PINewood
A married student housing facility

PROJECT PROGRAM
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BALL STATE UNIVERSITY
COLLEGE OF ARCHITECTURE AND PLANNING
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STATEMENT OF PROJECT
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The scope of this project involves the design of a married student complex to replace the Ball State University Mobile Home Court. The Ball State University Mobile Home Court will be discontinued as of July 1, 1977. It now provides spaces for up to 80 families. I believe that the elimination of this facility will produce a shortage of married student housing at Ball State, since the Court is being done away with as a result of irreparable neglect rather than a decrease in demand for housing. A new housing complex for Ball State's married students can be a useful addition to the campus.
WHY THERE IS A NEED FOR REPLACEMENT

Why a replacement? As stated, the Mobile Home Court is being razed as a result of irreversable neglect, not a decreasing housing demand. The Mobile Home Court provides a living environment different and unique from that of Anthony and Scheidler Apartments. There exists in the Mobile Home Court a self-sufficiency that most other students in university housing for the married will not experience until after graduation. Mobile Home Court residents experience more personal responsibility in that they share the payment of electricity bills, are responsible for obtaining their own fuel, care for their own lawns, make all home repairs themselves, and some supply their own laundry equipment. Although responsibilities can be good, due to a student's limited time resources, too many chores should be avoided. Such a living environment should remain a part of university housing, for the type of
learning that goes on there cannot be taught in the classroom.
PROJECT OBJECTIVES
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1. Provide a strong relationship between the housing complex and both the campus and surrounding residential community.

Married students differ from dormitory and single students. They often do have children and for this reason need special and separate housing. The rest of the married students, 60.5%, do not have children and are just as free to participate in other university activities as the single student. For this reason, it is just as important to provide housing for married students as close to campus as the single students. Proximity of the two types of housing can also provide a good interaction between single and married students. Friendships between the two types of students may more readily form, potential babysitters are close at hand, and students' children may also profit from the exciting university activities that go on daily. By
providing housing closer to campus, families may find it simpler to attend special events and some athletic games.

Married university students also make up a part of the Muncie community. Most have doctors, dentists, hairdressers, and such in Muncie. Many must do all their shopping here. Most own and operate autos in Delaware County plus other items such as camping vehicles which are subject to personal property tax. By owning their own homes, mobile home residents automatically become taxpayers. Almost all students have a telephone and pay the bill themselves. This all shows how the married students become an active part of the Muncie community. In order to provide a closeness between these students and the outlying community, there should be more interaction, preferably physical. A married family living on campus can become very isolated during breaks and the summer months. They would feel less so if their own little community related not
just to the university, but to the city as well. If a family is able to observe activity in the surrounding neighborhood, absence of university activity may not be as apparent. While student/community friendships may occur among people with school aged children, or people who work outside of the university, a chance for other student/Muncie resident friendships to form may also occur if we are able to better integrate the two communities.

2. Provide a feeling of a real neighborhood.

Often, student housing consists of huge, “cold” complexes in which a student, much less their children, can never relate to as “home.” The nature of such buildings emit an air of impermanence. This project should avoid the temporary feel, and strive for a human scale. This sense of “home” can be very important to a family raising young children. The concrete playground is found soon enough at school—at home
they should have grass and trees, not more of the same. Likewise, the student should have someplace to go home to that is "warm" and somehow individual. Such a place could consist of more traditional materials—not cold tile floors, concrete block walls and few windows. Home for the married student should not look just like the classroom he spent the day in.

3. Ease and economy of maintenance.

Due to the limited resources of Ball State's maintenance crew and the limitations on time of the student, maintenance of the grounds and residences should be easy, quick and inexpensive. Landscaping that requires minimum upkeep with simple tools would be an advantage. Exterior finishes should also comply with the same basic rule. Interior finishes should be durable and easy to clean. Replacements or repairs inside the units should be quick and simple with a minimum of interference to the family.
Ease and economy of maintenance may result in lower rent, happier residents, a happier management, a longer lasting project, and an overall lower project cost.

In compliance with the belief that students should be allowed to participate in the upkeep of the housing complex, a co-operative upkeep program can be introduced. In exchange for lower rent, a contract agreement between Ball State and tenant could exist where the student could agree to be responsible for all minor upkeep. The student could be responsible for such things as painting, minor plumbing repairs, yard work and appliance or fixture repair. The energy of the university worker which is usually taken up by such minor details is now freed for major university tasks.
BUILDING SYSTEM

In order to save money on construction costs, ease the difficulty of traditional building methods, and save construction time, the industrialized building approach would be the best solution. This approach will hopefully account for more quality control and result in a sounder product for the client. The possibility for future expansion can also be simplified and shortened both in the planning and construction phases. Less confusion and disturbance to the residents living near the area being added to is also a benefit of such a system. Set up of the project could be so simplified and inexpensive that Ball State employees could do the work, further cutting costs.
DESCRIPTION OF SITE AND SITE SELECTION

The site for this project is located in the same location as the present Mobile Home Court. It is located on Neely Avenue between New York Avenue and Riverside Avenue. The site is bounded on the east by a residential area, on the west by University Gym, the field house and athletic field, and on the north by Bethel Avenue parking lot, and on the south by the university health center. Cardinal Creek, a part of the university sanitary system, also runs along the west edge of the site. Separating the residential area from the mobile homes is a small wooded area. The remainder of the site is also scattered with trees, of which the older, bigger trees are located on the southern two thirds of the site. The total site is about 13 acres.

The site provides a tremendous advantage in that it is located within campus. Students living here may walk anywhere on campus. Unlike Anthony and Scheidler
Apartments, which are isolated from campus and the surrounding commercial areas, students living on this site are within walking distance of groceries, clothing stores, and other places of business. Their walking route does not usually conflict with heavy traffic.

By living on this site, students have visual contact with the other university buildings and a part of the Muncie community. They interact with other students (single and dormitory students) much more throughout the course of the day than do Anthony or Scheidler students. Instead of being an isolated part of the university, this site is in the midst of activity.

The married student is playing two roles— that of a responsible citizen and that of a university student. Housing located within this particular site will help enable him to more easily involve himself in both roles.
THE EXISTING CONDITION

The Mobile Home Court is not an isolated housing complex accessible to campus only by bus, but is a student community located within the main campus. Married students living here not only encounter other married students like themselves but also interact with single students living in the dorms. These married students have more ease and freedom to come and go on campus since their nearness eliminates sticking to a rigid bus schedule or worrying about finding a parking space. As a result, the students do not feel as isolated from campus as the other married students might feel.

The mobile home residents also neighbor with a residential area of Muncie. Although the two neighborhoods have no physical relationship, the people indirectly interact at the grocery stores, drug stores, clothing shops, doctors' offices, and so on.
As mentioned, mobile home residents are more self-sufficient. They own their own homes, are responsible for the majority of their fuel needs, do all of their own yard work and home repairs.

No central recreational facility exists for the Mobile Home Court other than a basketball court and a laundry building. Playground equipment for the children is of fair amount, quantity, and in fairly good repair. At one time, picnic tables were shared throughout the court, but many have either "disappeared" or been removed by Ball State.

Streets are poor and parking does not occur far enough off the street. Lighting, although new, is inadequate. Utilities consisting of the water and electric cables are deteriorating rapidly. As a result, residents are apathetic.
PROBLEMS GENERATED BY EXISTING SITE TO BE DEALT WITH
IN NEW PROJECT

1. Site used as a short cut by nonresident students
to get to Bethel Avenue parking lot and Pizza King.
(Violates privacy of residents when it involves
cutting through yards.)

2. Site used for jogging by some people in the Physi-
cal Education Department. (Presents problem in
traffic circulation--streets are narrow enough with-
out people jogging in them.)

3. Nonauthorized people put literature in mailboxes.
(Often leave lids open and uncollected mail could be
blown away.)

4. Mailboxes low enough for small children to reach
into. (Children get into boxes and may uninten-
tionally take mail.)

5. Small children are tempted to play in Cardinal
Creek. (There are rats, muskrats, slime, and broken
6. Nonauthorized people park in the Mobile Home Court limits to walk to classes. (Would not be such a problem if site were not fortunately so convenient.)

7. Games going on in the athletic field can often cause distracting noise. (Interupts study and children's naps.)

8. Traffic noise on Bethel Avenue. (Disturbing to those on the north of the site.)

9. Unsheltered northwest portion. (No protection from wind and weather.)
STUDENT PROFILE
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The following are statistics from a survey taken in 1975 by the Ball State Family Housing Office. Response was 58.2%. The survey was distributed among married students living in university controlled housing.

Class:
- Freshman 4.4%
- Sophomore 12.4%
- Junior 20.2%
- Senior 36.2%
- Graduate 26.5%

Marital Status:
- Married 95.6%
- Divorced or Separated 3.6%
- Widowed 0.0%
- Single .3%
Academic Load:
+12 Hours 84.3%
-12 Hours 15.5%

Spouse attending classes:
Yes 35.4%
No 60.5%
No spouse 3.6%

Gross Income:
$-3000. 14.4%
3000.-4499. 18.2%
4500.-5999. 15.2%
6000.-7499. 19.3%
7500.-8999. 9.4%
9000.-11499. 12.2%
11500.-12000. 2.2%
13000.+ 5.0%
Member providing income:
- Female: 14.4%
- Male: 25.7%
- Both: 46.4%
- No one works: 7.7%
- Other: 5.2%

Receiving financial aid:
- Yes: 58.6%
- No: 41.4%

Students with children:
- Yes: 39.5%
- No: 60.5%
Number of children:

<table>
<thead>
<tr>
<th>1</th>
<th>26.0%</th>
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<tbody>
<tr>
<td>2</td>
<td>7.7%</td>
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<tr>
<td>3</td>
<td>3.0%</td>
</tr>
<tr>
<td>4+</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

Bicycle owners:

<table>
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<tr>
<th>Yes</th>
<th>76.8%</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>22.9%</td>
</tr>
</tbody>
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Amount of cars, trucks, or motorcycles:

<table>
<thead>
<tr>
<th>1</th>
<th>75.7%</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>21.8%</td>
</tr>
<tr>
<td>2+</td>
<td>8%</td>
</tr>
</tbody>
</table>
Use bus:

Yes 79.3% (Mobile Home 4.9%  Anthony 82.5%  Scheidler 90.3%)
No  19.3% (87.8%  17.5%  8.9%)

Attendance of athletic events:

One member 12.2%
Both members 30.9%
Neither 55.2%
LIVING IN MOBILE HOME VS APARTMENTS

MOBILE HOME COURT
- Care for own yards
- Responsible for own fuel
- May provide own washers and dryers
- Must pay about half of electricity
- Must supply own phone
- Yards separate residents
- Close to campus
- Able to walk to classes
- Home repairs made by self
- More perceived privacy
- More flexibility in outdoor storage
- Poor parking
- No community facilities
- Fairly well organized street circulation
- No pets allowed

APARTMENTS
- University cares for yards
- University supplies fuel
- Not allowed to own laundry equipment
- University pays all electricity
- Must supply own phone
- Walls separate residents
- Farther from campus
- Usually must bike, or ride to class
- University makes repairs
- Less perceived privacy
- Less flexibility in outdoor storage
- Good offstreet parking
- Community building
- Street circulation confusing to strangers
- No pets allowed

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MARRIED STUDENT VS SINGLE DORMITORY STUDENT

MARRIED STUDENT
Some responsible for utilities
Some care for home upkeep
Patronizes local stores
Registers auto in Delaware County
Must vote in Delaware County
Doctor lives in this area
Finds work and recreation in this area
More dependent on own auto
Usually has a family
Responsible for meals
All personal belongings with him

SINGLE STUDENT
No utility responsibility
Maid service
May patronize hometown stores
Auto registered in hometown
May vote in Muncie or hometown
Doctor in hometown and use of Health Center
May work summers in hometown, go home for recreation
Need for auto on campus not as great
Has no dependents
Has access to dining service
Brings only a select amount of personal belongings to room
PROJECT USERS

DIRECT:
Resident
Student
Spouse
Dependents

INDIRECT:
Service people:
Avon lady
Paperboy
Mailman
United Parcel Service
Florists
Western Union
Furniture delivery
Trash collector
Meter reader

Ball State Employees:
Staff
Maintenance
Electricians
Plumbers

Visitors:
Family
Friends
Salesmen
PROJECT FACILITIES
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Living Units
Community Building
Outdoor Recreation
Circulation and Parking
NUMBER AND TYPE OF LIVING UNITS

80 Living Units

One Bedroom............. 61% or 48 Units
Two Bedroom............. 26% or 20 Units
Three Bedroom........... 11% or 9 Units
Four Bedroom............ 3% or 3 Units

(Percentages are based on the number of children in the families as taken from Ball State questionnaires.)

SPACES NEEDED FOR EACH UNIT

Sleeping areas.................... 1 to 4
Living area........................ 1
Kitchen area...................... 1
Eating area....................... 1
Bath area.......................... 1 to 2
Study area....................... 1
Outdoor recreation area.......... 1
LIVING UNIT SPACE FUNCTIONS

Sleeping:
Sleeping
Resting
Reading
Dressing
Playing (children)
Loving (adult)

Living:
Entertaining and visiting
Watching television
Reading
Occasional study
Listening to stereo
Playing (children)

Kitchen:
Cooking
Eating
Washing dishes

Eating:
Eating
Occasional study
Bill paying, letter writing
Hobbies

Bath:
Bathing
Personal grooming
Dressing
Study:
  Study
  Sewing
  Hobbies

Outdoor Recreation:
  Cooking
  Resting
  Sunbathing
  Reading
  Playing (children)
  Playing (adult)
  Entertaining
  Visiting
SQUARE FOOTAGE REQUIREMENTS

Bedrooms......100-144 sq ft
Living room......225 sq ft
Kitchen.............64 sq ft
Dining..............100 sq ft
Bath................64-20 sq ft
Study..............81 sq ft
Recreation........144 sq ft

678-978 sq ft net area
67-92 sq ft +10% circulation

745-1070 sq ft gross area
SPACES NEEDED IN COMMUNITY BUILDING

Cooking area .................. 1
Restrooms ...................... 2
Community rooms ............... 1 to 3
Recreation area ............... 1
Vending area .................. 1
Indoor play area ............. 1
Laundry area .................. 1

OUTDOOR RECREATIONAL FACILITIES

ADULT: Tennis courts .............. 2
       Volleyball court ............. 2
       Basketball court .......... 1
       Picnic area ................. 1

CHILD: Playground with equipment.. 1
       Sand area .................. 1
       Paved bicycle area .......... 1
COMMUNITY BUILDING SPACE FUNCTIONS

Cooking:
   Cooking
   Dishwashing

Restrooms:
   Using toilet
   Washing hands

Community rooms:
   Visiting
   Entertaining
   Watching children
   Meetings
   Community suppers

Recreation:
   Cards
   Pinball
   Pool
   Ping Pong
   Storage of maintenance materials

Vending area:
   Eating
   Smoking

Indoor play area:
   Playing
   Games
   Napping

Laundry area:
   Laundering
   Visiting
   Folding clothes
SQUARE FOOTAGE REQUIREMENTS

Kitchen...............100 sq ft
Restrooms (each).....80 sq ft
Community rooms:
  Lg meeting room....400 sq ft
  Sm meeting room....225 sq ft
  Game room..........900 sq ft
Vending area........100 sq ft
Indoor play area....225 sq ft
Laundry...............144 sq ft
Store room...........144 sq ft

2398 sq ft net area
360 sq ft +15% circulation

2758 sq ft gross area
CIRCULATION AND PARKING

Streets:
To living units
To community building

Parking:
Community Building-10 spaces
Living Units-1.5/unit-120 spaces total
TOTAL FACILITY SQUARE FOOTAGE REQUIREMENTS

Living Units:
48 One bedroom, each 678 sq ft...32544 sq ft
20 Two bedroom, each 778 sq ft...15560 sq ft
9 Three bedroom, each 878 sq ft...7902 sq ft
3 Four bedroom, each 978 sq ft...2934 sq ft

58940 sq ft
10% circulation...................5894 sq ft
64834 sq ft

Community Building:
Building............................2398 sq ft
15% circulation....................360 sq ft

Total project square footage.....67592 sq ft
MOVEABLE KITCHEN UNIT

- Retractable Range Cord
- Recessed Castings
- Butcher Block Countertop
- 24" Undercounter Refrigerator
- 30" Drop-in Range with Charcoal Filter in Hood
- Overhead Cabinets Accessible Both Sides
panels joined to 6"x6" posts

precut post and beam foundation

12'x12' finished floor panels

6'x12' prefab panels,
field finished interior

STRUCTURAL

SCALE = 1/4" = 10"