



Case Study

The Village at Texas A&M

Project Snapshot

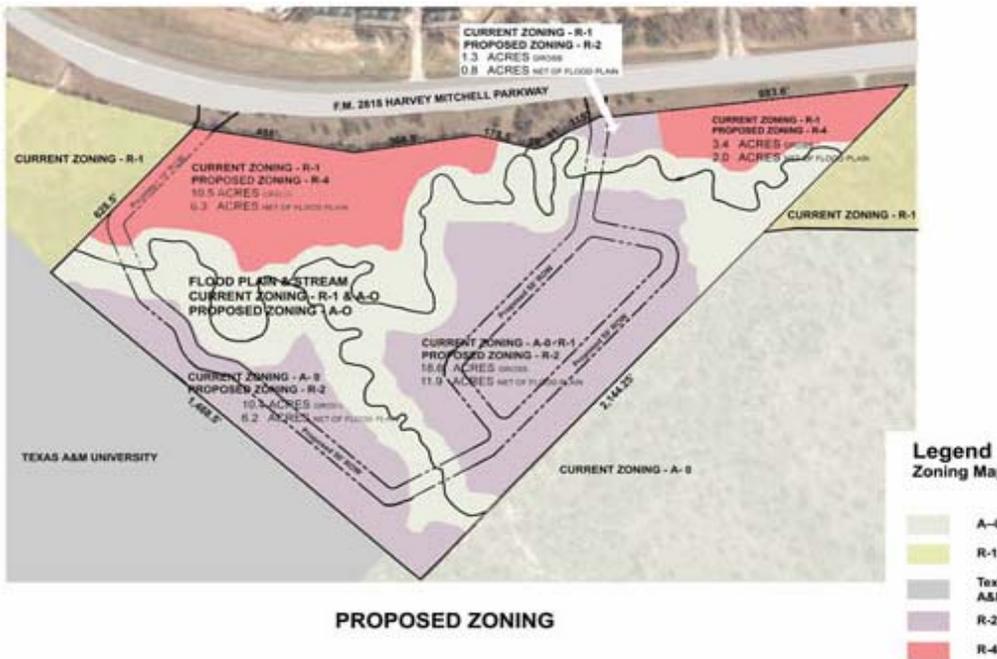
Hammond Jones Development
The Village at Texas A&M
College Station, Texas
45 acre tract

When Hammond Jones Development decided to initiate an innovative multi-use housing project in the growing College Station market, they faced several apparent challenges due to the site's topography, including steep grades and two creeks that flowed through the property. They engaged TAG International to help them determine how to best utilize the land – to maximize its potential value – as well as navigate the many obstacles that lay in their path.

Successful execution of the project necessitated a comprehensive, upfront analysis of critical technical, political and financial factors that could impact the project's overall success or require significant additional resources, such as time or money. Through an extensive discovery, evaluation and planning process, TAG delivered a prioritized analysis of the impediments to the proposed development plans. Key issues included:

Zoning and Land Use: The proposed development was subject to zoning and land use controls dictated by the City's Comprehensive Land Use Plan. In addition to extensive rezoning, TAG discovered that building the new development required that a

Comprehensive Plan Amendment be made to the City's Land Use Plan. However, the City was preparing to re-define its Comprehensive Plan city-wide and might not allow any amendments until the redefinition was complete — an estimated 18-month process.



With guidance and in-depth analyses from TAG, Hammond Jones successfully navigated difficult political barriers to obtain the City's approval and transformed a major topography problem – the creeks – into an amenity by creating hike and bike trails for area residents.

compared this information with FEMA maps and determined that the site contained approximately 17 acres of floodway that could not be developed with buildings, but were crossable with roadways. However, approvals from both FEMA and Corps of Engineers will be required for the creek crossings.

It was determined that the creeks would likely be considered “waters of the U.S.” and would fall under the jurisdiction of the Corps of Engineers. An expert evaluation will be required to confirm that there are no wetlands on the site — and additional surveys may be needed to comply with Federal Regulations such as the Endangered Species Act.

Floodways: Given the site's topography challenges, TAG enlisted the services of a civil engineer who provided a scaled drawing of the property based on the City's GIS database, with an overlay indicating floodways. TAG

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Land Development Regulations: TAG’s research identified that the City required more than one access from the site to the public thoroughfare, which entailed the addition of another creek crossing to the development plan. The proposed parking configuration also had to be altered due to the City’s driveway width requirements.

Topography and Drainage: While higher elevations on the south and east sectors of the site created drainage concerns, TAG’s initial investigation determined that most of the site area would drain into the creeks, which was acceptable for direct surface drainage.

Services provided:

- Concept Planning and Strategy
- Site Evaluation and Planning
- Feasibility/Due Diligence
- Architecture and Design
- Project Management

Utilities and Easements: To complete the assessment, TAG evaluated the impact of easement requirements on the proposed density for specific tracts. TAG also determined that the property spanned two different electrical service providers, which was not a significant barrier due to the configuration of the development plan.

As Hammond Jones’ land development partner, TAG provided the insight and services needed to understand and evaluate these complex issues, and most importantly, to achieve the project’s density and profitability goals. *Ultimately, with TAG’s expertise and assistance, Hammond Jones addressed several critical hurdles that could have stalled or derailed the successful launch of the project.*

