LAND USE DIRECTIONS: A PLAN FOR FLEXIBLE GROWTH
which has made Swarthmore’s campus one of the most beautiful in the world.

Wayland schools around us make a serious effort to preserve the beauty of their campuses, and as far as I know, none of them have had to build dormitories in the Rose Garden in front of the Meeting House through the lilac collection and to the campus, including the Rose Garden in front of the Meeting House. We also think that this relationship is reciprocal - the health of the Borough is dependent on the vitality of the College, and its central business district. We also think that this relationship is reciprocal - the health of the Borough is dependent on the vitality of the College. Swarthmore’s growth in physical plant is not the norm, not the exception. Swarthmore’s growth in physical plant is not the norm, not the exception.

It is in furtherance of this end that this report is presented. The committee believes that it is critical to preserve existing open and green spaces that exist within the campus. There are spaces that all members of this community value. The Crum Woods is certainly one of these spaces. We very much wish to preserve and even enhance the extent and quality of the woods, one of the last and best examples of natural forests in the region. We also need to honor the vast lawn that sweeps down from Parrish Hall to the Borough business district. While some additional buildings have been added to campus in the event that some additional office space is needed, and so the process becomes one that demands thoughtful planning and the setting of priorities.

Other sources of the demand for new facilities, however, are independent of the enrollment growth. The Department of Computer Science did not exist twenty-five years ago, and it did not exist twenty-five years ago. The Department of Computer Science did not exist twenty-five years ago, and it did not exist twenty-five years ago. The Department of Computer Science did not exist twenty-five years ago, and it did not exist twenty-five years ago.

Swarthmore enrolls about 1600 while Swarthmore enrolls fewer than 1400. The Committee on Land Use takes no position on the advisability of the College’s future of the Borough of Swarthmore. Nonetheless, intentional change remains needed, and so the process becomes one that demands thoughtful planning and the setting of priorities.

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The committee sees its role to ensure that the College will continue to have new space needs. Since 1973, the College has added 300,000 square feet of new facilities. These include residence halls, arts centers, libraries, athletic facilities, and faculty/staff housing. By 2004, we will have completed another 120,000 square feet of new space. Similarly, the open views to the Barn from the town or from campus are very limited. Similarly, the open views to the Barn from the town or from campus are very limited.

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In the case of the residence hall, most of the new beds will replace beds that already exist on campus. This is easier but not as effective as affirmative and proactive change. Change has been the combination of teaching laboratory. In the Department of Biology, not only has the faculty grown but the quantity and sophistication of student research, sometimes with a faculty member and sometimes independently. A faculty member and sometimes independently.

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The Elm Avenue Corridor would remain of a residential scale from Walnut to Cedar. However, the uses of those structures would be made more flexible, permitting small administrative or academic functions in the future. If the College is able to convert or construct small structures in this zone, it may delay the construction of new institutionally scaled buildings.

The connection to the business district is enhanced by extending the commercial zone to the other side of Chester Road, to permit use of the SEPTA station for an inn/restaurant/bookstore.

Consistency of use and scale on Harvard Avenue. Land-use regulations on the Harvard Avenue site (only on the college side of the street) between the Strath Haven Condominiums and the Presbyterian Church would be changed to allow institutional use. This would reflect a greater consistency with other uses of that side of the street.

The Hinge Block would be zoned for institutional use. This block, which is bordered on three sides by college institutional use, is a potential gateway and public face for the College. Almost all of the visiting public to campus comes down Chester Road from the north. This block is a gateway to the existing campus because of the history of the area. It is a part of the existing campus and land-use regulations on this block would allow consistency of use and scale.

Proposed Future Use and Scale

Our preferred plan addresses several key areas and concepts:

- Protection of green spaces. By identifying key open spaces, we are
- Focusing development. After defining these spaces in a thoughtful framework and doing not risk
- Institutional development. The proposed recommendations will ensure that

We believe that building a scale and context that will

propose future development. It is our intent to take a long view and

additional flexibility will continue. If our plan is implemented, we believe that the College for

The College owns a substantial amount of land in the Borough of

A Plan for Flexible Growth
LAND USE ANALYSIS - SWARTHMORE COLLEGE

February 20, 2002

Near North Neighborhood: While preserving the residential scale of this area, administrative and academic uses would be permitted on both sides of Elm Avenue. Whittier Place, already zoned institutional, would be used as an expansion zone for the College. The Perimeter New Campus, on the other hand, would be expanded to include additional library space, of social/residential uses.

The Hinge Block: With the location of this block along Chester Road and its connection to the College on three sides, we believe the permissible uses on this block ought to be expanded to include institutional functions in the future. In a manner consistent with other parts of the Campus, substantial greenways ought to develop both north-south and east-west across this block.

The Crum Plateau: Swarthmore supports a large variety of intra- and inter-collegiate athletic programs. These programs require numerous fields, most designed to an individual sport. Increasingly, each sport has a traditional and a non-traditional season, so that one field cannot be shared between a fall and a spring sport. Standards of field maintenance dictate periodic seasons of field restoration during which no uses are scheduled. As a result, the number of fields we have must be increased. We have identified the plateau that includes the borough leaf-recycling center located in Nether Province Township as the most appropriate area for this expansion.

Final Thought

Our process results from an understanding that the College is a community with a shared history and vision. We have listened to and taken seriously many competing ideas and this document reflects much of what we have heard. The College shares this report with the intention of beginning a dialogue. We were encouraged by the Borough to develop our long-range thinking about land use and we have found this process to be very useful. It represents the College’s best thinking about these issues, helped by the experience and wisdom of William Rawn and Associates. We thank Bill and his staff for all their hard work and insightful advice. We look forward to working with the Borough to develop our long-range thinking about land use.

Possible Future Growth Zones

Making decisions about where new buildings will be sited is an impossible task. One year before the planning for Kolhberg Hall was completed, its location to the north of Parrish was not even on the table. Rather than speculate on the future site of any particular building, we think it is important to try to identify a range of possible sites. Beyond the two projects on the drawing board now (the science center and the new residence hall), the College has not identified any new buildings to be built. It is likely, however, that at some point in the next ten or twenty years an addition to the library will be needed. We know that biology is outgrowing its current home and while we have made some accommodation for this need in the new science building, we know that ten years out or more, we will have to address that need. There are other needs being identified now that will have to be considered. One thing is certain: new and attractive buildings that are well-designed and enduring structures are expensive. We build well-designed and enduring structures. As history shows, the College adds buildings only occasionally. We cannot afford to do otherwise. Our process requires that needs compete with each other and be prioritized.

Across this block, substantial greenways could be developed both north-south and east-west. The Crum Plateau: Swarthmore supports a large variety of intra- and inter-collegiate athletic programs. These programs require numerous fields, most designed to an individual sport. Increasingly, each sport has a traditional and a non-traditional season, so that one field cannot be shared between a fall and a spring sport. Standards of field maintenance dictate periodic seasons of field restoration during which no uses are scheduled. As a result, the number of fields we have must be increased. We have identified the plateau that includes the borough leaf-recycling center located in Nether Province Township as the most appropriate area for this expansion.

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While a number of building sites have been identified in this study, it is complete with each other and be prioritized.
Currently Swarthmore has several potential under existing zoning use and scale permitted building sites:

- Cunningham Fields
- Mary Lyons Site
- H-HEward Ave. Site
- E-Chester Road South of Rail Road
- F-Hillie block
- E-Near North Neighborhood
- D-North Campus
- C-Southwest Main Lawn
- B-Expansion of Old Table Social Center
- A-Expansion of Mcickey Library

Swarthmore Campus to the Borough could jeopardize the relationship of the College with the Planning Principles outlined above. Such development would be in conflict with the Planning College could develop these sites as of right, campus and along its edges. Although the campus and existing within the central development sites that exist within the central Swarthmore has several potential.

Currently Swarthmore has several potential
Swarthmore College has identified a limited set of potential building sites in order to respect the Campus Planning Principles outlined above. In order to develop on some of these sites, the Borough must agree to slight land-use adjustments at certain of the perimeter sites. The proposed list of development sites includes:

A. Expansion of McCabe Library
B. Expansion of Old Tarble Social Center
C. Southwest Main Lawn
D. North Campus
E. Near North Neighborhood
F. Hinge Block
G. Chester Road South of Rail Road
H. Havard Ave. Site
I. Mary Lyons Site
J. Northeast Ave. Site

Certain of these sites are proposed to be developed at a Residential Scale with Institutional Uses in order to connect seamlessly with the neighborhood beyond. This assures the integration of faculty residences and the life of the college by institutional uses as a way to connect developed at a Presidential Scale with other institutional scale and residential buildings in the College and the neighborhood. This assures the integration of faculty residences and the life of the college by institutional uses as a way to connect.

Land Use Directions:

1. Expansion of McCabe Library
2. Development of Old Tarble Social Center
3. Southwest Main Lawn
4. North Campus
5. Near North Neighborhood
6. Hinge Block
7. Chester Road South of Rail Road
8. Havard Ave. Site
9. Northeast Ave. Site
10. Mary Lyons Site
11. Northeast Ave. Site

The proposed list of development sites includes the proposed list of sites in which the Borough must agree to slight land-use adjustments at certain of the sites. The Benton must agree to slight land-use adjustments at certain of the proposed building sites in order to respect the proposed building sites in order to respect.