

# LAND USE VALUES

This document identifies seven principles for land-use planning. Common to all are certain values that underlie these principles.

## **The natural environment is a fundamental component of the Campus.**

Swarthmore's landscape is the core component of the campus environment and serves as the unifying element to integrate disparate styles of buildings. Across campus, nature is to dominate the view and remain integral to daily campus functions. The Swarthmore College Campus is both a park and arboretum.

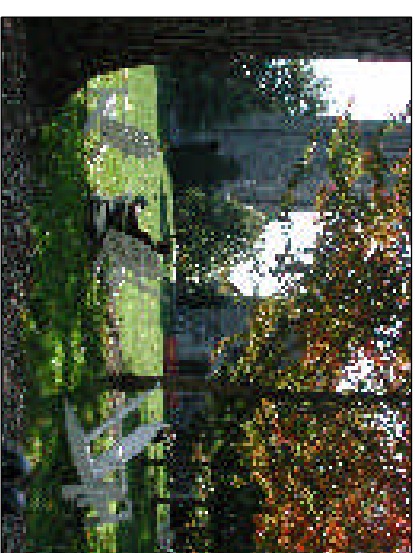
## **The College is a residential community for students and faculty.**

Swarthmore College is a residential college providing for the close association of students and instructors as an important element in education. Housing is provided for all students who request it and faculty is encouraged to live in close proximity through either a college-sponsored rental or mortgage program.

The latter provides a subsidized mortgage to faculty who purchases a home within a mile and one-half of Parrish Hall, or in Chester City or Media Borough. In its rental program, the College leases 65 units of rental housing to faculty. We believe it is important that both programs be maintained in their current form and in approximately the same numbers as exist today. If there is a change in land-use that results in a decrease of rental faculty housing the College should analyze the particular effect (are we losing homes or apartments, are we changing use in one particular area or is it spread out?) and seek to compensate for the change in an appropriate manner.



PARRISH PORCH



CASUAL INTERACTION ON THE MAIN LAWN

## **The health of the College is intertwined with the health of Swarthmore Borough.**

As is the case with countless other American colleges and towns, a healthy community provides great support for educational institutions located within those communities, and a thriving college makes for a healthy community. College decisions about land use not only need to be wise in terms of furthering its own purposes, but also should enhance local neighborhoods, support downtown revitalization and add to the beauty of the community.

While the College is a tax-exempt institution, it currently pays real estate taxes (local, county and school) on many properties that it owns, primarily those used for residential purposes. While this practice may not be legally required, the College has chosen to continue tax payments on these properties and believes that this practice should continue. The College is committed to no net reduction in revenues to the Borough.

## **Informal interaction is fundamental to the culture of the College and it must be supported by the physical environment**

Swarthmore College places importance on creating spaces designed to foster informal interaction between students and faculty. An environment that is overwhelmingly casual, where everyone feels relaxed and "at home" is to be developed. The residential scale and suburban character of the campus should be honored.

LAND USE VALUES

**VALUE ONE**

The natural environment is a fundamental component of the Campus.

**VALUE TWO**

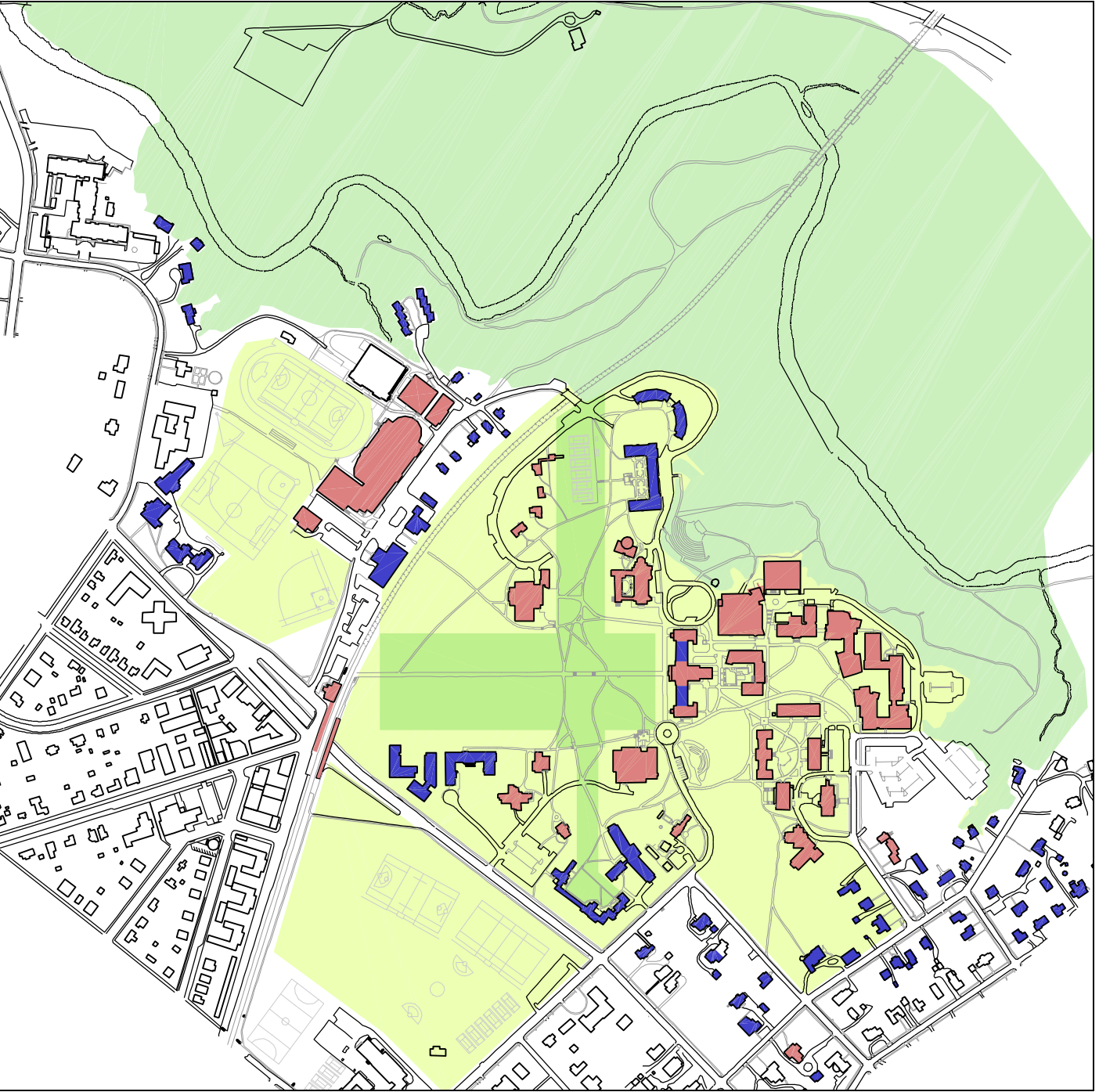
The College is a residential community for students and faculty.

**VALUE THREE**

The health of the College is intertwined with the health of Swarthmore Borough.

**VALUE FOUR**

Informal interaction is fundamental to the culture of the College and it should be supported by the physical environment.



- THE MAIN LAWN AND TRANSEPT
- CRUM WOODS
- OTHER CAMPUS GREEN
- RESIDENTIAL BUILDING
- OTHER SWARTHMORE USE

