

SUL ROSS STATE UNIVERSITY

Eagle Pass Campus Master Plan

January 9, 2024



AGENDA

1. Process & Schedule Overview
2. Master Plan Overview
3. Next Steps



PROCESS & SCHEDULE

Complete
  In progress

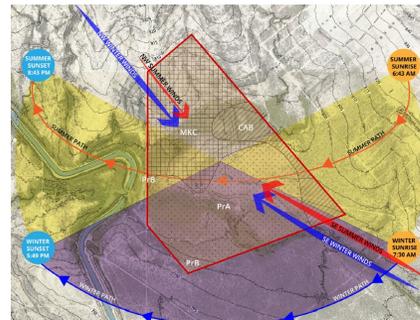
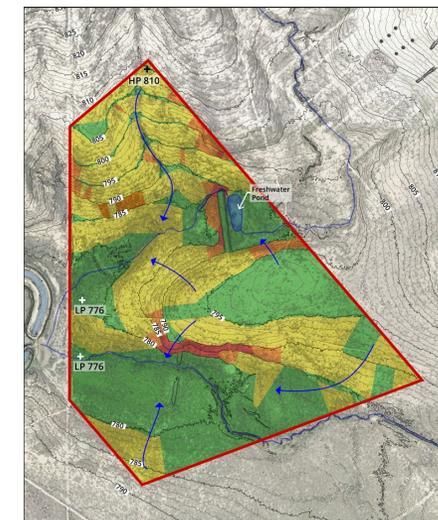
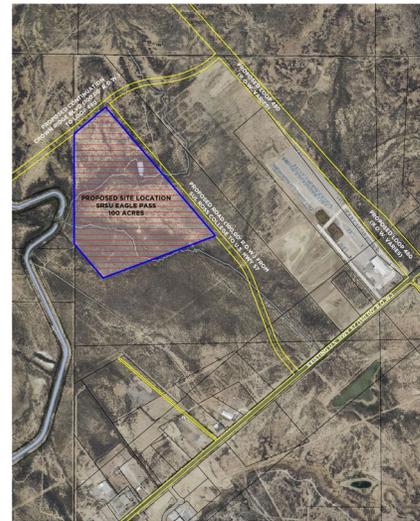
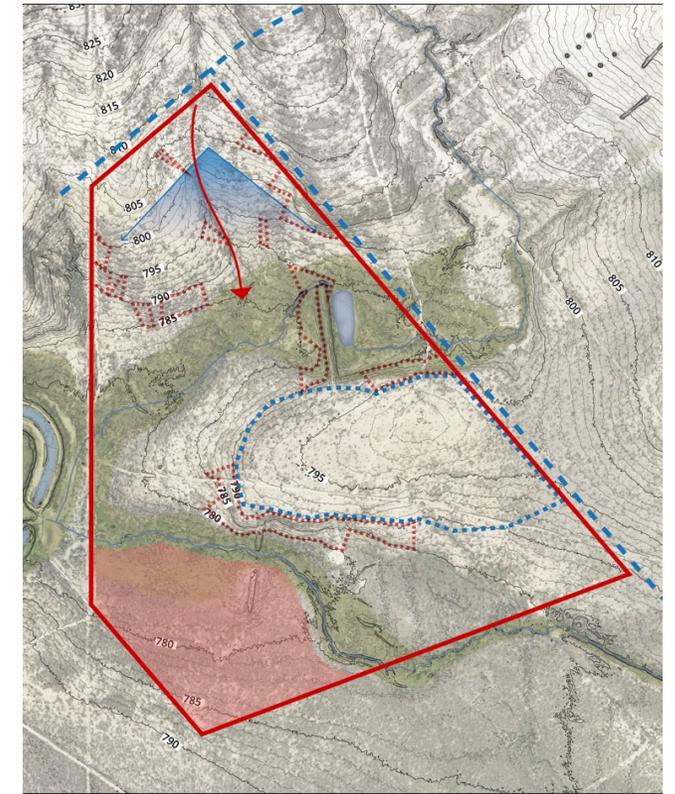
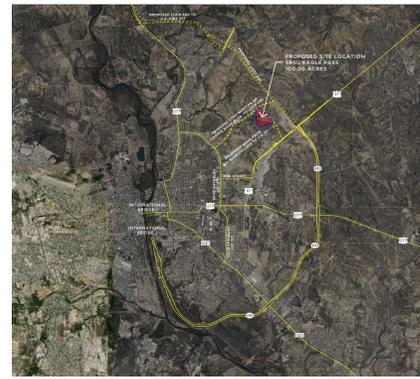
'23 | '24

		WORK PROGRAM											
		M	A	M	J	J	A	S	O	N	D	J	F
Information Collection Phase	<input checked="" type="checkbox"/>	1. Project Initiation Meeting and Site Tour	█	█									
	<input checked="" type="checkbox"/>	2. Stakeholder Interviews		█									
	<input checked="" type="checkbox"/>	3. Development of Campus Base Map	█	█									
	<input checked="" type="checkbox"/>	4. Campus Planning Principles			█								
	<input checked="" type="checkbox"/>	5. Develop Campus Analysis		█	█	█							
Analysis & Schematic Phase	<input checked="" type="checkbox"/>	6. Enrollment Analysis, Space Utilization and Building Blocks		█	█	█							
	<input checked="" type="checkbox"/>	7. Architectural Programming of Initial Building				█	█	█	█	█			
	<input checked="" type="checkbox"/>	8. Utility Master Plan			█	█			█	█	█		
	<input checked="" type="checkbox"/>	9. Master Planning Team Design Workshop and Virtual Review Meeting				█	█						
Review Phase	<input checked="" type="checkbox"/>	10. Draft Campus Master Plan and Recommendations				█	█	█					
	<input checked="" type="checkbox"/>	11. Presentation of Draft Campus Master Plan and Recommendations								█			
Refinement/Final Phase	<input checked="" type="checkbox"/>	12. Implementation Plan								█	█		
	<input checked="" type="checkbox"/>	13. Final Draft Campus Master Plan								█	█	█	█
		14. Review Meetings								█		█	█
		15. Final Campus Master Plan										█	█

Work Program
 Meeting/Presentation

ANALYSIS

- Regional Context
- Location & Surrounding Context
- Site Access & Connections
- Natural Features
 - Soils, Sun & Wind
 - Slopes & Drainage
- Existing Utilities
- Development Opportunities & Challenges



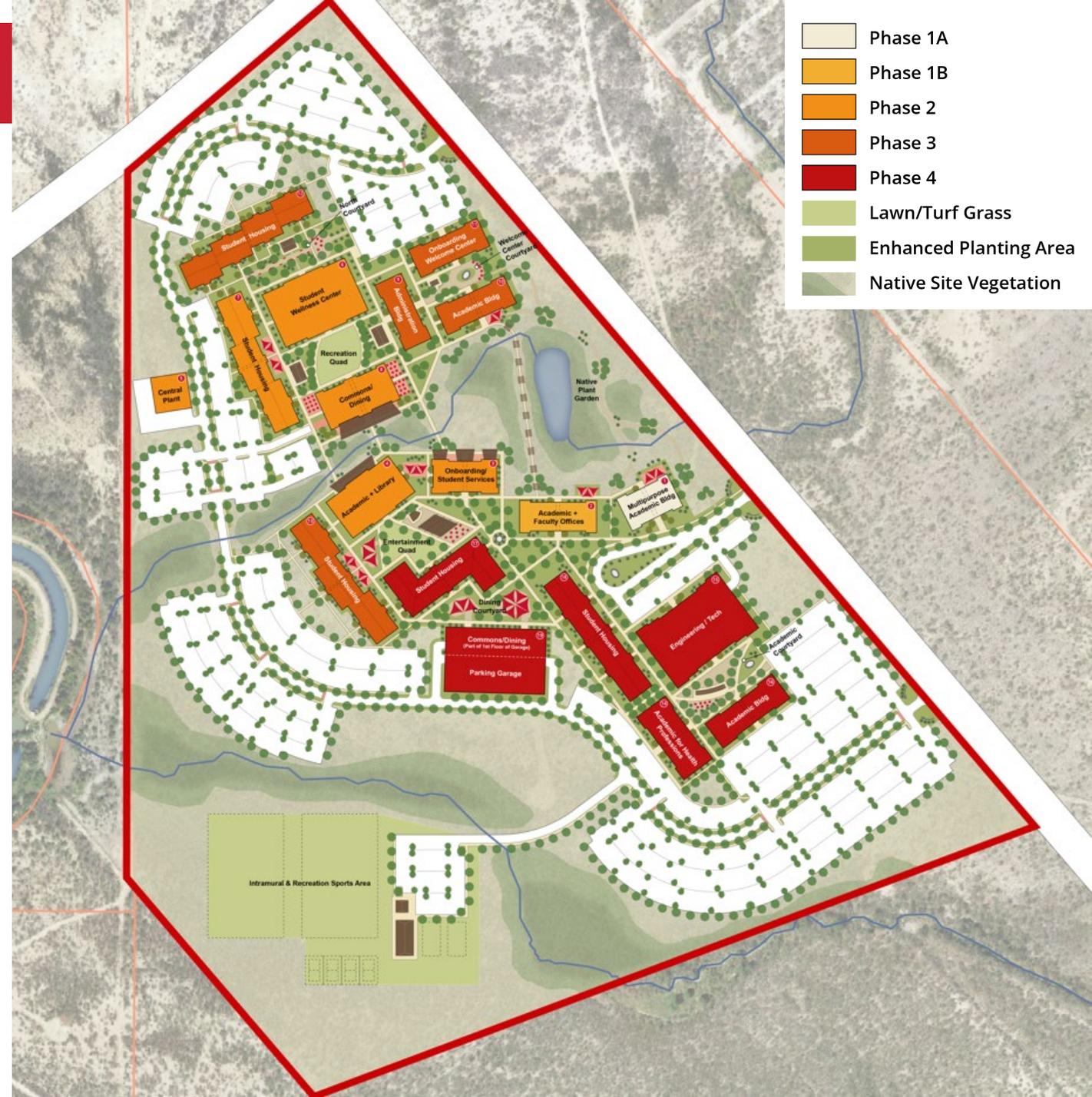
PLANNING PRINCIPLES

1. Establish a campus layout that harmonizes with nature.
2. Promote a comfortable pedestrian experience.
3. Foster and enhance outdoor experiences.
4. Cultivate a welcoming environment.
5. Plan for thoughtful and strategic phased growth.
6. Solidify SRSU as an educational pillar of the region.



ILLUSTRATIVE

- 19 buildings
 - 50%: Four stories
 - 30%: Three stories
 - 5%: Two stories
 - 15%: One story
- Outdoor event space
- Gathering areas of multiple sizes
- Informal and intramural recreation areas
- Native plant garden
- Maximizing shade in multiple ways
- Varying levels of landscape enhancement





PHASE 1A

BUILDINGS & FACILITIES

- Building 1 – Multipurpose Academic Building (41,000 GSF)

TRANSPORTATION & LANDSCAPE

- In-Out Entry Road
- Entry Monument
- Parking (~350 spaces)



PHASE 1A

BUILDING 1 - MULTIPURPOSE ACADEMIC BUILDING

This facility is a three-story, 41,000 GSF building. This building will function as the sole building on campus for the first few years and must serve a multitude of functions including instructional, administrative and faculty spaces; onboarding and welcome services; and a small library component. As additional buildings are developed in later phases, the library and onboarding services will move out and this facility will convert to an academic and administrative building. An outdoor gathering area is situated on the north side of the building. This area could include enhanced paving, seating, shade sails or other shade structure, and perimeter plantings.

IN-OUT LOOPING ENTRY ROAD WITH ENTRY MONUMENT SIGNAGE

An in-out looping entry road will provide the sole campus access for Phase 1. An entry monument sign with associated landscaping and streetscape elements along the road such as lighting, plantings and sculptural elements will set the aesthetic character for the rest of the campus development. It is recommended that the monument sign have both vertical and horizontal elements for increased visibility.

PARKING (SEE MAP 11 ON PAGE 41)

Phase 1A should include parking for approximately 350 vehicles. Much of this parking area will convert to other uses by the time the campus is built out.





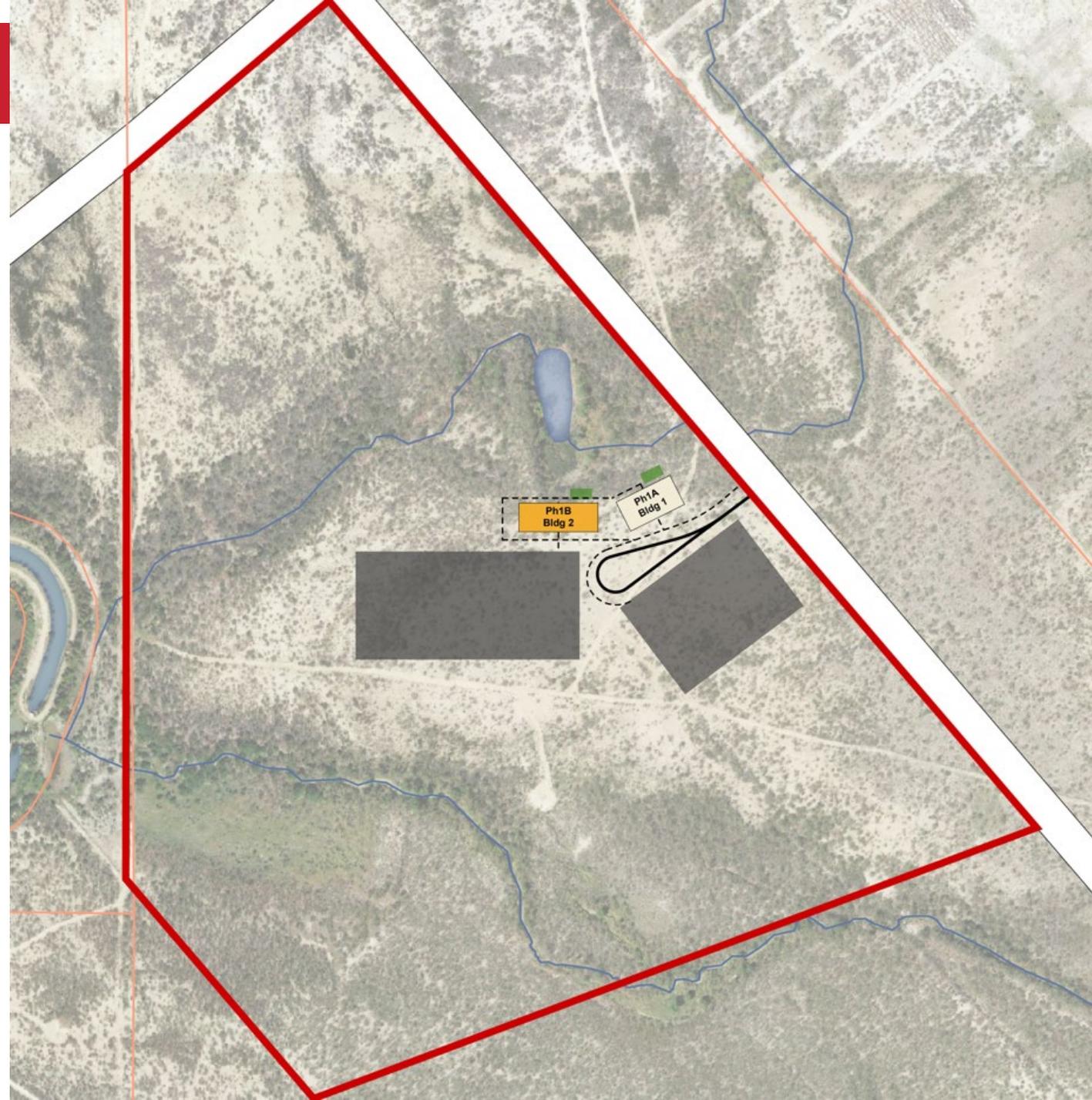
PHASE 1B

BUILDINGS & FACILITIES

- Building 2 – Academic/Faculty Office Building (70,000 GSF)

TRANSPORTATION & LANDSCAPE

- Parking (+ approx. 530 spaces)



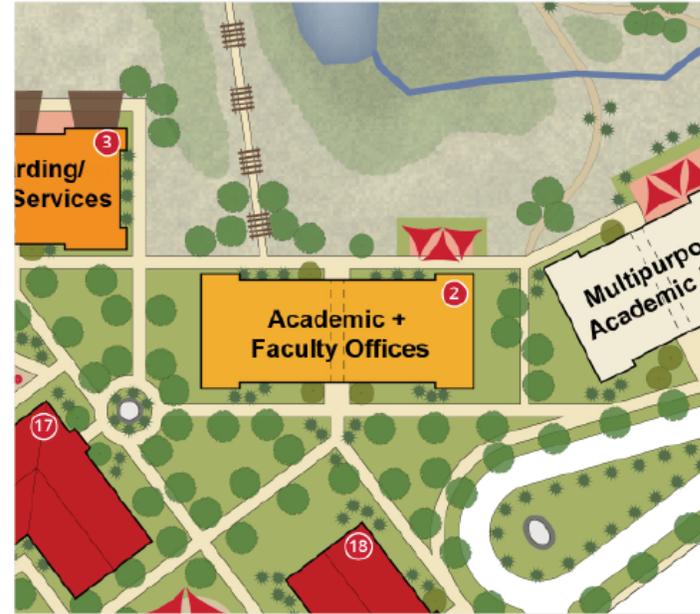
PHASE 1B

BUILDING 2 - ACADEMIC/FACULTY OFFICE BUILDING

This four-story, 70,000 GSF building will include general instruction spaces, science labs and faculty offices, and student support spaces. An outdoor gathering area with shaded seating and enhanced plantings is located on the north side of the building, where the area can receive maximum shade from the building itself. This area will ultimately have views toward the Native Plant Garden and freshwater pond to the north.

PARKING (SEE MAP 12)

Parking should be expanded by 530 spaces in this phase. However, this expansion area will convert to other uses by Phase 4.





PHASE 2

BUILDINGS & FACILITIES

- Building 3 – Onboarding/Student Services Building (45,000 GSF)
- Building 4 – Academic/Library Building (80,000 GSF)
- Building 5 – Central Plant (10,000 GSF)
- Building 6 – Student Wellness Center (40,000 GSF)
- Building 7 – Student Housing (400 Students) (120,000 GSF)
- Building 8 – Commons/Dining Facility (20,000 GSF)

TRANSPORTATION & LANDSCAPE

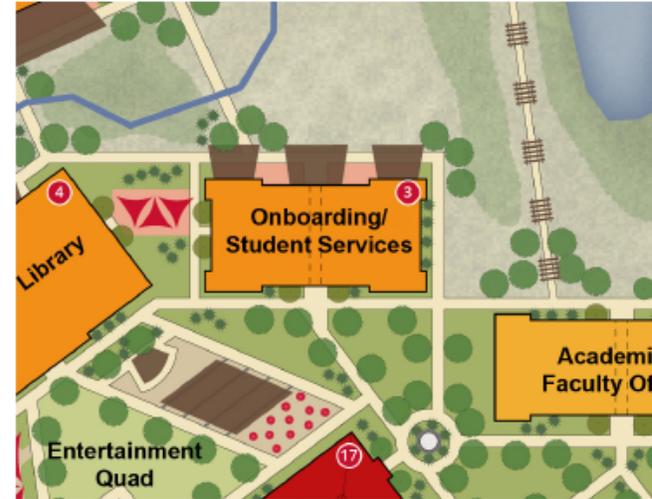
- Full (or Shortened) Loop Road
- Parking (+ approx. 875 spaces)
- Additional Entry Monuments
- Recreation Quad



PHASE 2

BUILDING 3 - ONBOARDING/STUDENT SERVICES BUILDING

The Onboarding/Student Services Building is a three-story, 45,000 GSF building. It will include onboarding services and a small welcome center component, instructional spaces, a food service component, and student spaces such as lounge and hang out areas. With the addition of a standalone Onboarding Building/Welcome Center in Phase 3, this building will transition to a dedicated Student Center and serve as a primary student gathering and recreation area south of the creek. Considering the long-term student-centric use, this building has a more substantial outdoor seating area with shade structure or cantilevered canopy over an area with enhanced paving, seating and plantings.



BUILDING 4 - ACADEMIC/LIBRARY BUILDING

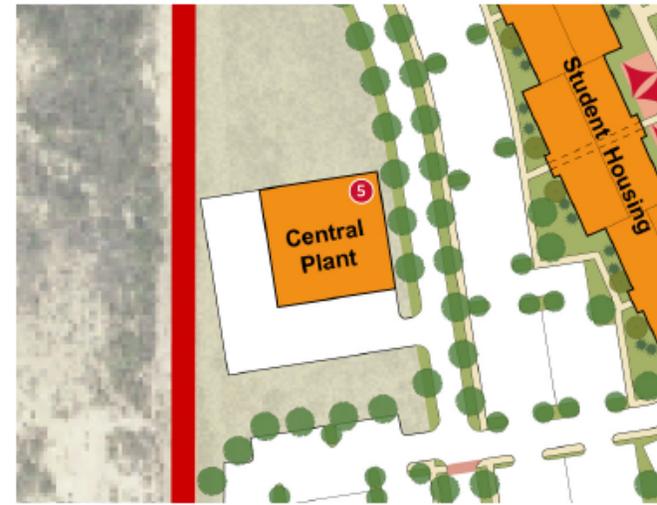
This three-story, 80,000 GSF building is proposed as a multi-use facility including a library, instructional spaces, faculty offices and student study areas. A large outdoor seating area with shade structure or cantilevered canopy, seating, and planting is located on the northwest side of the building with direct views toward the creek and the outdoor seating area at the Commons/Dining Facility. A smaller, shaded seating area suitable for more quiet outdoor uses is situated between this building and the Onboarding/Student Services Building.



PHASE 2

BUILDING 5 - CENTRAL PLANT

A one-story, 10,000 GSF Central Plant will be located on the west side of the loop road and will function as the heart of utility infrastructure on campus. An area for staff parking, outdoor storage, cooling towers, etc. is available around the facility. Buildings developed prior to the Central Plant will be converted to connect to the facility while all future buildings should tie into the Central Plant and piping network at the time of construction.

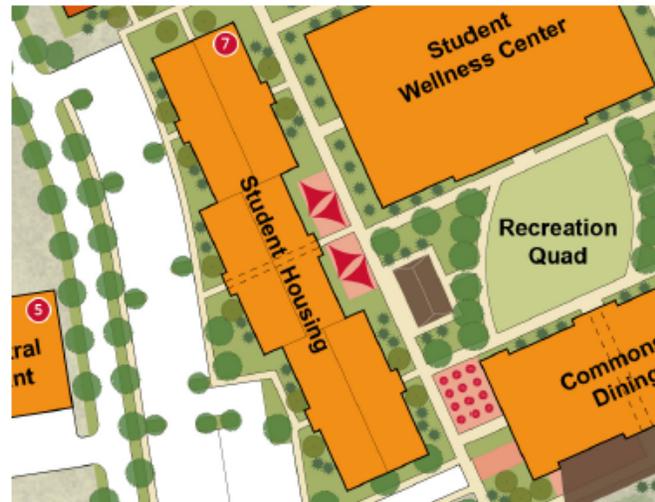


PHASE 2



BUILDING 6 - STUDENT WELLNESS CENTER

The Student Wellness Center is a one-story, 40,000 GSF recreation facility. It will include amenities such as a gymnasium, fitness equipment area and exercise studios. This building will serve as a primary student gathering and recreation area north of the creek.



BUILDING 7 - STUDENT HOUSING

This is the initial Student Housing building on campus. It is a four-story, 120,000 GSF building intended to house 400 students. The building will include individual suites with four bedrooms, shared bathrooms and a common lounge area. A small shaded outdoor gathering area is located on the east side of the building. This building is sited largely perpendicular to the slope and will thus step down the slope at key intervals.

All future housing buildings will have the same capacity and residential options.

PHASE 2



BUILDING 8 - COMMONS/DINING FACILITY

A one-story, 20,000 GSF Commons/Dining Facility will provide dining options for nearby residential students as well as non-residential campus attendees. A multitude of outdoor seating areas are located around the building including tables with umbrellas on the east and west side of the building and an area with shade structure or cantilevered canopy on the south side. The seating area on the south will not benefit from shade by the building itself, so providing a dense shade structure will help this space feel most comfortable. A loading dock is located on the west end of the building, with vehicular access through the adjacent parking lot.



FULL OR SHORTENED LOOP ROAD

This phase includes the addition of the campus loop road. The road could either be developed in full (the solid black line on diagram below) or developed as a shortened route (the dashed black line on diagram below). However, if a shortened route is developed, entry monument signs will need to be relocated once the full loop is built later.

PARKING (SEE DIAGRAM)

Parking should be expanded by 875 spaces in this phase. While some of the parking developed in this phase will convert to other uses later, the majority will remain as is. If a shortened loop route is built, the northernmost parking lot would need to be shifted accordingly.

PHASE 2

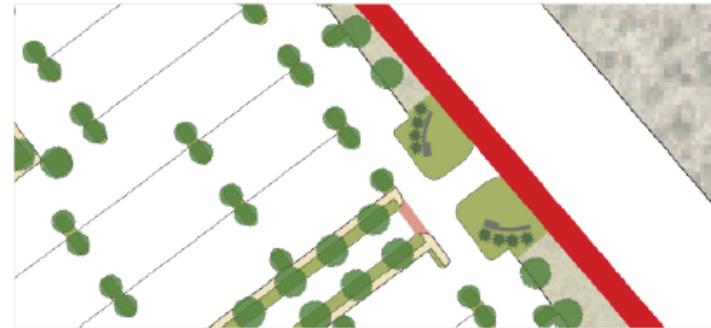
ADDITIONAL ENTRY MONUMENTS

With the development of the loop road, entry monuments should be built at each additional campus entry. Monument materials should be complementary to the architectural character of the campus buildings. Native, drought

tolerant plants with a pop of color and/or strong structure (e.g., agave) can help to create a compelling entry and offer a first glimpse of the landscape character that users will experience on the campus.

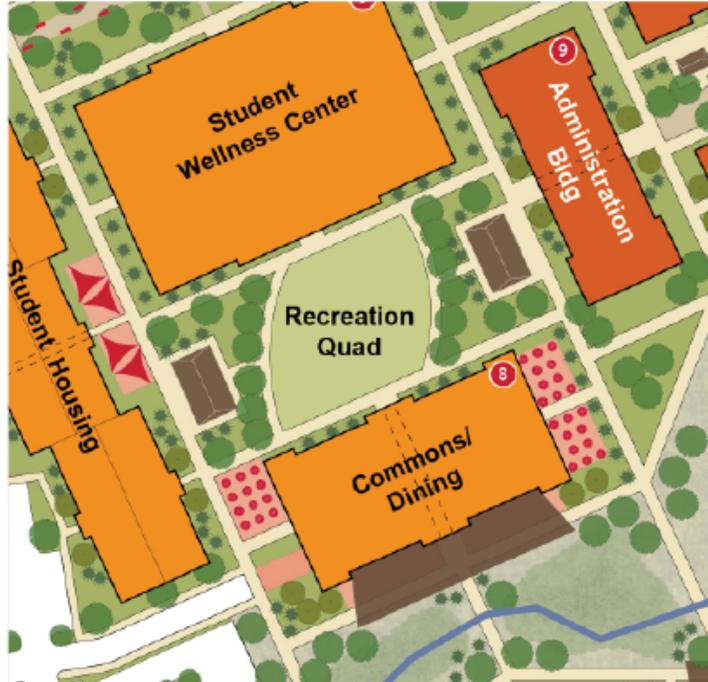


North entrance



South entrance

PHASE 2



RECREATION QUAD

The Recreation Quad is surrounded by administrative, housing, recreation and dining uses. It includes a central open area for flexible recreation; one of only two areas on campus where irrigated turf grass is recommended. Shade pavilions with seating anchor the east and west ends of the quad. There are views into the quad from adjacent sidewalks as well as through breezeways in three of the four adjacent buildings. An area with enhanced plantings provides a buffer between the shade pavilions and open recreation space.

Enhanced planting areas on campus will likely include areas with native trees, shrubs and groundcovers set amidst non-vegetative surfacing such as gravel or decomposed granite. This will help to maintain aesthetic appeal while reducing water needs.



PHASE 3

BUILDINGS & FACILITIES

- Building 9 – Administration Building (40,000 GSF)
- Building 10 – Academic Building (60,000 GSF)
- Building 11 – Onboarding Building/Welcome Center (45,000 GSF)
- Building 12 – Student Housing (400 Students) (120,000 GSF)
- Building 13 – Student Housing (400 Students) (120,000 GSF)

TRANSPORTATION & LANDSCAPE

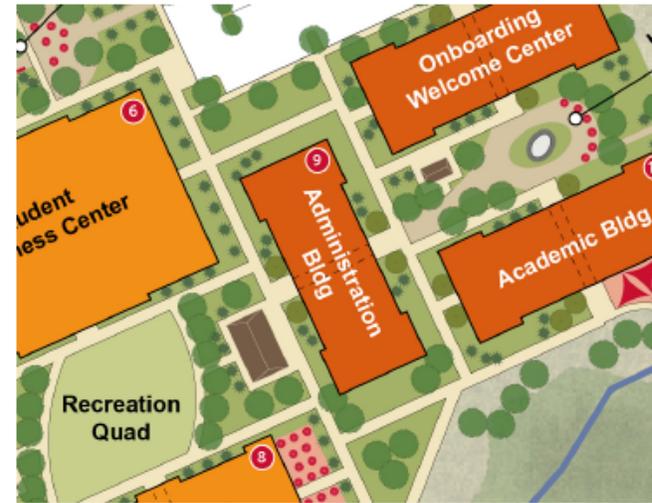
- Full Loop Road
- Parking (+ approx. 840 spaces)
- North Courtyard
- Welcome Center Courtyard
- Native Plant Garden
- Entertainment Quad



PHASE 3

BUILDING 9 - ADMINISTRATION BUILDING

The Administration Building is a three-story, 40,000 GSF facility. It will include offices for the President, leadership and some faculty, as well as an alumni office, multipurpose auditorium and large conference meeting spaces. This building borders the Welcome Center Courtyard that includes shaded seating and outdoor gathering areas.



BUILDING 10 - ACADEMIC BUILDING

The Academic Building is a four-story, 60,000 GSF facility with instructional spaces, study areas and faculty offices. This is the first purely academic building to be built on campus. It is situated adjacent to the Welcome Center Courtyard and also includes a small shaded outdoor seating area on the south side of the building facing the freshwater pond.



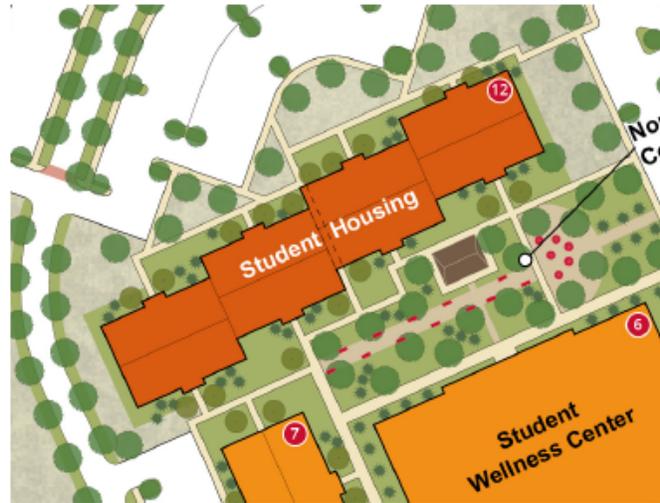
PHASE 3

BUILDING 11 - ONBOARDING BUILDING/ WELCOME CENTER

The Onboarding Building/Welcome Center is a three-story, 45,000 GSF building prominently located at the northernmost entrance to the campus. This facility will consolidate all onboarding services, including a testing center, into a single dedicated facility. The adjacent parking area should include some visitor parking as this will be the first stop for many potential students and their families when they visit the campus. The breezeway through the building provides enticing views between the parking area and the Welcome Center Courtyard.



PHASE 3



BUILDING 12 - STUDENT HOUSING

The second Student Housing building is another four-story, 120,000 GSF building intended to house 400 students. The building will include individual suites with four bedrooms, shared bathrooms and a common lounge area. The building is located along the northern slope of the property from which there are nice views of the site. The North Courtyard is situated on the south side of the building and provides a welcoming outdoor space for students to gather or enjoy alone.



BUILDING 13 - STUDENT HOUSING

The third Student Housing building is located south of the creek near the Academic/Library Building. As another four-story, 120,000 GSF building, it will accommodate 400 students in individual suites with four bedrooms, shared bathrooms and a common lounge area. A small outdoor gathering area with shaded seating is located on the east side of the building. This area is also adjacent to the Entertainment Quad where there will be additional opportunities for flexible recreation and shaded seating.

PHASE 3

FULL LOOP ROAD

If a shortened route of the loop road is developed during Phase 2, the full loop road will need to be built during Phase 3. This would include relocating the entry monuments, as needed.

PARKING (SEE DIAGRAM AT RIGHT)

Parking should be expanded by 840 spaces in this phase. The northern parking lots developed in this phase will remain while the southern parking lot will be modified in Phase 4.



PHASE 3

NORTH COURTYARD

The North Courtyard provides opportunities for outdoor seating, studying and other gathering for nearby residential students. A shade pavilion is centrally located in the space and is situated just north of a wide decomposed granite pedestrian walkway with bench seating. Tables with umbrellas are located in a decomposed granite space at the east end of the courtyard. Trees and enhanced plantings provide a natural respite for students to relax and unwind.



PHASE 3

WELCOME CENTER COURTYARD

The Welcome Center Courtyard is surrounded by academic, administrative and visitor-focused uses. A small shade pavilion is located along the northern sidewalk. A decomposed granite pedestrian area includes tables with umbrellas and access to the Native Plant Garden at the east end, and a sculptural element in the center. Enhanced plantings surround the space. Views from the visitor parking area north of the Onboarding Building/Welcome Center will be directed through the breezeway toward the sculptural element in the center of the courtyard. This is a great location for a “wow” moment created by the sculpture and adjacent plantings.



PHASE 3

NATIVE PLANT GARDEN

The existing freshwater pond is being preserved throughout development of the campus. A new Native Plant Garden with pedestrian path is recommended near the pond. The garden, path and pond will be prominently visible along the campus frontage.

The pedestrian path ultimately connects the Welcome Center Courtyard with the Multipurpose Academic Building and the central entrance to campus. This area is envisioned as a linear garden with enhanced native plantings focused around the pedestrian path.

The sidewalk developed on the west side of the pond is located on top of a naturally occurring berm. Trellises or other shade structures are located at intervals along the path to provide shade. If there is enough space to plant trees along the sidewalk on top of the embankment, it could be a viable shade solution as well.



PHASE 3

ENTERTAINMENT QUAD

This space is surrounded by residential, academic and student-oriented uses. The Entertainment Quad is envisioned as a multi-functional recreation and entertainment space. The west end of the quad includes a decomposed granite seating area with shade sails. A central lawn is the second recommended irrigated turf area on campus and provides flexible open space. The northeast end of the quad includes a decomposed granite amphitheater with a combination of seat walls and benches (see Figure 9 above). The southeast end of the amphitheater includes tables with umbrellas. The central portion steps down in grade and has a large shade structure over it, and the northwest end (the low end of the amphitheater) includes a small stage. The amphitheater could be used by SRSU and/or other community organizations for special events, as well as daily use by students, faculty and staff.

During Phase 3, additional open green space will be located southeast of the Entertainment Quad (see Map 14 on page 53). This area can be moderately improved for pedestrian use, but will ultimately be converted to the location for Building 17. The level of investment and realistic implementation timing of Phase 4 should be considered accordingly.





PHASE 4

BUILDINGS & FACILITIES

- Building 14 – Academic Health Professions Building (75,000 GSF)
- Building 15 – Engineering/Technology Building (100,000 (GSF)
- Building 16 – Academic Building (50,000 GSF)
- Building 17 – Student Housing (400 Students) (120,000 GSF)
- Building 18 – Student Housing (400 Students) (120,000 GSF)
- Building 19 – Parking Garage + Commons/ Dining Facility (180,000 GSF Parking + 20,000 GSF Dining)

TRANSPORTATION & LANDSCAPE

- Recreation/Sports Access
- Parking (+ approx. 975 spaces)
- Dining Courtyard
- Academic Courtyard
- Intramural and Recreation Sports Area



PHASE 4

BUILDING 14 - ACADEMIC HEALTH PROFESSIONS BUILDING

This four-story, 75,000 GSF facility is the first academic building focused on a particular program. This building provides academic spaces for health professions and includes simulation spaces, skills labs, flexible lecture spaces and general instruction areas. The building sits adjacent to the Academic Courtyard where users can enjoy shaded outdoor seating.



BUILDING 15 - ENGINEERING/TECHNOLOGY BUILDING

The Engineering/Technology Building has the largest footprint on campus. This two-story, 100,000 GSF building focused on engineering and technology programs includes flexible open bay areas, skills spaces, instructional shops and instructional spaces. It will have a loading dock on the east end of the building.



PHASE 4

BUILDING 16 - ACADEMIC BUILDING

This Academic Building is a three-story, 50,000 GSF building. It includes facilities for general instruction, student support areas and faculty spaces.



PHASE 4



BUILDING 17 - STUDENT HOUSING

This is another four-story, 120,000 GSF Student Housing facility for 400 students. Students will live in individual suites with four bedrooms, shared restrooms and a common lounge area. This housing complex is bordered by two enhanced pedestrian areas, the Entertainment Quad and Dining Courtyard.



BUILDING 18 - STUDENT HOUSING

The final four-story, 120,000 GSF Student Housing facility adds 400 more beds to the campus, bringing the total residential capacity to 2,000 students.

PHASE 4



BUILDING 19 - PARKING GARAGE + COMMONS/DINING FACILITY

This mixed-use building is a four-story, 200,000 GSF facility. It includes a 20,000 GSF Commons/Dining Facility on the north end of the first floor. This dining facility will serve students who live in the area as well as other non-residential campus users. The dining facility includes a loading dock on the west end.

The remainder of the first floor and all of the upper levels of the building are a parking garage. With parking also on the roof, this facility will help provide sufficient parking for campus faculty, staff and students.

PHASE 4

RECREATION/SPORTS ACCESS

The Intramural and Recreation Sports Area will be developed in Phase 4. A new road and sidewalk that cross the southern creek will provide access to the area.

PARKING (SEE DIAGRAM AT RIGHT)

The final parking expansion on campus includes the addition of approximately 975 spaces in Phase 4. In total, it is estimated that approximately 3,570 parking spaces will be needed on campus at full buildout.



DINING COURTYARD

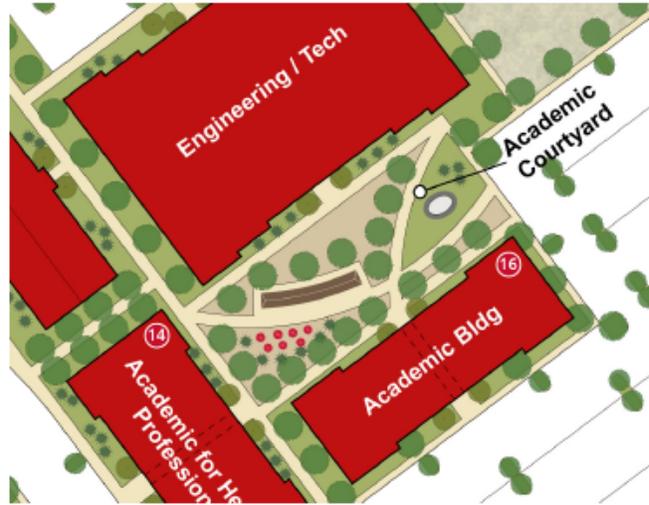
The Dining Courtyard is situated between the Commons/Dining Facility and two Student Housing buildings. The courtyard has two large decomposed granite areas with seating and shade sails. Enhanced plantings surround the seating areas.



PHASE 4

ACADEMIC COURTYARD

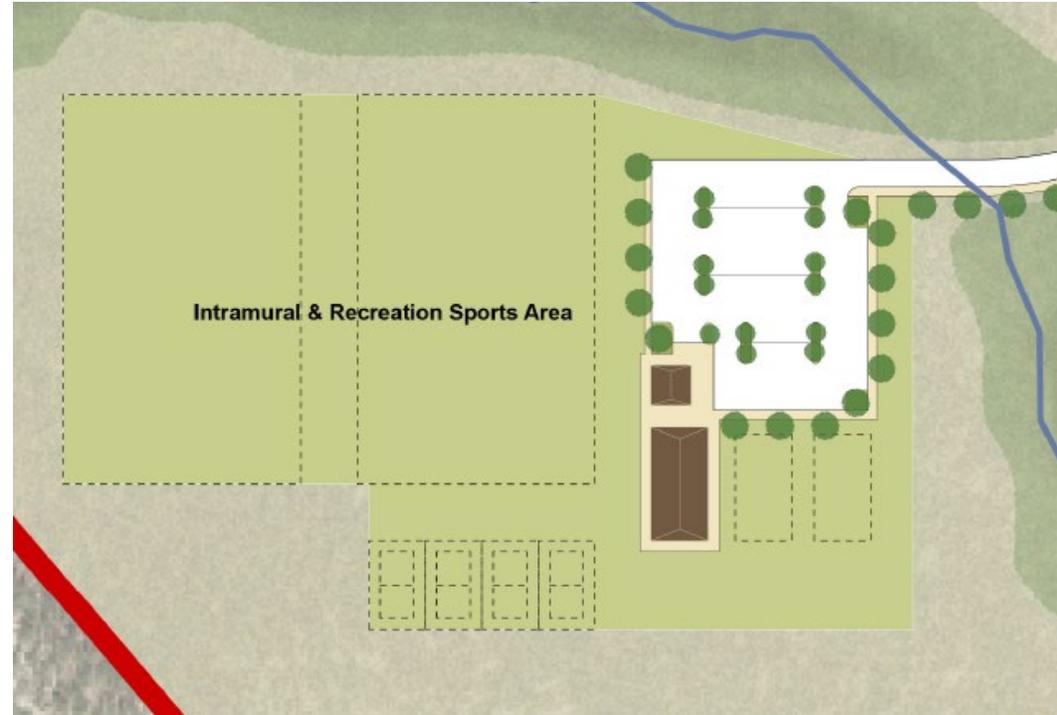
The Academic Courtyard is the southernmost courtyard on campus and the only one surrounded by solely academic uses. It includes a long, linear shade structure, tables with umbrellas, a sculptural installation and enhanced planting areas. This courtyard will be visible from adjacent buildings, the campus frontage and through the breezeway in the Academic Building (Building 16).



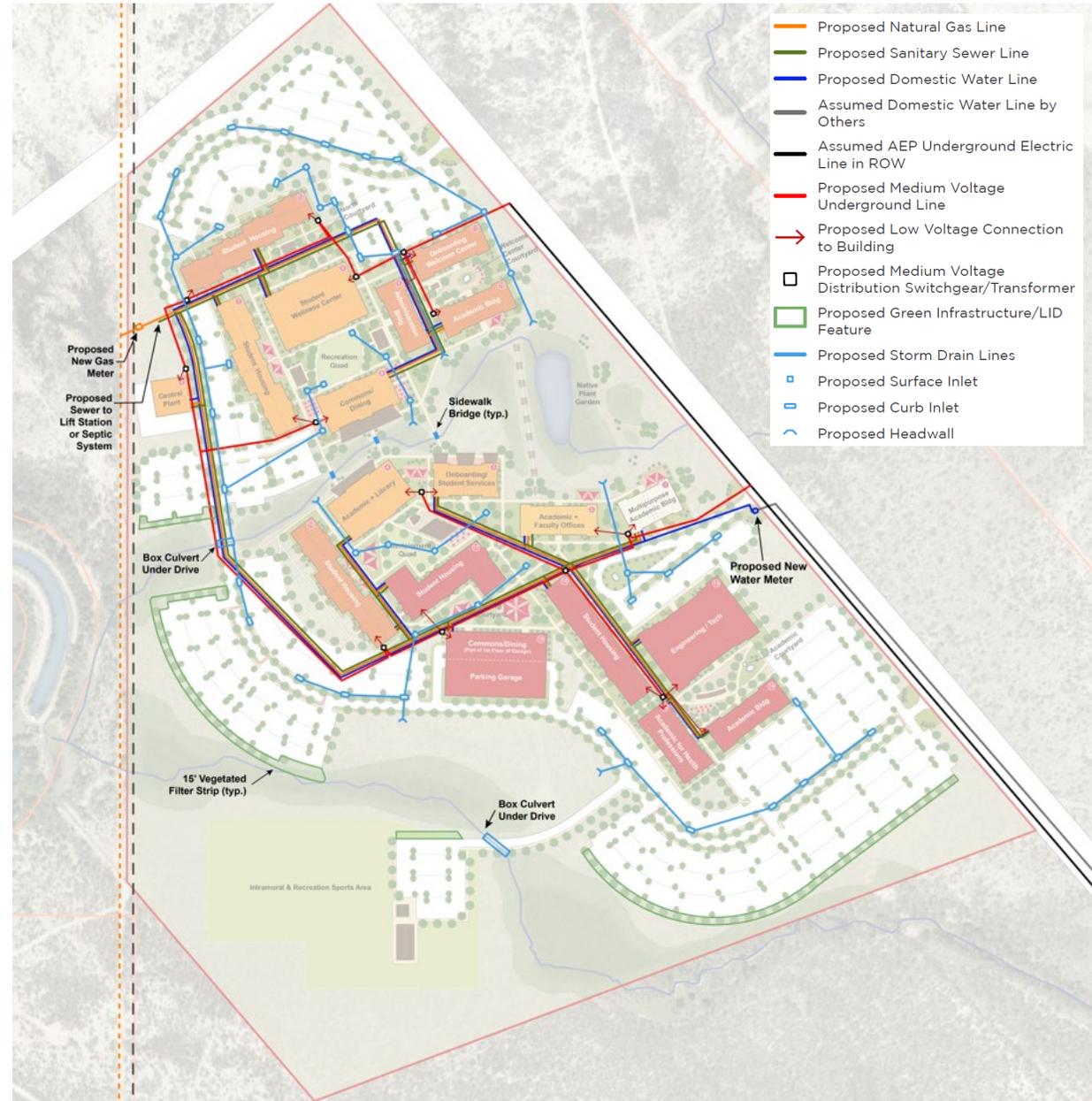
PHASE 4

INTRAMURAL AND RECREATION SPORTS AREA

The southwest corner of the property is cut off from the rest of campus by a creek and some areas with steep slopes just south of the loop road. While this area is somewhat far from the core of campus for an academic, administrative or housing building, it provides an ideal location for recreation amenities. The Intramural and Recreation Sports Area includes a substantial space with slopes 5% or less for recreation amenities. While the specific recreation uses could vary, this area is generally big enough for two soccer fields, four sand volleyball courts and two basketball courts (as illustrated by dashed lines on the plan). This area also includes a large picnic pavilion, restroom building and parking.



UTILITY MASTER PLAN



QUESTIONS?



1

Apply Final Comments

2

**Submit Final Plan to TSUS Planning
and Construction Committee**

3

**Present Final Plan to TSUS Board
of Regents**

Next Steps