

HISTORIC CORE DISTRICT PLAN

TEXAS A&M UNIVERSITY

The Historic Core District Plan is intended to support and refine the Campus Master Plan completed in 2004. This District Plan is intended to be the first in a series of District Plans for the campus.

HISTORIC CORE DISTRICT PLAN 2007

TEXAS A&M UNIVERSITY

December, 2007

District Plan Steering Committee

Barnes, Gromatzky, Kosarek Architects

Michael Dennis & Associates

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1

LETTER FROM THE PRESIDENT

Since the development and implementation of the Campus Master Plan, which follows our Vision and Strategic Plans, our facility construction and renovation programs are supporting our mission of teaching, research and service. Our goal of hiring an additional 449 new faculty is almost complete and space arrangements to meet their needs are in various stages of design and construction.

District Plan development was recommended in the Campus Master Plan. The decision to begin the development of the Historic District plan was very appropriate for Texas A&M University for two major reasons: (1) we are an institution that is steeped in traditions; and (2) the Historic District plan includes three of our key colleges, Engineering, Science and Liberal Arts which are central to our vision. This compels us to remain with the areas that have made us a great institution and at the same time invest additional resources in Liberal Arts.

Texas student growth projections require us to more efficiently use our existing facilities and add new square footage to the campus. Providing adequate space to meet the increased number of students is one of our greatest challenges. Increasing the number of faculty and at the same time accommodating an increased number of undergraduate and graduate students is challenging. Many of the reinvestment faculty as well as existing faculty require significant research labs to support additional research at the University. In just this central district, our construc-

tion programs exceed \$275 million. We are making great progress in meeting the goals of Texas A&M University, The Texas A&M University System and the State of Texas. Our future depends on the quality of decisions we make here.

Eddie J. Davis
Interim President

FIGURE 1

*View of the Academic Building
through Albritton Tower*

FIGURE 2

*Eddie J. Davis,
Interim President*



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FIGURE 1 LETTER FROM THE PROVOST

*Jerry R. Strawser,
Interim Executive Vice
President and Provost*

FIGURE 2

New Main Drive

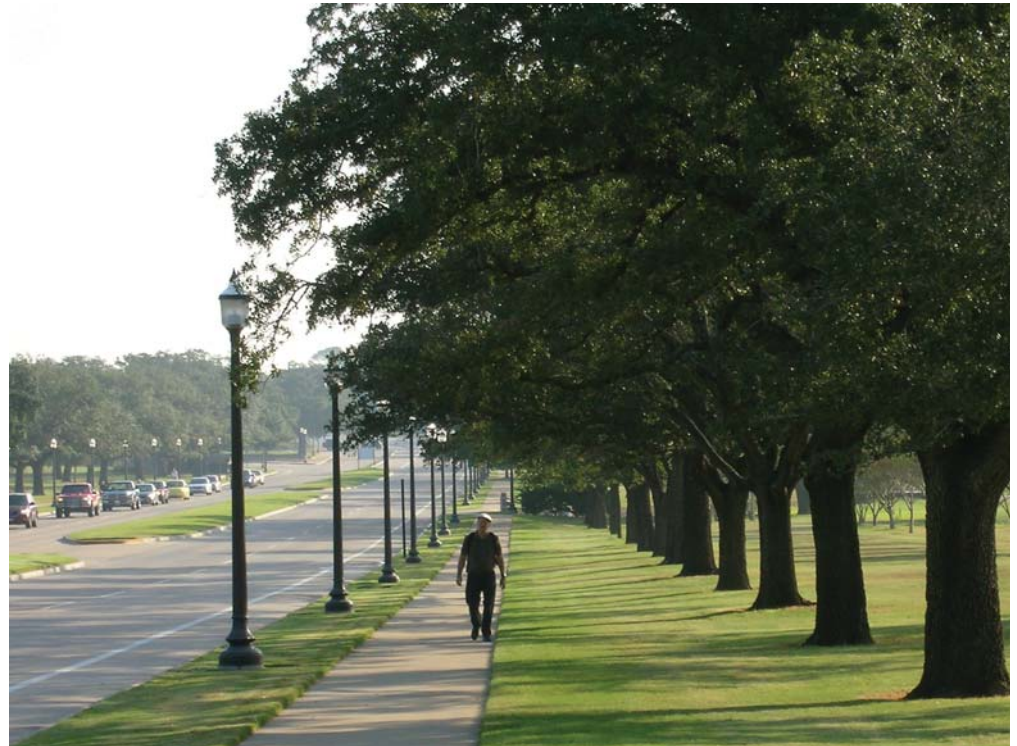
**1**

The past few years have been a time of tremendous growth at Texas A&M University, both in terms of the size of our faculty and size of our student body. This growth, along with the accompanying growth and dispersion of our physical facilities, increases the importance of careful planning.

The Campus District Plan provides us with a major tool necessary to meet the challenges associated with this growth and serves as a necessary blueprint to guide us in current and future expansion. As this plan is updated to meet academic requirements, our facilities must be ready to provide the space and access to the various facilities.

The expansion of the campus to the west, railroad tracks separating our main (east) and west campuses, and the location of a state highway near our campus impacts the scheduling of classes and presents safety and logistical issues for buses, vehicles and pedestrians traveling from main campus to west campus. These issues, among others, are carefully considered in the development of the Historic Core District Plan.

Jerry Strawser
Interim Executive Vice President and Provost

**2**



3

LETTER FROM THE VICE PRESIDENT

The 2003 Campus Master Plan has exceeded my expectations in directing our current campus development and providing a general plan for 50 years of future campus development. I congratulate Barnes Gromatzky Kosarek Architects and Michael Dennis and Associates for their outstanding work.

This Master Plan deservedly won two awards and was recognized as one of the best in the nation. It is a living document that is used daily by the Council on Built Environment (CBE) and the Design Review Board (DRB). You will read more from the chairs of these committees concerning our use and adherence to the Campus Master Plan. Our Facilities and Utilities Departments, as well as our System Facilities Planning and Construction Division, are daily users of this plan.

The principles and design guidance can be seen in every facility recently constructed or currently under construction. It is a living, breathing document that will help erase some of our past design and siting mistakes and guide us in a direction that will assure Texas A&M University will meet the future development needs of our vision and our academic plan.

As many of you know, the Master Plan is the first major step in campus development. The District Plan reviews specific parts of the Master Plan and its relation to other components. Texas A&M University is rich in traditions that are well known throughout the world. It is only fitting then that our District

Plan development begins with the Historic Core of the Campus. The District Plan discusses the major components of the Plan and makes recommendations that will enhance our Historic District Core as we construct major facilities supporting our Engineering, Science and Liberal Arts programs.

Charles A. Sippial, Sr.
Vice President for Facilities

FIGURE 3

View of the Academic Building

FIGURE 4

*Charles A. Sippial, Sr.,
Vice President for Facilities*



4

FIGURE 1

*Douglas J. Palmer,
Chair, Council of the Built
Environment*

FIGURE 2

*View of Legett Residence Hall
and Military Walk*



4

LETTER FROM THE CBE CHAIR

Growth, development and change are apt descriptors of Texas A&M University. We are experiencing incredible growth and expansion in the number of students, faculty and academic programs. The rapidity and extent of this activity also has created stressors on the built environment and has resulted in an unprecedented period of construction; currently, there are over \$800M in construction and related projects on campus. While the need for space to support the instructional, research and outreach activities of the university is significant, we are committed to a thoughtful, planned expansion and renewal of our facilities.

The District Plan for the Historic Core reflects an effort to promote a coherent approach to construction projects that complements the design and architectural features of our heritage buildings. To ensure that faculty, staff and student constituencies have an opportunity to provide input on the projects that affect the physical environment of the campus, a Council on Built Environment was established. This Council is committed to development of a campus environment with both the quantity and quality of space that will promote excellence in our teaching and research missions. The Historic Core District Plan is a reflection of this goal with specific attention to reinforcing and promoting community and respecting the heritage of the university.

Doug Palmer
Chair, Council on Built Environment
Dean, College of Education and Human Development



2



LETTER FROM THE CAMPUS PLANNER

The primary objectives of the Texas A&M Campus Master Plan, to create well-planned spatial relationships between buildings, to assure consistent design principles for all new buildings, and to base those design principles on the best of the existing buildings on campus, will significantly improve the quality of university campus life in the future. These objectives now guide the university administration as it determines the location of new buildings, and they guide the architects and constructors who design and build these buildings.

A major asset of the Texas A&M Campus Master Plan is its provisions that assure the implementation of the planning principles and projections contained within it. Three of these provisions have broad implications for the long-term future: the call for the appointment of a University Campus Planner; the formation of a Design Review Board, and the establishment of design guidelines for new buildings. Through that review process, the DRB provides clarity for the architects who design new buildings for the campus, and assures the President of Texas A&M that new projects are designed and constructed according to the Campus Master Plan.

It is appropriate that the first addition to the Campus Master Plan, the District Plan for the Historic Core of the campus, includes many of the traditional buildings that are the basis of design principles upon which the new building guidelines are based. District Plans for the entire campus will follow this lead.

Tom Regan
University Campus Planner
Chair, Design Review Board

FIGURE 3

Entry to Scoates Hall

FIGURE 4

*J. Thomas Regan,
University Campus Planner*



4

I. INTRODUCTION

FIGURE 1 PURPOSE OF THE PLAN

View of the Academic

Building.

FIGURE 2

View of Kyle Field.

The District Plan for the Historic Core at Texas A&M University is part of a larger whole – The Campus Master Plan. The Campus Master Plan consists of the Long Range Plan and a series of District Plans to give the University more precise control over the campus environment in certain areas. The Historic Core District Plan is the first in a series of contemplated district plans for the campus.

The Historic Core District Plan is precipitated by several imminent capital improvement projects contemplated for this area of the campus. It is intended that this district plan provides emphasis on those projects as well as considers projects currently underway and the civic spaces that link all of them together.

The District Plan examines the proposed character of these components, their proposed development capacity and guidelines, as well as provides recommendations for traffic and circulation for the District as a whole. The guidelines for the major components in the District Plan address recommendations for new buildings and improvement to the open spaces. Guidelines for modifications to an existing Heritage Building will be addressed by the “Conservation Guidelines for Heritage Buildings” to be developed by the University.

The Long Range Plan is also updated herein to incorporate the District Plan as well as those projects either commenced or completed since the 2004 completion of the Campus Master Plan.

GOALS OF THE PLAN

Because of the nature and size of the Historic Core as defined in this plan, the goals of the Historic Core District Plan are identical to the Campus Master Plan. The Historic Core as defined herein encompasses a broad range of the positive attributes of the campus as well as a number of negative ones. Because of this range, the Historic Core is, in fact, a microcosm of the Campus itself.



1

1. Reinforce campus identity

Most of the positive physical contributions to campus identity were associated with the buildings, spaces, and sculptures of the east core of the campus: the Administration Building, the Academic Building, Albritton Tower, Military Walk and the Academic Quad, the Drill Field, and so on. Campus identity should be reinforced by further positive contributions.



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2. Reinforce campus community

The remarkable sense of community on campus is not reinforced by the physical setting. In fact, it is made more difficult to maintain. The physical setting should enhance and promote a greater sense of community. Proximity is important to facilitating a feeling of community; dispersal is a barrier. The campus should be a compact, cohesive environment in order to achieve this goal.



3

3. Establish connectivity

Interdisciplinary activity is essential to research and knowledge today. This is difficult on the Texas A&M campus because sprawl has created excessive discontinuity. Connectivity needs to be reestablished between places, academic and research activities, faculty and students, and the community.



4

4. Create architecture that contributes positively to the campus community

Too many recent buildings are isolated objects that contribute little to the campus community. Buildings should be better neighbors through their siting, exterior design, interior public space design, and landscape. The Master Plan should mandate this. The renovation of existing buildings should consider their relationship to the community.

5. Promote spatial equity and appropriateness

Recurrent themes in workshop discussions were spatial inadequacy, inappropriateness, and location. Equitable spatial standards need to be developed, as well as a space allocation system that also considers the reuse of existing space.



5

6. Establish an accessible, pedestrian campus

Approximately 42,000 people commute to the Texas A&M campus—many by car. There are also numerous service vehicles, buses, and so on. The goal is to rationalize the circulation patterns, keep private cars to the periphery, and make the campus an accessible, pedestrian one.

7. Promote sustainability

The campus has finite land and resources. The goal is to promote sustainability by teaching, planning, and acting in an environmentally sustainable manner.

8. Develop a supportive process

The aim is to develop a process that enables the attainment of the above goals in a transparent, inclusive, and efficient manner.

FIGURE 3

Students attempt to cross train tracks at Wellborn Road.

FIGURE 4

View of the Williams Administration Building.

FIGURE 5

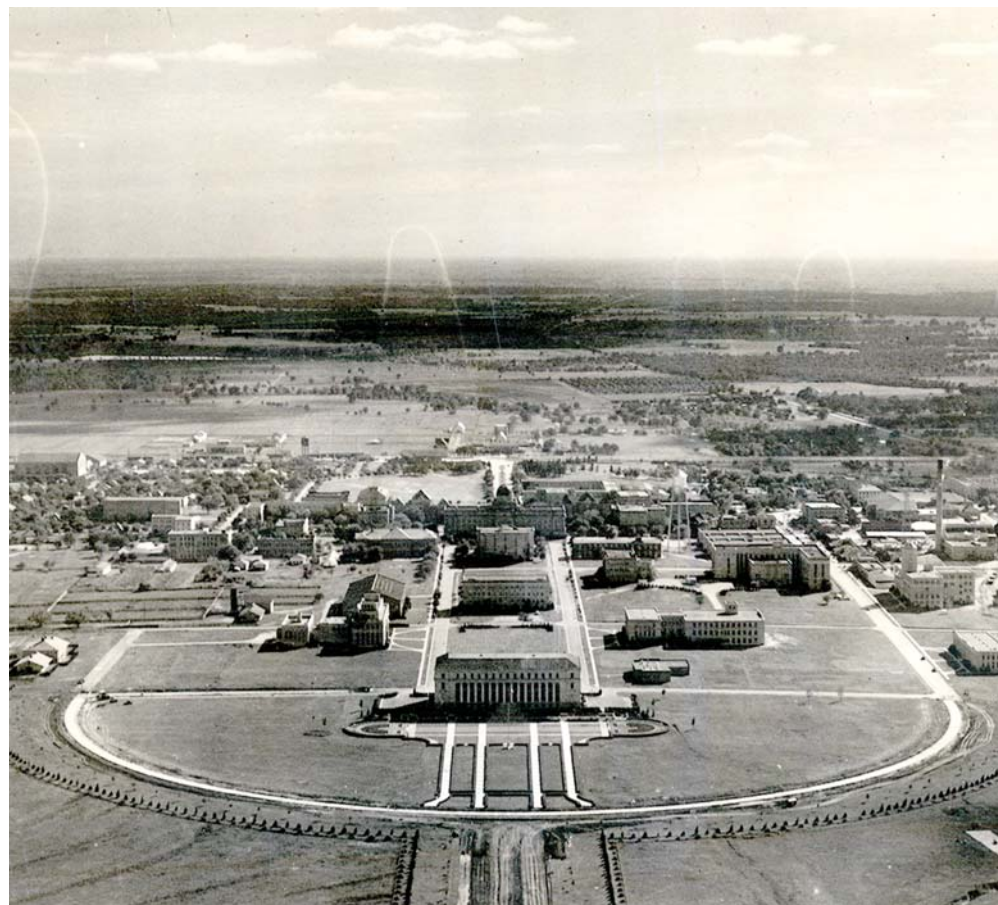
Students between classes.

FIGURE 1 THE HISTORIC CORE AT TEXAS A&M

1936 aerial photo looking West toward the Historic Core at Texas A&M. Note clear pattern of open spaces and buildings.

The roots of the Historic Core of the Texas A&M Campus date back to the beginning of the campus itself. Beginning with the development of Old Main (1876) and the axial connection to the railroad depot west of campus in 1884, the seeds of what we call the Civic Structure of the campus were sown. Throughout the first four decades of the 20th Century, the campus developed along the organized east-west axis, culminating in the 1930's with New Main Drive and the Williams Administration Building at the east end of the axis.

As the campus filled out along the east-west axis in this period, attention was given to the creation of a series of quadrangles and other open spaces defined by modestly scaled, well detailed buildings. The open spaces defined by buildings served as the Civic Structure of the campus and remain such today. By using limited buildings to define spaces such as the East Lawn, East Quad, Library Quad, the Academic Quad, and Military Walk, the early campus planners provided space for infill development to occur over time. This allowed density in the center of the campus to occur over time, thus developing a pedestrian oriented campus core.





2

THE TEXAS A&M HISTORIC CORE TODAY

The Civic Structure established by early campus planners in the first four decades of the 20th Century continues to be a major source of pride for the campus. It has allowed the campus to grow in an orderly manner for almost a century until the University expanded west across Wellborn Road and the railroad.

In spite of some unfortunate interventions in the latter half of the 20th Century (Eller Oceanography and Meteorology, Evans Library, Harrington Education Center and Annex, and Biological Sciences East/West), the Civic Structure of the Historic Core is intact, but in need of revitalization. Spaces such as the Academic Quad are quite beautiful in their current state, but would be enhanced by projects such as the restoration of Military Walk recommended in the Campus Master Plan and subsequent concept plan. Other spaces such as the East Quad are quality spaces that have been degraded over time by unfortunate building interventions as well as detrimental landscape devices such as the large berm at the west end of the quad.

The existing historic core is terminated on the west by Houston Street. Future consideration should be given to expanding the Historic Core further to the west to incorporate the Simpson Drill Field as well as the area around the non-extant railroad depot.

FIGURE 2

Sterling Evans Library looms over Glasscock History Center and East Quad.

FIGURE 3

Eller Oceanography and Meteorology Building dominates the Williams Administration Building.

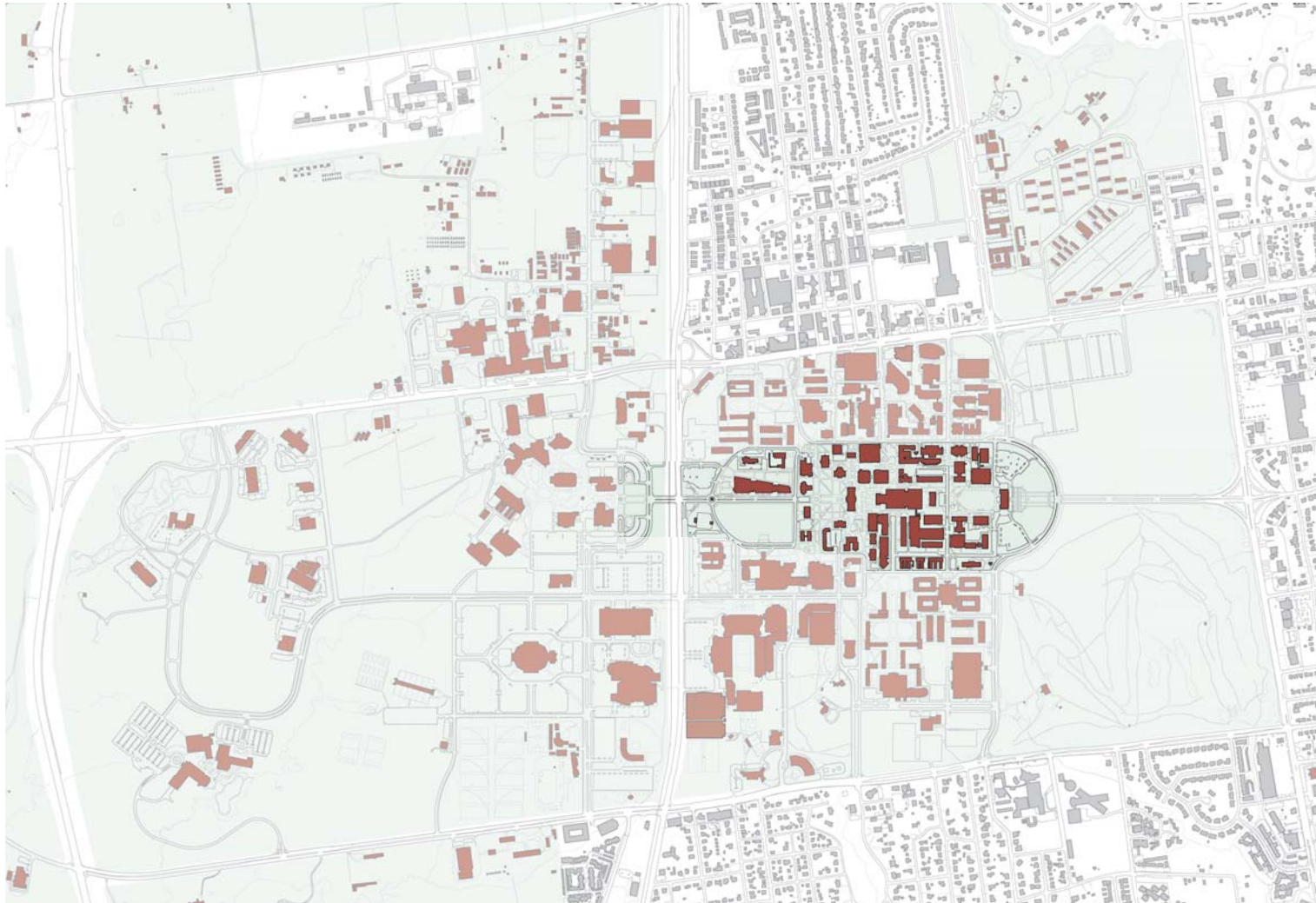


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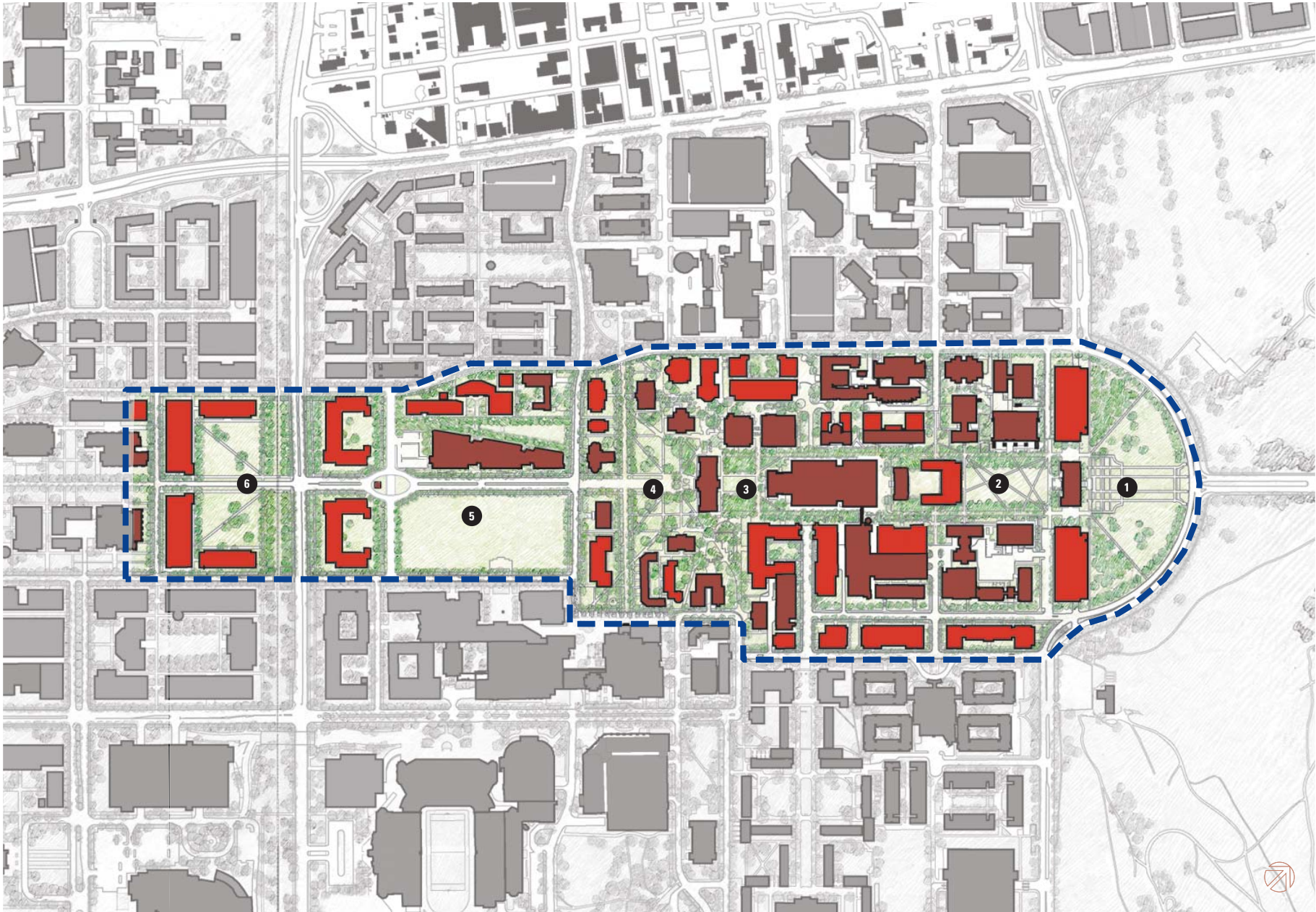
FIGURE 1

Aerial photo of the campus in 2003 looking west. The compactness of East Campus in the foreground—where there is an integral relationship between buildings, landscape, and open space—contrasts with the sprawl of West Campus in the background. Extensive surface parking contributes to the negative effect of sprawl.



**FIGURE 2**

Existing campus plan in 2007. Buildings and spaces inside the Historic Core Study Area are highlighted.



II. A VISION FOR A REVITALIZED HISTORIC CORE

OVERVIEW

As a supplement to the Texas A&M University Long Range Plan, the Historic Core District Plan offers a detailed set of recommendations and guidelines for future development within the core of the campus. While the Plan addresses issues related to each of the Historic Core's six major zones, several imminent capital improvements have prompted more thorough investigations of the East Lawn, the East Quad, and the proposed underpass at Jones and West Lamar.

The District Plan aims to propose specific, strategic modifications which support growth and flexibility, without precluding future positive changes outlined in the Long Range Plan.



2

FIGURE 1

Proposed Historic Core District Plan highlighting the major components of the plan.

Existing Buildings ■
Proposed Buildings ■

FIGURE 2

Model of the East Quad indicating a proposed new building defining the west end of the quad.

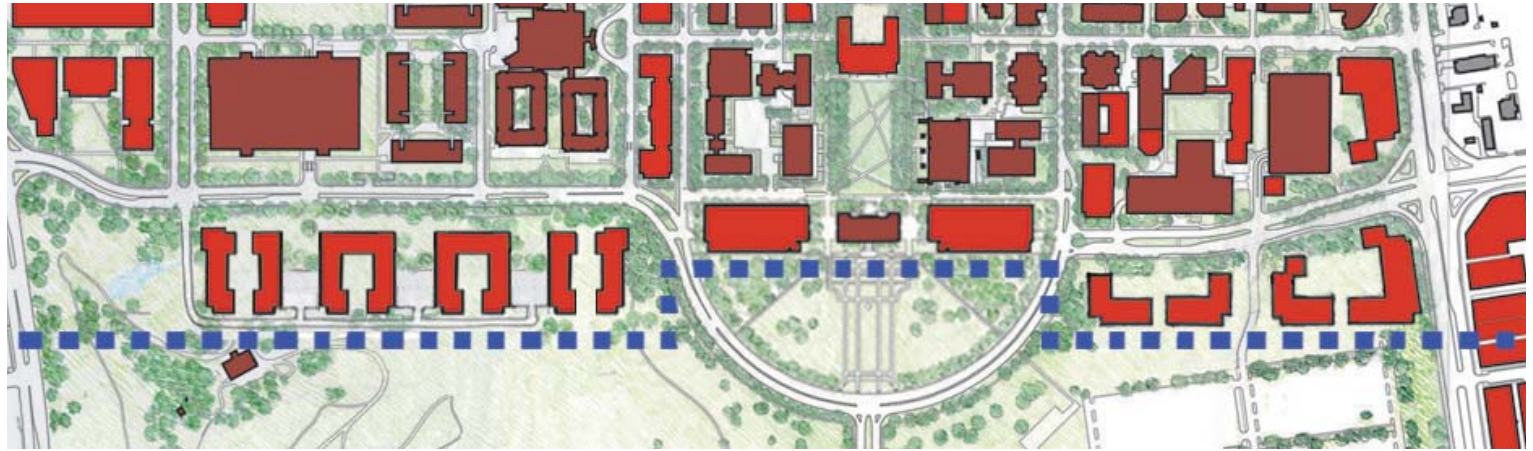
Major Components of the Plan:

1. East Lawn;
2. The East Quad;
3. The Library Quad;
4. The Academic Quad and Military Walk;
5. The Simpson Drill Field area and the new underpass at Jones and West Lamar; and
6. The new West Quad.

Major Recommendations of the District Plan:

- Enhance the Campus Entry;
- Create a new build-to line that allows development and increased density along Bizzell Drive;
- Extend the existing civic and landscape structure of the historic core through to West Campus;
- Unite East and West into one campus by developing along the campus's central axis;
- Increase the building density of the Historic Core, Mid-Campus, and West Campus;
- Create new quadrangles in Mid- and West Campus;
- Redevelop Wellborn Road as a tree-lined boulevard framed by buildings;
- Develop two underpasses under Wellborn Road and the railroad;
- Replace surface parking with green spaces, buildings, and garages, and limit private vehicles to the perimeter of campus; and
- Improve the quality of architecture and landscape.

FIGURE 1
*Plan showing proposed
 campus entry improvements
 and resulting build-to line
 with new development zones.*



①

MAJOR COMPONENTS OF THE PLAN

1. *Redevelopment of the East Lawn area*

Redevelopment of the East Lawn identified in the 2004 Campus Master Plan was intended to eliminate surface parking in the area, provide additional building space to support functions in that area, and strengthen the main entry to the campus.

While this intent remains, specific recommendations for the Redevelopment of the East Lawn are modified here to accommodate greater current and future academic needs, further enhance the stature of the Williams Administration Building as a symbolic campus structure, and enhance the main entry and eastern edge of the campus.

Recommendations

The East Lawn is identified as a Heritage Space and the Williams Administration Building a Heritage Building, requiring consideration of the history and role of each in the development of the campus. Such consideration should not preclude modifications to a building or space, but aid in the prioritization of those items most important to retain. Guidelines for development of the space will be developed herein, while any proposed modifications to the Williams Administration Building will be addressed by the “Conservation Guidelines for Heritage Buildings” to be developed by the University.

In order to accommodate increased growth in academic programs within the Historic Core, the recom-

mendations made in the 2004 Campus Master Plan are modified here to include controlled development east of Bizzell Drive to present a more refined, honorific campus entrance.

Since the ultimate goal is to eliminate the ragged nature of the existing campus edge, development east of Bizzell Drive and on the East Lawn should occur only when there is revenue to support the simultaneous construction of multiple adjacent buildings. Any development in these zones should be consistent with, and complementary to, the formality of the Williams Administration Building, and should adhere to the guidelines set forth in the Master Plan designed to promote density and eliminate campus sprawl.



2



3

Architectural Guidelines:

1. The buildings inside the semi-circle shall be parallel to the Williams Administration Building.
2. The facades of these buildings that are adjacent to the Williams Administration Building shall align with the principal facades of Scoates Hall, the Animal Industries Building, and other Heritage Buildings in the East Quad that align with them.
3. Buildings in the East Lawn will follow the Architectural Guidelines set forth in the Campus Master Plan.
4. Buildings in the East Lawn should present a base that matches the Williams Administration Building in height, and a major cornice that matches the Williams Administration Building in height. Eave height and roof height should match or be below that of Williams.
5. Perceived bay sizes of the major facades of new buildings should be 10'-0" on center horizontally (+/- 1'-6"). End bays may vary.
6. Fenestration shall be set back from the facade by sufficient depth to create deep shadows and create an impression of solidity.
7. Sufficient detail should be employed to create shadows that strengthen the buildings relationship to Williams.
8. New building facades should be of similar material (stone or cast stone) and coloration as Williams.

FIGURE 2

The Williams Administration Building.

FIGURE 3

Aerial photograph of the existing campus shows the existing build-to line as well as the irregular quality of the eastern campus edge.

FIGURE 1 2. *Redevelopment of the East Quad*

Plan of existing conditions at the East Quadrangle and the Pedestrian Walk.

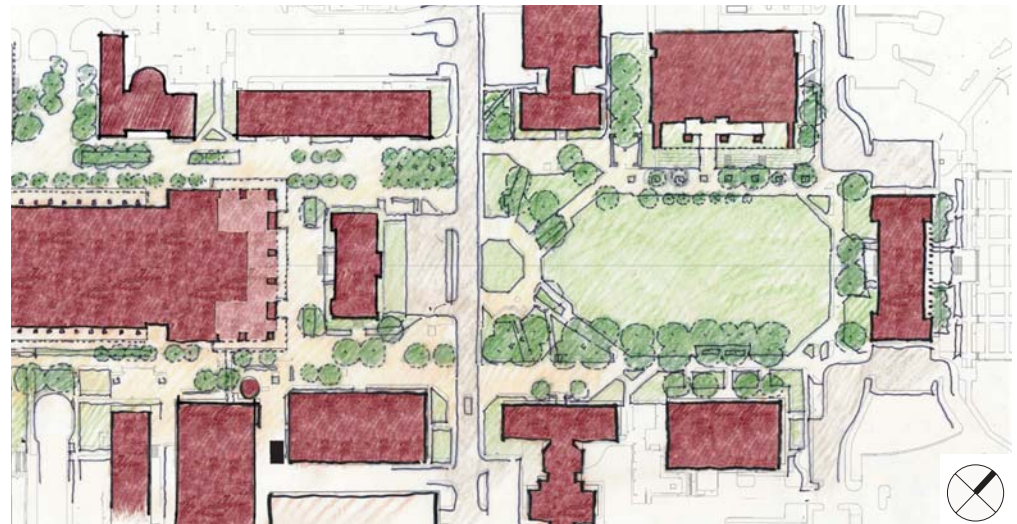
The intent of this component is to return the East Quad to a configuration similar to its original configuration, and at the same time allow for expanded academic programs and greater density in the Historic Core of the Campus. For the purposes of this document, Redevelopment of the East-West Pedestrian Walks will be considered in both the East Quad and Library Quad. This will allow Redevelopment of these walks to occur simultaneously with the major spaces that they occupy.

Recommendations

The East Quad is a Heritage Space, requiring consideration of the history and role of the space in the development of the campus. Such consideration shall not preclude modifications to the space, but aid in the prioritization of those items most important to retain or restore. Guidelines for the development of the space will be considered herein.

Certain buildings - Scoates Hall, Animal Industries, the Glasscock History Building, Francis Hall, and the Williams Administration Building - are classified as Heritage Buildings. Modifications to these buildings should be considered in the "Conservation Guidelines for Heritage Buildings" to be developed by the University.

In order to accommodate increased growth in academic programs within the Historic Core, the recommendations made in the 2004 Campus Master Plan are refined here to include a new East Quad Building at the west end of the Quad. The building is anticipated to consist of a four story main body with three to four story



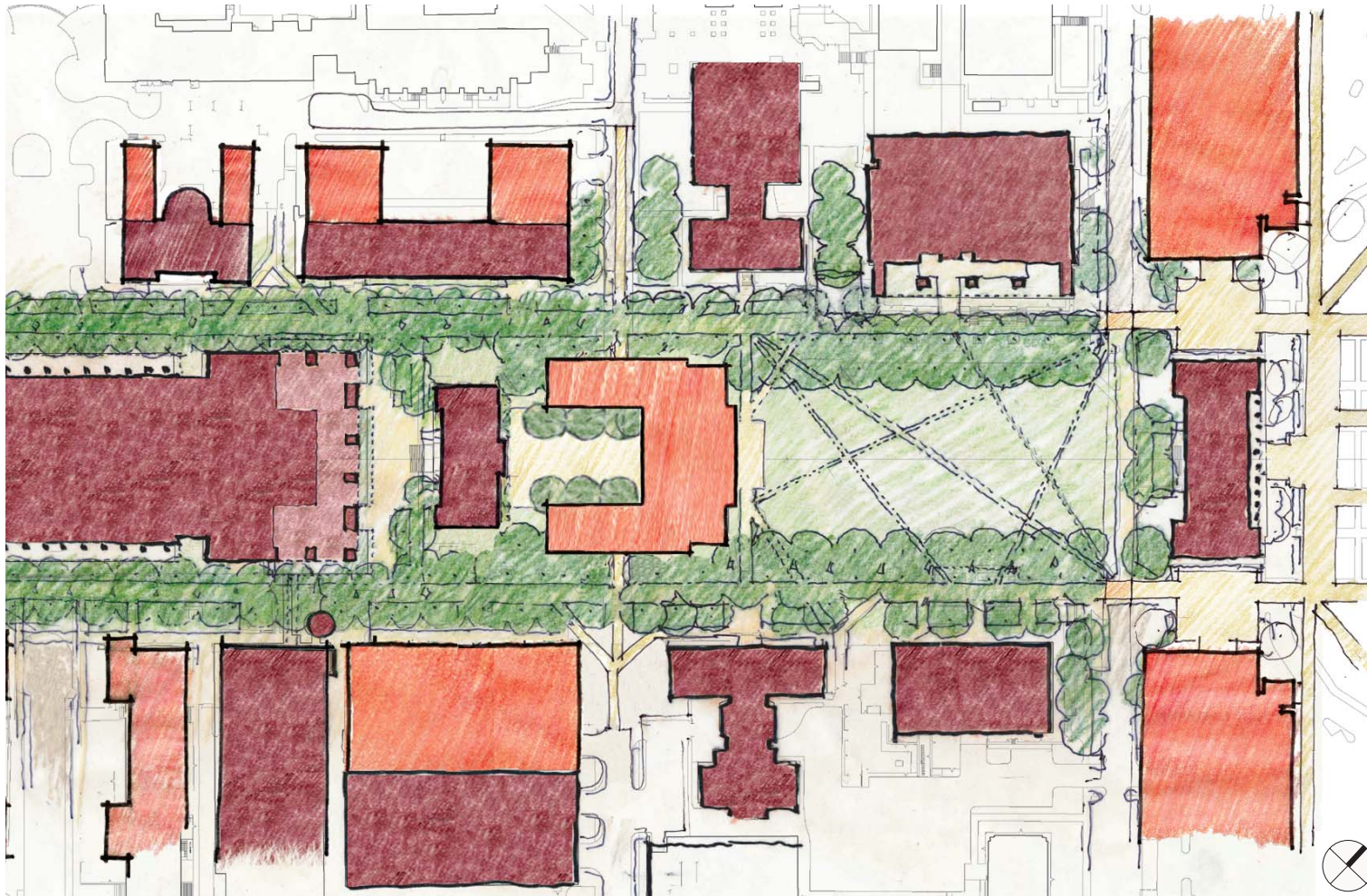
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wings. It is intended that the wings extend westward from the main body of the building across Spence Street and form a courtyard addressing the east side of the Glasscock History Building. A portal centered on Spence Street should provide pedestrian access through the wings and courtyard and connectivity to the north and south sides of the building.

The East Quad will require reshaping of the grade at the west end to allow construction of the new East Quad Building. Redevelopment of the East-West Walks on the north and south sides of the East Quad should occur at the same time as the other major work in the space if at all possible. Existing utility routes will need to be reconsidered in order to accommodate the new building in the East Quad.

Architectural Guidelines:

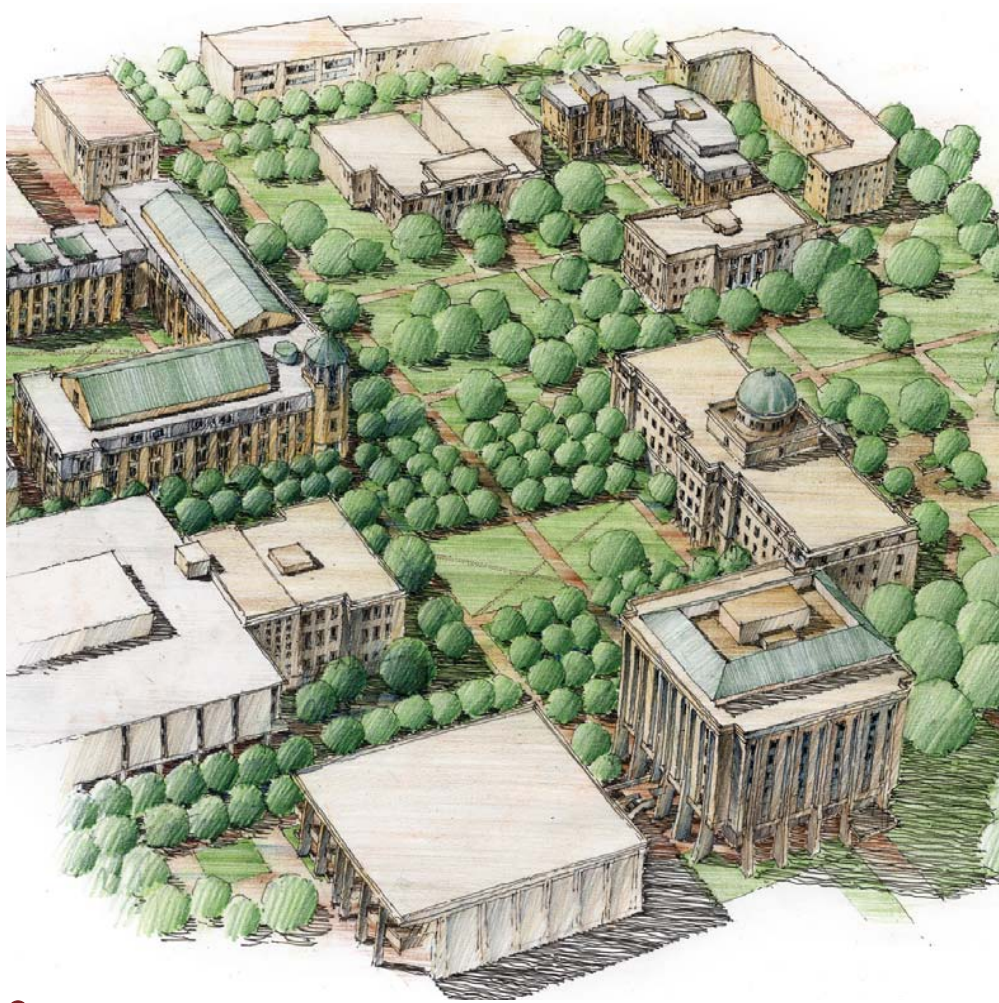
1. *The proposed East Quad Building shall be located at the west end of the East Quad.*
2. *The building should be configured to form a courtyard between the Glasscock History Building and the main body of the new building.*
3. *The main body of the proposed building should be four stories with the wings three to four stories.*
4. *The proposed building should coordinate visually with the major horizontal lines of the Glasscock History Building (base, stylobate, and cornice).*
5. *The facade of the proposed building should be similar in materials and coloration to the Glasscock History Building: similar brick blend, stone, or cast stone trim.*

**.FIGURE 2**

Plan of the proposed improvements to the East Quadrangle and the Pedestrian Walk.

FIGURE 1

*Aerial view of the proposed
improvements to the Library
Quadrangle.*

**1**

3. Redevelopment of the Library Quad and Diversity Plaza.

Redevelopment of the Library Quad was identified in the 2004 Campus Master Plan and is intended to clarify and strengthen the relationship between the Academic Building and Cushing Library, establish a stronger edge to the north and south of the space, and to make the quad more of a gathering space than simply a “pass-through” space.

Early development of this space was perfunctory in nature, serving as both a drop-off connector for the Academic Building between Roberts and Hubbard Streets and also as a northern extension of Coke Street. Coke Street now terminates at Lamar Street and Roberts and Hubbard Streets were converted into the East-West Pedestrian Walls in the 1970’s.

While certainly an important space on campus, the emphasis on creating a strong relationship between the Academic Building and Cushing Library does not appear to have ever been a priority. With new-found importance placed on Heritage Buildings and Spaces by the University, the creation of a stronger relationship between these two Heritage Buildings is entirely appropriate. Recommendations are largely unchanged from the 2004 Campus Master Plan. The contemplated Diversity Plaza should be a part of the Library Quad and support its overall goals.

Guidelines:

1. Any work on either the Academic Building or Cushing Library should adhere to the “Conservation Guidelines for Heritage Buildings” to be developed by the University.
2. Any contemplated replacement of Biological Sciences Building West should follow regulating lines developed in the 2004 Campus Master Plan for both the north and west facades.
3. Building height should be less than the Academic Building and should correspond to the major horizontal lines of the Academic Building and Cushing Library.
4. Materials of new buildings should be similar to the Academic Building or Cushing Library.
5. The Library Quad (a.k.a. the Academic Plaza) should recall its historical roots as the western terminus of Roberts and Hubbard Streets (identified in the 2004 Campus Master Plan as the East-West Pedestrian Walks).
6. The East-West Pedestrian Walks should be planted with a double row of trees to form a continuous walk from the Williams Administration Building to the Academic Building.
7. Transitions for adjustment in the alignment of the double row of trees should occur at logical points such as the east face of the proposed Arts & Humanities Building in the East Quad.
8. At least one additional row of trees should be planted from the west face of the addition to Cushing Library to the east face of the Academic Building in order to define the Library Quad as a discreet space.
9. A small, formal Central Lawn centered on the west face of Cushing and the east face of the Academic Building is desirable.
10. If the contemplated Diversity Plaza is sited within the Library Quad, it should be located in the western half of the quad. Memorial statues should be limited to one and should be centered on both the nominal north-south axis and east-west axis of the Plaza.
11. Other memorials should be located on the perimeter and should be benches that coincide with the inbound row of trees.



2

FIGURE 2

Aerial photograph of existing conditions at the Library Quadrangle.

FIGURE 3

Existing view looking north across the Library Quad.



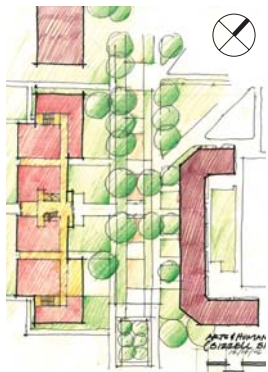
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FIGURE 1

Existing conditions at Military Walk looking south.

FIGURE 2

Partial plan of Military Walk, Hart Hall, and proposed future building.

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4. Redevelopment of the Academic Quad and Military Walk.

The intent of this component is to enhance an already beautiful space with minor intervention and return Military Walk to its former status as a processional, pedestrian street.

Recommendations

The Academic Quad and Military Walk are Heritage Spaces. Any redevelopment of these spaces will require consideration of their history and role in the development of the campus. Such consideration shall not preclude modification to each space, but aid in the prioritization of those items most important to retain or restore. In the case of Military Walk, considerable planning and design work has already been accomplished and should continue. Guidelines for redevelopment of the Academic Quad will be considered herein.

The Academic Building, Nagle Hall, Bolton Hall, the YMCA Building, Bizzell Hall, and Hart Hall are classified as Heritage Buildings. Modifications to these buildings should be considered in the “Conservation Guidelines for Heritage Buildings” to be developed by the University. It is anticipated that those guidelines will address varying levels of conservation as discussed in the Historic Campus Buildings section of the Campus Master Plan.

The recommendations are modified slightly here to accommodate planning and design work underway

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at Military Walk and to eliminate the small parking areas (Lots 44 & 28) and replace Lot 44 with landscaping that maintains the vista of the Academic Building from Old Main Drive. Lot 28 should be replaced in the future by a structure similar in scale to the YMCA Building. Eventual replacement of the Beutel Health Center should be considered, with replacement structure(s) also being similar in scale to the YMCA Building.

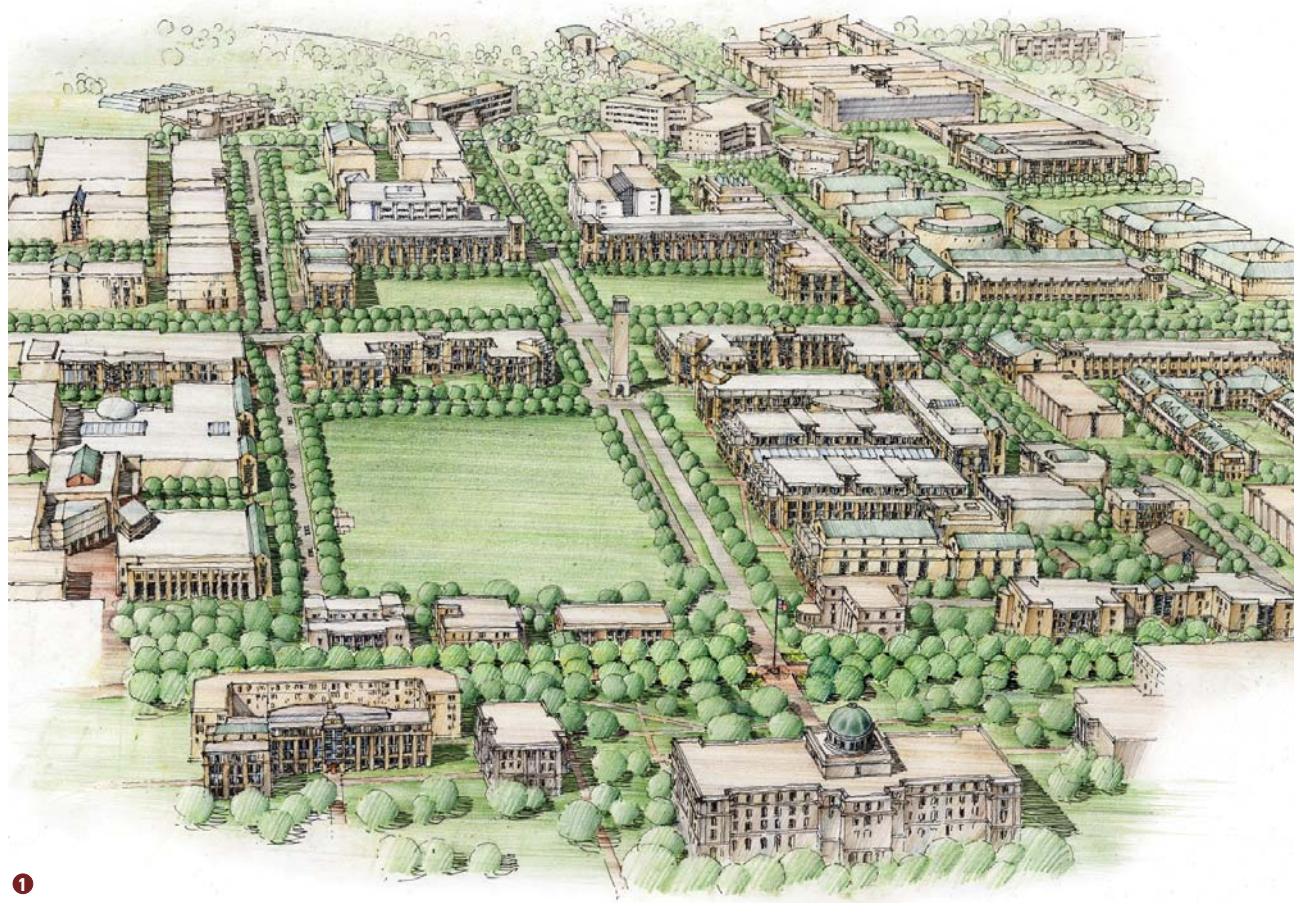
Concepts for the revitalization of Military Walk initiated in the Campus Master Plan and subsequently refined by EDAW and Architexas should be implemented.

Architectural Guidelines:

1. *New buildings (or additions to existing buildings) should honor the scale of Heritage Buildings such as the YMCA Building, Nagle Hall, and Bolton Hall.*
2. *New buildings should be three stories in height or contain portions that are nominally three stories and in no case should any portion of the building exceed four stories.*
3. *All new buildings should follow prescribed build-to lines for this space.*
4. *New buildings should be similar in materials and coloration to Heritage Buildings in the space: the Academic Building, Nagle Hall, Bolton Hall, and the YMCA Building.*

**FIGURE 3**

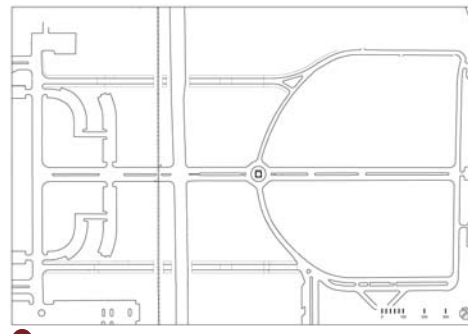
*Proposed sketch of Military
Walk looking south.*



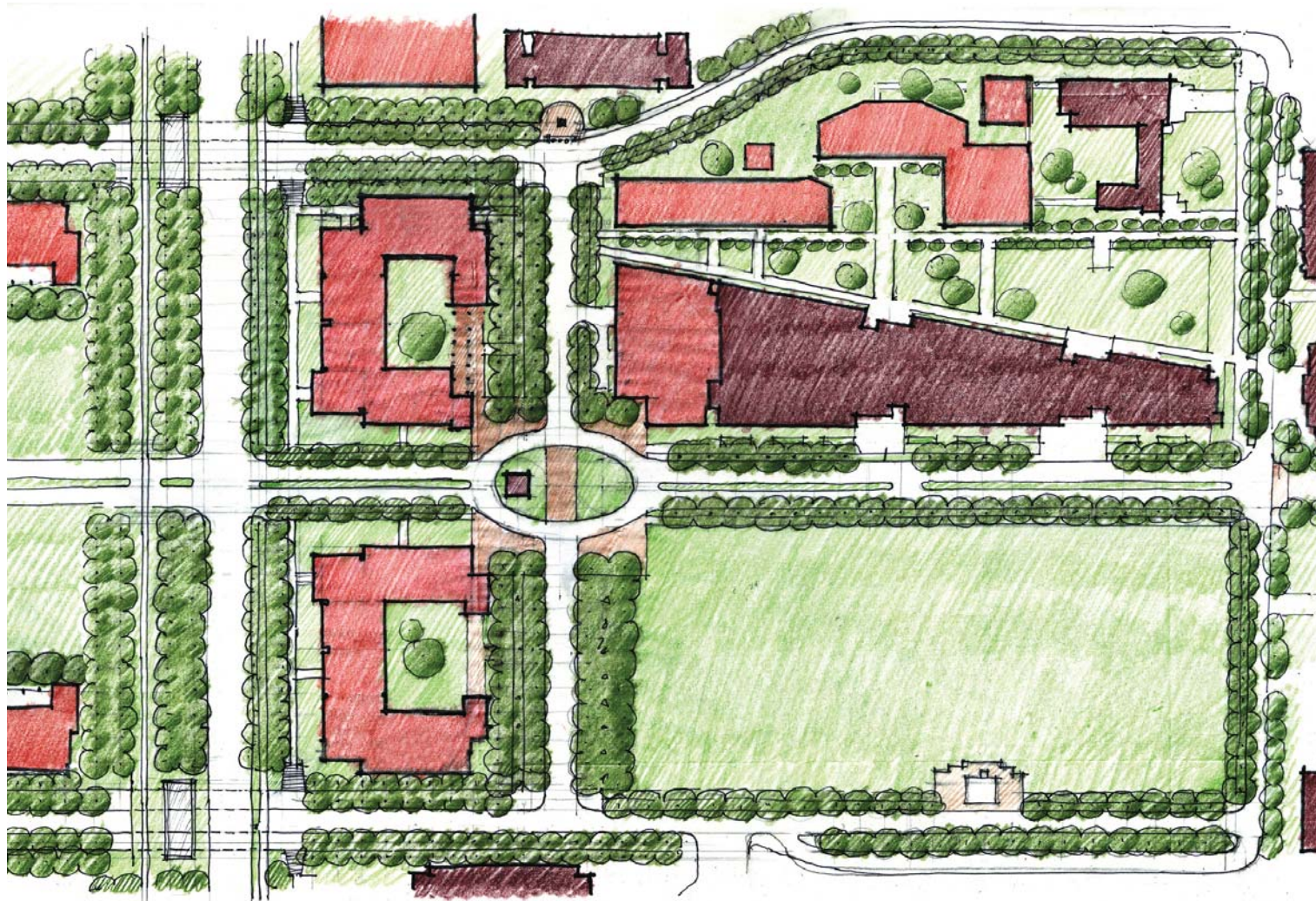
5. Redevelopment of the Simpson Drill Field Area and the New Underpasses at Jones and West Lamar.

The Texas A&M campus has experienced rapid westward expansion over the last forty years, culminating in a clear division at Wellborn Road between East and West Campus. With proposed underpasses linking the two sides, the Simpson Drill Field area is projected to become the new center of campus.

Recommendations for this area are to construct two new underpasses under Wellborn Road and the railroad to accommodate both vehicular and pedestrian traffic. The south and north underpasses should be equidistant from the centerline of Old Main Drive, and can be completed in phases, with the initial phase preserving the existing curved drive. Ultimately, in order to optimize efficiency and to better define the western edge of the Drill Field, Clark Street should be reconfigured to run along a north-south axis.



Proposed development in the regions surrounding the Drill Field has been revised here to respond to the new Interdisciplinary Life Sciences Building, currently under construction. The two proposed buildings directly east of Wellborn Road frame the entrance to the Historic Core and should present a consistent, honorific face from the approach on Old Main Drive. The buildings should be developed with their Jones Street and West Lamar Street edges containing at least partial floors that extend to the lowest level of the underpass. These floors should be given a use that supports and requires pedestrian traffic.

**FIGURE 1**

Aerial perspective of the proposed improvements to the Simpson Drill Field area, new underpasses, the West Quadrangle, and West Campus.

FIGURE 2

Section cut through the proposed north underpass, showing division between pedestrian and vehicular traffic.

FIGURE 3

The first phase diagram of the proposed underpasses at Jones/Olsen and Lamar/Olsen retains the existing curved drive.

FIGURE 4

Proposed development in the Simpson Drill Field / Wellborn Road area.



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8. *Development of Wellborn Road and the new West Quadrangle*

The intent is to increase the connectivity between the east and west parts of the campus by incorporating the new underpasses at Jones Street and West Lamar Street, to provide structured open space for West Campus by developing the area between the Heep and Kleberg Centers and the railroad tracks, and to reduce the distance, both perceived and actual, between the east and west parts of the campus. It is also a desire for new development to provide an enhanced presence to the campus from Wellborn Road.

Recommendations are to redevelop Wellborn Road as a seam, or boulevard, rather than a divider, and to extend the civic structure of the eastern part of the campus across Wellborn Road by providing a major new quadrangle for the west part of the campus.

Buildings to the north of the Jones Street underpass and to the south of the West Lamar Street underpass should address the lowest level of the underpasses and align to define Wellborn Road and the new West Quad.

Future buildings to be developed between the Jones and West Lamar Street underpasses should be aligned to address each underpass. The buildings should be configured so that their long dimension defines the western edge of the new quadrangle, and screens the Heep and Kleberg Centers. Vertical elements are appropriate at the corners adjacent to Old Main Drive, to imply a gateway to the west and extend the central axis of the campus.

**FIGURE 1**

Aerial perspective showing proposed improvements to Wellborn Road including the proposed underpasses and the West Quad.

FIGURE 2

Aerial photo showing the existing conditions on Wellborn Road.

FIGURE 3

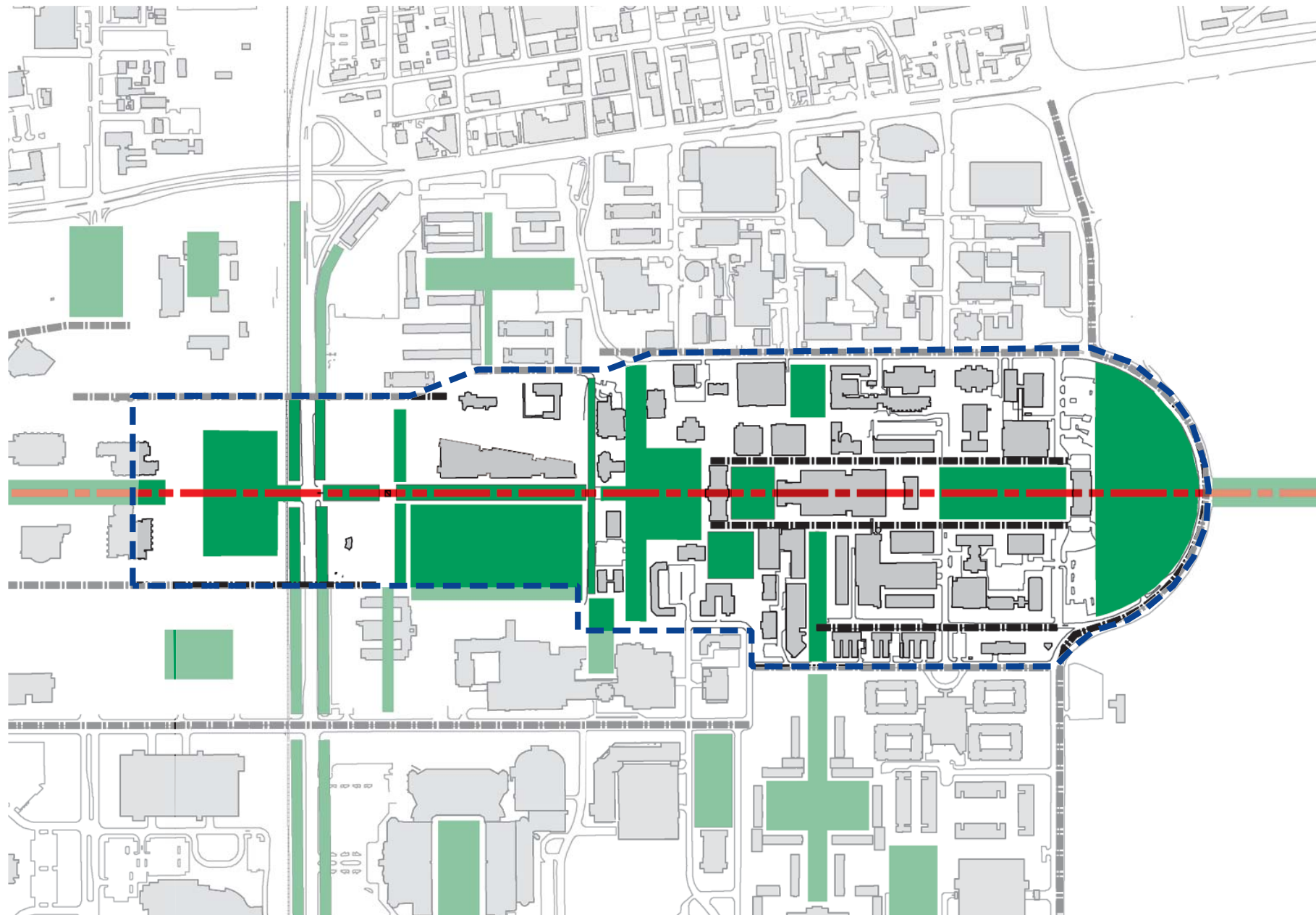
Photo from the top of Albritton Tower showing the existing conditions of Wellborn Road and West Campus.

**FIGURE 4**

Proposed West Quadrangle looking west from Wellborn Road at Old Main Drive.

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III. ELEMENTS OF THE HISTORIC CORE DISTRICT PLAN

OVERVIEW

A series of interrelated elements support the Historic Core District Plan. They are intended as the infrastructure, or the anatomy of the Plan, and are therefore more important than the particulars of the Plan. The elements can be defined in geographic and sometimes quantitative terms. Together, they form a comprehensive strategy for conservation and development of the campus:

- *Civic Structure*
- *Development Zones and their Capacity*
- *Regulating Plan*
- *Circulation*

The first three of these elements - Civic Structure, Development Zones and their Capacity, and the Regulating Plan - are intended to be prescriptive and absolute. The last one is intended to be direct, but more subject to interpretation.

Civic Structure

As established in the Campus Master Plan, the Civic Structure is the primary sequence of public spaces and buildings that forms the anatomy of the campus. The sequence of outdoor rooms is connected by streets and paths, and both are defined by the surrounding campus fabric. This is probably the most important element of the Plan, as the organization of public space is more important than the particulars of buildings and their functions. It is literally the spine that connects the urban east to the rural west along the central axis of the campus. It is the precision of this sequence that provides its legibility; and it is the legibility that allows for variation and change around it.

In general, buildings define the streets and quadrangles that make up the civic structure, giving life, scale, and dimension to the spaces. Building massing and density are therefore an important aspect of civic structure. Secondary quadrangles, courts, and streets are also important in connecting the various districts to the primary structure and to each other, but these should be developed as part of the district plans since they are conditioned more by local circumstance.

The proposed civic structure is not a new invention. Rather, it is an extension of the existing spatial pattern in the historic core of the campus, which needs to be conserved and enhanced. The proposed structure aims to integrate the campus into a unified whole, from New Main Drive, the Williams Administration Building, and the dense historic core, through the

middle campus zone of Simpson Drill Field, to Wellborn Road, and the West Campus buildings. It is also intended to emphasize the distinct “personalities” of these areas through a variety of architecture and types of open spaces.

In the eastern part of the campus - from New Main Drive to the YMCA Building - the major quadrangles and streets already exist and are quite beautiful; they need only be conserved, renovated, and enhanced. In the middle part of the campus some existing spaces such as Simpson Drill Field and Wellborn Road need to be reinterpreted and defined, while other spaces must be created - such as the proposed West Campus Quadrangle.

Distinctive buildings also form an inseparable part of the existing civic structure: the Williams Administration Building, the Glasscock History Building, and the Academic Building, as well as Albritton Tower, are major icons within the historic core. The proposed Liberal Arts and Arts & Humanities Building provides an opportunity to enhance the East Quad. The proposed new quadrangles also need distinctive buildings associated with them. The anticipated buildings that define the new West Quad may provide such an opportunity.

FIGURE 1

The proposed Campus Civic Structure Plan, highlighting the Historic Core.

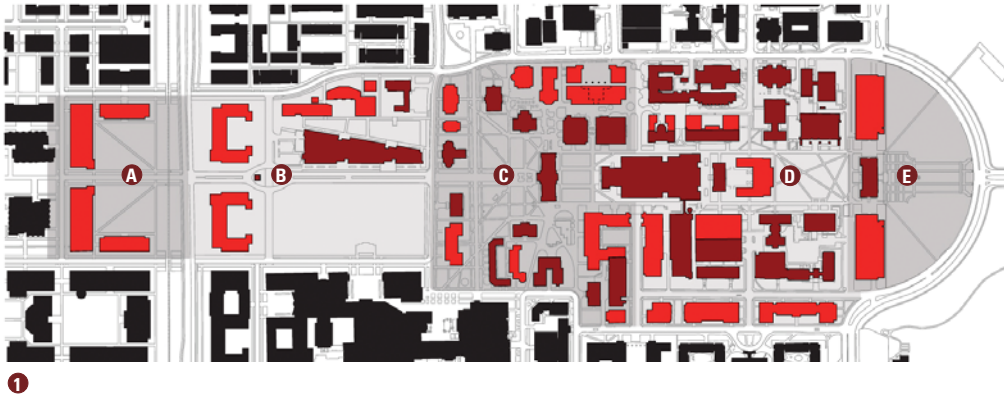
FIGURE 1 Development Zones and their Capacity

Drawing of Historic Core divided into five development zones and indicating their capacities. Maroon buildings are existing and red buildings are future opportunities.

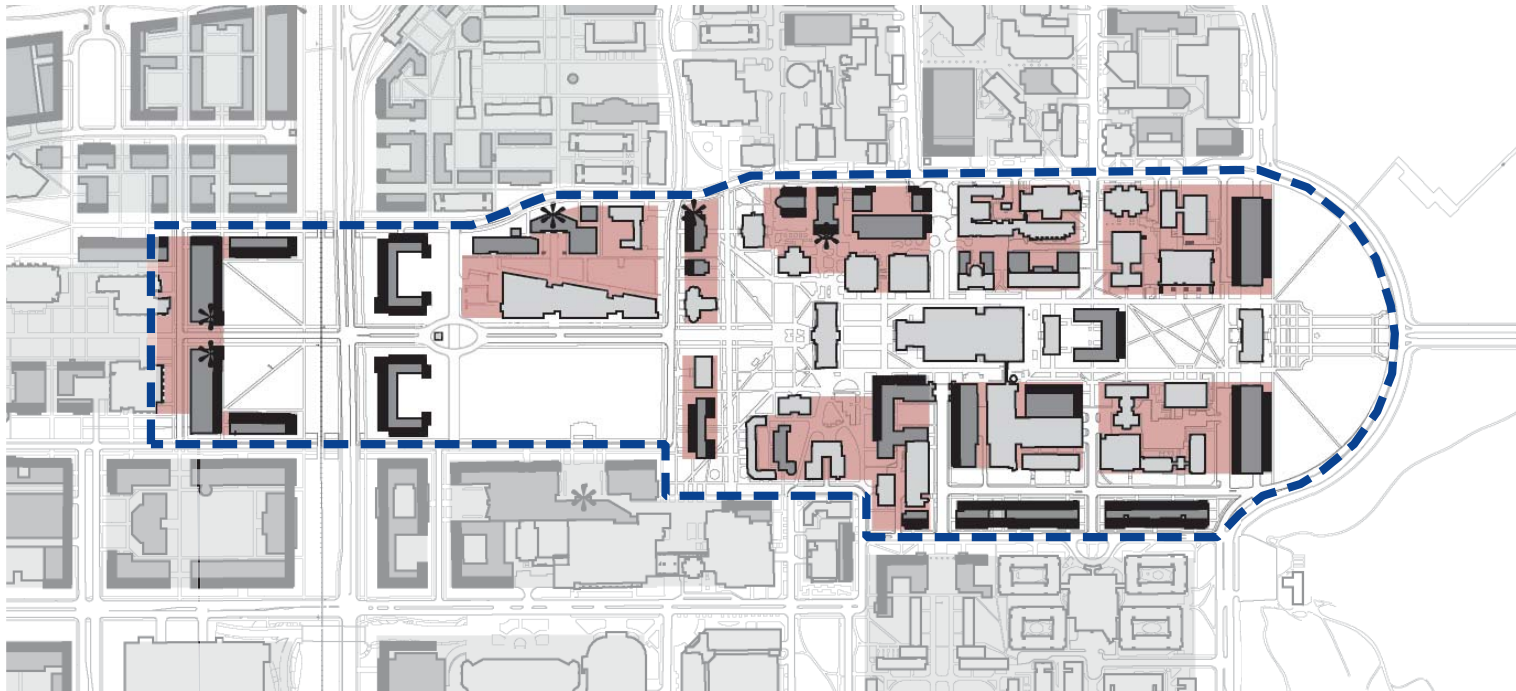
Five development zones have been identified in this district in order to divide the district into manageable pieces. The development zones identified for this district parallel the major components of the district. The only exception to this is that the Library Quad is included in the Academic Quad development zone.

As one would anticipate, the Historic Core of the campus has accommodated more density than most other areas of the campus over the last 130+ years. Through selective demolition and infill in the portion of the core bounded by Houston Street to the west and Bizzell Drive to the east, along with completion of the core west of Houston Street and east of Olsen Drive, there is still room for significant growth in the Historic Core.

Keeping with the goals identified in the Campus Master Plan and using an average building height of four stories, the Historic Core can comfortably accommodate an additional 2,000,000+ gsf, and improve the quality of the campus environment at the same time. Increasing density in the core will decrease pedestrian travel time, reduce the need for an ever growing length of utility lines, and minimize the overall carbon footprint of the campus. With increased density in the core, consideration should be given to production and delivery capacity of utilities in the area as well as transportation issues.



	A. West Quad	B. Drill Field	C. Academic Quad	D. East Quad	E. East Lawn
Total Site Area	656,717	1,218,887	1,336,248	1,691,739	671,981
Existing GSF	n/a	251,894	1,063,976	2,494,801	69,898
Proposed GSF	498,136	474,657	593,826	887,881	423,056
Total GSF	498,136	704,366	1,268,024	3,210,310	492,954
Existing Ground Fl GSF	n/a	99,062	311,382	506,688	17,479
Proposed Ground Fl GSF	124,534	129,513	166,380	188,519	105,764
Total Ground Fl GSF	124,534	219,324	341,594	614,326	123,243
Existing F.A.R.	n/a	.21	.80	1.47	.10
Proposed F.A.R.	.76	.58	.95	1.90	.73
Existing Coverage	n/a	.08	.23	.30	.03
Proposed Coverage	.19	.18	.26	.36	.18



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Regulating Plan

The Regulating Plan is the primary instrument for ensuring the long-range stability and flexibility of the Master Plan and for concretely defining the space of the Civic Structure. It illustrates three things: existing buildings, proposed buildings, and building

edges. Of these three things, the configuration of the proposed buildings is least important, and the building edges, or “build-to” lines, are most important. Quadrangles and streets are defined primarily by building mass, and secondarily by trees. Therefore, identification of the principal building edges is the most effective way of ensuring a solid Civic Structure of the campus’s public spaces.

To emphasize this, pale pink tones have been added between the buildings. Within this pink zone, the functions and configuration of buildings can vary considerably. The size and configuration of the major public spaces also may vary, but less so.

FIGURE 2

The Regulating Plan indicates “build-to” lines in order to better define a particular space.

FIGURE 1 Circulation

First phase diagram of implementation of proposed underpasses at Jones/Olsen and Lamar/Olsen. The first phase allows the retention of the existing curved drive.

FIGURE 2

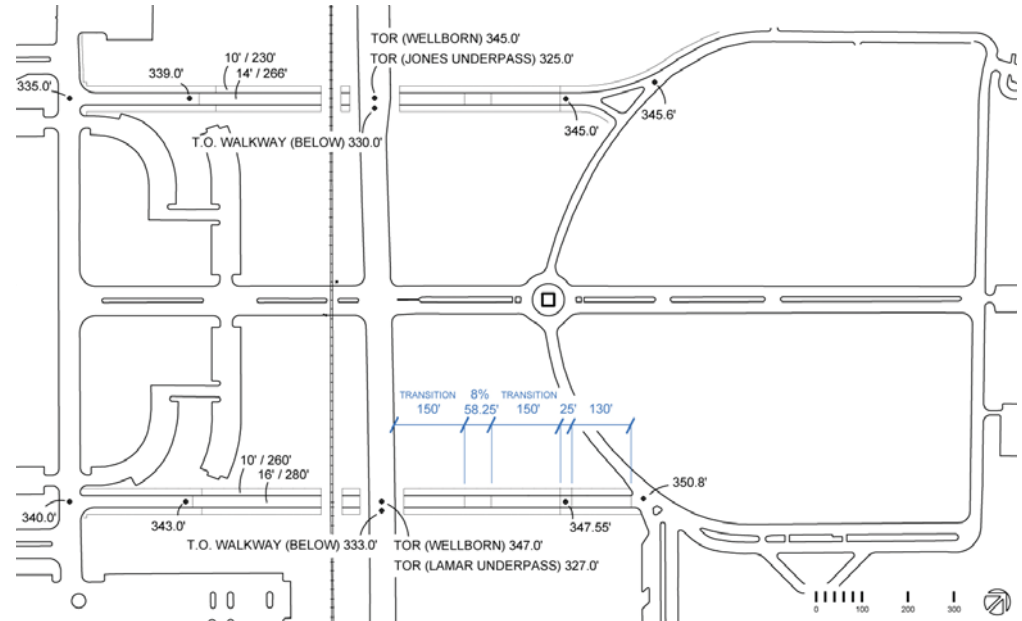
The diagram of the implementation of the proposed underpasses is indicated in the configuration included in the Long Range Plan. This configuration will better accommodate two-way transit as well as future buildings.

Circulation

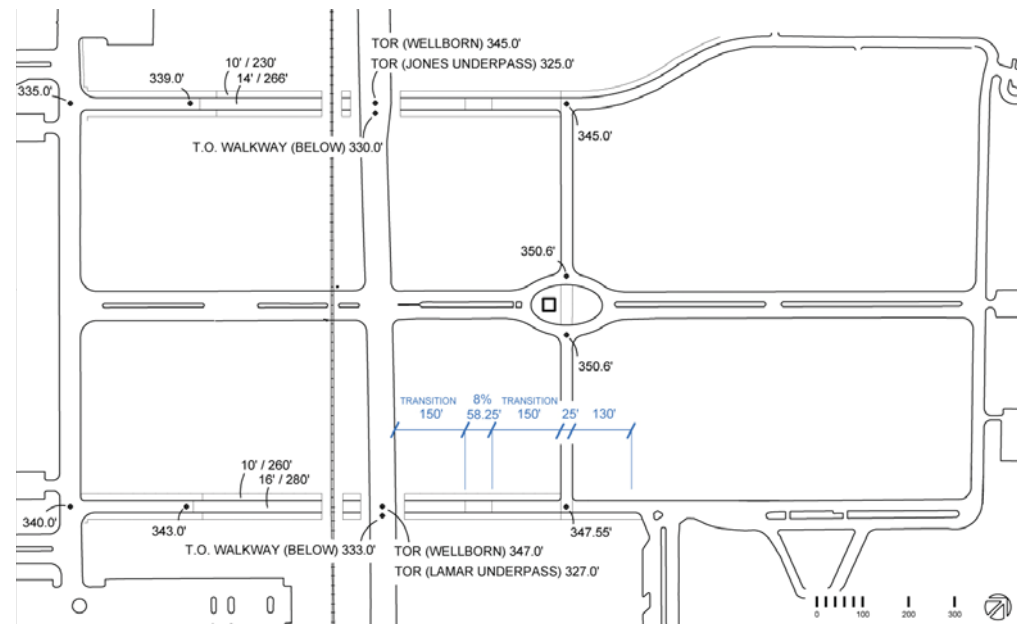
Circulation in the Historic Core District Plan is addressed in a brief manner and is seen as being consistent with and supportive of the direction established in the Campus Master Plan. This direction is intended to support several of the goals stated by the Campus Master Plan Steering Committee: “establish an accessible, pedestrian oriented campus,” with another being to establish connectivity. These goals support each other and in turn support Vision 2020.

Refinement of the circulation includes the further study of both the Jones/Olsen and West Lamar/Olsen underpasses. The Historic Core District Plan confirms both the necessity for and viability of both multi-modal underpasses. Completion of both underpasses will allow the establishment of transit loops of varying lengths as well as the establishment of the potential for those loops to travel in both clockwise and counterclockwise directions simultaneously. In addition, completion of both underpasses will allow ready access for pedestrians and cyclists to all quadrants of the campus both east and west of Wellborn Road.

Concepts for phasing the underpasses are indicated and address both the initial minimal work necessary to accomplish both underpasses as well as a future phase that addresses the integration of the underpasses into the Long Range Plan. The future phase will be necessary for the university to fully maximize the benefits from both underpasses.



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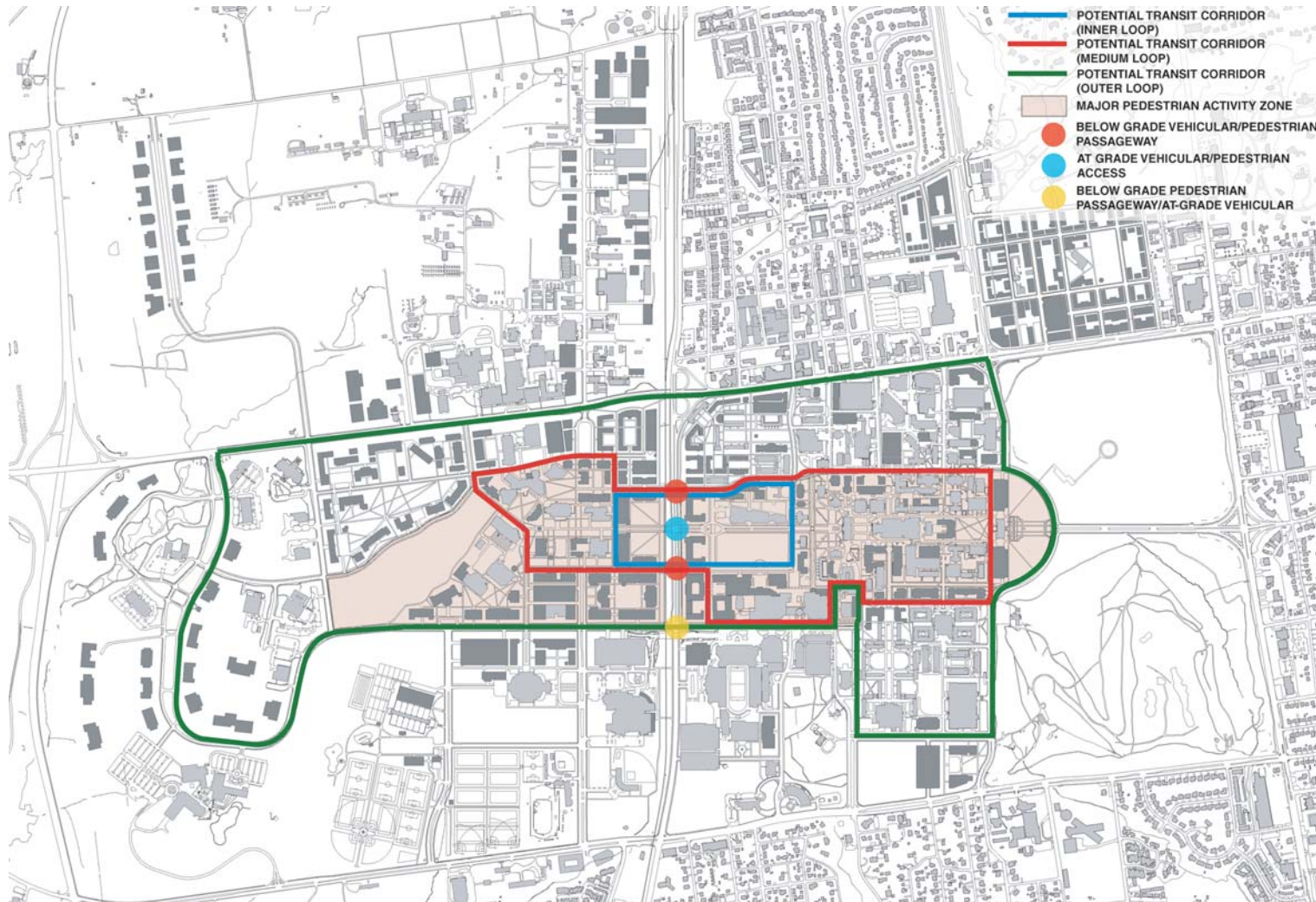
**FIGURE 3**

Diagram of transit loops possible after completion of the Jones/Olsen and Lamar/Olsen underpasses.

APPENDIX



EAST LAWN: ALTERNATE PROPOSAL

During the course of the planning process, imminent potential for development on the East Lawn generated investigation into various options for the location, orientation, and character of future buildings within that area. These options are presented here to offer a more comprehensive summary of the design process.

Although ultimately the decision was made to pursue the option outlined in Chapter II, the scheme presented here initially received support from both the Design Review Board and the Steering Committee.

In the first phase of this scheme, two buildings are placed perpendicular to and flanking the Williams Administration Building, preserving much of the existing surface parking. This arrangement offers the opportunity for the addition of up to four more buildings on the East Lawn, and by establishing a new campus edge, it sets up a convincing argument for development east of Bizzell Drive. With their major facades oriented at an oblique view, the two perpendicular buildings serve to enhance the Williams Administration Building rather than compete with it. The plan defines inviting outdoor spaces - a large quadrangle and two smaller courtyards - to optimize the East Lawn's capacity as both a gathering space and a formal entrance.

The major facades of the first phase of buildings should align with the principal facades of Scoates Hall, the Animal Industries Building, and other Heritage Buildings in the East Quad that align with them. The western facades of this phase of buildings should be fixed at a line coinciding with the terrace and accompanying balustrade on the



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FIGURE 1

Composite image of proposed buildings sited perpendicular to the Williams Administration Building.

FIGURE 2

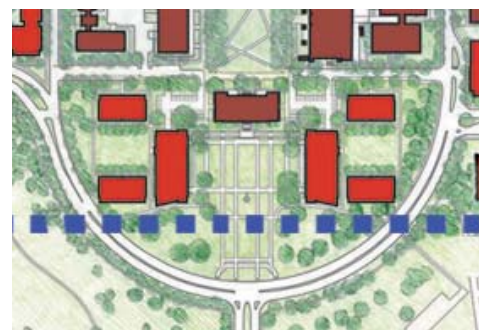
Model of proposed improvements to the East lawn and the East Quadrangle.

FIGURE 3

Plan of proposed improvements to the East lawn and resulting build-to line.

east side of the Williams Administration Building. It is recommended that the pair of buildings immediately to the east of the campus core be constructed in the final phase.

The East Lawn serves as the University's 'front door' and any proposed development in that area must honor the history and tradition embodied in the Williams Administration Building. All new buildings should adhere to the architectural guidelines outlined in Chapter II, Section 1.



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FIGURE 1

In this view of the Stanford University campus, a layer of buildings in the foreground serves to enhance the centerpiece building.

FIGURE 2

Model of two proposed buildings sited parallel to the Williams Building.

FIGURE 3

Model of two proposed buildings sited at an angle to the Williams Building.

FIGURE 4

Model of two proposed buildings sited perpendicular to the Williams Building.

Early Investigations

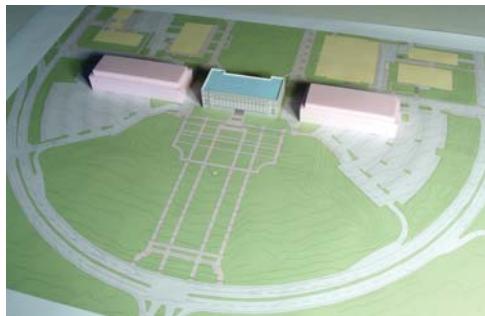
The earliest conceptual schemes examine the implications of rotating the proposed pair of buildings, first at 45 degrees, and then perpendicular to the Williams Administration Building.

Sitting off the grid with their primary facades projecting forward, the angled buildings call attention to themselves, establishing a competitive relationship with Williams. Their orientation generates strangely defined spaces, makes further development difficult, and appears to be largely driven by the existing parking lot.

The success of the perpendicular scheme is due partly to the fact that the ends of the buildings present a more complimentary face. It also serves to integrate the East Lawn with the campus core. Existing pedestrian paths in the East Quad could extend east into the proposed quadrangle, linking the two zones and promoting activity in a space that is currently isolated and largely unused.



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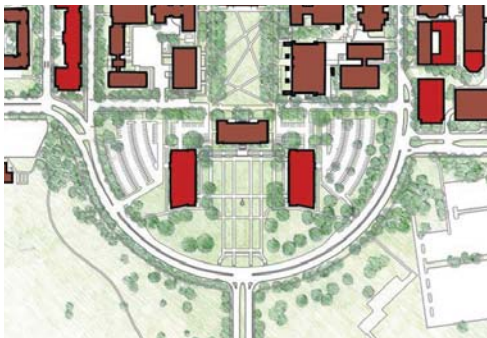
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Further exploration of the perpendicular scheme is characterized by a centerpiece building (Williams) with a dominant axis, and one or more layers of buildings in front serving to frame it.

Schemes A and B most effectively enhance the Williams Administration Building during each phase of development. Refinement of these two options results in the preferred perpendicular scheme introduced at the beginning of this section.



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FIGURE 5
The preferred perpendicular scheme preserves much of the existing surface parking in its initial phase.

FIGURE 6
Scheme B model

FIGURE 7
Scheme C model

FIGURE 8
Scheme D model

FIGURE 9
Scheme A model



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