

The 2014 Campus Master Plan Update PART 3

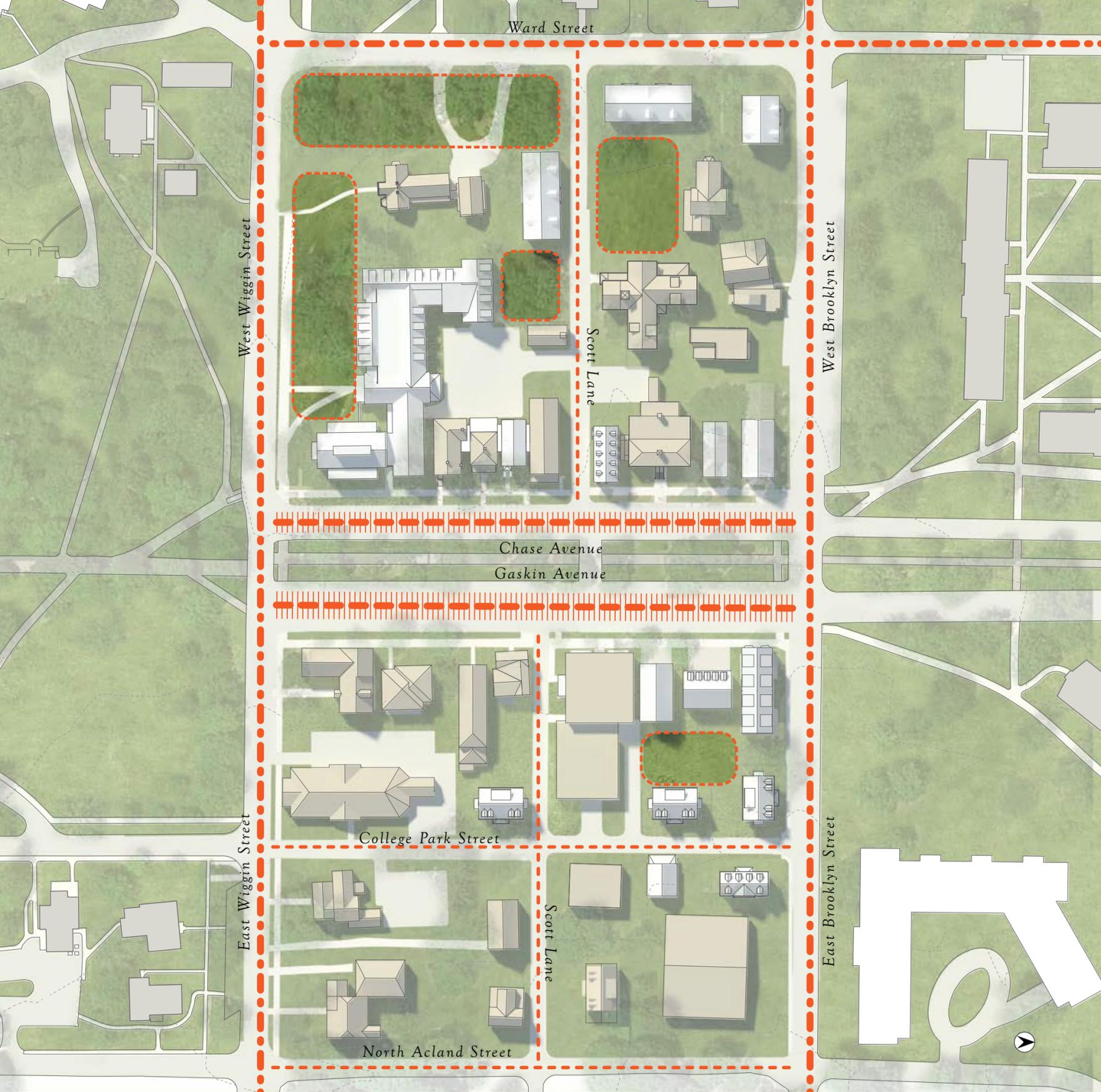
REVITALIZE VILLAGE



The Village of Gambier is tightly interwoven with the institutional fabric of Kenyon College. Walking through the village there is no clear distinction between the two. Commercial and retail venues in the village are amenities for the college and the surrounding community. Due to a lack of sustainable economic activity businesses have moved out, and retail spaces have been repopulated with administrative college functions. The college owns the majority of structures in the village core and is committed to nurturing a vibrant retail environment. The viability of this plan depends on a critical mass of people living in or near the village to support a vibrant and year-round commercial presence.

Housing for faculty, students and the community should be provided in the village to create a vibrant mixed-use community. A static supply of residential units and an expanding demand for housing have forced college faculty and staff to move further and further from the village. This displacement increases the need for parking, creates a less walkable community and further contracts retail viability. Student housing located in the village core has always been a sought-after amenity. There are currently 50 student beds in the village and they coexist harmoniously with the surrounding community. Future development should seek to preserve these beds in strategic locations in the village core.

The small scale residential fabric of the village is cherished and defines the charm and pedestrian nature of the heart of Gambier. This should be preserved where possible and enhanced where it has been eroded.



Village Organization

The village is composed of a hierarchy of avenues, streets and lanes. Each has a unique character that should be preserved and enhanced to create a vibrant village. The hierarchy of the village should be understood to help inform future development and reprogramming of existing buildings.

Avenues 
 Chase and Gaskin Avenues are the primary commercial and retail venues and the symbolic and physical center of the village. They frame the pedestrian spine—Middle Path—and are the most traveled vehicular routes in the village. Sidewalks are provided on the outer edge of each avenue and a band of street trees and pavers or grass separates the pedestrian zone from the vehicular traffic. Each Avenue is lined on both sides with parking to support the services and retail venues of the Village. The buildings that line the Avenues are more closely spaced than elsewhere in the Village and they are typically located 40' from the road.

Streets 
 Secondary streets include Wiggins, Ward and Brooklyn Streets. They offer a mix of residential and institutional functions with some commercial and retail. They are typically provided with a sidewalk on at least one side and are separated from the road with a planted strip and band of street trees. Parallel parking and angled head in parking is provided adjacent to retail & institutional sites. Buildings are typically 40-50' from the road and are spaced further apart than buildings on the Avenues.

Lanes 
 Lanes include Scott Lane and a reopened College Park Street between East Wiggins and East Brooklyn streets. Institutional functions predominate with some services, utilities and residential uses. Here the buildings often come to the edge of the road and sidewalks are not provided. The lanes currently lack a clear definition with the pavement often bleeding off into undefined parking areas. The Lanes are less traveled & quieter.

Greens 
 There are a number of green spaces in the village that provide a wonderful counterpoint to the density of the village. The lawn in front of Finn House and the Kenyon Inn and the lawn surrounding Treleven House are two splendid examples. Green spaces in the Village should be preserved and defined rather than simply being the interstitial spaces between buildings. Planning green spaces into the village and framing these spaces with thoughtfully designed buildings will help insure they continue to be a cherished part of the Village.



Avenues



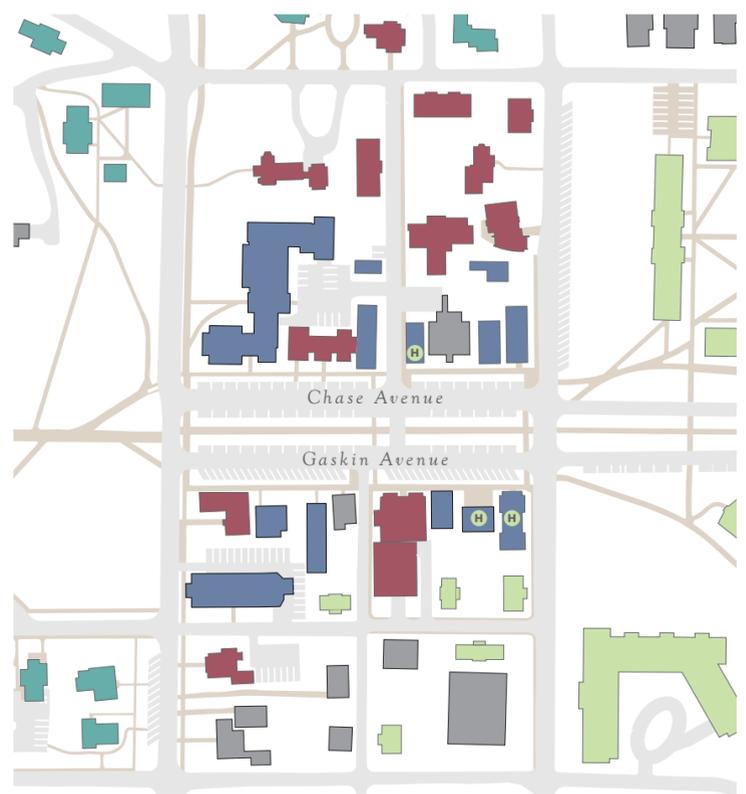
Lanes



Greens



EXISTING VILLAGE BUILDING PROGRAMS



PROPOSED VILLAGE BUILDING PROGRAMS
Focus Student-centered and Commercial functions between Gaskin Avenue and Chase Avenue. Move Academic and Administrative functions out of the village core.

Active Mix of Uses

The village should blend retail, college functions, community services and housing into a vibrant walkable community.

- **Retail**
Retail spaces should be focused on the ground floor of buildings along Chase and Gaskin to create a highly-visible critical mass adjacent to accessible parking.
- **Student-Centered College Functions**
College functions located in the village should be active student-centered programs that draw students and bring vitality to the downtown.
- **Housing** ^H indicates residential units above ground floor retail
Creating additional housing for faculty in the village would provide more opportunities for faculty to live in close proximity to the campus and help create needed density in the village core. The addition of an independent living community would help soften seasonal population swings and create more diversity. Maintaining the current level of

student housing in the village is essential to creating a vibrant mixed-use community. The housing goals would be accomplished with a mix of free-standing houses, residential units above ground floor retail and by the development of housing lots to the north of the village core.

- **Academic & Administrative**
Academic and administrative functions should be moved out of the village core.

Community Services
Professional office space located on the second floor of buildings throughout the village could offer the community needed services and amenities. Kenyon College mail is routed through the Post Office, making this facility a place where college and community interact on a daily basis. Relocating the Village Library adjacent to the Post Office would create synergies between these two college/community buildings.



Proposed

Restore Village Character

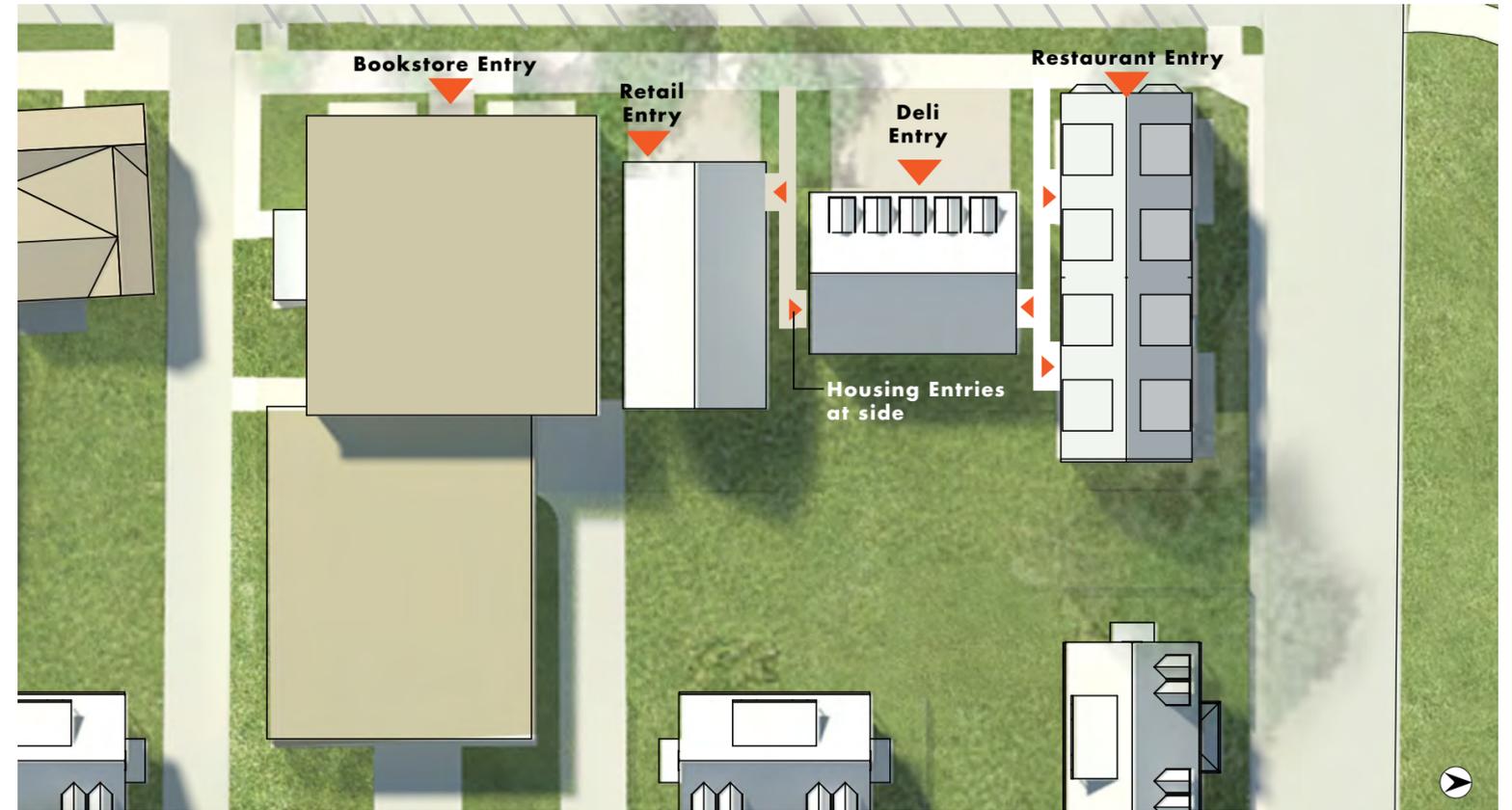
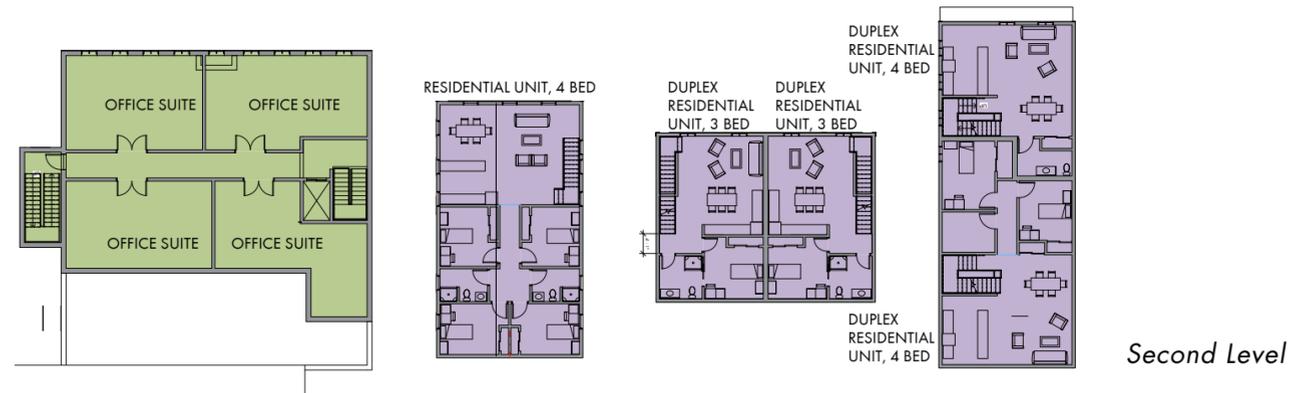
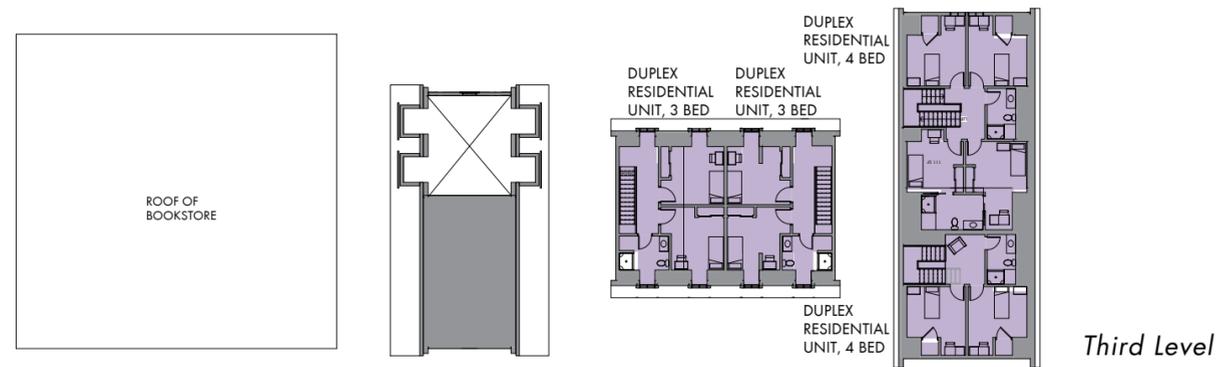
The Village of Gambier was historically commercial and residential in function and scale, with stores and services on the ground level of many of the small wood frame or brick structures. The three white wood frame houses enclosed by a picket fence at 101-105 Chase Avenue exemplify this fabric: small scale buildings (two of which were residences while the third was originally a store), closely spaced with front porches or stoops and yards that meet the street. This fabric remains intact in some parts of the Village but has been eroded in others. Some parts of the Village lack density and feel undeveloped while other parts have been overtaken by an institutional scale. The ground levels in many cases lack transparency that would engage the pedestrian.

The Village Center is composed of two blocks along Chase Avenue and two blocks along Gaskin Avenue. The scale and fabric of

the southern block of Gaskin Avenue remains intact with four small buildings of varying scales, materials and language that house a mix of residential, institutional and dining functions including the Village Inn restaurant and the Wiggin Street Coffee. The historic commercial and residential fabric on the northern block of Gaskin Avenue was interrupted by the construction of Farr Hall in 1966 which replaced four smaller structures with a block long masonry building, dominating ¼ of the Village with its incongruous institutional scale and architectural vocabulary. The northern block of Chase Avenue feels underdeveloped with only two small buildings on the block. Chase Avenue between Wiggin Street and Scott Lane has the charming structures at 101-105 but feels inactive due to the current administrative functions housed in the buildings. The southern end of the block houses the Kenyon Inn which is set back and does not engage with the street.



Existing

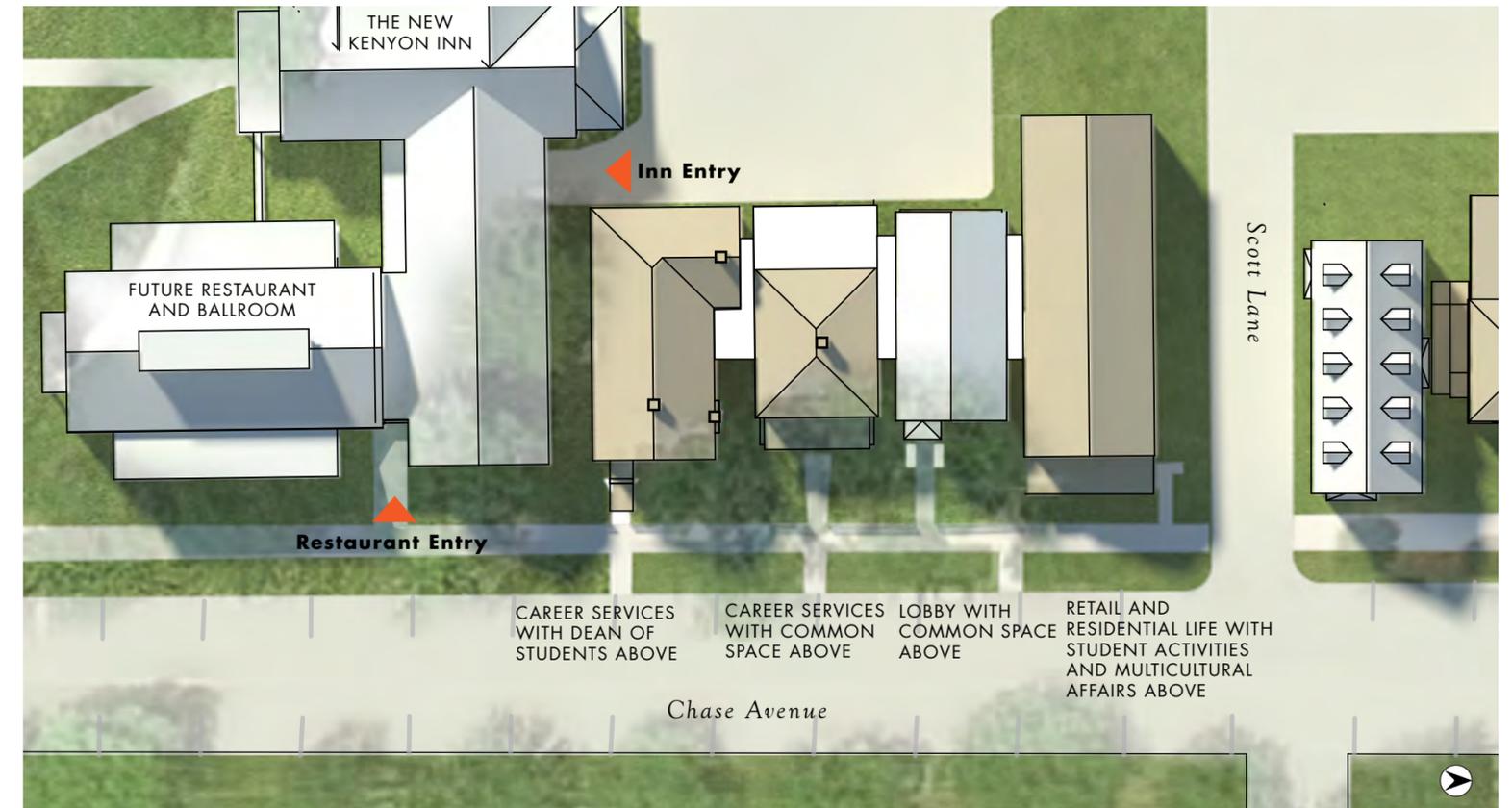


GASKIN AVENUE NORTH The Bookstore

This block of Gaskin provides valuable amenities for the campus and community, including the College bookstore, the deli and a market. But Farr Hall is not the most hospitable home for these functions. Small punched windows face the street and don't offer views to the activity inside. The two-story portico does not provide a welcoming exterior space. Farr Hall, constructed in 1966, replaced four smaller structures with a block-long masonry building, injecting an institutional scale and language into the Village. Removing Farr Hall north of the bookstore would allow for the addition of three small-scale buildings to restore the residential scale and fabric of the block. These clapboard structures could house retail and restaurant functions on the ground level with housing above. The exterior of the bookstore could be renovated to increase transparency by adding large windows facing the street and refaced with clapboards to maintain the residential character. A new entrance could be created to access professional office space above the bookstore. A stairway to the second floor, with its own access door, already exists on the south side of the bookstore section of Farr Hall.



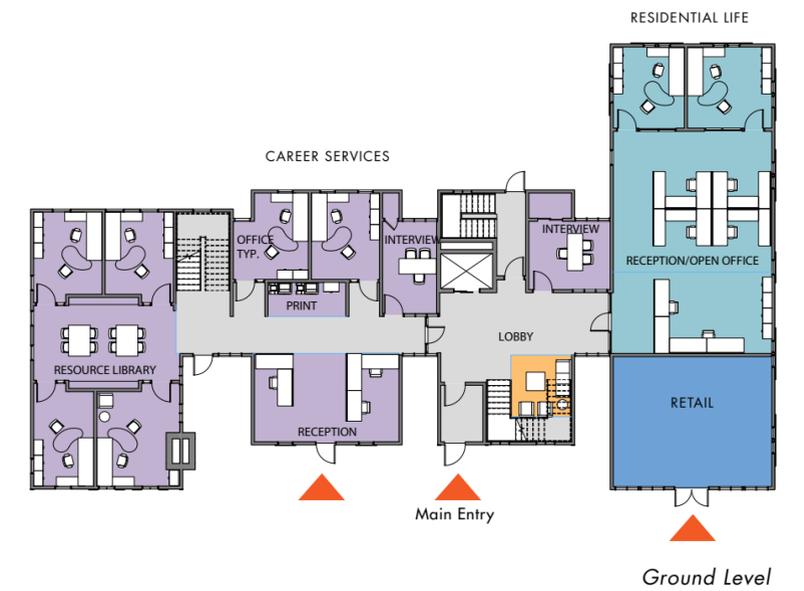
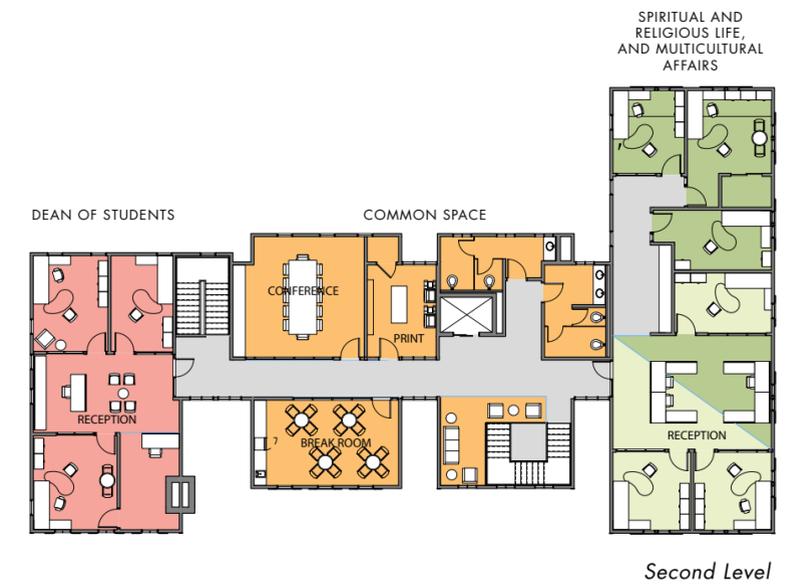
Gaskin Avenue North - The Bookstore



CHASE AVENUE SOUTH Student Affairs

Locating Student Affairs at 101-105 Chase Avenue would bring student activity and foot traffic to this quiet and less traveled block. The addition of a new two-story house between 103 and 105 Chase Avenue and the creation of a two-story glass connector providing an elevator and service core would create an accessible complex with contiguous floor plates to house the Student Affairs division.

Student Affairs, composed of the Dean of Students, Student Activities, Residential Life, Campus Ministries and Career Development, would benefit from a more central location on Campus. Locating Career Development on the ground floor of the new two-story house would bring needed visibility and access to this valuable student service. Once the home, sequentially, of a barbershop and pool hall, a general store, Kenyon's dining commons, and the College bookstore, the ground floor of 105 Chase Avenue at the corner of Scott Lane could be restored as a retail venue.



Proposed home of Student Affairs, at corner of Chase Avenue and Scott Lane.



CHASE AVENUE NORTH The Post Office

The northern block of Chase Avenue only houses two buildings – the Post Office and the repurposed bank building now home to the black box theatre. The block feels underdeveloped, the buildings lack transparency that would reveal their activity to the street and both buildings are only a single story. A 2006 study assessed the feasibility of providing additional retail and residential opportunities in this underdeveloped block. The majority of this block is federal property with 145’ of street frontage but the Post Office itself is only 60’ wide. Kenyon did make an expedition to Washington D.C. in 2006 to discuss acquisition of some of this underused parcel but did not pursue the acquisition beyond this initial inquiry. The addition of three new buildings to this block would offer additional retail and residential opportunities and accommodate a relocated Village library.



Proposed view of College Park Street at East Brooklyn Street



Proposed plan of College Park Street at East Brooklyn Street



Existing view of College Park Street at East Brooklyn Street

VILLAGE LANE College Park Street at Brooklyn Street

The intersection of College Park Drive and Brooklyn Street is a sea of asphalt and lacks a clear definition of the street and block, public and private. Student housing in Farr Hall is popular with students who value the opportunity to live in the Village. This housing would be displaced by proposed upgrades to the block and the addition of second level professional office space. Although expansion of student housing in the Village was unpopular with Village residents, maintaining the existing quantity of student beds in the Village provides beneficial density. This block of College Park Drive is well suited to house these displaced student residential units.

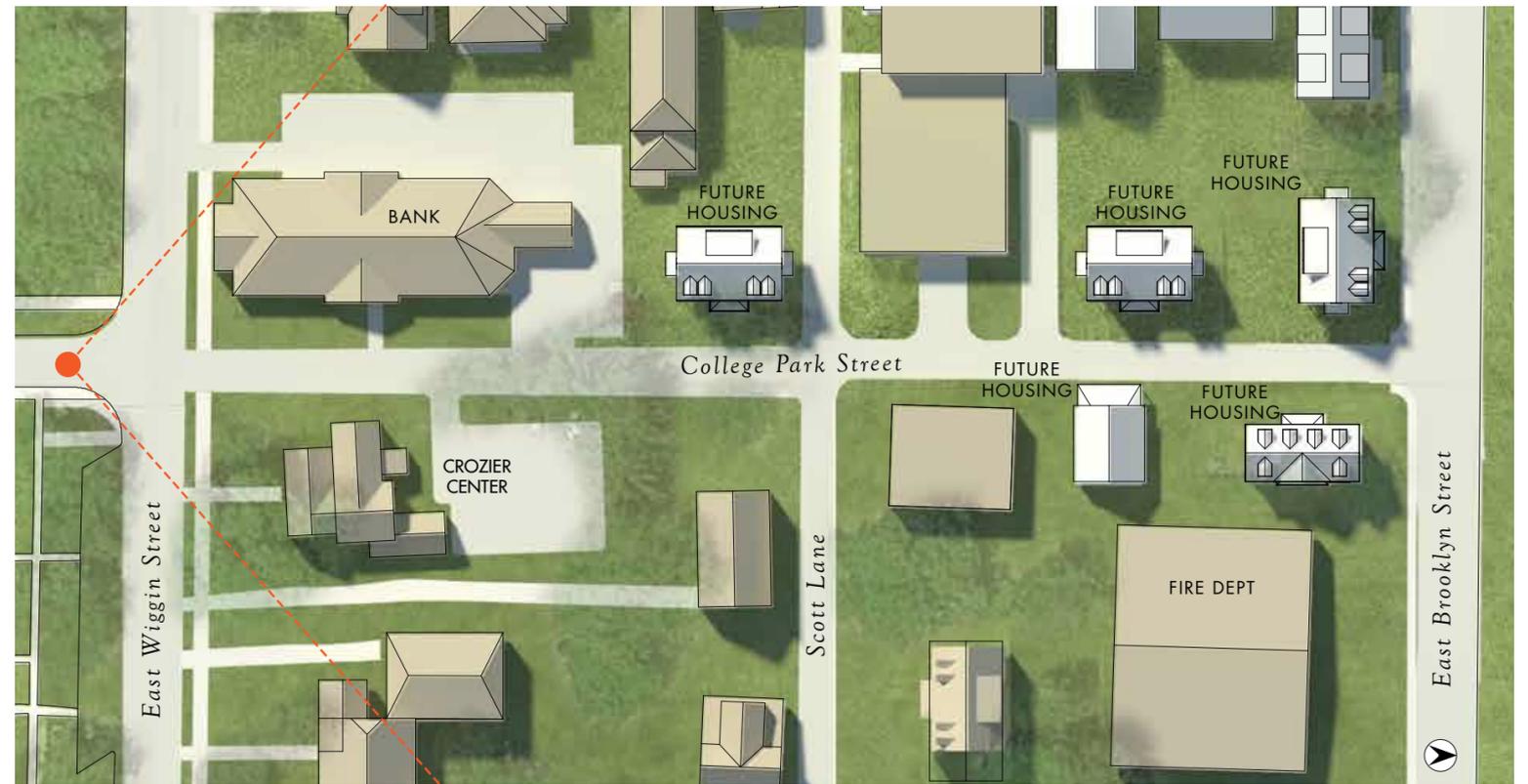
Small scale residential buildings could be organized around a community green space. The buildings would front the lane with porches that engage the street.



Existing aerial view of College Park Street at East Brooklyn Street



Proposed



Proposed plan of College Park Street at East Wiggin Street



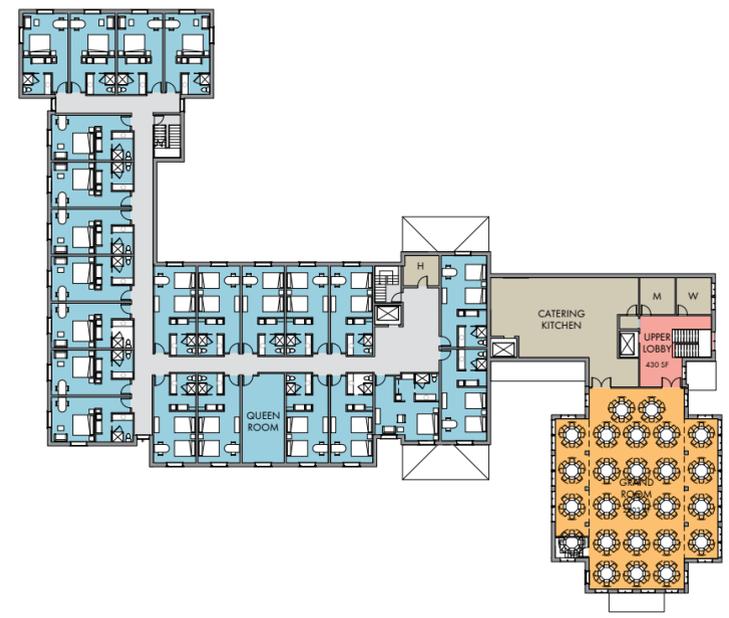
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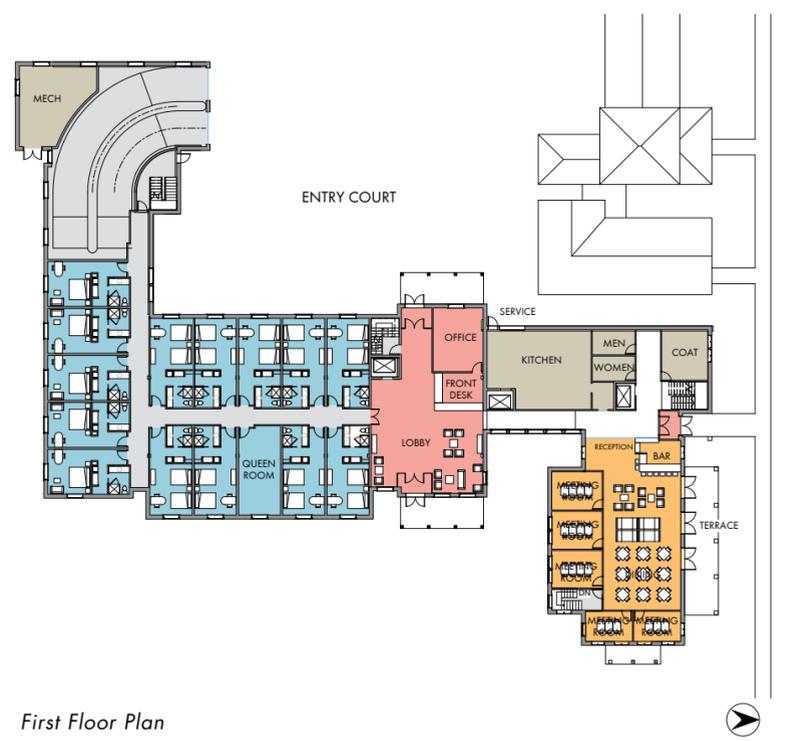
Existing Aerial view of College Park Street at East Wiggin Street

VILLAGE LANE College Park Street at Wiggin Street

College Park Drive between East Wiggin Street and Scott Lane has become a pedestrian path flanked by two wide driveways that provide access to the Bank parking lot and a parking area behind the Crozier Center. Reestablishing College Park Drive would provide access to the Bank and Crozier parking, eliminate the sea of asphalt at the termination of College Park Street and provide a green buffer adjacent to each building.



Second Floor Plan



First Floor Plan

The Kenyon Inn

While the Kenyon Inn is a popular destination for the campus community, village residents, business and recreational travelers, and prospective students and their families, the current building is inadequate to the demands placed on it. The 32 guest rooms are quickly filled when there are events at the College. The only space for functions, the popular Newman Room, can be difficult to schedule because of competing needs. The restaurant is a mere 650 square feet, and the kitchen, extremely small at 350 square feet, lacks proper ventilation, storage, and loading facilities.

The proposed Inn could offer 58 guest rooms with modern amenities, an expanded restaurant and bar, multiple private meeting rooms and a 3,000 square foot grand room creating a 200-seat venue that would relieve pressure on large spaces on campus such as Gund Commons Lounge and the dining rooms in Peirce and Dempsey halls.

A new restaurant entrance and dining terrace facing Chase Avenue would help enliven this end of the village. The security building would be removed to create the vehicular entrance court and access to the 38-car underground parking facility. Security could be relocated to a more central location with parking for campus security vehicles possibly off the proposed West Quad parking structure.



Proposed New Kenyon Inn from West Wiggin Street



Proposed New Kenyon Inn from Wiggin Street



Faculty Housing and Independent Living

Additional housing in the village could accommodate faculty, help increase density and create a more walkable community. In the residential areas of the village, the program houses that are vacated by consolidation around Scott Lane could be restored as residences for faculty. Small parcels could be developed on Ward Street to accommodate small starter homes.

Independent Living is proposed for a site currently occupied by Gund Commons. Independent Living opportunities lessen the impact of the population swing due to the academic calendar. Program currently contained in Gund Commons would be relocated to the village. Moving these student spaces to a central location in the village will improve accessibility to students coming from both North and South campus, and increase foot traffic through the village.



Proposed view of Village