May 7, 2014

MEMORANDUM

TO: Dr. Mark A. Hussey
    Interim President, Texas A&M University

SUBJECT: CBE Recommendation: West Campus Housing Project – Design Approval

At its April 8, 2014 meeting, the Council for the Built Environment (CBE) discussed a request from Residence Life seeking approval of the design concept for the 4,000 beds along a Community Building on the west side of campus at the corner of Discovery and University Drive.

The West Campus Housing Project will be a Public Private Partnership. The 4,000 beds will be built in two phases with the first phase of approximately 2,000 beds to open by August 2015. The second phase of approximately another 2,000 beds (combination of residence hall and apartment style) will open August 2016. The first phase is important because it will provide swing space for civilian students while the Corps dorms are being renovated. In order to keep cadets close to the quad during the Corps renovations, they will be assigned to the Common halls. The Corps renovation project is projected to begin May 2015. The entire west campus housing project is important because it will help the Department of Residence of Life achieve the goal of providing an opportunity for all freshmen to live on campus.

The Community Building, planned for completion in phase one, will include dining, retail space, administrative offices, academic support space, Community Learning Center, study space, student leadership space, open access lab, and many other student support services.

Transportation Services is seeking approval to build a parking structure to support parking on this proposed site. If approved, the parking garage will be funded separately from the Public Private Partnership.

The Department of Residence Life has been in communication with the Department of Agriculture in addressing the relocation of the greenhouses, Howdy Farm and run off into the White Creek area.

As part of this project, approval is also requested to close Horticultural Drive to vehicular traffic except for emergency or service vehicles. Closing Horticulture Drive is important as we look at how pedestrian and bike traffic connectivity to the other parts of west campus especially through the White Creek area.

Recommendations from the Sub-Councils:

Design Review Sub-Council (DRsc) – The DRsc recommends approval of the design concept for 4,000 beds along with a community building, the closure of Horticultural Drive to vehicular traffic, and 100% Schematic Design for Phase I with very strong encouragement of the following caveats:
Simplicity of the design detailing of the cornices and base to remain as part of the project.
Incorporation of the cornices and addition of eyebrows to remain as part of the project.
Reduction in the amount of stucco and an increase in the amount of brick. If financially possible, replacement of stucco with metal panels similar to those utilized at Hullabaloo Hall.
Further study of percentages of exterior materials (brick to stucco ratio) and detailing of the exterior material at interior courtyards to further enhance the space.
Further study of public spaces, including a detailed landscape plan.
Expectation that further design details will be brought back to the DRse at 100% Design Development.

Technical Review Sub-Council (TRsc) – The TRsc supports the proposed design concept and recommends approval, provided the following concerns/issues are addressed and funded:

- University Police
  The only concern on the West Campus Housing project is that Buildings 6, 7, 8 and 9 do not appear to have sufficient pedestrian lights compared to the other buildings.

- Utility and Energy Services
  The project and design team will need to follow the TAMU policy on digging and locates on campus prior to any excavation - [https://utilities.tamu.edu/digging-campus/](https://utilities.tamu.edu/digging-campus/)
  The relocation I modification of any TAMU UES systems will need to follow the TAMU UES design standards- [https://utilities.tamu.edu/design-standards/](https://utilities.tamu.edu/design-standards/)
  The project will need to gain UES approval- Thru formal submittal- of the proposed sanitary sewer lift station- size, type, model and configuration.

Any items relating to TAMU UES infrastructure installed by the project will need to adhere to the current TAMU UES design standards- [https://utilities.tamu.edu/design-standards/](https://utilities.tamu.edu/design-standards/)

The project needs to closely coordinate with the west campus greenway project to ensure a seamless transition between the projects, especially focusing on, but not limited to, sidewalks (student pathways) and storm water discharge.

Close coordination will be needed between the project and TAMU UES to allow for the installation of UES infrastructure and its location/elevation /interaction with other planned infrastructure being installed by the project.

- Transportation Services
  Transportation Services does not wish there to be on street parking in this project. The current configuration shows several short term spaces on the main boulevard that will cause unnecessary vehicle/bus/bike conflicts. TS desires that short term parking be accommodated in the small surface lots that are in the plan or that we work together to find a solution that utilizes the garage for short term parking.

  Additionally consideration must be paid to the connectivity between this project and campus both during construction and when complete. Thousands of students will need access to clear bike and pedestrian paths and TS will need to determine what level of transit service can be provide given current equipment and funding limitations.
• Environmental Health and Safety
   The Site Circulation slide must meet International Fire Code requirements for aerial access. The proposed design must be reviewed and approved by the College Station Fire Department for compliance and/or approval of exceptions. A copy of this presentation has been forwarded to CSFD for initial review of this proposal.

   The median design for the main boulevard must strongly discourage pedestrians from crossing the boulevard at locations other than designed crosswalks.

   Safety and Security recommends no on-street parking on the boulevard. Abundant designated temporary parking locations should be designed into the project to avoid delivery vehicles or private vehicles from stopping in bicycle lanes when dropping or picking up passengers.

   If occupancy of some buildings such as the apartments in the northwest quadrant will occur during the 2014-2015 school year, safe pedestrian, bicycle and ADA access to the east through or around the ongoing construction areas must be assured by project design. That must include any necessary fencing, lighting, proper surface design, etc.

   The presented lighting plan appears to be inadequate to provide all walkways, courtyards, parking lots and outdoor sports courts to meet campus lighting standards.

   Locations and numbers of "blue light" emergency telephones should be included as part of the project and coordinated with Lt. Allan Baron of the University Police Department Developers must work with UES and EHS early in the process to address storm water permitting and outflow issues. The garage should be considered as part of the whole development in dealing with storm water issues.

• Facilities Services
   Consideration should be given to the transportation, parking and campus access needs and desires of the residents and visitors of the portion of the project opened prior to the completion of the entire project.

   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 project team should ensure that the facility is designed to minimize, as much as practical, the effort needed for future maintenance. It is preferred that items requiring maintenance be easy to service, be easily accessible from ground or floor level, have generous clearances and be easy to isolate from energy sources with minimal impact to the rest of the facility. Elevated items requiring maintenance that are difficult to service by ladder or lift should have permanent maintenance access platforms with permanent stairs or ladders, built-in fall prevention, and davits for hoisting parts and tools.
NOTE: The CBE was informed that the West Campus Housing Project has been reduced in size and scope since this initial submission; however, the project concepts remain the same and the recommendations of the sub-councils would still apply to a project with a reduced scope. The sub-council recommendations were considered with the understanding that the CBE would receive updated information on the project in the near future.

The CBE voted unanimously to recommend the President’s approval, with noted caveats, the request from Residence Life seeking approval of the design concept for the West Campus Housing Project on the west side of campus at the corner of Discovery and University Drive.

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

5/7/14  

B. J. Crain  
Vice President for Finance and Administration  
Co-Chair, Council for the Built Environment  

5-7-14

Mark A. Hussey  
Interim President  

5-8-2014

Concur or not concur with CBE’s recommendation:

cc: Tom Reber, Interim Vice President for Student Affairs 
    Sub-Council Chairs, Council for the Built Environment
DIVISION OF STUDENT AFFAIRS
Department of Residence Life
Central Administrative Office

December 9, 2013

To: Co-Chairs of the Council on the Built Environment
   Dr. Karan Watson, Provost and Executive Vice President for Academic Affairs
   Ms. BJ Crain, Vice President for Finance and Chief Financial Officer

Through: LTG Joe Weber, USMC (Ret.)
   Vice President for Student Affairs

   Dr. David W. Parrott
   Executive Associate Vice President for Student Affairs and Chief of Staff

From: Charen Rydell
   Director of Residence Life

Subject: Proposed West Campus Housing Project – Design Approval

The Board of Regents has approved the 4,000 bed West Campus housing project. This project will be completed August 2016. The purpose of this memo is to seek approval of the design concept for the 4,000 beds along with a Community Building on the west side of campus at the corner of Discovery and University Drive (map attached).

The West Campus Housing Project will be a Public Private Partnership. The 4,000 beds will be built in two phases with the first phase of approximately 2,000 beds to open by August 2015. The second phase of approximately another 2,000 beds (combination of residence hall and apartment style) will open August 2016. The first phase is important because it will provide swing space for civilian students while the Corps dorms are being renovated. In order to keep cadets close to the quad during the Corps renovations, they will be assigned to the Common halls. The Corps renovation project is projected to begin May 2015. The entire west campus housing project is important because it will help the Department of Residence of Life achieve the goal of providing an opportunity for all freshmen to live on campus.

The Community Building, planned for completion in phase one, will include dining, retail space, administrative offices, academic support space, Community Learning Center, study space, student leadership space, open access lab, and many other student support services.

Transportation Services is seeking approval to build a parking structure to support parking on this proposed site. If approved, the parking garage will be funded separately from the Public Private Partnership.
The Department of Residence Life has been in communication with the Department of Agriculture in addressing the relocation of the greenhouses, Howdy Farm and run off into the White Creek area.

As part of this project we are also requesting approval to close Horticultural Drive to vehicular traffic except for emergency or service vehicles. Closing Horticulture Drive is important as we look at how pedestrian and bike traffic connectivity to the other parts of west campus especially through the White Creek area.

I would be happy to meet to answer any questions or address concerns. Thank you for your consideration.
MEMORANDUM

TO: Dr. Karan Watson  
Co-Chair, Council for the Built Environment  
Ms. B.J. Crain  
Co-Chair, Council for the Built Environment

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

DATE: March 10, 2014

RE: Proposed West Campus Housing Project – Design Approval

On February 26, 2014 and March 7, 2014 the Design Review sub-council reviewed a request from Residence Life for approval of the design concept for 4,000 beds along with a community building and the closure of Horticultural Drive to vehicular traffic. In conjunction with the overall design concept, the DRsc reviewed Phase I for 100% Schematic Design.

The DRsc's June 7, 2012 report recommended approval of the West Campus Housing Community concept as a modification to the Campus Master Plan (CMP). The design concept as proposed is in alignment with that recommendation. The West Campus Housing Community project is located on approximately 40 acres at the intersection of Raymond Stotzer Parkway and Discovery Drive. The housing project is to be completed in phases with an eventual build-out of 4,000 beds consisting of apartments and residence halls (3 apartment buildings and 7 residence halls), and a community and dining center (Commons Building). Phase I, for Fall 2015 occupancy, will consist of approximately 1,200 apartment beds, an apartment community building, and the closure of Horticulture Drive.

Horticulture Drive will primarily serve as a pedestrian and bicycle passageway, with vehicular access only for service and emergency vehicles. The project team is continuing its work on a connectivity plan for the entire area. A boulevard will bisect the site, with the center median of the boulevard used for detention.

The three, 400 bed apartment buildings will be located at the corner of Raymond Stotzer Parkway and Discovery Drive and will establish the corner to further enhance the campus edge along Stotzer. The building setbacks off of Raymond Stotzer and Discovery Drive will be consistent to that of existing buildings, and a small amount of accessible parking will be located adjacent to the apartment building along Discovery.

A two-story pass-thru is incorporated into two of the apartment buildings to allow connectivity to the commons building and the parking garage. Exterior materials for the apartment buildings are proposed at 40% masonry and 60% stucco. Brick inspiration for the apartments is drawn from the historical buildings on campus (lighter materials of tans and creams), including the incorporation of a decorative tile element at the entries of the exterior corner of each building. While the stucco is a deviation from the Campus Master Plan, precedent has been set for its
use with the Garden Apartments near Hensel Park. There is also a small amount of stucco on the interior courtyard walls of Hullabaloo Residence Hall. The color palate set for the apartment buildings will be the palate for the entire West Campus Housing Community.

In order to remain more consistent with the established architectural vocabulary of the campus, the exterior facades of the apartments will target 80% masonry and 20% stucco with a greater amount of stucco within the interior courtyards to create an overall split of 40% masonry and 60% stucco. The design is in compliance with the CMP principle of top/middle/base, and includes enhanced and elaborated cornices at the top. More elaborated cornices are utilized to signify entrances. This is currently noted as an add alternate as well as the incorporation of eyebrow elements, which would be similar to other campus residences halls and those within the development.

**Recommendation**
The DRsc recommends approval of the design concept for 4,000 beds along with a community building, the closure of Horticultural Drive to vehicular traffic, and 100% Schematic Design for Phase I with very strong encouragement of the following caveats:

- Simplicity of the design detailing of the cornices and base to remain as part of the project.
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- Further study of percentages of exterior materials (brick to stucco ratio) and detailing of the exterior material at interior courtyards to further enhance the space.
- Further study of public spaces, including a detailed landscape plan.
- Expectation that further design details will be brought back to the DRsc at 100% Design Development.

The DRsc vote consisted of seven members in favor of the recommendation and one member abstained. Please let us know if you need additional information. For your reference, attached are images of the proposed project.

cc: Chareny Rydl  
DRsc Members  
Bettyann Zito
Aeriment Buildings VIEW FROM SOUTHEAST
Apartment Buildings ADD CORNICE
Apartment Buildings ADD CORNICE & EYEBROW AT NW CORNER
Apartment Buildings COMMONS BUILDING
MEMORANDUM

TO: Dr. Karan Watson  
       Co-chair, Council on the Built Environment

       Ms. B. J. Crain  
       Co-chair, Council on the Built Environment

FROM: Tom Reber  
       Chair, CBE Technical Review Sub-council

DATE: March 3, 2014

SUBJECT: CBE TRsc Recommendation: West Campus Housing Project

On February 24, 2014, Charen Rydł, Director of Residence Life, presented to the CBE’s Technical Review Council on the proposed West Campus Housing project design concept. That concept includes 4,000 beds and a community building at the corner of Discovery and University Drive.

Recommendation
The Technical Review Sub Council supports the proposed design concept and recommends approval, provided the following concerns/issues are addressed and funded.

University Police
The only concern on the West Campus Housing project is that Buildings 6, 7, 8 and 9 do not appear to have sufficient pedestrian lights compared to the other buildings.

Utility and Energy Services
The project and design team will need to follow the TAMU policy on digging and locates on campus – prior to any excavation - https://utilities.tamu.edu/digging-campus/

The relocation / modification of any TAMU UES systems will need to follow the TAMU UES design standards - https://utilities.tamu.edu/design-standards/

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Additionally consideration must be paid to the connectivity between this project and campus both during construction and when complete. Thousands of students will need access to clear bike and pedestrian paths and TS will need to determine what level of transit service can be provide given current equipment and funding limitations.

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Xc: CBE Technical Review Sub-council
CBE Support Staff