Three Phase Process


Imagine. Test. Refine.


DISCOVERY & ANALYSIS  SCENARIOS  REFINEMENT  FINAL PLAN
Today’s Agenda
Campus Development Scenarios

1. Today’s Goal
2. What is a Preliminary Plan
   • Plan Drivers and Goals
   • Demand Model
   • Process Review
3. Preliminary Master Plan
   • Master Plan Concept
   • Construction
   • Renovation
   • Demolition
4. Discussion
5. Next Steps
What is a Preliminary Plan?
Plan Drivers and Goals

What are the Critical Issues Influencing the 2017–2027 Master Plan?

- Plan for continued growth in undergraduate growth and accelerated growth in graduate enrollment
- Address high utilization of existing academic space by expanding within existing campus boundaries
- Plan to grow research endeavor
- Continue to maintain a residential campus
- Designate land for recreation, athletics and parking
- Improve walkability and bikeability of campus
- Grow Health Professions at Round Rock Campus

### ENROLLMENT GROWTH

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Enrolment</th>
<th>Graduates</th>
<th>Projected Annual Growth</th>
<th>Undergraduates</th>
<th>Projected Annual Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>37,979</td>
<td>4,499</td>
<td>3%</td>
<td>33,480</td>
<td>1.5%</td>
</tr>
<tr>
<td>2016</td>
<td>39,495</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>41,011</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### RESEARCH

- Actual: $547M (527M*)
- Projected: $769M

*Total Research NSF as reported by Texas State University

### SPACE NEEDS

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2027</th>
<th>Gain / (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Student FTE</td>
<td>30,412</td>
<td>36,978</td>
<td>6,566</td>
</tr>
<tr>
<td>E&amp;G Assignable Square Feet (ASF)</td>
<td>1,936,683</td>
<td>2,884,314</td>
<td>(947,631)</td>
</tr>
<tr>
<td>Gross Square Feet (GSF)</td>
<td>2,979,512</td>
<td>4,437,406</td>
<td>(1,457,894)</td>
</tr>
<tr>
<td>ASF/FTE</td>
<td>64</td>
<td>78</td>
<td></td>
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</table>

### HOUSING AND DINING

<table>
<thead>
<tr>
<th></th>
<th>2015 Existing</th>
<th>2027</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>GSF</td>
<td>UNITS</td>
</tr>
<tr>
<td>Additional Housing Demand (in addition to existing supply)</td>
<td>276 GSF</td>
<td>65 BEDS</td>
</tr>
<tr>
<td>Additional Dining Demand</td>
<td>0 GSF</td>
<td>0 SEATS</td>
</tr>
</tbody>
</table>

2027 Net Demand: 727 Beds / 233,000 GSF

Planned Demolition / Renovation Loss:
- Smith, Arnold
- barbecue, Hunsley
- Lambert, Butler, Balinas & Hall

Net 2027 Demand: 2,403 Beds / 768,960 GSF
Summary Demand Model

Demand Model* Components:

- New Academic/Research Space 1.45 M GSF
- New Student Housing 768,960 GSF / 2,403 Beds
- New Dining 25,000 GSF / 650 Seats
- **Subtotal:** 2.24 M GSF

- Parking 2,000 - 2,400 Parking Spaces
- Infrastructure
  - Substantial renewal required for 2027
  - Improve redundancy, add new utility corridors
  - East Campus Chiller Plant (east of San Marcos River)
  - Elevated water storage and fire flow improvements needed

*Demand Model Components include both San Marcos and Round Rock Campuses
Inventory and Analysis
Scenario Development and Refinement
Preliminary Master Plan
Current Land Use Distribution + Developable Land

- Residence Halls
- Academic / Research
- Parking Garages
- Student Services
- Athletics and Rec

5-Minute Walk
10-Minute Walk

- 7.5 Acres
- 11.3 Acres
- 6.5 Acres

Potential Future Development Zones
Elevation

800' 700' 500'

Texas State University
Preliminary Master Plan
All future Academic/Research buildings include both designated academic space as well as designated research space. No standalone research facilities are planned.
*All future Academic/Research buildings include both designated academic space as well as designated research space. No standalone research facilities are planned.
Student Housing

STUDENT HOUSING SPACE

A  Student Housing at Butler Site  + 192k GSF  600 Beds
B  Student Housing at Lantana Site  + 192k GSF  600 Beds
C  Hilltop Housing  + 160k GSF  600 Beds
STUDENT HOUSING SPACE

A Student Housing at Butler Site + 192k GSF 600 Beds
B Student Housing at Lantana Site + 192k GSF 600 Beds
C Hilltop Housing + 160k GSF 600 Beds
Integrated Use Model

University of Michigan North Quad
NEW PARKING

A  Parking Near Ivey Moore Site  + 700 - 1050 Parking Deck Spaces

B  Parking at Sessom Drive  - 300 Surface Parking Spaces

+ 700 - 1050 Parking Deck Spaces
NEW PARKING

<table>
<thead>
<tr>
<th>Location</th>
<th>Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Near Ivey Moore Site</td>
<td>+ 700 - 1050 Parking Deck Spaces</td>
</tr>
<tr>
<td>Parking at Sessom Drive</td>
<td>- 300 Surface Parking Spaces</td>
</tr>
<tr>
<td></td>
<td>+ 700 - 1050 Parking Deck Spaces</td>
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</tbody>
</table>
ATHLETICS

Events Center Expansion  + 1,800 Seats
<table>
<thead>
<tr>
<th>Letter</th>
<th>Building</th>
<th>GSF</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Lantana Hall*</td>
<td>53,926</td>
<td>239 Beds</td>
</tr>
<tr>
<td>B</td>
<td>Music</td>
<td>74,048</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Smith Hall</td>
<td>29,269</td>
<td>163 Beds</td>
</tr>
<tr>
<td>D</td>
<td>Sterry Hall</td>
<td>89,862</td>
<td>371 Beds</td>
</tr>
<tr>
<td>E</td>
<td>Arnold Hall</td>
<td>43,709</td>
<td>225 Beds</td>
</tr>
<tr>
<td>F</td>
<td>Burleson Hall</td>
<td>13,521</td>
<td>68 Beds</td>
</tr>
<tr>
<td>G</td>
<td>Butler Hall*</td>
<td>49,687</td>
<td>236 Beds</td>
</tr>
<tr>
<td>H</td>
<td>Hornsby Hall</td>
<td>13,650</td>
<td>68 Beds</td>
</tr>
</tbody>
</table>

*Butler and Lantana Hall may be candidates for renovation and expansion.*
Projected Master Plan Renovation

- A Albert B Alkek Library
- B Aqua Sports Center
- C Blanco Hall
- D Commons Hall
- E Derrick Hall
- F Elliott Hall
- G Evans Liberal Arts
- H Health Professions
- I Hines Academic Center
- J JC Kellem Administration
- K Jowers Center
- L LBJ Student Center
- M Nueces
- N Old Main
- O Physical Plant
- P Roy F. Mitte
- Q Taylor-Murphy History
- R Theatre Center
- S West Warehouse (Repurpose)

*Designated research space will be included in academic renovation projects whenever possible.
10 Year Master Plan

Residential Building
Academic/Research Building
Parking Deck
Athletic Building
Student Services
Major Circulation Route
Beyond 2027
Beyond 2027

Future Development Zone
Future Building Development
Major Circulation Routes
Discussion