

= University of Dayton Ghetto =

The University of Dayton Ghetto is a neighborhood in Dayton , Ohio , that is home to upperclassmen at the University of Dayton (UD) . It is an example of a form of housing called a student ghetto . Houses in the neighborhood are leased to students , an arrangement that resembles both traditional university housing and a landlord / tenant relationship . The neighborhood is also known as the South Student Neighborhood , a term commonly used by the university .

Tracing its history back to the 1870s , the Ghetto now includes more than 200 university @-@ owned houses as well as landlord @-@ owned houses , high @-@ density housing and gathering spaces . With the inclusion of Holy Angels and The Darkside , two smaller neighborhoods the university owns property in , there are more than 400 houses currently used as student residential space . Because of the area 's age , the university has been engaged in a program to renovate and update the Ghetto , and several additional changes to the neighborhood are expected in the coming years as part of the university 's Master Plan .

= History and geography =

The Ghetto is south of downtown Dayton but north of the city of Oakwood . The Great Miami River is just more than half a mile to the west , and Interstate 75 is just more than a mile to the west . In its current form , it is bounded by Brown Street to the west , Irving Avenue to the south , Trinity Avenue and Evanston Avenue to the east , and Caldwell Street and Stonemill Road to the north . This gives the area a roughly triangular shape .

The land on which the Ghetto now sits was owned by John Henry Patterson until the mid @-@ 1870s . The land was then divided between suburban housing lots to the east and the NCR factory to the west . The original proprietors of the neighborhood were Thomas S. Babbitt , Dr. Joseph E. Lowes , R. D. Hughes and Harry Kiefaber . The area was known as the town of Babbitt , and in its original form included only four streets : Lowes Street , Kiefaber Street , Hughes (now Stonemill Road) and Wead (now Lawnview Avenue) . This core area was measured at 47 acres (190 @,@ 000 m2) .

The NCR Corporation used Babbitt as housing for its workers . In 1906 , the area was annexed by the city of Dayton and continued on as a middle @-@ class neighborhood . The University of Dayton , Babbitt 's neighbor to the northeast , began to buy available houses in the neighborhood in the 1950s as an experiment in off @-@ campus housing . By the 1970s , the student population of the area was growing rapidly .

While it is unknown when the area began its life as the Ghetto , there have been several efforts to rename it . In the 1960s , Rev. Norbert Burns , who taught at the university for 62 years before retiring in 2007 at the age of 82 , was part of one such effort . His committee attempted to change the name to the " Village , " an effort which ultimately failed . University administrators now refer to the area as the " South Student Neighborhood , " though the phrase sees little use by the student population .

= Recent changes =

As the houses in the Ghetto age , and as the number of students wishing to live in the Ghetto expands , the university has begun a renovation and replacement program with the goal of keeping the current feel of the area intact . In 2000 , construction began on several new duplexes to fill land that was unused , resulting in housing for several dozen additional students . The duplexes housed six students per side , for a total of 12 students each . In 2003 , the university continued the project by tearing down several houses on Stonemill Road and replacing them with a new five @-@ person design . Several more of these houses have now been built throughout the Ghetto .

In 2006 , the university began a new phase of replacement and renovation in the neighborhood , in which \$ 2 @. @ 5 million was spent to renovate four existing structures , including a duplex , as well as to build a five @-@ unit set of attached townhouses . The houses , located on Frericks Way and

Stonemill Road , house 55 students and include the famous " Castle " which has been given a new faux @-@ stone facade in homage to its traditional name . The houses became available to students for the 2007 ? 2008 academic year .

The new wave of construction brings the university 's stock of houses to 328 , including several duplexes . Not including these new additions , as of 2005 , the university owned 225 houses in the Ghetto , with the rest on the Darkside , the other half of the University of Dayton campus . Additionally , 73 houses in the neighborhood were owned by private landlords and rented to UD students .

= = Holy Angels and the Darkside = =

In addition to the properties the university owns in the Ghetto , there are also student houses located in two other neighborhoods : the Darkside ? or North Student Neighborhood , as it is referred to by the university ? and Holy Angels . Once considered a single neighborhood and connected by the north @-@ south Alberta Street , the areas were separated when the Thomas J. Frericks Center and a new formal entrance were added . Alberta Street now acts as the main thoroughfare for the Darkside , while the street has been rerouted and renamed College Park Avenue in the Holy Angels neighborhood . It is cut off from the portion in the Ghetto , renamed Frericks Way .

The Darkside , which derives its name from a lack of street lights when students first began to move to the area , is bounded by Stewart Street to the south , Brown Street to the west , Woodland Cemetery to the east and Wyoming Street to the north . Traditionally , the Darkside has served as housing for juniors . This is not due to any university policy , but rather the preference of seniors , who select houses first in the student housing lottery due to their larger number of credit hours .

The third and smallest neighborhood , Holy Angels , derives its name from the Holy Angels Church and School that occupies the center of the area . It lies between the Darkside and the Ghetto , but is physically separated from them by Stewart Street and the Frericks Center parking lot .

= = Features = =

Not all of the houses in the student neighborhoods are occupied by students . Four houses in both the Ghetto and the Darkside ? on Trinity Avenue , Kiefaber Street , Stonemill Road and Chambers Street ? are home to groups of Marianists , the Catholic religious institute behind UD . Between six and 10 Marianists live in each house . They serve the university as ministers , groundskeepers , administrators and professors , among other professions .

The Ghetto also contains several high @-@ density living areas , including the Garden Apartments , the Lawnview Apartments and the Campus South , a high @-@ rise living complex for sophomores . In 2004 , the ArtStreet complex opened , intended as a combined living @-@ learning space . It includes housing for 56 students , as well as a cafe , an amphitheater , rehearsal rooms , several activity rooms and gallery spaces , and a new studio for the campus radio station , WUDR . The Ghetto is also home to the McGinnis school house , which was acquired in 1982 and renamed the McGinnis Center ; it is used as a central point of contact for Ghetto residents . The McGinnis Center houses several meeting rooms , administrative offices and laundry facilities for houses that are not equipped with washers and dryers .

Some houses in the neighborhood have been given informal nicknames by which they are commonly known , such as " The Deli House " at 237 Lowes St. , the " The F Shaq " at 418 Lowes St. and " The Crack House " at 1488 Frericks Way . For the majority of houses , nicknames are arbitrary and vary year to year . In addition , many houses in the Ghetto are those occupied by various fraternities , sororities and other special interest groups .

= = Future = =

In 2002 , the University of Dayton released a Master Plan which called for the renovation and

construction of several houses , an extension to Stonemill Road to connect directly to Evanston Avenue , and the enlargement and clean @-@ up of the parking areas in the alleys behind the houses . Despite ongoing rumors , there were no plans to raze the Ghetto and replace it with more high @-@ density housing and other university buildings , despite the landlocked nature of the campus .

In June 2005 , before the plan could be realized , the university made a \$ 25 million purchase of an additional 49 acres (200 @,@ 000 m²) ? much of the land which was once home to the NCR Corporation ? as well as a new 100 @,@ 000 @-@ square @-@ foot (9 @,@ 300 m²) building on Brown Street . The area , renamed Mid Campus , prompted the development of a new Campus Master Plan .

While several new buildings have been planned , many of the changes that had been proposed to the Ghetto in the previous master plan are no longer included in the new plan . The largest feature affecting the student neighborhoods is a new building to the east of Alberta Street , between Chambers Street and Obell Court , on the Darkside . According to the draft of the master plan , the building is intended to be a sustainable residence hall , a 75- to 90 @-@ bed facility that would also include an educational wing . The proposed building would use technologies such as solar energy , geothermal heating and cooling , compost piles and low @-@ flow showers . The plan also calls for a walk / bike greenway to link the neighborhood to the core of campus and the athletic complex .