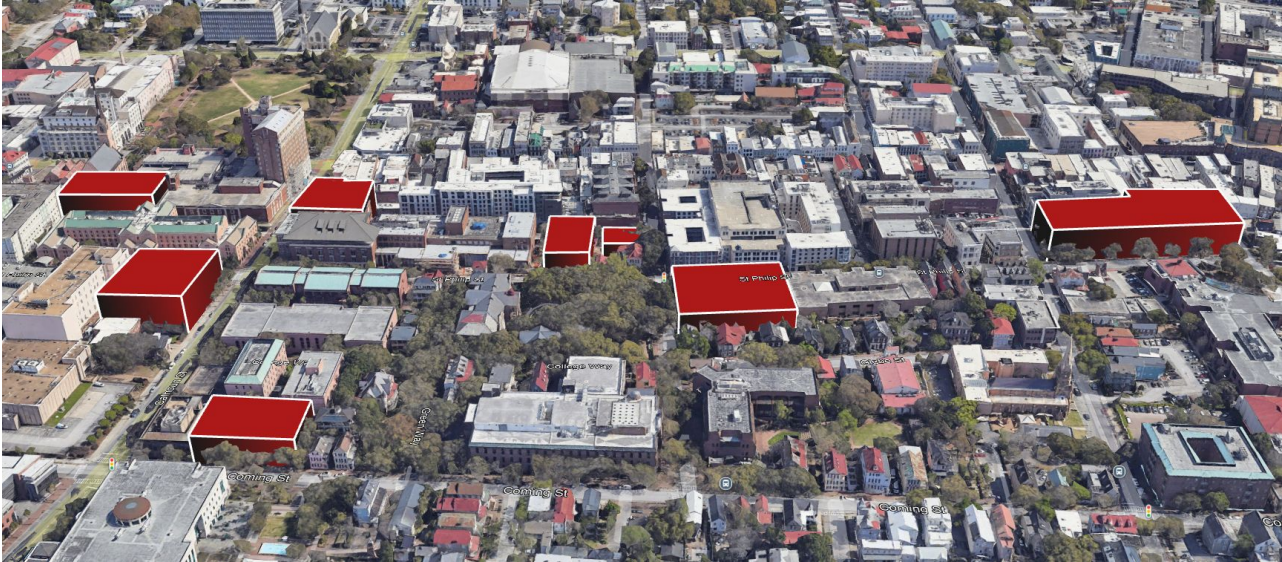


106 Coming St and CofC Campus Housing



Graham Glaab

Outline

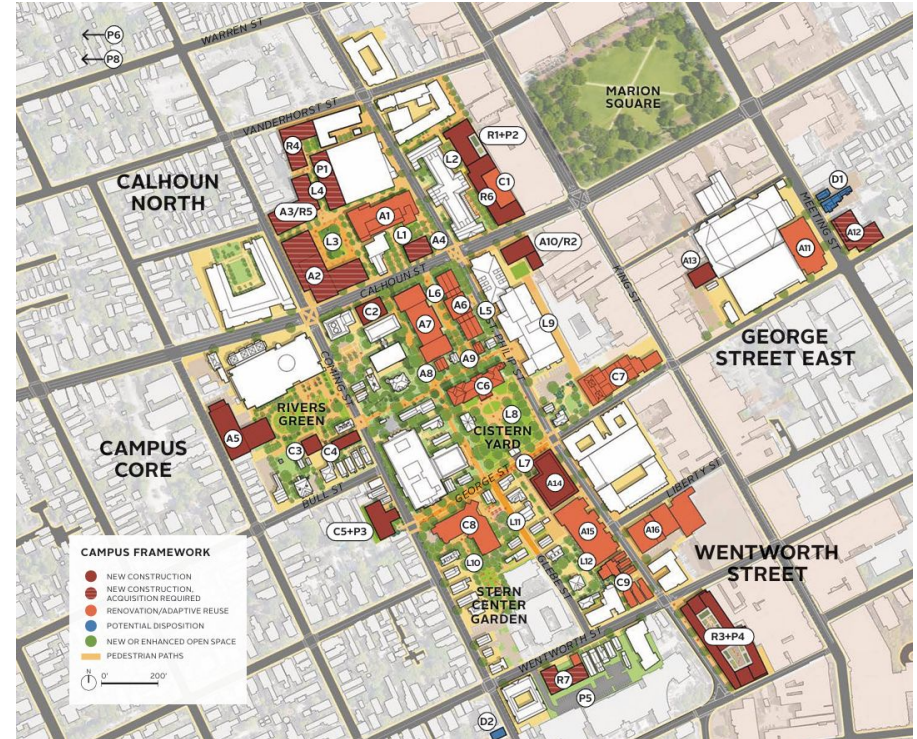
- CofC's situation and proposals
 - CofC's Housing Shortage
 - 2023 Campus Framework Plan
 - CofC's plan for Coming Street Commons
 - Critique of Coming Street Commons
- My proposal
 - Rules of thumb
 - Proposed student housing
 - Burial ground precedents
 - Proposal for 106 Coming St
- Appendix



The College of Charleston has **10,885** students but only **3,751** on-campus beds.

The Campus Framework Plan is very reasonable...

- Primarily uses land that the college already owns — lower real estate costs
- Spreads risk across multiple projects — if one dorm isn't built, others will be built
- Well-informed by a huge amount of data
- Had input from experts, campus staff, students, and the public



CofC's current solution: Coming St Commons

- CofC paid **\$28.7 million** to buy the **site**
- CofC plans to build a **1,000-bed dorm** which will be **up to 8 floors tall** — if built, it would be the **most populated dorm** and one of the **largest buildings** on campus
- There are many problems with **this site and this project.**



Problems with Coming St Commons — Culture

- The site includes a large potter's field which will probably take years to excavate
- The project has a lot of local opposition due to the potter's field
- The project has a bevy of regulatory hurdles to clear with state and local agencies, which there is no guarantee it will clear

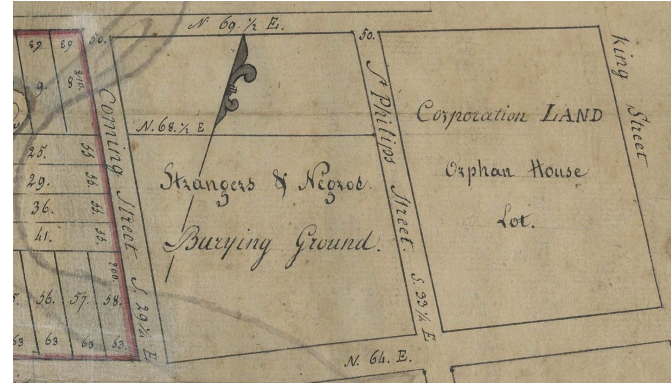


Figure 1: A 2025 aerial showing the current Project Area within the boundaries of the "Strangers and Negroes Burying Ground."

Problems with Coming St Commons — Financials

- CofC predicted the dorm would be built by 2028. Because of the archaeological process, CofC no longer has a timeline for the project.
- CofC projected a profitable dorm with affordable rents based on a wildly unrealistic timeline. How will this pencil out?
- CofC estimated that each bed would cost \$195,000 — their maximum cost-per-bed allowance is \$200,000 — they are likely to exceed that number due to delays.
- CofC financed their purchase with bonds, but those bonds are predicated on rents coming from the new dorm. At best, the new dorm is years away. How will CofC pay back the bonds?
- This project is being built in a time of record high land costs — CofC went ahead to buy a large amount of new land anyway.
- CofC has staked all housing efforts on one dorm instead of spreading risk out across many projects.

Problems with Coming St Commons — Architecture

- CofC plans for an 8-story dormitory adjacent to 2-story single houses, and will struggle to meet BAR architectural requirements
- It is nearly impossible to fit 1,000 students on this land without the building being wildly out-of-scale with the surrounding urban fabric.



What do I propose for CofC?

1. Solution for the housing shortage
2. A new use for 106 Coming St

Rules of thumb

- **Precedent:** Rely on the 2023 Campus Framework Plan for guidance. This plan has already been publicly vetted and endorsed by the College. A lot of important work has already been done by that plan!
- **Multiple projects instead of one:** Pursuing multiple dorms will spread the risk of failure across multiple projects. If one dorm isn't built, others will still get built.
- **Real estate:** Use land which is already owned by CofC instead of buying more land for a high cost.
- **Architectural direction:** Honor the college's traditional architecture and beautiful campus by continuing to build new buildings in the traditional styles.



My proposal — Student housing



Number of beds



Does the College own the land?



Renderings — Corner of Calhoun & St Philip



Today



Dorm for 250 students

Renderings — Simmons parking lot



Today



Dorm for 150 students

Renderings — Wentworth Garage

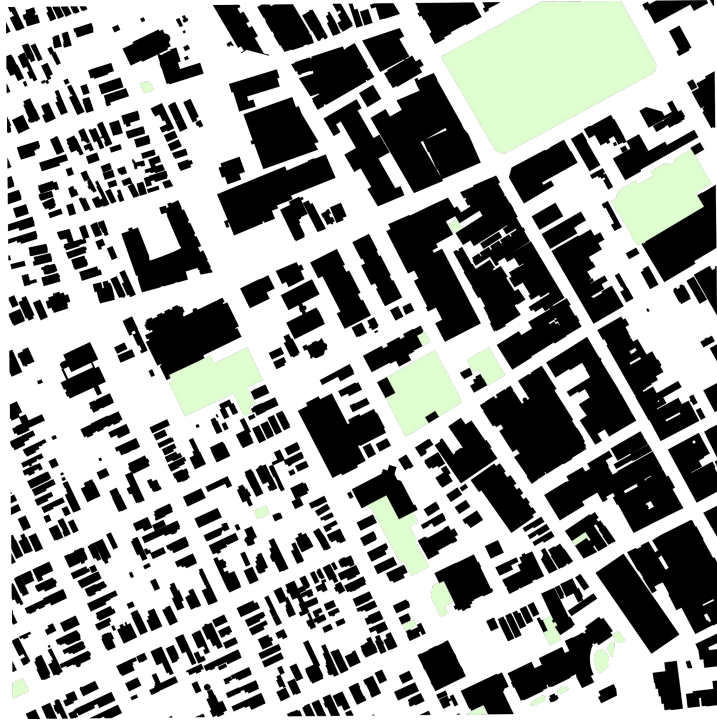


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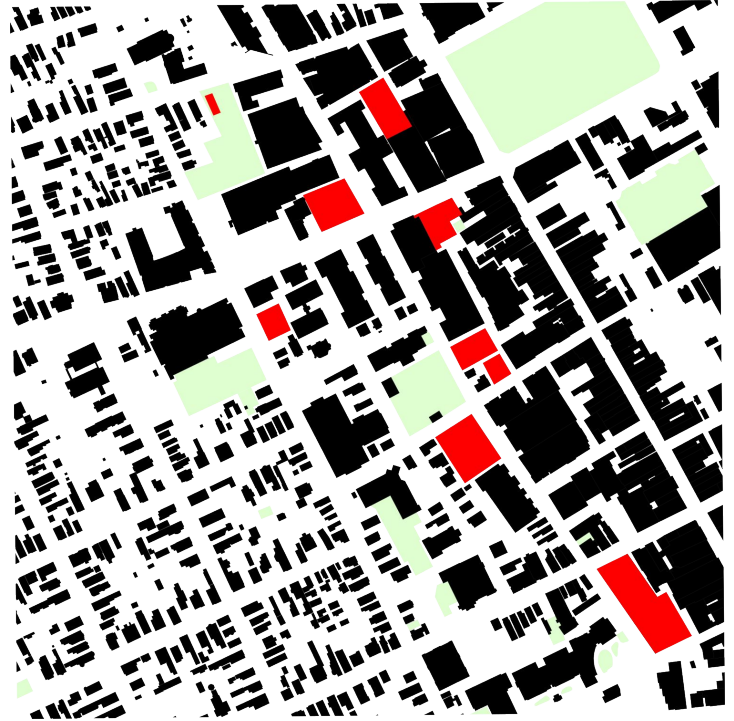


Dorm for 400 students

Nolli Plan



Today



Proposed

Results of this plan*

- ~1,400 new beds across 7 projects
- Majority of projects are on College-owned land
- None of these sites are on burial grounds!
- These projects fill in the 'gaps' around campus
- More interesting and architecturally diverse campus
- Less urgency to 106 Coming St = more thoughtful outcome for that site

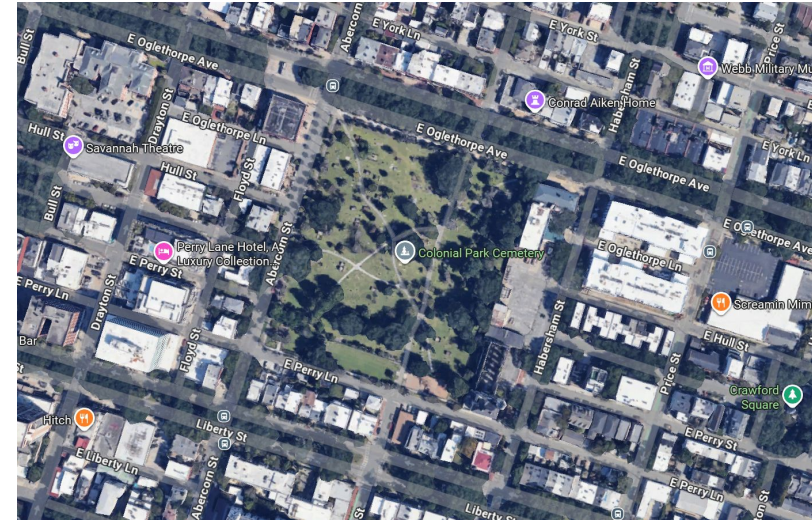
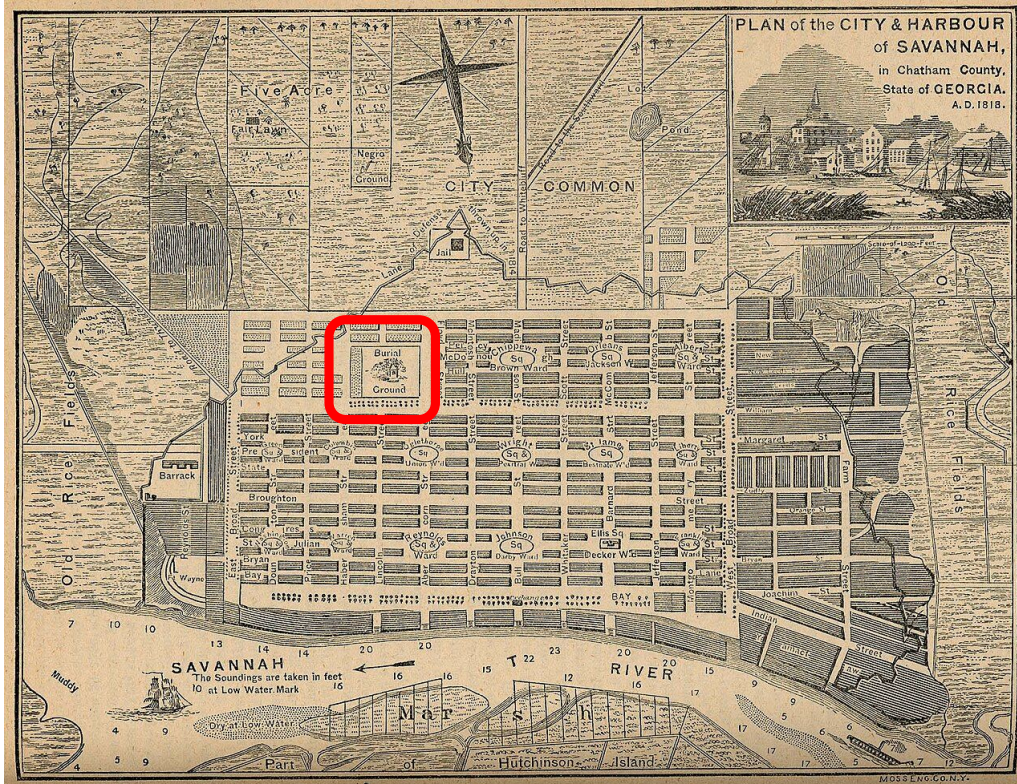
*more information on a site-by-site basis in the Appendix

What is my proposal for 106 Coming St?

Burial ground precedents

- Charleston is an old city; we need appropriate cities to compare it to
 - Savannah, GA
 - Alexandria, VA
 - New Orleans, LA
- All of these cities have a culture of respecting the dead, setting aside land for them, and protecting their burial grounds

Burial ground precedents — Savannah



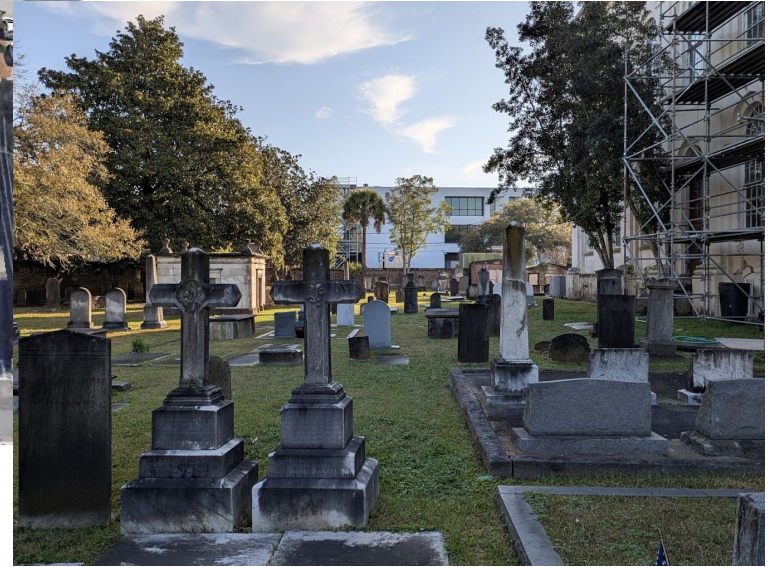
Burial ground precedents — Charleston



Burial ground precedents — Charleston



Burial ground precedents — Charleston



Burial ground precedents — Alexandria



My proposal for 106 Coming St

Recognizing CofC/student benefit from the site, the proposal includes:

- A multi-purpose memorial park.
- Memorial fountain and monuments for the interred and the YWCA.
- Site contained within the block, shielded from traffic noise.
- Walkways connecting to the existing pedestrian network.
- Small, one-story building for grounds maintenance.



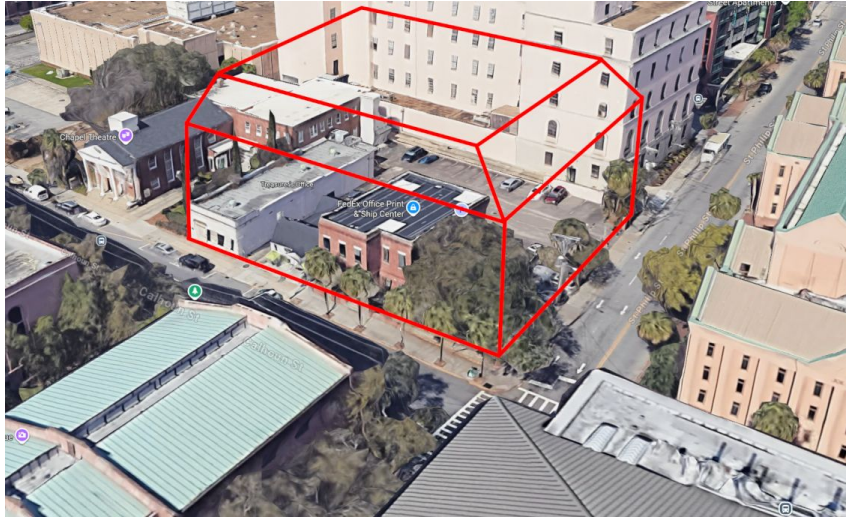
My proposal for 106 Coming St



Appendix

St Philip/Calhoun corner

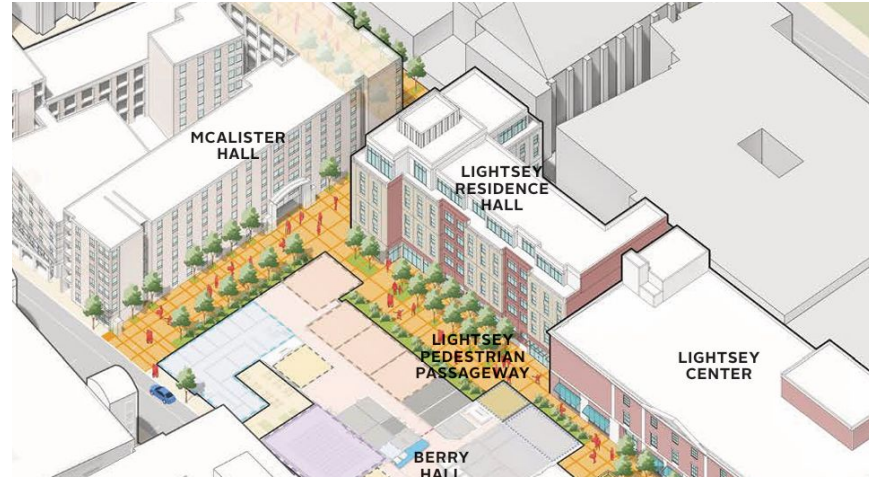
- 5–6 story student dorm
- 22,000 ft² of land
- 25 parking spaces → 250+ student beds
- Completes the '4 corners' of the Calhoun/St Philip intersection
- First floor set aside for FedEx and CofC offices
- CofC already owns most of the land — mainly the parking lot and Treasurer's office



Architectural direction — Marienplatz, Munich

Lightsey Annex

- 6 story student dorm
- 18,100 ft² of land
- Underused land → ~250 student beds
- CofC already owns the land, has the appropriate zoning, and has extensively studied the dorm



Architectural direction — Dome Building, Chattanooga

Parking lot next to Simmons, Barnet Courtyard

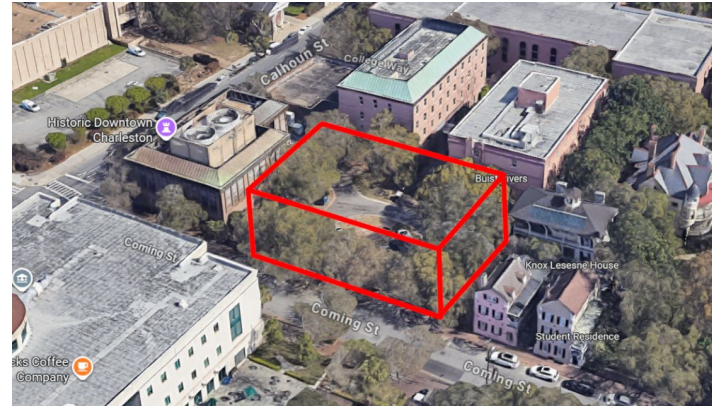
- 3–4 story student dorm or pair of dorms
- 19,500 ft² of land
- 22 parking spaces and an underused park → ~150 student beds



Architectural direction — Over-the-Rhine, Cincinnati

Parking lot behind Buist/Rutledge Rivers

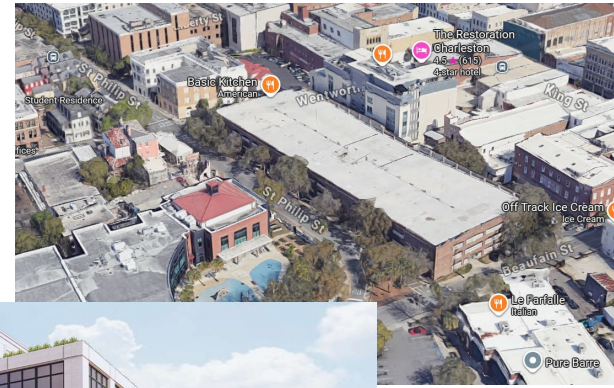
- 4–5 story student dorm
- 10,100 ft² of land
- 22 parking spaces → ~150 student beds
- Would nicely complement the scale and massing of Buist Rivers and Rutledge Rivers



Architectural direction — Broughton St, Savannah

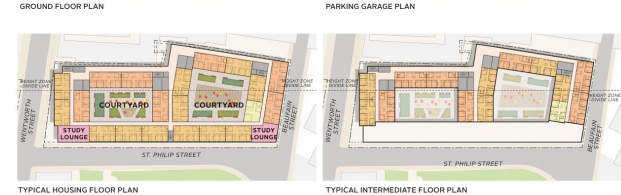
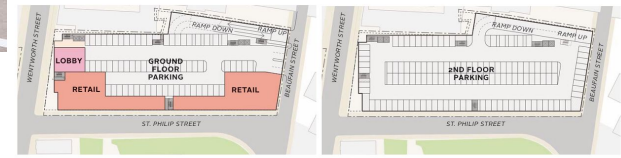
Wentworth Garage

- Defunct parking garage
- Ownership is complicated — split between the City and the College — which means they would need to negotiate an agreement
- In the Campus Framework Plan, CofC envisioned a 5-story building which could house 400 students and 200 parking spaces on the same space
- CofC has already studied this option and has a viable path forward, including a good architectural direction



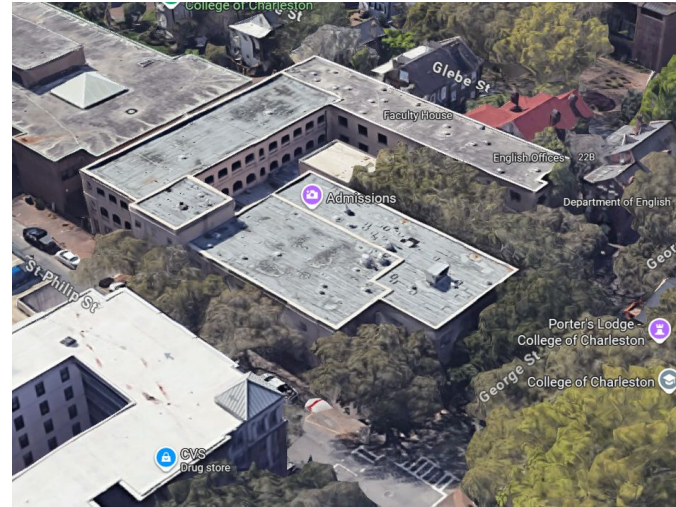
R3 Wentworth Housing and Garage

CONCEPTUAL PLANS



Craig Hall redevelopment

- 3 story student dorm with poorly organized office space and an underused courtyard
- Was originally built to serve as a cafeteria and student union — the building is now somewhat inefficient in its layout
- Could be redeveloped as a 4-story dorm with the first floor used for offices
- 30,200 ft² of land
- 127 student beds → ~300 student beds
- Craig Hall is explicitly singled out for redevelopment in the Campus Framework Plan



College Lodge redevelopment

- 6 story student dorm already owned by the College
- CofC is currently seeking to demolish the building — perfect opportunity to rebuild with new student housing
- 18,000 ft² of land
- 192 beds in old building → ~250 student beds in redevelopment
- Any redevelopment should keep the Shepard Fairey mural

