



 Potential Locations for developing off-campus housing

## Scenario 2 Off-Campus Build-out

The Off-Campus Build-out scenario is guided by the 2011 Campus Master Plan. However, the University does not currently own any property to the west of the campus making the idea of expanding there more tenuous and difficult. This scenario assumes that selected areas to the west of the campus can be acquired, or can come into University control, in spite of the fact that the University currently does not own these parcels. The SDSMT Foundation currently owns many of these parcels which is favorable to the University's needs. The City of Rapid City planning staff has indicated that housing would be allowed to be constructed to the west of the campus. This would be achieved by submitting a Planned Unit Development (PUD) proposal or by seeking a variance if the housing was not compliant with current City Zoning. For the purposes of clarity, this scenario also assumes that building on campus is not feasible and/or that it is counter to the Campus Master Plan and therefore undesirable.



**LEGEND**

-  Potential Campus Infill
-  Priority Interest Property
-  SDSMT Foundation Property
-  SDSMT Boundary

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## Scenario 2 Off-Campus Build-out

### I. MAIN & BIRCH

#### 1 Building - ±220 Beds

The “Main & Birch” option envisions acquiring the property from the SDSMT Foundation to develop an “L” shaped building surrounding the existing SDSMT Foundation Building.

#### Advantages:

- Property is owned entirely by SDSMT Foundation
- Close to Surbeck Center
- The SDSMT Foundation Building could undergo adaptive re-use into residence life, academic, retail or fitness uses to better support the adjacent housing.

#### Drawbacks:

- Property needs to be acquired
- Displaces some parking
- Concept differs from Campus Master Plan

#### Summary:

##### Building K

1st Floor	± 70 beds
2nd Floor	± 75 beds
3rd Floor	± 75 beds
<b>Total:</b>	<b>±220 beds</b>
	± 62,000 GSF

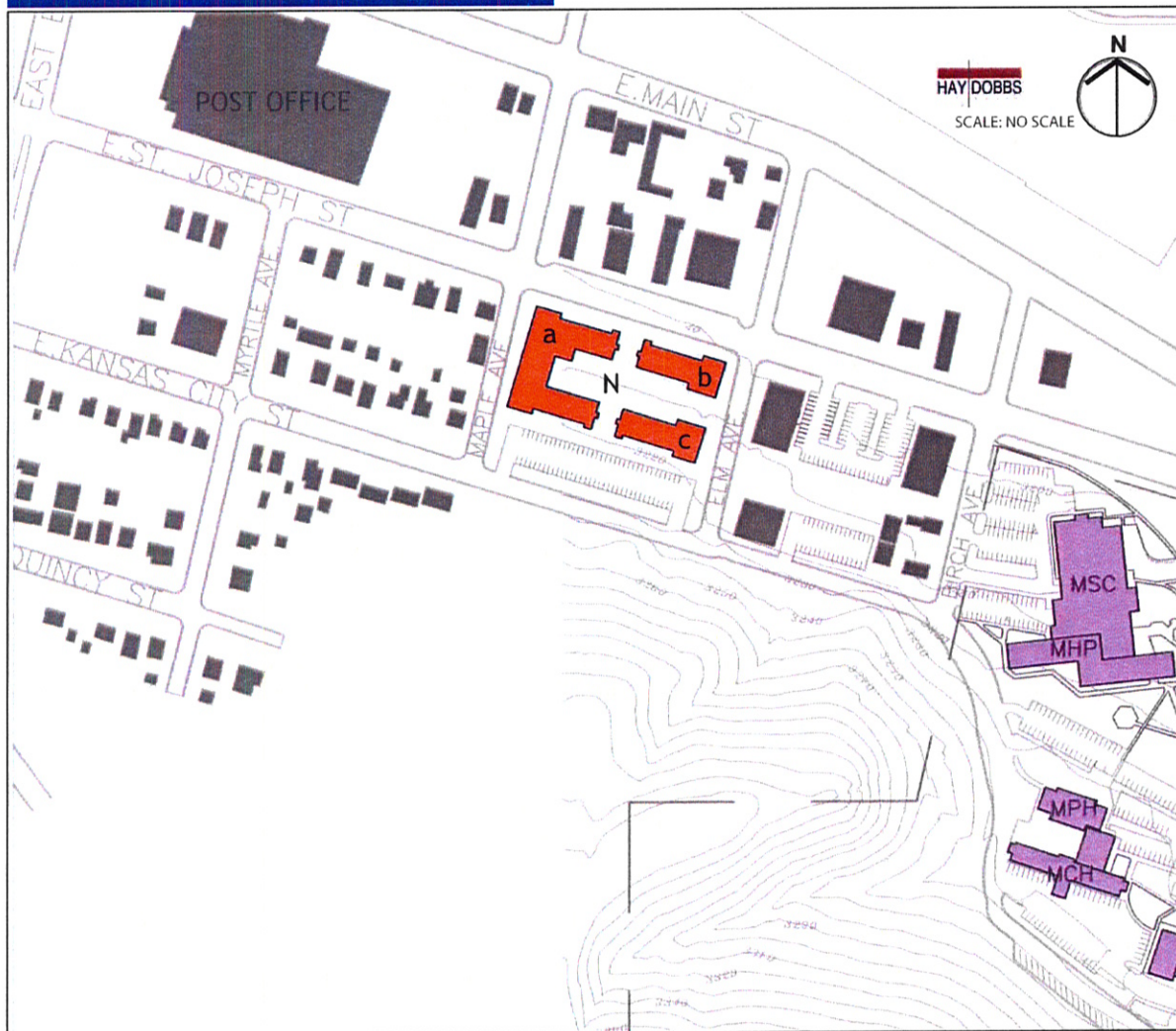
\$11,687,000 Approx. Project Cost  
\$53,123 / Bed



- Existing On-Campus Buildings
- Existing Off-Campus Buildings
- Future Residence Halls

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- Existing On-Campus Buildings
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## Scenario 2 Off-Campus Build-out II. CAMPUS WEST

### 3 Buildings - ±350 Beds

The “Campus West” option envisions acquiring the property from the SDSMT Foundation and other property owners to develop three residence halls.

**Advantages:**

- Most of property is owned by SDSMT Foundation
- Creates a residential enclave
- Follows Campus Master Plan guidance
- Can be phased

**Drawbacks:**

- Property needs to be acquired from multiple entities
- Full block needs to be acquired for best effect
- Requires zoning approval by City
- On-site parking limited

**Summary:**

**Building N (a)**

1st Floor	± 50 beds
2nd Floor	± 70 beds
3rd Floor	± 70 beds
<b>Subtotal:</b>	<b>± 190 beds</b>
	± 67,000 GSF

**Building N (b+c)**

1st Floor	± 40 beds
2nd Floor	± 60 beds
3rd Floor	± 60 beds
<b>Subtotal:</b>	<b>± 160 beds</b>
	± 52,000 GSF

**\$22,431,500 Approx. Project Cost**  
**\$64,090 / Bed**

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## Scenario 2 Off-Campus Build-out

### III. MAPLE & ST. JOSEPH

#### 3 Buildings - ±350 Beds

This option requires acquiring property from numerous different property owners to develop three residence halls three blocks west of campus.

#### Advantages:

- Creates a residential enclave
- Follows Campus Master Plan guidance
- Can be phased

#### Drawbacks:

- Property needs to be acquired from multiple entities so parcel assembly may take a long time
- Full block needs to be acquired for best effect
- Requires zoning approval by City
- On site parking limited

#### Summary:

##### Building M (a)

1st Floor ± 50 beds  
 2nd Floor ± 70 beds  
 3rd Floor ± 70 beds  
 Subtotal: ± 190 beds  
 ± 67,000 GSF

##### Building M (b+c)

1st Floor ± 40 beds  
 2nd Floor ± 60 beds  
 3rd Floor ± 60 beds  
 Subtotal: ± 160 beds  
 ± 52,000 GSF

\$22,431,500 Approx. Project Cost  
 \$64,090 / Bed



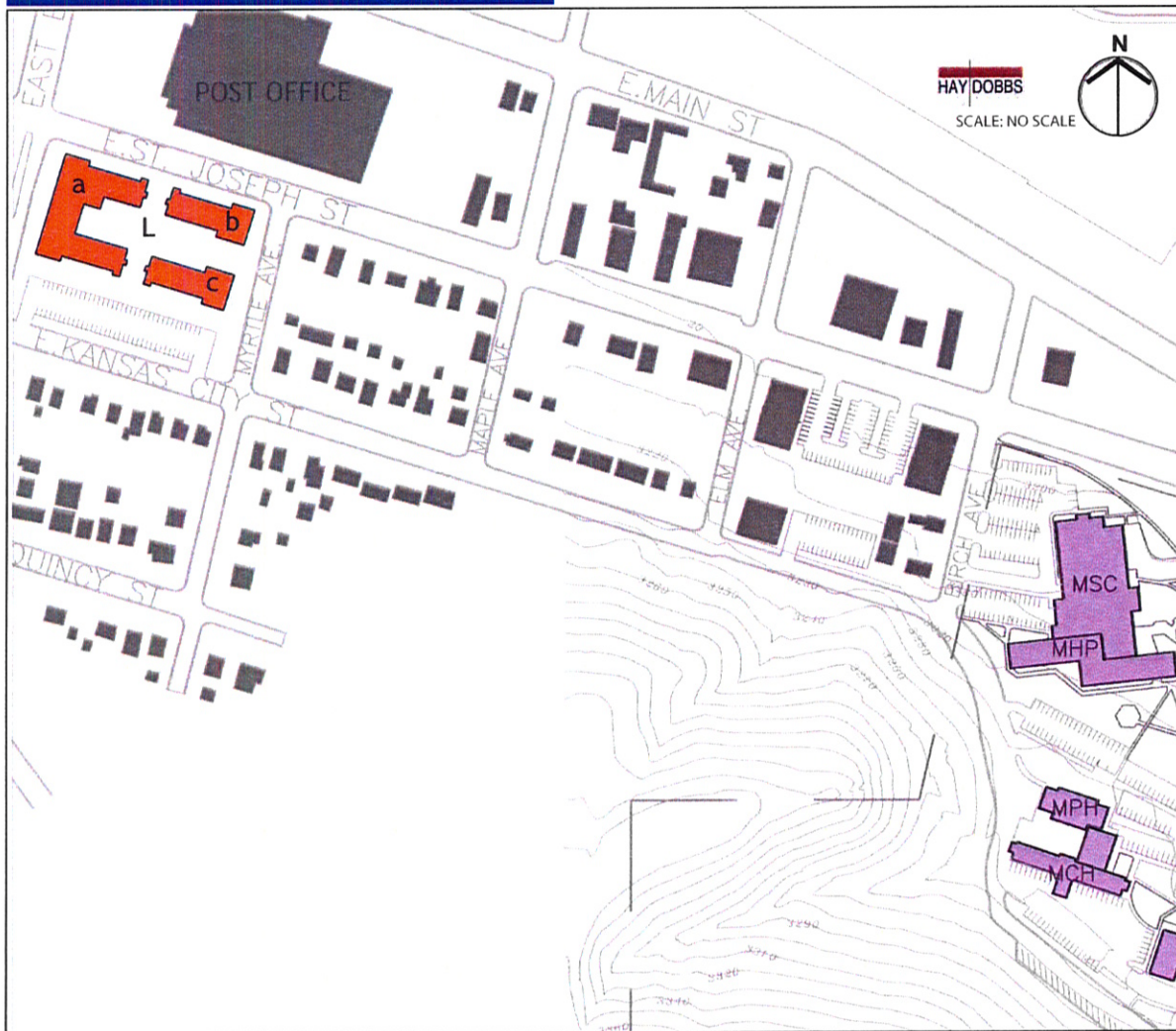
- Existing On-Campus Buildings
- Existing Off-Campus Buildings
- Future Residence Halls

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Existing On-Campus Buildings
  Existing Off-Campus Buildings  
 Future Residence Halls

## Scenario 2 Off-Campus Build-out IV. EAST & ST. JOSEPH

### 3 Buildings - ±350 Beds

This option requires acquiring property from numerous different property owners to develop three residence halls four blocks west of campus.

**Advantages:**

- Creates a residential enclave
- Follows Campus Master Plan guidance
- Can be phased

**Drawbacks:**

- Property needs to be acquired from multiple entities so parcel assembly may take a long time
- Full block needs to be acquired for best effect
- Requires zoning approval by City
- Is four blocks away from campus
- On site parking limited

**Summary:**

**Building L (a)**

1st Floor ± 50 beds  
 2nd Floor ± 70 beds  
 3rd Floor ± 70 beds  
 Subtotal: ± 190 beds  
 ± 67,000 GSF

**Building L (b+c)**

1st Floor ± 40 beds  
 2nd Floor ± 60 beds  
 3rd Floor ± 60 beds  
 Subtotal: ± 160 beds  
 ± 52,000 GSF

\$22,431,500 Approx. Project Cost  
 \$64,090 / Bed

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## Scenario 2 Off-Campus Build-out V. HILLSIDE

2 Buildings - ±440 Beds

The "Hillside" scenario nestles two long linear residence halls into the hillside along E. Kansas City Street.

### Advantages:

- Property is owned by SDSMT Foundation
- Supports the Campus Master Plan concept of westward expansion
- Topography could allow for tuck under parking
- Can be implemented rapidly
- Can be implemented in phases

### Drawbacks:

- Topography/Soil Stabilization problematic
- Concept precludes building structured parking in this location as guided by the Campus Master Plan

### Summary:

#### Building O

1st Floor ± 70 beds  
 2nd Floor ± 75 beds  
 3rd Floor ± 75 beds  
 Subtotal: ± 220 beds  
 ± 70,000 GSF

#### Building P

1st Floor ± 70 beds  
 2nd Floor ± 75 beds  
 3rd Floor ± 75 beds  
 Subtotal: ± 220 beds  
 ± 70,000 GSF

\$26,390,000 Approx. Project Cost  
 \$59,977 / Bed



- Existing On-Campus Buildings
- Existing Off-Campus Buildings
- Future Residence Halls

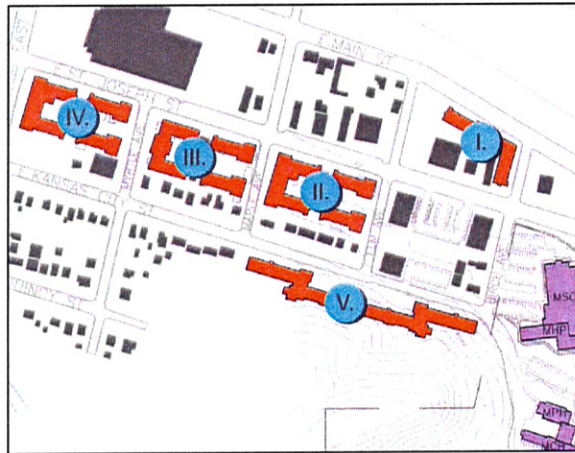
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## Scenario 2 Off-Campus Build-out SUMMARY

OFF-CAMPUS BUILD-OUT COMPARISONS					
TITLE	# OF BUILDINGS	# OF FLOORS	APPROX. BEDS	APPROX. SQ FT	EST. PROJECT COST*
I. Main & Birch	1	3	220	62,000 GSF	\$11,687,000
II. Campus West	3	3	350	119,000 GSF	\$22,431,500
III. Maple & St. Joseph	3	3	350	119,000 GSF	\$22,431,500
IV. East & St. Joseph	3	3	350	119,000 GSF	\$22,431,500
V. Hillside	2	3	440	140,000 GSF	\$26,390,000



\* Estimated Project Cost does not include cost of land acquisition.

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