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FREMONT — With its current enrollment numbers, Terra State Community College could support 400 student housing units and 7,500 to 10,000 square feet of retail space if the college's board of trustees decided to move forward with construction of an on-campus student village.

That was one of the conclusions by project management firm Brailsford & Dunlavey in its housing and retail preliminary assessment study presented to Terra's board Wednesday, as the college pushes forward to meet goals in its Vision 2016 strategic plan.

Terra President Jerome Webster stressed that the college has not made any decisions on whether to construct on-campus housing or retail units, but it would continue to assess its options and analyze the costs and benefits of those additions in the coming months.

"I feel as though it's done well. It's done with a conservative approach, so we wouldn't overbuild right away," Webster said of the study Wednesday after the board meeting.

If the college were to proceed with student housing construction, with its current enrollment numbers, it could add 200 student housing units and up to 5,000 square feet of retail space in the first phase of construction.

A second construction phase would mirror the first in terms of added housing units and retail space, according to the assessment.

Financial assumptions attached to Brailsford & Dunlavey's study put preliminary construction cost estimates on the project's first phase at \$12 million.

The assessment was molded in part through focus group interviews with students, faculty and staff.

Those interviews indicated a high level of student interest in campus housing, compared to a low level of interest from staff and faculty.

All three interview groups expressed a demand for additional on-campus food service options and a convenience store, with concerns raised about possible tuition increases related to project costs.

Webster said the college planned to hold public meetings on the possibility of on-campus student housing and retail this year.

He said Terra would probably form a committee in March comprised of students, faculty, staff, board members, community residents and college foundation representatives to further analyze the college's opportunities to push forward with on-site housing and retail.

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