

TEXAS A&M
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2025 WEST CAMPUS DEVELOPMENT PLAN
ADDENDUM TO THE 2017 CAMPUS MASTER PLAN

ACKNOWLEDGMENTS

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LETTER FROM THE STAKEHOLDER GROUP



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The West Campus Development Plan builds on the vision, priorities, and momentum established by the 2017 Campus Master Plan. As a focused addendum to that foundational effort, this plan takes a deeper look at West Campus—where significant institutional growth has occurred over the past two decades, and where some of its most transformative opportunities still lie ahead.

With this growth comes a responsibility to ensure West Campus reflects the same standard of excellence seen across the broader university. Through this plan, we aim to reinforce Texas A&M’s commitment to a vibrant student experience, improved campus connectivity, and a cohesive built environment that supports interdisciplinary learning, world-class research, and community engagement.

This effort has been shaped by deep and sustained collaboration. A cross-functional Steering

Committee—with representation from colleges, departments, and auxiliary and administrative units—guided the plan’s development, identifying key needs, challenges, and aspirations. Engagement also extended to the wider campus community through an open house at the Memorial Student Center, offering students, faculty, and staff the opportunity to learn more, ask questions, and share their ideas. Their feedback helped us better understand how West Campus is used today and how it can better serve the university in the future.

What emerged is a flexible framework that supports growth with intention—prioritizing walkability, quality open spaces, and a balanced mix of uses. The West Campus Development Plan is not a fixed blueprint, but a guide to help shape the evolution of one of Texas A&M’s most important academic and community assets.

We are proud of the work that has gone into this plan and grateful to

the many voices that helped shape it. This collective effort honors the spirit of the 2017 Campus Master Plan while responding to the opportunities and realities of today. We look forward to seeing the ideas in this plan come to life and to watching West Campus continue to grow in ways that serve our students, faculty, staff, and broader Aggie community.

***The West Campus Development Plan
Stakeholder Group***



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01

INTRODUCTION

WEST CAMPUS DEVELOPMENT PLAN

The 2025 West Campus Development Plan is an addendum to the 2017 Texas A&M University Campus Master Plan.

In mid-2015, Texas A&M University at College Station (Texas A&M University, Texas A&M, or the University) launched a comprehensive planning effort to shape the future of its campus. The resulting 2017 Campus Master Plan (the CMP, or the plan) focused on building an integrated campus framework and open space network. Developed through an active and community-driven process involving a wide range of stakeholders, the CMP represents a shared, integrated vision for future growth.

While the overall objectives, focus elements, principles, framework, guidelines, and system strategies of the 2017 CMP remain and will continue to guide campus growth, the 2025 West Campus Development Plan incorporates updated thinking around how these elements of the 2017 Campus Master Plan physically manifest specific to West Campus and other specific campus regions west of Wellborn Road. Areas not addressed within this plan remain guided by the 2017 Campus Master Plan.

The genesis for this plan was a recognition that the 2024 Capacity Study, the 2024 Student Experience Study, and the volume of identified future projects west of Wellborn Road necessitated thoughtful planning to ensure an integrated development strategy that would maximize investment and campus experience.





WAYNE ROBERTS '85 BUILDING

A
Mays Bus
255 Schlo

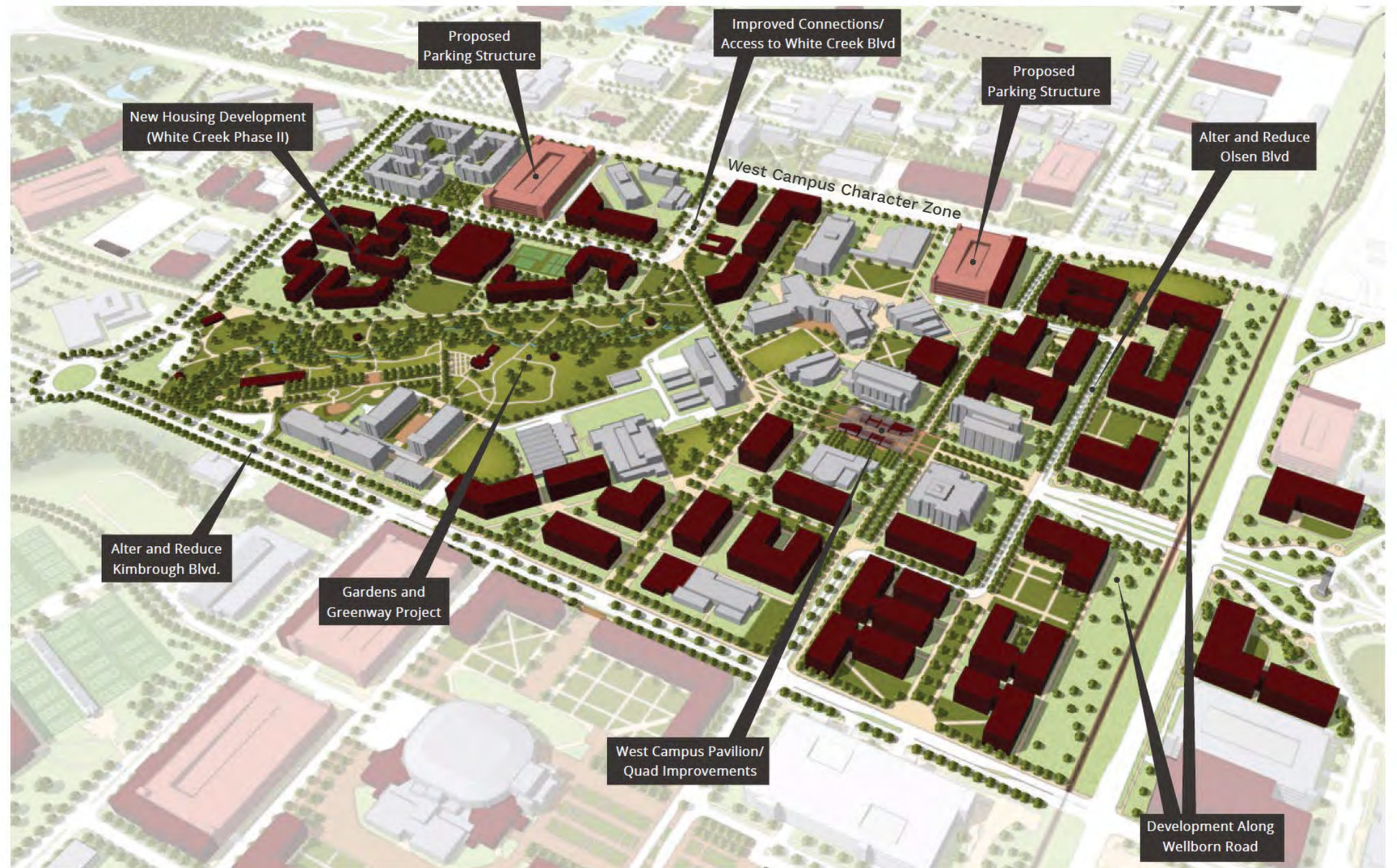
2017 CAMPUS MASTER PLAN

The 2017 plan introduced 13 distinct Character Zones—geographically defined areas that highlight individual plan elements and features which seek to create impactful and cohesive experiences across campus. Each Character Zone is described in the plan with its own set of physical characteristics and a vision for future development, however, the plan also intentionally creates fluidity between zones to ensure a cohesive and dynamic campus experience.

In response to a number of new capital projects and evolving institutional priorities, the West Campus Development Plan revisits and updates the vision for the following 2017 Character Zones: West Campus, Athletics & Recreation, Research Park, Bush Library, University Drive and Agronomy Road, and F&B Road.



2017 Character Zones and 2025 Study Area



2017 Campus Master Plan, West Campus Character Zone

2017 OBJECTIVES & PLANNING PRINCIPLES

The 2017 CMP was built around three key objectives established by university leadership and reinforced through extensive engagement with students, faculty, and staff. These objectives continue to provide a strong foundation for planning and remain central to this West Campus amendment:

- **Enhance the Student Experience** – Create a vibrant, active, and welcoming campus environment where students can live, learn, connect, and thrive.

- **Improve Campus Connectivity** – Strengthen physical and interdisciplinary connections to support academic collaboration and social interaction.

- **Integrate the Built Environment** – Unify the campus with a cohesive landscape and ground plane that reinforces a strong sense of place and campus identity.

To support these goals, the 2017 plan also introduced a set of nine guiding principles that help translate these objectives into actionable strategies.

Developed through collaboration with the campus community, these key objectives and guiding principles continue to shape decision-making and design direction. Through this development plan, they will serve as touchstones for evaluating new opportunities and ensuring that future development remains aligned with the long-term vision of Texas A&M.

1 Use Open Space Network as a Basis for New Development

Campus development and growth will be guided by the creation of new open space and the enhancement of existing open space to support an enriched campus experience.

2 Utilize the Campus as a Living Laboratory

Through the collaboration of students, faculty and staff, the campus offers opportunities to be used as a space, site or subject supporting Texas A&M's academics and research.

3 Approach Resiliency Comprehensively

Accommodate resiliency that supports the many aspects of the campus experience: cultural, wellness, economic and the built environment.

4 Plan the Campus Holistically and Incrementally

Plan comprehensively to create a great campus, seeing the integrated whole versus a series of isolated hubs. Individual systems and programs are incorporated to support the broader context of the entire campus experience.

5 Foster Interaction Through Campus Forums

A great research university requires a dynamic community that provides exposure to a wide range of perspectives, and generates the encounters and interactions. Interaction leads to new insights and discovery.

6 Conserve Heritage Buildings and Spaces

Build upon the strong campus traditions, both the built physical environment and programmatic elements, that celebrate the past while also encouraging creativity and innovation on the campus.

7 Strengthen Campus Cohesion to Create Parity

Character Zones allow distinct aesthetics that have emerged over time in specific zones to continue while identifying the necessary elements that allow the campus to maintain a consistent impression of cohesiveness across its extents.

8 Focus Mobility Planning on the Pedestrian

The safety of campus users is the priority in decision making for mobility planning. The pedestrian priority zone is a planning tool for future development to prioritize the pedestrian connections over the vehicular access.

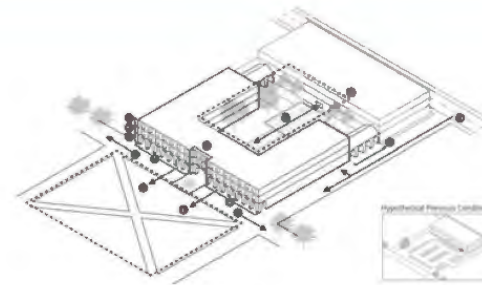
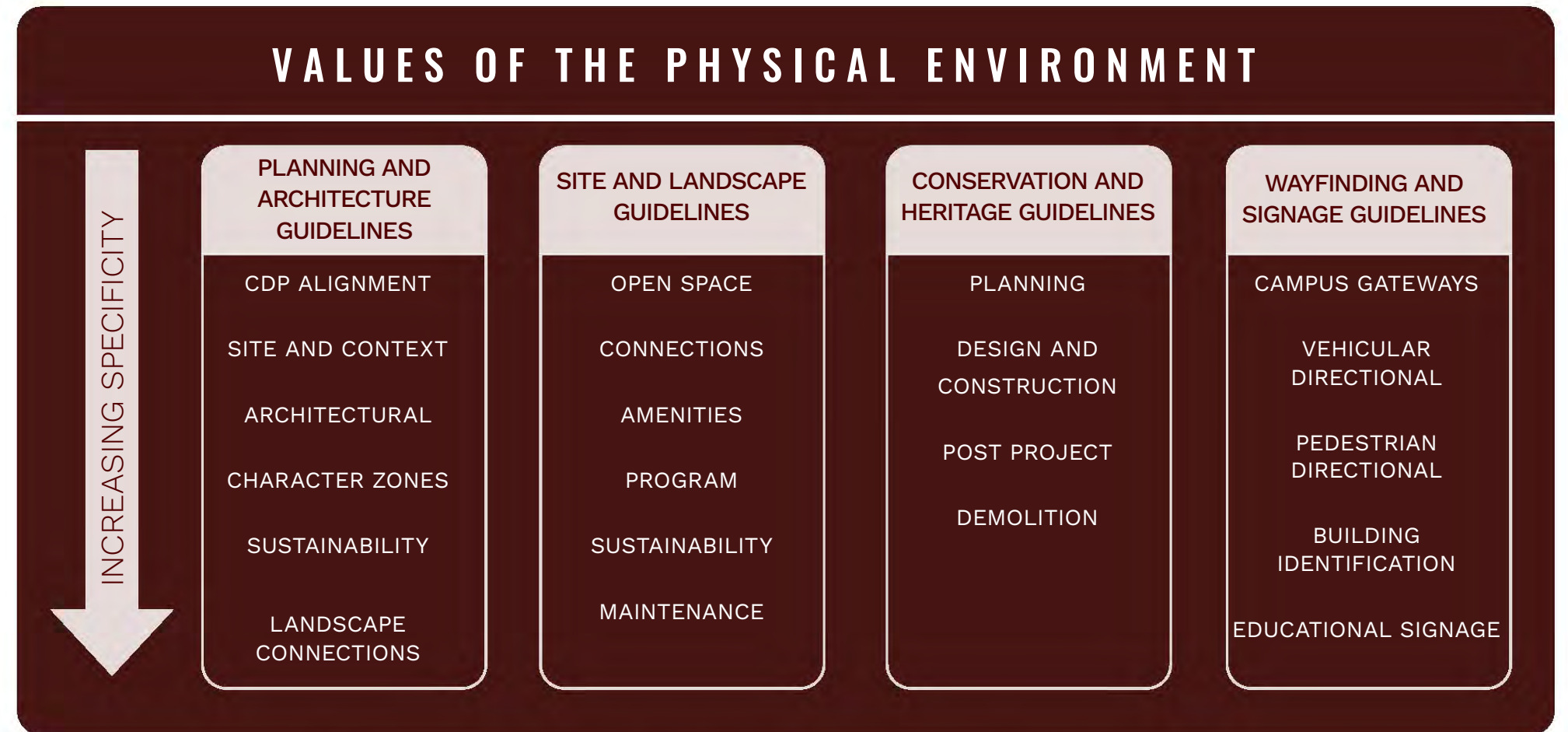
9 Create Opportunities to support the Campus Brand

Envision the campus along its edges and thresholds, as the public and community does, to present a clear, cohesive and welcoming identity in support of fluid engagement.

2017 CAMPUS DESIGN GUIDELINES

The campus guidelines established in the 2017 CMP will continue to guide the design and development of the entire Texas A&M campus, including the areas addressed in this addendum. These guidelines play an important role in ensuring a high-quality campus environment—one that supports a positive user experience while honoring the legacy of existing buildings and open spaces. Covering a range of topics and scales, the guidelines are designed to work together as a cohesive system, helping individual projects contribute to a consistent and unified campus identity.

For full documentation of these guidelines, please refer to Chapters 06, 07, and 08 of the 2017 plan report.



IMPLEMENTATION SINCE 2017

Since the adoption of the 2017 CMP, a number of significant projects have been completed west of Wellborn Road, each contributing in its own way to how the campus is used, experienced, and perceived today. These improvements—ranging from academic and research facilities to dining, recreation, and infrastructure—have shaped activity patterns, enhanced amenities, and introduced new anchors that influence the future direction of development. The following list highlights key projects (organized by 2017 Character Zone) within the study area that are informing the updated vision for West Campus.

West Campus:

- White Creek Community Center
- Plant Pathology and Microbiology Building
- Instructional Laboratory & Innovative Learning Building
- West Campus Dining Facility
- Wayne Roberts '85 Building
- Aplin Center

Athletics & Recreation:

- R.A. “Murray” Fasken '38 Indoor Track & Field facility
- Davis Diamond, softball facility

Research Park (legacy designation):

- Enterprise Electrical Switching Station

Bush Library:

- James A. Baker, III Pavilion

University Drive & Agronomy Road:

- Veterinary Medical Diagnostic Laboratory
- Clinical Veterinary Teaching & Research Complex*

F&B Road:

- Equine Nutrition and Reproduction
- Veterinary Medicine Building Complex
- Veterinary Way



Wayne Roberts '85 Building



Plant Pathology and Microbiology Building



White Creek Community Center



West Campus Dining Facility



02

PLANNING PROCESS

WEST CAMPUS PLAN SCOPE

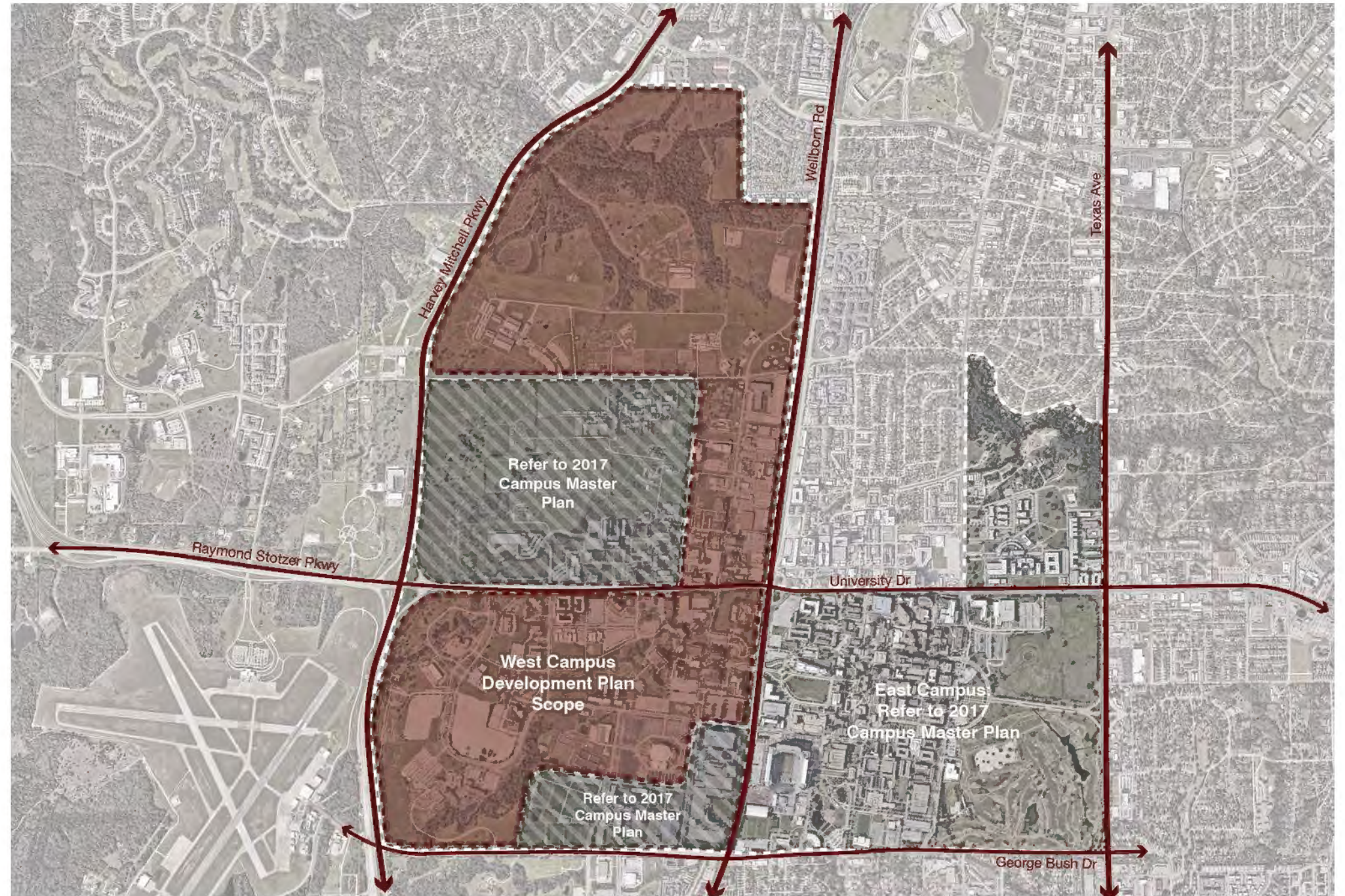
The 2025 West Campus Development Plan builds on the foundation of the 2017 CMP, offering updated guidance for one of Texas A&M's most active and rapidly evolving areas. While the 2017 plan defined West Campus as the area generally bounded by Raymond Stotzer Parkway, Wellborn Road, John Kimbrough Boulevard, and Discovery Drive, this new plan evolved to take a broader and more holistic view—looking at a majority of campus west of Wellborn Road.

This plan addresses the growing number of planned and proposed projects across these areas and responds to the need for coordinated strategies that help individual developments work together. As the process unfolded, the scope expanded to incorporate more conceptual projects and ongoing planning efforts. The plan also reflects a shift in how the area formerly known as 'Research Park' is understood. It is now considered part of the West Campus character zone and will be referred to as the 'Western Edge and Bush' area throughout this document.

Key focus areas for this plan include:

- Enhancing parity of experience between East and West Campuses
- Enhanced development of intended ground plane strategies beyond the level of detail provided in the 2017 Campus Master Plan
- Implementation and sequencing of near- and long-term projects

The result will be a refined and actionable vision for West Campus—one that reflects current priorities, improves coordination between projects, and supports a more connected, cohesive, and complete campus experience.



PLANNING DRIVERS

WEST CAMPUS PROJECTS

One of the key drivers behind this planning effort was the sheer volume of anticipated development. What began with an initial list of 15 known projects quickly expanded to 30 identified projects requiring coordination—each with different timelines, needs and constraints, levels of definition for their program/size, and opportunities for influence. Additionally, stakeholders desired preservation of capacity for future development sites capable of supporting presently unknown programmatic needs. Projects fell into the following categories based on their level of definition and the influence this plan could have on their siting and design:

Existing unit plans or landscape studies

Sites and features largely fixed, but adjusted as needed to align with the broader campus vision.

Projects currently in design

Sites fixed; site elements and surrounding context still influenceable.

Projects with PORs completed during this planning effort

Sites influenceable; design informed by the plan.

Priority projects with PORs launching soon after this plan

Site and design shaped by guidance from this plan.

Near-term projects not yet in POR process

Sites and designs guided by plan recommendations.

Longer-term aspirational projects

No current funding or timeline; sites and designs fully shaped by the plan.

Offering updated guidance for one of Texas A&M's most active and rapidly evolving areas, this plan addresses the growing number of planned and proposed projects through an integrated vision.

1. Aplin Center
2. Bush School Expansion
3. Center for Learning Arts & Innovation (CLAI) – Academic Building
4. Center for Learning Arts & Innovation (CLAI) – Performance Building
5. West Campus Learning Commons
6. Fleet Services
7. General Services Complex II (GSC-II)
8. Interdisciplinary Research Building
9. Interim Surface Parking
10. Library Expansion / Replacement (West Campus)
11. Mays Building #3
12. Medical Sciences Library (MSL) Renovations
13. Memorial Student Center – West Campus Satellite Location
14. Old Main Dr. Improvements
15. Discovery Drive Parking Garage
16. Future Garage
17. Penberthy Rd. Improvements
18. PVFA Production Studio
19. Raymond Stotzer Pkwy. Crossing
20. Resident Life Offices Replacement
21. Satellite Utility Plant (SUP) #1 Expansion
22. Satellite Utility Plant (SUP) #4 - New
23. Student Health Services
24. Student Recreation Center (SRC) – West Campus Satellite Location
25. The Gardens Phase 2
26. White Creek Community Center Expansion
27. White Creek Housing Expansion
28. Vivarium – West Campus
29. Food Pantry
30. AgriLife Plan

PLANNING DRIVERS

CAPACITY REPORT

The 2024 Capacity Study Report is a key driver of the West Campus Development Plan, ensuring that future growth aligns with infrastructure, academic, and student support capacity. In response to significant enrollment increases, the University has initiated a five-year pause on undergraduate enrollment growth, capping new students at 15,000 annually. This strategic pause enables Texas A&M to focus on enhancing the student experience while right-sizing facilities, staffing, and support services.

The study identifies West Campus as a priority area for expansion, recommending additional on-campus housing, expanded dining and recreation, new academic and support spaces, and improved mobility infrastructure. Proposed developments include a new classroom facility, faculty offices, study areas, parking, and recreation amenities, along with enhanced student support services. Transit improvements are also prioritized to reduce cross-campus travel, enhance the pedestrian and micro-mobility experience, and support safe and efficient campus movement.

Overall, the Capacity Study has shaped a balanced, responsive, and student-centered vision for West Campus, providing the foundation for future investment and development aligned with institutional priorities.



2024 Capacity Study Report

Finalized Jan. 2025

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 Associate Vice President of Facilities and Energy Services,
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 Associate Vice President for Finance, Budget and Planning

Enrollment Growth Planning

FOR THE RIGHT SIZE

Fall 2023 Enrollment: 71,127 (57,047 undergraduates and 14,080 graduate/professional)
 Approximately 17,500 more students than Fall 2013
 33% increase in undergraduate students since Fall 2013
 25% increase in graduate and professional students since Fall 2013
 Undergraduate students consistently make up 80% of the student population

Year	Undergraduate Headcount	Graduate Headcount
Fall 13	42,037	10,000
Fall 23	57,047	14,080

Source: Academic and Business Performance Analytics (ABPA) Enrollment Profile, Texas A&M Reporting System, College Station Campus (excludes Texas A&M-Galveston, Texas A&M Health Science Center, and Texas A&M at Qatar)

The unprecedented surge in enrollment numbers over the last several years across the university and the achievement of the 25 x 25 plan in the College of Engineering (which was completed in Fall 2023) has posed an enormous challenge to the university's overall

2024 Capacity Study Report 16

PLANNING DRIVERS

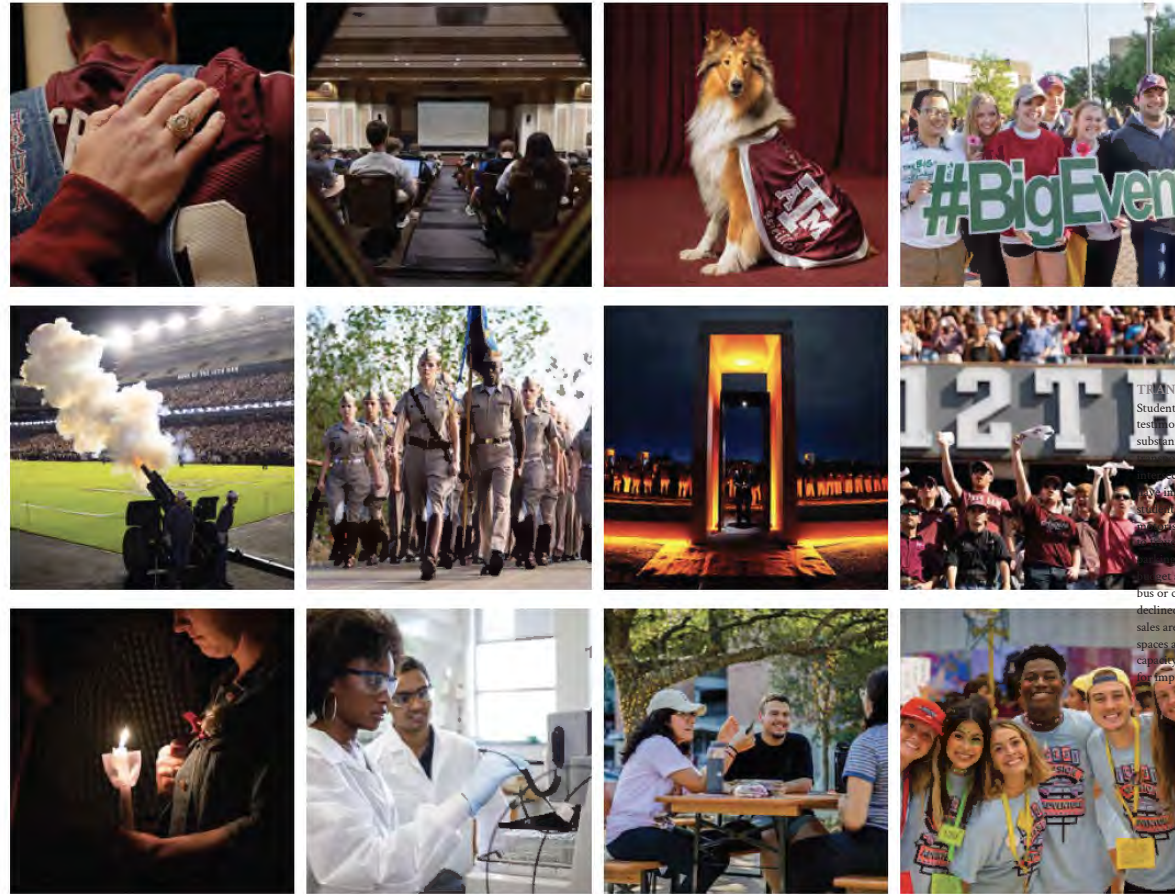
STUDENT EXPERIENCE STUDY

The 2024 Student Experience Report identifies strategic priorities to enhance the on-campus experience for undergraduate students, many of whom already describe Texas A&M as offering one of the best student experiences in the nation—rooted in its strong traditions and culture. Building on this strength, the report incorporates student feedback to highlight critical areas for investment that directly impact daily campus life.

Key recommendations relevant to campus planning include expanding student infrastructure to support future growth and evolving expectations. This includes the addition of on-campus housing, improved dining options across campus, enhanced transit and parking systems, and increased access to student study and gathering spaces. Students voiced concern about the difficulty and safety of traveling across campus due to limited parking and pedestrian challenges.

The report also calls for targeted investments in student-facing services such as career services, counseling, health services, and disability resources—areas where students report limited access and long wait times.

These insights have directly informed the West Campus Development Plan, ensuring that a positive student experience is prioritized as the university continues to grow.



TRANSPORTATION

Student feedback from the pop-up survey and listening session testimonies suggest that current campus mobility issues have substantially impacted the student experience. While recent transportation improvements, such as cross guards at congested intersections and colored space occupancy lights in new garages, have improved students' experience moving across campus, the current site that traveling across campus for pedestrians and cyclists alike is dangerous. Additionally, it is difficult for students to travel smoothly across campus due to the lack of available transit and inconsistent bus arrival times. Many students must travel anywhere from 30 minutes to an hour for travel time via bus or car. The percentage of students with parking permits has declined over the years and is currently at 73%. However, permit sales are at an all-time high. While many lots have waiting lists, spaces are still available in some lots, though we are reaching capacity. An efficient, accessible and safe travel experience is vital for improving the student experience.

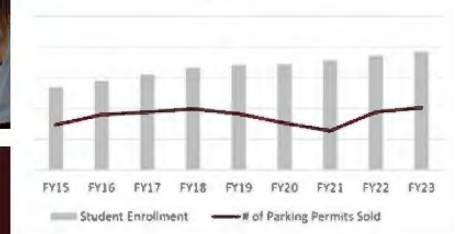


Listening Session Reflection

"[Having the number one] student experience means not having to think about services a lot. Dining is available when I need it. I can access transportation when I need it. I can access advising for help with class without a lot of effort. In general, [it] should not take a lot of effort [to access] things outside of the classroom."

-Current Student

Student Enrollment Growth vs Parking Permits Sold



2024 Student Experience Study 13

2024 Student Experience Study Report

Finalized Jan. 2025



WEST CAMPUS PLAN STRATEGIES

The West Campus Plan aims to efficiently and strategically utilize available land to enhance the student experience by prioritizing high-quality open spaces and strong campus connections. The plan emphasizes increased land utilization through higher-density development, the integration of multiple functions, and the creation of a more vibrant, connected, and student-focused environment.

1

Maximize space utilization

across campus to support growth and efficiency

2

Redevelop underutilized and low-density sites

to support more strategic, high-impact uses, encouraging buildings in the 4–8 story range.

3

Integrate functions

and encourage interdisciplinary use of space and facilities

4

Invest in utility modifications

to unlock new site opportunities

PLANNING PROCESS & SCHEDULE

The West Campus Plan was developed through a five-month process structured in three main phases, with regular engagement from both the Stakeholder Group and the Steering Committee. These groups met consistently to review progress and provide ongoing feedback that shaped the direction of the plan.

Phase 1: Discovery

Focused on gathering extensive input from stakeholders and committee members to assess existing campus conditions, ongoing projects, and the needs of campus users.

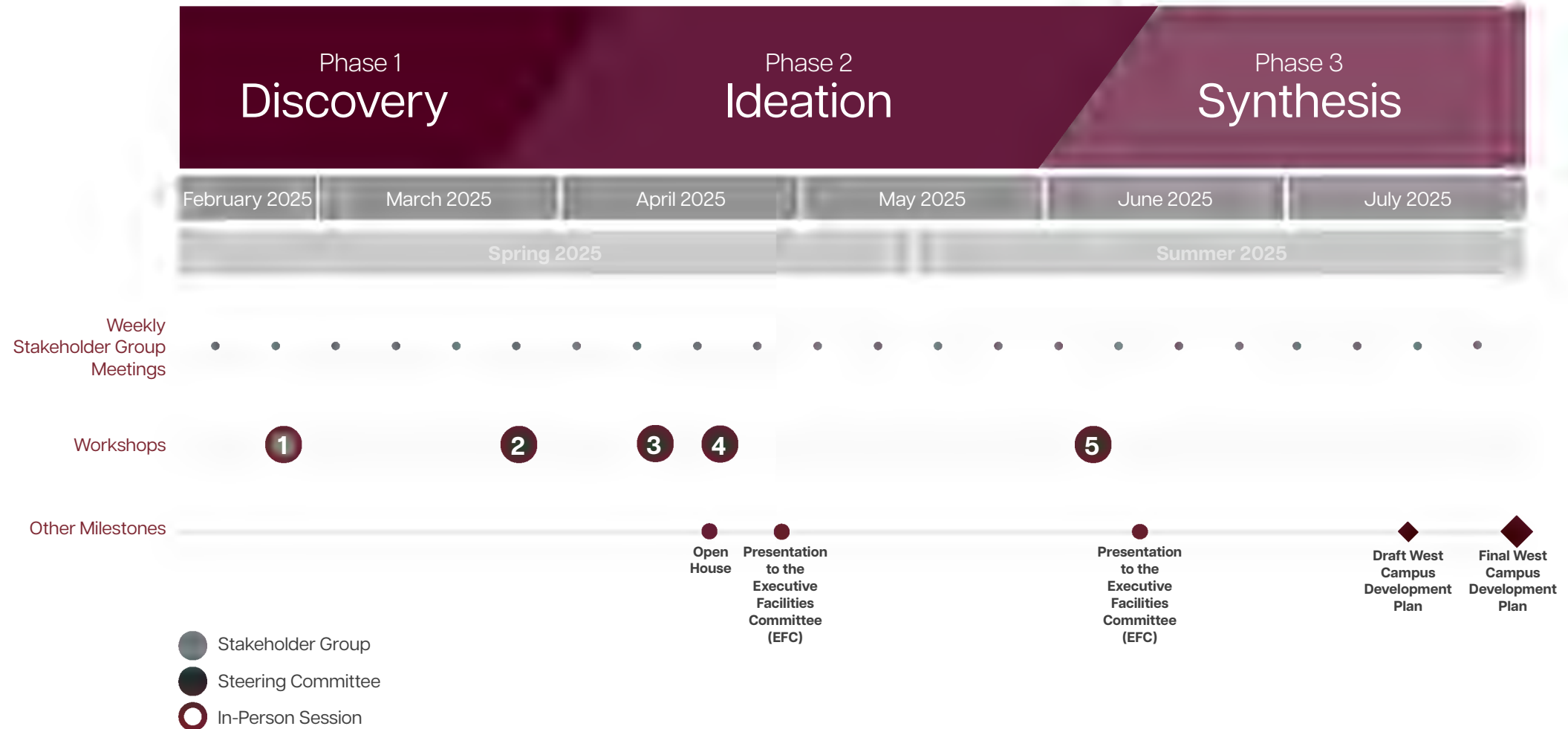
Phase 2: Ideation

Developed through Workshops 2 to 4, this phase involved refining planning scenarios based on feedback from the Discovery phase and continuous participant insights.

Phase 3: Synthesis

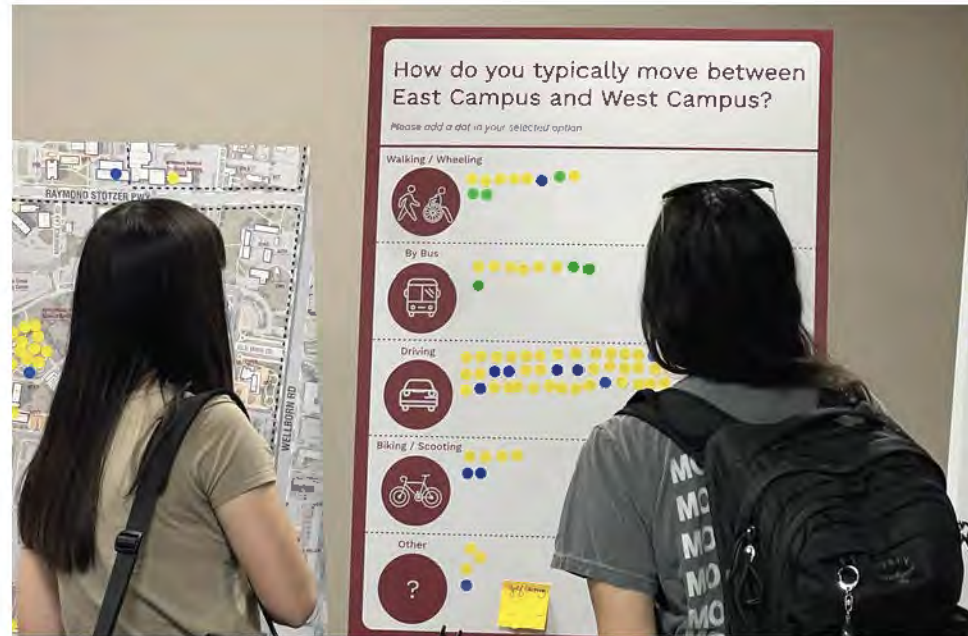
Centered on communicating the final preferred scenarios and integrating final feedback into the West Campus Report.

This collaborative and iterative approach ensured the plan aligns with Texas A&M's strategic goals while responding to West Campus needs through a thoughtful and responsive planning framework.



ENGAGEMENT OVERVIEW

A West Campus Open House was held to gather feedback and ideas from students, staff, and faculty about the plan. In addition, the planning team engaged the Steering Committee through five workshops, where input was collected through dynamic exercises such as mapping, idea cards, and scenario ranking. Feedback from both the Open House and workshops was carefully reviewed, shared with the committee at each session, and thoughtfully integrated into the plan.



West Campus Open House



Workshop 1



Workshop 2



Workshop 4

OPEN HOUSE

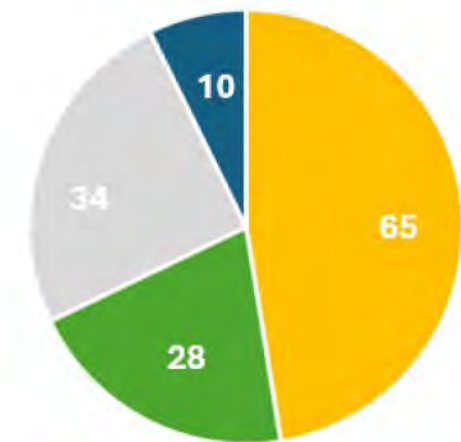


In April 2025, students, faculty, and staff attended the West Campus Open House hosted at the Memorial Student Center to gather feedback on the West Campus Plan Update. Using a range of interactive tools—including idea boards, ranking boards, voting ballots, and open question boards—attendees shared insights from their day-to-day experiences on West Campus, along with ideas for its future.


This feedback was carefully reviewed and organized into key themes, which were shared with the Steering Committee and thoughtfully integrated into the planning process. Please refer to the appendix for a summary of the open house results.

137 ATTENDEES

(SIGNED-IN)



■ Staff ■ Student ■ N/A ■ Faculty



03

EXISTING CONDITIONS & CONSIDERATIONS

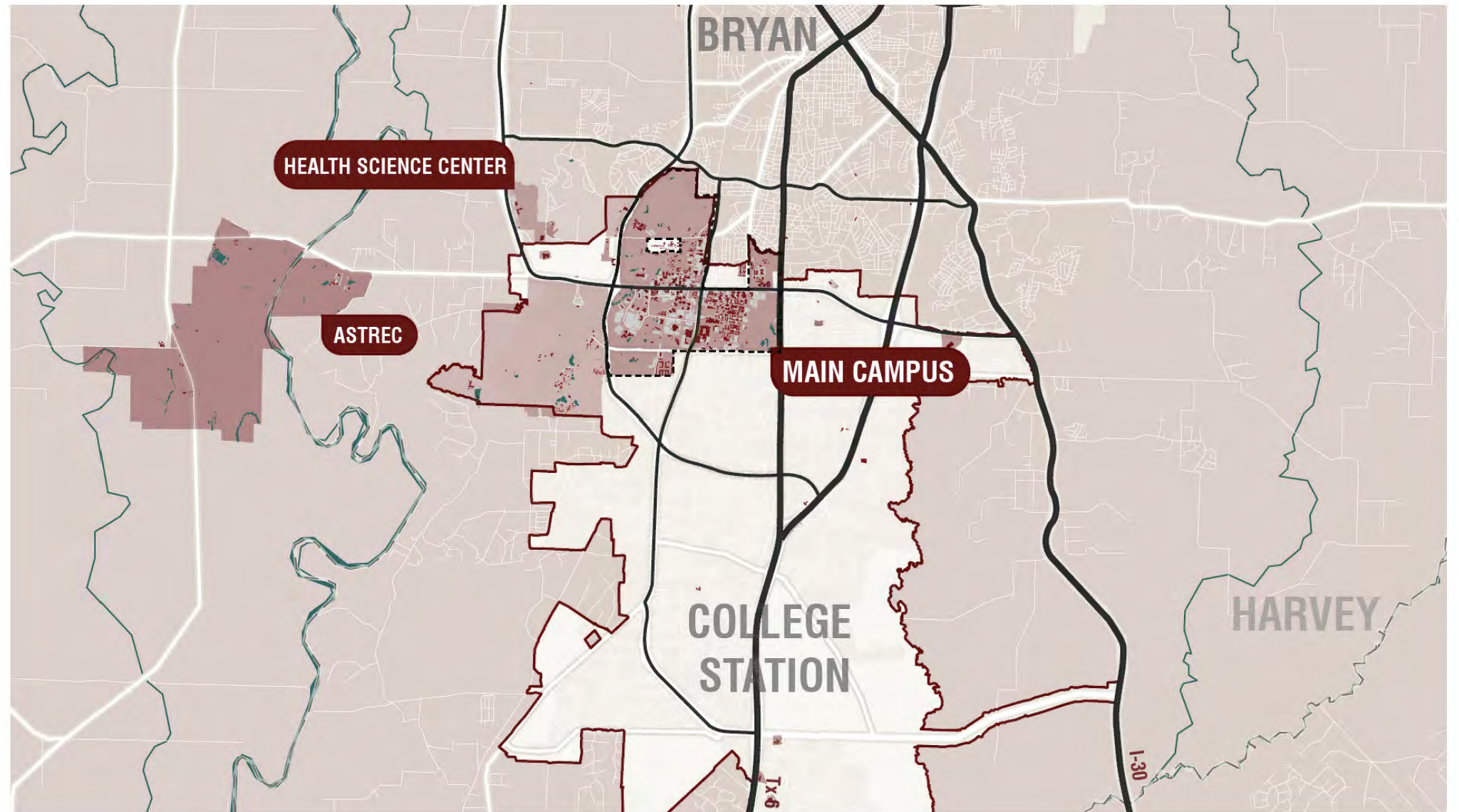
EXISTING CONDITIONS

CONTEXT

Founded in 1876, Texas A&M University is the flagship of the Texas A&M University System and one of the nation’s oldest public institutions. It is among a select group of universities to hold the rare triple designation as a land-, sea-, and space-grant institution.

The main campus in College Station spans approximately 5,500 acres and serves as the core of the broader university ecosystem. In Fall 2024, total enrollment across all A&M campuses—including the College Station campus, branch campuses in Galveston and Qatar, and the Health Science Center—reached 79,114 students, with 72,560 enrolled at College Station alone. The campus encompasses a broad built environment of more than 640 academic, residential, research, and support facilities totaling over 30 million gross square feet, supporting 16 colleges and multiple research institutes in the Bryan–College Station region.

Texas A&M and its neighboring cities of Bryan and College Station are located in the Brazos Valley, a metropolitan area of about 285,000 residents. The region sits at the geographic center of the fast-growing “Texas Triangle”—Dallas–Fort Worth, Houston, Austin, and San Antonio—which collectively accounts for nearly 70% of the state’s population.



EXISTING CONDITIONS

WEST CAMPUS ZONES

As outlined in Chapter 01, the West Campus Development Plan updates and refines several Character Zones first defined in the 2017 Campus Master Plan. The zones and sub-zones shown on this page serve as a key reference for the geographies used throughout this document.

West Campus

West Campus Core: Reflects the 2017 West Campus Character Zone, excluding the portion east of Wellborn Road, which is not part of this study.

Western Edge & Bush

Formerly the Research Park and Bush Library Character Zones, these have been combined into the West Campus Character Zone in response to stakeholder input and evolving programmatic thinking for these areas of campus. This unified zone supports better integration—physically, visually, and programmatically—as this quadrant of campus continues to develop.

University Drive & Agronomy Road

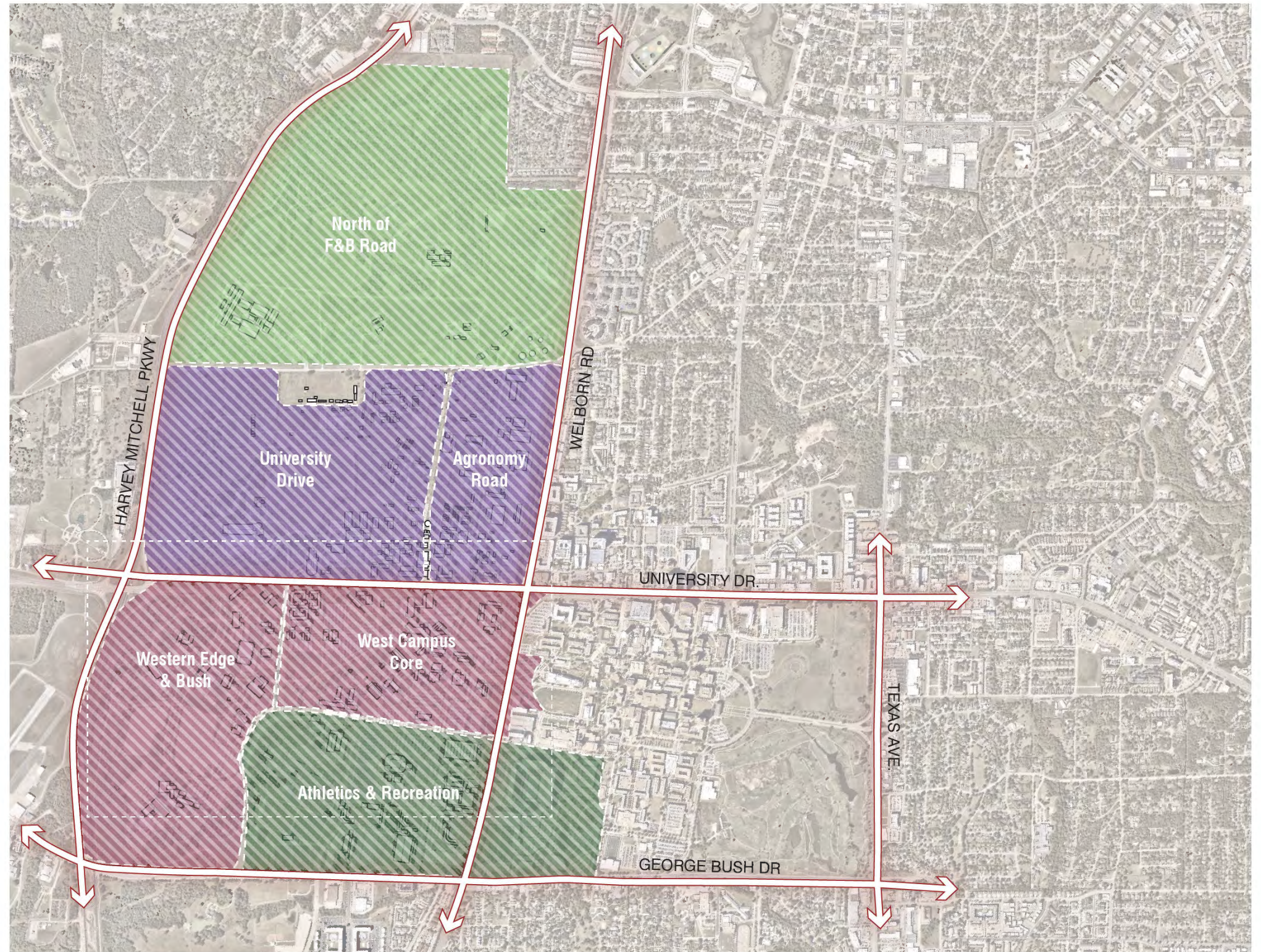
While the Character Zone boundary remains consistent with 2017, this plan narrows its focus to Agronomy Road for more detailed analysis and planning.

North of F&B Road

The boundary remains unchanged from the 2017 plan and is fully included in this study.

Athletics & Recreation

Although the Athletics & Recreation Character Zone is not comprehensively re-evaluated in this plan, connections to and development around Reed Arena are explored. The zone boundary remains as previously defined.







EXISTING CONDITIONS

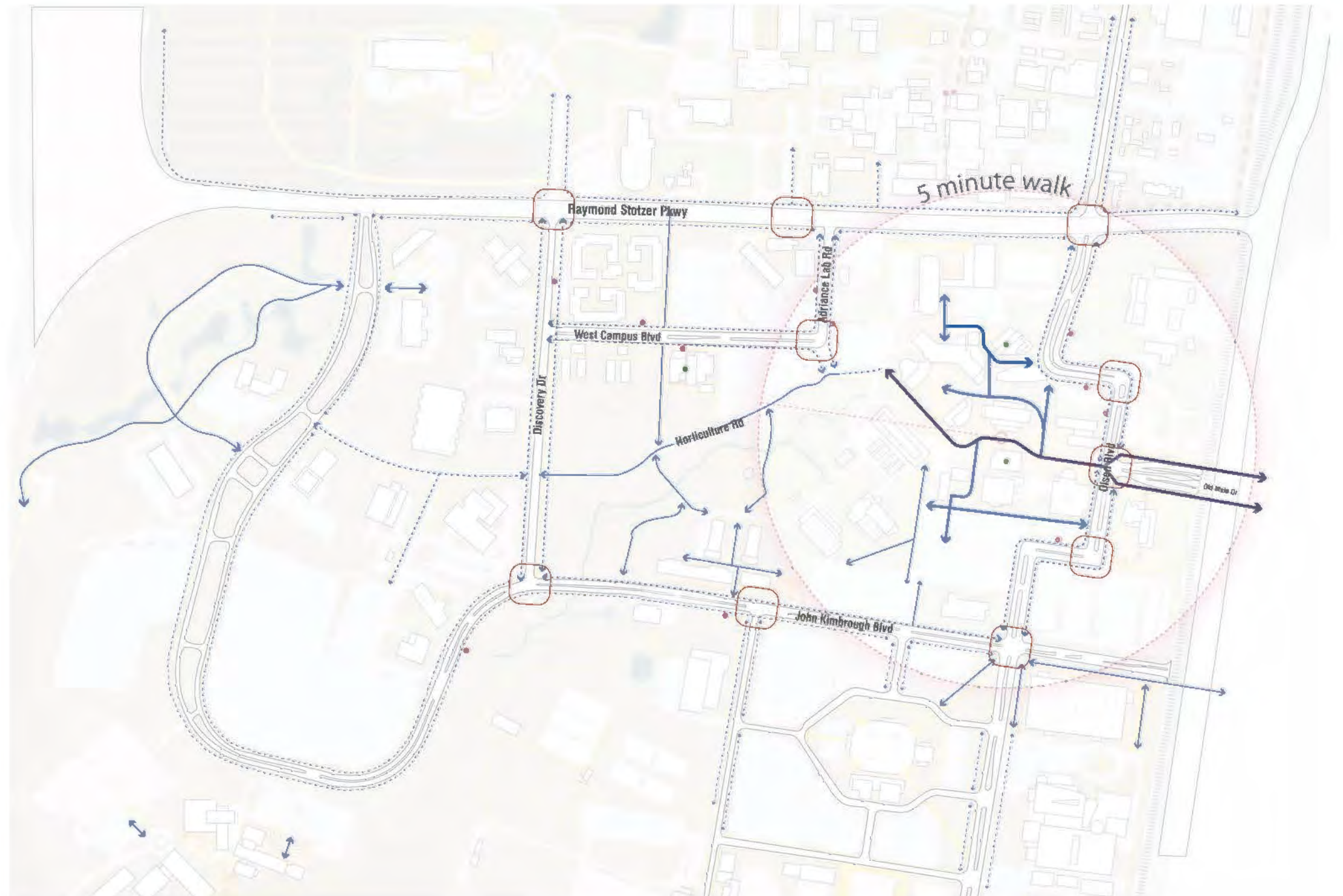
PEDESTRIAN EXPERIENCE

Access to West Campus today occurs primarily in two ways: via parking in the West Campus Garage or surface lots west of Wellborn Road, with pedestrians navigating along sidewalks that bound roadways; or from East Campus through either the Old Main Drive Grade Separation—which links directly to the West Quad after crossing Olsen Boulevard—or the Kyle Field Grade Separation, which connects to a patchwork of sidewalks.

Overall, pedestrian circulation is limited and often unprotected. Safe, separated walkways are minimal due to the volume of roadways, service drives, and parking lots. Many “desire line” paths lack marked crossings or signal control where they intersect with roads. As a result, pedestrians frequently cross in unprotected areas, creating regular safety concerns. In some cases, natural travel paths lack sidewalks entirely, forcing people to walk along streets, grassy edges, or through service zones. Where walkways do exist, many are undersized and do not reflect current design standards or population needs. Compared to East Campus, West Campus offers fewer shaded routes and fewer inviting pedestrian environments, diminishing comfort and usability.

To support a more connected, safe, and enjoyable pedestrian experience, future development must prioritize walkability. Key improvements should include expanding the pedestrian network through people-mover corridors, upsizing walkways, establishing safe crossings, and adding shade and landscape features that create a comfortable walking environment in West Campus.

-  Marked Pedestrian Crossings
-  Secondary Pedestrian Network, Bound by Roads
-  Secondary Pedestrian Network
-  Primary Pedestrian Network

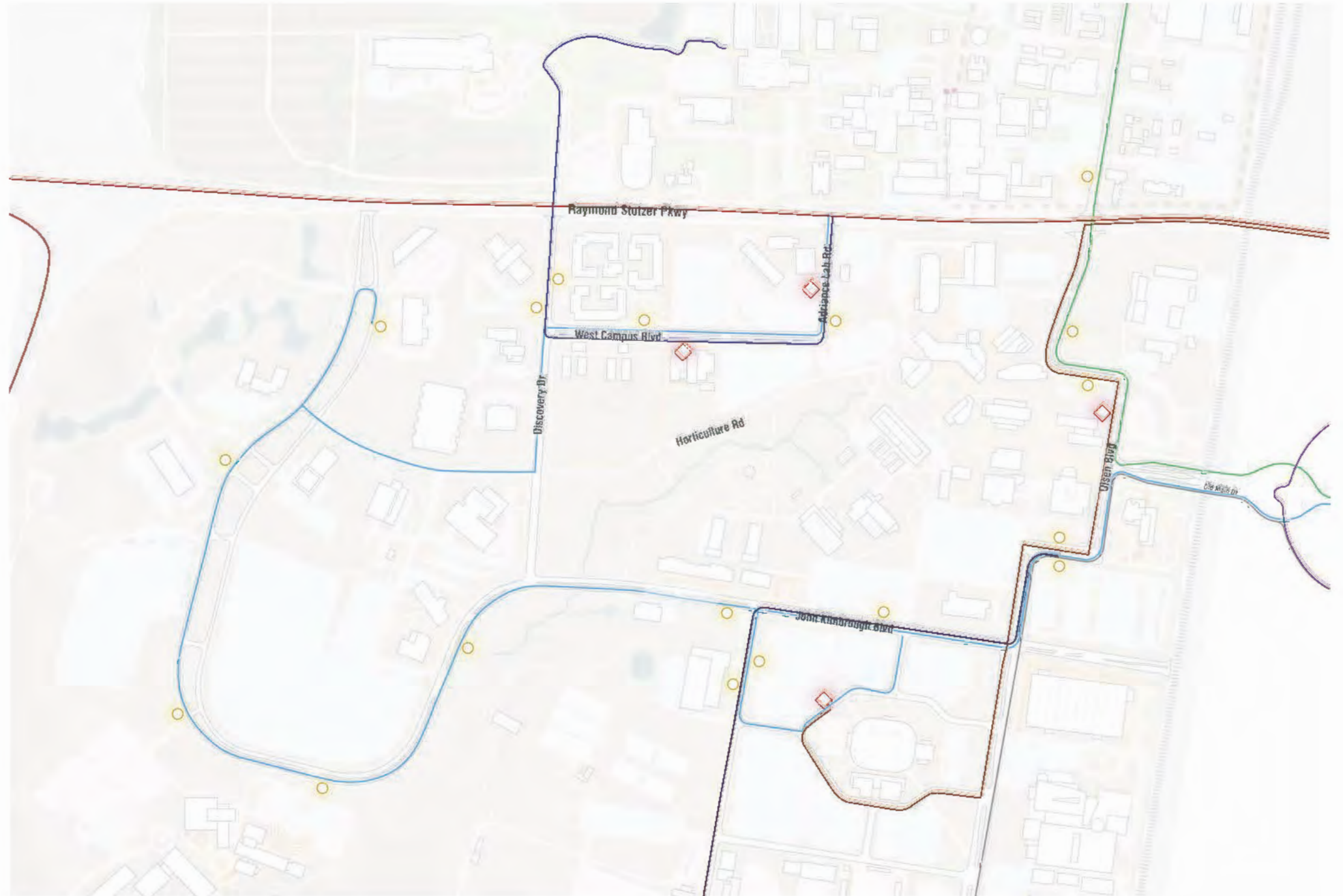


EXISTING CONDITIONS

TRANSIT

West Campus and Agronomy Road are currently served by multiple bus routes. Most stops are waypoint stops (served upon request), while several key locations feature time point stops (scheduled service). Time point stops are located along West Campus Boulevard supporting White Creek, at the Olsen Transit Center north of HEEP, at Reed Arena supporting commuter parking, and at the General Services Building along Agronomy Road.

Looking more broadly at the campus transit network, connectivity for West Campus is expected to improve with upcoming changes around the Trigon area. As bus service is reworked in this part of campus, the expansion of the Old Main Transit Hub and adjacent multi-use path (just east of West Campus) will bring increased service closer to the district. While technically outside the boundary of West Campus, these improvements are anticipated to positively impact overall transit accessibility for the area.



- ◆ Time Point Stop (Scheduled)
- Waypoint Stop (Requested)

EXISTING CONDITIONS

OPEN SPACES

Compared to the Historic Core and other parts of East Campus, West Campus remains underserved by intentional open space. While it benefits from two large signature landscapes—the Duck Ponds and White Creek / the Gardens—much of the area between buildings lacks thoughtful open space design or meaningful public realm. Surface parking, service drives, roadways, unshaded lawns, and stark plazas dominate, each offering limited comfort or amenity.

The 2017 CMP called for a significant expansion of the Open Space Network in West Campus, encouraging a mix of space types at various scales, with amenities such as shade, seating, planting, furniture, and other elements that support community and activity. Two recent projects—ILSQ and the Wayne Roberts '85 Building—have successfully embodied this vision. Each transformed its surrounding landscape, offering shaded, usable, and inviting outdoor spaces that elevate the campus' open space experience. Stakeholders have cited these as model examples for future projects to emulate, underscoring the value of open space investment as West Campus continues to grow.

- Natural Open Space
- Conditioned Open Space
- Large Plaza
- Small Plaza



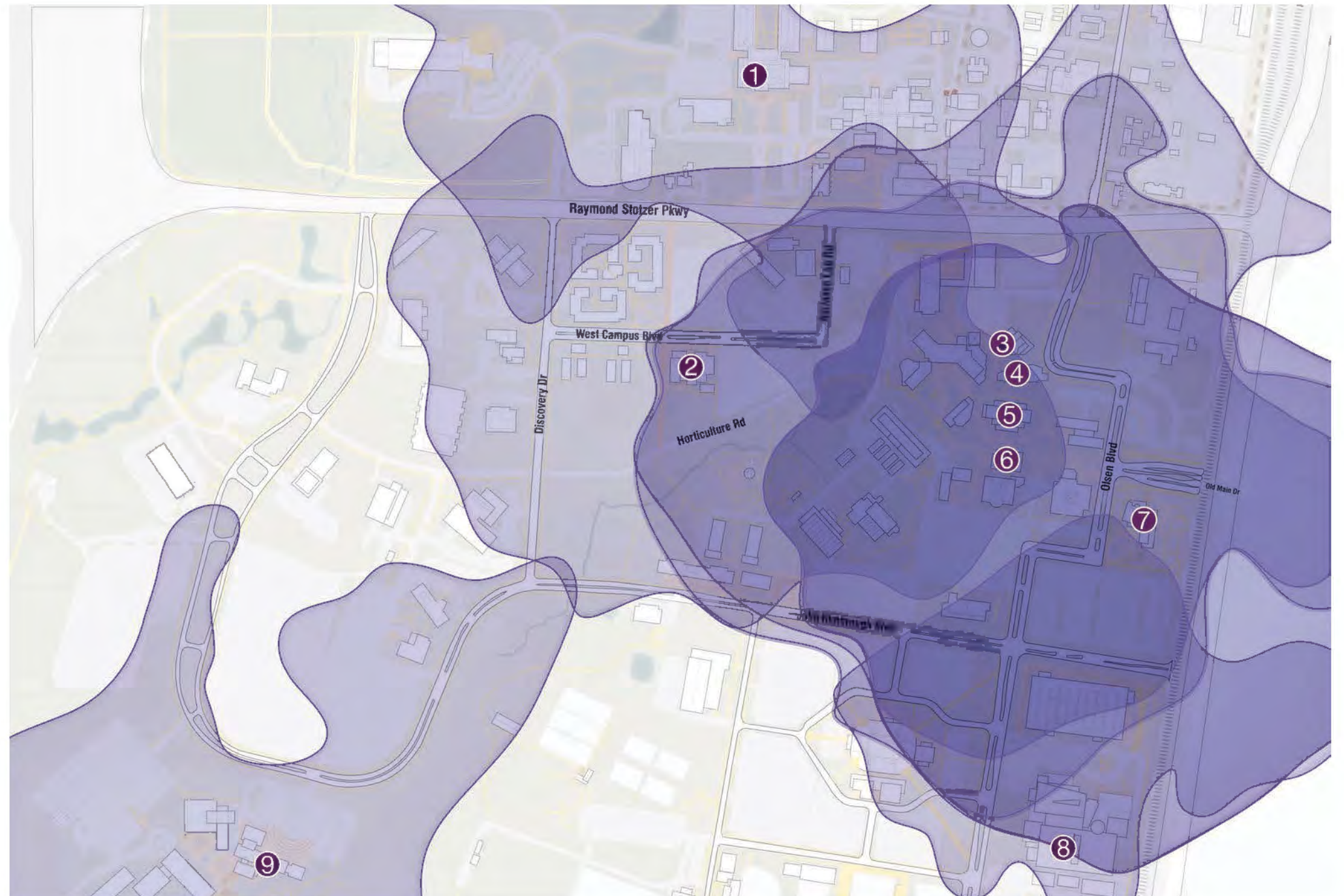
EXISTING CONDITIONS

DINING LOCATIONS

The West Campus currently offers nine dining locations, anchored by the West Campus Dining Facility (WCDF), which provides students with a variety of meal choices. Dining options range from full dining halls and food courts to campus markets and quick-service stops offering coffee and grab-and-go snacks.

In addition, some East Campus facilities—such as the Memorial Student Center (MSC)—are within a 10–12 minute walk from the West Campus Quad, extending the range of available options. Overall, West Campus is well served by dining within a 10-minute walkshed, as shown in the diagram to the right. However, gaps remain in certain areas, creating opportunities for future dining as West Campus continues to grow.














1. Vet Med Café
2. Creekside Market
3. Market Express – Business Library (BLCC)
4. Reynolds and Reynolds Café
5. Ag Café
6. West Campus Dining Facility (WCDF)
7. ILSQ Food Truck
8. Shake Smart – Rec Center
9. The 41st Club – Bush Library

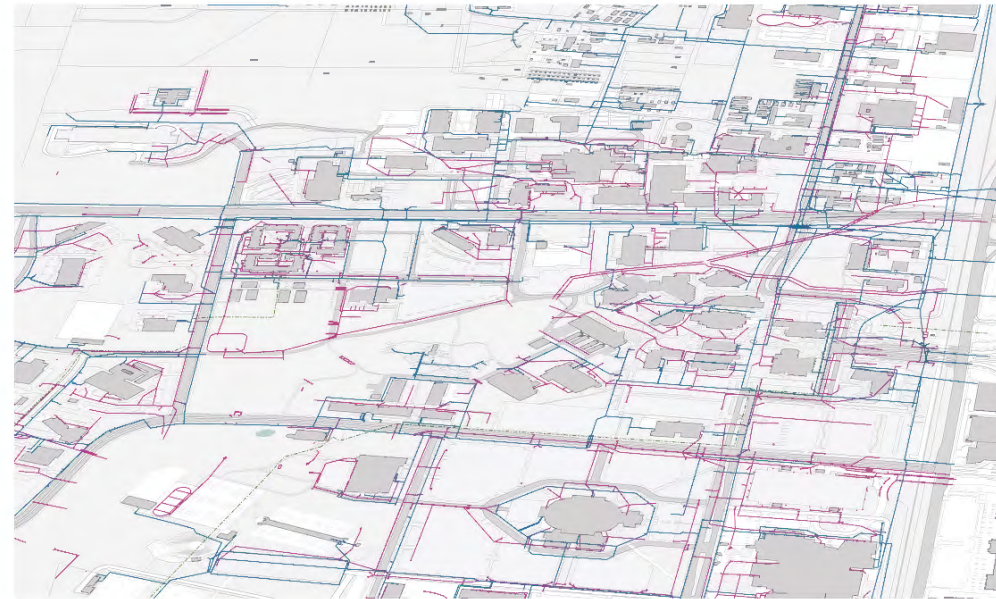


EXISTING CONDITIONS

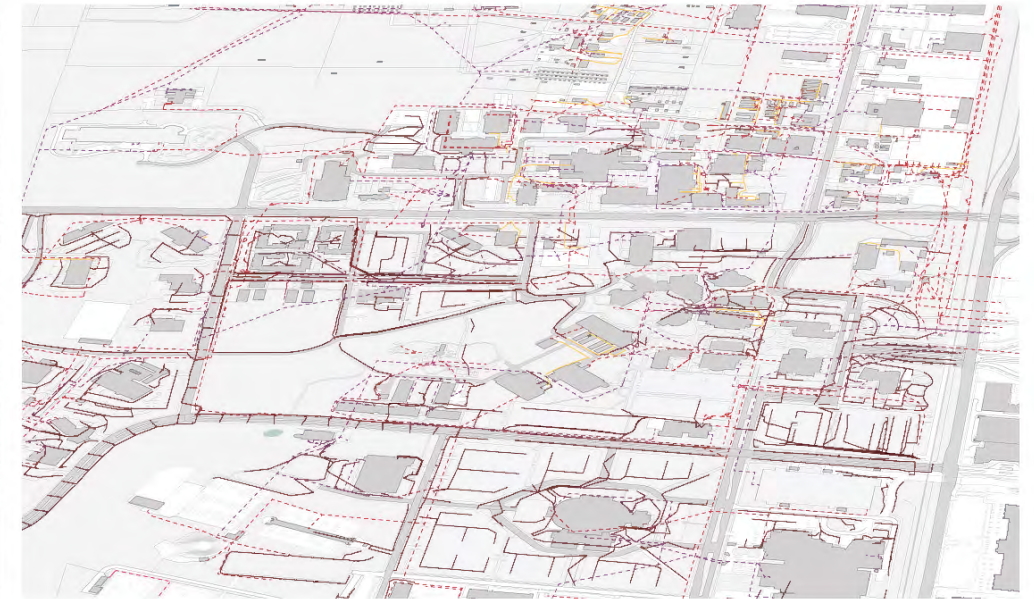
UTILITIES

Texas A&M - in conjunction with local providers - operates a sophisticated utility network that provides electricity, heating, cooling, hot water, and process steam across campus. The areas west of Wellborn Road are primarily supported by Satellite Utility Plant #1 (SUP #1), located at the corner of Kimbrough and Olsen, and Satellite Utility Plant #2 (SUP #2), located on the west side of Agronomy Road behind the Laboratory Animal Care Building.

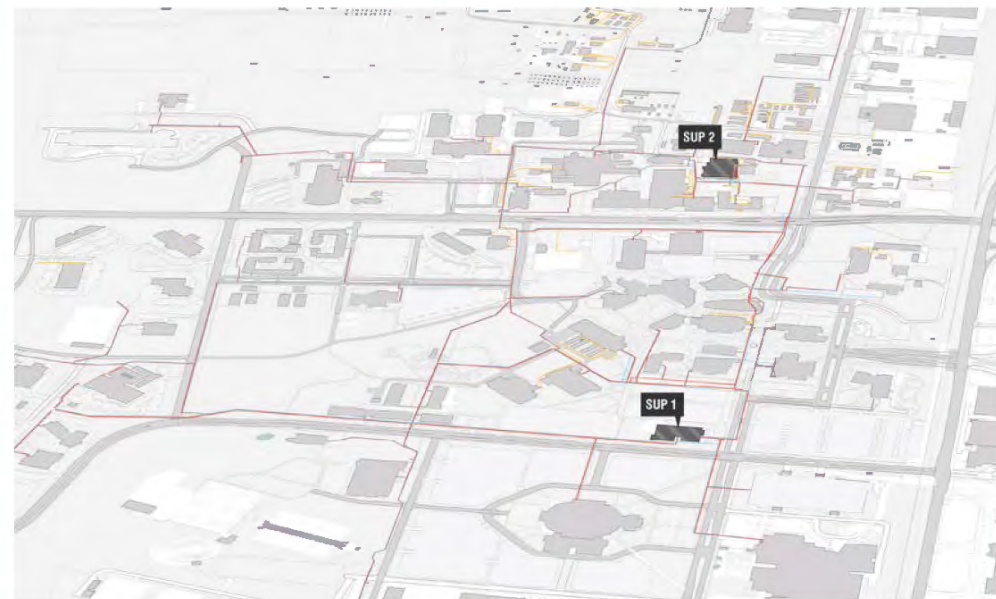
-  Stormwater
-  Domestic Water
-  Sanitary
-  Existing Electrical
-  Lighting Circuit
-  Natural Gas
-  UTPL
-  Hot Water
-  Chilled Water
-  All UES
-  Rockwell Plant Control Fiber
-  Emerson Plant Control Fiber
-  Schweizer SCADA



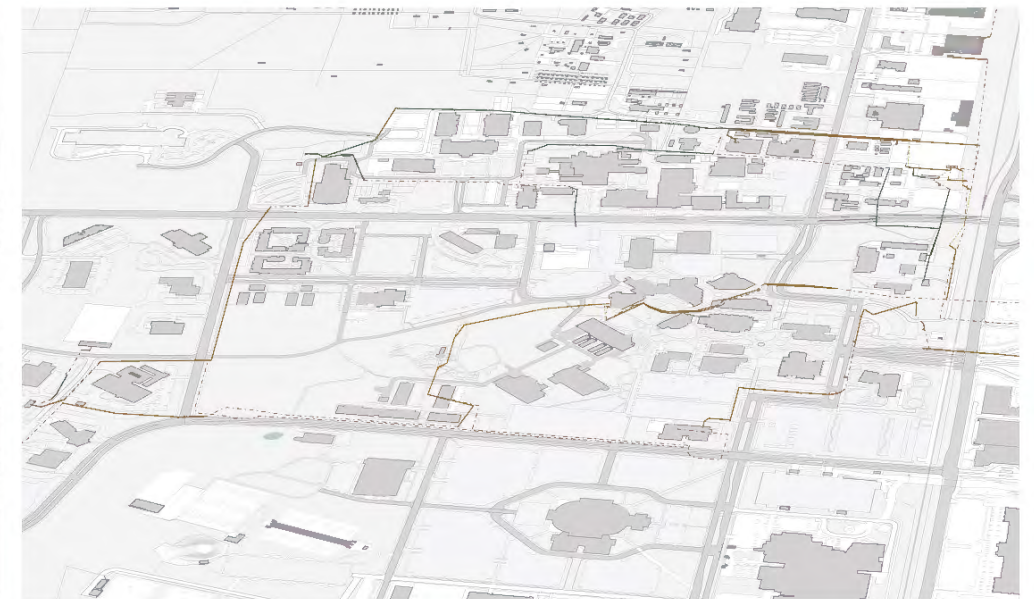
Waste, Wastewater, and Stormwater



Electrical, UTPL, and Gas



Hot Water, Chilled Water, and Natural Gas



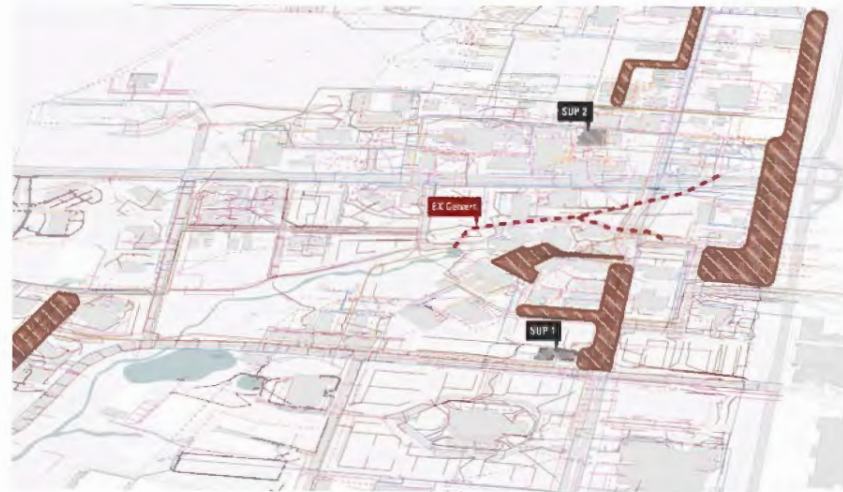
Fiber

EXISTING CONDITIONS

UTILITIES

While the overall system is efficient and robust, portions of West Campus suffer from legacy infrastructure challenges. Much of the utility network was laid during early phases of West Campus development—an era when infrastructure was often routed in the most direct path to meet immediate needs. The result is a disorganized web of utilities with limited coordination between systems. In many cases, utility lines cross through developable parcels, creating costly and complex barriers to future construction.

Today, Texas A&M’s Utility and Energy Services (UES) takes a far more strategic and coordinated approach. New utilities are designed within intentional utility corridors, improving maintainability and preserving development flexibility. This best practice—reinforced in the 2017 Campus Master Plan—remains a critical principle as West Campus continues to evolve.



No-Build Overlay (Critical Utility Zones)



West Campus Utility Network

EXISTING CONDITIONS

PARKING COUNTS: WEST OF WELLBORN

The table illustrates the existing parking space counts for each lot within the West Campus Development Plan’s area of analysis. The data includes all types of parking spaces within the associated lot. The total—approximately 14,000 existing spaces—provides a useful benchmark for sizing future parking facilities as existing surface lots are removed.

* Note: Fan Field, a large unpaved gravel lot, does not have an official space count. However, because it serves critical parking needs for both weekday use and Game Day operations, it will need to be replaced with a facility of comparable capacity when this portion of West Campus is redeveloped.

** Note: Although West Campus Garage and Lot 104 fall outside the plan’s defined area of analysis, they are included in total parking counts due to their strong functional connection to this part of campus

LOT NAME	EXISTING COUNT
Aggie RV	205
Engineering Research Building	127
Fan Field	0*
OTC	47
3	8
18	171
36a	160
36b	63
36c	78
36d	28
36e	57
36t	82
37	99
38	100
41	260
43	345
49	110
64	90
66	57
67	265
68	65
70	53
72a	174
72b	194
73	169
74	771
76	91

LOT NAME	EXISTING COUNT
77	210
78	34
79	25
80	49
81	22
82	58
83	54
84	100
85	263
86	48
87	69
88	803
91	25
92	10
93	22
94	14
95a	92
95b	17
96	48
97	492
98	248
100a	328
100b	304
100c	629
100d	381
100e	653
100f	295
100g	332

LOT NAME	EXISTING COUNT
100t	873
102	118
107	102
108	282
109	188
110	201
111	294
112	49
113	462
114	254
117	12
118	275
119	36
122a	433
122b	447
122c	19
122d	20
124	45
125	37
126	414
127	10
128	13
129	55
130	11
West Campus Garage**	3,690
104**	207
TOTAL	18,041

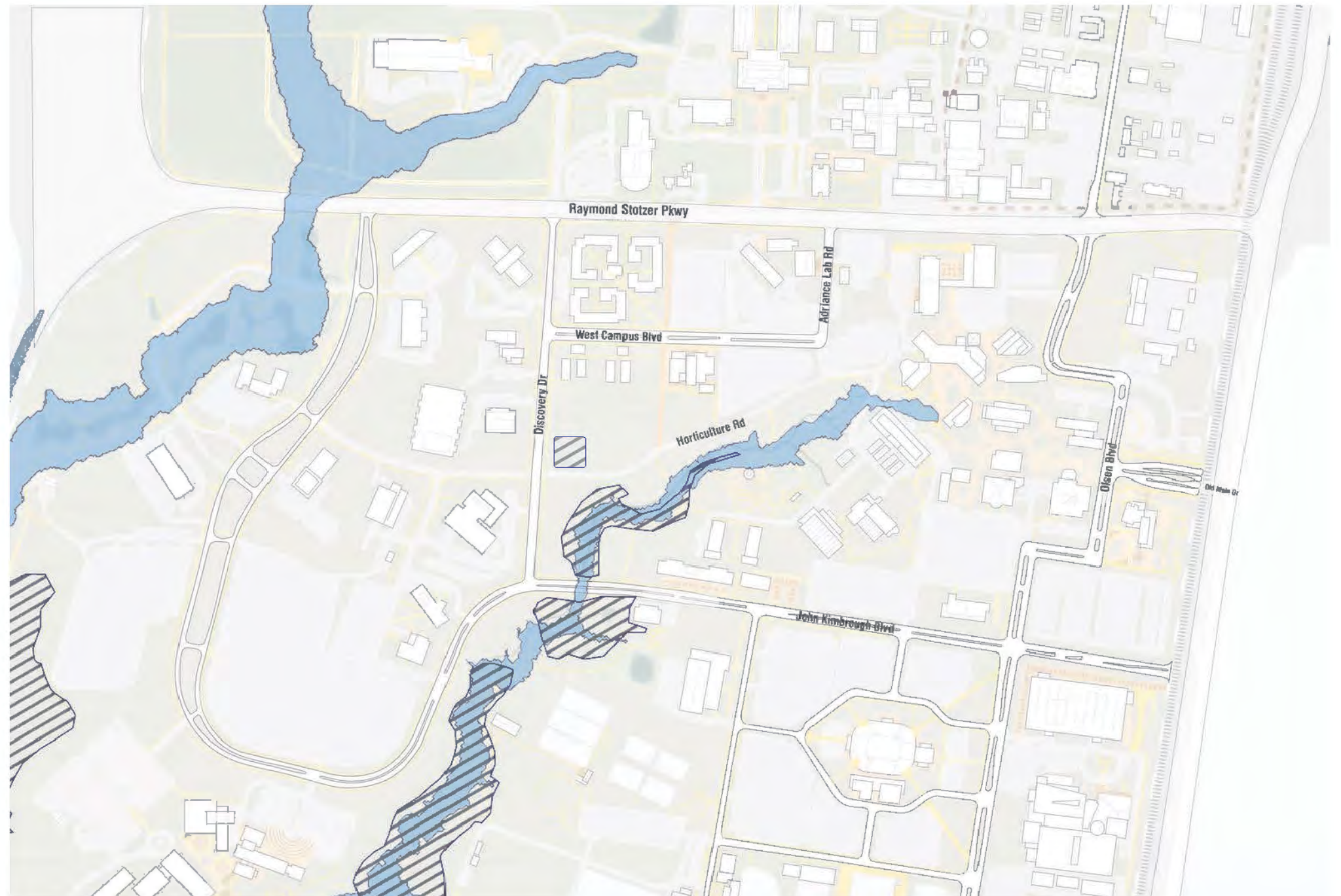
EXISTING CONDITIONS

FLOOD ZONES AND DETENTION

West Campus contains two 100-year floodplains: one surrounding the Duck Ponds and adjacent stream corridors in the Western Edge, and another along White Creek, which flows through the Gardens, Athletics and Recreation areas, and past the Bush School and Library. There are also multiple basins that function as detention ponds, both independent and connected to the creeks.

Historically, Texas A&M has taken care to preserve these natural corridors, maintaining them as open space and preventing encroachment. That approach should continue. All future development within West Campus must evaluate proximity to these floodplains to ensure buildings are located outside the designated boundaries. Projects should also coordinate closely with campus engineers to avoid negatively impacting stormwater systems or downstream flow. This required coordination also extends to impacts on the existing detention ponds. Projects that eliminate detention may need to account for replacement or enlargement elsewhere to offset. As development continues, these waterways remain important ecological and experiential assets—and must be respected as both.

Texas A&M has interlocal agreements with the City of College Station regarding stormwater management.



- Flood Zone
- ▨ Detention Ponds

03.1

CONNECTED PLANS

OTHER PLANS

AGRILIFE PLAN

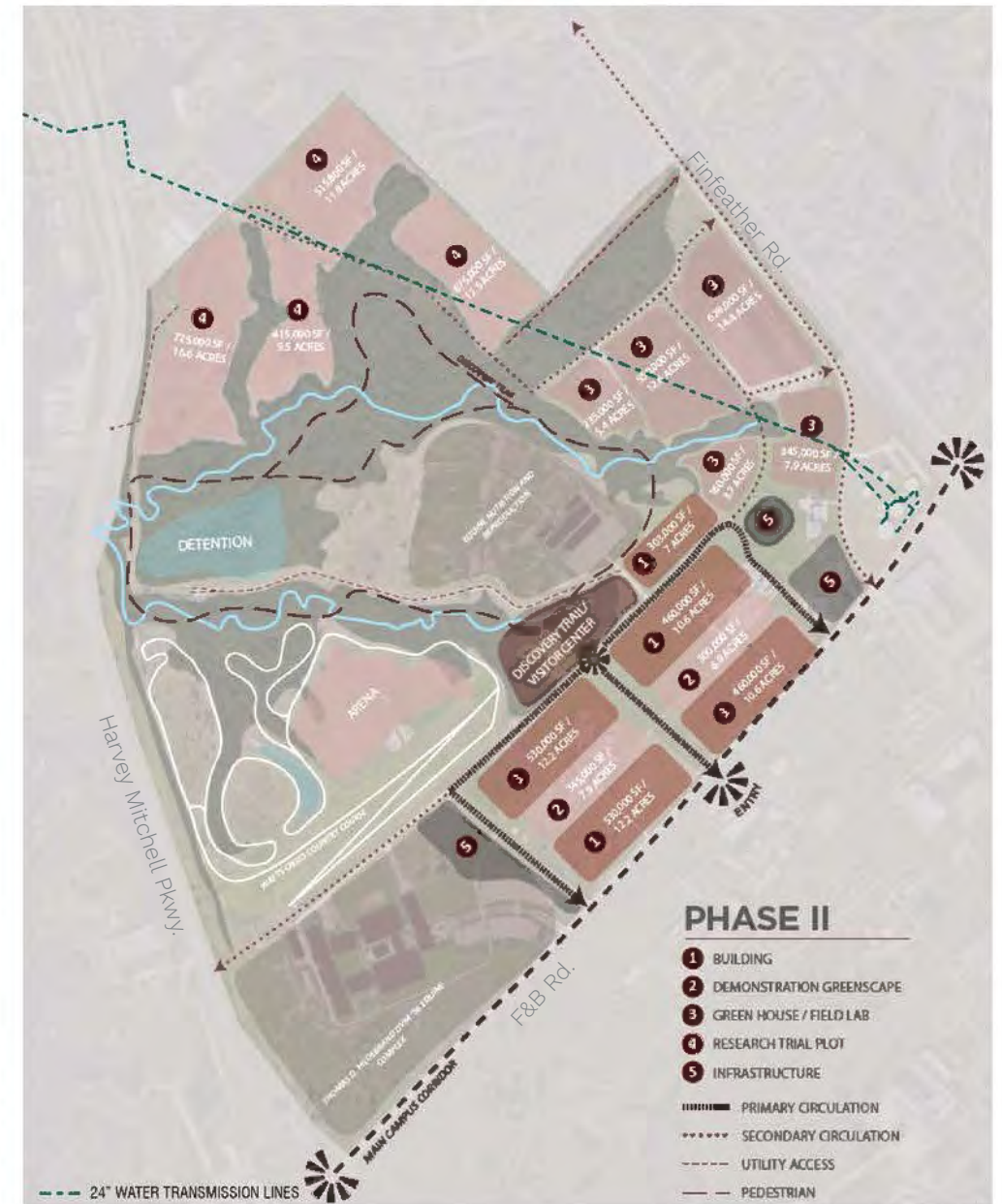
Completed in Spring 2025, the F&B Road Development Strategy outlines the College of Agriculture & Life Sciences' preferred long-term vision for its facilities on Main Campus. The study reviewed space needs, facility conditions, and site characteristics, resulting in a phased development strategy to support AgriLife's future growth by relocating many functions to the land north of F&B Road.

The report notes that many AgriLife facilities along Agronomy Road and in the West Campus Core are at or beyond their useful life and are not suitable for renovation. Instead, it proposes a gradual relocation of these functions into land north of F&B Road that is already deeded to AgriLife. This strategy creates a more cohesive AgriLife zone, embedding learning and research facilities connected to outdoor spaces and resources that are essential to AgriLife.

The relocation plan includes the eventual migration of functions currently housed in HEEP, Kleberg, Horticulture/Forest Sciences, the Cater-Mattil research compound, and other facilities along Agronomy Road.

The West Campus Development Plan generally incorporates the recommendations of this study, with one key difference: it preserves dedicated space along the northern edge of the AgriLife precinct (west of Finfeather Road) for campus support and auxiliary functions. In addition, implementation of this strategy will require the redevelopment of F&B Road to accommodate increased capacity, enhance safety, and introduce sidewalks and other pedestrian improvements. These adjustments are described in more detail later in the report.

A copy of this report is located in the Appendix.



OTHER PLANS

THE GARDENS PHASE II

As part of the College of Agriculture & Life Sciences' broader vision to expand hands-on learning, applied research, and community engagement, a feasibility study completed in March 2025 outlines the next phase of the Gardens and Greenways project. Spanning roughly 24 acres between the Wehner Building and Discovery Drive, this area builds on the success of the Leech Teaching Gardens to create a connected, welcoming landscape at the heart of West Campus.

The plan introduces a network of pedestrian pathways and open spaces that enhance connectivity between West Campus and surrounding neighborhoods.

Proposed features include a new Learning Center and Teaching Pavilion, multiple themed gardens, event and gathering areas, activity lawns, a playground, a military tribute, and ecological improvements along White Creek.

Aside from minor adjustments to edge conditions to better align with adjacent planned development, the West Campus Development Plan incorporates the March 2025 study in full—reinforcing the university's commitment to creating a vibrant, accessible, and educational outdoor environment that serves students, faculty, and the broader community.



Note: The Gardens illustration requires modifications; it is not being designed under the West Campus Development Plan.

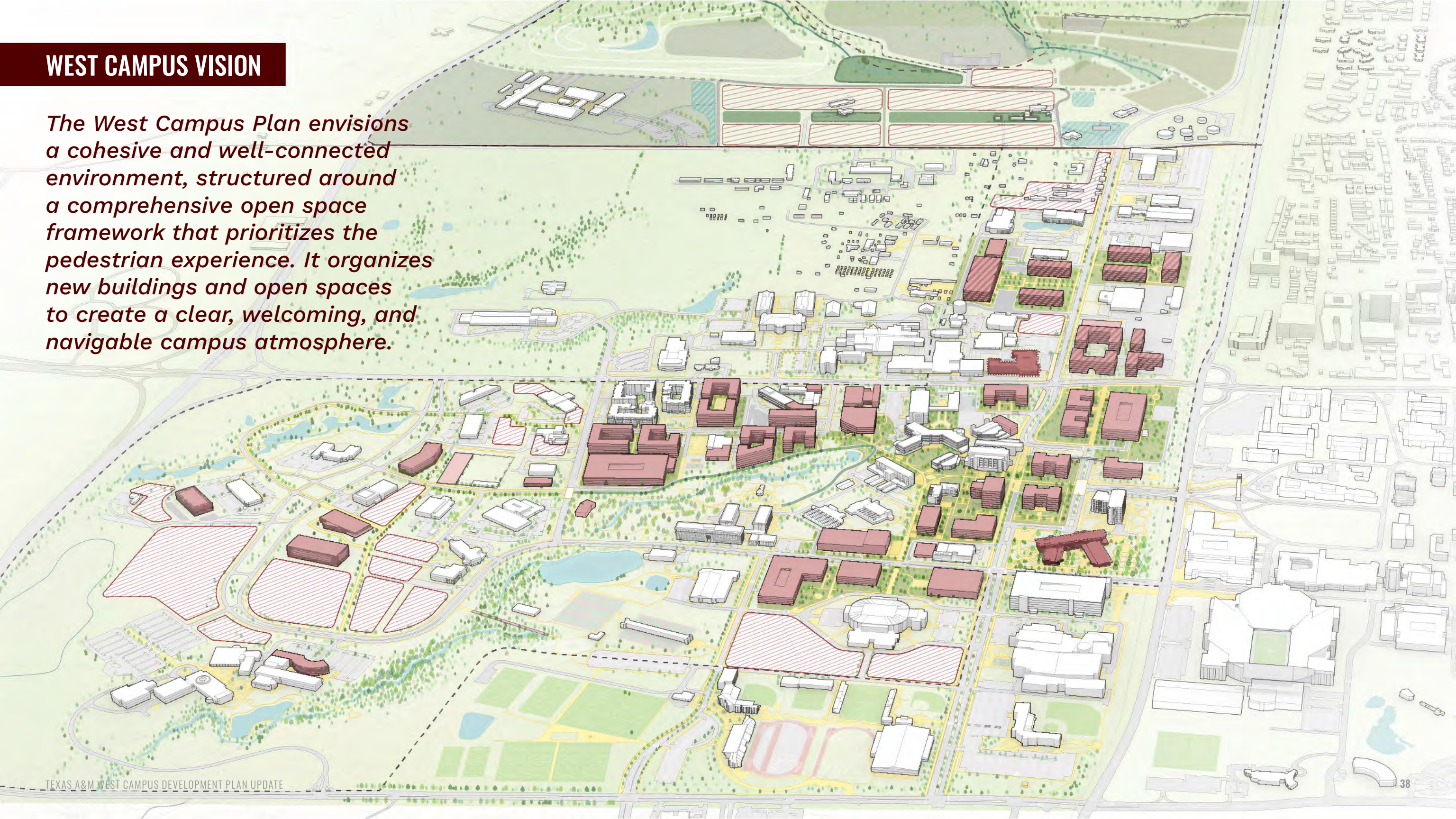
A scientist in a white lab coat and safety goggles is working in a laboratory. The scientist is holding a small plant and using a pipette to transfer liquid into a test tube. The background shows laboratory equipment and plants. The entire image is overlaid with a semi-transparent dark red filter.

04

WEST CAMPUS VISION

WEST CAMPUS VISION

The West Campus Plan envisions a cohesive and well-connected environment, structured around a comprehensive open space framework that prioritizes the pedestrian experience. It organizes new buildings and open spaces to create a clear, welcoming, and navigable campus atmosphere.





04.1

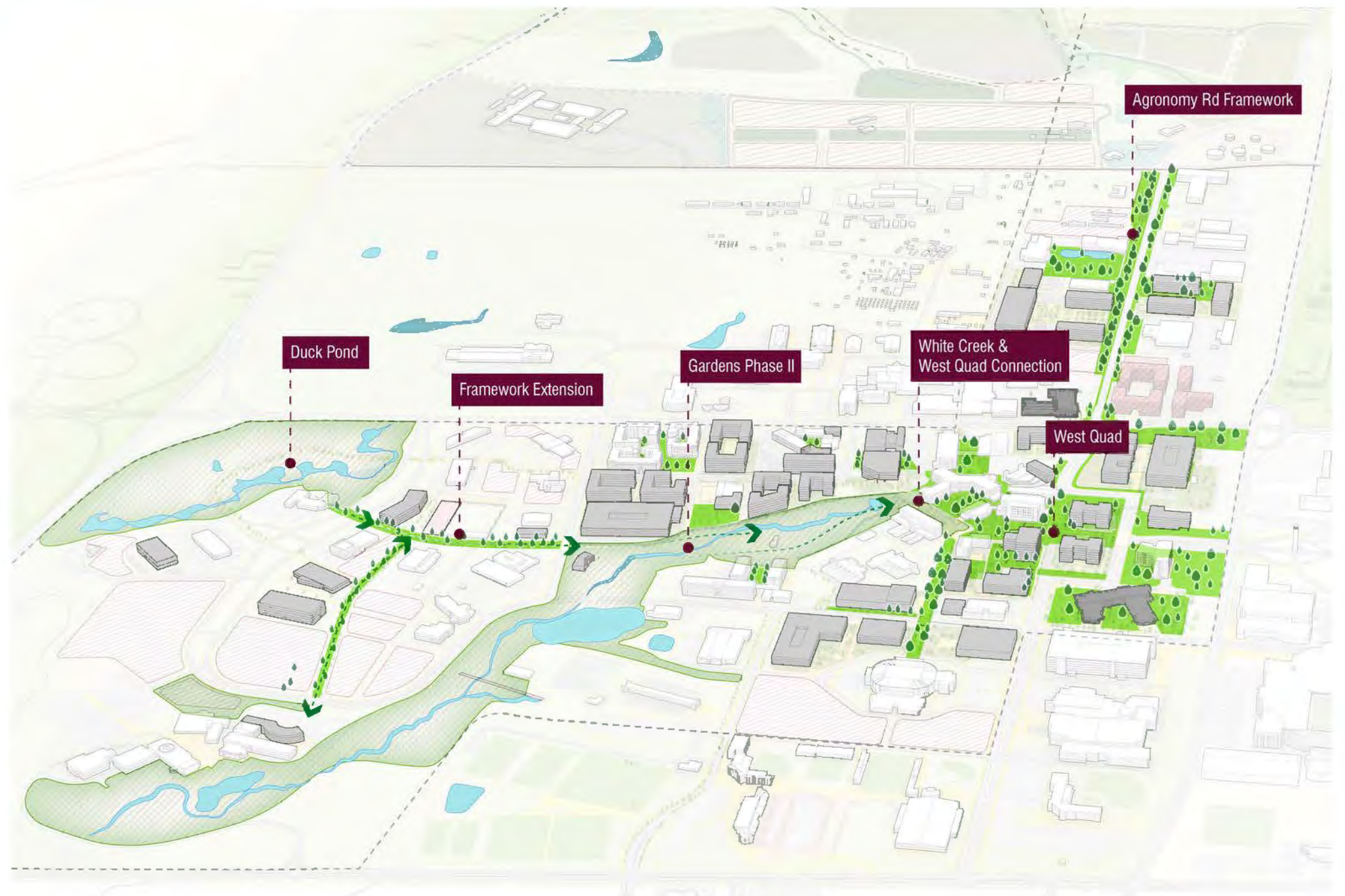
PLANNING FRAMEWORK

PLANNING FRAMEWORK

OPEN SPACE NETWORK

This refined vision for open space builds on the foundation established in the 2017 Campus Master Plan, expanding its framework to better align with future development west of Wellborn Road. The result is a well-connected, varied, and intentional network of outdoor spaces that support a wide range of activities and experiences across West Campus.

Although nuanced and detailed, key elements of the network create monumental impact. This includes the expansion and connection of signature natural landscapes like the Duck Ponds and the gardens around White Creek, which serve as central open space anchors. The plan also strengthens open space connectivity through extensions of the network in the Western Edge and Bush Library area of West Campus (formerly Research Park) and along Agronomy Road. A reimagined connection between the West Quad and White Creek creates a continuous east-west experience, while new spaces and amenities within the West Campus Core bring energy and vibrancy to West Campus. Together, these open space improvements establish a stronger sense of place, create more opportunities for gathering and movement, and help deliver a campus experience west of Wellborn Road that is cohesive, connected, and on par with the historic core.



PLANNING FRAMEWORK

OPEN SPACE NETWORK

Bringing open space to life requires thoughtful programming and intentional design. Quads, malls, courtyards, pedestrian corridors, and outdoor learning and recreation areas should be integrated in ways that enhance comfort, usability, and a cohesive campus experience. Recent West Campus examples—such as the landscapes around ILSQ and the Wayne Roberts '85 Building—demonstrate the transformative impact of well-executed open space.

The 2017 Campus Master Plan outlines detailed guidance for successful outdoor environments, including amenities, furniture, planting strategies, and programming elements. As West Campus grows, these standards should be consistently applied and adapted to each site's unique context. Stakeholders emphasized the importance of increasing shaded areas and expanding seating options—both fixed and flexible—to improve day-to-day comfort and usability. New pathways and open spaces should incorporate tree species that provide shade coverage and augment tree species on campus. New projects should also account for the preservation of established trees whenever possible to avoid negative impacts on the campus' existing shade canopy.

Equally important is the continued expansion of the open space network to ensure accessible, high-quality spaces are embedded throughout the campus. This includes a greater distribution of gathering areas, spaces scaled for different uses, and a wider variety of amenities that support multiple activities and enhance user comfort. With intentional design and investment, open spaces across West Campus can provide the same level of vibrancy and quality as those found in the Historic Core.



Shaded, cooling, gathering spaces



Shaded seating and native vegetation



Clear paths / people movers



Building entry plazas



Shaded courtyards



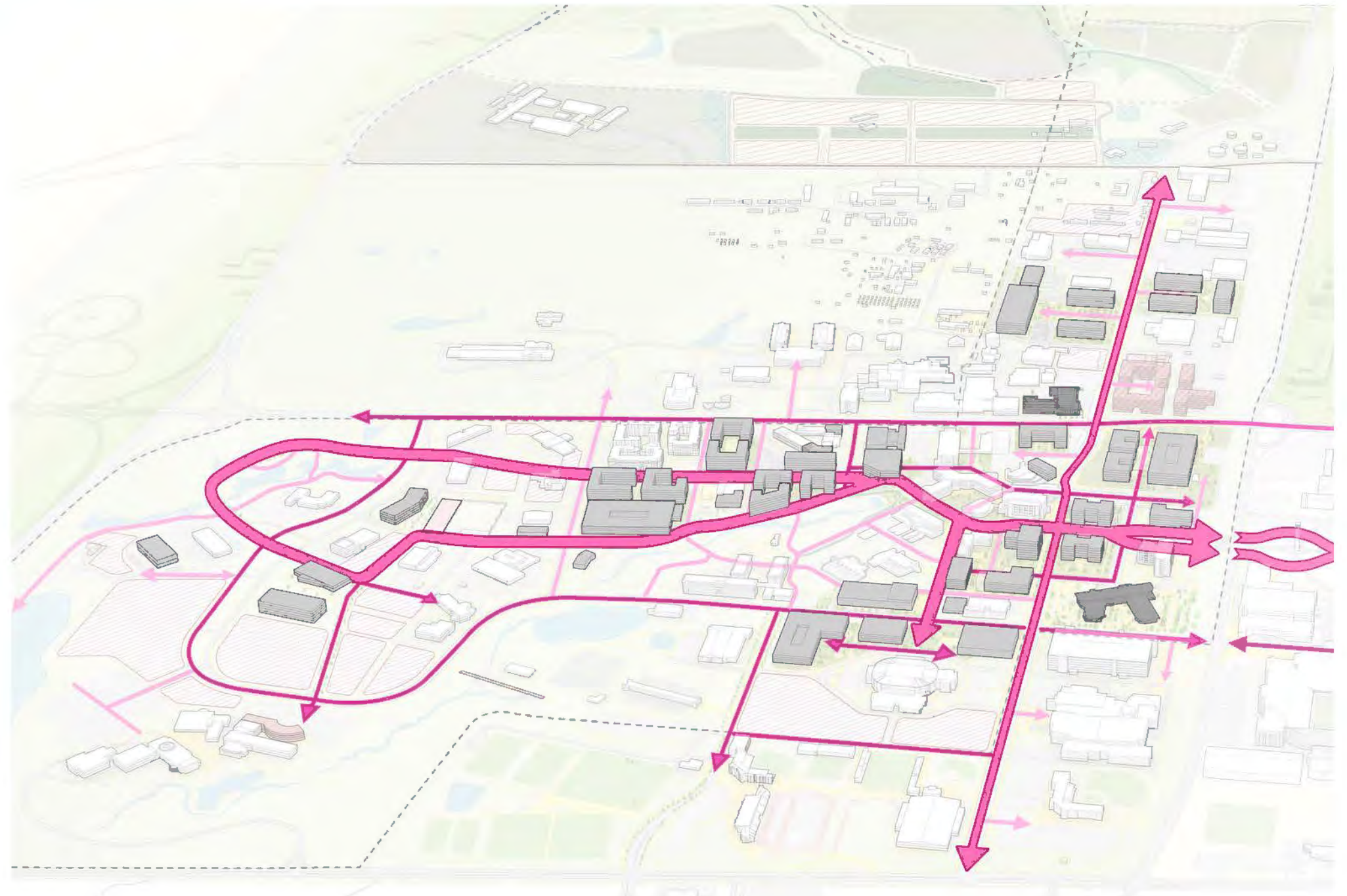
Lawns with flexible furniture

PLANNING FRAMEWORK

PEDESTRIAN NETWORK

Building on the adopted Mobility Hierarchy (see diagram), the West Campus Development Plan supports the expansion and enhancement of the Pedestrian-Priority Zone west of Wellborn Road. Leveraging the 2017 Framework Schema, the campus' Civic Structure is extended from the existing Old Main underpass into West Campus via a series of improvements—including raised road tables, widened people movers, and the conversion of service drives and parking lots into open space—before looping around the Duck Ponds. A new pedestrian mall branches off this main axis, connecting West Quad to Reed Arena and featuring a proposed grade separation beneath Kimbrough Boulevard. Additional network improvements include new and widened people movers, multiple new grade separations, and stronger integration with the transit system—all aimed at improving safety, accessibility, and continuity across West Campus. Future buildout of this network will need to align with the design intent and standards established in the 2017 Campus Guidelines.

- Primary Pedestrian Network
- Secondary Pedestrian Network
- Tertiary Pedestrian Network



PLANNING FRAMEWORK


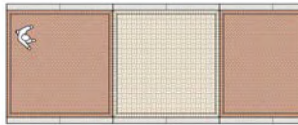



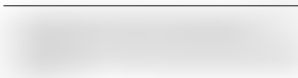

PEDESTRIAN NETWORK

While the 2017 Campus Master Plan remains the guiding framework for pedestrian network design, increased campus growth and evolving best practices call for ongoing refinement. As new development occurs, each project should coordinate with the Office of the University Architect and relevant campus review bodies to ensure all new People Movers are designed to meet current and future needs.

New People Movers should:

- Meet or exceed the 2017 dimension requirements to support anticipated pedestrian traffic volumes
- Reflect the character of their surrounding context while maintaining cohesive visual and functional connections
- Integrate separated and clearly marked bicycle infrastructure where appropriate, aligned with current campus standards
- Use materials that are durable and readily available for on-going maintenance and care
- Incorporate appropriate site furnishings, shade elements, lighting, and planting consistent with their typology and usage
- Include new tree plantings to expand the campus' shade canopy and augment tree species and overall ecology
- Account for the protection of established trees

With intentional design and coordination, the expanded pedestrian network will offer a more connected, comfortable, and safe experience—reinforcing West Campus as an active, accessible, and pedestrian-first environment.

People Mover	Size	Locations	Materials	Site Furnishings	Plantings
Limited Access Street 	Dimensions vary based on existing right-of-way; must be able to accommodate service and emergency vehicles	Internal campus roadways within Pedestrian-Priority Zone	Pavers with 12" – 24" concrete banding with either an entirely paver span or an incorporated every other concrete panel; Must be able to accommodate service and emergency vehicles	Path and Pole Lighting; Seating Areas throughout; Bollards may be necessary;	Canopy trees; Shade trees should align along both sides to provide formality and comfort. Shrubs and accent plants should be avoided adjacent to the street as to not create vegetative barriers.
Pedestrian Mall 	Typically 12'-20'; dimensions may vary based on existing conditions	Internal to campus; Along major axis of the campus framework schema	Pavers with 12" – 24" concrete banding with either an entirely paver span or an incorporated every other concrete panel; Must be able to accommodate service and emergency vehicles	Path and Pole Lighting; Seating Areas throughout; Bollards may be necessary	Canopy trees; Shade trees should align along both sides to provide formality and comfort. Given the larger amounts of pervious area in malls, alternative storm water techniques should be explored, such as retention areas with bioswales or rain gardens.
Major Connector 	Dimensions may vary based on existing conditions	Along major roadways; adjacent to premier buildings	Pavers with 12" – 24" concrete banding with either an entirely paver span or an incorporated every other concrete panel; Must be able to accommodate service and emergency vehicles	Path and Pole Lighting;	Canopy trees; Consistently spaced to provide shade, comfort and formality. Shrubs and accent plants should be limited to dedicated planters or tree wells.
Large Connector 	Typically 8'-12'	Connections between quads, courtyards, malls, etc.	Concrete with bands of pavers along the edge and perpendicular; concrete with large bands of pavers only perpendicular; or similar	Path and Pole Lighting; Seating areas aligned to one or both sides may be desired.	Canopy trees; Consistently spaced to provide shade and comfort, but do not have to formally line the sidewalk and can adjust to individual site conditions. Shrubs and accent plants should line portions of the connector, but be limited to avoid creating a vegetative barrier.
Small Connector 	Typically 4'-8'	Connections between quads, courtyards, malls, etc. Adjacent to roadways	Emphasized sidewalks should be concrete with bands of pavers (1 or 2) only perpendicular; Basic sidewalks to be plain concrete; or similar	Path and Pole Lighting; Seating areas aligned to one side may be desired.	Canopy trees; Consistently spaced to provide shade and comfort, but do not have to formally line the sidewalk and can adjust to individual site conditions. Shrubs and accent plants should line portions of the connector, but be limited to avoid creating a vegetative barrier.
Multi-Use Path 	Typically 10'-14' with 2' shoulders; Delineate pedestrian and bicycle/skate lanes	Adjacent to roadways; within open park-like spaces	Concrete or similar; must be suitable for pedestrians, wheelchairs, cyclists, and skaters.	Path and Pole Lighting; Seating areas aligned to one or both sides may be desired.	Canopy trees; Plantings along multi-use trails should be complimentary to any adjacent open spaces.
Urban Edge 	Typically 8'-14'; sidewalks should be able to accommodate large groups of people; 40'-50' set backs	University Drive (Texas Ave to Wellborn Road), Raymond Stotzer Parkway at Vet Med Complex, George Bush Drive at Recreation Complex	Emphasized sidewalks should be concrete with bands of pavers (1 or 2) only perpendicular; Basic sidewalks to be plain concrete; or similar	Path and Pole Lighting	Canopy trees; Spaced to provide shade and enhance the University's edge presence. Shrubs and accent plantings should be placed adjacent to edges.

PLANNING FRAMEWORK

BIKE NETWORK

Given the campus's size and daily population, bicycles and other small-wheeled modes, such as electric scooters, play a vital role in mobility at Texas A&M. The University has made notable progress in expanding bike parking, supporting the growing number of riders across campus. However, dedicated bicycle lanes remain limited—particularly in West Campus—and conflicts with pedestrians, transit, and vehicles often make biking and scooting feel secondary or unsafe.

The West Campus Development Plan recommends a substantial expansion of bicycle infrastructure to establish a safe, connected, and intuitive network. Key elements include buffered, separated bike lanes running alongside two proposed pedestrian malls—one stretching from the Old Main grade separation through White Creek to the Duck Ponds, and another connecting the West Quad to Reed Arena. Additionally, a number of new multi-use paths are proposed throughout the area, each with clearly marked bike lanes.

The long-term vision removes the need for bicycles and scooters to travel in shared vehicle lanes or pedestrian walkways, reducing conflicts and enhancing overall safety. Through strategic investment, West Campus can serve as a model for a seamlessly integrated, micromobility-friendly campus.



- Dedicated Bike Path
- Shared Bike Path

PLANNING FRAMEWORK

BIKE NETWORK

Best practices for integrating protected and delineated bicycle and scooter infrastructure into pedestrian environments are evolving. Texas A&M has already piloted several strategies across campus to better understand what works in its unique context. As the West Campus bike network expands, the University should continue to monitor national models, refine designs, and implement solutions that prioritize clarity, safety, and user comfort.

Equally important is the continued expansion of wayfinding and bike parking—ensuring riders have safe places to store bikes and intuitive routes to navigate the growing system. These efforts should align with the standards set in the 2017 Campus Master Plan and respond to the increased demand for sustainable, active transportation across campus.



Multi-use Path with protected bike lane













Multi-use Path with delineated bike lane

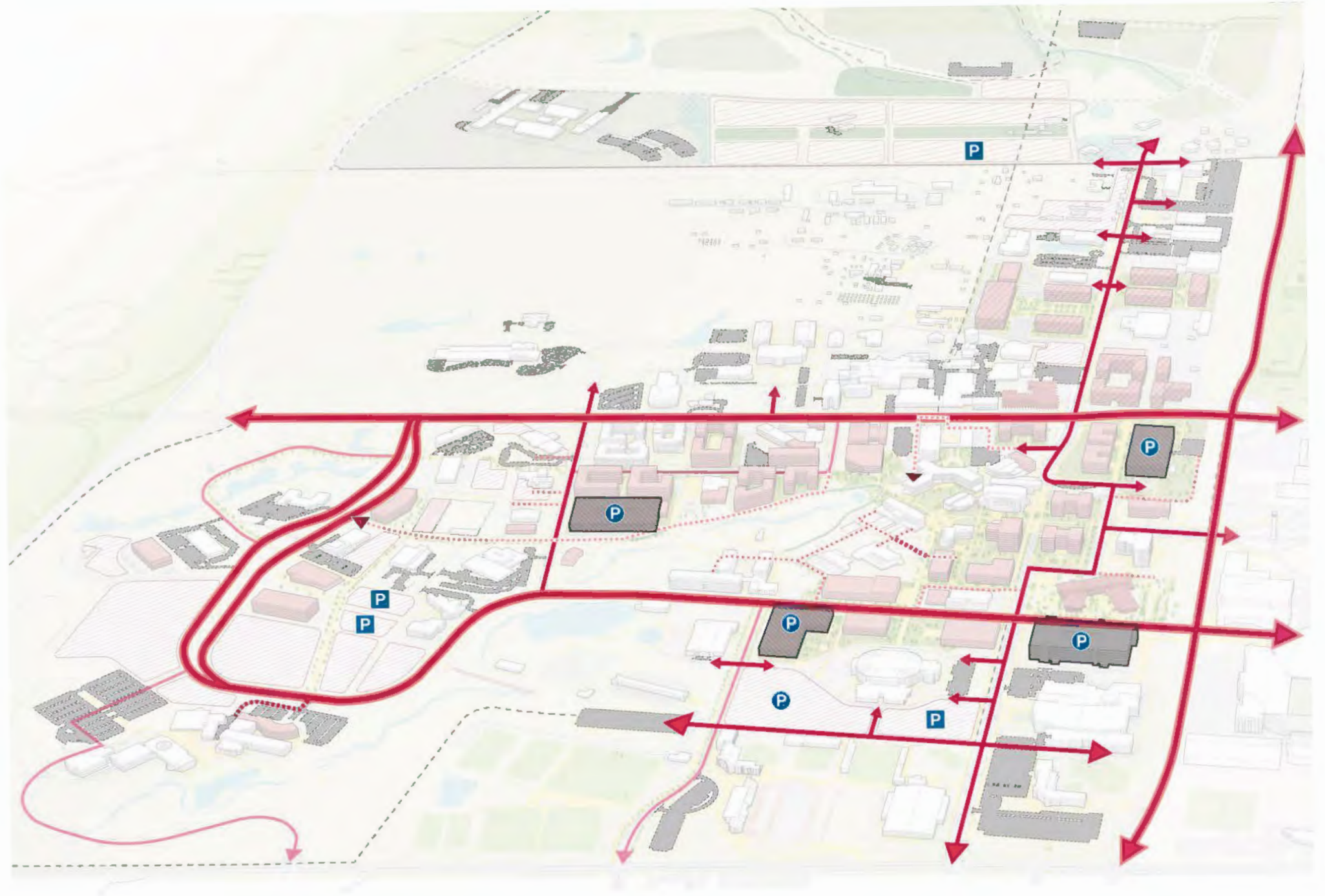
PLANNING FRAMEWORK

VEHICULAR + PARKING NETWORKS

The 2025 West Campus Development Plan maintains the existing vehicular circulation network with only minor adjustments, focusing instead on improving safety and walkability. A key strategy is the selective closure and modification of service drives to prioritize pedestrian movement while still ensuring access for deliveries and building operations. The plan also departs from one element of the 2017 vision by no longer pursuing the proposed realignment of Olsen Boulevard.

To address the loss of parking caused by the redevelopment of several surface lots, the plan introduces three new parking structures within or adjacent to the West Campus Core. Additional parking garages may be considered west of Wellborn Road in the future, consistent with the direction set in the 2017 Campus Master Plan.

-  Improved Primary Vehicular Network
-  Improved Secondary Vehicular Network
-  Improved Service Vehicular Network
-  Secondary Vehicular Network
-  Service Vehicular Network
-  Remaining Major Surface Lot (>100 spots)
-  Remaining Parking Garage
-  Planned Parking Garage
-  Future Parking Garage Opportunity
-  Future Major Surface Lot Opportunity



PLANNING FRAMEWORK

NEW BUILDINGS

The revised vision for West Campus illustrates a significant number of new buildings—serving as a key driver for this development plan. On the adjacent diagram, proposed buildings are color-coded by anticipated program to convey the overall balance of uses across the study area. Consistent with the 2017 Campus Master Plan, the goal is to create well-coordinated neighborhoods that blend uses in a way that supports a dynamic, efficient, and connected campus environment. Notable development areas include the expansion of White Creek Housing to accommodate more than 3,000 new residents; the buildout of the West Campus Core into an academic hub on par with East Campus counterparts; the introduction of high-impact community facilities along Kimbrough Boulevard; and the continued evolution of Agronomy Road as a corridor for research and campus-support functions.

In addition to near- and mid-term priorities, the plan identifies long-term opportunity sites—shown as stripe-hatched zones in the background. While not yet assigned to specific programs, these sites offer valuable flexibility, enabling the campus to respond to emerging needs over time. Together, these development areas ensure West Campus can continue to grow in a thoughtful, coordinated, and future-ready way.

- Academic / Research
- Campus Life
- Housing
- Parking
- Other



PLANNING FRAMEWORK

FUTURE CAMPUS LIFE BUILDINGS

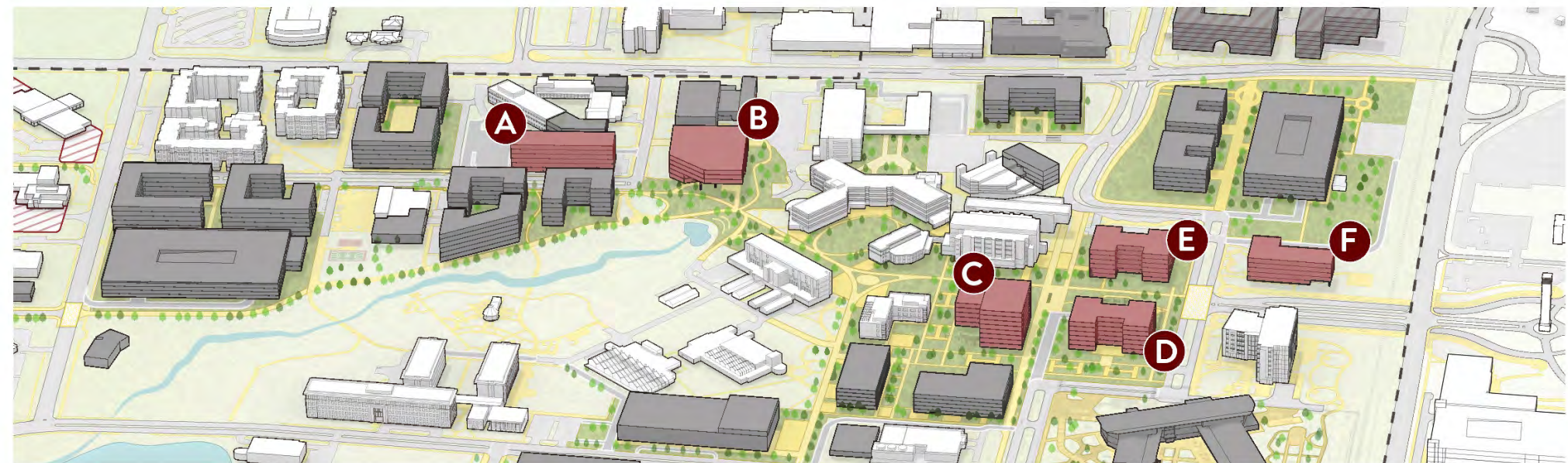
The plan identifies six opportunity sites for future campus life buildings. The potential functions for these facilities are public in nature, intended to be shared amenities for the entire campus population. Each site is strategically located along the expanded West Quad and continuous east-west pedestrian mall, reinforcing the importance of connectivity and access for all users.

Successful Campus Life buildings typically house multiple functions. When paired thoughtfully, a mixture of programs draw a wider range of users and foster activity throughout the day. These buildings also present an opportunity for greater density; taller, more prominent structures can serve as beacons and forums for West Campus, in line with the 2017 Campus Master Plan vision.

The adjacent table outlines a flexible framework for future development. It identifies potential programs, suitable locations, and general size ranges—offering a starting point for future planning. As individual projects move forward, additional conversations should refine each building’s mix of uses, ensuring alignment with campus needs and context.

In addition to the identified Campus Life functions, each building should consider incorporation of integrated academic space. Should the campus need additional academic space in the future, each of these sites is also appropriate for development as a dedicated academic building (so long as adequate capacity is preserved at the other sites to meet long-term Campus Life needs as determined by the University with guidance and recommendations from the Office of the University Architect.).

	What is the Site’s Potential?		What Campus Life Functions are Appropriate to Place at Each Site?				
	Ideal GSF	Height	Student Commons	Library Programs	University Health Services	Other Student Services	Integrated Academic
Site A	100,000 to 200,000	3 to 6 stories			●	●	●
Site B	175,000 to 245,000	5 to 8 stories	●	●		●	●
Site C	125,000 to 280,000	5 to 8 stories	●	●		●	●
Site D	150,000 to 225,000	5 to 8 stories (Coordinate with E)	●	●		●	●
Site E	150,000 to 225,000	5 to 8 stories (Coordinate with D)	●	●		●	●
Site F	100,000 to 175,000	Gateway: Consider ILSQ Total Height			●	●	●



04.2

WEST CAMPUS DEVELOPMENT PLAN

WEST CAMPUS CORE

Poised for dramatic transformation, the West Campus Core is the most active and ambitious focus area of this plan. With dozens of major projects planned or already underway—including new academic and campus life buildings, reimagined open spaces, and pedestrian infrastructure—this area will rapidly approach full buildout over the coming decades. The scale and pace of this growth demands careful coordination. This plan provides a clear, connected framework to guide that momentum.

Every intervention in the West Campus Core reinforces the plan's broader goals: delivering an exceptional student experience, strengthening connections across programs and disciplines, and shaping a unified, high-quality environment. Key enhancements expand the campus' civic structure west of Wellborn, elevate the pedestrian realm, and introduce dynamic new spaces for learning, living, and gathering.

By ensuring parity with East Campus in experience and quality, the plan positions West Campus not just as a destination—but as a cohesive, compelling extension of the Aggie core. What emerges is a walkable, welcoming, and highly functional academic district designed to support the next generation of Texas A&M students, faculty, and staff.



- 

Strengthened Pedestrian Connectivity
- 

New or Improved Accessible Open Space
- 

Flexible Community Space
- 

Special Moment or Campus Art

WEST CAMPUS QUAD

Olsen / Old Main Road Table

Carried forward from the 2017 Campus Master Plan, this road table at the intersection of Old Main Drive and Olsen Boulevard extends the campus' primary pedestrian axis into West Campus. By slowing vehicular traffic and elevating the pedestrian realm, it reinforces the continuity of the open space network between East and West Campus.

West Quad

The existing open space is reimagined as a more cohesive and navigable environment that serves as the heart of the academic core. New amenities paired with shade, seating, and planting enhance usability and create parity with East Campus gathering spaces.

West Campus Junction

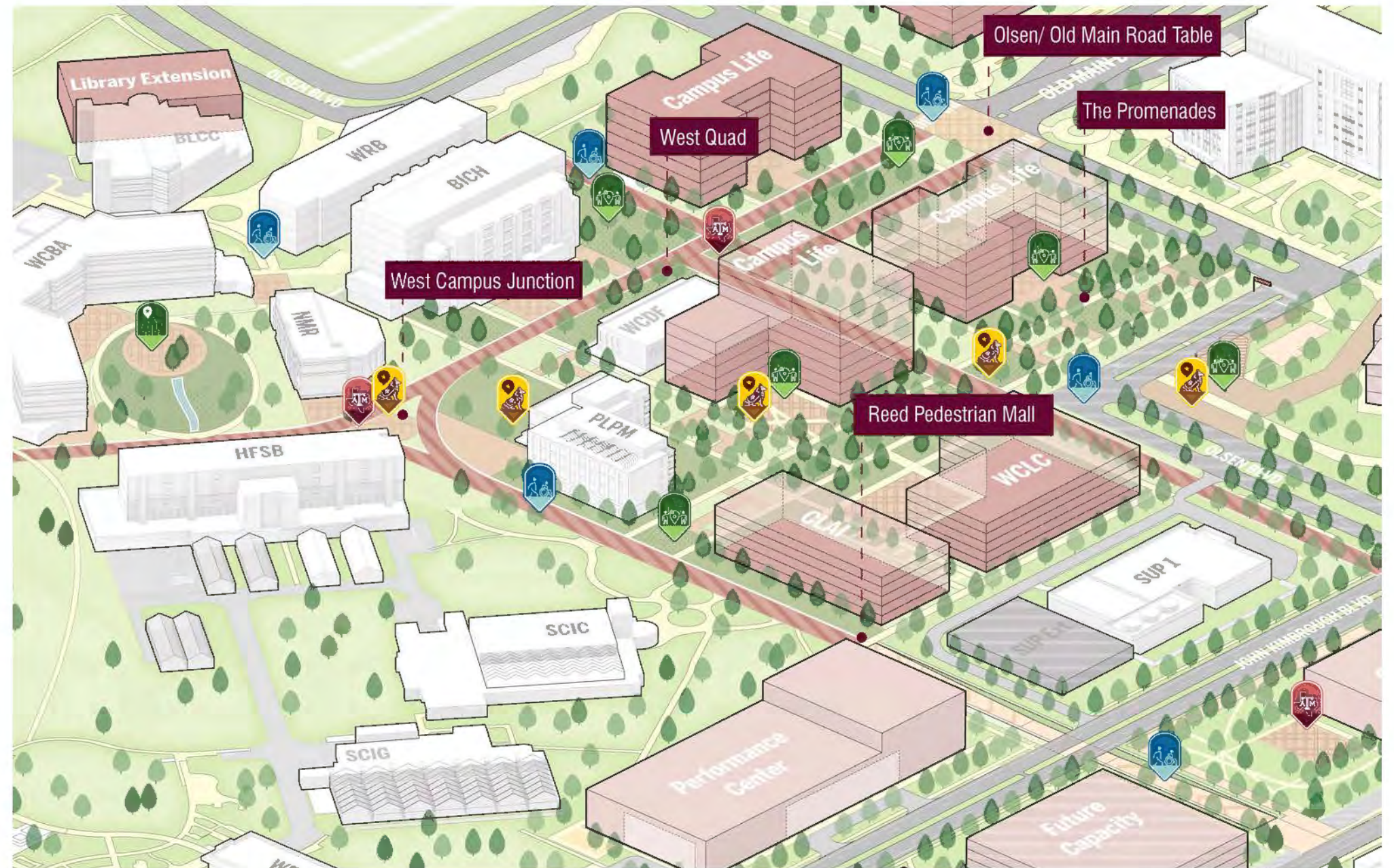
Located at a major pedestrian intersection, this space presents an opportunity to create a memorable campus moment. Potential elements include a signature plaza, public art, branding, or other landmark features that reinforce campus identity.

Reed Pedestrian Mall

This new pedestrian corridor follows the western edge of Lot 74, extending south from the West Campus Junction to Reed Arena. It includes a proposed grade separation beneath Kimbrough Boulevard to ensure continuous and safe pedestrian access.

The Promenades

Formed by the redevelopment of Lots 74 and 66, The Promenades expand the open space network and introduce new amenities, drawing inspiration from the landscapes around the Roberts and Zachry buildings.



- 

Strengthened Pedestrian Connectivity
- 

New or Improved Accessible Open Space
- 

Flexible Community Space
- 

Special Moment or Campus Art

WEST CAMPUS QUAD

West Campus Learning Commons (WCLC)

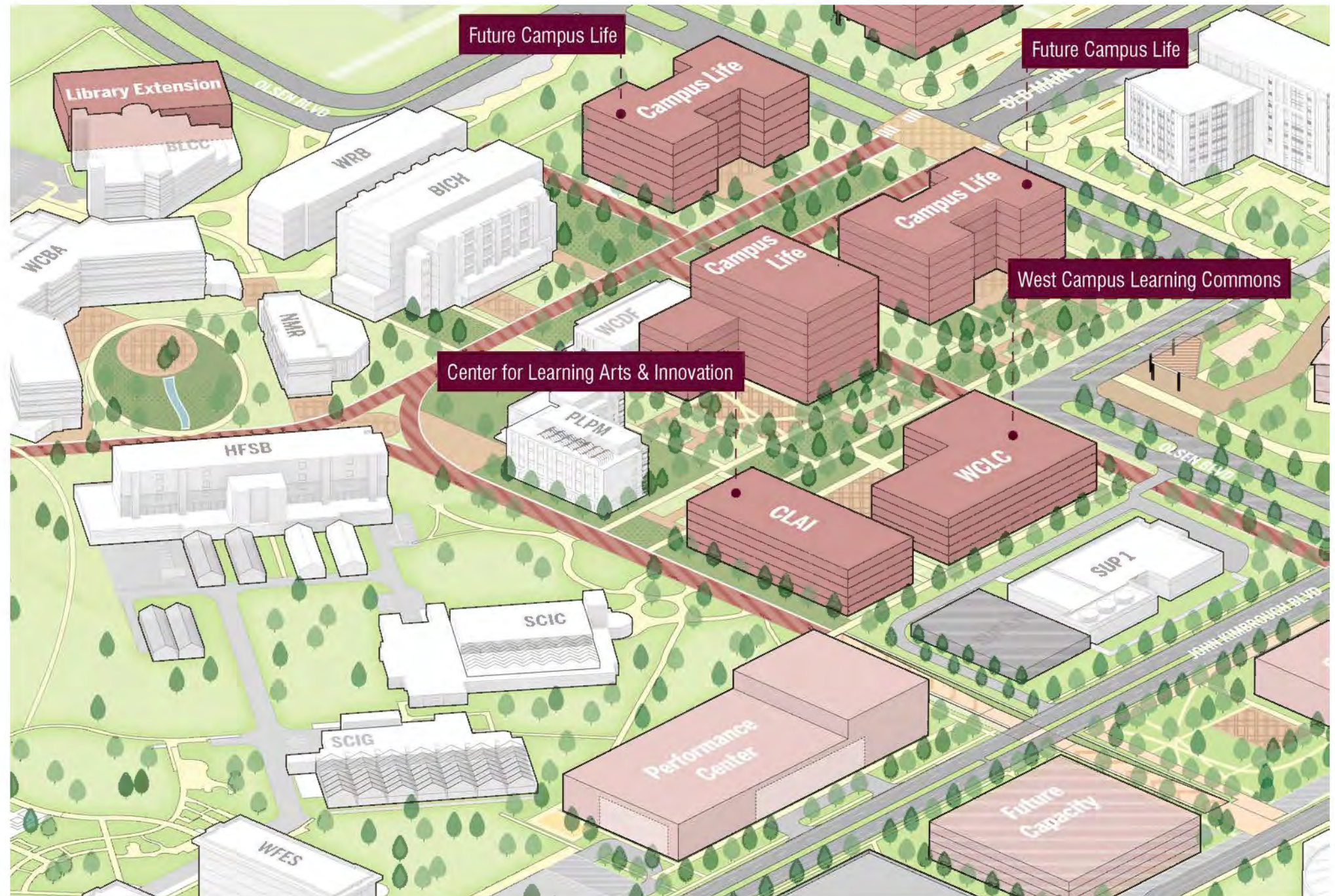
Located in the southeast corner of Lot 74, just north of SUP 1, the West Campus Classroom Building will provide more than 110,000 GSF of flexible, shared instructional space. Designed to serve multiple colleges and departments, the WCCB supports evolving pedagogical needs and strengthens the academic core of West Campus.

Center for Learning Arts & Innovation (CLAI)

Planned for the western edge of Lot 74, this 160,000 GSF facility will offer academic and production space for the College of Performance, Visualization, and Fine Arts. Its location is intentionally aligned with the future Performance Center to support programmatic connectivity and ease of movement for shared equipment and materials.

Future Campus Life / Academic Buildings

This plan identifies Rosenthal, Kleberg, and the HEEP Center for potential long-term redevelopment due to their underutilized footprints and limited adaptability to contemporary teaching and research needs. Their central location offers the opportunity to replace them with dynamic, high-density campus life or academic buildings—potentially up to eight stories in height. Coordination with the College of Agriculture & Life Sciences will be required for the future of Kleberg and HEEP. In particular, Rosenthal's prominent site adjacent to the West Campus Dining Facility makes it a strong candidate for a future West Campus Library or other key student-serving functions, including expanded dining and study space.





KIMBROUGH CORRIDOR

Olsen Major Connector (People Mover)

This proposed pedestrian corridor will eventually extend the full length of Olsen Boulevard, from George Bush Drive to Raymond Stotzer Parkway, and continue north along Agronomy Road. It serves as a primary connector, enhancing pedestrian mobility through the heart of West Campus.

Reconfigured Service Drive

As Lot 74 is redeveloped, SUP 1 will be served by a new one-lane service drive that loops along the north and west sides of the building. Its compact footprint preserves space for landscape, screening, and adjacent pedestrian circulation.

Reed Pedestrian Mall Underpass

Where the Reed Pedestrian Mall crosses John Kimbrough Boulevard, a new grade-separated underpass is proposed. A minimum width of 30 feet is recommended to ensure visibility, safety, and lighting, with a 1:20 slope (or greater) advised for user comfort.

Performance Center Drop-off Options

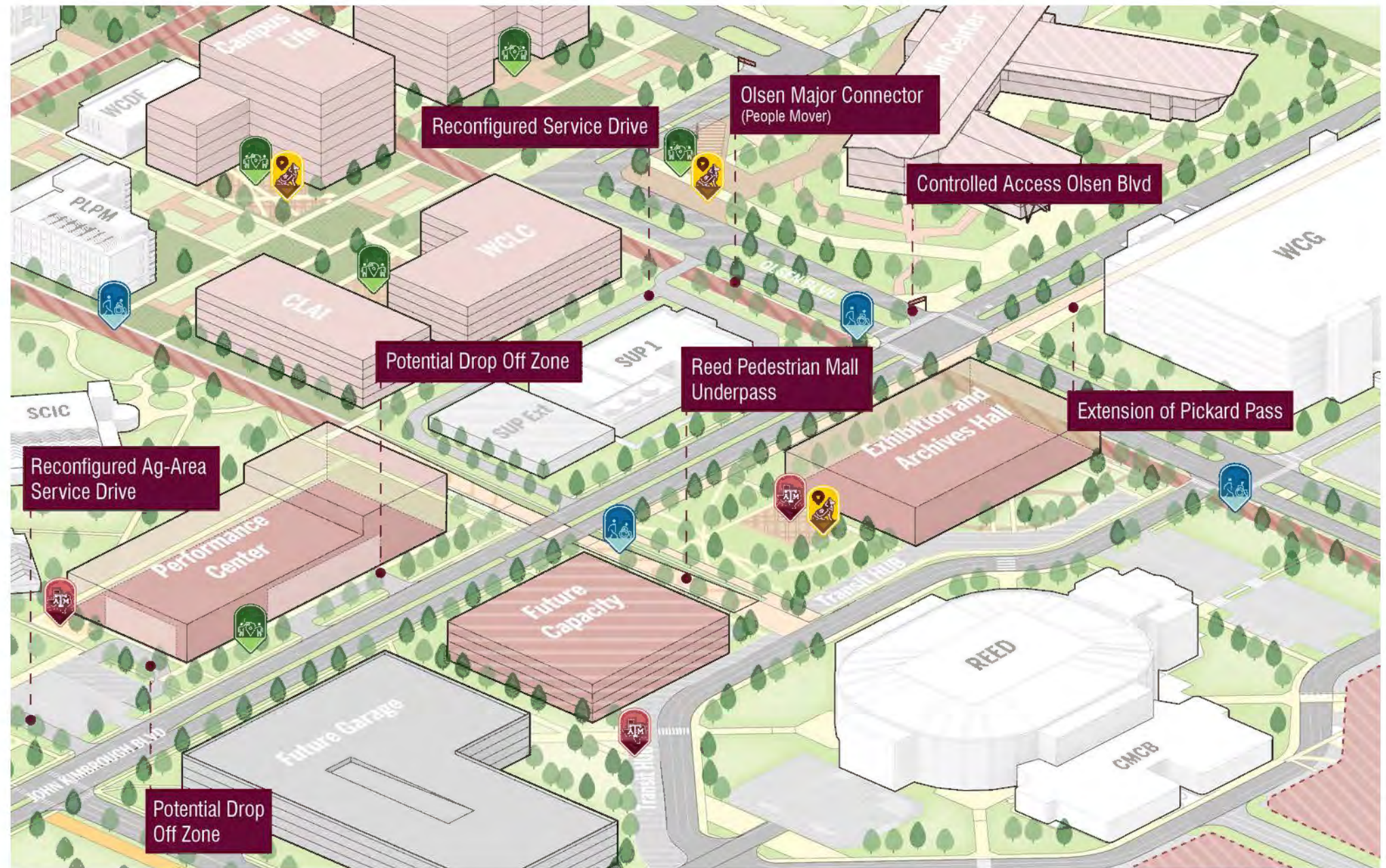
Two drop-off strategies are considered for the Performance Center: one directly along Kimbrough Boulevard, and an alternative accessed from Lot 96.

Reconfigured Ag-Area Service Drive

Access to College of Agriculture & Life Sciences service yards south of White Creek will shift from Horticulture Road to a new connection point off John Kimbrough Boulevard.

Controlled Access Olsen Blvd.

As activity on West Campus continues to grow, converting all or part of Olsen Boulevard between Old Main and Kimbrough into a limited-access street would improve pedestrian safety and strengthen campus connectivity.



-  Strengthened Pedestrian Connectivity
-  New or Improved Accessible Open Space
-  Flexible Community Space
-  Special Moment or Campus Art

KIMBROUGH CORRIDOR

Satellite Utility Plant (SUP) #1 Expansion

SUP #1 is planned to expand westward into the existing lawn. The expansion footprint may be maximized provided adequate space is preserved for the Reed Pedestrian Mall and reconfigured SUP #1 service access.

Performance Center

This signature performance and event venue is envisioned to serve both campus and regional audiences, supporting world-class concerts, shows, and other events. The building's layout should prioritize adjacency to CLAI to allow seamless backstage movement of sets, costumes, and equipment.

Exhibition and Archives Hall

Strategically located near the Aplin Center and major visitor parking, this site sits at the intersection of West Campus, Athletics, and campus life amenities. Its prominent position makes it ideal for future high-profile, public-facing programs or institutional functions.

Future Parking Garage – Reed Arena

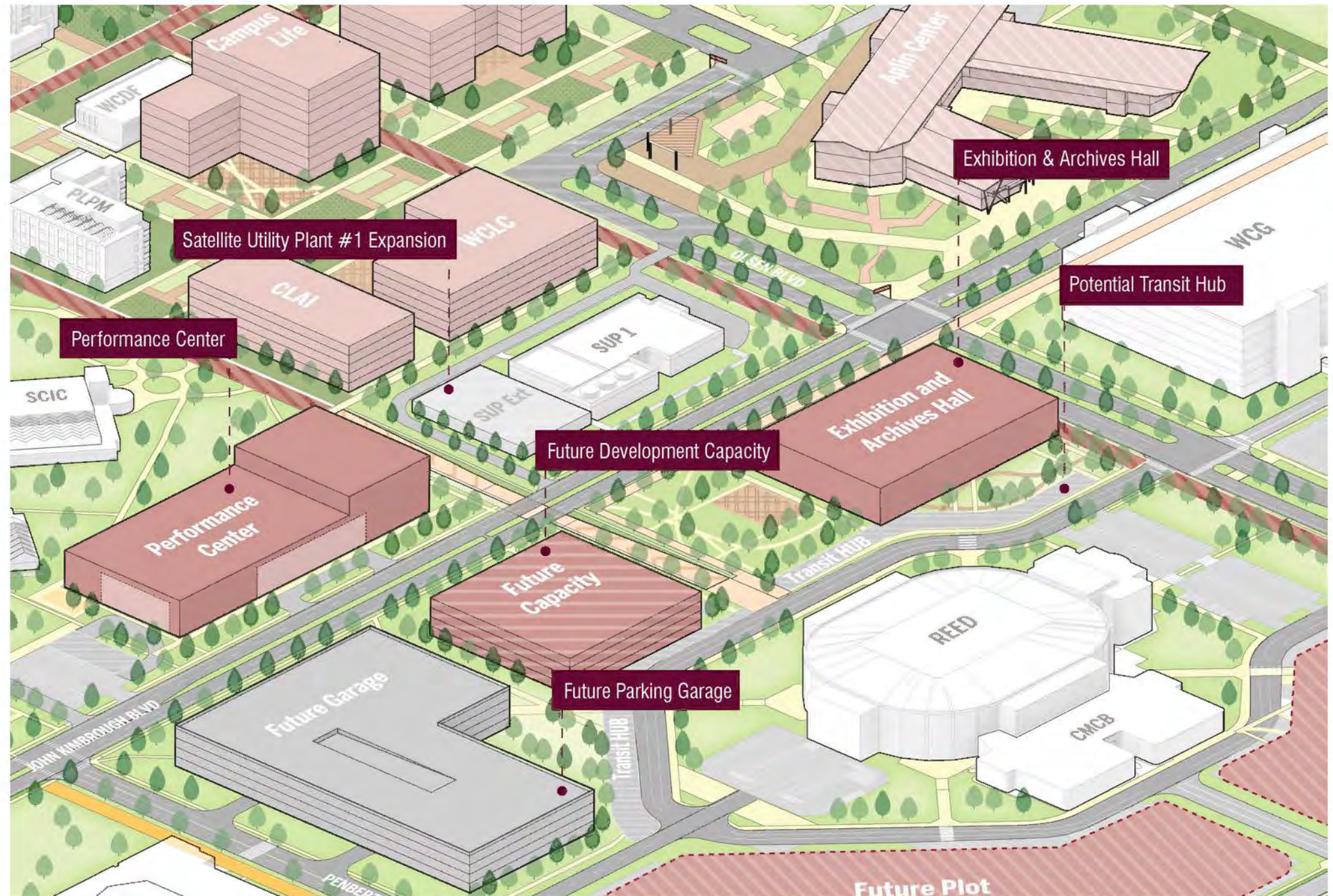
Proposed atop Lot 100c, this new parking structure is planned to accommodate over 2,800 vehicles. It will support West Campus operations, Athletics events, and programming at the future Performance and Exhibition and Archives Hall Facilities

Future Development Capacity

Lots 100e, 100f, and 100g remain identified for long-term redevelopment opportunities, with future use potential ranging from academics and research to partnerships, athletics, or structured parking.

Potential Transit Zone

Potential for a campus transit-only lane, providing a key link for arriving students and direct access to the proposed Reed Pedestrian Mall Underpass.



WHITE CREEK CONNECTION

Mays Building #3

Prominently located along Stotzer Parkway, this facility will expand Mays Business School's presence and visibility. Programmed for graduate programs, it will provide premier spaces for teaching, administration, and student and visitor engagement—reinforcing Mays' stature as a national leader in business education.

“The Knuckle” Campus Life Building

Replacing Lot 98, this high-impact site sits at a key connection point between White Creek and West Campus Core. Its location suits a multi-purpose, high-traffic campus life facility—potentially including student commons, dining, services, and gathering spaces.

West Quad Extension & Reconfigured Service Drive

Adriance Lab / Horticulture Road will close after the West Campus Boulevard intersection to extend the West Quad to White Creek. A new service road north of the Medical Sciences Library, along with rerouted connections, preserves building access while improving pedestrian safety.

White Creek Headwater

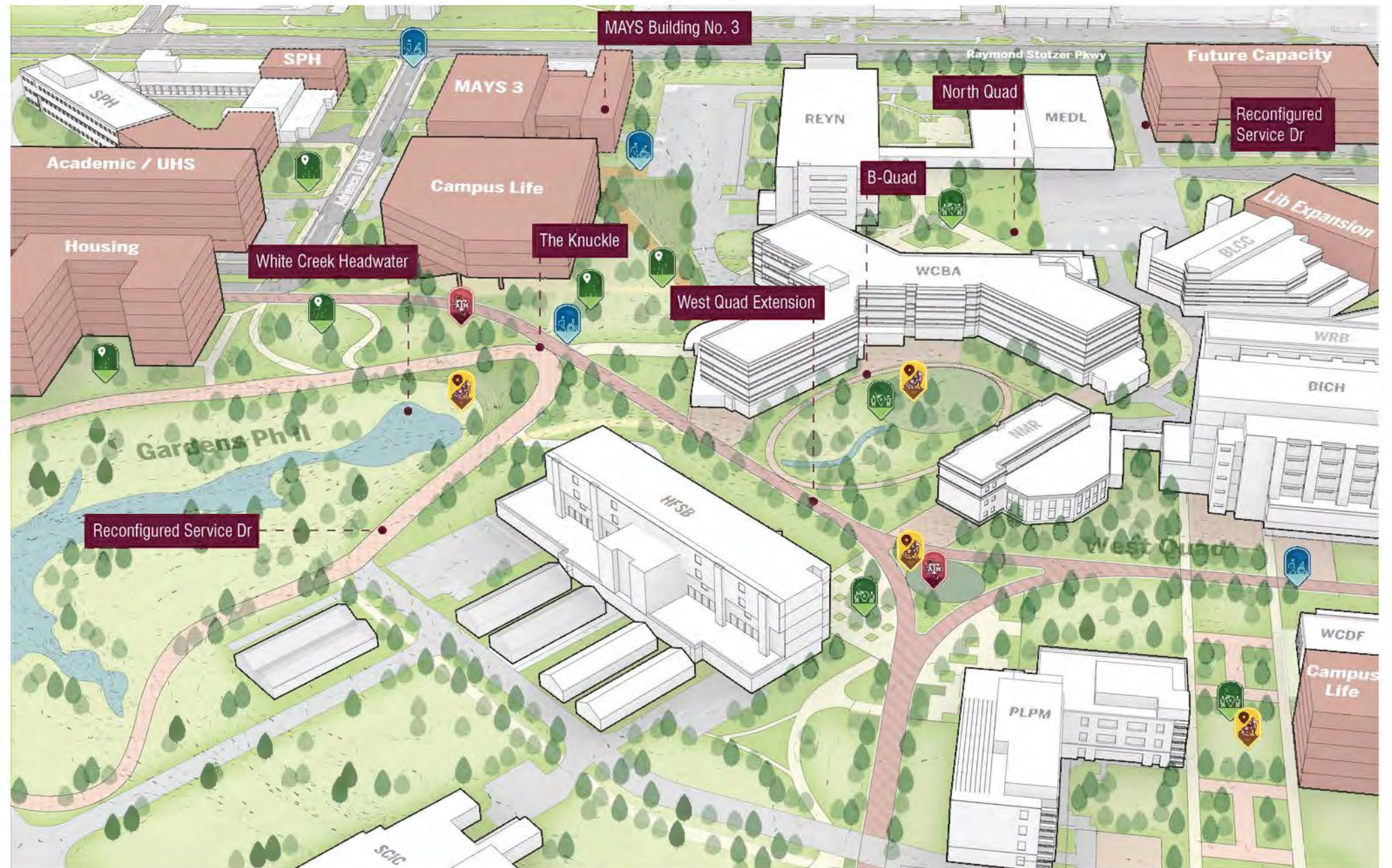
This signature open space bridges the character of the Gardens, White Creek, and extended West Quad. Ample seating, shade, wayfinding, and branding will create an iconic, multifunctional campus destination.

“B-Quad” (Business Quadrangle)

Enhancements to the existing space between Wehner and NMR will add shaded study and rest areas while linking Mays more directly to the West Quad.

North Quad

A portion of Lot 72a will become a new outdoor gathering space with better pedestrian connections and student-focused amenities.



Strengthened Pedestrian Connectivity

New or Improved Accessible Open Space

Flexible Community Space

Special Moment or Campus Art



WHITE CREEK CONNECTION

West Campus Housing Expansion

Building on the 2024 Housing Feasibility Study, the plan identifies capacity for 3,200+ new beds in the White Creek area of West Campus. Housing includes a mix of apartments and residence halls, delivered in phases.

White Creek Community Center (WCCC) Expansion

An expansion to WCCC supports the growing residential population, adding dining, lounge, and ResLife space.

Discovery Drive Parking Garage & Liner Building

This 1,800 to 1,900-space garage, accessed from Discovery Drive, will support nearby uses. The approximately 37,500 GSF liner building is planned to accommodate auxiliary offices and could include expanded space for the 12th Can Food Pantry.

Discovery Drive Pedestrian Crossing

An improved crossing south of the garage aligns with the existing multi-use path. Options include a road table, signal, or stop-sign and crosswalk.

SPH Expansion Capacity

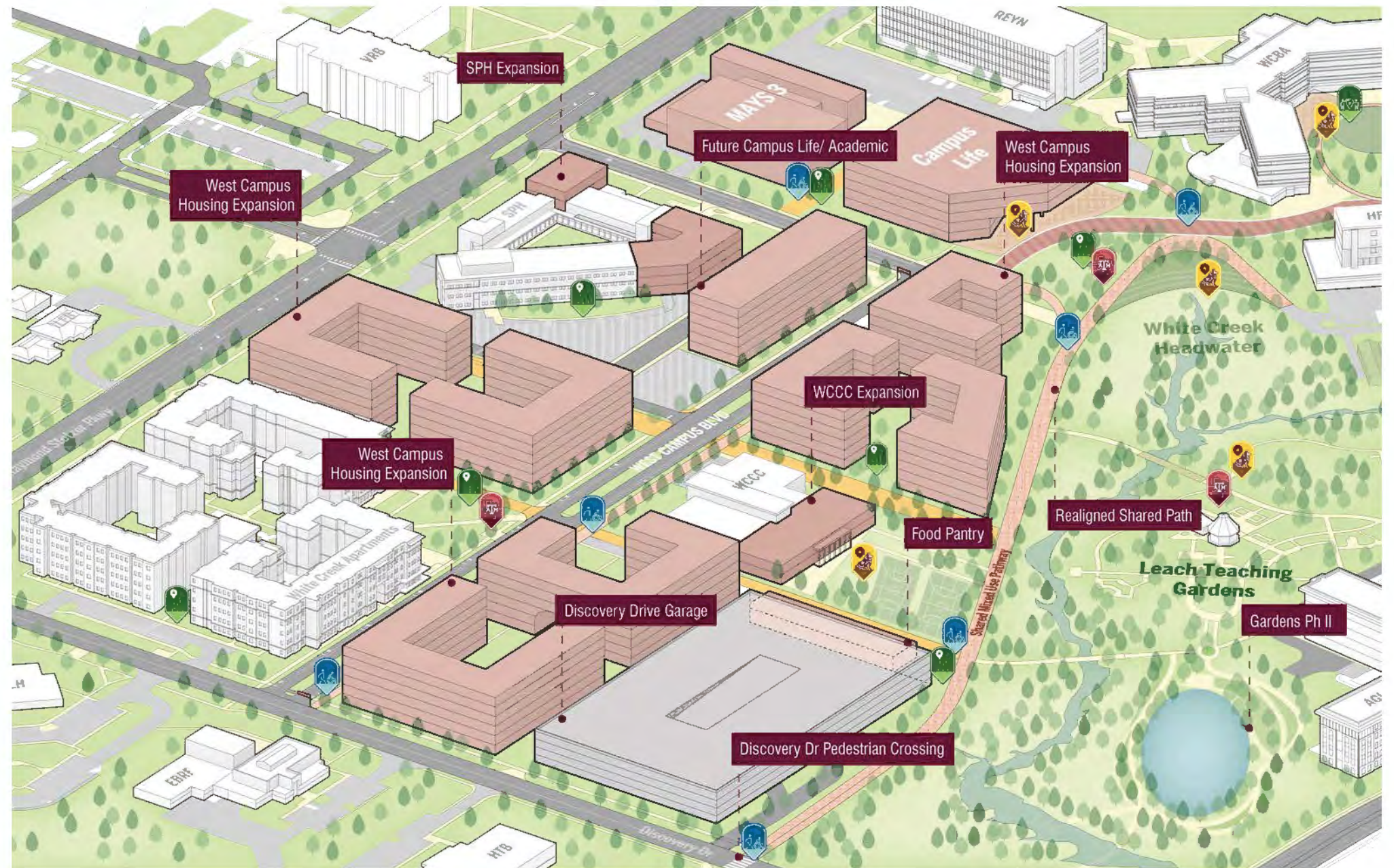
Opportunities exist to expand and better connect School of Public Health facilities if future growth requires more space.


Future Campus Life or Academic Site


Lot 114 has capacity for a future facility supporting Campus Life or academics and strengthening White Creek–West Campus Core connections.


Gardens Phase 2

Expansion of Leech Teaching Gardens introduces new zones, a Learning Center, and improved paths to nearby neighborhoods.



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Strengthened Pedestrian Connectivity
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New or Improved Accessible Open Space
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Flexible Community Space
- 

Special Moment or Campus Art

THE GARDENS PHASE II



Vignettes from The Gardens Feasibility Study

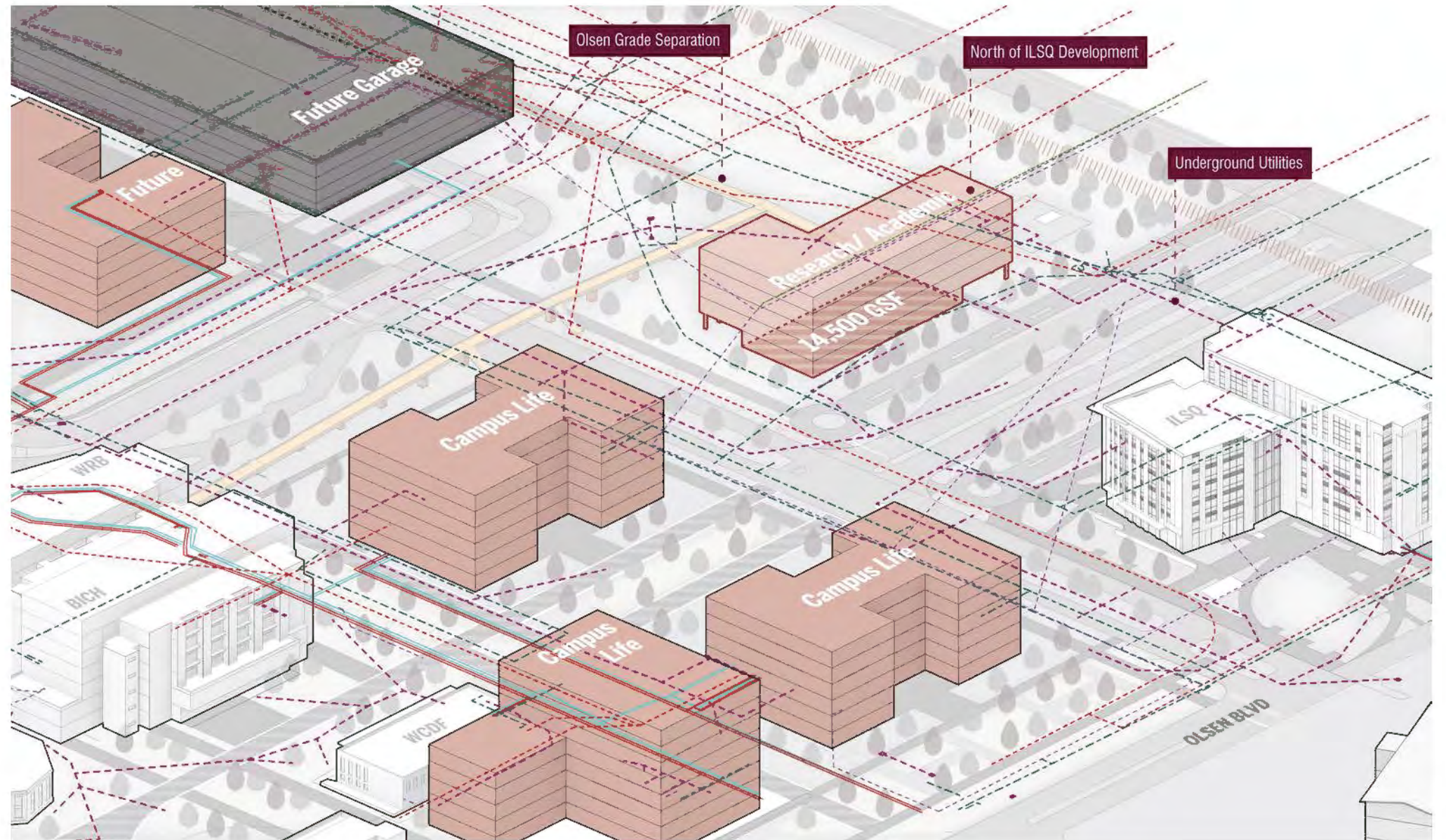
NORTH OF ILSQ

“North of ILSQ” Development

Located atop Lot 67, this high-profile site sits along Old Main Drive, directly across from ILSQ and near key East Campus connections. Its visibility and centrality have made it a frequent candidate for a wide range of proposed programs. However, dense and uncoordinated underground utility infrastructure has historically limited development potential due to the high cost of relocation. This plan proposes a strategic solution: a ground-level footprint of approximately 14,500 GSF that avoids major utility conflicts, with upper floors cantilevered to reach 22,000+ GSF. At five stories—matching the height of ILSQ—this configuration could yield more than 100,000 GSF of space while preserving development feasibility.

Olsen Grade Separation

As West Campus growth continues, increased pedestrian and vehicular volumes along Olsen Boulevard are expected connected to the proposed parking structure on the Cater-Mattil site. While a below-grade crossing was considered, utility constraints make it cost-prohibitive. This plan illustrates an above-grade pedestrian bridge connecting the Olsen Major Connector to the Cater-Mattil redevelopment area. The span crosses Lot 68 and Olsen Boulevard, landing in the open space between the proposed parking garage and the “North of ILSQ” building. Ramps would extend toward each destination. If properly coordinated, the bridge could pass through the cantilevered ground floor of the future building and connect directly into the existing pedestrian underpass on the north side of Old Main Drive.



CATER-MATTIL REDEVELOPMENT

Reimagined and Enhanced Medal of Honor Park

To help establish experiential parity between East and West Campus, improvements are proposed for Eli L. Whiteley Medal of Honor Park—one of West Campus’ few memorial spaces. Enhancements include stronger pedestrian connections, enriched landscaping, and elevated memorial elements that honor the service and legacy it represents.

Future Parking Garage – Cater-Mattil

Located to avoid major utility conflicts, this new parking garage will accommodate more than 2,300 vehicles. Its adjacency to core academic functions helps offset parking displaced by nearby redevelopment, supporting day-to-day utilization for students, staff, and faculty.

Preserved West Campus Switching Station

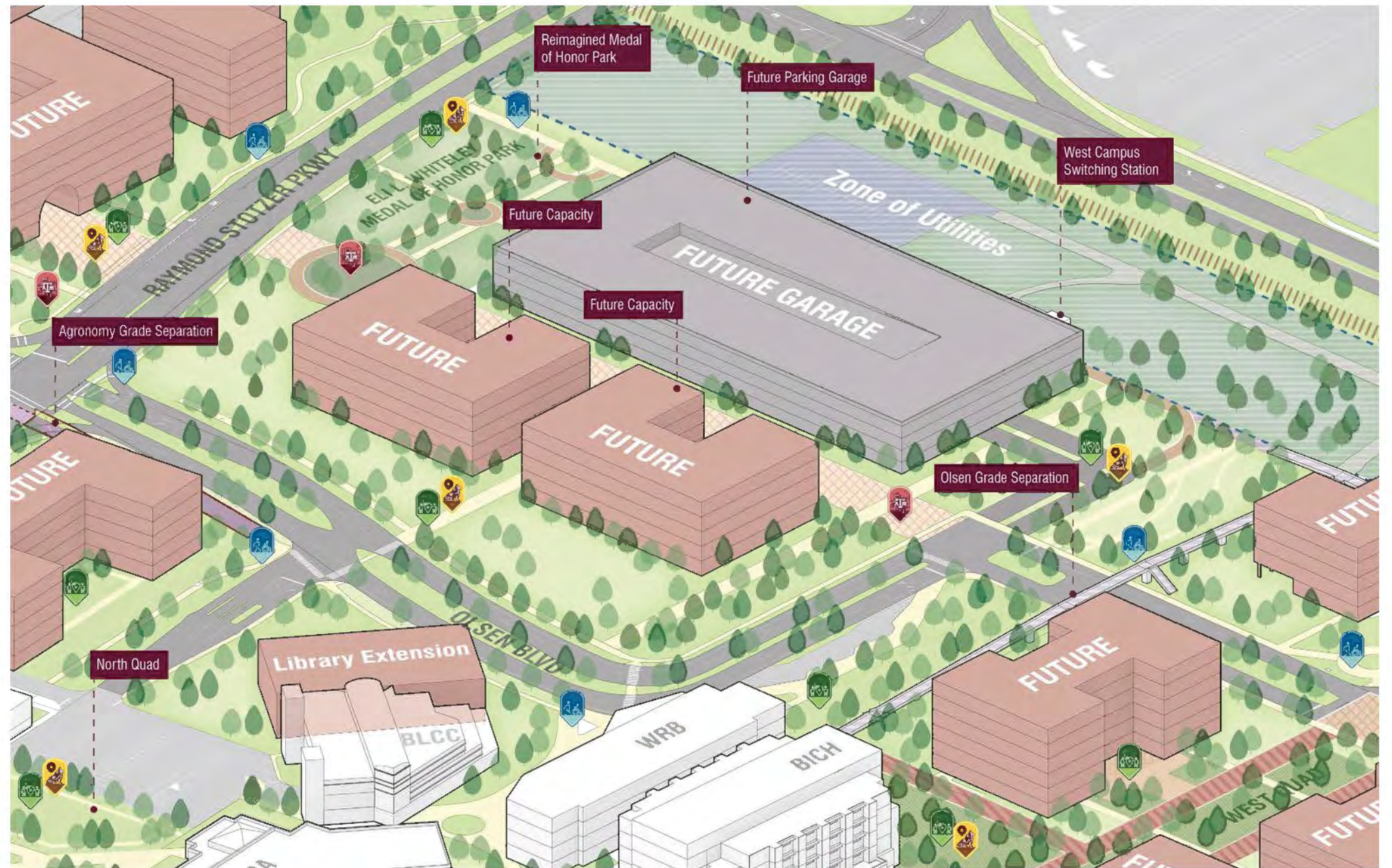
The existing switching station and its related infrastructure are essential to campus operations and must remain protected and fully functional as surrounding development progresses. This site, and the adjacent future development capacity sites, cannot be redeveloped until new homes are found for the functions in the existing building complexes.

Future Development Capacity

Two highly visible building sites are identified adjacent to the proposed garage. Their location near a key campus gateway calls for thoughtful architectural design that enhances arrival experiences and the broader West Campus character.

Olsen Grade Separation

The proposed grade separation connects the West Campus Core to the new parking garage while minimizing pedestrian and vehicular conflicts. Its alignment enhances walkability and integrates with nearby open spaces and future building entries.



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Strengthened Pedestrian Connectivity
- 

New or Improved Accessible Open Space
- 

Flexible Community Space
- 

Special Moment or Campus Art

AGRONOMY INTERSECTION

Clinical Veterinary Teaching & Research Complex (CVTRC)

Positioned at a key West Campus entry, the 135,000 GSF CVTRC will provide cutting-edge space for hands-on veterinary education, clinical care, and research—contributing to a positive and distinct campus gateway experience.

Agronomy Grade Separation

To support future growth and improved pedestrian safety, a grade-separated crossing is proposed at the intersection of Agronomy Road and Stotzer Parkway. The design may connect multiple corners across the intersection, but further study is needed due to utility complexity and non-University property at the site.

Potential West Campus Library Expansion

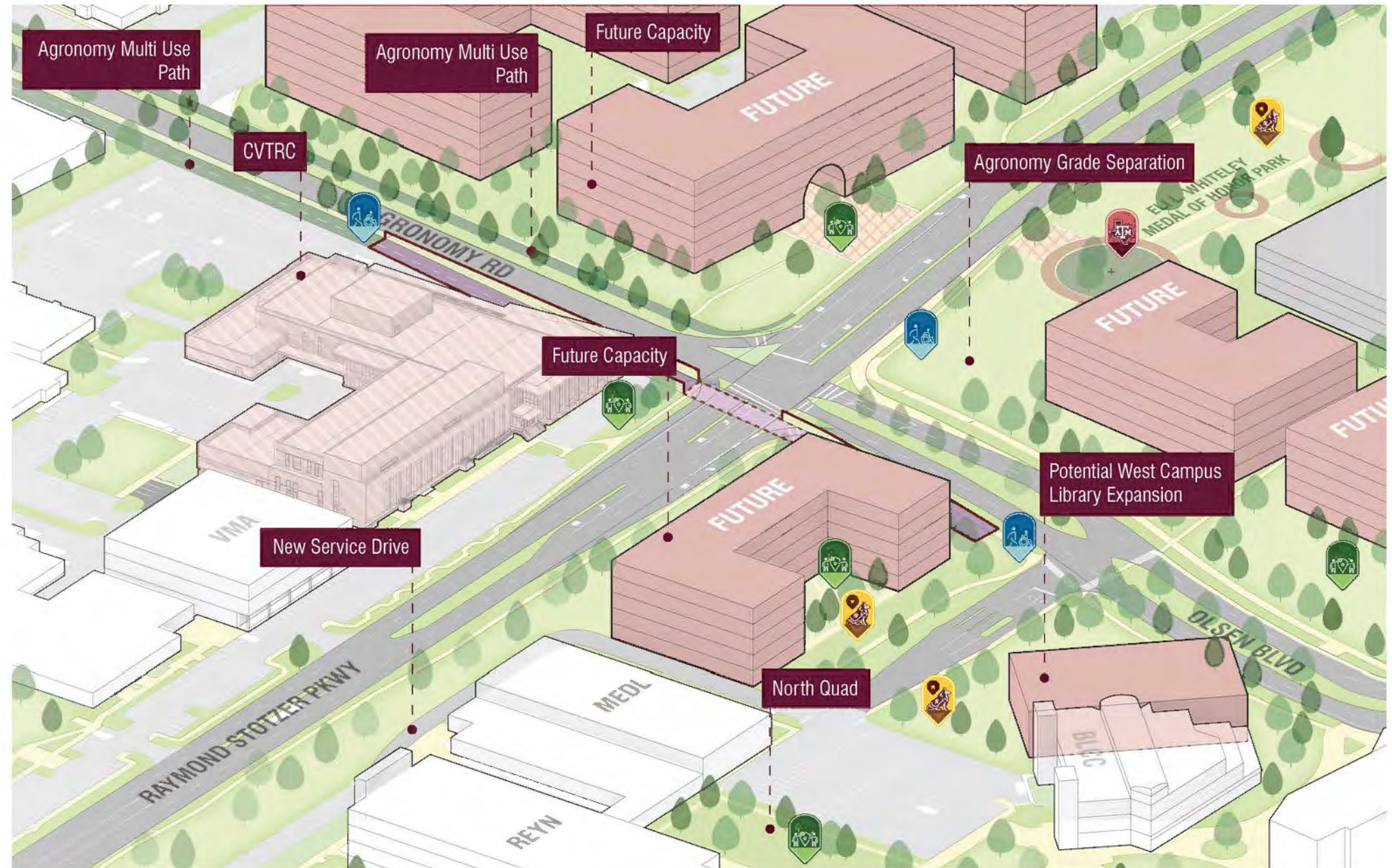
To address long-term library space needs, an expansion to the existing West Campus Library is one possible solution being looked at (the other is a new building centrally located in the West Campus Core). Should library functions relocate elsewhere, the existing West Campus Library facility (BLCC) and the illustrated expansion remain viable for renovation and conversion to another function.

New Service Drive

With the closure of Adriance Lab Road Drive, a new service route is proposed north of the Medical Sciences Library to maintain access to adjacent buildings. This requires preserving the existing vehicular drive to Lot 72b.

Future Development Capacity

Several potential building sites are identified near the Agronomy intersection, including long-term redevelopment of Lot 72b and sites northeast of the intersection. These could support a range of academic or support uses once existing AgriLife facilities relocate.



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Strengthened Pedestrian Connectivity
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New or Improved Accessible Open Space
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Flexible Community Space
- 
Special Moment or Campus Art

AGRONOMY ROAD

Agronomy Road Multi-use Paths

Currently, Agronomy Road lacks complete and adequately sized pedestrian and bicycle infrastructure. While the 2017 plan proposed a multi-use path along the east side, stakeholders have since identified the potential benefit of constructing paths on both sides of the road. If prioritization is required, the west side is preferred due to its alignment with anticipated pedestrian flows. Final design and alignment should be coordinated with planning for the proposed grade separation at the Stotzer intersection.

Agronomy Road Pedestrian Crossings

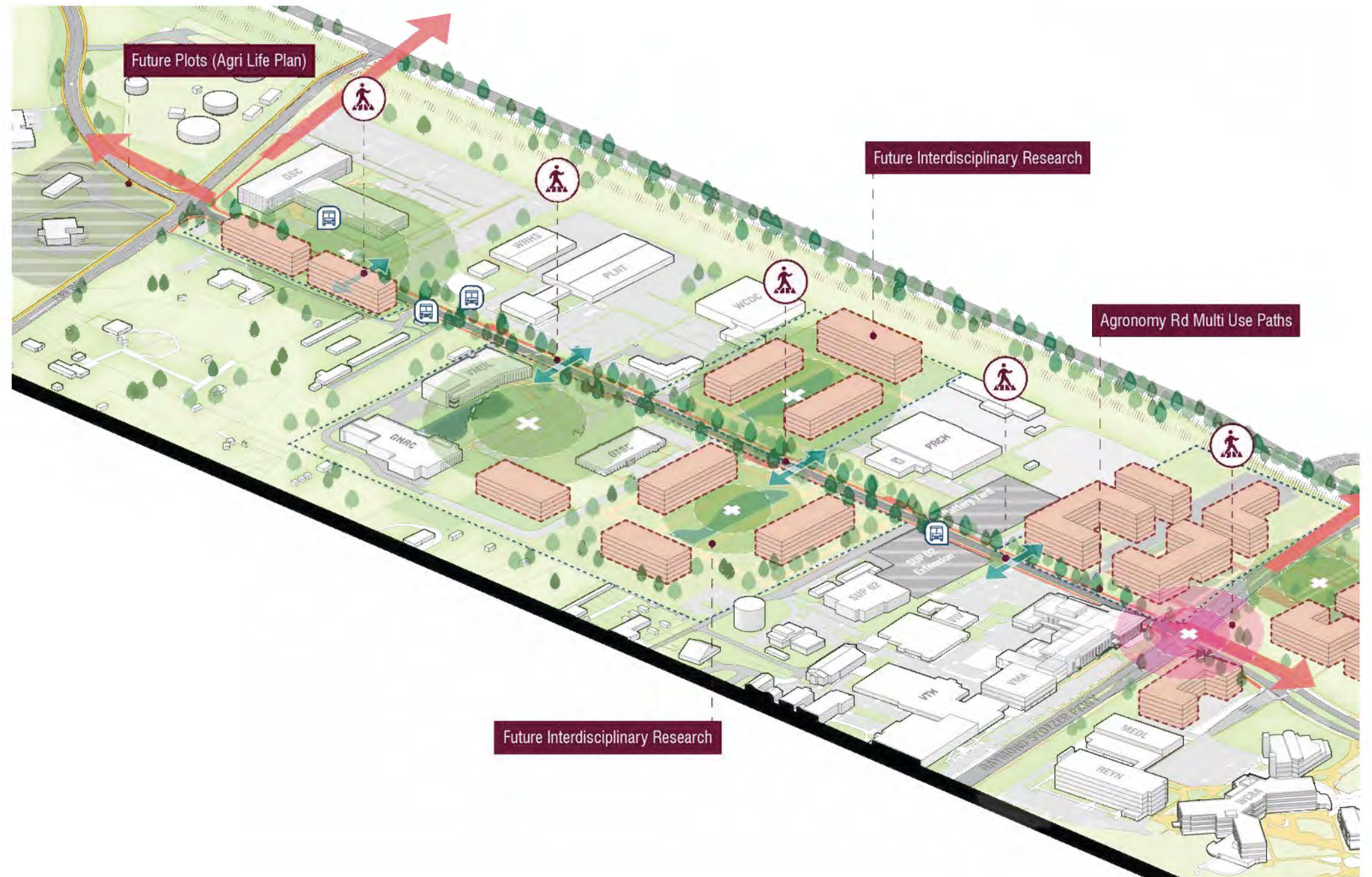
New pedestrian crossings with demand-activated beacons are proposed at key locations along Agronomy. These crossings will calm traffic, improve safety, and enhance connections to transit stops and adjacent facilities.

Future Interdisciplinary Research Clusters

As existing AgriLife and auxiliary functions relocate, several large redevelopment sites will become available along Agronomy Road. These areas are well-suited to support new interdisciplinary research clusters, similar to the existing group of TVMDL, and the Office of the State Chemist. Each cluster could accommodate 2–4 buildings organized around meaningful open space. Development should emphasize walkability and integrate with the proposed multi-use paths and nearby transit service, creating a cohesive, connected environments.

Relocated UHS and UPD Functions from North of F&B

UHS and UPD functions currently housed in Buildings 1165 and 1247 will need to relocate—either into new or existing facilities along Agronomy Road—to enable AgriLife development north of F&B.



WESTERN EDGE & BUSH LIBRARY

Framework Integration

The Western Edge and Bush neighborhoods are better connected to the broader campus through a strengthened pedestrian framework. Key improvements include enhanced pedestrian malls and multi-use paths linking to the West Campus Core, as well as a new north-south pedestrian spine from the proposed Enterprise Avenue path directly to the Bush School.

Interdisciplinary Research Building (IDRB)

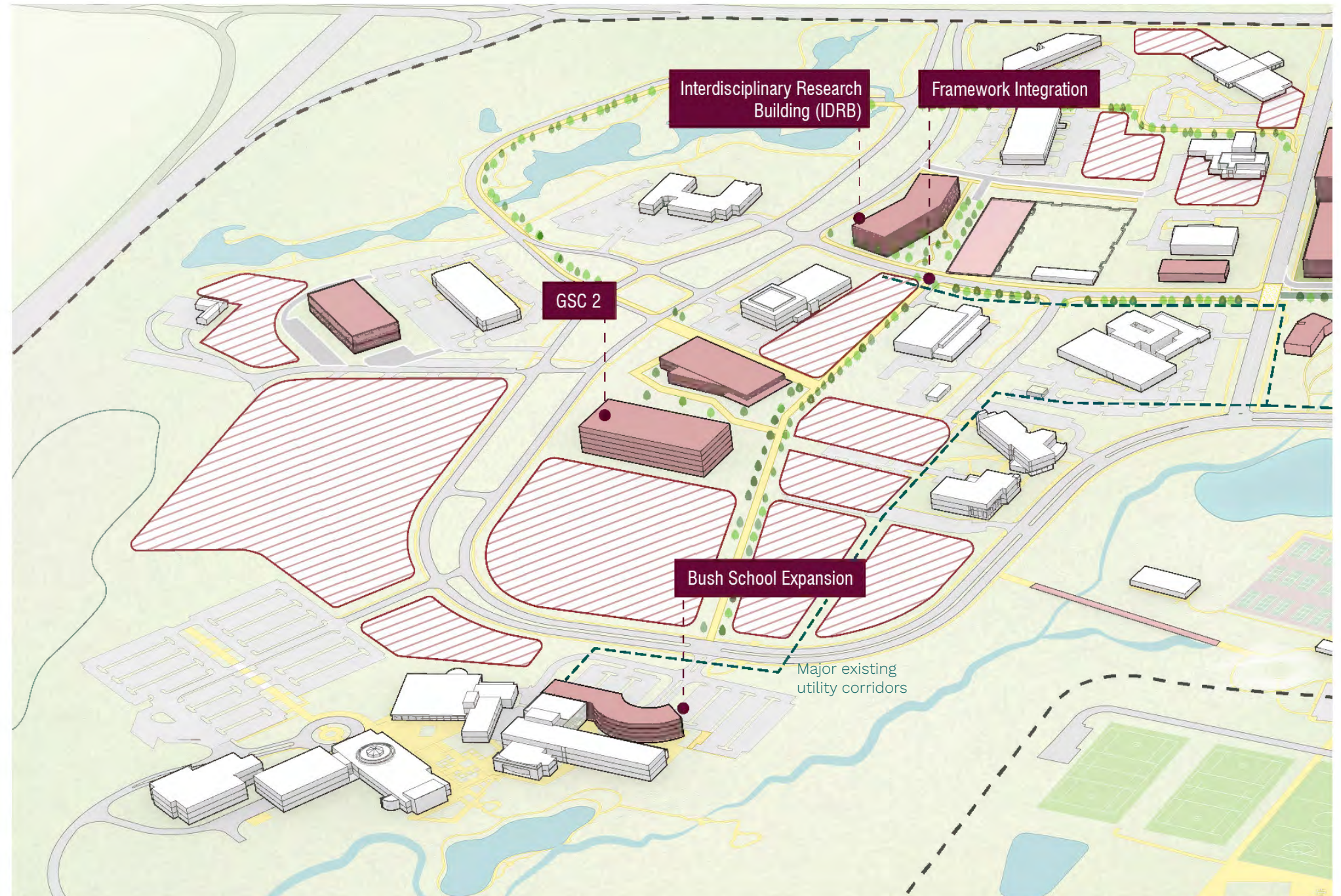
Positioned to anchor future academic and research activity in the Western Edge, the IDRB will provide flexible, modern space to support interdisciplinary collaboration. The building and its surrounding exterior research space will help establish a strong presence for discovery and innovation in this growing part of campus.

General Services Center #2 (GSC 2)

This facility will consolidate staff and administrative functions currently scattered in leased off-campus locations, promoting operational efficiency and collaboration. An alternate site along Agronomy Road in the current location of fleet services may also be considered if it becomes available before the POR process begins.

Bush School Expansion

At 75,000 GSF, this addition will provide modern teaching, learning, and engagement space. Design should integrate with existing circulation, minimize parking loss, and preserve access to what will become a key future pedestrian connection.



WESTERN EDGE & BUSH LIBRARY

West Campus Satellite Recreation Center (WCSRC)

Addressing rising demand for recreation space, the WCSRC will total 45,000–65,000 GSF and serve both commuter and residential populations. Generally comparable to the Southside Recreation Center, it should include increased outdoor fitness space and be supported by nearby parking. Two possible sites have been identified:

Site A: south of the GERB parking lot, offering greater flexibility for building layout, proximity to lot 113, and potential space for future expansion.

Site B (infill): just east of GERB is more constrained but offers strong pedestrian connectivity and easy access from White Creek.

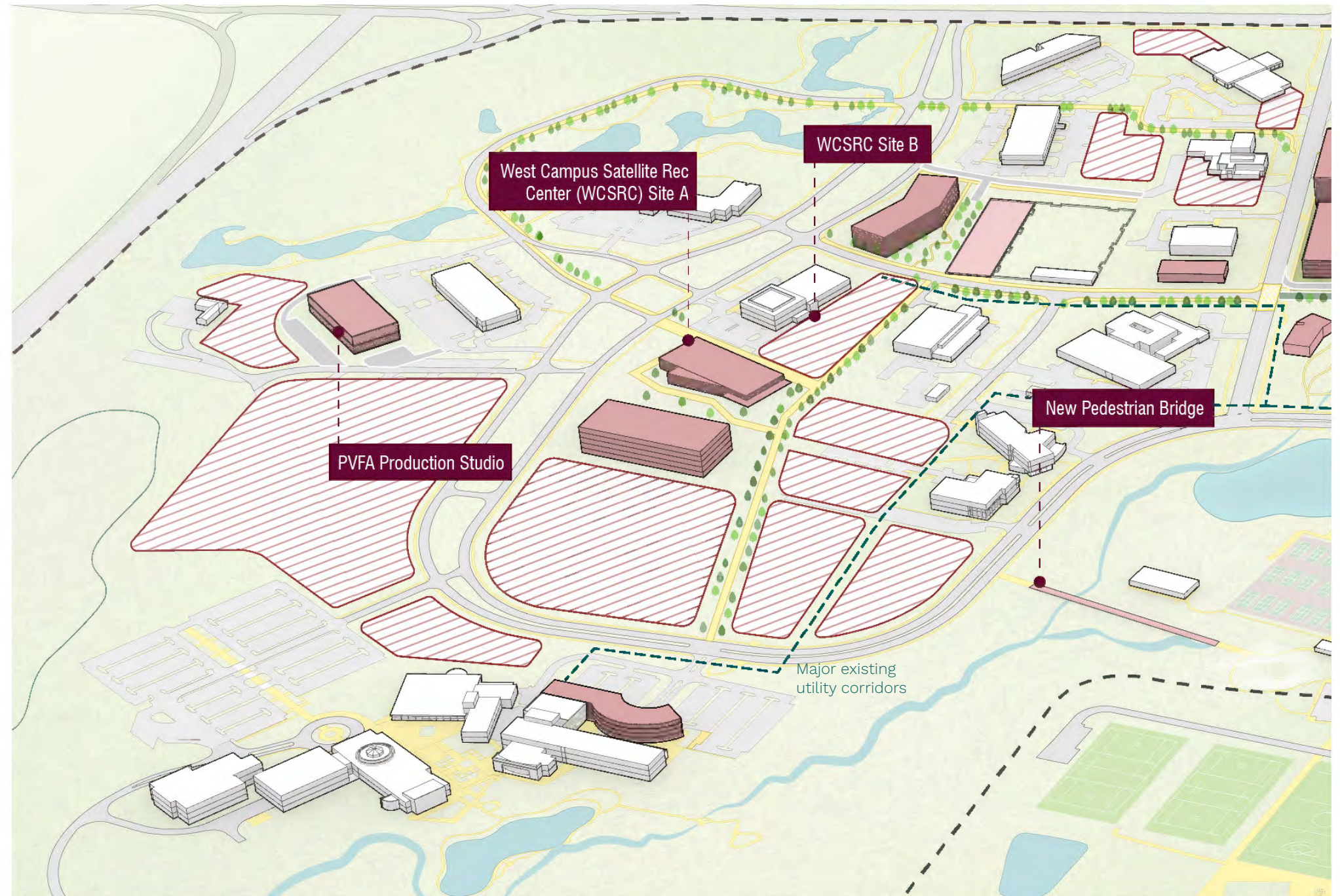
New Pedestrian Bridge

Carried forward from the 2017 plan, a new bridge will link the Western Edge to Athletics and Recreation areas, creating a safer, more direct pedestrian connection—especially beneficial for access to recreation fields from the West Campus Satellite Recreation Center.

PVFA Production Studio

This digital production and performance facility will enhance campus and community engagement for the College of Performance, Visualization, and Fine Arts. Off-campus alternatives are also being explored.

Disclaimer: All utility infrastructure locations must be verified with Utilities & Energy Services (UES) prior to starting any project work.



WESTERN EDGE & BUSH

Satellite Utility Plant (SUP) #4

SUP #4 will provide additional utility capacity to serve long-term development west of White Creek. Tied into the broader utility loop system, the facility will allow Utilities & Energy Services to maintain reliable infrastructure for the expanding Western Edge.

Substation Expansion / Backup Power Infrastructure

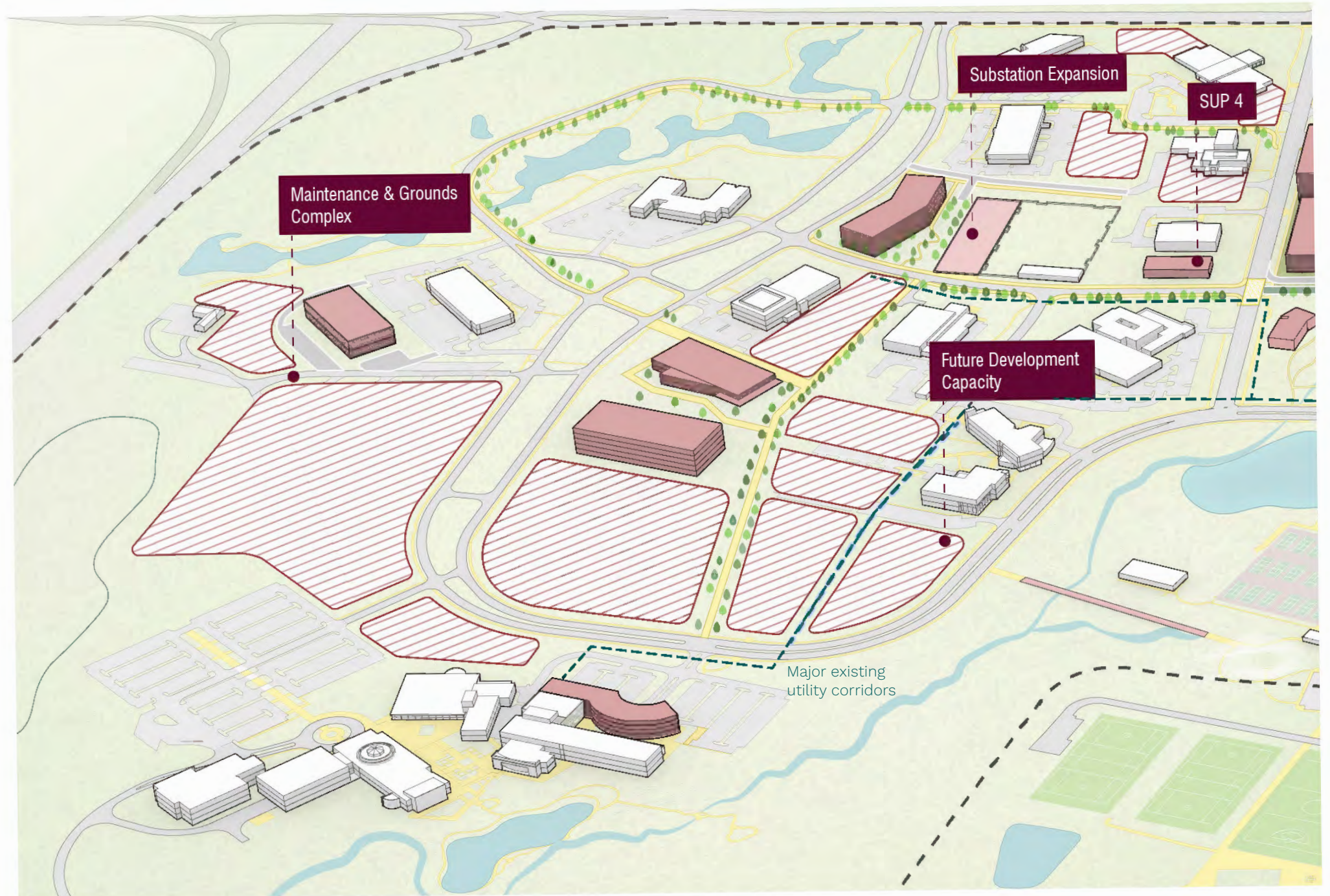
To support ongoing campus growth, Utility & Energy Services (UES) must preserve space adjacent to existing substations to accommodate future expansion or the addition of new backup power infrastructure. Proactive planning in these areas is essential to ensure long-term system capacity, reliability, and resilience.

Maintenance & Grounds Complex

As Hensel Park is restored, one option for the displaced SSC and grounds operations is to relocate into a 20–25 acre site in the Western Edge near Building 1083. Final location and configuration will require further study.

Future Development Capacity

As the West Campus Core approaches full buildout, the Western Edge presents a significant opportunity for continued campus growth. Though currently more remote, this area should be developed with the same attention to design, experience, and amenities to ensure it functions as a seamless extension of West Campus. While the overall development plan maintains sufficient parking capacity to support near- and mid-term projects, long-term parking demand was not evaluated in detail. Given the scale of potential future development in the Western Edge & Bush neighborhood, one or more new parking structures will likely be needed over time. Any future garage should be centrally located within the neighborhood and well integrated into the pedestrian network to ensure accessibility.



05

IMPLEMENTATION

IMPLEMENTATION OVERVIEW

Planning efforts like the West Campus Development Plan are designed as flexible frameworks to guide long-term campus growth. Given the dynamic nature of higher education, these plans must remain adaptable to evolving needs, opportunities, and constraints.

This implementation chapter outlines one possible path forward based on current priorities, the status of projects already in the capital review process, and general thinking at the time of publication. For immediate projects—those under construction, in design, or with completed Programs of Requirements (PORs)—the implementation timeline is relatively certain. For mid-term priorities, timelines represent an informed projection. Other elements, such as major landscape projects or long-term facilities without defined programs, remain more speculative.

Even so, estimating project timing based on today's needs enables preliminary capital planning and early coordination of supporting infrastructure. It is important to recognize that these projections will inevitably shift as the campus continues to evolve.

Chapter Definitions:

Near-term: 0 to 7 years

Mid-term: 7 to 12 years

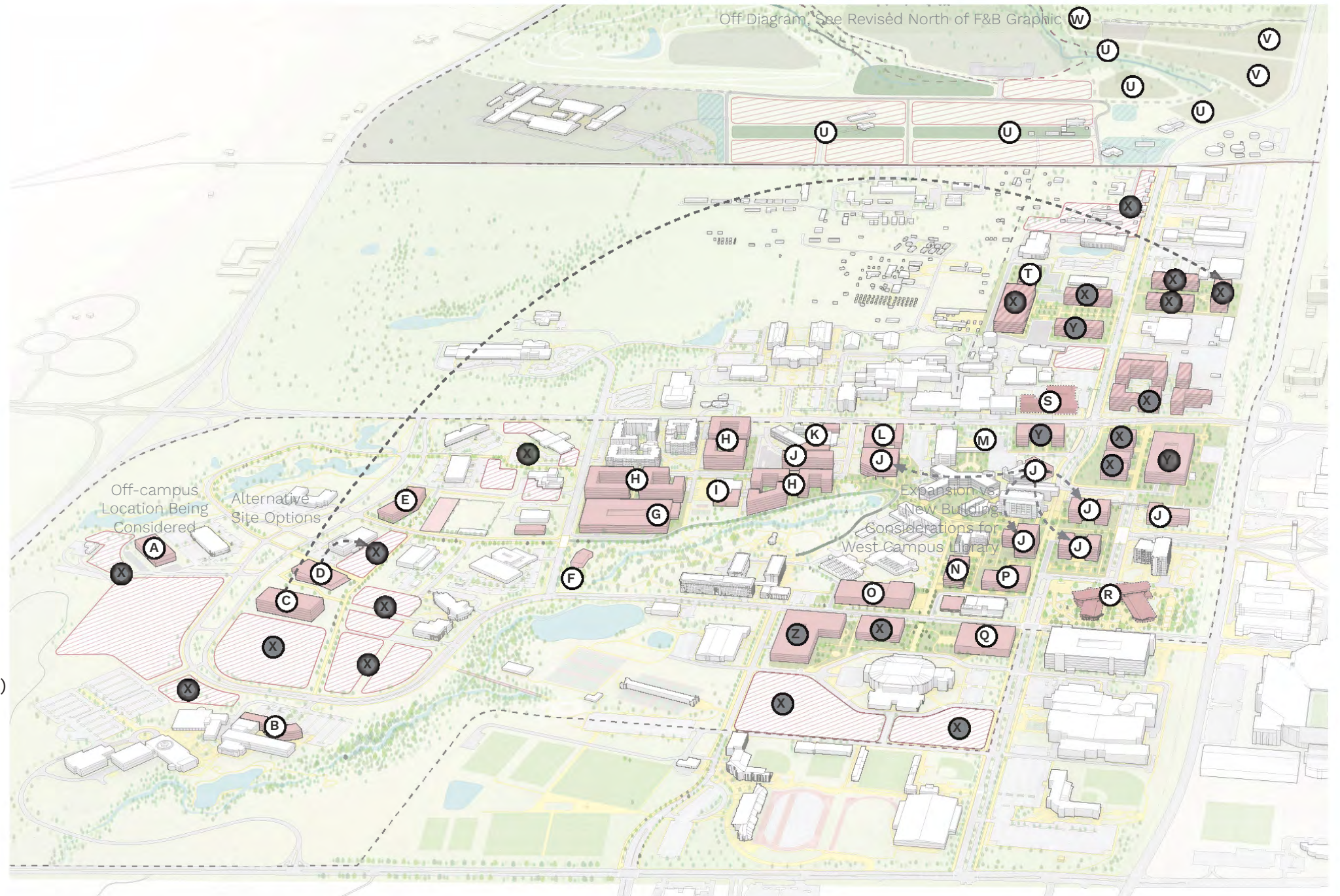
Long-term: 12+ years



BUILDING PROJECTS

The West Campus Development Plan identifies preferred locations for key projects along with longer-term development opportunities to accommodate evolving campus needs. These locations were arrived at through extensive stakeholder engagement. As noted on the adjacent graphic, select projects have alternative locations that are being considered.

- (A) PVFA Production Studio
- (B) Bush School Expansion
- (C) General Services Complex II
- (D) West Campus Satellite Recreation Center
- (E) Interdisciplinary Research Building
- (F) Gardens Phase 2: Learning Center
- (G) Discovery Drive Parking Garage
- (H) West Campus Housing Expansion
- (I) White Creek Community Center Expansion & ResLife Offices
- (J) Campus Life or Academic Buildings
- (K) School of Public Health Complex Expansion
- (L) Mays Building #3
- (M) Medical Science Library Renovation
- (N) Center for Learning Arts & Innovation (CLAI)
- (O) Performance Center
- (P) West Campus Learning Commons
- (Q) Exhibition and Archives Hall
- (R) Aplin Center
- (S) Linda & Dennis Clark '68 Small Animal Teaching Hospital (SATH)
- (T) Research
- (U) AgriLife "North of F&B" Plan Implementation
- (V) Fleet Services Complex / Utilities & Energy Services (UES)
- (W) New Construction Laydown Yard
- (X) Future Development Capacity
- (Y) Future Development Capacity / Future Garage
- (Z) Future Garage



PHASING - BUILDING PROJECTS

The adjacent table reflects current thinking and priorities for new building projects, but should be viewed strictly as a starting point for ongoing coordination, not a fixed schedule.

See graphic on previous page for proposed locations:



Identified Building Projects		Current Assumptions*		Current Status	Anticipated*	
Project Name		Estimated Size (GSF)	Floors	At Report Publication	Construction Start	Substantial Completion
(S)	Linda & Dennis Clark '68 Small Animal Teaching Hospital (SATH)	135,000	2	In-Design or Construction	2024	2027
(R)	Aplin Center	200,000	3	In-Design or Construction	2025	2028
(A)	PVFA Production Studio*	30,000	2	RFP at Initiation	2026	2027
(G)	Discovery Drive Parking Garage & Liner Building (Food Pantry & Office Space)*	20,000 (liner only)	5	POR Complete/ Near Design	2026	2028
(N)	Center for Learning Arts & Innovation (CLAI) - Academic Building*	187,000	5	POR Complete/ Near Design	2026	2029
(M)	Medical Science Library Renovation - Level 1*	19,250	1	POR Complete/ Near Design	2027	2028
(L)	Mays Building #3*	156,000	4	POR Complete/ Near Design	2027	2029
(P)	West Campus Learning Commons*	112,000	4	POR Complete/ Near Design	2027	2029
(T)	Research*	125,500	3	POR Near/at Completion	2028	2030
(W)	New Construction Laydown Yard*	12.7 acres	1	Near-term (Pre-POR)	2027	2027
(B)	Bush School Expansion*	75,000	5	Near-term (Pre-POR)	2028	2030
(V)	Fleet Services Complex / UES*	14.5 acres each	1	Near-term (Pre-POR)	2028	2030
(C)	General Services Complex II	200,000	5	Mid-term (Tracking)	Future	Future
(E)	Interdisciplinary Research Building	120,000 to 200,000	5	Mid-term (Tracking)	Future	Future
(J)	Campus Life: Student Commons	250,000	6	Mid-term (Tracking)	Future	Future
(J)	Campus Life: Student Health Services	150,000 to 230,000	6	Mid-term (Tracking)	Future	Future
(J)	Campus Life: West Campus Library Expansion or Replacement	160,000+	8	Mid-term (Tracking)	Future	Future
(O)	Performance Center	200,000 to 260,000	2	Mid-term (Tracking)	Future	Future
(H)	West Campus Housing Expansion - Phase 1	~1,400 beds (res hall)	6	Mid-term (Tracking)	Future	Future
(H)	West Campus Housing Expansion - Phase 2	~1,000 beds	6	Mid-term (Tracking)	Future	Future
(D)	West Campus Satellite Recreation Center	45,000 to 65,000	2	Mid-term (Tracking)	Future	Future
(I)	White Creek Community Center Expansion & ResLife Offices	55,500	2	Mid-term (Tracking)	Future	Future
(Q)	Exhibition and Archives Hall	Unknown	3	Longer-term (Aspirational)	Future	Future
(Z)	Future Garage	2,800 spaces	5	Longer-term (Aspirational)	Future	Future
(K)	School of Public Health Complex Expansion	45,000 to 60,000	3	Longer-term (Aspirational)	Future	Future
(F)	The Gardens Phase 2: Learning Center	Varies	-	Longer-term (Aspirational)	Future	Future
(H)	West Campus Housing Expansion - Phase 3	TBD bed count	6	Longer-term (Aspirational)	Future	Future
(U)	AgriLife Development Plan Implementation (Multiple Projects)	Varies	-	Varies	Phased	Phased

*All projects, their attributes, and delivery timelines are anticipated but contingent on TAMU and Board of Regents approval

SITE & INFRASTRUCTURE PROJECTS

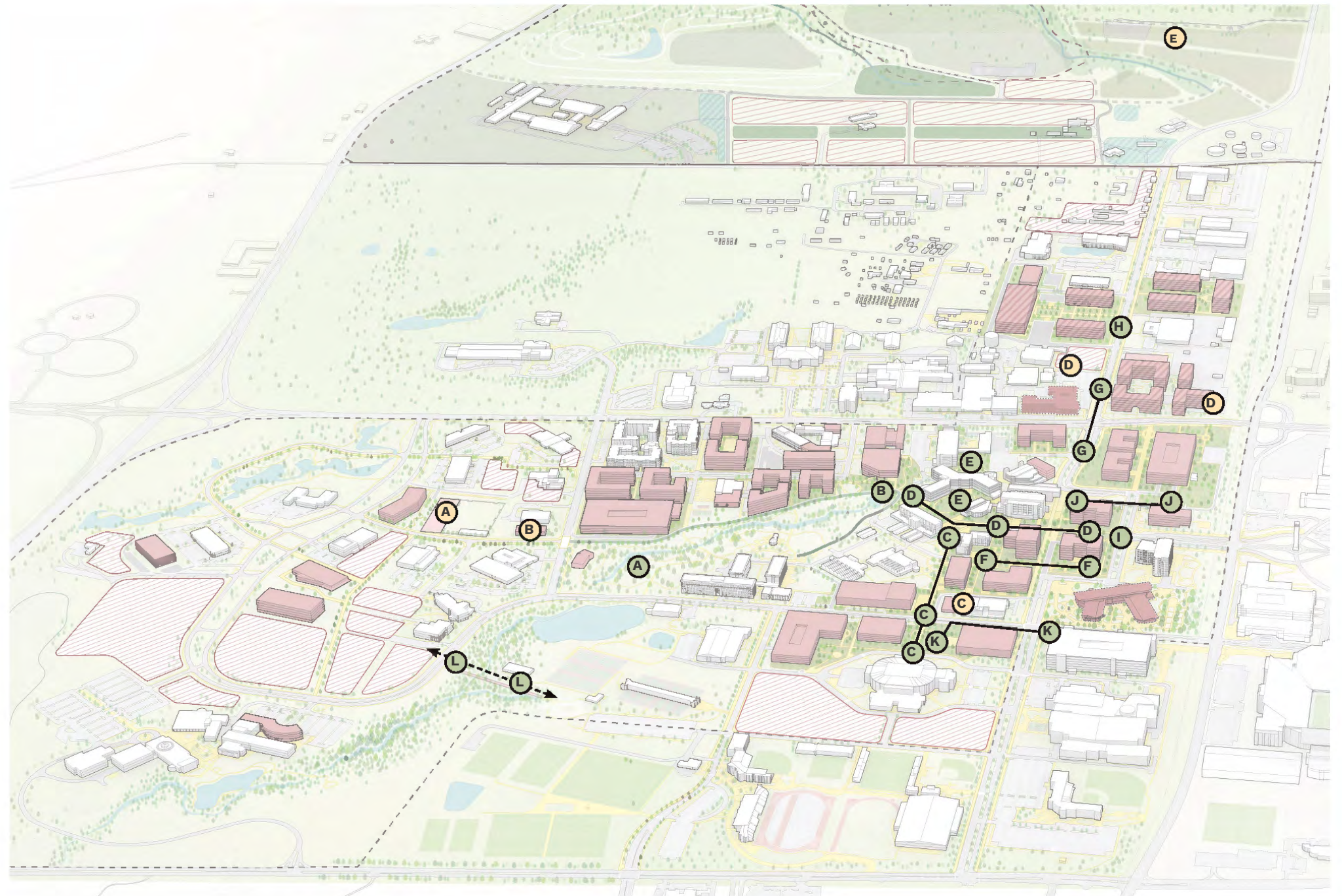
In addition to new building projects, the West Campus Development Plan identifies numerous open space enhancements and the major infrastructure investments needed to support significant growth. Most open space improvements will be phased alongside the building projects they connect to, with each project responsible for site work within its boundary. However, some major open space projects either exceed the scope of what individual projects can deliver or address high-impact, campus-scale needs requiring a more integrated design approach. These are listed below as “Major Independent Site Projects.” Each will have a highly transformative and positive impact on campus, but may require independent project development and funding.

Major Independent Site Projects:

- (A)** Gardens Phase 2: Gardens & Outdoor Program
- (B)** White Creek Headwater / “Knuckle” Connection (Lot 98)
- (C)** Grade Separation - Kimbrough Blvd. & Reed Ped. Mall
- (D)** West Quad Improvements
- (E)** B-Quad & Lot 72a Transformations
- (F)** The Promenades Pedestrian & Amenities Build-out
- (G)** Grade Separation - Agronomy & Raymond Stotzer Pkwy.
- (H)** Agronomy Road Improvements and Multi-use Path
- (I)** Olsen Rd. / Old Main Dr. Pedestrian Table
- (J)** Grade Separation - Olsen Blvd.
- (K)** Extension of Pickard Pass
- (L)** Western Edge to Penberty Pedestrian Bridge

Major UES/Infrastructure Projects:

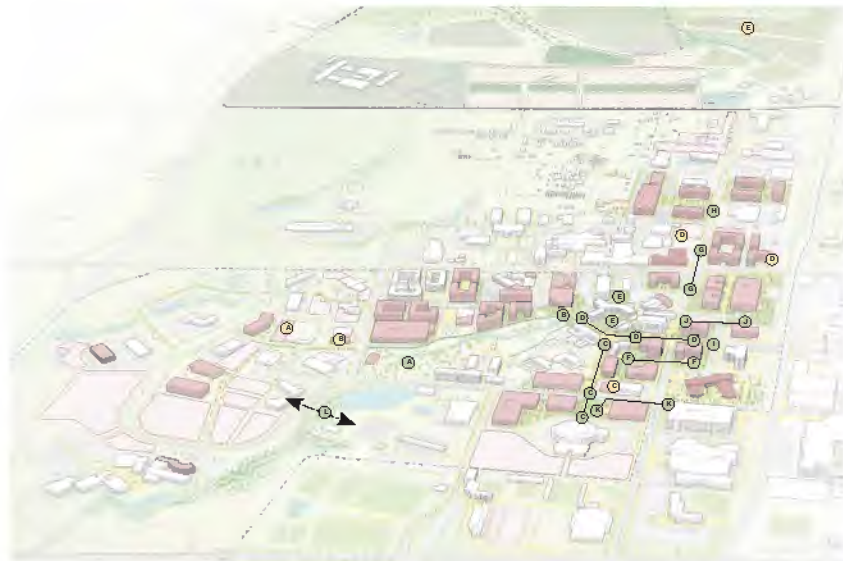
- (A)** Enterprise: Substation Expansion / Backup Power
- (B)** Satellite Utility Plant #4 (SUP-4)
- (C)** Satellite Utility Plant #1 (SUP-1) Expansion
- (D)** Agronomy: Substation Expansion/Backup Power
- (E)** Utilities & Energy Services (UES)



PHASING - SITE & INFRASTRUCTURE

The adjacent tables reflect current thinking and priorities but should be viewed strictly as a starting point for ongoing coordination, not a fixed schedule.

See graphic on previous page for proposed locations:



Major Independent Site Projects		Notes	Anticipated*	
Project Name	Parameters / Coordination / Justification		Construction Start	Substantial Completion
F The Promenades Pedestrian & Amenities Build-out	Proposed building projects will contribute, but campus investment required to complete space at desired level		Near-term	Near-term
B White Creek Headwater / the "Knuckle" Connection (Lot 98)	Requires concurrent completion of service drive re-alignment		Near-term	Near-term
I Olsen Rd. / Old Main Dr. Pedestrian Table	Functions as pedestrian-prioritization of the campus' primary framework axis linking East and West Campus		Near-term	Near-term
C Grade Separation - John Kimbrough Blvd. & Reed Pedestrian Mall	Near-term prioritization recommended due to existing pedestrian traffic volume in the nearby commuter lots		Mid-term	Mid-term
D West Quad Landscape, Pedestrian, & Bike Improvements	Holistic improvements to the West Quad		Mid-term	Mid-term
K Extension of Pickard Pass	Connect the pedestrian improvements from the Pickard Pass to the Kimbrough Grade Separation		Mid-term	Mid-term
E B-Quad & Lot 72a Transformations	Open space improvements north and south of Wehner		Mid-term	Mid-term
A The Gardens Phase 2: Gardens & Outdoor Program	Multiple components, can be developed simultaneous or in phases		Mid-term	Phased
L Western Edge to Penberthy Pedestrian Bridge	Exact alignment subject to additional study.		Mid-term	Mid-term
H Agronomy Road Improvements and Multi-use Path	Can be completed at any time, should be coordinated with plans for the Stotzer Grade Separation's alignment		Long-term	Long-term
G Grade Separation - Raymond Stotzer Pkwy.	Subject to additional study to identify best format and configuration		Long-term	Long-term
J Grade Separation - Olsen Blvd.	Elevated cost beyond what adjacent projects can likely support		Long-term	Long-term

*All projects, their attributes, and delivery timelines are subject to Board of Regents approval

Major UES/Infrastructure Projects		Current Assumptions*		Current Status	Anticipated*	
Project Name	Estimated Size (GSF)	# of Floors		At Report Publication	Construction Start	Substantial Completion
C Satellite Utility Plant (SUP) #1 Expansion	18,500	1		In-Design	2026	2028
E Utilities & Energy Services (UES)	14.5 acres	1		Near-term (Pre-POR)	2028	2030
D Agronomy: Substation Expansion / Backup Power	1.25 acres	-		Mid-term (Tracking)	Future	Future
A Enterprise: Substation Expansion / Backup Power	1.25 acres	-		Mid-term (Tracking)	Future	Future
B Satellite Utility Plant (SUP) #4	30,000	1		Longer-term (Aspirational)	Future	Future

*All projects, their attributes, and delivery timelines are anticipated but contingent on TAMU and Board of Regents approval

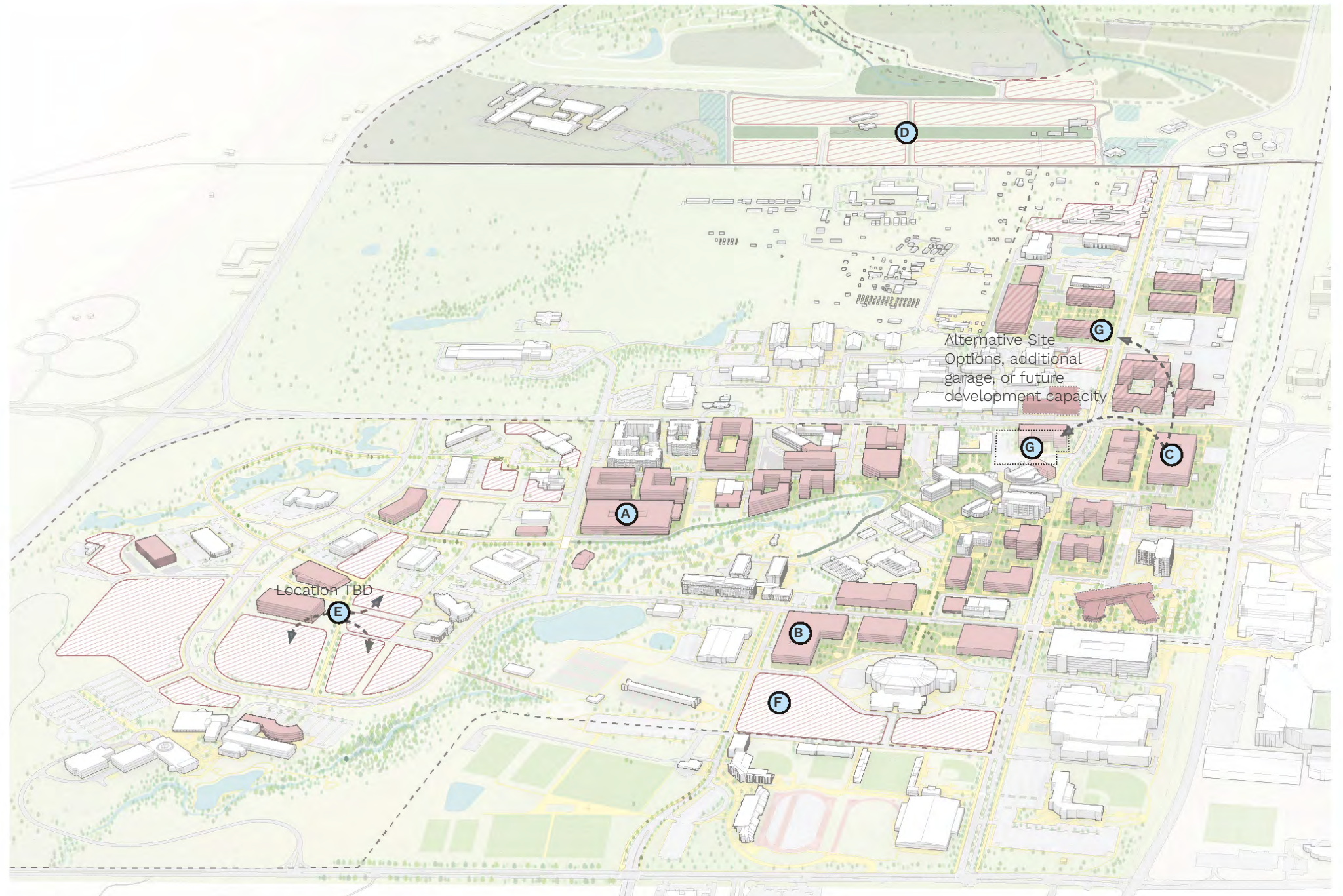
PARKING PROJECTS

The West Campus Development Plan evaluates parking capacity and demand at a high level. As much of the anticipated growth will occur on existing surface parking lots, a significant portion of the current inventory is expected to be displaced. To offset this loss, the plan proposes three new parking garages. Collectively, these garages can be sized to match or exceed the current parking supply in West Campus. Over the longer term, the plan identifies three potential strategies to expand parking capacity as demand increases and resources allow. The next page analyzes anticipated parking capacity over time.

- A** Discovery Drive Parking Garage & Liner Building
- B** Future Parking Garage - Reed Arena
- C** Future Parking Garage - Cater-Mattil
- D** Future Surface Parking - AgriLife Plan
- E** Longer-term Parking Garage Option - Western Edge
- F** Longer-term Parking Garage Option - Reed Arena #2
- G** Future Development Capacity/ Future Garage

Major Parking Projects	Anticipated*		
	Project Name	Parking Spaces	Substantial Completion
Discovery Drive Parking Garage	2,000+	2027	2028
Future Parking Garage - Reed Arena	2,800+	Future	Future
Future Parking Garage - Cater Mattil	2,300+	Future	Future
Future Surface Parking - AgriLife Plan	1,000+	Future	Future
Longer-term - Western Edge Garage	TBD	Future	Future
Longer-term - Reed Arena Garage #2	TBD	Future	Future
Longer-term - Future Development Capacity/ Future Garage	TBD	Future	Future

*All projects, their attributes, and delivery timelines are subject to Board of Regents approval



PARKING IMPLEMENTATION

Parking Needs by Phase

The chart tracks the total parking space count across various phases of the plan's implementation. The base of each stacked bar represents the previous phase's total, reduced by the number of spaces lost to new building sites. The segments stacked above show proposed parking additions for that phase, primarily in the form of structured garages. Ideally, garages will be delivered in a way that prevents overall parking capacity from falling significantly below the approximately 14,000 spaces that exist today—supporting the goal of maintaining a net-neutral parking balance on West Campus.

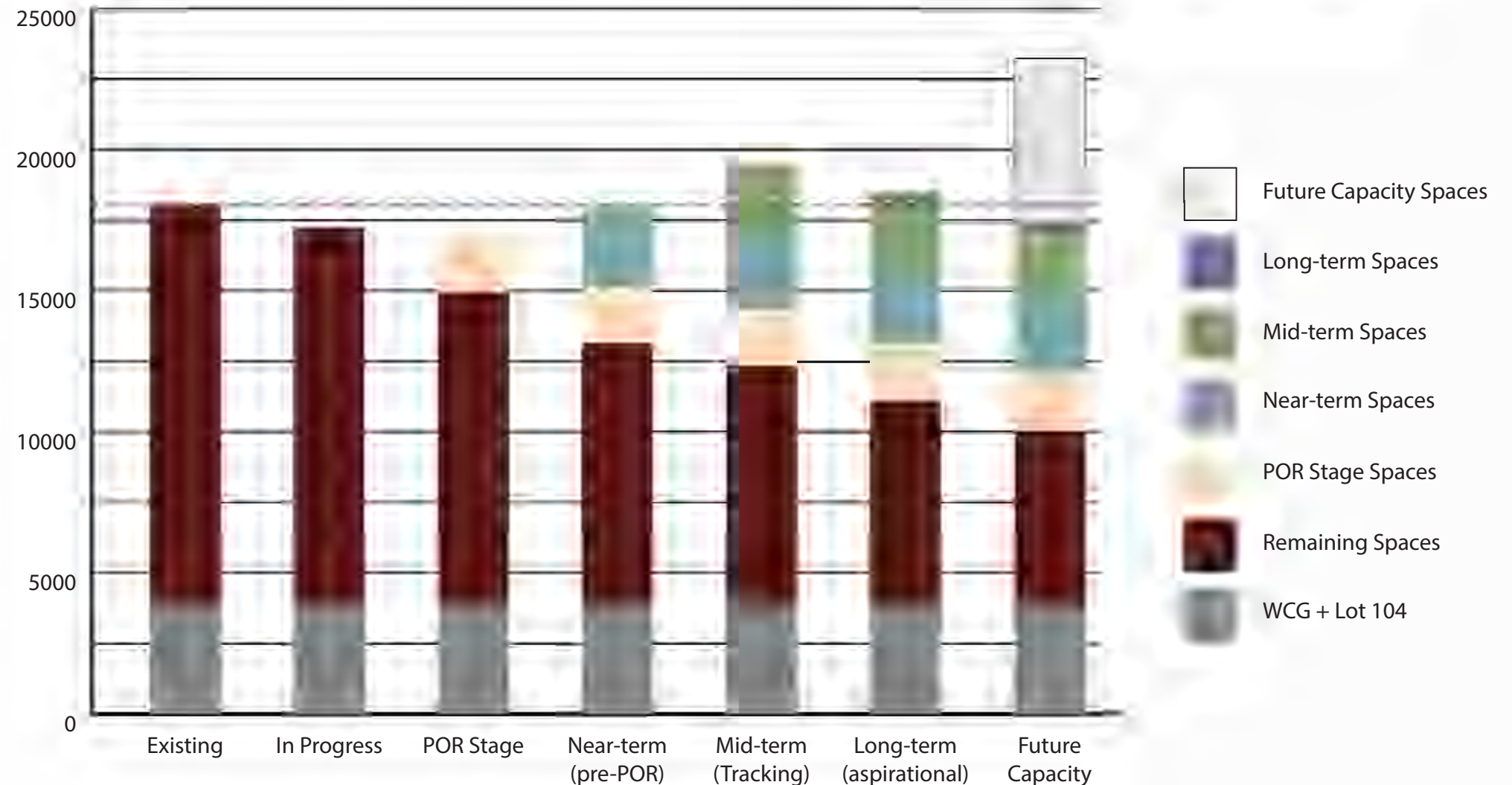
Longer-term Parking Capacity

Beyond the build-out demonstrated in the West Campus Development Plan, three strategies have been identified to either increase parking capacity or support continued future development. First, the Reed Arena Garage will need to be constructed with 2,800+ spaces to align the long-term parking supply with existing levels. Second, as discussed in the existing conditions analysis, a 2,000+ space garage will be required on the western edge of campus to replace Fan Field once that area is redeveloped. Finally, 1,000+ surface spaces will need to be included in the relocation of AgriLife facilities as they are rebuilt north of F&B Road. Each of these parking solutions should be revisited as more detailed program and design information becomes available.

Inventory Management

A parking space replacement policy is recommended for the university's consideration. To maintain adequate parking capacity on the West Campus, new construction projects that remove existing spaces should dedicate proportional cost responsibility for replacing the lost capacity.

WEST CAMPUS PARKING OVERVIEW				
Total Existing Spaces	Total Lost Spaces	Total Added Spaces	Net Total Spaces	Net Total + Future Capacity
18,041	- 8,014	+ 7,855	17,882	23,682





06

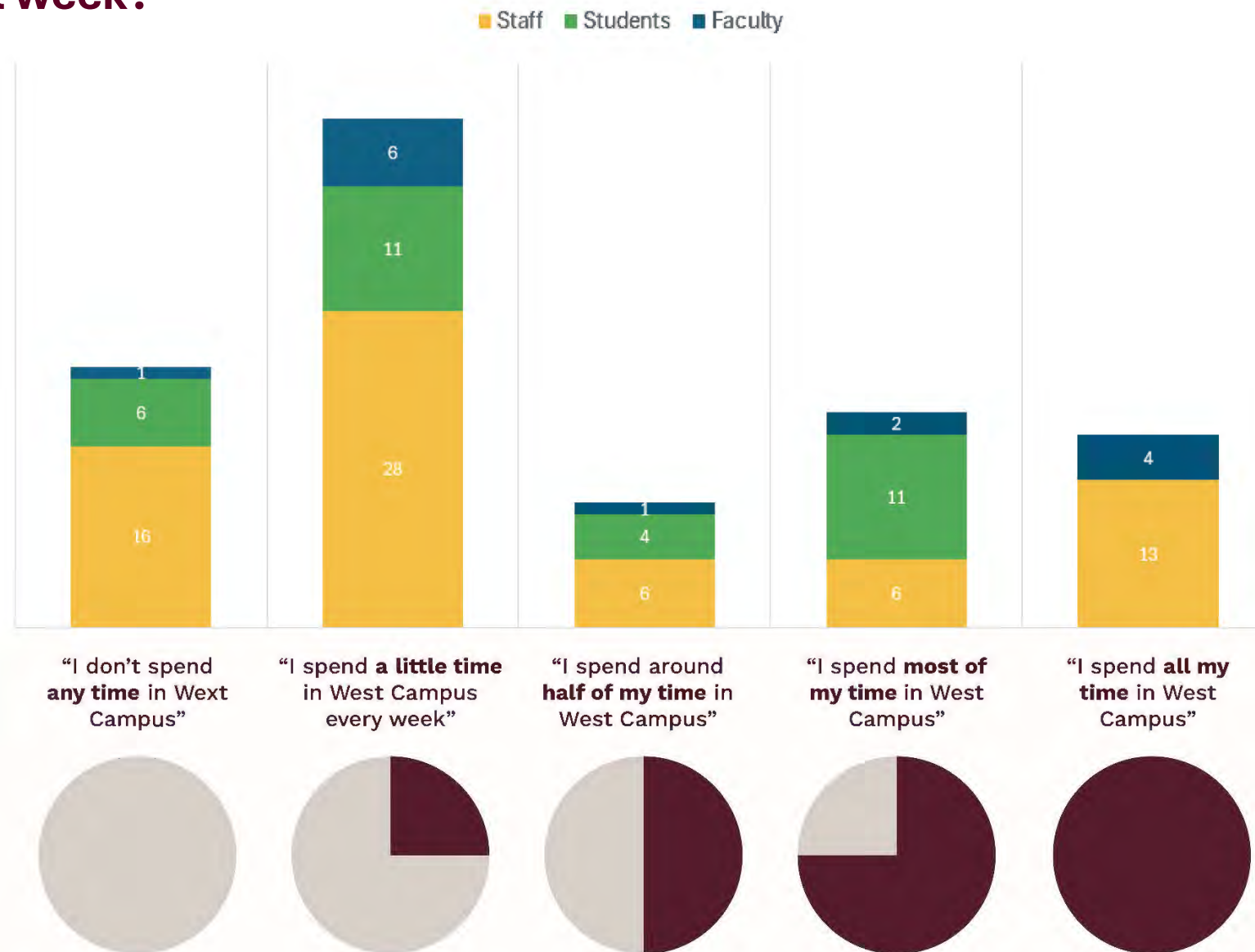
APPENDIX

06.1

OPEN HOUSE FEEDBACK

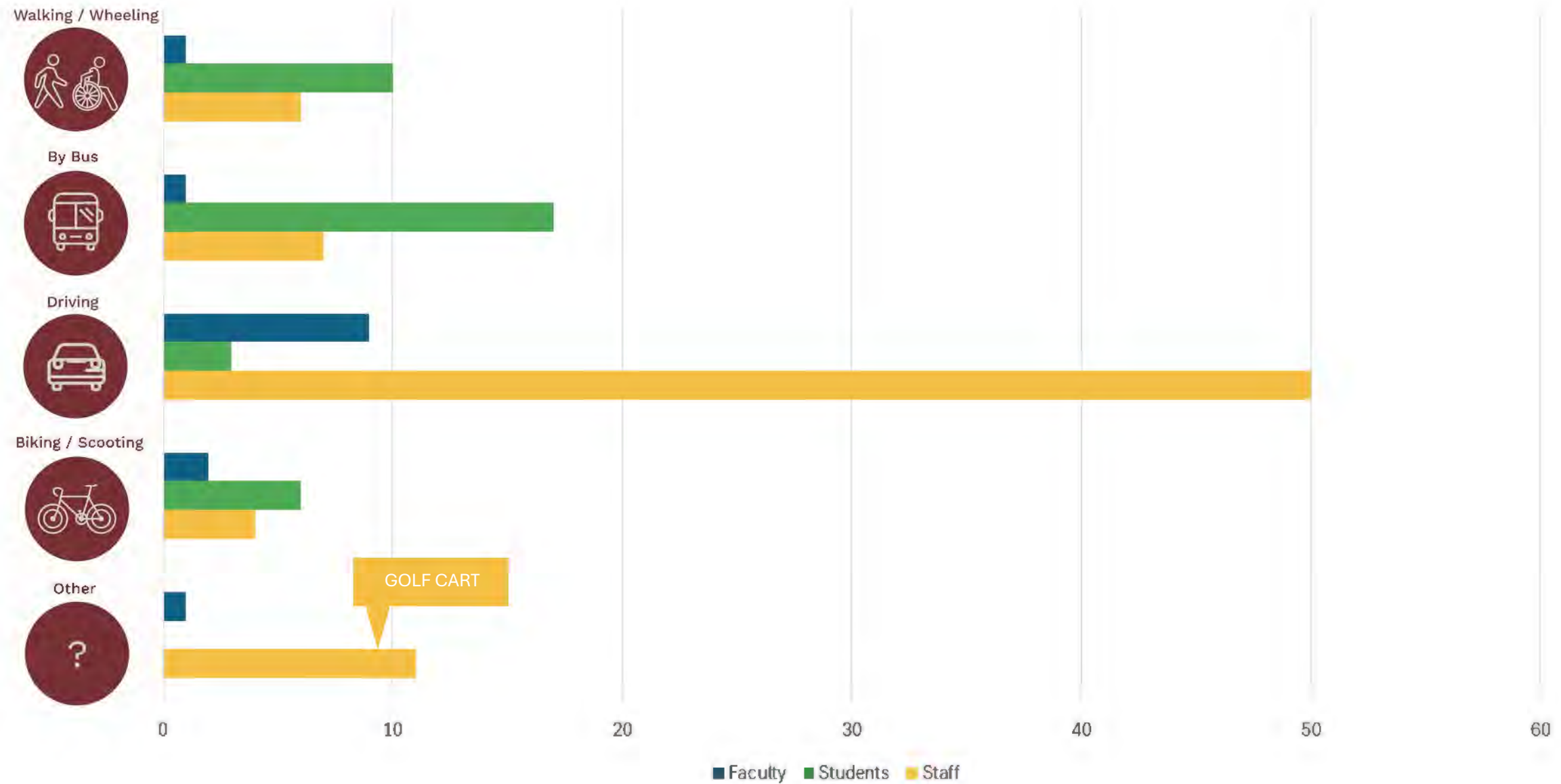
OPEN HOUSE FEEDBACK

How much time do you spend on West Campus during a typical week?



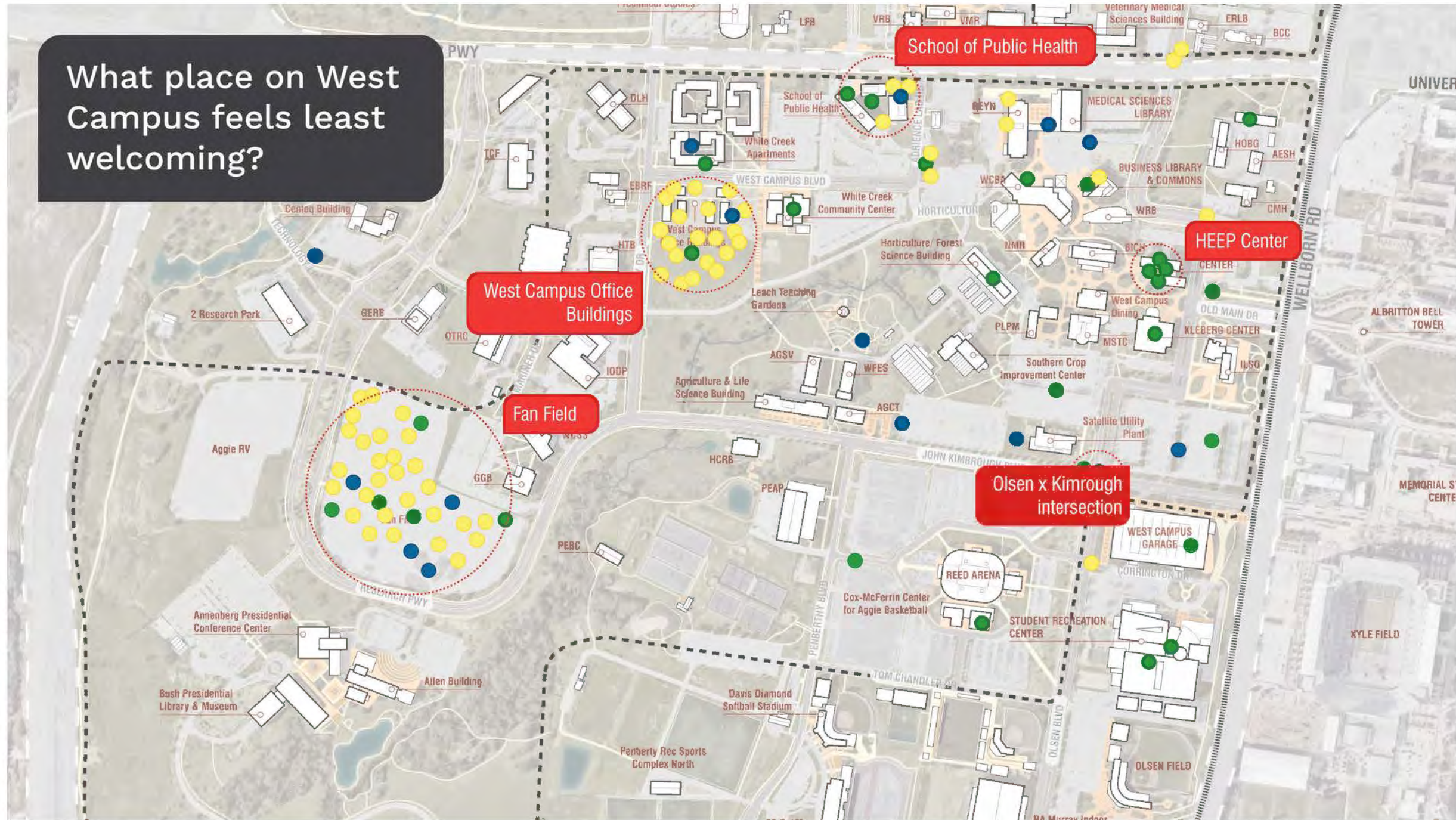
OPEN HOUSE FEEDBACK

How do you typically move between East Campus and West Campus?



OPEN HOUSE FEEDBACK

What place on West Campus feels least welcoming?



OPEN HOUSE FEEDBACK

Engagement Overview

What do you like the most about West Campus?

Students	Gardens Gardens The serenity & calmness	Any valid permit parking	Reed Arena Chick-fil-a & Convenience Store
Staff	Expansive Open Areas Leach Teaching Gardens Green Space/ Gardens Green Space/ Breathing room Green Space, not all buildings Leach Teaching Gardens Green space/ open areas Green space + Open Feeling	White Creek Community Center Lots of room for future growth The opportunities MSL + BLCC Roberts Building + Atrium Look intentional with new plans Less congested, ample parking Parking next to my building	Easy to navigate, open feeling Sports Apartment style housing Easy pedestrian access Less crowded Sidewalks More quiet, less traffic Large Open Parking Houses future Ag Leaders
Faculty	Gardens + Green Space Gardens Potential for growth	Parking next to my building The underpass Easy access to Sports	



OPEN HOUSE FEEDBACK

Engagement Overview

Do you want to share anything else about West Campus?

Feels Disconnected

Too far to walk
Streets not safe enough for pedestrians
Needs more crosswalks
Love the peacefulness, but feels very disconnected
It doesn't feel as developed as the rest of A&M

Feels very tan & desert like
Connectivity is critical
A number of departments are physically isolated from a majority of their colleges
Feels very siloed
Does not feel like a campus

Access & Mobility

Need transportation routes to more than MSC
Connectivity is critical
Need scooter speed bumps everywhere
Dedicated paths for PEVs and mobility devices
Need a bus depot for major routes
Travel time between the campuses is a concern

Consider easy access of PT faculty for quick in & out to other jobs
Intersection at Reed is dangerous and impossible to get through especially at peak times

Parking

Too many surface parking lots

Need visitor parking by the gardens
More parking garages, less surface spaces
Lots of creepy parking lots
Horrible traffic across the railroad and exit roads
Concern about parking for staff & faculty

Sports events take over parking, limiting evening/ weekend activities
Lack of parking in general

Building updates

Old & ageing facilities & Infrastructure
Looks like a trailer park in some areas
Transit, fleet & agronomy buildings need updating

Agronomy Rd & north of University Dr need modernisation

Student + Collaboration Spaces

Need a more student oriented building, not just MSC 2.0
Need more reliable and quiet study spots

Need more inter-disciplinary pockets of innovation rather than "siloed" regions

Need more food options through the West Campus

OPEN HOUSE FEEDBACK

Engagement Overview

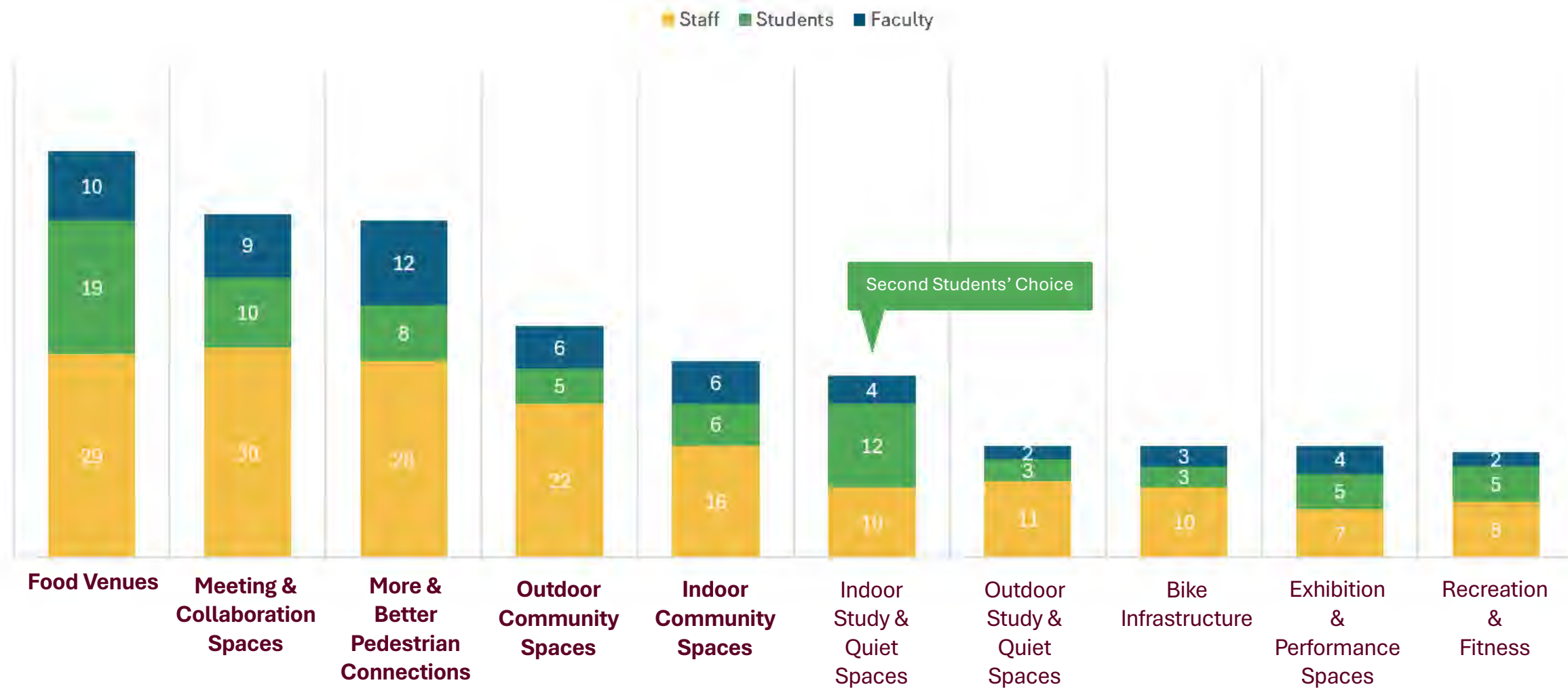
One BIG Change to the West Campus

Students	Staff	Faculty
<p>1 Food: More Options & Open Late</p>	<p>1 Pedestrian Enhancements & Safer Transportation</p>	<p>1 Pedestrian Enhancements & Safer Transportation</p>
<p>2 More Green Spaces & Open Space Enhancements</p>	<p>2 More Common Spaces for Students</p>	<p>2 Food: More Options & Open Late</p>
<p>3 More Quiet & Study Spaces</p>	<p>3 More Green Spaces & Open Space Enhancements</p>	<p>3 Cultural & Performing Arts District by Bush</p>
<p>Other:</p>	<p>Other:</p>	<p>Other:</p>
<p>More Non-Academic Student Spaces</p>	<p>UHS More Study Spaces</p>	<p>More Study Spaces Another Library</p>
<p>Pedestrian Enhancements & Safer Transportation</p>	<p>Food: More Options & Open Late</p>	
<p>UHS Another Library More Housing More Parking Art Pavilion/ Gallery Make the Campus More Visually Appealing</p>	<p>Another Library More Parking More General Office Space Updated Research Facilities Academic Advising Offices</p>	



OPEN HOUSE FEEDBACK

What do you wish there was more of on West Campus?

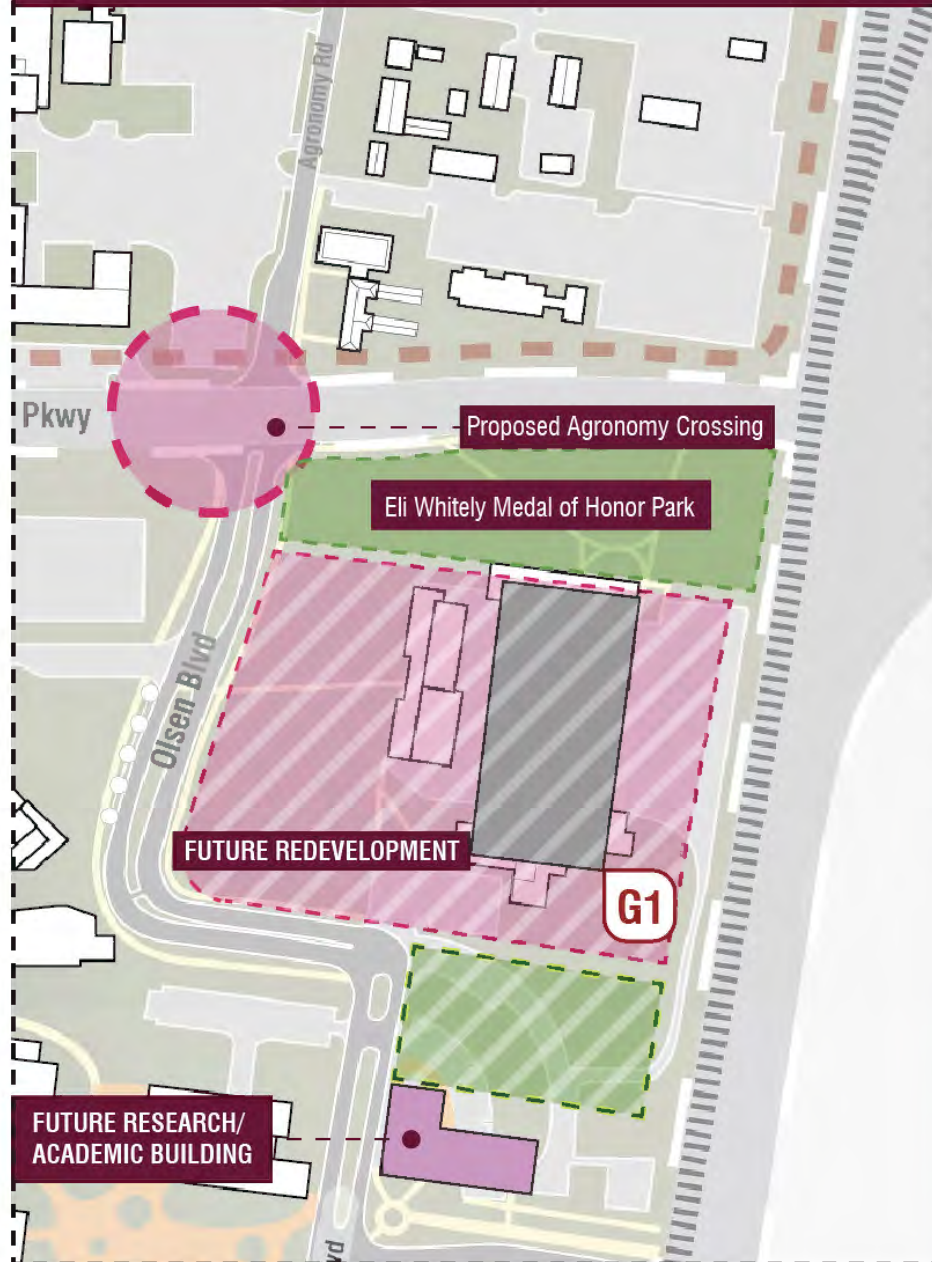


06.2

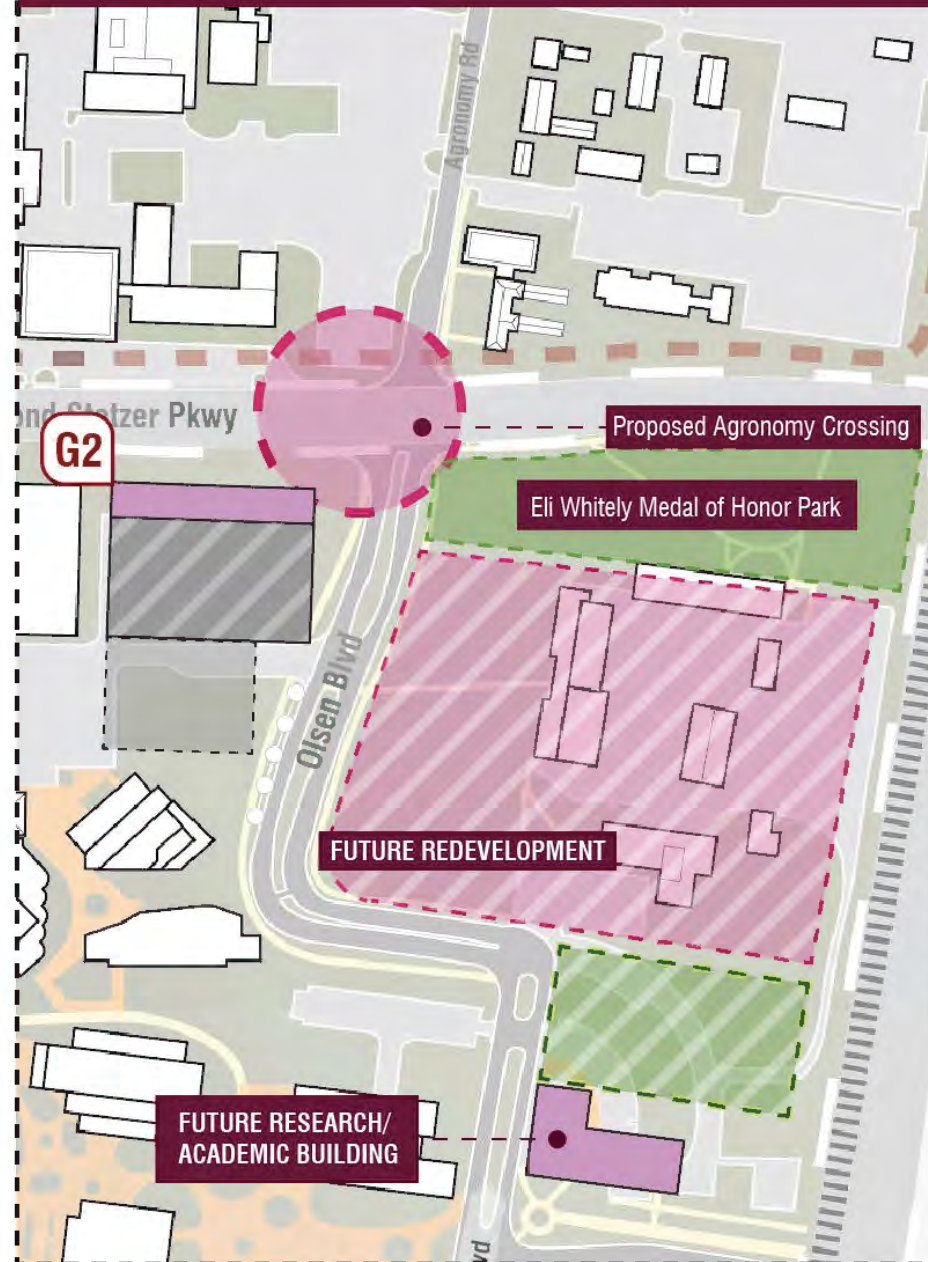
ALTERNATIVES

CATER MATILL GARAGE

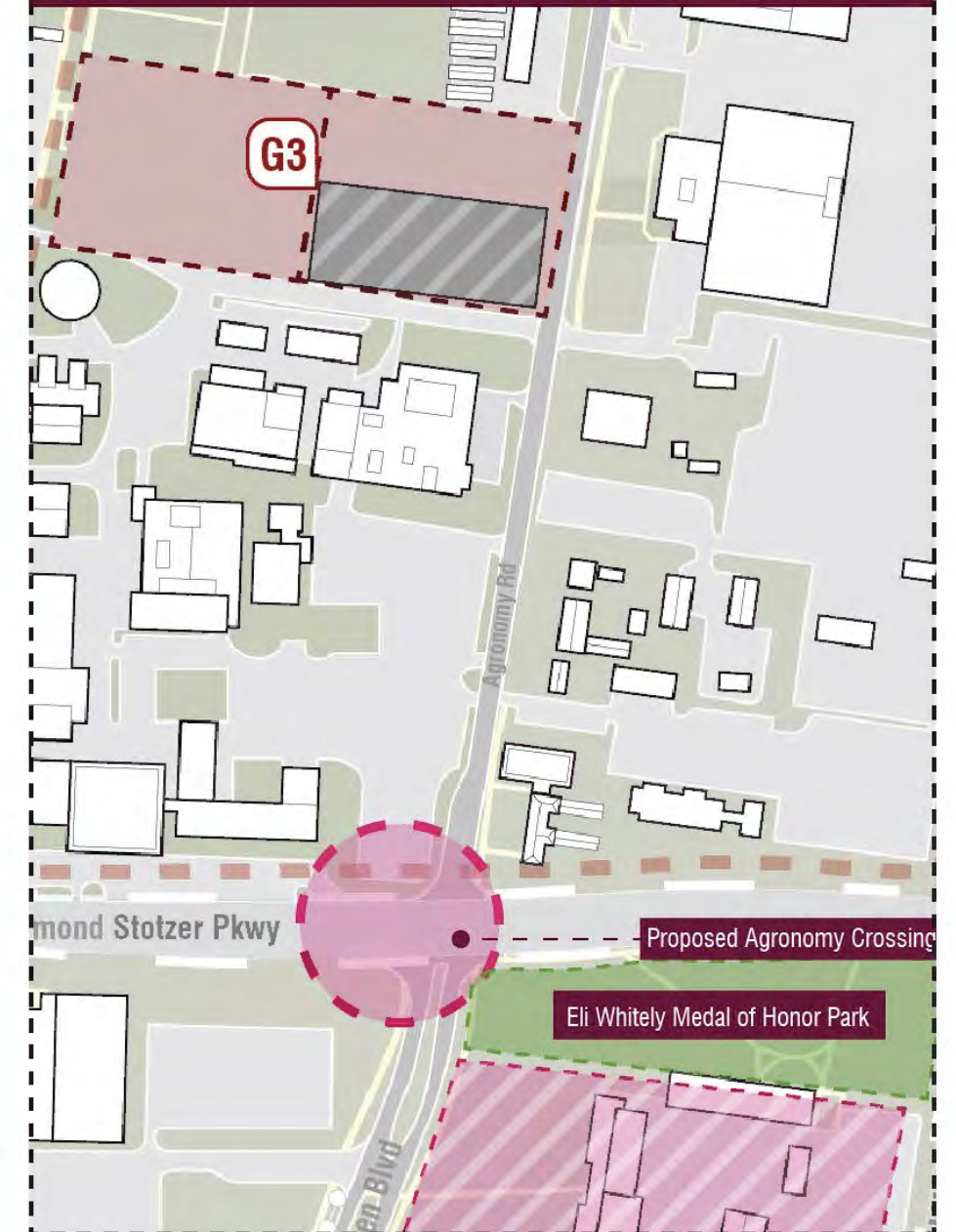
ALTERNATE 1: On the New Redevelopment



ALTERNATE 2: Lot 72b

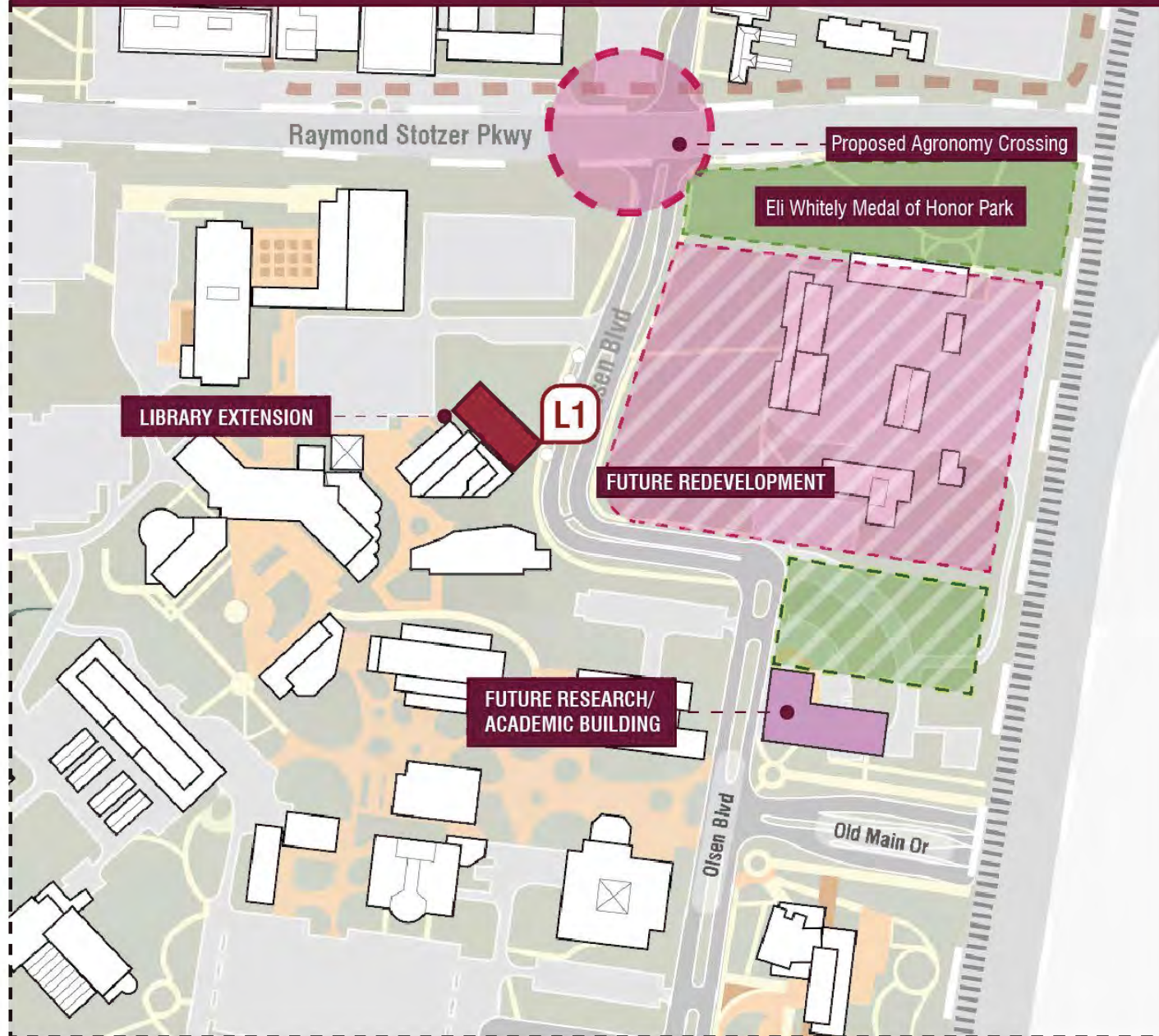


ALTERNATE 3: Lot 80

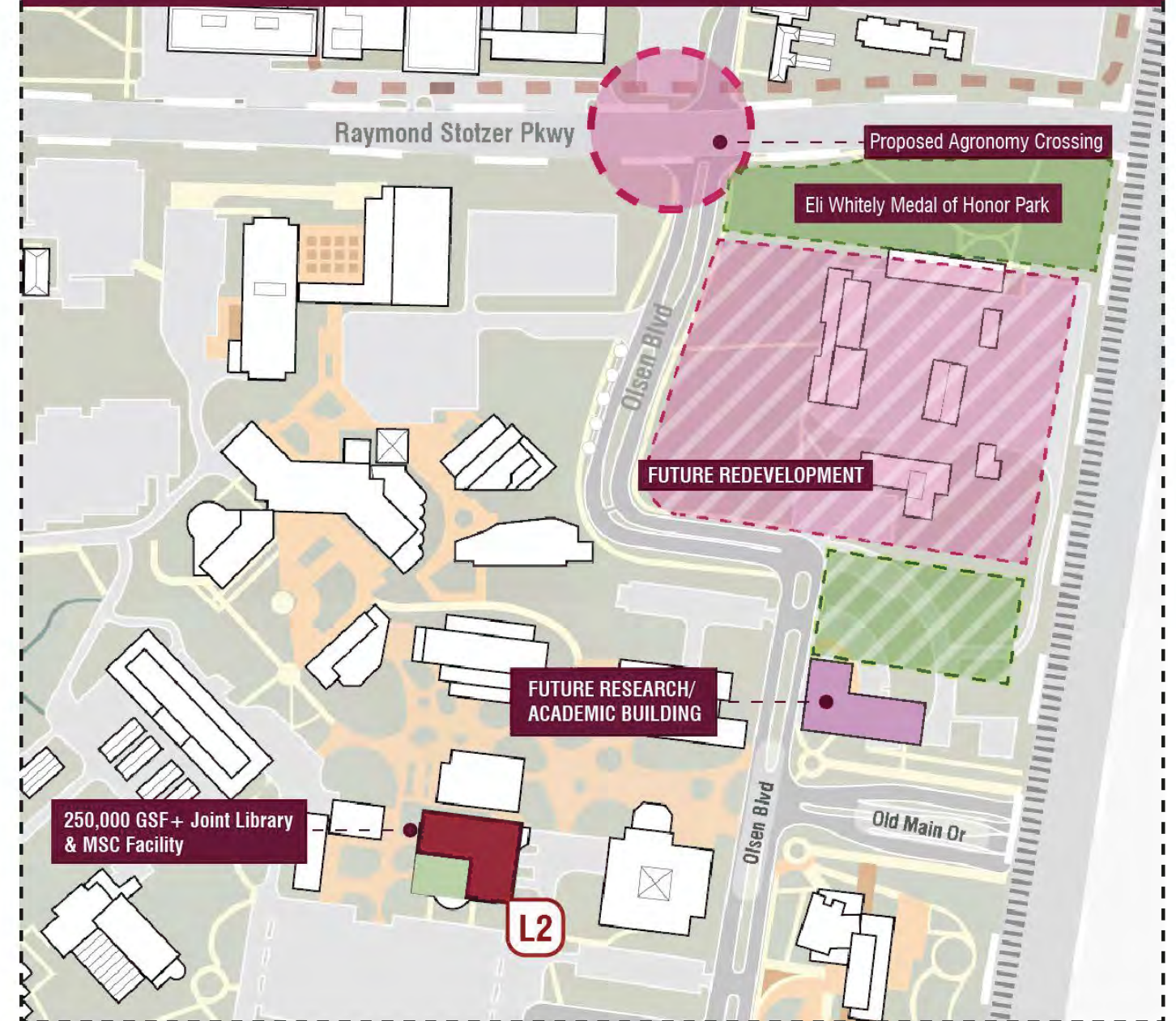


LIBRARY

ALTERNATE 1: Extension to the West Campus Library

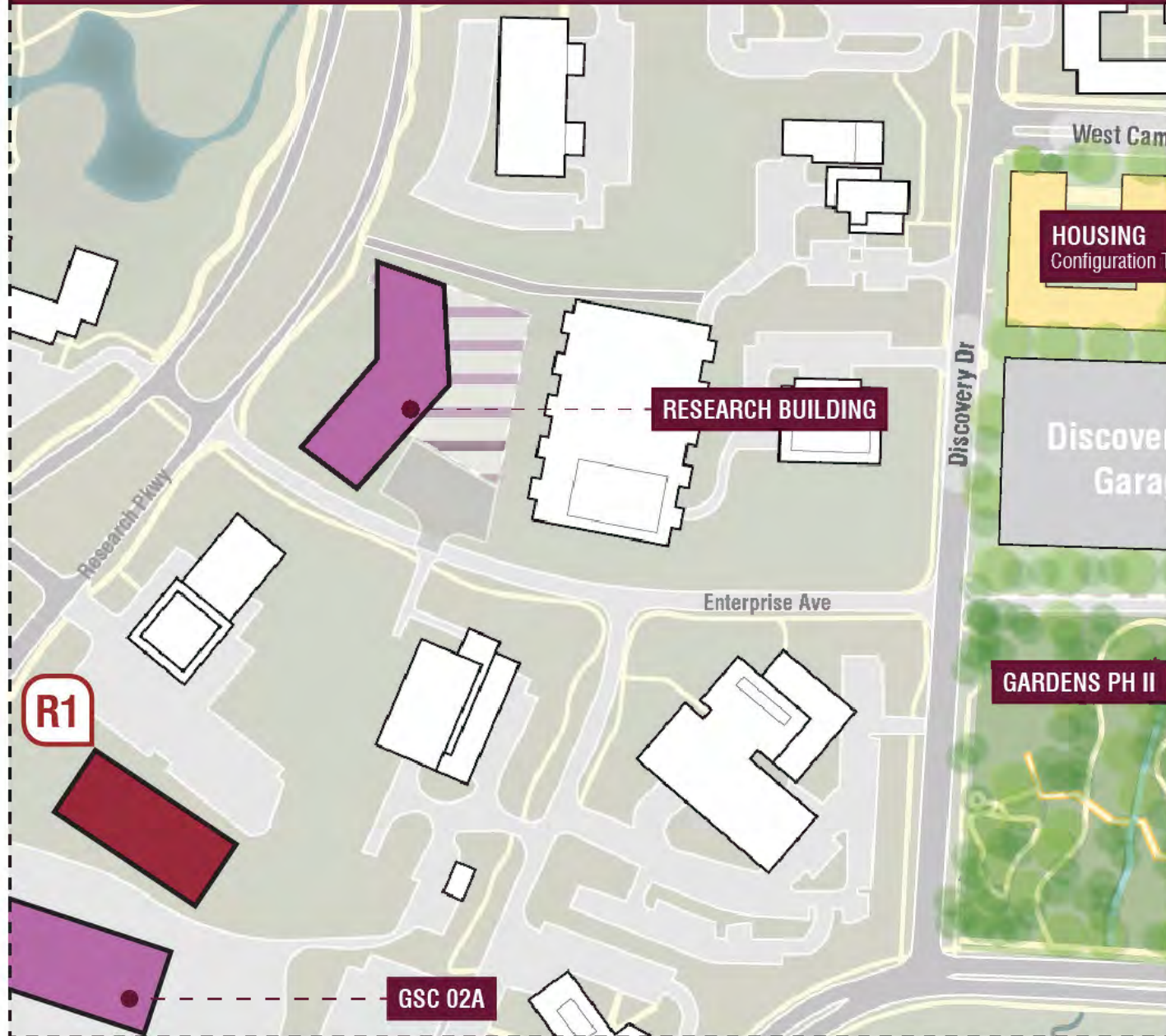


ALTERNATE 2: 250,000+ GSF Joint Library and MSC Facility

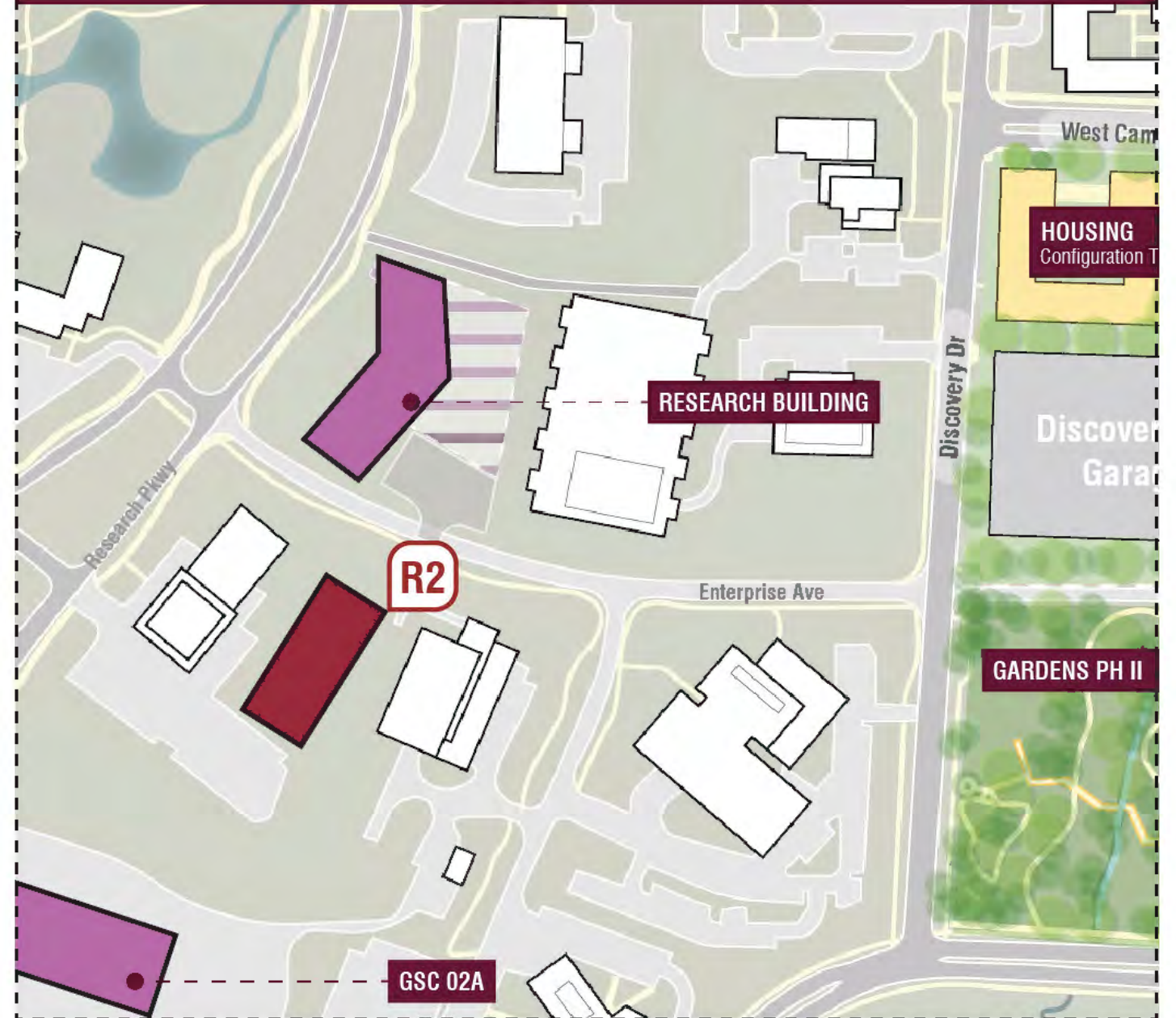


REC CENTER

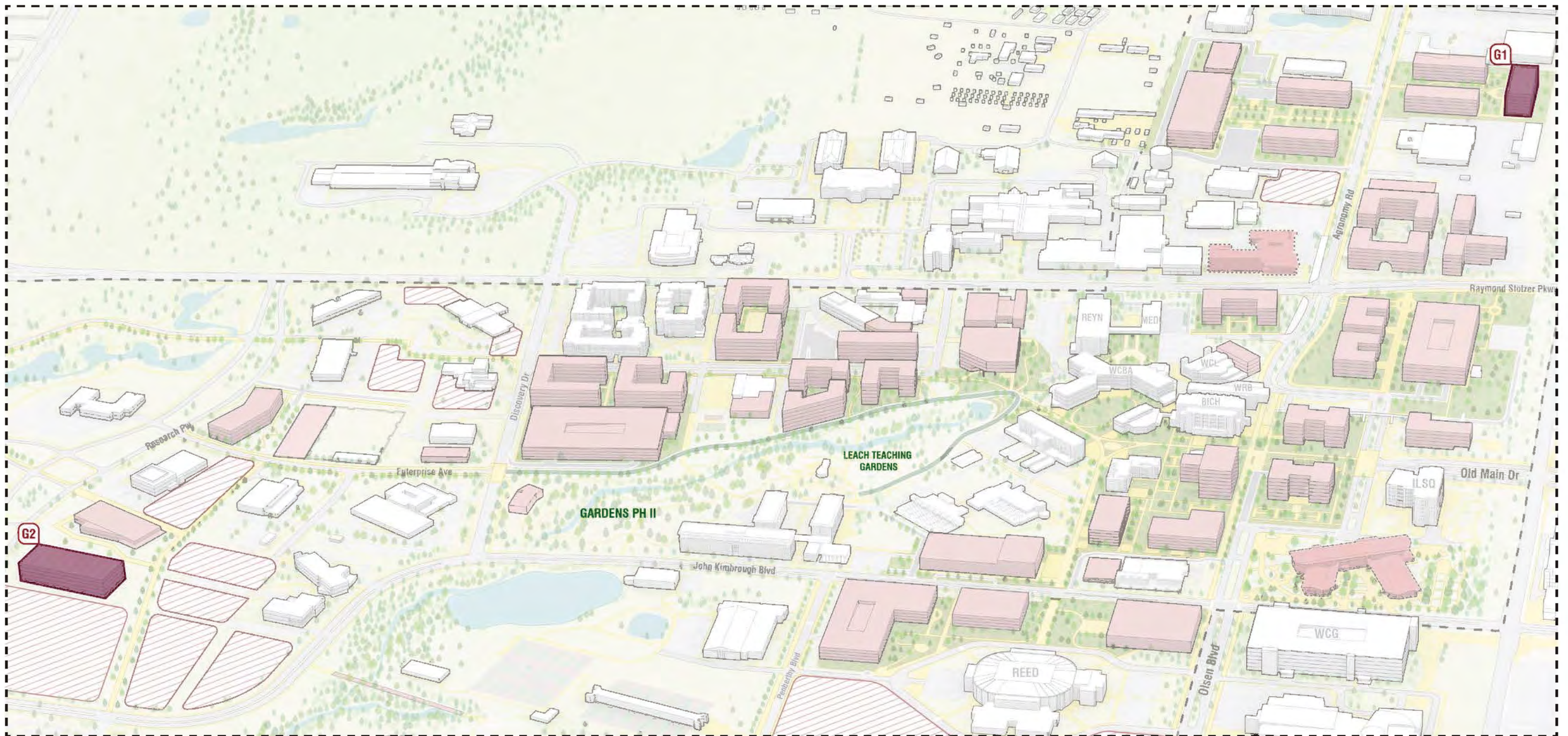
ALTERNATE 1:



ALTERNATE 2:

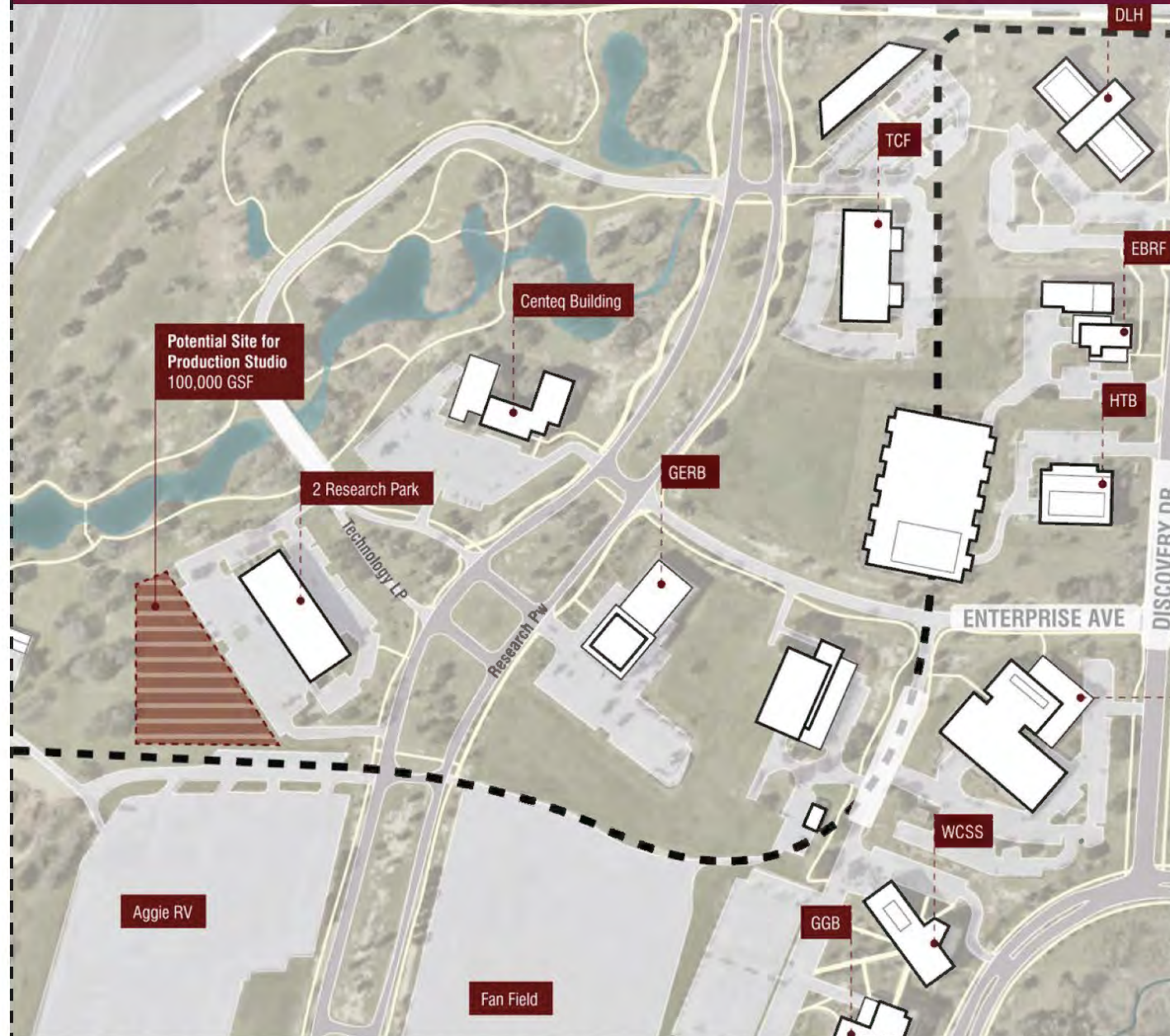


GSC 2

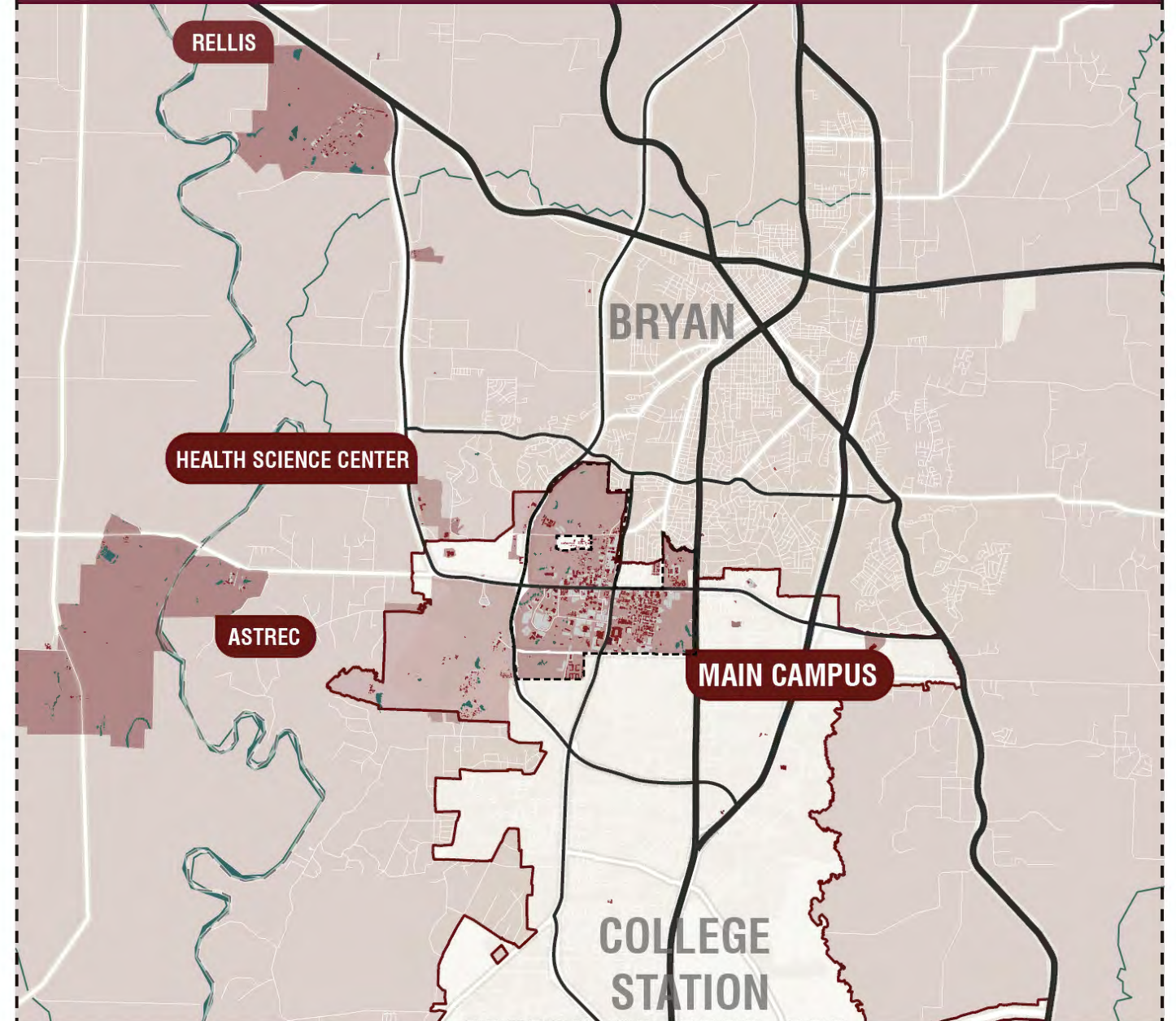


PVFA DIGITAL PERFORMANCE

ALTERNATE 1:



ALTERNATE 2:



06.3

TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

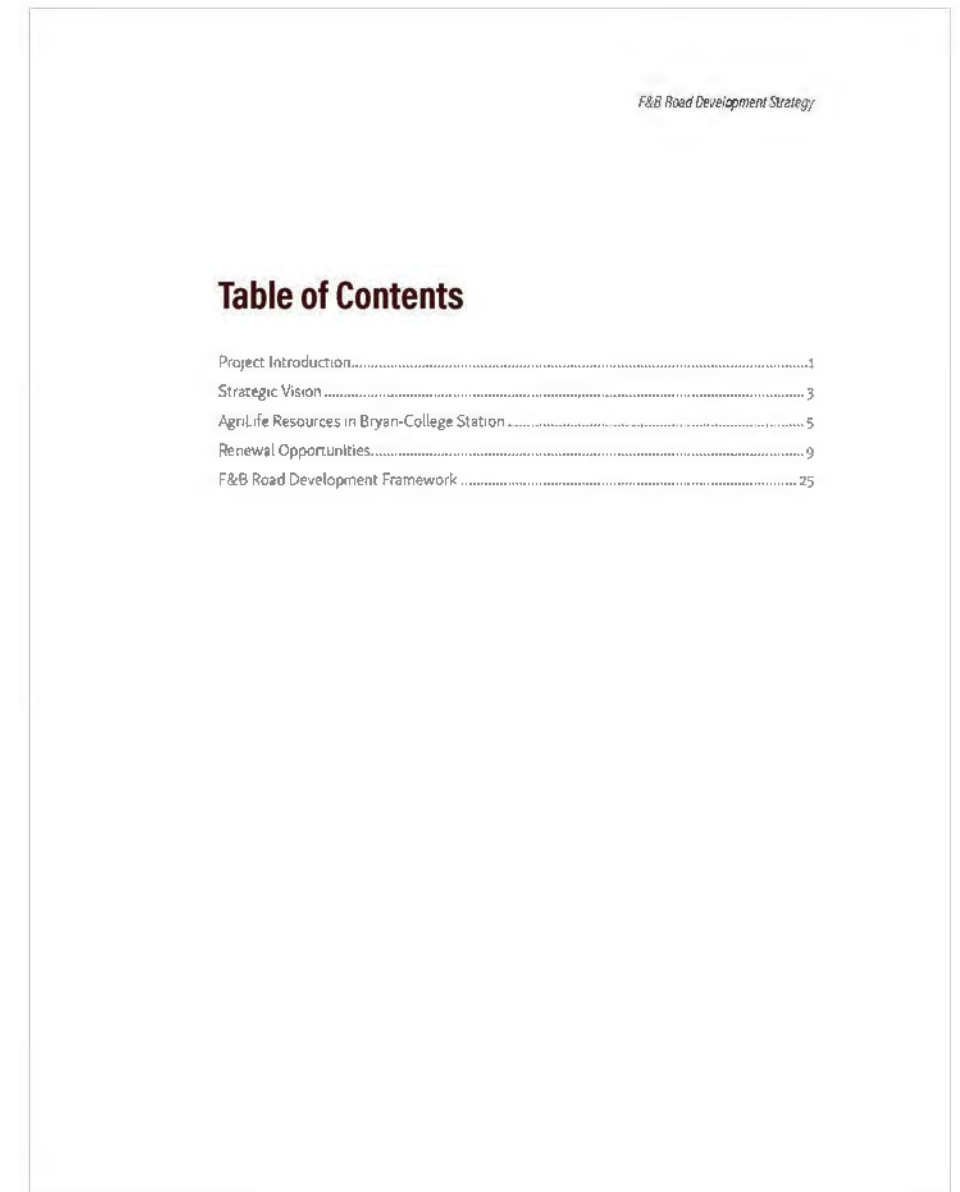
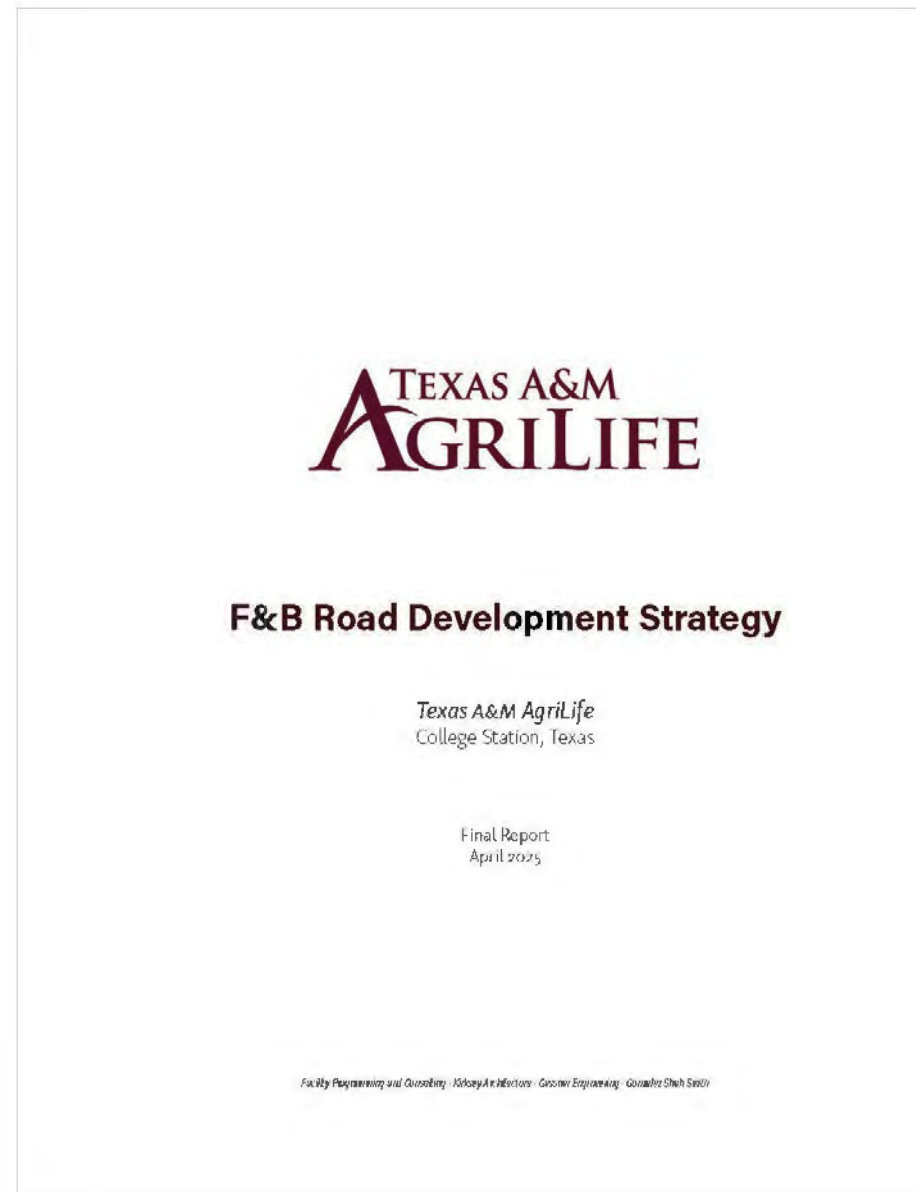
Completed in Spring 2025, the F&B Road Development Strategy outlines the College of Agriculture & Life Sciences' preferred long-term vision for its facilities on Main Campus. The study reviewed space needs, facility conditions, and site characteristics, resulting in a phased development strategy to support AgriLife's future growth by relocating many functions to the land north of F&B Road.

The report notes that many AgriLife facilities along Agronomy Road and in the West Campus Core are at or beyond their useful life and are not suitable for renovation. Instead, it proposes a gradual relocation of these functions into land north of F&B Road that is already deeded to AgriLife. This strategy creates a more cohesive AgriLife zone, embedding learning and research facilities connected to outdoor spaces and resources that are essential to AgriLife.

The relocation plan includes the eventual migration of functions currently housed in HEEP, Kleberg, Horticulture/Forest Sciences, the Cater-Mattil research compound, and other facilities along Agronomy Road.

The West Campus Development Plan generally incorporates the recommendations of this study, with one key difference: it preserves dedicated space along the northern edge of the AgriLife precinct (west of Finfeather Road) for campus support and auxiliary functions. In addition, implementation of this strategy will require the redevelopment of F&B Road to accommodate increased capacity, enhance safety, and introduce sidewalks and other pedestrian improvements. These adjustments are described in the main body of this West Campus Development Plan report document.

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

Project Introduction

Texas A&M AgriLife (AgriLife) is the largest comprehensive agriculture program in the nation—combining state agencies and the College of Agricultural and Life Sciences within the Texas A&M University System. AgriLife leads state research, extension, and educational initiatives that provide influential, innovative, and science-based solutions that connect agriculture and healthy lives.

AgriLife has extensive facilities of varying age and condition located throughout the Bryan-College Station area. These facilities support education, research, and outreach for Texas A&M University, Texas A&M AgriLife Research, and Texas A&M AgriLife Extension.

AgriLife has identified a need to review assets on the Texas A&M University campus to understand their condition and to plan for capital renewal. Many facilities are not currently serving the institution's educational or research mission and are well beyond their useful life expectancy. These assets are mostly distributed throughout West Campus and Agronomy Road.

After completing a *planning framework* for resources along Agronomy Road in 2023, AgriLife determined that a strategic vision for land located west of Agronomy and Finfeather Roads, north of F&B Road, and east of Harvey Mitchell Parkway will be critical to future success. Part of an internal planning effort related to educational and research initiatives, the resulting F&B Road Development Strategy establishes a strategic vision for this acreage, considers existing assets for relocation, and documents existing site characteristics that will inform future growth. The development process was structured to include:

- Visioning session to establish strategic goals
- Review of existing West Campus and Agronomy Road facilities, square footage, and reported condition
- Review of existing site characteristics including topography, floodplain, wetlands delineation, access, and utility information
- Development of a short-term and long-range strategy to guide future development
- Proposed initial development projects related to facilities, site, and infrastructure

Strategic Vision

Create an Agricultural Complex of facilities that are state-of-the-art and showcase agricultural and life sciences education and research

- Replace facilities that are well beyond their useful life expectancy and do not reflect the quality of AgriLife educational programs and its research enterprise
- Highlight AgriLife programs in a way that is accessible to students, faculty, staff, industry partners, and the general public
- Become a recruitment and retention tool for students, faculty, and industry partners
- Attract investment and commitment from industry and philanthropic partners to support initial capital investment, operations, and maintenance

Emphasize agriculture as a critical part of the University's land-grant mission

- Demonstrate connections between the classroom, the laboratory, and the field
- Embody the campus master plan goal to create *agricultural living and learning* laboratory environments at the campus level in the F&B Road character zone
- Integrate classroom activities with experiential learning in a more seamless manner

Consider how to create an *agricultural ecosystem* where the physical environment reflects the educational programs and AgriLife research collateral

- Match existing land characteristics with complementary AgriLife programs
- Create a framework that zones land characteristics to their highest and best use
- Create a considered entry and approach that contributes to a physical identity for AgriLife programs
- Plan for intentional public access that is thoughtful, considered, and engages/educates the public in middle areas such as circulation and interstitial space

AgriLife Resources in Bryan-College Station

Texas A&M AgriLife has varied resources located throughout the Bryan-College Station region. While most educational and administrative functions reside on West Campus, AgriLife has multiple resources throughout the region related to hands-on experiential education and research in plant sciences, animal sciences, entomology, food science and technology, and land management.

The institution manages greenhouses, agricultural buildings, animal barns and service structures, farm land, pasture land, and aquaculture ponds to support educational and research excellence.

The following information is brief summary of the AgriLife resources in the Bryan-College Station area.

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY



- 1 **Biological and Agricultural Engineering at Scoates Hall**
Jointly administered with the College of Engineering, the department addresses solutions to global grand challenges in food, fiber, and environmental sustainability.
- 2 **AgriLife Corridor on West Campus**
Buildings include the Texas A&M AgriLife Headquarters facilities, the Norman E. Borlaug Building, Horticulture/Forest Science Building, the Rosenthal Meat Science Center, Kleberg Center, the HEEP Center, Cater-Mattil Hall, Price Hobgood Agricultural Engineering, and additional A&M facilities.
- 3 **Pearce Pavilion**
Supports teaching and extension activities including judging contests, youth camps, clinics, livestock competitions, and other events.
- 4 **Agronomy Road**
Agronomy Road facilities encompass over 200,000 gross square feet distributed from Raymond Stotzer Parkway to F&B Road. Space in this area ranges from greenhouse/hoodhouse space, field laboratory space, workshops, research wet laboratory space, and space for faculty and students. Spaces support the Entomology, Soil and Crop Sciences, and Ecology and Conservation Biology departments.
- 5 **Freeman Arena**
Covered area dedicated to equine teaching, extension programs, horse shows, rodeos, and cutting contests.
- 6 **Equine**
Located on F&B Road, equine facilities include the Thomas G. Hildebrand, DVM '66 Equine Complex for equine teaching, research, outreach, and athletic programming, and the Equine Nutrition Research and Reproductive Teaching Center for hands-on research and high-impact learning experiences for animal husbandry, handling, young horse development and training, and laboratory facilities for nutrition and reproduction research.
- 7 **F&B Road**
Additional AgriLife facilities located along F&B Road include the Scotts Miracle-Gro Facility for Lawn and Garden Research, the Rollins Urban and Structural Entomology Facility, the Soil Testing Lab, and the Automated Precision Phenotyping Greenhouse. Acreage extends north to Villa Maria Road and provides various support functions and research trial plot space.
- 8 **Poultry Science Research, Teaching, and Extension Center**
The Farm is located south of the Eastwood Airport and provides facilities for education, research, and outreach.
- 9 **Ecology and Natural Resource Teaching Area (ENRTA)**
345-acre biological field station managed by the Department of Rangeland, Wildlife and Fisheries Management to provide field-based learning opportunities and research from ornithology and rangeland management to fish ecology.
- 10 **RELLIS Campus**
Texas A&M AgriLife presence on the RELLIS campus includes an Agriculture and Workforce Education Complex, the Texas Honey Bee Lab, the Animal Reproductive and Biotechnology Center (under construction), and a new Meat Science Center for teaching and research (in design).
- 11 **O.D. Butler Jr. Animal Science Complex (ASTREC)**
Supports teaching, research, and extension space for animal science including the Texas A&M Sheep and Goat Center, the Texas A&M Beef Center, and laboratory space for animal nutrition and physiology.
- 12 **Texas A&M Research Farm Service**
The Texas A&M Research Farm consists of significant acreage west of the Brazos River. The acreage supports research across the College of Agricultural and Life Sciences, Texas A&M AgriLife Research, and Texas A&M AgriLife Extension. Current research includes plant breeding, variety trials, crop rotation systems, weed science, soil fertility, greenhouse gas emissions, and entomology through large-scale research and continuous small plot research.
- 13 **Beef Cattle Systems**
An 800-acre cattle ranch located in the Brazos river bottomland in Burleson county for research and graduate teaching. The ranch maintains a standing cow herd of 200 commercial cows that calve in the spring and are used for teaching and research.
- 14 **Horticulture Teaching and Research Education Center (HORTTREC) + Pecan Orchard**
Greenhouse complex and pecan orchard located west of the Brazos River, south of Raymond Stotzer Parkway.
- 15 **Aquaculture Research Teaching Facility (ARTF)**
Dedicated to research and teaching that promotes the development of a sound biological basis for warmwater aquaculture and aquatic ecology and includes laboratories, hatcheries for red drum and other species, and a 76-pond complex.

Renewal Opportunities

In reviewing resources located throughout the Bryan-College Station region, two regions on the Texas A&M University campus have significant near-term renewal opportunities for Texas A&M AgriLife:

- AgriLife Corridor on West Campus
- Agronomy Road

While AgriLife has recently invested in both the new construction and renovation of existing facilities on West Campus, many buildings on West Campus and along Agronomy Road are in significant need of capital renewal as they provide critical resources for teaching and research.

On West Campus, AgriLife has recently invested in the Headquarter's buildings, new research laboratory space for Plant Pathology, and new research space for Nutrition and the Institute for Advancing Health through Agriculture. Remaining facilities, however, represent significant operational challenges related to building systems and the ability to provide reliable infrastructure for AgriLife's research enterprise. The following information provides a basis for understanding which buildings have significant deficiencies and basic information related to square footage, age, and condition. Eight facilities, designated with a dashed outline, have been identified as candidates for future renewal or replacement:

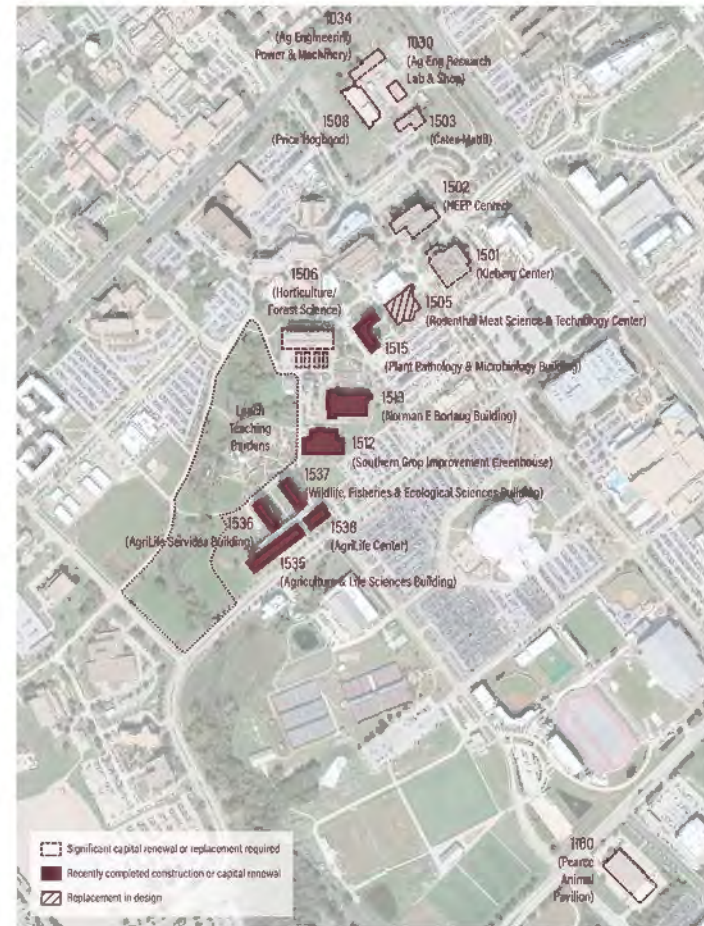
- HEEP Center
- Horticulture / Forest Science Building
- Kleberg Center
- Price Hobgood
- Ag Engineering and Power Machinery Buildings
- Ag Engineering Research Lab and Shop
- Cater-Mattil Hall
- Pearce Animal Pavilion

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

AgriLife Corridor on West Campus



10 Facility Programming and Consulting - Kirksey Architecture - Gessner Engineering - Gonzalez Shah Smith

F&B Road Development Strategy

HEEP Center



- Built 1977
- 7 Floors
- THECB Type: 1 General Purpose Building
- THECB Reported Condition*
 - 3, Remodeling B
- The facility requires major physical updating and/or modernization. The approximate cost of Remodeling B is greater than 25% and less than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Classroom + Auditorium
 - Instructional + Study Lab
 - Research Lab
 - Office
 - Exhibition/Gallery
 - Shop
- 114,619 asf/175,020 gsf (existing)
- 208,398 gsf (replacement, 55% efficiency factor)



*Building has significant challenges related to MEP infrastructure; recommend revising THECB reported condition to "4, Remodeling C"

Facility Programming and Consulting - Kirksey Architecture - Gessner Engineering - Gonzalez Shah Smith 11

F&B Road Development Strategy

Horticulture/Forest Science Building



- Built 1984
- 6 Floors
- THECB Type: 1 General Purpose Building
- THECB Reported Condition*
 - 3, Remodeling B
- The facility requires major physical updating and/or modernization. The approximate cost of Remodeling B is greater than 25% and less than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Classroom + Auditorium
 - Instructional Lab
 - Study Lab
 - Research Lab
 - Office
 - Study Space
- 74,747 asf/118,648 gsf (existing)
- 135,904 gsf (replacement, 55% efficiency factor)



*Building has significant challenges related to electrical infrastructure

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Kleberg Center



- Built 1978
- 6 Floors
- THECB Type: 1 General Purpose Building
- THECB Reported Condition*
 - 4, Remodeling C
 - The facility requires major remodeling. The approximate cost of Remodeling C is greater than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Classroom + Auditorium
 - Instructional Lab
 - Research Lab
 - Office
 - Animal Quarters
- 115,603 asf/165,031 gsf (existing)
- 210,187 gsf (replacement, 55% efficiency factor)



*Building has significant challenges related to MEP infrastructure

Facility Programming and Consulting - Kincaid Architecture - Gessner Engineering - Gonzalez Shah Smith 13

F&B Road Development Strategy

Price Hobgood



- Built 1985
- 1 Floor
- THECB Type: 1 General Purpose Building
- THECB Reported Condition
 - 3, Remodeling B
 - The facility requires major physical updating and/or modernization. The approximate cost of Remodeling B is greater than 25% and less than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Research Lab
 - Study Lab
 - Office
- 19,067 asf/27,666 gsf (existing)
- 36,697 gsf (replacement, 52% efficiency factor)



Facility Programming and Consulting - Kincaid Architecture - Gessner Engineering - Gonzalez Shah Smith 14

F&B Road Development Strategy

Ag Engineering Power and Machinery



- Built 1963
- 2 Floors
- THECB Type: 1 General Purpose Building
- THECB Reported Condition
 - 3, Remodeling B
 - The facility requires major physical updating and/or modernization. The approximate cost of Remodeling B is greater than 25% and less than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Instructional Lab
 - Demonstration
 - Office
- 17,061 asf/18,269 gsf (existing)
- 28,435 gsf (replacement, 60% efficiency factor)



Facility Programming and Consulting - Kincaid Architecture - Gessner Engineering - Gonzalez Shah Smith 15

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Ag Engineering Research Lab and Shop



- Built 1960
- 2 Floors
- THECB Type: 5 Agricultural Services Building
- THECB Reported Condition*
 - 1, Satisfactory
 - The facility is suitable for continued use with normal maintenance.
- Primary Space Types
 - Field Service
 - Central Storage
- 6,848 asf/7,136 gsf (existing)
- 10,535 gsf (replacement, 65% efficiency factor)



*Building structure is beyond its useful life expectancy; recommend revising THECB reported condition to "3, Remodeling B"

F&B Road Development Strategy

Cater-Mattil Hall



- Built 1980
- 2 Floors
- THECB Type: 1 General Purpose Building
- THECB Reported Condition
 - 1, Satisfactory
 - The facility is suitable for continued use with normal maintenance.
- Primary Space Types
 - Research Lab
 - Office
- 19,148 asf/27,958 gsf (existing)
- 34,584 gsf (replacement, 55% efficiency factor)



F&B Road Development Strategy

Pearce Animal Pavilion



- Built 1983
- 1 Floor
- THECB Type: 1 General Purpose Building
- THECB Reported Condition
 - 3, Remodeling B
 - The facility requires major physical updating and/or modernization. The approximate cost of Remodeling B is greater than 25% and less than 50% of the estimated replacement cost of the building.
- Primary Space Types
 - Assembly
 - Office
 - Instructional Lab
 - Research Lab
- 36,876 asf/39,777 gsf (existing)
- 46,033 gsf (replacement, 80% efficiency factor)



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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Existing square footage for these eight facilities totals approximately 404,000 assignable square feet. Replacement gross square footage would approach approximately 710,000 gross square feet before any consideration for future growth.

Anticipating future growth is accounted for when understanding the distribution of space types across these eight facilities. Please see the table below:

SPACE TYPE	EXISTING ASF	APPROX. GROWTH	FUTURE ASF
100 Series: Classroom	21,550	25%	30,000
200 Series: Laboratory	45,011	20%	60,000
250 Research Laboratory	158,383	20%	200,000
300 Series: Office	108,583	15%	125,000
400 Series: Study	380	-	5,000
500 Series: Special Use	18,377	15%	25,000
600 Series: General Use	43,347	10%	50,000
700 Series: Support	1,565	-	2,000
800 Series: Health Care	-	-	-
900 Series: Residential	-	-	-
060 Series: Alteration/Conversion	2,823	-	3,000

Projected replacement target square footage totals 500,000 assignable square feet which translates to approximately 910,000 gross square feet using a blended efficiency factor of 55%.

Agronomy Road

Texas A&M AgriLife has approximately 42 independent structures distributed across a ¼ mile distance on Agronomy Road. The majority of these facilities are pre-engineered metal structures or greenhouses that well beyond their useful life expectancy and do not represent best practices in agricultural research. Issues with dust control, ventilation, temperature and humidity control, and proper cold storage for research samples act as barriers to the world-class research conducted by AgriLife faculty. Highly specialized wet laboratory spaces are often impacted by mechanical and electrical issues.

A previous planning study reviewed these facilities and proposed a phased approach to replacement. The following information is grouped by proposed phase and provides basic information related to square footage, age, and condition.

F&B Road Development Strategy

Agronomy Road, Phase I



F&B Road Development Strategy

PHASE I	BUILT	FLOORS	TYPE	THECB REPORTED CONDITION	PRIMARY SPACE TYPES	EXISTING ASF	EXISTING GSF
Buildings							
861 CUSE Chemistry	1958	1	1	3	Research Labs, Lab Support	1,112	1,238
862 Butler Building	1958	1	5	2*	Research Labs, Storage	5,917	4,518
4634 Variety Testing and Sorghum Breeding	1953	3	5	3	Seed Processing + Storage, Workshop, Research Labs, Office	16,276	24,293
1066 Cotton Ginning Lab	1966	2	5	1*	Sample Processing + Storage, Workshop, Office	6,631	6,945
1065 Soil and Crop Sciences Dry Processing	1966	2	5	1*	Sample Processing + Storage, Workshop, Office	3,282	3,470
1067 Agronomy Field Crop Laboratory	1971	1	5	1*	Storage	5,120	5,488
2000 Farm Service Office	1957	2	1	1*	Storage	1,454	1,516
1001 Farm Service Implement #1	1955	1	5	1*	Storage	6,050	6,100
1002 Farm Service Implement #2	1955	1	5	1*	Storage	5,450	6,200
1003 Farm Service Shop	1955	1	5	1*	Storage	3,964	4,000
1005 Farm Service Storage 2	1946	1	5	2*	Storage	448	465
979 Turfgrass Field Lab	1978	1	1	1*	Research Labs, Workshop, Office	3,845	5,739
1047 Virus Vector Research Lab	1988	1	5	1	Research Labs, Office	1,032	1,032
956 Perennial Grass Breeding and Genetics	1962	2	1	4	Research Labs, Seed Processing, Grow Rooms, Workshop, Office, Greenhouse	9,251	12,010
806 Soil Testing Lab	1954	1	5	1	Service/Diagnostic Lab, Research Lab, Workshop, Office	4,674	16,033
Greenhouses							
1054 Forage and Turf Greenhouse	1964	1	5	2*		1,056	1,099
1056 Soil and Crop Science Greenhouse	1965	1	5	2*		1,056	1,099
1057 Soil and Crop Science Greenhouse	1964	1	5	2*		1,056	1,099
1058 Soil and Crop Science Greenhouse	1965	1	5	1*		1,056	1,099
1059 Soil and Crop Science Greenhouse	1965	1	5	2*		1,056	1,099
1060 Greenhouse—Small Grains	1966	1	5	1*		2,420	2,542
1063 Greenhouse—Cotton Taxonomy	1967	1	1	1*		1,980	2,300
1064 Soil and Crop Science Greenhouse	1967	1	5	1*		7,272	7,280
1173 Soil and Crop Science Greenhouse	1986	1	1	1*		550	3,000
1077 SCSC Small Grain Greenhouse	1978	1	1	1*		2,700	3,000
1078 Soil and Crop Peanut Greenhouse	1977	1	1	1*		2,788	3,000
1079 SCSC—Weed Sciences Greenhouse	1978	1	1	1*		2,000	2,030
1045 USDA Greenhouse 1	1965	1	5	1*		2,775	2,857
1049 USDA Greenhouse 2	1970	1	5	1*		2,775	2,886

*Recommend revising THECB reported condition to "4, Remodeling C" based on physical condition and/or building infrastructure

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Agronomy Road, Phases II-IV



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F&B Road Development Strategy

PHASE II	BUILT	FLOORS	THECB TYPE	THECB REPORTED CONDITION	PRIMARY SPACE TYPES	EXISTING ASF	EXISTING GSF
Buildings							
954 Agronomy Field Lab	1952	1	1	3	Sample Processing + Storage, Research Labs, Workshop, Office	10,396	13,118
1029 Agronomy Implement Storage	1960	1	5	1*		5,280	5,280
955 Soil/Crop Cotton Genetic Greenhouse	1988	1	1	1*	Research Labs, Workshop, Office, Greenhouse	4,893	6,004
965 Beasley Laboratory	1978	1	1	3		5,275	6,142
Greenhouses							
959 Plant Science Greenhouse	1978	1	1	1*		2,250	2,970
960 SCS Forage Greenhouse	1978	1	1	1*		3,322	3,650
961 Cotton Greenhouse	1978	1	1	1*		2,000	2,023
962 Plant Science Grain Sorghum GH	1976	1	1	1*		1,968	2,042
963 Hort and Plant Science Greenhouse	1976	1	1	1*		1,968	2,042
964 Agronomy Greenhouse	1976	1	1	1*		1,776	1,968

PHASE III	BUILT	FLOORS	THECB TYPE	THECB REPORTED CONDITION	PRIMARY SPACE TYPES	EXISTING ASF	EXISTING GSF
Buildings							
1042 Forest Science Laboratory Building	1972	1	1	4		8,118	9,632
815 Entomology Research Lab	1949	1	5	2*	Research Labs, Lab Support	14,818	17,618

PHASE IV	BUILT	FLOORS	THECB TYPE	THECB REPORTED CONDITION	PRIMARY SPACE TYPES	EXISTING ASF	EXISTING GSF
Building							
1146 Biological Control Facility	1984	1	1	4	Research Labs	9,734	13,492

Existing square footage for the first phase of projects totals approximately 104,000 assignable square feet. Planning efforts anticipate replacement square footage at approximately 280,000 gross square feet for crop processing, sample storage, training, workshop space, greenhouse/headhouse space, and other support.

Existing square footage for the second phase of projects totals approximately 40,000 assignable square feet; the third phase of projects totals approximately 25,000 assignable square feet; and the fourth phase of projects totals approximately 10,000 assignable square feet. Additional planning for these phases of work will be required to account for future growth and modernization of space.

*Recommend revising THECB reported condition to "4, Remodeling C" based on physical condition and/or building infrastructure

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F&B Road Development Strategy



Existing Site Usage

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Framework

General Information

The site is located at the northern edge of property owned by Texas A&M University and Texas A&M AgriLife Research. The site is also the northern limit of the city of College Station. Over 600 acres, this land area is located between Wellborn Road, F&B Road, and FM 2818. The site is currently being used for a variety of Texas A&M AgriLife facilities for the entomology, soil and crop sciences, and animal science departments; support functions for other University support services; and research trial agricultural plots.

Existing development north of F&B Road includes:

- Thomas G. Hildebrand, DVM '56 Equine Complex
- Equine Nutrition Research and Reproductive Teaching Center
- Scotts Miracle-Gro Facility for Lawn and Garden Research
- Rollins Urban and Structural Entomology Facility
- Soil Testing Lab
- Automated Precision Phenotyping Greenhouse
- Service Yard for UES + Transportation Services
- Research Trial Agricultural Plots

Internal access is provided through Dairy Center Road and various unpaved gravel roads.



Site Characteristics: Tree Canopy, Floodplain, and Riverine System

Site Characteristics

Topography and Drainage

The area generally drains to the center point along the west side and under Harvey Mitchell Parkway. Elevations range from 362 feet in the southeast corner to 282 feet where the site drains through culverts at Harvey Mitchell Parkway.

Floodplain

The site includes FEMA-designated Zone A floodplain, requiring a hydrologic analysis to establish base flood elevations. If development occurs within this area, a Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) may be necessary. Development within a floodplain presents significant challenges, including increased risk of property damage, higher insurance costs, and potential threats to public safety during flood events. Regulatory requirements, such as FEMA guidelines and local floodplain ordinances, often impose restrictions on construction to mitigate these risks. Improper development can exacerbate flooding by reducing natural water storage capacity, increasing runoff, and altering flow patterns. Proper site planning, elevation requirements, and stormwater management strategies are essential to minimize adverse impacts and ensure compliance with environmental and safety regulations.

Wetlands

The floodplain is based around a riverine system located on the property. The riverine system is classified as an intermittent streambed that is seasonally flooded (R4SBC). Modifying the system, if desired, will involve the USACE (United States Corps of Engineers).

Due to the presence of these wetland habitats, a detailed wetland delineation study will be required for any future planning or design to accurately determine the boundaries of the wetlands and verify the Ordinary High Water Mark (OHWM). This delineation is critical to ensure compliance with Section 404 of the Clean Water Act, which regulates the discharge of dredged or fill material into waters of the United States, including wetlands.

The results of the wetland delineation study will be used to prepare a detailed wetlands report, which will inform the permitting requirements with the U.S. Army Corps of Engineers (USACE). This report will help determine if any permits are required for development activities that may impact these wetland areas and outline any necessary mitigation measures to minimize adverse environmental impacts.

If any future scope of work requires encroachment on any existing Wetlands, the scope could fall under a specific U.S. Army Corps of Engineers (USACE) Nation Wide Permit. This might be required for any utility crossing, additional grading, and roadway crossing.

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy



Site Access

F&B Road Development Strategy

Floodplain Mitigation

The Ordinary High Water Mark (OHWM) is a critical parameter in floodplain management. It represents the elevation to which water consistently rises in a water body, marking the boundary between the wetland and upland areas. The riverine is likely subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE) because of the existing wetlands and floodplain. This jurisdiction will impose additional permitting requirements and restrictions on work within the riverine area. To minimize these permitting challenges, regrading for potential mitigation will be carried out outside the USACE jurisdiction and wetland boundaries. This approach helps avoid significant regulatory constraints and facilitates more straightforward implementation.

If work within the USACE jurisdiction becomes necessary, a permit through the USACE would be required. This would typically involve applying for a Nationwide Permit (NWP) for activities that have minimal environmental impact. The application process includes submitting detailed plans and impact assessments to ensure compliance with federal regulations and to secure the necessary approvals for work within the regulated areas.

The following NWPs that could be utilized for future planning or design scope are:

- **NWP 7 (Outfall Structures and Associated Intake Structures)**
Covers construction of outfall structures in jurisdictional waters
- **NWP 13 (Bank Stabilization)**
Allows for minor stabilization measures in floodplains
- **NWP 39 (Commercial and Institutional Developments)**
This permit covers activities necessary for the construction of commercial or institutional developments, including grading, filling, and other work in wetlands or other waters of the U.S. If scope of work involves constructing facilities or infrastructure within these areas, this NWP might be relevant.
- **NWP 43 (Stormwater Management Facilities)**
If the project includes the construction of stormwater management systems, such as detention ponds or other flood control measures, NWP 43 could apply. This permit addresses activities related to stormwater management and flood control infrastructure.
- **NWP 14 (Linear Transportation Projects)**
This permit is commonly used for road crossings, including the construction, modification, or maintenance of roads over wetlands or other waters. It covers activities such as roadbeds, bridges, and culverts that cross water bodies or wetlands.

F&B Road Development Strategy



Roadways

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

Environmental

Since Texas A&M University and Texas A&M AgLife are state entities, any development or significant land alterations on its property must comply with state and federal laws that protect cultural and historical resources. In this case, the Texas Historical Commission (THC) must be notified before any groundbreaking activities occur. The THC ensures that the site is assessed for the presence of archaeological sites, historical artifacts, or other cultural resources that may be of significance.

An archaeological survey shall be conducted to determine if any significant artifacts or features are present on the site. If any are found, additional constraints or mitigation measures may be required to protect or document these resources before construction can proceed. The THC will review the findings and provide guidance on how to handle any cultural resources uncovered during the survey.

Habitat and Endangered Species studies will also have to be performed prior to development of the site. Several federally protected species could be present within the floodplain area such as the Navasota Ladies Tresses. Coordination with the Texas Parks and Wildlife Department (TPWD) and the U.S. Fish and Wildlife Service (USFWS) is advisable to ensure compliance with the Endangered Species Act and other relevant regulations.

Anticipated Permitting Timelines

Development of the property will involve permitting with several agencies that have jurisdiction over state entities. These potential permitting requirements include:

- USACE Permit – Required if wetlands or waters of the U.S. are impacted. The timeline varies:
 - Nationwide Permit (NWP): 90-120 days
 - Individual Permit: 12-18 months
- Local Drainage & Stormwater Permitting
 - Texas Department of Transportation drainage permitting to protect the existing culvert under Harvey Mitchell: 90-120 days
 - City of Bryan approvals for detention and outfall designs: 60-90 days

Access + Thoroughfare

The site is bordered by Harvey Mitchell Parkway (FM 2818) to the east, F&B Road to the south, Wellborn Road to the east, and the City of Bryan to the north. Harvey Mitchell Parkway is a Texas Department of Transportation highway while F&B and Agronomy Road are owned by the City of College Station.

College Station classifies F&B Road as a minor arterial while Agronomy Road is classified as a major collector on the City of College Station thoroughfare plan. To meet this classification, both roadways will be required to be widened at some point in the future.



Utility Information

As a minor arterial, F&B is planned to be a 4 lane roadway with raised median and 6-foot sidewalks on either side. New driveways will need to be coordinated with the city while existing driveways and access point should consider the future configuration.

Harvey Mitchell Parkway is managed by the Texas Department of Transportation. Access to the property off Harvey Mitchell Parkway will be controlled by TxDOT in accordance with the Access Management Manual and future use plans of 2818. Permitting will be heavily dependent on projected turning movements off 2818 to the new campus.

Based on the speed limit of Harvey Mitchell Parkway, access points will not be permitted at a distance of less than 425 feet (reference Table 2-2, TxDOT Access Control Manual). Since this value is valid only for level grades and clear sightlines, which are not available at this location, TxDOT will use engineering judgment on where the access point can be placed. Early coordination with TxDOT has provided guidance that the most likely permitted location will be in line with Traditions Blvd on the west side of Harvey Mitchell Parkway. It is likely that initial permitting will require a right turn deceleration lane with a right turn acceleration lane required when the projected traffic count becomes greater than 200 vehicles per hour. This intersection would also likely become signalized at some point in the development of the campus. A Traffic Impact Analysis will be required by TxDOT prior to permitting an additional entry from Harvey Mitchell Parkway.

No other access points are likely to be granted off Harvey Mitchell Parkway due to the geometry of the highway at this location. With the location of the proposed access point and the floodplain, access to the northern half of the property is limited.

Once the roadway is outside of the TxDOT Right of Way, the roadway can be routed in several different alignments. A new roadway could head north to access the northern section of the property, however this would involve crossing the floodplain that is recommended to be reserved for detention. A bridge would likely be required which is a significant cost. Filling this area to route a roadway at grade will likely require an Individual Permit through the Corps of Engineers and the Bryan/College Station Floodplain Managers.

Internal site circulation is provided through Dairy Center Road and connects the Thomas G. Hildebrand, DVM '56 Equine Complex with the Equine Nutrition Research and Reproductive Teaching Center. Unpaved gravel roads provide additional internal site circulation for access to research trial plots and utility infrastructure.

Utility Information

The information provided below includes general information on utility location and availability. Additional planning efforts must include Utility & Energy Services (UES) to discuss available utility sizes and capacities. Fiber and natural gas are likely located off F&B Road and serve existing facilities. Future planning will require coordination with those providers.

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Domestic Water

An 8-inch domestic water loop is provided at the current facilities from UES. Multiple lines are present throughout the site with a main loop extending from Agronomy Road down Dairy Center Road to the Equine Complex. There are taps and other branch lines not shown on the utility exhibit throughout the site, however, it is anticipated they are too small for any significant new development.

Sanitary Sewer

Sanitary sewer information is not as extensive as other utilities. An existing sanitary sewer main has been installed along a gravel pathway to a lift station of unknown size and capacity. The pathway is identified through utility maps by connecting the manholes without a line size provided.

The location the lift station pumps to is also unknown at this time. If the lift station pumps to the Texas A&M University Waste Water Treatment plant, coordination with UES is needed to confirm capacity exists at the existing plant and conveyance to the existing plant is available. If the lift station pumps to the City of Bryan or College Station, similar permitting will be needed with the respective agency. Capacities will need to be estimated as part of any future detailed planning. If future development capacities exceed existing capacities, a waste water package plant may be required. Permitting timelines for waste water treatment plants are at least one year from final design.

Electricity

Overhead power is available on the campus from UES. Power is generally available along F&B and Dairy Center Road. It is anticipated that power will be taken underground for any future development of the site. A phased approach should be planned to move existing overhead services and distribution underground. New distribution should be planned to locate switches logically around the development for future use, with a focus on redundancy and creating dedicated utility corridors. Any future planning must consult with UES.

F&B Road Development Strategy

Thermal Infrastructure

Thermal utility infrastructure for chilled water and heating hot water terminates on Agronomy Road at the General Services Complex. Access to thermal utilities does not currently exist at or north of F&B Road.

Any future significant development of the site will require a new Satellite Utility Plant (SUP) and a new direct buried thermal loop that connects to the existing campus thermal loop system. Existing direct buried thermals are located near the General Services Complex building (GSC). Future detailed planning efforts for the site should be done in close coordination and collaboration with Texas A&M (UES) Utilities & Energy Services department.

Significant thermal infrastructure will like be required with any future planning for a facility with significant cooling load, such as a research wet laboratory building. Provisions should be made for future expandability of thermal utilities and designation of utility corridors. Designating utility corridors will allow for greater coordination of multiple systems to minimize disruption as future development occurs. Routing of the new thermal loop should be developed to minimize future roadwork.

Storm Drainage

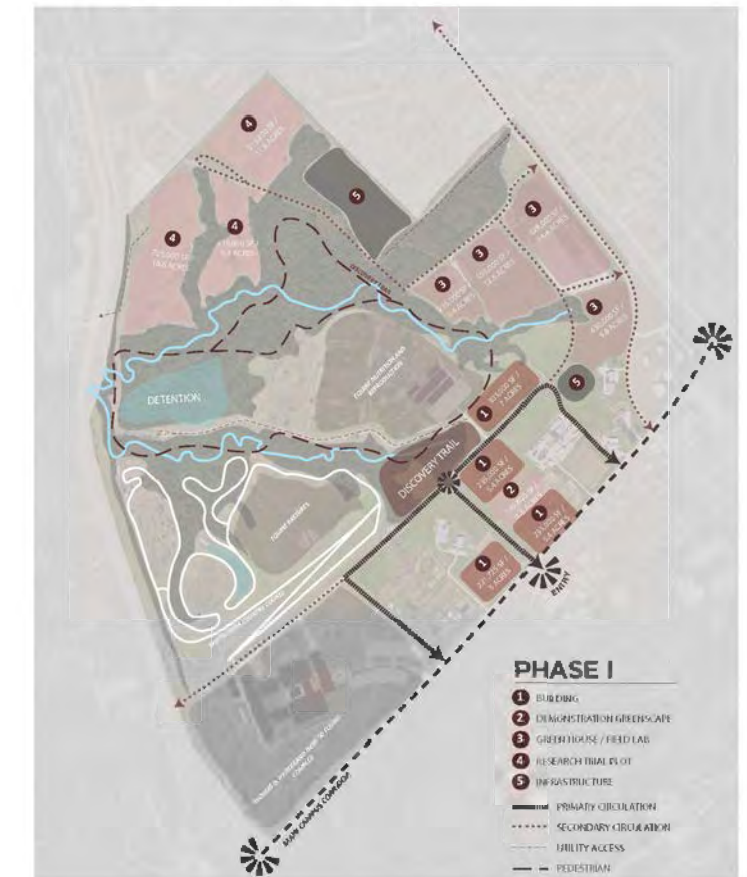
Due to the undeveloped nature of the site, storm drainage is managed through sheet flow to the floodplain. While small portions of the site drain to F&B Road and Agronomy Road, the vast majority of the site drains through the floodplain to existing culverts under Harvey Mitchell Parkway.

This site is located in the top of Turkey Creek Watershed and is in the required detention zone according to the BCS Watershed Timing Analysis. Any future planning or development will need to include a storm water master plan to mitigate the impacts of increased impervious cover on the flood plain and the culverts under the TxDOT roadway. The existing floodplain area can be utilized for detention with permitting through the USACE.

F&B Road Development Strategy

Zoning Use Plan (Phase I)

F&B Road Development Strategy—Short-term Vision



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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

Texas A&M AgriLife has several recently completed capital projects located on F&B Road. They include:

- Hildebrand Equine Complex
- Scotts Miracle-Gro Facility for Lawn & Garden Research
- Rollins Urban and Structural Entomology
- Soil Testing Lab
- Automated Precision Phenotyping Greenhouse
- Equine Nutrition and Reproduction Facility

These capital projects represent new construction completed within the last ten years with the exception of the Soil Testing Lab. This building is a historic structure that was renovated to support the Texas A&M AgriLife Extension Soil, Water, and Forage Testing Laboratory.

Recognizing the inherent value of these facilities, the Phase I—Short-Term Zoning Plan identifies zones that would be best suited for new building facilities, demonstration green-space, greenhouse or field laboratory / workshop structures, research trial agricultural plots, and infrastructure improvements related to parking, transportation, and utilities.

Main entry points are proposed from F&B Road with internal circulation to form a loop at Dairy Center Road. Secondary circulation is identified to provide additional access throughout the site. The short-term plan suggests consolidating campus partner services to one location for a more efficient use of land.

Existing site characteristics related to floodplains, anticipated wetland delineation, and significant tree canopy would be enhanced through a pedestrian path network to support wellness and recreation. Existing topography should be leveraged to provide regional drainage and detention.

Key opportunities at this development phase include:

- Allow for agricultural capabilities on campus that are complementary to the farm and other off-campus locations that house long-term, large scale, and continuous research fieldwork
- Provide a more seamless integration of classroom activities with agricultural experiential learning for students while remaining on campus through a robust greenhouse complex
- Respect the existing site characteristics—White Creek watershed and riverine system—to build an amenity that becomes a living, learning laboratory for education, research, and public outreach

Zoning Use Plan (Phase II)

F&B Road Development Strategy—Long-range Vision



The long-range development strategy builds on zones established in the short-term scenario. As recently completed buildings approach their useful life expectancy, density on F&B Road is anticipated. This density aims to consolidate access, services, and utility infrastructure for additional building zones paired with demonstration greenspace. This density provides the following opportunities:

- Manage land assets strategically to allow for future growth
- F&B Road becomes a defined edge condition that sets density and a front-door to the site
- Additional zones for utility and transportation infrastructure are indicated to keep pace with density and growth at the site

Long-range projects could include a relocation of the Pearce Animal Pavilion and the development of a Discovery Trail Center for public outreach.

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TEXAS A&M AGRILIFE: F&B ROAD DEVELOPMENT STRATEGY

F&B Road Development Strategy

Initial Development Projects

Initial development proposed at F&B Road will center on plant science research. This development would likely include the following programmatic functions:

- Greenhouse + Headhouse Space
- Workshop Space
- Laboratory Space

These functions align with previously completed planning efforts related to Agronomy Road facilities. Consolidation of these educational and research programs will provide Agrilife operational efficiencies, the ability to decommission deficient facilities, and continue leading state research, extension, and educational initiatives that provide influential, innovative, and science-based solutions that connect agriculture and healthy lives.

Anticipated projects include:

- centralize processing and storage functions for crop research programs: corn, sorghum, wheat, oat, barley, cotton, small-seeded crops, and regulated crops (industrial hemp)
- training and instructional space for basic research, sample analysis, data collection, and demonstration
- fabrication space to modify and develop agricultural tools, implements, and equipment
- greenhouse space to meet basic research needs for most departments in the College of Agricultural and Life Sciences
- general support for field storage, farming vehicles, trailers, and pallet storage

Future planning and development will require close coordination, collaboration, and input from campus partners such as UES, Transportation Services, and IT Services related to infrastructure development. Anticipated infrastructure milestones include:

- Storm Water Master Plan
- Utility Master Plan
- Transportation Analysis and Planning

As part of the initial development at the site, a storm water master plan is recommended to design and detail a phased approach to building out regional detention as development increases.

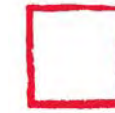
F&B Road Development Strategy

The first project will construct a weir structure that will be designed to hold back storm water flows and attenuate peak flows to current conditions according to the BCS Unified Stormwater Design Guidelines and Texas Department of Transportation Hydraulic Design Manual. In order to determine the storm water master plan, the follow steps need to occur:

- Site Analysis & Data Collection
 - Assess watershed conditions, topography, soils, and existing drainage infrastructure. Use NOAA Atlas 14 rainfall data and local floodplain maps to estimate runoff.
- Hydrologic & Hydraulic Modeling
 - Utilize HEC-HMS, HEC-RAS, or SWMM to size the pond, ensuring post-development discharge matches pre-development flow rates.
- Detention Pond Sizing & Design
 - Determine required storage volume, outfall controls, and emergency overflow structures to mitigate downstream flooding. If the storage volume required for ultimate development exceeds the volume in the flood plain, the engineer shall work with the campus to define which areas can be utilized for additional storage to reduce damage to the tree canopy.
- Water Quality & Environmental Considerations
 - Implement forebays, vegetative buffers, or wetlands to improve runoff quality and comply with TCEQ and local MS4 permit requirements.
- Permitting & Coordination
 - Work with City of College Station, Brazos County, USACE, and TCEQ to obtain necessary drainage approvals.

A utility master plan is also recommended to designate and develop utility corridors on-site. These utility corridors will allow for greater coordination of significant infrastructure—thermals, electrical, communications, water, and sanitary sewer—to minimize disruption as future development occurs. Utility loops should be developed to minimize future roadwork and provide redundancy throughout the site.

Future planning and development must also include transportation analysis and planning to ensure that adequate infrastructure for parking and transit are provided to the site.



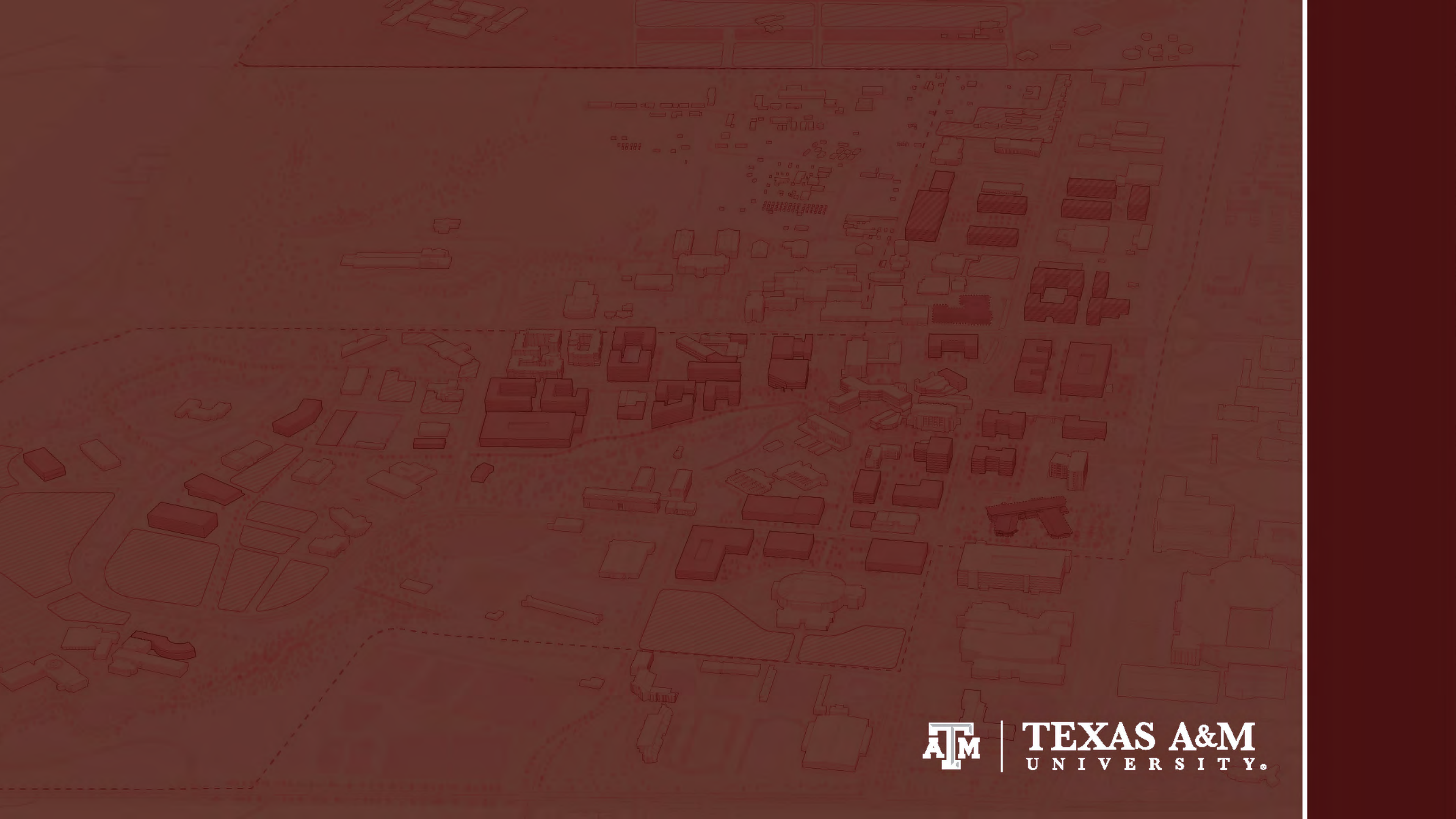
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