TEXAS A&M UNIVERSITY

CAMPUS MASTER PLAN UPDATE

Focus Group - Preservation & Adaptive Reuse

11 February 2016

AYERS SAINT GROSS

AGENDA

- Introductions
- Planning Scope
- The 2004 Campus Plan
- Observations
- SWOT Exercise
- Analysis
- Goals and Advice
- Questions & Discussion

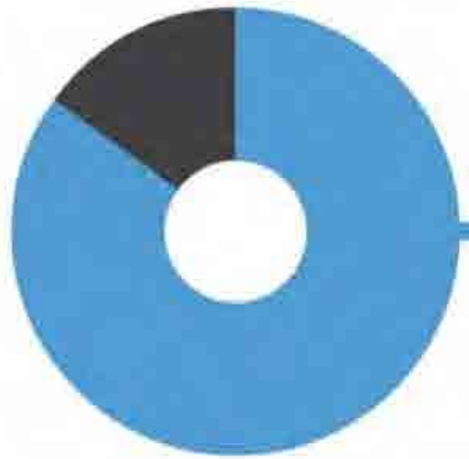
INTRODUCTIONS

intro: Ayers Saint Gross

PHILOSOPHY

We engage people and places to create designs that enrich the world.

CLIENTELE



90%

of our work is for higher education institutions

FOUNDED

1912

OFFICES

Baltimore, MD • Tempe, AZ • Washington, DC

STAFF

160

Professional Staff Members

75%

of our Staff Members are LEED Accredited

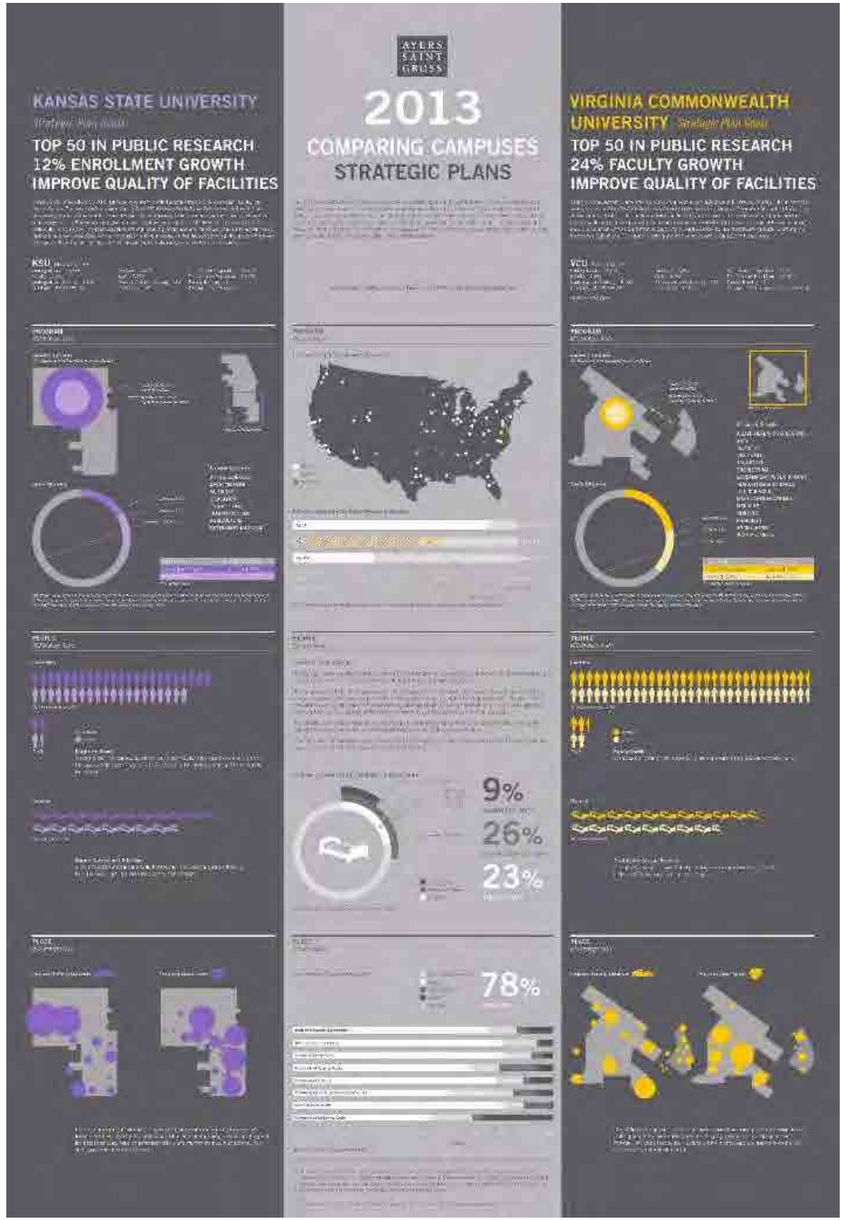
intro: A Commitment to Higher Education

Workshop-Based

Process structure around intensive campus engagement

Research-Informed

Active research on higher education trends since 1998



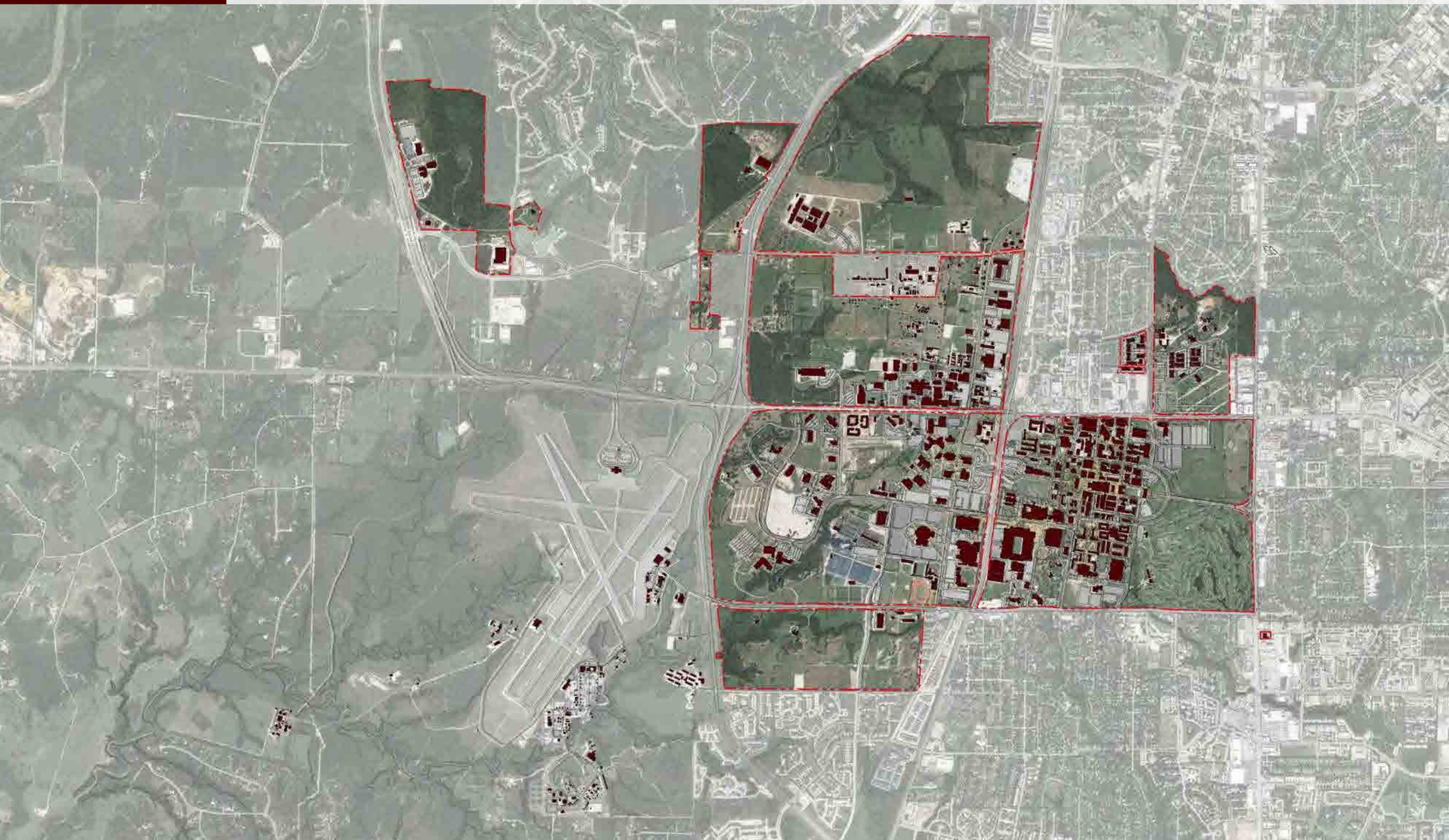
Scenario-Tested

Campus Capacities explored via multiple development scenarios

PLANNING SCOPE

scope:

Physical Planning Areas



scope: Six Focus Elements

Development Framework Plan

A review and analysis of existing planning efforts undertaken by the University since the adoption of the Campus Master Plan in 2004 will be completed. This will include the adopted and proposed District Plans, Vision 2020, current Academic Plans, current Strategic Plan(s), and other planning efforts.

Circulation & Transportation Plan

The planning effort will evaluate current campus access and circulation along with projected scenarios based on potential growth. Emphasis will be placed on the pedestrian experience along with campus gateways, edge conditions, alternate mobility opportunities, future garage locations and connections to the community.

Sustainability Plan

Develop a set of sustainability guidelines that will inform the planning effort and the Development Framework Plan. Identify both planning and building best practices relevant to sustainability strategies. Incorporate standards into a set of Sustainability Guidelines.

Preservation & Adaptive Reuse Plan

Review the current list of heritage campus buildings to identify necessary additions or deletions, coordinated with facilities indicated for potential demolition in the 2004 Campus Master Plan and adopted District Plans. The current Heritage Building Guidelines will be reviewed and recommendations made for revisions.

Signage Plan

Develop a signage and wayfinding master plan. This effort will focus on developing a breakdown of where wayfinding is needed and the development of new signage standards for the university. The wayfinding system includes directional, identification, and orientation signs to facilitate campus navigation and identity.

Design & Landscape Guidelines

Review and recommend additions, deletions or modifications to the current 2004 Campus Master Plan guidelines for architectural and landscape components.

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scope: Engagement

Orchestrate

Co-Chairs

Dr. Jorge Vanegas
Ms. Lilia Gonzales

Direct & Advise

Executive Committee

President
Provost
VP for Finance & Administration

Advisory Committees

Council of Deans
Council on the Built Environment

Focus Groups

Multiple Entities

Campus & Community

Open Forums
Website

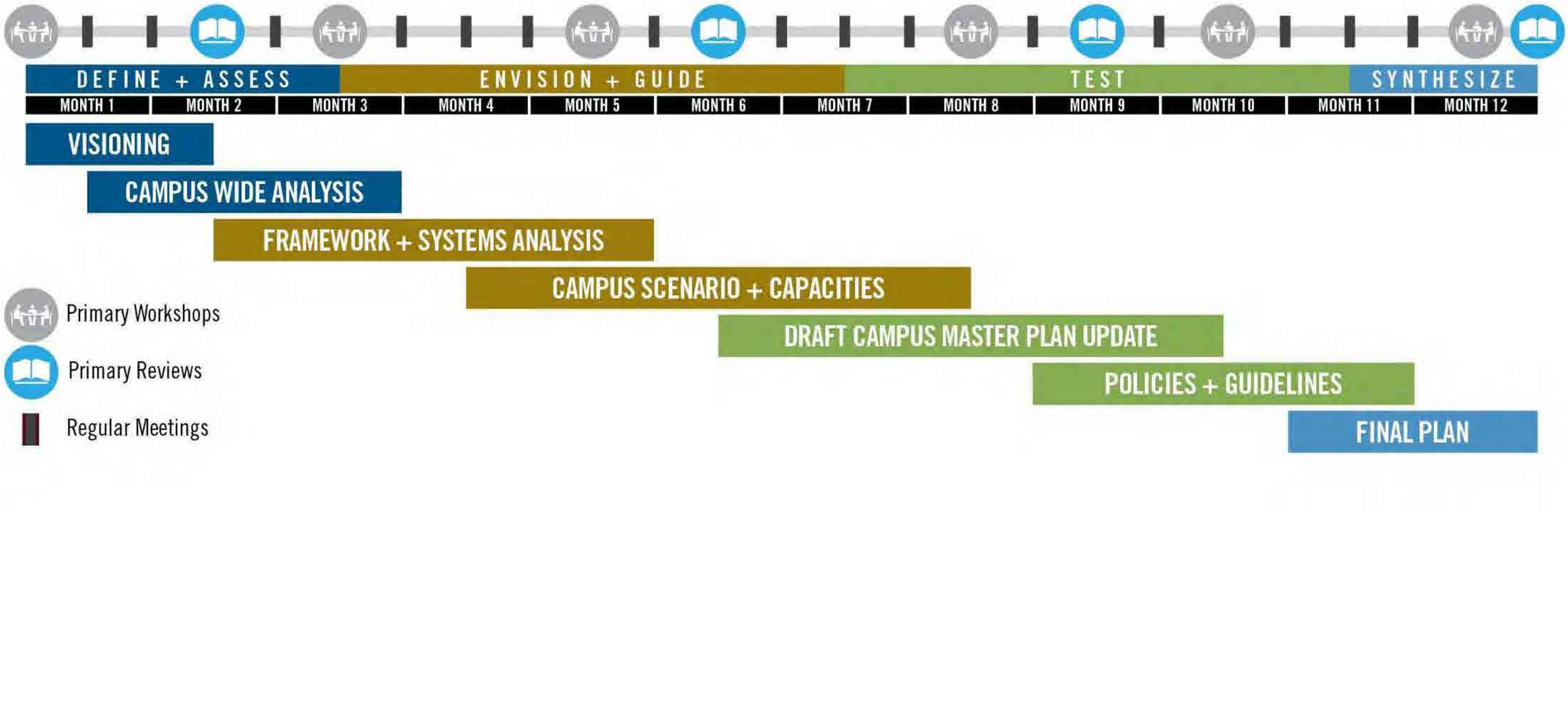
Support

Information Requests

University Architect
Transportation Services
UES
Student Affairs
Academics

scope:

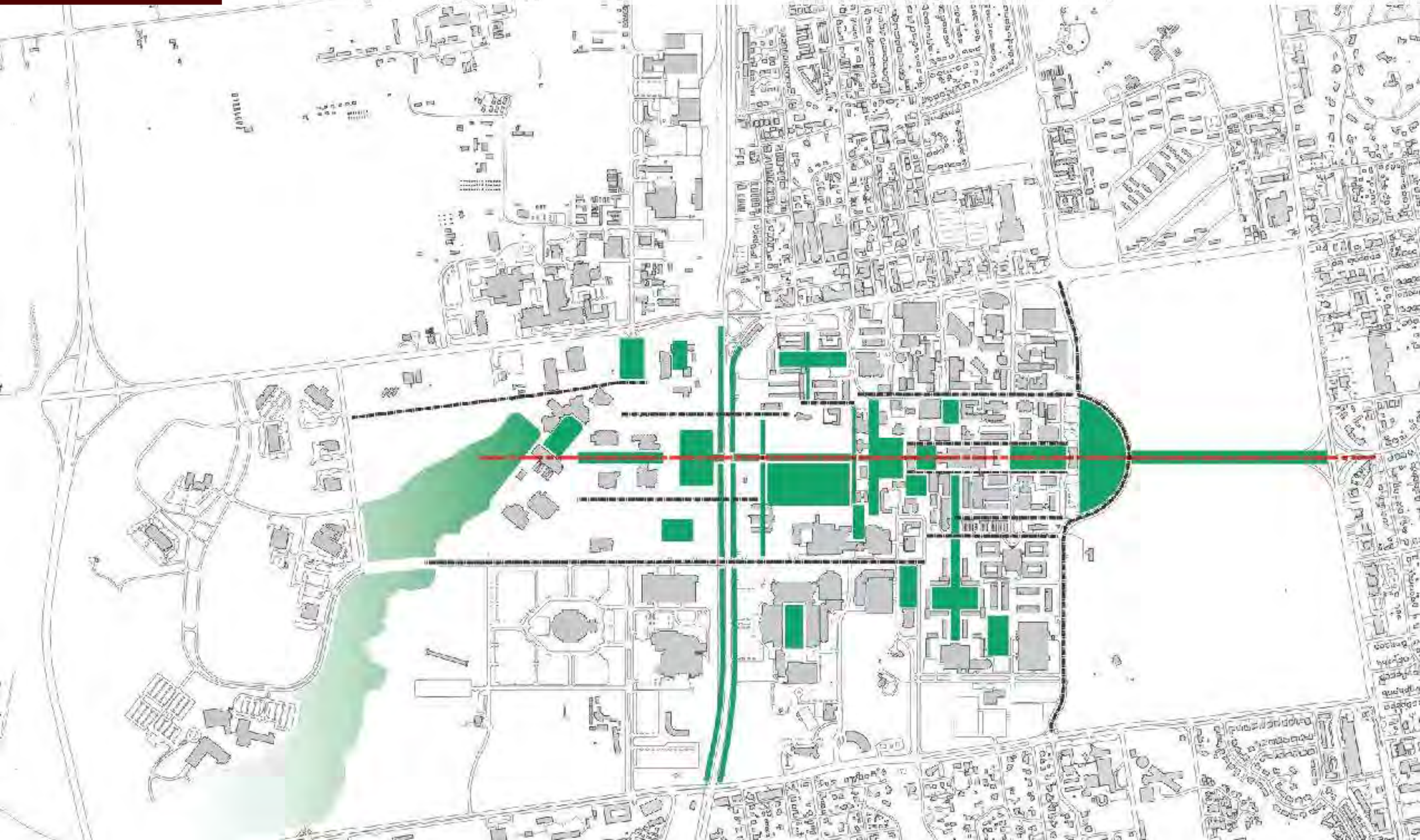
Timeframe



THE 2004 CAMPUS PLAN

2004: The 2004 Campus Master Plan

2004: The 2004 Civic Structure



2004: The 2004 Landscape Plan

THE 2004 PLAN: SURVEY

2004: Survey Instructions

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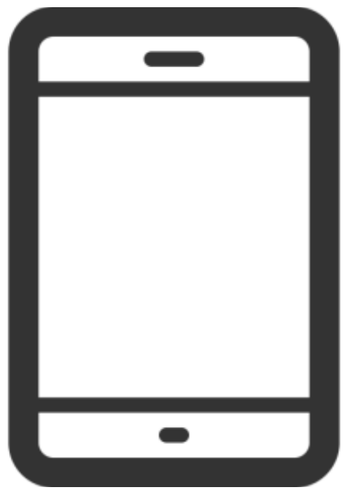

Text ASGCAMPUS to 37607

Computer

Pollev.com/ASGCAMPUS

2004: Goals of the Plan

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2. Reinforce Campus Community

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3. Establish Connectivity

Interdisciplinary activity is essential to research and knowledge today. Connectivity needs to be reestablished between places, between academic and research activities, between faculty and students, and between campus and the community.

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 renovation of existing buildings should consider and reinforce their relationship to the community.

5. Promote Spatial Equity & Appropriateness

Equitable spatial standards need to be developed, as well as a space allocation system that also considers the reuse of existing space. A comparative space analysis and an Academic Space Plan should serve as the basis for space allocation.

6. Establish an Accessible, Pedestrian Campus

The “population” of the campus is approximately 52,000 students, faculty, and staff. About 10,000 students live on campus. This means that approximately 42,000 people commute to 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.

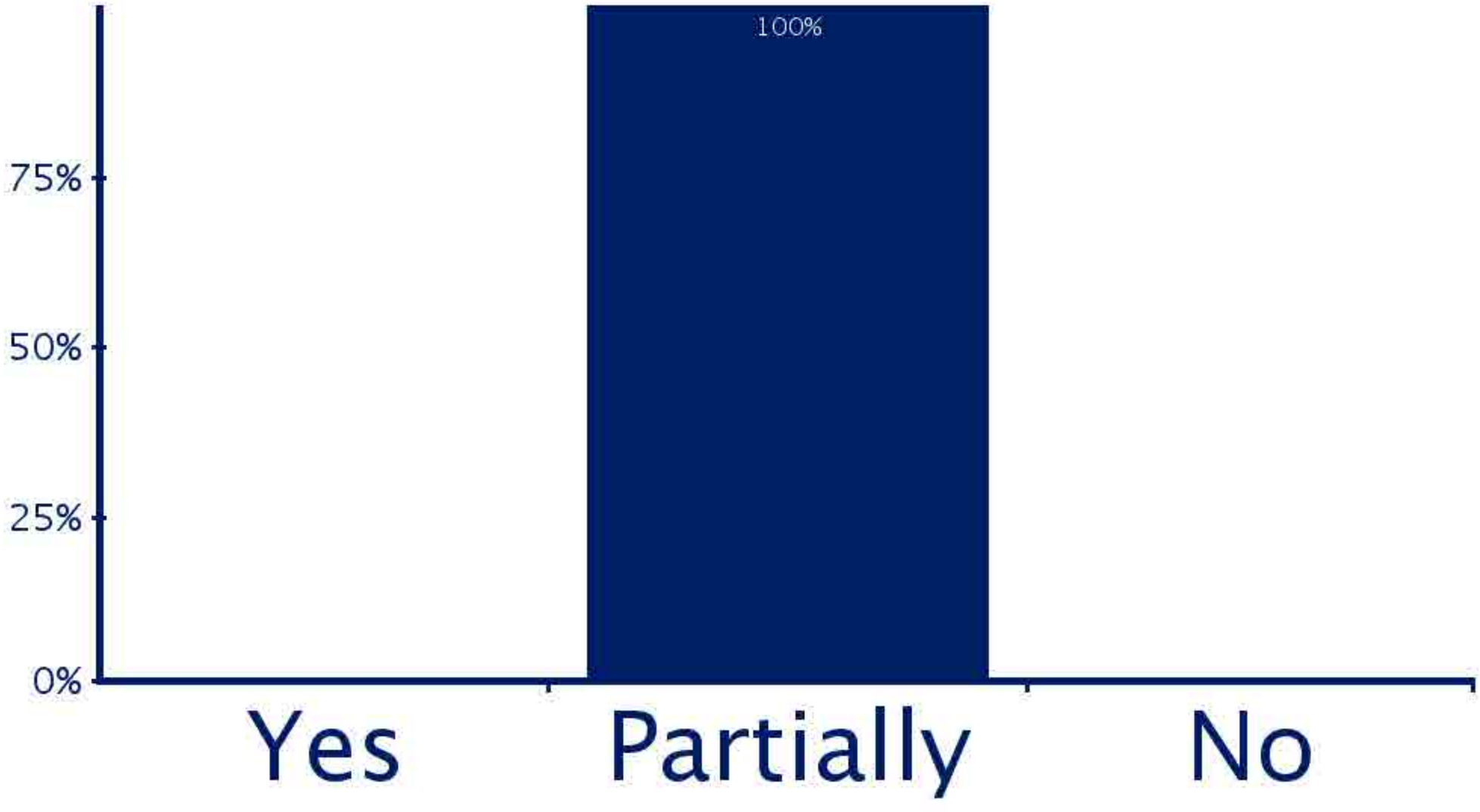
7. Promote Sustainability

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

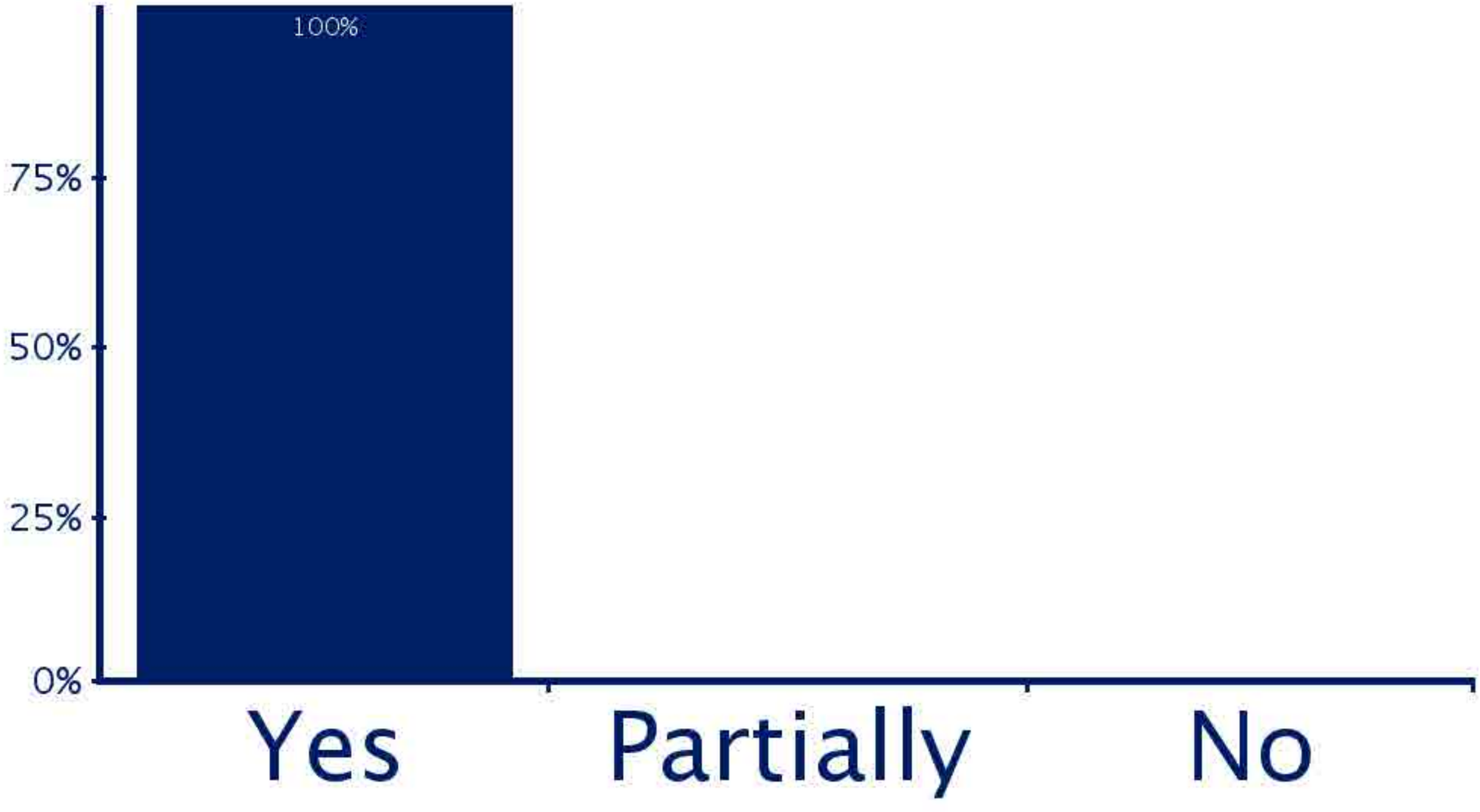
The aim is to develop a process that enables the attainment of the above goals in a transparent, inclusive, and efficient manner.

Reinforce Campus Identity: Was this goal successfully implemented since the 2004 plan?



Poll Everywhere

Reinforce Campus Identity: Is this goal still relevant and important?



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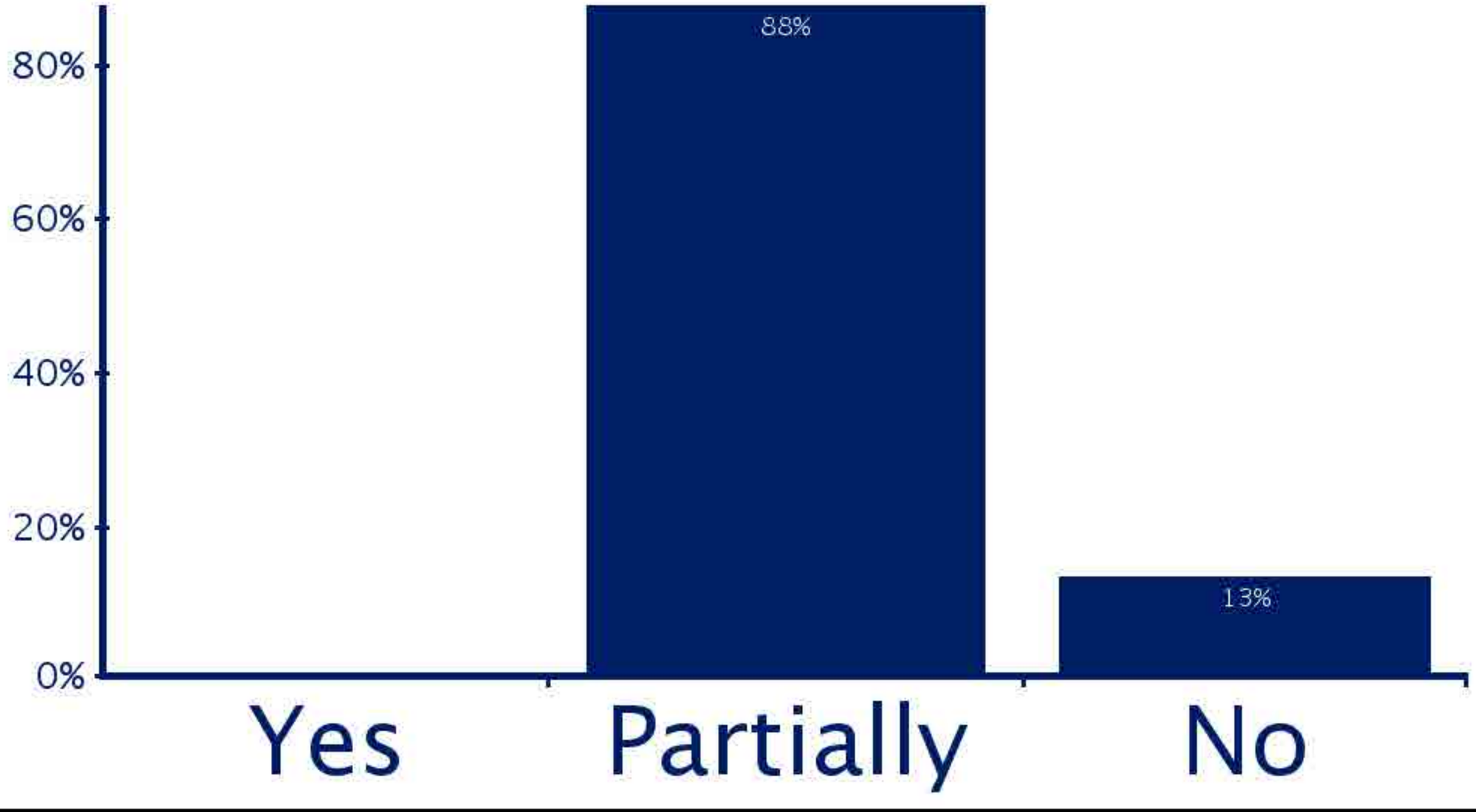

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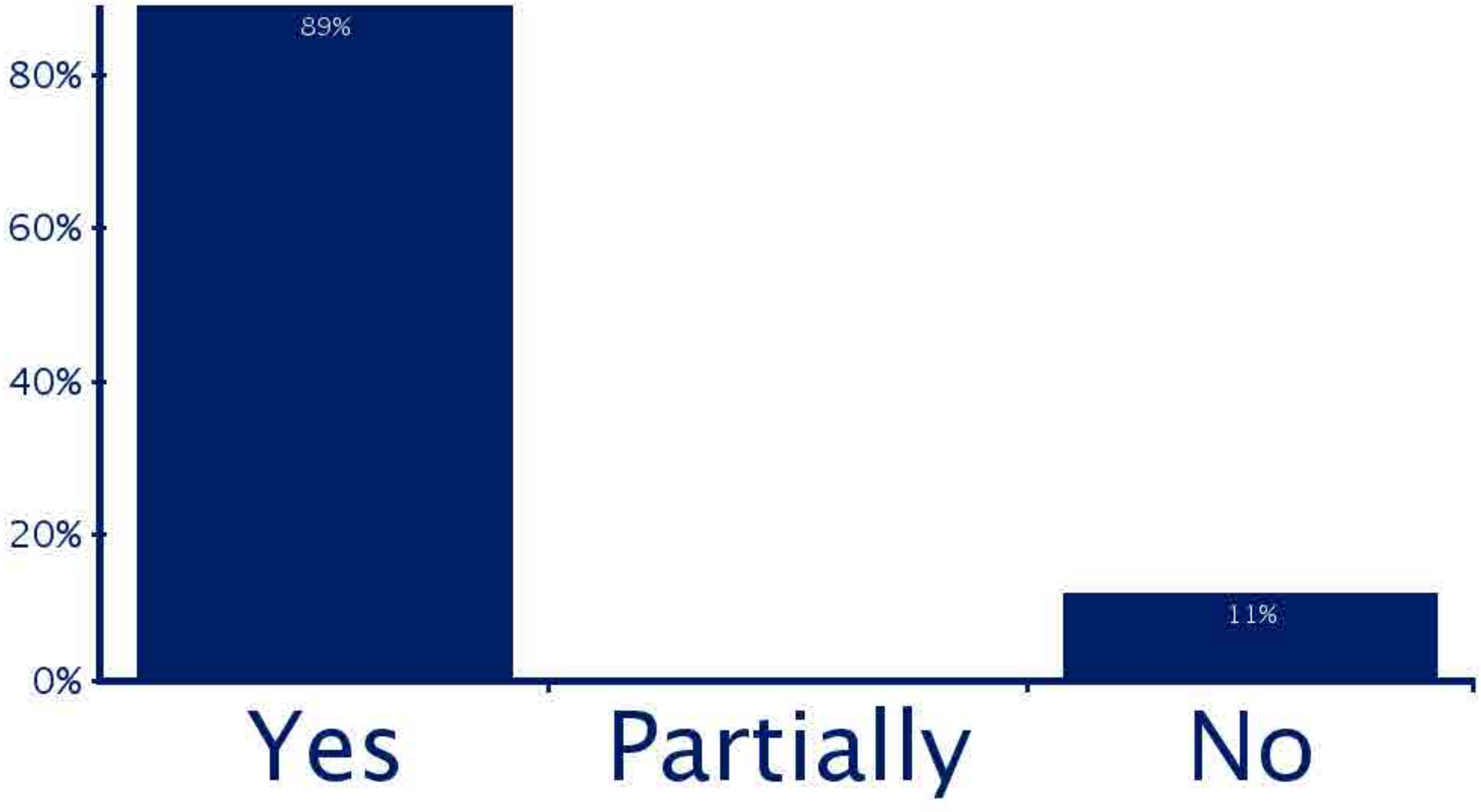

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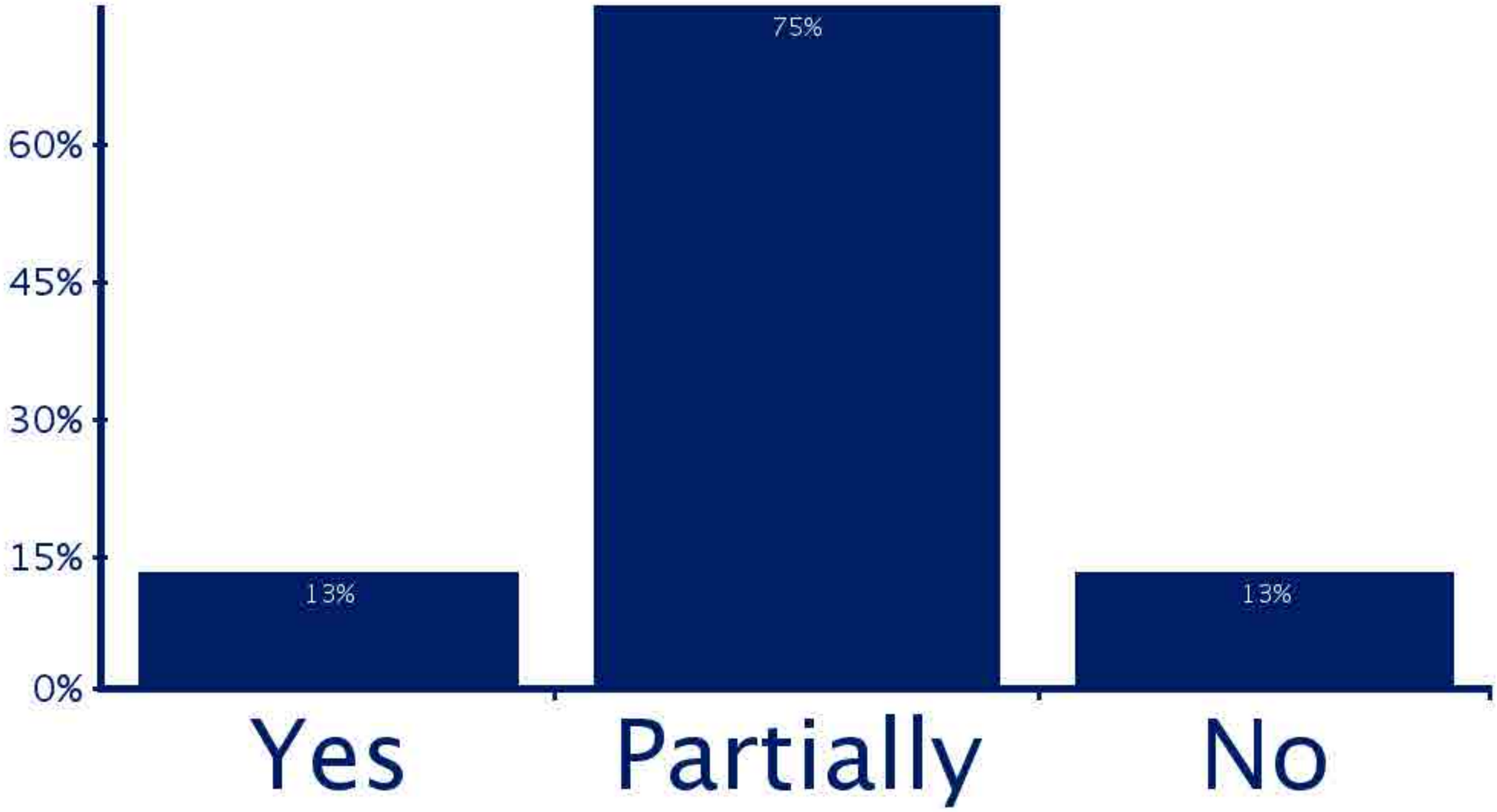

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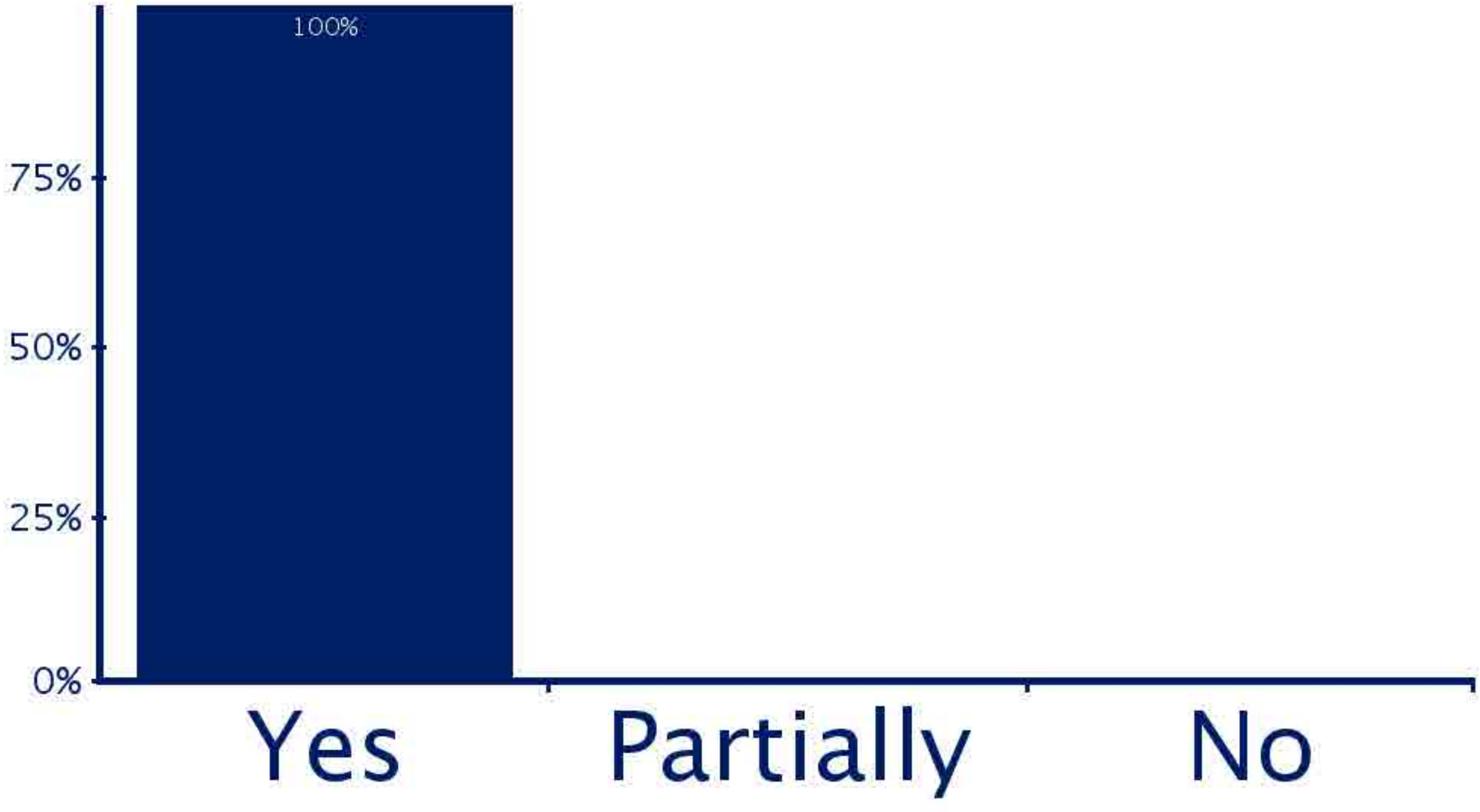

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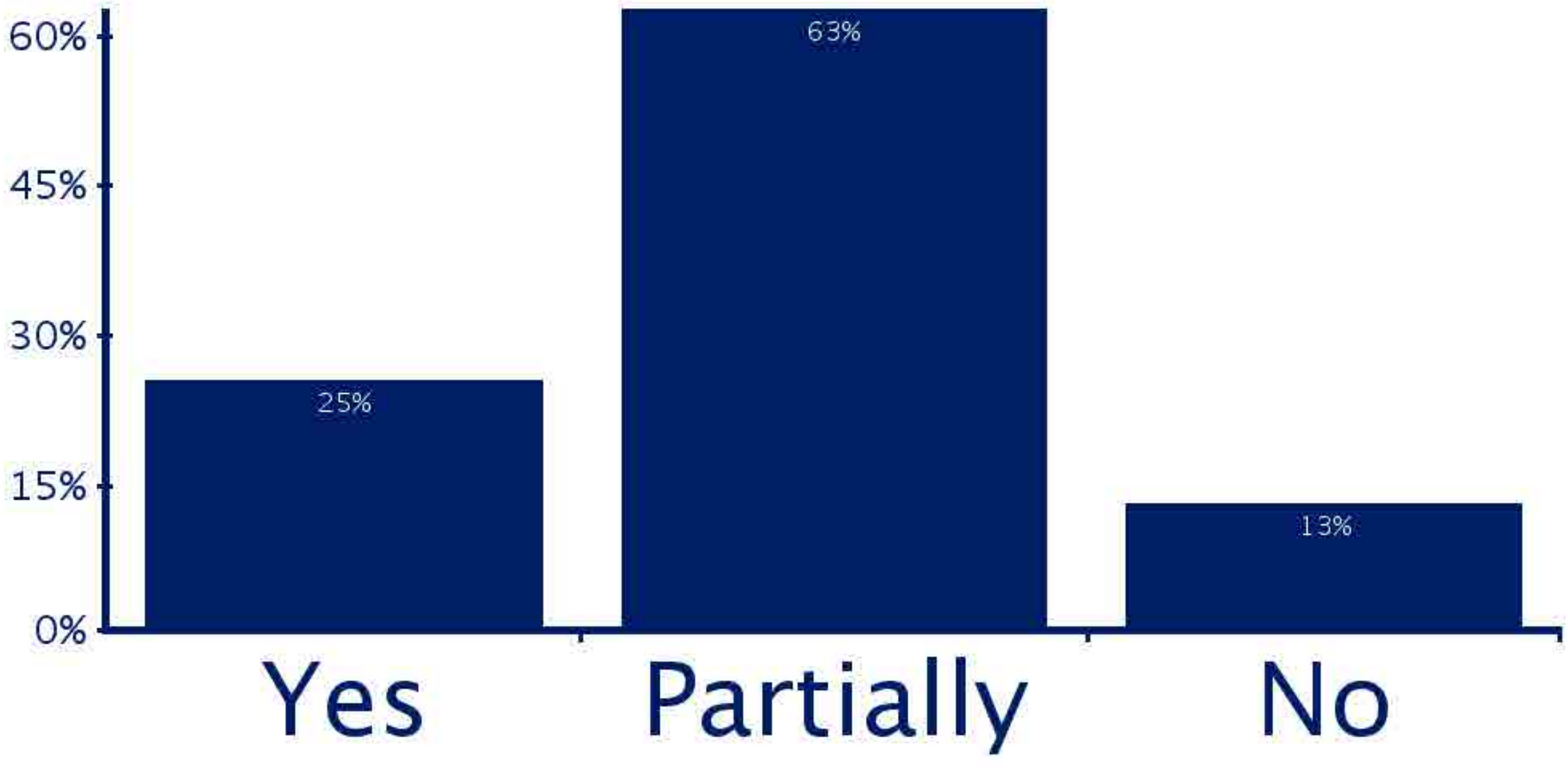

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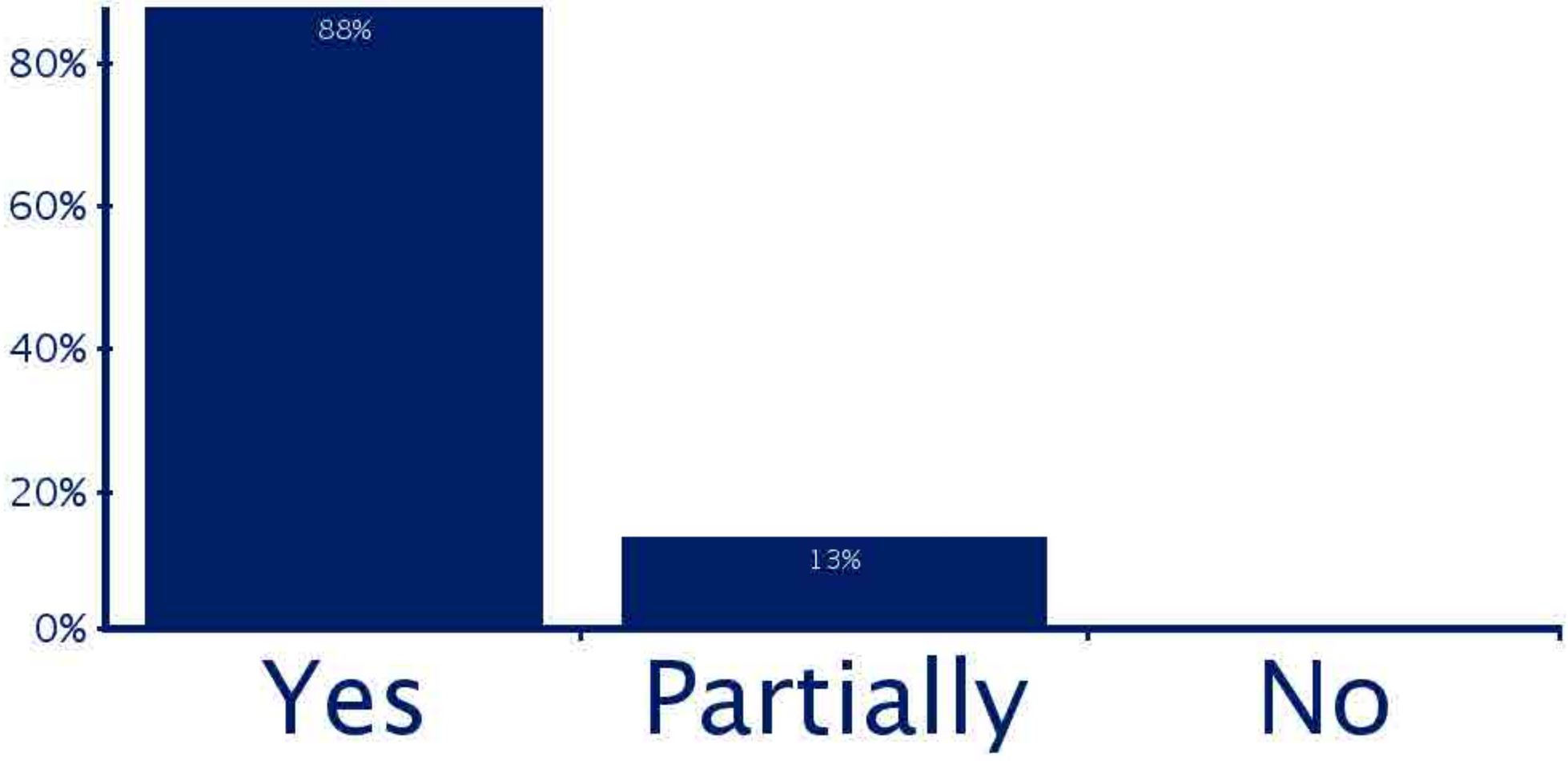

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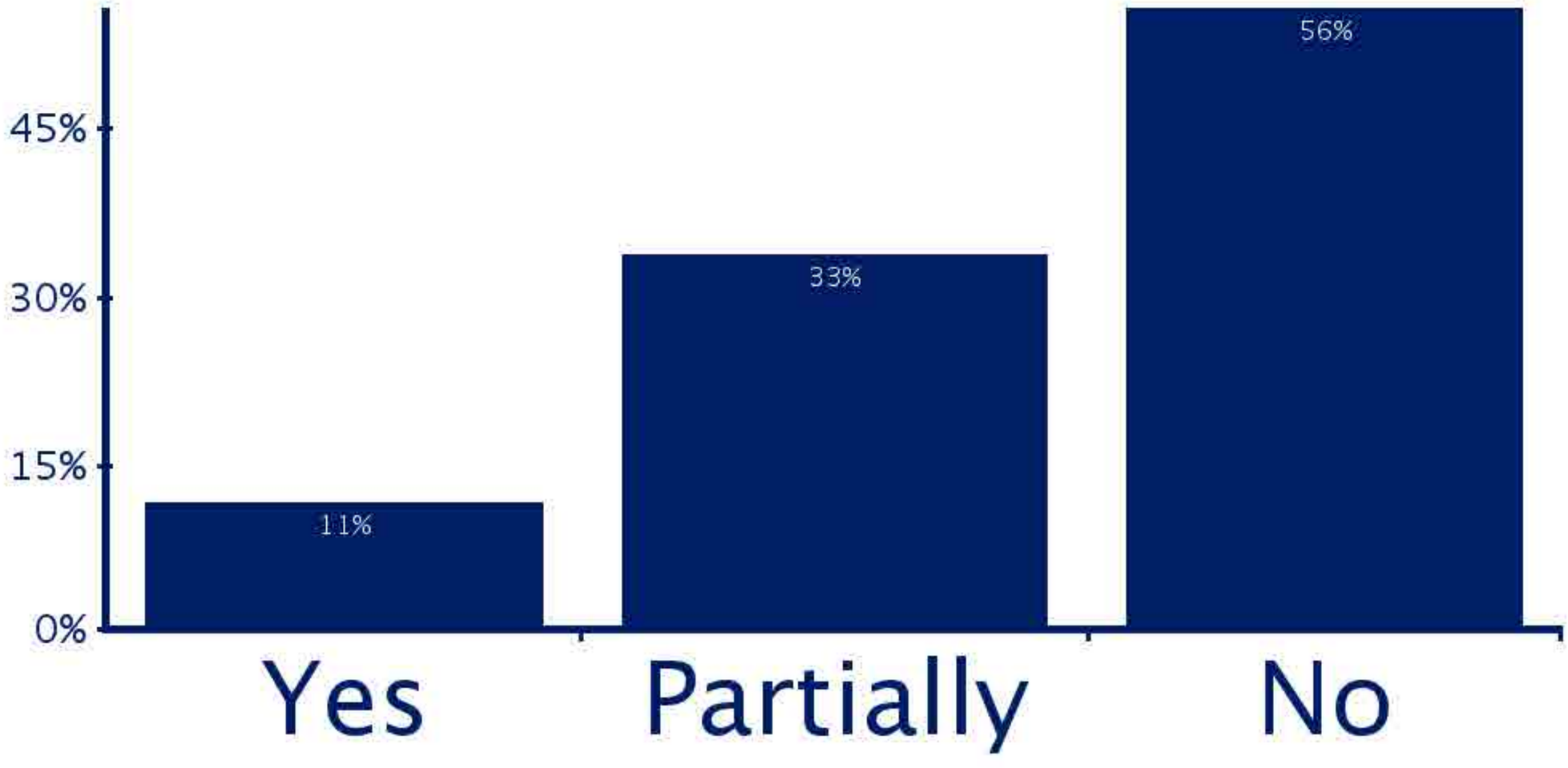

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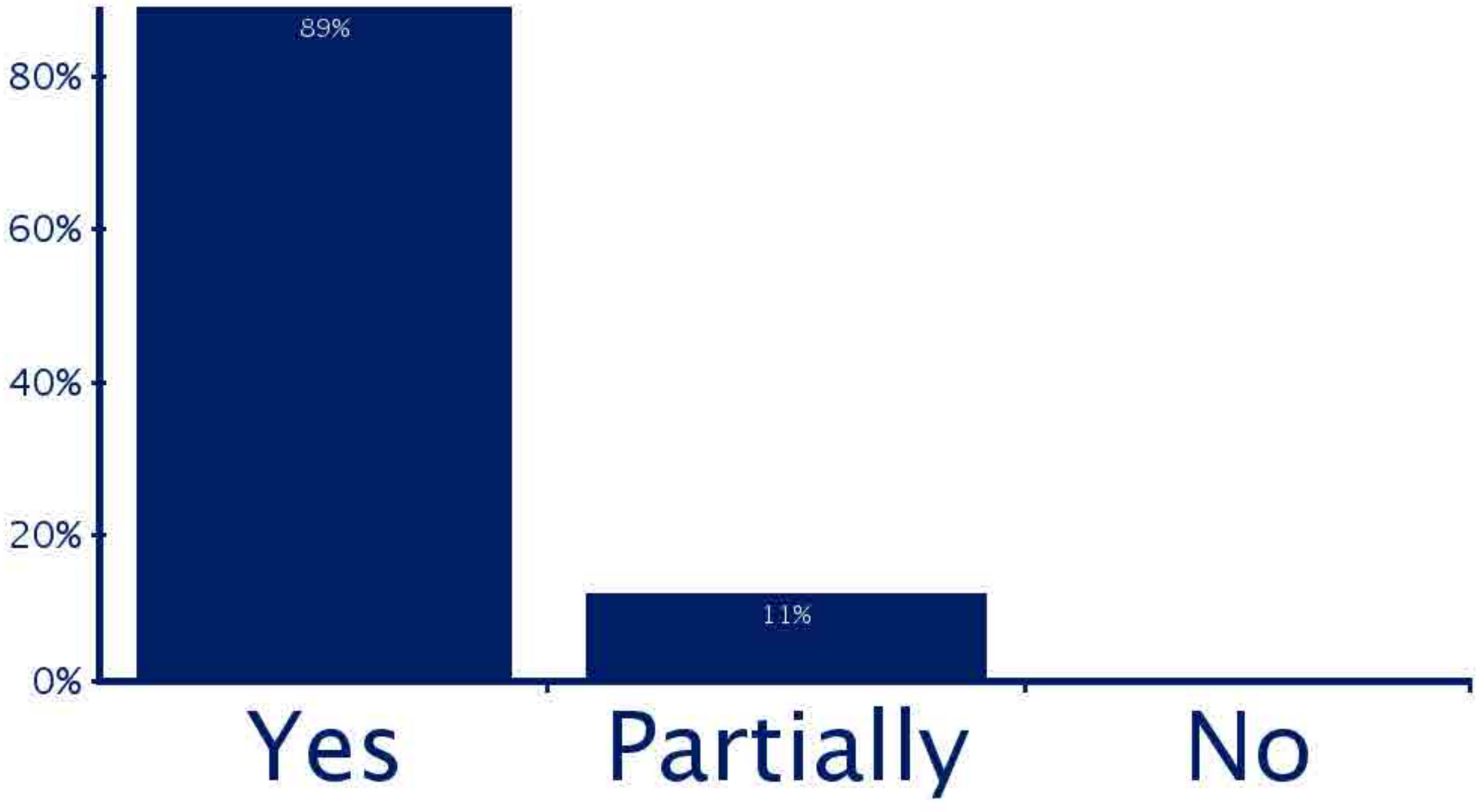

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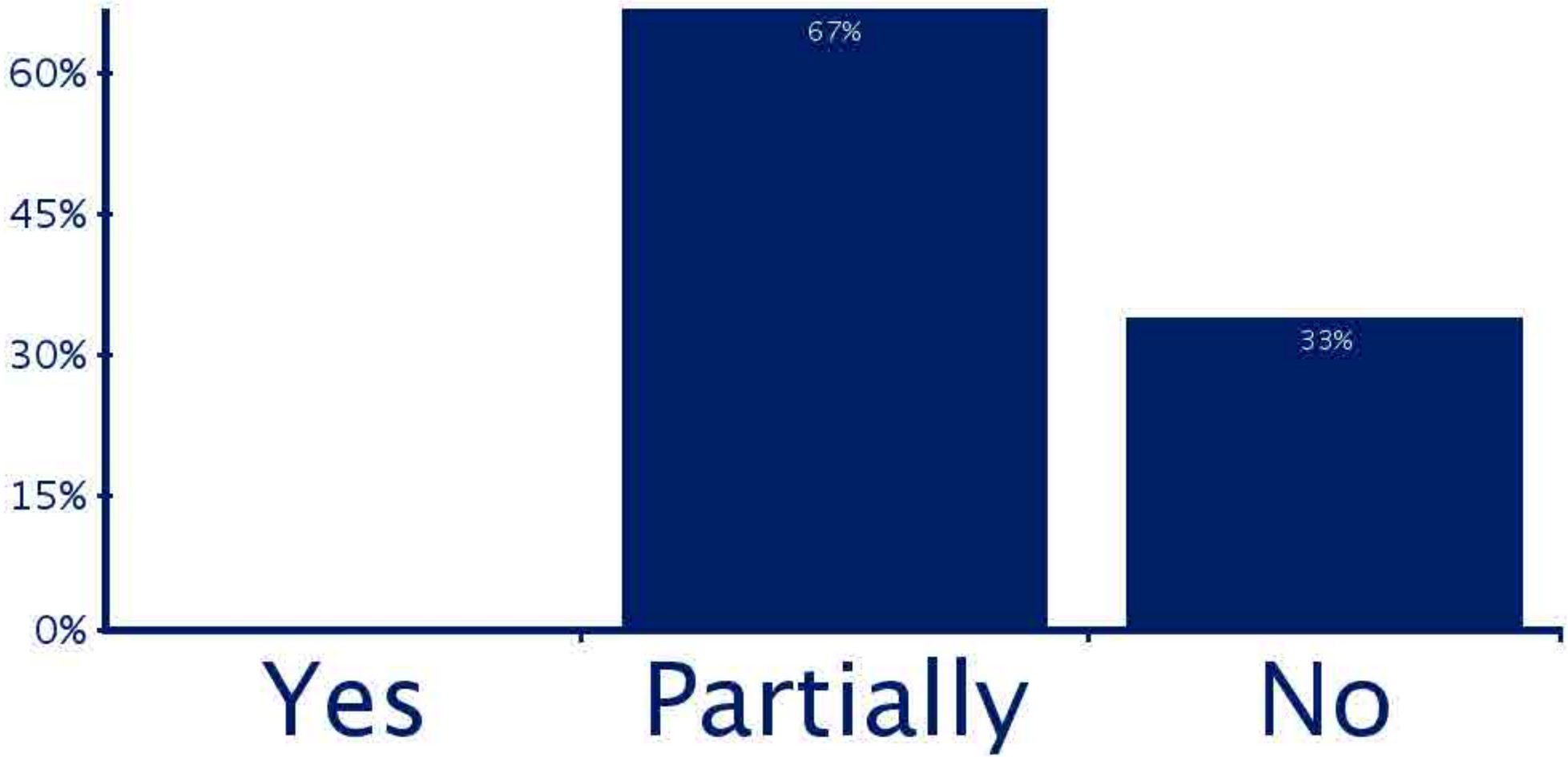

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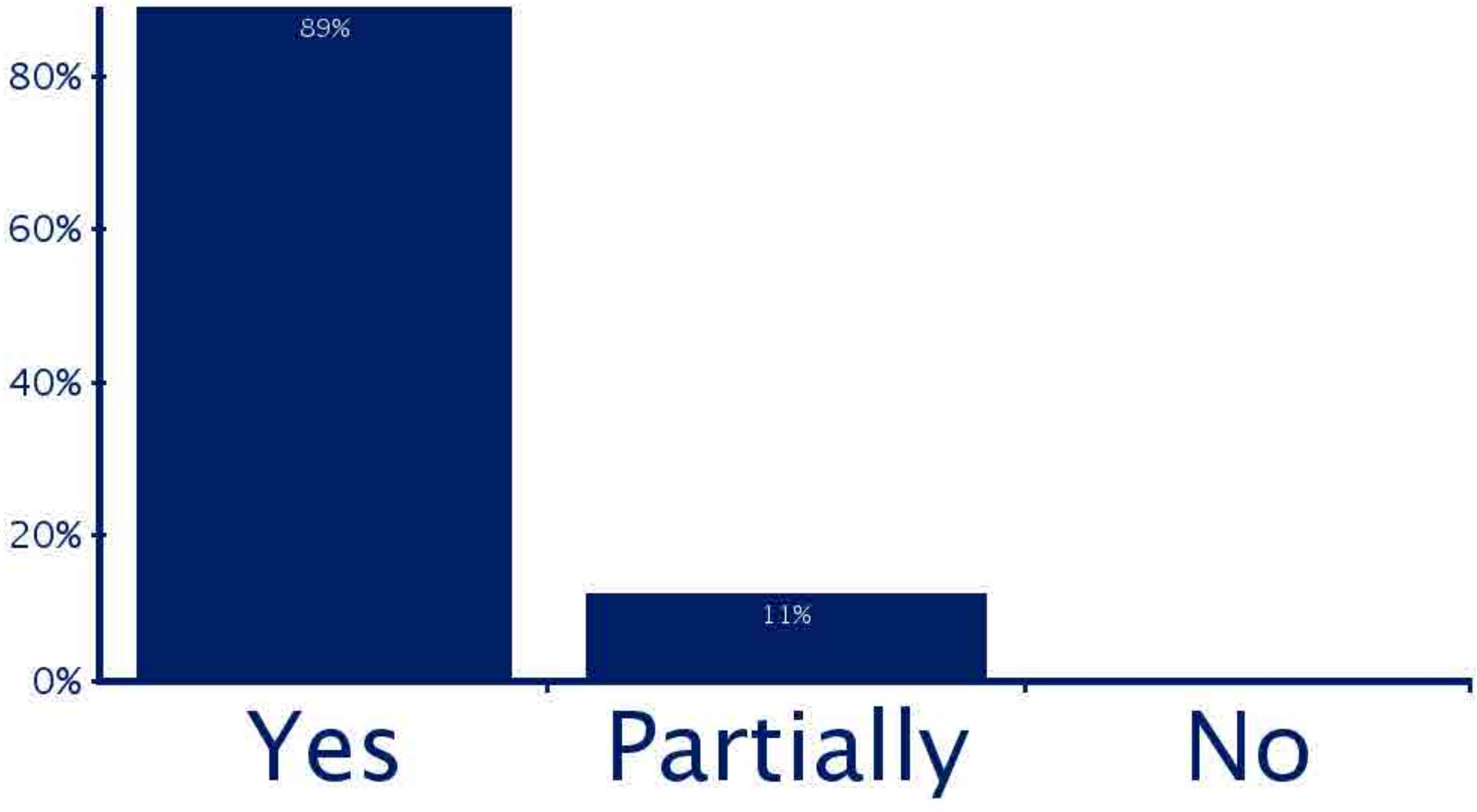

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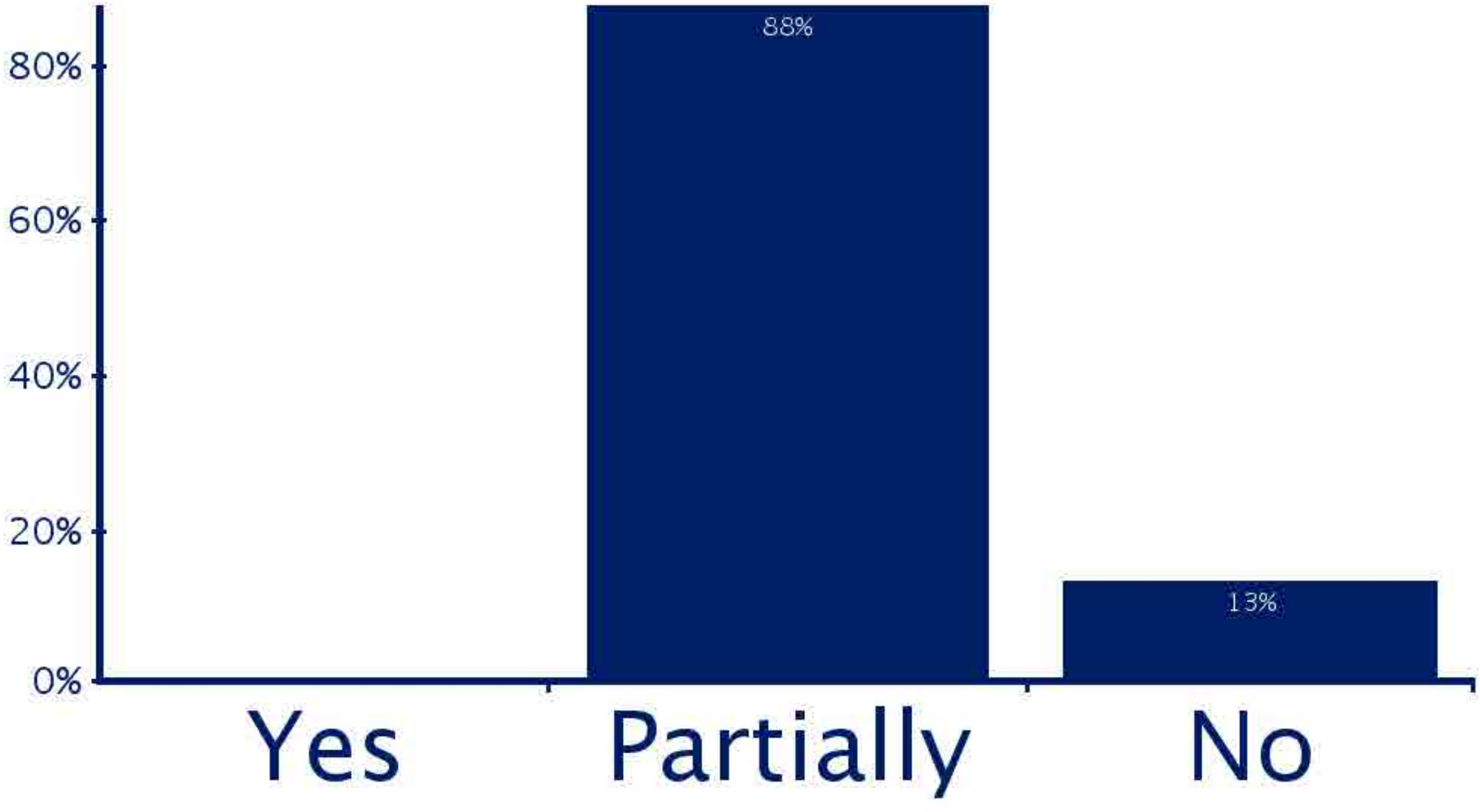

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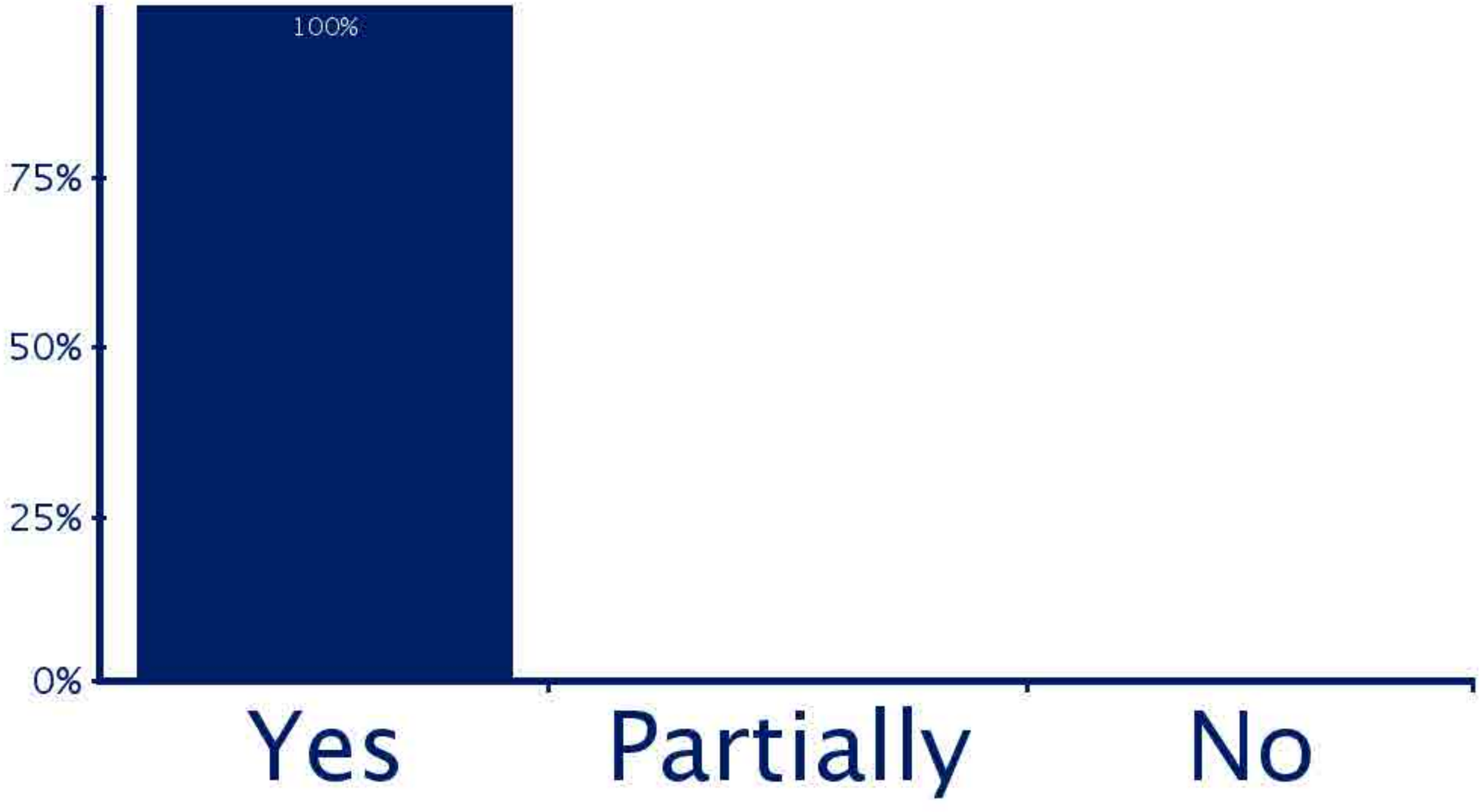

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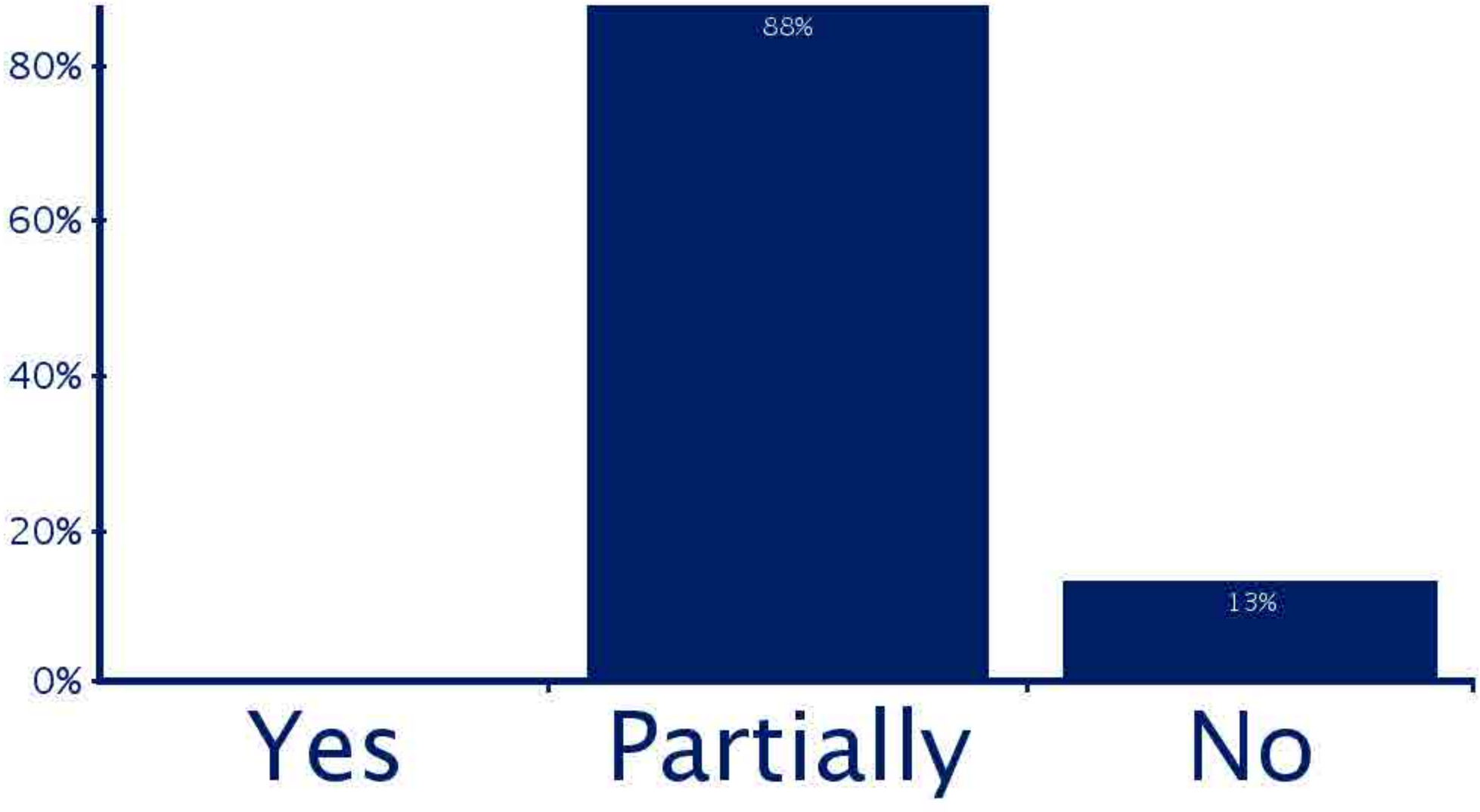
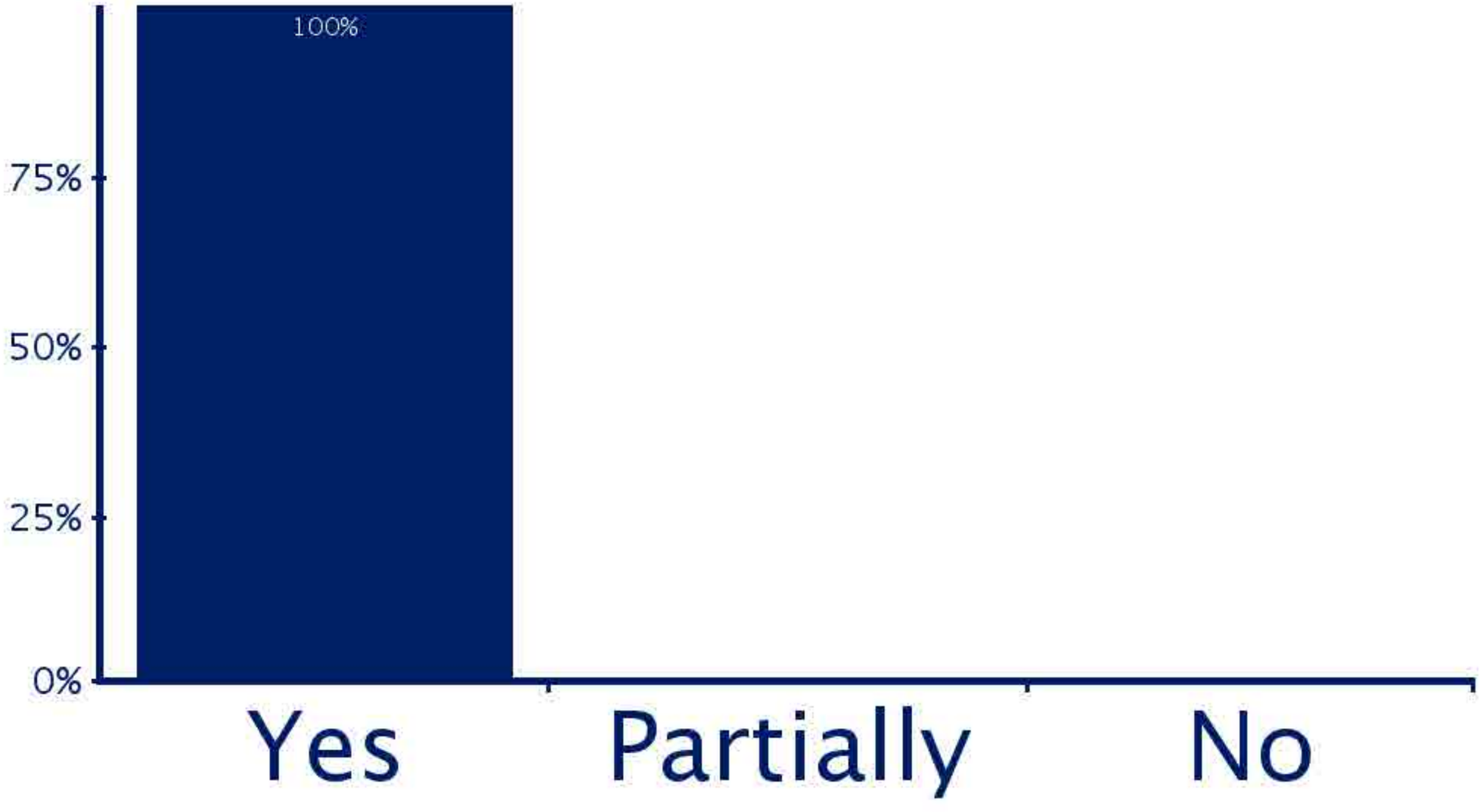
Develop a Supportive Process: Was this goal successfully implemented since the 2004 plan?



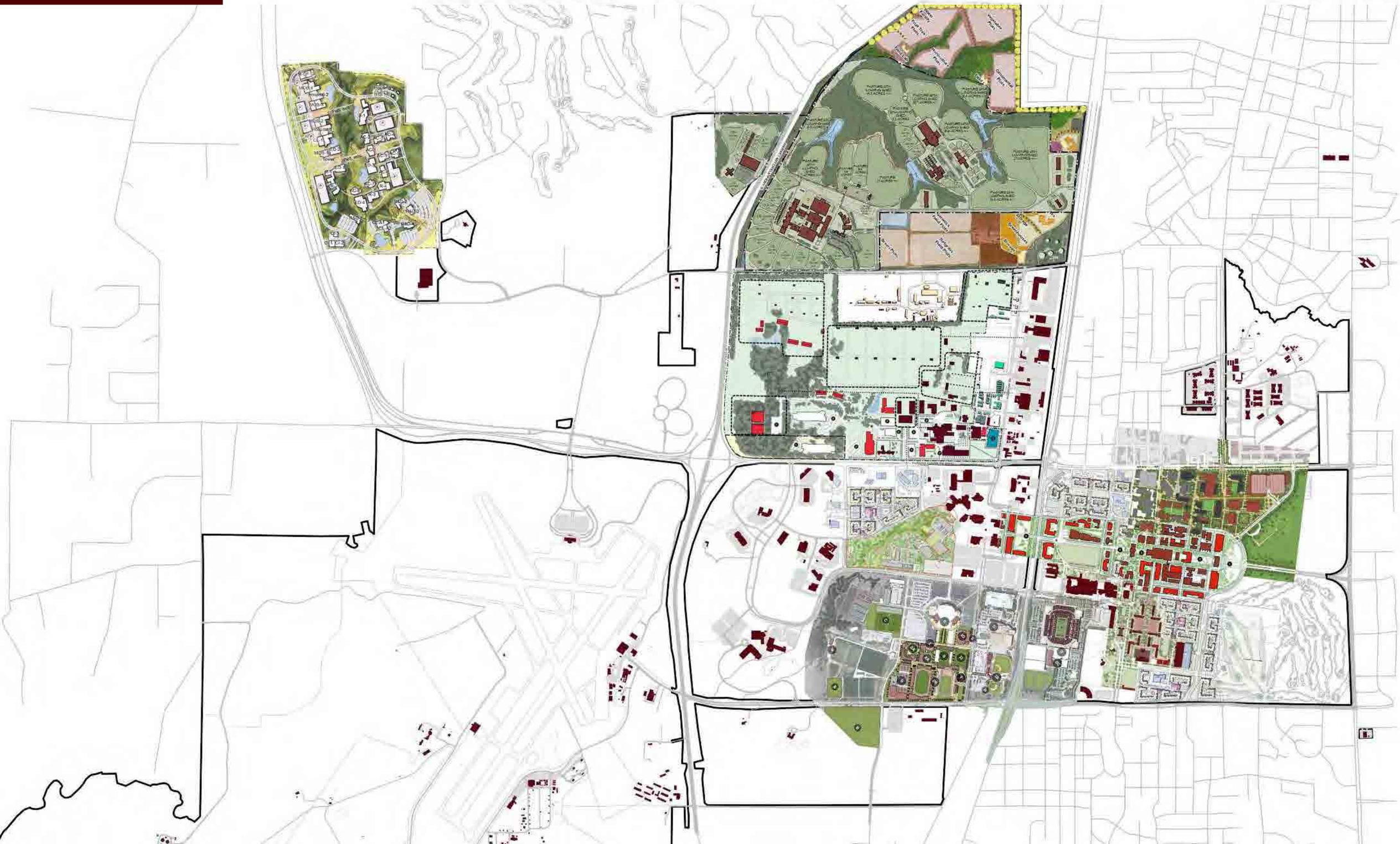
Poll Everywhere

Develop a Supportive Process: Is this goal still relevant and important?



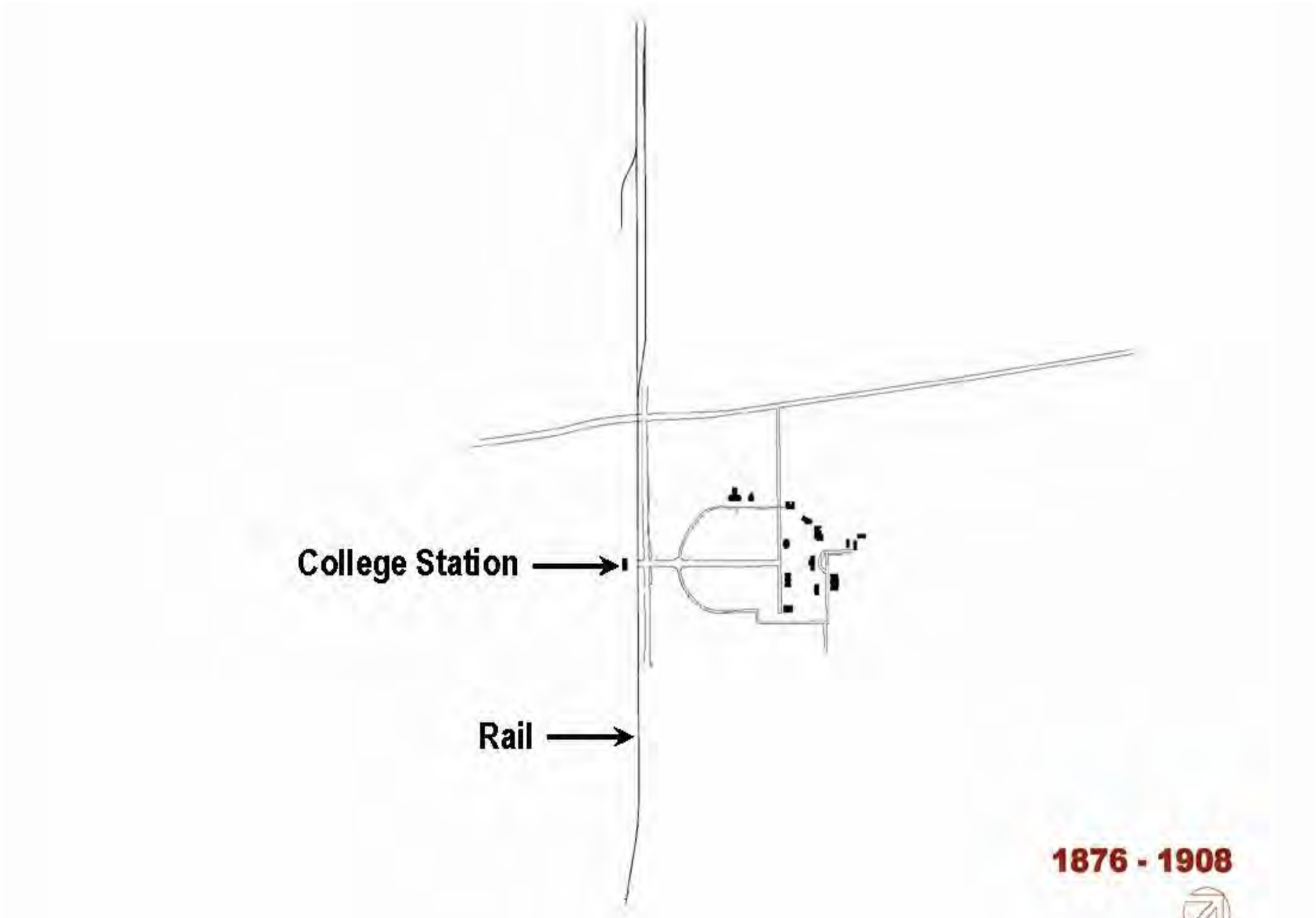
Poll Everywhere

2004: The District Plan Patchwork Quilt



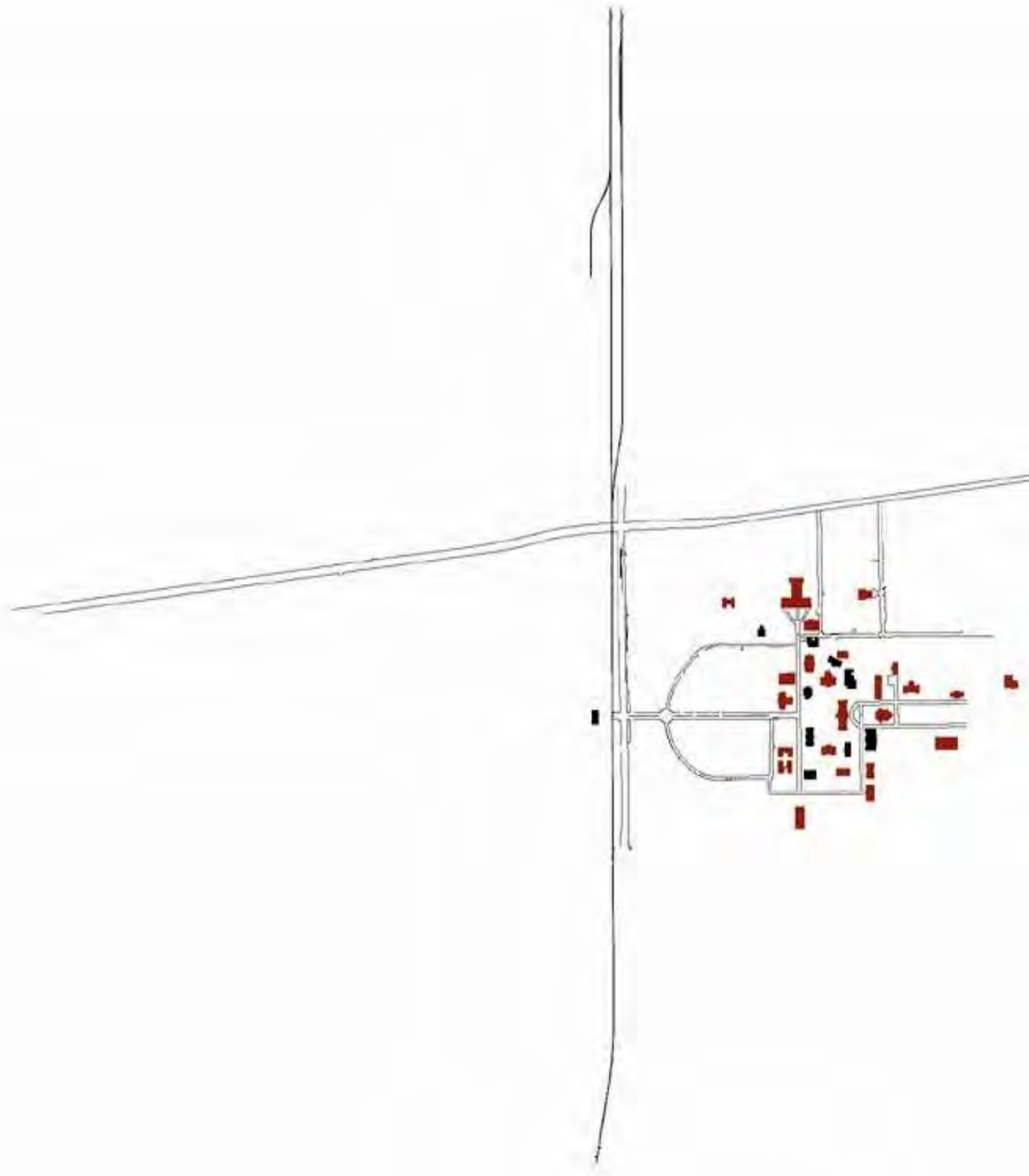
OBSERVATIONS

2004: Historic Plan



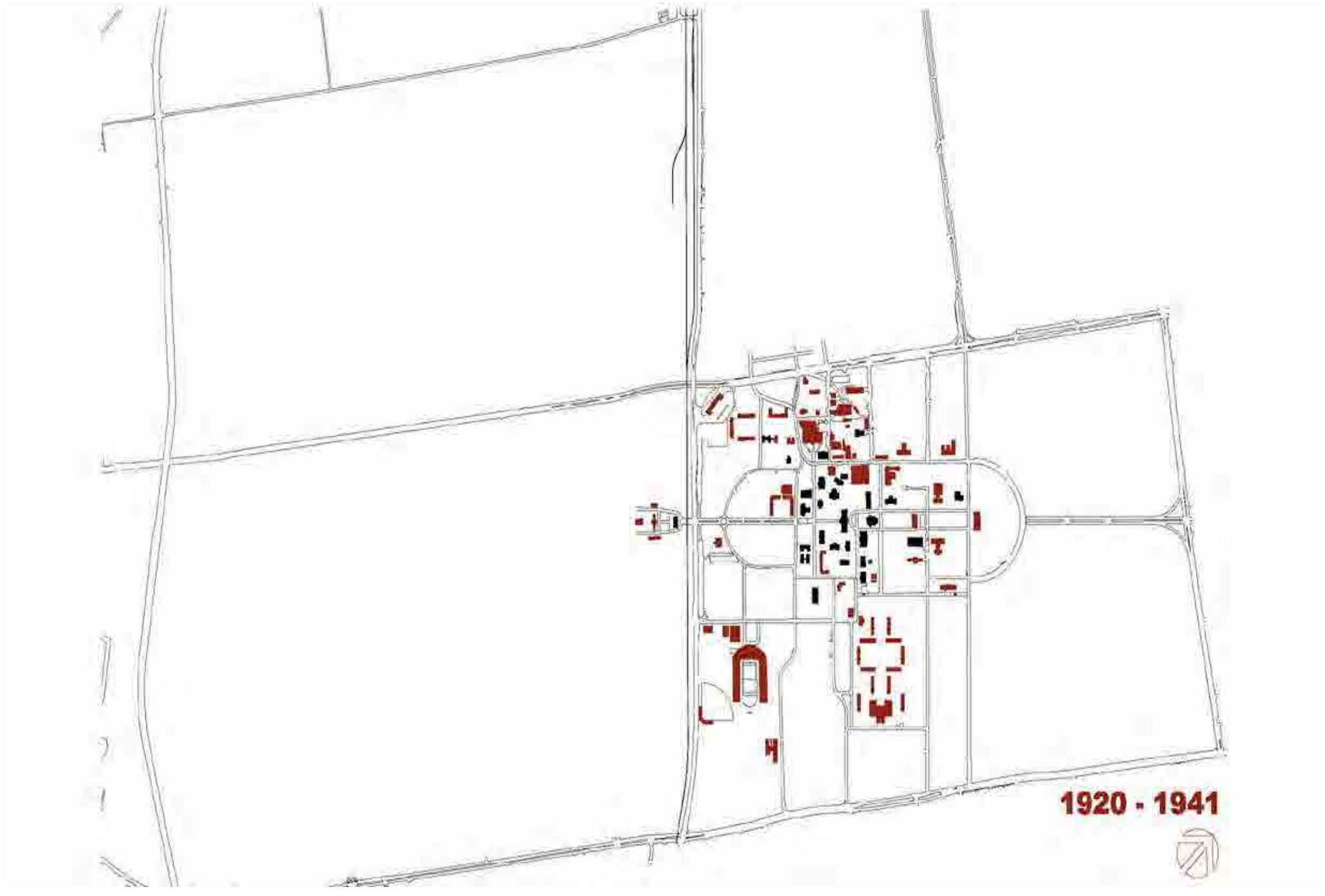
1876 - 1908

2004: Historic Plan



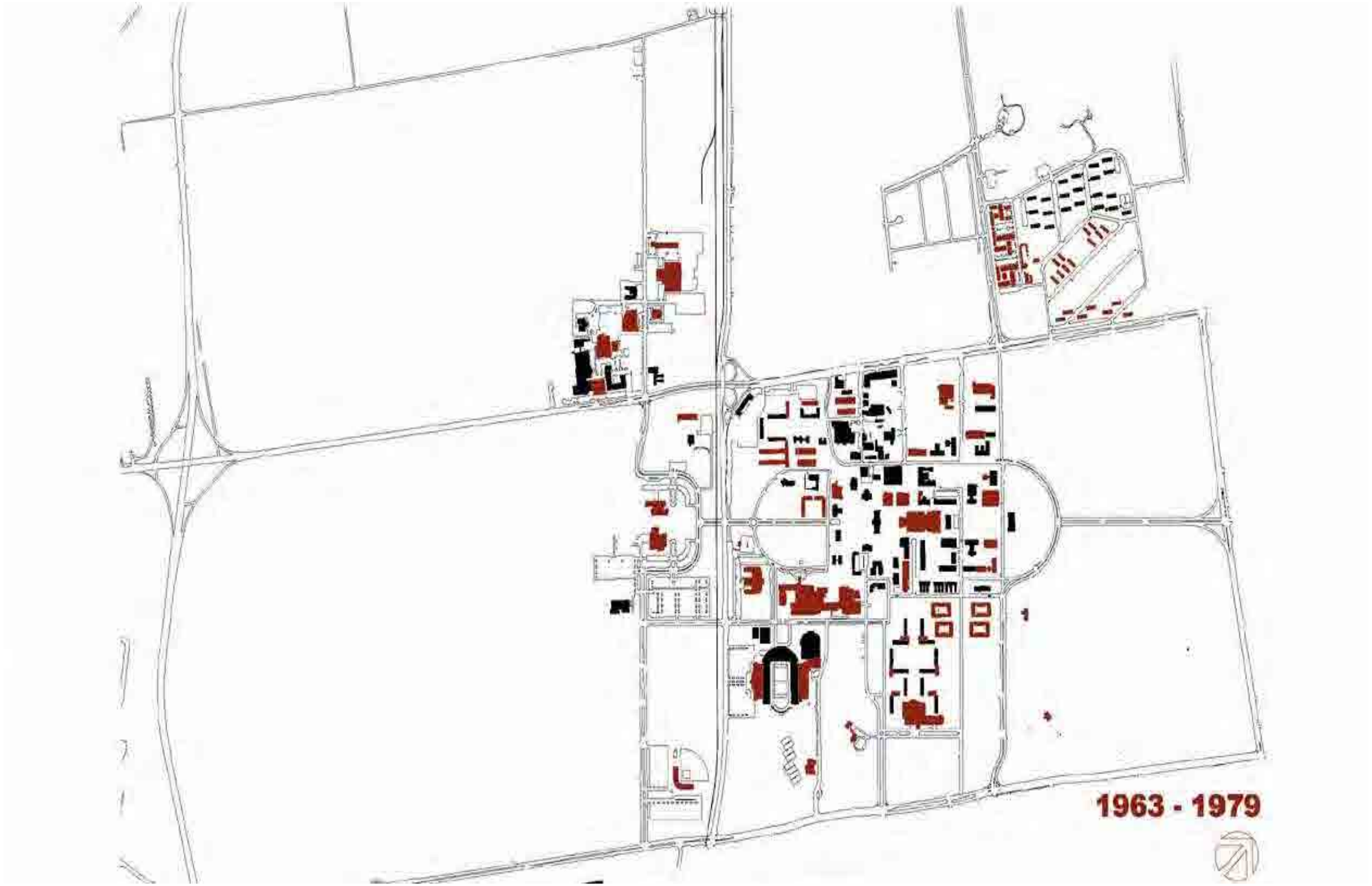
1909 - 1919

2004: Historic Plan

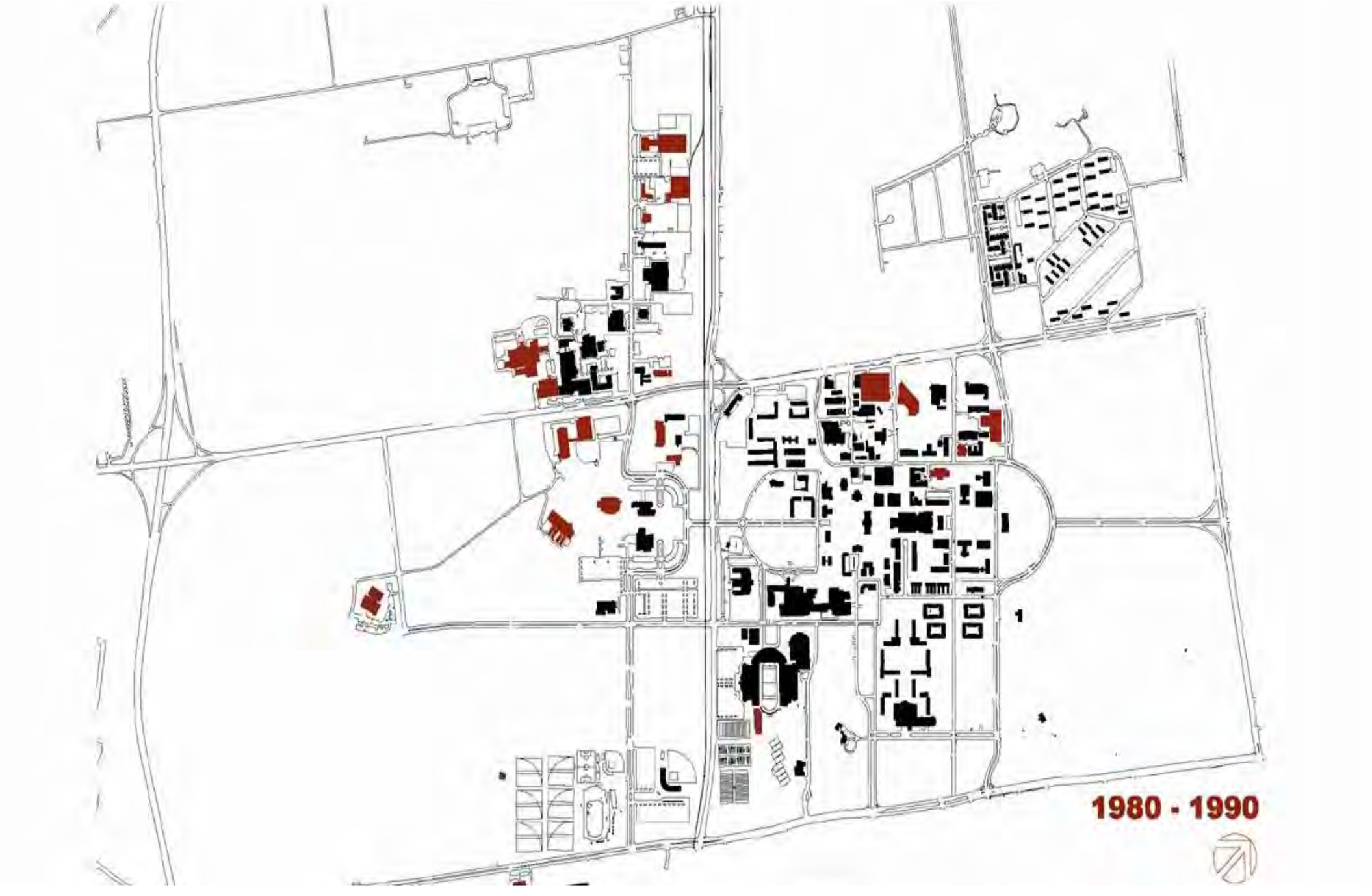


2004: Historic Plan

2004: Historic Plan



2004: Historic Plan

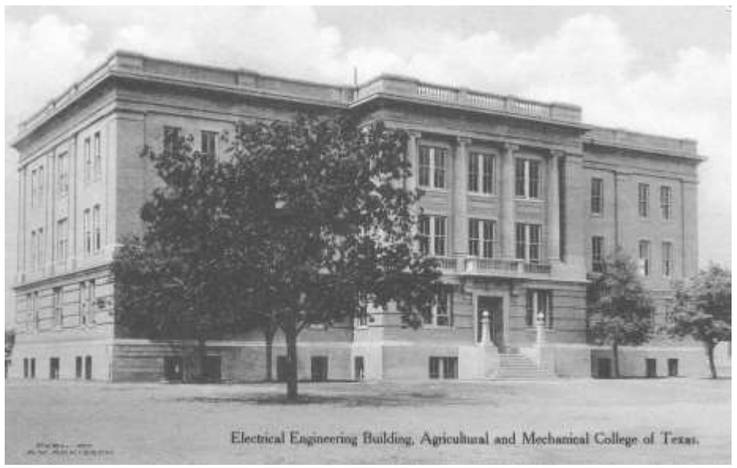


2004: Historic Plan

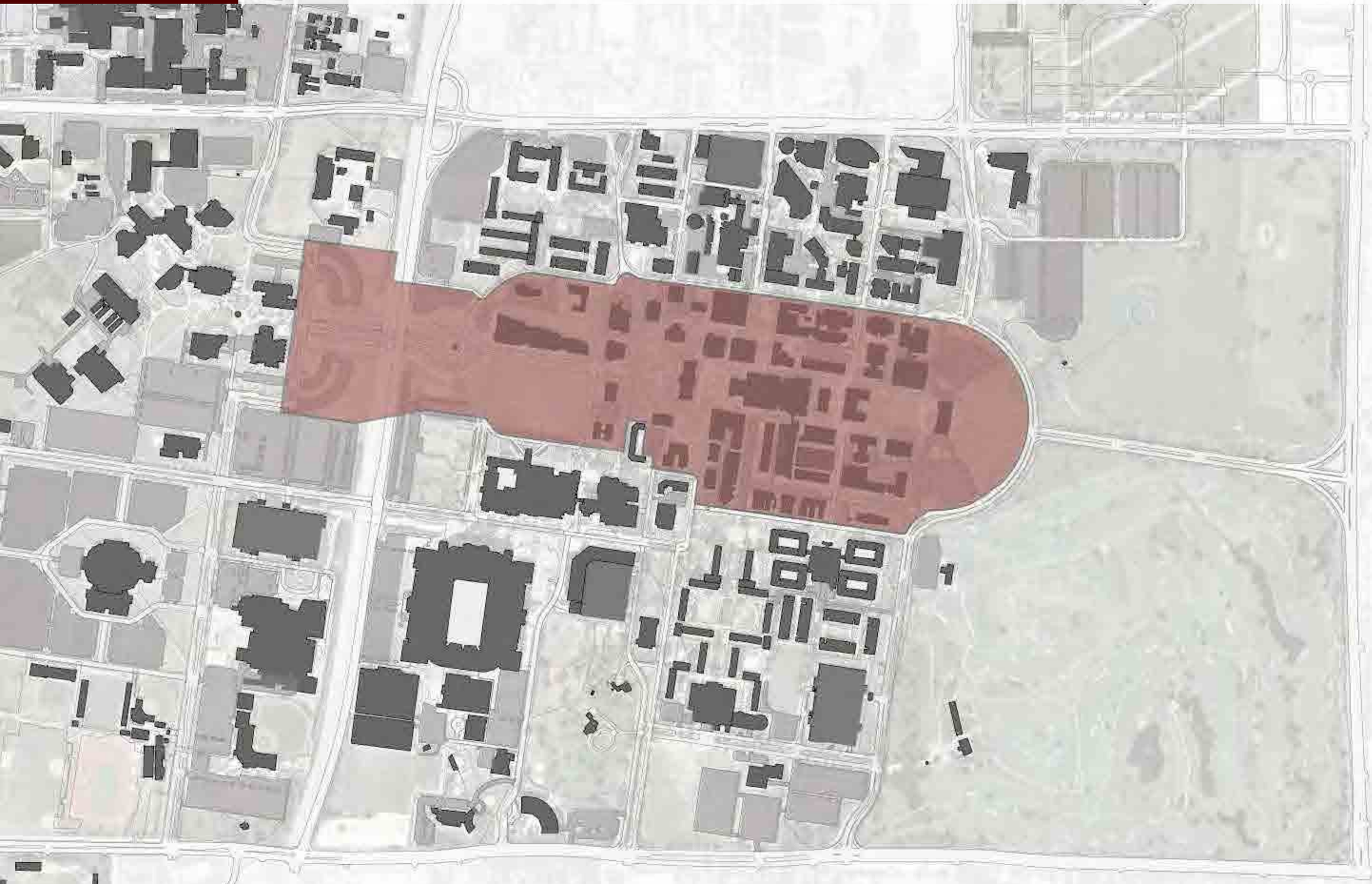
2004: Legacy Buildings

2004: Legacy Buildings

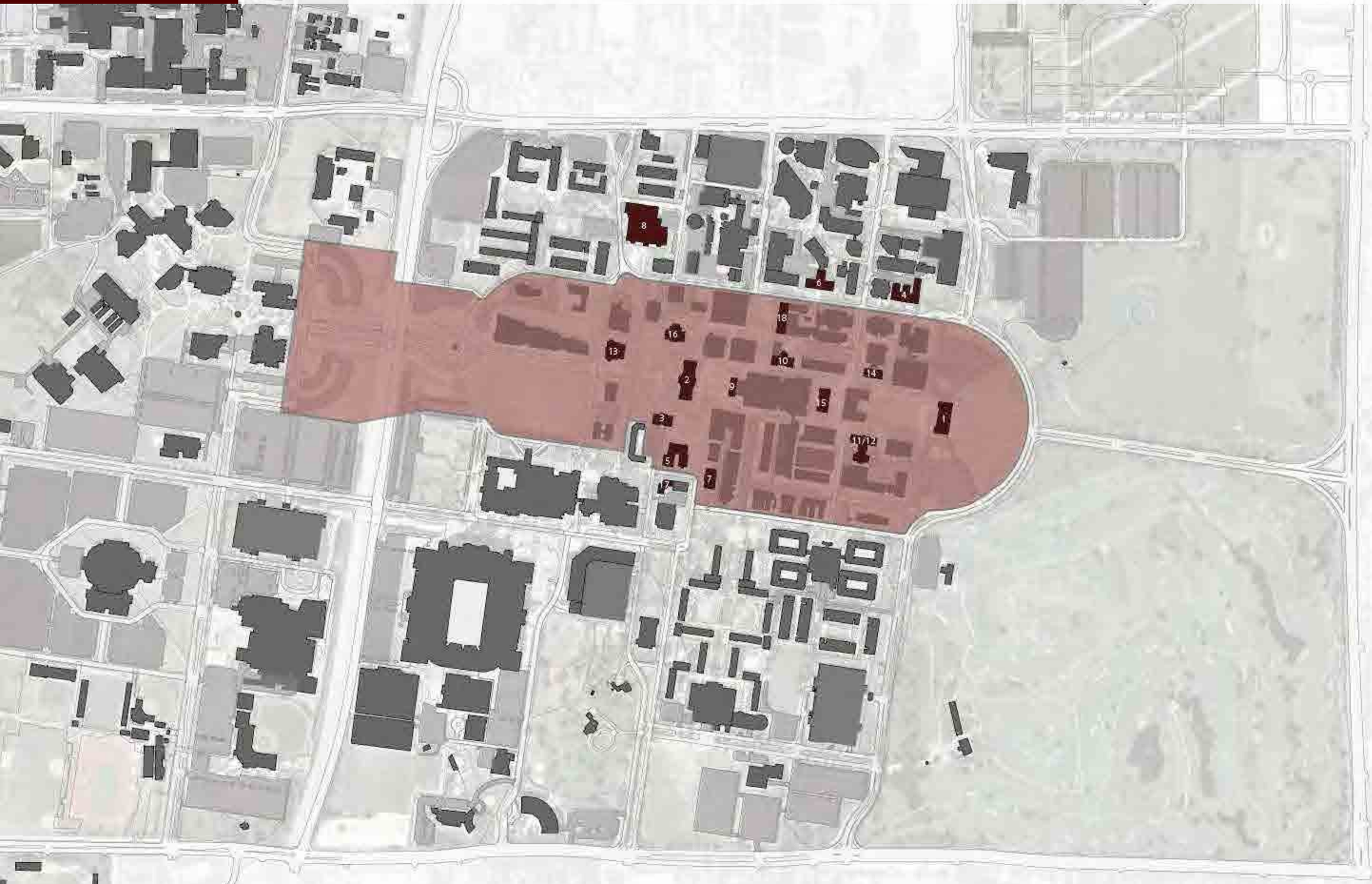
2004: Legacy Buildings



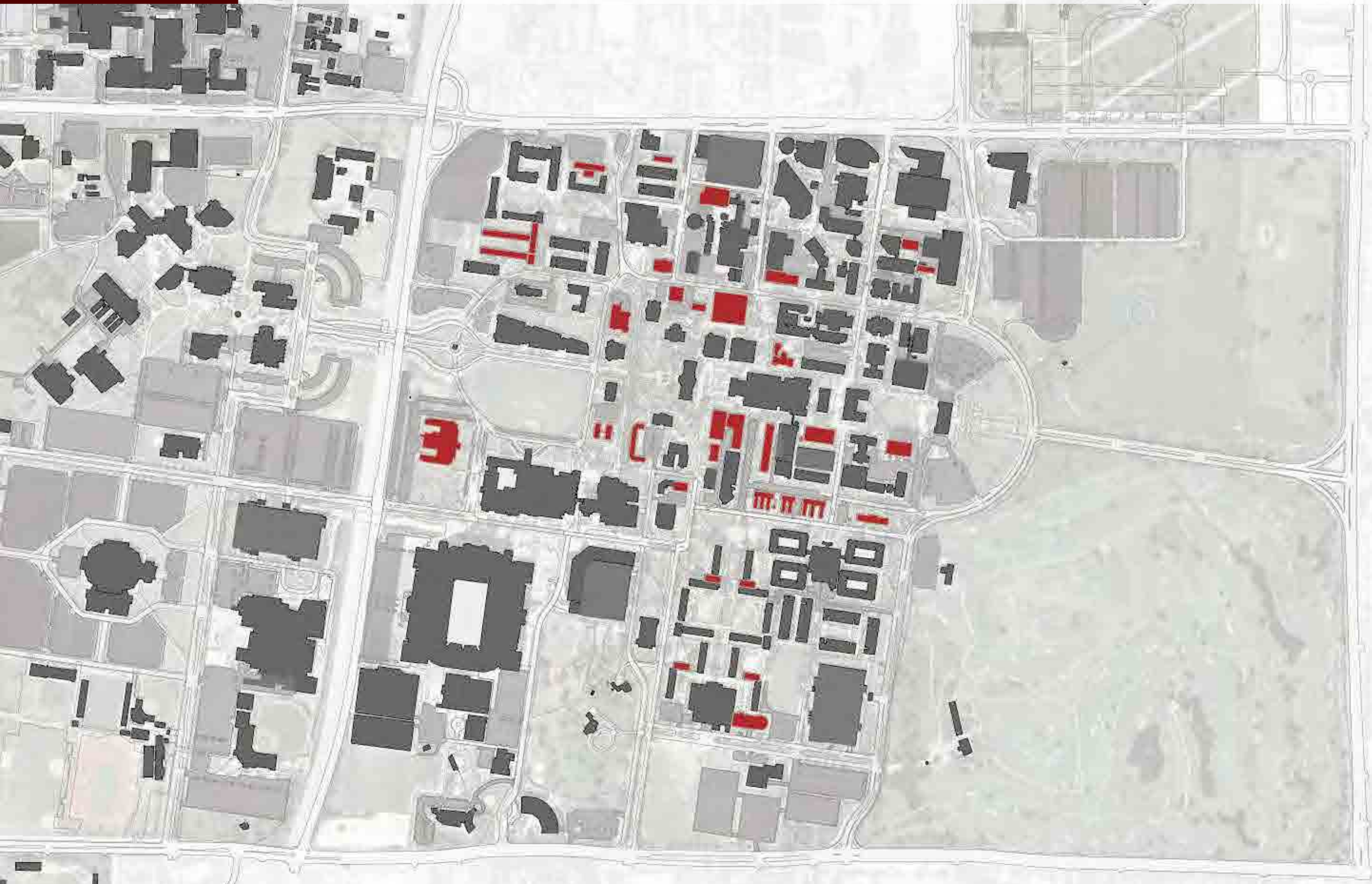
2004: Historic Core



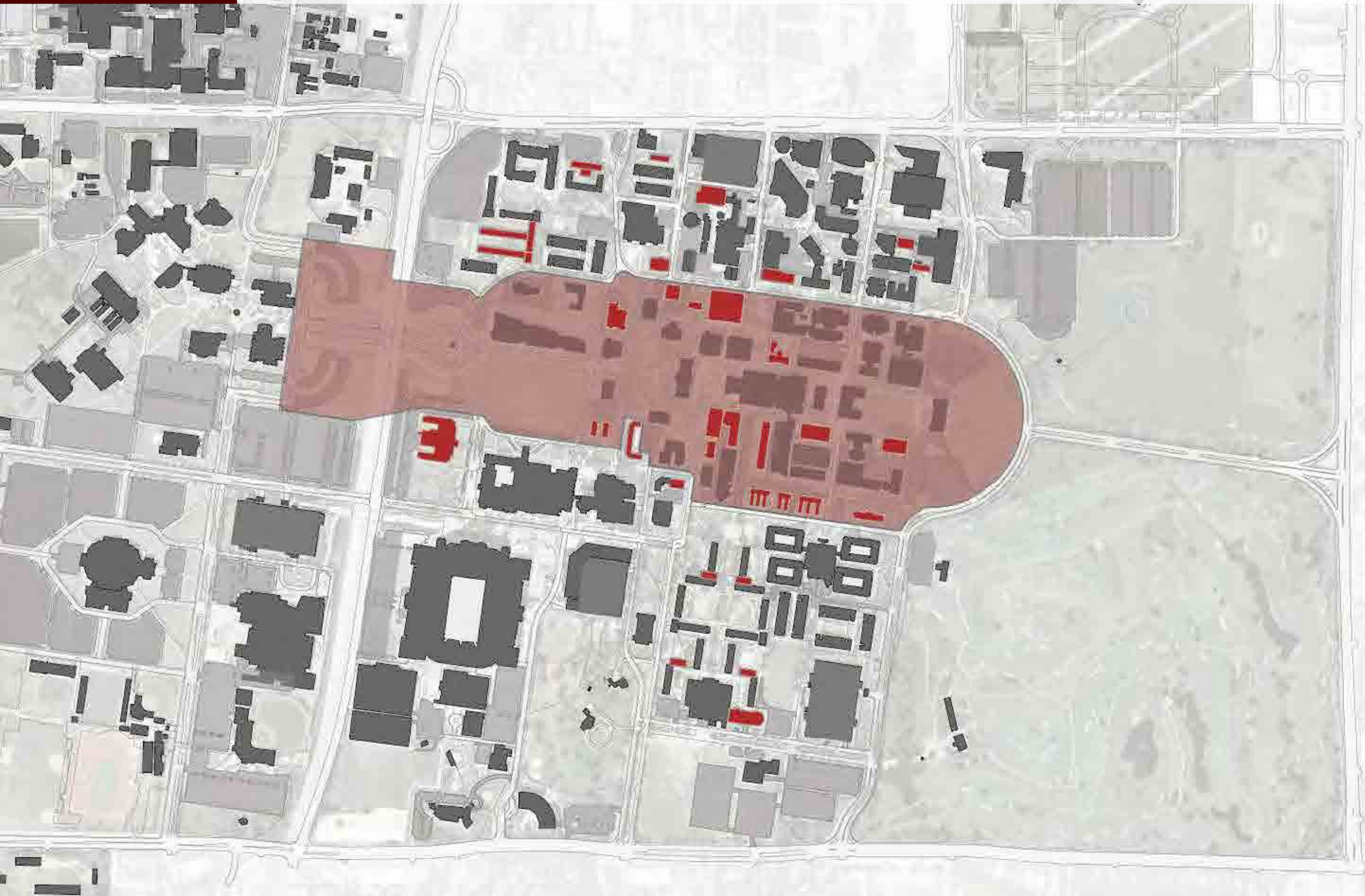
2004: Legacy Buildings



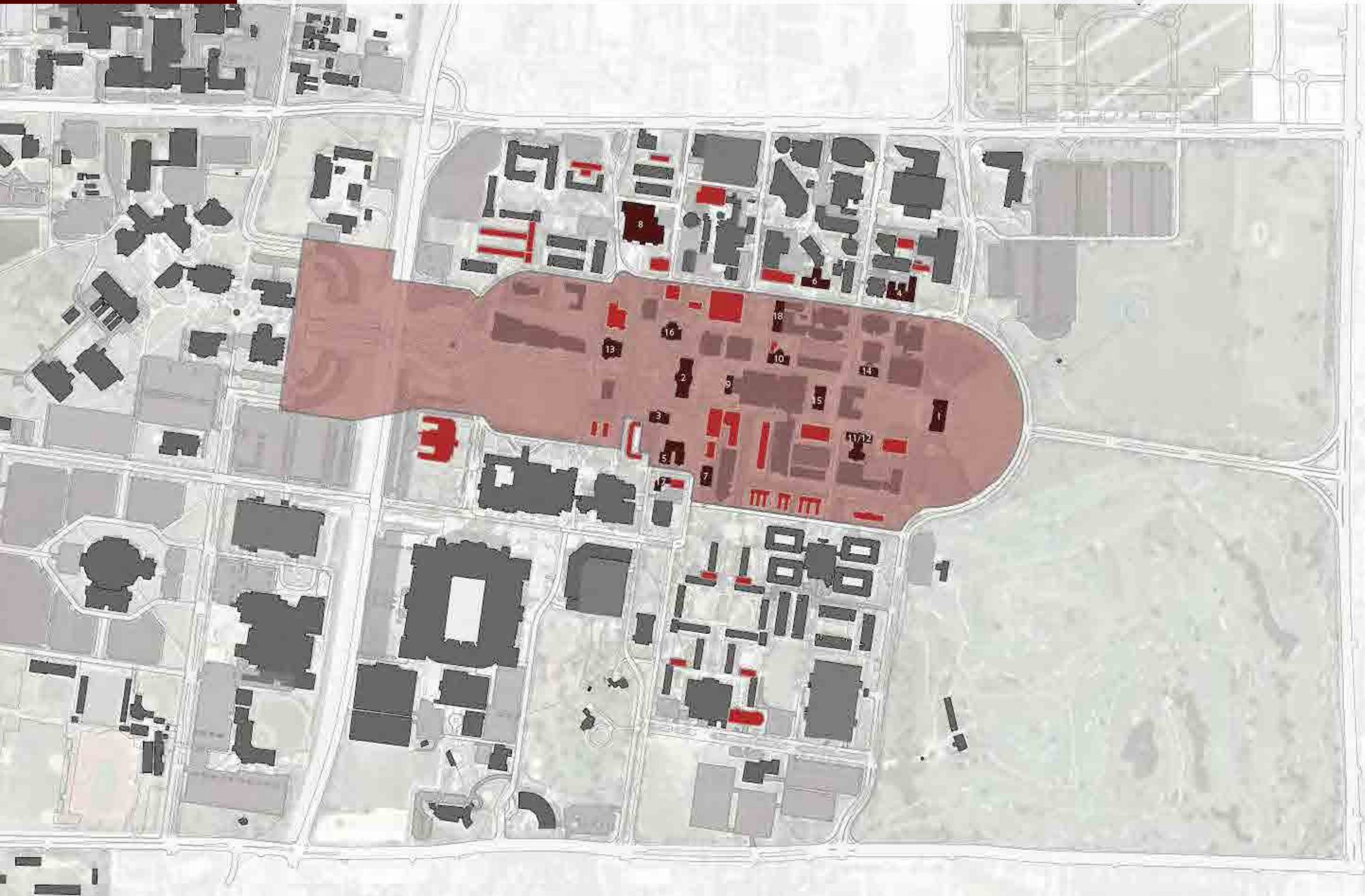
2004: Proposed Demolitions



2004: Proposed Demolitions



2004: Proposed Demolitions



2004: Legacy Assets

2004: Green Space Network

2004: Legacy Assets

2004: Expanded Context

1909 – 1929
1930 – 1949
1950 – 1969
1970 – 1989
1990 – 2009
2009 – Present

SWOT EXERCISE

Exercise

Strength: Characteristics of the campus that provide an advantage over others.

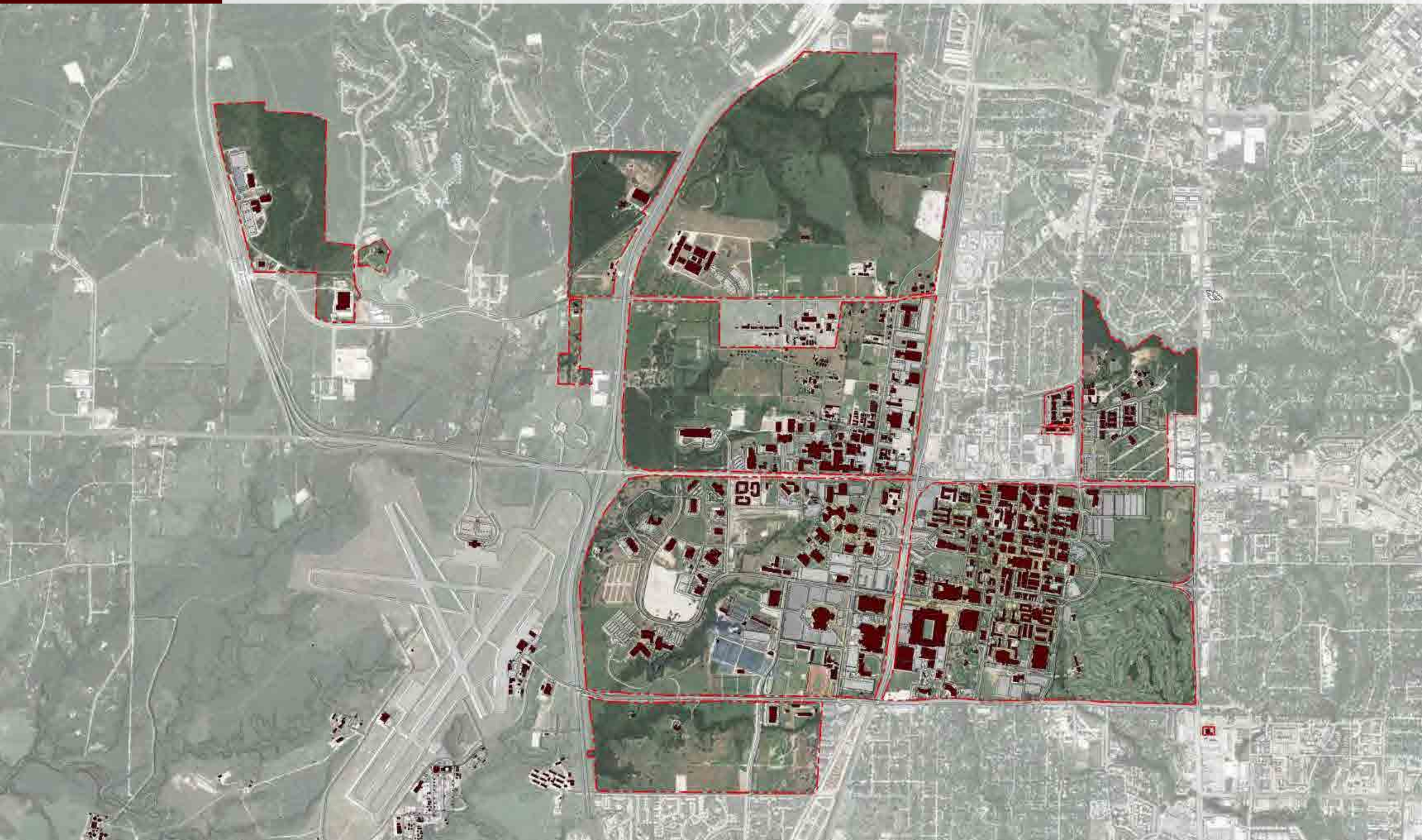
Weakness: Characteristics that place the campus at a disadvantage relative to others.

Opportunity: Elements that the campus could exploit to its advantage.

Threat: Elements in the environment that could cause trouble for the campus.

swot

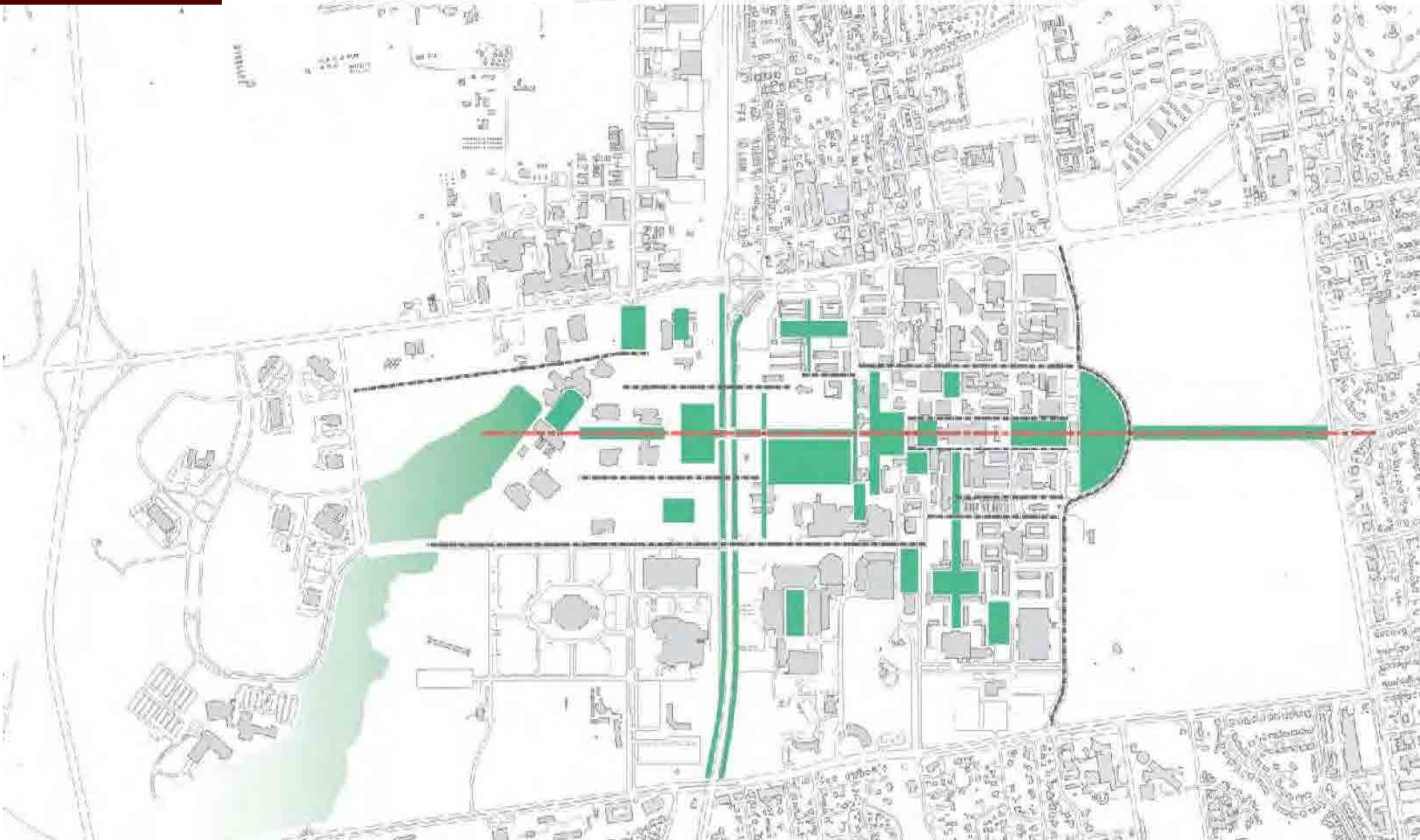
Campus



ANALYZE

analyze:

The 2004 Civic Structure

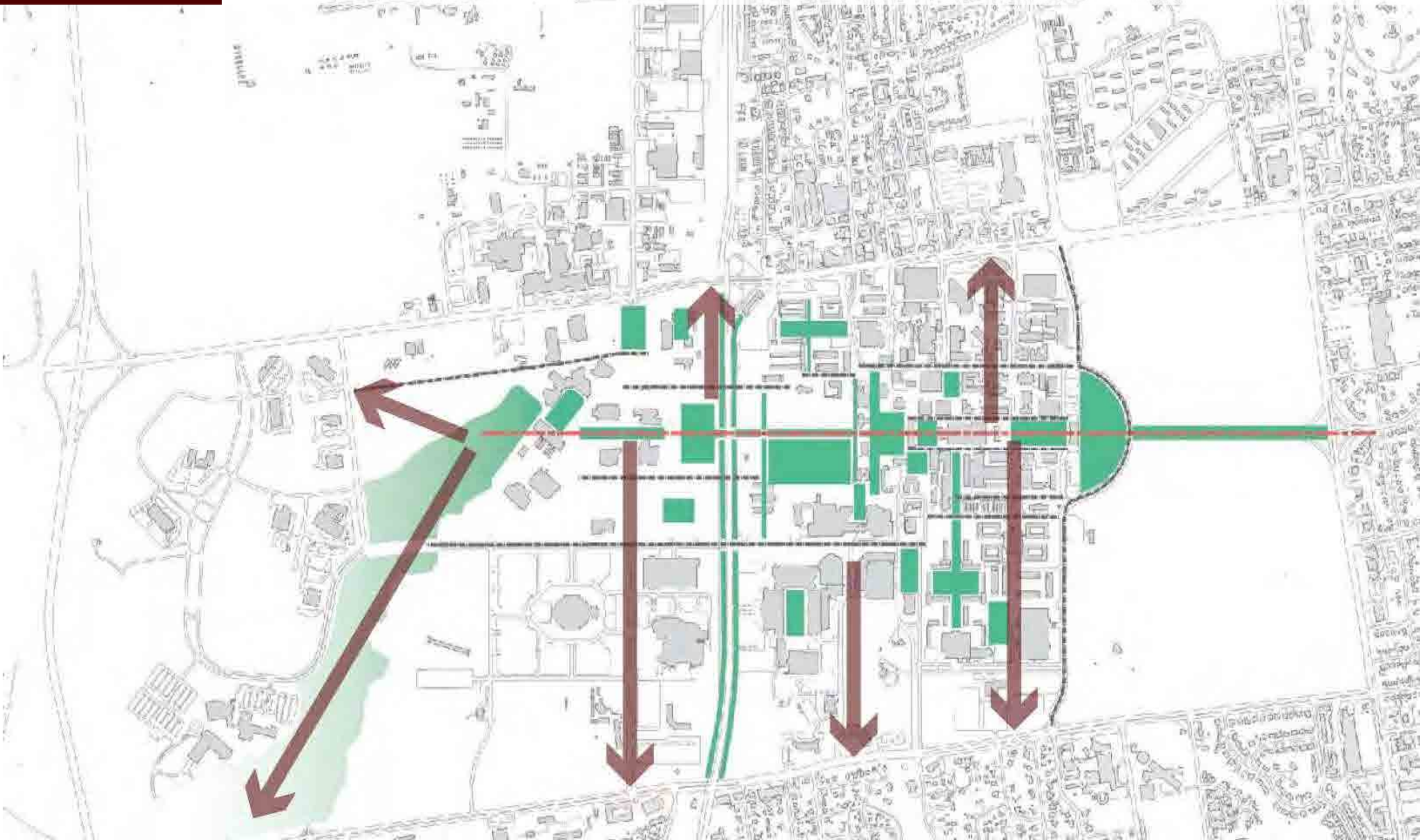


analyze:

Expanding the Green Space Network

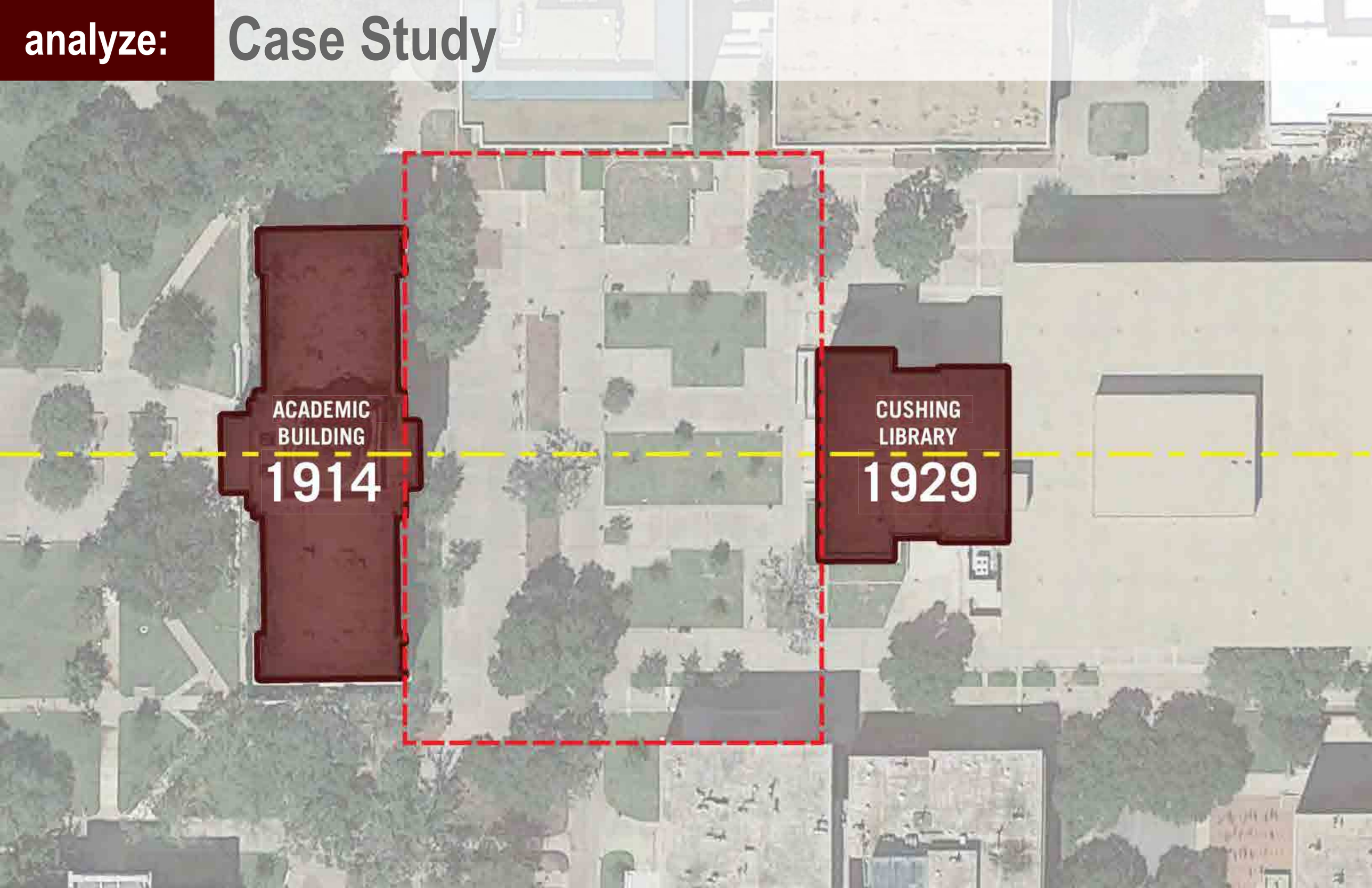
analyze:

Expanding the Green Space Network



analyze: Case Study

analyze: # Case Study

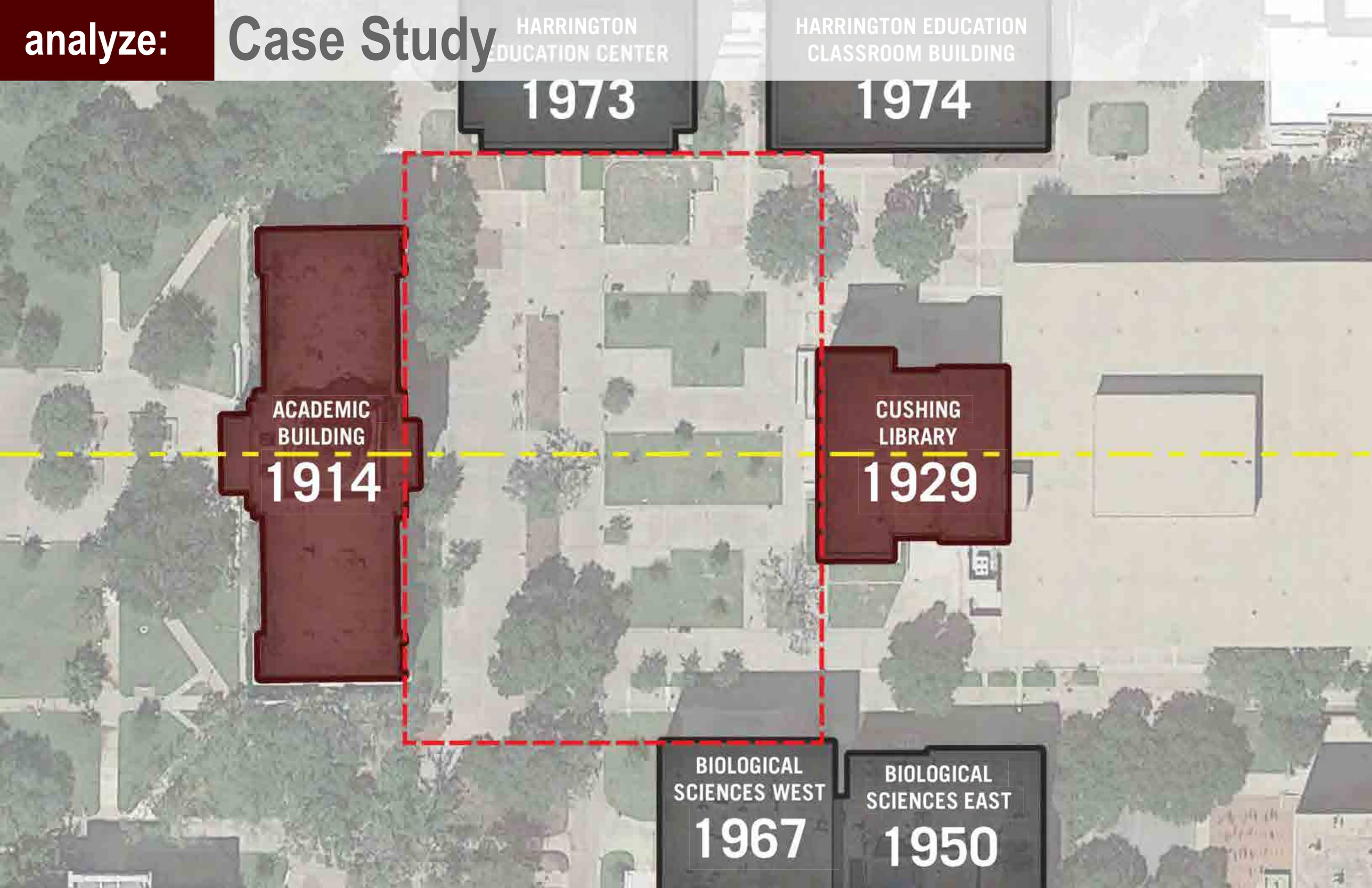


analyze: Case Study

ACADEMIC BUILDING

CUSHING LIBRARY

analyze: # Case Study



analyze: Case Study

HARRINGTON EDUCATION CENTER CLASSROOM BUILDING

BIOLOGICAL SCIENCES BLDG WEST

analyze:

Case Study – Interior Spaces

GOALS AND ADVICE

analyze: Goals and Advice

- Identify the buildings that are legacy or heritage assets and align these with the district plans
- Identify the landscape, outdoor, public spaces that are legacy or heritage assets and align these with the district plans
- Develop process(es) for determining and preserving legacy interior spaces
- Update the Legacy Building and Spaces Inventory
- Consideration of Mid-Century Buildings (1940-1965)
- Assets on West Campus and within Vet Med District
- Integrated approach to preservation guidelines with campus guidelines (buildings, landscape, etc.)
- Define the polices for implementation, review and appeals to the preservation process

QUESTIONS & DISCUSSION

TEXAS A&M UNIVERSITY

Thank You

AYERS SAINT GROSS