

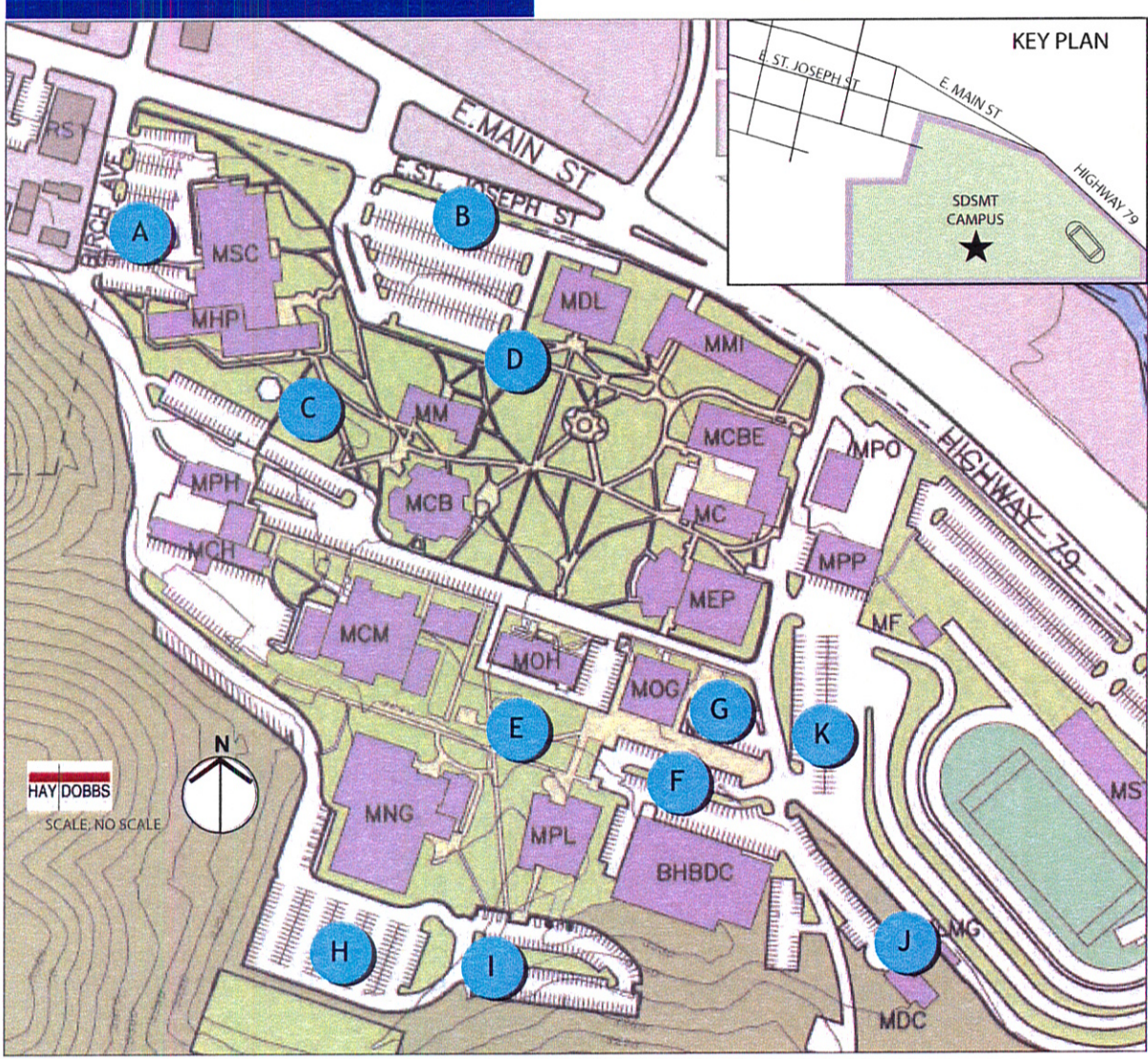
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RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

OVERVIEW
PLANNING FRAMEWORK
OPTIONS
STRATEGY

South Dakota School of Mines & Technology
Residential Master Plan




Scenario 1 On-Campus Build-out

The On-Campus Build-out scenario is predicated on the fact that the University does not own the property to the west of the campus. This property was identified in the 2011 Campus Master Plan as the preferred location for additional student housing yet it remains owned by others. Additionally, the block immediately to the west of the campus has already been developed with Rocker Square One Apartments. Rocker Square Two Apartments are under construction as is a new Catholic Newman Center. This leaves little to no area on that block for University owned housing. It also negates the concept of University housing on that block as suggested in the Campus Master Plan.

The rationale for an on-campus build out is quite simple - assuming that the funding is available, housing can be designed and constructed without having to acquire property. This will reduce the costs of projects while allowing them to move forward faster.

The following pages describe a series of varied approaches to undertaking on-campus housing development. The intent of these approaches is to illustrate a logical series of alternatives for consideration by the University and to compare to other scenarios to arrive at a preferred direction for implementing student housing.

 Potential Locations for developing on-campus housing

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Scenario 1 On-Campus Build-out I. RESIDENTIAL VILLAGE

1 Building - ±200 Beds

Locating a new facility near the other three existing residence halls will continue to develop the on-campus residential village.

Advantages:

- Close to Surbeck Center
- Enhances residential community
- Minimal to no parking displacement
- Limited site work required
- Can be implemented rapidly

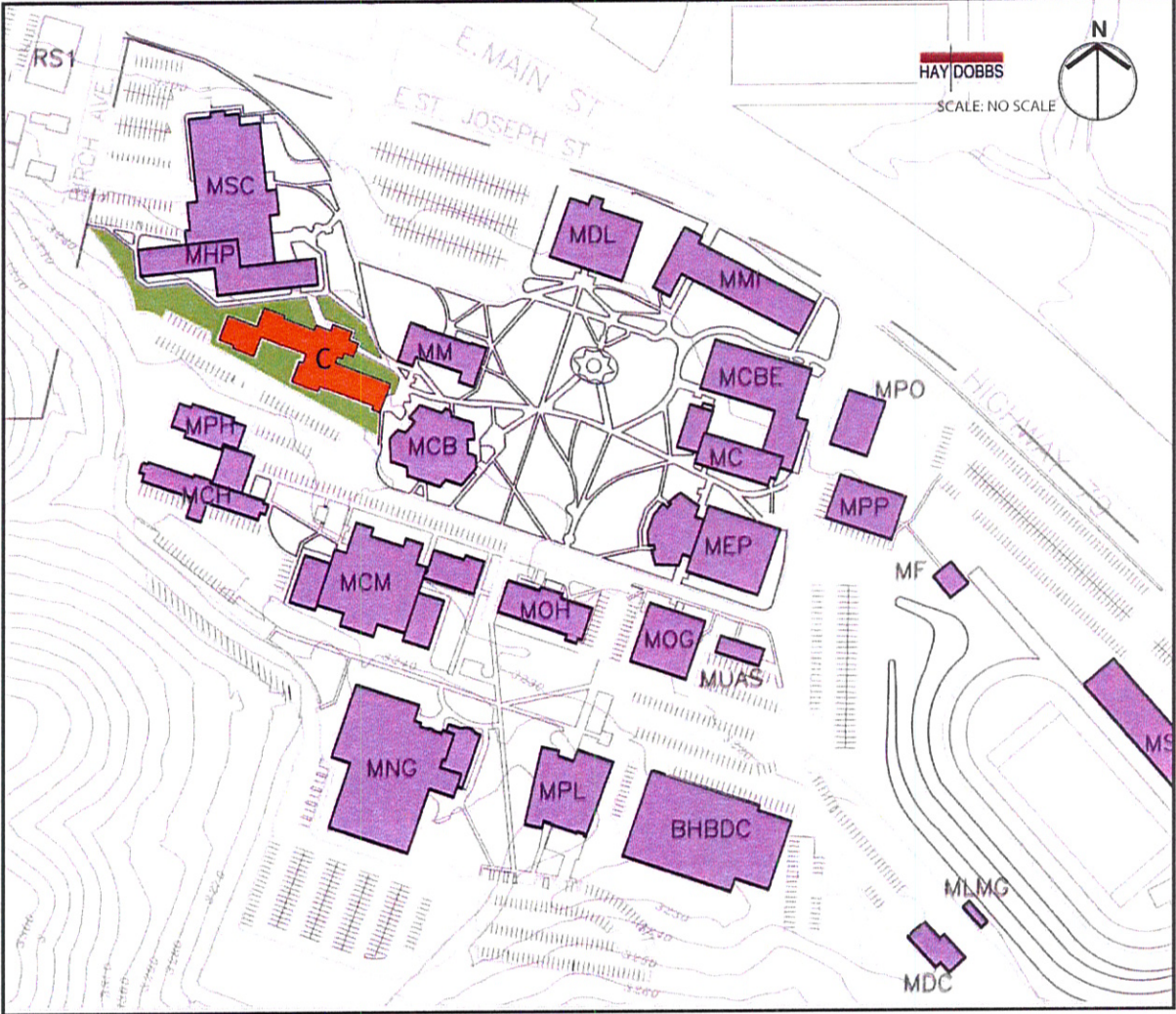
Drawbacks:

- Utilizes existing campus open space
- Differs from Campus Master Plan

Summary:

Building C	
1st Floor	± 60 beds
2nd Floor	± 70 beds
3rd Floor	± 70 beds
Total:	± 200 beds
	± 58,600 GSF

\$11,046,100 Approx. Project Cost
\$55,230/Bed

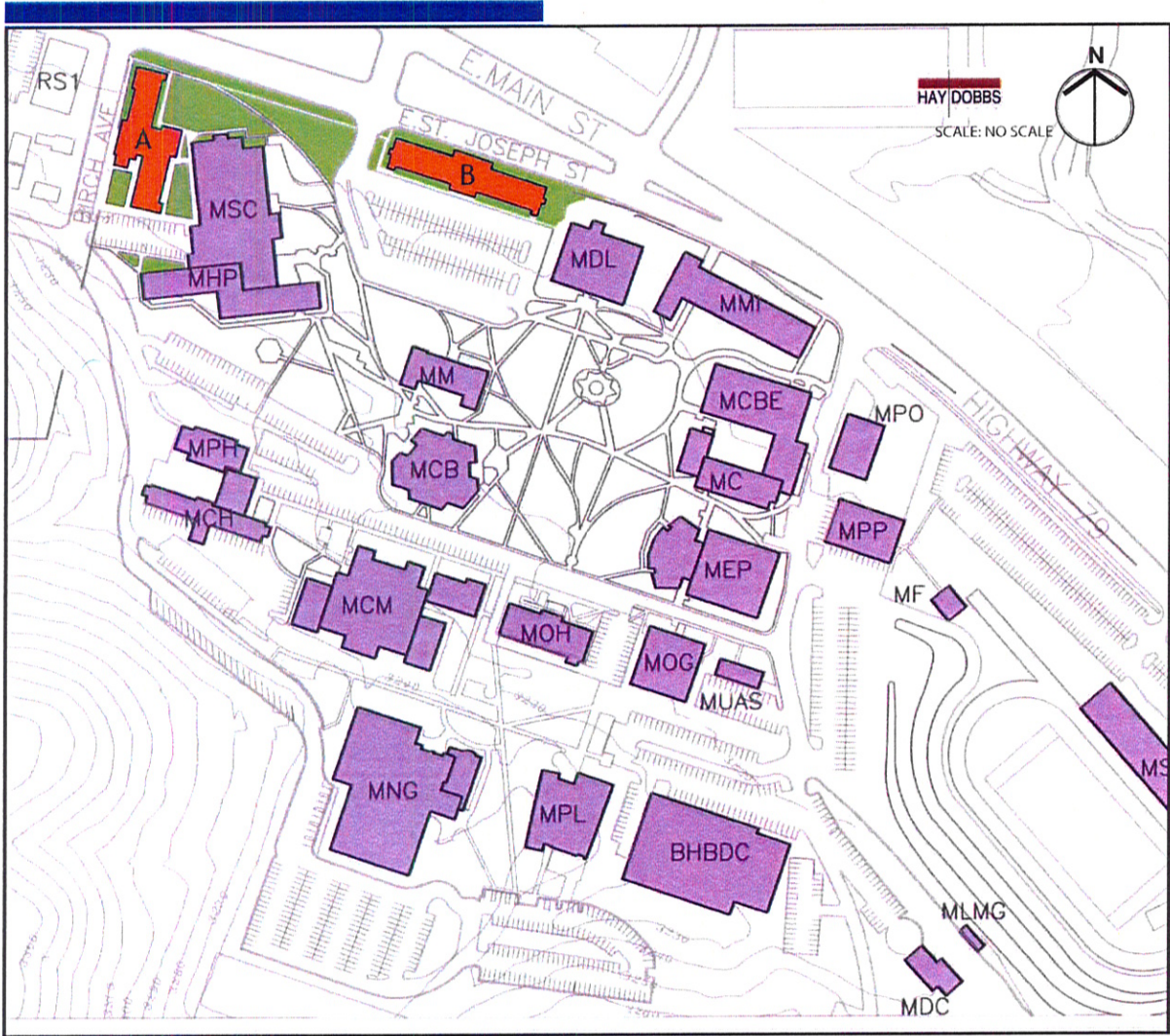


- Existing On-Campus Buildings
- Future Residence Halls

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Existing On-Campus Buildings
 Open Space
 Future Residence Halls

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Scenario 1 On-Campus Build-out

II. GATEWAY

2 Buildings - ±280 Beds

This option envisions locating new residence halls along the northern perimeter of the campus along E. St. Joseph Street and Birch Avenue.

- Advantages:**
- Creates a “gateway” to SDSMT and screens parking
 - Close to Surbeck Center
 - Close to existing residential community
 - Can be implemented rapidly

- Drawbacks:**
- Displaces Parking
 - Differs from Campus Master Plan

Summary:

Building A

1st Floor ± 40 beds
 2nd Floor ± 50 beds
 3rd Floor ± 50 beds
 Subtotal: ± 140 beds
 ± 47,000 GSF

Building B

1st Floor ± 40 beds
 2nd Floor ± 50 beds
 3rd Floor ± 50 beds
 Subtotal: ± 140 beds
 ± 44,000 GSF

\$17,153,500 Approx. Project Cost
 \$61,262 / Bed

Scenario 1 On-Campus Build-out

III. CAMPUS CORE

2 Buildings - ±350 Beds

This option concentrates housing near the campus core and primary campus quadrangle.

Advantages:

- Locates housing near classes/labs/recreation
- Reinforces primary campus quad
- Can be implemented rapidly
- Helps create a more compact campus

Drawbacks:

- Building "D" displaces some parking
- Building "E" sits on sloped site
- Limits Academic Facilities Expansion
- Concept differs from Campus Master Plan

Summary:

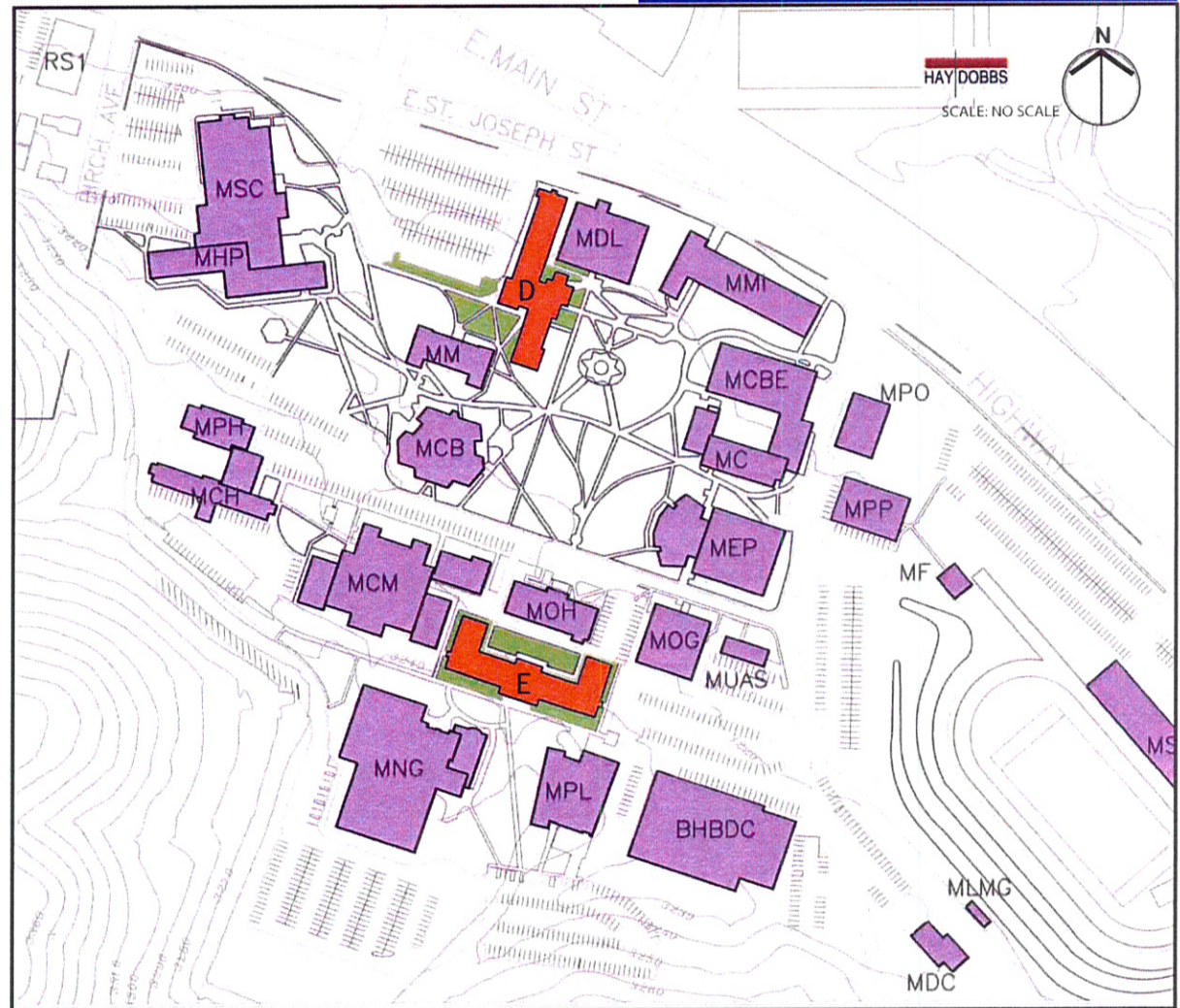
Building D

1st Floor ± 40 beds
 2nd Floor ± 55 beds
 3rd Floor ± 55 beds
 Subtotal: ± 150 beds
 ± 57,000 GSF

Building E

1st Floor ± 60 beds
 2nd Floor ± 70 beds
 3rd Floor ± 70 beds
 Subtotal: ± 200 beds
 ± 58,200 GSF

\$21,715,200 Approx. Project Cost
 \$62,043 / Bed



Existing On-Campus Buildings

Open Space

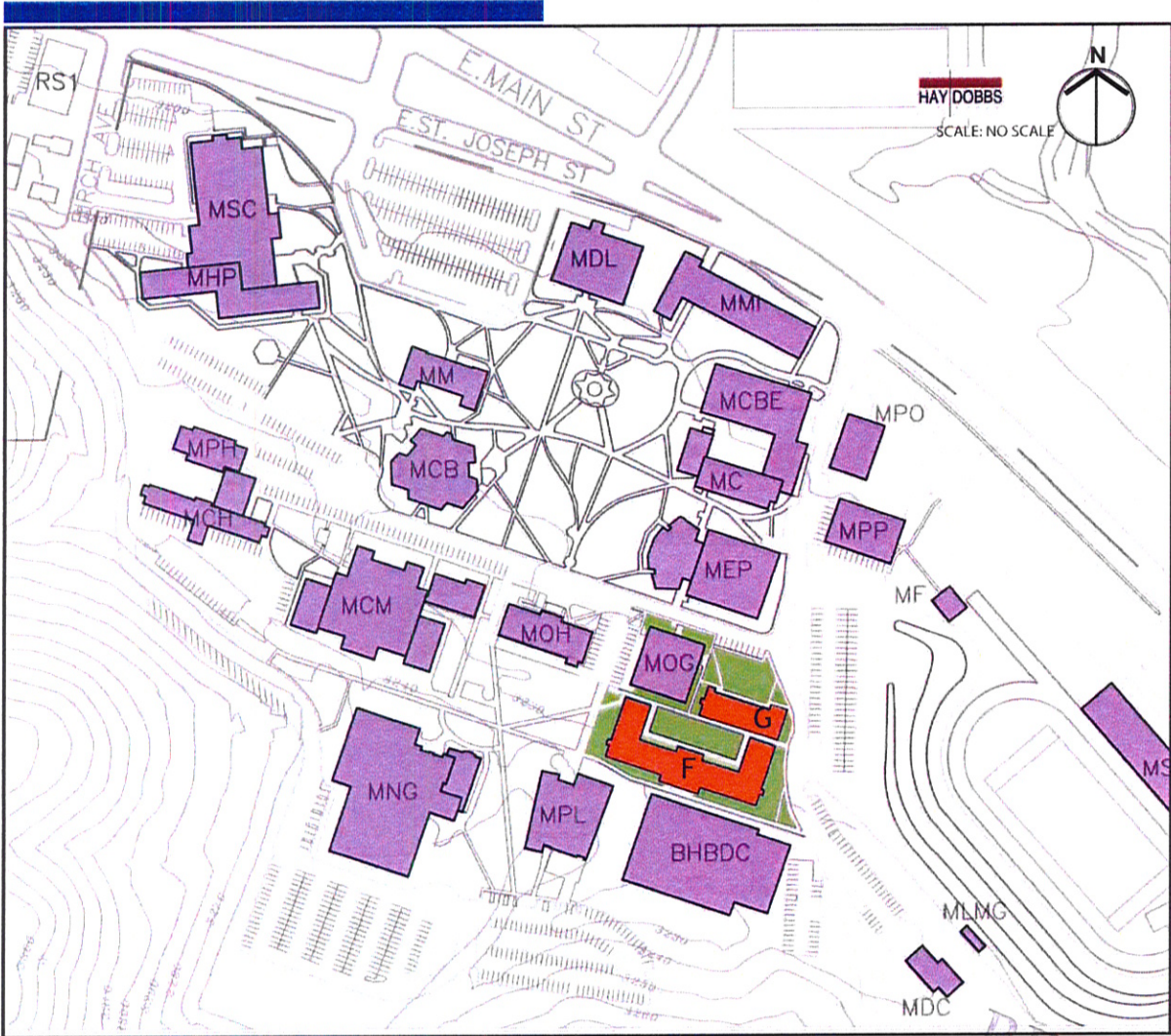
Future Residence Halls

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Existing On-Campus Buildings
 Open Space
 Future Residence Halls

Scenario 1 On-Campus Build-out IV. EAST VILLAGE

2 Buildings - ±290 Beds

The “East Village” option envisions establishing a new housing enclave on the east end of the campus.

- Advantages:**
- Uses underutilized space
 - Sets a precedent for future “east” housing
 - Can be implemented rapidly

- Drawbacks:**
- Displaces Parking
 - Differs from Campus Master Plan
 - Located in existing academic zone

Summary:

Building F

1st Floor ± 60 beds
 2nd Floor ± 70 beds
3rd Floor ± 70 beds
 Subtotal: ± 200 beds
 ± 22,000 GSF

Building G

1st Floor ± 20 beds
 2nd Floor ± 35 beds
3rd Floor ± 35 beds
 Subtotal: ± 90 beds
 ± 62,000 GSF

\$15,834,000 Approx. Project Cost
\$54,600 / Bed

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Scenario 1 On-Campus Build-out V. SOUTH VILLAGE

2 Buildings - ±400 Beds

The “South Village” option envisions establishing a new housing enclave on the south side of the campus.

Advantages:

- Locates housing near recreation facilities
- Moves housing closer to long-term campus growth
- Can be implemented rapidly
- Can be implemented in phases

Drawbacks:

- Displaces a large amount of parking
- Concept differs from Campus Master Plan

Summary:

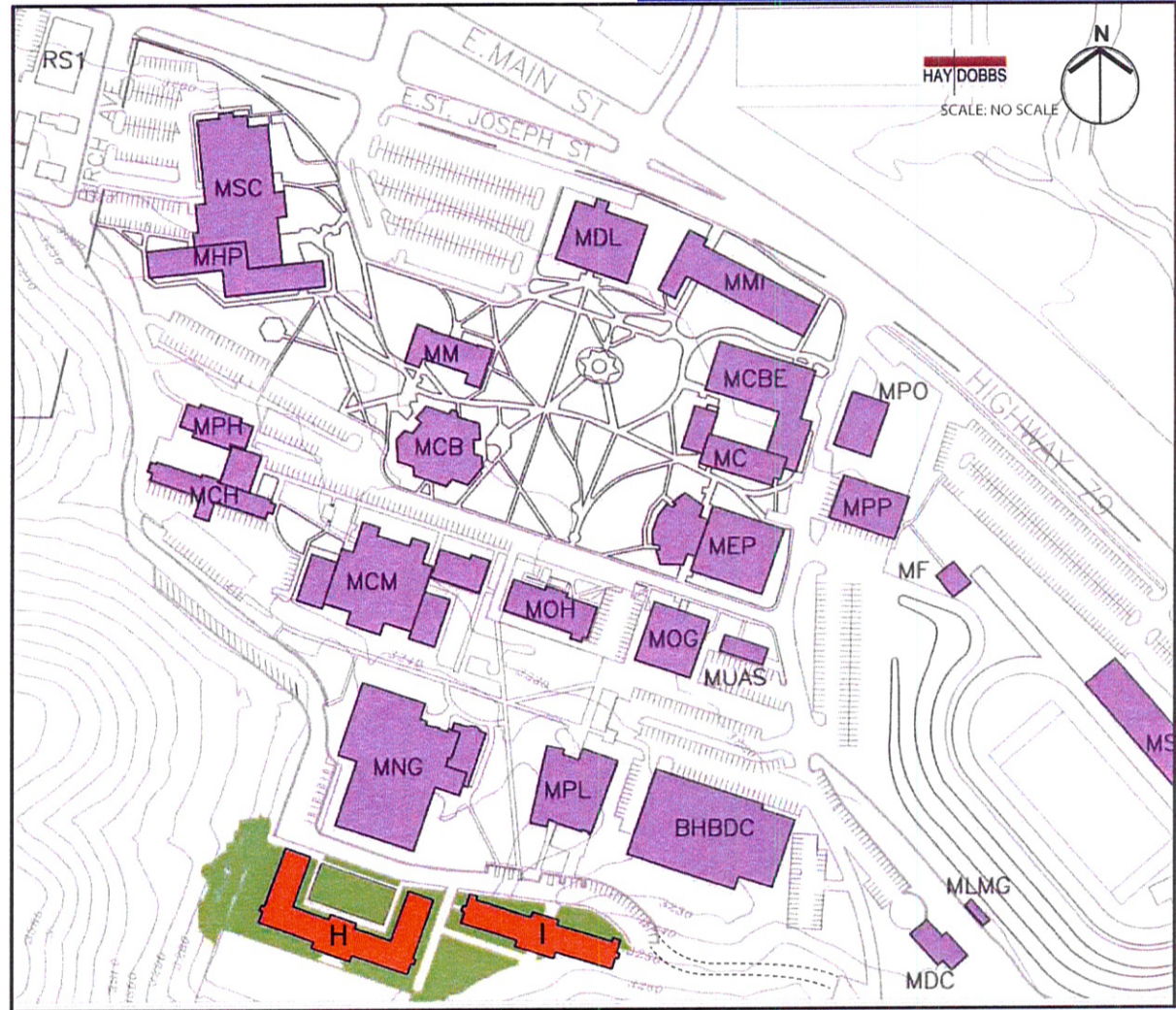
Building H

- 1st Floor ± 80 beds
- 2nd Floor ± 90 beds
- 3rd Floor ± 90 beds
- Subtotal: ± 260 beds
- ± 70,200 GSF

Building I

- 1st Floor ± 40 beds
- 2nd Floor ± 50 beds
- 3rd Floor ± 50 beds
- Subtotal: ± 140 beds
- ± 44,000 GSF

\$21,526,700 Approx. Project Cost
\$53,817 / Bed



- Existing On-Campus Buildings
- Future Residence Halls

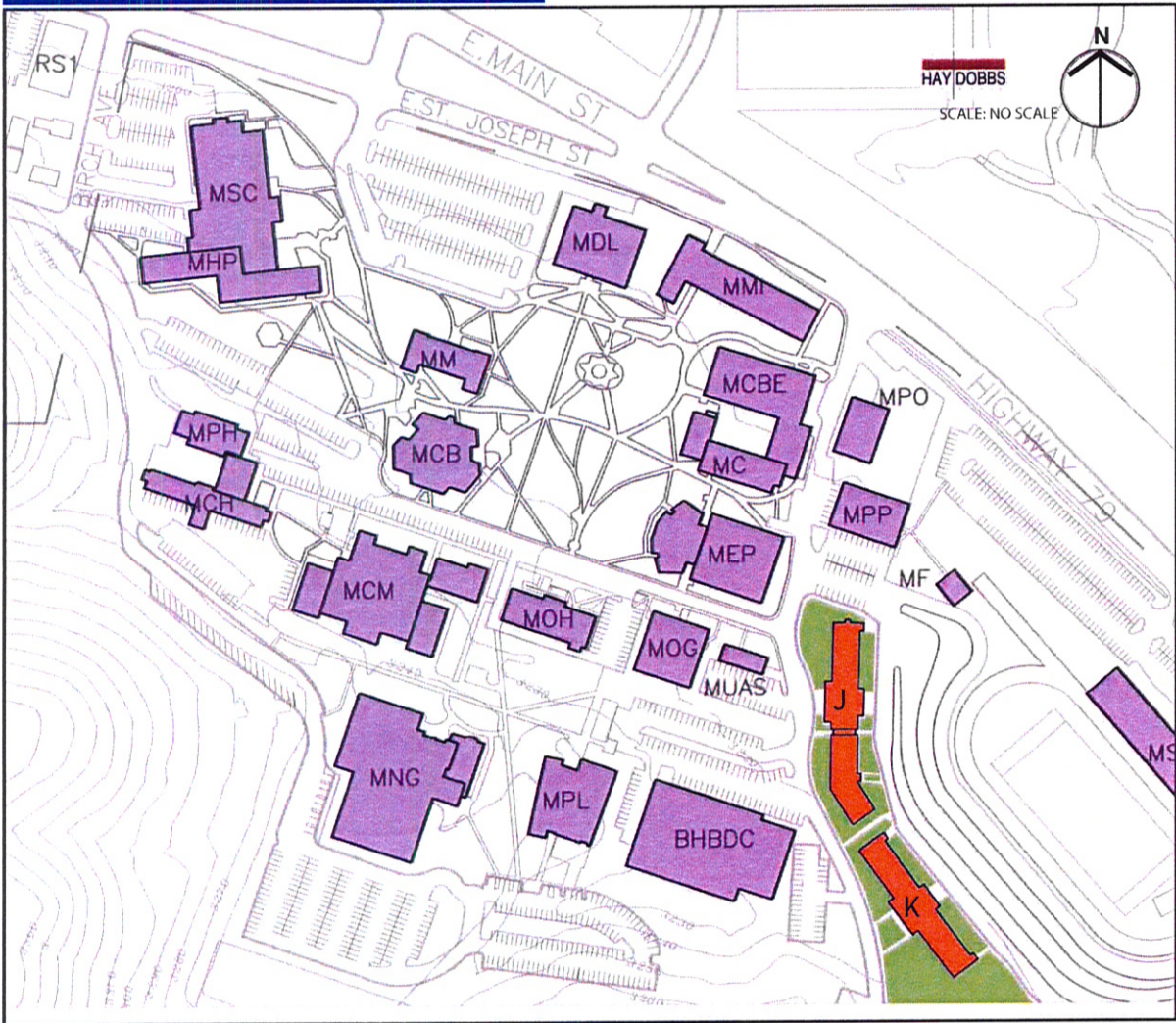
Open Space

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Existing On-Campus Buildings Open Space

Future Residence Halls

Scenario 1 On-Campus Build-out VI. STADIUM VILLAGE

2 Buildings - ±320 Beds

The “Stadium Village” option envisions establishing new housing with sweeping views of the stadium.

Advantages:

- Sets a precedent for future “east” housing
- Can be implemented rapidly
- Can be implemented in phases

Drawbacks:

- Displaces Parking
- Differs from Campus Master Plan
- Requires modifications to roadway and selected other facilities

Summary:

Building J

1st Floor ± 50 beds
 2nd Floor ± 65 beds
 3rd Floor ± 65 beds
 Subtotal: ± 180 beds
 ± 53,000 GSF

Building K

1st Floor ± 40 beds
 2nd Floor ± 50 beds
 3rd Floor ± 50 beds
 Subtotal: ± 140 beds
 ± 44,000 GSF

\$18,284,500 Approx. Project Cost
 \$57,139 / Bed

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