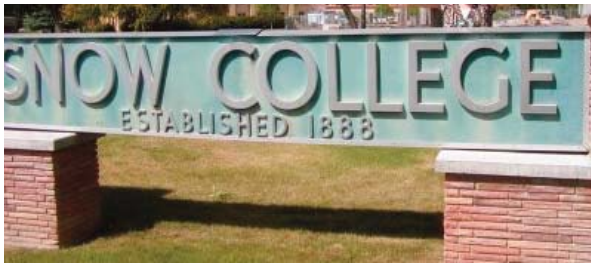
# MASTER PLAN + PHASE 1 CONCEPT DRAFT

prepared by METHODSTUDIO INC.

# SNOW COLLEGE
## HOUSING



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## REVIEW SIGNATURES

SNOW COLLEGE HOUSINIG MASTER PLAN + phase 1 concept

We have reviewed the Housing Master Plan + Phase 1 Concept and warrant that it represents our request to fulfill our mission and planning needs. All appropriate parties representing the College and the DFCM have reviewed it for completeness and accuracy.

_____ _____

Scott Wyatt, President Date

_____ _____

Marvin Dodge, Vice President Administration Date

_____ _____

Craig Mathie, Vice President Student Services Date

_____ _____

Kurt Baxter, State of Utah - DFCM Date

## PARTICIPANTS

The following is a list of individuals involved in the Housing Master Plan + Phase 1 Concept process:

*SNOW COLLEGE*

Scott Wyatt, President

Marvin Dodge, Vice President Administration

Craig Mathie, Vice President/Student Services

Rick Wheeler, Vice President/Academic Affairs

Bob Oliver, Director Facilities

Tim Dolan, Residential Life

Lynn Poulson, Professor, Home & Family Studies

Theresa Alder, Trustee

*STATE OF UTAH - DFCM*

Kurt Baxter, Capital Budget, Manager

*ARCHITECTURAL PLANNING + DESIGN TEAM*

Joe Smith, Principal Planner + Design

Becky Hawkins, Principal Planner

Kelly Morgan, Senior Project Architect / Planner

Scott Smith, Project Architect / Planner

Basil Harb, Senior Project Planner + Design

Rustin Ostler, Design Support + Technical Team

Neil Krauss, Design Support + Technical Team

Pierre Fagerlund, Design Support + Technical Team

# HOUSING MISSION

# HOUSING MISSION

*Mission*

The mission of Snow College Resident Life is to provide a clean, safe and secure living environment which promotes maturity, supports academic success and enhances personal growth through lasting life lessons in, and out, of the classroom.

*Living*

Residential Life provides opportunities for residents to live in a safe and secure environment close to their classrooms. We understand that students have different needs, likes (or dislikes), and desires. While we cannot meet the wishes of each and every student, we do try to meet and enhance the basic needs of each student resident. Central to our mission, we focus on providing safe and secure buildings for our residents. We also know that happy, healthy and rested residents will do better academically and set standards to aid in building such an environment.

*Personal Growth*

For most students, going to college is the first opportunity to live away from home. This is a time to grow personally and gain a better understanding of societal living. Residential life provides a sense of community, opportunities for input within the community and consequences for not meeting our society's standards and policies. We understand that in this time of growth that our residents may have an infraction here or there. Our goal is to assist residents in learning from their miscues and become better citizens in the Resident Life community.

*Success*

Our staff is committed to promoting an environment where students are more closely connected with the campus and geared toward academic success We understand that success begins with the individual. We are not in a position to make students eat all their broccoli, nor are we responsible for their success. However, we can provide an environment conducive to success. As such, we do all we can to provide a safe environment where every resident's academic success is the focal point.

# PLANNING SUMMARY

## PLANNING SUMMARY

Snow College has seen record enrollment and has experienced a nearly 20 percent growth with enrollment currently at 4,200; 3,000 at Ephraim campus and 1,200 at Richfield campus. With ninety percent of Snow students living in residence halls or off-campus apartments, the need for student housing is essential. Housing has become a limitation to enrollment growth due to a shortage of quality units desired by both students and parents. Current enrollments and projections show there is a need to add approximately 500 beds. Local private housing owners have been encouraged to expand their facilities which has resulted in one complex adding 175 new beds in fall of 2010.

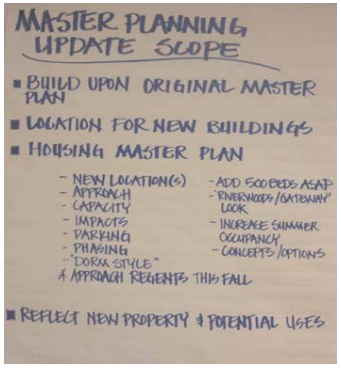
With the shortage of beds, the college housing office is reducing the number of private rooms in an effort to accommodate up to 50 additional students for fall of 2010. It is evident that this is simply a short term bandaid for a significant challenge requiring a long-term solution. In addition to the housing shortage, the college needs to begin replacing its aging dorms (the newest of which is 41 years old) to maintain a healthy campus life and provide modern living quarters within a living/learning environment.

These fundamental objectives resulted in Snow College and Method Studio embarking on a housing master plan and concept design process to address current and long-term housing needs on campus. This planning document and housing design concept is the result of a collaborative process utilizing a nine member steering committee. The committee met several times during the planning process, which took place over a series of meetings from May through September, 2010. Key planning issues and priorities were discussed and a series of project goals developed. A wide range of alternatives were generated to elicit discussion from the committee. Ultimately, the alternatives were woven into a single direction. This direction was then developed in greater detail. Details included a developed site plan, floorplans, overall design concept and a phasing strategy.

*Issues, Goals and Priorities*

Through a workshop environment, several exercises were conducted to help the group hone in on key planning issues, goals and priorities.

Key issues were detailed as follows:




- 5,000 headcount capacity (within 7 years, double current capacity)
- Location for new housing
- Approach
- Housing capacity
- Impacts
- Parking requirements
- Phasing
- Unit types; dorm vs suite style
- 500 bed requirement immediately with a long-term need for 1300+ beds
- "Riverwoods/Gateway" look
- Married student housing should be planned for and situated together
- Increase summer occupancy
- Existing housing is old and should be replaced. Buildings planned for eventual replacement include:

#2 Anderson hall
#3 Nuttal Hall
#4 Family Life Building
#17 Snow Hall
#18 Fern Young Hall
#19 Nielson Hall
528-529 The cottages

## *Issues, Goals and Priorities* *continued*

Once key issues were established, driving goals were outlined:

1. *Academically Engaged and Social Connections:* provide places in the building where students can study, practice – some element incorporated. Hybrid 'living/learning' model – or a new model altogether offering a social and academic interaction that they can't get off campus. Experience at Snow College is a learning experience. The college wants that to bleed into the housing through:

- Technology access
- Social gathering places for programs and groups - common area within residential life.
- Resources and facilities to serve residents and students across campus
- Potential to engage faculty to spend time in the facility – create reasons/opportunities for this
- Could locate radio station on the top floor of one of the buildings or move to another floor.
- Central to campus, comprehensive – "in the bubble"
- Greater retention if housing is more social, even if not academically engaged

2. *Affordable:* the development must be cost-effective and meet the university's financial goals. That includes providing affordable housing for the students.

3. *Increase Summer Offerings:* activate the campus and provide housing for summer camps/events (i.e. EFY, football camps, etc.). Create a model that is beneficial for all of Snow College's partners, with sensitivity to the private business/community.

*Issues, Goals and Priorities* *continued*

4. *Modern, Inviting Environment:* create comfortable housing that enhances campus appearance while providing modern conveniences and functionality. Architecturally the buildings should respect the wonderful character of the Noyes building and library without mimicing them. The college envisions a more unique design that builds upon the spirit of snow while appealing to students as a beacon of student life.

5. *Fun/Destination:* this facility needs to incorporate the "fun factor". Potential elements such as a climbing wall, volleyball, pool tables, barbecue pits, potential fitness center – amenities that are the focus of student life. The intent is for an engaged destination. The college also intends the complex to be a physical destination - a facility that looks like the place on campus you want to go. While the college does not want to incorporate a pool, a fun water element is desired; natural, interactive - something that is attractive year-round.

6. *Safe:* it is the college's intent for this facility to be safe in all it's subtleties. Safe socially, safe academically, safe physically. Design solutions must be careful with lighting, massing, punched openings – using the concept of safety as one of the elements driving design solutions.

7. *Food Service:* With the addition of beds, food service must be addressed on campus. This is a priority and should be handled in Phase 1.

# PHASING

## REPLACEMENT & EXPANSION

# PHASING - REPLACEMENT & EXPANSION

Phasing – Replacement + Expansion

As part of the housing master-planning effort the design team explored a series of alternatives for phasing the full build out of on-campus housing in the long term. The following phasing description and diagrams identify the preferred direction and is intended to identify a potential road map for the college on how they may proceed over the coming years in replacing and expanding their student housing offering on campus. Please see phasing diagrams following this description for graphic representation of phasing.

Phase 1:

This initial phase of the housing replacement is to be located at the southwest corner of the existing "north site" of student housing on campus, more specifically, at the corner of 100 East and College Avenue. The first step in the process will be to demo Fern Young Hall. This will require moving some office functions to other locations on campus as well as relocating the radio station to an alternate location. The goal would then be to build a phase 1 housing structure that added 360-400 new beds.

Phase 2:

The second phase of student housing would also be located at the "north site" of student housing on campus and would require demolition of Snow Hall and the campus Maintenance building. There are many repercussions to removing and relocating the campus Maintenance building as this is a vital campus component. For purposes of this master-plan effort, this alternative was not explored or discussed in great depth so would need to be studied in greater detail prior to proceeding to phase 2. The new phase 2 housing buildings would

be constructed as two separate buildings; one located adjacent to the phase 1 building, the second building would be located where the Maintenance building was located. Both buildings would front College Avenue. These combined new buildings would add approximately 300 new beds.

Phase 3 and/or 4:
The third and fourth phases of housing were identified to take place at potentially two different sites. It was undetermined which site would be phase 3 and which would be phase 4. As the third phase of housing approached, the College would need to re-evaluate each site and determine which to proceed with and in which order. There would also be potential that the phases could be done simultaneously. The sites are as follows:

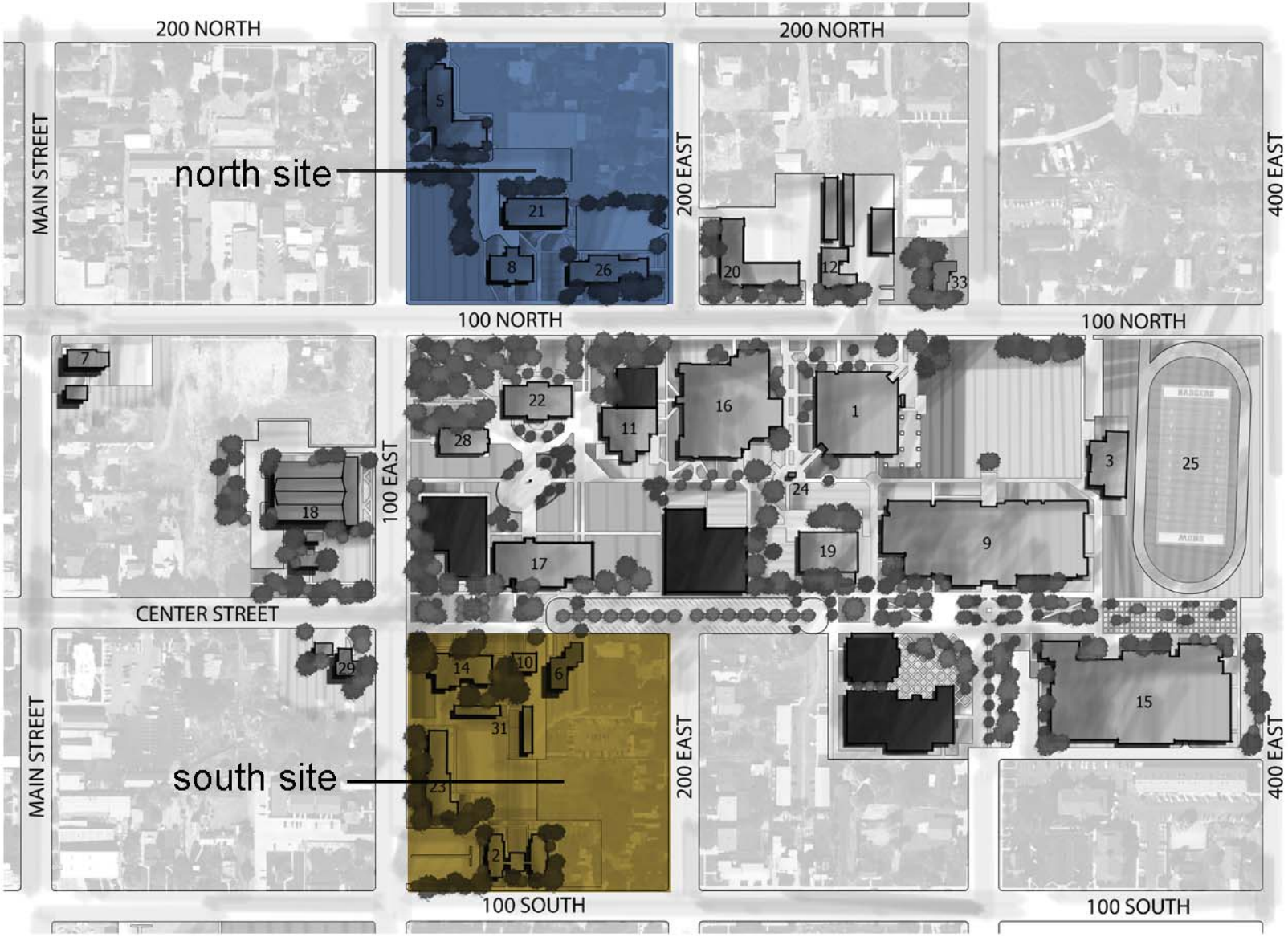
North Site: Demo Mary Nielson Hall and replace with new structure to add 100-110 new beds.

South Site: Demo Anderson Hall and the Cottages and replace with new structure at the Anderson Hall location that adds 300-325 new beds.

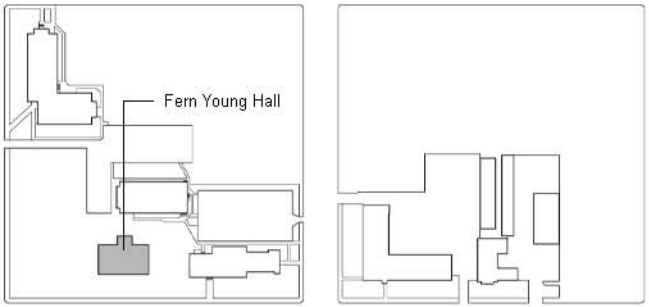
Phase 5:
The fifth phase would require the demolition and replacement of Nuttal Hall at the south site of existing housing on campus fronting 100 East. The new building would add 150-200 new beds.

Phase 6:
It was determined that the sixth phase of housing may or may not be needed depending on how needs are met by previous phases. The preliminary location and discussion revolved around demolishing the Home and Family Studies building and Greenwood Hall and replacing them with a new structure that would add 200-225 new beds to the campus.

Phasing Summary:
The total quantity of beds to be demolished would amount to 530 beds.
The summation of all the beds added to the campus inventory over the course of all phases would calculate to be a total of 1410-1560 new beds. The only remaining existing housing structure would be at Castilleja Hall which contains a total of 138 beds. This added to the new beds would give the College a total of 1548-1698 beds.

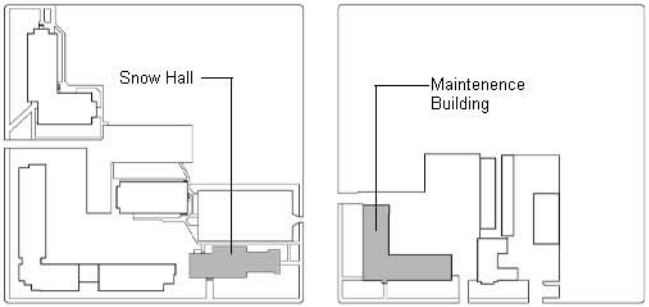



Construction Phasing Site Diagram

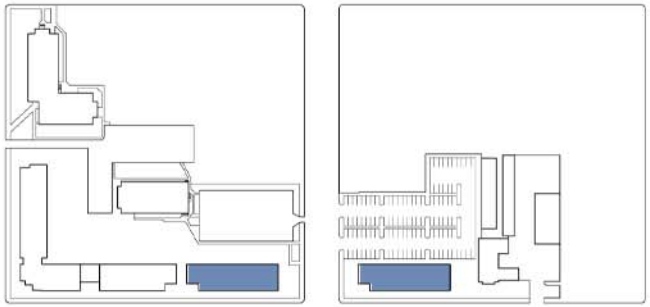



phase 1 demolition

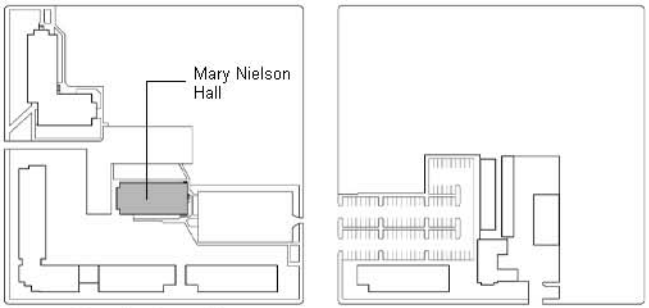
phase 1 construction



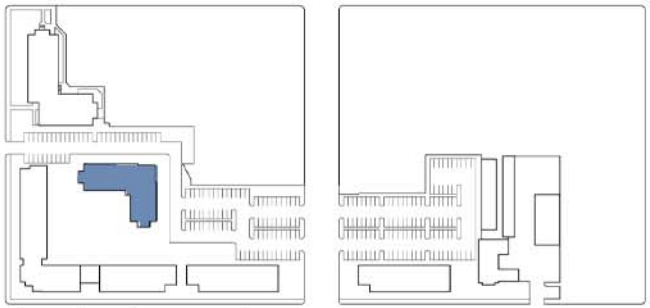

phase 2 demolition



phase 2 construction

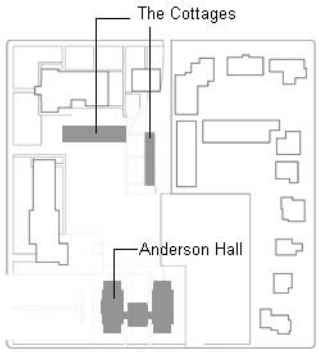



phase 3 or 4 demolition



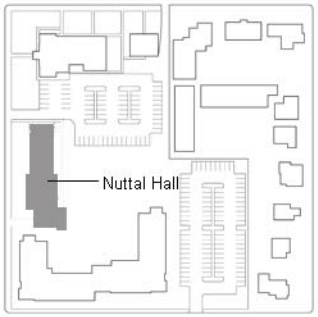
phase 3 or 4 construction

north site phases

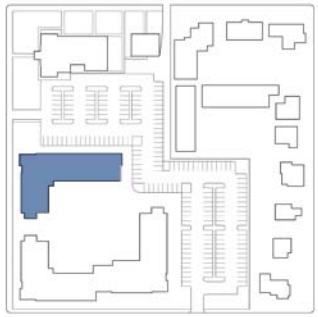



phase 3 or 4 demolition

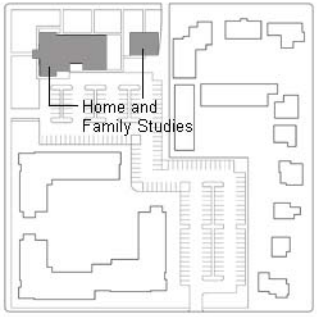
phase 3 or 4 construction



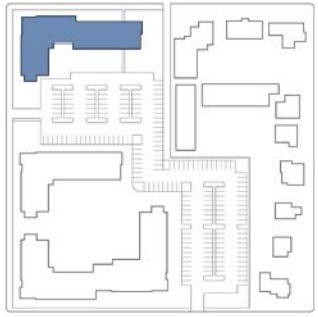

phase 5 demolition



phase 5 construction




phase 6 demolition



phase 6 construction

south site phases

# HOUSING PHASE 1

## DESIGN CONCEPT

# HOUSING PHASE 1 - DESIGN CONCEPT

## OVERVIEW

Housing Phase 1 – Design Concept:
From the broad road map provided by the phasing studies, the steering committee requested that the design team focus in on phase 1 of the housing replacement. This exploration and development of a design concept was done in an effort to understand size, cost, and feasibility of the phase 1 building. In addition, the goal was to design to enough detail and produce enough graphic material to present the concept to the building board in an effort to receive approval for the College to move forward with obtaining a bond for design and construction of the project. The design portion of the project would ideally begin in early spring 2011 with construction commencing early summer 2011 for completion by fall semester 2012.

## ARCHITECTURAL NARRATIVE / VISION

Throughout the duration of this master planning effort the architectural vision of the project was discussed at length. As the first new on-campus housing project at Snow College in over thirty years, this project was recognized early on to have the potential to create a gateway to campus and become an icon for "student life" at Snow. The preferred location for the phase 1 building at the corner of College Avenue (100 North) and 100 East provides a great op-

portunity to create this "gateway". The new building is envisioned to be a 3-4 story structure with a strong architectural style that respects the historic elements of campus while establishing a contemporary expression. This balance between the old and the new was identified to be a key issue. The steering committee expressed the importance of acknowledging the Noyes building across the street while at the same time taking on a contemporary aesthetic in an effort to appeal to and be marketable to students. It was also expressed that the building needed to respect the adjacent residential neighborhood.

## BUILDING DESIGN

- ### Building Massing

It is strongly encouraged that the design of the facility take advantage of opportunities to break up the massing of the building and provide articulation to the facades. This can be done both horizontally and vertically with the massing or within the fenestration or architectural detail of the elevations. Consideration should also be given to stepping the building and breaking the massing up into wings to address scale. In regards to the height of the building, the steering committee expressed desire to keep this building at a lower height/ elevation than the Noyes building. The Noyes building is estimated to be at a height of 56 feet. This would need to be verified during the design phase of the project.

- ### Building Orientation

The building should be oriented to not only meet the goal of serving as a gateway to this main entry to campus but should also take advantage of sustainable practices in response to solar orientation, wind, and take full advantage of views and natural day lighting. Strong considerations must also be given to existing buildings to remain, existing utility infrastructure, pedestrian & vehicular circulation, grading, and parking. In addition, relationship and

adjacency to outdoor amenities is an important element to student life and the student experience on campus and must be considered in the development of the building location and orientation.

- Natural Light and Views

Every opportunity to utilize natural light and maintain/enhance view corridors should be considered strongly in the design of the facility. In particular all public spaces and bedroom units must maintain access to natural light and views. This is critical to and affects both the comfort and well being of the occupants as well as the building's energy efficiency.

In an effort to achieve this goal the design could consider the use of large windows, clerestory windows, skylights, and other potential transparent and/or translucent materials. Window openings should be oriented to take advantage of soft northern sky or controlled southern exposure. Windows on the west and east sides of the building should also be controlled or minimized.

Additionally, considerations for the type of glass will be important to controlling and minimizing the amount of heat gain and harmful UV exposure. Balancing the type of glass with the size and orientation will be critical to meet the minimum quantities prescribed by the code and to achieve the goal of LEED Silver Certification.

- Exterior Materials

The architectural response should consider the context of Ephraim, the surrounding area and in particular the Snow College campus. Existing buildings utilize materials such as brick, stone, precast concrete elements, integral colored honed or split-faced CMU, metal panel, and glass elements. It is the desire of the College to remain within this palette of materials or within complementary materials in an effort to tie the new housing building to campus. In

particular, the steering committee voiced strong opinions towards the use of brick as a predominant material used for the housing. It should be noted that the College owns a large amount of brick currently being stored at the campus ball fields that is available for use on this project.

Generally, material selection should be easily maintained and durable. The building should be designed to be warm and inviting to students, faculty, the local community and all that interact with the College.

- Interior Materials

The design of the interior spaces should create a strong living learning environment that is warm, bright, inviting, and promotes good health. Selection of interior finishes and materials should be responsive to the use of each of the spaces. Consideration must be given to texture, color, acoustics, sustainability, and light reflectance. In regard to durability and maintenance, generally the selection of materials within reason should consider a 50-year building standard and should correspond to the amount of traffic and anticipated use of each space.

- Sustainable Design

The State of Utah has recently adopted the policy that all future State owned buildings are required to be designed to a minimum of LEED Silver Certification. With this in mind, the design of the facility must incorporate sustainable practices while balancing budget parameters.

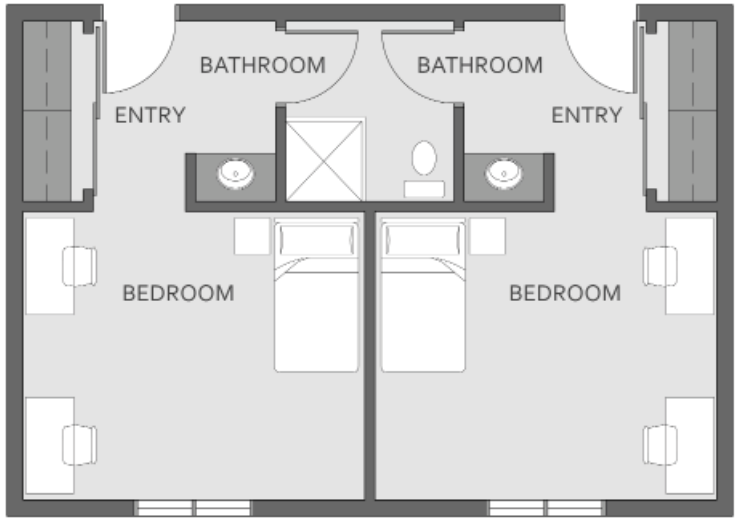
# UNIT TYPES

Unit types were discussed at length. Initial conversations explored students having their own room in apartment style units, suite style units, and "sleep-study" type units. It was debated whether there should be living rooms in the units themselves as found in both the apartment and suite style units or if the living space should be a larger community space located within the complex or on each floor.

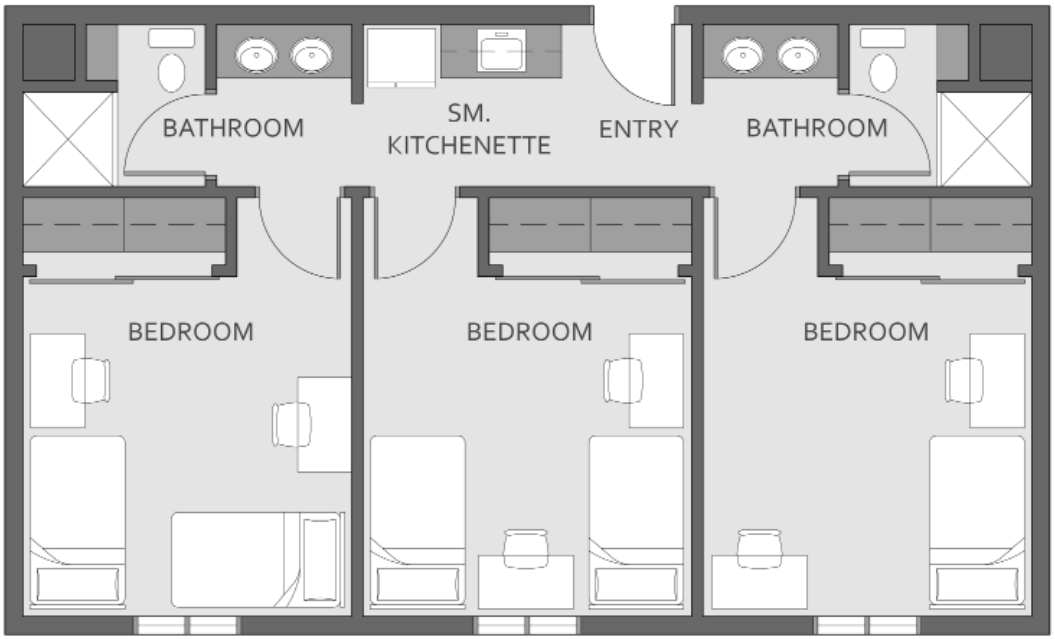
Discussion led to cost vs. lifestyle and it was commented on that the College didn't want to let the students lock themselves in their rooms and become "video game hermits". The students should be encouraged to socialize with others in common spaces/lounges. With this in mind, it was decided to leave the living rooms out of the suites and to move towards the sleep-study unit model. Studies have shown that this type of housing is found to be most successful with freshman and sophomore class students who tend to be looking for more and benefit from the social interactions provided by this arrangement. This in turn enhances the students overall collegiate experience. This is consistent with the Snow College student demographic of freshman and sophomores.

Units will be arranged to have front doors that open to a common corridor. Each unit will have their own restroom(s) and a small kitchenette and refrigerator within the unit. Full common kitchen and lounge facilities will be offered on each floor.

Within the sleep-study unit type, the group explored the concept of Jack + Jill (4 bed, 1-bath/unit) and three bedroom (6 bed, 2-bath/unit) unit styles that promote efficient use of space and give a lower student ratio per square foot of building. The following unit plans and diagrams illustrate the basic arrangement of these unit types.




TWO BEDROOM (JACK & JILL STYLE) UNIT - PLAN




THREE BEDROOM UNIT - PLAN

PHASE 1 PLANS

# SNOW COLLEGE MASTERPLAN
# PHASE 1 - SUMMARY

## PARKING COUNT

**EXISTING**
INNERBLOCK: 111
STREET: 91
*TOTAL: 202*

**DEMO**
INNERBLOCK: 59 REMOVED
STREET: NO CHANGE
*TOTAL: 59 REMOVED*

**EXISTING TO REMAIN**
52 STALLS

**PROPOSED**
INNERBLOCK: 115 ADDED
STREET: NO CHANGE
*TOTAL: 115 ADDED*

***SUMMARY:***
**INNERBLOCK: 167 TOTAL**
***STREET: 91 TOTAL***
***TOTAL: 258 (NET GAIN OF 56 STALLS)***

***OVERALL PARKING RATIO:***
***700 TOTAL BEDS***
***258 TOTAL PARKING STALLS***
***TOTAL RATIO: 0.37 STALLS/BED***

## SQUARE FOOTAGE

**BUILDING FOOTPRINT**
LEVEL 1: 23,520 GSF
LEVEL 2: 24,964 GSF
LEVEL 3: 24,964 GSF
LEVEL 4: 12,080 GSF

***SUMMARY:***
***TOTAL SQUARE FOOTAGE: 85,528 GSF***

## COST ESTIMATE

**CONSTRUCTION COST**
BUILDING SQUARE FOOTAGE: 85,528 GSF
RATE: $135 PER GSF
*TOTAL: $11,546,280*

**SOFT COST**
BUILDING SQUARE FOOTAGE: 85,528 GSF
RATE: $32 PER GSF
*TOTAL: $2,736,896*

***SUMMARY:***
***TOTAL PROJECT COST: $14,283,176***

## BED COUNT

**EXISTING**
294 BEDS

**DEMO**
NO CHANGE

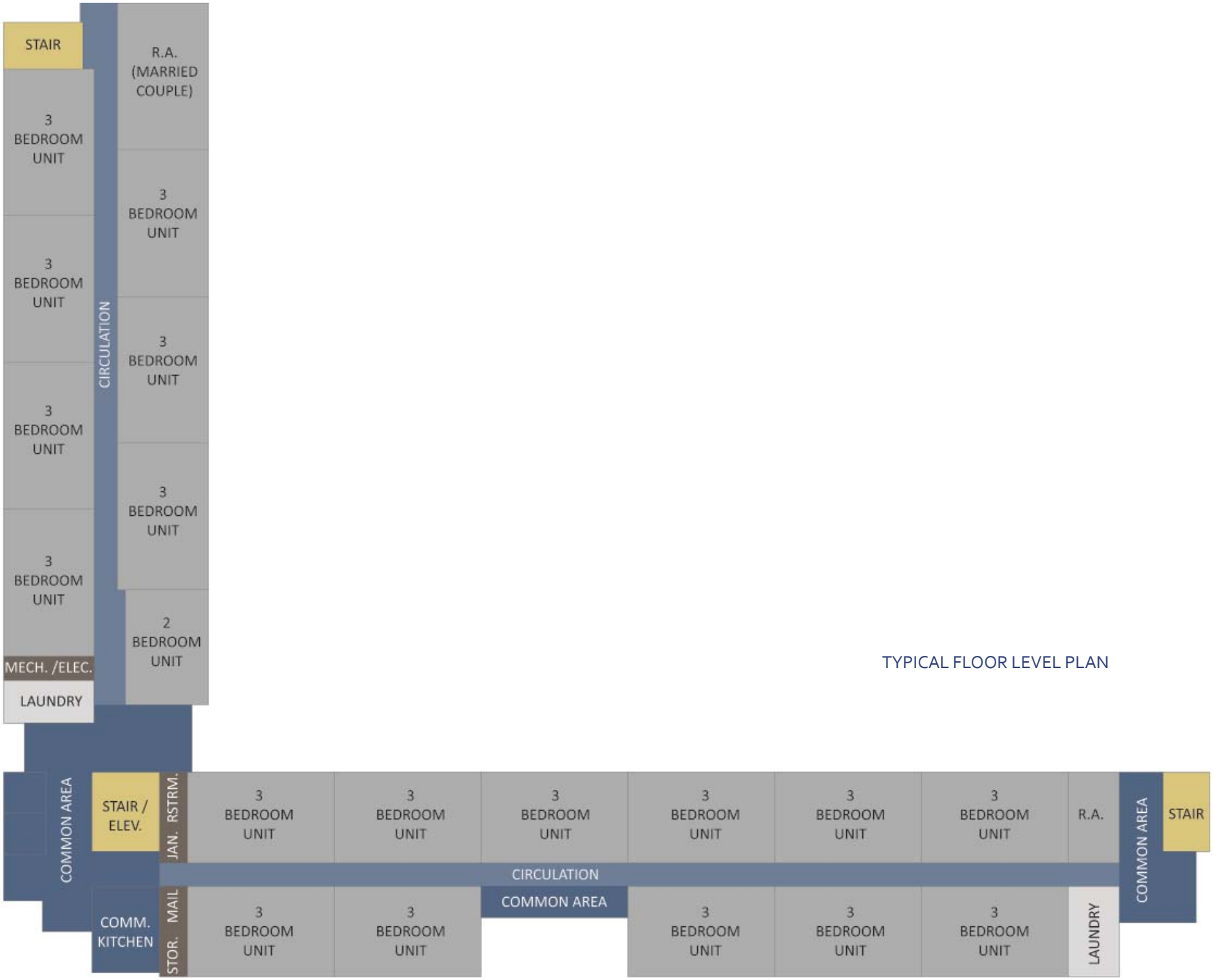
**PROPOSED**
383 BEDS

***SUMMARY:***
***677 BEDS TOTAL***

** ONE (1) 2-BED R.A. MARRIED APT. PER BUILDING*

100 East
Mary Nielson Hall
Snow Hall
snow college housing
north site phase.01
College Ave.

SITE PLAN




TYPICAL FLOOR LEVEL PLAN

# APPENDIX

## STATISTICS & MASTER PLAN

# EXISTING HOUSING STATISTICS

## Fall 2010 - planned

| Buildings | Total Beds | Occupancy | Percent Occupancy | Gender Splits: Male | Female | Total | BEDROOMS: Private Rooms | Shared Rooms | Sleep Study/Apartment: Sleep Study | Apts | Total bedrooms |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Anderson | 104 | 88 | 84.62% | 44 | 44 | 88 | 16 | 36 | 52 | 0 | 52 |
| Castilleja | 138 | 115 | 83.33% | 35 | 80 | 115 | 23 | 46 | 0 | 69 | 69 |
| Mary Nielson | 72 | 60 | 83.33% | 30 | 30 | 60 | 12 | 24 | 0 | 36 | 36 |
| Nuttall | 96 | 80 | 83.33% | 40 | 40 | 80 | 15 | 33 | 24 | 24 | 48 |
| Snow | 84 | 70 | 83.33% | 0 | 70 | 70 | 14 | 28 | 18 | 24 | 42 |
| **Single Totals** | **494** | **413** | **83.60%** | **149** | **264** | **413** | **80** | **167** | **94** | **153** | **247** |
| | | | | 36.08% | 63.92% | | 32.39% | 67.61% | 38.06% | 61.94% | |
| **Cottages*** | 14 | 14 | 100.00% | 7 apartments | | | | | | | |
| **Greenwood** | 12 | 12 | 100.00% | 6 apartments | | | | | | | |
| **Other** | 10 | 10 | 100.00% | 1 Married RA apartment in each of the 5 buildings | | | | | | | |
| **Married Totals**** | **36** | **36** | 100.00% | | | | | | | | |
| **Totals** | **530** | **449** | **84.72%** | | | | | | | | |
| | | **75** | **Additional beds for 2010** | | | | | | | | |

* does not include Cottage 8 - this unit has no kitchen

** does not include children

2 beds in each room

3 bedrooms in each Apt, 2 beds in each bedroom

## Meal plans for Fall 2010

| Buildings | Full | Munch | $/Sem |
|---|---|---|---|
| Anderson | 88 | 0 | $ 79,200 |
| Castilleja | 0 | 115 | $ 17,250 |
| Mary Nielson | 0 | 60 | $ 9,000 |
| Nuttall | 40 | 40 | $ 42,000 |
| Snow | 30 | 40 | $ 33,000 |
| | **158** | **255** | **$ 180,450** |
| | 38.26% | 61.74% | |

**Full Meal Plans $900/sem**

**Munch Cards $150/sem**

## Residents:Bathrooms

| Buildings | Study | Apts |
|---|---|---|
| Anderson | 22:1 | 0 |
| Castilleja | 0 | 5:1 |
| Mary Nielson | 0 | 5:1 |
| Nuttall | 20:1 | 5:1 |
| Snow | 15:1 | 5:1 |
| | **19:1** | **5:1** |

SNOW COLLEGE

## EXISTING CAMPUS MASTER PLAN

1 Alma & Melissa B. Greenwood Student Center
2 Badger Stadium
3 Business Building
4 Catholic Church
5 Ephraim Co-op
6 George S. & Dolores Dore' Eccles Center for the Performing Arts
7 Hans Reed Christensen Science Building
8 Heat Plant
9 High Tech Building
10 Home & Family Studies
11 Horne Activity Center
12 Humanities & Visual Arts Building
13 Karen H. Huntsman Library
14 LDS Institute of Religion
15 Lucy Phillips Classroom Building
16 Maintenance Building
17 Noyes Building
18 Rasmussen Bell Tower
19 Residence Halls
A Anderson Hall
B Castilleja Hall
C Fern Young Hall
D Greenwood Hall
E Mary Nielson Hall
F Nuttal Hall
G Snow Hall
H The Cottages
20 Robert L. Stoddard Field
21 Snow College Sports Complex/ Ephraim City Park
22 Social Science Building
23 Solid Rock College Ministry
24 Theatre Prop Building
25 Trades & Industry Building
26 Traditional Building Skills Institute Project House

METHODSTUDIO INC.

SNOW COLLEGE

## 2010 CAMPUS MASTER PLAN

1 Alma & Melissa B. Greenwood Student Center
2 Badger Stadium
3 Business Building
4 Catholic Church Building
5 Ephraim Co-op Building
6 George S. & Dolores Dore' Eccles Center for the Performing Arts
7 Hans Reed Christensen Science Building
8 Heat Plant
9 Heritage Plaza
10 High Tech Building
11 Home & Family Studies Building
12 M. Seth Horne Activity Center
13 Humanities & Visual Arts Building
14 Karen H. Huntsman Library
15 LDS Institute of Religion Building
16 Lucy Phillips Classroom Building
17 Maintenance Building
18 Noyes Building
19 Rasmussen Bell Tower
20 Residence Halls
A Anderson Hall
B Castilleja Hall
C Future Student Housing
D Greenwood Hall
E Mary Nielson Hall
F Nuttal Hall
G Snow Hall
H The Cottages
21 Robert L. Stoddard Field
22 Snow College Sports Complex/ Ephraim City Park
23 Social Science Building
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