Master Plan Update
Final Recommendations
Texas State University-San Marcos

A member of the Texas State University System
Phase One:
Analysis & Assessment
WHY DO A MASTER PLAN UPDATE?

• Revisit what’s occurred, changed or been stricken
• Enrollment increase
• Change in financial picture
• More detailed focus on select issues (transit, parking, student housing, utilities and communications, etc.)
• Recommended SACS accreditation comment
• Integrate and consolidate multiple campus plans
Texas State 5-Year Master Plan Update

1) Phase 1-Analysis & Assessment
Detail accumulation and analysis of quantitative/qualitative data necessary to assess which elements of the 10-year Master Plan have been implemented, modified or omitted.

2) Phase 2-Planning Study Sessions
More focused study and workshops on key subject areas topics such as transit, parking, student housing, utilities and communication infrastructure, sustainability, etc.

3) Phase 3-Recommendations & Reporting:
Provides the final recommendations summarizing key observations, symposia outcomes, and related recommendations for the plan update.
Analysis and Assessment Report

75 Projects – Exhaustive Review

- Completed
- In- Progress
- Planned
- Canceled
Growth Observations

A sample of projects completed:
• Parking Garages
• Student Recreation Addition
• Renovations to Academic Space
• Football Stadium Phase 1
• Central Plant
• Research Space
• Street Improvements
• Green Space

Projects underway/on horizon:
• Undergraduate Academic Center
• Student Housing
• Performing Arts Center
• University Street Parking Garage
• Football Stadium Phases 2 & 3
• Academic Renovations

Texas State University - San Marcos has completed or has in-progress 67% of the projects listed in its ten-year implementation plan.
Despite adding space, Texas State is still a **SPACE DEFICIT INSTITUTION***

2006 – (432,634) nasf deficit
2010 – (851,467) nasf deficit

Current funding crunch means little/no academic space will be constructed in the next 5 years

*According to the Texas Higher Education Coordinating Board, which assesses the amount of Education & General (E&G) space

Source: Texas Higher Education Coordinating Board
The University has a symbiotic relationship with the San Marcos Community, where the campus boundaries provide identifiable gateways as visual cues without restricting access.

1. Addition of major gateways along the campus perimeter has begun to help identify primary entries, improved landscaping and pedestrian access for both campus community and the adjacent San Marcos neighbors.

2. Image of campus from San Marcos community members is important and therefore the attention to detail, materials, and construction quality is important for a visually-stimulating environment.
Juxtaposing academic, residential, and cultural facilities creates the unique character of the Texas State campus.
The systematic removal of surface parking lots will create a comprehensive network of green open spaces and new building footprints.
A variety of architectural styles adds visual diversity to a campus. However, diversity turns to chaos unless architectural individuality is in harmony with adjoining structures and in context with the balance of the campus.
Reallocating core surface parking to conveniently located parking garages will free up space for new buildings and open spaces.

Because we built garages we now have room to do this:
Added 1,674 spaces
Removed 822 spaces
Net Gain 852 spaces

Student Recreation Center:
- 80 spaces

Matthews Street Garage:
- 240 spaces
+ 953 spaces

North Campus Housing:
- 230 spaces

Concho Green:
- 114 spaces

Undergraduate Academic Center:
- 72 spaces

Green Houses:
- 86 spaces

Speck St. Garage:
+721 spaces
Removed Pecan Grove
Phase Two: Planning Study Sessions
Symposia & Workshop Topics

Transportation Symposium
• February 1-3, 2011

Athletics, Campus Recreation & HHP Workshop
• February 24, 2011

Infrastructure Symposium
• March 23-25, 2011

On-Campus Housing Workshop
• March 2, 2011
• May 6, 2011

Sustainability Symposium
• April 27-29, 2011
Transportation System

Rod Weis
• Executive Director of Facilities Services – Texas A&M University

Shawn Turner
• Senior Research Engineer, Texas Transportation Institute (TTI), College Station, TX

Bill Martin
• Principal, Martin/Alexiou/Bryson, Raleigh, NC
Utilities & Communications

Ray Dubose
• Director of Energy Services, University of North Carolina-Chapel Hill

Jerry Schuett
• Managing Principal, Affiliated Engineers, Inc. (AEI), Raleigh, NC

David Haley
• CEO, Acuity USA, Dallas, TX
Sustainability Symposium

**Danny Sniff**
- Campus Architect/Director of Facilities, University of Georgia

**Jim Morrison**
- Director of Strategic Planning & Campus Sustainability, University of Mississippi
Part Three: Five Year Plan and Beyond
Symposia Recommendations
Existing Conditions - 2011
5 Year Plan - Renovation

- Alkek Library Learning Commons
- Psychology
- Brogdon Hall & Commons Hall
- Old Main Roof & Exterior Repairs
- Theater
- Aqua Sports
- Jowers Center
- North LBJ Bus Loop Shelters
5 Year Plan - Demolition

San Saba & Canyon Hall, West Warehouse
Hornsby / Burleson / Arnold Halls
Comanche Hill & Campus Colony Apt.
Sterry Hall
5 Year Plan – New Construction

- Bus & Bike Multimodal Facility
- Music Building
- Student Housing @ San Saba/Canyon Site
- Student Housing @ UPAC Site
- Engineering & Science Building
- Student Housing @ Hornsby / Burleson Site
- Cogen Addition
- Alumni Visitor Center
5 Year Plan – Grounds

New Pleasant Street Garage Access
Peques / State / Sessom Intersection Realignment
Pedestrian-Only Crossing Signal @ Sessom / Aquarena Intersection

West Campus Multipurpose Rec Fields
Second Bus Terminal @ Woods St.
Campus Bike Paths
Bobcat Trail
East / West Mall Connection
Five Year Plan – A Closer Look

Demolition of Comanche Hill and Campus Colony Apartments
Construction of Engineering & Sciences Building

Existing

Planned
Five Year Plan – A Closer Look

Demolition of Sterry Hall and Construction of Music Building
West Campus Housing: 1) new student housing on former UPACC site; 2) demolition of San Saba, West Warehouse, & Canyon, construction of new student housing
Five Year Plan – A Closer Look

1) Demolition of Hornsby, Burleson, and Smith Halls and Construction of Student Housing, 2) Demolition of Arnold Hall, Construction of Student Housing in Long Term Plan
Five Year Plan – A Closer Look

Pleasant Street Garage Access Adjustment, Bus & Bike Multimodal Information and Amenity Center, and Bobcat Trail Mall
Five Year Plan – A Closer Look

Bike & Bus Multimodal Info & Amenity Center

Pleasant Street Garage Access

Bobcat Trail Mall
Five Year Plan – A Closer Look

Construction of Second Bus Terminal on Woods St. between LBJ and Guadalupe

Existing

Planned
Construction of Second Bus Terminal on Woods St. between LBJ and Guadalupe
Five Year Plan – A Closer Look

West Campus Multipurpose Rec Field

Existing

Planned
Five Year Plan – A Closer Look

East / West Mall Connection and Landscape Improvements

Existing

Planned
Five Year Plan – A Closer Look

Facilities Maintenance Building to Replace West Warehouse & Aquarena Buildings

Existing

Planned
Five Year Plan – A Closer Look

Cogen Plant Addition

Existing

Planned
Five Year Plan – A Closer Look

Peques / State / Sessom Intersection Realignment (joint University/City project)
Five Year Plan – A Closer Look

Construction of Alumni Center

Existing

Planned
Five Year Plan - Utilities

- Bobcat Trail Area
- Replace Building Transformers and Switches ($4M)
- Update all Plants with Control/Monitoring Hardware and Software ($1.5M)
- Lighting and Ventilation Upgrades of the Cogen Plant ($1.5M)
- Replace Steam and Condensate Piping and Steam Traps (annually, cost of $900,000 each year)
- Meter Potable Water for E&G and Auxiliary buildings ($200K)
- Meter Chilled Water ($600K)
- Meter Steam and Condensate ($400K)
- Install Emergency Power Systems for Plants ($600K)
Five Year Plan - Communications

- Provide diverse fiber paths to all academic and administrative buildings
- Provide emergency power (UPS and/or generator) to all telecommunications closets
- Enhance cellular/wireless-phone coverage in dead zones
- Upgrade core network links to 40/100Gig
- Extend core network links to provide redundant rings
- Provide redundant/diverse paths for telephone trunks on both Round Rock and San Marcos campuses
- Enhance outdoor wireless service to provide increased coverage/bandwidth
Transportation Services Mission Statement:

• Manage parking and transportation resources to help students, faculty, staff and visitors reach their destinations in a timely fashion
• Provide a friendly, courteous and efficient service in the most cost effective manner; and
• Create and maintain a safe environment for walking, parking a vehicle, riding a bus or biking.
Revise current parking and transit organization structure, policy, and operations
Transportation System – Bus Transit

• Improve bus infrastructure
  – Reconstruct bus stops, shelters, and other infrastructure for consistency
  – Install signage and way-finding for bus routes on campus

• Construct a bus terminal on the south side of campus on Wood Street
Transportation System – Bus Transit

- Update bus shelters and install way-finding signage
Transportation System – Roads + Parking

- Clarify circulation patterns at high-traffic pedestrian and vehicular junctions
  - Study North LBJ Bus Loop and Pleasant Street Garage
Transportation System – Roads + Parking

- Consider satellite commuter lot to address IH-35 commuting
  - Connect lot to campus with bus
- Reconsider location of parking garages in the Long Term Plan
  - Access and egress are important as new buildings are planned
Current Long Term Plan identified ten locations for parking garages
Some garages are now built, others still proposed, and some are no longer proposed.

* New garage site located between the Physical Plant and Tennis Courts
Transportation System – Roads + Parking

Continue to work with the City of San Marcos on the design of the Aquarena Springs Drive Overpass
Transportation System – Pedestrian + Bike

• Improve pedestrian activity
  – Provide raised pedestrian crosswalks or other urban design elements to improve pedestrian safety
  – Consider flashing crosswalk signage
  – Make crosswalks ADA compliant
Transportation System – Pedestrian + Bike

- Enhance east-west connections (continued)
  - Establish pedestrian-only walking signal at intersection of Aquarena, Sessom, and University
  - Consider separate pedestrian and bike bridge at intersection of Aquarena, Sessom, and University
Long Term Plan

• Bobcat Stadium Expansion: South Side and East Side
• Data Center at Research Park off Hunter Road
• Elliott Hall Demolition or Repurpose
• Major Renovations of Chemistry, Centennial Hall, Math Computer Science and Derrick, demolition of office wing of Derrick
• Riverside Apartments Demolition
• Gymnasium for Athletics – Practice Facility
• Parking Garages: between Physical Plant and Tennis Courts, behind Bobcat Village, corner of Charles Austin and Jowers Access
• Performing Arts Center – Performance Hall
• Residence Life Housing: at Arnold Hall site, open August 2019
• Second building at Research Park
• Conference Center and/or expansion of LBJSC
• Various Utility Upgrades
Questions and Comments