I. Attendance

A. Voting Members
   1. Present: Glen Laine, Daniel Pugh, Penny Riggs, Andy Armstrong
   2. Absent: N. K. Anand, Katherine Banks, Eleanor Green, Marc Sicilio, Christopher Lyons, Joseph Benigno

B. Non-voting Members
   1. Present: Bill Dugas*, Jim Grau, Leslie Uptain, Christian Nygren*
   2. Absent: Paul Ogden, Bob Strawser, Hannah Wimberly

C. Ex-officio Members
   2. Absent: Kevin Hurley, Richard Gentry

D. Guests
   1. Shelly Janac, Matt Fry; Misty Skaggs, Frank Cervantes, Jorges Vanegas, and Dana Dixon and Jack Black with Ayres Saint Gross

(*office/organization representation for the Vice Presidents, Agencies, CPI, USC, GSC and SGA have voting and non-voting members; in meetings where the voting member is absent, the non-voting member assumes voting status.)

II. Welcome

A. Co-Chair Watson called the meeting to order at 1:40 p.m.

B. The October 2015 minutes were declared approved as drafted.

III. Presentations by Sub-Councils

A. Parking Lot Expansion Adjacent to the Texas A&M Foundation

   Transportation Services requests expansion of the surface parking lot adjacent to The Texas A&M Foundation building. Dr. Eddie Joe Davis has approved a development concept to construct parking on land assigned to the Foundation; the land is currently used as temporary construction parking for Kyle Field redevelopment. The operational arrangements will provide mutual benefits to their units. Construction will begin after the Kyle Field project is complete, in late fall or early winter.

   The parking lot is just west of The Foundation building, accessible from George Bush Drive. Since the lot serves a high profile area frequented by many visitors, the design includes room for landscaping to enhance the surroundings. The lot expansion would add
approximately 175 spaces to their inventory of surface lot spaces on main campus. The project will be funded from parking revenues and the projected cost is $620,000.

**Recommendations:**

The Design Review sub-council (DRsc) members unanimously voted to recommend conceptual approval of the request to expand the parking lot adjacent to the Texas A&M Foundation with the following caveats:

- Further design details, including landscaping, should be presented to the DRsc at 100% Schematic Design in accordance with DRsc procedures.
- Significant landscape development along George Bush Drive and at the corner of Wellborn Road and George Bush Drive is highly recommended in order to enhance the view of this high traffic area and enable it to blend with existing structures and the future grade separation.
- Provide new signage at the entry/exit of the parking lot to improve safety.

The Facilities Utilization and Planning (FUPsc) sub-council voted to recommend the expansion of the parking lot adjacent to The Texas A&M Foundation.

The Technical Review sub-council (TRsc) supports the proposed request for the expansion of the parking lot adjacent to the Texas A&M Foundation and recommends approval provided the following issues/concerns are addressed and funded:

- The project and design team will need to follow the applicable TAMU UES Design Standards - https://utilities.tamu.edu/design-standards/.
- The project and design team will need to follow the TAMU policy on digging on campus prior to any excavation - https://utilities.tamu.edu/digging-campus/.
- The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks.
- The project team should coordinate with Grounds Management for landscaping and irrigation concerns.
- Design phase must address all typical parking lot requirements such as storm water detention, lighting, etc.

**Action:** The CBE voted to recommend, with noted caveats, the President’s approval of Transportation Services’ request to expand the surface parking lot adjacent to the Texas A&M Foundation building.

**Responsible Parties:** Co-Chairs Watson and Strawser

**B. Lamar Greenspace Pocket Park**

The College of Engineering is requesting a green space with a pocket park be constructed at the end of Lamar Street, south of Peterson. This will require removing approximately 50 linear feet of Lamar as it connects to Nagle Street and ten parking spaces. The sidewalk on Nagle and the loading docks for Peterson and the Library Annex will not be affected. The college is planning for this project to take place during the 2017/18 academic year.
This change will protect the safety of students, faculty, and staff as they walk and transport equipment between the adjacent computer science and engineering assigned buildings. In addition, this change will significantly improve the appearance of that area and provide space for students and campus visitors to meet and socialize.

The cost for removal of road materials and landscaping for the green space and pocket park is estimated to be $500K. The College of Engineering will be solely responsible for funding this project.

**Recommendations:**

The Design Review sub-council (DRsc) voted to recommend concept approval of the addition of a greenspace in the area south of the Peterson Building, with the following caveats:

- Approval is contingent on coordination with Transportation Services and resolution of issues relating to the closure of a portion of Lamar Street. This includes parking, emergency vehicle access, and vehicular, pedestrian and bicycle traffic flow.
- The project should consider a plan for the area/street as a whole, rather than just the immediate area south of the Peterson Building. This plan should be coordinated with the Campus Master Plan Update planning firm and the overall comprehensive vision of this area.
- Design of the pocket park area should relate to its immediate context and density of the space. Consider a design that would create a modern, urban space and better pedestrian flow.
- Further design details should be presented at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.

The Facilities Utilization and Planning (FUPsc) sub-council voted to recommend the request to construct a green space with a pocket park at the end of Lamar Street, provided the following concerns are addressed:

- Coordinate with Transportation Services to address concerns about traffic flow (pedestrian and vehicular) changes, especially with regard to emergency services access, and the impact of the loss of parking spaces.
- Consider the plan for the wider area around the park (the entire street between Nagle and Spence). If there are plans for the adjacent area, perhaps there could be coordination with this project.

The Technical Review sub-council (TRsc) supports the proposed request for the Lamar Greenspace Pocket Park and recommends approval provided the following issues/concerns are addressed and funded.

- The project team should coordinate with Grounds Management for landscaping and irrigation concerns.
- There is fiber optic cabling running along the northern sidewalk of Lamar Street. We will expect that locates will be done and any potential construction impact will account for re-routing of fiber if necessary.

The CBE voted to recommend, with noted caveats, the President’s approval of the request from the College of Engineering for the Lamar Greenspace Pocket Park, south of the Peterson Building.
C. New Campus Electrical Substation

To effectively respond to increasing campus electrical loads, Utilities & Energy Services (UES) requests to construct a new utility substation in Research Park that would support the anticipated increase in electrical load for that area. Peak load is currently 70MW and is expected to increase to over 100 MW by 2017. Depending on future growth rates, this substation is expected to meet needs for the next fifteen years.

The site location is west of Discovery Drive and north of Enterprise Avenue. It adjoins the existing underground 138 kV transmission line owned by Bryan Texas Utilities (BTU), but is set back from Enterprise Avenue in order to leave that area for future development. The site was coordinated with the Office of the Vice President for Research.

The new substation will consist of a small switching station building with an adjoining yard area for two large transformers, with room for a future third. The building is intended to be complementary to the surrounding architectural aesthetics. The yard will be enclosed by 12-feet tall tilt wall concrete panels which will have a pattern or texture to it similar in appearance to the Agronomy Road substation, with landscaping in the front. There will be a new driveway connecting it to Enterprise Avenue. An apron would be added onto the nearby existing parking lots to provide access to the substation. Traffic to and from the substation will be light and is not expected to be a frequent disruption to other employees in the area. The main entrances to the substation will be secured with a wrought iron gate.

Pending Board of Regents approval, construction for this project would begin in May 2016 and be completed by May 2017. The project budget is $9.75M.

Recommendations:

The Design Review sub-council (DRsc) members unanimously voted for approval of the request for a new Campus Electrical Substation at Research Park as presented with the following caveats:

- The design team should work with the planning firm for the Campus Master Plan Update to ensure that the location of the substation and driveways are coordinated with the long-term vision for future development of Research Park.
- Further design details should be presented to the DRsc at 100% Schematic Design and 100% Design Development, in accordance with DRsc procedures.

The Facilities Utilization and Planning (FUPsc) sub-council supports the request to add the construction of a new electrical substation to the TAMU Capital Plan.

The Technical Review sub-council (TRsc) supports the proposed request for a new campus electrical substation and recommends approval, provided the following issues/concerns are addressed and funded.
• While utilities has noted the customer rates will not increase, if the proposed building projects (and future billable customers) did not come to be the rates could increase as debt would still need to be paid.
• Due to the size of the construction site, storm water pollution prevention regulations must be considered. Plans and, possibly permitting, may be required by regulation depending on the area of the site.
• Assuming that the large transformers will contain oil, some engineered system for control of spills must be employed for capture/containment of oil.
• The design team needs to ensure that the project does not increase the rate of storm runoff into local creeks. The project team should coordinate with Grounds Management for landscaping and irrigation concerns.
• The TAMU-IT Telecommunications Team has reviewed this proposal from Utilities Energy Services and there is some potential Telephone and Fiber in the ground on the proposed footprint. They ask that Utilities coordinate with the TAMU-IT Telecommunications Team on including relocation of these services (if needed) for this project.
• Transportation Services is supportive of the project. If the project connects the two adjacent parking lots (TS supports this) the project must include a new lot sign at the connection.

The CBE voted (5 yea, 1 no) to recommend, with noted caveats, the President’s approval of the request from Utilities and Energy Services to build a new electrical substation in Research Park.

Responsible Parties: Co-Chairs Watson and Strawser

D. Campus Master Plan (CMP) Update and Introduction – Ayers Saint Gross (ASG)

Dana Dixon, Associate at Ayers Saint Gross, gave a brief introduction/presentation outlining where the firm is at the moment with the analysis they have done to-date.

• Physical Planning Areas (includes Main Campus, West Campus, Research Park, Vet Med, AgriLife, and Health Science Center)
  • Development Framework Plan
    A review and analysis of existing planning efforts undertaken by the University since the adoption of the Campus Master Plan in 2004 will be completed. This will include the adopted and proposed District Plans, Vision 2020, current Academic Plans, current Strategic Plan(s), and other planning efforts.
  • Circulation & Transportation Plan
    The planning effort will evaluate current campus access and circulation along with projected scenarios based on potential growth. Emphasis will be placed on the pedestrian experience along with campus gateways, edge conditions, alternate mobility opportunities, future garage locations and connections to the community.
  • Sustainability Plan
    Develop a set of sustainability guidelines that will in form the planning effort and the Development Framework Plan. Identify both planning and building best practices relevant to sustainability strategies. Incorporate standards into a set of Sustainability Guidelines.
  • Preservation & Adaptive Reuse Plan
Review the current list of heritage campus buildings to identify necessary additions or deletions, coordinated with facilities indicated for potential demolition in the 2004 Campus Master Plan and adopted District Plans. The current Heritage Building Guidelines will be reviewed and recommendations made for revisions.

- **Signage Plan**
  Develop a signage and way finding master plan. This effort will focus on developing a breakdown of where wayfinding is needed and the development of new signage standards for the university. The way finding system includes directional, identification, and orientation signs to facilitate campus navigation and identity.

- **Design & Landscape Guidelines**
  Review and recommend additions, deletions or modifications to the current 2004 Campus Master Plan guidelines for architectural and landscape components.

IV. Miscellaneous

A. CBE Processes

Dr. Watson has asked CBE to consider the current process with regards to submitted requests.

- What level of detail does a project need to go through CBE?
- What type of recommendations will CBE present to the president for his approval and what can be approved at CBE level?

This will be discussed at the next CBE meeting.

V. Meeting adjourned 2:50 p.m.