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RAPID CITY COMMUNITY PLANNING  
& DEVELOPMENT SERVICES

OVERVIEW  
PLANNING FRAMEWORK  
OPTIONS  
STRATEGY

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

## Housing Development Approach and Opportunities

### Process

Hay Dobbs conducted both on-campus and off-campus research and analysis of existing conditions, current enrollment, enrollment projections, and University expectations for housing Freshmen and Sophomores. Based on this research and analysis the following approaches have been developed.

### 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.

### Constraints

There are various impediments to achieving the goal of 524 additional beds by 2020. These include, but are not limited to:

- Ability to Fund/Finance projects
- Physical Constraints on campus (buildings, parking, topo)
- Physical limits to expanding campus (roadways, topo)
- Property adjacent to the campus owned by others
- Severe topography on, and adjacent to, the campus
- Competing demands for on-campus space
- Rapid timeline for design and construction of facilities

### Approach

The approach of this Housing Master Plan will be to recommend a series of opportunities for consideration by SDSMT along with the associated merits and shortcomings. It is anticipated that a final strategy for achieving the needed bed count will be based on this information.

#### 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 housing. 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.

#### Scenario 2 - Off-Campus Build-out

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. Having met with City of Rapid City planning staff, it is assumed 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.

#### Scenario 3 - Private Sector and/or SDSMT Foundation

This scenario assumes that the private sector and/or the SDSMT Foundation could rapidly develop housing off campus to fill the necessary deficit. The University in turn would then acquire this property or lease this property to supply the needed number of beds for freshmen and sophomores. This scenario assumes that the private sector and/or the Foundation has the capacity to undertake this development and the determination and ability to realize the quantity of beds needed in an acceptable time frame for the University.

#### Scenario 4 - Hybrid Build-out

This scenario assumes that some logical combination of Scenarios 1, 2 and 3 could be undertaken to achieve the goals and needs of SDSMT.

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Existing Conditions Site Plan

