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RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

OVERVIEW  
PLANNING FRAMEWORK  
OPTIONS  
STRATEGY

South Dakota School of Mines & Technology  
**Residential Master Plan**

## Strategies for meeting housing demand

### Housing Demand

Based on enrollment projections and current on-campus housing capacity of 605 beds, SDSMT will require approximately **524 additional beds** on, or near, campus by 2020. This projection is based on research and analysis of existing conditions, current enrollment, enrollment projections, and University expectations for housing Freshmen and Sophomores.

### Strategy

Due to the high number of beds needed within a limited timeframe, several different strategies will be utilized. The goal will be to arrive at the desired number of beds (524) for freshman and sophomores by the year 2020. This “Hybrid Build-out” scenario would contain a combination of on-campus and off-campus housing that may be developed, owned and managed by various entities. The University has expressed a preference for the “Stadium Village” Scenario. This Scenario is described in the Phasing. Final Site Selection and Concept design will take place upon completion of this Housing Master Plan.

### Phases of Realization

Due to the high number of beds needed within a limited timeframe, several different strategies will be utilized to realize the vision. The following outline describes a reasonable approach that can be realized over the next several years in order to arrive at the desired bed count by 2020.

### Phase I

Timeframe: 2013-2014

- **Lease Rocker Square II.**

Rocker Square II, a privately owned apartment building adjacent to the campus, contains 140 beds and will alleviate the immediate need for beds for the fall of 2013.

- **Present Housing Master Plan to Board of Regents**

Incorporate substantive feedback into future planning and decision making.

- **Purchase or Lease Additional Housing Near Campus**

Engage the SDSMT Foundation to enter into negotiations to purchase or lease space on behalf of SDSMT. This will allow for more certainty on the part of SDSMT in being able to provide the needed housing for freshmen and sophomores.

Beds	Cumulative Addtl. Beds/Total Needed
250	250/524

- **Prepare Preliminary Facility Statement and Subsequent Facility Program Plan for On-Campus Housing per the Board of Regents Policy Manual.**

This effort will prepare a predesign describing the intent, size, costs, funding and location of potential future on-campus facilities. The preferred location desired by the University is the “Stadium Village” option described herein.

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### Phase II

Timeframe: 2014-2016

- **Design On-Campus Housing**

Per the Board of Regents Policy Manual, undertake a Facility Design Plan. The Facility Design Plan will address the following:

- Schematic Design of Architecture and Engineering;
- Changes from the facility program plan;
- Impact to existing building or campus-wide heating/cooling/electrical systems;
- Total construction cost estimates;
- Changes from cost estimates for operational or M&R expenses.

The Plan should give consideration to phasing of the project. The “Stadium Village” scenario described in the Housing Master Plan describes two buildings with 180 and 140 beds respectively.

- **Prepare Facility Bid Documents**

Per the Board of Regents Policy Manual and based on the Board’s approval of the Facility Design Plan, proceed with the final bid documents.

- **Begin Planning for Graduate Student and Upperclassmen Housing**

Longer term, the University desires to add housing for Graduate Students and Upperclassmen. The planning process for these facilities should be started during this phase.



### Phase III

Timeframe: 2016-2018

- Construct On-Campus Housing

Phase I of the “Stadium Village” scenario would provide:

Beds	Cumulative Addtl. Beds/Total Needed
180	430/524

- Prepare Preliminary Facility Statement and Subsequent Facility Program Plan for Graduate and Upperclassmen per the Board of Regents Policy Manual.

This effort will prepare a predesign describing the intent, size, costs, funding and location of potential future on-campus facilities. At this time, respectively, the preferred locations desired by the University for these facilities are the “East Village”, “Campus West” and “Main and Birch” options described herein. Additional sites both on, and off, campus should be evaluated during this phase of work as well.

- Evaluate Enrollment Projections and Housing Needs to 2030

- Continue Planning for future Housing Needs

### Phase IV

Timeframe: 2018-2020

- Construct On-Campus Housing

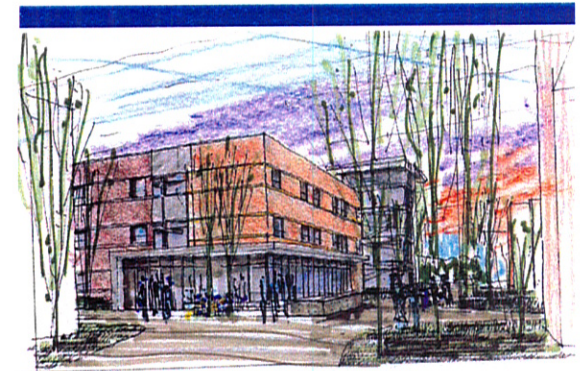
Phase II of the “Stadium Village” scenario would provide:

Beds	Cumulative Addtl. Beds/Total Needed
140	570/524

- Design Graduate and/or Upperclassmen Housing

Per the Board of Regents Policy Manual, undertake a Facility Design Plan. The Facility Design Plan will address the following:

- Schematic Design of Architecture and Engineering;
- Changes from the facility program plan;
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- Total construction cost estimates;
- Changes from cost estimates for operational or M&R expenses.



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