24.1% (71)	26.7% (78)	27.8% (68)	25.6% (53)
Total Counts	294	292	245	207

Please consider a Two Bedroom Apartment (two students per apartment in two private bedrooms with one shared bathroom, shared living room and shared full kitchen) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf College. How much would you be willing to pay per month for a private bedroom in a Two Bedroom Apartment? Please assume Internet, furniture and all utilities are included in the rates shown below.

Base Question	First-year	Sophomore	Junior	Senior
$7,200 - $7,425 per academic year ($800 - $825 monthly per person)	32.3% (95)	29.8% (87)	29.0% (71)	29.0% (60)
$7,434 - $7,650 per academic year ($826 - $850 monthly per person)	12.6% (37)	9.9% (29)	9.0% (22)	8.2% (17)
More than $7,650 academic year (More than $850 monthly per person)	6.8% (20)	7.2% (21)	8.6% (21)	9.2% (19)
Not interested because of unit type	10.2% (30)	12.0% (35)	10.6% (26)	13.0% (27)
Not interested because of cost	38.1% (112)	41.1% (120)	42.9% (105)	40.6% (84)
Total Counts	294	292	245	207

Would you be interested in a shared bedroom in a Two-Bedroom Apartment at some cost savings?

Base Question	First-year	Sophomore	Junior	Senior
Interested only if savings are $100 - $125 per monthly per person	25.9% (76)	24.7% (72)	24.1% (59)	27.5% (57)
Interested only if savings are $126 to $150 per monthly per peron	18.0% (53)	18.2% (53)	14.7% (36)	14.0% (29)
Interested only if savings are more than $150 per monthly per person	34.7% (102)	37.3% (109)	43.3% (106)	39.1% (81)
Not interested in a shared bedroom regardless of savings	11.6% (34)	8.2% (24)	9.4% (23)	9.2% (19)
Not interested because of unit type	9.9% (29)	11.6% (34)	8.6% (21)	10.1% (21)
Total Counts	294	292	245	207

If you were to live in new or renovated St. Olaf College student housing, which contract term would you prefer, assuming the monthly cost is the same for all contracts?

Base Question	First-year	Sophomore	Junior	Senior
Annual contract (fall, spring and summer terms)	22.4% (66)	18.5% (54)	20.0% (49)	16.4% (34)
Academic-year contract (fall and spring terms only)	67.3% (198)	71.6% (209)	69.8% (171)	73.9% (153)
Interim contract (January only)	0.3% (1)	0.0% (0)	0.4% (1)	0.0% (0)
No preference	9.9% (29)	9.9% (29)	9.8% (24)	9.7% (20)
Total Counts	294	292	245	207

How important do you think new or renovated student housing options will be in attracting and retaining St. Olaf College students in the future?

Base Question	First-year	Sophomore	Junior	Senior
Important	70.7% (208)	76.0% (222)	77.1% (189)	69.7% (145)
Neither important nor unimportant	22.4% (66)	19.9% (58)	15.5% (38)	22.1% (46)
Not important	6.8% (20)	4.1% (12)	7.3% (18)	8.2% (17)
Total Counts	294	292	245	208

With which gender do you most identify?

Base Question	First-year	Sophomore	Junior	Senior
Female	65.0% (191)	61.6% (180)	62.4% (153)	76.9% (160)
Male	32.0% (94)	35.6% (104)	35.1% (86)	15.9% (33)
Transgender Feminine	0.0% (0)	0.3% (1)	0.0% (0)	0.0% (0)
Transgender Masculine	0.7% (2)	0.3% (1)	0.0% (0)	1.0% (2)
Gender Variant / Non-Conforming	1.0% (3)	1.4% (4)	1.6% (4)	1.9% (4)
Other	0.0% (0)	0.0% (0)	0.0% (0)	0.5% (1)
Prefer Not to Answer	1.4% (4)	0.7% (2)	0.8% (2)	3.8% (8)
Total Counts	294	292	245	208

What is your age?

Base Question	First-year	Sophomore	Junior	Senior
18 or younger	33.3% (98)	0.3% (1)	0.0% (0)	0.0% (0)
19 - 20	65.0% (191)	94.9% (277)	33.1% (81)	0.5% (1)
21 - 22	1.7% (5)	4.8% (14)	64.9% (159)	95.2% (198)
23 - 24	0.0% (0)	0.0% (0)	2.0% (5)	4.3% (9)
35 or older	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)
Total Counts	294	292	245	208

What is your citizenship status?

Base Question	First-year	Sophomore	Junior	Senior
U.S. Citizen	89.8% (264)	96.6% (282)	94.3% (231)	92.8% (192)
Permanent Resident	1.0% (3)	0.0% (0)	1.6% (4)	1.0% (2)
Non-U.S. Citizen	9.2% (27)	3.4% (10)	4.1% (10)	6.3% (13)
Total Counts	294	292	245	207

Please share any additional thoughts or comments you have regarding housing for students at St. Olaf College

Please share any additional thoughts or comments you have regarding housing for students at St. Olaf College (Unedited)
I think all units (except singles) should be the same cost. It's already hard enough finding the right group of people to live with - making some places more expensive will segregate the student body by wealth.
To clarify my answer to the last question: I think that new options aren't that important, but adding gender neutral housing will be really important for attracting future students.
Current housing rates seem inflated when conpared to the living conditions in many dorms.
Housing quality is not consistent between halls. Ex- carpet in rooms, laundry facilities/amount of washers/dryers per floor(or 2 floors)
If the college is 4 yr residential, it would be nice to have an apartment style dorm for upperclassmen!
The proposed costs of some of the unit types are unrealistic when considering that tuition has continued to rise
Housing process not explained well enough to first years.
The housing at St. Olaf is a massive problem. The dorms are horrible and the lack of off campus housing I know for a fact is responsible for many great kids not coming here/leaving. Must be changes.
I think that while community living is an important aspect of living at Olaf, the cost comparison of living off campus is so much less than living on campus that it is unfair to expect everyone to be able to do that. Financially it is a huge burden.
Renovating existing dorms is just as, if not more important than a new building right now I think
I think that if the intent is to attract and retain students, or retain students with a positive outlook on the school and a willingness to contribute financially as adults, there are more pressing issues than housing.
The campus needs more availability of larger and more private housing options, and more choices in general
During this process, I hope you consider the needs of LGBT students and those who might need a private room for other reasons.
One of the only negative experiences I've had at St. Olaf is how poor the housing options are for students. Offering some of the apartments demonstrated in the floorplans on this survey could help draw new students and improve the current student experience, even if they won't be finished before I leave!
I personally think that having different housing options is awesome, but that having housing with such drastically different amenities/costs will create a divide in the different social classes. It will be obvious who

has more money to live in certain spaces and will segregate the campus in an unfair way. I would hate to live in a traditional two-bed room because I can't afford to live in one of the suites and have people recognize that that is why I am living in that room.
Housing is not the biggest problem at st Olaf
Lack of privacy in current living situation
What about accessible rooms for people who can't climb stairs or require a wider doorway for medical needs. I think a lot of the single room options can detract from the community emphasis and students need to learn to work together and they can learn a lot of that from having to live with others. I certainly don't see the point for a whole new dorm but would understand renovating Hill kitt for example. Good luck.
I think it is extremely important for St. Olaf to have new or renovated housing considering most of the students live on campus for all four years, which is unlike most other colleges.
Gender neutral housing is a must. It's ridiculous that we don't have better options. Suites with single bedrooms would help. Kitchens would be great too. That being said, St. Olaf housing is EXPENSIVE compared to surrounding Northfield area. No one wants to pay $800/mo for rent in Northfield... That's absurd. A group of six can find housing less than a mile off campus for $400/mo each including utilities where they have a whole house.
If you so severely restrict the ability of people to live independently off campus, you really should offer more options on campus. It's astounding that Rand is the only dorm that offers private bathrooms and Ytterboe is the only one where people have living space besides a small room. How are we supposed to learn how to live independently as adults when we are still using communal bathrooms and only have bedrooms to hang out in? It feels incredibly restrictive and belittling. Apartment style housing would be very popular and I wish we had it now. I hear students talk all the time about how they wish there were more options (myself included). I understand that students living on campus generates more money for the college, but being so controlling and strict about students just trying to live more independently off campus is unreasonable with the current sad state of the dorms. I also wish the current dorms were more up to date. In regards to Mohn, our heater has constantly made noise this entire winter, we have ugly green tile flooring, the showers are wildly unpredictable and become even colder when people flush a toilet (which, as you can imagine, happens often because the bathroom is shared with so many people), the "lounges" are sad and rarely used, you can hear your neighboring rooms talking even when they are speaking quietly, and we can't even move our desks to try to maximize space in the strangely shaped rooms. I am also dissatisfied with the current room selection process. What if our first choice was Rand and second was Yttberoe pod? In the current scenario, we would not be able to pursue our second choice after the first. I think the apartment styles suggested here would go a long way to satisfy your current students and entice future students, since so many other colleges offer much better options for living.
Please ensure sound-resistant walls and doors that do not slam.
The housing is already pretty good at St. Olaf so I don't think it would be huge for attracting people however

it might get current students less interested in living off campus if nicer and bigger rooms were available.
Renovate Ole Ave honor house row. Yikes!
Thanks for your work!
I think that the bathrooms and kitchens just need to be updated
Housing is very important to me and was one of the biggest cons about coming to St. Olaf. I would like to see more options for single rooms in more residence halls.
The cost is too much, students are fine with current housing if our cost won't go up.
I would prefer renovating current dorms rather than building whole new ones. There often seems to be problems with bugs, mold, etc. that could be fixed to improve current living situations rather than having to build whole new dorms.
Students will still choose off campus housing, if able, because it is so much cheaper.
more private room would be SO wonderful! i don't mind having a quad space or even more people as long as we could have our own private rooms for alone time
The new room designs/types are good but too expensive if we need to pay extra.
Serious students don't pick colleges based on dorms.
I do believe that our college is expanding and I see the necessity in renovations that create more space for our growing numbers. However, I think we should also consider renovating what we've already got. As I've mentioned, I am not quite satisfied with the facilities in Rand right now, as it is almost impossible to hear a fire alarm that is coming from the hallway. I would prefer if the main fire alarms were connected to the room alarms so that they may be heard in every single room in the case of an emergency. Otherwise, I am satisfied with current housing, but am concerned with rising numbers in our first-year classes.
There needs to be more accessibility for students who have physical disabilities. Currently, there are only 4 dorms that have elevators/ are somewhat east to access. Gender Neutral Spaces are also important in order to create a more inclusive space for everyone to feel comfortable in.
I think the main issue isn't room layout as much as it is accessiblity to amenities. We need better access to laundry, kitchens, bathrooms, etc. People also need the ability to learn individual skills like cooking and things like that and the current building configuration doesn't allow for that.
Have on campus apartments
UTILITY ROOMS IN THORSON!!! RENOVATE THE BATHROOMS IN KITTLESBY!!!!
na
$5000 a year for a shared bedroom in a remote location, such as Northfield is exorbitant. There are major international cities in which housing in an individual bedroom is cheaper than a St. Olaf shared room. Housing should not be a way for the college to make money.

Please give us parking that isn't just near Skogland. Have you ever walked from J lot to Mohn at night? It's scary. It's dark and you're climbing a hill potentially covered in snow and walking behind buildings by yourself. I want to park ON the hill.
St Olaf is already really expensive, and I'm probably not even going to be here when there's new housing, so I don't really care. As long as there's space, I feel like we should just renovate.
With new housing off campus less students want to live on campus. The housing on campus is more expensive for a smaller and older room.
It is definitely necessary to update some residence halls. I do not think that the prices should be different based on different residence halls (as at other colleges) because then people choose where to live based on cost and it creates an environment where people who have different backgrounds are forced to physically live in different places on campus. Additionally, the room draw process is stressful for many people. It would be easier to determine plans for room draw if the room numbers were given earlier so that there is adequate time to create a plan. There should also be a variety of housing options (pods of different sizes in Ytterboe with and without single rooms). The kitchens should be larger and a space for students to use and bond, but many are in poor condition with little cooking supplies able to be checked out from the front desks.
I think it will become more important because other colleges/universities are expanding housing and often have more diverse housing options than the traditional dorms at St. Olaf
I think renovating the current buildings we have and making sure the are up to pare is the first step before getting new buildings. However, new housing like apartments would be an amazing addition only if they save students money. However, I think there are many buildings that exist that need to be repaired and renovated: Rand and Kitt for example.
Just make off campus easier to get. Don't ruin the campus look with a modern appartment building.
St. Olaf housing desperately needs updating besides just new housing. The non-updated dorms and all honor houses are in a pretty rough state that will only turn prospective students away and makes living harder for current students.
Housing is far too expensive. Also the kitchens need major improvements.
Honestly, I think that increasing the number of students who are allowed to live off-campus would be best for attracting and retaining students. The dorms are fine, although larger rooms, better kitchens (more than one kitchen in the dorms, especially the larger ones (i.e. Larson, Mohn, etc.) larger, like two microwaves and accountability measures to help keep them clean), and less dead-spaces in the rooms (i.e. Larson has many random parts of the room cut-out that aren't reflected in the public floor plans, which is misleading and upsetting. One major complaint that I have about the dorms is lighting. The lights are in silly places, and not able to give the whole room enough light. Having more lights would be nice, and maybe dual switches, or leveled lighting so that they could be better controlled to fit people's needs and preferences. Laundry: It was much better when there were machines on every other floor. I'm not sure why they were moved, perhaps ease for fixing them. However, for use, it's nicer to have them closer. Going down the elevator from the top

floors with dirty laundry is awkward and should be avoided if possible. Windows: The windows in Larson and ytterboe are nice. Larger windows is nice, especially with the funky lighting in the rooms. Study Spaces: An older person told me that they had like study rooms as a part of their dorm room. I think that is a great idea. I personally like to study alone and in quite, warm, windowed spaces, however, there are few such spaces on campus. Ultimately, increasing the number of quiet, like pretty much silent study spaces, would be beneficial because there are many open loud study spaces, but truthfully, it is not the best way to learn.
Housing is adequate but fresh options would definitely be a draw for students. Maybe with increased price of new housing, price of older dorms could decrease.
1. Common kitchens don't mean shit if it's super inconvenient to sign out pots, pans, utensils, etc. - cooking at home is 1000% better just because the stuff is there at hand. Just picking up the stuff from the front desk makes frying a damn egg take 20 minutes. Maybe give everybody a pot, a pan, a spatula, and a pair of tongs with every room or something. Extra cost, but might make dorm life nicer. 2. Please, please, please allow more people to live off campus. Campus life is only really bearable for a lot of people because at least they can go to parties on the weekends and let loose a little. If you don't want them on campus, fine- but at least give Oles who choose to drink go somewhere where they can decompress. MN winters are hard enough as it is.
Traditional dorms area great as a first year or sophomore. As a junior and senior, various alternatives would be much appreciated
Make the bathrooms nice. Try not to have the toilets across from the sink. Make it like Kildahl and ellingson
No one wants to spend more money okay we're broke
Please do not increase cost.
Please make it financially viable
In Campus Apartments would really encourage students to come to St. Olaf and make students at St.Olaf very happy and teach them how to live more independently.
We really need to improve gender neutral availability
Single rooms as a part of a quad, etc. are the ideal college living situation, providing privacy and socialization when desired. A kitchen should be complimentary for those with food concerns as Bon App can't accomodate everyone's needs- nor should they have to.
I transferred from the College of Wooster and they had a new building called Schoolhouse that was a 3 bedroom apartment style with an open community area (2 doubles, 1 single) for 5 people. It was more expensive than anywhere else but it was the best place to live so nobody cared. Everyone wanted to live there so it usually came down to seniors. Cost doesn't matter when the dorm is way better than the other dorms in terms of a community area and open space.
Having bedroom apartments sounds great!

Whatever the plans end up being, I think that having good lighting is absolutely critical. The lighting is terrible in many of the dorms.
The apartment style rooms are awesome but no one should be willing to pay more than $700 a month when they can rent a new house off campus for $450 a month.
I am very happy with current housing options. St. Olaf has a good variety, with a number of great options.
Right now the room dimensions listed on the website are often inaccurate for the room they represent which makes picking a room more difficult because you don't really know what you're going to get.
If you are going to be renovating the living spaces, that can't just mean making them new and shiny when they first get renovated. It must also mean keeping them regularly maintained. I love Mellby for its charm, its quiet, and its proximity to campus, but the way the facilities are maintained leaves something to be desired. The laundry room is a great example - the machines are clearly not cleaned (the are covered in mold and break often) and the kitchens are a safety hazard and woefully understocked. I understand that college students can cause a lot of this through irresponsible use. If that's the case, then it is up to you to educate them on how to keep the kitchen and laundry room working for everyone. Additionally, having them more regularly maintained and having a better system in place for when things break and need to be repaired would go a long way in making my stay at St. Olaf less stressful and much safer.
On top of having a kitchen, also having adequate kitchen utensils.
Access to kitchens, especially during the summer, is very important for students at St. Olaf College
Living on campus is way to fucking expensive especially considering all the freedom you lose by having to follow the rules of dorm life, also why the fuck is their no gender neutral living/ why does it matter what I have between my legs to decide who I want to live with? Maybe get your priorities straight before you go raising tuition just to pay for some shiny new shit no one wants.
On campus housing should cost the same regardless of renovations. Unless a student has a single, they should not have to pay more.
the shower room in Hoyme has only one curtain. I think that is insane. Also, the laundry machine and dryer are a lot less than needed. And they break too often. At least we need two dryers and one laundry machine on each floor thinking that dryers take double time than the laundry machine. Also, it would have been great if we had a common kitchen on each floor.
I think if a new dorm is built or renovated, Kittelsby should also considered to be renovated, with much of the common areas, rooms, and restrooms being badly out of date compared to practically every other dorm on campus
Better and better cooking space, especially private/within a living unit, would make our housing more on par with similar college's. PLEASE! A few more cooking spaces would make a big difference. Do like Carleton!
Some housing, particularly the older halls, feel out of date in terms of available facilities and room amenities.

Living on campus is already rather costly for many people, if renovations means further increasing the costs then I'm not sure how viable it is for people such as myself. If there was a way one could make a plan to breakdown the costs among the students like when renting an apartment then maybe but seeing the increased costs here were rather discouraging even with the increase in space
Please make sure they have adequate internet access
N/A
I find the traditional rooms on campus adequate for current and future students' needs. However, I would not be opposed to a new building with apartments that have kitchens, which could be used for summer students living on campus. The summer housing on campus is abysmal as-is (I have spent two full summers May-Sept on campus). That said, I don't think all or even most of the current housing needs to change.
Most schools have some apartment style options for their students, but at St. Olaf, even the “upper classman” dorms don’t have their own kitchens/living spaces.
I almost transfered when I lived in Mohn it was so terribe and disgusting.
Mohn in particular is a very dysfunctional living space. The heat escapes directly out the windows because there is a draft, the closet doors frequently cease to shut, and the amount of noise within the building because of the thin walls is annoying. While it is a convenient location, its outdoor storage units made moving in more difficult for out-of-state students like myself who had to leave most of their things on campus. During the winter I was told to use a rope and keep my drapes pressed to my windows to keep the heat in, but this led to a lack of sunlight in the room which negatively affected mine and my roommate's mental health as the lighting in the room is overall dim. Also, the number of bugs coming into the dorms even when the windows are locked shut is ridiculous.
If building new housing, please try to keep costs low or similar to housing now because we as students are already paying a lot of money to go here.
Adequate and stylish common spaces in all suite and apartment style rooms is very important.
Desegregate floors based on gender! All of my friends are the opposite gender and I would love to live in some sort of pod/quad/apartment/etc. with them, and I know similar sentiments are shared throughout the campus.
The thing is if we add a new dorm, the max population of campus will increase quite a bit which would then lend to other issues like overcrowding in the caf. This then would need to be fixed by making the caf bigger which would have to wait until after the new dorm is built when the school can recover some money. I think it will help and which ever dorm style if chosen will be highly desirable but it will affect other aspects of campus life.
There are loads of schools that have way better dorms. Some even have built in movie theaters or exercise rooms. compared to that st. olaf is positively medieval.
The current housing situation just feels very dated and very crammed.

Let's put our money in better things. The residence halls are perfectly fine the way they currently are. Perhaps more availability of housing through the school not necessarily on campus would be nice.
Please update Mohn. The rooms are barely functioning and the elevators work 50% of the time.
Thank you!!
I feel that St Olaf has few types of housing compared to other institutions and that improving the variety and availability of housing would improve students' experiences.
Housing is ridiculously and unnecessarily expensive
Apartments would be a very attractive living space on campus, but I have saved a lot of money living off campus
The Honor Houses need urgent improvements for both physical surroundings (massive disrepair, its awful) and overall idea/implementation of Honor Houses The older housing could be really charming if it was properly cared for by both residents and the college - they look like shit. They're painted garishly, the wood is rotting, there is random junk on the porches, there are holes in ceilings, heating is all over the map - some rooms are blazing hot at 68 while other rooms you can practically see your breath -, the lighting is terrible and inconsistent, the kitchen is small and difficult to navigate with 10 residents, and we have a wasp infestation. The custodial staff has been so accommodating and lovely, they are the best! However, the physical state of these homes is in disrepair and its so jarringly different from the rest of campus. I really don't like where I live. Additionally, the Honor Houses are great ideas but they don't seem to be executed very well. So many events cannot be held at our home because of constraints on occupancy, and also at least in my home, there is a distinct lack of community and desire to have an intentional living space. Not impressed.
Compost in res buildings please!
Kildahl rooms could be bigger
ALLOW MORE STUDENTS TO LIVE OFF CAMPUS. Living on campus is sheltered, secluded, expensive, and there is no opportunity to learn life skills in regards to housing/money!
I think the most important things are establishing gender neutral housing (which will allow males/females/non binary people to live together), as well as taking away the extra cost of living in a single when you are in a pod in Ytterboe, as this deters people who wish to live in a pod but do not want to pay for a single. It would be better to charge each person in the pod slightly more or entirely take away the $1000 extra entirely.
N/A
I think that St. Olaf offers an adequate variety of housing options. What I would like to see is updated laundry and kitchen rooms for the dorms.
it seems to be good enough overall. bathrooms could certainly use modernizing, though. It seems like one

uber nice super modern spacious dorm would attract new students if it were on a lottery basis of who got in first year or paid extra senior year?
This is exactly what people have been discussing at st. Olaf. The lack of nice housing is becoming serious in competition with other schools and attracting students. This type of living would greatly impact the quality and attraction of the school
We need more safe water systems in the older residence buildings. The water in Kittlesby and Thorson for example are unsanitary. The water we use to wash clothes, flush toilets, and drink are yellow and unclear.
I have had a terrible time with St. Olaf housing. I currently live off campus, and I spend significantly less money on food and rent. While I think St. Olaf needs apartment-style options for juniors and seniors, I don't think those should come at a significant price increase, especially if you can find cheaper units in the Northfield community. I would like to see more flexibility for seniors to live off campus so that we can develop some responsibility for paying bills and living on our own before we graduate, but the current process to apply to live off campus is stressful and subject to the whims of the Residence Life staff. A residential community hasn't worked for me and my friends. A lot of us have struggled with mental health issues directly related to being confined to campus. I think the college needs to consider off campus options when thinking about the future of housing.
na
I believe St. Olaf's priority should be renovating the current dorms on campus rather than building a new dorm with different floor plans. Attention should be on HillKit, not creating apartment style dorms.
St olaf requires students to live on campus but does not currently have updated and appealing housing options available
I think that the laundry facilities (in Kittelsby specifically) need revamping- the washers are rough on clothes and dryers don't perform well. While the rooms in this dorm appear older I have never thought about a need to renovate them.
Because it is required to stay on campus st olaf really needs to update their dorms and give more options.
I wish we had more apartment style housing. It would be nice not to share a bathroom with the whole floor.
I am not a fan of the varying costs of on campus housing as I feel it would cause segregation of economic backgrounds. Campus would feel less inclusive.
I'm not a fan of the blue fluorescent lighting in my dorm. It creates a cold atmosphere and keeps me awake at night. The rule against moving beds between rooms in a suite feels pointlessly restrictive. The rule against removing first-floor screens seems similarly draconian; students already agreed to pay whatever damage they incur on the room. Finally, I find the policy on room entry without notice potentially invasive. I'd like that revised to protect the privacy of students.
Private bedrooms and/or private bathrooms are definitely my preference. Shared bathrooms are fine too, definitely over public bathrooms.

Nice housing is always a draw to prospective students. Currently there is lots of variation in the state of residential facilities on campus, with certain dorms being much nicer and more recently renovated than others.
I believe it is extremely important to renovate the halls to provide for more common spaces. Living in Mohn Hall my freshman year was incredibly isolating due to the lack of a nice common room and tower structure, where freshman could rarely interact and meet one another. Please fix this.
I think housing is an important factor, but I don't think new types are really needed. The room configurations now seem fine, some of them just need to be better quality and bigger. The rooms in Kildahl are really nice but ludicrously small, while some other dorms have good size rooms but are not good quality. I think creating different dorms that cost more than others would also separate the campus based on who can afford them and who can't, which would be very counterproductive to all of the effort at inclusion being made by the school.
The housing is stupid, but one of the worst things is n9t knowing what rooms are even available. Current building plans are hand drawn, smudged, and wrong. Dimensions are wrong, and rooms exist that are not on the plans (and vice versa). For current or new buildings, some sort of online blueprint would relieve a lot of stress during the roomdraw process.
I think newly renovated dorms would be very much appreciated on campus, especially ones including private bathrooms and kitchenettes.
I think, if anything, that new housing choices should definitely be at the same cost or only a slight price increase. Shared quad spaces are good, but architecturally it should be prioritized to look at buildings like Mellby and Thorson and maintain the same exterior appearance. I really like the style of those two buildings.
Please work on makinf housing more affordable! :)
I feel that the school needs more gender neutral housing. Rooming with a member of my own gender next year is a major concern of mine
These new layouts are REALLY needed.
Important to upgrade bathrooms in already existing dorms before building any new dorms. Hoyme, Hillboe, Kitt, Mohn all could use an update. Also, would rather money go towards scholarships, academics, etc. The college needs to invest money in programs for first generation college students, adjusting GE curriculum, creating a better environment for marginalized students.
please keep in mind financial discrimination that this could lead to for students with aid who are not able to pay more towards housing :)
It seems like the dorms on campus are either nice and new with small rooms or old and a little grungy with bigger rooms. It's not so much that the current dorms are inadequate, but it would be nice to have a modern dorm that had at least medium sized living spaces.
none

The Dorms are terrible
I believe that creating diverse options for student housing such as two bedroom and four bedroom apartments, more private bedrooms, and other new options would definitely attract and retain more students in the future. I also think that if there were new housing options in the future, they should have a relatively larger size, unlike Kildahl and HillKitt. Please work on that ASAP!
Can we pay off the other renovations/ice rink first? Why are there TV menus in the Cage?
Make disability accessible!
In the long run more important but as of right now the living conditions are fine. My biggest issue when selecting rooms is private or double, followed by large windows, big windows are a must
Housing prices should not vary so much between dorms because it would decrease acessibility
more laundry facilities in existing buildings is the greatest need.
I hate the fact that I've had to live on-campus for all four years despite petitioning to live off-campus, and I would have been much happier with some of the private options with private bedrooms, bathrooms, and kitchens shown here.
There needs to be gender neutral bathrooms and at least one disabled/private bathroom available for each dorm.
The current infrastructure does not emulate the St. Olaf standard that I aim to uphold as an Ole. Some of the more recently renovated dorms boast impressive quality (Kildahl/Ellingson), however, the living space is far too small to encourage creative thinking and comfortable living. Dorm living offers incredibly rich opportunities for students to share experiences—academic and non-academic alike. With respect to Ytterboe, the pod-style living is fantastic in theory and the shared common room is the best part of that. However, the quality the bedrooms feel very outdated and disproportional. The singles are very small. Moreover, the corners are cut in due to the exterior structure. Truly unthoughtful design. However, two of the shared doubles are massive and often waste space with open flooring because the shared space is the pod. It would be more intuitive for the singles to be approximately half of the larger doubles and for all of the shared bedrooms to be the same size. With respect to the current furniture, it is lacking. While it shouldn't be expected that the furniture is high quality, but then allow students to opt-in to have the furniture. With the current system, students are forced to utilize uncomfortable and aesthetically repulsive furniture. While I realize that there is no one solution for all students, there are several elements of the current living infrastructure that should be examined closely. I GREATLy appreciate that you all are taking the time to get the feedback from students and invest in new/renovated living spaces. Dorm living is one of the most memorable aspects of an undergraduate experience and I am thrilled that St. Olaf is recognizing that the current living spaces need to be improved. I believe that St. Olaf has the potential to be one of the richest communities in the world and that will only come with profoundly thoughtful design of private and shared spaces (not necessarily ultra nice spaces, just thoughtful constructions of space that take into consideration the program that occurs in dorm-style living).

These are great plans but more flexibility with meal plans would be needed. I would love some of the options with kitchens but only if I would be allowed to have a greatly limited meal plan with a much lower cost.
I really think that more units with kitchenettes are necessary. Especially for students with allergies who want the ability to create your own meals. because getting off campus is so hard, it is nearly impossible to cook most of your own meals//highly inconvenient to do so on campus with the current options until you are a senior and can move off campus. I feel very strongly about this.
The dorms are too small, living in Kildahl with two people was a disaster. Not being able to have space for a big fridge and having cooking supplies (microwave, toaster, hot pan) banned is not smart for St. Olaf. The shared kitchens are too small, and often filthy. It should not be the janitor's job to clean up students mess in the kitchen, but neat and tidy students shouldn't have to suffer at the cost of messy students.
it is really hard to have three people in one room in kittlesby. a new dorm would help a lot to make the rooms in kits doubles and not triples
It should be less expensive in its current state
The housing at St. Olaf sucks. My heater works sporadically, the bathrooms are cramped, and the rooms are too small for two people to share. I don't think I should have to walk 15 minutes to my car either, especially given the high parking and board costs. I wish St. Olaf offered apartments or non-honor houses like every other college in the US.
I would be interested in seeing floor plans for well-designed two-person bedrooms with shared bathroom & kitchens, rather than 6-8 person suites.
I think that the housing should try and remain true to the older architectural style of halls like Mellby and Thorson or even a building like Holland Hall. It is part of what makes St. Olaf attractive. Ugly buildings like Mohn and Ytterboe are depressing and honestly down right ugly
In my college touring experience, St Olaf seemed to be BEHIND other colleges in dorm renovation, making other colleges like the U of M and St Thomas stand out significantly in the newness of the dorms and in the accessible laundry/food/gym. However, part of St Olaf's branding is the old-fashioned stone building dorms so it's less necessary to build new ones, and more necessary to update basic features (like the bathrooms- the bathrooms in Kildahl are AMAZING but they're gross everywhere else) and the living spaces. We also care more about updating Skoglund than getting personal gyms or nicer kitchens/laundry facilities.
Price is a big factor when deciding housing. I know many students (me included) are avoiding singles just because the cost is $1000 more EVEN in the Ytterboe Pods. Many other schools don't charge more for singles.
Something in housing needs to change. Whether it the administration in the housing department, procedures, or building, I do not care.
Mohn Bathrooms are DISGUSTING
Get new vacuums first

A part of what draws a lot of students to St Olaf is its intensely residential nature. However, campus for me and a lot of my class mates is restrictive and even claustrophobic because of the limited housing options. I would choose an apartment with a private bedroom with a shared kitchen and bathroom where I had more control and responsibility over the space over traditional dorms any day. I feel that the school does the students who want to learn how to make a home and be independent a disservice by not having at least apartment style dorms and at most, insisting on such an intense residential experience.
My biggest gripe with Mohn is that the showers are tiny.
Please, please keep the honor houses!! It's such a special tradition that St. Olaf has. My parents have told me stories since I was born about how grateful and happy they were to have the opportunity to live in an honor house their senior year at St. Olaf, and I've been dreaming of the opportunity to live in one since then. It's such a special housing opportunity that St. Olaf has and I would much prefer to live in a house provided by St. Olaf close to campus than in any type of new apartment building on campus.
Living in Kil this year has really cemented the importance of a common space for me. I think common spaces like the one in Kil would be super beneficial for getting stud3nts to talk to each other more and the issue I'm finding while looking for dorms for next year is that none of them have the same kinds of common spaces
Please put sinks in double rooms
St. Olaf tries to make itself a highly residential campus without wanting to put in the effort to keep up facilities so that students are happy to stay on campus. If they are going to limit the amount of students that are allowed to live off campus, they need to put in the work to make sure the students are enjoying living on campus instead of feeling like they are forced to be in outdated facilities. It is time for the college to update all of its dormitories.
Whether or not the janitors clean the bathrooms is a big factor. Many people aren't interested in quads or more than 3 roommates because drama and mental health issues aren't adequately addressed at St. Olaf.
I personally think the college in is dire need of apartment style housing. The fact that all four years st. Olaf expects us to live in freshmen dorm conditions for all four years is absolutely ridiculous.
Accessible housing is a big issue on campus, most accessible housing is away from the center of campus which makes it inconvenient. The ability to cook food is also super important because food service on campus does not meet need for dietary restrictions and it is impossible to safely prepare food in a communal kitchen.
Many students want apartment style living
I think it is more important to fix things in the current dorms (like kitchens and laundry) before focusing on building a new dorm or fixing room sizes. I also think gender neutral housing should be implemented.
don't need to be fancier need to think through simple housing solutions. dorms are dorms houses are houses need to re-think charges etc

I worry about the consequences of separating students in housing based on financial means
I think the more different styles of living, the more excited students will be to come to St. Olaf to live on campus, and the more likely current students will be to not want to move off campus. I think more living styles will definitely make maintaining the college's residential status easier.
Would love to see composting in new/existing residence halls
Please resurface the walls in Ytterboe Hall. I have multiple scars on my hands and arms because of how rough they are, and it is virtually impossible to hang anything on them (I've wasted a lot of money on command hooks that don't stay stuck).
The current housing is poor compared to other schools that cost LESS money. The bathroom in my hall last year was COVERED in black mold. The internet is terrible. The three person Kittkesby is akin to living in a dark cave. I'm THRILLED to see your considering something new but I'm unlikely to benefit from it.
The laundry machines, especially in Mellby, definitely need to be updated. More private rooms/singles would be nice.
Room and board costs roughly $1,300 per month at St. Olaf. An apartment + food + transportation is not nearly this much within the local Northfield economy. The policy requiring on campus housing disregards this discrepancy and takes advantage of the St. Olaf student. The notion of raising prices to allow students more options is understandable, although those students who are uninterested in paying the high price in the first place should have more leeway in assessing and pursuing their options.
Moving off campus was the best decision I've ever made, St Olaf would need to build apartments to attract students as upper classmen want a greater sense of independence. Dorm living is extremely expensive and I save a lot of money living off campus but not having to pay room and board rates at St Olaf. I get a lot more for my dollar off campus
I would like more clarity regarding housing options for students that won't be on campus for fall semester. Currently, these students can't bid on rooms, which makes trying to live by and with friends more difficult.
Different buildings for housing is very important to new students. Some of the new layouts look very unique.
other universities such as Yale have had housing like the survey described. If we want to attract students, we should have started by doing it that way instead of punishing low-income students who wouldn't be able to afford the after-thought renovations.
It might be nice to have an option for a female or anyone who identifies as female only dorm, for those who feel more comfortable living among other students of the same identity. For example, someone who has gone through a title ix case or does not feel comfortable living with guys may enjoy a safer space to live.
Ability to cook own meals and save money by opting out of the meal plan, is essential if St. Olaf is going to actually be inclusive to lower-income students it admits.
Most of the questions in this survey essentially asked me about what I consider a "fair price" for new

student housing, but all of the options were more expensive than what is currently offered. I want fair housing for international students and gender neutral housing but not if it will come with a further monetary divide between students of who can pay for new housing and who can't. I am not interested in housing that "attracts" potential students but rather is able to sustain them. Part of that sustainability comes through fairness (regardless of certain identities), which current housing fails to do.
I don't think that apartments are consistent with St. Olaf's "intensely residential" community. If the college were to build an on campus apartment building, they would have to re-write the mission statement and admissions materials to reflect that change. Having apartments on campus would change campus culture.
I also think it would useful to make roommate match surveys more extensive and specific so that pairs can actually find a more suitable person to live with.
Size is the most important factor to me for housing, and makes a difference on my comfort level. Mellby is mostly okay but the closets are about half a foot too small. I understand that space is important to conserve and hard to change but that is my main critique.
Please ensure that walls are thick enough for normal conversation not to carry through. At least.
The location of a proposed new housing option would impact the likelihood of living there.
My biggest concern is the quality of laundry facilities - currently the dryers are notorious for being ineffective, meaning that we have to dry our clothes multiple times to reach actual dryness. This is both a waste of time and a waste of electricity! If we had more efficient, quality dryers we'd waste less time doing laundry twice and we'd save electricity at the same time! --- Thanks for reading.
St Olaf housing is currently lacking in variety of options and needs significant improvement.
I think there should be more options for those who are interested in being more independent. Apartments with full kitchens would be very nice, especially for upperclassmen. I think it is important for there to be off-campus housing options as well though, so if a new building would not allow any students off campus, I do not think a new building should be built.
I think that housing at St. Olaf is one of the biggest weaknesses of our campus. Renovated housing facilities would attract many new students.
We want apartment style housing for upperclassmen! No one wants to live in a dorm when they're 22. That's why everyone is trying to live off campus
If there was apartment style housing offered on a yearly contract, I would only be interested if there was also parking that was nearby. It is very important to have more parking options on campus to go along with new/renovated living spaces.
Having more options for single rooms would be beneficial for those that don't have any interest in rooming with others.
I think the apartment-esque housing option is sorely lacking on campus and would be greatly appreciated

especially by upperclassmen.
Buntrock Commons has benches lined up and down the back, and it would be nice to see some of these placed around campus.
When I had the flu I legit almost died walking down four flights of stairs in order to make soup. I also got bronchitis earlier in the year because my heat broke for a week.
I think that the most important thing is having at least gender neutral floors.
We need more options for private rooms within shared communal spaces. If you want people to stay on campus you need to give upperclassmen the option of "apartment" style housing with private rooms.
Room and board is already too expensive without adding extra costs, no matter how nice the unit might be.
I think we need gender neutral housing, either in existing dorms or in future housing plans
It is the housing policies that should be reformed, not the options themselves.
ability to meet new students varied a lot freshman year and that is apparent in friend groups today
I do think that having an entire apartment-style dorm building would be an incredibly attractive draw for upperclassmen in particular, like I lowkey wish some of these options were available now, as I would definitely live in them
Private bedrooms are high on my list. Many people I know also really hate sharing a room. People would be definitely be willing to pay more for a private bedroom and would attract people to applying to this school
The housing choices at St. Olaf are awful. You'd think an "intensely residential community" would care a little bit more about the quality of student dorms especially since off campus options are controlled and limited by the school. All I want is a warm shower and a better ceiling light in Ytterboe. That doesn't seem like that hard of a think to give students.
I think having apartments is extremely important. It is unrealistic to have students not be able to live off campus or apartments and then jump into it after graduation. I really like this idea. It seems better for students' life experiences.
Guest policies regarding people of the opposite gender in dorms are inapplicable to many students who are gay or queer. This policy alienates queer students and gives the impression that the school's residence life department does not consider us when writing their policies. Gender neutral or queer specific/friendly residence halls or floors would be greatly appreciated. I realize that this is a Lutheran institution, but I and my queer peers would like to feel fully included and protected in this community.
Apartments would be a good option that would probably be helpful to prepare students for life after St Olaf.
There should definitely be apartment style housing options available for students who do not want a meal plan.
More gender neutral spaces/bathroom options, more community space, more singles

Unfortunately, it is quite frustrating to do laundry in Larson Hall for a few reasons. The room is so tight and squished, the machines are usually full, and many of them either do not work or have problems. I think Larson Hall needs more laundry machines and ones that are fully functional.
The showers in Mohn are genuinely awful. None of them stay at a consistent temperature or a pressure. Also, living on the first floor, we get ants because there are no base boards. Lastly, the ventilation is broken and it's always very hot in our room. Help.
Kitt looks like a prison. Please in the name of all that is holy renovate it.
I think the residence halls are one big weakness at st olaf. the community inside them is great, but the buildings are old and falling apart. Additionally, Kitteslby needs to be changed, or at least offered at a lower cost than the other halls. Students should not pay the same amount of money for a triple that they do in a double.
I have seen that many dorm halls do not have adequate water fountains which I think are very important.
I think this type of housing is attractive if it was an option when first coming to St. Olaf, but I am not sure if I would be willing to pay more money for it. Especially because I am already in the mind set that I will be paying $5000 dollars a year and I am content with the way housing is now since I've already experienced it for 3 years.
Shared mircrowaves do not work well, it would be far better if we were allowed to have our own.
Please consider getting a new laundry machine service... I have had problems in all five dorms I have lived in. Also, please consider consulting IT about how best to get WiFi coverage in every inch of dorms.
I think you need to consider completely renovating or tearing down some buildings at St. Olaf, particularly I would say Mohn and Kittlesby. I have lived in both of these buildings and had horrible experiences with the run down bathrooms, bad lighting, and overall gross and breaking interiors (examples include outlets falling out of the walls, stained curtains and walls, carvings in the floors and wooden doors, paint chipping in giant chunks off the walls, and overall odd shaped rooms). If anything, the bathrooms need the most help, Kittlesby needs more showers and Mohn needs more privacy. Both need updates overall. Also, don't attach desks to the walls again, that has been a huge annoyance in Mohn. I feel as though I pay a lot for housing here and the overall experience has not been positive, and the discrepancies between different buildings is appalling since we all pay the same price. All the buildings just aren't equitable quality of living, therefore they shouldn't be the same price.
Housing is super not desirable especially compared to large schools. The students at this school are not required to live on campus for more than a year often times so we are being cheated out of living opportunities and clean, nice facilities.
Need better wifi, printers, and parking
I think that air conditioning (or air cooling such as Ytterboe) would be a MAJOR benefit for summer residents to utilize. In addition, having fully kitchen amenities for summer students or students with

academics off campus (such as nursing, psychology, and teachers) would be very useful for those 4am mornings.
What we have now seems better than average, especially size of rooms. What I care about most in deciding where to live is the estimated amount of people who use each bathroom and the quality of the sinks and showers.
I think that renovation options at St. Olaf College are preferable because it probably costs less than building entirely new structures; I think there are many students who are worried about already rising costs of tuition and room & board at St. Olaf and new housing would be a heavy burden for students to financially bear unless the price-point could be matched by donors or in some other way, reducing the cost for students.
The showers are terrible. Mohn showers are so small I keep hitting the wall when I move around and I'm 5' and petite. There's never enough hot water and the water never stays at the same temperature. Showering in mohn is a nightmare
Please get new vacuums for the dorms, they are very heavy and hard to carry up stairs.
New housing would be good.
N/A
I lived in Kildahl 2014-15 and benefited from the wonderful bathroom renovation you did summer of '14. Having a clean, new bathroom is SO nice and made it a wonderful living experience. The following summer, the new renovation in Kildahl looked wonderful and seemed to make the space a lot more livable and communal, especially with the new furniture. I think that's so key. The next two years I lived in Larson, just a year or two after another great renovation. I LOVED living in an updated, clean room with new carpets and windows. It was comfortable, bright, and clean, and that definitely affected my overall experience at Olaf. I would say Larson is the best dorm on campus, and I wish the other dorms were just as updated. I could come home and relax in such a clean environment. Fall of senior year, I lived in Ytt in a sextet. It wasn't updated recently, but it was comfortable and livable, and clean enough. The bathrooms and utilities are updated, which is wonderful and made a huge difference. The common spaces probably haven't been updated since my mom was a student here in the 80s? I think that having clean, updated spaces does so much for students. St. Olaf students are very academic and very involved- it's so important to have spaces to come home to that are homey, clean, and updated. I keep repeating the word "clean"- I really believe that new spaces are much cleaner, smell better, and are easier to maintain than the older spaces, and that living in such an environment is much more conducive to studying and feeling healthy and balanced. From my experience, here's how the dorms rank as far as being updated, livable, and clean. Larson Hoyme Kildahl Ellingson Mellby Rand Thorson Kitt Hilleboe Ytterboe Mohn If you're wondering who to renovate next, I'd choose Mohn, Hilleboe, or Ytt!
It's unclear to me as to why students would pay more for a room when the density of students compared to the available facilities is static.
I'm conflicted about having housing options with different costs (e.g. unrenovated "traditional" style dorms

that cost less than newer, different style dorms). On the one hand, it's not very fair to increase the housing cost for everyone when only upperclassmen with high room draw priority will get the good rooms. On the other hand, if some rooms or dorms cost more to live in than others, this will at least to some extent segregate dorms by income, which to me would be very undesirable. To me, one of the most important parts of renovating would be to provide more housing options to everyone, regardless of room draw priority. As a sophomore this year, my only room options were traditional room layouts, and my choices were purely based on the location of the dorms. I think that there should be more variety in dorms so that students have more options, and some dorms being clearly better than others (ytterboe and rand) should be avoided.
Things at St Olaf need to change in the housing. There should never be mold or any other harmful things in any dorm for the amount that we pay to be here. Not only is it a health concern but it is illegal in most cases. I know of two people who have gone to the hospital with mold in their lungs this year alone. If this is not fixed the school will be held responsible because of the legality. IT NEEDS TO CHANGE!!!!
I think that one of the largest set backs that St.Olaf has is the current age and quality in the dorm halls. For example in Rand we have had multiply health risks with mold.
I think money should be spent into renovating and updating bathrooms and kitchens in old dorm halls before building new housing entirely. If new housing is built, it should be apartment style and available to only seniors, as a transition phase of housing into "real-world" living. Kitchen, living room...
I really like the ideas but I'm not a huge fan of the price tag.
I think it makes a huge difference whether or not those private bathrooms are cleaned by custodians or not because that's one of the reasons I didn't love Rand when I lived there because we had to clean our own bathrooms.
Everyone I know would rather live off campus because of the condition of the dorms.
In my opinion, kittelsby needs extreme renovation. If St. Olaf built new housing that were like apartments with private bathrooms, it would attract many new students. I love St. Olaf, but the current housing situations are not good. I've been noticing other colleges making recent changes to their building by adding apartment like buildings with living rooms, private bedrooms, private bathrooms, and even private kitchens. I believe if St. Olaf started renovations and created buildings like this, it would be the perfect college.
Please consider adding cable (basic, local 3-5 channels) in dorms. Streaming usually works fine but for sporting events connection can be spotty
It is beneficial to have lots of different housing options.
I think it's important that students have teir individual spaces/rooms that are conjoined. It provides privacy and may allow for a drcrease in roommate conflicts.
New facilities are a HUGE draw for new students. No one likes aging buildings.
We NEED gender neutral housing and gender neutral bathrooms!! Also, ACCESSIBILITY! WHY AREN'T THE DORMS ACCESSIBLE!? If St. Olaf wants to be as "inclusive" as they

say they are, they need to address these relevant and important issues in the dorms. These issues effect the every day lives of me and my fellow classmates, and it is ridiculous that we have to jump through hoops just to use a bathroom or to get into a building!!!! FIX THIS.
More adequate accommodations for students with mental and physical disabilities...we should not be charged more money for housing appropriate for our disability.
For me, the biggest issue with St. Olaf housing is the forced dependency of the Caf. I have a lot of allergies and used to work as a professional chef before college, so I have much trouble with the outrageously expensive service that Bon Appetit provides. Housing and lifestyle wise, I have found my year off campus to be by far by best at St. Olaf, and I think that predominantly has to do with my living arrangement and ability to conform to a diet and food standard that keeps me happy. Having my own room has also allowed me to make my own schedule and create my own days around my own needs. Though I loved living with my roommate for 2 years, and LOVED the common spaces of Hoyme my freshman year, I have found that after Freshman year, my friendships were formed outside of my residence, and my residence did not play a role in my relationships.
people love new things I can't wait to see what comes out of this project
Gender Neutral Bathrooms are needed
Incorporate gender-neutral bathrooms/floors.
At the very least, PLEASE invest in new and / or more washers, dryers, and vacuums. They always break and it's hard to do laundry & keep one's room clean. This is also an issue with the printers, though a little less so. That is true for all dorms, but I can only really speak to Ell, Mohn, Larson, and Mellby (where I have lived). Putting real water fountains into Larson Hall would be awesome - the ones there right now are pretty disgusting. The bathrooms in both Larson and Mohn could really use a renovation like Ellingson and Kildahl (those are nice now). Please update the kitchen in Ellingson (if it hasn't already been in the last 3 years) - it's so tiny that it's impossible for one person to cook something in there, let alone a whole dorm of people. Also, the fire alarms in Ellingson are very hard to hear from some rooms (I lived there 3 years ago; not sure if this has been fixed, but I consider it to be a safety hazard - the only reason my roommate and I knew there was a fire drill was because we suddenly heard a lot of people in the hall and poked our heads out to see what was happening). I think that ALL dorms need to be renovated to be completely handicap accessible. Sure, there are some dorms where people with disabilities can live, but what happens when they want to go visit a friend who lives on an upper floor of Thorson, for example? (yes, the friend could go to them, but they shouldn't have to - everything should be ADA accessible in my opinion). Thank you for replacing the elevators in Mohn and Larson! If future housing is built, making the rooms more soundproof would be well worth the investment - right now walls are so thin and spaces under doors let in lots of noise. Introducing gender neutral housing is something very important, whether that is in current or new dorms (the single bathrooms in Ell are a good start, but much more needs to be done, such as gender neutral floors / rooms). Having more student parking near dorms, especially for students with legitimate reasons, would be nice. Overall living at St. Olaf has been good, so don't take these as complaints - just things that I wish

would have been different for me, and I hope they might be different for future students.
Thanks for the radon poisoning.
I think that current dorms should be renovated before building the new housing options. Dorms such as Mohn, Kittlesby, and Rand could use renovations to attract more students.
PLEASE prioritize gender-neutral housing and giving trans/nonbinary folks residential spaces where they can feel genuinely safe and welcome.
Please send out a survey for the conditions of our current honor houses!!
cost should be relatively low to attract more interest; preference should be given to upperclassmen
Renovated housing needs to be ACCESSIBLE. Currently only 2 dorms at St Olaf are fully accessible (including elevators, no steps into showers/bathrooms, shower seats, grab bars, etc.). GENDER NEUTRAL housing is also very important to me.
It's time to have gender neutral and co-ed housing at St. Olaf.
I think the natural light is needed in most rooms on campus.
The housing we have is outdated and college has done a nice job renovating some of it. I agree though that building new housing should be different! I like the idea of shared suits, private bathrooms and apartments. I think these all embody the community aspects St. Olaf strives for. HOWEVER, I think the cost discrepancy is ridiculous. One of the best parts of St. Olaf is that there is no cost hierarchy in housing. Everyone pays the same. I think changing this would bring up conflict and conversations on institutionalized racism.
It cost too much. This is the reason why students would rent apartments and share the cost.
I think its really important that St Olaf offers better housing for upper classmen (more apartment style living) with single bedrooms with attached shared living spaces.
As one of the top musical schools in the nation, I feel we need an actual Performance Arts Center (not just a gym), instead of spending money on a hockey arena, or another dorm.
I think that there are more important aspects of the St. Olaf campus to put money towards other than housing that will attract students.
I feel like apartments would be nice but aren't completely in the spirit of st olaf housing. i think the biggest issue with apartment like housing is that it wouldn't be as close to campus as i'd like. i like that the dorms are right on campus and commute time is next to none
GENDER NEUTRAL HOUSING MORE HOUSING OPTIONS FOR TRANS STUDENTS GN FLOORS GN ROOMS ETC PLEASE
I don't believe that different residence halls should cost more money because this would cause campus wide economic segregation.
I feel as there can be many improvements made to campus housing that would it make it more appealing for

people to live in certain areas and also make it easier for residence life staff to complete their programming and be able to attract residents.
I think it could be awesome if there was one dorm with kitchens in each apartment suite that would give those students who want to cook their own meals the opportunity to opt out of a meal plan. Similar to Honor Houses/SHC apartments, but still living in dorms on campus.
There needs to be more options. Kildhal needs to be switched back into Senior Singles. Living there as a double was hell. It ruined my freshman year, I understand that some people do love the dorm, but I am sure almost everybody who loved their experiences there will also say it was too small and crowded. We pay so much every year that it is kind of concerning that we do not have more options. I know that St. Olaf is letting in more students than they ever had before and they want to keep the "community" sense within or living and academic situations, but they need to build a new form of they want that. You can't just keep making ridiculously small rooms into freshman doubles and singles. Either you let way more people live off-campus of you build more campus. This isn't really a compromising type of situation. I also believe there should be more single housing options. By the time students become Junior and Seniors, it's something they really want. Also, with the amount of students who have studied abroad and now are used to apartment style living situations and are more independent, the need for a single room increases. After that you still have the students left that deal with anxiety and other mental health issues. It takes me about 3 hours to fall asleep every single night when there is someone else in the room. Do I like that or am I proud of that? No, but it's been my reality for the past two years at St. Olaf. I wish, if St. Olaf were to build a new housing building, it would be styled in an apartment type manner. So that there could be multiple single rooms, maybe a common space plus a bathroom or just a sink. I feel more comfortable in that than what I have to deal with. Truly, the housing at St. Olaf has made me honestly think about transferring to a different college or university. I feel a bit bratish saying that, but my first roommate experience was a living nightmare and my second was also extremely stressful. I felt like my concerns weren't heard and I fear they won't be ever.
If renovating, carpeting some of the older dorms would be appreciated.
It would be great if mohn could not have wasp problems in the future.
Gender neutral housing should be a top concern.
The housing location is really important for students as well.
Renovate current building before building a new one.
None
I think that as long as the cost is reasonable, nice living spaces would be an attractive option for students coming to St. Olaf, especially with our policy of 4 years in the residence halls.
The St. Olaf housing situation has two major problems that absolutely affect student health and wellness: a lack of sufficient gender neutral housing and a failure to provide sufficient accessibility for students who need it. The lack of elevators in most residence halls is ridiculous. Any new building should be accessible to

people with disabilities and should provide ample gender neutral facilities. Going along with that, it would be great if the new building was not co-ed by floor. Any person should be able to live anywhere they want. I also feel strongly that the system for deciding housing should be put online! It is so impractical to have students physically attend a session to choose rooms! If registration for classes is online, there is absolutely no reason why room draw shouldn't be.
I think it would be really helpful to add composting to the dorms, since that's where a lot of food waste on campus occurs, and it affects people's lives in a more personal way. having composting in the dorms could attract students to St. Olaf, especially since many other campuses already do this. I also think more gender neutral housing is needing, and also it would be nice to have non-gendered floors. Gendered floors are not necessary for all housing facilities. At least offer some that are not gendered.
I think the most important feature of housing should be accessability for students with disabilities.
Apartments. Affordable living spaces off campus for people who don't want to be part of the board plan.
Cost is a big factor in housing. A lot of the proposed units in this survey look unnecessarily fancy, which would increase the price. The housing situation in Ytterboe currently is great for community. I think more housing options like this, at the lowest cost possible, would be popular with students.
The absolute lack of available off campus housing is something that all of my friends who go to other small colleges have been horrified by, as well as the fact that there are no options but the traditional dorm style living on campus. You might consider the housing options at Gustavus for inspiration (parking outside of dorms, apartments available on campus, many options for housing off campus)
KITCHEN availability and the SUITE styles are SO NICE! My sister and many others I know live in this type of housing and it's infinitely nicer than current facilities. Would for sure impress interested students
more consistent showering conditions and sinks in bedrooms.
Frankly, I think it's needed to have a new building or at least renovate buildings already on campus. There's so many people on this campus and because we're all required to live on campus and we're at over 95% occupancy (according to P McD at housing meeting). We as students deserve renovated and updated buildings if we have to live here all four years. Personally, I would be able to look past the communal bathrooms, if there were more laundry machines available. The laundry situation (especially in Hoyme) is disappointing. For one floor of over 60 girls, there's one washer and one dryer. Not to mention they are quite low quality, break often, and small. Doing laundry is the biggest struggle in the residence halls, and because there's limited machines, people become disrespectful towards other's laundry.
Better laundry facilities please! Especially in the older dorms!
Raising costs is a bit much.... or tuition is pretty high as is. It would be a real economic commitment to pay a good sum more each term for single rooms. I'm not sure a lot of students are able to afford such a commitment.
We need better housing! The ability to have gender neutral floors after the first year would be a great one.

Freshman dorms should have common areas like Ellington and kildahl, not like Hoyme and Kittlsby.
Kit is a mess
too expensive
Ellingson needs to be cleaned better
many halls are dull and drab, and quite frankly, depressing in their construction. The plain concrete stairs, muted Browns, and poor lighting make it hard to really love a space
Living in kittelsby is an absolute joke on campus. Everyone knows it's the absolute worst dorm by a considerable amount.
MAKE DORMS ACCESIBLE AND STOP DISCRIMINATING AGAINST STUDENTS WITH MENTAL HEALTH ISSUES WHO CANT AFDORD A $1,000 SINGLE. THAT IS ABLIST AND CLASSIST!!!!
All housing should be made handicap accessible and there should be gender neutral housing available.
Gender neutral housing and bathrooms is a must
Mohn needs to be renovated immediately. It is such a turn off for new atudents and a completely disgusting building
If you force people to live on campus against their wishes you need to have better housing setups. Particularly students need ways to get privacy without paying way too much. I have my own room off campus, have a 12 month lease and still pay less than those who live on campus for just the academic year. That would be fine if students made that choice but the school doesn't give us that.
I think adding apartment style housing with bathrooms and possibly a small kitchen for the unit is a great idea. As a senior, I have felt somewhat constrained by the dorms here this year and would have loved the independence and privacy of apartment style living.
Nope
It should be easier/more accessible to choose and apply for housing with roommates of the opposite gender, even in doubles.
Also making sure that all dorms have elevators and up to date facilities is very important
I found a some of the 2 person suites to be inefficient in their use of space like have a storage room half the size of the bed room. Also after living in hilleboe i have grown attached to having a sink in my room and henceforth think sinks should be a standard. Over all I think that a focus on less involved designs with a wide variability for room set ups is key to providing students with a room that they can make their own. In regard to this, I found some of the larger suite designs to seem cramped and a bit limited in room design options. Additionally because I live on the 4th floor of hilleboe the roof line and the cut outs for the windows make the room a weird shape which makes furniture layouts tricky and ends up encombering the flow of the room and makes it hard to walk around when having guests over. I really appreciate the designs sent out and the colleges willingness to hear students opinions! I hope this helped

Please please please have a gender-neutral hall, hopefully more than one. It's so important to get this.
Increased cost would make it impossible to live in renovated housing for many students.
make cost less
Housing quality currently varies dramatically from dorm to dorm and house to house. The facilities are also lacking in comparison to other similar schools, such as Carleton and Macalester. I believe that these apartment-style facilities especially would play a significant role in convincing students to choose St Olaf over other schools in Minnesota.
I'm graduating, but I think it's really important for St. Olaf to add options like on-campus apartments (especially considering Carleton has some pretty cool housing options that are nonexistent for us).
If St. Olaf builds a new residence hall, I think it should be designed like Kildahl/Ellingson Halls because of the large common lounges on each floor (this is a great way to meet people and create a sense of community).
I believe it is important for St. Olaf to renovate the dorms which need renovation the most. However, I would not like to see the cost of housing increase. I would rather St.Olaf hold off on huge renovations if the students could pay less.
Compost. All residential buildings and housing options should include compost waste bins along side landfill and recycling bins. This would require obtaining compost dumpsters behind residences and putting up compost bins and signs to help waste sorting inside residences.
I have had health complications because of mold or other issues living on first floor Rand the past two years. I know I am not the only person to have experienced such health issues, and am disappointment in this reality and would hope that the school could fix it.
I think that updating current buildings is important (solar panels, etc) but completely changing housing would affect the current campus style of living. If people had kitchens in their rooms. then why go to Stav? And while some people may not like it, I think sharing a room is important and you learn a lot from it.
Please look into renovating Mohn's bathrooms and laundry before building new buildings. It's important to have access to quality services in your existing buildings before moving on and creating more. Mohn's showers fluctuate temperature constantly and the "curtains" don't even cover my body, so I have little privacy in my bathroom. Also, we have only one washer/dryer per 2 floors and there's always at least one broken.
Housing is important but if that is THE main reason for a student coming to St. Olaf then the school has done something wrong. This was not addressed in the survey but would those with access to a private kitchen be able to get off the meal plan? Because if not then what really is the point of having a kitchen if I am paying 5,000 dollars to have someone else cook my food?
I think that the kitchen's should all be renovated with equipment that allows people to cook for themselves more because as the kitchens are they do not have enough equipment to make food for yourself

accept more off-campus housing requests??
I do not like the idea of having housing options with different costs. I think it makes it difficult for high financial need students who cannot afford more expensive housing options, who would have to choose the cheapest options and potentially not get a chance to live with their friends who can afford more expensive options.
I feel like one of the biggest complaints is the room size. I feel like its difficult to configure the room more than 2 ways because the beds, desk and dressers only fit in certain ways and it's hard to invite other people to your room because you can only fit so many comfortably. I know it would be a stretch but it would be nice to at least have a treadmill or elliptical, maybe free weights in the dorm to use. It gets difficult having to plan to walk down to the gym, especially when you live so far away.
I think the shared bedroom apartments (both 6 person and 4 person) are awesome. I don't think they are enough to significantly convince prospective students to come to St Olaf, but I think underclassmen students would be very interested in moving in. Honestly, I think the shared bathroom and campus meal plan aspects of this school are extremely important parts of what make the Hill a community and a home, so I think these are essential pieces to consider and keep when thinking about creating new/renovated housing options.
Many people I know, including myself, are tired of the lack of co-ed room permissions. I believe that when applying for pods and quads, it should be permitted.
N/A
Too expensive I am poor
St. Olaf housing seems like it is falling behind in relation to other schools. As other schools have more modernized, renovated dorms, ours seem to not change at all. I got so frustrated with the mediocre kitchen space and lack of privacy in any dorm that I moved off campus. Apartments would be a GREAT addition to St. Olaf housing because it is the one tier of housing that is missing. We have typical dorm-style rooms, many different types of "pods" and honor houses, but apartments is missing-- somewhere with a private kitchen/eating space that really allows students to try to live as ADULTS before they graduate. St. Olaf does a disservice to its students by putting most students in dorm-style rooms all four years. Students never have to learn skills such as cooking or cleaning a larger space, and I would imagine, many go into the "Real world" without ever having experienced living in an apartment.
I think its important to have different options because students want to experience more real life settings and retaining students on campus for four full years
While nicer accommodations are certainly a plus in choosing your school, if a potential student chooses based more on the rooms than the academics, community or any of the other reasons to come to St. Olaf, then they're not exactly what I think of as a St. Olaf student. In other words, it would be nice but I don't think it'll do as much as you think it will.
It's hard for me to give any financial input on these things, but doing renovations in student housing is

always a pull-factor for colleges (especially tighter, residential campuses).
I think there should be a female only dorm option personally. More singles would be the most important thing.
I strongly believe that new dormitory buildings are not needed. The addition of new buildings would take up additional space on campus, which would lead to more energy costs and the risk of some of our natural lands being sacrificed. The natural areas on this campus are very important for recreational, aesthetic, and research purposes. I also do not agree with the proposal of a new building that would have different room options at higher prices. This would make certain living spaces unaffordable for many students. The cost of room is already expensive, and there should not be a dorm that would offer even more expensive options, as it would ensure that only those with more money to spend on them could live there. There are other steps that Residence Life should take to make living in the dorms a pleasant and accepting place for students, including rapid response to roommate disagreements and discrimination claims.
Spend some housing money fixing stuff like the showers in Mohn and getting an elevator in Kittlesby. I'd love a new building, but changing the little things would make for MASSIVE improvements.
I recommend to start with Mellby for renovating if possible. (elevator, water fountains, etc) Kildahl room space is lacking. It would be nice if facilities were more consistent in dorms compared to other dorms.
Adding more suite- and apartment-style housing will make St. Olaf much more desirable because our current housing is very dated compared to most state schools where students begin living off-campus their sophomore year. I would love to see this updated housing at St. Olaf, but facilities should also be improved in existing dorms.
I think there should be more areas to store bikes indoors. I can't bring it inside and store it in my room so I have to leave it in the harsh Minnesota elements, except for the winter basement(which also costs money). There's not a big incentive to bring bikes to school.
Kitt sucks pls make it nicer.
There needs to be more cooking supplies for students to use that are actually worth using
I really like the idea of having a kitchen/kitchenette in a suite. This would appeal to me greatly, especially if it allowed for me to do a partial board plan or no board plan.
Living here in the summer is difficult with the kitchen facilities on campus.
I was denied off-campus housing going into my senior year with only a number of days before being allowed to apply for on-campus housing, forcing me into a much less desirable living situation at a much greater cost. I would have greatly valued either being notified earlier that I could not live off campus or, much more preferably, being allowed to live off campus. For enrolled students to be entirely at the beck and call of the college as to whether or not they can live in their own, individually determined situation, or be forced to pay much more for on campus housing that is much more expensive with much less space and privacy is a problem negative enough it would cause me to not recommend St. Olaf to prospective students and will

absolutely prevent me from donating any money to the College in the future.
just give students more access to kitchens and parking
Probably a good idea to modernize the on campus living. One of the biggest downsides of St. Olaf is living in small dorms while other colleges and universities allow students the freedom to live in nice apartments.
- If air conditioning is not part of the plan, please at least consider air flow in the dorms. I once stayed in student housing for summer research, and the heat sometimes bordered on unbearable. I think that adding air conditioning to student housing would be more attractive for students who want (or have) to stay over the summer for classes or research. - Allowing students of opposite genders to share housing space/floors would also be a good idea, in my opinion. As a female with primarily male friends, it was extremely difficult to find a same-sex roommate during room draw. I believe that mixed-sex (or gender-neutral) housing should be allowed if all parties (people living on the floor, other roommates, etc.) are in agreement.
For international students who cannot return home during breaks or summer, it is really important to have adequate housing with kitchens and enough space to live while the rest of campus is shut down.
We need gender neutral housing!!!!! There should be a certain number of floors in each dorm that are designated as gender neutral. Many other colleges have this option, making St. Olaf is very behind in this respect, and it could be a deterrent for students who are thinking of applying.
I think renovation of existing buildings, following student input closely, is a priority.
Some diversity in housing would go a long way in adding variety to the St Olaf living experience.
I think it is very important, because compared to many other colleges, St. Olaf is behind in the times when it comes to housing.
N/A
The bathrooms in Hoyme and Kittlesby need to be renovated.
Most of the older buildings lack elevators. While this is fine for most people, most of the time, it can be a serious problem for students with injuries or limited mobility, and for moving large boxes at the beginning and end of the school year. (When I sprained my ankle over interim, it was very difficult for me to get up and down the stairs). If we renovate or build a new dorm, elevators are a must.
Please fix kittelsby, make the buildings feel less sterile.
We are adults, living in a shared bedroom is not only no longer appropriate after your sophmore year of college, but how are students supposed to adjust to cooking their own meals, having their own privacy, fulfilling leases, and maintaining their own living space in the current situation? Our campus needs student suites and apartments at least for junior and senior Oles.
I think St. Olaf is unique, because having a small campus with good dining hall opportunities means less people will be inclined to want a full kitchen or kitchenette. That being said, I think having housing available with individual kitchen spaces would decrease the popularity of 17-21 meals per week plans. Also, as far as

I know, all housing besides singles costs exactly the same right now for students, which makes the price increase for new rooms seem out of place. It would be interesting to see rooms be charged for differently in the future because 5000 dollars per school year to live in any of the freshman dorms seems ridiculous given the size, amenities, and no freedom to look for cheaper options. I think the residential nature of St. Olaf is important, but the current "flat" rate of housing helps to lull people into thinking housing is fair.
Community Living is an important aspect of St. Olaf housing & that community extends throughout the buidling, want to help create a building of community/comfort not just a comfortable room
Showers in thorson need to be renovated...I think pipes are causing allergy/eczema breakouts. Also, sinks and showers in Larson could be updated. They clog easily. Sometimes showerheads don't work the best.
The price structure in this survey is really not representative of how housing works at St. Olaf college, as all of the rooms except singles cost the same. I disagree with the extent of the price increase in single rooms, as I think an extra $1000 a year is excessive. I particularly think that changing the housing prices by room type will segregate people by the ammount of money they can cough up to live somewhere, which will end up separating friends and creating tension. In general however, I think that having better housing is important and will be important for attracting new students and keeping students happy. I think more singles per student would be great, as well as parking near residence halls. I would rather everyone pay the same ammount for their rooms even if it's a little more expensive overall, because it gives everyone the same chance. I also really liked the apartment style setups, and would be interested in something like that if I ever got the chance. Also, I think allowing men and women or whatever you identify as to room together if they so chose would be a very beneficial change, and one which would be welcome at olaf.
Purposefully label quiet areas so that people know they can study there without interruptions.
Why do you think that putting two people in Kildhal rooms is a good idea? They can't even have more than one clothing storage space, it's meant for only one person.
Floor lounges are really nice for building community.
Common spaces like bathroom, u-rooms, and kitchens tend to get disgusting at times. It appears as though students don't know how to remotely care for these places. I would like to see red life be more involved in ensuring these spaces are kept clean. For what it is worth, the school's strict alcohol policy very heavily encourages unsafe drinking habits such as binge drinking and believe it does more harm than good for the student body.
St. Olaf students deserve more choices for rooming options without being required to pay an extra cost. Apartment options and "quad suite" options with kitchenette facilities should be available for upperclassmen. Additionally, ALLOW STUDENTS TO CHOOSE ROOMMATES REGARDLESS OF GENDER. It's 2018!
I think it's especially important since to have access to a nice apartment style living at the moment, you'd have to own a car. And owning a car at St Olaf is a pain in the ass. So it would be lovely to have an apartment option on campus, especially for upper-classmen.

I agree that some dorms need infrastructure updates, but I don't really see the benefit in radically overhauling our dorm systems if the cost increase for students is high. I particularly would not want to see a situation in which some types of room cost significantly more than others- right now the only reason you have to pay more is to have a single (Ytterboe pods don't cost more per student, for example), and I'd like to see that policy continue.
Housing options are rather poor. Buildings are generally bug infested and inadequately maintained. Rooms are sometimes small. WALLS AND DOORS ARE TOO THIN!!!!! A great dorm would have on site parking (around building or underground), would have various types of private rooms with private/shared baths, and in-suite kitchens. The walls and doors for in-suite rooms NEED to be thick / sound-proofed.
New and innovative housing options would be a potential draw for new students, given that a lot of options are currently more traditional types of housing. However, there doesn't seem to be all that much space left on campus to build new without making space by tearing down a building. I also feel that gender-neutral housing should be introduced for those who request it, given the increasing amount of students who identify with a non-binary gender identity.
i think if you made things different costs that wouldn't be fair to students who couldn't afford specific units. Everything should be a flat fee.
Air conditioning!!!! That would be awesome to get. Personally, it would make my living experieince so much more enjoyable
Currently, much of the housing on campus is less than satisfactory... Especially Mohn and Rand (mold). New, clean buildings with fun new layouts and options would likely encourage many more students to come to olaf and be more happy living on campus for all four years!
For many reasons, I think it is important that St. Olaf offer apartment-style housing, with private bedrooms and a shared full kitchen. Not only does this serve students who are unable to go home over break, but it also provides a space for older students looking for more independence. I even think that apartment-style housing could help improve mental health outcomes for some students by creating more of a school/ home separation.
-I like the tower dorms for the views and the privacy they offer. However, it seems that the showers and the heating are inconsistent among different floors (the showers often have little temperature control and little water pressure, and there is little control in the heating (it is hard to get our room under 75 degrees unless we leave the window open all day). Furthermore, ensure that windows are soundproof or coordinate garbage pick up and snow removal at times that are not before 6am. Laundry rooms are also a challenge due to lack of space to put clothes coming out of the washer/drier and machines that often do not function properly. I believe having gender neutral spaces (including gender neutral bathrooms) is also an important feature that needs to be considered in future housing decisions. I believe housing should attempt to remain on campus as much as possible (as opposed to off campus apartments), as I do believe this fosters better community on campus.

I really wish these would have been options for me before graduating!! 100% guarantee they would be a hit. Best of luck with the new housing!
ALL housing options and buildings on campus should be accessible to those with disabilities. Gender neutral spaces would be highly appreciated. Housing is one of the most anticipated places for some visitors. Where they will be living for the next four years can be a major attraction/detraction to a place.
Please have at least one place (building, or floor) that is gender neutral housing and bathrooms - where students of any variety of genders can live together. That's really all I want.
I think that some of the common spaces and study lounges in the dorms need to be updated. I also really like the idea of having pods/apartments where there is a common space and partial kitchen. However, I also think it's really important to keep the costs to a minimum so I don't think that it's a good idea to have large kitchens and single rooms in the apartments.
Its fairly good but I would like to see a more complete kitchen.
Based on tuition costs, housing should be much better (renovated, apartment options, etc.). However, it would be challenging to have apartment options due to campus policies. But I do think that our residence halls need to be renovated regardless.
I think the laundry facilities should be accessible and sustainable. I also believe there should be gender neutral housing and it shouldn't matter what gender the person you're living with is.
I think it is absolutely absurd that students are trapped to living on campus with subpar facilities such as bathrooms and small dorm rooms, with the only way of living off campus being a knock down drag out fight.
St. Olaf should consider implementing gender-neutral housing options. The college also needs to ensure that basic amenities are up to par. Low water pressure and temperature have been frequent issues for me. Each dorm should contain a small exercise facility. Even just a couple treadmills would be awesome!
Put more security cameras.

Revised
April 1, 2018

***Required Questions**

St. Olaf College Student Housing Survey

housing-survey.com/stolaf

St. Olaf College has partnered with Workshop Architects, an architectural firm and The Scion Group, a real estate services firm specializing in college and university housing, in connection with a housing master plan. **Your feedback matters!**

This survey is confidential. Survey responses will be integrated, analyzed, and reported in ways in which the confidentiality of the survey respondent is guaranteed.

To show our appreciation for you taking the time to complete the survey, three (3) survey respondents will be randomly chosen to receive $50 St. Olaf College bookstore gift certificates**.**

Thank you for completing this short survey and sharing your comments with us, even if you do not anticipate taking advantage of potential housing opportunities.

Page break

* **1) What is your current enrollment status?**

- ❍ Full-time student
- ❍ Part-time student

• Respondents who selected "Part-time" (#1) jump to #31

* **2) What is you class standing?**

- ❍ First-year
- ❍ Sophomore
- ❍ Junior
- ❍ Senior

* **3) Where do you currently live?**

- ❍ St. Olaf campus housing facility (including Honor Houses)
- ❍ Off-campus rental property (leased by the unit)
- ❍ Parents' or relatives' home
- ❍ Property I own

• Respondents who selected "Property I own" (#4) jump to #31

4) Overall, how satisfied are you with your current housing facility?

- ❍ Satisfied
- ❍ Neither satisfied nor dissatisfied
- ❍ Dissatisfied

Revised
April 1, 2018

5) How would you rate your ease of selecting, applying for, and receiving a room assignment for on-campus housing?

- ❍ Easy
- ❍ Neither easy nor difficult
- ❍ Difficult
- ❍ Not applicable

• Respondents who selected "Off-campus rental property" or "Parents' or relatives' home" (#3) continue to #6
• Respondents who did not select "Off-campus rental property" or "Parents' or relatives' home" (#3) jump to #7

* **6) Have you ever lived in a St. Olaf College residence hall?**

- ❍ Yes
- ❍ No

• Respondents who selected "Yes" (#6) continue to #7
• Respondents who selected "No" (#6) and "Parents' or relatives home" (#3) jump to #16
• Respondents who selected "No" (#6) and choose "Off-campus rental property" (#3) jump to #8

* **7) How satisfied are you with the following aspects of campus housing?**

	Satisfied	Dissatisfied	Neither satisfied nor dissatisfied
Ability to meet other students	❍	❍	❍
Availability of common space for socializing	❍	❍	❍
Availability of common space for studying	❍	❍	❍
Availability/quality of internet access	❍	❍	❍
Building amenities (common kitchens and computer labs)	❍	❍	❍
Cost	❍	❍	❍
Guest policies	❍	❍	❍
Hall or floor programming	❍	❍	❍
RAs and/or JCs	❍	❍	❍
Room selection process	❍	❍	❍
Room size	❍	❍	❍
Room type choices	❍	❍	❍
Shared bathrooms	❍	❍	❍
Shared bedrooms	❍	❍	❍

• Respondents who selected "St. Olaf campus housing facility" (#3) jump to #15
• Respondents who selected "Parents' or relatives' home" (#3) jump to #16
• Respondents who selected "Off-campus rental property" (#4) continue to #8

Revised
April 1, 2018

8) With how many people are you currently living?

- ❍ None, I live alone
- ❍ One additional person
- ❍ Two additional people
- ❍ Three additional people
- ❍ Four or more additional people

Page break

9) How many bedrooms are in your current residence?

- ❍ I live in a studio apartment
- ❍ One bedroom
- ❍ Two bedrooms
- ❍ Three bedrooms
- ❍ Four or more bedrooms

10) How many bathrooms are in your current residence?

- ❍ One bathroom
- ❍ Two bathrooms
- ❍ Three bathrooms
- ❍ Four or more bathrooms

- Respondents that choose "None, I live alone" (#8) jump to #13
- Respondents that did not choose "None, I live alone" (#8) continue to #11

11) With how many people do you currently share a bedroom?

- ❍ None, I have my own bedroom
- ❍ One other person
- ❍ Two or more other people

12) With how many people do you currently share a bathroom?

- ❍ None, I have my own bathroom
- ❍ One other person
- ❍ Two other people
- ❍ Three or more other people

Page break

13) What is the length of your current rental agreement?

- ❍ 12 months
- ❍ 9 months or academic year
- ❍ 6 months
- ❍ Month to month

Revised
April 1, 2018

14) Please provide an estimate of current monthly payments for <u>your portion</u> of the following every month?

Rent	$_____
Gas/Heating	$_____
Electricity	$_____
Water/Sewer/Trash removal	$_____
Satellite/Cable TV and Internet	$_____
Parking	$_____

- Respondents jump to #16

15) In which campus housing facility do you live?

- ❍ Ellingson Hall
- ❍ Hilleboe Hall
- ❍ Hoyme Hall
- ❍ Kildahl Hall
- ❍ Kittelsby Hall
- ❍ Larson Hall
- ❍ Mellby Hall
- ❍ Mohn Hall
- ❍ Rand Hall
- ❍ Thorson Hall
- ❍ Ytterboe Hall
- ❍ Honor House

Page break

* **16) What are the four (4) most important factors in your decision when choosing where to live, assuming you can live anywhere you want? Please rank in order of importance with 1 being the most important.**

Ability to cook meals	_____
Access to common / lounge space	_____
Access to food for sale (prepared food, convenience items, vending machines, etc.)	_____
Adequate privacy	_____
Adequate size of living space	_____
Adjacent, outdoor recreation and gathering space	_____
Atmosphere/sense of community	_____
Availability of parking	_____
Cost	_____
Easy access to amenities (e.g., laundry and recreation)	_____
Easy access to campus activities	_____
Location / proximity on/to campus music, athletic or theater facilities	_____
Physical condition of facilities	_____
Private bathroom	_____
Private bedroom	_____
Safety / security	_____
Satisfy family's wishes or needs	_____

Revised
April 1, 2018

Page break

* **17) If St. Olaf were to build new, or renovate student housing, which would be the four (4) most important features of a new community? Please rank four in order of importance with 1 being the most important.**

Ability to cook meals	_____
Adequate privacy	_____
Adequate size of living space	_____
Availability of computers/printers	_____
Bike parking/storage	_____
Community meeting room/social lounge	_____
Food for sale (*e.g.*, vending machines)	_____
Gender neutral space	_____
Laundry facilities in the building	_____
Length of housing contract / lease	_____
Outdoor recreation and gathering space	_____
Parking	_____
Private bathrooms	_____
Private bedrooms	_____
Residence hall specific common area spaces	_____
Quiet study room spaces (group or individual)	_____
Safety and security features	_____

18) Overall, how do you feel about the types of common spaces in each individual St. Olaf residence hall?

- ❍ I prefer having different common spaces in each residence hall
- ❍ It is neither good nor bad having different common spaces in each residence hall
- ❍ I prefer that each residence hall have the same type of common spaces

* **19) If new or renovated student housing were built on campus at St. Olaf College, which level of interest best describes your desire to live there in the future?**

- ❍ Very interested
- ❍ Somewhat interested
- ❍ Neither interested nor disinterested
- ❍ Not interested

Page break

HTML Snippet

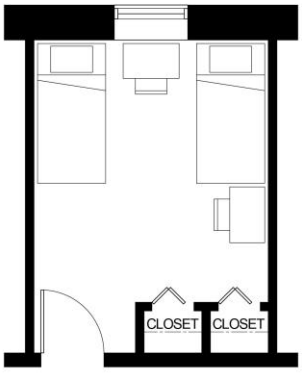
The following section of the survey will measure your interest in sample unit types and features of student housing at various price points.

****Please note that the floor plans presented below are for survey purposes ONLY. They do NOT represent the exact housing that may be offered at St. Olaf. ****

Page break

Revised
April 1, 2018

* **20) Please consider a shared <u>Traditional room</u> (two students per room with a common bathroom down the hall) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**



COMMUNITY BATHROOM AND KITCHEN NEARBY

TRADITIONAL
scion

USED BY PERMISSION
EPSTEIN
600 W. Fulton St. Chicago, IL 60661 – 312.454.9100

How much would you be willing to pay per academic year for a shared <u>Traditional room</u> in a new or renovated building? *Please assume Internet, furniture and all utilities are included. A full community kitchen would be available down the hall, shared with residents from other rooms.*

- ❍ $5,175 - $5,400 per academic year ($575 - $600 monthly per person)
- ❍ $5,409 - $5,625 per academic year ($601 - $625 monthly per person)
- ❍ More than $5,625 per academic year (More than $625 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

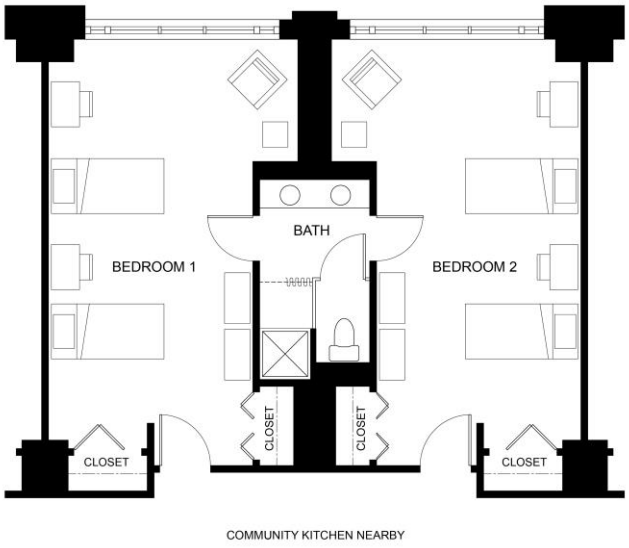
* **21) How much extra would you be willing to pay per academic year for a private <u>Traditional room</u> like the one described above?**

- ❍ $100 - $125 per month
- ❍ $126 - $150 per month
- ❍ More than $150 per month
- ❍ Not interested an any cost
- ❍ Not interested because of unit type

Revised
April 1, 2018

Page break

*** 22) Please consider a Quad Occupancy Semi-Suite (four students per suite in two shared bedrooms with one shared bathroom) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**



How much would you be willing to pay per academic year for a shared bedroom in a Quad Occupancy Semi-Suite? *Please assume Internet, furniture and all utilities are included in the rates shown below. A full community kitchen would be available down the hall, shared with residents from other suites.*

- ❍ $5,400 - $5,625 per academic year ($600 - $625 monthly per person)
- ❍ $5,634 - $5,850 per academic year ($626 - $650 monthly per person)
- ❍ More than $5,850 per academic year (More than $650 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

*** 23) How much extra would you be willing to pay per academic year for a private bedroom in a Quad Occupancy Semi-Suite unit like the one described above?**

- ❍ $100 - $125 per month
- ❍ $126 - $150 per month
- ❍ More than $150 per month
- ❍ Not interested an any cost
- ❍ Not interested because of unit type

Page break

Revised
April 1, 2018

* **24) Please consider a <u>Six Person Four Bedroom Suite</u> (six students per suite in two private bedrooms and two shared bedrooms with two shared bathrooms) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**

4 BEDROOM, 6 PERSON SUITE
scion

USED BY PERMISSION
EPSTEIN

How much would you be willing to pay per academic year for a private bedroom in a <u>Six Person Four Bedroom Suite</u>? *Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator would be available in the suite.*

- ❍ $6,075 - $6,300 for the academic year ($675 - $700 monthly per person)
- ❍ $6,309 - $6,525 for the academic year ($701 - $725 monthly per person)
- ❍ More than 6,525 for the academic year (More than $725 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

* **25) How much would you be willing to pay per academic year for a shared bedroom in a <u>Six Person Four Bedroom Suite</u>? *Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator, would be available in the suite.***

- ❍ $5,625 - $5,850 for the academic year ($625 - $650 monthly per person)
- ❍ $5,859 - $6,075 for the academic year ($651 - $675 monthly per person)
- ❍ More than $6,075 for the academic year (More than $675 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

Page break

Revised
April 1, 2018

* **26) Please consider a <u>Quad Occupancy Suite</u> room (four students per suite in four private bedrooms with two shared bathrooms) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**

4 BEDROOM, 4 PERSON SUITE
scion

USED BY PERMISSION
EPSTEIN

How much would you be willing to pay per month for a private bedroom in a <u>Quad Occupancy Suite</u>? *Please assume Internet, furniture and all utilities are included in the rates shown below. A kitchenette including a sink, microwave and refrigerator would be available in the suite.*

- ❍ $6,300 - $6,525 for the academic year ($700 - $725 monthly per person)
- ❍ $6,534 - $6,750 for the academic year ($726 - $750 monthly per person)
- ❍ More than $6,750 for the academic year (More than $750 monthly person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

Page break

Revised
April 1, 2018

* **27) Please consider a <u>Four-Bedroom Apartment</u> (four students per apartment in four private bedrooms with two shared bathrooms, a shared living room and a full kitchen) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**

4 BEDROOM, 4 PERSON APARTMENT
scion

USED BY PERMISSION
EPSTEIN

How much would you be willing to pay per month for a private bedroom in a <u>Four Bedroom Apartment</u>? *Please assume Internet, furniture and all utilities are included in the rates shown below.*

- ❍ $6,750 - $6,975 per academic year ($750 - $775 monthly per person)
- ❍ $6,984 - $7,200 per academic year ($776 - $800 monthly per person)
- ❍ More than $7,200 academic year (More than $800 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

Page break

Revised
April 1, 2018

*** 28) Please consider a <u>Two Bedroom Apartment</u> (two students per apartment in two private bedrooms with one shared bathroom, a shared living room and a shared full kitchen) in a new or renovated building. Currently housing costs $5,000 per academic year per student at St. Olaf.**

2 BEDROOM APARTMENT
scion

USED BY PERMISSION
EPSTEIN

How much would you be willing to pay per month for a <u>Two Bedroom Apartment</u>? ***Please assume Internet, furniture and all utilities are included in the rates shown below.***

- ❍ $7,200 - $7,425 per academic year ($800 - $825 monthly per person)
- ❍ $7,434 - $7,650 per academic year ($826 - $850 monthly per person)
- ❍ More than $7,650 academic year (More than $850 monthly per person)
- ❍ Not interested because of unit type
- ❍ Not interested because of cost

*** 29) Would you be interested in a shared bedroom in a <u>Two-Bedroom Apartment</u> at some cost savings?**

- ❍ Interested only if savings are $100 - $125 monthly per person
- ❍ Interested only if savings are $126 - $150 monthly per person
- ❍ Interested only if savings are More than $150 monthly per person
- ❍ Not interested in a shared bedroom regardless of savings
- ❍ Not interested because of unit type

Page break

Revised
April 1, 2018

*** 30) If you were to live in new or renovated St. Olaf College student housing, which contract term would you prefer, assuming the monthly cost is the same for all contracts?**

- ❍ Annual contract (fall, spring and summer terms)
- ❍ Academic-year contract (fall and spring terms only)
- ❍ Interim contract (January only)
- ❍ No preference

Page break

*** 31) How important do you think new or renovated student housing options will be in attracting and retaining St. Olaf College students in the future?**

- ❍ Important
- ❍ Neither important nor unimportant
- ❍ Not important

32) Please share any additional thoughts or comments you have regarding housing for students at St. Olaf College.

_____
_____
_____

Page break

*** 33) With which gender do you most identify?**

- ❍ Female
- ❍ Male
- ❍ Transgender Feminine
- ❍ Transgender Masculine
- ❍ Gender Variant / Non-Conforming
- ❍ Other
- ❍ Prefer Not to Answer

*** 34) What is your age?**

- ❍ 18 or younger
- ❍ 19 - 20
- ❍ 21 - 22
- ❍ 23 - 24
- ❍ 25 or older

35) What is your citizenship status?

- ❍ U.S. Citizen
- ❍ Permanent Resident
- ❍ Non-U.S. Citizen

Page break

Revised
April 1, 2018

36) Please submit your St. Olaf College student email address if you want to be entered in the prize drawing. (NOTE: A student email address is not required to submit the survey.)

Student email: _____

Once again, to show our appreciation for you taking the time to complete the survey, three (3) survey respondents will be randomly chosen to receive $50 St. Olaf College bookstore gift certificates.

*** Prize Drawing Terms ***
A valid St. Olaf College Student ID# must be received in order to enter the random prize drawing. A valid St. Olaf College Student ID# consists of username@stoloaf.edu.

To enter, contestants must complete the housing survey. This contest is open only to St. Olaf College students. St. Olaf College will notify the winner and make arrangements for prize delivery. NO PURCHASE IS REQUIRED.

If the winner(s) cannot be contacted or do not claim the award within 21 days, St. Olaf College reserves the right to select alternate winner(s) at random, at its discretion. Chances of winning are dependent upon the number of entries received. The identity of the winner(s) will be made available upon written request. Only one entry per person is allowed. The winner(s) is solely responsible for any and all taxes associated with prize receipt and use. This contest and all interaction between any entrant and the promoters of the contest will be governed by the laws of the State of Minnesota, and each entrant agrees by submitting an entry or other information that any dispute or claim will be submitted to mandatory arbitration in Northfield, Minnesota before a single arbitrator under the commercial arbitration rules of the American Arbitration Association, with all claims, awards and judgments limited to actual out-of-pocket costs incurred.

Page break

Appendix F: Peer Institutions Review

The Scion / Workshop Architects Team examined housing options at four peer institutions (identified by the College) as follows (in alphabetical order):

- Carleton College (Carleton)
- Gustavus Adolphus College (Gustavus)
- Luther College (Luther)
- Macalester College (Macalester)

A summary of enrollment information and housing capacity of each peer school is provided in *Table 1* below. The enrollment data was obtained from each of the institutions' websites and reflects Fall 2017 headcounts. Total housing capacity is calculated using the full-time population that is eligible for housing and the total number of residence beds available on each campus.

Institution	Location	Full-Time Enrollment	Housing Capacity	
			#	%
St. Olaf	Northfield, MN	3,003	2,883	96%
Carleton	Northfield, MN	2,023	1,821	90%
Gustavus	St. Peter, MN	2,170	2,062	95%
Luther	Decorah, IA	2,093	1,300	62%
Macalester	St. Paul, MN	2,014	2,031	101%

Table 1: St. Olaf – Peer Institution Enrollment and Housing Capacity Overview

Housing Floor Plans

The typical unit types found in campus housing are traditional, semi-suite, suite, and apartment. Most campus student housing fits into one of these four categories. While there is variation in the individual design, the following examples represent typical configurations.

The traditional student room (*Figure 1*) is found in all four of the peer institutions studied. Traditional, double occupancy rooms make up a significant portion of on-campus student housing. Most of the peer institutions also have some triple occupancy rooms, and several also have quad-occupancy rooms. Traditional rooms typically share community baths, lounges, kitchens, study rooms, laundry, and other amenities. Due to the residential nature of the peer schools examined, some returning students, as well as first-year students, are placed in traditional rooms. While traditional double rooms afford students less privacy, they provide significant opportunity for building a stronger sense of community.

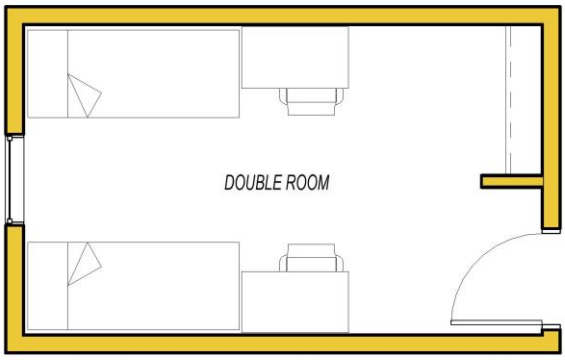


Figure 1: Traditional Double Room

The semi-suite (*Figure 2*) is only available at one of the peer schools included in this review (Gustavus). It typically consists of two traditional rooms (single or double occupancy), which share a bathroom that is adjacent or connected to both rooms. Semi-suites are typically available to returning students and enable a transition to a more private student housing accommodation, while still allowing students to remain a part of the campus residential community. Similar to residence halls composed of traditional rooms, the semi-suite typically shares community access to lounges, kitchens, study rooms, laundry, and other amenities.

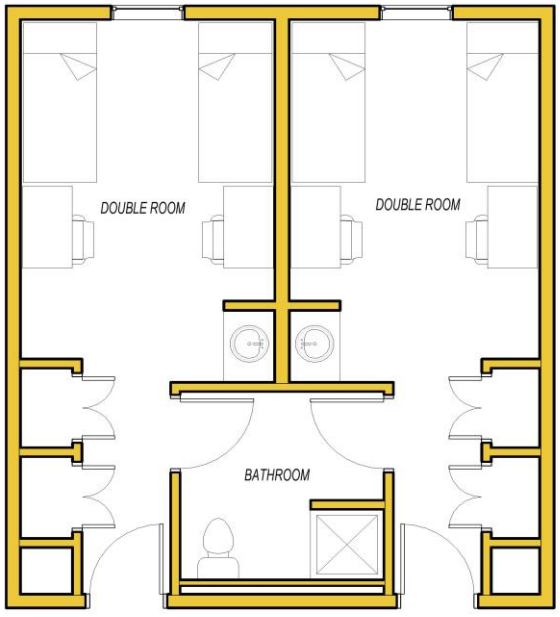


Figure 2: Quad Occupancy Semi-Suite

Suite style (*Figure 3*) student housing is typically designed with a cluster of double or single rooms around a shared bathroom(s) and living room. This accommodation is different from apartments because it does not have a full kitchen, although it may have a kitchenette. Suites allow students to identify a group of closer friends to live with as returning students, giving them the option of socializing with their suitemates in the shared living space. They are not as isolating as apartments and enable community development through shared amenities such as full community kitchens, study rooms, laundry and other amenities such as game and recreation spaces. Suites are available in the residence halls at all four peer institutions: Carlton, Gustavus, Luther and Macalester.

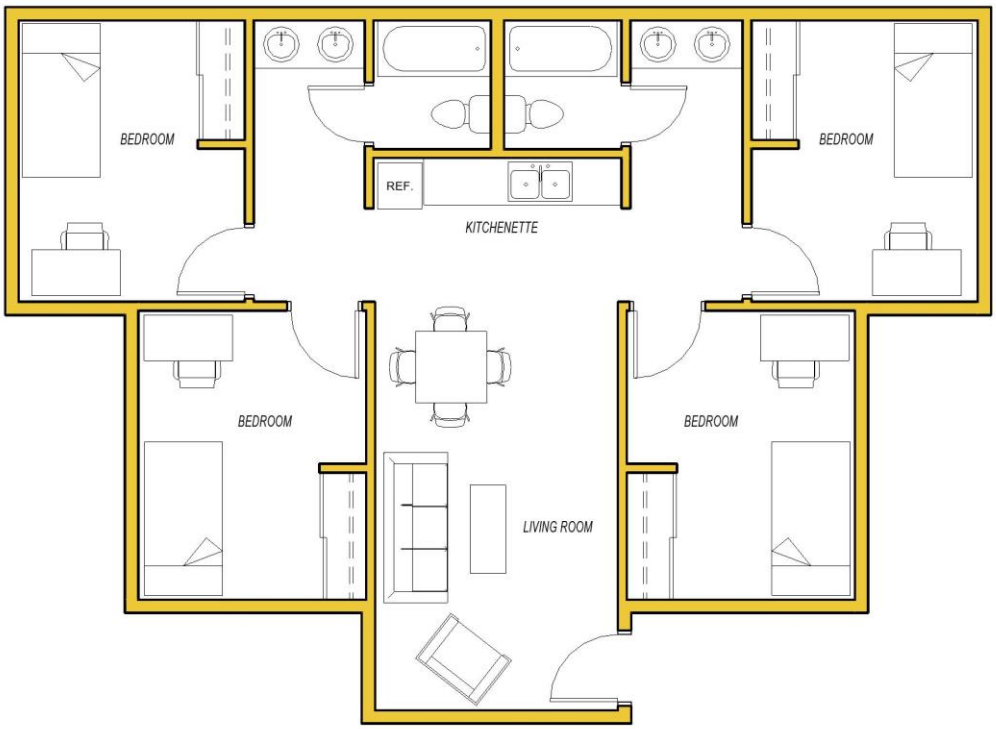


Figure 3: Four Bedroom Suite (Private Bedrooms)

Apartment style (*Figure 4*) student housing is designed with double or single bedrooms with at least one bathroom, a living room and full kitchen. Typically reserved for upper-class students or seniors, they offer students maximum independent living style and can be configured with a significant range of options. Furnished student apartments are available at all the peer schools analyzed.

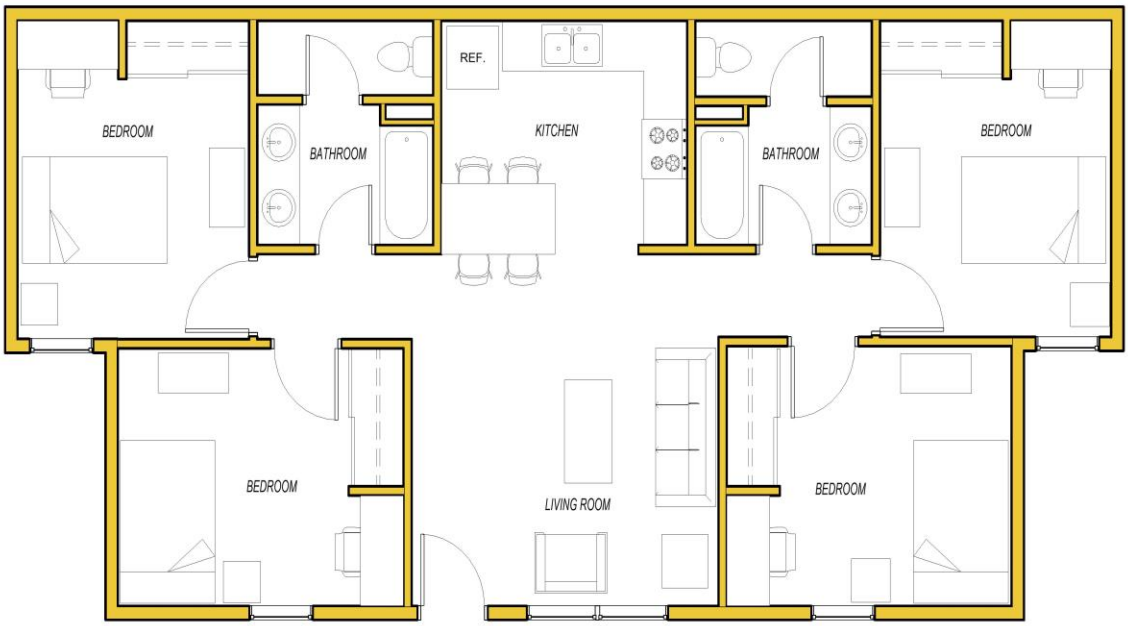


Figure 4: Four Bedroom Apartment (Private Bedrooms)

The 2017 – 2018 rates for each of the unit floor plans described are shown below, for St. Olaf and each peer institution:

Unit Type	2017 - 2018 Rates (Academic Year)				
	St. Olaf	Carleton	Gustavus	Luther	Macalester
Quad Room	Single Rooms: $6,000 All Other Housing: $5,000	All Housing: $7,140	N/A	$3,850	Standard Residence Hall Room: $6,238 Specialty Housing Room: $6,438 - $6,638
Triple Room			$6,660	$3,850	
Double Room			$6,160 - $6,960	$4,170	
Single Room			$7,280	$5,360 - $5,670	
Semi-Suite Single			$7,110	N/A	
Semi-Suite Double			$7,110		
Suite Single			$7,220		
Suite Double			N/A	$4,170	
Apartment/House Single Room			All Apartments: $8,200	$5,800	All Apartments: $7,138
Apartment/House Shared Room				$4,960	

Table 2: St. Olaf – Peer Institution Housing Rate Overview

Housing Policies

As residential colleges, all peer institutions included in this review require students to live in campus housing for at least some of the time they are enrolled. Macalester requires all first-year and sophomore students to live on campus, while Carleton, Gustavus and Luther all require students to live on campus through their senior year. At each of the schools examined, housing contracts span the length of the academic year.

Specialty Housing Options

The development of unique residential communities is widely recognized as an important retention tool, and there are many different approaches to these programs. Theme housing and Living Learning Communities (LLCs) both create distinctive communities which can enhance students' connections to the campus. Every peer school offers some form of theme housing for students with special interests to live with like-minded individuals, in addition to substance-free or wellness housing. All of the institutions, except Luther, also offer international housing for students interested in making global connections or those who would like to immerse themselves in a foreign language and culture. *Table 3* summarizes the housing types available at the four peer institutions.

Feature	St. Olaf	Carleton	Gustavus	Luther	Macalester
Housing Types					
Traditional	Y	Y	Y	Y	Y
Semi-Suite	Y	N	Y	N	N
Suite	N	Y	Y	Y	Y
Single Occupancy Room	Y	Y	Y	Y	Y
Apartments / Houses	Houses	Both	Both	Both	Both
Furnished?	Y	Y	Y	Y	Y
Housing Policies					
Live-On Requirement (Years)	4	4	4	4	2
Summer Housing	Y	Limited	Y	Y	Y
Residence Halls Contract Length	Academic Year	Academic Year	Academic Year	Academic Year	Academic Year
Apartment / House Contract Length	Academic Year	Academic Year, Summer	Academic Year	Academic Year	Academic Year
Specialty Housing Options					
Theme Housing	Y	Y	Y	Y	Y
Living Learning Communities	Y	N	N	Y	N
Faculty-In-Residence	N	N	N	N	N
Chaplain-In-Residence	N	N	N	N	N
International Housing	Y	Y	Y	N	Y
First year Experience	N	N	N	N	N
Second year Experience	N	N	N	N	N
Transfer Experience	N	N	N	N	N
Substance-Free	All	Y	Y	Y	Y
Quiet Area	Y	Y	N	Y	Y
Gender Neutral / Inclusive	N	Y	N	Y	Y

Table 3: Housing Types, Contracts, and Specialty Options – St. Olaf Peer Institutions

Amenities and Services

Services and amenities in residence halls help make the environment safe, comfortable, and convenient. Amenities that can be found in all of the peer institutions analyzed, include high speed internet (both in student rooms and throughout residence buildings), common laundry facilities, lounges and common rooms for students to congregate, study spaces, community kitchens, and bicycle racks. Two peer institutions (Luther and Macalester) also provide computer labs in some or all residences. More information comparing amenities is shown below in *Table 4*.

Feature	St. Olaf	Carleton	Gustavus	Luther	Macalester
24-hr Residence Staff	Y	Y	Y	Y	Y
Internet (Community Spaces)	Wireless	Wireless	Wireless	Wireless	Wireless
Internet (Rooms)	Wired, Wireless	Wired, Wireless	Wired, Wireless	Wired, Wireless	Wired, Wireless
Laundry	Free	Paid	Free	Paid	Paid
Lounges	Y	Y	Y	Y	Y
Music Practice Rooms	Some	N	N	Some	Some
Study Spaces	Y	Y	Y	Y	Y
Classrooms	N	N	N	N	Some
Computer Lab	Y	N	N	Y	Some
Outdoor Recreation Space	Some	Some	N	Some	N
Community Kitchens	Y	Y	Y	Y	Some
Storage? Paid / Free	Limited, Free	Limited, Paid	Limited, Free	N	Free
Bicycle Racks / Storage	Racks	Racks, Limited Paid Storage	Racks	Racks, Free Storage	Racks
Parking? Paid / Free	Paid	Paid	Paid	Paid	Free

Table 4: Residence Amenities & Services – St. Olaf College Peer Institutions

Dining Options

All the peer institutions require most students living in campus housing to enroll in a dining plan, typically students living in apartments or houses with kitchens are exempt from the dining requirement. Two peer schools, Gustavus and Luther, self-operate campus dining establishments. The remaining two both hire Bon Appétit Management Company, the same contractor used by St. Olaf.

Meal plans vary across the peer schools however, every school has plans that use a declining balance. Every institution except Gustavus also offers block plans (which provide students with a set number of dining hall meals per week or semester). *Table 5* below provides an overview of the dining services at each peer institution. Further details regarding meal plan options and costs are outlined in each institution's review.

Dining Elements	St. Olaf	Carleton	Gustavus	Luther	Macalester
Dining Required	Y	Most	Most	Most	Most
Dining Contractor / Self-Operated	Bon Appétit	Bon Appétit	Self	Self	Bon Appétit
Unlimited Access	N	N	N	Y	N
Block Plan	Y	Y	N	Y	Y
Declining Balance	Y	Y	Y	Y	Y
Convenience Store	Y	Y	Y	Y	N

Table 5: Dining Options Overview - St. Olaf Peer Institutions

Carleton College

Housing

A liberal arts college also located in Northfield, MN, Carleton College enrolled a total of 2,023 full-time students in Fall 2017. Carleton has a four-year residential living requirement, which applies to all full-time students except those who are married or living with dependent children.[1] Each year, the Office of Residential Life offers a limited number of seniors the Northfield Option, allowing them to live in private apartments off campus based on an application submitted during Spring term of their junior year.[2] The number of students awarded the option changes each year, and is based on overall residential occupancy. Overall, roughly 90% of Carleton's full-time student body lives in College-owned housing (excluding those participating in an Off-Campus Studies program abroad).[3] Residential facilities at Carleton include residence halls, as well as apartment-style townhouses and other houses in the neighborhood surrounding campus.

Carleton's residence halls, where all first-year students are placed, feature a variety of room types. First-year students are placed in traditional rooms with at least one roommate, and matches are based on a preference questionnaire they submit prior to arriving on campus. During room draw each Spring, returning students can choose from single, double, and triple rooms, as well as suites (featuring a mix of double and single bedrooms, living area, bathroom and kitchenette) in residence halls. Housing assignments are arranged so that most residence hall floors feature a diverse mix of residents from all four classes.

Upper-class students can also live in a College-owned facility off campus, including 29 houses and ten townhouse buildings with apartment units. Because Carleton is a residential college, all students are charged the same annual fee for housing, regardless of room type (see *Table 6* below).[4]

Housing Type	Room Fee (Per Academic Year)	
	2017 - 2018	2018 - 2019
All College Housing	$7,140	$7,398

Table 6: Carleton College Housing Fee

[1] https://apps.carleton.edu/handbook/housing/?policy_id=22509

[2] https://apps.carleton.edu/student/housing/housing_options/northfield/

[3] https://apps.carleton.edu/life/housing/

[4] https://apps.carleton.edu/campus/sfs/costs/

Carleton uses several of the 29 off-campus houses it owns as Interest Houses, for returning students who would like to explore a common theme with like-minded residents. Currently, students may apply to fourteen different Interest Houses, including the following:[5]

- Freedom House – a safe space for students of the African Diaspora and their allies
- La Casa del Sol – designed to serve members of the Latin@ community and allies in the larger Carleton community
- Sustainable Living House – residents maintain an organic garden and host communal dinners
- F.I.S.H. House – for students interested in living the Christian faith
- Q&A (Queers & Allies) House – advised by the campus Gender and Sexuality Center, and dedicated to providing a welcoming environment for all LGBTQA students on campus
- Science Fiction House – residents hold events such as book discussions and movie nights, also houses a library of science fiction and fantasy books open to all students

Off-campus houses are also used to accommodate students taking classes or working at Carleton during the summer months. Student rooms in residential buildings include a desk, desk chair, twin extra-long bed and mattress, dresser/closet, mirror, and bookshelves. Most floors include a lounge with cable TV and a community kitchen with a sink stove/oven, microwave, and refrigerator. There is also limited space available for students to store their belongings after purchasing a storage ticket ($7 for standard storage boxes and refrigerators, $10 for bikes).

Figure 5: Alumni at The Cave during a Carleton College Reunion

[5] https://apps.carleton.edu/student/housing/housing_options/interest_houses/

Common spaces in residence buildings typically include areas for studying, game and recreation rooms. Some halls have unique features such as great halls, porches and room balconies. Nourse Hall's basement contains a black-box theatre used for student performances. In the back of Watson Hall, a seven-story residence that is the tallest building on campus, students can enjoy the Garden of Quiet Listening, Carleton's own Japanese Garden. The Cave (shown above in *Figure 5*), a music venue that is also the country's oldest student-run pub, is located within the basement of Evans Hall residence building.[6] [7]

Dining

Carleton College dining services are operated by Bon Appétit Management Company, which also serves St. Olaf. Because Carleton residence halls and houses offer a variety of living options for students with different preferences, meal plan requirements are determined by each student's place of residence. Students living in most of the off-campus houses are not required to have a meal plan, as these residence buildings are designated "off board."[8] Residents of the remaining off-campus houses are required to purchase the 5 Meal Plan, the smallest residential plan offered, and can upgrade to a larger plan. Students living in residence halls and other on-campus housing facilities can choose between the 20 Meal Plan and the 15 Meal Plan, which are detailed below in *Table 7*.

Meal Plan	20 Meal Plan	15 Meal Plan	5 Meal Plan
Dining Hall Meals	20/week	15/week	5/week
Dining Dollars (per Term)	$75	$300	$175
Meal Equivalency	1 meal/week	N/A	N/A
Guest Meals	N/A	3/term	N/A
Minimum Required Plan for:	First-years (Fall Term Only)	N/A	Hunt Cottage, Benton, Douglas, Geffert, Hall, Stimson and Williams Houses
Cost (per Term)	$2,164	$2,164	$803
Cost (per Academic Year)	**$6,492**	**$6,492**	**$2,409**

Table 7: Carleton College Meal Plans

[6] https://apps.carleton.edu/admissions/locations/cave/

[7] https://apps.carleton.edu/reunion/2010/photos/?image_id=643949&search=cave

[8] https://apps.carleton.edu/campus/dining_services/meal_plan/

All three meal plans for residential students include a number of dining hall meals per week, as well as Dining Dollars (which can be used for a la carte purchases in one of the cafés or additional dining hall meals). All first-year students are required to have the 20 Meal Plan during fall term. After their first fall term, students living on campus can choose between the 20 Meal Plan or the 15 Meal Plan for winter and spring terms.

Because the 20 Meal Plan offers fewer Dining Dollars other plans, it includes one meal equivalency per week, which allows students to buy food in a campus café in exchange for one of their weekly dining hall meals. Students with the 15 Meal Plan are given 3 guest meals per term, allowing them to treat a guest to a meal without using Dining Dollars. Unused meals do not carry over to the next week or next term, and unused dining dollars cannot be carried over from term-to-term.

Students can choose from offerings in four different campus locations, including two full-service dining halls and two cafes offering short-order meals and grab 'n' go items.[9] Hours of Operation for each of Carleton's dining locations are shown below in *Table 8*.

<table>
<tr><th rowspan="2">Dining Location</th><th colspan="7">Hours of Operation</th></tr>
<tr><th>Mon</th><th>Tue</th><th>Wed</th><th>Thu</th><th>Fri</th><th>Sat</th><th>Sun</th></tr>
<tr><td colspan="8">East Dining Hall</td></tr>
<tr><td>Breakfast</td><td colspan="5">7:30 - 10AM</td><td>8 - 9:30 AM</td><td>N/A</td></tr>
<tr><td>Brunch</td><td colspan="5">N/A</td><td rowspan="2">10:30AM - 1PM</td><td>10:30AM - 1PM</td></tr>
<tr><td>Lunch</td><td>11:30AM - 2PM</td><td>11:30AM - 1:45PM</td><td>11:30AM - 2PM</td><td colspan="2">11:30AM - 1:45PM</td><td>N/A</td></tr>
<tr><td>Dinner</td><td colspan="7">4:45 - 7PM</td></tr>
<tr><td colspan="8">Burton Dining Hall</td></tr>
<tr><td>Breakfast</td><td colspan="5">7:30 - 10AM</td><td colspan="2">N/A</td></tr>
<tr><td>Brunch</td><td colspan="5">N/A</td><td colspan="2">11:30AM - 1PM</td></tr>
<tr><td>Lunch</td><td colspan="5">11:30AM - 1:30PM</td><td colspan="2">N/A</td></tr>
<tr><td>Dinner</td><td colspan="7">5:45 - 8PM</td></tr>
<tr><td>Sayles Café</td><td colspan="4">8AM - 12AM</td><td>8AM - 1AM</td><td>9AM - 1AM</td><td>12PM - 12AM</td></tr>
<tr><td>Weitz Café</td><td colspan="5">8AM - 7PM</td><td>N/A</td><td>N/A</td></tr>
</table>

Table 8: Carleton Dining Hours of Operation

[9] https://apps.carleton.edu/campus/dining_services/facilities/

Gustavus Adolphus College

Housing

Located in St. Peter, MN, Gustavus Adolphus College is a private liberal arts institution affiliated with the Evangelical Lutheran Church in America. In Fall 2017, Gustavus enrolled 2,170 total full-time students. As a residential college, Gustavus requires that all students live on campus while throughout the time they are enrolled.[10] There are very few exemptions made to the four-year residency requirement (students must request one through the Residential Life office prior to the beginning of the term), and as a result roughly 95% of Gustavus' student body lives in campus housing.

All first-year students are housed together in three residence halls comprised of traditional double rooms (one hall is evenly split between floors for first-years and floors for upper-class students).[11] Housing for upper-class students includes a mix of traditional doubles, a select number of singles, 4-person semi-suites (with single and double occupancy bedrooms), 4-person suites (with single occupancy rooms), and in one hall (Uhler), traditional-plus units which are sets of double (2 students in 1 room), triple (3 students in 1 room) and quad (4 students in 2 rooms) rooms with an attached living areas in each.[12]

Room rates for campus housing facilities at Gustavus are shown below in *Table 9*.

[10] https://gustavus.edu/reslife/concertFiles/media/Housing_contract_agreement_web.pdf

[11] https://gustavus.edu/reslife/residences/

[12] Beginning Fall 2018, soft furniture (couches) will be removed from living areas, and they will only be furnished with a desk and desk chair for each student.

Housing Type	Room Type and Occupancy	2017 - 2018 Rate		2018 - 2019 Rate	
		Semester	Academic Year	Semester	Academic Year
First-Year Residence Halls					
Norelius, Pittman and Sohre	Doubles	$3,080	$6,160	$3,150	$6,300
Upper-class Residence Halls					
Gibbs, North, Prairie View, Rundstrom, Sohre, Sorensen and Uhler	Doubles, Doubles w/ Attached Living Areas (Uhler)	$3,080	$6,160	$3,150	$6,300
Gibbs	Singles	$3,640	$7,280	$3,720	$7,440
Uhler	Triples (1 Bedroom w/ Attached Living Area)	$3,330	$6,660	$3,410	$6,820
Uhler	Quads (2 bedrooms w/ Large Attached Living Area)	$3,480	$6,960	$3,560	$7,120
Carlson International Center	4-person Semi-Suites (Single and Double Rooms)	$3,555	$7,110	$3,635	$7,270
Southwest	Singles, 4-person Suites (Single Rooms)	$3,610	$7,220	$3,690	$7,380
Southwest	4-person Apartments (2-Bed/1-Bath)	$4,100	$8,200	$4,190	$8,380
Apartments and ILS Houses					
Arbor View, College View	4-person Apartments (2-Bed/2-Bath)	$4,100	$8,200	$4,190	$8,380
Chapel View	4-person Apartments (4-Bed/2-Bath)	$4,100	$8,200	$4,190	$8,380
ILS Houses	Houses with Space for 4-6 People	$4,100	$8,200	$4,190	$8,380

Table 9: Gustavus Adolphus Housing Rates

Upper-class students can also live in college-owned apartments housing 4 students each, in 2-bedroom and 4-bedroom units. Living rooms in two of the three undergraduate apartments communities (Arbor View and College View Apartments) are furnished with a sofa, coffee table, lounge chair and end table; these units also have dining rooms furnished with a dining table and chairs. Units in the Chapel View Townhomes do not have furnished living rooms but do include a small utility room with in-unit washer and dryer.[13] Chapel View and College View are also used during the summer months to house Gustavus students conducting research, enrolled in classes, completing internships for credit or working on campus.[14]

[13] https://gustavus.edu/reslife/residences/arborview/ChapelViewTownhomes.php

[14] https://gustavus.edu/reslife/summer/index.php

Each residence hall room has a bed, bed frame, mattress, desk, desk chair, and closet for each student. Rooms in some halls are also furnished with a sink and vanity. Features that can be found throughout campus residence buildings include computer labs, TV and recreation rooms, lounges for socializing (one hall lounge has a fireplace), study spaces, free laundry facilities and community kitchens. One hall (Rundstrom) also contains a small chapel.

Gustavus Residence Life offers several options for specialty housing.[15] The Carlson International Center is home of Gustavus' Crossroads Program, which was created in 1996 to embody the international focus of the college mission.[16] Both domestic and international students can apply to live in the Center, which holds events aimed at promoting international and intercultural understanding in the Gustavus community. CHOICE (Choosing Healthy Options: An Intentional Community Experience) is for students interested in living a substance-free-lifestyle, and members are housed on designated substance-free floors spread throughout residence halls. Members bond over events such as cookouts, bowling tournaments, campus bonfires and Christmas caroling in local nursing homes.

Students may also apply to live in one of the five Intentional Learning & Service (ILS) Houses. In this program, groups of 4-6 students choose a house theme or project that connects to one of Gustavus' Core Values (Excellence, Community, Justice, Service and Faith). With support from a Faculty or Staff member, house residents must set goals and host events that engage with and educate the larger college community. Past ILS Projects and Themes include Environmental Sustainability, Sexual Assault Awareness and Education and Student Mentorship.

Dining

Gustavus Adolphus College self-operates their Dining Services and utilizes a declining balance system for all meal plans.[17] Declining balance funds are allocated on a monthly basis (based on the number of service days per month), are tax-exempt and non-refundable. If a student goes over their monthly allocation, they automatically move into the next month's balance. For students enrolled in one of the three meal plan options, up to $20 in meal plan funds may be carried forward from month to month. *Table 10* below details the monthly funds for each plan option, along with estimates on the number of meals per week students can afford to purchase on campus.

[15] https://gustavus.edu/reslife/hprograms.php

[16] https://gustavus.edu/reslife/crossroads/Mission.php

[17] https://gustavus.edu/admission/concertFiles/media/2017_Enrollment_Checklist/2017-2018_Meal_Plan_Contract_Common_Form.pdf

Meal Plan Features	2017 - 2018 Plan Options		
	Option 1	Option 2	Option 3
Monthly Declining Balance Funds			
September	$363.22	$398.84	$422.76
October	$384.18	$421.85	$447.15
November	$356.24	$391.17	$414.63
Dec / Jan / Feb	$860.10	$944.59	$1,001.01
March	$405.56	$445.46	$471.96
April	$320.18	$351.68	$372.60
May	$370.54	$406.42	$429.89
Academic Year Total	**$3,060.02**	**$3,360.01**	**$3,560.00**
Admin Support Fee	$450	$450	$450
Meals per Week	10 - 13	13 - 17	17 - 20
Annual Cost	**$3,510**	**$3,810**	**$4,010**

Table 10: Gustavus Adolphus Meal Plans

Students living in all campus housing, except for apartments and houses, are required to have a meal plan. Despite this, Gustavus Dining Services notes most students in on-campus apartments and housing, as well as the small number of students living in off-campus housing, choose to create a declining balance account.[18]

The Gustavus Adolphus campus has two dining locations where students can use their meal plan funds. The Market Place is the main dining center and offers over twenty entrée and side dish options daily. It also features a market deli, and grab 'n' go and convenience areas. Students can also dine in the Courtyard Café, which serves coffee and espresso beverages, baked goods, and pre-packaged foods. Operating Hours for both locations are shown below in *Table 11*.

Campus Dining Location	Hours of Operation			
	Mon - Thu	Fri	Sat	Sun
The Market Place	7AM - 11PM			9AM - 11PM
Courtyard Café	7AM - 3PM; 6 - 9PM	7AM - 3PM	Closed	6 - 9PM

Table 11: Gustavus Adolphus Dining Hours of Operation

[18] https://gustavus.edu/diningservices/info.php

Luther College

Housing

Luther College, founded in 1861, is a private liberal arts school affiliated with the Lutheran Church. The college has a strict 4-year residency requirement with few exemptions and only allows students to live off campus (with written permission) if there is a campus housing shortage, which is not currently anticipated.[19]

All first-years at Luther are placed in one of three halls (Brandt, Ylvisaker and Olson, which also houses upper-class residents in another wing), in rooms that sleep two to four students. Returning students can choose from traditional double rooms, standard singles and super singles (some are connected in sets of two with an adjoining common area), triple rooms, and college-owned apartments and houses near campus (most of which are fully furnished). Rates for all housing options available at Luther College are shown below in *Table 12*.

Housing and Room Type	Room Rate (per Academic Year)		Meal Plan Required?
	2017 - 2018	2018 - 2019	
Residence Halls			
Triple/Quad	$3,850	$4,080	Yes
Double	$4,170	$4,420	
Single	$5,360	$5,680	
Super Single	$5,670	$6,010	
Baker Village Townhouses			
4-bedroom	$4,960	$6,150	No
6-bedroom	$5,800		
Prairie Houses			
Double/Triple	$4,960	$5,260	Only for units with Kitchens
Single	$5,800	$6,150	
Sustainability House			
Double/Triple/Quad	$4,960	$5,260	No
Single	$5,800	N/A	
College Apartments			
W/ no Kitchen	$4,170	$4,420	Only for units with Kitchens
W/ Kitchen	$4,960	$5,260	

Table 12: Luther College Housing Rates

[19] http://www.luther.edu/reslife/upper-class/upper-class-housing-options/

Each residence hall has a kitchen with a stove, microwave, sink and refrigerator. Additionally, each hall has a small supply of pans and cookware that students can check out for use. Other communal spaces in each hall include computer labs, lounges with cable TV (and in some, fireplaces), ample study spaces and laundry facilities. Ylvisaker Hall has an outdoor recreation space with sand volleyball court, while the lounge in Farwell Hall includes both a kitchen and conference room. Furnishings provided for each student are a desk, desk chair, dresser, closet or wardrobe, curtains or blinds and a twin extra-long bed.

Specialty housing options at Luther include both wellness and quiet floors, both of which are open to first-years as well as returning students.[20] Space for students seeking gender inclusive housing is also available within Farwell Hall. Sustainability House is a small home that can house about 9 students interested in working together to live an environmentally, socially and fiscally sustainable lifestyle.[21]

Dining

Luther College self-operates its own Dining Services, and requires all students living in residence halls and apartment units without kitchens to purchase an On-Campus Meal Plan.[22] Each plan offers a certain number of meals per week, along with Dining Dollars that can be used in any campus dining location. All students required to have an On-Campus Meal Plan are automatically enrolled in the 19 Meals/Week Plan but have the option to switch to another plan in the first 10 days of the semester. Students who are not required to purchase a meal plan (because they live off campus or in one of the exempt residence building identified in *Table 12*) can purchase one of the Off-Campus Plans that's available, but do not have access to On-Campus Plans. Features of each type of meal plan are detailed below in *Table 13*.

[20] http://www.luther.edu/reslife/first-year/wellness-quiet/

[21] http://www.luther.edu/reslife/upper-class/sustainability-house/

[22] http://www.luther.edu/dining/student/meal-plans/

Meal Plan	Dining Dollars (per Semester)	Cost	
		Semester	Academic Year
On-Campus Plans			
Ultimate (Unlimited Meals)	$100	$2,240	$4,480
19 Meals/Week	$200		
14 Meals/Week	$250		
225 Meals	$200		
175 Meals	$325		
120 Meals	$600		
Off-Campus Plans			
100 Meals	$100	$1,071	$2,142
75 Meals	$100	$866	$1,732

Table 13: Luther College Meal Plans

The Luther College campus houses a wide variety of dining locations.[23] The Cafeteria, the main dining center on campus, includes a salad, fruit and yogurt bar, pizza station, pasta bar, and serves vegetarian and vegan options. In the Oneita Market, students can purchase breakfast sandwiches, pre-packaged grab 'n' go items, coffee and sandwiches. Nordic Brew is the campus coffee shop and ice cream shop. Hours of operation for all dining locations are shown in *Table 14* below.

Dining Location	Hours of Operation		
	Mon - Fri	Sat	Sun
Cafeteria	7AM - 7:30PM	7AM - 7PM	10AM - 7PM
Cafeteria Grab 'N' Go Station	7AM - 7PM	Closed	
Oneota Market	7:30AM - 3PM	Closed	
Marty's	10:30AM - 11:30PM		
Sunnyside Café	7:30AM - 2:30PM	Closed	
C-Store (Convenience)	9AM - 10PM	11AM - 10PM	
Nordic Brew	7AM - 11:30PM		

Table 14: Luther Dining Services Hours of Operation

[23] https://www.luther.edu/dining/locations/

Macalester College

Housing

Macalester College enrolled 2,093 students in Fall 2017, about 1,300 (or 63%) of whom live in on-campus housing. Macalester requires all first-year and sophomore students to live in college-owned residences and estimates that roughly one quarter of junior students and one fifth of senior students choose to stay in campus housing.[24] Residence hall rooms range from traditional double and triple rooms (which most first-year students are assigned to) to single rooms, suites for 3 to 6 students (with single and double rooms), and 4-person apartments. Rates for rooms in Macalester residence halls and apartments are shown below in *Table 15*.[25]

Housing Type	2017 - 2018 Rate		2018 - 2019 Rate	
	Semester	Academic Year	Semester	Academic Year
Residence Halls	$3,119	$6,238	$3,263	$6,526
Language Houses / Eco House	$3,219	$6,438	$3,363	$6,726
Grand Cambridge Apartments	$3,569	$7,138	$3,713	$7,426

Table 15: Macalester College Housing Rates

Most residence halls contain at least a kitchenette (sometimes located within a lounge) with a sink and microwave, often also with a stove and oven. All eight of the college-owned Grand Cambridge Apartments have full kitchens, including dishwashers. A full community kitchen can also be found in Dupre Hall and each floor of George Draper Dayton Hall (a suite-style) residence. The Cottages, 2 on-campus houses reserved for 8 juniors and seniors, offer an independent living environment, and are designated as quiet and substance-free areas. The houses have furnished living areas but do not contain kitchens, and residents are required to be on the full board plan.

Residence building common areas include lounges with cable TV, study rooms, computer labs, laundry facilities, some formal lounges with features such as fireplaces and pianos, and in one hall (Dayton) seminar rooms used for classes and meetings. One first-year residence, Turck Hall, has a lounge dedicated to Sounds of Blackness, a Grammy winning music group founded that rehearsed in the lounge after being founded on Macalester's campus in the '70s. Student rooms are furnished with a desk, desk chair, lounge chair and twin extra-long bed (some of which can be bunked or lofted, as shown below in *Figure 6*).[26]

[24] https://www.macalester.edu/reslife/about/

[25] https://www.macalester.edu/studentaccounts/tuitionandfees/

[26] https://www.macalester.edu/reslife/wp-content/uploads/sites/132/Wallaceloft-2.jpg

Figure 6: Lofted Bed in Macalester College Residence Hall

Macalester has extensive housing options for students of any gender identification.[27] Returning students who wish to live in an All Gender Community can apply for this living option (housed within a 10-person section of Kirk Hall), before room draw. If selected to join the section, students must attend a community meeting in April, where they begin to discuss and shape the group for the next academic year. Incoming students can also request to be placed in a second All Gender Community in the Doty Hall (used exclusively for first-years), which has no programming requirements for residents. In addition to these two dedicated communities, all single use common area bathrooms in residence buildings are designated All Gender and several upper-class halls allow students to select rooms regardless of sex or gender.

In addition to All Gender Communities, Macalester has several other Special Interest Communities, which are detailed below in *Table 16*.[28]

[27] https://www.macalester.edu/reslife/livingoncampus/allgender/

[28] https://www.macalester.edu/reslife/houses/

House	Capacity	Dining Plan Required?	Description
All Gender Community	10	Y	Welcomes students of all gender identities
Arabic House	4	N	Houses 3 Arabic language students with 1 native speaker in an immersive community
Cultural House	11	N	Organized around dismantling racism and examining the intersection of multiple identities
Eco House	4	N	For those interested in a practical green-living lifestyle
Healthy Living Community	33	Y	For students seeking a substance-free environment, also a quiet area
Interfaith House	11	N	Seeks to create a safe environment for faith exploration and foster inter-religious dialogue
Summit House	12	N	Houses students who will be studying abroad during 1 semester
Veggie Co-Op	19	N	Cooperative vegetarian community that shares common meals bought with pooled funds

Table 16: Macalester College Special Interest Housing

Students who would like to sharpen their foreign language skills in an immersive community can apply to live in one of the language houses, shown below in *Table 17*.[29] Here, students live with one or two native speakers who give residents firsthand knowledge of the culture of their country of origin. Because each house is equipped with a full kitchen (including stove, oven, full-sized fridge and sink) students living in language houses are not required to purchase a meal plan.

Language House	Capacity
Chinese House	5
French House	6
German House	6
Japan House	5
Russian House	3
Spanish House	10

Table 17: Macalester College Language Houses

[29] https://www.macalester.edu/reslife/houses/languagehouses/

Dining

Macalester Dining is operated by Bon Appétit Management Company and offers students a wide variety of food options across its campus locations. All students living in residence halls are required to have one of the three full meal plans offered: Dining Plan A, B or C. First-year students must have Dining Plan A during Fall term. After their initial Fall semester, students in residence halls may choose to switch to Plan B or C. Each plan includes a set number of swipes that students can use for meals in campus dining locations (during certain hours), as well as Flex Dollars for a la carte purchases (detailed below in *Table 18*).[30]

Meal Plan	Meals	Flex Dollars (per Semester)	2017 – 2018 Cost	
			Semester	Academic Year
Dining Plan A	19 per Week	$100	$2,717	$5,434
Dining Plan B	14 per Week	$225		
Dining Plan C	10 per Week	$300		
Commuter / Off-Board Plan	75 per Semester	$75	$650	$1,300

Table 18: Macalester College Meal Plans

Unused meal swipes are forfeited at the end of each week (on Sunday morning). Students with Plans A, B and C can't purchase additional Flex Dollars, and funds do not carry over between semesters. Students living in off-campus, and those living in campus apartments or designated special houses are not required to purchase a meal plan. These students can choose to enroll in Plans A, B and C, as well as a smaller plan for commuters and students in off-board residences.

Café Mac is the main campus dining center, and features many stations including a salad bar, deli bar, short order grill and a variety of international cuisine (including Italian, Latin American, and Pan-Asian). At Atrium Market, students can purchase made to order sub sandwiches and wraps. Nessie's in the Loch offers paninis, flatbreads, salads and fresh fruits. Hours of operation for each location are shown below in *Table 19*.

[30] https://www.macalester.edu/reslife/livingoncampus/dining-2/

Dining Location	Hours of Operation		
	Mon - Fri	Sat	Sun
Café Mac			
Breakfast	7:30 - 9:30AM	8:30 - 10:30AM	N/A
Brunch	N/A	10:30AM - 1PM	
Lunch	11AM - 1:30PM	N/A	
Dinner	5 - 8PM	5 - 6:30PM	5 - 7:30PM
Café Mac Grille	7:30AM - 11PM	1 - 10:30PM	1 - 11PM
Meal Swipe Option:			
Breakfast	7:30 - 10:45AM	Closed	
Dinner	8 - 9PM	Closed	
Bag Lunch	7:30AM - 7:30PM	Closed	
Nessie's in The Loch	11AM - 6PM	Closed	
Meal Swipe Option:			
Lunch	11AM - 4:45PM	Closed	
Dinner	5 - 6PM	Closed	
Atrium Market	10:30AM - 1:30PM	Closed	
Meal Swipe Option:	10:30AM - 1:30PM	Closed	
Scotty's Burrito Shop	11AM - 2:30PM	Closed	
Meal Swipe Option:	11AM - 2:30PM	Closed	
Coffee Cart (Janet Wallace)	8AM - 2PM	Closed	

Table 19: Macalester Dining Hours of Operation

Appendix G: Off-Campus Rental Market Analysis

Overview

The Scion / Workshop Architects Team notes that the student housing market off campus in Northfield is not extensive as most of the students at both Colleges are required to live on campus. It is, however, important to be aware of the housing available off campus in order to maintain prices and services in consideration of this market. Students will look at what is available and if the pricing becomes too disparate between on campus and off campus, then students will take keen notice and the College may face more requests to leave campus. Of course, these requests can be denied, but it would serve the College better to remain competitive and when combined with location, services, and student life the College can maintain a real and a perceived advantage.

St. Olaf College students have limited off-campus rental housing options from which to choose. Few of these options would be considered direct competitors with new, institutional quality on-campus housing in terms of educational intentionality, convenience or amenities. The available off-campus student housing options in Northfield, MN can be categorized as conventional housing. Conventional housing is rented by the unit, as opposed to by the bed, and typically are not furnished. Electricity, cable/satellite tv and internet usually are not included in the monthly rent. The Team did not identify any purpose-built student housing communities in the market. Purpose-built student housing is typically rented by-the-bed, fully furnished with utilities included, *i.e.,* electricity, gas, water/sewer, trash, cable television and Internet. The rental market data below was obtained through online research, feedback from students, visiting select properties and other communication with rental properties leasing and management staff.

Characteristics of the overall off-campus rental market include:

- Most units are leased by the unit; only one private home offered a room for leasing
- Water/sewer, trash and heat are typically included in monthly rent; electricity, cable television and Internet access are not typically included
- Most of the units are unfurnished; only one private home offered furnished units
- Annual leases options are typical; variable to 6-month lease lengths are available at several rental properties
- A security deposit is typically required
- Most of the units are pet friendly and require a pet deposit and/or monthly pet fee
- Units usually come with on-site or in-unit laundry, window-box air conditioning, a dishwasher, and assigned parking

The predominant unit types available in the Northfield, MN rental market appear to be one-, two- and three-bedroom units. A limited number of studio and four-bedroom units are also available for rent in the area. The city of Northfield's housing is comprised of multi-unit houses, single-family houses and apartment complexes. The properties included in this analysis range from 1.2 to 4.8 miles from the St. Olaf College official address (1520 St Olaf Ave, Northfield, MN 55057); the average distance is 3 miles from the campus.

For the purposes of this analysis, the market is defined as the Northfield, MN city limits. According to the 2017 American Community Survey, Northfield had a total of 6,813 housing units and about 34% of the housing was rental.[1] Of these rental properties, the Team found 41 total units available at the time of this analysis, March 2018. The unit mix is: studios (5%), one-bedroom (27%), two-bedroom (37%), three-bedroom (22%), and four-bedroom units (10%). Approximately 34% of the properties are professionally managed in apartment communities while 66% are private homes for rent.

Purpose-built student housing is typically rented by-the-bed, fully furnished, with utilities included. To compare like unit types, the Scion / Workshop Architects Team adjusted the advertised by-the-unit rental rates. The Team assumes students will not share bedrooms and will split costs evenly among all residents regardless of possible differences in bedroom sizes or features. The adjustments are based on if the advertised by-the-unit rental rate included Internet, cable television, electricity and furniture, which tend to be students' greatest additional expenses when renting off-campus. (Note: A full listing of properties with advertised and adjusted rental rates is attached as an addendum to this report.) *Table 1* shows median, minimum and maximum per person rental rates adjusted to include utilities and furniture.

Unit Type	Median Adjusted Monthly Rate	Minimum Adjusted Monthly Rate	Maximum Adjusted Monthly Rate
Studio[2]	$775	$775	$775
1 Bedroom	$945	$845	$1,145
2 Bedrooms	$558	$478	$923
3 Bedrooms	$498	$342	$648
4 Bedrooms[3]	$379	$288	$609

Table 1: Adjusted Median, Minimum and Maximum Off-Campus Market Rental Rates

[1] TownCharts.com, 2018, http://www.towncharts.com/Minnesota/Housing/Northfield-city-MN-Housing-data.html

[2] Represents a small sample size of two units

[3] Represents a small sample size of four units

The utility, cable television, Internet and furniture adjustments used in the above calculations follow:

Adjusted per unit costs				
Based on occupancy/rooms				
Number of Bedrooms	**Electric**	**Furniture**	**Internet***	**Cable TV***
Studio/ 1 Bedroom	$40	$75	$40	$40
2 Bedroom	$75	$95	$40	$40
3 Bedroom	$100	$115	$40	$40
4 Bedroom	$120	$135	$40	$40
5 Bedroom	$135	$155	$40	$40

*Internet and cable television costs are independent of occupancy/rooms.

Table 2: Rent Adjustments

It is worth noting that the rates in *Table 1* have not been adjusted to account for other amenities that are typically included in university-owned housing and have some value for most students. These features often include:

- Shared academic and social spaces
- Option for an academic-year lease term
- Monitored and hard-wired life safety alarms
- Guidance and support offered by live-in staff
- Proximity or transportation to classes and other campus functions

Of the properties analyzed, the least expensive per person advertised rental rate was $580 for an unfurnished studio apartment. The most expensive per person advertised rate was $950 for an unfurnished one-bedroom, one-bathroom apartment.

Conventional Apartment Properties

Based on discussions with students and stakeholders, a look at the off-campus market and pricing, there are six apartment communities where the limited St. Olaf College students living off campus may reside. A description of those communities follows.

Summerfield Apartments

Address: 951 Ensley Ave., Northfield, MN

Overview

Summerfield Apartments is located 1.2 miles from the St. Olaf campus. It is a 3-story, 112-unit apartment complex that was built in 1980. There is a $35 application fee. A security deposit equal to one month's rent is required. The apartment complex does allow pets, with restrictions, and has a pet deposit, pet fee and monthly pet rent charge. The Summerfield Apartments offer leases of 12-months.

Unit Types and Pricing

The complex features two unit types ranging in price from $710 to $850. Utilities (water/sewer and trash) included in the rent. The renters are responsible for paying all electricity, cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
1 Bedroom, 1 Bathroom	$710	$710	$905
2 Bedrooms, 1 Bathroom	$850	$425	$550

Table 3: Summerfield Apartments Rental Rates

Amenities

The community features a number of advertised apartment amenities including:

- Ceiling Fans
- Dishwasher
- Carpet
- Walk-in Closets
- Air Conditioning
- Hardwood Floors
- Dining Room
- Window Coverings

Common area amenities include:

- Property Manager on Site
- Playground
- Laundry facilities
- On Site Maintenance

Riverview Manor Apartments

Address: 500 West Woodley St., Northfield, MN

Overview

Riverview Manor Apartments is located 2.2 miles from the St. Olaf campus. It is a 3-story, 48-unit apartment complex that was built in 1973. There is no application fee. The apartment complex does not allow pets. The Riverview Manor Apartments offer variable and 12-month leases.

Unit Types and Pricing

The complex features two unit types ranging in price from $765 to $1,400. Utilities (water/sewer and trash) included in the rent. The renters are responsible for paying all electricity, cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
1 Bedroom, 1 Bathroom	$765; $790	$765; $790	$960; $985
2 Bedrooms, 1 Bathroom	$865; $915	$433; $458	$558; $583

Table 4: Riverview Manor Apartments Rental Rates

Amenities

The community features a number of advertised apartment amenities including:

- High Speed Internet Access
- Dishwasher
- Granite Countertops
- Walk-in Closet
- Dining Room
- Air Conditioning
- Garbage Disposal
- Wheelchair Accessible (Rooms)
- Carpet
- Ceiling Fans

Common area amenities include:

- Grill
- Controlled Access
- Fitness Center
- Picnic Area
- Laundry facilities
- Clubhouse
- Sauna

Woodridge Apartments

Address: 1900-1960 Roosevelt Dr., Northfield, MN

Overview

Woodridge Apartments is located 3 miles from the St. Olaf campus. It is a 3-story, 108-unit apartment complex that was built in 1989. A $40 application fee is required. A security deposit of $600 is required. The apartment complex does allow pets, with restrictions, and has a pet deposit, pet fee and monthly pet rent charge. The Woodridge Apartments offer leases of 6-months.

Unit Types and Pricing

The complex features three unit types ranging in price from $580 to $825. Some utilities (water/sewer and trash) are included in the rent. The renters are responsible for paying all electricity, cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
Studio	$580	$580	$775
1 Bedroom, 1 Bathroom	$650; $700	$650; $700	$845; $895
2 Bedrooms, 1 Bathrooms	$770; $825	$385; $413	$510; $538

Table 5: Woodridge Apartments Rental Rates

Amenities

The community features a number of advertised amenities. The apartment amenities include:

- High speed Internet access
- Dishwasher
- Garbage Disposal
- Balcony
- Air Conditioning
- Satellite TV
- Wheelchair Accessible (Rooms)
- Patio

Common area amenities include:

- Laundry facilities
- Walking/Biking Trails
- Playground

Maple Trails Apartments

Address: 2005 Jefferson Rd., Northfield, MN

Overview

Maple Trails Apartments is located 3.1 miles from the St. Olaf campus. It is a 3-story, 45-unit apartment complex that was built in 1999. A $40 application fee is required. A security deposit of $800 is required. The apartment complex does allow pets, with restrictions, and has a pet deposit, pet fee and monthly pet rent charge. The Maple Trails Apartments offer leases of 6-months.

Unit Types and Pricing

The complex features three unit types ranging in price from $760 to $860. Some utilities (electricity, water/sewer and trash) are included in the rent. The renters are responsible for paying all cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
1 Bedroom, 1 Bathroom	$760	$760	$955
2 Bedrooms, 1 Bathrooms	$920; $980	$460; $490	$585; $615
3 Bedrooms, 2 Bathrooms	$1,180; $1,199	$393; $400	$492; $498

Table 6: Maple Trails Apartments Rental Rates

Amenities

The community features a number of advertised amenities. The apartment amenities include:

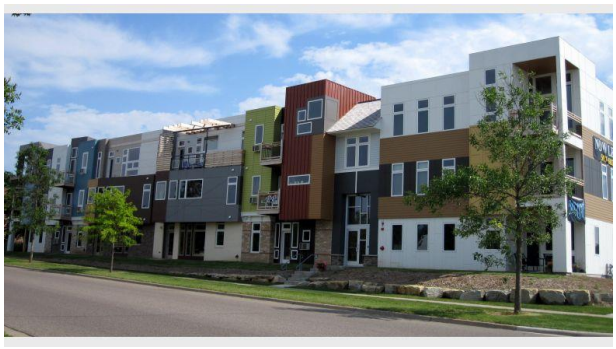
- High Speed Internet Access
- Wheelchair Accessible (Rooms)
- Granite Countertops
- Walk-in Closets
- Hardwood Floors
- Balcony
- Air Conditioning
- Tub/Shower
- Dishwasher
- Dining Room
- Carpet

Common area amenities include:

- Laundry Facilities
- Controlled Access

Mosaic Apartments

Address: 1400 Heritage Dr., Northfield, MN



Overview

Mosaic Apartments is located 3.3 miles from the St. Olaf campus. It is a 3-story, 45-unit apartment complex that was built in 2009. There is no application fee. The apartment complex does not allow pets. The Mosaic Apartments offer variable and 12-month leases. Some furnished units are available.

Unit Types and Pricing

The complex features two unit types ranging in price from $765 to $1,400. Utilities (water/sewer and trash) included in the rent. The renters are responsible for paying all electricity, cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
1 Bedroom, 1 Bathroom	$765; $950	$765; $950	$960; $1,145
2 Bedrooms, 1 Bathroom	$950; $1,225	$475; $613	$600; $738
3 Bedrooms, 2 Bathrooms	$1,225; $1,400	$408; $467	$507; $565

Table 7: Mosaic Apartments Rental Rates

Amenities

The community features a number of advertised apartment amenities including:

- Island Kitchen
- Dishwasher
- Refrigerator
- Air Conditioning
- Microwave
- Wheelchair Accessible (Rooms)

Common area amenities include:

- Grill
- Controlled Access
- Conference Room
- Laundry facilities
- Clubhouse

Hidden Valley Apartments

Address: 1370 Heritage Dr., Northfield, MN

Overview

Hidden Valley Apartments is located 3.4 miles from the St. Olaf campus. It is a 3-story, 204-unit apartment complex that was built in 1985. A $40 application fee is required. A security deposit of $600 is required. The apartment complex does allow pets, with restrictions, and has a pet deposit, pet fee and monthly pet rent charge. The Hidden Valley Apartments offer leases of 6-months.

Unit Types and Pricing

The complex features three unit types ranging in price from $580 to $825. All utilities (electricity, gas/heating, water/sewer and trash) are included in the rent. The renters are responsible for paying all cable television and Internet costs.

Unit Type	Advertised Unit Price	Advertised Monthly Rate Per Bed	Adjusted Monthly Rate Per Bed
Studio	$580	$580	$775
1 Bedroom, 1 Bathroom	$650; $700	$650; $700	$845; $895
2 Bedrooms, 1 Bathrooms	$770; $825	$385; $413	$510; $538

Table 8: Hidden Valley Apartments Rental Rates

Amenities

The community features a number of advertised apartment amenities including:

- High speed Internet access
- Balcony
- Dishwasher
- Walk-in Closets
- Air Conditioning
- Wheelchair Accessible (Rooms)
- Carpet

Common area amenities include:

- Walking/Biking Trails
- Pet Play Area
- Laundry facilities

Off-Campus Rental Market	
	St. Olaf College
	Northfield, MN

Inputs	
Outputs	
Variables	
Constants	

Summary: Off-Campus Rental Market

Building Type	Unit Type	Occupancy	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Conventional Apartment	1	Private	2.81	3.40	$ 939	$ 845	$ 1,145	$ 930
Conventional Apartment	2	Private	2.84	3.40	$ 575	$ 510	$ 738	$ 558
Conventional Apartment	3	Private	3.20	3.30	$ 515	$ 492	$ 565	$ 502
Private Home	1	Private	1.80	1.80	$ 945	$ 945	$ 945	$ 945
Private Home	2	Private	3.20	3.70	$ 694	$ 478	$ 923	$ 689
Private Home	3	Private	3.34	4.80	$ 459	$ 342	$ 648	$ 353
Private Home	4	Private	3.00	3.80	$ 413	$ 288	$ 609	$ 379

Summary by Unit Type: Off-Campus Rental Market

Unit Type	Max Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	3.4	$ 775	$775	$775	$775
1 Bedroom	3.4	$ 940	$845	$1,145	$945
2 Bedrooms	3.7	$ 607	$478	$923	$558
3 Bedrooms	4.8	$ 484	$342	$648	$498
4 Bedrooms	3.8	$ 413	$288	$609	$379
5 Bedrooms	0.0	#DIV/0!	$0	$0	#VALUE!

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Unit Type	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Lease Length	Washer/ Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Pets Allowed?	Pet Fee	Security Deposit	Other Fees?
Summerfield Apartments	951 Ensley Ave	Conventional Apartment	1.2	$ 710	1	Private	1	No	No	No	No	Unit	$ 195	$ 905	12 months	On-site	Yes	Window-box	No	Assigned	$ 40	Yes	Pet deposit $300; Pet rent $20	$ 710	App fee $35
Summerfield Apartments	951 Ensley Ave	Conventional Apartment	1.2	$ 850	2	Private	1	No	No	No	No	Unit	$ 250	$ 550	12 months	On-site	Yes	Window-box	No	Assigned	$ 40	Yes	Pet deposit $300; Pet rent $20	$ 850	App fee $35
	2437 Cotton Ln	Private Home	3.7	$ 1,595	2	Private	2	No	No	No	No	Unit	$ 250	$ 923		On-site	Yes	Central	No	Assigned		Yes		$ 1,595	
	515 French Ln	Private Home	4.8	$ 1,650	3	Private	3	No	No	No	No	Unit	$ 295	$ 648		On-site	Yes	Central	No	Assigned		Yes		$ 1,650	
	719 Aldrich Dr	Private Home	3.1	$ 2,100	4	Private	3.5	No	No	No	No	Unit	$ 335	$ 609		On-site	Yes	Central	No	Assigned		Yes		$ 2,100	
	2406 Elianna Dr	Private Home	3.8	$ 1,495	4	Private	2.5	No	No	No	No	Unit	$ 335	$ 458		On-site		Central	No	Assigned		Yes		$ 1,500	
	875 Highway 3	Private Home	1.8	$ 825	1	Private	1	No	No	No	Yes	Bed	$ 120	$ 945		On-site		Central	No	Not Assigned		Yes		$ 400	
	611 Gill Ln	Private Home	1.9	$ 1,550	2	Private	2	No	No	No	No	Unit	$ 250	$ 900		On-site	Yes	Central	No	Assigned		Yes with restrictions		$ 2,300	
	1922 Red Maple Ln	Private Home	3.2	$ 1,500	3	Private	2.5	No	No	No	No	Unit	$ 295	$ 598		On-site	Yes	Central	No	Assigned				$ 1,000	
Hidden Valley Apartments	1370 Heritage Drive	Conventional Apartment	3.4	$ 580	Studio	Private	1	No	No	No	No	Unit	$ 195	$ 775	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Hidden Valley Apartments	1370 Heritage Drive	Conventional Apartment	3.4	$ 650	1	Private	1	No	No	No	No	Unit	$ 195	$ 845	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40

scion

Off-Campus Rental Market	
	St. Olaf College
	Northfield, MN

Inputs	
Outputs	
Variables	
Constants	

Summary: Off-Campus Rental Market

Building Type	Unit Type	Occupancy	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Conventional Apartment	1	Private	2.81	3.40	$ 939	$ 845	$ 1,145	$ 930
Conventional Apartment	2	Private	2.84	3.40	$ 575	$ 510	$ 738	$ 558
Conventional Apartment	3	Private	3.20	3.30	$ 515	$ 492	$ 565	$ 502
Private Home	1	Private	1.80	1.80	$ 945	$ 945	$ 945	$ 945
Private Home	2	Private	3.20	3.70	$ 694	$ 478	$ 923	$ 689
Private Home	3	Private	3.34	4.80	$ 459	$ 342	$ 648	$ 353
Private Home	4	Private	3.00	3.80	$ 413	$ 288	$ 609	$ 379

Summary by Unit Type: Off-Campus Rental Market

Unit Type	Max Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	3.4	$ 775	$775	$775	$775
1 Bedroom	3.4	$ 940	$845	$1,145	$945
2 Bedrooms	3.7	$ 607	$478	$923	$558
3 Bedrooms	4.8	$ 484	$342	$648	$498
4 Bedrooms	3.8	$ 413	$288	$609	$379
5 Bedrooms	0.0	#DIV/0!	$0	$0	#VALUE!

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Unit Type	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Lease Length	Washer/ Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Pets Allowed?	Pet Fee	Security Deposit	Other Fees?
Hidden Valley Apartments	1370 Heritage Drive	Conventional Apartment	3.4	$ 700	1	Private	1	No	No	No	No	Unit	$ 195	$ 895	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Hidden Valley Apartments	1370 Heritage Drive	Conventional Apartment	3.4	$ 770	2	Private	1	No	No	No	No	Unit	$ 250	$ 510	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Hidden Valley Apartments	1370 Heritage Drive	Conventional Apartment	3.4	$ 825	2	Private	1	No	No	No	No	Unit	$ 250	$ 538	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Woodridge Apartments	1900-1960 Roosevelt Drive	Conventional Apartment	3.0	$ 580	Studio	Private	1	No	No	No	No	Unit	$ 195	$ 775	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Woodridge Apartments	1900-1960 Roosevelt Drive	Conventional Apartment	3.0	$ 650	1	Private	1	No	No	No	No	Unit	$ 195	$ 845	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Woodridge Apartments	1900-1960 Roosevelt Drive	Conventional Apartment	3.0	$ 700	1	Private	1	No	No	No	No	Unit	$ 195	$ 895	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Woodridge Apartments	1900-1960 Roosevelt Drive	Conventional Apartment	3.0	$ 770	2	Private	1	No	No	No	No	Unit	$ 250	$ 510	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40
Woodridge Apartments	1900-1960 Roosevelt Drive	Conventional Apartment	3.0	$ 825	2	Private	1	No	No	No	No	Unit	$ 250	$ 538	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $20 monthly	$ 600	App fee $40

scion

Off-Campus Rental Market	
	St. Olaf College
	Northfield, MN

Inputs	
Outputs	
Variables	
Constants	

Summary: Off-Campus Rental Market

Building Type	Unit Type	Occupancy	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Conventional Apartment	1	Private	2.81	3.40	$ 939	$ 845	$ 1,145	$ 930
Conventional Apartment	2	Private	2.84	3.40	$ 575	$ 510	$ 738	$ 558
Conventional Apartment	3	Private	3.20	3.30	$ 515	$ 492	$ 565	$ 502
Private Home	1	Private	1.80	1.80	$ 945	$ 945	$ 945	$ 945
Private Home	2	Private	3.20	3.70	$ 694	$ 478	$ 923	$ 689
Private Home	3	Private	3.34	4.80	$ 459	$ 342	$ 648	$ 353
Private Home	4	Private	3.00	3.80	$ 413	$ 288	$ 609	$ 379

Summary by Unit Type: Off-Campus Rental Market

Unit Type	Max Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	3.4	$ 775	$775	$775	$775
1 Bedroom	3.4	$ 940	$845	$1,145	$945
2 Bedrooms	3.7	$ 607	$478	$923	$558
3 Bedrooms	4.8	$ 484	$342	$648	$498
4 Bedrooms	3.8	$ 413	$288	$609	$379
5 Bedrooms	0.0	#DIV/0!	$0	$0	#VALUE!

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Unit Type	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Lease Length	Washer/ Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Pets Allowed?	Pet Fee	Security Deposit	Other Fees?
Riverview Manor Apartments	500 West Woodley Street	Conventional Apartment	2.2	$ 765	1	Private	1	No	No	No	No	Unit	$ 195	$ 960	12 months	On-site	Yes	Central	No	Assigned		No			
Riverview Manor Apartments	500 West Woodley Street	Conventional Apartment	2.2	$ 790	1	Private	1	No	No	No	No	Unit	$ 195	$ 985	12 months	On-site	Yes	Central	No	Assigned		No			
Riverview Manor Apartments	500 West Woodley Street	Conventional Apartment	2.2	$ 865	2	Private	1	No	No	No	No	Unit	$ 250	$ 558	12 months	On-site	Yes	Central	No	Assigned		No			
Riverview Manor Apartments	500 West Woodley Street	Conventional Apartment	2.2	$ 915	2	Private	1	No	No	No	No	Unit	$ 250	$ 583	12 months	On-site	Yes	Central	No	Assigned		No			
Maple Trails Apartments	2005 Jefferson Road	Conventional Apartment	3.1	$ 760	1	Private	1	No	No	No	No	Unit	$ 195	$ 955	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $15 monthly	$ 800	App fee $40
Maple Trails Apartments	2005 Jefferson Road	Conventional Apartment	3.1	$ 920	2	Private	1	No	No	No	No	Unit	$ 250	$ 585	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $15 monthly	$ 800	App fee $40
Maple Trails Apartments	2005 Jefferson Road	Conventional Apartment	3.1	$ 980	2	Private	1	No	No	No	No	Unit	$ 250	$ 615	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $15 monthly	$ 800	App fee $40
Maple Trails Apartments	2005 Jefferson Road	Conventional Apartment	3.1	$ 1,180	3	Private	2	No	No	No	No	Unit	$ 295	$ 492	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $15 monthly	$ 800	App fee $40
Maple Trails Apartments	2005 Jefferson Road	Conventional Apartment	3.1	$ 1,199	3	Private	2	No	No	No	No	Unit	$ 295	$ 498	6 months	On-site	Yes	Window-box	No	Assigned		Yes with restrictions	Fee $150; Pet deposit $150; $15 monthly	$ 800	App fee $40

scion

Off-Campus Rental Market	
	St. Olaf College
	Northfield, MN

Inputs	
Outputs	
Variables	
Constants	

Summary: Off-Campus Rental Market

Building Type	Unit Type	Occupancy	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Conventional Apartment	1	Private	2.81	3.40	$ 939	$ 845	$ 1,145	$ 930
Conventional Apartment	2	Private	2.84	3.40	$ 575	$ 510	$ 738	$ 558
Conventional Apartment	3	Private	3.20	3.30	$ 515	$ 492	$ 565	$ 502
Private Home	1	Private	1.80	1.80	$ 945	$ 945	$ 945	$ 945
Private Home	2	Private	3.20	3.70	$ 694	$ 478	$ 923	$ 689
Private Home	3	Private	3.34	4.80	$ 459	$ 342	$ 648	$ 353
Private Home	4	Private	3.00	3.80	$ 413	$ 288	$ 609	$ 379

Summary by Unit Type: Off-Campus Rental Market

Unit Type	Max Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	3.4	$ 775	$775	$775	$775
1 Bedroom	3.4	$ 940	$845	$1,145	$945
2 Bedrooms	3.7	$ 607	$478	$923	$558
3 Bedrooms	4.8	$ 484	$342	$648	$498
4 Bedrooms	3.8	$ 413	$288	$609	$379
5 Bedrooms	0.0	#DIV/0!	$0	$0	#VALUE!

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Unit Type	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Lease Length	Washer/ Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Pets Allowed?	Pet Fee	Security Deposit	Other Fees?
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 765	1	Private	1	No	No	No	No	Unit	$ 195	$ 960	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 950	1	Private	1	No	No	No	No	Unit	$ 195	$ 1,145	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 950	2	Private	1	No	No	No	No	Unit	$ 250	$ 600	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 1,225	2	Private	1	No	No	No	No	Unit	$ 250	$ 738	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 1,225	3	Private	2	No	No	No	No	Unit	$ 295	$ 507	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Mosaic Apartments	1400 Heritage Drive	Conventional Apartment	3.3	$ 1,400	3	Private	2	No	No	No	No	Unit	$ 295	$ 565	Variable; 12 months	On-site	Yes	Window-box	No	Assigned		No			
Northern Oaks Townhomes	200-220 Dresden Avenue	Private Home	1.5	$ 730	3	Private	1.5	No	No	No	No	Unit	$ 295	$ 342		W/D Hook-up	Yes	Central	No	Assigned		No		$ 730	App fee $35
Northern Oaks Townhomes	200-220 Dresden Avenue	Private Home	1.5	$ 815	4	Private	1.5	No	No	No	No	Unit	$ 335	$ 288		W/D Hook-up	Yes	Central	No	Assigned		No		$ 815	App fee $35
Spring Creek Townhomes	497 Southbridge Drive	Private Home	3.6	$ 705	2	Private	1	No	No	No	No	Unit	$ 250	$ 478		In-unit	Yes	Central	No	Assigned		No		$ 705	App fee $35
Spring Creek Townhomes	497 Southbridge Drive	Private Home	3.6	$ 705	2	Private	1.5	No	No	No	No	Unit	$ 250	$ 478		In-unit	Yes	Central	No	Assigned		No		$ 705	App fee $35

scion

Off-Campus Rental Market	
	St. Olaf College
	Northfield, MN

Inputs	
Outputs	
Variables	
Constants	

Summary: Off-Campus Rental Market

Building Type	Unit Type	Occupancy	Average Distance from Site (miles)	Maximum Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Conventional Apartment	1	Private	2.81	3.40	$ 939	$ 845	$ 1,145	$ 930
Conventional Apartment	2	Private	2.84	3.40	$ 575	$ 510	$ 738	$ 558
Conventional Apartment	3	Private	3.20	3.30	$ 515	$ 492	$ 565	$ 502
Private Home	1	Private	1.80	1.80	$ 945	$ 945	$ 945	$ 945
Private Home	2	Private	3.20	3.70	$ 694	$ 478	$ 923	$ 689
Private Home	3	Private	3.34	4.80	$ 459	$ 342	$ 648	$ 353
Private Home	4	Private	3.00	3.80	$ 413	$ 288	$ 609	$ 379

Summary by Unit Type: Off-Campus Rental Market

Unit Type	Max Distance from Site (miles)	Average Adjusted Monthly Rate Per Person	Min Adjusted Monthly Rate Per Person	Max Adjusted Monthly Rate Per Person	Median Adjusted Monthly Rate Per Person
Studio	3.4	$ 775	$775	$775	$775
1 Bedroom	3.4	$ 940	$845	$1,145	$945
2 Bedrooms	3.7	$ 607	$478	$923	$558
3 Bedrooms	4.8	$ 484	$342	$648	$498
4 Bedrooms	3.8	$ 413	$288	$609	$379
5 Bedrooms	0.0	#DIV/0!	$0	$0	#VALUE!

Property Name	Address	Building Type	Distance from Site (miles)	Monthly Advertised Rate	Unit Type	Bedroom Occupancy	Baths	Electricity	Internet	TV	Furniture	Rent by Bed or Unit	*Utility, Appliance & Furniture Adjustment Per Unit	Adjusted Monthly Rate Per Person	Lease Length	Washer/ Dryer	Dishwasher	A/C	Workout Facilities	Onsite Parking	Parking Rate	Pets Allowed?	Pet Fee	Security Deposit	Other Fees?
Spring Creek Townhomes	497 Southbridge Drive	Private Home	3.6	$ 765	3	Private	1.75	No	No	No	No	Unit	$ 295	$ 353		In-unit	Yes	Central	No	Assigned		No		$ 765	App fee $35
Spring Creek Townhomes	497 Southbridge Drive	Private Home	3.6	$ 765	3	Private	1.75	No	No	No	No	Unit	$ 295	$ 353		In-unit	Yes	Central	No	Assigned		No		$ 765	App fee $35
Spring Creek Townhomes	497 Southbridge Drive	Private Home	3.6	$ 865	4	Private	2	No	No	No	No	Unit	$ 335	$ 300		In-unit	Yes	Central	No	Assigned		No		$ 865	App fee $35