

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR



CONCEPTUAL MASTER PLAN

COLLEGE STATION CEMETERY
AND AGGIE FIELD OF HONOR

C O N C E P T U A L M A S T E R P L A N

FOR CITY OF COLLEGE STATION
AND TEXAS A & M UNIVERSITY

January, 2007

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“A cemetery district, like other historic districts, is more than an area composed of a collection of separate elements; it is a cohesive landscape whose overall character is defined by the relationship of the features within it.”

National Register Bulletin 41 – Guidelines for Evaluating and Registering Cemeteries and Burial Places

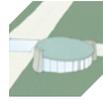
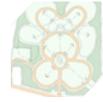
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INTRODUCTION



Context of the Project
Assessment of the Existing Cemetery
City of College Station Requirements
Texas A&M Requirements
Project Approach
Comments and Direction

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CONTEXT OF THE PROJECT

The City of College Station has commissioned this conceptual Cemetery Master Planning Study as the first step in the design and construction of a new cemetery that will serve both College Station residents and Texas A&M former students, staff, and friends of University. The Cemetery Advisory Committee was charged with providing day to day direction and guidance to the Consultant Team as well as working with the Consultant Team to engage the Public through a series of workshops and design charettes in an effort to incorporate the needs of the community and develop consensus for this Master Plan.

Texas A&M has a long history of tradition, respect, and honor of paying homage to its former students, staff, and friends of

the University, and expressed interest in providing a resting place, an Aggie Field of Honor, for former students, staff, and friends of the University who desired to be linked to the University after their death. The City of College Station also wanted to assure that its deceased residents, desiring to be buried in the community they loved, would be able to do so even though the existing City of College Station Cemetery is virtually sold out. Since Texas A&M is a large part of



the College Station community, the leaders of Texas A&M and of the City established a vision of creating one cemetery to honor both Texas A&M former students, staff, and friends of University, and the residents of College Station.

The City of College Station selected the proposed 56.6-acre site for the new municipal cemetery and Aggie Field of Honor in conjunction with Texas A&M. Located



A
*Inside of Kyle Field,
Texas A&M.*

B
*City Hall signage,
College Station, TX.*

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A

Existing municipal cemetery, College Station, TX.

B

Central Park ponds College Station, TX.

in the vicinity of FM 2818 and FM 60, near Easterwood Airport, the 56.6 acre site is virtually undeveloped, easily accessible by car, and situated to provide an excellent view of the Texas A&M football stadium, Kyle Field, and was solely owned by the University (27.1 acres) and the City (29.5 acres). Texas A&M agreed to sell its acreage to the City, and the City would, in turn, be responsible for the design, construction, and maintenance of the entire Cemetery including the Aggie Field of Honor.

ASSESSMENT OF THE EXISTING CITY OF COLLEGE STATION CEMETERY

The existing municipal cemetery was created in 1948 from 31 acres purchased from a local landowner along with 4 acres of the Shiloh Cemetery that were deeded to the City of College Station by the Methodist Church. Located approximately 2 miles south of the Texas A&M campus on Highway 6, the municipal cemetery was decreased in 1973 to allow for the establishment of Bee Creek Park, College Station's first community park. The existing municipal cemetery consists of the approximately 18.5 remaining acres.

Since 1994, standard burial plots at the existing College Station cemetery have sold at

an average of 164 per year. As of December, 2006, there were only 200 standard burial spaces left for purchase. In other words, the existing cemetery is expected to be at capacity sometime in early 2008.

CITY OF COLLEGE STATION REQUIREMENTS FOR A NEW CEMETERY

The requirements for a new cemetery must meet the standards established by the Cemetery Advisory Committee in its Mission Statement (December, 2006):

On behalf of the citizens of College Station, the city cemeteries will be well designed and maintained, aesthetically pleasing, and professionally administered under the guidance of the Cemetery Citizen Advisory Committee and according to the policies and ordinances of the City and State.



- The cemetery will be safe, accessible, and well maintained.

- The cemetery will provide a peaceful and visually pleasing atmosphere conducive to meditation and reflection.

- The cemetery will be adequately funded to meet the needs of the citizens, on-going maintenance, and the future development.

- The cemetery will be operated under the guidance of the Cemetery Committee according to the city ordinances and state statutes.

- The Cemetery Committee will be responsible for public education regarding cemetery policies and procedures.



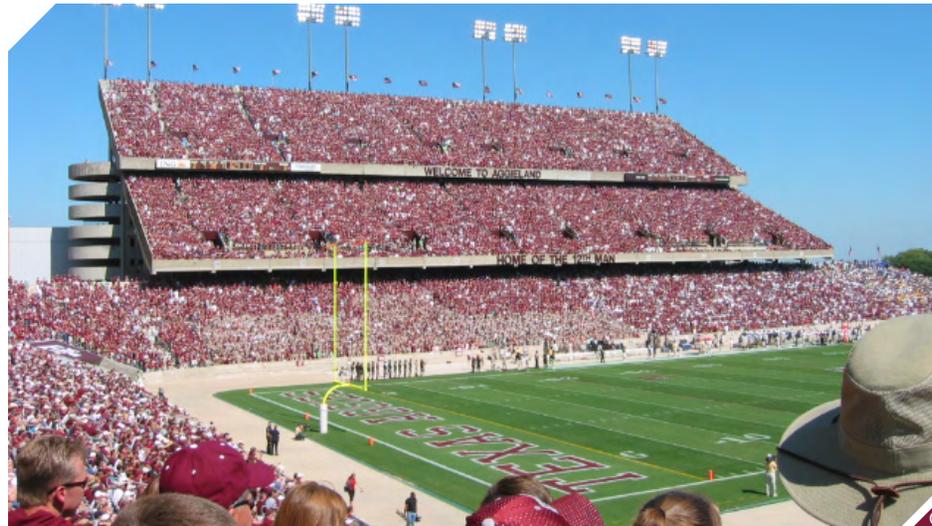
TEXAS A&M REQUIREMENTS FOR THE AGGIE FIELD OF HONOR

Texas A&M desires to bury those associated with the University in a field of monuments and memorials reflective of A&M tradition. Specific requirements have not been identified other than the following guiding principles for design discussed during the Kick-off Visioning Session / Goal Review on November 1-2 2006:

- The cemetery should be part of the municipal cemetery and share an administrative and informational center.
- The cemetery should have its own columbarium and committal shelter, although these elements can be phased into the construction depending on the phase one budget.
- The cemetery will be distinctive and separate from the municipal cemetery and have a clear view of Kyle Field.
- The plots will be consistent in size and shape and should present a more orderly and uniform approach to burial than the municipal cemetery, which should allow

more variety with respect to plot sizes and shapes.

- The cemetery will have particular memorials reflective of specific Texas A&M traditions, like Bonfire, 12th man, military service, agriculture, engineering, or a bugle stand which will likely be paid for through donations.
- The plots will be sold at a yet to be determined premium cost, expected to be significantly more than the cost of the municipal cemetery plots, due to the Field of Honor amenities.



PROJECT APPROACH

The Consultant Team worked with the Cemetery Advisory Committee to plan an approach to the Master Plan development that not only allowed the Consultant Team to analyze the site, but to also gather public input through a series of workshops and meetings. The following steps were followed during the Master Planning process so that the options presented herein were representative of not only the Consultant Team's knowledge of basic cemetery design, but of the adaptation of that knowledge to the particular concerns and goals of both the City of College Station and Texas A&M University.



Aggie pride at Kyle Field, Texas A&M.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

*George Bush
Presidential Library,
College Station, TX.*

B

*Water tower College
Station, TX.*

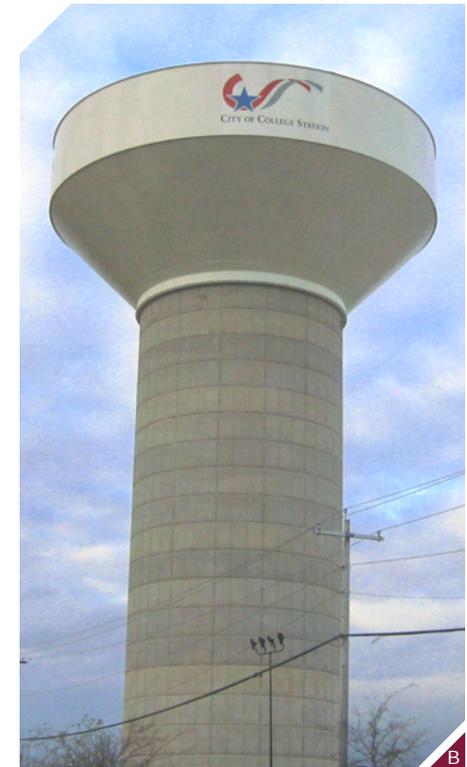
1. Familiarize Consultant Team on the Background/History
2. Understand goals and objectives
3. Obtain Cemetery Advisory Committee input
4. Develop Options
5. Conduct Public Meeting/Presentation and Design Charette
6. Prioritize Master Plan Goals and Phasing for the Site
7. Finalize Preferred Option
8. Review Preferred Option with the Advisory Committee
9. Document Master Plan and Implementation Strategies
10. Present to Texas A&M University, City of College Station Mayor and Council, and the Public



The major challenge in developing the shared cemetery Master Plan was to develop a common vision that both the City and Texas A&M could embrace, without undermining the distinctiveness that the City and University both desired to maintain as burial grounds for the City's residents, the former students, staff, and friends of the University. Members of the City Council made it clear in their July 13, 2006 workshop that this was a municipal cemetery first. Yet, it was understood that the Aggie section must be distinctive and clearly identifiable as the Field of Honor. The Consultant Team, working with the Cemetery Advisory Committee, held a series of public meetings and a design charette to allow for public input, foster discussion, and establish a common vision that would achieve the objectives of both the City and Texas A&M. With the knowledge gained during the public meeting and design charette, the Consultant Team and the Advisory Committee explored different options that provided distinct, sustainable, and flexible design options that could be incorporated into the Cemetery Master Plan

This Conceptual Master Plan was commissioned to develop an overall image, plan, and design strategy for the entire site along with preliminary estimates

of probable cost. It is understood that, due to initial budgetary and construction schedule constraints, the implementation or construction of the cemetery will need to occur in phases. Phase I of the Cemetery will be clearly identified in the Master Plan and will consist of approximately 5 acres dedicated to the Aggie Field of Honor and approximately 5 acres dedicated to the Municipal Cemetery. The Consultant Team was directed to proceed with the conceptual



design based on the ideal image and plan, as developed through consensus meetings with the Public, and then overlay preliminary cost estimates for the entire Cemetery with particular emphasis on Phase I. The budget for Phase I may need to be modified and/or supplemented depending on the actual dollars available for construction in relation to the elements recommended for initial construction.

COMMENTS AND DIRECTION

The following sections of this Master Plan will detail the characteristics of the chosen site and outline the specific process that was followed in order to develop and present herein the actual Master Plan. However, at the beginning of conceptual design, the following overall criteria was provided to the Consultant Team:

- The Cemetery should be designed as one cemetery, but have distinctive sections for both the Municipal components and the Aggie Field of Honor.
- The Cemetery should be designed to accommodate phasing, with Phase I focusing on approximately 5 acres for the Aggie Field of Honor and approximately 5 acres for the Municipal Cemetery.
- The Cemetery should reflect an approach of distinct, sustainable, and flexible design opportunities.
- The design recommendations should not be limited by any published budgets for the cemetery. Although cost should be a consideration for all design elements, it should not limit creativity or inclusion of necessary elements.
- The overall look or image should be that of a park with natural landscape elements and building materials native to Texas, such as field stone and limestone.

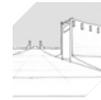


Entrance to existing College Station municipal cemetery.



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SITE ANALYSIS



History of the Proposed Site and Land Uses
Landscape and Topography
Soils/Hydrology
Existing Buildings
View Corridors
Utilities
Boundaries and Adjacent Future Development
Right of Way Restrictions / Easements
Access to the Site
Surrounding Roadways /Airport Impacts
Zoning Analysis
Environmental Analysis- Site Constraints
Site Opportunities

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

HISTORY OF THE PROPOSED SITE AND LAND USES

The City of College Station selected the proposed 56.6-acre site for the new municipal cemetery and Aggie Field of Honor in conjunction with Texas A&M University (See graphic-A pg. 22). Texas A&M had previous ownership of five tracts, 4.3 acres, 3.5 acres, 0.8 acres, 6.9 acres, and 11.6 acres (27.1 acres total). The City of College Station owned a 2.4-acre tract and acquired two more tracts in 2006, namely the Kinman Tract (26.1 acres) and the Sharp Tract (0.9 acres).

The 6.9-acre Texas A&M tract to the east was previously used as a mobile home park and has concrete slabs, access roadway, a water

well, and septic drainfield / settling ponds remaining on the site.

Based on the Consultant Team research, the 11.6 acre Texas A&M tract to the west was used for farming / pasture land. Likewise, the 26.1-acre Kinman Tract was also used for farming / pasture land and was largely undeveloped, except for a light manufacturing facility located in the eastern portion, since removed except for remaining concrete slabs, a water well and a septic tank, that produced concrete foundations for oilfield facilities. The Kinman Tract presently has a producing oil well complete with rod pump, 3-unit tank battery, saltwater disposal pond, and gravel road that extends around the 2.4-acre City of College Station tract and provides the only existing access to the property. The oil well

must remain on the property until it is dry and the cemetery master plan must take into account screening of the well in Phase-I while planning for the eventual removal in later phases.

The 2.4-acre City of College Station tract, located in the eastern portion of the 56.6-acre site, was developed with four buildings as a compound for light manufacturing and storage of oil field chemicals by Inferno Stuffers and later used for manufacturing ornamental stone products by Marble Craft until becoming vacant in September 2003. A complete environmental assessment of the site was not part of this conceptual master plan, but is recommended prior to demolition of these building during the design and implementation phases of the Cemetery.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
U.S. map.

B
Texas counties map.

C
Site plan showing
cemetery and
surrounding site.

The Texas A&M 0.8-acre tract has remains of concrete slabs and debris, as it was once used as a car repair facility. The Texas A&M 4.3-acre and 3.5-acre tracts as well as the 0.9-acre Sharp Tract were undeveloped and appear previously unused for any specific activity. Specific analysis of previous use was not plan of this Master Planning process although more specific environmental analysis may be recommended depending on the areas of development.

LANDSCAPE AND TOPOGRAPHY

The landscape of the 56.6-acre tract is varied since it is a consolidation of several individually-owned tracts of differing uses. On one end of the spectrum, the 4.3-acre, 6.9-acre, and the 3.5-acre Texas A&M tracts are heavily wooded with thick underbrush. On the other hand, the Kinman Tract as well as the 11.6-acre Texas A&M tract are clear cut and feature hay pastureland or grasslands. The other tracts, including the 0.8-acre Texas A&M tract, the Sharp tract, and the 2.4-acre City of College Station (Marble Craft) tract, have moderate trees and limited grasslands, but no other distinguishing landscaping. In summary, it is heavily vegetated and has trees in the southern and northern areas with the middle clear cut and grassy.

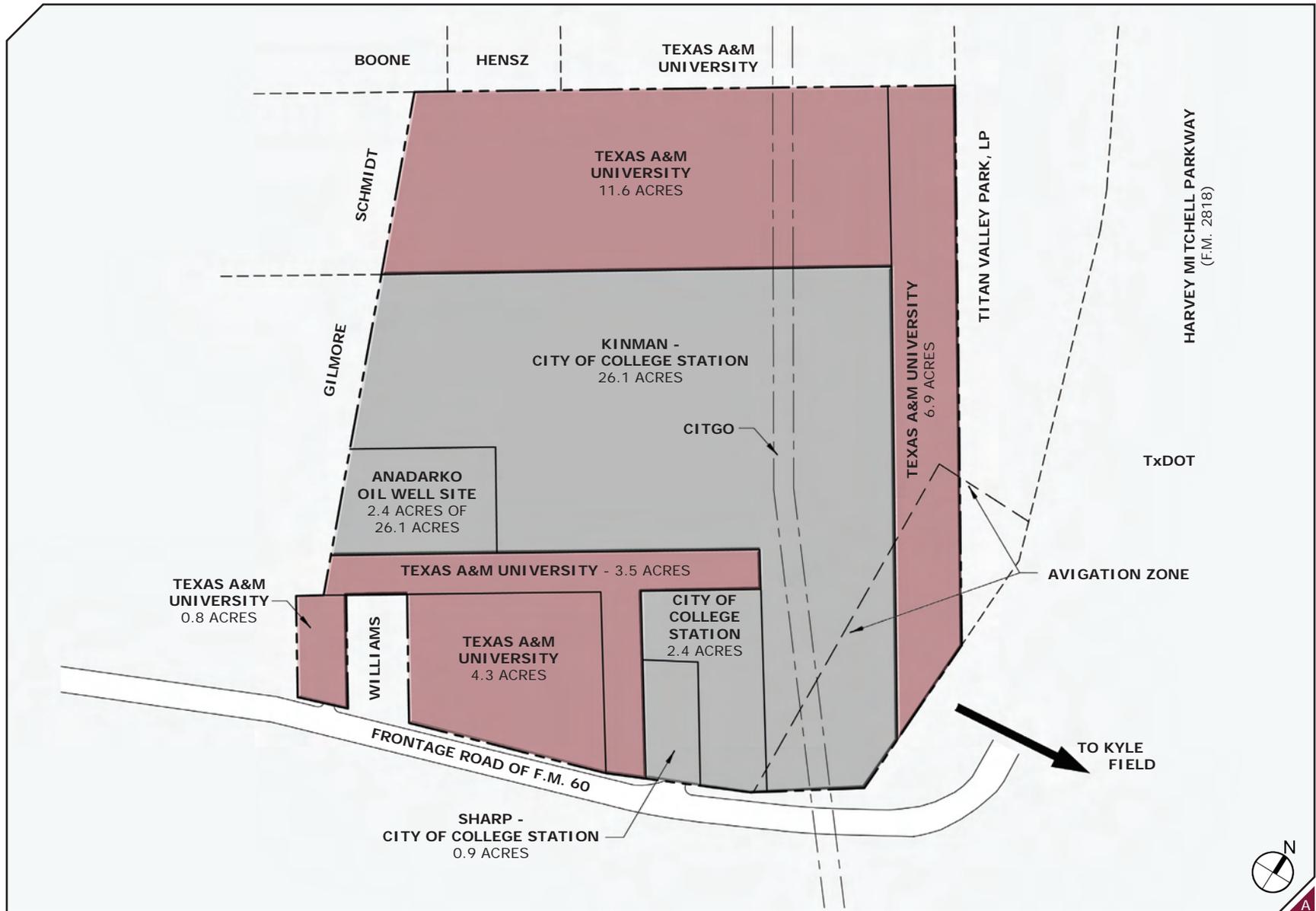


SITE ANALYSIS



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

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The topography of the 57-acre property indicates a relatively gentle sloping from the east / southeast to the west / northwest and is fairly flat in the middle (elevation 337). The topography then dips slightly more steeply (roughly 1.2%) toward drainage features to the west / northwest. The elevation ranges from the higher elevations of approximately 337 at the eastern end in the general vicinity of the FM 60 / FM 2818 intersection down to approximately 327, a variation in elevation of 10 feet. This produces a natural drainage course from east to west, but allows for moderate changes in flow direction through minor grading. No portion of the property has been identified as being in a FEMA floodplain or floodway.

SOILS / HYDROLOGY

Geotechnical sampling and analysis through the drilling and testing of 15 borings (7 ten foot deep borings and 8 fifteen foot deep borings) on the property has provided characteristics and a good profile description of the soils that will be encountered on site. According to the geotechnical report, the soils are fairly consistent with a layer of clay extending over 15' below the surface.

Groundwater was not encountered in any of the 15 boring locations and confirmed with the testing of the samples. Therefore, the water table elevation has not been established. This is very positive, however, in that shallow water is not expected to be encountered during construction or during excavation for graves. Additionally, three piezometers were installed in various

locations on the property to monitor water levels, if identified, over time.

EXISTING BUILDINGS AND STRUCTURES

The four buildings on the 2.4-acre tract facing FM 60 may need to be removed early in the cemetery site development so as to achieve a positive and consistent view within the property. Some of the metal buildings could be re-used in the short term for maintenance facilities and storage, since they are somewhat hidden in the trees and appear to be structurally sufficient. The buildings should be demolished, however, if they become exposed because of the removal of trees for construction of an access road. If the decision is made to demolish the buildings, some structural materials removed may have salvage value.



Existing tracts site plan.



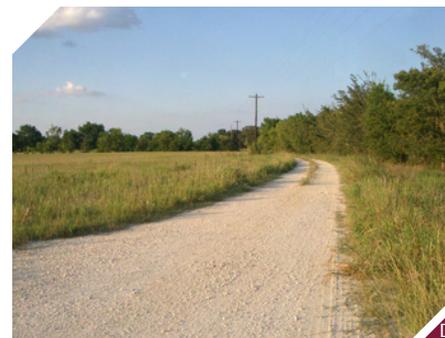
Building currently existing on the site.



Buildings currently existing on the site.



Existing heavy vegetation and trees.



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Existing oil well.

B
Site plan showing view
corridor to Kyle Field.

Other Existing Items to Remove or Mitigate
Several existing facilities will need to be removed to clear the entire property through all phases of development, including at least three water wells, an oil well, four buildings, mobile home pads, slabs, cattle guards, septic tanks, an underground storage tank, fences, a cathodic protection line, and overhead electric lines and poles.

The Anadarko oil well facilities will remain in place on the Kinman track until the well runs dry, which is not expected until long after the first phase of improvements is constructed. It is a producing well and it would be cost prohibitive to negotiate abandonment. The well site would need to be fenced and/or screened from the remainder of the cemetery property. The access roadway to the oilfield facilities would also need to be relocated away from the main portion of the cemetery. Discussions have taken place with Anadarko



to relocate the roadway to the western side of the tract, but no agreement has been reached.

VIEW CORRIDORS

A key design element is to provide a visual and psychological link between the cemetery and Texas A&M. This is achieved through the preservation of a view corridor from southeastern portion of the site, where Kyle Field strikes an imposing silhouette above the low-lying buildings and landforms of the campus. To preserve this visual connection, the Master Plan creates a “view corridor” by using buildings, columns, and other structures to frame the visual axis of Kyle Field.

By aligning a main site axis along the lines of the view, the visitor has a simple, immediately recognizable icon to serve as a point of reference, easing any confusion when visiting separate areas of the site. It also draws the eye away from the adjacent cell tower, thereby reducing its negative visual impact. The psychological link from the Field of Honor to distant Kyle Field, each reinforcing the other, creates a very strong dynamic. This powerful opportunity was therefore quickly identified as a possible key element to incorporate into the design.

UTILITIES

Utilities for the site, including water, sanitary sewer, electricity, and telephone are available and should have adequate existing capacity to handle the additional loads required by the cemetery facilities.

There are three water wells on the 56.6-acre property, one of which is located on the 2.4-acre tract facing FM 60 and serves the four Marble Craft buildings. Since the well water will be inadequate for the cemetery site, an 8-inch College Station Utilities water line located at the front of the Valley Park Center at FM 2818 to the east will be extended.

The existing on-site facilities for wastewater treatment and disposal are also inadequate to accommodate the additional cemetery related activities. Therefore, sanitary sewer connections will be made to the sanitary sewer system and lift station located at the front of the Valley Park Center to the east. This Valley Park Center system belongs to Texas A&M University and agreements with the University will have to be negotiated to allow the additional flows. There is more than adequate existing capacity in the system and negotiation of an agreement

SITE ANALYSIS



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Kyle Field as seen from the site. This view corridor will become the 'Spirit Gate'.

B

Kyle Field front facade.

with the University is not expected to be an issue.

Electrical power is also available on site, although the locations of the overhead lines and poles do not concur with the vision for the development of the property. Therefore, the lines will need to be relocated. Currently overhead power lines travel through the 6.9-acre tract formerly serving the mobile home park, along the 3.5-acre tract serving the oilfield site, and also along the tracts fronting on FM 60. Discussions with College Station Utilities indicate that the power lines will be relocated to the northwest and southwest perimeter of the property.

Telephone service is also available to the site. Underground telephone cable is located along the property lines facing FM 60 and FM 2818.



Fiber optic cable will need to be extended to serve the information center computer kiosk and office. This will also need to be extended from FM 2818 across the Valley Park Center.

BOUNDARIES AND ADJACENT FUTURE DEVELOPMENT

The land around the perimeter of the 57-acre property is largely undeveloped at this time, but plans are underway for the development of the Valley Park Center, a 11.6-acre mixed use development to the east of the property. Easterwood Airport is located to the southeast of the proposed cemetery along with the frontage road of FM 60.

The existing corridor for FM 60 consists of four travel lanes with shoulders divided by a median barrier and frontage roads on both sides of the main travel lanes. It is not expected that additional right of way will be needed by TxDOT to widen FM 60, as right of way for the ultimate development of FM 60 was previously acquired during the development of FM 47.

Also along the south side of the cemetery property is a 1.1-acre tract with buildings currently used for the home office of a construction company, but was previously

used as a convenience store. This property has the potential for future re-development.

To the northeast and southwest are undeveloped agricultural tracts with potential for future development of unknown uses. On the northwest side is a communications tower located near the property line. These properties will probably not need extensive shading from the cemetery in the short term, but as they develop, the cemetery may require more dense plantings and more elaborate fencing for screening.

RIGHT OF WAY RESTRICTIONS / EASEMENTS

Multiple easements exist on the consolidated property. CITGO Pipeline has a blanket



easement covering the entire Kinman property at this time. The City is negotiating with CITGO to further define it to a 50' corridor centered on the 10" petroleum products line. The pipeline would need to be exposed and the depth / location surveyed and the soil cover over the pipeline would need to be verified to ensure a minimum desired 48 inch depth of coverage. Other easements located on the perimeter of the tract exist and are being pursued by the City for abandonment; however they do not have a major impact on the development of the cemetery. Furthermore, a 10 foot wide easement will be established along the eastern side of the Kinman Tract for the relocation of the cathodic protection line.

Additionally, Anadarko Petroleum Corporation has easement rights to access their production facilities as well as to drill and produce from the Kinman Tract under a previous agreement prior to acquisition by the City. Based on Texas Railroad Commission rules for developing oil fields, there is not enough acreage to place a second well on the property, so the oilfield development will be limited to the one existing well.

ACCESS TO THE SITE

The existing access to the site is located at the east southeast edge of the property from a dead end frontage road along FM 60 and a portion of FM 2818. This gravel road access to the main cemetery property is shared with the access to the Anadarko oil well. Vehicles looking to access the cemetery property must first exit at the Turkey Creek ramp then maneuver a hairpin turn 180 degrees and travel ¼ mile to the entranceway. We recommend that the gravel road or its corridor not be reused for access to the cemetery after construction of Phase I is complete.

We evaluated additional improved access from the east off of FM 2818 through the proposed Valley Park Center, from the north off of F&B Road along the access to the communications tower, and from the west by FM 2513 through the Gilmore Property. Access from the north and the west would prove to be too costly for this project due to the need to acquire right of way and construct extensive roadways to the new property line. Access through the Valley Park Center was denied by the private developer of the tract, since the property was already platted and construction of the roadway system was

underway as the master planning portion of this project commenced. Furthermore, the roadways through the Valley Park Center are to be private and could pose a potential liability problem for the developer as well as a visibility / roadway congestion issue with funeral processions passing through their private development. We also recognized a potential problem with lengths of processions blocking the lanes of FM 2818. These are observations made by the Consultant Team based on prior experience with Cemetery design and the potential traffic issues resulting during funeral processions. A traffic study was not part of the Master Plan process and the Consultant Team was requested to use their best judgment when designing to minimize potential traffic issues.

The Consultant Team developed a new access that parallels the existing roadway, but to the west so as to provide a more balanced roadway that also ensures the overall vision, special balance, and theme of the new cemetery and its amenities. We also propose relocating the access to the oilfield facilities so as to isolate those facilities from the cemetery and Aggie Field of Honor amenities. This relocated road would also provide access to a maintenance building for the cemetery.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Existing site access.

SURROUNDING ROADWAYS / AIRPORT IMPACTS

The new cemetery site is bounded essentially on the northeast and southeast sides by FM 2818 and FM 60, respectively. These roadways are maintained by the Texas Department of Transportation (TxDOT) out of the Bryan Area Office. Access to these roadways and the roadway tie-in designs must be approved by TxDOT prior to construction.

An aviation easement exists on the property at the eastern side of the Kinman Tract. This easement establishes maximum heights of structures within the easement boundaries. The height restrictions vary with distance from the airport runway. The average maximum elevation in the area of the cemetery property (see the location of



the easement as shown on property layout in figure (A; pg.22) is approximately 345'. The easement restricts structures above an inclined plane, tilted at 50:1. The upper limit of the easement (farthest from the runway) has a height of 370' mean sea level. A ceiling restriction plane is inclined toward the airport at 50:1, reducing the maximum height approaching the runway. Therefore, the northwest corner of the easement area has a height restriction for structures of about 32 feet, declining to approximately 18 feet near the cattle guard at the existing entrance to the property, with the average height approximately 25 feet. Initial design research found no restriction related to ponds and plantings due to the potential attraction of birds. However, it is expected that further research will be required during once the size, type, and location of the pond and planting are finalized.

Noise from vehicles and aircraft negatively impacts the pristine nature desired at the cemetery site. Vehicular noise is greater from FM 60 than from FM 2818, since FM 60 is at the same and slightly elevated level as the cemetery site and FM 2818 is grade separated below FM 60 at their intersection, so its noise is minimized. The noise from Easterwood Airport is not as severe an

impact due to the nature of the facility. It is a regional airport that caters to 24 commercial airline flight operations daily and various private jets and airplanes that occur randomly during the day, yet are not continuous as at larger facilities.

The Consultant Team has mitigated the effects of the airport noise by locating the information center and the committal shelter as far away from the glide path as possible without compromising the vision and theme of the cemetery site. This centralized placement of key facilities also partially mitigates road noise. We also recommend construction of a moderate earthen berm on the cemetery site paralleling the FM 60 and FM 2818 frontage roads to mitigate the impacts of the road noise and minimize the view of the roadway and vehicles from the cemetery facilities. Building and structure based design standards, such as double paned windows, to lessen the noise will also be applied where applicable.

ZONING ANALYSIS

The majority of the property is either zoned A-O or unzoned outside the City limits. The 2.4-acre City of College Station tract (with the four buildings) is zoned M-1 along with the

tract at the southwest corner of the property, according to the City of College Station Planning and Zoning map. This means that there no restrictions on the development of the unzoned sections, and A-O sections (Agricultural-Open) are unsubdivided and allow agricultural, open spaces, and park uses along with governmental facilities with specific use standards. The M-1 sections are established as light industrial, permitting government facilities, parks, offices, and storage buildings without specific use standards. The M-1 designation allows a minimum 7.5 foot setback for the maintenance building proposed for the 0.8-acre tract.

**ENVIRONMENTAL ANALYSIS-
SITE CONSTRAINTS**

Phase I environmental site assessments were completed by CSC Engineering and Environmental and Esmond Engineering for the various individual parcels prior to the development of this master plan. They identified potential asbestos in one building and potential hazardous spilled materials near another building. Other than those items, there were no other environmental hazards identified, although the results were based on “walk-through” assessments and

public record reviews. There may also be regulatory hurdles to cross with the removal of the underground petroleum storage tank from the Kinman Tract as well as removal of other unrecorded underground facilities identified during future demolition.

Other environmental issues will also come to the forefront, including the Phase II NPDES Storm water management requirements, temporary construction storm water controls, and permanent storm water controls. The septic tanks for prior developments on the east side will need to be removed and the pond at the northeast corner will need to be tested for contaminants. The development will comply with the Health and Safety Code for cemeteries and associated facilities.

The Texas Railroad Commission regulates oil production in Texas as well as the closure of the wells in the future. Although the producing oil well will not likely be removed within the next few years, removal of the rod pump, tank battery, and overflow pond, as well as any site clean up of spilled petroleum products will need to be addressed at that time. However, we will be recommending methods to isolate and shield the facilities from the cemetery.

The buildings, access, and walkways will need to be constructed to meet Americans with Disabilities Act and Texas Department of Licensing and Regulation Architectural Barriers Rules for safety and accessibility.

SITE OPPORTUNITIES

The site, while having certain constraints, will make an excellent place for a cemetery. All of the constraints listed can be mitigated within the proposed master plan layout. The site is well situated in relationship to the City and to the Texas A&M campus. It has a wonderful pastoral beauty. The Aggie Field of Honor will give special status to the Cemetery as a whole, but the Field of Honor, with its associated Spirit Gate Memorial framing the view of Kyle Field, will attract Aggies from across the world.



Existing site foliage.





GUIDELINES AND STANDARDS



Significant Features
Cemetery Program Elements
Best Practices

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

SIGNIFICANT FEATURES

The new College Station Cemetery and the Aggie Field of Honor will be comprised of thousands of individual burial markers. These are certain to be on of the most prominent physical feature of the cemetery. One goal in developing design concepts is to incorporate other elements to support and reinforce the overall character, feeling, and setting of the cemetery. These elements all work together to create a significant place and to provide respect to those individuals buried there. The features that will contribute to the Cemetery's ability to project a dignified and respectful image include:

- Overall plan including topography and plot and roadway alignment
- Circulation systems, including roads, paths, curbs, and other structural elements
- Physical objects including buildings, markers, fences, gateways, columns, etc.
- Landscape elements including ground cover, trees, and shrubs
- Other infrastructure such as drainage and irrigation systems, lighting, etc.

The conceptual master plan takes all these features into consideration with particular emphasis on the following program elements:

CEMETERY PROGRAM ELEMENTS

Topography and roadway alignment - When a cemetery site is gently sloping, as the new College Station Cemetery and the Aggie Field of Honor is, it is seen as an even, relatively flat parcel. No portion of the site that can be deemed more prominent than any other because of its elevation. This allows for flexibility in designing the overall site layout and roadway alignment. Areas determined to be of importance can be raised in elevation with the use of fill to enhancing their prominence. Conversely, the gentle slope would allow for the cemetery to have all areas of equal prominence, symbolic of the fact that in death all people are equal.

Utilities and storm water concepts - The design must allow for the underdrain of all

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Vehicle circulation.
Location unknown.

B
Pedestrian circulation.
Location unknown.

sections of burial plots to stabilize walls of graves. There are also psychological issues related to family thinking about their loved ones sitting in water. This is an issue in Texas with the clay soils. The water from the underdrains can be collected in a pond or in tanks for reuse as irrigation water. There is no special H2O treatment necessary for this water. Extensive research on this subject indicates minimal Lechates come out of cemetery storm water (well within water quality standards)

Vehicle Circulation - Vehicle circulation must be clear and logical. Upon entering the cemetery the primary structures should be apparent. Traffic signage should be kept to a minimum so that it does not distract from the character of the cemetery. The roadways themselves should be designed for heavy use to accommodate the occasional



heavy equipment that may be needed and consideration should be given to eliminate the use of curbs in certain locations to more easily allow roadside parking. The vehicle circulation system should be incorporated into the site to allow for access, but not be so intrusive as to intrude upon the solemn nature of the cemetery.

Pedestrian Circulation - Pedestrian circulation will be either formal, which generally occurs either during a burial or memorial ceremony and involves larger groups, or informal, which occurs when a single person, or small group visits the grave of a friend or loved one. By its nature formal pedestrian circulation will tend to be in straight lines and should be reinforced by the use of paving, gates and other built elements. Informal circulation is meandering. During an informal visit one may wish to wander



about, not simply go directly to and from the grave site being visited.

Service Circulation - Service functions, such as preparation of grave sites, delivery of markers and regular maintenance must also be considered. Generally vehicle roadways will be used to move service vehicles to the extent possible to avoid wear on the landscape and limit paved surfaces, but some service-only roadways are usually necessary. Turf pavers can be used to bring service vehicles onto secondary roadways in order to maintain a green, landscaped appearance.

Parking - As with pedestrian circulation there are generally two types of parking provided at cemeteries. The first is associated with formal occasions and can be addressed by centralized parking areas. Centralized parking areas are, however, unsightly and detract from the character of the cemetery. The second is informal parking that can occur at any point along a roadway. Stabilized soil or turf pavers can be used here. A combination of the two types of parking, however, makes the most sense as it limits the size of parking areas which are infrequently used and maximize areas to be used for buried plots.

Hearse and Family Car drop-off and parking - Located near the committal shelter, the Hearse and Family car drop-off and parking is a convenience reserved for immediate family. It should be large enough to accommodate two, or perhaps three, large vehicles.

Plot Standards - Plot sizes vary based upon who is doing the actual digging.

Plot Size: 3 feet x 9 feet – if done by in house digging crew

Plot Size: 4 feet x 10 feet – if digging is out sourced (not as neat with space so more room for error is typical)

Typical depth of soil cover: Minimum of 2 feet cover with casket only; minimum of 18 inches with outer container

Grave Depth: 5’ deep – on flat land; 6’ deep – on land that is undulating

Slope: 2% is recommended for drainage purposes and the maximum is 10%.

Double depth: One casket on top of the other is becoming more popular with husband and wife interment. Issues for this burial type are depth of rock and ground water. Community ordinances come into play as some communities don’t allow double burial.

Plot Fee Structure - Some cemeteries end up underwriting the costs of the burials because they do not charge enough to cover the costs of the cemetery expansion and maintenance during the first phase vs. later phases. Given the idea of two different graves prices in College Station (one for the Municipal Cemetery and one for the Aggie Field of Honor) and the current plan to phase construction over a number of years, a marketing cost analysis is recommended. There is a need to assess the market demand and affordability of the segments of the community most likely to buy burial plots – local residents and former Texas A&M students. The market demand should promote an affordable approach to pricing. The cost structure should also take into consideration anticipated maintenance and repair costs of the facilities, infrastructure and overall grounds to assure that the community does not end up subsidizing the facility.

Monuments / Stones - The use of flat markers vs. upright makers is a preference gradually becoming more popular with cemetery design. Several years ago many cemeteries turned to having only flat markers for maintenance and aesthetic reasons. What was found long term was

that the flat stones sink into the lawn as the thatch builds up over time. At that point the markers must be removed and raised – at considerable cost. The upright stones do not have that problem. They do require more annual costs for regular trimming around the stones, but the life cycle costs associated with raising flat stones (which also requires periodic trimming) exceeds the annual cost of maintenance for upright markers.

Some cemeteries are very strict on the size of the markers, while others allow a mix of tall/short for visual interest. Military cemeteries such as Arlington have specific marker design, size and color. All must look alike. Standardization precludes the ability to individualize burial plots. Individualization within a standardized approach may be achieved by allowing the A&M logo on the top of the stone with names underneath



C
Monuments / stones
Location unknown.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Monuments / stones.
Location unknown.

B

Columbariums.
Central Texas State
Vetrans Cemetery.

C

Columbarium detail.
Central Texas State
Vetrans Cemetery.

on the markers in the Aggie Field of Honor and/or Texas-quarried stone so they all look regimented. Some religions have specific issues regarding what direction the plots face while others do not. Orientation of grids can vary and they can be mixed. Even radial layouts are used at times.

INTERMENT

Individual graves - Two to four plots are typical for family use. The isles should be 10' wide for circulation and no irrigation lines in plots. The backhoes need room to be able to maneuver and swing in a radius pattern between plots. One way to save time and cost during interment is to pre-place the concrete crypt structures at the beginning of construction of the cemetery so that digging is easily accommodated and burial can occur any time, in any weather. When using this approach whole sections are prepared at



one time. This also provides fill materials that can be used in creating earth forms. Excavated material will typically range to 2/3 the volume of the grave. This material will need to be hauled off site or to an on-site stockpile located on a future phase, shielded from direct view, for later use.

Columbarium – The size of columbarium niches vary. The Veterans Administration uses 15 inch squares that accommodate the bigger urns. Private cemeteries typically use 11 inch square, which is generally thought to be a bit small, and the Public cemetery standard is 12 inches. The current national trend for in-ground cremation in relation to standard lots, per the Cremation Association of America: 3 urns per 1 standard lot. If vertical walls are used, the maximum height of the walls depends on lettering size and the ability to read them at eye level. Should small gardens and overhangs along the columbarium walls be incorporated into a design to mitigate weather conditions, the design should also include security features such as lighting, camera, etc..

Scatter Garden – Scatter Gardens are located in some cemeteries to allow dispersal of ashes on-site during or after a ceremony. However, scatter gardens are

problematic due to the ashes not breaking down and remaining on the surface. This can be somewhat disturbing to the relatives and other visitors to the garden area. Some cemeteries use ocularies with a tube that goes down to a tank, this gives the ashes place to go.

Burial layout and walking distances

– Standard practice guides that any part of a burial section should be no further in walking



distance than 150 feet. If there are roads on two sides, then the distance can be 300 feet with aisles intermittently located for service vehicles and water and drainage lines. The roads should be 24 feet wide with adequate distance between the usual travel way parked cars. Furthermore, all plots should have a 10 foot offset or clear space from back of curb to plot for irrigation/utilities/parking.

BURIAL RITES

Graveside Burial - This is the most common type of burial. The use of small shelters for roadside interment services with the family leaving then returning later once the casket has been buried is typical in most Veterans Administration cemeteries. This method has certain advantages when you are burying larger numbers of people per day. Some cemeteries require a reservation by day and time for the burial due to volume. This burial type tends to preclude certain religious rituals from being performed.

Committal Shelter - A committal shelter is a non-sectarian space available for memorial services at the cemetery for those who do not want the memorial service in a house of worship. It is often an open-air structure with a roof and overhead fans for added air

circulation. Side walls that can be opened and shut, depending upon the weather, can be a desirable amenity. Some cemeteries have a central committal structure. This is becoming more popular and newer cemeteries typically have several on-site committal shelters. Portable committal shelters are occasionally used, but a permanent structure provides a more dignified setting.

STRUCTURES / SITE ELEMENTS

Grave Locator - Modern cemeteries often include a grave locator kiosk that provides a computerized grave site locator. Grave locators are sometimes combined with information buildings.

Information Building – A centralized facility to assist visitors can combine numerous functions including a grave locator, restrooms, offices, and meeting rooms, even committal spaces and generally serves as an administration building. The functions included are usually dependant upon the size and needs of the cemetery. In inclement weather, an administration building can provide a welcome shelter for visitors.

Maintenance Building - Maintenance buildings as well as stockpiled materials should be screened from the rest of the cemetery, but should have good vehicular access from the cemetery to the maintenance facility. It should be sized for deliveries by freight companies, trash removal, delivery of headstones, etc. Attention must be paid to ensure that the width of roads, vehicle turning radii and vehicle turn around areas are adequate to the vehicles expected. Adequate areas should be allocated for storage of various landscaping materials and crypts.

Water features - Ponds, fountains, and reflecting pools are desirable features that are incorporated into the designs of many cemeteries. Fountains and reflecting pools are often formal in their design and they enhance the landscaping by introducing an



*Committal shelter.
Central Texas State
Veterans Cemetery.*

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

38

A

*Water features.
Oklahoma City memorial.*

B

*Gateway columns.
Location unknown.*

element of movement, background noise, and reflection of surrounding trees and sky. They can, however, be relatively high maintenance. Ponds are less formal and, in addition to providing an aesthetically-pleasing element to the design of the cemetery, can serve the functional role of storm water retention and irrigation source water as well.

Gateways - Highly symbolic, gateways can define circulation paths and frame views. Gateways can be either formal or informal and their function can be enhanced by the use of planting material and grading.

Commemorative Monuments - As the cemetery develops over time the desire for commemorative monuments will no doubt arise. Specifics for these future monuments must be left to those that erect them, but general locations can be identified now.

Lighting - Artificial lighting should be kept to a minimum. Illumination of flags and other important features is recommended. Additional lighting should be used only as desired for convenience and safety. When fixtures are selected, durability, maintenance, and life cycle costs will need to be considered.

Security - The need for security should be considered early in the design process. Current and potential future levels of crime and vandalism should dictate the extent and sophistication of security measures that may need to be incorporated into the cemetery design. Good lines of sight should be maintained to allow for easier police/security surveillance.

Plant Materials - Potentially the most maintenance-intensive element in the design of a cemetery is the plant material. If higher maintenance materials, such as

annual or perennial flowerbeds and non-native trees, shrubs and groundcovers, are desired, their use should be limited to those locations where they will have the greatest impact. The majority of the cemetery should make use of native plant materials. This will reduce water consumption and maintenance costs.

Other Amenities - Other typical amenities at a cemetery include:

Seating: Benches, seating walls, loose furniture



Trash Receptacles: Unobtrusive designs are desirable

Signage: Simple and durable, but should be kept to a minimum

The design of amenities should be sympathetic to the design of other built structures included in the cemetery. Colors and materials should be selected with care.

Maintenance Requirements and Concerns - All materials and systems should be selected, not only for their appearance and functionality, but for their

life cycle costs. A low initial cost can often result in higher maintenance and more frequent replacement. For example, lower cost roofing materials will tend to fail much sooner and require replacement much earlier than higher-quality roofing materials.

BEST PRACTICES

The City of College Station and Texas A&M have already implemented a key component of a best practice approach to design by involving the public and former students in the development of the Master Plan. Early

consideration of ideas from the communities this cemetery will serve significantly increases the ability of the committee to develop a facility that meets the needs of their public.

As the committee moves the process from conceptual to design to construction, other best practice considerations should be incorporated. These additional practices include:

Design: Use simple designs; they are often the most satisfying and timeless

Materials: High quality materials; they look the best and last the longest

Construction: Use good detailing; well built structures last longer

Communication: Develop a communication plan; keep stakeholders informed throughout the project

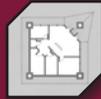
Maintenance: Develop a maintenance plan; select materials and equipment accordingly

Administration: Develop an operations plan; set clear guidelines for who can use the cemetery and how they make arrangements



*Reflection pool axis.
Location unknown.*





SITE AND BUILDING OPTIONS



Program
Planning Concepts
Review Process and Development
Summary

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Central Texas State Veterans Cemetery tour group.

B

White board notes taken at Kick-off Visioning Session / Goal Review.

PROGRAM

The Master Plan, design concepts and architectural features defined in this report were developed through comments received during public outreach, collaboration achieved through charettes, and observations made in the Consultant Team’s field visits. Based on this knowledge various approaches were developed and presented to the Cemetery Advisory Committee. The Committee and the Consultant Team explored the benefits and drawbacks to each approach, which ultimately resulted in a preferred Master Plan option and the conceptual development of the building elements; the information center and the central committal shelter. The process, as defined below, was very important to assuring that key stakeholders moved forward with a common vision and a

well defined and agreed upon set of goals and objectives.

• **September 27, 2006: Central Texas State Veterans Cemetery Tour**

The Cemetery Advisory Committee and Consultant Team toured the Killeen Veterans Memorial Cemetery to become familiar with a larger, but similar, facility with respect to associated amenities, structures, maintenance, and operation. The field tour provided valuable information



regarding layout and design concepts that the Committee considered favorably or unfavorably and allowed the Consultant Team to begin to formulate approaches that would be incorporated into future concepts.

• **November 1-2, 2006: Kick-off Visioning Session/Goal Review**

The Cemetery Advisory Committee, City of College Station staff, and other key stakeholders identified by the City met to review and select images that reflect the



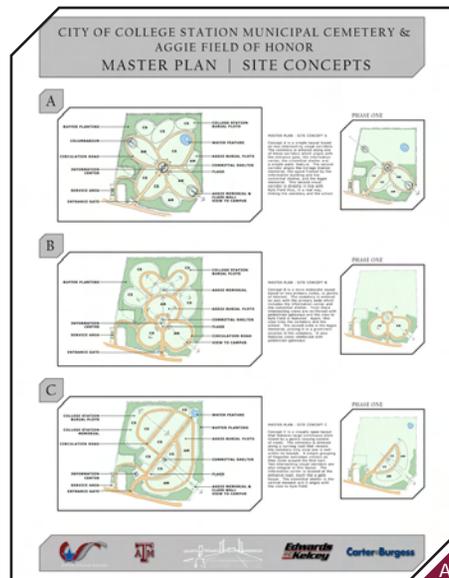
COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Site Concepts
Presentation Poster.

vision for both the Aggie Field of Honor and the Municipal Cemetery, prioritize key architectural elements, and develop a preliminary program for key spaces and monuments within the Cemetery. This kick-off visioning session was a critical component of promoting consensus and a unified approach to the overall project. The Visioning Session also provided a foundation for building a team that was dedicated to moving forward in a comprehensive and cooperative manner.

- **November 27, 2006: Public Meeting**

The Consultant Team presented a series of images along with 3 site planning options and 3 building or architectural concept options



based on input provided at November 1-2 Visioning Session. Public outreach was very important to increasing the level of acceptance by the community. It allowed the community to have direct input into an important new facility in College Station, allowed residents of College Station some of who are also former students of Texas A&M to participate and voice their ideas, and provide the feedback needed to the Advisory Committee and the Consultant Team to assure that local issues would be addressed in the conceptual stage. Most importantly, it allowed for public notification early in the overall process. Input and comments from the Public were recorded.

- **November 28, 2006: Public Design Charette**

The Consultant Team presented a series of images along with the 3 site planning options and 3 building/architectural concept options presented to the Public on November 27. The comments brought forth by the Public were addressed and a series of workshops on Pedestrian and Vehicular Circulation/ Infrastructure, Detailed Cemetery Planning / Maintenance, and Image/buildings/ Monuments were held to develop consensus toward further development of one of the site options and one of the building options.

- **December 12, 2006: Cemetery Advisory Committee Meeting**

The Consultant Team presented refined versions of the site option (resulting in option D) and building options (resulting in options 4a and 4b) chosen for further development at the November 28 Public Design Charette. Primary input focused on the distinction between the Aggie Field of Honor and the Municipal Cemetery and resulted in the additional refinement of the chosen site plan (thereby creating option E) along with an axonometric drawing and three-dimensional fly-by emphasizing the distinction. The Cemetery Advisory Committee thus selected Site Plan Option E and Building Options 4a and 4b. Consensus was not reached with respect to the building options – although the rectangular shaped building options seemed to have greater support. It was decided that the particular building shape could be decided upon during the early stages of Design, once the overall Master Plan was approved by the City Council for implementation.

- **January 16, 2007: Final Cemetery Advisory Committee Meeting**

The Consultant Team presented the final draft of the Cemetery Master Plan document outlining the entire design process as well as the final preferred site planning and the

building/architectural concept options. The presentation also included a PowerPoint presentation with a three-dimensional animation "Fly Through" of the cemetery. Comments were recorded for review and implementation, if applicable, during the design phase.

• **January 23, 2007: Public Hearing**

The Consultant Team presented the final preferred site planning option and the building/architectural concepts to the public. The presentation also included a PowerPoint presentation with a three-dimensional animation "Fly Through" of the cemetery. Comments were recorded for review and

implementation, if applicable, during the design phase.

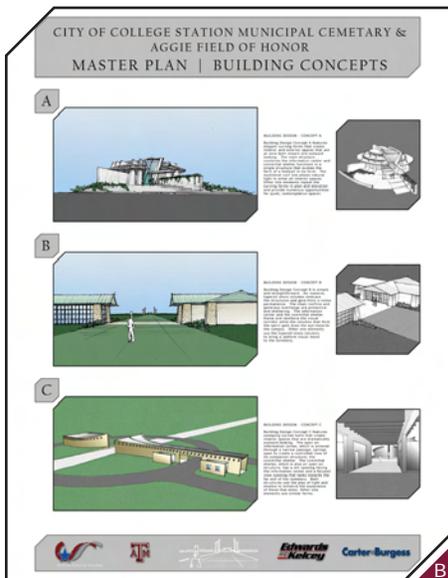
The program for the Cemetery was developed primarily through the ideas generated and needs expressed during the Killeen Cemetery Tour and the November 1 Visioning Session with reference to the general cemetery design guidelines and best practices outlined in Section 3 of this report.

The Visioning Session was in a workshop format, held at the City of College Station Recreational Center. A PowerPoint presentation prepared by the Consultant Team was shown. The presentation was a collection of various images and elements provoking thoughts about what a new cemetery might contain. The images included examples of styles of architecture, landscape, pillars, lighting, signage, types of layout, etc. The purpose was to obtain reactions from the audience and thereby give direction to the consultant team on what elements the Committee embraced as desirable in the cemetery or discarded as not being in context with their ideas of what the cemetery should be. The comments varied in nature and included:

- Separating College Station Cemetery from the Aggie Field of Honor - Level of separation of the two sections; separate but at the same time feel like part of a larger whole and not as two individual cemeteries.

- Preserving certain areas of existing trees on the site
- Supporting water conservation and maintenance
- Keeping the view to Kyle Field visible from inside the cemetery.
- Designing architectural elements similar to the Killeen Cemetery, using stone elements as opposed to wood.
- Screening of the oil production facilities and the cell tower
- Developing rules and regulations for the cemetery once it was open.
- Analyzing project cost - money set aside by the City Council - would it be enough to build a first phase of the project?
- Defining proposed cemetery staff and maintenance procedures - handled either in-house or outsourced?
- Designing fence and gateway elements for separation as well as entrance/exit elements.
- Defining headstone types and regulations. The Aggie Field of Honor should have standard headstones that were identical in nature. The College Station section should have the ability to be more variable as to materials but were to be of a certain size.
- Determining the type of headstones; raised vs. flat in the lawn.
- Mitigating the noise from the highway.

B
*Building Concepts
 Presentation Poster.*



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Typical two-way road section.

In addition, the Cemetery Advisory Committee was unanimous in its determination of the following program elements:

- Central information center for both the Aggie Field of Honor and the Municipal Cemetery. Should include appropriate restrooms, gathering space, small administrative office, and a small conference room.
- Central committal shelter, adjacent to the Information Center. Should be as open as possible, but be able to be screened or closed in when the elements are not favorable.
- Columbarium's in each section of the Cemetery.
- Maintenance building long term (not necessary in phase 1)
- Administration building long term (not necessary in phase 1)
- No Mausoleums.
- Gateway to the overall Cemetery created by columns without any overhead elements.
- Gateways to individual Cemetery sections to be created by Gateways without any overhead elements.
- Additional elements such as benches and light poles to be created via a "kit of parts" concept and be reflective of the same architecture as the Central Information Center and the Central Committal Shelter.

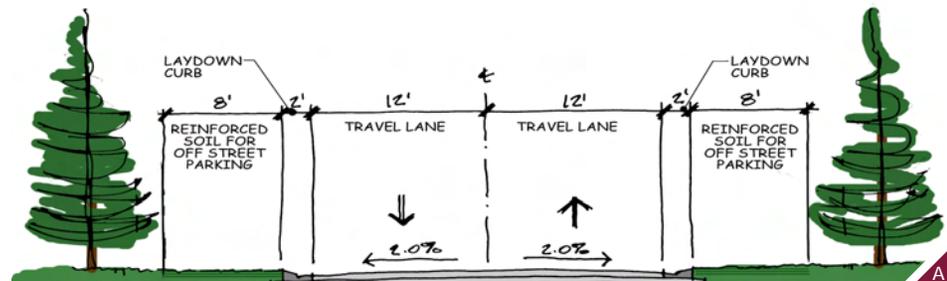
The meeting ended with the conclusion that the Consultant Team would take the comments and develop 3 conceptual options with the intent of incorporating the comments made and direction given.

PLANNING CONCEPTS

Based on the general design direction provided and the specific programmatic items agreed upon during the Visioning Session, 3 conceptual site development options and 3 building options concentrating on the Information Center and Central Committal Shelter were developed. Each scheme was developed to have the following:

- Information Center with a wayfinding system so people could locate where people were buried
- Central Committal Shelter
- Secondary Committal Shelters in each section of the Cemetery
- Columbarium in each of the two cemeteries
- Maintenance Building
- Separate burial sections for the Aggie Field of Honor and the Municipal Cemetery
- Gateway reflective of a grade statement and identification at cemetery entrance

- Tree plantings to screen the surrounding properties
- Screening of the oil production facilities
- Separate entry for maintenance and oil trucks
- No burial plot further than 150 feet from any roadway
- 24 foot wide roads for easy of parking along roads without interfering in circulation
- ADA complaint access to all areas and all buildings
- Flagpoles to help identify Cemetery sections
- Special Memorial or statement that makes the Aggie Field of Honor special
- Retain views from inside cemetery to Kyle Field
- Retention pond for water runoff that act as water feature
- Buffer from noise at frontage road by leaving existing tree and vegetation intact
- Design so can be built in phases
- Limited parking
- Minimal roadway system

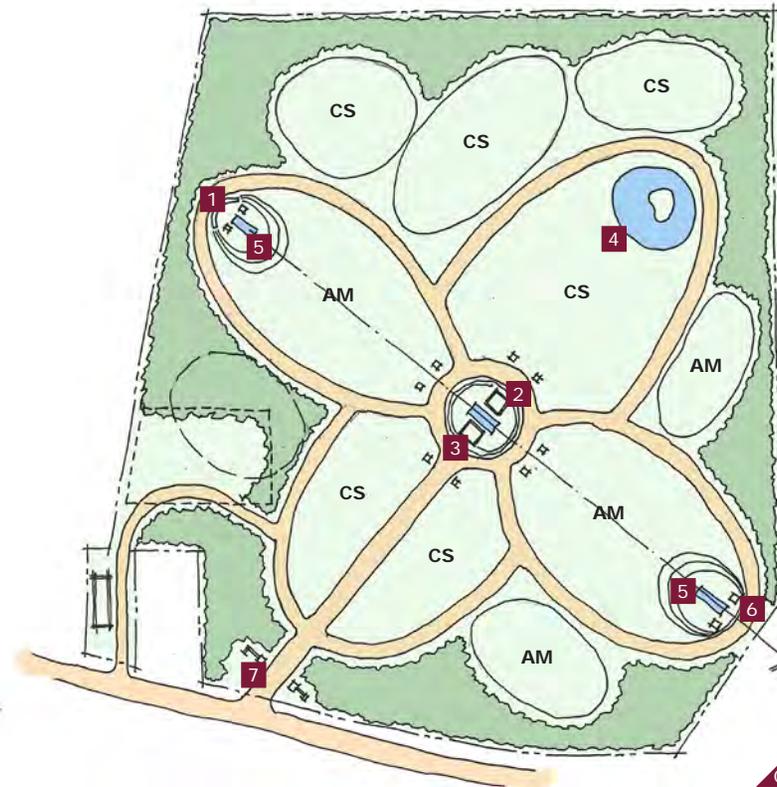
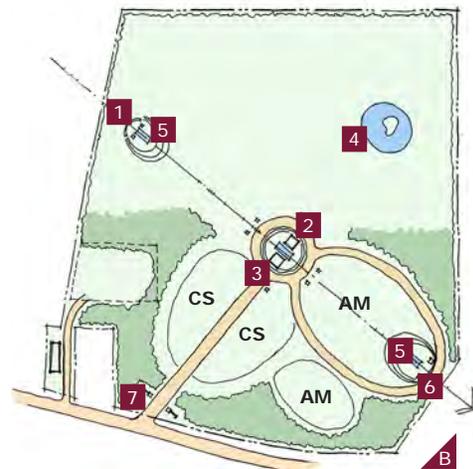


Site Development Concepts

Option A - is a symmetrical layout based on two intersecting visual corridors that resemble a "Butterfly." The cemetery is entered from the frontage road through a main entrance gate flanked on both sides by trees. The visitor's attention is visually guided towards the center of the cemetery by a set of three flagpoles. The center plaza acts as a control or cross roads of the two axes. The view along this same axis continues out into the cemetery beyond and one can see a pond and water feature in the distance. This acts as the focal point at the end of that axis and as an icon of the College Station section. The second corridor aligns along the axis of a memorial named the "Spirit Gate"

The Spirit Gate is 3 sets of double columns located along the axis; that standing on one at the far end one can visually connect thru the line of columns to the other end in the far distance. This alignment runs along the centers of three raised hills that align with Kyle Field in the distance on the A&M campus. This gateway from the cemetery to the A&M campus in the distance signifies the connection of those Aggies buried in the cemetery with their alma mater in the

distance. The concept is that the Spirit of Aggieland travels in a ceremonial way from the campus to the Aggie Field of Honor through this final gateway. The columns are lit at night from the inside and emulate light representing the "Spirit of Aggieland" that resides within each of us. The cemetery is divided so that the A&M Section is along one axis and the College Station section along the other axis.



B
Site Plan - Option A
- Phase 1

C
Site Plan - Option A

- 1** Columbarium wall with pillar end columns.
- 2** Committal Shelter.
- 3** Information Center with Reflection Pool.
- 4** Retention pond
- 5** Reflection pool on grass mound.
- 6** "Spirit Gate" tall columns framing view to Kyle Field and A&M campus.
- 7** Cemetery Entrance

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

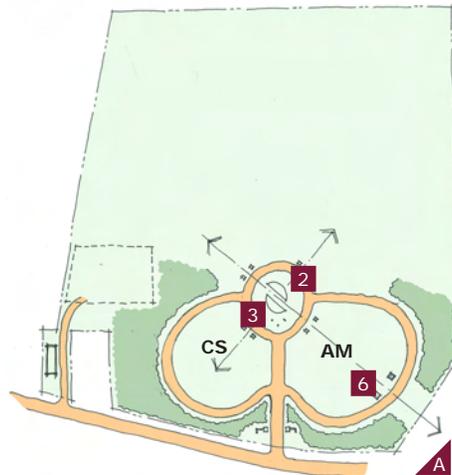
A
Site Plan - Option B
- Phase 1.

B
Site Plan - Option B

Option B - is more complex in nature as far as layout is concerned. The entry to the cemetery is located mid property along the frontage road and it is a shorter entrance experience to the center plaza than Option 1. The auto circulation is comprised of a series of loop roads that keep looping out into the burial sections and coming back to the center plaza. The center of the plaza is surrounded by a series of columns that

frame the center space and through which visitors pass through to enter the main burial sections of the cemetery. The center plaza layout and the facilities located there are similar to Scheme A. The Aggie Memorial is simpler in nature and starts at the center of the plaza and looks only outwards to the Spirit Gate. It doesn't continue to the back of the cemetery like Scheme A. The locations of the A&M section vs. the College Station

sections are separated, but only by location, not visually. All three schemes have a separate entry road for the maintenance access as well as access to the oil production facilities that must remain. The Spirit Gate and columns are lit as well as Option A.



SITE AND BUILDING OPTIONS

Option C - is a visually open layout that features large continuous burial sections linked by a looping systems of roads in a typical cemetery grid fashion. The cemetery is entered from the frontage road along a curving road that visually hides the center plaza and thus there is a sense of exploring

to find the center. As you come around into the open cemetery your vision is aligned on a water feature in the far distance. A simple grouping of flagpoles welcomes the visitor as they come closer to the center plaza. Two intersecting visual corridors are also integral to this layout. Unlike the other two schemes

the information center is located at the entrance road, much like a gate house. The committal shelter is in the central element of the center plaza and it aligns with the view to Kyle Field.

C
Site Plan - Option C
- Phase 1

D
Site Plan - Option C



1
Columbarium wall with
pillar end columns.

2
Committal Shelter.

3
Information Center.

4
Retention pond

5
Reflection pool

6
"Spirit Gate" tall columns
framing view to Kyle
Field and A&M campus.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

50

A

Bird's eye view.

B

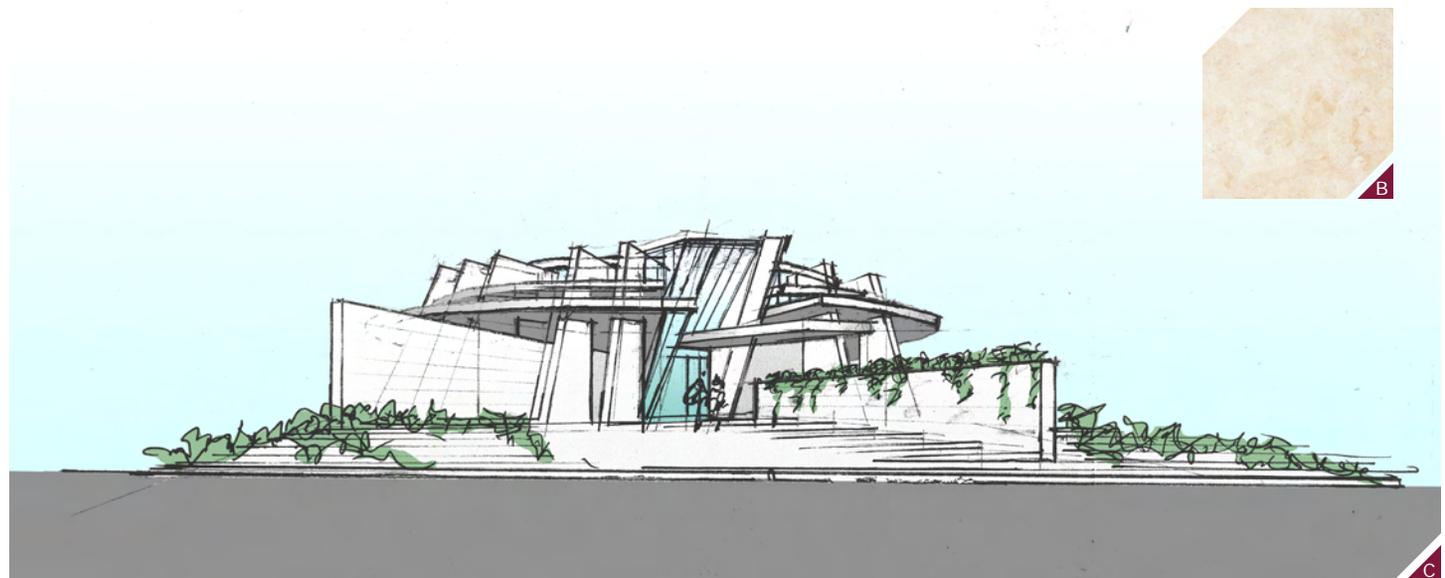
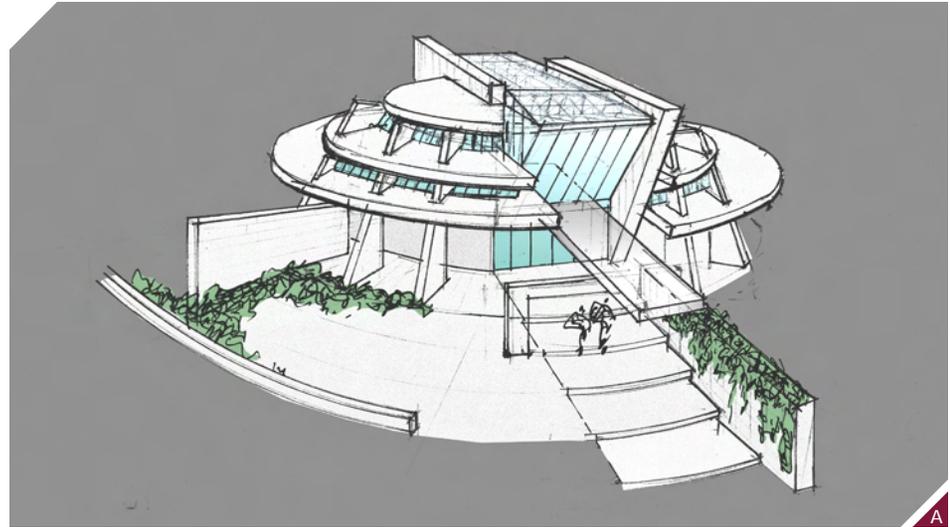
Material swatch.

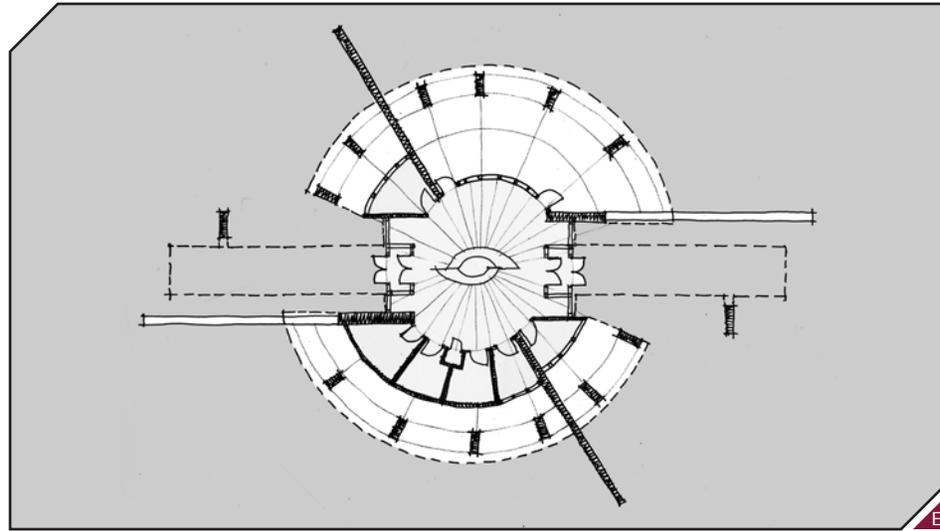
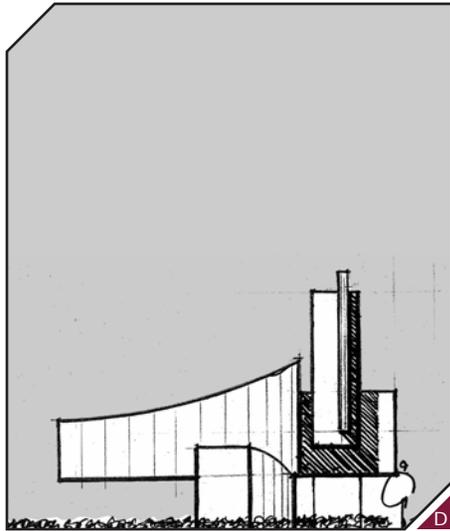
C

Worm's eye view.

Building Development Concepts

Option 1 - features elegant curving forms that create interior and exterior spaces that are once both inward and outward looking. The main structure combines the information center and committal shelter functions in a single structure that evokes the image of a football in its form. The multilevel roof line allows natural light to enter all interior spaces. Other site elements repeat the curving forms in plan and elevation and provide numerous opportunities for quiet, contemplative spaces.

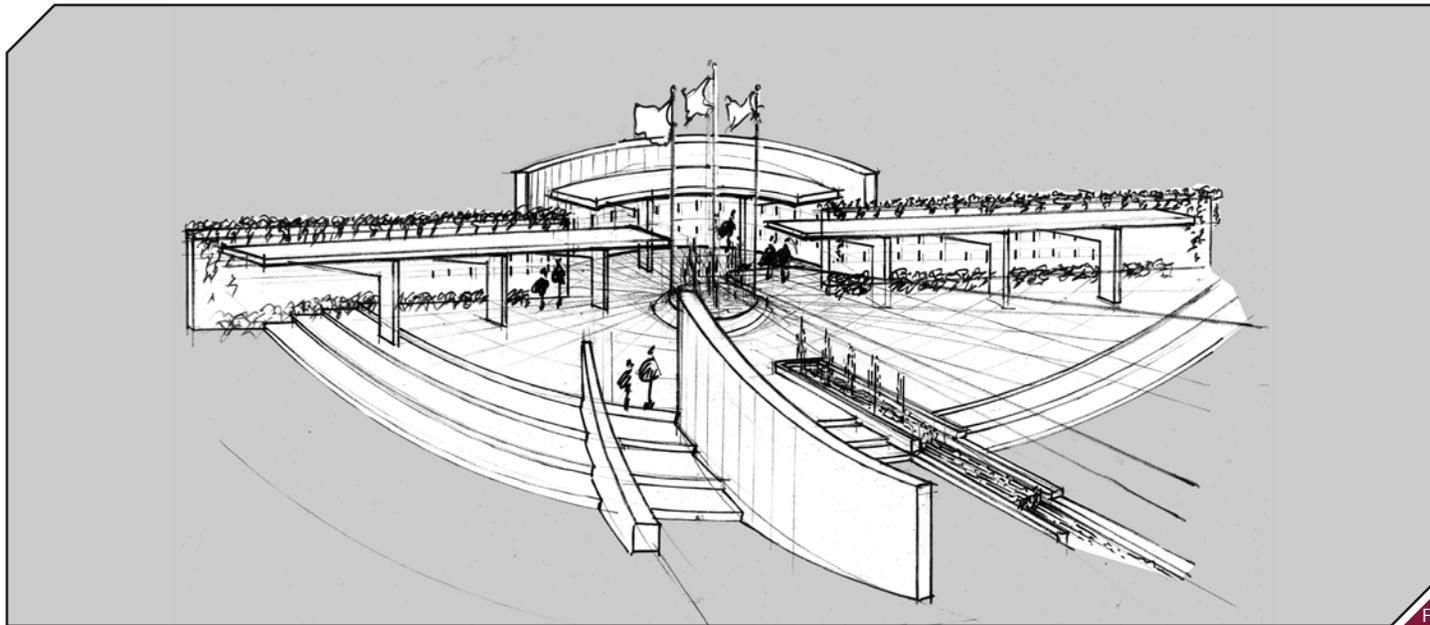




D
Typical gate elevation.

E
Building plan.

F
Memorial wall design.



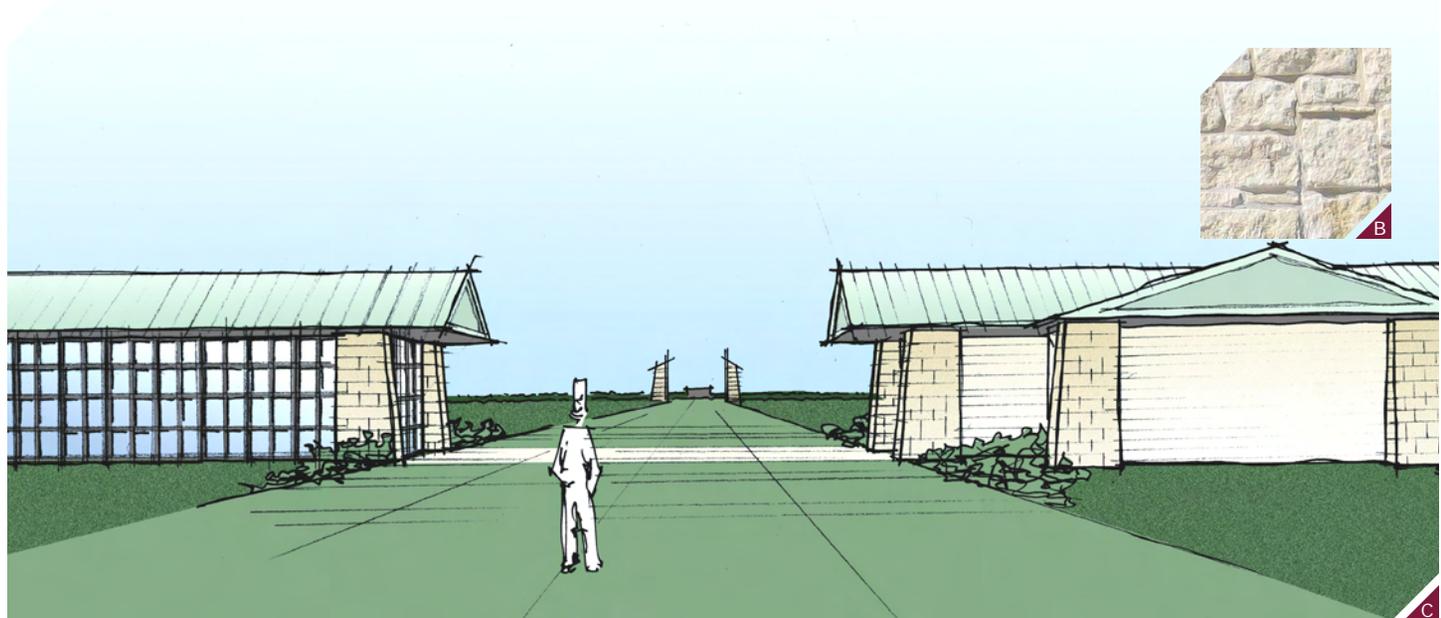
COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

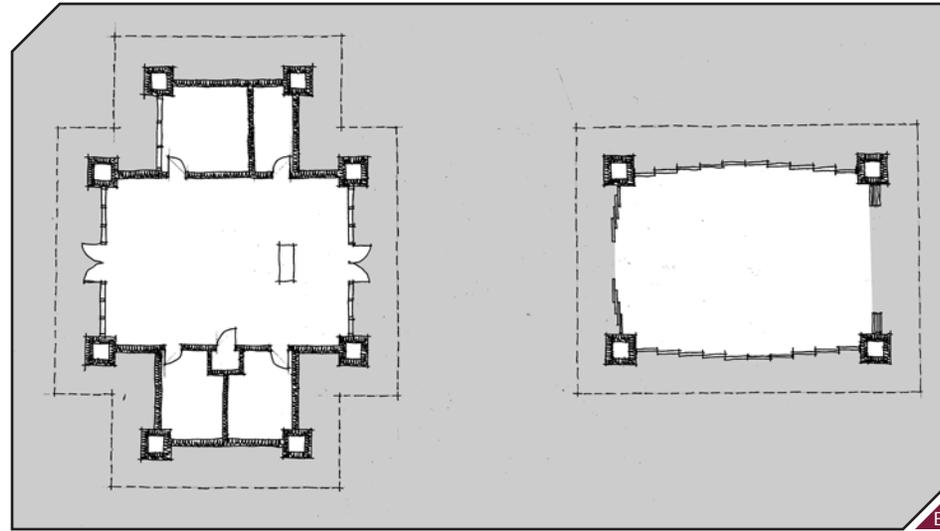
A
Bird's eye view.

B
Material swatch.

C
View towards Spirit Gate.

Option 2 - is simple and straightforward. Its massive, tapered stone columns embrace the structures and give them a sense of permanence. The clean roofline and generous overhangs are protective and sheltering. The information center and the committal shelter frame and reinforce the visual corridor while the columns that form the spirit gate draw the eye towards the campus. Other site elements use the tapered stone columns to bring a uniform visual mood to the cemetery.

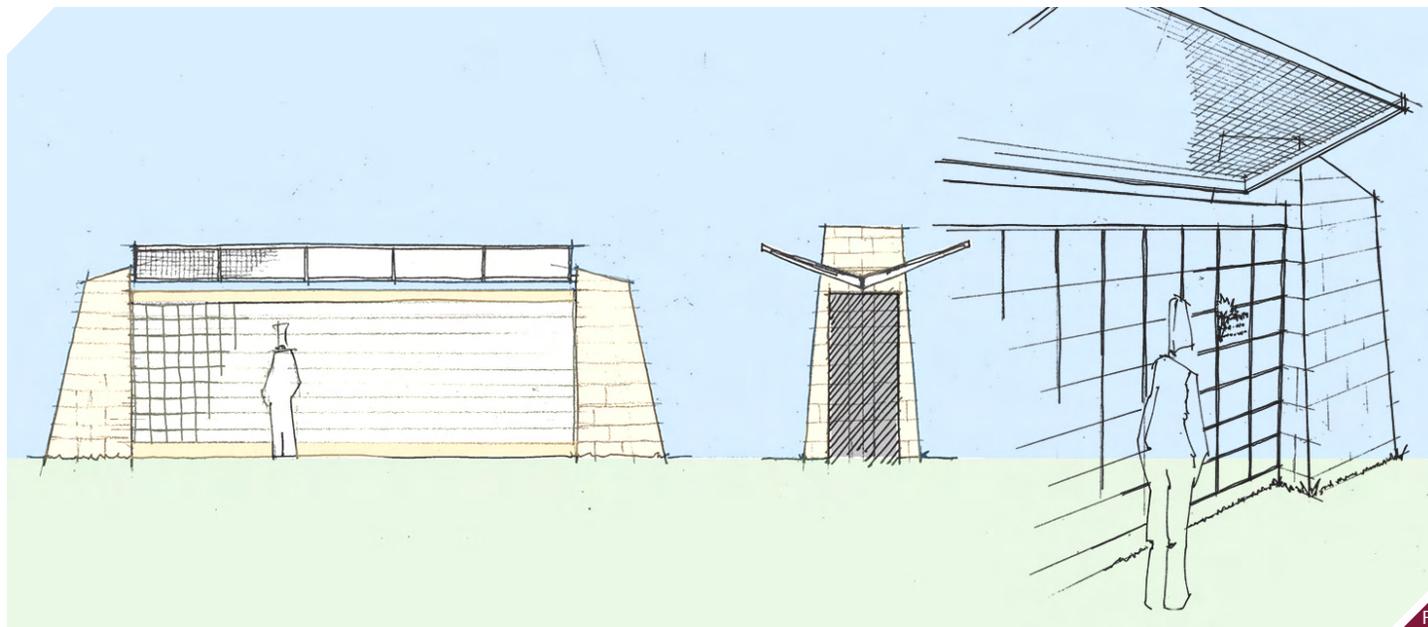




D
Spirit Gate.

E
*Building plans.
(Information building left,
Committal Shelter right)*

F
Columbarium design.



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

54

A

Interior view looking towards committal shelter from information center.

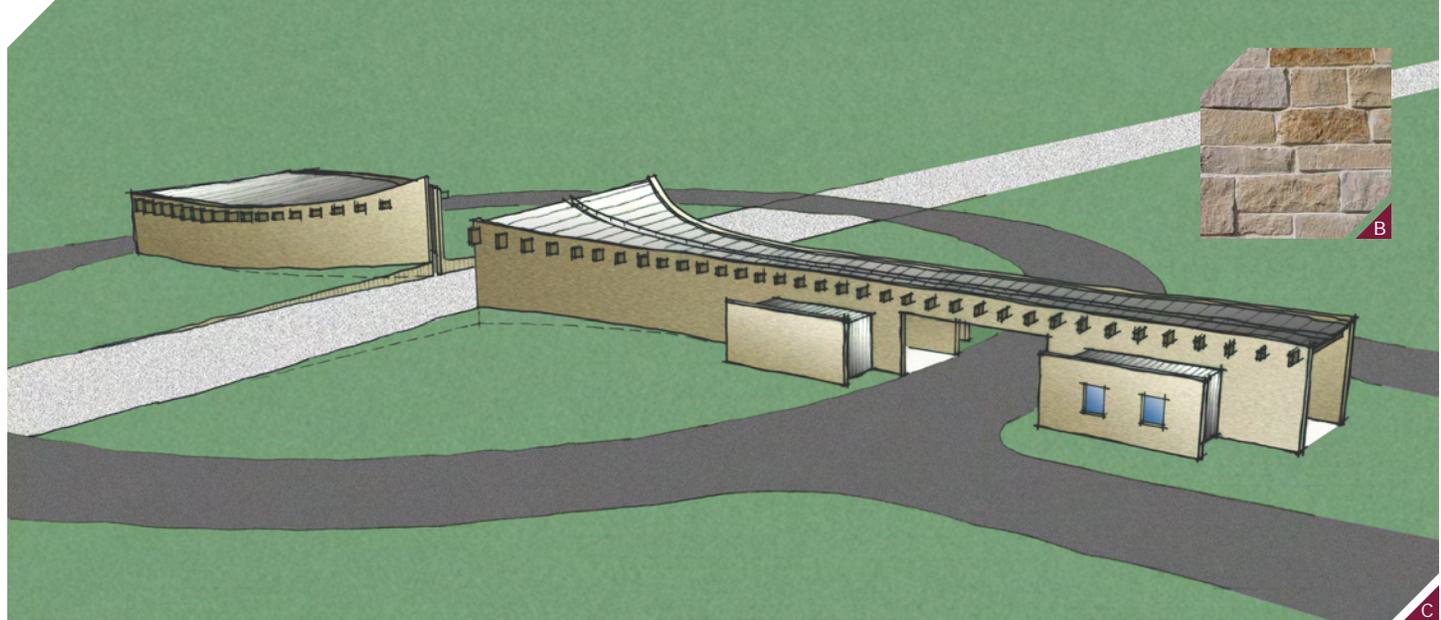
B

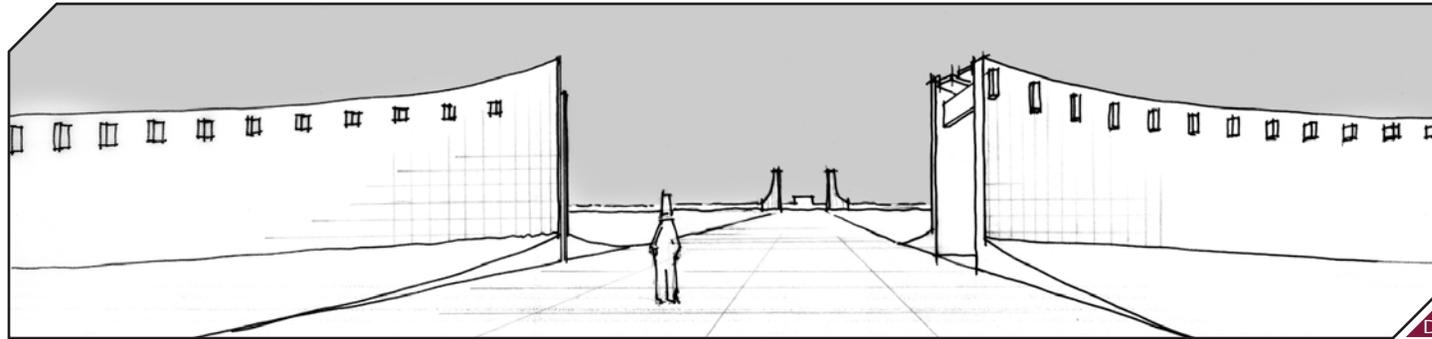
Material swatch.

C

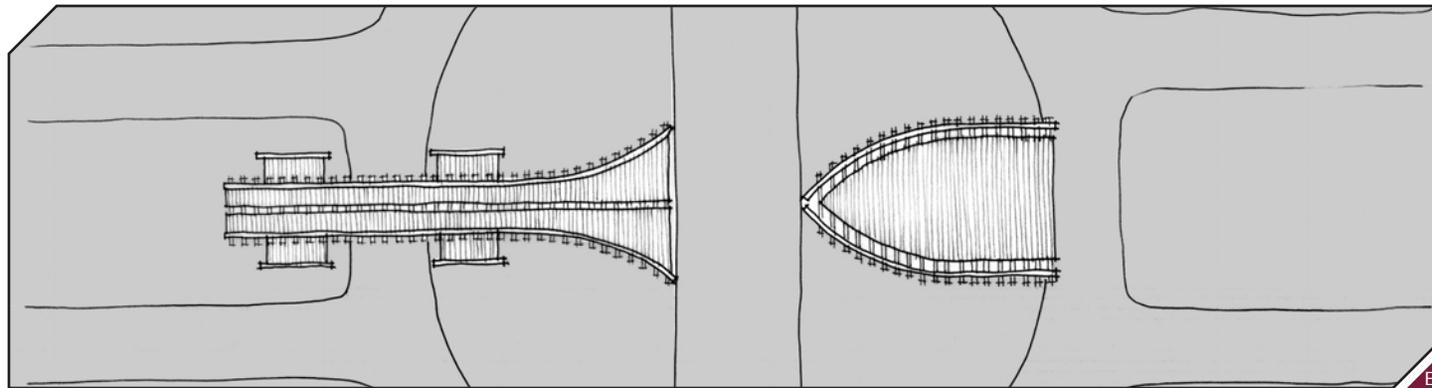
Bird's eye view.

Option 3 - features sweeping curved walls that create interior spaces that are dramatically outward looking. The open air information center, which is entered through a narrow passage, springs open to create a controlled view of its companion structure, the committal shelter. The committal shelter, which is also an open air structure, has a slit opening facing the information center and a focused view opening that looks towards the far end of the cemetery. Both structures use the play of light and shadow to enhance the experience of those that enter. Other site elements use similar forms.

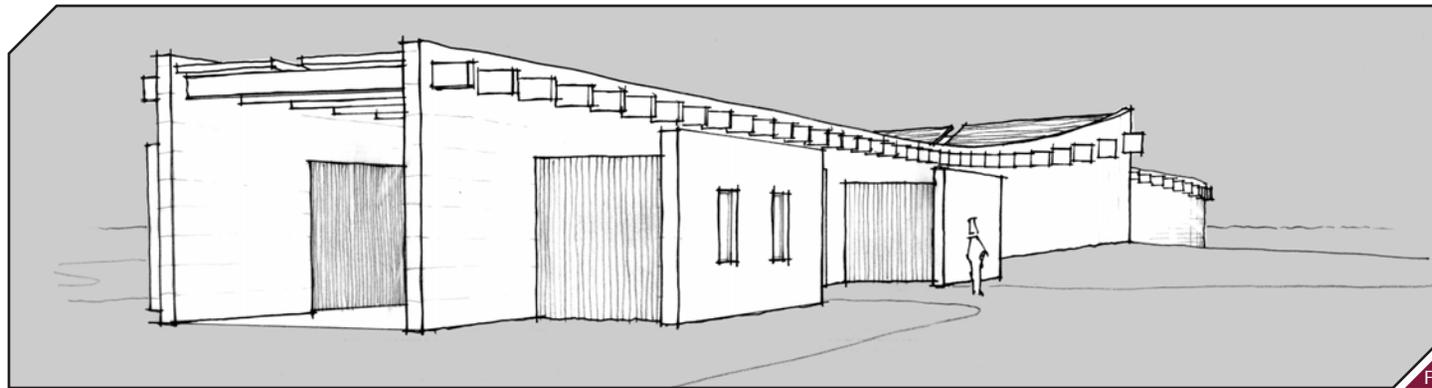




D
View towards Spirit Gate.



E
Buildings roof plan.
(Information building left,
Committal shelter right)



F
Exterior view.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Sample slide from
powerpoint presentation.

REVIEW PROCESS AND DEVELOPMENT

The Consultant Team presented the 3 conceptual options for the cemetery layout along with 3 concepts of what the buildings that would accommodate the Information Center and the central Committal Shelter might look like to the Public on November 27, 2006. A new power point presentation was given with images of cemetery elements that were more specific to the comments and desired look of the cemetery than the previous image presentation on November 1, 2006. The images helped the Committee Advisory Committee and Public visualize what the various elements of the 3 concepts might look like.

Overall, no specific opinion regarding the various schemes was provided since a Design Charette was being held the following day to



gather more specific input. However, there was a general discussion concerning the Visitors Center and the Committal Shelter asking should the two buildings be located together as one structure or as two separate buildings, and should they be next to each other or separated in different parts of the cemetery. It was decided that they should be separate structures but located close to each other so that they would share a restroom. This was due to cost and other operational issues.

Some of the other issues that were voiced during the November 1, 2006 meeting included:

- **Administration:** how will the cemetery be maintained, what will the cost of a plot be, what is the difference between an Aggie Field of Honor plot and a Municipal Cemetery plot.
- **Parking:** final conceptual plan should detail parking plans for both the Committal Shelter/Administration area and the general burial area.
- **Accessibility:** final conceptual plan should address ADA and accessibility

requirements for both the buildings and walkways in the vicinity of the burial plots.

- **Separation and Distinction:** final conceptual plan should clearly distinguish and separate the Aggie Field of Honor from the Municipal Cemetery with the understanding that that a central Information Center must work for both areas of the cemetery.
- **View Corridors:** View corridor to Kyle Field should be enhanced to the maximum extent possible
- **Cost of Plots:** final conceptual plan should address the cost of plots or at least the distinction between the amenities associated with the Aggie Field of Honor and the corresponding price of a plot

The next day's Design Charette was devoted to break out sessions in small groups that were assigned to discuss Pedestrian and Vehicular Circulation/ Infrastructure, Detailed Cemetery Planning / Maintenance, and Image/buildings/Monuments. Each group reported on their ideas and comments and gave a conclusion of the things that they recommended to the Committee

for consideration. Some of the specific comments raised at either the Public Meeting or at the Design Charette included:

Dick Birdwell: *commented that there should be a separate section for family plots for those families who wanted a lot of spaces. He also said that there should be some type of uniformity to the type of headstones for the Aggie Field of Honor.*

Ron Silvia: *commented that parking wasn't addressed in the conversation or plans and he thinks that parking is a very important factor for visitors to the cemetery. It was felt that there didn't need to be a lot of parking but about a dozen spaces close to the visitor center.*

Jodie Hoyak: *commented that the location of the committal shelter is a huge factor in the design as far as circulation through the cemetery. Also the elevation of the buildings needs to be looked at because elderly people need to be able to have easy access to the buildings.*

Dave Fahlquist: *commented that the drainage in the cemetery. When will the drainage be put in? Topography of*

the land? How will that work with the gravesites, etc.

Ken Robison: *commented that he and a lot of his friends have a strong desire for some of the spaces in the Aggie Field of Honor. Some of his friends do not have a home base and would like to come back to College Station to be buried in the Aggie Field of Honor. He thinks that the Aggie Field of Honor needs to be by itself and have a strong impact. Mr. Robison also asked what the design implied a class wall in the Aggie Field of Honor section. He asked if you could see a clear view of the Kyle Field from the cemetery after putting in framing structures at the southeast corner of the land. He also agreed that the buildings needed to be easily accessible so that elderly people will not have any trouble accessing them.*

Clint Bertrand: *asked about the policies and procedures of the cemetery, what criteria was set for the Aggie Field of Honor, and asked who could be buried in the Aggie Field of Honor section.*

Guy King: *commented that the Aggie Field of Honor has driven this cemetery. He felt that when someone enters the*

cemetery that the Aggie Field of Honor needs to be clearly visible.

At the end of the workshop session, all participants returned to a central conference room to discuss all schemes and provide the Consultant Team with direction going forward. All participants were unanimous, as was the Cemetery Advisory Committee, in choosing Site Plan Option A and Building Option 2 for further development. The following modifications were agreed to unanimously:

Site Plan Option A:

- Relocate entrance/exit to the cemetery so that the main roadway separates the College Station Municipal Cemetery and the Aggie Field of Honor. Move the entrance road to the east so that the road didn't divide the first section of the College Station section in two. They asked that the orientation of the design remain the same but altered to align with the new entry location
- Maintain view corridor across the Aggie Cemetery sections; from the Aggie Columbarium, through the central Information Building and Committal Shelter, to the Aggie Spirit Gate, so that all the view of Kyle Field is maintained.
- Create a view corridor across the Municipal Cemetery sections; from the College Station water feature, through the central Information Building and Committal Shelter, to the Municipal Columbarium.

reinforces the connection, both visually and physically, between the center plaza and the burial areas along the major axes. The concept of a view from the center plaza along the axes that continues out into the cemetery and to distant elements is retained as is the visual connection along the corridor that aligns along the Spirit Gate memorial and the campus beyond. The concept of lighting the gates is retained.



B
Site Plan - Option D

- 1** Texas A&M Columbarium wall with pillar end columns.
- 2** Cemetery Entrance
- 3** Committal Shelter.
- 4** Information Center with Reflection Pool.
- 5** Retention pond, water feature with water spray.
- 6** Reflection pool on grass mound.
- 7** "Spirit Gate" tall columns framing view to Kyle Field and A&M campus.
- 8** Maintenance Building
- 9** City of College Station Columbarium wall with pillar end columns.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

60

A

Committal shelter floor plan.

B

Information center floor plan.

C

View towards Spirit Gate.

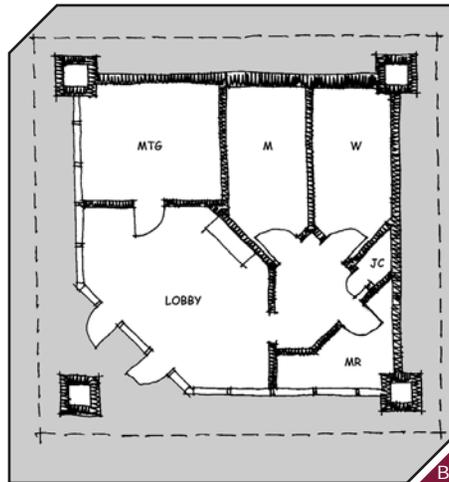
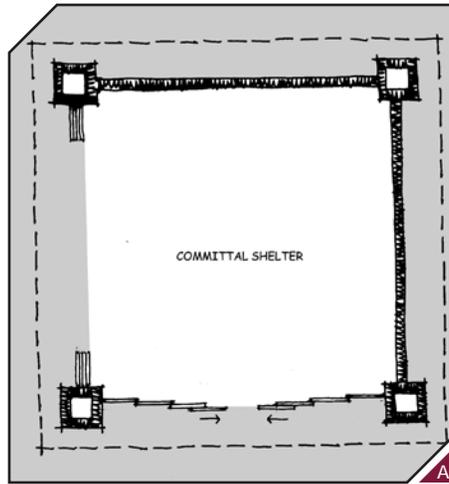
D

Bird's eye view.

Building Option 4a - similar to the design of the previous Building Option 2 with its simple tapered stone columns and clean roofline with generous overhangs Option 4a

further simplifies the design by giving both the information center and the committal shelter a uniform square floor plan. A major difference is the new physical relationship

between the buildings, no longer do they face one another across the center plaza, they are now located diagonally across the center plaza from one another.

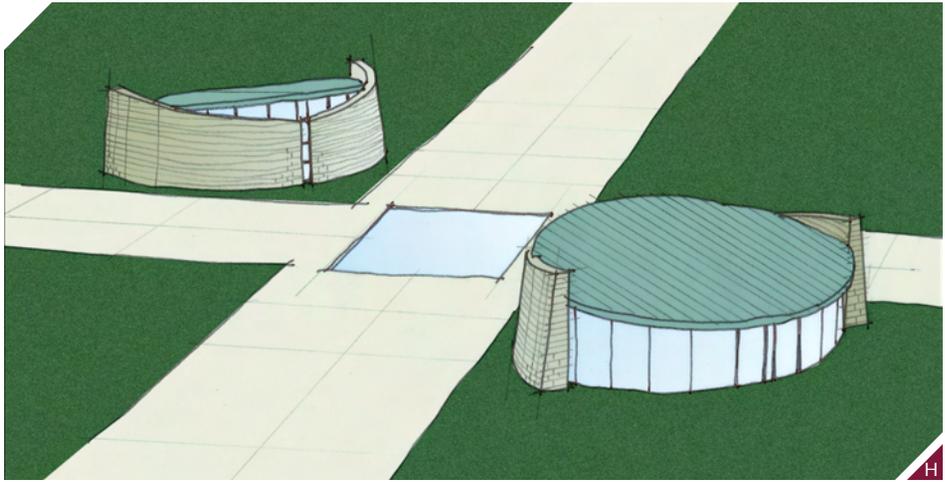
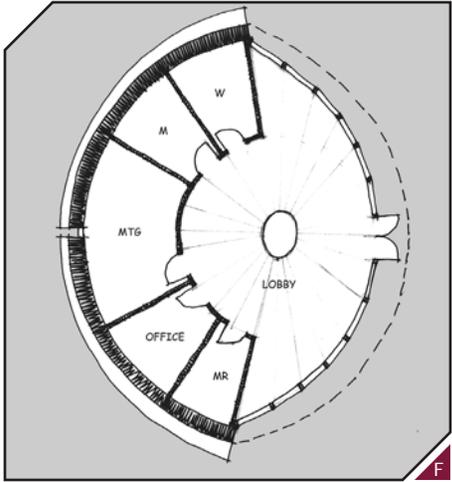
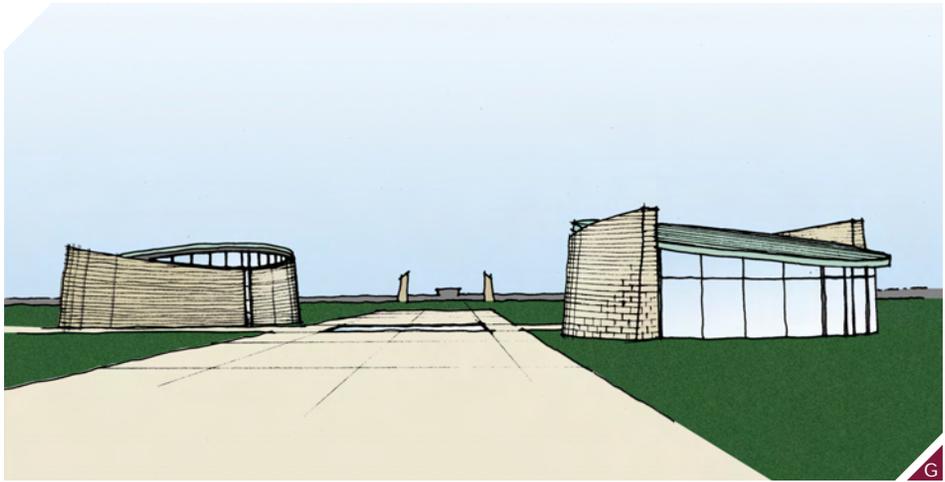
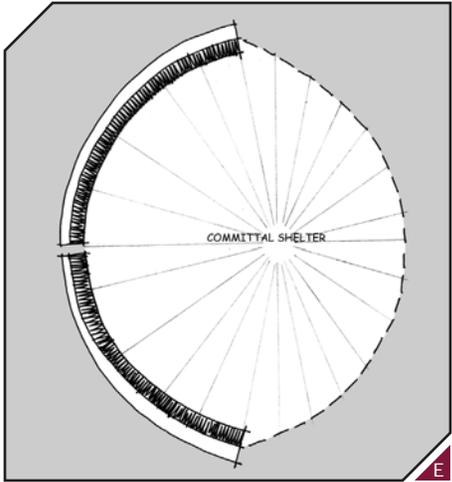


SITE AND BUILDING OPTIONS

Building Option 4b - features some of the same type of elegant curving forms used on the previous Building Option 1 but is now conceived of as two separate, outwardly

focused structures. As with Building Option 4a the information center and the committal shelter are located diagonally across the center plaza from one another.

These options were presented at a subsequent meeting held by the Cemetery Advisory Committee on December 12, 2006. The building concepts were selected for



E
Committal shelter floor plan.

F
Information center floor plan.

G
View towards Spirit Gate.

H
Bird's eye view.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Site Plan - Option E
Phase 1

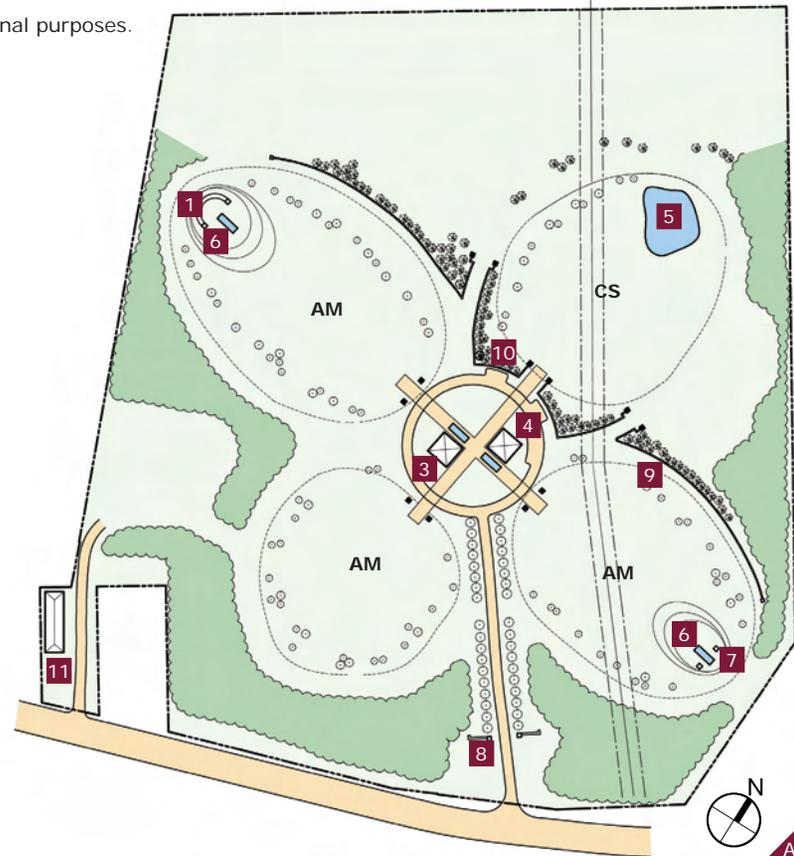
inclusion in the plan. Most members were leaning toward the square shaped buildings, Option 4a – but they were not unanimous in this decision. Therefore, it was decided to include both options in the Master Plan with the understanding that one of the building options would be chosen during the early design stages for the Phase I Cemetery Development. It was also confirmed that the aesthetic image of the columns and stone should be carried throughout the Cemetery as a Kit of Parts which is presented as part of this final Master Plan document (refer to Section 5).

However, further refinement of site development Option D was requested. It was voiced by two members of the City Council that they did not feel there was enough separation between the Aggie Field of Honor and the College Station sections of the cemetery. They raised the question of why someone would buy a plot in the Aggie side when they could buy the same view in the College Station side for less money. The Cemetery Advisory Committee requested that the Consultant Team take Option D and modify it so that it would provide further separation of the Aggie Field of Honor and the Municipal Cemetery into identifiable separate parts. The Consultant Team took

this request and created Option E which is herein represented as the preferred scheme and developed a 3D animation fly through to help the Public and the Council visualize the distinctive elements of the Master Plan. The 3D animation, an overview of the preferred schemes and the overall Master Plan represented in this document were presented to the Public on January 23, 2007 for informational purposes.

Option E / Preferred Scheme - is a more refined version of Option D, which was a further development of the earlier Option A, the original scheme chosen by both the Public and the Cemetery Advisory Committee.

A formal row of trees located along both sides of the entry road give the cemetery



1
Texas A&M
Columbarium wall with
pillar end columns

2
Two Columns flanking
each other at roadway
entry into College Station
Cemetery

3
Committal Shelter.

4
Information Center with
Reflection Pool.

5
Retention pond, water
feature with water spray.

KEYNOTES CONT. →

entrance a sense of grandeur and formality. The entry road is focused on the flagpoles in the center, drawing attention to this focal point. The secondary roads all come back to the center creating four simple loop roads. The loop roads are flanked by informal groupings of trees that frame the roadway experience but allow the car driver to look out under the tree canopy and see the burial areas. The trees also reflect the feeling of a typical Texas landscape with intermittent live oaks and open grass fields.



B
Site Plan - Option E

← KEYNOTES CONT.

- 6** Reflection pool on grass mound.
- 7** "Spirit Gate" tall columns framing view to Kyle Field and A&M campus.
- 8** Cemetery Entrance
- 9** Low Wall, broken at pedestrian gate columns
- 10** Dense Tree plantings to provide screening for College Station Cemetery
- 11** Maintenance Building
- 12** College Station Columbarium

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR



SITE AND BUILDING OPTIONS

It is behind the row of trees lining the entry way that the Marion Pugh Drive graves could be relocated as it was suggested by an Advisory Committee Member and recommended to be further assessed in the schematic phase of design.

The cemetery is now divided into two distinct sections; the College Station section and the

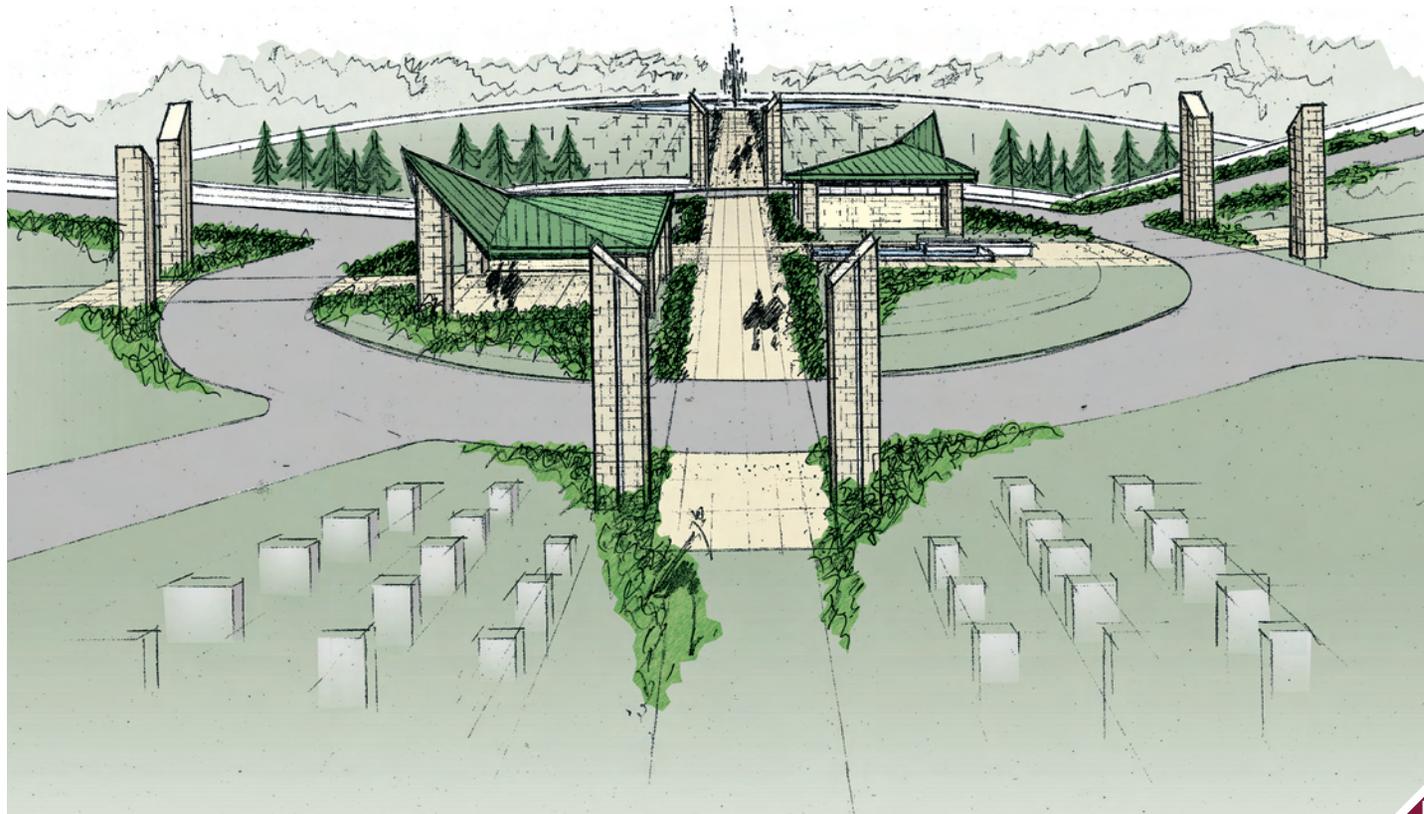
Aggie Field of Honor Section. This separation is visual as well as physical by the use of a low wall and evergreen plantings. The entry to the College Station section is identified with double columns at the entrance, with the name carved in the stone making the entry formal in feeling. The water feature is still located in this section, but is also still visible from the center plaza by looking through a

set of pedestrian entry columns and, thus, the College Station section remains visually connected to the center plaza.

The concept of the center plaza, flanked by a series of columns announcing pedestrian entry into the various burial sections, has been retained. Further, these columns offer an opportunity for discreetly locating lighting

A
Sattelite image with site option E shown and accented Kyle field.

B
*Site Perspective - Option E
View towards fountain and College Station Cemetery.*



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

66



A

SITE AND BUILDING OPTIONS

of the plaza without the use of visually obtrusive light poles.

The Aggie Field of Honor still lies along the axis focused on Kyle Field. The memorial axis is still located along three mounds that allow the viewer to see over the top of any cars or grave stones while looking down the axis to Kyle Field. The grave stones in the Aggie section face eastward towards campus

and Kyle Field and are inscribed with the A&M symbol at the top of each headstone. The College Station headstones are faced in a diagonal orientation facing into the center plaza. The headstones are standardized in the two cemeteries, but distinct from each other.

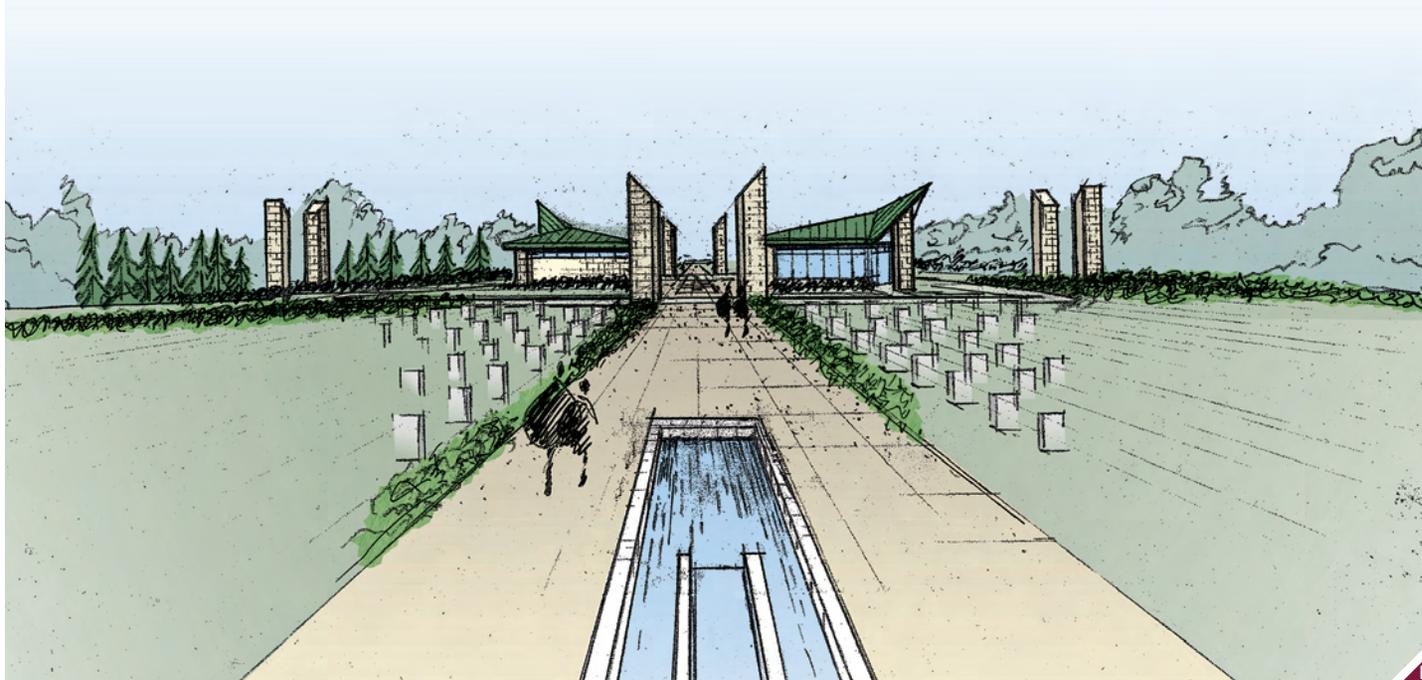
Each section has a paved pedestrian trail leading out from the center plaza through a series of columns and out into the burial section along a clear lawn pathway. This passage through the gate acts as a symbol of the soul leaving this life and passing into the next dominion. The gravestones lie on either side of the path. This path allows for easy location of graves and paths for maintenance equipment and buried utilities,

A

*Site Aerial Perspective
photo montage-
Option E Phase 1.
Showing alignment with
Kyle Field.*

B

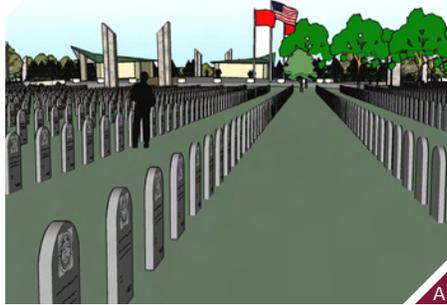
*Site Perspective -
Option E
View towards Spirit Gate
and Kyle Field.*



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

View within the Aggie Field of Honor section looking towards the central plaza.



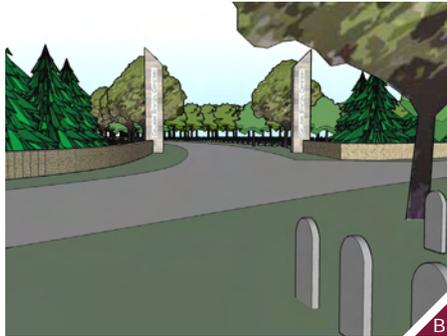
B

View of the entry thru the columns into the City of College Station Cemetery section.



C

View inside the College Station Cemetery looking towards the center plaza.

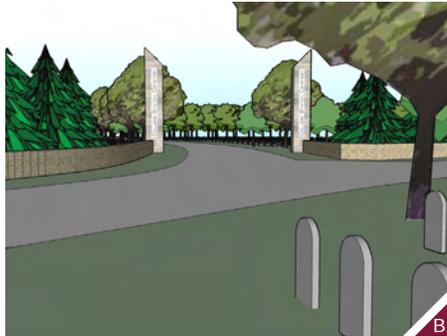


D

Photo Key

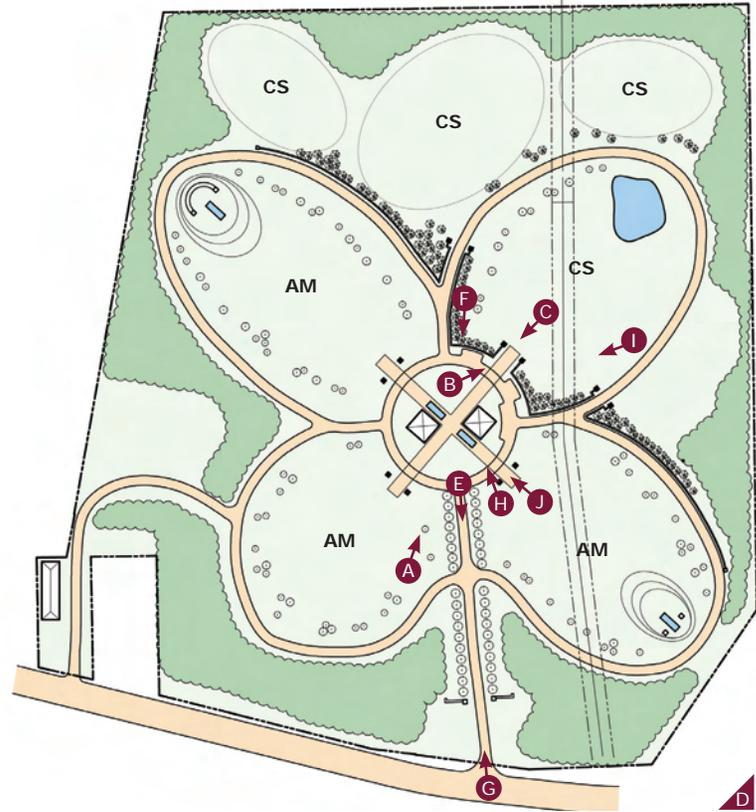
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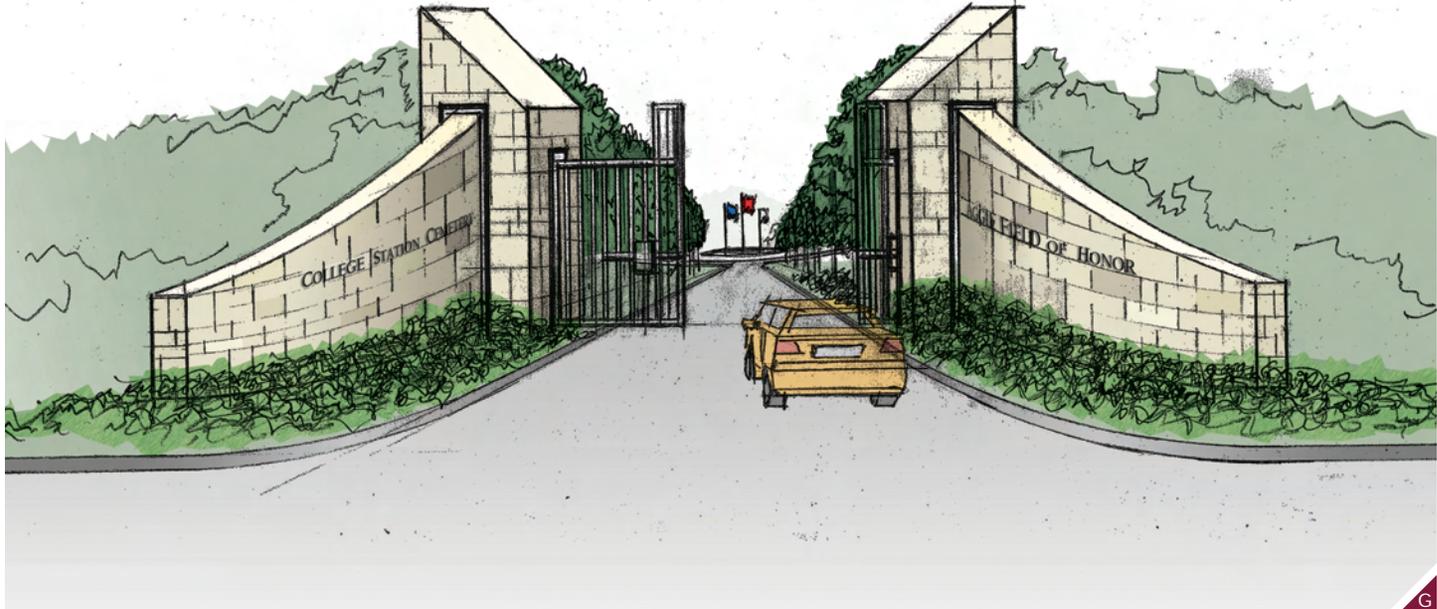
View you would see as you exit cemetery.



F

Aerial view of center plaza, visitors center and committal shelter. Reflecting pools in the center on axis with the memorial.





G
Main entrance gate.

H
Auto entry into the College Station Cemetery Section between the two columns in the far distance and the pedestrian connection from the center plaza in the foreground.

I
Aerial view of the cemetery from the College Station Side of the cemetery.

J
View from the Aggie Section looking through the pedestrian columns into the center plaza and the end of the Spirit Gate in the distance.



H

I

J

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A

Aerial view from the entrance gate looking towards the flag poles in the center plaza.



B

View of the plaza leaving the College Station Cemetery section.



C

View from the center plaza looking through the pedestrian gates of the College Station Section with the fountain seen in the distance.



D

Photo Key

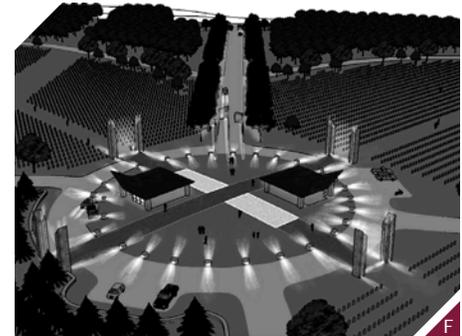
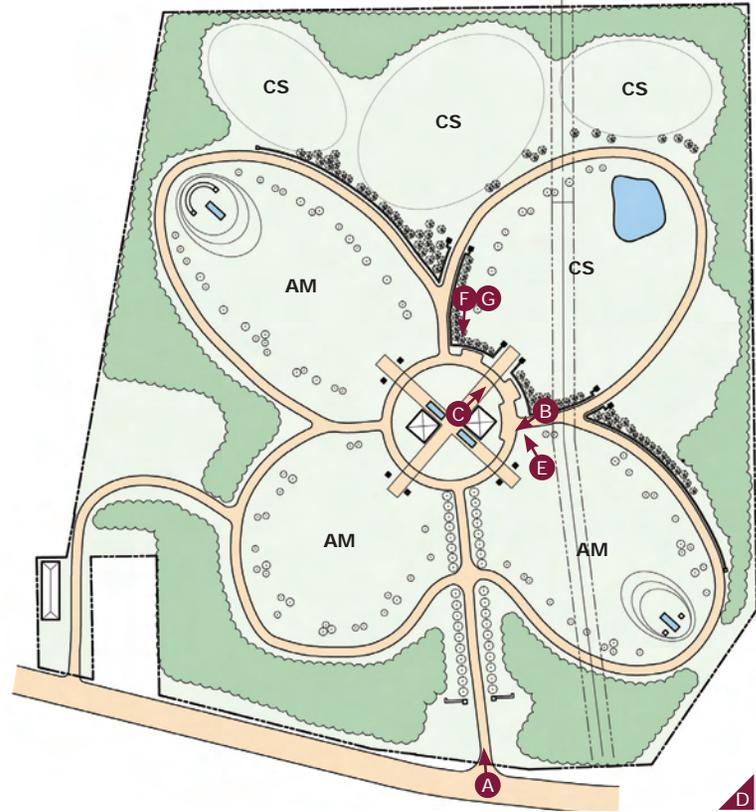
E

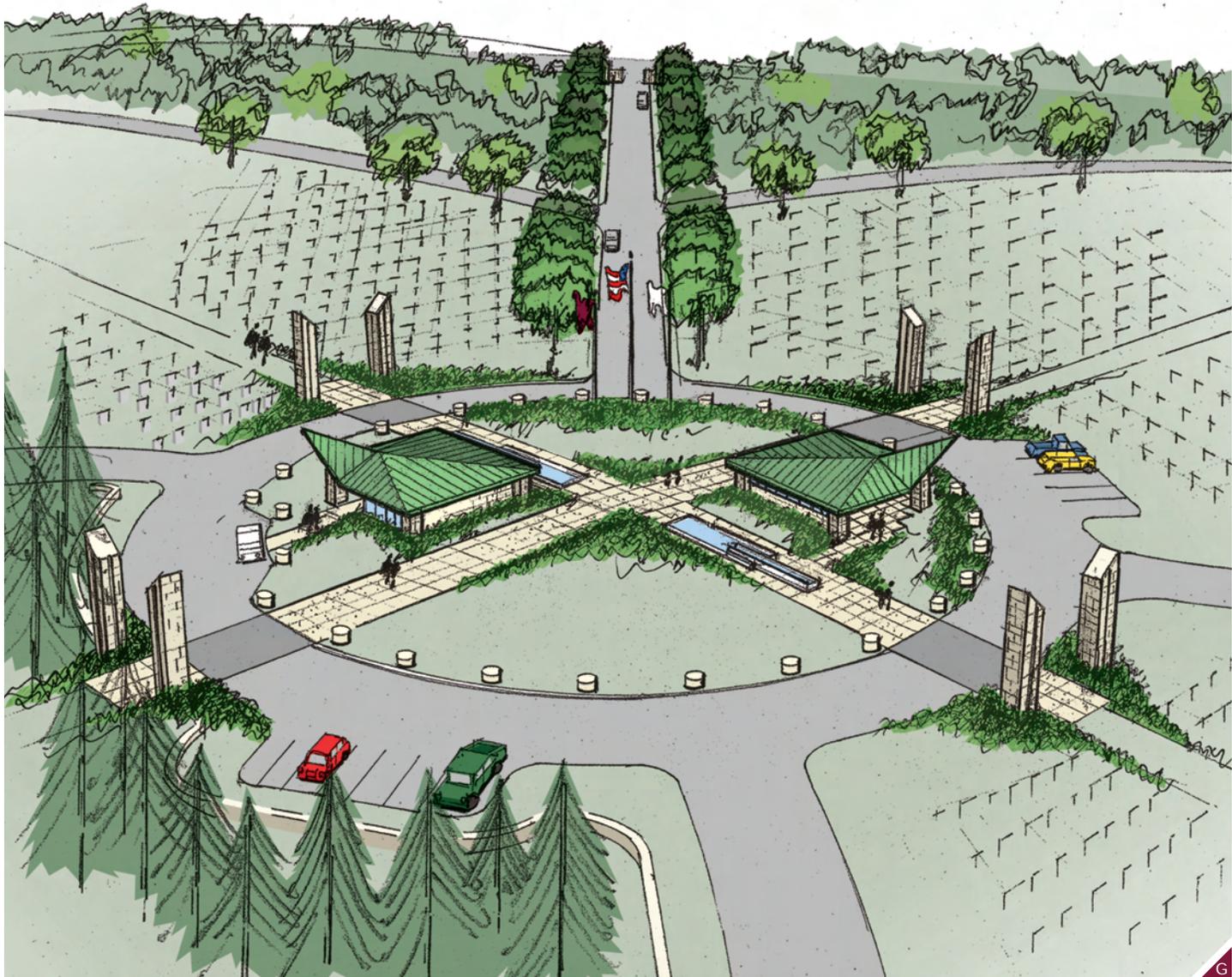
View of the wall, columns and plantings that visually separate the two cemeteries.



F

Aerial view of center plaza, visitors center and committal shelter. The columns are lit at night along with the bollards at the edge of the plaza.





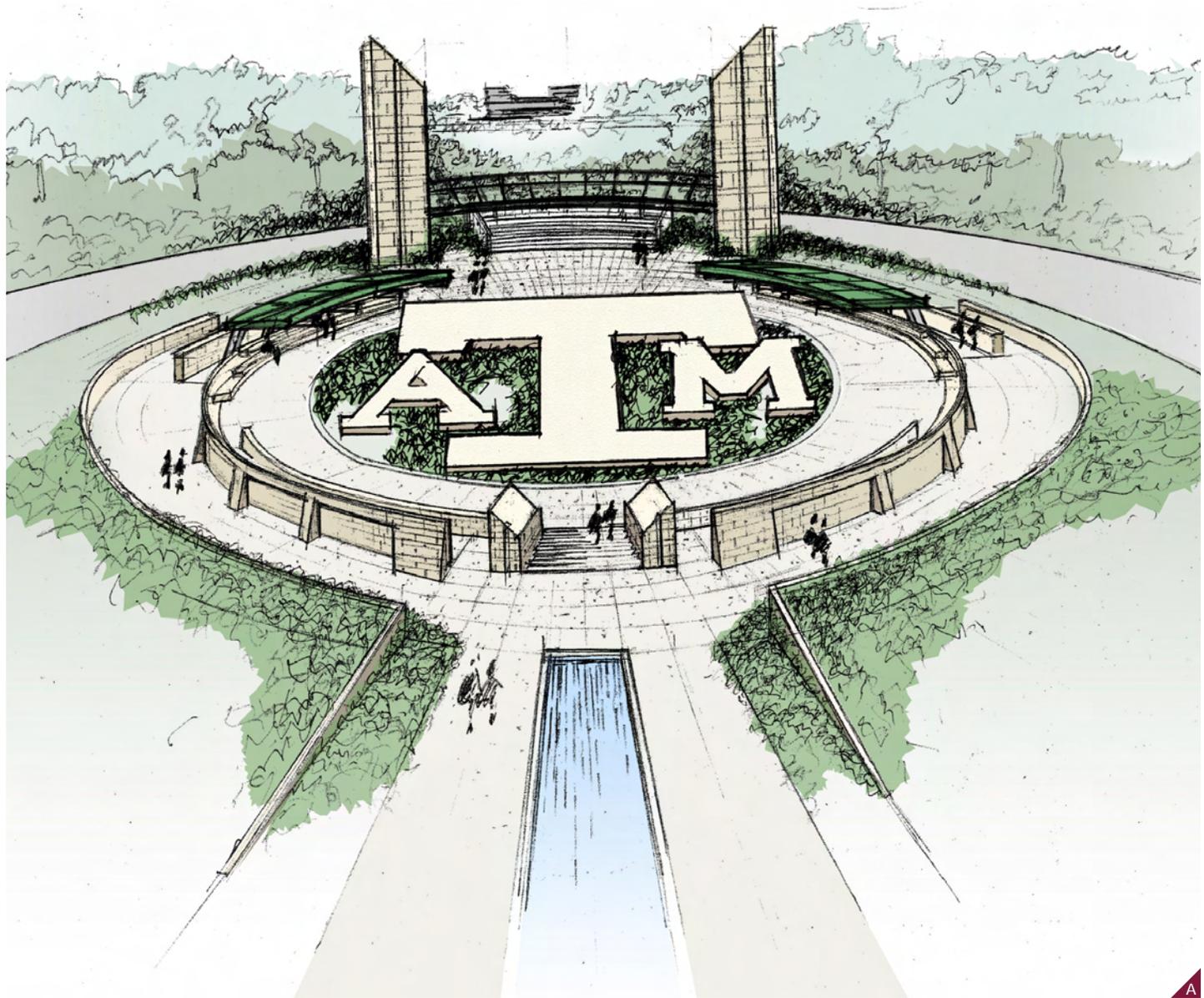
G
Site Aerial Perspective of
the center plaza.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

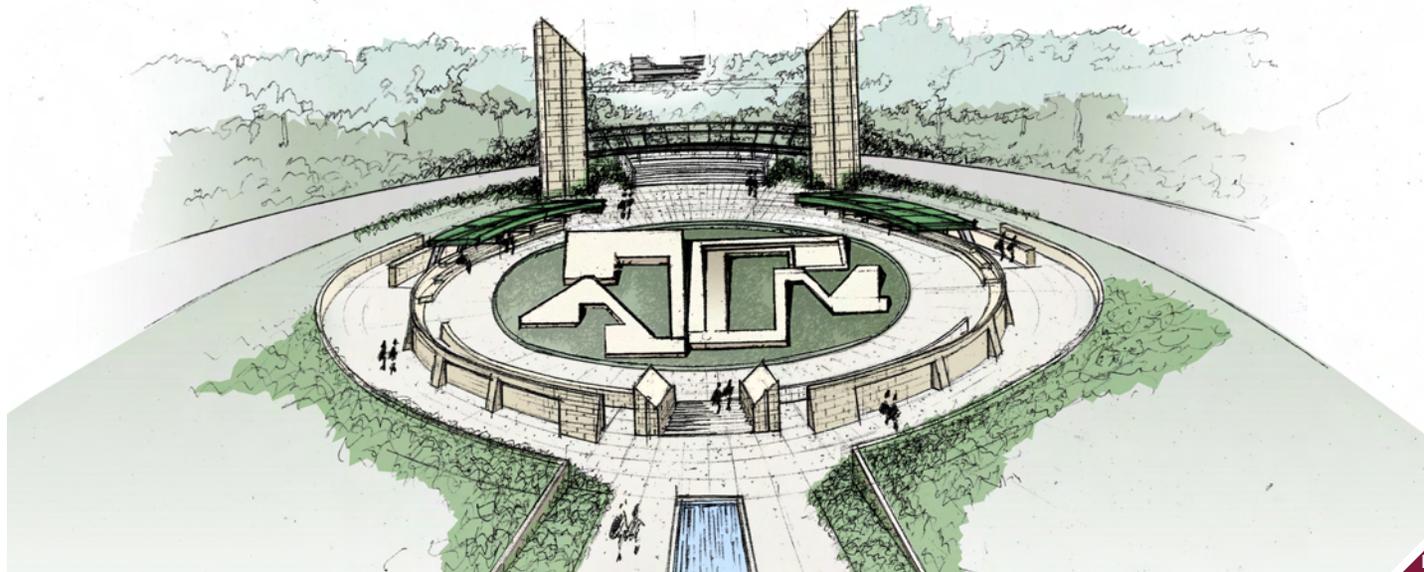
A

Spirit Gate - Concept A

Covered gathering spaces and memorial walls framing the view towards Kyle Field. The traditional Texas A&M insignia, located in the center, is built on the ground with the same stone material as the Spirit Gate pillars.



A



B
Spirit Gate - Concept B

Covered gathering spaces and memorial walls framing the view towards Kyle Field. The sculptural interpretation of the Texas A&M insignia, located in the center, allows the visitors to fully interact with the Spirit Gate.



C
Spirit Gate - Concept C

The earth mound at the Spirit Gate has the Texas A&M insignia on the upward slope towards the pillars. Again made from the same stone as the pillars, it will be built into the landscape to be viewed from the central plaza, similar to the other schemes.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
*Exterior eye level.
Information Center in
foreground.*

but also provides a ceremonial visual link to the burial areas from the center.

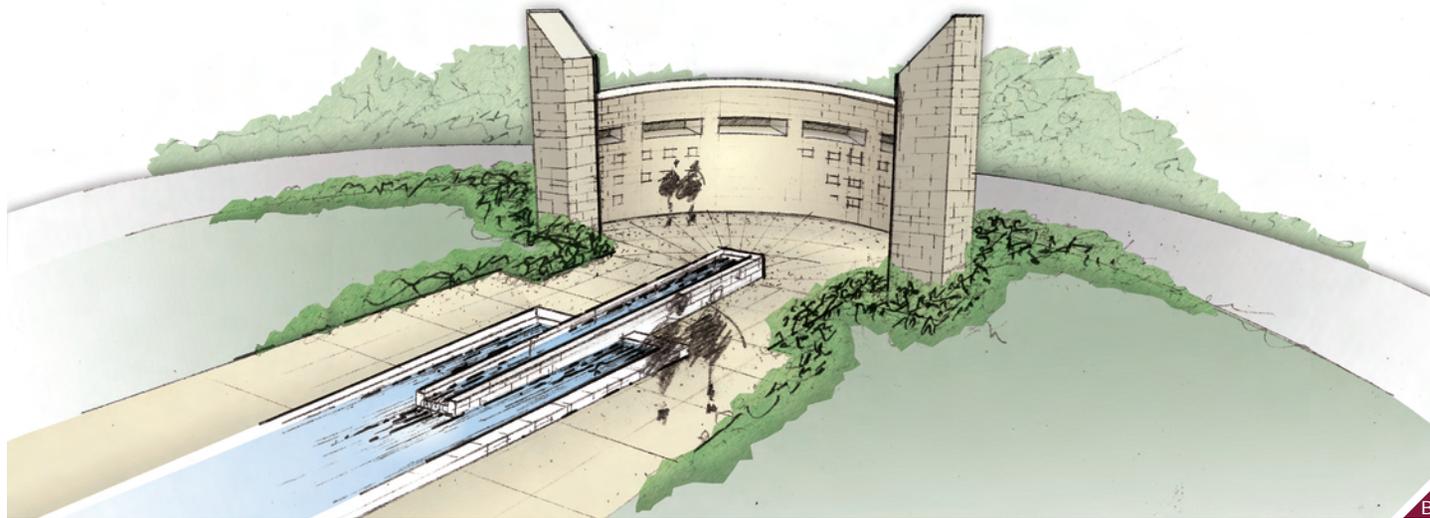
The columns along the Spirit Gate Memorial each have two sides washed with light. One side that lights the way from the A&M campus to the Aggie Field of Honor, and the other, on the inside face of the columns, to light the gateway interior thus creating a feeling of energy passing through the gates. There are 12 major columns within the cemetery symbolically representing the traditional

12th Man. These columns are aligned in two facing each other representing symbolically the opportunity of two or more Aggies to celebrate the tradition of Aggie Muster. The information center and the committal shelter are two separate buildings diagonally across the center plaza from each other. There are three meditation pools along the Spirit Gate axis that are visually linked into one when you stand at either end of the Spirit Gate representing the thought that memories of our lost loved ones continue on forever.

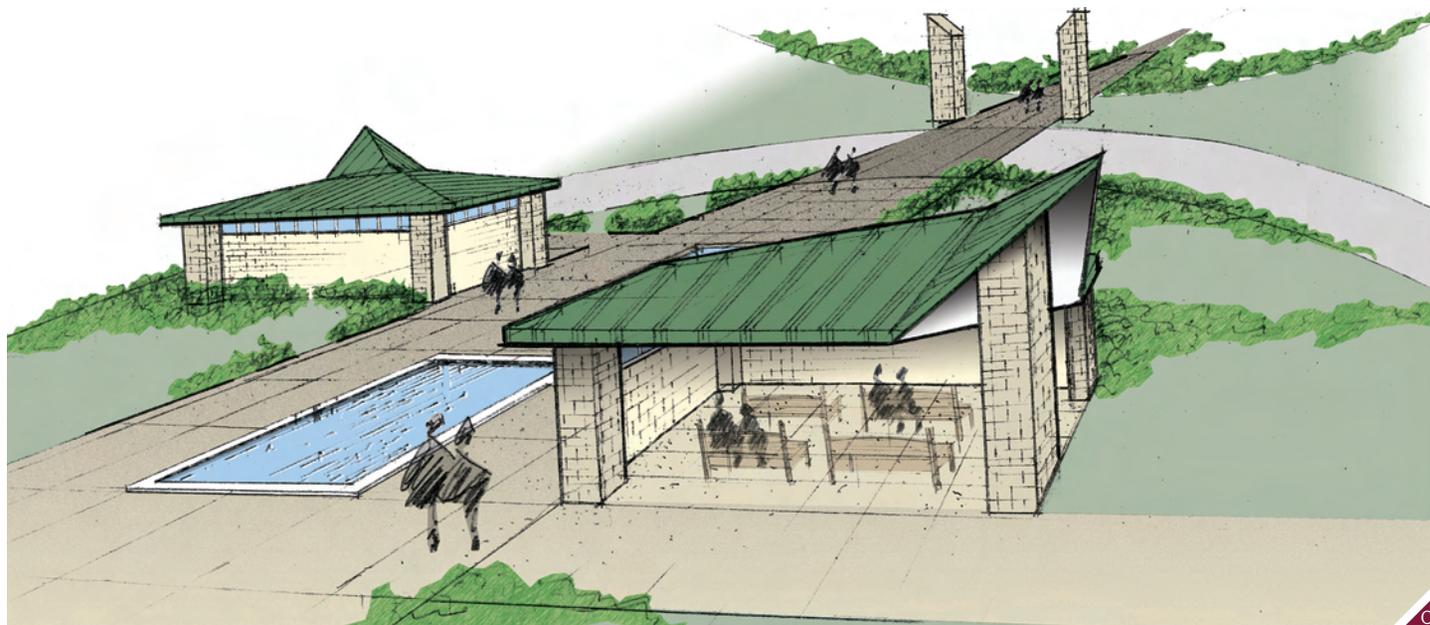
Building Option 5 / Preferred Scheme

This design is a natural evolution of Building Option 4a. The updated roof design now reflects the simple, tapered design of the Spirit Gate columns and helps to more distinctly identify the entrance locations to each building. The floor plan has been altered into a more space efficient design with improved room dimensions and shapes.





B
*Bird's eye of
Columbarium.*



C
*Bird's eye with Committal
Shelter in foreground.*

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
*Committal Shelter
floor plan.*

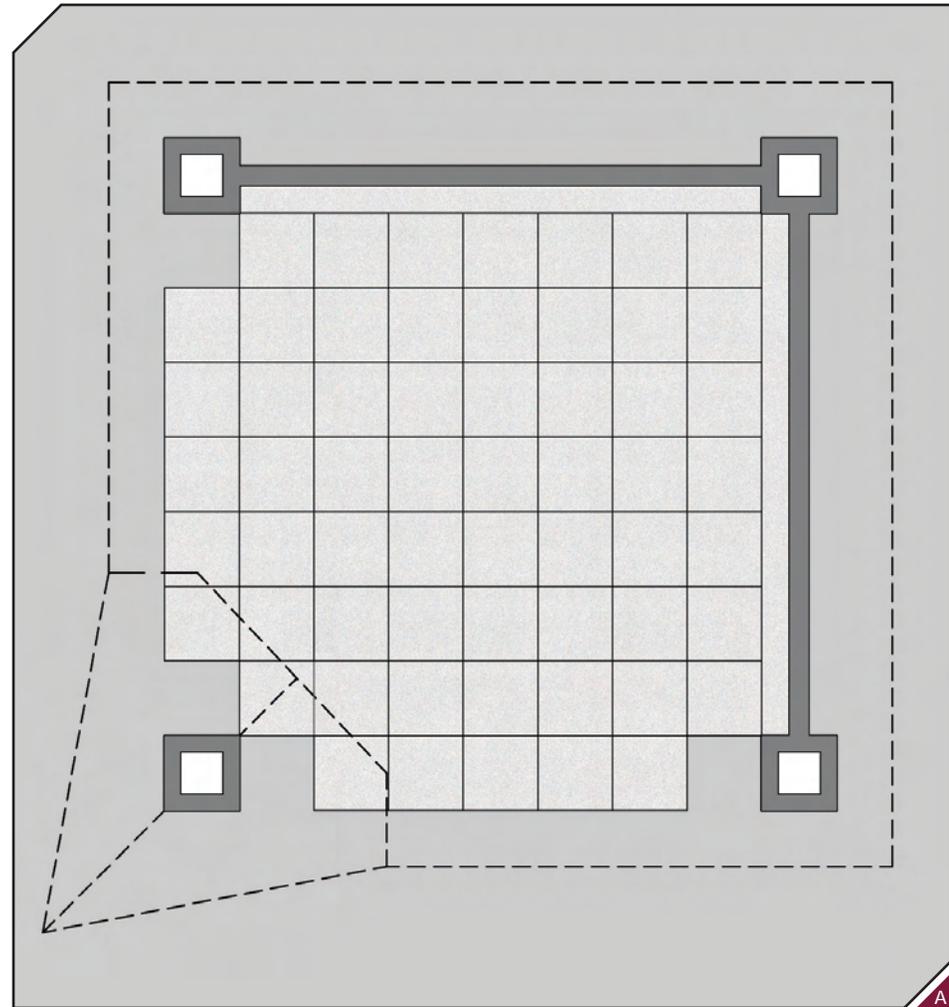
SUMMARY

The Preferred Site Development Scheme, Option E, along with either Building Option 4a or 4b, meets all the criteria of the programming goals, the comments and requests from the Committee, as well as the Public. Together, they form the Conceptual Master Plan which is further developed and explained with respect to additional amenity items, phasing, and costs in the following section.

The Preferred Scheme provides a strong identity and entrance experience by screening the surrounding properties and oil production facilities. This scheme also takes into account the various maintenance issues brought up by the Committee. It supports the requested facilities; namely the central Information Center and the Committal Shelter by allowing the flexible use of those facilities in relation to a central plaza. All the areas are ADA accessible and the majority of all graves are located no further than 150 from any roadway. The use of columns creates a sense of celebration of those who have passed on by symbolizing the passage of the soul from this dimension into the next. The lighting of the columns creates a dynamic experience in the nighttime so that

the memorial is active both day and night. The light from the columns illuminates the center plaza and removes the need for visually conflicting poles.

The two cemeteries are separate and distinct and visually and physically separated from each other, yet they feel both part of a larger cemetery experience. The landscape



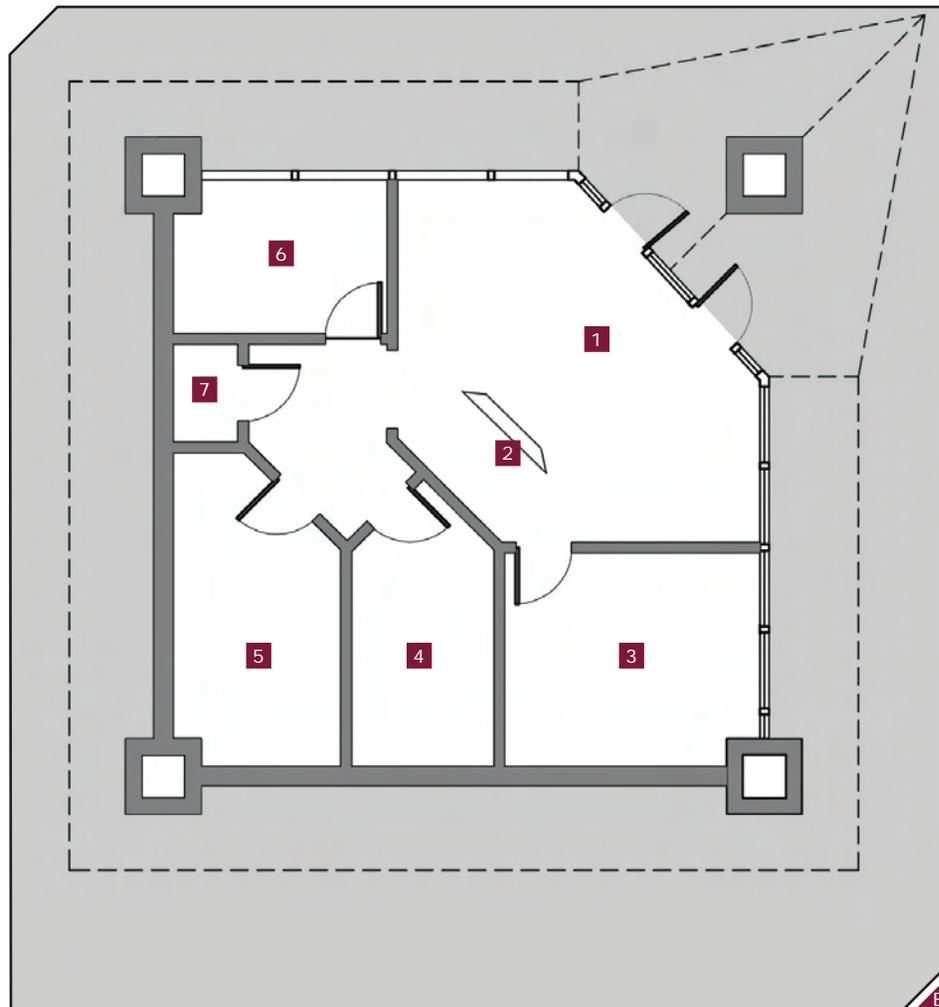
SITE AND BUILDING OPTIONS

achieves the feel of a typical Texas landscape with the use of trees lining the loop roads. The mounds create elevation change so that the cemetery has greater visual interest. The

meditation pools bring a feeling of reflection and eternal perspective as they interlink and go off into the horizon. The circulation is

simple and easily understandable. There is some parking at the visitor center as well as a pull off area for the hearse and the family car for unloading at the committal shelter.

B
*Information Center
floor plan.*



The Aggie Field of Honor is ceremonial in design and memorializes the resting place for former students of Texas A&M. The Sprit Gate is a special memorial and visual experience that honors the life and spirit of those Aggies who have passed on. As you look through the gate to the Kyle Field you get a real sense of connection between the final resting place of these former students and the place where they were educated and from which they launched their lives from and the gate where they will pass through once again into the next part of their existence.

The design works because it is simple and simple design is hard to achieve. This cemetery will long out live all of us who have worked to design and make this cemetery become reality. It will act as a special place in the minds of the citizens of College Station and those associated with Texas A&M. It will be a highly desired place for final rest by all those who experience its grand design.

- 1**
Lobby
- 2**
Information Desk
- 3**
Multi Purpose Room
- 4**
Men's Room
- 5**
Women's Room
- 6**
Mechanical
- 7**
Janitor's Closet



DEVELOPMENT AND PHASING



Overview

Design Components / Kit of Parts

Phase 1

Subsequent Phases

Elements for potential fund raising

Future Cemetery

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

OVERVIEW

With an accepted conceptual design approach for the Master Plan more detailed consideration can be given to how the plan will be realized. As with any Master Plan the concepts described herein are but a starting point for achieving an ultimate goal, which in this case is a world-class cemetery.

It has already been determined that, due to initial construction budget and schedule, the cemetery will be developed in phases. The first phase of development will include many of the features that make the College Station Cemetery and Aggie Field of Honor unique. The entry gate and roadway, the central plaza area with the flag poles and information center and committal shelter, the pedestrian gates, the Spirit Gate memorial, and the

landscaping and wall that differentiate the College Station and Texas A&M sections will be included initially.

As the development of the cemetery goes forward goes new opportunities and considerations may develop. These may require additional refinement of the design options suggested herein. Therefore the options can, and should, be viewed as a set of design components or a kit of parts, not as a final, set in concrete, design.

Design Components / Kit of Parts - each component within the options is a part that can be separated from, and recombined with, other components to create wholly new structures and site elements. This kit of parts includes:

Stone Walls and Columns: Stone walls and columns created using local Texas stone and finished with a semi smooth surface, appropriate for most vertical surfaces

Metal Roofs: Raised seam metal roofing with a patina green color, appropriate where shelter is desired

Metal and Glass Surfaces: Metal frames that match roofing color with smoked glass, appropriate where vertical surfaces that shelter and admit light are desired

Distinctive Paving: Stone paving using local Texas stone but with color and finish different from, yet sympathetic to, stone wall surfaces, appropriate at locations deemed to be of importance

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
Phase-I Preliminary
Design and Construction
Schedule.

Ceremonial Gateways: Similar to stone walls and columns but with distinctive forms, appropriate where pathways or views need to be framed

Reflecting Pools: Water features that formal in nature and occur most often in association with distinctive paving, these may be still water as the name implies or may incorporate movement

Earth Forms: Raised areas that can be used as the base for prominent features, appropriate at important buildings and memorials

Prominent Columbarium: Similar to stone walls and columns they can also serve as focal points on, or termination points along, visual corridors

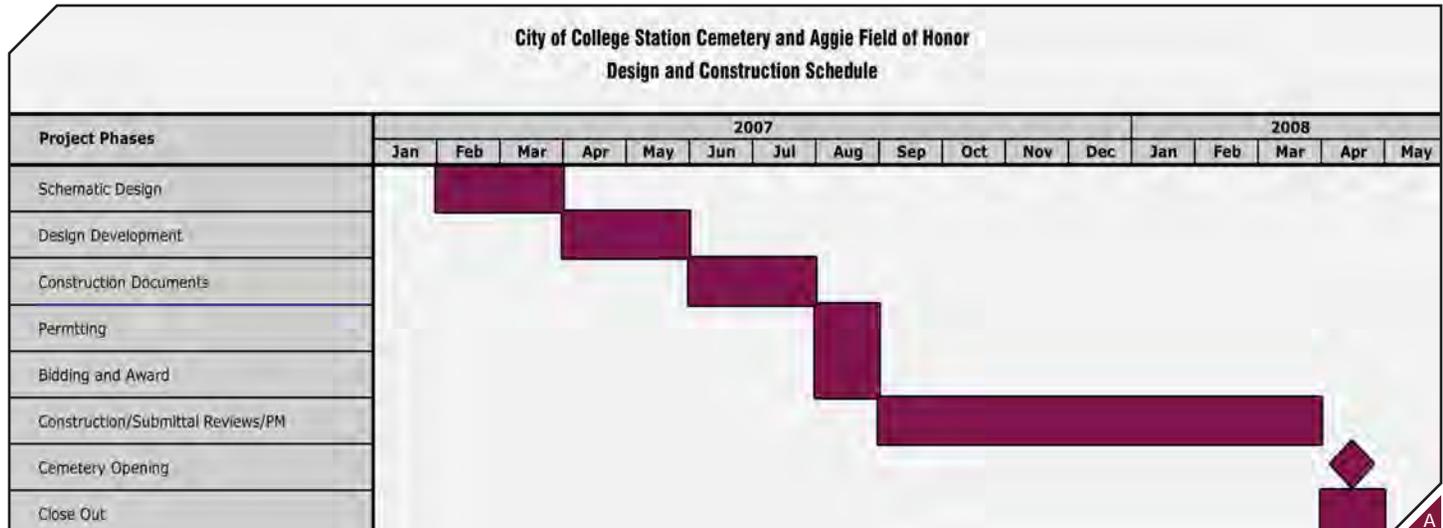
Uniform Grave Markers: Stone markers using local Texas stone with uniform sizes and shapes that help to define one section of the cemetery from another

Straight Roadways: Roadway alignments that are formal, appropriate for primary and entrance roadways

Gently Looping Roadways: Roadway alignments that are regular and yet visually peaceful, appropriate for all secondary roadways

Natural "Texas" Landscape: Landscaping that evokes the natural Texas countryside, appropriate for most areas within the cemetery

Evergreen Edges: Landscaping that screens year round, appropriate where a separation between areas is desired



DESIGN AND CONSTRUCTION OF PHASE I

Schedule - the stated goal is to have opening ceremonies on April 21, 2008, which coincides with Aggie Muster. To make this date a very aggressive design and construction schedule will be necessary. This will require dedication by all parties involved in the process. Design must begin in February of 2007 and design phase and review schedules should be maintained. The construction contract should be awarded in September 2007.

The following are recommended milestone dates to meet the April 2008 schedule:

- Start of Design: February 2007
- Completion of Design: July 2007
- Contractor Award: September 2007
- Completion of Construction: April 2008
- Opening Ceremonies: April 21, 2008

The timeline schedule provides additional detail and shows the Master Plan, the design phase, and the construction phase in the overall context of the project.

Preliminary Costs - an order of magnitude construction cost estimate has been prepared based on the elements included in Phase I of

the accepted conceptual design approach for the Master Plan. These costs are based on the materials and elements described herein and are subject to change due to unforeseen changes in construction costs or revisions to the conceptual design approach.

The anticipated construction cost for Phase I, incorporating elements to delineate the College Station and Texas A&M sections, is between \$3,500,000 and \$5,500,000.

The break out of the preliminary construction costs is shown on page 84.

DESIGN AND CONSTRUCTION OF SUBSEQUENT PHASES

Schedule - the schedule for subsequent phases is dependant upon funding and demand. Based on informal discussions with residents of College Station and with former students of Texas A&M, it appears that demand may be significant. Decisions will need to be made regarding the scope of future phases and the items from the kit of parts that should be constructed therein based on funding availability and potential for additional donations.

It is recommended that accommodations for phased future construction be incorporated into the construction documents. Multiple phases can be delineated up front and phases can be bid one at a time or in groups. The number of phases can be determined during the design process. This approach will also provide the greatest flexibility. If possible, it is also recommended that the phases be bid in groups. This can provide greater interest among prospective contractors and result in more competitive bids.

Preliminary Costs - costs for subsequent phases depend on the both the amount of construction involved and escalation of construction costs. It may be possible to time future construction to coincide with downturns in the construction industry. Doing this can also increase the likelihood of receiving more competitive bids.

FUND RAISING OPPORTUNITIES

Naming prominent elements within the cemetery should be considered as a potential method for generating income. Construction of memorials, at prominent locations set aside for future development, and the addition of names to existing memorial structures or plaques, should also be considered.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

A
 Conceptual Cost
 Estimation
 Phase-1 Improvements.

84

City of College Station Cemetery and Aggie Field of Honor Conceptual Opinion of Probable Cost Phase I Improvements						
Baseline Items			Low Cost	High Cost	Low Range	High Range
Mobilization (5%)		LS			\$126,000	\$201,000
Demolition and Removal (4 Bldgs, road, pads, fences, etc.)		LS			\$90,000	\$120,000
Earthwork / Grading (Assumption: 1' Average for 20 acres)	100000	CY	\$7	\$9	\$700,000	\$900,000
Information Center	1300	SF	\$130	\$140	\$169,000	\$182,000
Committal Shelter	1300	SF	\$120	\$130	\$156,000	\$169,000
Maintenance Building	4000	SF	\$55	\$65	\$220,000	\$260,000
Columbarium (A&M)		LS			\$75,000	\$150,000
Subgrade Preparation with Lime	6000	SY	\$8	\$10	\$48,000	\$60,000
Parking (20 spaces)	450	SY	\$50	\$60	\$22,500	\$27,000
Concrete Roadways (Phase I - 1900 LF x 24 Ft Width)	5100	SY	\$50	\$60	\$255,000	\$306,000
Mountable Curb and Gutter (2' wide)	3800	LF	\$12	\$15	\$45,600	\$57,000
Walkways @ Information and Committal Buildings (12' wide)	800	SY	\$30	\$35	\$24,000	\$28,000
Signs		LS			\$5,000	\$10,000
Storm Drain		LS			\$40,000	\$60,000
Reinforced Soil (2200 LF x 8 Ft Width)	17600	SF	\$0.75	\$0.95	\$13,200	\$16,720
Fence and Sliding Gate at Entrance		LS			\$70,000	\$100,000
Fence and Swing Gate at Maintenance Entrance		LS			\$10,000	\$15,000
Irrigation System		LS			\$75,000	\$100,000
Water Feature Pumping System		LS			\$20,000	\$25,000
Limited Roadway Lighting		LS			\$10,000	\$20,000
Reflecting Pools	4	EA	\$15,000	\$150,000	\$60,000	\$600,000
Spirit Gate		LS			\$50,000	\$100,000
Cemetery Entry Gate and Wall		LS			\$25,000	\$60,000
Flagpoles	3	EA	\$2,500	\$3,000	\$7,500	\$9,000
Columns	8	EA	\$10,000	\$14,000	\$80,000	\$112,000
Benches	6	EA	\$800	\$900	\$4,800	\$5,400
Trash Receptacles	6	EA	\$400	\$500	\$2,400	\$3,000
Exterior Lighting Fixtures		LS			\$24,000	\$40,000
Trees	150 to 600	EA		\$500	\$75,000	\$300,000
Sodding (0.6 acre)	2900	SY		\$3	\$8,700	\$8,700
Seeding (12 acres)	58100	SY		\$0.30	\$17,430	\$17,430
Water Service		LS			\$25,000	\$50,000
Sanitary Sewer Service w/ 3 manholes		LS			\$60,000	\$80,000
Electrical Service	1	LS		\$10,000	\$10,000	\$10,000
Cable / Fiber Optics	1	LS		\$10,000	\$10,000	\$10,000
SUBTOTAL ITEMS					\$2,634,130	\$4,212,250
CONTINGENCY (20%)					\$526,826	\$842,450
TOTAL W/CONTINGENCY					\$3,161,000	\$5,054,700
Additional Items for Increased Delineation of Cemeteries						
Columns	6	EA		\$7,500	\$45,000	\$45,000
Trees	100 to 200	EA		\$750	\$75,000	\$150,000
CS Cemetery Delineation Wall (2.5 Ft High)	7000	SF		\$25	\$175,000	\$175,000
Signs		LS			\$3,000	\$5,000
SUBTOTAL ITEMS					\$298,000	\$375,000
CONTINGENCY (20%)					\$59,600	\$75,000
TOTAL W/CONTINGENCY					\$357,600	\$450,000
TOTAL PHASE I WITH INCREASED DELINEATION					\$3,518,600	\$5,504,700

NOTE:
 All cost estimates are provided as a conceptual budget only. As the conceptual master plan moves into the design phase, the cost estimate will be refined based on the actual design.

Individuals, groups, and, in the case of present and former students of Texas A&M, yearly classes can all be given the chance to contribute to the growth and maintenance of the cemetery.

For example, each graduating class could be encouraged to support the cemetery and their contribution could be recognized by adding their class year to a Class Wall Memorial. Individual citizens of College Station could be recognized by adding their names or the names of loved ones, to a memorial plaque located in the information center or committal shelter.

The current demand at the existing College Station cemetery is just under 200 burials per year. Assuming the new College Station Cemetery and Aggie Field of Honor doubles this number the new cemetery would have adequate space to provide for burials for the next fifty years. After this time, when the cemetery is filled to capacity, there will remain the unique connection between the cemetery and Texas A&M. It is conceivable that future student will feel compelled to honor, and maintain, the resting places of former students.

NEXT STEPS

Design - in order to meet the ambitious schedule set for this project the Cemetery Advisory Committee should to authorize the design of the cemetery by early February 2007. Another advantage to moving quickly is that the consultant team is in place and is ready to move into the next phases of the project:

1. Schematic Design

Schematic design is the initial development of a concept into an actual design. Overall sizes, forms and materials are defined and adjacencies of the various elements are determined. The general look of the facility is established.

2. Design Development

Design development is the point in the design process when details of how structures are constructed are developed. Final selections of materials and colors are made and equipment is selected. The details of the facility are defined.

3. Construction Documents

Construction documents are the blue prints that contractors work from. All dimensions, materials and systems are defined and

their method of installation is indicated.

Construction documents include both drawings and written specifications.

4. Permitting and Bidding

Bidding is the process of obtaining price quotes for competing contractors to perform the actual construction. Permitting is the process of obtaining all necessary approvals, including building permits, to begin construction.

5. Construction

The period when the site and associated faculties are built.

Management Plan - the Cemetery Advisory Committee will need to develop a management plan that will take the cemetery into the future. Sales, fund raising and maintenance will need to be addressed in this plan. It should be developed simultaneously with the design phase as the design will impact management.

Plot Sales - there is space for approximately 20,000 to 21,000 burial plots. Phase I will provide 3,100 burial plots for the College Station Cemetery and 3,300 burial plots for the Aggie Field of Honor (6,400 total). Even if plots are sold at prices lower than those

currently asked for at other cemeteries of this design caliber the cemetery would see an income of almost \$50 million.

If plots are sold at the average price for similar cemeteries the income would be over \$100 million dollars.

20,000 TOTAL PLOTS

@ \$300 = \$6,000,000

@ \$2,500 = \$50,000,000

@ \$5,000 = \$100,000,000

Additional resting spaces will be available within the Columbarium. The number of Columbarium niches can be adjusted based on an analysis of local burial trends to be conducted during the design phase.

There already appears to be significant interest for the purchase of plots. The Cemetery Advisory Committee could take advantage of this interest by offering preconstruction sales for both the College Station section and the Aggie Field of Honor. Understandably, The Aggie Field of Honor will have distinctive amenities which may result in greater demand allowing for greater revenue.

COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

86



LIFE



LOVING



Are Remembrance
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-The Aggie
-The Aggie



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BERING





CONCLUSION



ALWAYS



COLLEGE STATION CEMETERY AND AGGIE FIELD OF HONOR

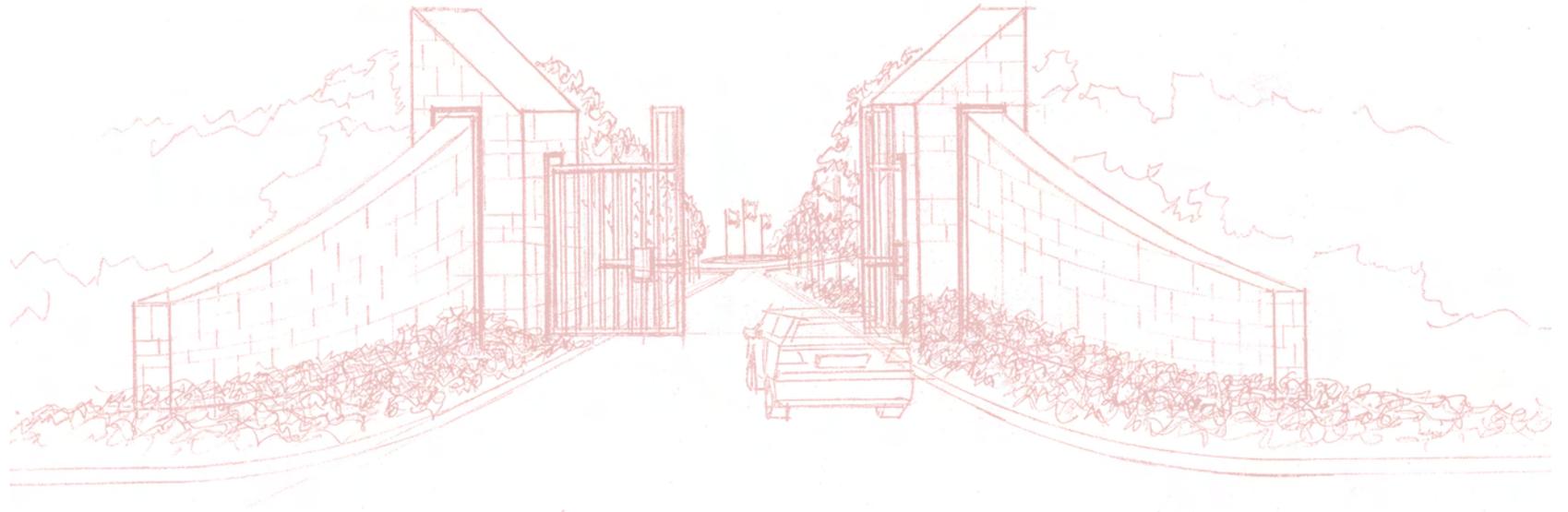
CONCLUSION

The success of the College Station Cemetery and Aggie Field of Honor conceptual master plan presented is dependent on finding the appropriate balance between the two. The major challenge in designing the shared cemetery was the development of a common vision that both the City and Texas A&M could embrace, without undermining the distinctiveness that the City and University both desired to maintain.

The collaborative decision making process, embraced thru the use of meetings, workshops, and a design charette with both the Public and the Cemetery Advisory Committee, allowed for the evaluation of several different site planning options along with a variety of architectural images. This process eventually led to the selection of the preferred site and building options that provided distinct, sustainable and flexible design development opportunities through phased implementation.

The conceptual master plan allowed the Consultant team to analyze the functional implications of the site and associated infrastructure while overlaying the aesthetic and emotional images required of the College Station Cemetery and Aggie Field of Honor. It provides a design vision and associated preliminary construction costs for future study and further collaboration as the plan moves from the preferred option toward more specific design development and construction.

LIFE LOVING REMEMBERING ALWAYS



LIFE LOVING REMEMBERING ALWAYS

“A cemetery is a history of people - a perpetual record of yesterday and sanctuary of peace and quiet today.
A cemetery exists because every life is worth loving and remembering - always.”

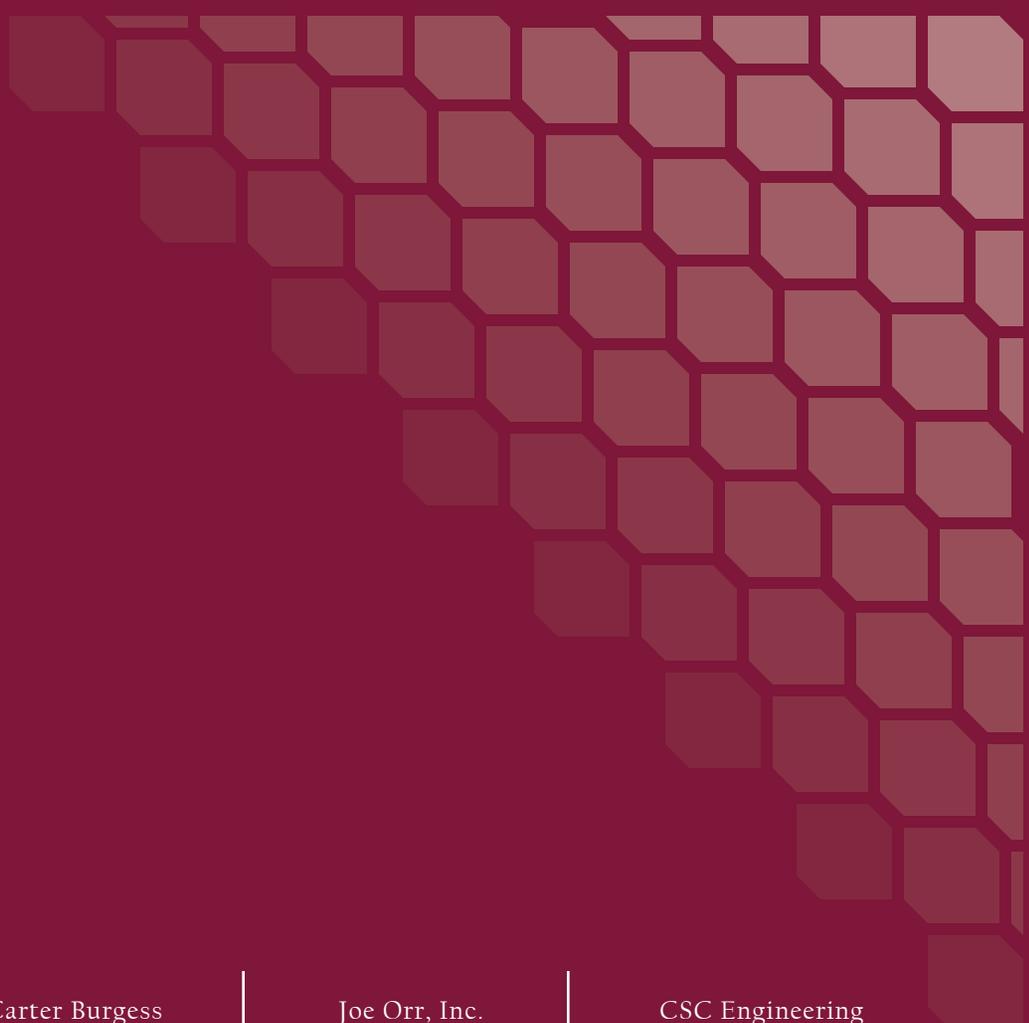
-Author Unknown



Edwards and Kelcey

Carter Burgess

Joe Orr, Inc.



CSC Engineering