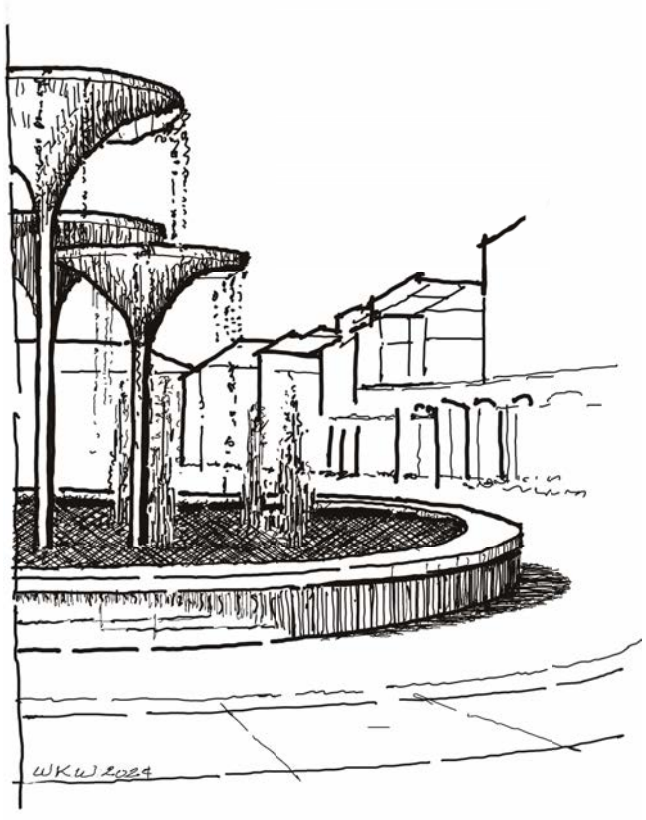


The Language of Place at Texas Christian University

A vocabulary of campus design in the 150th year and beyond

The follow resolution was approved by the TCU Building and Grounds Committee of the Board of Trustees on November 9, 2023

Agenda Item:	2.7.3 RESOLUTION: TCU Design Guidelines Adoption
Agenda Type:	Action
Resolution:	Is is recommended that the Buildings and Grounds Committee of the Board of Trustees adopt the TCU Design Guidelines: "The Language of Place at Texas Christian University: A vocabulary of campus design in the 150th year and beyond."
Summary:	Concurrent to the development of the Campus Master Plan, CannonDesign has developed a comprehensive Design Guidelines. The Guidelines define the design vocabulary of the built environment at Texas Christian University. The Guidelines are the definitive guide on how to create places and spaces that are unique to TCU's campus. This publication is intended to be used as the definitive and enduring guide on how to achieve and maintain the physical vocabulary of TCU's campus through time. The Guidelines will be presented during the Committee meeting for adoption.
Background:	At the October 31, 2023, President's Cabinet meeting, the Cabinet agreed to move forward and seek approval from the Buildings and Grounds Committee for adoption of the TCU Design Guidelines.
Contact:	William J. Nunez | Vice Chancellor for Finance and Administration | Phone: 817-257-8260 Todd S. Waldvogel | Associate Vice Chancellor for Facilities and Campus Planning | Phone: 817-257-7955

November 9, 2023 Meeting of the Buildings and Grounds Committee

Contents

“ ...blond brick, red tile roofs, articulated windows and arches—a Beaux-Arts style of building with neoclassical consistency...”

Chancellor Boschini

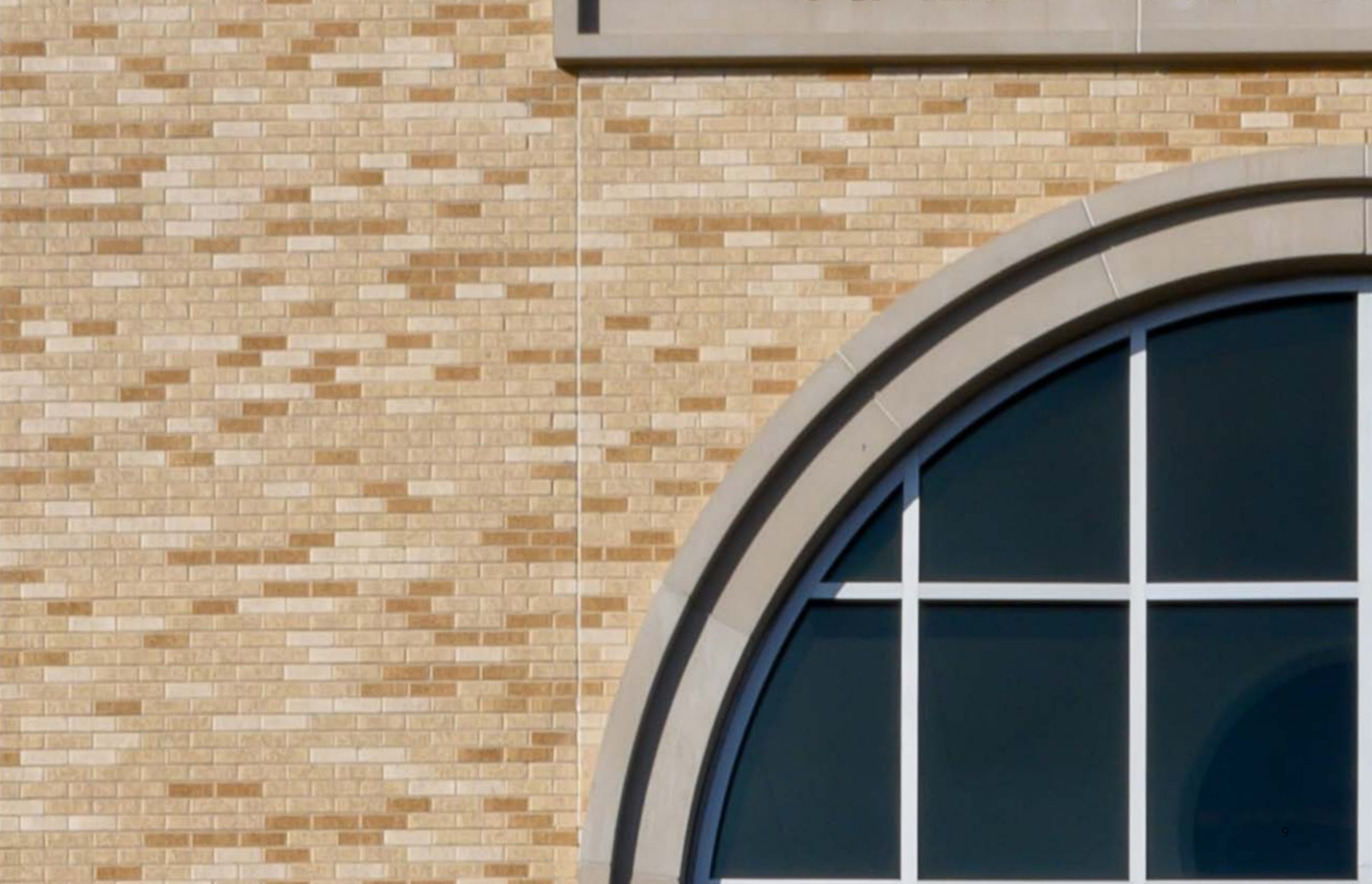
Purpose


TCU

This document defines the design vocabulary of the built environment at Texas Christian University. It is the definitive guide on how to create places and spaces that are uniquely of this campus.

Blond Brick

Brick blend that establishes
TCU’s link to the Texas prairie.

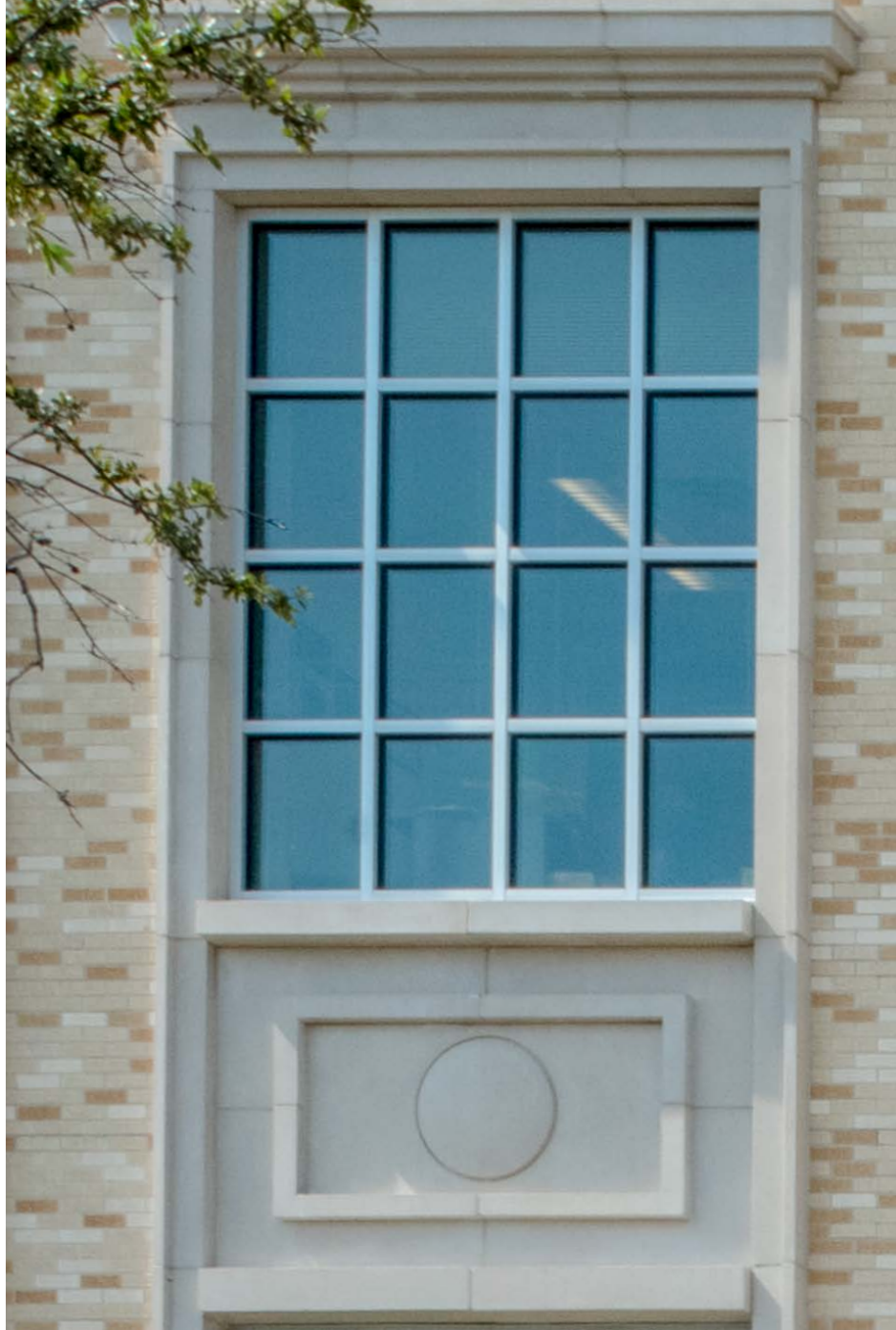


Red Tile Roofs

Red tile is a traditional neoclassical roofing material.

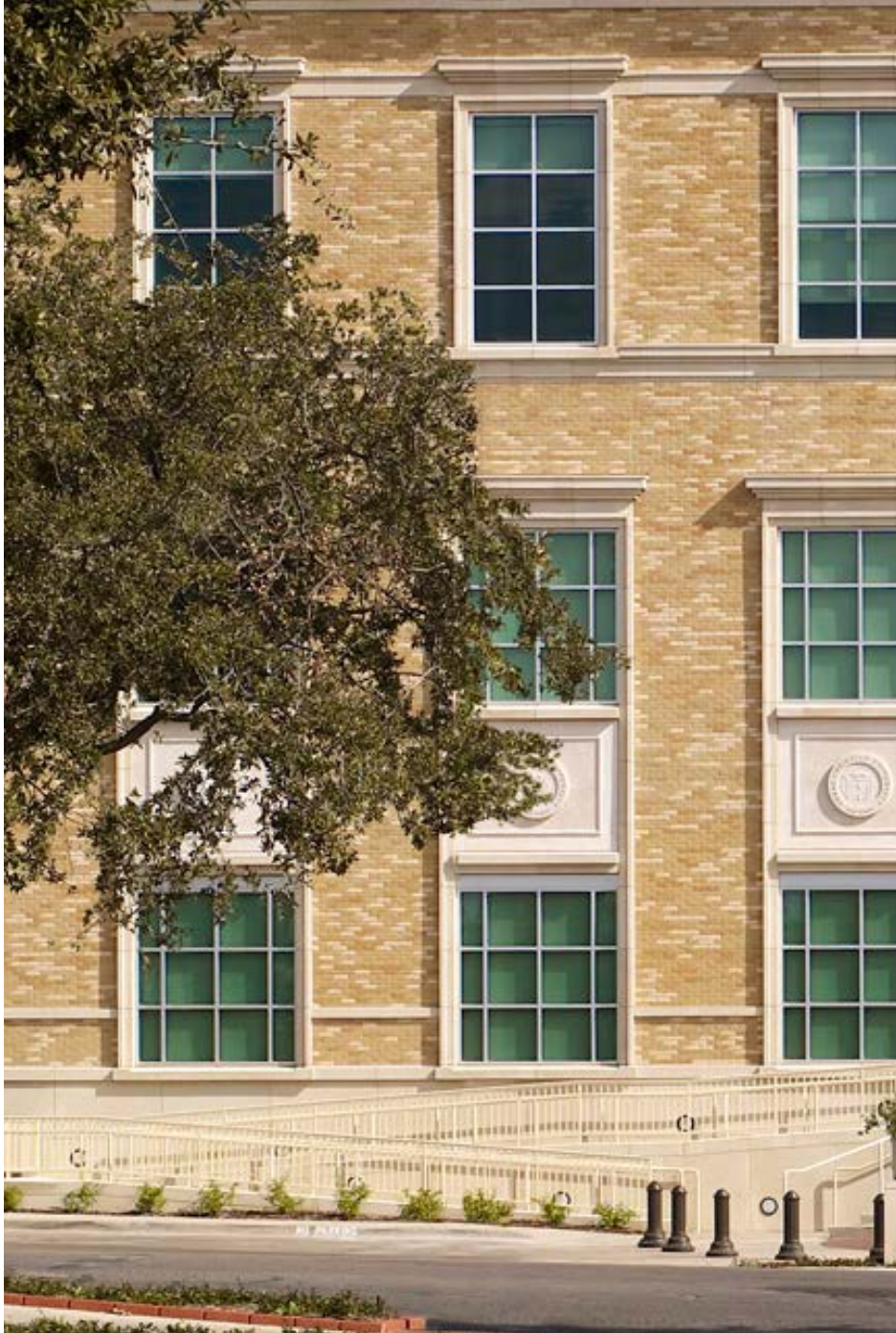
Articulated Windows

Mullions and muntins within a window opening provide personality, operability and scale to large and small openings within a building composition.



Arches

Arches allow views into, out of and through important spaces and places. They are used to emphasize the indoor-outdoor relationship of rooms on campus.




BROWN-LUPTON
STOP
ALL WAY
2901

Placemaking vocabulary is linked to the Campus Master Plan and the Campus Design and Construction Standards

This document both supplements and works in concert with the current **Campus Master Plan**. While the Master Plan evolves and is updated regularly, the purpose of this publication is to codify the design vocabulary and timeless attributes that make the TCU campus a unique environment. This publication is intended as the definitive and enduring guide on how to achieve and maintain the physical vocabulary of the campus through time.

In addition to the guidance in this publication, the **TCU Design and Construction Standards** are a supplemental resource to the design and implementation process. It provides detailed information for building materials and systems that are referenced or described in the placemaking vocabulary. These standards are essential in achieving the expected quality, consistency and durability in the campus environment. The design standards encompass building and landscape materials, furniture systems and some campus systems and space planning criteria. It includes specifications, relevant or key details, manufacturing information, performance criteria, and information regarding resilience, sustainability and maintenance.

To ensure the ongoing development of the campus is cohesive and aesthetically consistent, design teams working for TCU are required to affirm in writing that they have read, understand and will use The Language of Place at Texas Christian University to guide the physical vocabulary of the campus in concert with the Campus Master Plan and the Design and Construction Standards.

Fine Arts Building →


TCU
TCU

TCU students, alumni and parents revere the campus.

There are lasting, strong and unique emotional ties to the campus. The extended TCU community regularly expresses their passion for and commitment to the institution. The physical campus has an enduring impact on prospective and current students, alumni, parents, visitors, faculty, staff and the neighboring community.

← *Burns Memorial Garden looking toward Tandy and Hays Halls*

The design vocabulary is as old as the campus and as relevant as the most recently completed project.

Established when the initial 1910 campus buildings were constructed, the design vocabulary is informed by a lean and streamlined planning, design and architectural language rooted in the neoclassical tradition.

Practical and pragmatic decisions also contributed to the vocabulary. A notable example is the use of locally available light-colored sand and aggregate to make a blend of yellow and buff brick.

Photos from TCU Archives, Left: Jarvis Hall c. 1955, Right: Foster Hall c. 1947

As TCU celebrates its sesquicentennial, it is time to codify the attributes, elements and materials that have formed a rich and enduring visual language celebrated across campus for more than a century.

Program improvements and growth will drive the need for new and expanded buildings and spaces, replacement of buildings that have long served the campus, and innovative building typologies to shape its future.

The history and physical growth of the TCU campus as a place within the Texas and Fort Worth environments is rich and well documented. Many other campuses feature varied architectural styles and idiosyncratic buildings which signify unique periods of history or growth. With one or two notable exceptions the chronological development of the TCU campus is difficult to discern. This is a result of purposeful and conscientious placemaking decisions by the institution's leadership.

This strategy should continue for the foreseeable future—however, future master plans may indicate opportunities for signature buildings to venture moderately from the norm. These variations should be few, strategic and approved on a case-by-case basis by the university's leadership and the Board of Trustees.

Consistency in the creation of new places and spaces should be maintained.

TCU®

150

1873 - 2023

A vocabulary that is timeless.

This publication provides a vocabulary of architectural definitions which can be used over an extended period of time to maintain the consistency, quality and cohesion of the built environment at Texas Christian University.

The previous narrative already shared several physical attributes that have been consistent over the 150-year evolution of the institution. Essentially the vocabulary that matters most is a neoclassical Beaux-Arts composition of blond brick, red tile roofs, articulated windows and arches.

To understand the current and future state of the campus is to understand the principles that have evolved as the campus has grown and changed. The physical vocabulary of the campus exists in direct response to these principles which are defined at the start of these guidelines. While these principles are used consistently within and between buildings across campus, their flexibility allows for differentiated design strategies and details throughout campus precincts to coalesce over time.

After reviewing the characteristics of each precinct the document shifts to focus on the architectural vocabulary. This section of the guidelines is organized by scale. It moves from large physical attributes associated with buildings to the elements that make up a building composition then to the materials and finally details that form those elements.

The guidelines then address the relationship between buildings and open space. After all, it is the rich combination and interplay between buildings and their adjacent open spaces that are at the core of the campus experience. The open space vocabulary and the corresponding design strategies are fundamental to making new places that will coexist with existing places on campus.

While academic teaching trends, unique programs and some aesthetic selectivity have taken place over time, it is consistency and cohesiveness that give TCU its memorable and enduring sense of place. The predominant theme is the creation of a student-focused place that is also pedestrian-friendly and approachable. It is unified by the characteristic design strategies of traditional neoclassical architecture executed with a consistent palette of materials—blond brick masonry walls and sloped red tile roofs.

Mary Couts Burnett Library
c. 1929 (left); 2016 (right)


MARY COUTS BURNETT LIBRARY

Defining Principles

Planning and design principles have become self-evident as the campus has grown. They are the direct result of the underlying respect for the placemaking vocabulary of the campus and the institutional leadership’s insistence that consistency over time matters. While these specific principles have been defined and articulated in the last decade, they have been an underlying guide of campus development for almost a century.

Early campus aerial sketch

Healthy, Sustainable, Resilient & Accessible

The environment should continue to inform and influence the creation of places and spaces on campus and the strategies should be demonstrated and documented.

The first four buildings on the TCU campus were designed to achieve interior comfort using only passive environmental strategies. Terms such as health, wellness, sustainability and resiliency were not yet part of a vocabulary that informed the built environment. However, the language of design has existed for thousands of years, offering an abundance of inspiration for planning, architecture and landscape design. The TCU campus was built to use the existing landform and topography, the drainage patterns and pathways, the prevailing wind and the movement of the sun to enhance and improve the student experience.

The language of the buildings used a variety of design strategies that fall into the realm of current sustainable practices to make the interior spaces and places functional, comfortable and energy efficient.

These timeless strategies, combined with innovations and discoveries that improve the health of buildings and spaces, are more relevant than ever when creating campus places. The fastest growing part of the campus placemaking vocabulary will be design strategies and tactics that improve the environment, incorporate resiliency while maintaining consistency and cohesion of place, and improve accessibility.

Resilient strategies which respond to the natural environment and result in cost and long-term maintenance strategies will continue to inform design thinking for all projects.

Creative Commons

The planners, architects and builders of the TCU campus used the lessons of history, technology and innovation to create a unique place in a unique location. The campus is a place of interconnectivity— attention must be paid to ensure the sustainability and accessibility of the developing campus over time.

In concert with the Campus Master Plan, a broad-based sustainable approach involves:

- How building development occurs
- How land is used
- How universal accessibility, movement and transportation is planned and managed
- How natural resources are embraced and repaired
- How conservation is practiced
- How social and economic ties are prioritized

The language of health, wellness, sustainability and resiliency will support the stewardship of campus resources. This will be an evolving language of pragmatic sustainability following conditions including but not limited to best practices, demonstrated cost savings and tangible resiliency.

- **Environmental integration:** The campus language should build upon the tradition of integrated planning, architecture, systems and landscape design.
- **Energy Efficiency:** Continue to incrementally improve and integrate the central plant and campus-wide mechanical, electrical and plumbing systems.
- **Natural open space:** Enhance diversity through open space preservation and the selection of native vegetation. Redevelop sites to regenerate natural habitats.
- **Water Resources:** Plan for efficient water consumption and critical watershed protection strategies. Restore and improve major drainage channels and natural drainage pathways. Stress water efficiency and durability.
- **Transportation:** Improve the quality of outdoor campus experiences by creating improvements that allow and encourage walking, bicycling and public transit. Work to link the campus to planned light rail east of campus. Think of the pedestrian experience first.

The sustainable development language must utilize these key attributes as a starting point in the recommendations for future renovation, growth and expansion plans. The good news is this is not new. The successful interrelationship between built forms and landscape is a long-standing part of the TCU placemaking vocabulary.

Universal accessibility is an equally important part of the language and vocabulary of the campus. Students, faculty, staff and visitors may have temporary or permanent physical challenges that affect their ability to move and access campus places and spaces. The campus has made great strides in improving accessibility.

All places and spaces on the TCU campus should be accessible. Principles of universal design should be applied to all new facilities and open spaces.


TCU


TCU MUSIC CENTER

Land Use

Cohesive buildings linked by common, shared pedestrian open spaces is the crucial land use principle and should be maintained.

The historical campus development pattern grouped similar building functions together then connected the buildings with common open spaces. Those open spaces were arranged to maintain cohesion between these somewhat distinct functional zones. Placement of trees, pathways, roads and parking further blurred the functional differences while reinforcing the cohesion of the campus.

Aerial view west of campus, c.1942

Brown-Lupton University Union

Building Form and Placement

Buildings and open spaces should be placed and arranged to reinforce, connect or extend the historic pattern and ordering system of the campus.

Building form should be "figural."

Building form and placement should respect and align with the orthogonal grid of the campus.

Buildings should help define and enhance the linked open spaces and pedestrian pathways.

When TCU started creating its new campus on the southwestern outskirts of Fort Worth in 1910, it embraced a formal, classically informed and inspired building placement strategy centered on South University Drive. The road defined a north-south primary organizational axis and an east-west pedestrian axis that spanned the road and connected the east and west sides of campus. These organizational vectors remain today as development and growth in recent decades has further defined and reinforced these axis lines.

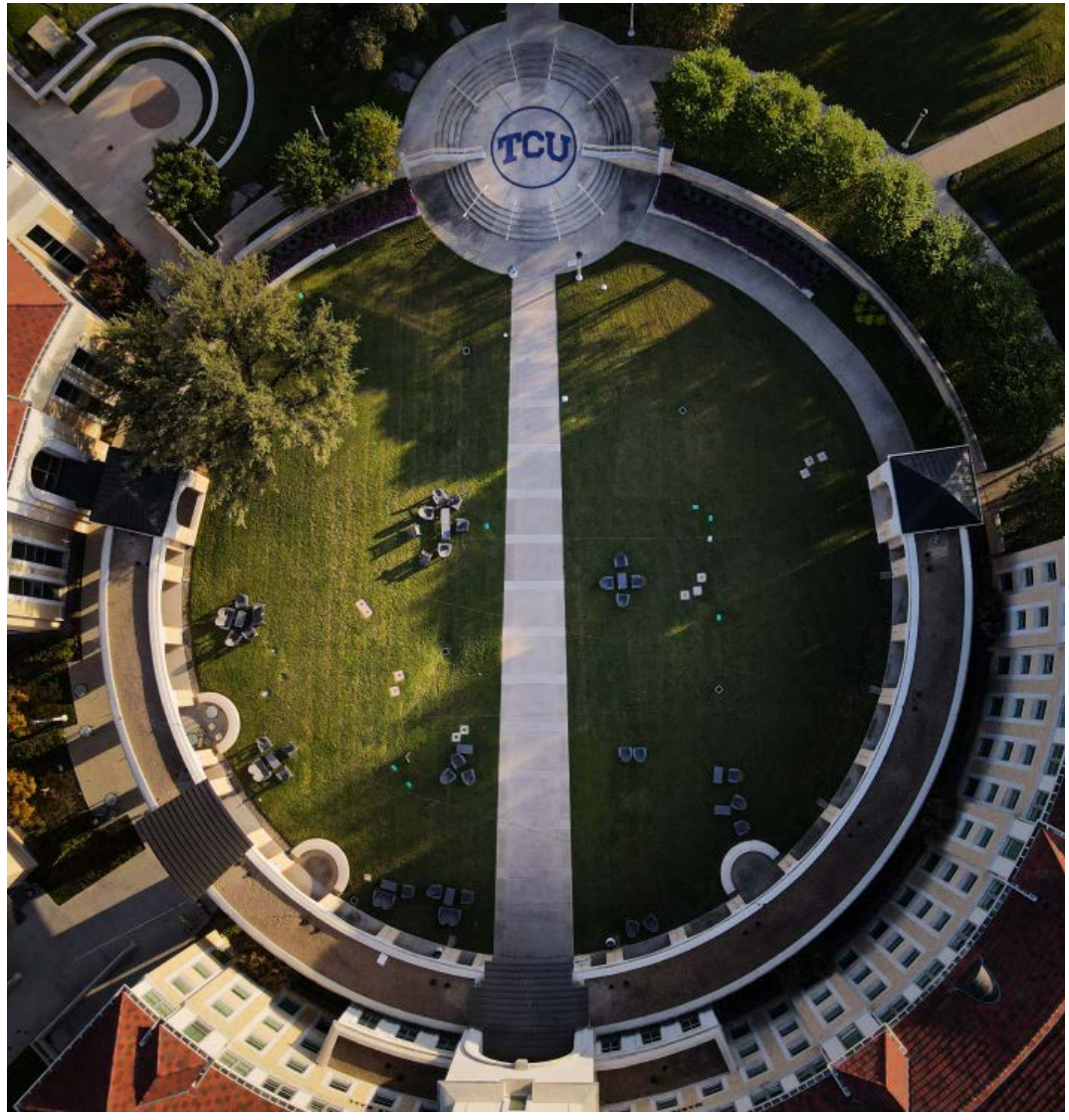
The buildings and open space created by their placements have a distinctive scale and approachability that create a common context throughout the campus. Building heights are relatively consistent in concert with well-proportioned open spaces, creating an inviting pedestrian-scaled, light-filled campus.

Movement

Maintain, improve treatment and enrich the pedestrian movement system of the campus.

Walking distances have been a key underlying principle in the building placement. Buildings with “highly scheduled days” are grouped to create reasonable walking distances. The mobility and accessibility on the campus has been further enhanced by the creation of large vehicular-free zones. These dedicated pedestrian areas will continue to grow. Pedestrian pathways concentrated within the campus core will expand, allowing the campus scale, character and access to extend to the edge of campus.

Campus Commons



King Family Commons Green

Open Space

Maintain, improve and grow the open space network on campus.

Maintain a hierarchy of small and medium pedestrian open spaces that connect to significant campus common spaces.

Maintain, improve and enrich the green pathways and corridors on campus.

Informal gathering should be designed to allow greater use and increased outdoor activity.

Integrate the design of open space and buildings to achieve health, wellness, environmental and accessibility goals.

Open spaces respond to and reinforce land use, building placement and movement patterns. Open spaces foster social intersections and create opportunities for small-group teaching and collaboration. The informal gathering places and spaces for students, faculty, staff and visitors encourage learning, promote programmatic and campus synergies, and are core to the TCU experience. Properly proportioned spaces for these environments are deliberately created by thoughtful building placement.

Open spaces will become increasingly important in achieving health, wellness, environmental and accessibility needs of the campus. The dialogue between programmatic needs and environmental goals is the next necessary step in the expansion and growth of the campus placemaking vocabulary.

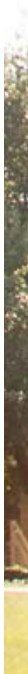
Planning Principles in Action

In order to develop an in-depth understanding of the campus placemaking vocabulary, design and construction teams must engage campus planning and design leadership prior to initiating services.

The interplay and dialogue between open space and buildings located in the new Fort Worth campus environment established TCU as a unique and enduring place. The quality of both the landscape and buildings is profound. The planning principles influence the perception of the campus to its users and to the surrounding community—the two are intertwined and integrated. The appearance and impact of the campus resonates well beyond its edge. The physical attributes and ephemeral qualities that signal a *special place* provide a framework for creating an authentic and exceptional university experience.

The *sense of plac*e at TCU has a major influence on the way people move about campus, where and how social interactions take place, how health, safety and wellness are maintained, and how the campus environment contributes to intellectual, inspirational and personal growth. The attributes of TCU as a place defines how the physical environment supports the human experience.

The campus is the backdrop for the memories of all students, faculty, staff and alumni. The quality of the physical environment at TCU has a significant impact on the total academic experience. It is critical that the principles used to create this unique environment be understood fully in terms of the integration of space, landscape, building fabric and physical character. Such an understanding provides the basis for developing appropriate design solutions which support ongoing growth and development of the campus.

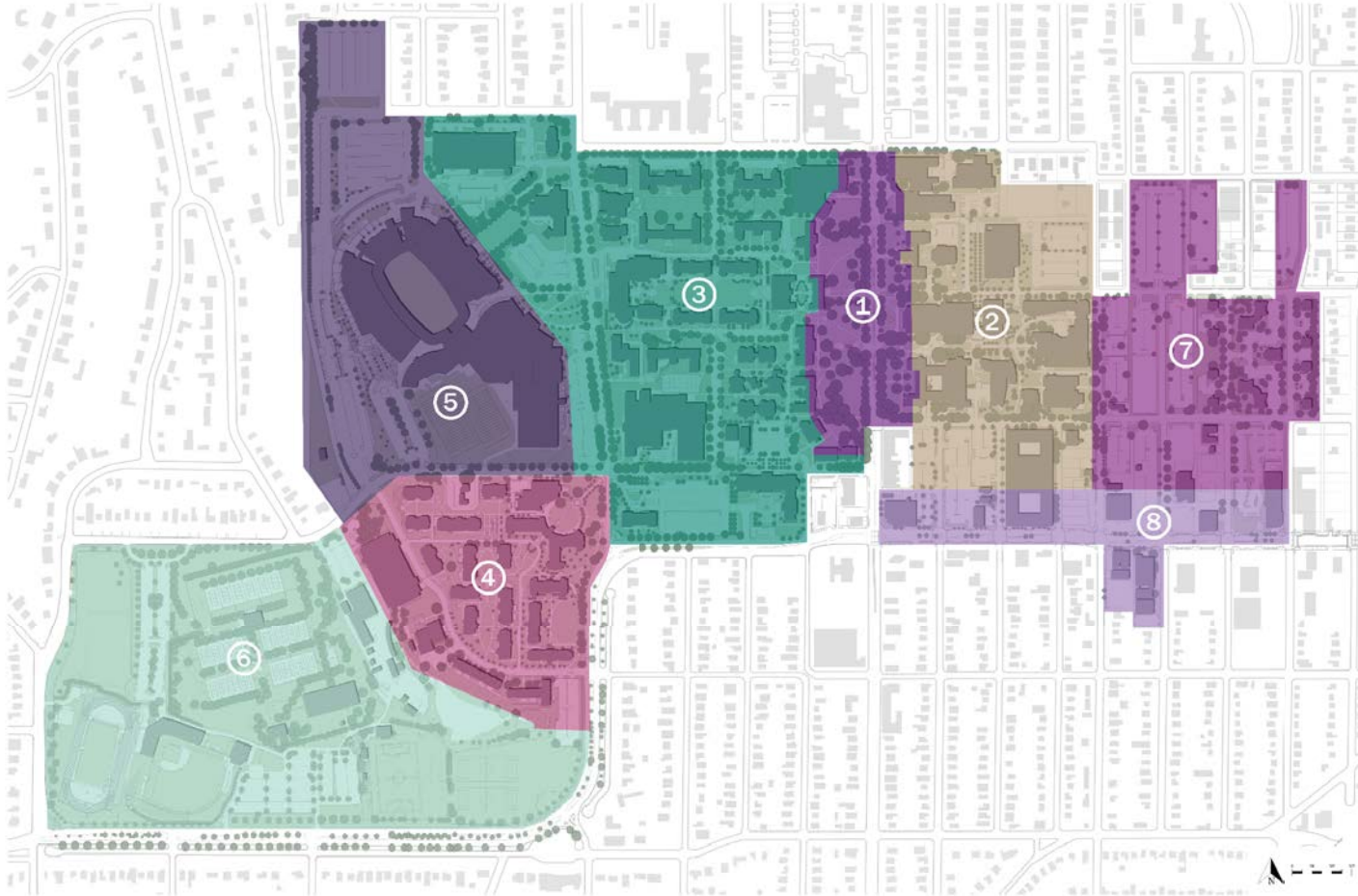


Campus Commons →

Precincts

As TCU has grown from four buildings in 1910 to a robust campus of more than 141 buildings, neighborhoods and precincts have evolved and coalesced. Historically, these building groups had the same internal function. For example, student housing and academic buildings were grouped respectively west and east of University Drive.

These precincts distinguish themselves within the campus because of their functions, scale, size, detail and relationship to a primary defining open space. Currently there are eight precincts on campus each with a different dialect within the same campus vocabulary.



PRECINCTS

1. Original Campus Core
2. Academic Life
3. Student Life
4. Worth Hills
5. Athletics
6. Sports Fields
7. East Commons
8. Berry Street

Original Campus Core

The Front Yard

The Original Campus Core contains the front yard of the campus. A large tree-filled open space defined by a backdrop of neoclassical buildings is its most memorable feature. As part of their campus experience, every student passes through or attends an activity or event that occurs in the Original Campus Core. The remaining two original buildings in the Original Campus Core Precinct are Reed Hall and Jarvis Hall. The building façades to the east and west of University Drive use the original neoclassical architectural language and materials. These combined details result in a formal monumental classical composition. All the orthogonally-placed buildings in the center of the Original Campus Core have bilaterally symmetrical façade compositions and use spare and simple details.

Jarvis Hall reflects the evolution of buildings within the campus precinct. Originally a women's dormitory building, Jarvis Hall evolved into an academic building and now houses programs that support student life. Sadler Hall is indicative of the consistent architectural language within the Original Campus Core Precinct. Though built in 1960, Sadler Hall blends seamlessly with the original buildings that established the precinct.

Functional attributes. The Original Campus Core primarily comprises academic buildings that serve as the public face of the university. These functional similarities will be maintained in the future. Its edge is defined by buildings more than any other precinct. It is bound by Moudy Hall and Ed Landreth Hall to the north; the façades of Winton-Scott Hall, the Mary Couts Burnett Library, Carr Chapel and Moudy Hall to the east; Palko Hall and Bailey Hall to the south; and the façades of Ed Landreth, Walsh Hall, Jarvis Hall, Reed Hall, Sadler Hall, Clark Hall and Lowe Hall to the west.

Clark Hall

Original Campus Core

In the Original Campus Core, the history of the campus stands in the front yard—they are inextricably connected. Flanked by the aforementioned buildings and bisected by University Drive, the Original Campus Core open space is home to several key memorials including Veterans Plaza and the Clark Brothers statue. It also is the location of several environmental art installations, including Froghenge to the south and the TCU Sundial to the north. These installations reinforce both the actual and symbolic importance of this place on campus.

The language of the existing historic and neoclassical buildings should be applied and adopted to any building development in the Original Campus Core Precinct.

Walsh Performing Arts Center →


NG ARTS

Academic Life

The Center of Learning

This precinct is characterized by the liveliness of students walking to and from classes, exchanging greetings, checking their phones and navigating everything happening in between classes, too. It is part circulation corridor and part tree-covered open space. The buzz of activity in the Academic Life Precinct establishes the feel and character of this east campus group of buildings. In the early 1920s when the Mary Couts Burnett Library was located across the street and east of University Drive, it established a pattern of development that lasts to this day. The majority of the university's academic facilities and academic departments are located along or connected to the Intellectual Commons, the primary open space in this precinct.

The size and rhythm of the internal spaces within these academic buildings are reflected on the exterior, creating a slightly more monumental feel than other campus precincts. Windows are larger, floor-to-floor heights are taller and entrances are wider. It is a pedestrian zone with no through streets in any direction.

The architectural vocabulary of the Academic Life Precinct is the most diverse on campus. Great effort was expended in the last two decades to knit this precinct back into the fabric of the campus. In spite of stylistic variety, the scale pattern-making and color palette collectively maintain consistency.

Functional attributes. Every type of room and space associated with a robust academic pedagogy is located within this precinct.

The precinct appears relatively flat with a slope that is barely perceptible falling to the east. The precinct is defined by West Canty street to the north, Lubbock Street to the east, West Bowie Street to the south, and the collective edge created by Winton-Scott Hall, the Library, Carr Chapel and Moudy Hall to the west. The average size of the buildings is 250 feet long and 80 feet wide. All buildings are three stories except the eastern edge of Hays Hall, which is four stories. The average square footage of buildings is 65,500 square feet.

Mary Couts Burnett Library and Rees Jones Hall

Joy of Learning

The Intellectual Commons is a circulation space for hanging out and student activity, and it arguably contains the most beautiful tree-lined and covered walkways of the campus. The precinct is home to many academic programs and its heart is the Mary Couts Burnett Library. The buzz of daytime activity extends beyond the confines of the Intellectual Commons. A series of linked, linear green spaces serve as informal gathering spaces between classes and newer open spaces are situated to enrich the experiences within this academic precinct.

Intellectual Commons →


RACE AND
RECONCILIATION

Language of the Academic Life Precinct

The language of this precinct is monumental, serious, bold and expressive. Characteristics unique to this precinct should be maintained.

Courtyard at Rees Jones Hall

While it isn't the largest open space on campus by any definition, the urban courtyard between Rees Jones Hall and the Library is a good example of open space and placemaking on campus. It is a paved courtyard clearly defined by building edges and accessible from the exterior via arched portals to the north and south, and lobby doors to the east and west. Tables and chairs are constantly on the move as students make themselves comfortable.

Creative Commons

The Creative Commons is connected to the Academic Precinct via a new north-south pedestrian axis and corridor. This area acts as the forecourt to the music complex and is surrounded by other creative programs. It is an opportunity to celebrate the whimsical feel of the creative arts on campus and is defined by the Fine Arts Building to the north, South Moudy Hall to the west, Parmer Avenue to the east and the TCU Music Center to the south.

Hays Hall Courtyard

The Neely School of Business Hays Hall Courtyard is surrounded by business. It seems fitting that the largest academic program on campus has its own large and visually diverse open space. Featuring hardscape and softscape, it includes seating for students and a large active fountain emulating the corporate-leaning nature of the programs within.

Student Life

The Heart of Student Living

Student life on campus revolves around the Campus Commons and the precinct in which it is located. Historically, this precinct has been the heartbeat of undergraduate life and the TCU experience. Most buildings in this area of campus are student housing with a predominantly residential character and feel. There are groupings of buildings that act like small enclaves. It is a pedestrian zone with no through streets and roadways closed off to all but emergency and university facilities vehicles. Students are free to flow through and between the open spaces that connect buildings. The primary north-south axis in the west core guides students through a series of green spaces and arched openings as they walk from one end to the other.

Tucker and Waits Halls are indicative of residential-scale buildings in this precinct and the University Recreation Center has the largest footprint in this area of campus.

Functional attributes. The Student Life Precinct comprises student life, student housing, the recreation center, student health and wellness, student services and dining facilities. Surrounding the student-focused facilities in the center of this precinct are academic and administrative facilities serving the Addran College of Liberal Arts, Ranch Management, JD Kelly Alumni Center and The Harrison.

The Campus Commons slopes downhill approximately forty-five feet from the high point at the east entrance of Scharbauer Hall to the western portal at the Brown Lupton University Union. The Campus Commons is the largest and most prominent open space in the Student Life Precinct.

This precinct is defined by West Cantey Street to the north, Ed Landreth, Jarvis, Reed, Sadler, Clark and Lowe Halls to the east, West Berry Street to the south and Stadium Drive to the west. The average size of buildings is 250 feet long and 80 feet wide and three to four stories. The average square footage of buildings is 48,375 square feet.

Campus Commons

Campus Commons is Home

A day in the life of the Campus Commons space is characterized by individuals and groups of students lounging, studying or hanging out in the fresh air. There could be a modest student-sponsored activity, a large concert or campus-wide event. It is flanked by Samuelson and Carter Halls to the north, Scharbauer Hall to the east, Wright and King Halls to the south and the Brown Lupton University Union to the west. The Frog Fountain is located on the east end of the Campus Commons space.

When ESPN decided to broadcast “College Game Day” from the TCU campus, they placed the announcers in the Campus Commons with the campus—not the stadium—as a backdrop. Why? The Campus Commons is the primary community space on campus because of its location, scale, pedestrian access and the seamless integration of architecture and open space.


SAMUELSON HALL
BAYLOR
IS
0-5
Coca-Cola
ESPN
COLLEGE
GAMEDAY
THE HOME DEPOT

Language of the Student Life Precinct

The language of the Student Life Precinct is residential and personal—those historic characteristics and attitudes are unique to this precinct and should be maintained.

Future spaces should encourage students to engage in casual activities such as tanning, picnicking, spikeball and volleyball.

The Student Life Precinct has a rich mixture of interconnected open spaces that are more modest in scale. The size and relationship of these spaces enrich the experiences found within the Student Life Precinct, which are generally quiet or calm spaces in comparison. The well-defined spaces outside of the Campus Commons include student-focused spaces like the interconnected green quadrangles located between Waits, Foster, Colby and Shirley Halls. Others include the modest green space in the center of the Tom Brown and Pete Wright housing and the active recreation space with competition volleyball courts immediately to the north of the Recreation Center.

The series of linked and interconnected large-scale pedestrian pathways and greenways—that mimic the original street grid—connect buildings and open spaces. These are pleasant, bucolic walking pathways. This network of green space connects and enriches the pedestrian experience in the Student Life Precinct.

Sand volleyball courts looking towards Milton Daniel Hall


TCU
BEACH VOLLEYBALL

Worth Hills

A Residential Neighborhood

At certain times of the day, the student crossing at Stadium Drive and North Bellaire could be mistaken for a major urban crossroads. This intersection links the Student Life Precinct to the newest residential neighborhood on campus, Worth Hills. Students enter this precinct of campus via a grand archway into a village-like neighborhood.

Fittingly, the Worth Hills Precinct is characterized by rolling and sloping topography integrated with a large student neighborhood. It is a dedicated residential enclave for students. Similar to the rest of the campus, it is a pedestrian-first zone with no through streets. All vehicular access and service is located at the perimeter. While a quite recent collection of buildings, they remain within the campus vocabulary.

All Greek housing is located in the Worth Hills Precinct. Their unique entryways, coupled with a variety of entablatures and columns, pay homage to their neoclassical roots. Non-Greek housing in the area embraces the traditional TCU residential building vocabulary—colonnades along the entryway with moments of ornamentation.

Buildings are typically three to four stories, though the largest buildings in the neighborhood are Hays and Richards Halls, which stand at five stories.

Functional attributes. The Worth Hills Precinct is primarily residential and includes all Greek-life housing. There are several campus-wide support facilities and spaces located along the western edge of the precinct.

The Worth Hills Precinct is defined by Bellaire Drive to the north, Stadium Drive and West Barry Drive to the east, Pond Drive to the south, and IT Management and Worth Hills Parking Garage to the east. The average square footage of buildings is 61,500 square feet.

Greek Village

Rolling Open Space

The largest open space in the Worth Hills Precinct is the round green space that anchors the corner of Bellaire Street and North Stadium Drive. It is flanked by King Family Commons and Bellaire Street to the north, North Stadium Drive to the east, Marion Hall to the south and Clark Hall to the east. The primary open space in the Worth Hills Precinct is the network of green spaces, yards, patios and small plazas that meander through buildings. These include the Greek Village Green and the Richards Hall Green, a large open space for students to casually hang out or participate in light outdoor recreation.

Marion and Clark Halls →


MARION HALL

Athletics

Spectator Experiences

Football and basketball season characterize the main activities of the Athletics Precinct which features the two largest facilities on campus. Each venue is an amalgamation of entwined purpose-built structures and open spaces to support training, competition, the spectator experience and the championship story of TCU.

Given the broad appeal of TCU beyond the student body, many spectators experience TCU solely through these expansive venues. They are a source of pride and an emblem of TCU excellence beyond the classroom.

While the scale difference between these venues and a “typical” TCU facility is massive, these venues use the vocabulary of placemaking at TCU. The use of classical planning principles, the consistency of detailing, the façade compositions, the visual hierarchy of spaces and the use of the campus material palette contribute to a “sense of belonging” on the TCU campus.

This precinct includes some of the most accessible places on campus including parking lots and garages. All structured parking serving the campus is located in the Athletics Precinct, along with several of the largest underdeveloped parcels—a significant future resource for the campus.

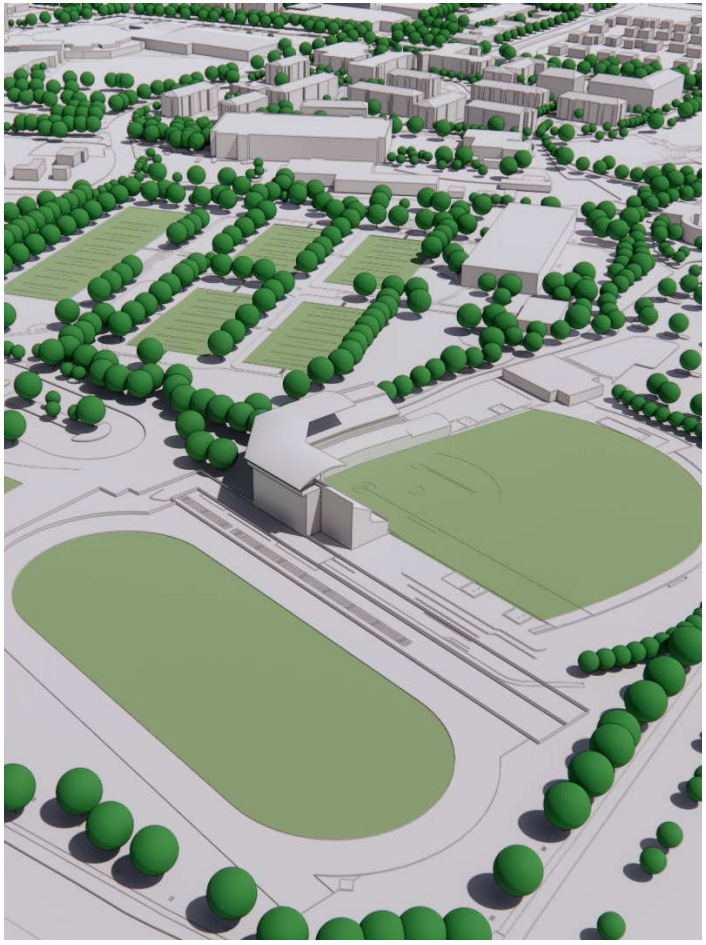
Functional attributes. This precinct is the location of Amon G. Carter Stadium, Schollmaier Arena and the TCU Fieldhouse, along with parking and practice fields.

New structured parking should use the material, details and textures deployed in the existing campus parking garages as a point of departure for design.

Amon G. Carter Stadium

Sports Fields

Fields of Dreams



Sport and recreation fields of every size and configuration characterize the Sports Fields Precinct. These fields serve TCU's intercollegiate and recreational sport needs. Championship teams in tennis, baseball and track and field have trained and competed in this precinct. Sports fields and venues include tennis, baseball, soccer, track and field, lacrosse and multiple recreation fields. Spectator facilities exist for baseball, tennis, soccer, and track and field.

More than any other precinct on campus, this precinct is tasked with being especially considerate of its residential neighbors, particularly with regard to lighting, noise and traffic.

Structures and buildings in this precinct are arranged and detailed to be background buildings. For example, the tennis venue quite literally merges with the environment.

Functional attributes. This precinct is comprised of open spaces and serves multiple outdoor intercollegiate and recreational sports on campus including spectator facilities and parking.

The Sports Fields Precinct is defined by North Bellaire Drive to the north, Facilities and the Worth Hills Pond to the east, West Barry Street to the south and Bellaire Drive to the west. It is rolling terrain that slopes from west to east with plateaus that hold the training fields and competitive venues.

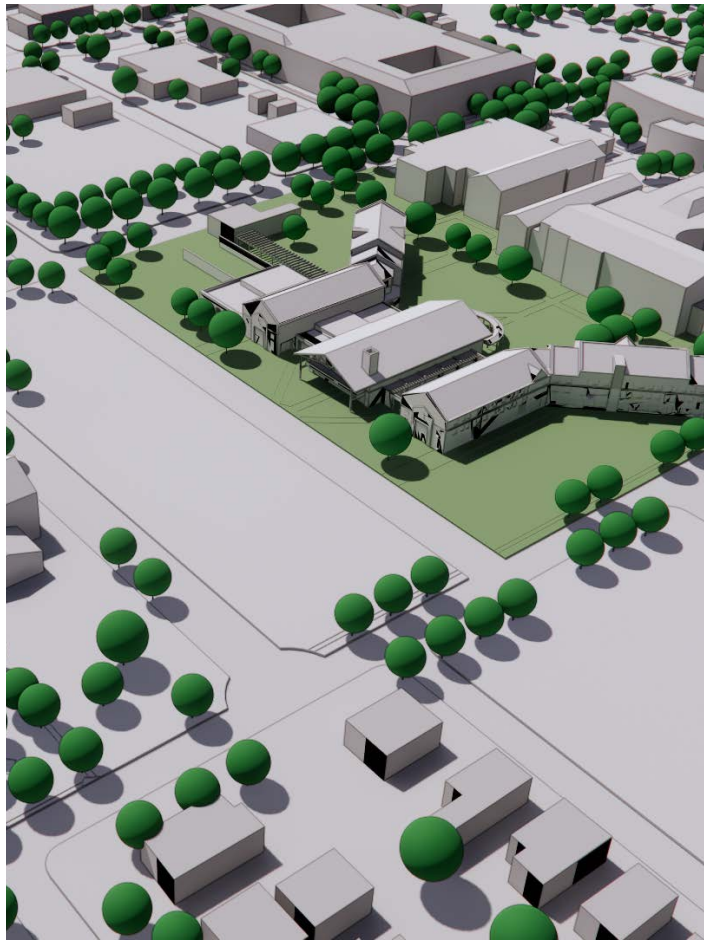
New facilities within the Sports Fields Precinct should work to merge with the landscape and landform.

Justin Fields Recreation Field

Bayard H. Friedman Tennis Center

East Commons

Future Living and Learning



The East Commons Precinct is an area of future development and expansion. In recent years, the precinct has been the surface parking resource for the university, but the first block of new development is currently underway. There are opportunities for the area to embrace intentional continuation of open space as well as new modalities of campus living and learning.

Functional attributes. The precinct will accommodate the future growth of the TCU student body with housing, dining, student life and other student support facilities. There is potential for partnering with developers to fold in retail and office components, structured parking and market-focused housing.

Buildings and building groups should ideally not exceed four floors. It is important to work with the slope of the site and evaluate building height on a case-by-case basis.

Large contiguous development should use campus planning principles as the basis for their site planning and massing.

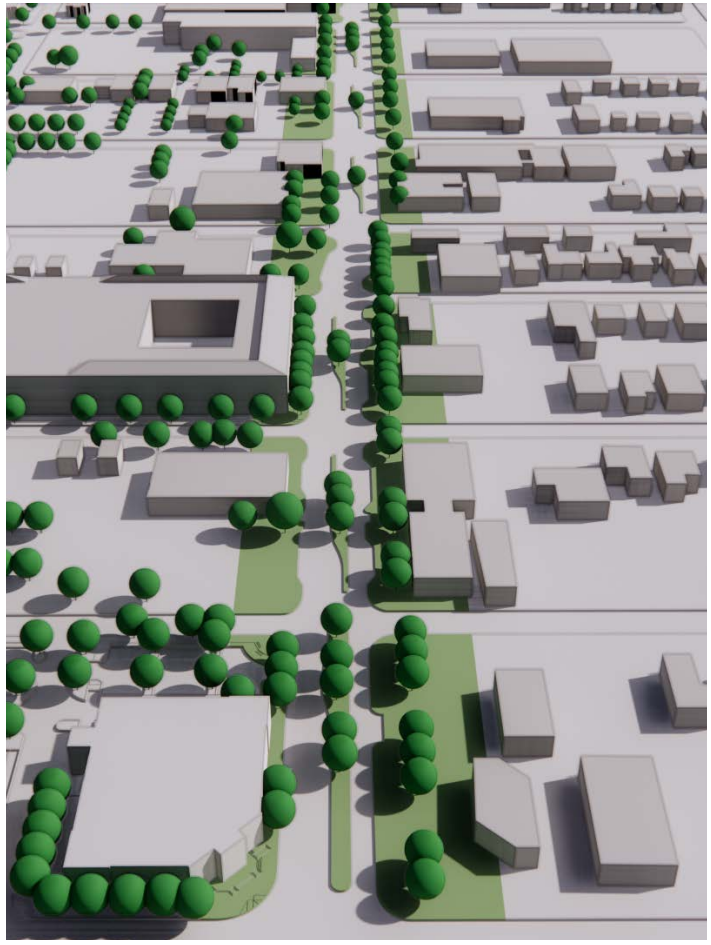
A mix of functions, typologies and uses should be encouraged.

Buildings should define and engage with the open space.

Future East Campus housing and dining

Berry Street

Future of Education and Research



The vision for the Berry Street Precinct is a new, vibrant and rich mixture of places and spaces on the edge of campus characterized by facilities along the street edge that integrate seamlessly with the campus.

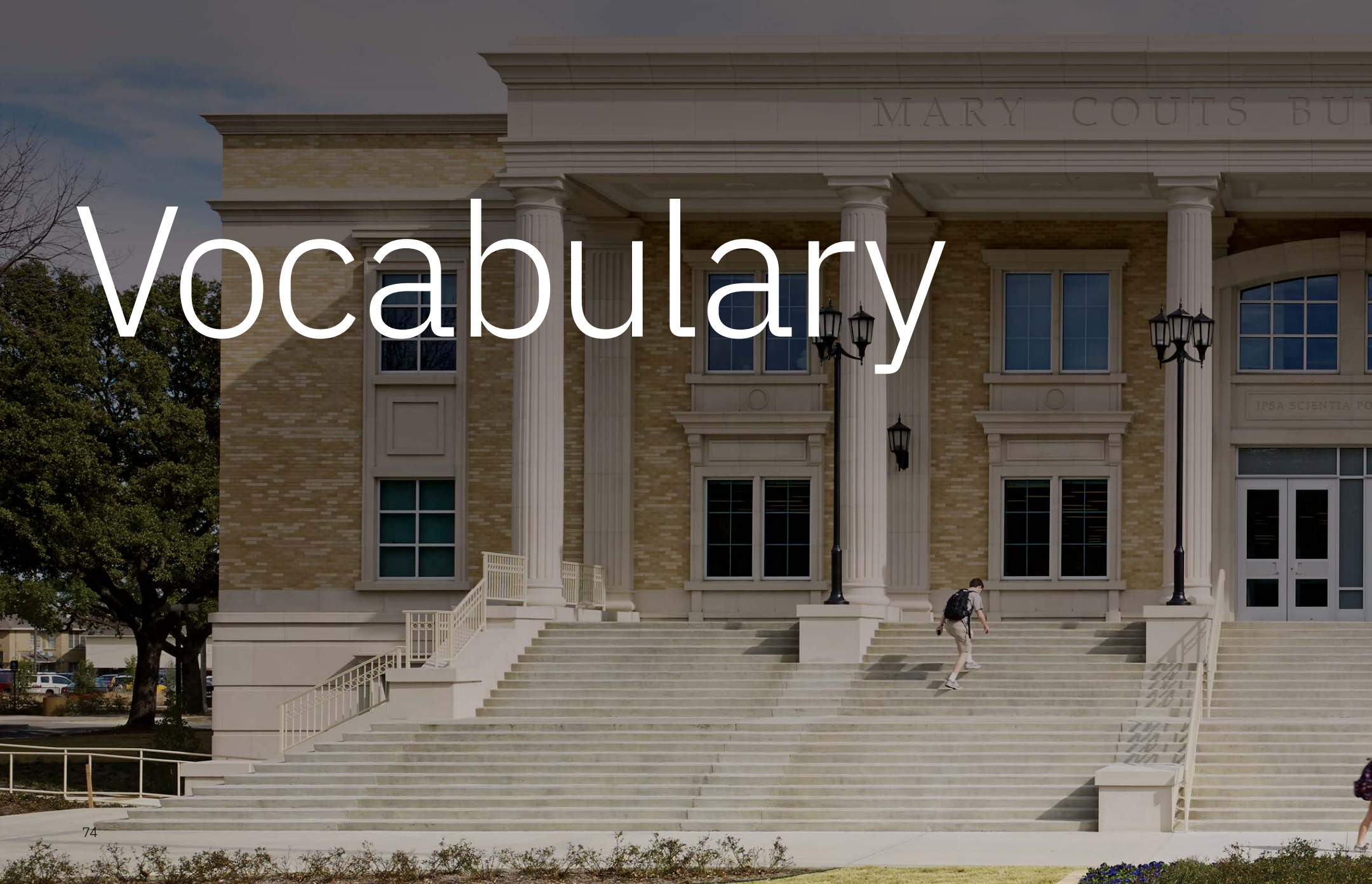
Transition from urban to traditional use of TCU's placemaking vocabulary occurs within a one-block, 600-linear-foot span from north to south. A certain amount of consistency in the use of materials, details and landscape will be necessary to maintain a cohesive experience within the block. Placement and configuration of open space will aid and facilitate the change in scale and mass. Plazas, walkways, pedestrian corridors, pocket parks and courtyards should be considered.

When fully developed, the Berry Street Precinct will strengthen the relationship among TCU, the local community and its growing national and global network of external relationships.

Berry Street is a four-lane commercial street that runs in an east-west direction. The Berry Street Precinct starts on the west end at University Boulevard and ends on the east end at Forest Park Boulevard. A future light rail transit stop is planned approximately five blocks east of the eastern edge of campus. The quality and vibrancy of on-campus development set an aspirational design standard for this urban corridor.

At the same time, the Fort Worth Zoning Requirements in the Berry Street Precinct are unique and will help inform development on these blocks.

GrandMarc at Westberry Place



Vocabulary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The appearance, spatial quality and overall aesthetic of the TCU campus is an important resource for the university and the greater Fort Worth community.

The placemaking language requires attention and commitment to ensure continuity. The design of individual buildings or groups of buildings at TCU should embrace the enduring placemaking language of the campus. The first priority of a new facility is to contribute to the cohesiveness of the campus as a place. From there, unique compositional characteristics may be developed, making the facility a distinct contributor to the campus vocabulary and in turn, expanding the placemaking language.

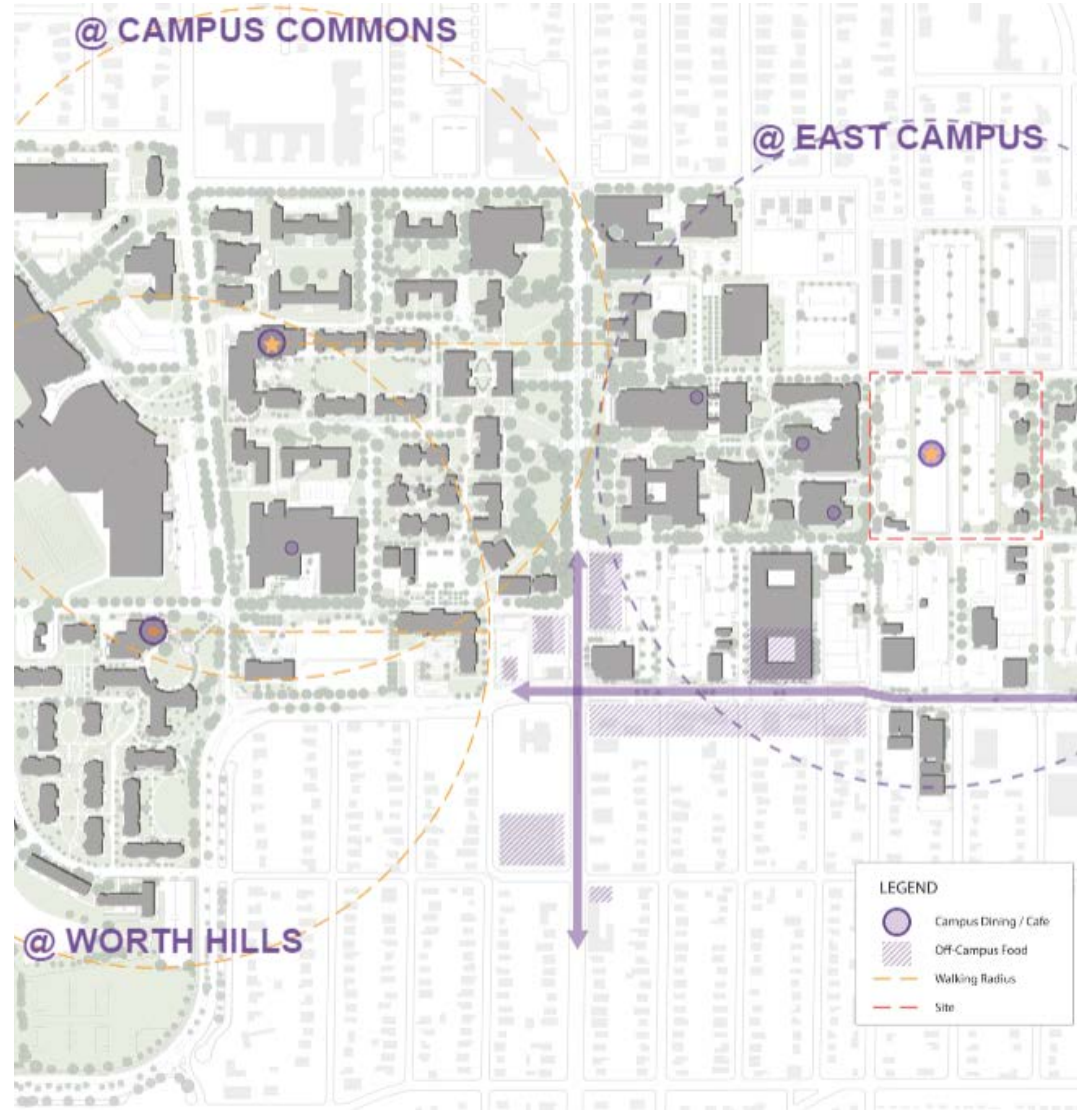
Materials and details are the core elements of the placemaking language. Materials, finishes and details will be used to form a coherent and memorable identity for the campus as a whole.

The architecture and building forms should convey long-term stability and consistency while encouraging an atmosphere for learning, living and growth. Instead of an assemblage of unique buildings fighting for attention, TCU is a place with a singular language for facilities that result in a holistic campus composition.

The placemaking language and its associated vocabulary has been codified to reaffirm TCU's commitment and belief that the architecture of the campus is founded on neoclassical and environmental sensibilities. All new buildings should contribute to and reflect the placement, grouping, orientation, scale, sustainable performance, internal arrangement, scale, details, color, textures and materials unique to the precinct in which it is located.

Building Design Process Requirements

- New buildings are placed to define outdoor campus spaces. Their locations and groupings as demonstrated on the existing campus and depicted in the current Master Plan express this intention.
- While specific program requirements may necessitate adjustments, the space-making patterns of the existing campus and the intentions of the current Master Plan are to be honored.
- An acknowledgment of Master Plan compliance should be described and diagrammed during the concept design phase of each project.



Campus planning diagram

Scharbauer Hall

Building Vocabulary

- New buildings and their associated outdoor spaces must provide varied experiences while reflecting the existing heritage and character of the established campus architecture. Building elements must exhibit permanence, a human scale, visual richness and pleasing proportions.
- In addressing the design of renovations and additions, designers need to find the proper balance between individual expression and overall contextual conformity. As a general guide, additions should match, not juxtapose.
- Building design should complement the character of the precinct in which it is located, integrating simple building massing with well-ordered and articulated façades that are relevant and compatible with the immediate neighbors in the precinct.
- The predominant north-south, east-west geometry which aligns all campus buildings should be used. The exception to this guide occurs in the Sports Precinct.

Note: The alternative Berry Street Precinct maximum height limitations are described on pages 158-160.

Siting and Orientation

- The siting of new buildings and the location of building additions must be carefully considered with respect to several key considerations, including the current Master Plan, open space network, existing landscape features, existing site utilities, and infrastructure and sustainable strategies.
- Buildings are sited to reinforce and enhance the spatial organization and alignments of the campus, including its pedestrian circulation patterns.
- Building entries need to be clear and coordinated with circulation patterns and landscaping elements.
- Locate buildings to develop a network of varied open spaces that facilitate formal and informal interactions.
- The location of entries, arcades and ground-level internal activities are a crucial element to intertwine interior and exterior space, engage people and activate campus spaces. These functions should be incorporated into the building's design.
- Spaces should be activated with the addition or relocation of entry points. Designers are to consider how views into or from a building create a connection between the new building and outdoor areas.
- Building placement and arrangement should shield utilitarian components (parking, loading, trash areas and utility boxes) from the most prominent campus view corridors.

The Harrison

Fine Arts Building

Sustainability

- Locate buildings to reduce impacts on the land and enhance the campus environment.
- Coordinate shared facilities as feasible, including walkways and parking areas.
- All facilities should use sustainability strategies that optimize light, and reduce energy and waste. Orthogonal orientation and massing for energy reduction and daylight optimization are encouraged.
- Design the building skin and use the pattern of punched openings to optimize daylight, minimize heat gain and reduce energy.
- Use louvers, fins, wall thickness, glass setbacks and other shading strategies to control heat gain and glare. These elements must be visually compatible with the neoclassical language of the campus and integral to the building design.
- Orient buildings to maximize passive solar opportunities and allow active solar technology.
- Combine functions where practical to avoid a proliferation of small, independent structures.

Building Scale

The language of the original campus buildings was influenced by a range of challenges that generated specific solutions associated with the size of the building, its internal organization and volume. Many of these decisions involved choosing the optimum construction technology or available building systems with respect to the cost and durability of the building. For example, a desire for natural ventilation was a particularly important factor in determining building width in the historic campus structures. As a result of these original constraints, a vocabulary was established that determined building height, building mass and the volumetric variations that convey nuance within the language. All of these pragmatic considerations of placemaking were informed and enriched using the Beaux-Arts neoclassical planning and design language.

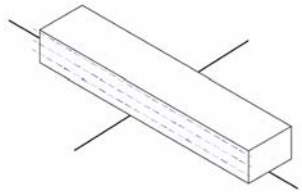
Mary Couts Burnett Library and Rees Jones Hall

Height

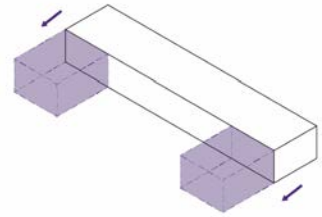
To maintain the sense of scale and pedestrian approachability currently experienced on campus, it is important to define the height of buildings. In general, the current Fort Worth zoning overlay on campus “caps” height at 35 feet, except on the Berry Street corridor.

- Buildings are generally to be no more than four stories above grade. Building height of additions should not exceed the current height of buildings.
- Building height in the Sports Precinct is driven by functional need and not required to maintain four stories.
- Building height along Berry Street is informed by current zoning requirements and restrictions as well as cohesion with the campus while transitioning into the urban context.
- Sloped tile roofs are not included within these height limits.
- Penthouses on flat-roof facilities must be set back.
- Taller exceptional elements are to be designed and located in response to opportunities outlined in the campus Master Plan, including landmark locations.
- The sunlight and shadow impact of any elements or buildings that exceed four stories should be analyzed, including the Sports Precinct or along the Berry Street corridor.

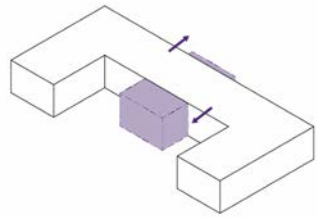
Massing



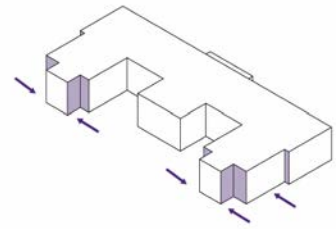
East-west orientation



Extend



Highlight entrances



Pinch for volumetric variation

The simple massing used on most campus buildings allows projects to include higher quality materials and careful detailing. The traditional buildings on campus exemplify how richness can be achieved through the use of durable materials and fine detail within the context of simple massing as outlined below.

- Predominantly orthogonal in plan and in section.
- Figural shapes as initial organizing shapes and points of departure are very successful.
- Responsive to the size and dimension of adjacent buildings in the precinct. New facilities extreme in dimension are discouraged.
- Incorporate roof form, shape and configuration along with the concept. Sloped roofs should be integrated—not applied—to create a pleasing building mass.
- Create consistent form and scale in adjacent buildings with compatible profiles or silhouettes.

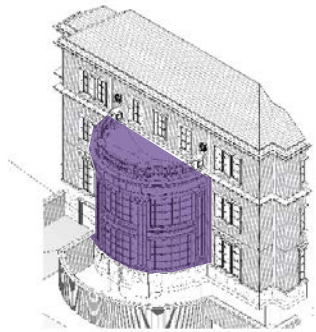
Compositional elements—a structural bay, a building base, a pediment, or those associated with an entrance or special function—are key to creating variety of place on the TCU Campus. Purposeful compositional arrangement assists in breaking up a uniform building surface and contributes to enriching the building mass.

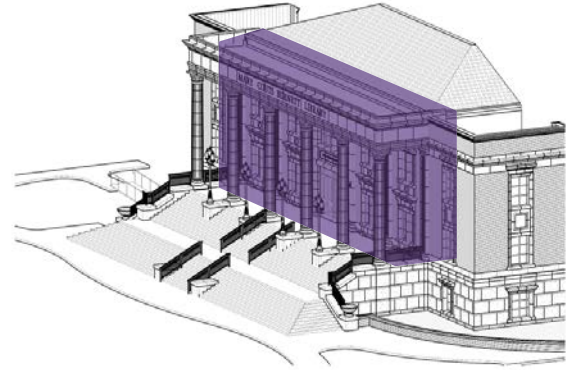
Volumetric Variation

Variety in the massing of buildings may be accomplished in several ways. The following considerations are recommended strategies for developing expression in the basic volume of new building forms:

- Adjusting the building volume can occur in plan or in section.
- Bays, porches, towers and other modest but integrated adjustments to the building volume are encouraged.
- Expression of the building structure is preferred in the design. Compositional techniques include the expression of piers, buttresses and modulation of the wall plane.
- Integrating wall plane modulation with roof form has been very successful.
- Openings in the masonry wall should correspond to the building's structural rhythm and function in the expression of a single large punch opening or by combinations of smaller openings within the bays.
- Iconic structures, while an exception to the rule, are welcome as important campus landmarks. Substantial review and discussion should be held regarding their appropriateness and visual expressions.
- Whether a renovation or new development, understanding the preferred massing and spatial character of buildings in the campus landscape is equally critical.

The Harrison





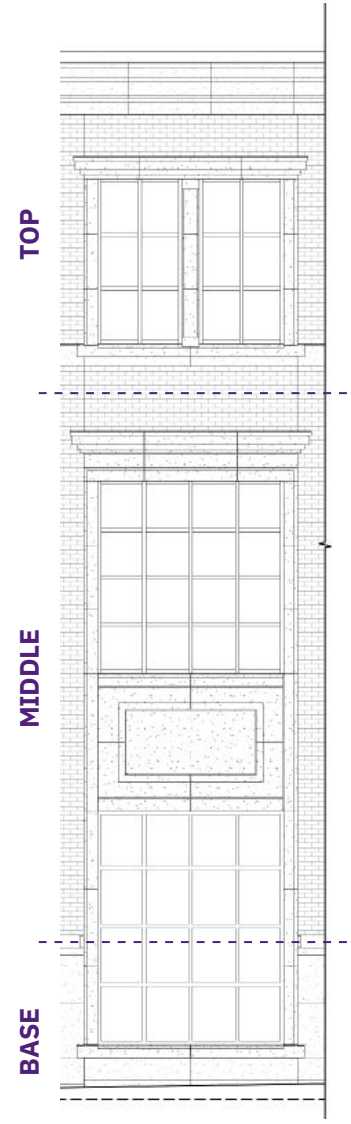
Meaningful shifts in the building form provide opportunities to highlight entry points and express significant programs.

Bottom: Hays Hall east façade; Top Right: The Harrison south façade; Top Right: Library west façade

Façades

The following principles identify specific considerations for review:

- The vocabulary of buildings on the campus have simply-ordered and well-articulated façades. Clearly delineated bases, middles and tops are the rule. In many cases, façades are symmetrical with the central and end bays pulled forward and emphasized with towers, pediments or raised parapets.
- Building façades must use a neoclassical tripartite compositional strategy. Irrespective of height there should be a base, a middle and a top.
- The delineation of base, middle and top may be accomplished through changes in building plane, differentiation in material, and addition of belts and/or cornices.
- The building enclosures are distinct and typically the window openings express the basic functions they house within.
- Design order is achieved by standardized, repeated components in a well-proportioned pattern. Regularly recurring lines, shapes and details contribute to an overall composition of classic restraint. Visual variety occurs within the composition through the presence of carefully arranged and articulated functional elements.
- Roof form and shape are a key consideration when composing the façade.
- If a flat roof is used, the size and articulation of a cornice, a parapet and their associated details become an integral part of the façade composition.
- Spaces should be activated with the addition or relocation of entry points. Designers are to consider how views into or from a building will create a connection between the new building and outdoor areas.
- Bays and large-order windows help organize the façades and in some cases, indicate special interior spaces. Doors with carved surrounds, stairways and wing walls clearly mark entries and often project several feet beyond the main façade.
- Given the generally horizontal nature of TCU buildings, vertical hierarchy of a façade's compositional elements is appropriate.
- Window openings are subdivided to create a vertical proportion where they form horizontal groupings.
- Where affordable, cut stone window surrounds are preferred to precast concrete.
- The use of bays, large neoclassical elements or special accents to provide a building scale order is acceptable and encouraged.
- Special details or use of higher quality materials at significant locations is acceptable and encouraged. Window frames and glass should be set back to provide weather protection. Glass flush with masonry should be minimal.



- Sills and heads should be detailed to shed water and alleviate the possibility of unattractive weathering patterns.
- Façades are to incorporate primary or symbolic building entrances.
- They should have differentiated or emphasized ends.
- And be designed with three dimensional relief.
- They may incorporate decorative elements (i.e. clock towers) as appropriate. These elements should be clearly integrated into the compositional hierarchy of the building.

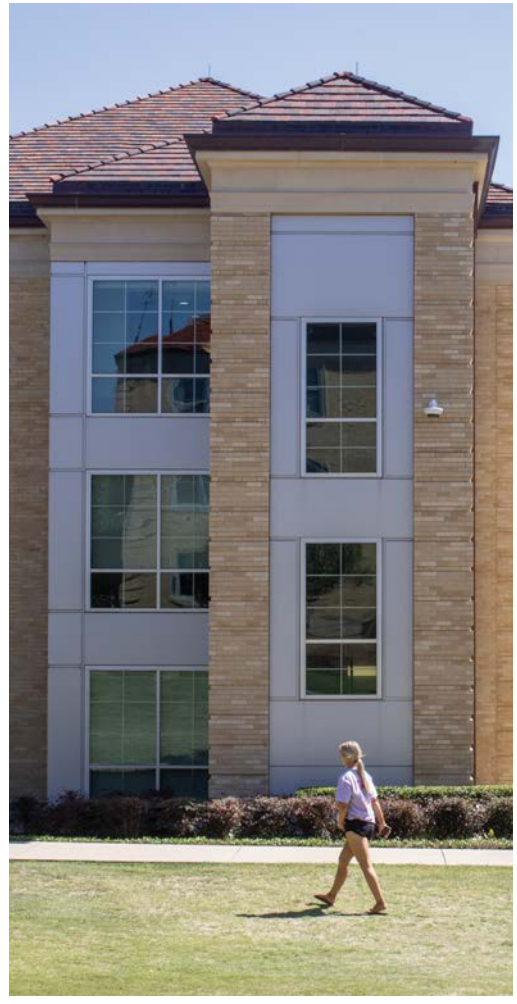
Building façades are to address primary campus spaces with main façades. Primary and secondary façades should be easily differentiable and may vary due to orientation, context and/or compositional considerations.

Top: Brown Lupton University Union primary façade; Bottom: Brown Lupton University Union west façade

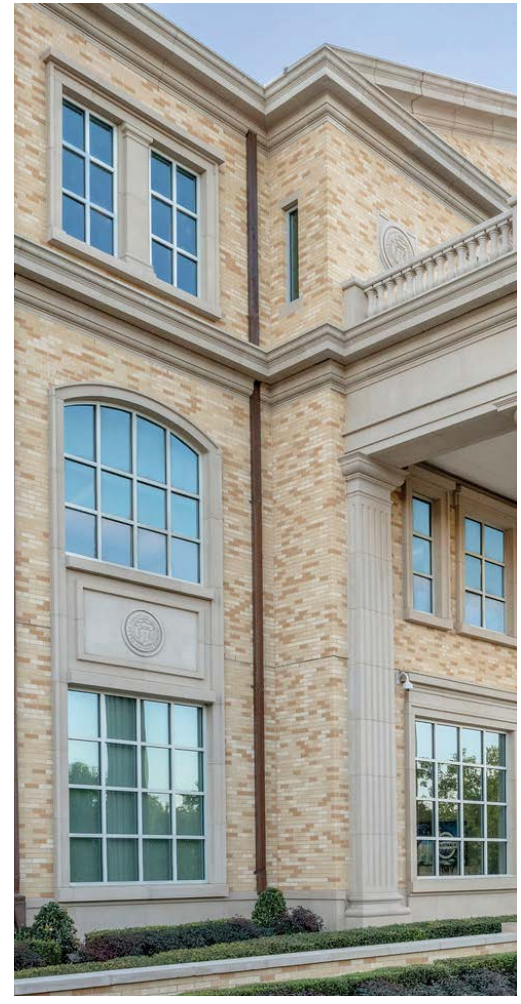
Degree of Articulation

Low | Medium | High

Waits Hall



Colby Hall



The Harrison

Façades should be simple and well-ordered with regular general fenestration patterns.

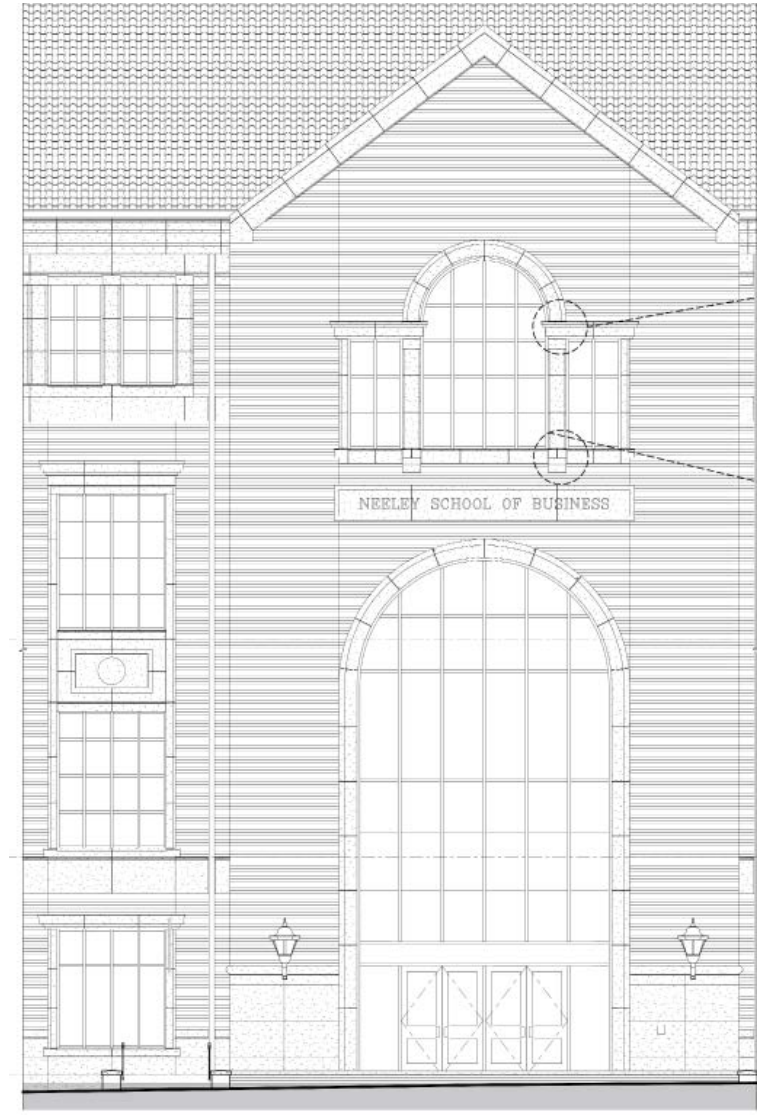


Image and elevation: Hays Hall, Neely School of Business

Roof Form

Special attention must be paid to the arrangement and design of building roofs. Roofs must be organized and designed as carefully as the other primary elements of a building envelope. Sloped roofs, curved roofs, and flat roofs with parapets and dormers exist on the campus. When successful, they are integral elements of the design and provide individual character to a particular building. Sloped roofs provide the opportunity for differentiating a building that is simple in plan and elevation.

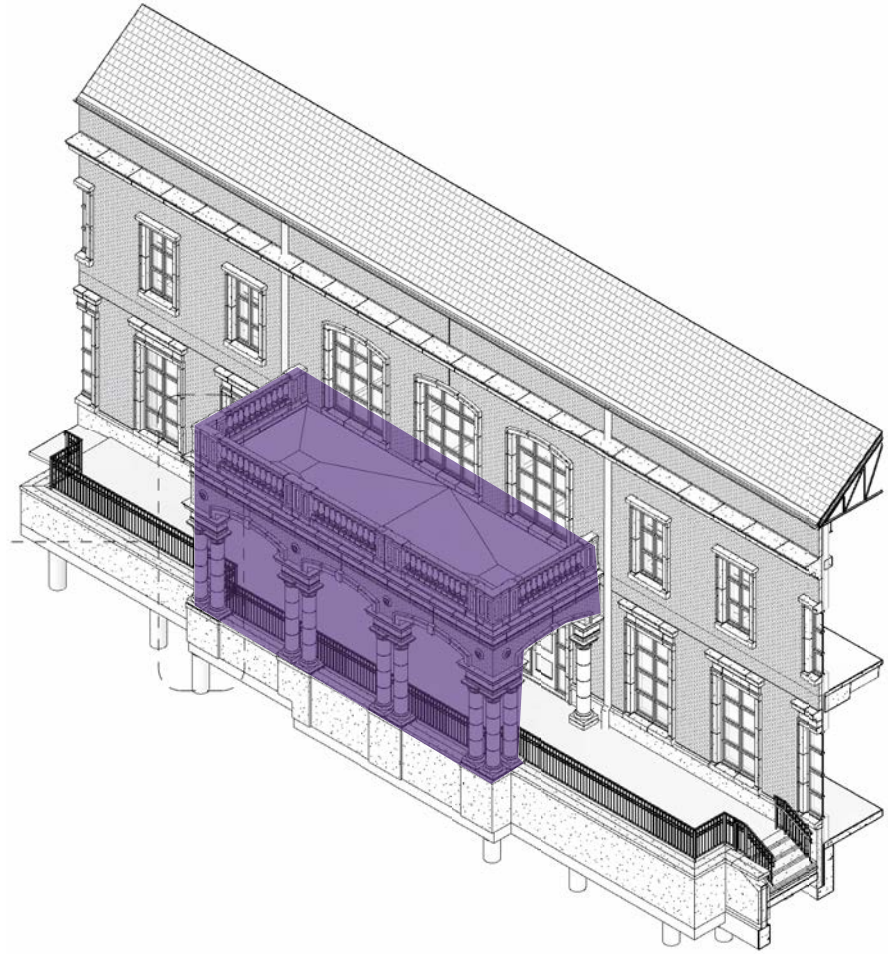
- Sloped roofs are required in precincts with historic and traditionally-planned buildings.
- Tile roof details such as ice clips, ridge vents and valley flashing are essential elements within the roof composition and should be consciously evaluated.
- Equipment must be integrated into the building form or placed within enclosures well-integrated with the roof scape.
- All equipment must be screened from views above and below, including large exhaust vents.
- Stacks, exhaust hoods and vents should be grouped and screened. Since these elements are often visible from a considerable distance, it is important that they be screened from views which are near and far.
- Parapets are most successful when trimmed in precast concrete or cut limestone. A full range of design and detailing possibilities may be considered for copings.
- The specific slope of a roof, whether it is hipped or gable-ended, and the incorporation of functional and ornamental details such as scuppers, dormers and decorative louvers, add character and individuality to a building.
- Traditional details can improve the weathering of a building and its appearance over time.
- Dormers that incorporate mechanical louvers provide a subtle change in roof form along the tops of several existing buildings on campus.

Campus Commons

Large-Scale Building Details

The placemaking vocabulary encourages simple overall massing and geometric relationships. This design strategy relies on and requires the use of smaller intermediate building scale elements such as bay projections, porches, porticoes, arcades and colonnades to enrich the placemaking language and allow individual buildings to have unique personalities. These elements suggest special internal functions, draw attention to important areas like entrances and provide visual and compositional balance. They also help enrich the placemaking vocabulary by adding new words and phrases to the language. The campus has one language but different vocabularies and dialects resulting in a cohesive and visually-rich environment.

Brown Lupton University Union



The Harrison

Arcades and Colonnades

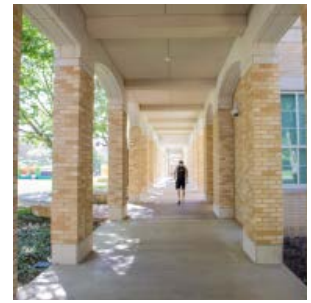
Fundamental to placemaking vocabulary are the outdoor spaces and passages, which assist individuals in finding entrances and provide shelter while moving through spaces. The interiors of passages through buildings, which connect outdoor rooms and campus spaces, can have a unique sense of place.

- Colonnades should parallel major pedestrian pathways envisioned in the Master Plan.
- Arcades and colonnades can be placed on building edges or they can be a freestanding structure with landscape on both edges.
- Edges of arcades and colonnades should use a flat arch, and all arcades should link to major building entrances.
- Arcades and colonnades have solid roof surfaces or floors above and provide protection from the rain.
- They can be interconnected and integrated with large-scale entries and openings.

Brown Lupton University Union

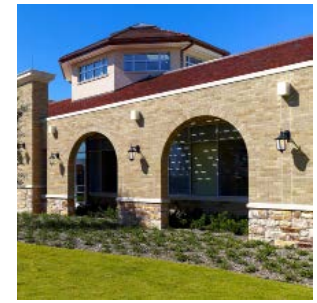
Walsh Center for Performing Arts

King Family Commons



Campus Commons

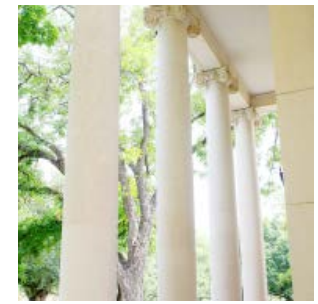
Mary Couts Burnett Library



Mary Wright Admission Center

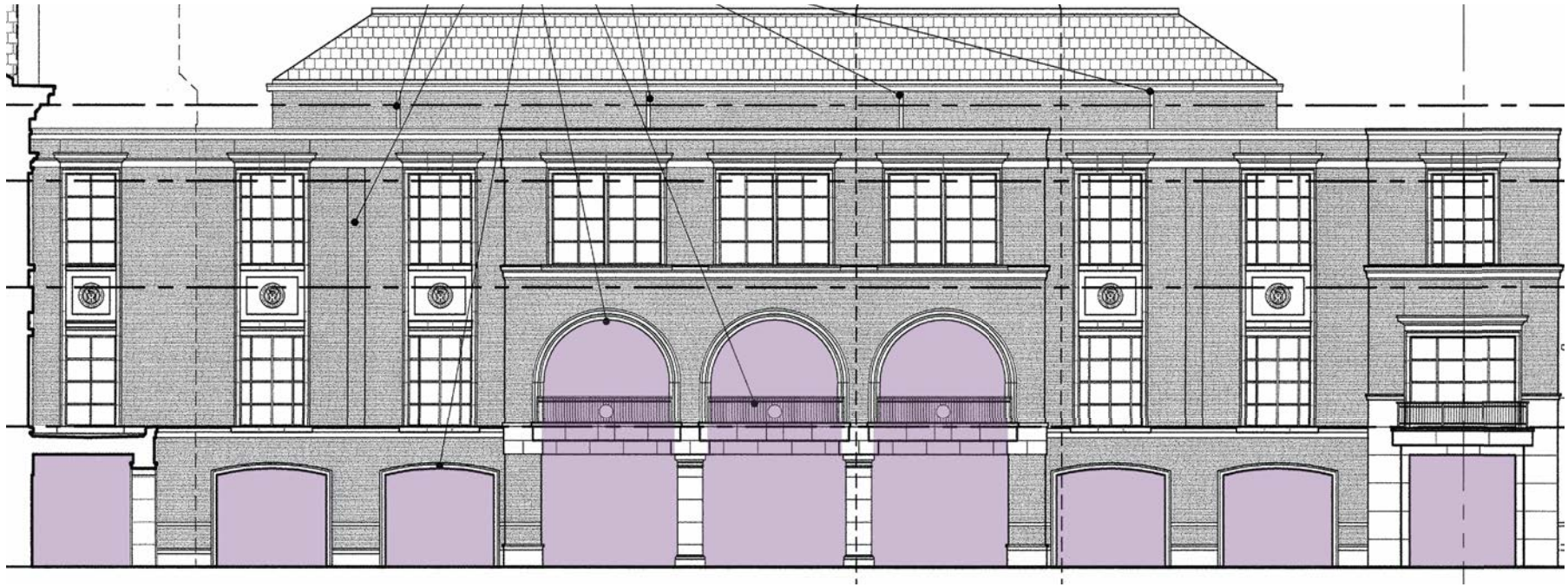
Sadler Hall

Marion Hall



Carr Chapel

An arcade creates an instant base for a building. It can supplement major pedestrian pathways or can be a localized amenity for a building or an adjacent open space.



Brown Lupton University Union

Columns

Free-standing columns are used in many locations to contribute to a building composition or create a unique outdoor place. There is no predetermined style or order for the design of columns on a TCU building.

- Columns muse have a base, middle and top.
- Use of Doric, Ionic or Corinthian details and proportions are acceptable.
- Creation of a hybrid classical column unique to a particular building composition is acceptable.
- Fluted and smooth columns are acceptable.
- Free-standing brick columns should not be used.

Walsh Center for Performing Arts

Rees Jones Hall

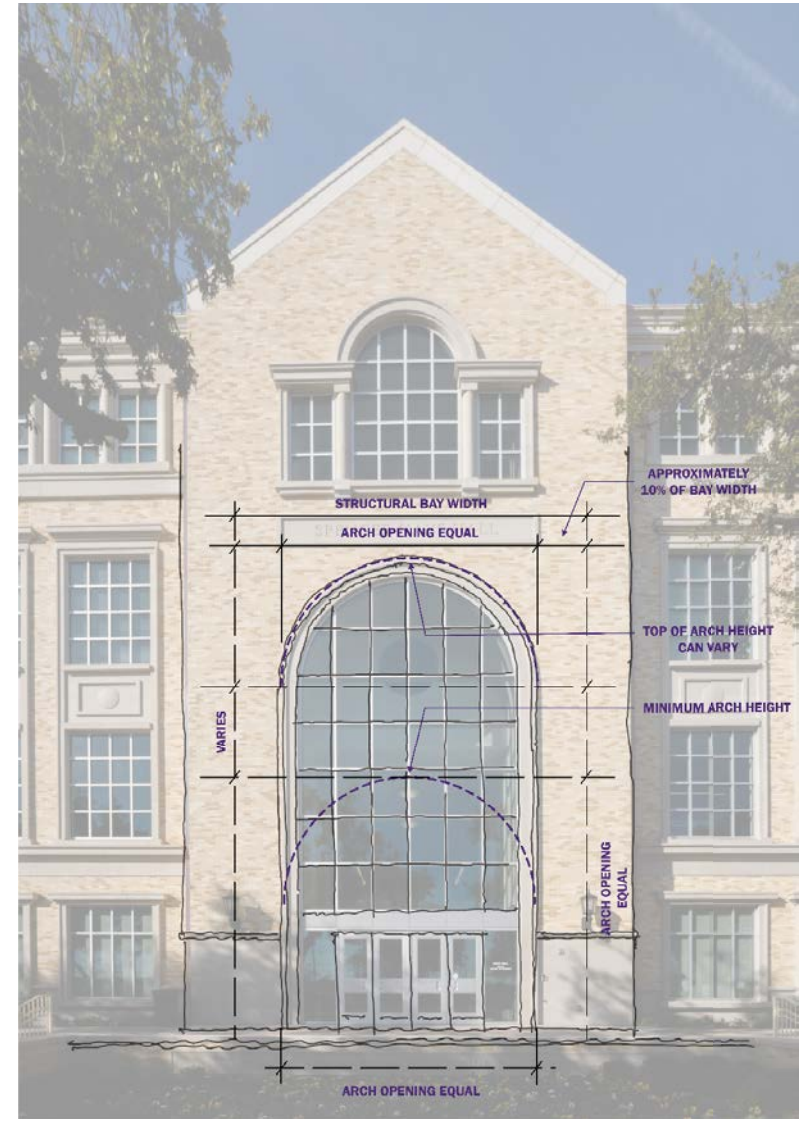
Rees Jones Hall

Mary Couts Burnett Library

Brown Lupton University Union

Arches, Porches and Trellises

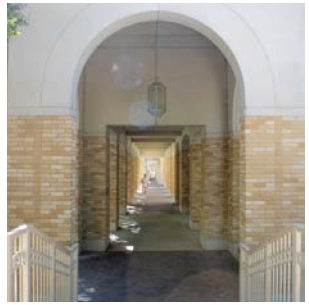
- Arches, porches, portals and large openings are intermediate building scale elements that differentiate individual buildings and provide opportunities to express internal functions on the exterior of the building. These elements can also be used to anchor distant views or knit a building composition to an alignment that is part of the campus order system.
- Arches as a faced or building compositional element are encouraged. Pure semicircular and flat arches are part of the campus placemaking vocabulary.
- Pure semicircular arches should be used at main entrances or key building portals.
- Multi-story arched openings have been used on multiple buildings.
- Large arched openings must be detailed with cast stone or limestone edges. They can be open or partially infilled with glazing.
- Flat arches are used on arcades, colonnades and smaller building openings. They are usually grouped in repetitive patterns.
- Porches, porticoes and trellises extend beyond the primary building face. These elements have been used to emphasize or differentiate a secondary façade, enrich a secondary building entrance, align with an axial view or create an exterior space adjacent to an important internal space.
- Porticoes are made from cast stone or precast. Brick has been integrated into the rear wall of many porticoes.
- Porches have generally been fabricated from cast stone and include stone balustrades and neoclassical columns.
- Trellises are made from painted steel or aluminum.



Clark and Marion Halls

Greek Village

Ray Gates

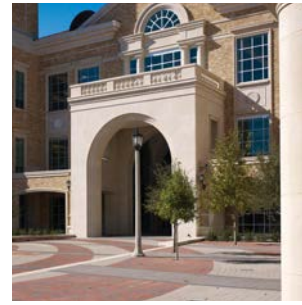


Campus Commons

The Harrison

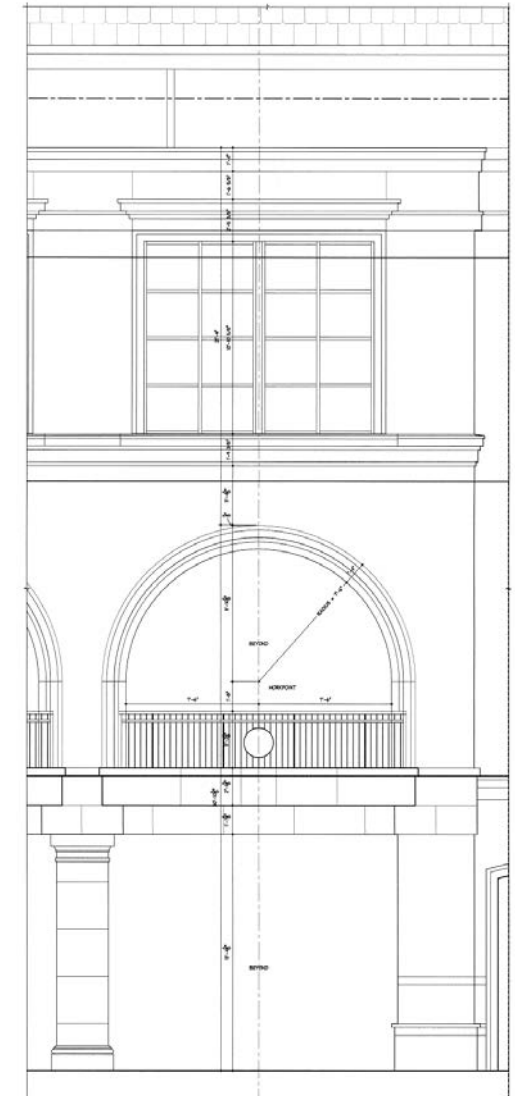
Fine Arts Building

Rees Jones Hall



Brown Lupton University Union

Scharbauer Hall



Entrances and Doors

Entries should be logically placed to relate to building function and must be clearly recognizable by users. They need to be open and inviting, well lit and provide a sense of security. The scale of building entries must be proportioned to clearly identify their location and importance while maintaining an approachable human relationship. Prominent entries may require double height spaces. Multi-story entries must have single-story elements set within. This type of entry will be used as a visual organizing tool for the entire façade.

- Primary and symbolic entrances receive elaboration and emphasis.
- The building entrance is amplified and celebrated by architectural and landscape elements. The design vocabulary extends the exterior public space seamlessly into the building, and provides informal gathering and meeting spaces near the building entrances using a combination of paving, planting beds, low walls, benches, trees, ramps and steps.
- Entrances will be clear, prominent and aligned to the major space upon which the building fronts.
- The outdoor space at the entrance, the entry portal and the building lobby are parts of a unified pedestrian experience.
- Fully integrate all elements, including the design of handicap ramps, in the overall design of the primary entrance in an organized, uncluttered appearance.
- Install paved transitional spaces sized for the building function and occupancy.
- Provide vestibules at entries as required by the energy code.
- Protect entrances from falling ice.
- Entrances should prioritize universal design principles.
- ADA door operator to be building or pedestal mounted. Pedestals to be square, bronze-anodized aluminum finish or paint finish.
- Doors and door hardware are constant points of contact between people and buildings. They denote much about the character and durability of a building. They also provide an opportunity to personalize a building and welcome users in a gracious manner.
- Aluminum and glass can be used. Combinations of materials may occur where inner and outer doors form a vestibule. Attention should be given to visibility through doors for safety and convenience.

Sadler Hall

Fine Arts Building

Waits Hall

Ed Landreth Hall

Carter Hall

Foster Hall

Greek Village

Windows

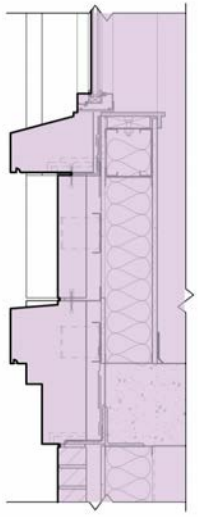
The use of windows promotes campus vitality. A window frame can be thought of as a frame for a vignette of campus life or a view of a building's internal life. Windows allow people on the outside to be connected to activities within, while providing interest for people inside. At night, windows allow interior activities to illuminate and animate the public spaces outside and provide a sense of security.

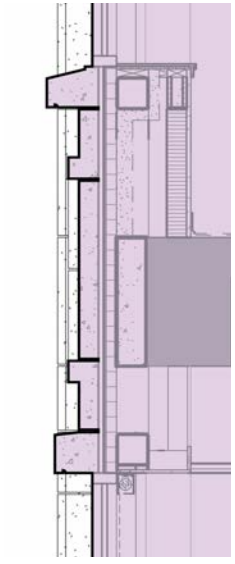
- Natural light is appropriate and encouraged for many academic functions and uses when combined with blinds, curtains or fixed sun control. Classrooms may still have enough flexibility for computer or projection use.
- Offices located at the exterior should have windows whenever possible.
- In most cases, windows and doors in exterior walls should be recessed to represent a rectangular "punched" or "cut-out" expression of the openings expected in a solid masonry wall.
- Windows and openings might also be grouped in larger configurations as a counterpoint to large areas of masonry construction.
- The placement and proportion of windows must respect solar orientation, views and daylighting potentials, as well as the historical precedent of window forms on campus.
- The use of oversized windows, common in academic buildings on campus, is encouraged on appropriate façade locations as long as configurations are integrated with a strong sun control strategy.
- Windows must have divided lights.
- Operable windows are encouraged in private rooms, subject to the need to meet energy considerations.
- Larger window openings should be used to signal significant entries, special internal spaces or large internal rooms.
- Larger areas of glazing, where they occur, are to consist of grouped windows—not undifferentiated curtain walls—and should be located to express aspects of the building's circulation system, lobbies, stairs and major public rooms.
- Individual panes of glass must be vertical or square.
- Window units may be linked together with a multi-segment mullion system. Larger masonry openings can be achieved through the connection of many lites of glazing.
- Window sizes sometime vary from floor to floor to create a sense of hierarchy and order.
- Glass is to be clear (low-e coefficient), not noticeably tinted. Reflective glass is not allowed.

Hays Hall, Neeley School of Business

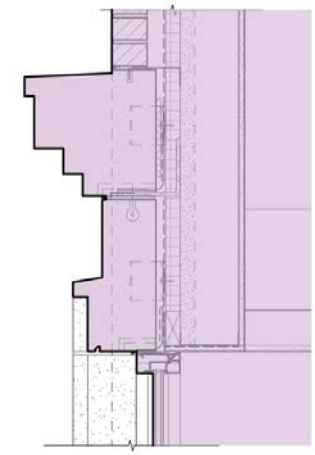
The Harrison

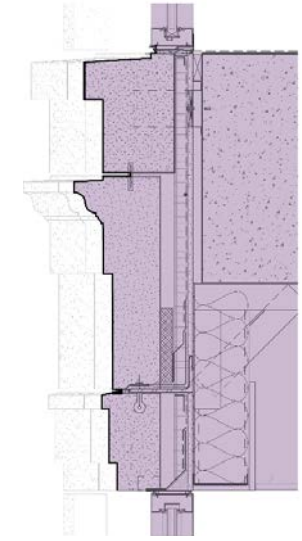
Hays Hall, Neeley School of Business





Scharbauer Hall





Clark Hall

Service, Egress and Loading

- Service entrances are to be unobtrusive.
- Massing and orientation should be developed to minimize the appearance of service and loading areas without compromising function. Physically and visually separate these from primary entrances.
- Loading areas must be organized, orderly and have an uncluttered appearance.
- Integrate service and egress doors and loading areas with the building design by matching the materials and detailing.
- Egress structures such as stair towers should be integral to the design of the building.
- Canopies or building recesses should be used for service and loading areas.

Fine Arts Building Service Yard

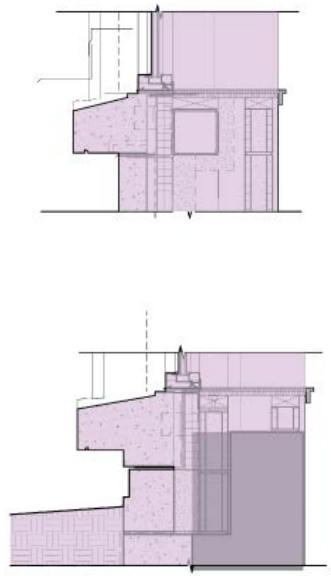
Brown Lupton University Union Service Yard

King Family Commons Service Yard

Purple dots indicate campus locations where service, egress and loading guidelines were followed successfully.

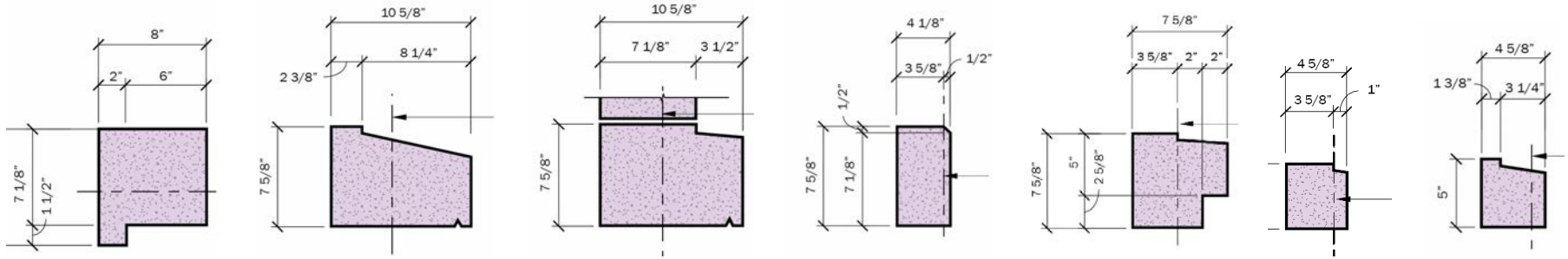
Details and Materials

Weathering is a traditional name for elements such as sills, copings and other water shedding architectural details.

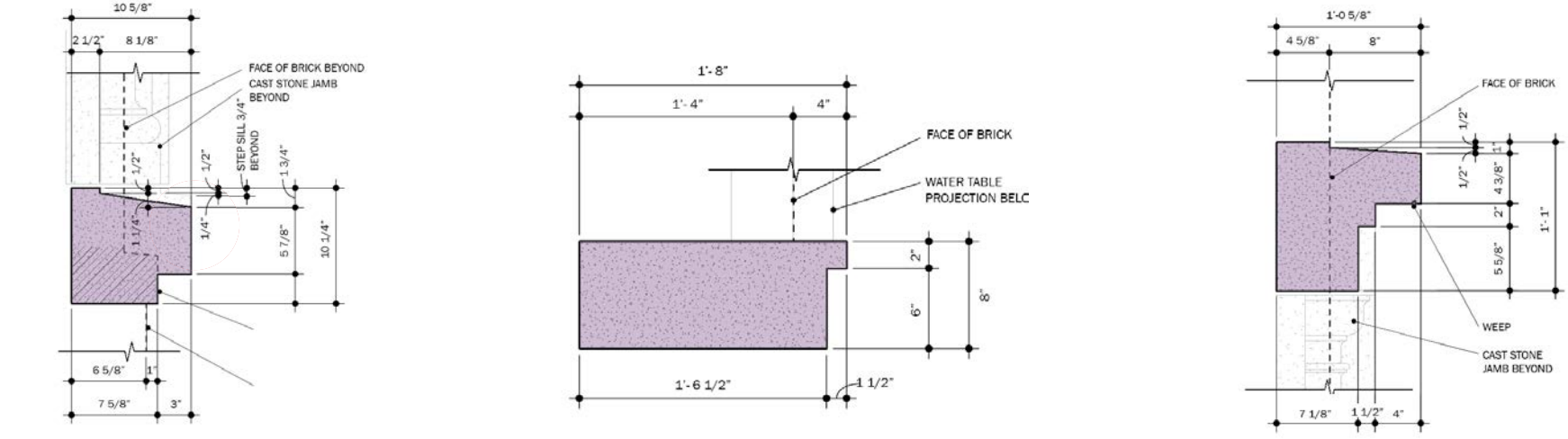


Sill details, Mary Couts Burnett Library

Sill details, Rees Jones Hall



Sill details, East Campus Housing



Sill details, The Harrison

Wall Elements

Base

- The base materials can be brick limestone or cast stone.
- Base details express solidity and permanence. The base of a building can be modest and located below the first-floor windows or the building base can embody and embrace the entire first floor of the building.
- The base of residential buildings are more modest than the base of academic buildings. The building base must be continuous.

Corners

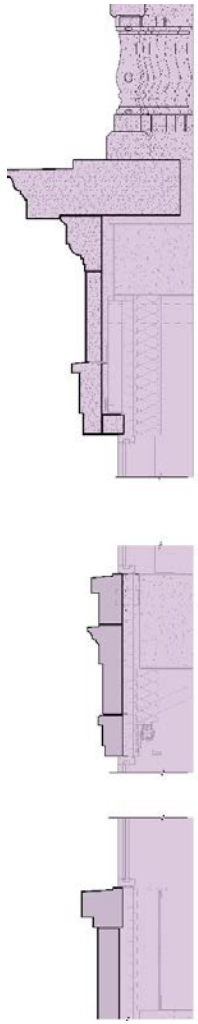
- Typically brick, corners can be plain or detail can be added using changes in the pattern of the brick or modified to create coins or piers.
- Both academic and residential buildings have corners with articulate quoins.

Cornices

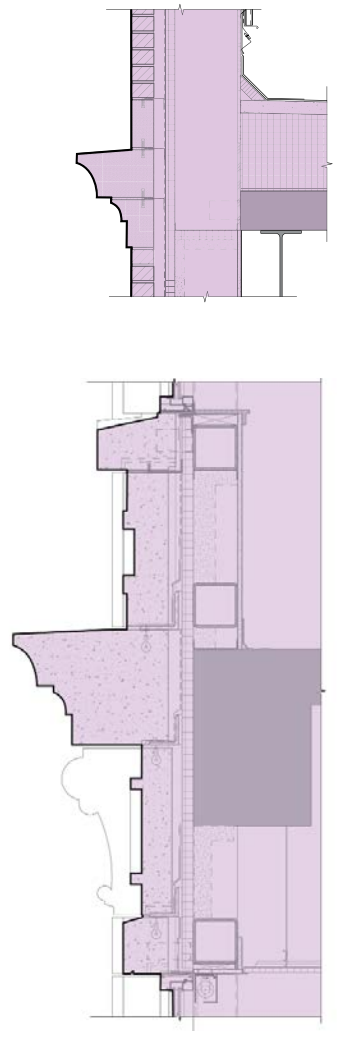
- Cornices are integrated with the sloped roof soffit or the flat roof parapet. They are made from brick, precast concrete, cast stone or on rare occasions, GFRC.
- Much like the base of buildings, cornices can be modest or monumental and bold.

Clark Hall elevation

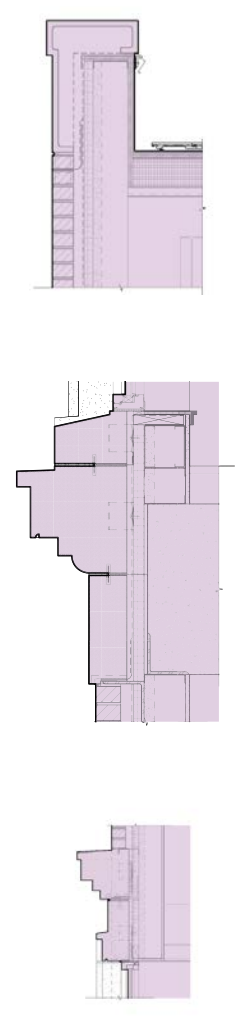
Brown Lupton University Union elevation



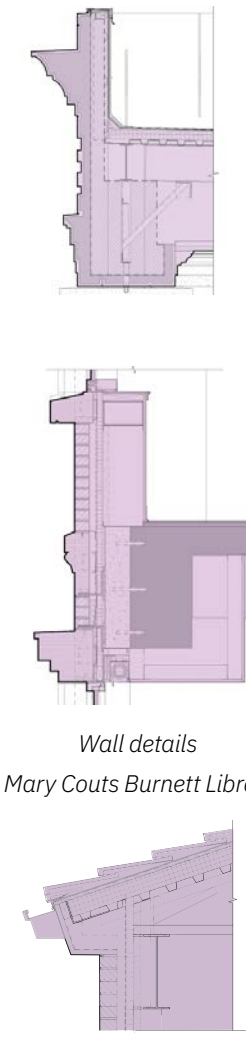
Wall details
The Harrison



Wall details
Mary Couts Burnett Library

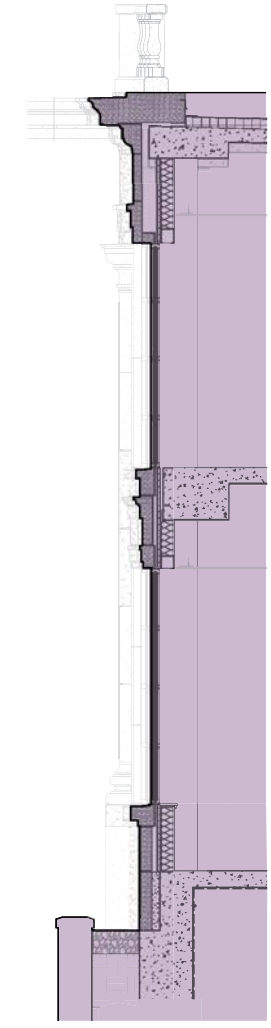


Wall details
Neeley School of Business



Wall details
Mary Couts Burnett Library

Cornice detail
Kelly Alumni & Visitors Center



Wall profile
The Harrison

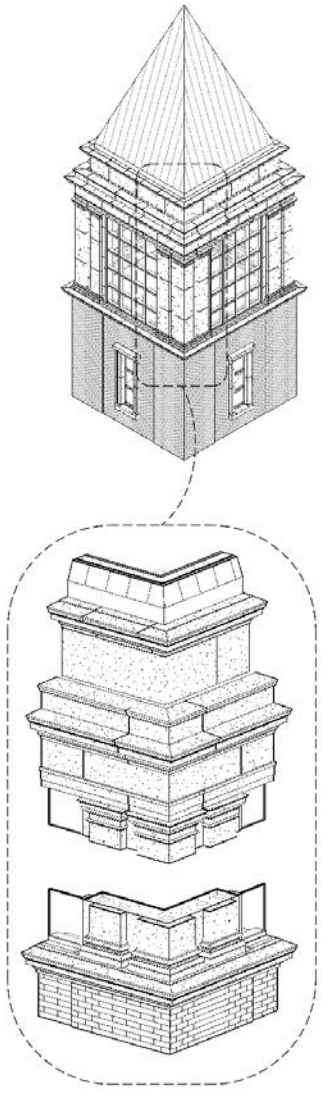
Details

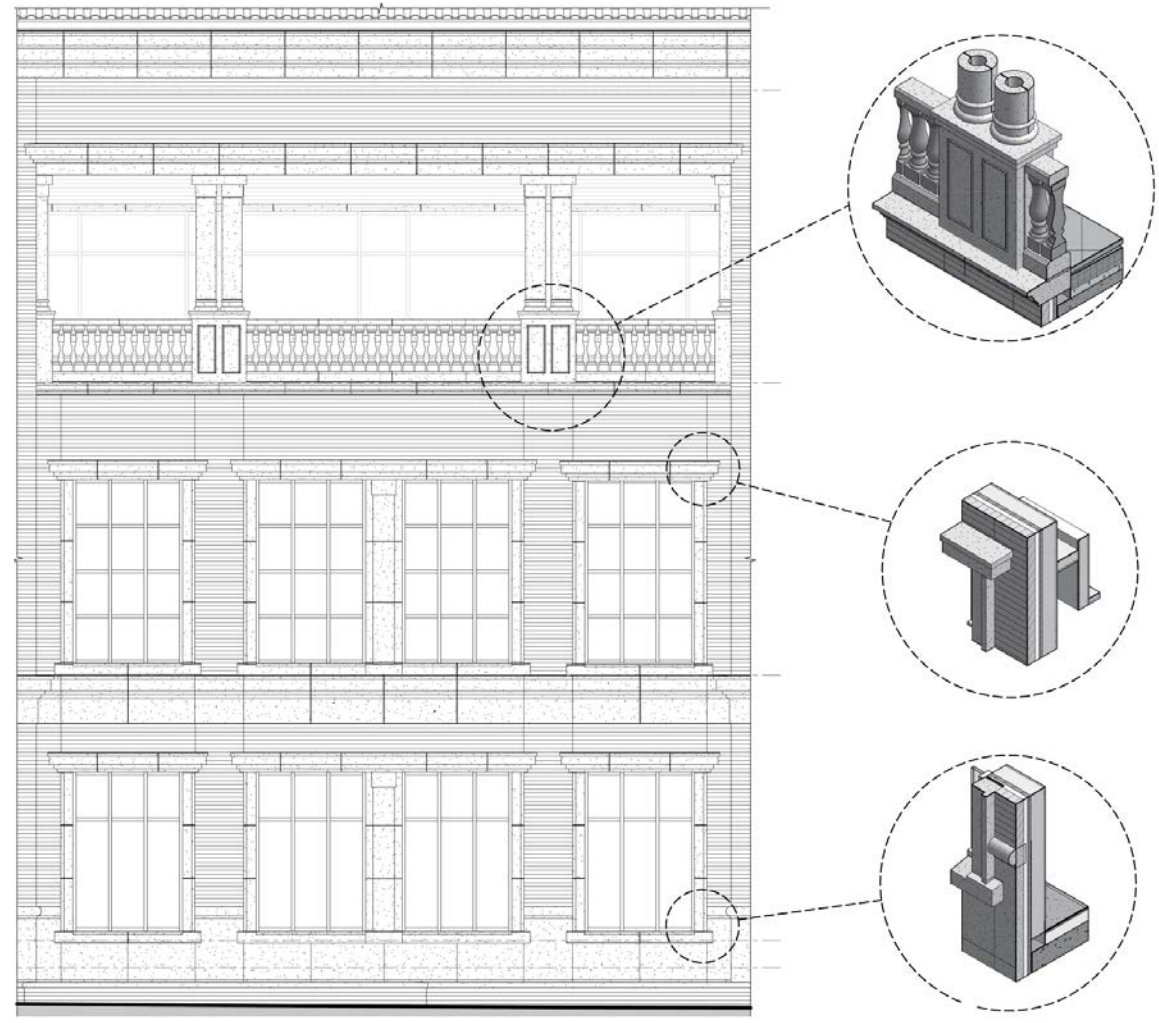
Details like pilasters, belt (string) courses, copings, downspouts and gutters play a role in the development of campus architecture. They help the orientation of façades horizontally and vertically, and increase the play of light and shadow, modifying the scale of buildings and making them approachable. Many of these details enhance the building's ability to react to the weather.

These architectural elements have evolved over centuries and are profoundly sophisticated. They shed water effectively due to their geometry. They also create shadow lines, highlights and ridges, which help visually organize the façade.

Their functional purpose may also direct the inevitable residue of the weathering process into patterns which attractively reinforce the architectural order of the façade. Ironically, this type of low-tech traditional response to the natural environment is often a better technological solution than a "high-tech" reliance on caulking.

- Window surrounds should be used on all buildings in the Academic Life Precinct and most large-scale buildings in other precincts.
- Windows more modest in scale can use cast stone or precast sills and lintels or in some cases, sills only.
- Belts are used in some form on most buildings. Belts can be simple brick belts, cast stone or precast, or a hybrid of these materials.
- Running bond is the predominant brick pattern due to the multi-toned blond brick blend. Other brick details and brick patterns include running bond, stack bond, herringbone and basket weave patterns. Soldier courses and stack bond are used in small areas to emphasize opening or to add detail to the overall pattern of composition.
- Details built from brick—corner quoins, windowsills, belts, pilasters, downspout recesses, steps, setbacks, corbels, blind niches, window surrounds and window headers—are acceptable.
- Brick should not be used as a trim element in a wall or another material.
- Downspouts and gutters can be internal to the building and integrated into the building eave or expressed on the exterior.
- Visible gutters and downspouts should be copper. Visible cow tongues should be bronze.





Sumner Hall, Neeley School of Business

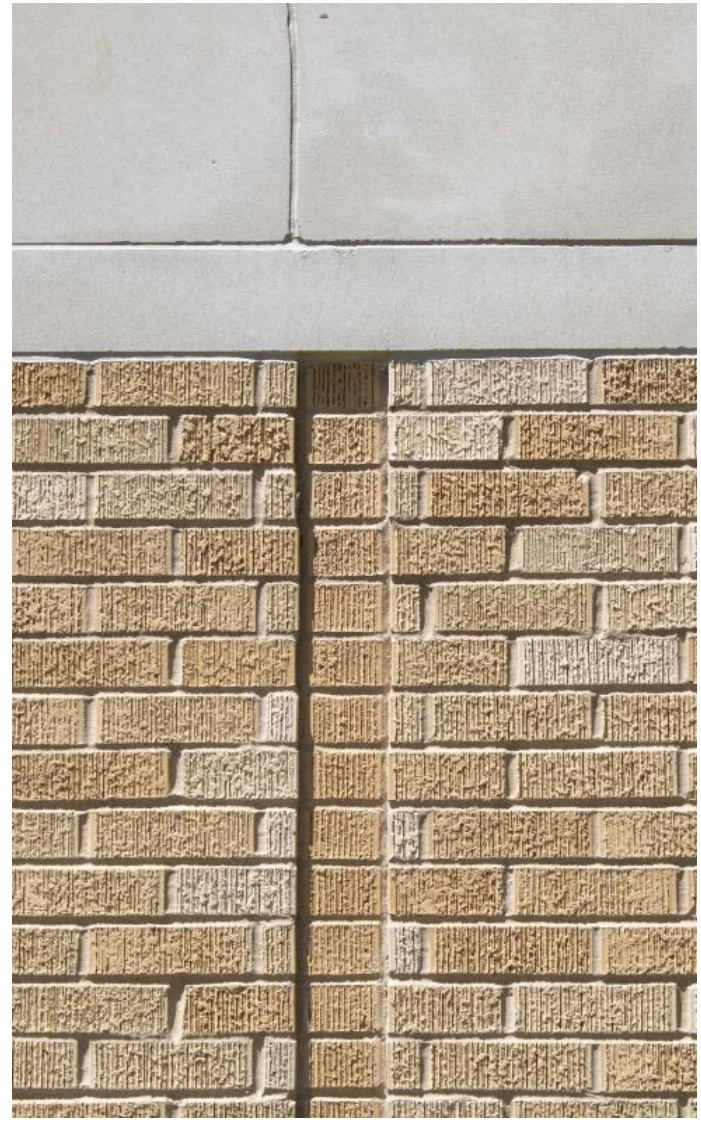
Materials

The language of materials on the TCU campus is limited and restrained. Language should be assembled and detailed to celebrate the nature, strength, character and fabrication of the materials. The materials at TCU exhibit simple proportions, precise detailing, refined composition, durability and strength. New or hybrid materials must match existing materials.

The clarity and consistency of the design vocabulary requires all new and renovated facilities integrate and use materials in a manner compatible with the existing buildings. In addressing the design of renovations, additions or new construction, designers are required to find the proper balance between individual expression and overall contextual conformity.

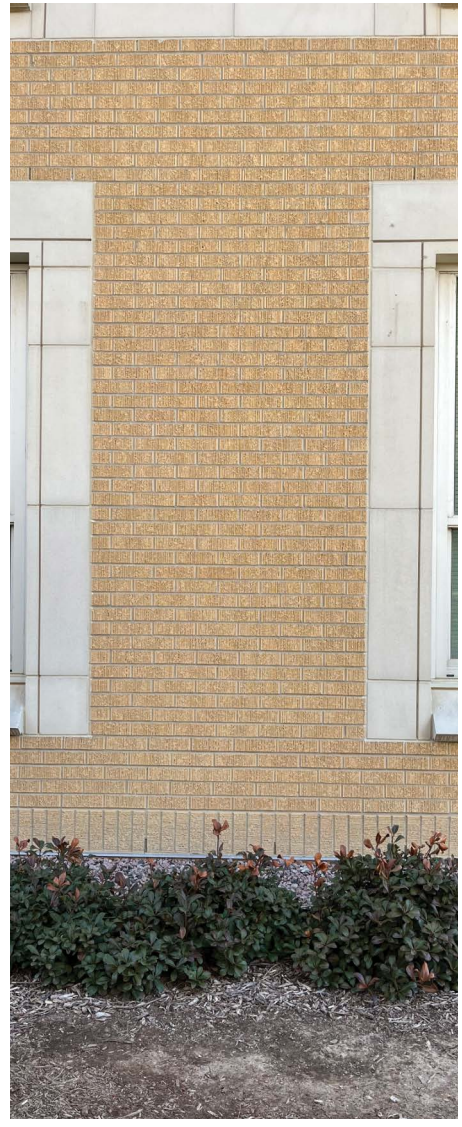
The materials palette for placemaking is a vital element in contributing to the unique character of the TCU campus. A blond brick blend, red tile roofs and limestone or cast stone details are the dominant building materials on campus. The use of these materials follows a clear pattern—they are integrated with clear glass openings and natural aluminum window details.

- If areas of different material use are being considered, an evaluation must be made as to which materials or what blend of materials ought to be employed.
- For all campus buildings, there is a strong expectation that blond brick is the predominant material.

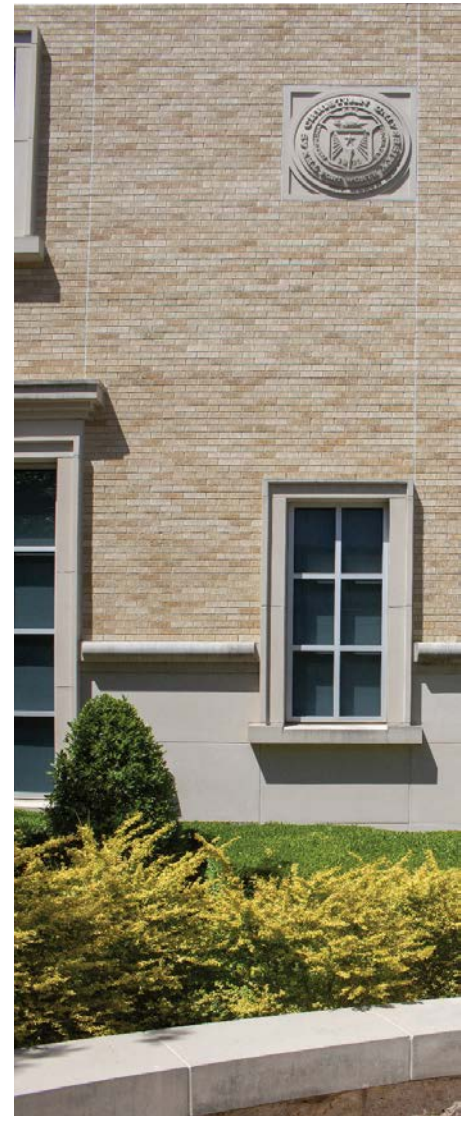


King Family Commons

Moncrief Hall



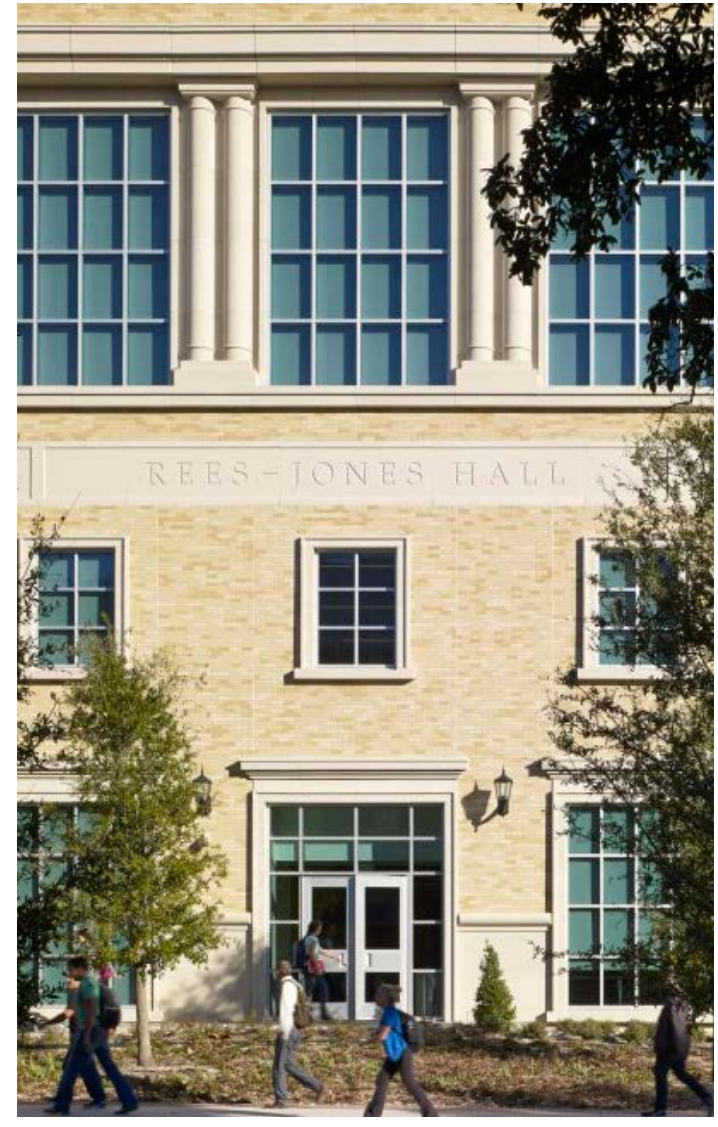
Hays Hall



Tucker Hall

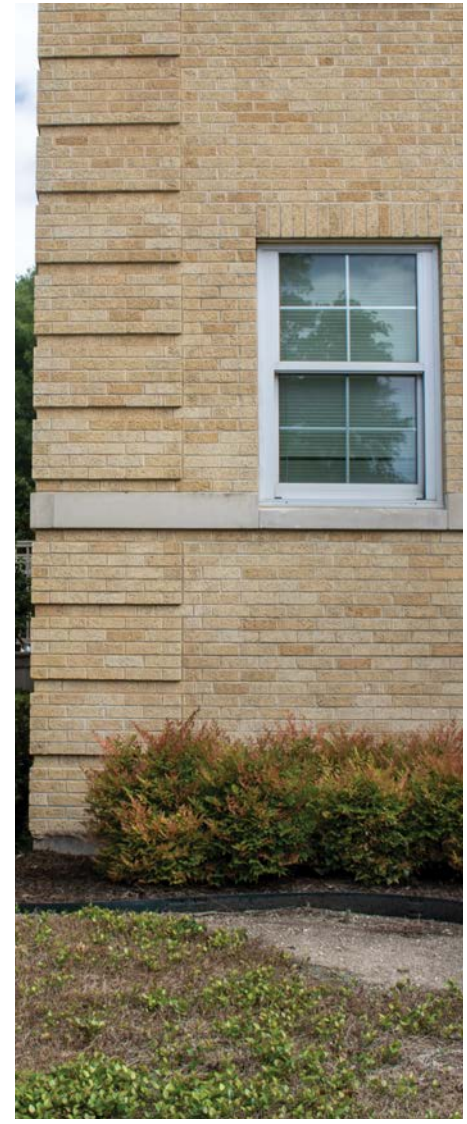
Wall Materials

- Masonry walls should be the campus standard blond brick blend.
- The blend and associated brick details should result in an expression that provides weight, texture and a sense of human scale and proportion.
- To further enhance these qualities of durability, stability and longevity, strong consideration should be given to emphasizing the thickness of exterior walls to create shadows on the façade.
- Smooth cast stone or limestone is used for trim and ornament.
- Incorporating stone trim, accents, surrounds and ornamental elements in brick masonry campus buildings are encouraged as a general campus vocabulary strategy and required in the Original Campus Core, the Student Life and Academic Life Precincts.
- Pre-cast concrete and cast stone can be aesthetically acceptable and cost-effective substitutes for limestone. GFRC has also been used but must be approved and mocked up for approval.



Rees-Jones Hall

Samuelson Hall



Clark Hall

Sadler Hall

Roof Materials

- Red tile is used on all sloped roofs.
- Standing seam copper can be used on large-scale curved roofs or on small ornamental roof elements, petite roof surfaces, eyebrows and overhangs.
- Flat roofs need to be evaluated for their visual appearance to the degree they are visible from above or can be utilized as terraces. In these cases, roofing pavers, vegetated roof covering systems and ballast stone need to be reviewed for their aesthetic appearance.

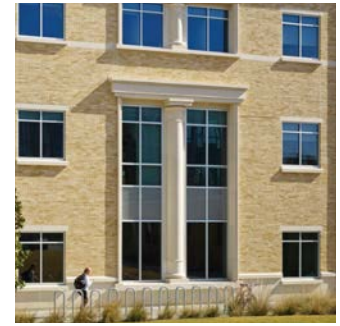
Brown Lupton University Union

Aerial view of campus looking southwest, 2022

Ornamental Materials

Architectural ornament has been used judiciously and effectively as part of TCU's placemaking vocabulary.

- Ornament should be well-integrated into the composition of the building—it should not look applied.
- Ornamental details should be part of a coherent visual story that enhances and elevates a building's design. It provides individuality and expressiveness that make a campus memorable and unique.
- Ornament has been used in the Academic Life Precinct, the Student Life Precinct, the Sports Precinct and the Worth Hills Precinct and is planned for new buildings in the East Campus Commons Precinct. It is used on large-scale buildings as part of a strategy to make the monumental structures more approachable and pedestrian friendly.
- Building identification integrated into building façades are key elements of an ornamental program.
- The use of new technologies to economically produce ornamental elements is acceptable and encouraged.
- The creative use of masonry patterning is also acceptable as an ornamental strategy and has been deployed in the Worth Hills Precinct.



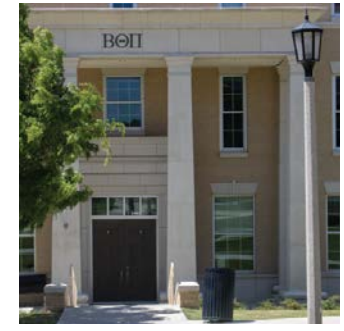
Annie Richardon Bass Building

Tucker Hall

Ed Landreth Hall

Annie Richardson Bass Building

Scharbauer Hall



Greek Village

Walsh Performing Arts Center

Open Space as Place

One of the five defining campus planning principles, open spaces are a foundational part of the language of place at TCU. As evidence of their enduring impact, when asked to describe a place on campus, most any member of the TCU community inevitably starts with an open space.

Open spaces at TCU respond to and reinforce land use, building placement, movement patterns, sustainability, resilience and accessibility—principles described earlier in these guidelines. Campus open spaces foster social interactions and create opportunities for gathering and collaboration. Properly proportioned spaces for these environments are deliberately created by thoughtful building placement.

- Maintain, improve and grow the open spaces on campus.
- Maintain a hierarchy of small and medium pedestrian open spaces that connect to significant campus common spaces.
- Maintain, improve and enrich the green pathways and corridors on campus.
- Maintain and improve accessibility.

Open space and landscape are widely considered to be among the greatest assets of the campus. The intertwined network of commons, courtyards and circulation pathways that characterize the precincts on campus establish a strong repetitive theme. The varied geometry, arrangement orientation, landscape treatment and functions add a welcome element of variety and complexity to the campus that complements the unity of the architecture. Most of the common spaces are spatially well-defined, though the quality of their landscape treatment varies.

The visual and physical balance of landscape language and architectural language is an attributes that makes the TCU campus environment so memorable. There is consistency and balance in the dialogue among building, open space and landscape. The character of the architecture, which encloses and bounds the various open spaces and landscape elements, is equally important to the definition of these campus places. The architectural language of the major campus buildings is somewhat more dominant than the landscape features due to its character and scale and relative age.

Open Space and Landscape Structure

Placemaking at TCU relies on large- and small-scale consistency and depends on the variety and innovation introduced by midscale elements. This continues to be true with the landscape language. The existing structure of the campus landscape should be reinforced and built upon.

This is particularly true in the well-established campus precincts, the internal streets, the existing network of pedestrian linkage spaces and vehicular streets which will serve the campus for the foreseeable future.

The yards, common spaces, plazas and pathways within the well-established campus precincts require enrichment and differentiation. They need to become more relevant to the people and places they serve. In the neighborhood edges surrounding both the established and growing campus precincts, a continuation of street trees and pedestrian sidewalks are crucial to maintaining a spatially-cohesive setting and regionally appropriate image. This also promotes a more symbiotic relationship between the university and its adjacent neighborhoods.

Vegetation should thoughtfully define and frame flexible open space, mediate building scale and provide shade, with topographical context and maintenance requirements in mind. Together, material consistency and circulation hierarchy can establish a connective and clear network that respects distinct precincts.

Greek Village

The Vocabulary of Open Space and Landscape

West entry, Sadler Hall

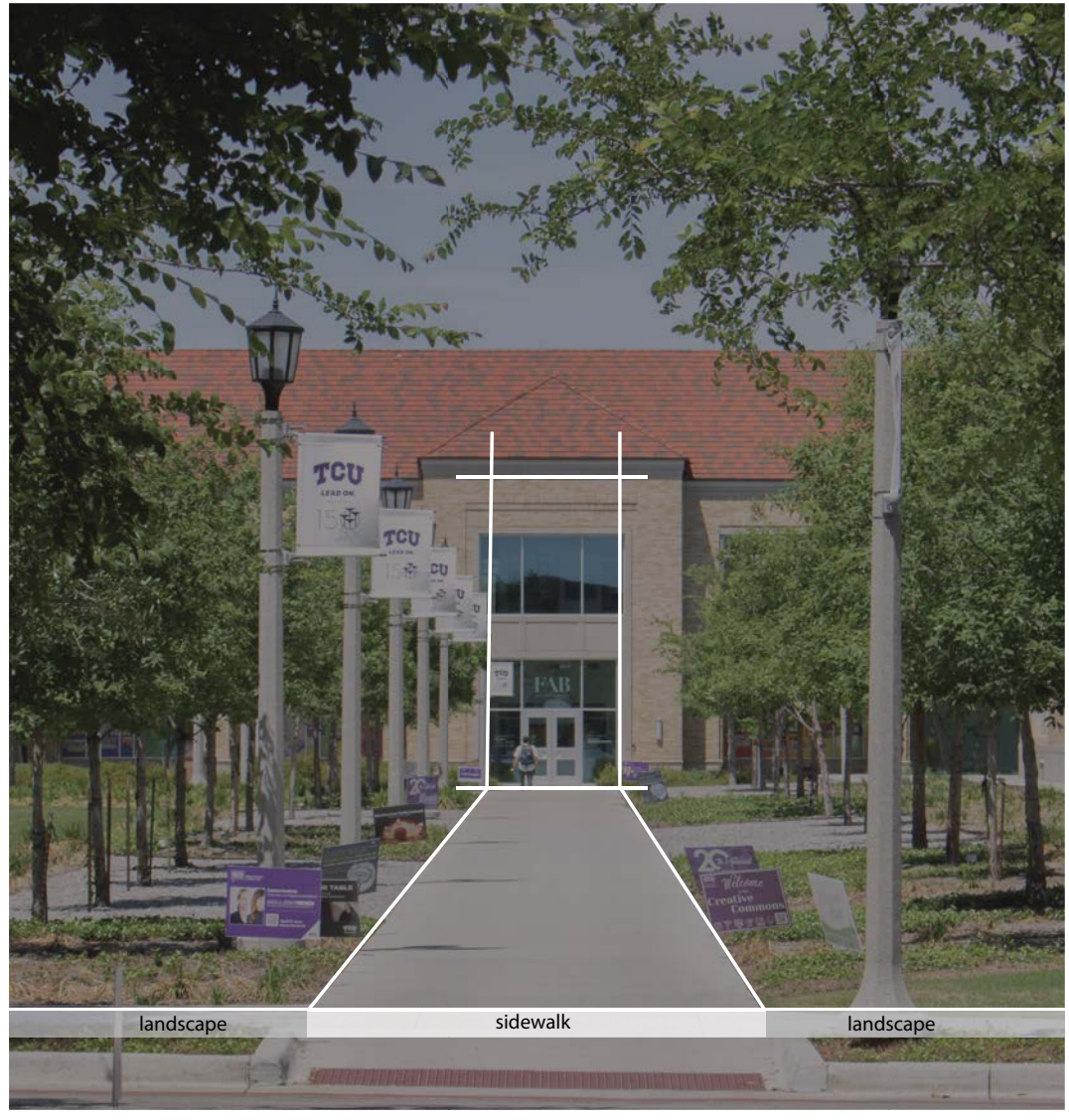
Existing Yard, Streets and Commons Spaces

- Maintain and improve the Original Campus Core Precinct.
- Maintain and improve the spatial definition of the campus common spaces and courtyards.
- Maintain and rehabilitate tree planting around the campus perimeter.
- Maintain and reinforce the existing yard, streets and commons spaces.

Open Space and Place Definition

The arrangement and configuration of the campus open spaces are primarily determined by three major components—buildings, topographic form and landscape.

- The focus, feel and character of all views within and around the campus are largely defined by these elements. Trees and shrubs are crucial elements that define the basic spatial order of the campus which, in turn, significantly affects the nature of place on campus.
- Trees and shrubs should be used purposefully to achieve desired functions and spatial effects such as framing or screening views, creating shade and other micro climatological phenomenon and defining intimate spaces within larger places.



Creative Commons view north to Fine Arts Building

Intellectual Commons view west

Planting

Trees and shrubs are individual elements that collectively have a broader impact based on how they are arranged and the nature of the place they help define. While individual plants may possess characteristics attractive in themselves, the emphasis of the landscape language at TCU is on the collective impact of these elements.

University Drive

Scale and Size

The size of trees, shrubs and planting beds should be considered with respect to their scale, relationship to campus buildings, pedestrian paths, roads, open spaces and pedestrian safety, security and visibility. Plantings should be simple and conceived in broad strokes appropriately scaled to the campus. Smaller, garden-scale plantings and flower beds are important to the campus—however, they need to relate to the campus through proper hierarchies. For example, the flower beds around the Brown Lupton University Union succeed because they are part of an ensemble of slopes, steps, walls and paved terraces that are arranged and sized to fit with the building and the surrounding landform and open space.

Intellectual Commons

Tree Form

The dominant form of trees on the campus is rounded and distinct from conical, weeping or upright trees. The rounded forms of the trees create soft, continuous lines between land and sky—a general sense of calmness, stability, protection and timelessness. The round-form trees—primarily live oak—also complement the classical lines and details of the campus architecture. It is recommended that round-headed trees continue to be the primary type of tree. Conical weeping and upright trees should be used with restraint and only in circumstances where they remain subordinate to the dominant unity of round-headed trees.

Kelly Alumni Lawn

Variety and Consistency of Species

The most successful planting groups on the campus are those composed of single species or multiple species that share a high degree of visual similarity. Such groups evoke a peacefulness that derives from their visual balance and unity, yet they contain sufficient variety of branching, spacing and silhouette to sustain interest. Good examples include the live oaks in and around the tennis complex and the single-trunk crape myrtles that define the Kelly Alumni Center green space. The idea of creating strong groups of single species or multiple with similar form characteristics should be continued in informal and geometric plantings.

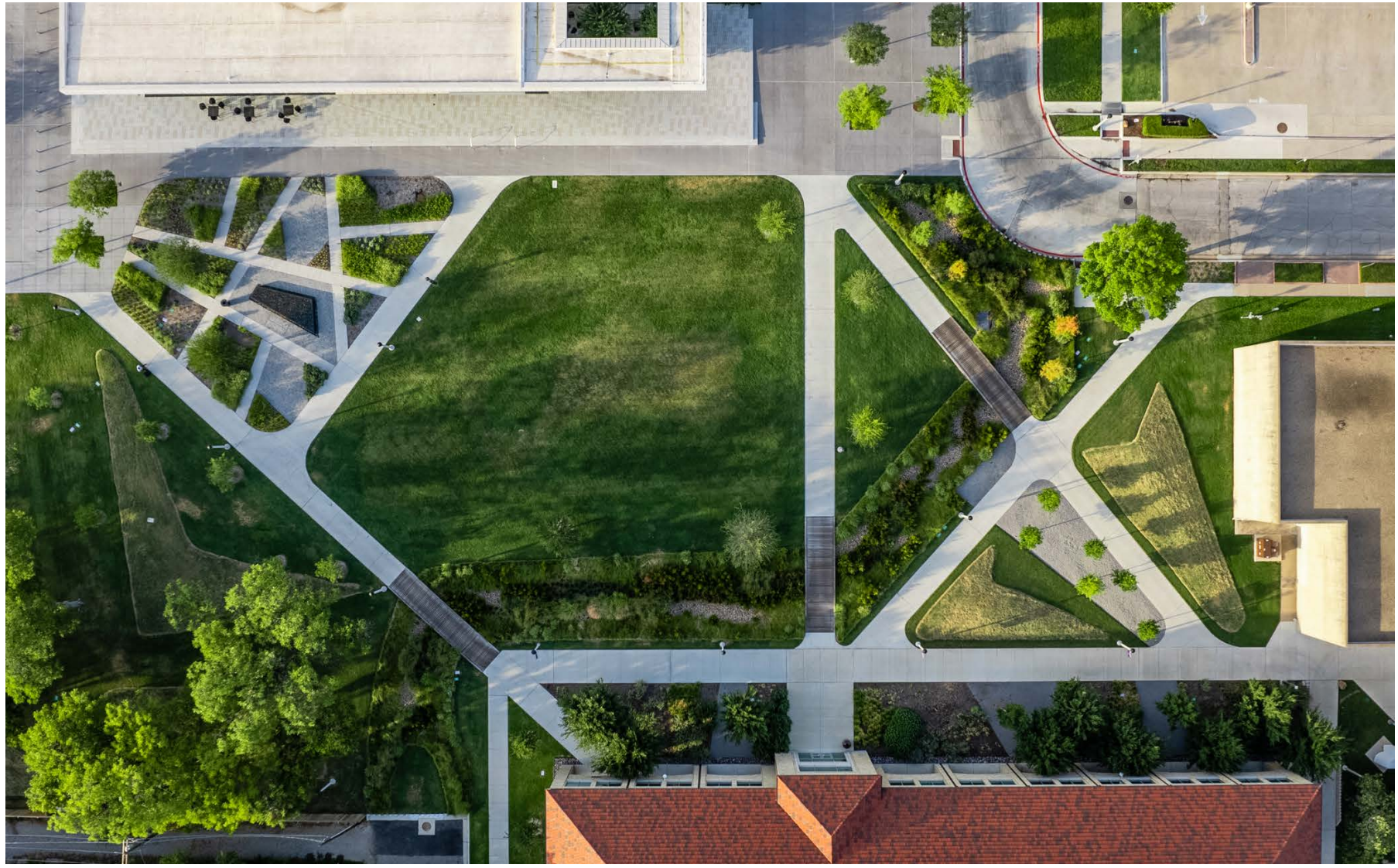
Informal and Formal Pattern Making

There is a rich pattern of tree groups on the campus that are both informal and non-geometric as seen in the Original Campus Core, or formal and rigorous as seen in the newly developed Campus Commons and Intellectual Commons spaces. Continuing with more informality and variety in the planting patterns has the advantage of being able to accept losses and additions while maintaining compositional wholeness.

In many locations, regular rows of trees have been used successfully, including Stadium Drive and many of the perimeter roads along the north edge of the campus. Likewise, symmetrical patterns of trees and shrubs have been used in concert with buildings and roads such as the Kelly Alumni Center trees along north Bellaire walkway and the symmetrical plantings that flank The Harrison fountain courtyard.

- The use of formal patterns should continue as a secondary design strategy to the dominant informal approach to the grounds. The proper opportunities to use geometrically arranged plants are along streets, along major axial walkways and in courtyards and plaza spaces.
- Foundation planting should employ large continuous masses of plants that create a unified composition properly scaled to the size of the building.

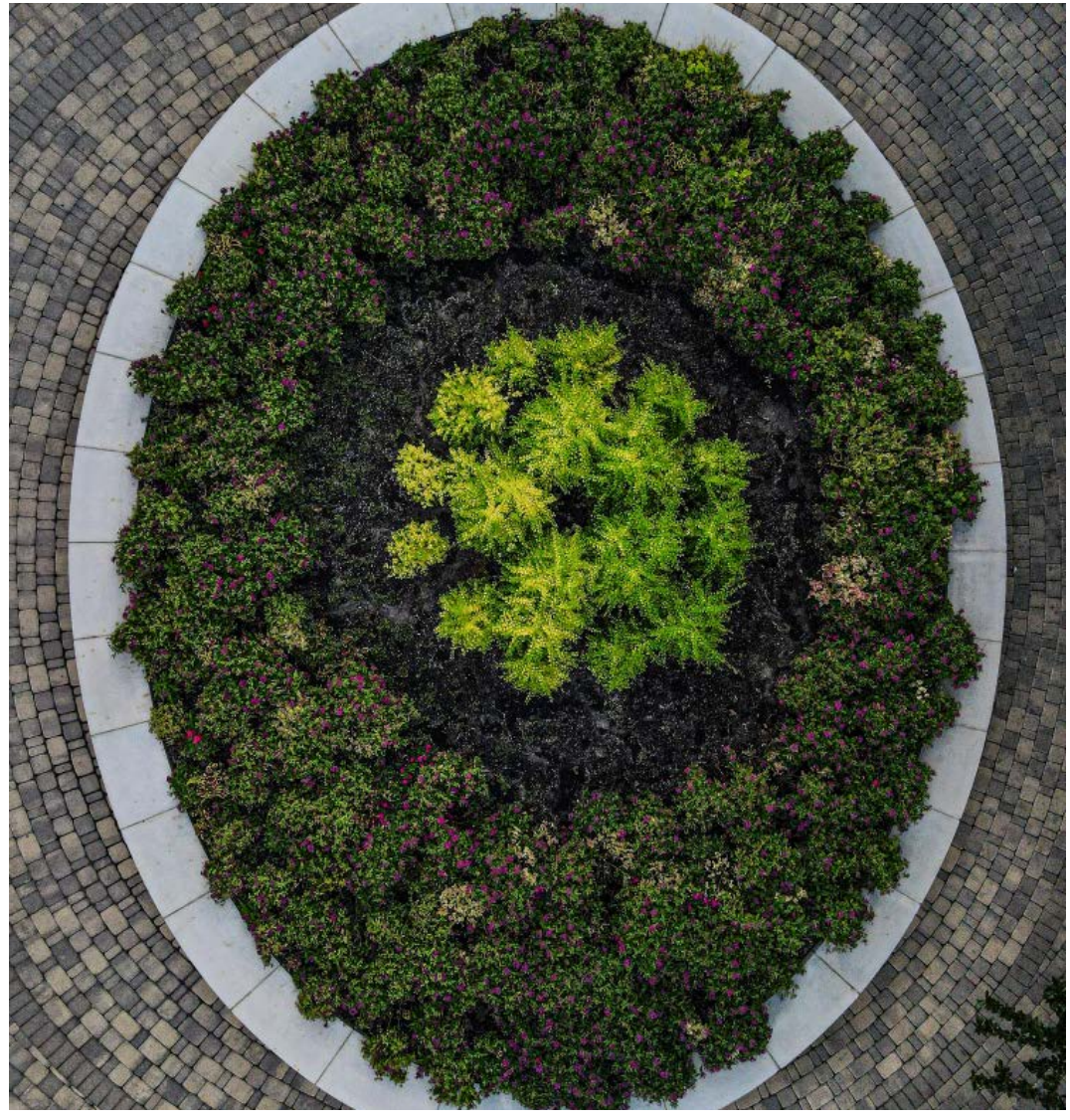
Original Campus Core along University Drive

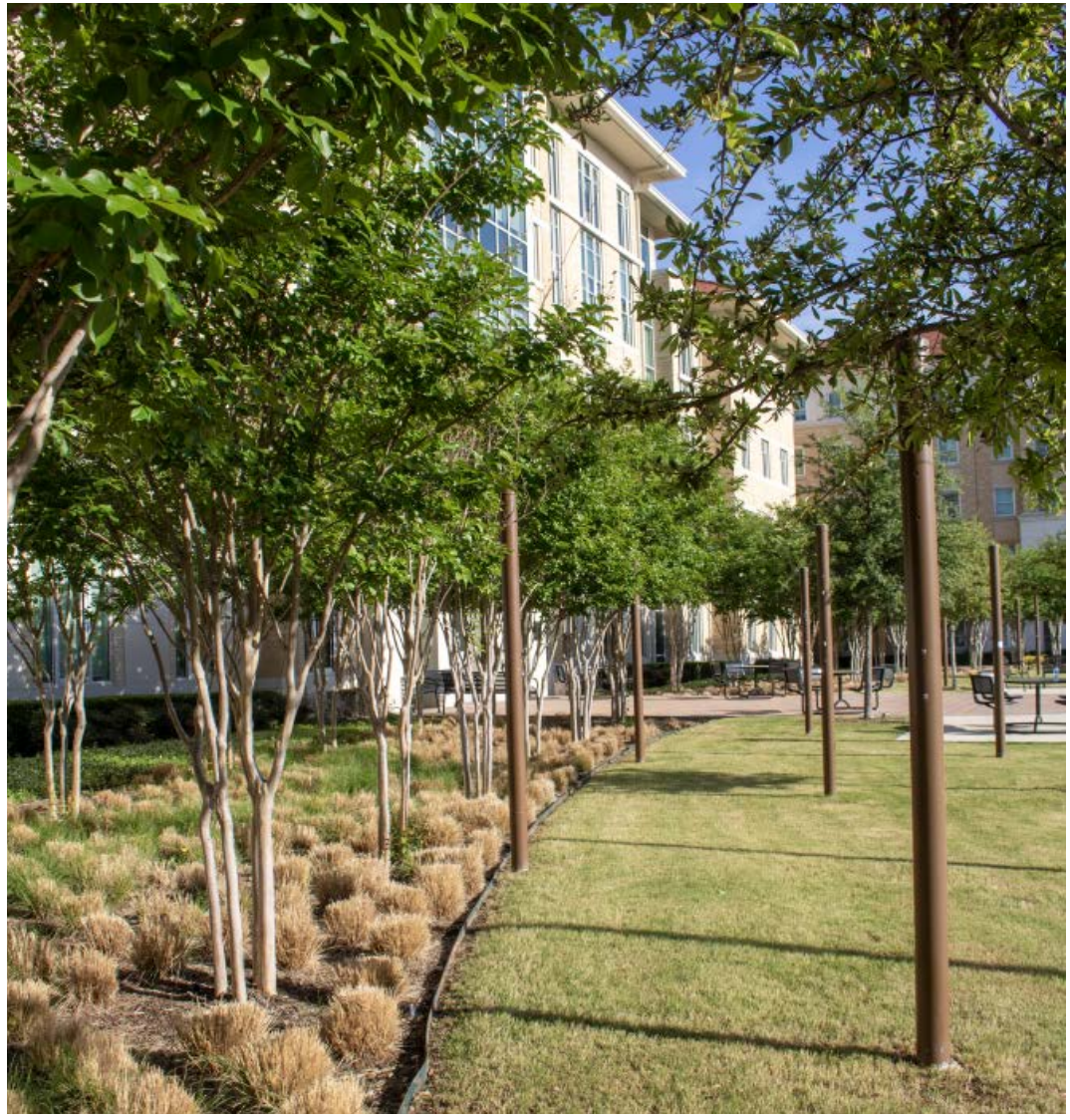


Creative Commons

Zone Appropriate Plants

- To the extent possible, tree and shrub plantings should consist of species native to north central Texas and the Dallas Fort Worth region. In most cases, this will enhance long-term adaptation of plants to the campus environment and create a visual setting that harmonizes with the characteristic beauty of the Texas environment.
- Preferred tree and shrub species are specified in the **Campus Design and Construction Standards**. If plants of other origin are preferable to native plants in certain situations, they should only be used if the plants are non-invasive.
- The use of non-invasive, non-native plants may serve educational purposes and visually enrich the campus landscape—however, the fundamental planting strategy should employ long-lived native trees and shrubs that are adapted to the local climate and soils.
- The use of indigenous plants will help create a distinctive and identifiable campus landscape.





Worth Hills

Variety

- Campus planting should be sufficiently diverse in species and age of plants to maintain resilience in the event of unforeseen changes in the environment, such as disease or severe climate stress that may target plants of a specific type. However, visual unity should be fostered.
- Variety within unity can be achieved by planting in groups of similar species and avoiding clashing forms and colors. In the past there has been a tendency to exclusively plant single species in certain planting conditions. While this practice leads to visual unity and consistency, if taken to an extreme, it can be visually monotonous and renders the plantings more vulnerable to insects or disease.

Yards, Commons, Courtyards and Edges

While the Original Campus Core and campus common spaces are all planted differently, they feature lawn areas with tree plantings. Shrubs are used to varying degrees and are typically located around the perimeter as foundation planting.

- The planting objective should foster a distinct identity for each precinct and add to the overall variety of the campus landscape.
- Tree planting is essential to provide overhead spatial containment, the sensory interest that biomorphic forms offer in a dominant architectural setting, and the environmental benefits of wind protection, shade, cooling and improved air quality.
- Trees with high-branching canopies that form a space beneath them should be preferred over trees densely branched at a low level that are more object-like. It is necessary to prevent trees from becoming too massive to preserve an openness, desired for visibility and to allow sunlight to reach the ground cover.
- The idea of using one or two dominant characteristic tree types for each space should continue, and the pattern of locating trees around the edges and in rows or informal groups should continue. Significant topographic change in areas with informal groupings of trees is favored.
- Heavily sloped areas difficult to mow should opt for mass plantings and ornamental grasses.
- Formal planting should be implemented in *formal* and very public or prominent commons, courtyards and open spaces.

In these spaces, single rows of trees framing the four sides of the space are a successful approach. The trees should be planted on the inside of the perimeter sidewalk.

- Shrub layer and under-story trees should be planted around the perimeter areas with openness at the centers.
- Shrubs should not be planted in small groups or complicated configurations, but in broad strokes and simple patterns.
- In each case, the planting theme should be simple—a single, strong idea carried out with excellence rather than a complexity of ideas from which nothing emerges with clarity.
- As each quadrangle is framed by large buildings with singular architectural expressions, the plantings should adopt a practical simplicity to avoid being trivial by comparison.
- Plantings should also be conceived in simple patterns that relate properly to the scale of campus buildings, walks and other plantings.

Courtyard between Scharbauer and Reed Halls

Pedestrian Connections Within and Between Precincts

Planting within and adjacent to pedestrian spaces that connect precincts should be consistent and unified so the pedestrian experience of moving through the campus is coherent and consistent. Turf grass should be reduced, and ground cover, naturalistic shrub and wooded areas should be maintained and improved. Grass should be retained in areas valuable for informal use. In steeply sloping areas, or small areas that are impractical to maintain as turf, assemblages of native plants should be planted to replace the grass.

The long-term goal of these areas is to reduce their maintenance requirements to only periodic pruning and thinning. The specific plants for each area should be determined by soils, exposure, use and space available at the location. The planting and management plans for various areas may also allow for the long-term succession of initial plantings to quite different ones.

University Drive looking south

Streets

The planting objective for the streets on the campus area are to define the campus streets as continuous spatial corridors with a uniform appearance. No new streets are currently planned or anticipated.

- Uniform rows of trees are recommended to minimize the differences in building setbacks, alignment, materials and style.
- As a rule, campus streets should be planted with deciduous canopy trees that will provide foliage at a height from fifteen to forty or sixty feet above the ground, while allowing open vision below the branches. Shrub height should not obstruct sight lines in and around major pedestrian areas.
- Trees should be placed on both sides of the street and the species should be the same along either side.
- Changes in species should be coordinated with logical changes in street alignment or at intersections. Arbitrary changes in species or mixing a variety of species on a given street should be avoided in the interest of maximizing visual continuity. Exceptions to this can be entertained if the mixed species are similar in size.

Pergolas, Pavilions and Trellises

- As the campus grows and the pedestrian network expands, trellises or small pavilion structures will evolve to enrich the campus landscape.
- Structure should be designed to be compatible in style and materials with the surrounding architecture unless specific approval is granted.
- Site walls should be designed to be a direct extension of the architecture they are most immediately associated with.
- Materials and finishes should match those of the adjacent architecture. Seat-height walls located in association with building entrances and other natural gathering places are encouraged.
- The seat walls should have smooth cut stone or precast caps to encourage sitting, rather than rough stone or brick.
- The cheek walls that contain steps should be designed to be nearly flush with surrounding lawns or plant beds, rather than projecting above the adjacent grade level.

Applied Art

An Art on Campus Committee should be established to evaluate and control the design and placement of art on the campus. The committee will work with the campus planning staff to identify locations for commissioned or gifted sculpture.

- The use of sculpture, relief, ornaments and other elements is encouraged for the development of the campus landscape.

Any such work of art, be it freestanding sculpture, a fountain or an ornamental pattern in a plaza pavement, should always be carefully integrated with the landscape immediately surrounding it. The art and its setting should be developed together so the art is a harmonious part of the landscape, not a foreign or free element in the landscape.

Banners

Banners at TCU should be used to celebrate events, accomplishments and reinforce the brand. They should be attached to permanent structures and able to withstand all weather conditions for an extended period of time. Attention should be given to when banners need to be refreshed, reprinted, replaced or removed.

- No permanent banners on campus buildings or structures.

Lighting

- The present system of standard light poles and fixtures should continue to be applied in new areas of the campus.
- The layout of fixtures should continue to follow the regular patterns of walks, roads and buildings so main pedestrian pathways of the campus structure are revealed by the layout of lights.
- **Campus Design and Construction Standards** define low-glare fixtures and lamps for use on buildings and at building entrances.
- Pole-mounted or wall-mounted fixtures consistent with the standard campus fixture should be used.
- Bollards, well lights and fixtures embedded in walls or steps should not be used.

Bike and Bus Shelters

- Bus shelters should be consistent in design and detail. Bus shelters currently used on the campus should continue as the campus standard.
- TCU should invest in a Bike Parking Master Plan to determine appropriate bike-parking strategies and styles.

Emergency Call Boxes

- The existing emergency call boxes should be located throughout campus and the locations should be coordinated with the campus safety department.
- Emergency call boxes may remain after a digital cell-based call system is in place.
- Maintain the emergency call boxes currently used on campus until a replacement system is deployed and in use.

Campus Sign Policy

- TCU should invest in the development of a Campus Wayfinding and Signage Master Plan for sign standards.

Berry Street Precinct

This chapter is focused on the Language of Place that TCU plans to achieve in the Berry Street Precinct and along the Berry Street Corridor. The significance of these new large-scale, mixed-use facilities on campus, combined with the expectation that they will be created in concert with development partners, requires a standalone chapter to detail the university's expectations. This chapter is intended to define and establish the quality and development standards in this precinct.

It is likely that new facilities may be developed in the Berry Street Precinct and the East Campus Precinct in parallel. The requirements in this chapter only apply to facilities developed in the Berry Street Precinct.

This chapter is preceded by the Vocabulary of Placemaking expected in the design of all campus buildings. This chapter describes and quantifies campus design and planning attributes that enrich the campus design vocabulary. Knowledge and understanding of the entire document will be required to meet TCU development expectations.

Berry Street Precinct

The vision for the Berry Street Precinct is a new, vibrant and rich mixture of places and spaces on the edge of campus characterized by facilities along the street edge that integrate seamlessly with the campus.

Transition from urban to traditional use of TCU's placemaking vocabulary occurs within a one-block, 600-linear-foot span from north to south. A certain amount of consistency in the use of materials, details and landscape will be necessary to maintain a cohesive experience within the block. Placement and configuration of open space will aid and facilitate the change in scale and mass. Plazas, walkways, pedestrian corridors, pocket parks and courtyards should be considered.

When fully developed, the Berry Street Precinct will strengthen the relationship among TCU, the local community and its growing national and global network of external relationships.

Berry Street is a four-lane commercial street that runs in an east-west direction. The Berry Street Precinct starts on the west end at University Boulevard and ends on the east end at Forest Park Boulevard. A future light rail transit stop is planned approximately five blocks east of the eastern edge of campus. The quality and vibrancy of on-campus development set an aspirational design standard for this urban corridor.

At the same time, the Fort Worth Zoning Requirements in the Berry Street Precinct are unique and will help inform development on these blocks.

Berry Street view east from University Drive

Existing Conditions

The current Berry Street environment is an ad-hoc mixture of disparate small- and mid-scale buildings. This environment is dominated by surface parking lots and open vacant asphalt lots which are well suited for development.

Standing at six stories with a retail base, the GrandMarc Apartments on Berry Street is the tallest residential building on campus and in this precinct. A multi-story parking structure is integrated into the building to serve the residents and retail tenants. While its primary coloring and texture is supportive to TCU, it is clearly set apart from the campus because of full-block massing, building scale, the articulation and expression of the parking garage, its retail base, and the use of several unique colors and details at the base and top of the building.

Berry Street view east


UNIVERSITY URGENT CARE
SUBWAY
Little Caesars
3107
SUBWAY

Campus Planning Principles in Action

The Defining Principles enumerated in these guidelines describe the planning principles for the TCU campus including the Berry Street Precinct. When applied to this evolving urban environment, the planning principles will encourage a cohesive sequence of buildings linked by common shared pedestrian open spaces and streetscapes indicative of placemaking at TCU.

Following are results that may be anticipated in the Berry Street Precinct as the Defining Principles are applied to a new mixed-use pedestrian environment.

Create a vibrant cohesive sequence of public places and spaces including the streetscape using TCU campus planning principles.

Land Use Patterns

The historic land uses on campus will evolve with the development in the Berry Street Precinct. This will be the primary location on campus where the places and spaces will have a mix of diverse university and private functions within the buildings. Retail, restaurant or service-focused commercial space is encouraged on the first-floor space of Berry Street to create district vibrancy and pedestrian-friendly spaces. The allowable uses are described in the form-based code. Marketability will require that space created for retail, administrative and research space be flexible and interchangeable.

Storm Water

The storm water management strategy within the Berry Street Precinct is a unique opportunity to enhance regional connectivity and the municipal trail system. This new signature open space solves a major environmental and engineering challenge while providing a gateway to the TCU campus from Berry Street.

While landform is not noticeably different than other portions of the campus, the storm water challenge is a direct result of the need to accommodate or control off-campus neighborhood drainage from the south as it passes over, under or through the east campus.

Building Form and Placement

Building placement should reinforce and maintain the campus planning vocabulary, though the mass and form of the blocks in the precincts will vary. Building mass facing Berry Street will be the densest on campus and taper or step down to a more predictable density approaching Bowie Street to the north.

Movement

As a mixed-use place on campus largely free of vehicular traffic, the Berry Street Precinct is expected to extend, enrich and enliven the campus pedestrian environment. A vibrant streetscape is expected.

Open Space

Much like the movement system, the campus open space network along Berry Street will expand and grow. Places and spaces more urban and connected to the community should inform how new development takes shape.

Maximum Allowable Development and Building Size

Currently, the City of Fort Worth has a unique code that overlays the blocks along Berry Street inside the TCU campus. Development along Berry Street and in the Berry Street Precinct will be limited in density, site coverage, mass and height.

The Berry Street context changes and evolves as you move from the center of campus at University Boulevard past the GrandMarc and downhill to the current east edge of campus at McCart Avenue. It is clear that as the context changes the associated development vocabulary needs to adjust. To describe the desired Maximum Allowable Development along Berry Street, this document uses the existing north-south system of blocks between Berry Street and Bowie Street.

Each of these seven blocks has a distinct vocabulary, set of contextual limitations and physical constraints.

Block A. Between University Drive and Cockrell Avenue

Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. The block should incorporate urban but modest open space or small, interconnected open spaces that support seating outdoors and easy retail access. Please reference the 2024 Campus Master Plan.

Height. The entire block should be limited—two or three stories is the most appropriate scale on this block.

Block B. Between Cockrell Avenue and Greene Avenue

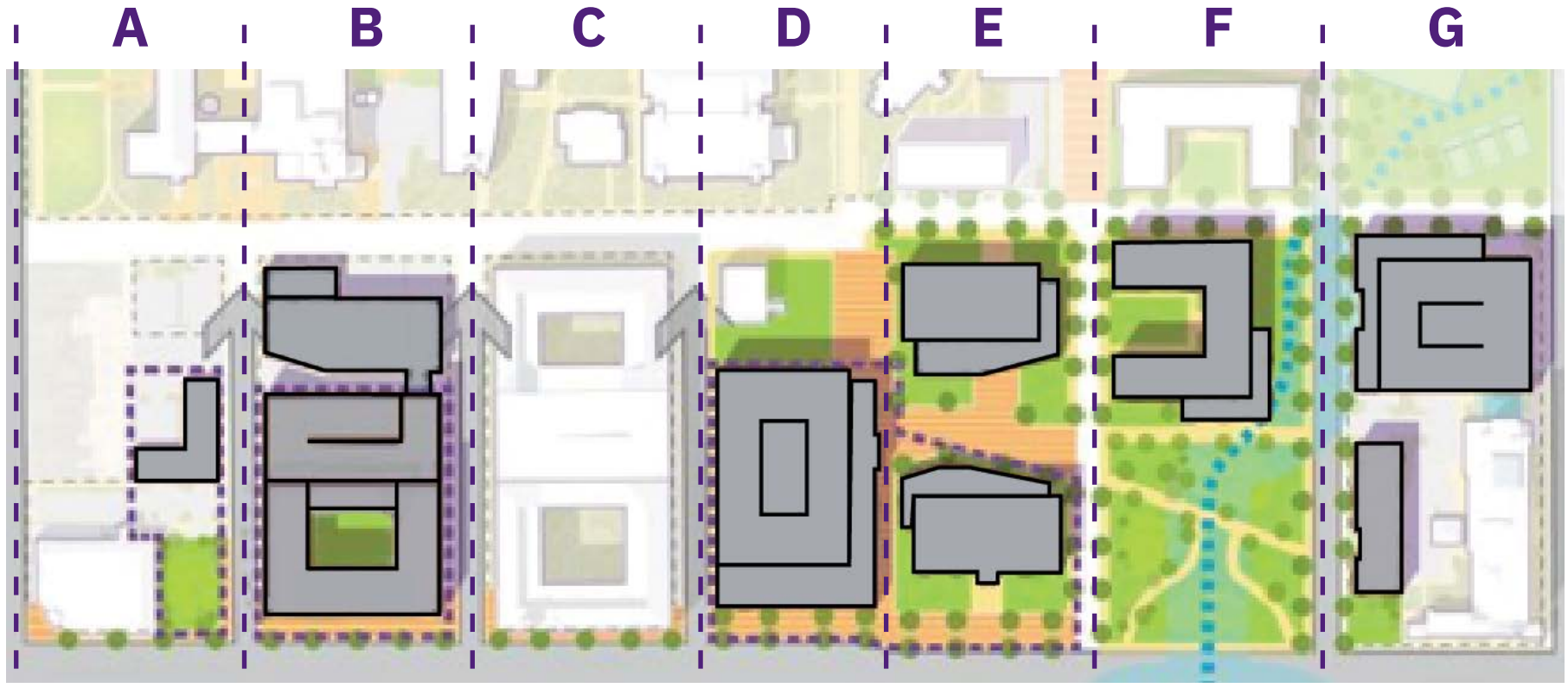
Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. Open space should help link this block to the campus on the north and connect to new restaurants and retail to the west. The streetscape improvements should enhance and support the west end of the Berry Street corridor. Please reference the 2024 Campus Master Plan.

Height. The northern half of the block should not exceed four stories and the southern half of the block should not exceed six stories. No structures should be as tall as the GrandMarc.

Block C. Between Greene Avenue and Waits Avenue.

As the location of the GrandMarc student housing, Block C is currently fully developed.



Berry Street - Draft TCU Campus Master Plan

Block D. Between Waits Avenue and Lubbock Avenue

Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. A large, linear urban open space should be created parallel to Berry Street for the full width of this block. Please reference the 2024 Campus Master Plan.

Height. The north half of the block should be limited to four stories, the south half of the block may be up to six stories.

Block E. Between Lubbock Avenue and Merida Avenue

Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. A large, linear urban open space that supports street retail should be considered parallel to Berry Street for the full width of this block. Please reference the 2024 Campus Master Plan.

Height. The north half of the block should be limited to four stories, the south half of the block may be up to six stories.

Block F. Between Merida Avenue and Sandage Avenue

Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. The Berry Street east campus gateway will encompass the majority of this block. This large open space is needed to help solve the east campus and Berry Street storm drainage challenge. Please reference the 2024 Campus Master Plan.

Height. The north half of the block should be limited to four stories. If grading permits, some five-story blocks or wings that step down from grade may be considered in this location.

Block G. Between Sandage Avenue and McCart Avenue

Function. For a list of possible building typologies, functions and activities on this block please see the master plan.

Open Space. Please reference the 2024 Campus Master Plan.

Height. The north half of the block should be limited to four stories. If grading permits some five-story blocks or wings that step down from grade may be considered.

Sustainability

New facilities in the Berry Street Precinct should maintain the best practices for health sustainability and resilience on the campus. Currently TCU uses LEED Silver as a best practice minimum. The pedestrian environment, proximity to transit, the south-facing street orientation, setbacks, mixed-use functions, the scale of the developable blocks, and the ability to optimize orientation for light and energy should all contribute to this expectation.

Berry Street buildings are expected to have façades that extend the entire east-west width of the block. This south-facing façade is an opportunity to capture and control daylight in ways that enrich the overall composition of the building. Roof stepping, terraces, recesses, insets, overhangs and projections that protect the building and the adjacent interior spaces, especially at the ground floor retail level, are encouraged. The use of large areas of clear, high-performance glass is also expected.

Large-Scale Building Details

The new development in the Berry Street Precinct should use the large-scale building components endemic to the existing campus when creating and composing the building mass. The expectation is these large-scale building components will contribute to the pedestrian-oriented, mixed-use campus environment. The basic building composition should maintain a base, middle and top. Buildings of this scale and mass will need to use façade variations, stepping, insets, arcades, colonnades, porticoes, porches, arches and roof shape to create pleasing and cohesive composition.

Pages 94-109 in this document describe and depict some of these elements. It is expected that the Berry Street Precinct will comply with these recommendations. Examples of acceptable variations include:

- Larger areas of glass, especially at the retail base and within the overall wall composition, to support office, research or administrative functions.
- Use of lighter weight materials within the overall blond brick building composition including metal, glass, composite or decorative panels.
- Building corners which could be glass, glass and metal, or inset to accommodate porches and balconies.

Vocabulary of Buildings

Use of the scale, massing, volumetric, material and façade language and vocabulary described in previous chapters should be encouraged when designing new facilities along Berry Street. However, given the mixed-use nature of the development, combined with the desire to achieve a modern articulation of TCU's existing design vocabulary, some variation and enrichment of the open space and façade vocabulary can be expected.

Open Space

- Streetscape space that includes an appropriate mix of hardscape, street furniture, lighting and public plazas that enrich and support the retail space and the public experience on campus.
- Green space that serves campus and mitigates storm water challenges.
- Green space that connects Berry Street to the East Commons Precinct and the Academic Life Precinct, and complies with the existing campus open space and landscape language.

Façade

- Retail storefronts at the base of buildings that comply with Fort Worth Berry Street zoning requirements and the TCU vocabulary.
- Retail storefronts that are composed of individual bays. Do not use continuous bands of glass.
- One-story retail storefront windows.
- Lobby entries that are recessed or projecting from the building mass.
- Large south-facing punched glass in openings in apartments, research space and offices. Window openings can be by floor or by bay.
- Windows that vary in size based on the internal function beyond.
- Corner glass openings.
- Balconies for housing or office space. Balconies that can be cantilevered, recessed or partially recessed into the façade.
- Terraces integrated into the building mass and façades that use canopies, roofs and trellises.
- Functional decorative elements like sun control louvers, shades and balcony handrails.

Details and Materials

The language of TCU buildings includes a rich compositional mix of details and the consistent use of a simple material palette. Berry Street buildings are expected to maintain an appropriate use of campus design elements to successfully transition to an urban scale interpretation of the TCU aesthetic. An absence or lack of detail is not acceptable.

Pages 110-125 in this document describe and depict details that are used on TCU buildings. It is expected that Berry Street will maintain consistency with these recommendations within the framework of an urban, mixed-use precinct. The required campus material palette of blond brick, clear glass, precast, cast stone and red tile roofs should be consistent in this precinct for visual connectivity to the campus.

Examples of acceptable variations in detail include:

- Large-scale roll-up, sliding or folding doors at ground-floor retail
- All glass sliding doors in residential units on porches and balconies.
- Use of contrasting brick and unique brick details.
- Precast or cast stone details at window surrounds, entrances and belts.
- Retractable awnings.

Examples of acceptable variations in materials include:

- Brick accents or use of non-blended but compatible brick in a different color.
- Tile or ceramic panels and metal panels or details.

Open Space

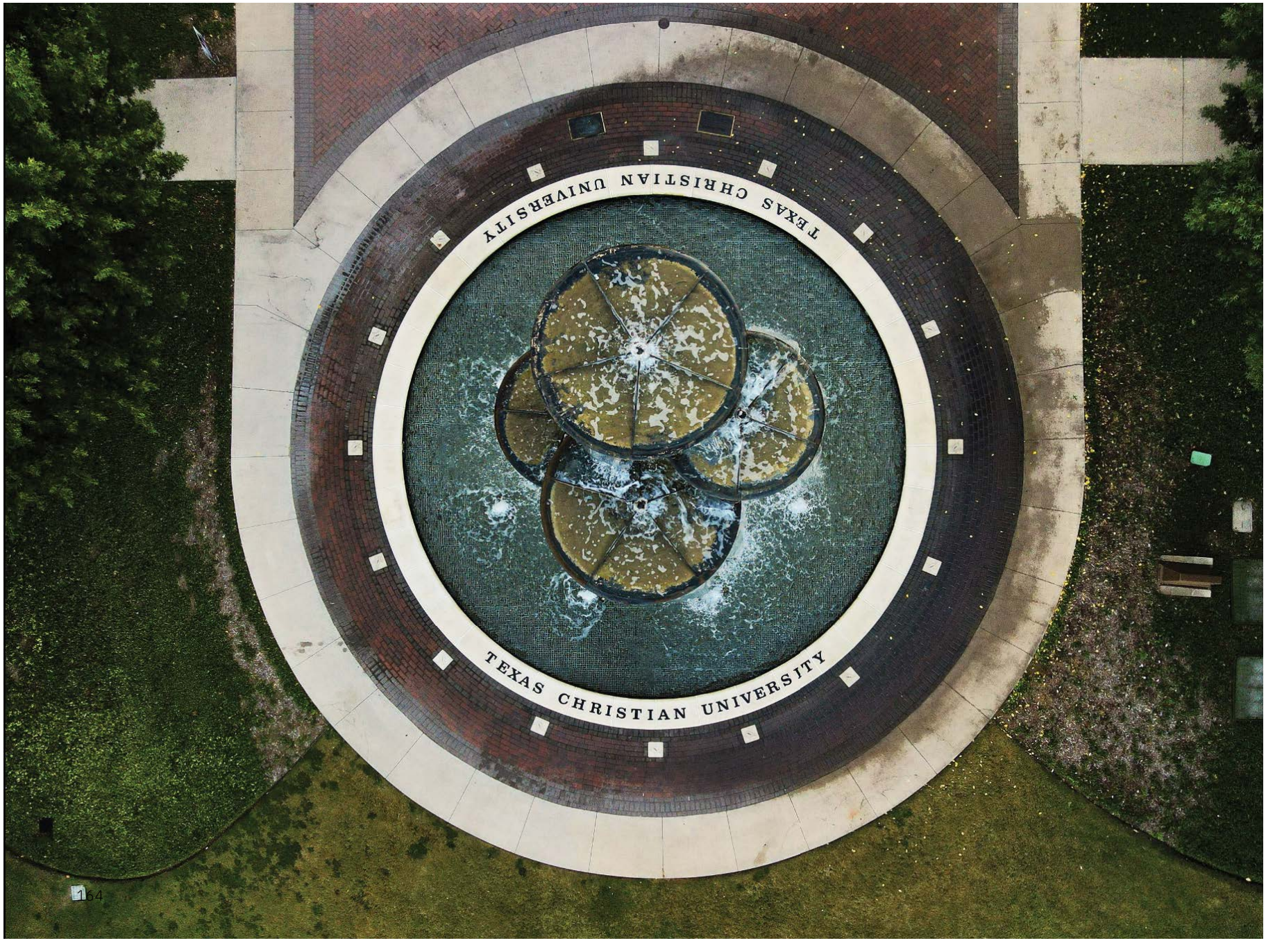
Pages 123-145 in this document describe and depict the expectations for creating open spaces that contribute to placemaking on campus. It is expected that the open spaces in the Berry Street Precinct will extend the pedestrian-focused network of linked open spaces on campus. The expectations described on those pages will be maintained.

Examples of acceptable variations include:

- Streetscape and smaller active urban plazas and open spaces should be incorporated into the Berry Street design and planning. These new environments and places may want to have a unique but compatible feel.

Examples of acceptable variations in planting, arrangement and detailing of open space include:

- Tree form, scale, size and species that are unique to a modest but discrete part of the precinct.
- Fixed-site structures and objects like pergolas, pavilions, gazebos and trellises that contribute to the environment of a unique portion of the precinct.
- Lights and lighting fixtures, street furniture, planters, seat walls, benches, tables, chairs and umbrellas that are unique to a modest but discrete part of the precinct.
- Art and graphics unique to a modest but discrete part of the precinct that comply with the form-based code.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Nick Merrick, Hedrich-Blessing: 25, 51, 54, 74, 79, 83, 96 (Walsh Performing Arts Center), 96 and 99 (Mary Couts Burnett Library), 99 and 101 (Rees-Jones Hall), 120, 122 (Annie Richardson Bass Building), 125

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Laura Peters: 4, 11, 13, 17, 18, 31, 55, 80, 81, 86, 103, 90-91 (The Harrison), 101 (The Harrison), 105 (Fine Arts Building)

Kia Saint-Louis: 34, 47, 53, 63, 65, 69, 73, 90 (Waits Hall, Colby Hall), 96 (King Family Commons, Marion Hall, Campus Commons), 101 (Clark and Marion Hall, Greek Village, Ray Gates, Campus Commons, Fine Art Building, Scharbauer Hall), 103 (Sadler Hall, Waits Hall, Ed Landreth Hall, Carter Hall, Foster Hall, Greek Village) 104, 114, 118, 119, 121, 122, 124 (Tucker Hall, Ed Landreth Hall, Scharbauer Hall, Greek Village), 126, 131, 133- 138, 141, 144, 155