April 4, 2012

MEMORANDUM

TO: Dr. R. Bowen Loftin  
    President

SUBJECT: CBE Recommendation: Schob Nature Preserve Concept Master Plan

At its February 14, 2012 meeting, the Council on the Built Environment discussed a request from Dr. Mark Hussey and Dr. Jorge Vanegas to present a concept master plan for the Dr. David E. Schob Nature Preserve. The master plan concept for the site deals more with grading, trails, seating, landscape, irrigation and lighting improvements than the construction of a building on the site. The use and ongoing operations of the residence located on the site fall under the direction of the Division of Student Affairs and are NOT a part of this request. The site will be open to the public for use as a nature preserve and will also serve as an off-site urban outdoor teaching and research laboratory for TAMU faculty and students.

The development, design, and construction of the project will be funded directly and solely by the Schob Trust proceeds that TAMU now has under its administration. There will be no new building (restrooms, picnic pavilions, sports building, etc.) in the development of this facility in order to keep it for use as intended by Dr. Schob, the donor, as described in his will for use of the property as park land in perpetuity.

Project completion is intended to be complete by spring 2013 per the conditions the Board of Regents approved. The operations and management portion of the project will continue to be the joint responsibility of the Department of Landscape Architecture and Urban Planning and the Department of Recreation, Park and Tourism Sciences. There is an endowment to offset the costs of the upkeep.

DRsc reviewed the concept design for the Schob Nature Preserve on December 14, 2011. DRsc recommended approval of the plan with the caveat that all signage, benches and light fixtures be consistent with the campus guidelines.

TRsc reviewed the Schob Nature Preserve concept design and provided several comments to CBE as summarized below:

- Transportation Services does not have plans to provide transit service directly to the nature preserve; Route 12 stops three blocks away. There is no parking impact.
- Metering information and billing of the utility services will be transferred to Texas A&M Utilities & Energy Management. Separate metering for the individual uses (preserve/homestead) may also have to be installed.
- There is no requirement for network connectivity for the nature preserve. TRsc recommends internet access for the house be done through wireless and provided through standard commercial residential network access.
- Drainage and surface water management plans will be required to comply with the City of College Station MS4 permit, because the property is physically located in their jurisdiction.
- The intended use is a public park for daytime use and as an outdoor research and teaching facility.
  - UPD will work with the College Station Police Department for security.
  - The location on Ashburn is right in the middle of a residential neighborhood.
  - May need a sign stating the park is a TAMU facility.
CBE unanimously voted to recommend the President's approval of the concept design for Schob Nature Preserve with the following caveats: 1) all signage, benches and light fixtures are consistent with the campus guidelines and 2) additional conversations are held with the College Station Police Department as it relates to security.

Karan L. Watson  4-6-12
Provost and Executive Vice President for Academic Affairs
Co-Chair, Council on the Built Environment

Rodney R. McClendon  4-4-12
Vice President for Administration
Co-Chair, Council on the Built Environment

Recommendation Approved:

R. Bowen Loftin  4/9/12
President

cc: Sub-Council Chairs, Council on the Built Environment
    Dr. Mark Hussey
    Dr. Jorge Vanegas
Date: October 28, 2011

To: Dr. Rodney McClendon, Vice President for Administration and Co-Chair, Council on Built Environment (CBE)
    Dr. Karan Watson, Provost and Vice President for Academic Affairs, Co-Chair, Council on Built Environment (CBE)

From: Dr. Gary Ellis, Department Head, Recreation, Park and Tourism Sciences
      Dr. Forster Ndubisi, Department Head, Landscape and Urban Planning

Copy: Dr. Mark A. Hussey, College of Agriculture and Life Sciences
      Dr. David Parrot, Executive Vice President, Student Services
      Mr. Tom Reber, Associate Vice President, Student Affairs
      Dr. Jorge A. Vanegas, Dean, College of Architecture
      Lt. General, Ret. Joseph Weber, Vice President, Student Affairs
      Mr. Rodney Weis, Executive Director, Facilities Services

Subject: Dr. David E. Schob Nature Preserve: Texas A&M University Urban Research Laboratory Project Improvements

Attachment: Concept Master Plan – Dr. David E. Schob Nature Preserve: Texas A&M University Research Laboratory

In accordance with the wishes of Dr. David E. Schob, as dictated in his May 3, 2006 will, The Board of Regents of Texas A&M University System on behalf of Texas A&M University (TAMU) accepted the real and personal assets of the David E. Schob Trust on June 17, 2010. These assets included Dr. Schob’s personal residence located on 7.43 acres at 906 Ashburn Avenue in College Station, Texas and his financial assets totaling over $2.1 million. As a part of this transaction, TAMU is obligated to develop, design and begin construction of a public park at the afore-mentioned site no later than spring 2012. This property, except for the ½ acre residence, shall be used as a public park and urban outdoor research and teaching facility for TAMU faculty and students.

The coordination and execution of this project, as well as its ongoing supervision and operations, are under the direction of TAMU’s Department of Landscape Architecture and Urban Planning and the Department of Recreation, Park and Tourism Sciences. The two departments have created a Schob Park Oversight Board that deals directly with the project’s development, design, construction and operations processes. This Oversight Board is comprised of members from various TAMU departments as well as
estate, neighborhood and community representatives. The Oversight Board has recommended that the project follow a dual tract process. One tract of the process will be the Design and Construction Tract related to the site. The other tract will be the Academic Tract related to how the site will be used by various TAMU departments to achieve their respective academic missions.

Recognizing that this project does not fall under the typical Council on Built Environments (CBE) model of a new building facility, it will still require the CBE review and guidance for its intended use as an off-site TAMU facility. The master plan concept for the site deals more with grading, trails, seating, landscape, irrigation and lighting improvements than the construction of a building on the site. However, the use and ongoing operations of the residence located on the site fall under the direction of the Student Affairs Department and are not a part of this request.

The site will be open to the public for use as a nature preserve and will also serve as an off-site urban outdoor teaching and research laboratory for TAMU faculty and students. This dual use is intended to be a compliment to the surrounding neighborhoods and the rest of the College Station community.

The development, design and construction of the project will be funded directly and solely by the Schob Trust proceeds that TAMU now has under its administration. The construction project will utilize appropriate finishes in keeping with the current TAMU building standards. All parking will be on-street parking given the broad street frontage that the site has on Ashburn Avenue and its designation as an urban preserve. There will be no new buildings (restrooms, picnic pavilions, sports buildings, etc.) called for in the development of this facility in order to keep it for use as intended by Dr. Schob, the donor, as described in his will for use of the property as park land in perpetuity.

Due to the conditions as described in the Agreed Final Judgment (AFJ) that was approved by the TAMU Board of Regents, timeliness in the development of this project is imperative. The project construction is intended to be completed by spring 2013. After that it will be open for use by the public, TAMU faculty and students. The operations and management portion of the project will continue to be the joint responsibility of the Department of Landscape Architecture and Urban Planning and the Department of Recreation, Park and Tourism Sciences.
From: Vanegas, Jorge <jvanegas@arch.tamu.edu>
Sent: Tuesday, January 24, 2012 8:34 PM
To: Jo Williams
Cc: William Dugas; Gonzales, Vivian
Subject: Re: CBE Request for your approval
Attachments: hppscan357.pdf

Jo:

Howdy. I have been involved with this project since its inception, and support it completely. Is this email enough as my approval?

Cheers,

Jorge

Dr. Jorge A. Vanegas
Dean, College of Architecture
Professor, Department of Architecture
Texas A&M University
and
Research Professor,
Texas Engineering Experiment Station (TEES)
Texas A&M University System

College Contact Information:
3137 TAMU
College Station, TX 77843-3137
Tel.: (979) 845-1222  • Fax: (979) 845-4491
Email: jvanegas@arch.tamu.edu
URL: http://www.arch.tamu.edu/

On Jan 24, 2012, at 2:30 PM, Jo Williams wrote:

I have attached Concept Master Plan for the Dr. David E. Schob Nature Preserve: Texas A&M University Urban Research Laboratory. Would you please email me your approval since the document did not originally route through Deans/Vice Presidents before coming to the CBE co-chairs? I will attach your email approvals to the original request for the files.

Thanks—and please let me know if you have any questions.

Jo

Jo Williams
CBE Administrative Support
Jo Williams

From: William Dugas <William.Dugas@agnet.tamu.edu>
Sent: Tuesday, January 24, 2012 8:05 PM
To: Jo Williams
Cc: Gonzales, Vivian; Vanegas, Jorge (JVanegas@archmail.tamu.edu); Hussey, Mark A; Alan Sams
Subject: RE: CBE Request for your approval

Jo,

Approved.

Bill

Wm. A. Dugas
Associate Vice Chancellor for Agriculture and Life Sciences, Texas A&M University System
Associate Dean, College of Agriculture and Life Sciences, Texas A&M University
Deputy Chief Research Officer, Texas A&M University System
Agriculture and Life Sciences Building
600 John Kimbrough Boulevard, Suite 510
2142 TAMU
College Station, TX 77843-2142
979-845-3713

From: Jo Williams [mailto:jowilliams@tamu.edu]
Sent: Tuesday, January 24, 2012 2:31 PM
To: William Dugas; Vanegas, Jorge (JVanegas@archmail.tamu.edu)
Cc: Jo Williams; Gonzales, Vivian
Subject: CBE Request for your approval

I have attached Concept Master Plan for the Dr. David E. Schob Nature Preserve: Texas A&M University Urban Research Laboratory. Would you please email me your approval since the document did not originally route through Deans/Vice Presidents before coming to the CBE co-chairs? I will attach your email approvals to the original request for the files.

Thanks—and please let me know if you have any questions.
Jo

Jo Williams
CBE Administrative Support
Executive Assistant to Vice President
Division of Administration
Texas A&M University
jowilliams@tamu.edu

1179 TAMU / College Station, TX 77843-1179
Tel. 979.862.1065 / Fax 979.862.7778
MEMORANDUM

TO:     Dr. Karan Watson
        Provost and Executive Vice President for Academic Affairs
        Dr. Rodney McClendon
        Vice President for Administration

FROM:   Prof. David Woodcock
        Chair, Design Review Sub-Council

DATE:   January 5, 2012

RE:     Design Review Sub-Council Report
        Schob Nature Preserve – Concept Design

On December 14, 2011, the Design Review Sub-Council (DRsc) reviewed the Concept Design for the Dr. David E. Schob Nature Preserve.

The DRsc recommends approval of the plan as presented, with the caveat that all signage, benches and light fixtures be consistent with the campus guidelines. Recognizing that Dr. Forster Ndubisi, DRsc member, serves on the Schob Park Oversight Board, the DRsc does not anticipate further review unless requested by Dr. Ndubisi.

cc:     Design Review Sub-Council Members
        Jo Williams
MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President

    Dr. Rodney McClendon
    Vice President for Administration

DATE: December 21, 2011

SUBJECT: Schob Nature Preserve

The CBE Technical Review Sub-council reviewed a request for the University to develop, design, and begin construction of a public park and outdoor research and teaching facility for Texas A&M University faculty and students.

The park is being paid for with financial assets left to the University by the estate of Dr. David E. Schob, as dictated in his May 3, 2006, will.

The site will be open to the public for use as a nature preserve; it will also serve as an off-site urban outdoor teaching and research laboratory. The dual use is intended to be a complement to the surrounding neighborhoods and the rest of the College Station community.

Recommendation
The CBE Technical Review Sub-council supports the University’s desire to build a public park and urban outdoor research center.

The following details were submitted by members of the Technical Review Sub-council. The Sub-council recommends approval, if the concerns below are addressed and funded.

Transportation Services
There is no parking impact from this project.

Transportation Services does not have any plans to provide transit service directly to the nature preserve. Route 12 stops three blocks away.

Utilities & Energy Management
When the property is formally taken over by the University, arrangements will need to be made with UEM and the local utility service provider to have the metering information and billing of the utility services transferred to Texas A&M UEM. Separate metering for the individual uses (preserve/homestead) may also have to be installed.

UEM is looking forward to supporting the University as it moves forward with this opportunity.
Computing & Information Services
There is no requirement for network connectivity for the nature preserve. The house will undoubtedly need network connectivity for the residents. We would recommend Internet access for the house be provided through standard commercial residential network access, using either DSL or cable modem. In order to minimize renovation costs, internal network distribution for the house should be done using wireless (as opposed to network cable installation throughout the house).

Environmental Health & Safety
Even though the preserve is on Texas A&M property, all drainage and surface water management plans will be required to comply with the City of College Station MS4 permit, because the property is physically located in their jurisdiction.

University Police
Under the proposed use, with no restroom facilities that would make this an attractive location for individuals to gather after dark, I believe the intended use as a public park for daytime use and as an outdoor research and teaching facility will be fine. UPD will be aware of this location and respond as needed.

Tom Reber
Chair, Technical Review Sub-Council
Associate Vice President for Student Affairs

Attachments
Xc: Technical Review Sub-council
    Jo Williams, Executive Assistant to the Vice President