



Tangletown, a residential area popular with faculty and staff

Chapter Four

Beyond Student Renters:

Alumni, Faculty and Staff in the Neighborhoods



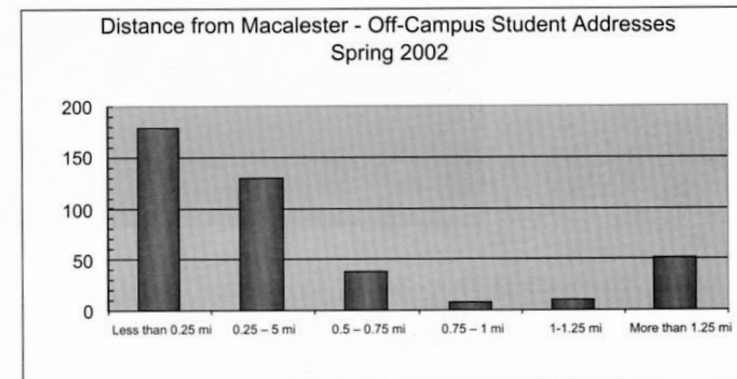
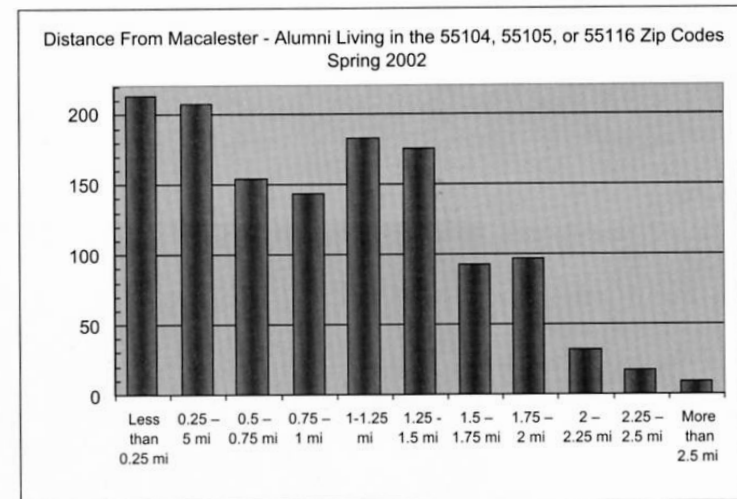
Chapter Four

Beyond Student Renters: Alumni, Faculty and Staff in the Neighborhoods

While one would expect current Macalester students to be clustered in a tight ring surrounding the campus, what may not be so obvious is the choice that many students make after graduation: to continue to live in and contribute to the neighborhood. In spring 2002, Macalester had 1,323 alumni living in the 55104, 55015, and 55116 postal zip codes. These are not just recent graduates, but rather include former students from as early as the class of 1931. Before 2000, the most well-represented classes are those of the 1970s.

Why do so many alumni, coming from all over the country and world to attend Macalester, choose to stay in the immediate area after their four years as a student?

From the off campus student survey, we find that the neighborhood is perceived as a safe and aesthetically appealing place to call home. It is centrally located between the downtowns of Minneapolis and St. Paul, but still offers a low density environment consisting mostly of single family housing. There is access to river parks and trails, histori-



cal Summit Avenue, and amenities like Grand Avenue shopping and restaurants, as well as proximity to major arterials and Interstates 94 and 35.

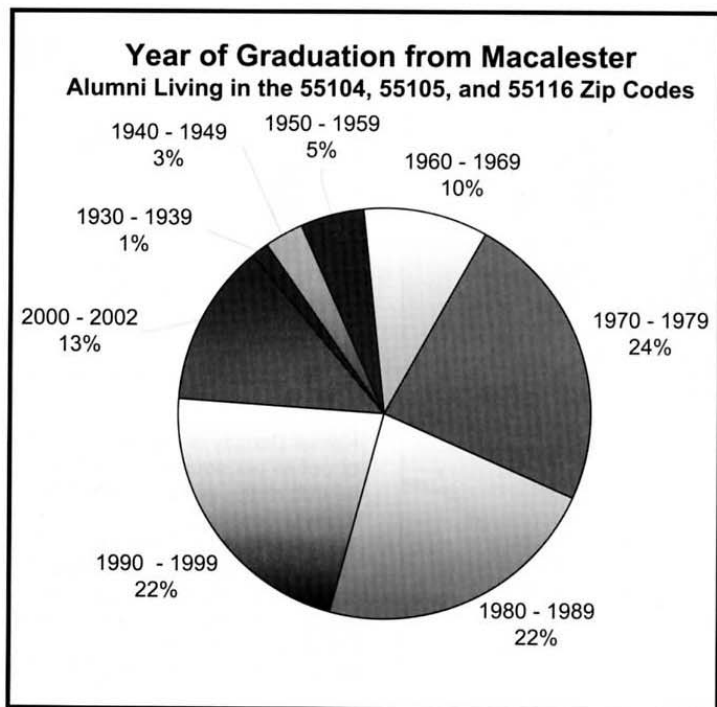
For these reasons and

more, many of Macalester's current faculty and staff also choose to live in the neighborhood. The convenience of walking to work and being accessible to students have

made the Tangletown area popular. Furthermore, in order to ensure a residential community, the college has mortgage incentives for faculty looking to buy a house in the area.

Students, alumni, faculty, and staff all draw on neighborhood connections, from frequenting local businesses, to attending cultural events and

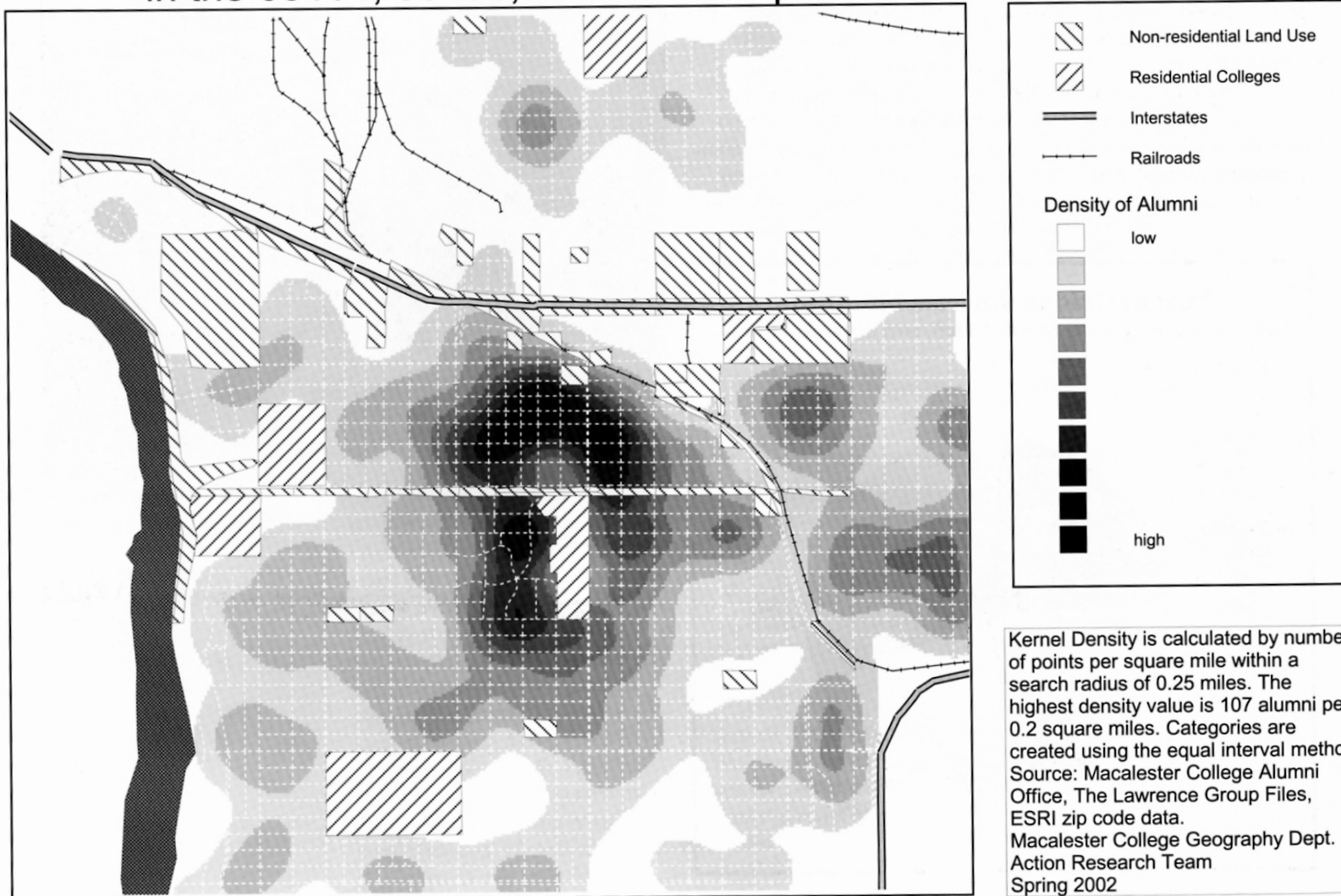
collaborating on internship and career opportunities. The residential college-neighborhood relationship of Macalester and its surroundings may be, on the surface, one of student renters and short-term leases. However, beneath this temporary off-campus living situation is a well established, integral exchange of services and ideas.



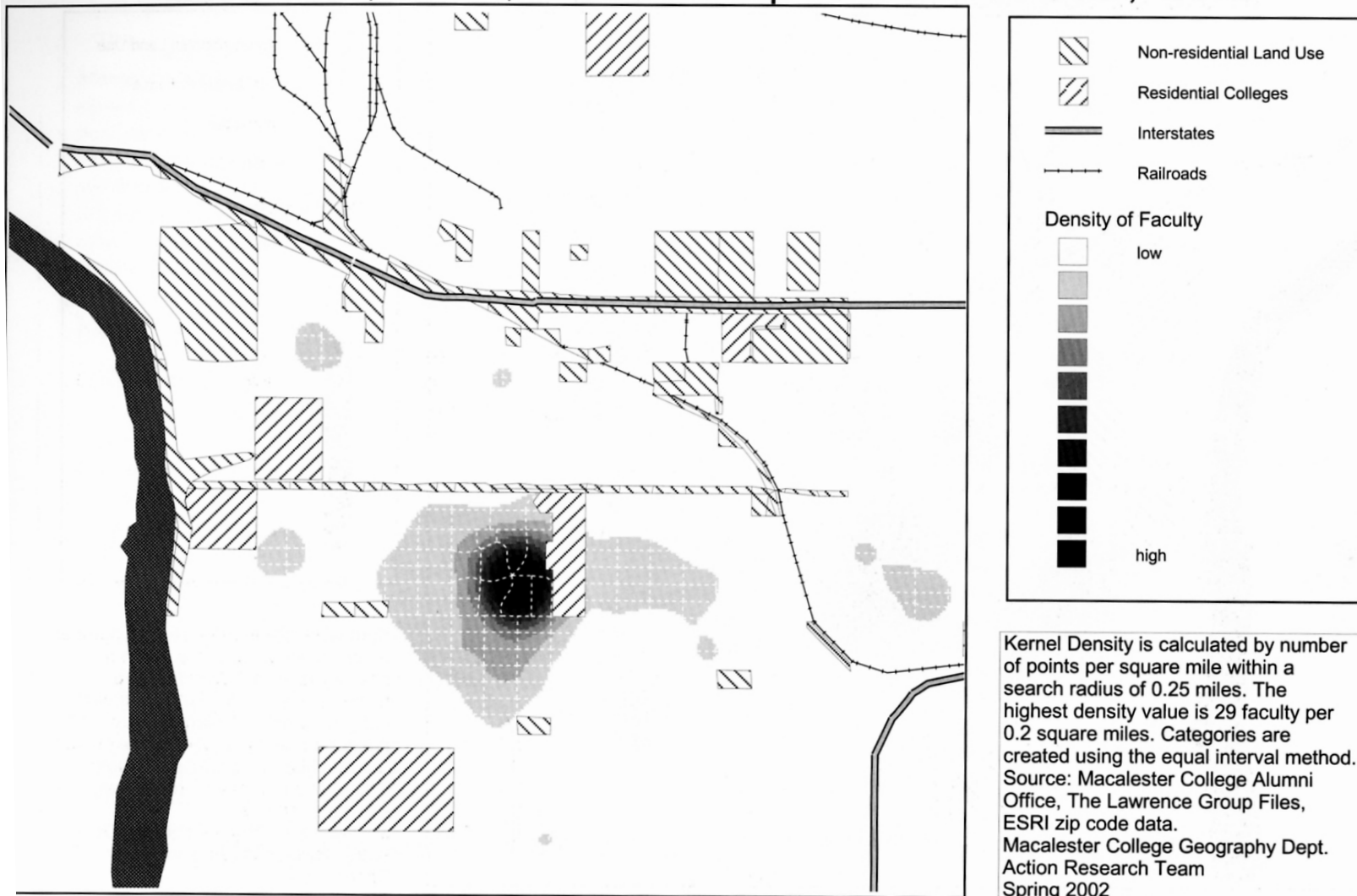
Single-family homes on Amherst Street in Tangletown

Density of 1,323 Macalester Alumni

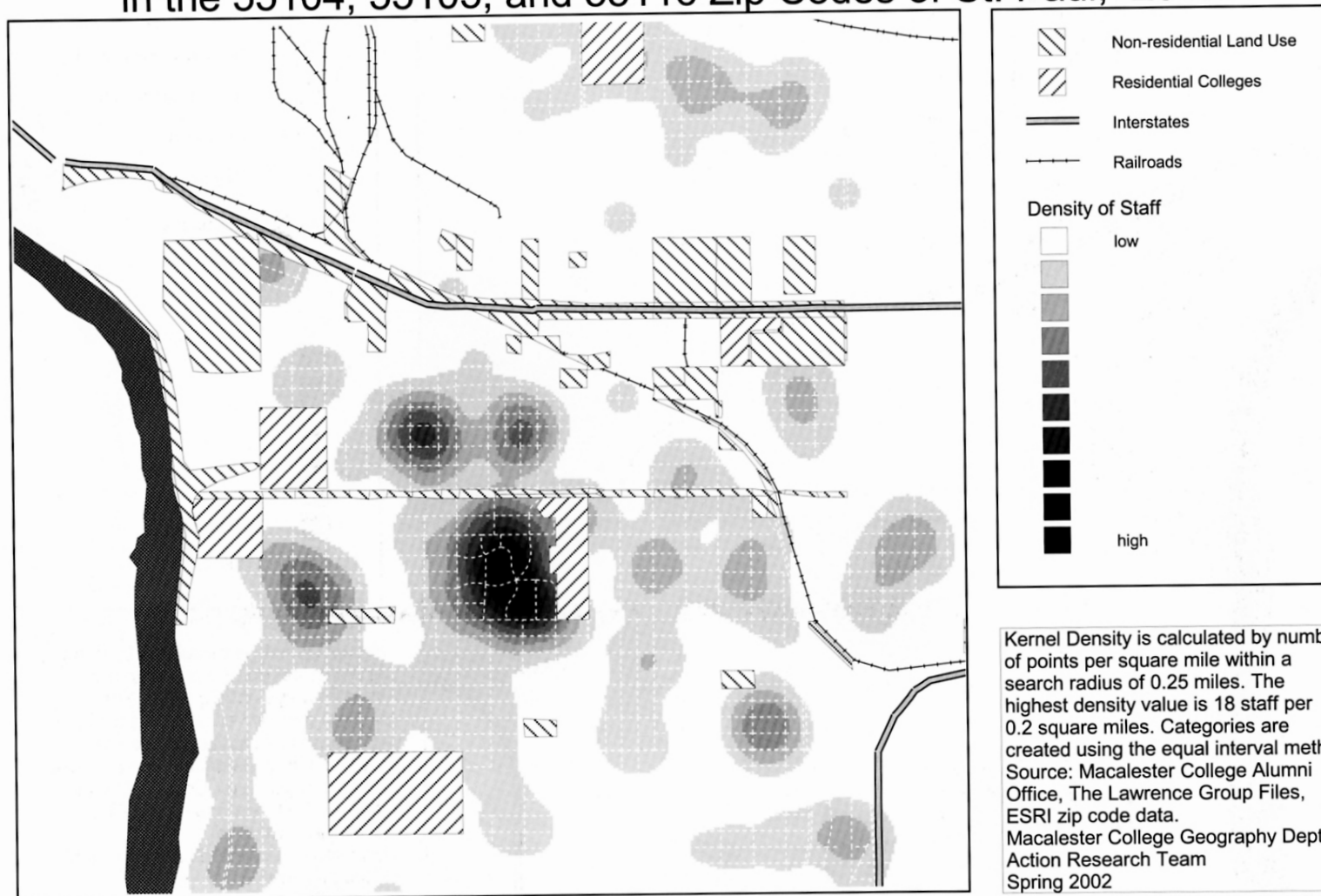
in the 55104, 55105, and 55116 Zip Codes of St. Paul, 2002



Density of 119 Macalester Faculty Members in the 55104, 55105, and 55116 Zip Codes of St. Paul, 2002



Density of 125 Macalester Staff Members in the 55104, 55105, and 55116 Zip Codes of St. Paul, 2002



Appendix: Off Campus Survey Data

The High Winds Fund of Macalester College commissioned our Urban Studies Senior Seminar to survey Macalester students residing off campus. We developed an instrument intended to uncover trends related to housing and general quality of life issues.

Methodology and Limitations

Data for this study was collected via phone and face-to-face surveys. Seven interviewers surveyed approximately two hundred off campus students. A total of 174 viable surveys were generated after duplicates and other problem surveys were removed. This includes almost 50% of all off campus students, and is thus an adequate sample size. The survey consisted of yes/no, scaled, and open-ended questions. Interviews took approximately fifteen to twenty-five minutes to complete. After the surveying period was com-

pleted, survey data was entered into Excel spreadsheets. Yes/no and scaled questions were entered according to the answer. Open-ended questions were tagged and placed into an appropriate category based on the response.

Possible limitations regarding the administration of the survey include the fact that people being surveyed often had a nominal relationship with the surveyor. However, due to the relatively unobtrusive nature of the questions, it is unlikely that this had much of an effect on answers to survey questions. Another possible problem exists in that most interviewers conducted surveys in the early to late evening by telephone. Therefore students reached were those who tend to be available in the evening. This potentially altered the survey results in that our sample may disproportionately reflect the opinions of students who are home in the evenings and exclude the input

of students who have consistent evening commitments or spend their time elsewhere. However, surveyors attempted to reach students at multiple times and there was some variation among the seven surveyors in terms of the times and days surveys were conducted. Finally, it is important to note that survey answers will reflect the opinions of students who live off campus; for this reason answers to some questions may be slanted according to their points of view.

Raw Data

The raw data from the survey is provided on the next three pages. Italicized headings indicate the major sections of the survey, and the original survey questions are underlined. Underneath each question is the raw number of students giving each response. Note that for some questions, the total responses may not add up to 174 due to missing responses. A few questions were not quantified by

the class. These questions are either omitted or a general idea of the range of responses is given.

Off-Campus Student Survey Data

Gender and Year of Respondents

Gender

Males: 78
Females: 96

Year

Seniors: 110
Juniors: 45
Sophomores: 7
First-years: 1
Unknown: 11

Neighborhood Housing Market, Unit Characteristics, Relationships with Landlords

How did you hear about the opening?

Campus Listing: 15
Sign: 17
Paper: 21
Other: 1
Word of Mouth: 114

Were there application fees?

No fees: 128
Fees: 46

How much were they?

Most fees ranged between \$20 and \$30.

What is the total cost (per month) of rent and utilities for everyone in your housing unit?

Per Person Average: \$385

How many people live in your housing unit?

Average: 3

What type of housing unit is it (house, duplex, apartment, mixed-use, other)?

Apartment: 76
Duplex/Triplex: 66
House: 28
Other: 4

Rank the physical condition of your housing unit, from 1 (poor) to 5 (excellent).

Average Rank: 3.7

Rank the appearance of the interior, from 1 (poor) to 5 (excellent).

Average Rank: 3.7

Rank the appearance of the exterior, from 1 (poor) to 5 (excellent).

Average Rank: 3.5

Does a landlord or caretaker live on the premises, or nearby?

Yes: 104
No/Unsure: 70

How often do you interact with your landlord, caretaker?

Daily: 8
Weekly: 23
Paying Rent Only: 16
Monthly: 46
Never: 9

How quickly do things get repaired after the landlord/caretaker is notified?

Day or two: 61
Week or two: 50
Varies: 13
Rarely/Never: 35

On a 1-5 scale (5 being the best), rate your landlord.

Average Rank: 3.7

The Decision to Live Off-Campus

Name the three most important factors in your decision to live off-campus.

Cooking/Food: 101
Cost: 70
Atmosphere: 66
Space: 55
Problems with Residential Life: 43
Independence/Freedom: 35
Privacy: 33
Coed: 15
Lack of Campus Housing: 16
Location: 3
Other: 48

When making your decision of whether to live on- or off-campus, how would you rate the following factors on a scale of 1-5 (with 1 being better on-campus, 3 no difference, and 5 better off-campus)?

Cost

Rated 1: 6
Rated 2: 15
Rated 3: 20
Rated 4: 64
Rated 5: 68

Independence

Rated 1: 2
Rated 2: 1
Rated 3: 6
Rated 4: 24
Rated 5: 140

Privacy

Rated 1: 3
Rated 2: 5
Rated 3: 10
Rated 4: 27
Rated 5: 127

Physical Space

Rated 1: 1
Rated 2: 1
Rated 3: 12
Rated 4: 24
Rated 5: 134

Social Life

Rated 1: 8
Rated 2: 39
Rated 3: 67
Rated 4: 34
Rated 5: 23

Neighborhood Involvement

Rated 1: 20
Rated 2: 21
Rated 3: 92
Rated 4: 21
Rated 5: 18

Safety

Rated 1: 12
Rated 2: 36
Rated 3: 99
Rated 4: 20
Rated 5: 5

Atmosphere

Rated 1: 0
Rated 2: 14
Rated 3: 24
Rated 4: 68
Rated 5: 66

Food

Rated 1: 5
Rated 2: 7
Rated 3: 14
Rated 4: 40
Rated 5: 106

Off-Campus Student Life

What businesses do you use in the neighborhood?

No count, but grocery, convenience, coffee and liquor stores dominated responses.

Rate the quality of relationships with non-student residents, from 1 (poor) to 5 (excellent), n/a is don't interact.

Rated 1: 4
Rated 2: 11
Rated 3: 27
Rated 4: 23
Rated 5: 17
N/A: 91

Do you feel a part of the Macal-ester community? Why or why not?

No: 26
Somewhat: 9
Yes, though less: 21
Yes: 110

How much non-class time do you spend on campus per week? Breakdown of this?

Average: 16 hours/ week

Are you satisfied with the new campus center? Why or why not?

Satisfied: 79
Mixed Feelings: 8
Not Satisfied: 93

Do you feel safe in your neighborhood?

All the Time: 108
Most of the Time: 28
Sometimes: 6

Which neighborhood/community council do you live in?

Not quantified, but most students didn't know

How much money do you spend on food per week?

Average: \$38

How often do you eat out or order in (non-campus center)?

Rarely: 13
1-3 times/month: 31
1-2 times/week: 75
3-5 times/week: 53
>5 times/week: 4

How often do you eat in the campus center?

Rarely: 78
1-3 times/month: 32
1-2 times/week: 32
3-5 times/week: 27
More than 5 times/week: 4

Do you own a computer?

Yes: 154

Do you currently have internet access? What kind?

Dial-up: 50
Cable: 36
DSL: 36
None: 50

Are you satisfied with its quality?

Yes: 86
No or n/a: 88

Do you use computer labs on campus?

Yes: 145

Are you satisfied with their overall quality?

Satisfied: 112
Not Satisfied or do not use: 62

Accessibility:

How do you get to campus? (be specific – bus route, etc.)

Walk: 119
Car: 35
Bike: 7
Bus: 2
Varies: 10

What is the farthest you would be willing to commute to campus, in distance and time?

0-° miles: 21
°-1 mile: 75
1-3 miles: 55
3-5 miles: 7
5-10 miles: 9
More than 10 Miles: 5

How long is your commute to campus (in minutes)?

Average: 11 minutes

Do you own a car?

Yes: 86
No: 70

Where do you store your vehicle?

Street: 61
Parking Space: 20
Garage: 5

How often do you use your vehicle?

Daily: 58
Several times/week: 26
Several times/month: 2

How many trips to campus do you make per day?

Average: 2

What is your primary mode of transportation for off-campus destinations? (e.g. work, internship, shopping...)

Car: 126
Bus: 27
Bicycle: 9
Walk: 7
Other: 1