MEMORANDUM

TO: Dr. R. Bowen Loftin

SUBJECT: CBE Recommendation: West Campus Housing Concept Proposal

July 31, 2012

At its June 12, 2012 meeting, the Council for the Built Environment (CBE) discussed a request from the Division of Student Affairs to consider their Residence Life’s West Campus Housing Concept Proposal to develop a housing community of approximately 2500-3000 beds between Discovery Drive and Horticulture Drive on the west part of campus.

Design Review Sub-Council (DRsc) – recommends approval of the West Campus Housing Community concept as a modification to the Campus Master Plan and feels that establishing residence halls in this location would support the academic environment of the campus. The DRsc recommends building closer to Raymond Stotzer Parkway and the use of a parking garage rather than surface parking. Honoring these recommendations will create a better entry appearance to campus. Further, DRsc recommends Residence Life address the issue of connectivity and encourages the planning of designated bicycle paths, pedestrian paths and bus loops to link the community to main campus. DRsc anticipates the design and quality of the new Northside Residence Halls will serve as a model for all future Living Learning Communities (construction standards consistent with the 50 to 75-year standards on main campus). The DRsc notes the White Creek area is designated as open space and urges it be retained as such and that connection to open spaces for pedestrian and cycle paths to the new PEAP facility be explored. Circulation paths should also include the Bush School facilities. A comprehensive review of existing and proposed uses on the site and analysis by each of the CBE Sub-Councils will be required.

Technical Review Sub-Council (TRsc) – supports the request to build housing on west campus given the concerns below are addressed: (a) the UPD will need to add additional security personnel and potentially expand their Crime Prevention Officer, COPS, program; (b) need to address the relocation of the student-run Howdy Farm supported by a $3 per semester fee from each student; (c) need to tie installation of safety features (sprinkler systems) of older dorms to new residence hall construction schedule; and (d) conduct more discussion of parking options for the West Campus Housing Proposal, surface versus garage parking. Sub-Council Chair Tom Reber expressed concerns shared from Transportation Services regarding construction plans for parking structures as well as the increase in costs this construction has historically had for all employees parking on campus.
Facilities Utilization Sub-Council (FURsc) – supports the request by the Division of Student Affairs to initiate a project to develop a 2500/3000-bed facility on the west part of campus in the vicinity of Discovery Drive and Horticulture Drive. In conversations with AgriLife Research, FURsc understands AgriLife has no concerns about the development. Further, FURsc believes the benefits will be as presented for the academic interests in the area, e.g. aid in recruitment and retention of students, earn better grades and remain in their degree program longer than off-campus peers.

CBE voted unanimously to recommend the President’s approval of the West Campus Housing request to construct a 2500 to 3000-bed facility in the vicinity of Discovery Drive and Horticulture Drive. Noted comments for ongoing consideration include: placement of the housing complex; consistency in the construction standards with the Northside residence halls, i.e., observing a 50 to 75-year construction standard; additional discussion of parking options; the issue of flow and connectivity between existing facilities; attention to the traffic circulation of pedestrians, bicycles and buses; preservation of the White Creek open space; attention to additional security needs and expansion of safety programs; relocation of the Howdy Farm; tying safety feature updates in older residence halls to new residence hall construction; and, working to accommodate existing users of space in the area.

Karan L. Watson  
Provost and Executive Vice President for Academic Affairs  
Co-Chair, Council for the Built Environment  
8-28-12

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

R. Bowen Loftin  
Interim President  
President  
Date

cc: Sub-Council Chairs, Council on the Built Environment  
Lt. Gen. J.T. Weber, Vice President for Student Affairs
May 4, 2012

MEMORANDUM

To: Dr. Karan Watson
Provost and Executive Vice President for Academic Affairs
CBE Co-Chair

Dr. Rodney McClendon
Vice President for Administration
CBE Co-Chair

From: LtGen Joe Weber, USMC (Ret.)
Vice President for Student Affairs

Subject: Project Initiation: West Campus Housing Concept

Additional campus housing continues to be needed to help meet the increased university enrollment projections and the desired university academic enhancement and collaboration initiatives. By providing modern student living accommodations, Texas A&M University will meet the goal to maintain and enhance the residential on campus experience. The first phases of the on-campus renewal process for residence halls have already begun with the new Northside Living and Learning Residence Hall and the Harrell Hall (Dorm 8) renovation.

The Department of Residence Life seeks approval for the initiation of and development of a West Campus Housing Community of approximately 2,500 – 3,000 beds between Discovery Drive and Horticulture Drive on the west part of campus.

Initial approval is being requested for the following:
- Meet the increased demand for on-campus housing. As of May 2012, over 900 students remain on the notification list after housing closed.
- Revenue Generation
- Supports Mandatory Freshmen On-Campus Housing.
- Provides Swing Space for Facility Recapitalization, Renovation and Contingency.
- Enhancing Academic Excellence

Justification for the proposed site location:
- Adheres to the broad guidelines of the University Master Plan for areas designed for on campus housing.
- Consolidates residence hall operations in one geographical location on West Campus.
- Community/neighborhood support services available, (Transportation and Dining Services are collaborative partners).
- Supports the renovation of and maintenance of existing buildings.

Your support and endorsement of this request to would be appreciated.
West Campus Housing Proposal
Council on Built Environment Meeting
April 2012
Facilities Perspective:

- The first new campus residence hall is scheduled to be opened in August 2013. It is the first residence hall facility constructed at Texas A&M campus since 1989. It is replacement housing (did not increase capacity).

- Campus growth and academic scheduling demand a more even spread of on campus housing sites.

- Increase of 2,500-3,000 on-campus beds is required to accommodate a mandatory freshmen on campus housing policy (based on current number of freshmen admitted).

- New stock yields steady and stable revenues to support much needed on campus housing recapitalization and renovation into the future.

- Provides an opportunity for Student Affairs and Academic Affairs to fully collaborate and engage in on campus living and learning initiatives. Living Learning Communities are an effective and efficient mechanism to aid in the recruitment and retention of students.

- Research and data clearly support that students living on-campus tend to earn better grades and have retention rates higher than their off campus peers, are timelier in their graduation and more often go on to graduate school and earn advanced degrees. (Source: South West Association of College and University Housing Offices, “Benefits of On Campus Housing for Students, Colleges and Universities”, April 2007)
Academic Perspective in Support of Vision 2020

Goals and Action 2015:

- **Technology** - Provide new campus housing for the technological climate of the 21st century.
- **Success/Retention** - Living on campus can assist in the social integration that is a major factor in university success.
- **Expand Facilities** - Maintain and enhance the quality of TAMU's residential campus by improving and expanding resident facilities.
- **Academic Enhancement** - Build upon TAMU's existing strength in attending to the whole student to earn recognition as one of the best residential learning centers in the world.
Existing & Proposed Campus Housing Sites
TAMU Campus Master Plan

- University Apartments
- Northside
- Southside
- Proposed West Campus Housing Site
West Campus Concept

Housing Master Plan

- Approx. 2,500 - 3,000 beds
- 3-5 Stories

Common Building
Proposed Surface Parking (Conceptual)
Proposed West Campus Community Site
Proposed West Campus Project

- Estimated 2,500 – 3,000 Beds
- Apartment and/or Kitchenette Style
- Community Building/Convenient Store
- Hybrid Construction
- 3-5 stories
- Utility Infrastructure requirement

Proposal based on:
- Enhancing Academic Excellence
- Supports Mandatory Freshmen On Campus Housing
- Provides Swing Space for Facility Recapitalization, Renovation and Contingency
- Revenue Generation

West Campus Housing Master Plan Conceptual Drawing
Conceptual 4 Story Design: Texas A&M

Kingsville Campus
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:   June 27, 2012

RE:     Design Review Sub-Council Report
         Proposed Living/Learning Community on West Campus

At its meeting on 9 May the DRsc recommended the approval of the proposal to create
a 2,500-3,000 bed Living/Learning Community on the West Campus, with the caveats
that the White Creek area be retained as green space, pedestrian and cycle paths be
used to link the new residence halls to other facilities, and that parking be
accommodated in a parking structure rather than surface lots. DRsc also
recommended that the structures be located closer to Raymond Stotzer Parkway to
create a stronger gateway experience, and leave more open space adjacent to White
Creek.

During the CBE discussion on 12 June it was noted that the proposal was to use 30-
year building standards for this housing, an aspect of the proposal that was not clear to
the DRsc, who had specifically commended the Northside Residence Hall development
as being reflective of the quality that Texas A&M University should represent. During
the DRsc discussion on 9 May, the Northside development was cited as a model for the
West Campus.

At the meeting on 20 June the DRsc received a report on the CBE actions on 12 June,
and wish to re-state the position that, if the university is intending to build on-campus
residences, the design and construction should meet standards that will ensure a 50-75-
year life. The Northside Housing currently under construction will attract students who
will see the quality and the convenience as an advantage over developer-built off-
campus housing, and see real savings in transportation costs and better access to
amenities.

It is worth noting that the Corps Dormitories from the 1930's (already over 80 years old)
were constructed to standards that have made rehabilitation and addition a viable
alternative to demolition and new construction, thereby retaining heritage buildings that
can meet 21st century expectations, as well as reducing cost. These historic buildings have an inherent sustainability advantage.

As noted in the Residence Life / Student Affairs proposal, the West Campus location will place the new student community in direct relation to outstanding and expanding academic and professional programs. The quality of the proposed buildings should be commensurate with their setting.

cc: Joe Weber  
    DRsc Members  
    Patti Urbina
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: June 7, 2012

RE: Design Review Sub-Council Report

West Campus Housing Concept

On May 9, 2012, Ms. Charen Rydl of Residence Life and LtGen Joe Weber of Student Affairs presented to the Design Review sub-council (DRsc) a project initiation request for a West Campus Housing Concept, located between Discovery Drive and Horticulture Drive.

The DRsc recommends approval of the West Campus Housing Community concept as a modification to the Campus Master Plan. While this area is shown in the Campus Master Plan as being designated for academic function, the DRsc feels that establishing residence halls in this location would support the academic environment of the campus. The DRsc recommends building closer to Raymond Stotzer Parkway to create a better entry appearance to the campus from the west. In that regard, the DRsc feels strongly that surface parking would create a visually unattractive impact, and take up valuable informal and formal recreational space that would be critical to the success of the housing area, and recommends the use of a parking garage rather than surface parking.

The DRsc recommends that Residence Life address the issue of connectivity, and encourages the planning of designated bicycle and pedestrian paths as well as bus loops to demonstrate how the site would be linked to the main campus.

Also addressing the issue of the entry experience to the Texas A&M University, the DRsc anticipates that the design and quality of the new Northside Residence Halls will serve as a model for all future Living Learning Communities, and looks forward to reviewing building concepts should the project move forward.

The DRsc notes that the White Creek area is designated as open space on the Campus Master Plan, and urges that it be retained as such, with an express intent to connect to other open spaces and explore pedestrian and cycle paths to the new PEAP facility.
currently under construction. The circulation paths would also include the Bush School facilities.

Since this would be an amendment to the Campus Master Plan, a comprehensive review of existing and proposed uses on the site and analysis by each of the CBE sub-councils will be required.

The DRsc commends the Division of Student Affairs and the Department of Residence Life for taking a proactive position to create high-quality Living Learning Communities for our students, and notes that the location responds to dramatically increased teaching and research activity on West Campus and for the College of Veterinary Medicine and Biomedical Sciences.

cc: Joe Weber
       DRsc Members
       Patti Urbina
MEMORANDUM

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

Dr. Rodney McClendon  
   Chair, Council for the Built Environment

Subject: Proposed Land Use: West Campus Housing Project

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Division of Student Affairs to initiate a project to develop a West Campus Housing Community of approximately 2,500 to 3,000 beds, proposed to be located on the west part of the campus in the vicinity of Discovery Drive and Horticulture Drive.

SCOPE

The FURsc met this morning to consider the request by the Department of Residence Life to construct a new Housing Community on the West Campus. If constructed the facility will support the student needs by providing as many as 3,000 on-campus beds. This improvement will improve the campus’ ability to provide housing keyed by the mandatory freshman on campus policy. The “Living-Learning” community is expected to be an effective arrangement to aid the recruitment and retention of students. The presentation cited research and data which indicated that students living on-campus tend to earn better grades and remain in their degree program longer than their off-campus peers.

The proposed area is adjacent to and incudes land in use by AgriLife Research. Representatives from AgriLife indicated to the FURsc that they do not have concerns about this development and believe the benefits will be as presented for the academic interests in the area.

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

Attachments
CC: CBE-FURsc members
Proposed West Campus Project

- Estimated 2,500 – 3,000 Beds
- Apartment and/or Kitchenette Style
- Community Building/Convenient Store
- Hybrid Construction
- 3-5 stories
- Utility Infrastructure requirement

Proposal based on:
- Enhancing Academic Excellence
- Supports Mandatory Freshmen On Campus Housing
- Provides Swing Space for Facility Recapitalization, Renovation and Contingency
- Revenue Generation
MEMORANDUM

TO: Dr. Karan Watson
    Provost and Executive Vice President

    Dr. Rodney McClendon
    Vice President for Administration

DATE: May 30, 2012

SUBJECT: West Campus Housing Proposal

Ms. Chareny Rydl, Director of Residence Life and Housing, presented to the CBE Technical Review Sub-council on the proposed construction of additional campus housing on west campus.

The Department of Residence Life is seeking approval for the initiation and development of a west campus housing community of approximately 2,500—3,000 beds. The community would be located between Discovery Drive and Horticultural Drive.

The West Campus site was selected because:

- It adheres to the University Master Plan's broad guidelines for areas designed for on-campus housing.
- It would consolidate residence hall operations into one geographical location on west campus.
- Community/neighborhood support services are available. (Transportation and Dining Services are collaborative partners.)

Recommendation

In general, the CBE Technical Review Sub-council supported the recommendation to build student housing on west campus. However, there are still some issues that will need to be worked out before this project can come to fruition.

In order to gain approval, the concerns listed below will need to be addressed.

University Police Department

UPD has no issues with the location of this project. If our current security contracts with Residence Life are extended to this property, we will need to add additional security personnel. The number of personnel required will depend upon what is stipulated by Residence Life in the contract.

This new location would also have us look at expanding the COPS program we currently have in our residence hall and apartment areas. Currently, our Crime Prevention personnel have a Crime Prevention Officer (Police Officer) who works part of his schedule in one of our residence hall apartment areas.
As with any new project, it will be important for our Crime Prevention personnel to review the plans to determine if they note any security concerns.

Procurement
What is the status of the student-run farm (Howdy Farm) located in the same general area? Aggie Green Funds have been allocated to the farm for upgrades, and we would hate to see those funds (which are derived from a $3 per semester fee from each student) compromised by this project without some certainty of a definitive and permanent relocation of the farm.

Environmental Health & Safety
The installation of sprinklers in all campus housing must remain a high priority. Currently, two residence halls on the north side of campus and several Corps housing units on the south side remain non-sprinkled. A plan to sprinkle the south side halls has already begun, with one completed (Harrell) and the next (Lacy) beginning. It is our understanding that this pattern will continue over the next few years, until all south side halls are sprinkled. However, EHS is unaware of a plan for the two non-sprinkled north side halls (Davis-Gary and Moses). We are concerned that construction would begin on a series of new halls (that will all be sprinkled), while two halls remain non-sprinkled. EHS believes that sprinkling of Davis-Gary and Moses needs to be tied to the schedule for construction of new the residence halls.

Transportation Services
Transportation Services did several financial projection scenarios for west campus housing parking options.

We made the following assumptions:
- completion of the west campus facility by 2017
- cost of garage $17,000 per space
- size: 2400 spaces or 80% of beds
- visitor component assumed small ($5,000 per month)
- total cost to build $40,800,000
- 20 year bonds; biennial payments at a 5% rate
- Transportation Services reserves can be drawn down to just the required amount to minimize rate increases.

The first scenario assumes that we proceed with the planned main campus garage of 1500 spaces to help offset the 1800 spaces lost on main campus since 2003 and construct a 2400-space west campus housing garage. This also includes the currently planned 1500-space garage in 2024. This scenario results in a 5% across the board permit rate increase in FY 2017, 18, 19 and 2020 with inflationary increases beginning in 2028.

The second scenario is to construct the west campus housing garage and have it be financially self-sustaining, either with or without building the planned main campus garage. This would result in an annual permit price for the west campus housing garage of $1444.00 per year.

The third scenario would be to build the west campus housing garage instead of building the main campus garages. Transportation Services would be able to build the garage without affecting permit
rates. The fact that reserves are being drawn down and other debt falls off periodically, preventing increases in rates, makes it appear to have little impact. However, it actually does impact any future projects, which may be identified such as a larger garage for main campus in 2024 or perhaps new Kyle Field parking.

The forth scenario is a no-build option. This option places all 2400 resident permit holders in West Campus Garage and utilizes existing transit routes to move customers between the residences and the garage. Special Event income from West Campus Garage is lost in the annual amount of $318,945.00. However, no increases would be necessary.

The fifth scenario is to build surface parking at the cost of $3500.00 per space and continue with our current tentative plan of constructing 1500-space garages in 2016 and 2024 for main campus. Transportation Services can absorb this amount of surface parking and build the planned main campus garages without affecting permit rates initially. The inflationary increase expected with our present plan (which did not anticipate a new West Campus garage) will become necessary slightly earlier but still occur in the outer years.

Our preference is to build surface parking to support the new west campus housing project. Building a garage to support this project will require a larger discussion with the campus community and senior administrators because of the impact it can have on our rates or the impact it will have on our current plans for future garage construction on main campus.

CIS Networking
The conceptual plan for west campus housing proposal location has readily accessible fiber optic cabling and is relatively close to two major network hubs. Assuming the buildings are designed and built to the same standards for data network and computing as previous Residence Life construction, there are no critical concerns regarding the proposal.

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

Attachments
Xc: Technical Review Sub-council
Patti Urbina, Program Coordinator, Council for the Built Environment