MEMORANDUM

TO:      Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: COALS District Plan for Gardens and Greenways

At its June 11th meeting, the Council for the Built Environment (CBE) reviewed the proposed College of Agriculture and Life Sciences Gardens and Greenways District Plan. This facility is proposed for construction near the agriculture building complex on west campus. Once completed it will provide significant amenity and greenspace for that area of campus and will support the teaching, research and service missions of the College and University. The Board of Regents designated an area of approximately 40 acres as the West Campus Greenway in 1998. The district plan includes a request to amend the Campus Master Plan once approved. The Department of Landscape Architecture and Urban Planning assisted in the plan’s development. The Gardens and Greenway will be constructed in phases, as development efforts are realized. The hope is to begin construction of the first phases in 2014.

In the discussions, members of the CBE stated their support with the added caveat that the support for the construction should include dependence on Ag for endowment and fundraising and no financial commitment from the university.

The Design Review Sub-Council voted to recommend approval of the request with the following caveats:

- If approved, an amendment to the Campus Master Plan should be executed.
- As funding is available, proposed facilities and hardscape requests will be routed back through the DRsc for review.
- Acknowledgement that this is for only a portion of the West Campus Greenway designated by the BOR; as implementation occurs, consideration should be given to the impact on further development and improvement of the entire Greenway, upstream and downstream.
- Endowment is a major part of the project and essential for its success.

The Facilities Utilization Review Sub-Council supports the request and recommends its approval provided the following concerns are addressed and funded.

The Technical Review Sub-Council recommended approval of the district plan provided the considerations listed below are addressed and funded.

Environmental Health & Safety The nearby creek and banks already suffer from serious erosion problems due to the speed and volume of water in the area. The project will incorporate some hardscape in addition to various structures, which will exacerbate the erosion problems in the creek. A civil engineer specializing in surface water drainage and control needs to be engaged at the beginning of the project to analyze and help design appropriate features for water control and detention, in concert with the TAMU Storm-Water Management Plan.
Utilities & Energy Services TAMU UES looks forward to supporting the proposed development of the Texas A&M Gardens and Greenway. We have reviewed the area in question and have several concerns, primarily dealing with existing utilities in the area and the storm-water flow in White Creek.

White Creek serves as a major channel for storm water on west campus. An engineering study has developed a number of structures to be added to the channel as west campus continues to grow, in order to ensure proper drainage and protect existing structures bordering the channel downstream. Any proposed structures to be added to the channel need to be reviewed by TAMU UES and the design engineers before being implemented. Also note that the flood plane for the area may also change as growth and flow on west campus increases. A copy of the engineering study can be made available upon request.

We also have numerous utility systems crossing the site - UES must have access to these systems for maintenance or replacement. Any proposed structures should not be located within 8 feet of any existing line. All valves and manholes will need to be adjusted to surface if any grade changes are made and must be readily accessible. As the development proceeds we are looking forward to providing utility services as needed and will advise the design team on current metering specifications.

Transportation Services Recommend considering bike parking for the areas that will likely draw groups, such as the amphitheater, teaching gardens, schoolhouse, visitor center (and coffee shop) and possibly near bus stop.

Facilities Services Facilities Services supports this project. Incorporating storm-water management features would be very helpful. The southwestern end of the district is currently designated as a storm-water detention area. Mikael Olsen is knowledgeable of storm-water management plans and efforts campus wide and can provide helpful insight and advice. Please be sure he is informed of storm-water management aspects of this project. Buildings not connected to campus utilities may present challenges with code compliance particularly with emergency and egress lighting, potable water and sanitary sewage.

CIS Networking Some of the proposed construction appears to possibly be adjacent to, or on top of, existing fiber optic and copper cabling pathways. Planning should take into account consideration for the need to carefully identify those pathways and, if necessary, either relocate the relevant planned structures or to include in the project the cost of relocation of affected cables. At some of the proposed locations, there may be a desire by the users for data network connectivity, telephone services and outdoor or indoor TAMUlink wireless. If so, during the design of the relevant structures, consideration should be made to include the appropriate infrastructure in the budget for the associated communications infrastructure and equipment.
The CBE voted 6 ayes:1 abstention in favor of a recommendation to the President for approval of the Gardens and Greenways District Plan, as detailed above and provided the above-listed concerns are addressed and funded.

Karan L. Watson  7-8-13
Provost & Executive Vice President
for Academic Affairs
Co-Chair, Council for the Built Environment

Rodney P. McClendon  7-3-2015
Vice President for Administration
Co-Chair, Council for the Built Environment

R. Bowen Loftin  7-10-13
President

cc: Sub-Council Chairs, Council on the Built Environment
    Mark Hussey, Dean and Vice Chancellor, College of Agriculture and Life Sciences
MEMORANDUM

March 20, 2013

To: Dr. Karan L. Watson  
Provost and Executive Vice President  
Co-Chair, Council on the Built Environment

Dr. Rodney P. McClendon  
Vice President for Administration  
Co-Chair, Council on the Built Environment

Through: Dr. William A. Dugas  
Associate Vice Chancellor for Agriculture and Life Sciences  
Associate Dean, College of Agriculture and Life Sciences

From: Dr. Douglas F. Welsh  
Program Coordinator, College of Agriculture and Life Sciences

Subject: New District Plan for Texas A&M Gardens and Greenway

The College of Agriculture and Life Sciences seeks a positive recommendation from the Council on the Built Environment (CBE) on a district plan for the Texas A&M Gardens and Greenway. This facility would be constructed near our new building complex on west campus (see attached documents for boundaries and general plan details). Once completed, the Gardens and Greenway will provide a significant amenity and greenspace for this area of campus, and will support the teaching, research, and service missions of the College and University.

In 1998, the Board of Regents unanimously voted that “the area bordering White Creek containing approximately 40 acres is designated and preserved as the West Campus Greenway.” The proposed plan contains the upper portion of this Greenway north of John Kimbrough Boulevard and is consistent with the intent of the Board of Regents designation. Once approved, we respectfully request this district plan be recorded as an amendment to the Campus Master Plan.

The plan was developed with assistance from the Department of Landscape Architecture and Urban Planning. We will provide additional plan details, as needed, to relevant sub-councils.

The Texas A&M Gardens and Greenway will likely be constructed in phases, as development efforts are realized, and we hope to begin development efforts immediately and begin construction of the first phases in 2014. Please contact Drs. Welsh or Dugas if you have any questions.

CC: Mark A. Hussey  
Agriculture and Life Sciences Building Suite 515  
2142 TAMU  
College Station, TX 77843-2142  
Tel 979 845 4747  
AgLifesciences.tamu.edu
Texas A&M Gardens and Greenway

Background

- White Creek and surrounding riparian area is a natural landform asset of Texas A&M University and was designated the West Campus Greenway in 1998 by the Board of Regents. The Greenway extends from the Horticultural/Forestry Sciences Building, behind the A&M Agrilife Complex, to the Bush Library property.
- The "A&M Gardens and Greenway" project will restore, preserve, and develop the West Campus Greenway into a public garden and greenway to conduct formal teaching, research, and extension/outreach activities.
- Vision 2020 Imperatives to advance University performance and prestige are supported by this project.
  - The project encompasses approximately 45 acres north of Kimbrough Boulevard behind the Agrilife Complex. The West Campus Greenway south of Kimbrough Boulevard is not currently included in the project.

Core Functions

- Education, Research, and Demonstration
  Educate college students, K-12 students, the university community, and the public in the natural sciences and arts. The Gardens and Greenway serves as an outdoor classroom used to provide experiential learning opportunities in a variety of academic disciplines.
- Sustainable Natural Habitats and Built Environments
  Restore and Preserve natural habitats for flora and fauna. The preservation of the natural creek habitat is critical to sustaining native flora and fauna, specifically nearly 50 bird species. Create beauty through environmentally sustainable landscapes and gardens. Landscape beauty is valuable for quality-of-life on campus for students, faculty, and staff. Constructed gardens and natural planting will showcase environmentally sustainable principles and practices.
- Recreation, Special Events, and Tourism
  Rejuvenate, Recreate, and Entertain students and visitors. The A&M Gardens and Greenway provides a place for restful solitude, leisure, and passive recreation. It also provides an entertainment venue for the performing arts, films, celebrations, and social events.
- Ag Culture and Heritage
  Illustrate and interpret the importance of Agriculture and Life Sciences. Students and visitors will encounter agriculture throughout the Gardens and Greenway; its historical significance to Texas and Texas A&M, as well as its value in today's urban environment. One focus would be food security with education, demonstration, and events supporting urban farming, local foods, and farmers markets.

Master Plan

- Developed by Texas A&M Landscape Architecture graduate students with input from faculty and students.
- Features include:
  o The Grove amphitheater
  o Teaching Gardens, Schoolhouse, and Pavilion
  o White Creek Restoration
  o Post Oak Savannah Restoration and Wildflower Meadows
  o Rose Garden and Arbor
  o Feed the World Plaza
  o Outdoor Living Room for Students
  o HOWDY Station visitor bus stop
  o Coffee Station and Visitor Entrance

Development Plan

- Primary funding for construction and long-term management of the A&M Gardens and Greenway will be secured through private donations, corporate sponsors, and foundations.
Texas A&M Gardens and Greenway

District Plan

Legend

- North Entrance (N) - 0.7 Acre
- Wetland - 0.5 Acre
- Tree Arbor - 2 Acre
- Post Oak Savanna - 10.4 Acre
- Visitor Center (Dining, Drop-off & Parking) - 0.6 Acre
- Demonstration Garden for Visitor Center - 0.9 Acre
- Special Plants Garden - 0.3 Acre
- South Entrance (S) - 0.08 Acre
- Boulevard Garden - 1.5 Acre
- Tall Grassland - 0.3 Acre
- Willowow/Grass Meadow - 1.1 Acre
- Rose Garden - 0.7 Acre
- Outdoor Living Area - 0.55 Acre
- Service Area & Turn Around - 0.3 Acre
- Vista Point - 0.02 Acre
- Lawn Amphitheater - 0.76 Acre
- Demonstration Garden - 2.9 Acre
- 17c - Gardening, 17b - Sustainability, 17c - Hardcultural
- Apples Farm (Vegetable, Pasture)
- Courtyard Garden - 0.7 Acre
- Proposed New Visitor Center - 2.0 Acre
- AgLifeCenter Entrance (E) - 0.25 Acre
- East Entrance (SE) - 0.4 Acre
- Rain Garden and Brookside - 0.36 Acre
- Flood the World Garden - 1.5 Acre
- Howdy Station
- Concrete Paved Road
- Trail (0.2 mi)
- White Creek and Riparian Zone
- Length 2977 feet Acre - 8 Acre
- Existing Trees
- Proposed Trees

Scale = 1:200
MEMORANDUM

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

Dr. Rodney McClendon  
Vice President for Administration

FROM: Lilia Gonzales, AIA  
University Architect  
Chair, Design Review Sub-Council

DATE: May 9, 2013

RE: Design Review sub-council (DRsc) Report  
Texas A&M Gardens and Greenway District Plan

On May 1, 2013 Dr. Doug Welsh from the College of Agriculture and Life Sciences presented the Texas A&M Gardens and Greenway District Plan to the Design Review sub-council for review and approval.

The boundaries of this district plan would encompass approximately 45 acres on west campus near the AgriLife complex, including the upper portion of the West Campus Greenway north of John Kimbrough Blvd. The plan will not include the existing Horticulture Gardens, except when considering circulation through the area. See attached Site Inventory for exact boundaries.

The Gardens and Greenway would accomplish these core functions: 1) Education, Research, and Demonstration; 2) Sustainable Natural Habitats and Built Environments; 3) Recreation, Special Events, and Tourism; 4) Ag Culture and Heritage. It is envisioned that the Gardens would attract many visitors and tourists. Facilities like a Rose Garden could create opportunities to generate revenue through space rental fees, although the College would need to make sure that private events do not interfere with the primary mission of teaching.

Implementation of the plan is considered a 20 year phased project budgeted at $50 million, of which half would be allocated to a maintenance endowment. The $25 million maintenance endowment is estimated to generate $1 million per year, which would be considered the annual operating budget. One major component of the plan is the restoration of the portion of White Creek that is encompassed by the plan, which is estimated at $200/linear foot for correction of erosion damage only. It is expected that certain portions such as the Lawn Amphitheater (reproduction of The Grove), Post Oak Savannah Restoration, Wildflower Meadows, Rose Garden, and other teaching areas might be funded quickly, while other spaces like the Howdy Station and coffee/retail shop might come much later.
Proposed structures could have a unique architectural motif, similar to the look of the Antique Rose Emporium. Every piece of the project will be developed with sustainability in mind, including the use of solar panels and rainwater harvesting.

**Recommendation**
The proposed Texas A&M Gardens and Greenway District Plan was found to adhere to the main principles set forth in the Campus Master Plan, and the DRsc recommends approval of the Texas A&M Gardens and Greenway District Plan as presented, with the following caveats and comments:

- If approved, this District Plan is to be considered an amendment to the Campus Master Plan.
- It is understood that as funding for proposed facilities and hardscape areas becomes available, these will be routed back through the Design Review sub-council for approval.
- It is acknowledged that this District Plan develops only a portion of the West Campus Greenway designated by the Board of Regents. As portions of the plan are implemented, consideration should be given to the impact on further development and improvement of the entire Greenway, both upstream and downstream.
- The planning for a generous maintenance endowment is commended, and will be essential to the success of the project.

The DRsc commends those involved with the development of this plan and is excited about the potential for beautification of the campus. Please let us know if you need additional information.

Cc:  Doug Welsh  
      DRsc Members  
      Patti Urbina
Texas A&M Gardens and Greenway

West Campus

Site Inventory

Site Location

Study Site Aerial Photo

Bordered by Horticulture Street on North, Discovery Drive on West, John Eimhough Blvd on South and Horticulture Building on East.
Texas A&M Gardens and Greenway

White Creek Restoration
Texas A&M Gardens and Greenway

Douglas F. Welsh, Ph.D.
Program Coordinator - A&M Gardens and Greenway
Office of the Vice Chancellor - AgriLife
Texas A&M University
979.862.1697
dougwelsh@tamu.edu
MEMORANDUM

To: Dr. Karan Watson
Chair, Council for the Built Environment

Dr. Rodney McClendon
Chair, Council for the Built Environment

Subject: Proposed District Plan for Texas A&M Gardens and Greenways

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request endorse a district plan for the Texas A&M Gardens and Greenways.

SCOPE

The FURsc met this morning to consider the request by the College of Agriculture & Life Sciences to endorse the contents of a district plan which would describe the planned scope and other elements of a district plan which would provide a significant amenity and green space in support of the teaching, research and service missions of the College and University. The Texas A&M Gardens and Greenways plan describes the uses on the west campus land formally identified and preserved as the West Campus Greenway by the TAMUS Board of Regents in 1998.

The FURsc was shown the plans for the site, which include such facilities as a Visitor Center and other spaces which would be constructed in support of the Garden’s teaching, research and service activities over the various stages of the project’s ultimate build-out. There was concurrence that the planned spaces were appropriate for the project. Commentary was provided to the proponents that suggested that the bus-drop off should be moved and otherwise located near the Visitor Center to reduce the chance for congestion and conflicts with student and other pedestrian traffic. There were also concerns voiced that the components of overall plan needed to be integrated into the adjacent uses and district plans. There was also discussion related to hydrology impacts on the entire Whites Creek flood plain, encouraging the proponents to consider the entirety of the area in their final plans (It is understood by FURsc that the Technical sub-council review was more appropriate to provide such comment.)

We are pleased to offer this recommendation and welcome further inquiries related to this analysis.

Sincerely,

James Massey
Chairman, CBE-Facilities Utilization Review sub-council
Interim Associate Vice President for Facilities

CC: CBE-FURsc members
MEMORANDUM

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

FROM: Tom Reber 
    Associate Vice President for Student Affairs

DATE: April 16, 2013

SUBJECT: CBE TRsc Recommendation: Gardens and Greenway District Plan

On April 8, 2013, Dr. Doug Welsh presented to the CBE’s Technical Review Sub-council on a proposed district plan for the Texas A&M Gardens and Greenway.

The facility would be constructed near the College of Agriculture and Life Sciences’ new building complex on west campus. Once completed, it will provide a significant amenity and green space for that area of campus and will support the teaching, research, and service missions of the College and University.

Recommendation
The Technical Review Sub-council supports the proposed project and recommends approval, provided the following issues/concerns are addressed and funded.

Environmental Health & Safety
The nearby creek and banks already suffer from serious erosion problems due to the speed and volume of water in the area. The project will incorporate some hardscape in addition to various structures, which will exacerbate the erosion problems in the creek. A civil engineer specializing in surface water drainage and control needs to be engaged at the beginning of the
project to analyze and help design appropriate features for water control and detention, in concert with the TAMU Storm-Water Management Plan.

Utilities & Energy Services
TAMU UES looks forward to supporting the proposed development of the Texas A&M Gardens and Greenway. We have reviewed the area in question and have several concerns, primarily dealing with existing utilities in the area and the storm-water flow in White Creek.

White Creek serves as a major channel for storm water on west campus. An engineering study has developed a number of structures to be added to the channel as west campus continues to grow, in order to ensure proper drainage and protect existing structures bordering the channel downstream. Any proposed structures to be added to the channel need to be reviewed by TAMU UES and the design engineers before being implemented. Also note that the flood plain for the area may also change as growth and flow on west campus increases. A copy of the engineering study can be made available upon request.

We also have numerous utility systems crossing the site - UES must have access to these systems for maintenance or replacement. Any proposed structures should not be located within 8 feet of any existing line. All valves and manholes will need to be adjusted to surface if any grade changes are made and must be readily accessible.

As the development proceeds we are looking forward to providing utility services as needed and will advise the design team on current metering specifications.

Transportation Services
Recommend considering bike parking for the areas that will likely draw groups, such as the amphitheater, teaching gardens, schoolhouse, visitor center (and coffee shop) and possibly near bus stop.

Facilities Services
Facilities Services supports this project. Incorporating storm-water management features would be very helpful. The southwestern end of the district is currently designated as a storm-water detention area. Mikael Olsen is knowledgeable of storm-water management plans and efforts campus wide and can provide helpful insight and advice. Please be sure he is informed of storm-water management aspects of this project. Buildings not connected to campus
utilities may present challenges with code compliance particularly with emergency and egress lighting, potable water and sanitary sewage.

**CIS Networking**
Some of the proposed construction appears to possibly be adjacent to, or on top of, existing fiber optic and copper cabling pathways. Planning should take into account consideration for the need to carefully identify those pathways and, if necessary, either relocate the relevant planned structures or to include in the project the cost of relocation of affected cables.

At some of the proposed locations, there may be a desire by the users for data network connectivity, telephone services and outdoor or indoor TAMUlink wireless. If so, during the design of the relevant structures, consideration should be made to include the appropriate infrastructure in the budget for the associated communications infrastructure and equipment.

**Facilities Coordination**
No concerns about this project.

**Capital Financial Planning**
No concerns.

---

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

Xc: CBE Technical Review Sub-council  
Patti Urbina