



North Lufkin

Neighborhood Master Plan & Community Center

September 10, 2018

North Lufkin Master Planning Team

Texas Target Communities

Department of Landscape Architecture and Urban Planning

Texas A&M University

North Lufkin

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(Department of Landscape Architecture and Urban Planning, Texas A&M University)

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Goals & User Analysis

People

- Provide a **mix** of facilities, programs, and services that honor local history, reflect the priorities of residents, promote healthy lifestyles, and create jobs.
- Provide access to **affordable** and high **quality health care** and **wellness** programs.
- Provide job/skill training for people from different social classes.



Environment

- Create an environment with high-quality facilities and amenities connected through **safe walkways and streets**.
- Apply **Low Impact Development design** strategies to minimize development impacts on the environment



Economy

- Support education opportunities by building a thorough **education system**.
- Support **employment opportunities** by building infrastructure for local business development.
- Revitalize the community **business** by building infrastructure to attract households at all income levels and business investment.

Sustainability

- Apply **solar energy** to community facilities and buildings to create a sustainable community.
- Promote **walking and bicycling** as clean and healthy modes of transportation, and consider **golf cart** as a clean mode of public transportation within the community.

Residents	
Young Children: prekindergarten to Kindergarten (age 4-5)	
Activities	<ul style="list-style-type: none"> • Playing • Learning • Eating • Wheelie Riding • Toy Safekeeping • Drawing • Sensory Seeking • Religious Activities
Design Elements	<ul style="list-style-type: none"> • Tot Lot • Community Garden ❖ Park/Adventure Park • Sports Facility • Path Variety • Hills/Topographic Feature • Table and Seating • Play Equipment • Storage Shed • Shade Structure

Residents	
Children: First to Third Grade (age 6-8)	
Activities	<ul style="list-style-type: none"> • Active Playing • Active Learning • Eating • Studying • Religious Activities
Design Elements	<ul style="list-style-type: none"> • Playground • Community Garden ❖ Adventure Park • Safe and Walkable Access to School • Table and Seating • Play Equipment • Storage Shed • Shade Structure • Outdoor Classroom

Residents	
Children: Fourth to Teenagers (age 9-18)	
Activities	<ul style="list-style-type: none"> • Active Playing • Active Learning • Eating • Studying • Outdoor Classroom • Reading • Team Sports • Camping • Religious Activities
Design Elements	<ul style="list-style-type: none"> • Playground • Community Garden • Adventure Park • Soccer/Football Field • Basketball Court • Table and Seating • Shade Structure • Sports Equipment • Safe and Walkable Access to School ❖ Camping/Picnic Spot

Reference: Oliphant Emmerentie, and Freddie L. Avant. "Listening to the voice of the community" "Escuchando la voz de la comunidad." Center for Rural Social Work Research and Development(2017).

Residents	
Adults	
Activities	<ul style="list-style-type: none"> Gathering, Socializing Outdoor Activities: Swimming, Tennis, Canoeing, Badminton, Walking, Jogging, Running, Fishing, Golfing... Shopping Dining Skill Training Cooking Entertainment Religious Activities
Design Elements	<ul style="list-style-type: none"> Community Garden Community Farm Trail Pet Park Fitness Center Restaurant Retail Shop Outdoor Kitchen ❖ Mini Golf Course Skill Training Center ❖ Amphitheater Open Space Shade Structure ❖ Camping/Picnic Spot Church

Residents	
Elderly People	
Activities	<ul style="list-style-type: none"> Health Care Gathering/Socializing Exercising Fishing Indoor Sport Art Class Lifelong Learning Dining Religious Activities Shopping Assisted Living Medical Assistance
Design Elements	<ul style="list-style-type: none"> Community Garden Community Farm ❖ Pet Park Trail Fitness Center Club Library and Classroom Dinning Hall Café and Tea House Church Retail Shop



Employees	
Activities	<ul style="list-style-type: none"> Working Taking Breaks Dining Commuting
Design Elements	<ul style="list-style-type: none"> Office Kitchen Parking Lot Workplace Resting Space

Visitors	
Activities	<ul style="list-style-type: none"> Visiting Friends and Families Touring the Community Dining Commuting
Design Elements	<ul style="list-style-type: none"> Visitor Center Café Restaurant Parking Lot Open Space

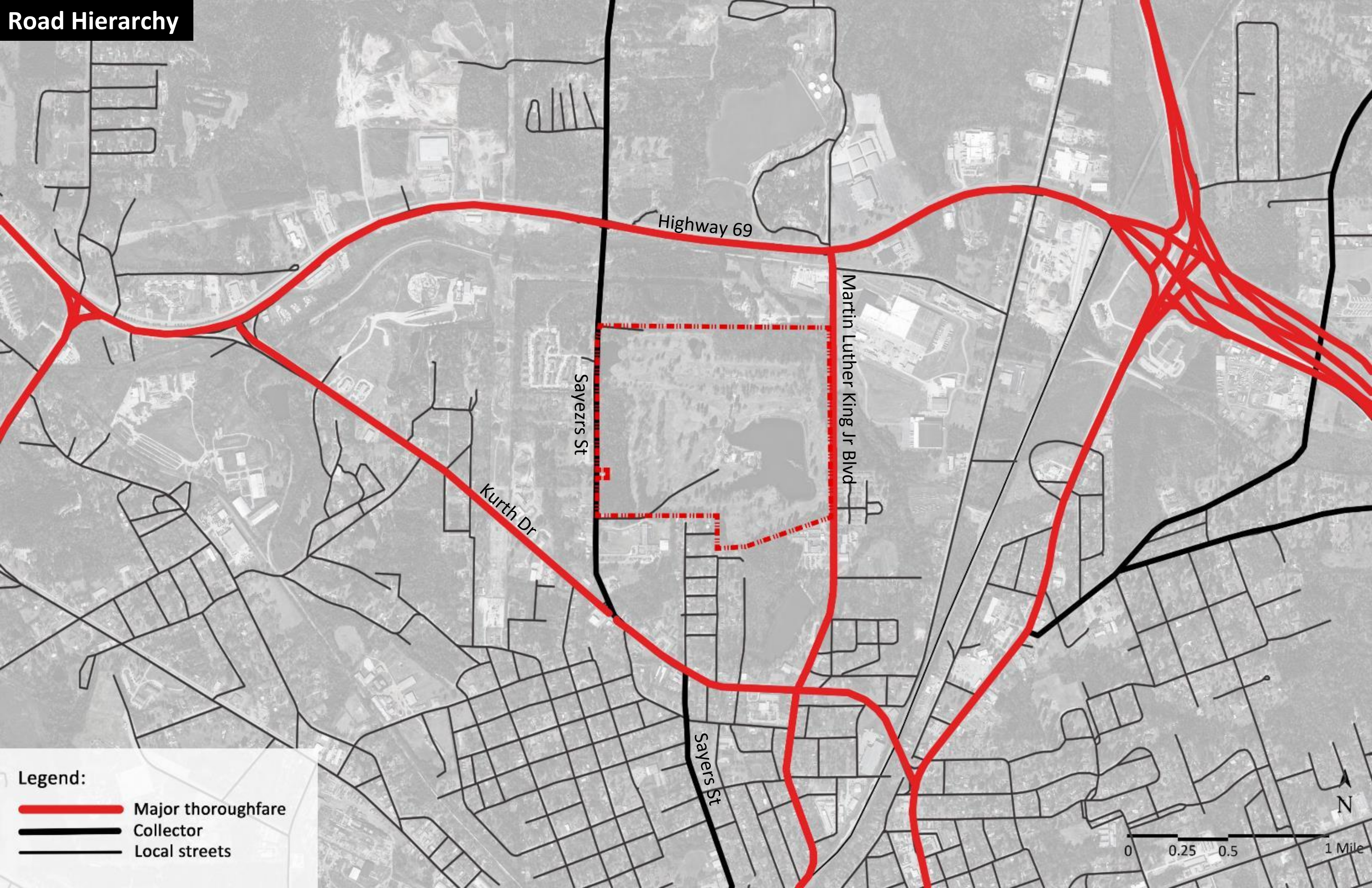


Reference: Oliphant, Emmerentie, and Freddie L. Avant. "Listening to the voice of the community" "Escuchando la voz de la comunidad." Center for Rural Social Work Research and Development(2017). Source: Google Image

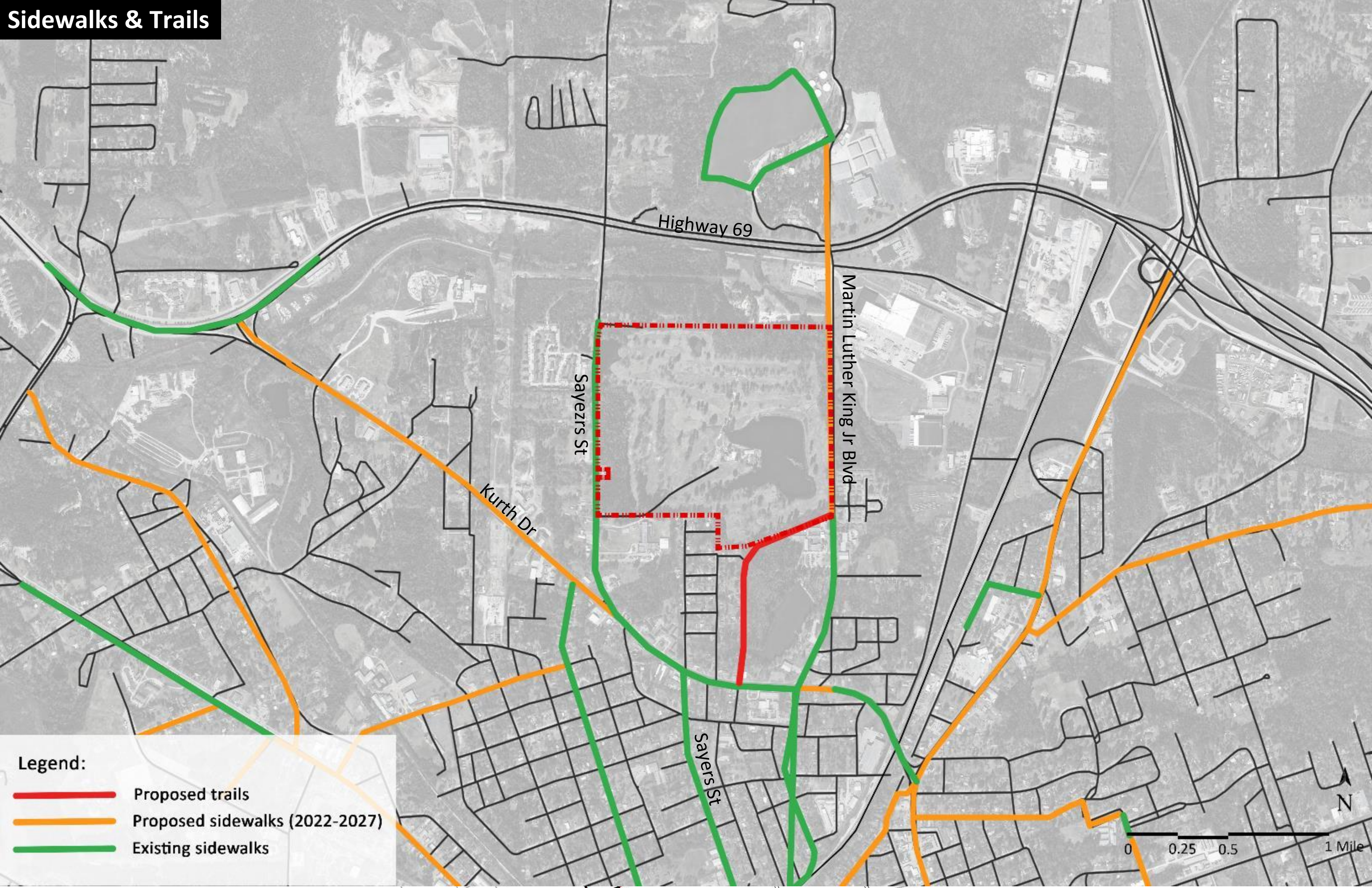


Site Inventory

Road Hierarchy



Sidewalks & Trails



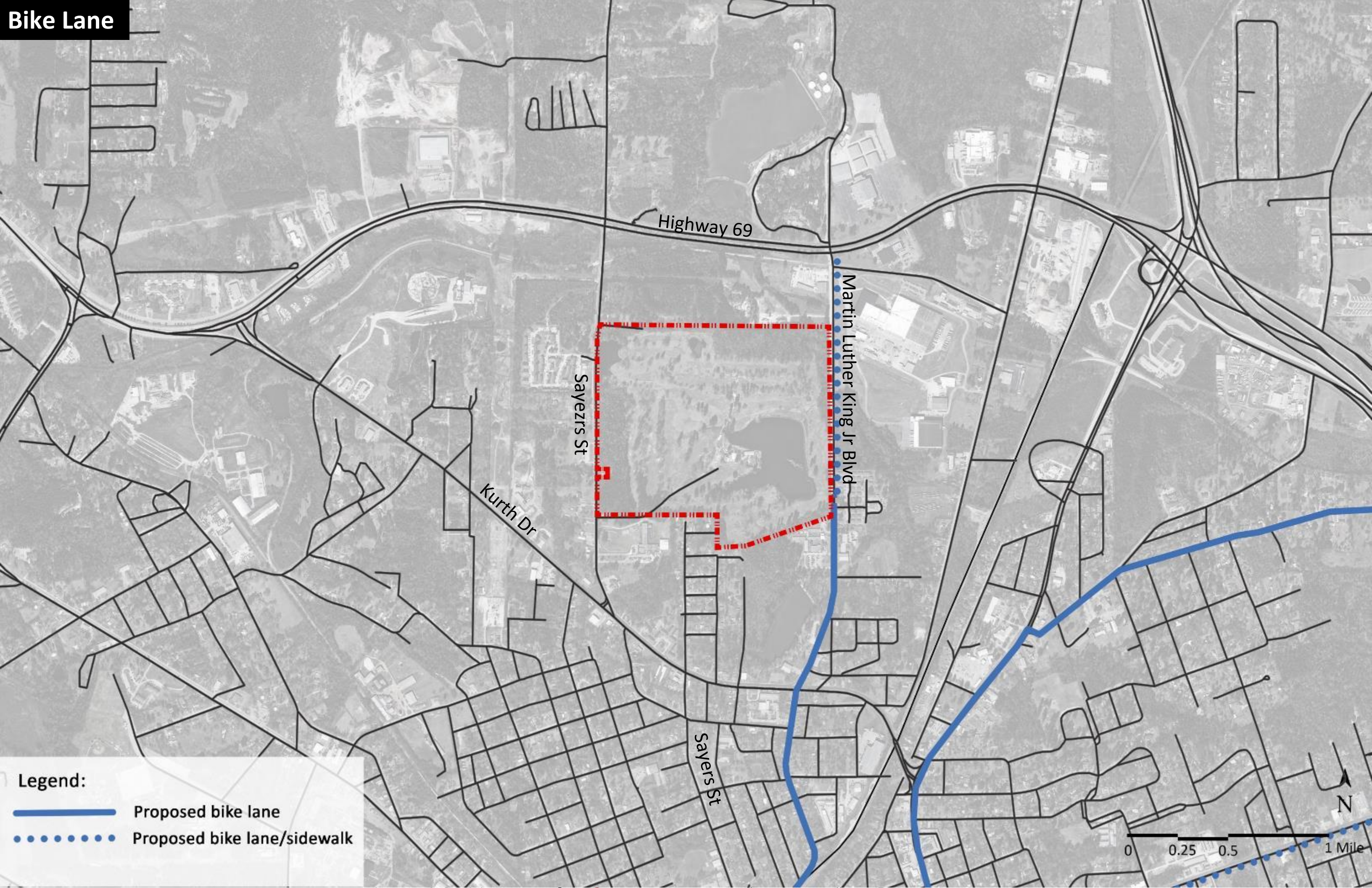
Legend:

- Proposed trails
- Proposed sidewalks (2022-2027)
- Existing sidewalks

0 0.25 0.5 1 Mile

N

Bike Lane



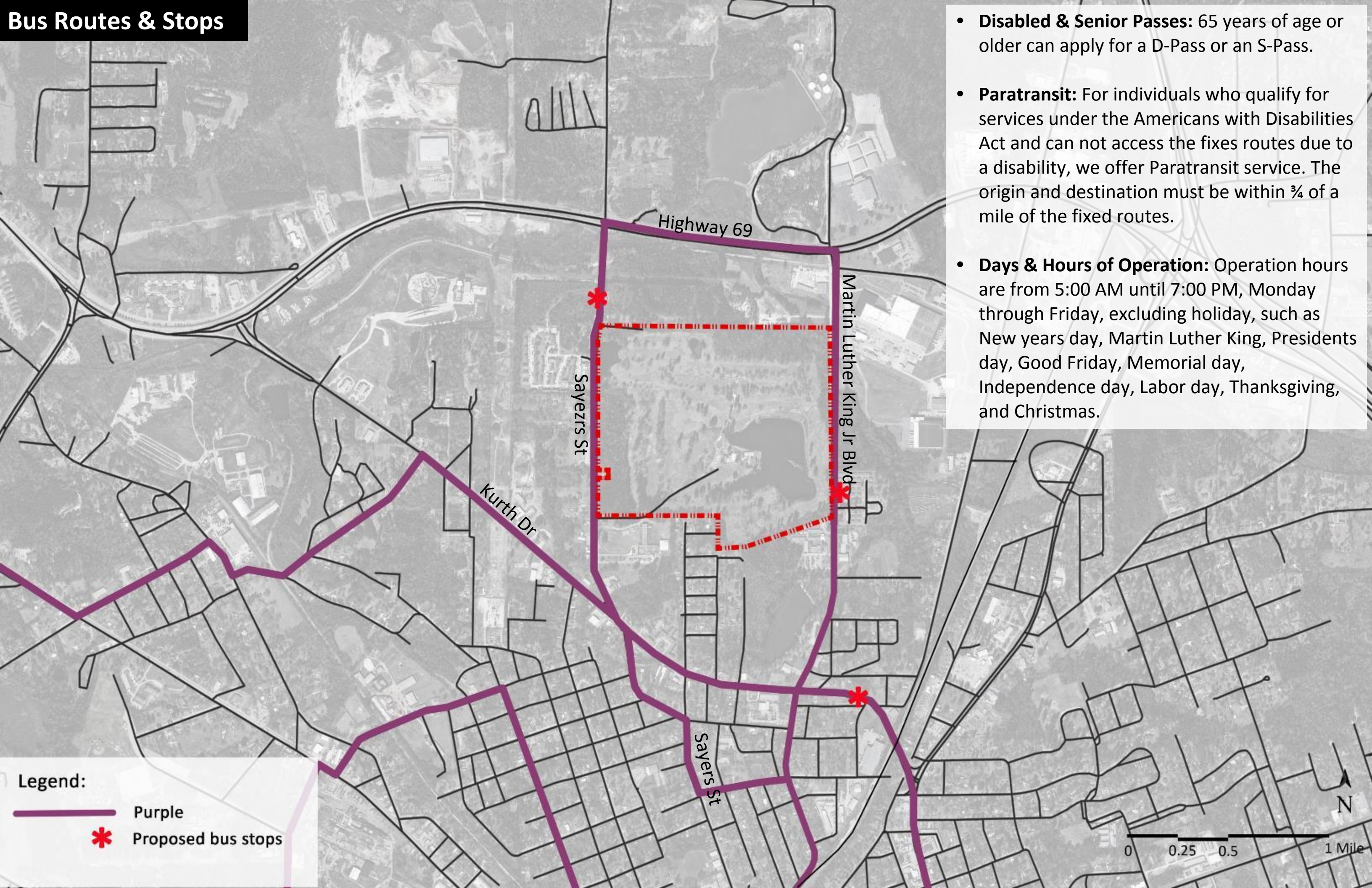
Legend:

- Proposed bike lane
- Proposed bike lane/sidewalk

0 0.25 0.5 1 Mile



N

Bus Routes & Stops



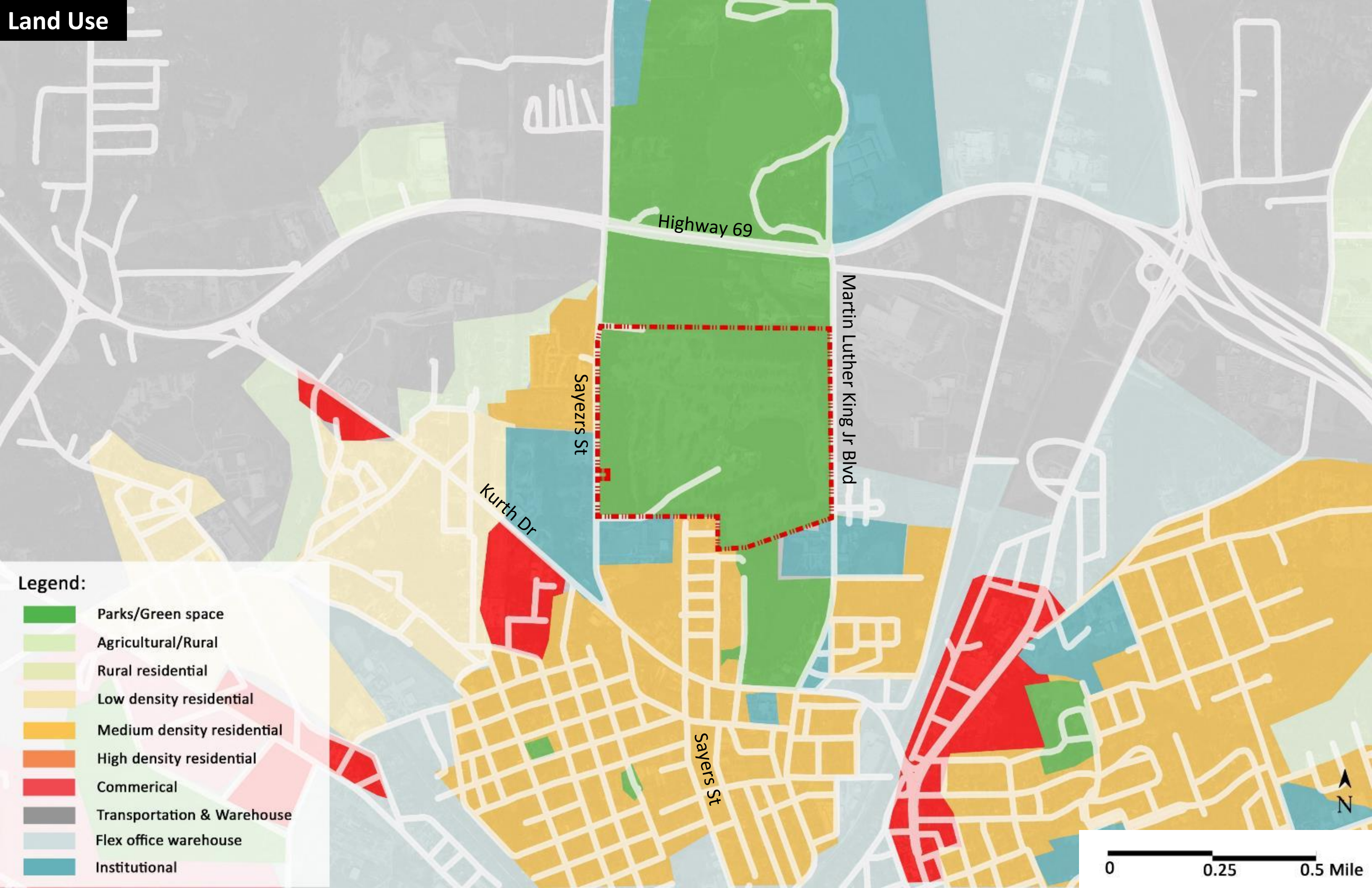
- **Disabled & Senior Passes:** 65 years of age or older can apply for a D-Pass or an S-Pass.
- **Paratransit:** For individuals who qualify for services under the Americans with Disabilities Act and can not access the fixed routes due to a disability, we offer Paratransit service. The origin and destination must be within $\frac{3}{4}$ of a mile of the fixed routes.
- **Days & Hours of Operation:** Operation hours are from 5:00 AM until 7:00 PM, Monday through Friday, excluding holiday, such as New years day, Martin Luther King, Presidents day, Good Friday, Memorial day, Independence day, Labor day, Thanksgiving, and Christmas.

Legend:

-  Purple
-  Proposed bus stops



Land Use



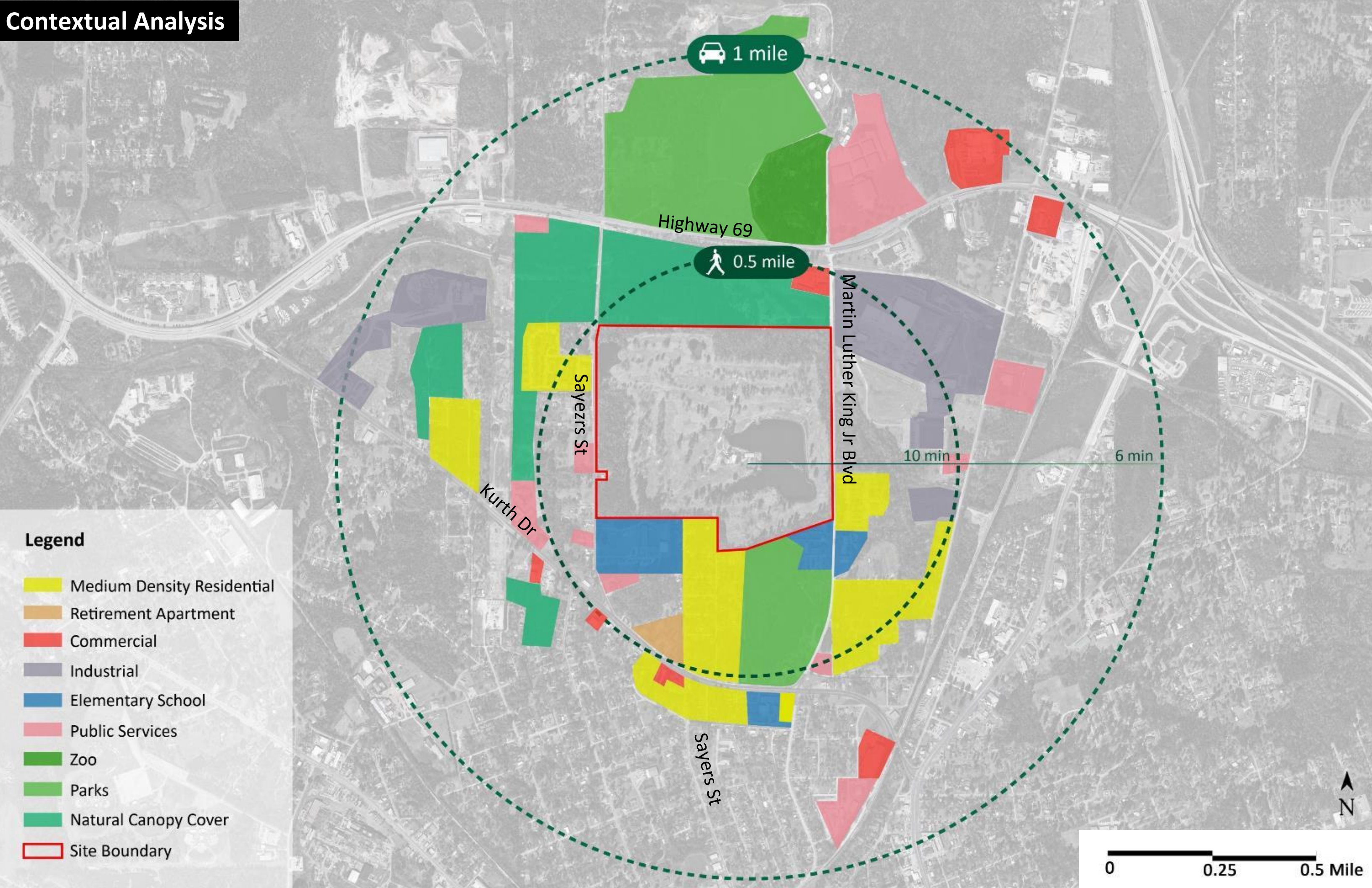
Legend:

- Parks/Green space
- Agricultural/Rural
- Rural residential
- Low density residential
- Medium density residential
- High density residential
- Commerical
- Transportation & Warehouse
- Flex office warehouse
- Institutional

0 0.25 0.5 Mile

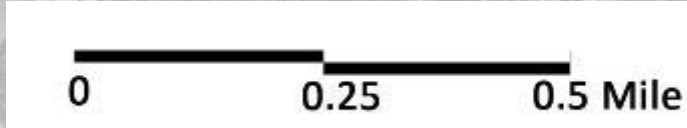


Contextual Analysis

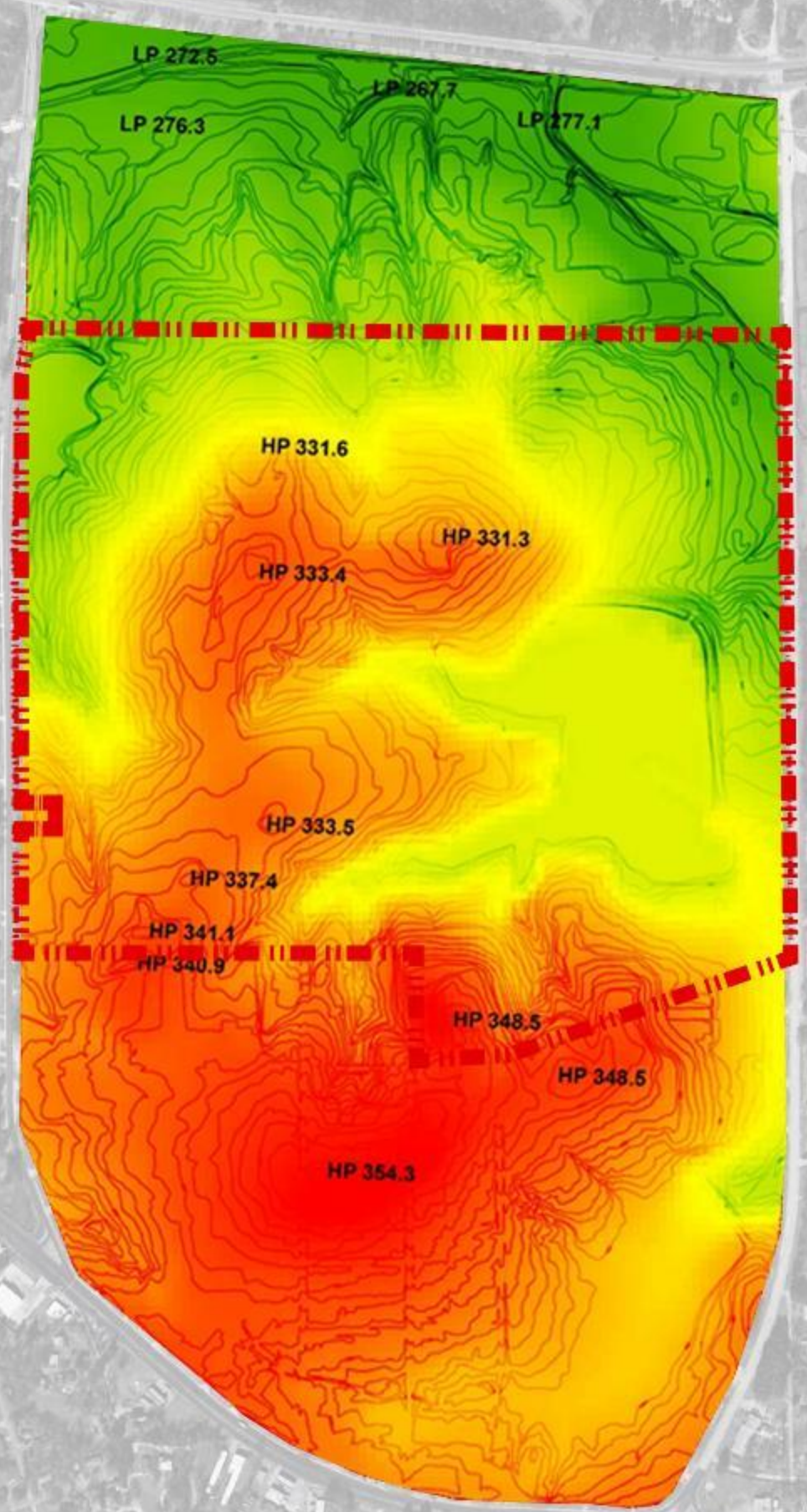


Legend

- Medium Density Residential
- Retirement Apartment
- Commercial
- Industrial
- Elementary School
- Public Services
- Zoo
- Parks
- Natural Canopy Cover
- Site Boundary



Elevation



Legend:

Elevation

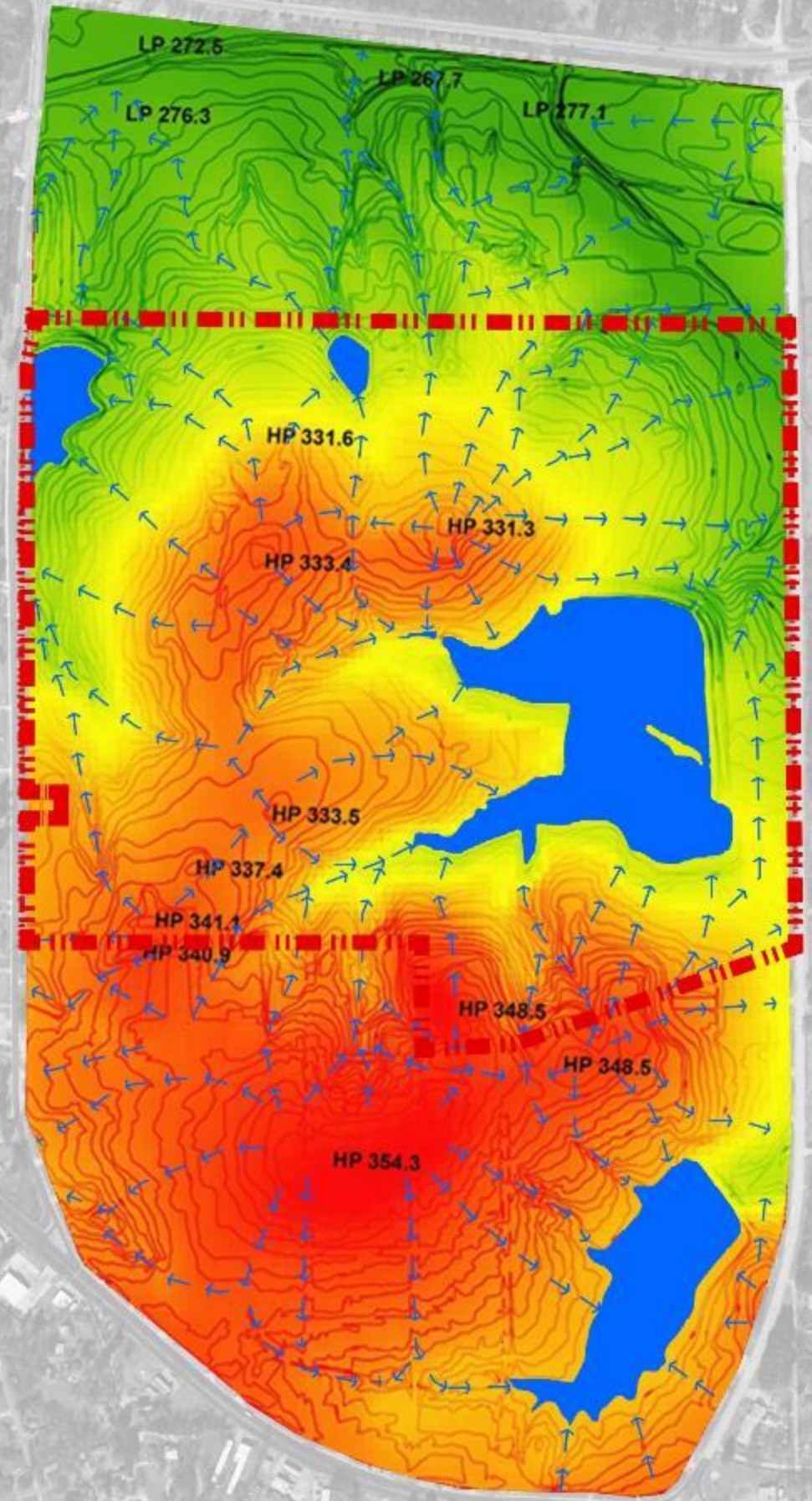
High : 352 ft

Low : 267 ft

0 250 500 1,000 1,500 2,000 Feet

N

Surface Water Runoff & Catchment Areas



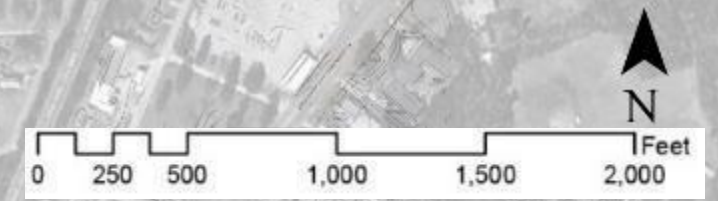
Legend:

→ → Run off

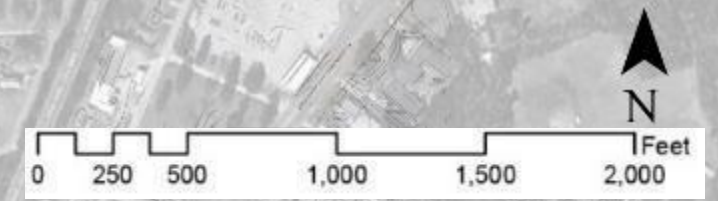
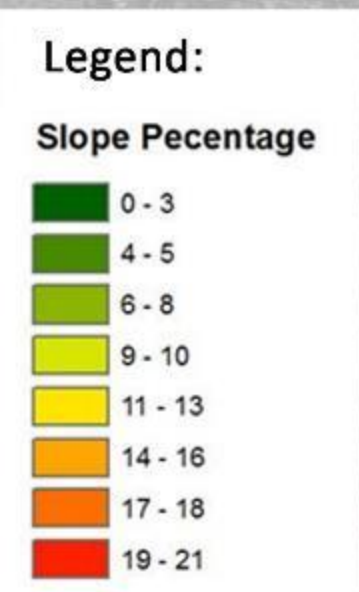
Elevation

High : 352 ft

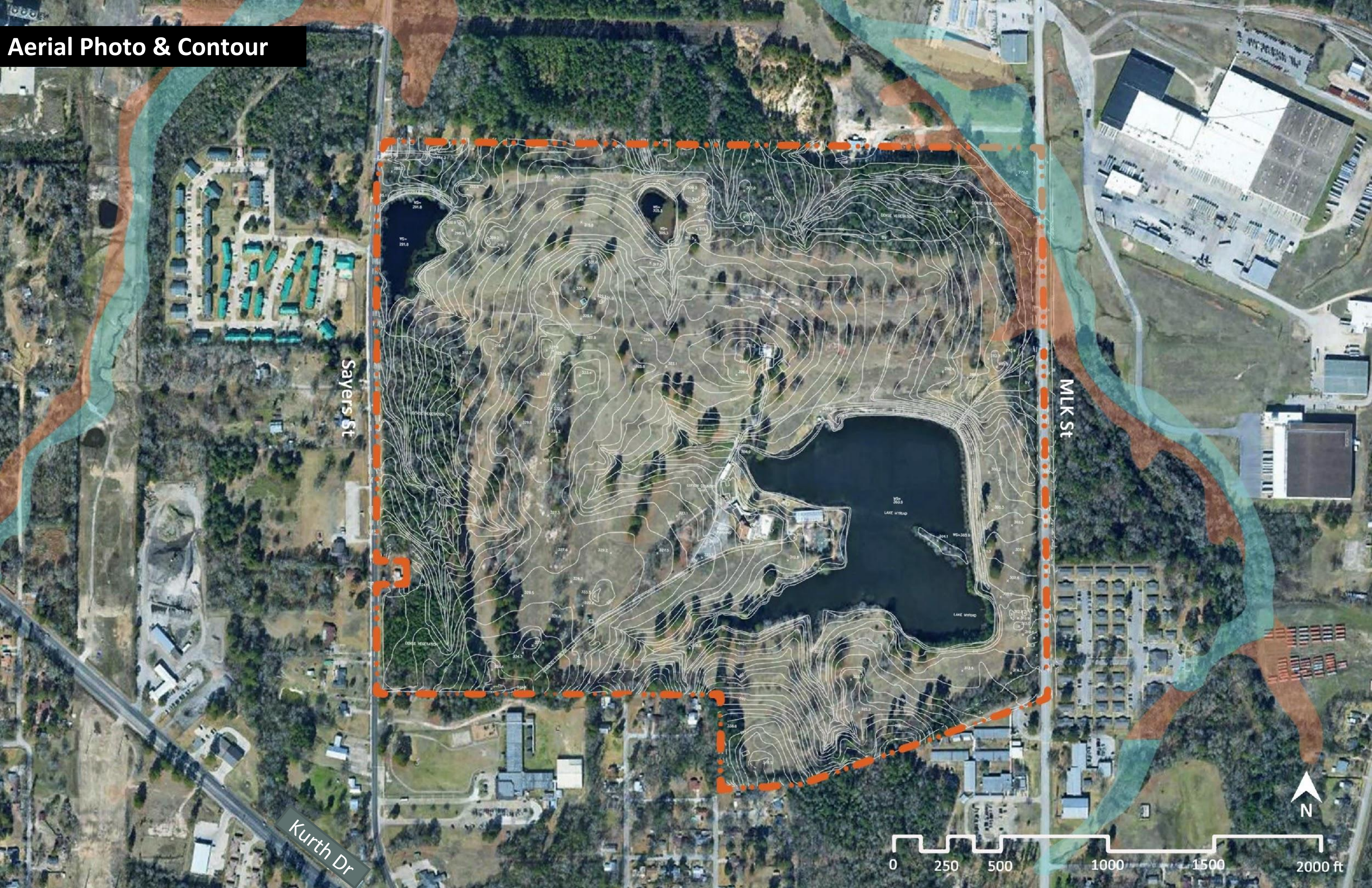
Low : 267 ft



Slope



Aerial Photo & Contour



Sayers St

MLK St

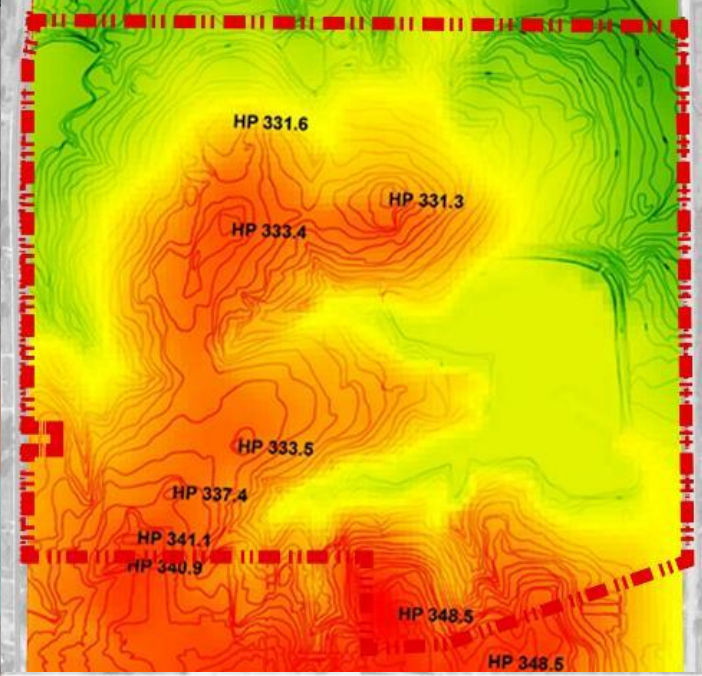
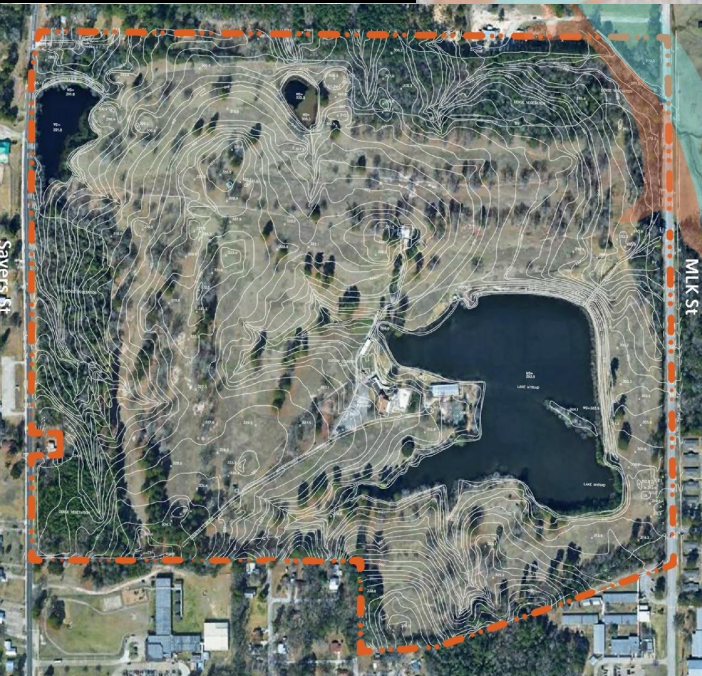
Kurth Dr





Master Plan

Concept Plan



- Legend:**
- Low Density Residential
 - Medium-High Density Residential
 - Mixed Density Residential
 - Multi-Family Residential
 - Commercial
 - Community Center
 - Park
 - Service Area
 - Light Industry
 - Sport Fields
 - Preserved Area
 - Major Roadway
 - Secondary Roadway
 - Center Access
 - Lake Trail
 - Trail
 - 100 Year Floodplain
 - 500 Years Floodplain
 - Floodway



Preliminary Master Plan



Distribution Center

Sayers St

MLK St

Church

Elementary School

Elementary School

Existing Residential

Jones Park

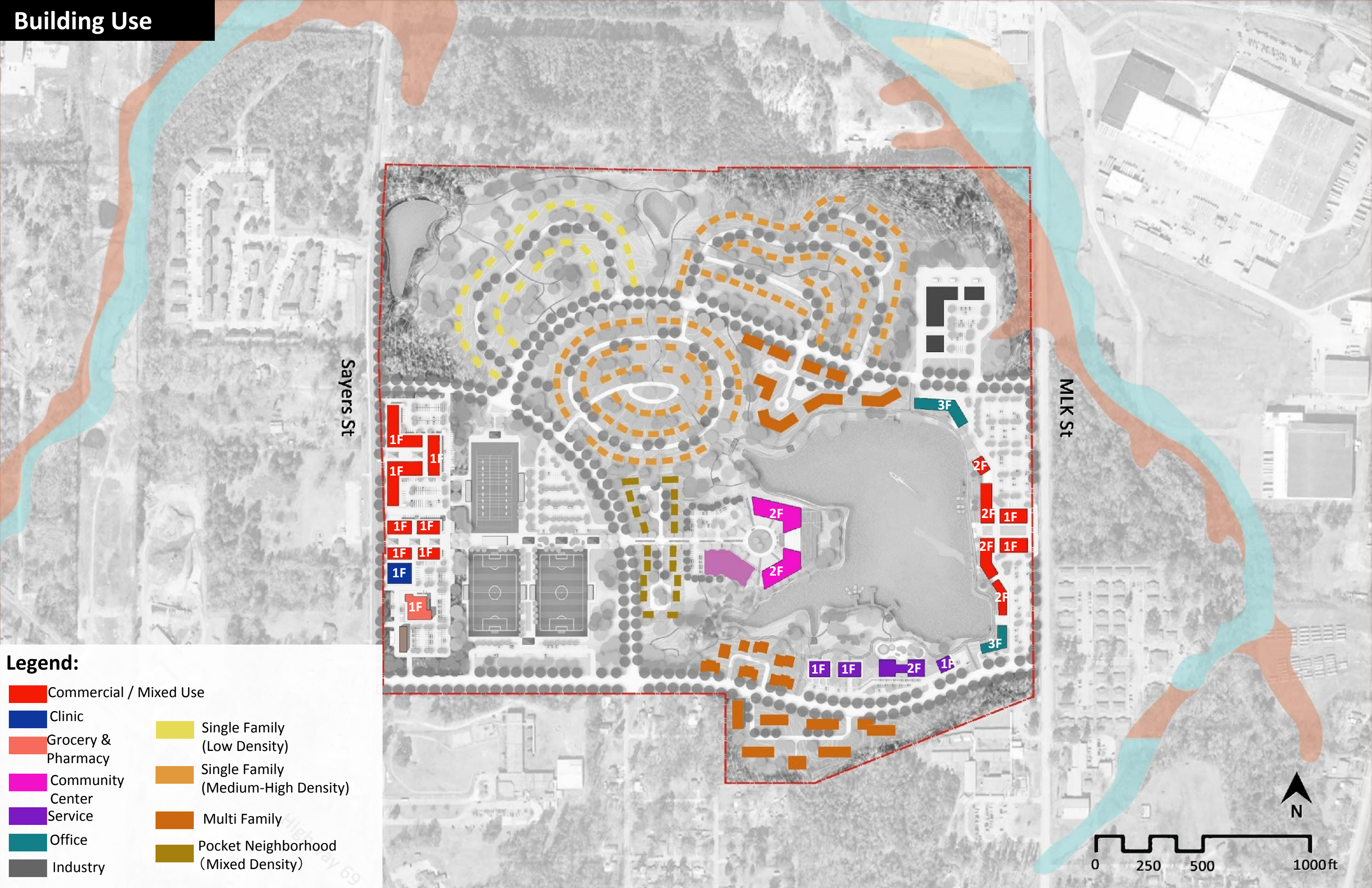
Kurth Dr

Legend

- Residential**
 - Single Family (low density)
 - Single Family (medium-high density)
 - Multi-family
 - Pocket Neighborhood (mixed density)
- Commercial & Mixed Use**
 - 1 Retails
 - 2 Restaurants (with residential units)
 - 3 Cafes/bakeries/etc. (with residential units)
 - 4 Grocery & Pharmacy
- Institutional & Service**
 - 1 Community Center
 - 2 Clinic
 - 3 Beauty Care & Health Care
 - 4 Senior Day Care
 - 5 Children Day Care
 - 6 Police Substation
 - 7 Offices
- Recreational**
 - 1 Sports Fields
 - 2 Sports Courts & Swimming Facility
 - 3 Lakefront Park
 - 4 Intergenerational Park
 - 5 Pocket Gardens
- Industry**
 - 1 Light Industry
- Access**
 - ▲ Main Entrance
 - △ Secondary Entrance
 - ▲ Pedestrian Entrance
- Existing & Preserved**
 - Preserved Woodland
- Floodplain**
 - Floodway
 - 100 Year Floodplain



Building Use



Sayers St

MLK St

Legend:

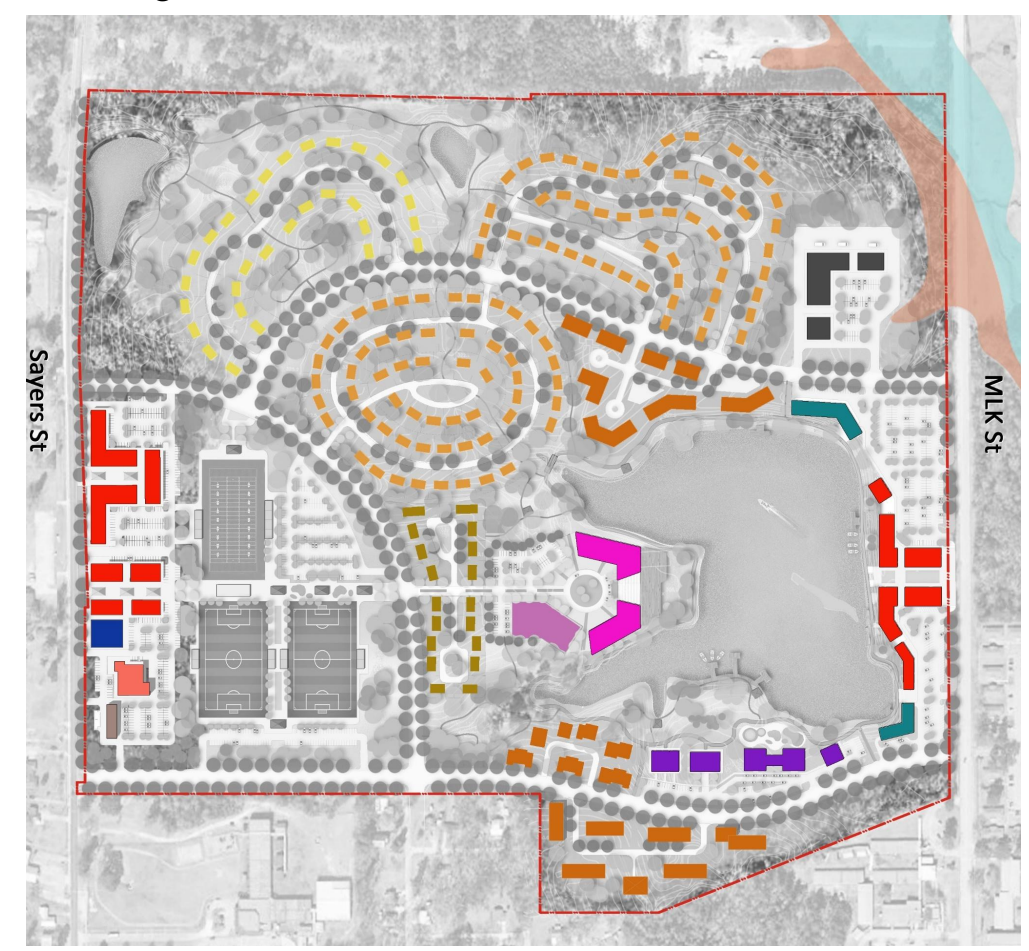
- Commercial / Mixed Use
- Clinic
- Grocery & Pharmacy
- Community Center
- Service
- Office
- Industry
- Single Family (Low Density)
- Single Family (Medium-High Density)
- Multi Family
- Pocket Neighborhood (Mixed Density)



Economic Estimates

	Land Use Classification	Area (Acre)	Percentage
Residential		48.37	30%
	Single Family (low density)	11.4	
	Single Family (medium-high density)	22.7	
	Multi-family	10.37	
	Pocket Neighborhood (mixed density)	3.9	
Commercial		2.98	1.8%
	Retail, Strip Mall, Restaurant	2.47	
	Office	0.17	
	Grocery	0.34	
Institutional		3.58	2.2%
	Community Center	2.21	
	Clinic	0.35	
	Beauty Care & Health Care	0.30	
	Senior & Children Day Care	0.56	
	Police Substation	0.16	
Open Space		68.42	42.8%
	Green Buffer	3.9	
	Park & Recreation	40.13	
	Conservation Area	24.39	
Industry		2.23	1.4%
Transportation		34.42	21.5%
	Streets	27.42	
	Public Parking	7	
Total		160	100%
Total number of Single Family Houses (low density)		25-30 units	
Total number of Single Family Houses (medium-high density)		110-120 units	
Total number of Multi-family Houses		300-350 units	
Total number of Pocket Neighborhood (mixed density)		16-25 units	

Building Use



Land Use



Green System

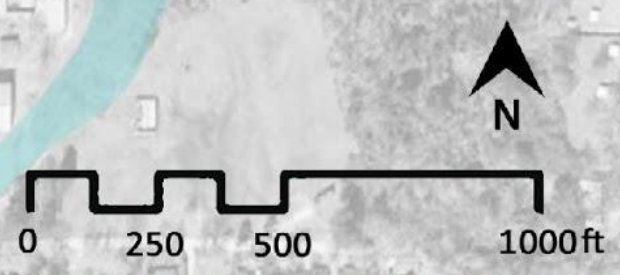


Sayers St

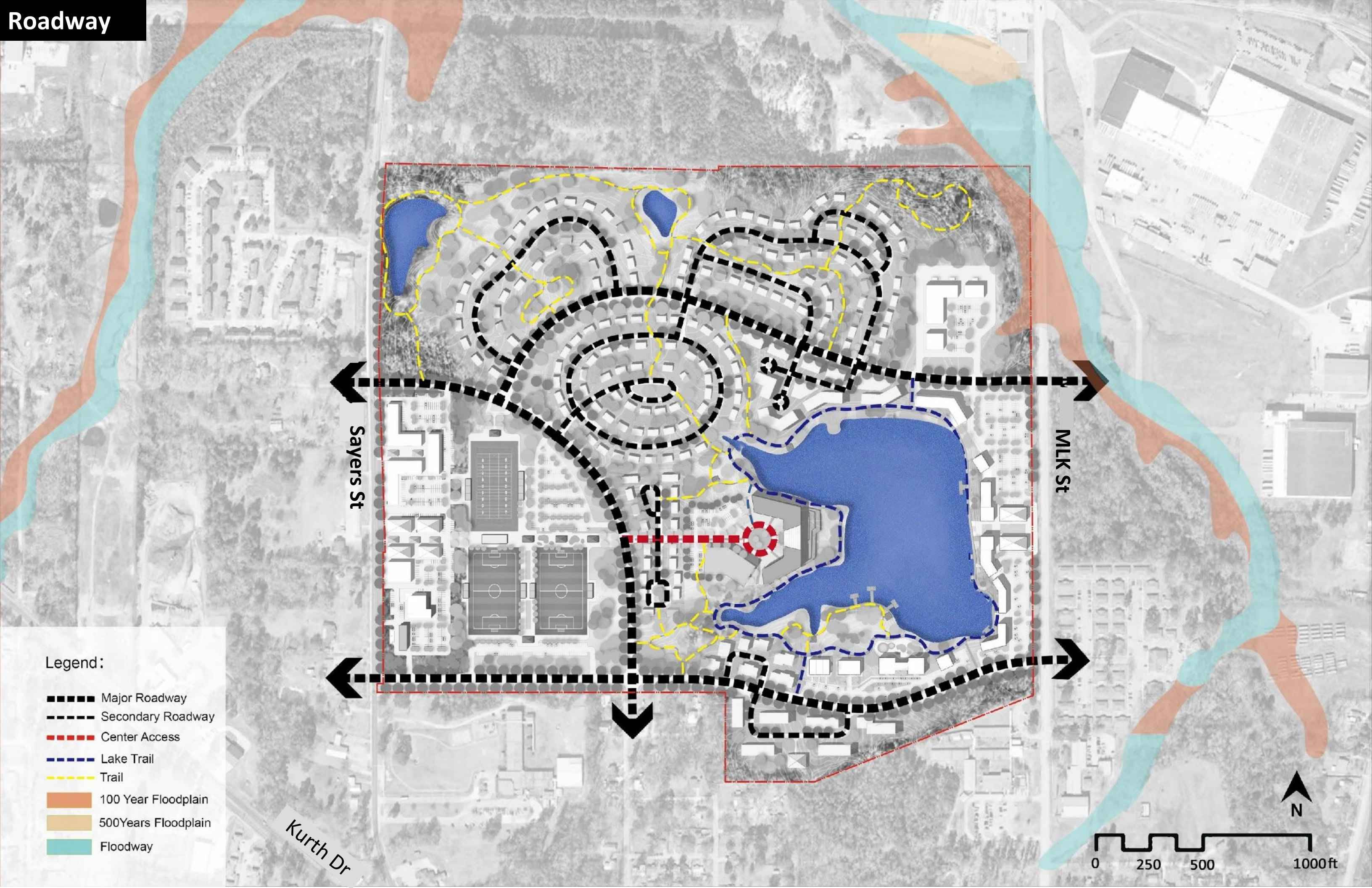
MLK St

- Legend:
- Street Tree
 - Park
 - Sport Fields
 - Green Corridor
 - Pocket Gradern
 - Preserved Area

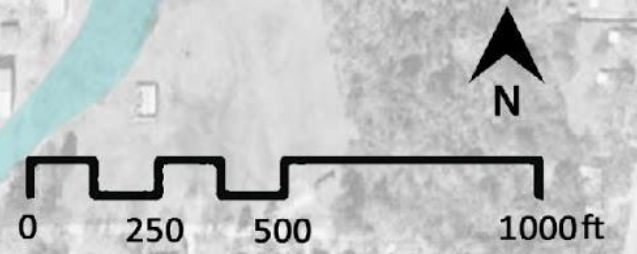
- 100 Year Floodplain
- 500Years Floodplain
- Floodway



Roadway



- Legend:
- Major Roadway
 - Secondary Roadway
 - Center Access
 - Lake Trail
 - Trail
 - 100 Year Floodplain
 - 500Years Floodplain
 - Floodway

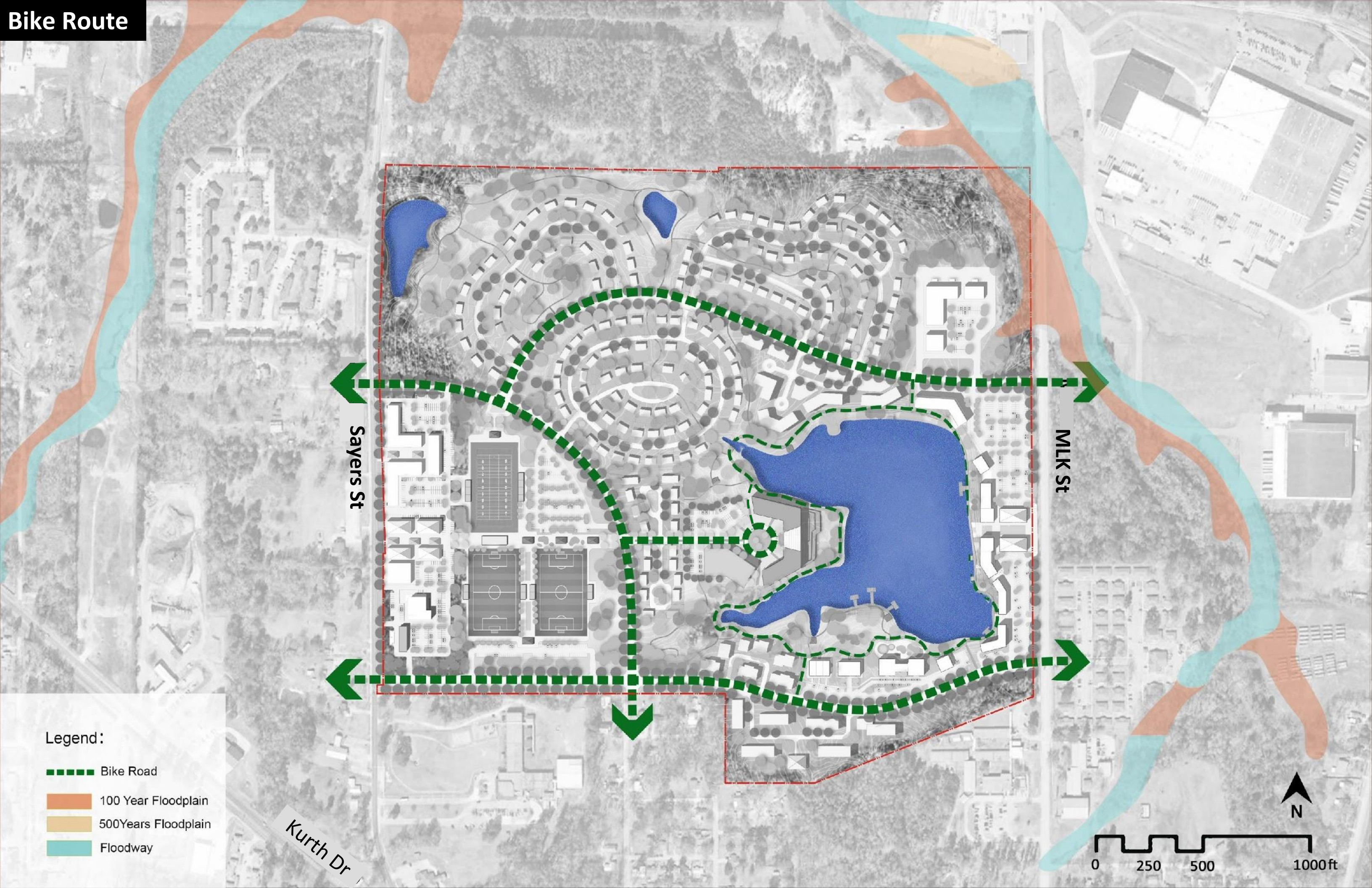


Kurth Dr

Sayers St

MLK St

Bike Route



- Legend:
- - - Bike Road
 - 100 Year Floodplain
 - 500 Years Floodplain
 - Floodway

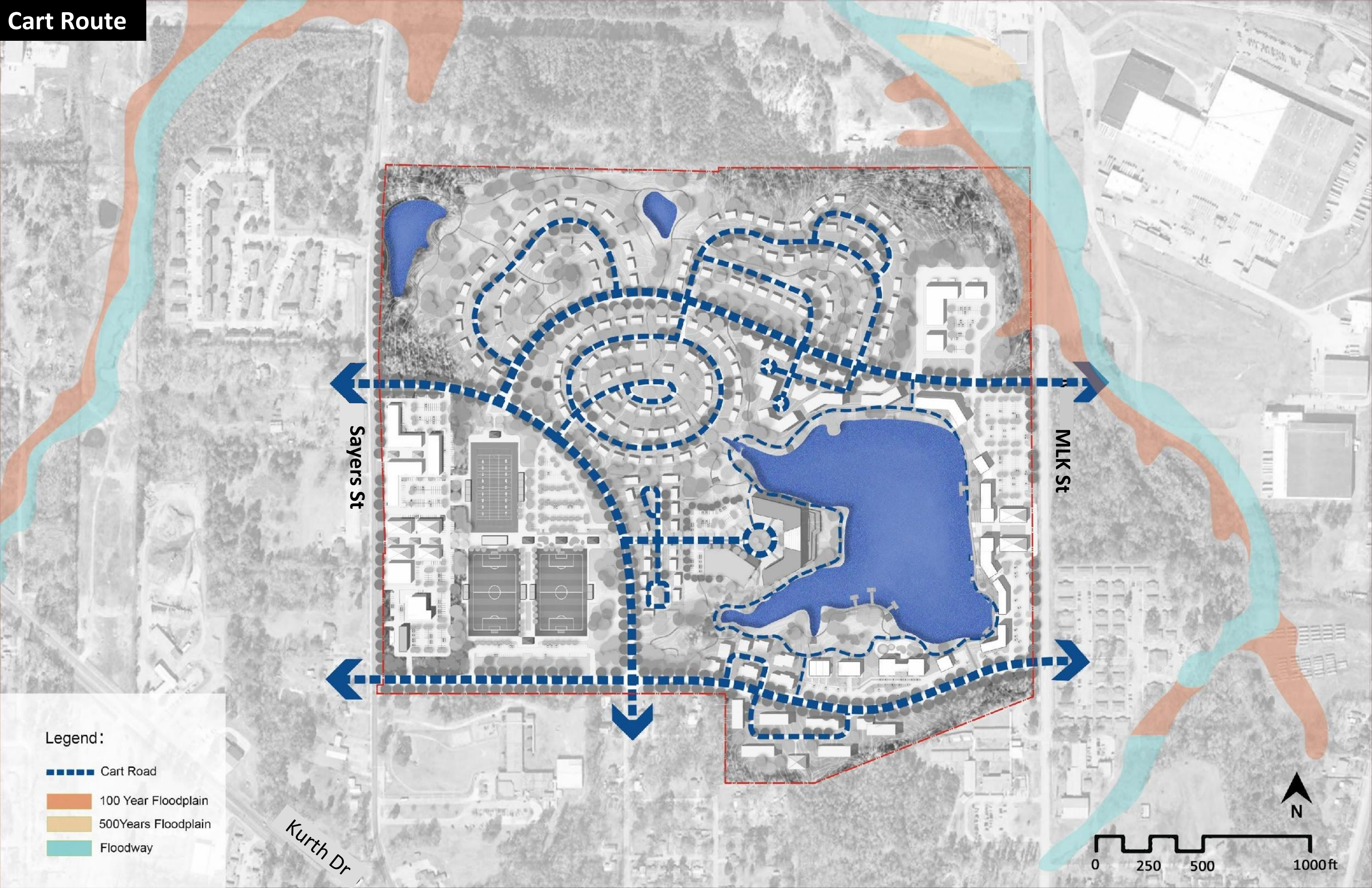
Kurth Dr

Sayers St

MLK St



Cart Route



Legend:

-  Cart Road
-  100 Year Floodplain
-  500 Years Floodplain
-  Floodway

Kurth Dr

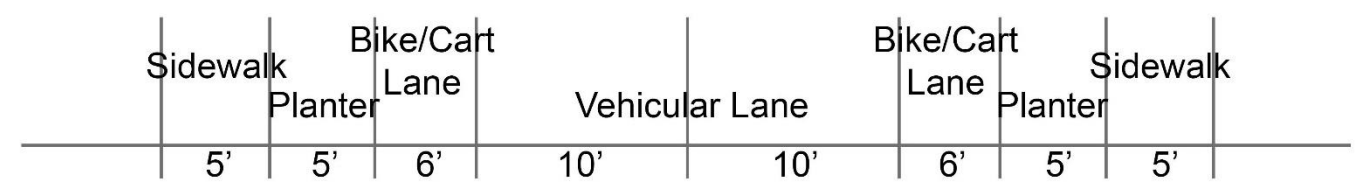
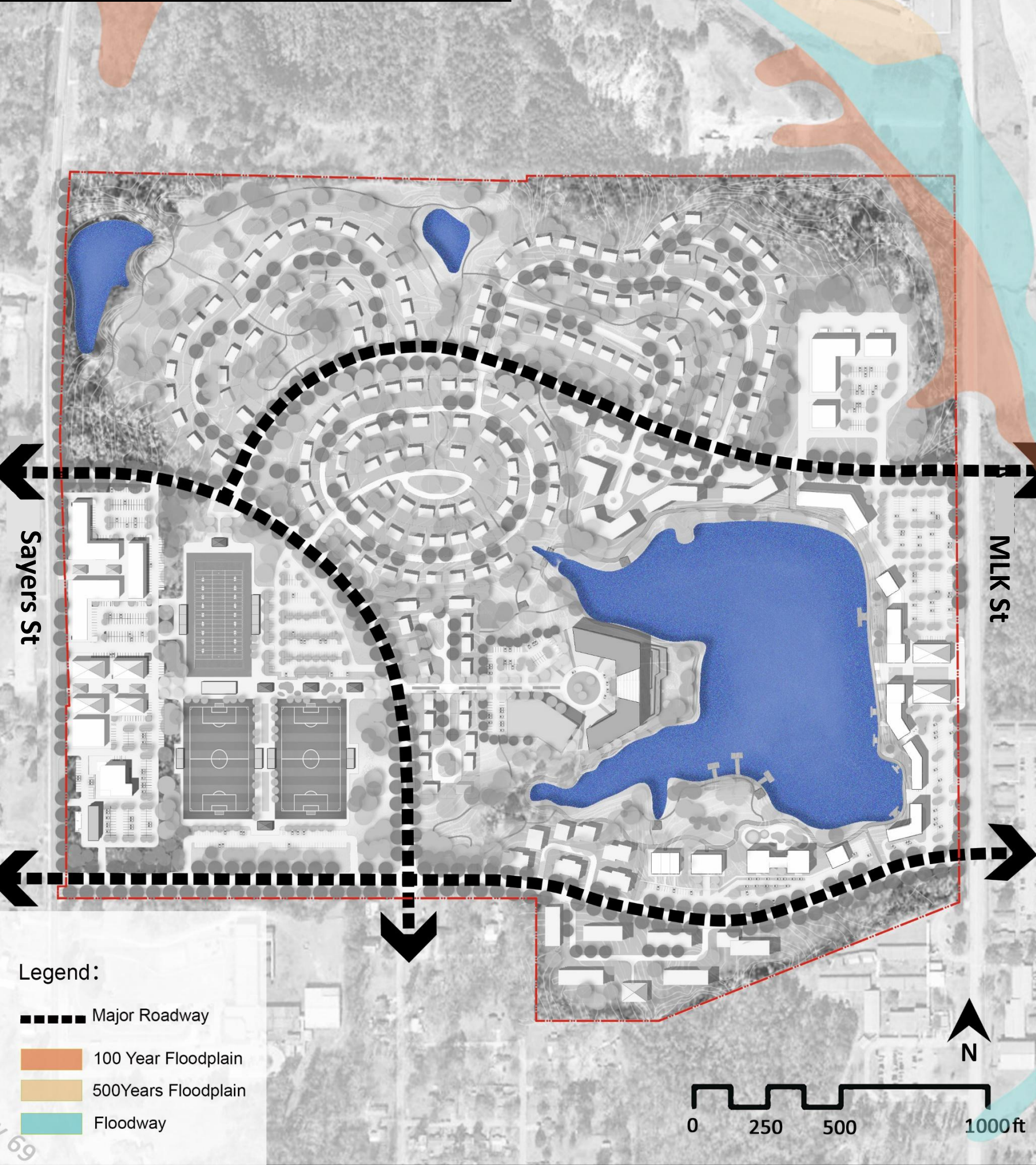
Sayers St

MLK St

0 250 500 1000ft

N

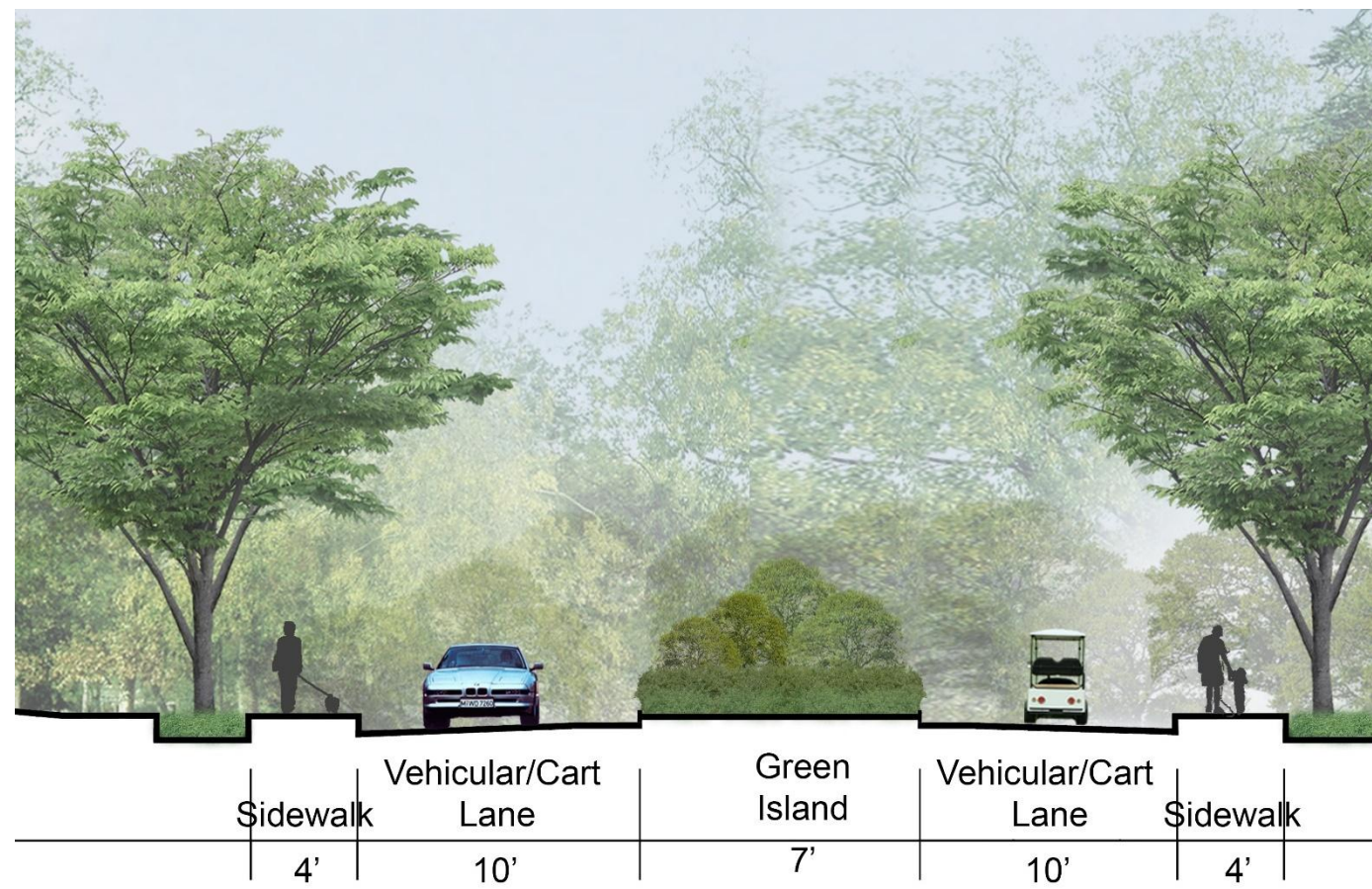
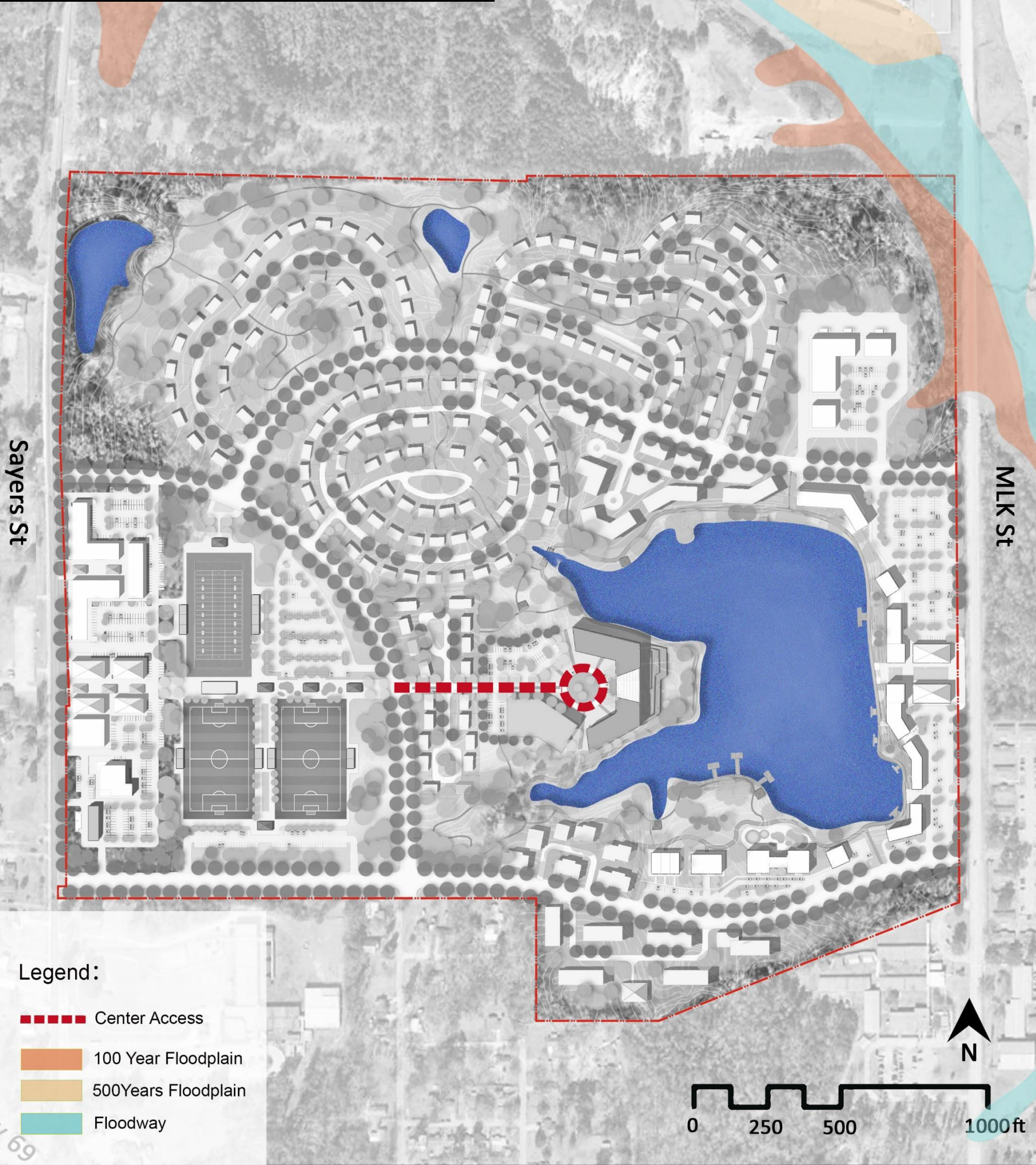
Major Vehicular Collector Road



Major Roadway - 52'

- Vehicle
- Cart
- Bike
- Pedestrian

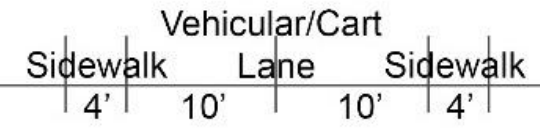
Community Center Boulevard



Center Access- 35'

- Vehicle
- Cart
- Pedestrian

Secondary Roadway

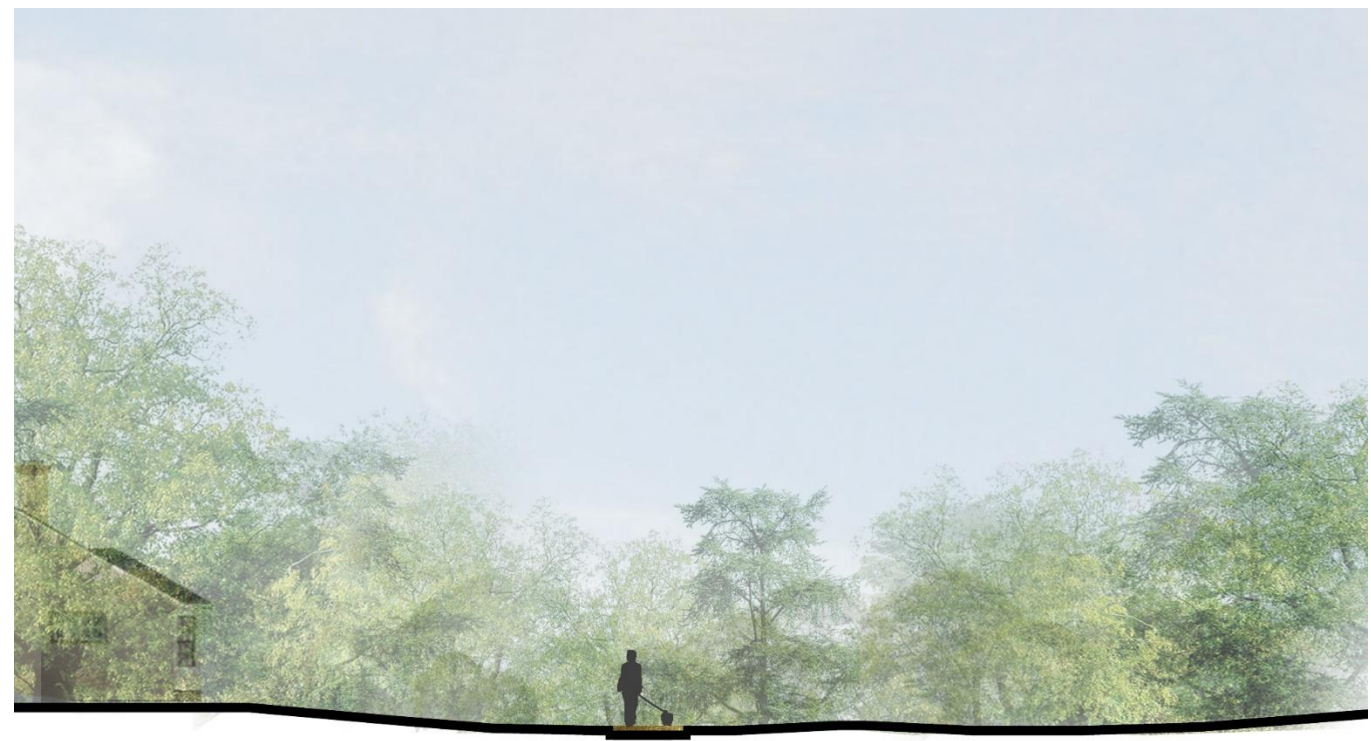


Secondary Roadway - 28'

- Vehicle
- Cart
- Pedestrian

- Legend:
- Secondary Road
 - 100 Year Floodplain
 - 500 Years Floodplain
 - Floodway

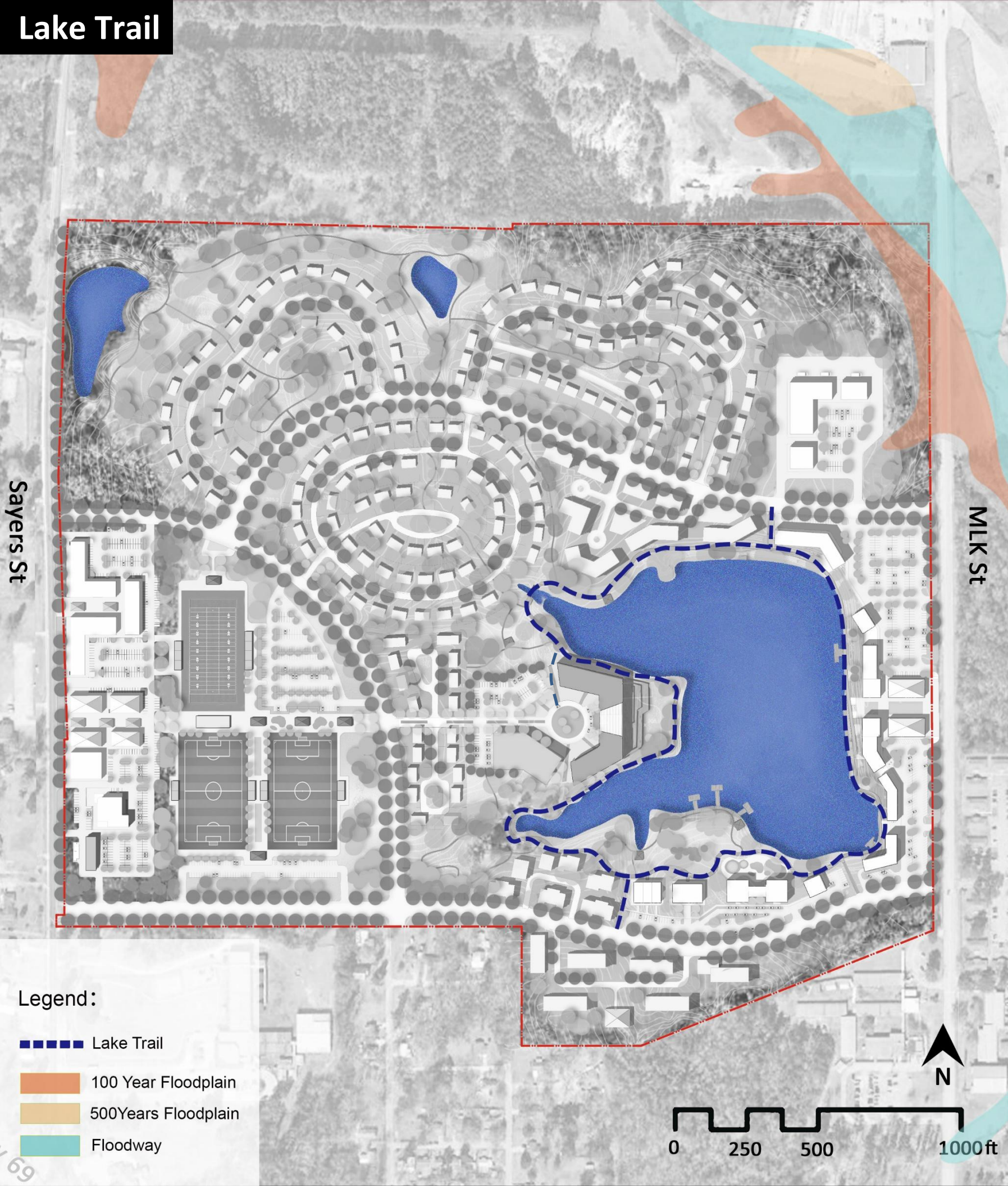
Trail



2.7 miles Trail- 4' - 5'

- Bike
- Pedestrian

Lake Trail

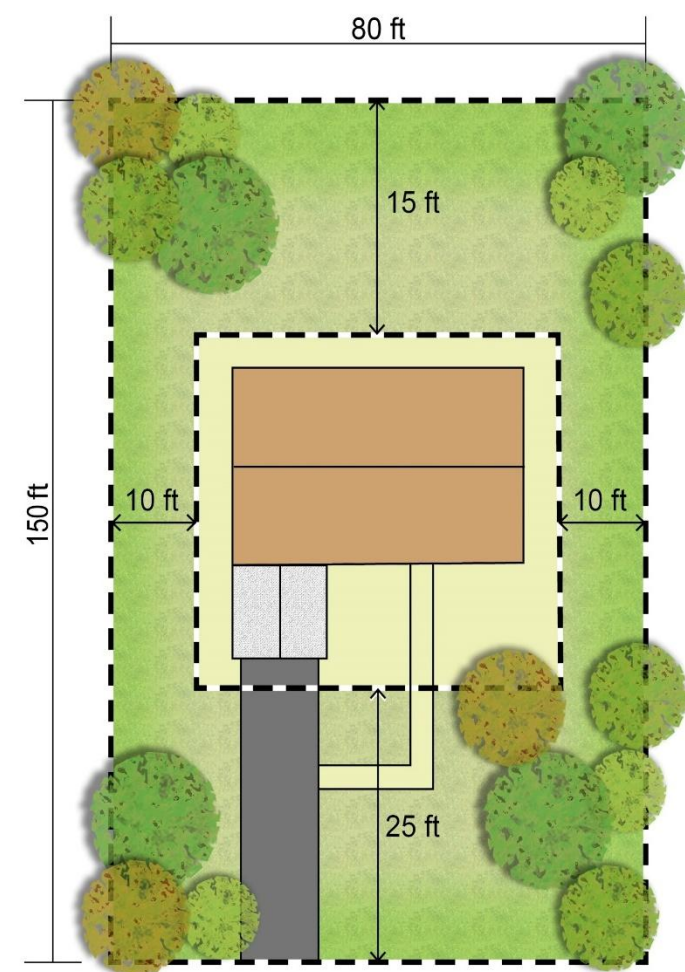
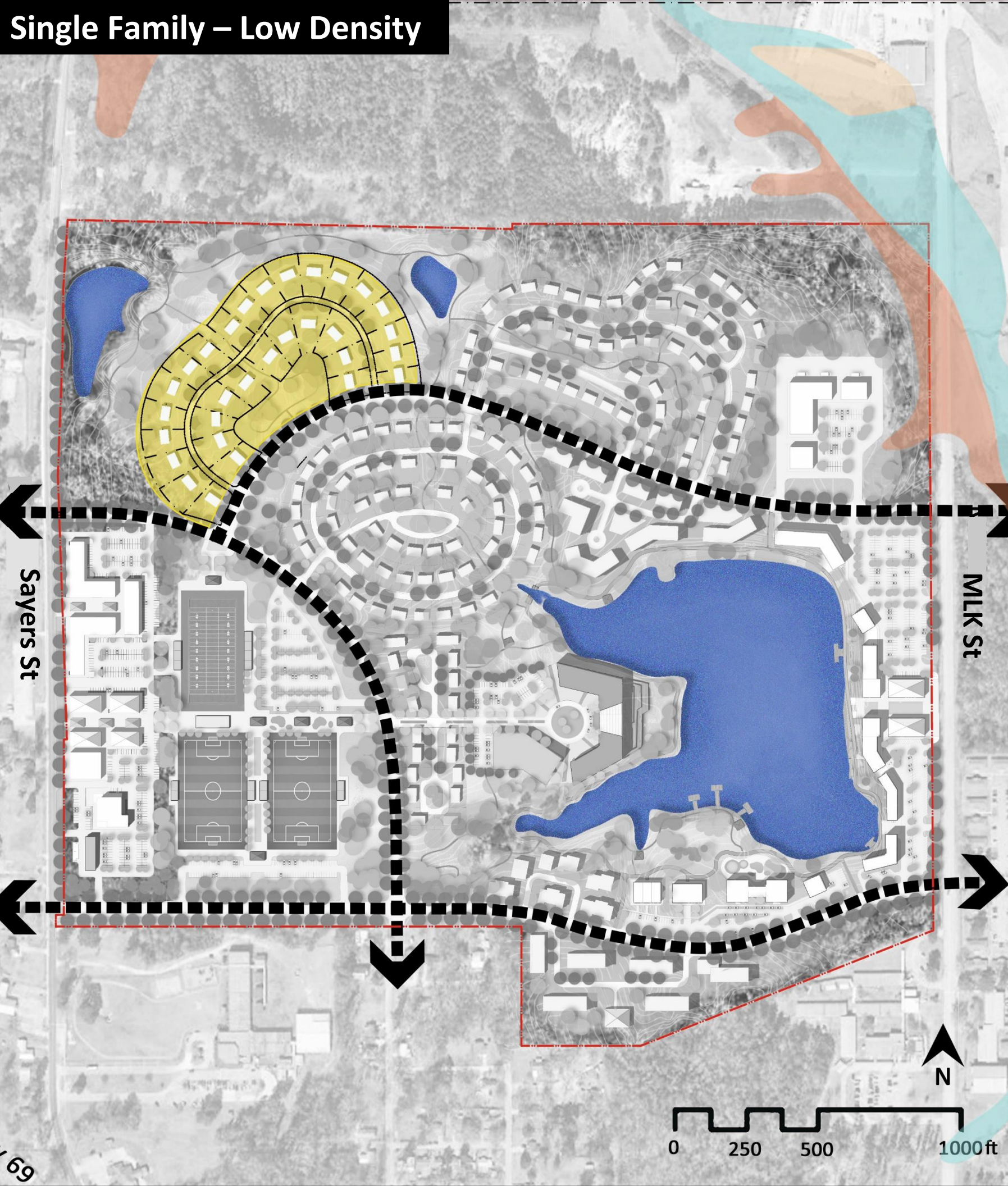


Cart/Bike Lane	Sidewalk	Lake
6'	4'	

1 mile long Lake Trail- 10'

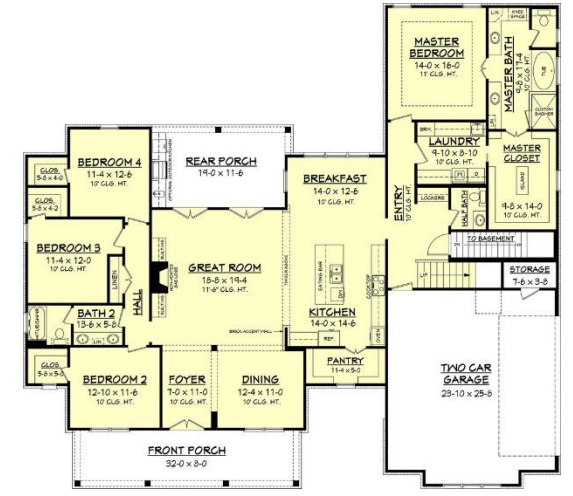
- Cart
- Bike
- Pedestrian

Single Family – Low Density

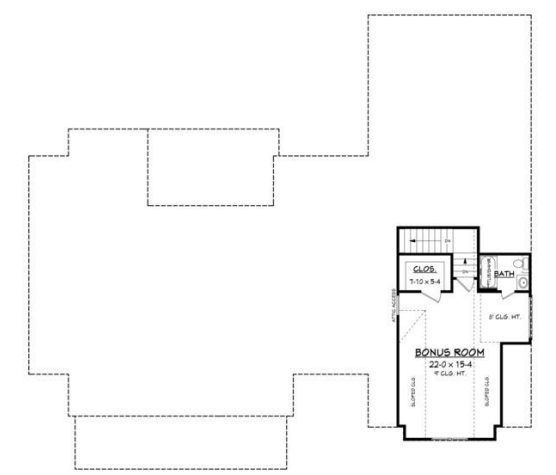


Lot Size:
 Minimum Lot Size: 10,000 sf
 Minimum Width of Lot: 80 ft
 Minimum Depth of Lot: 125 ft
 Minimum Set Back: 25 ft
 Minimum Side Yard: 5 ft
 Minimum Rear Yard: 15 ft

Living Area:
 Minimum Living Area: 1,200 sf



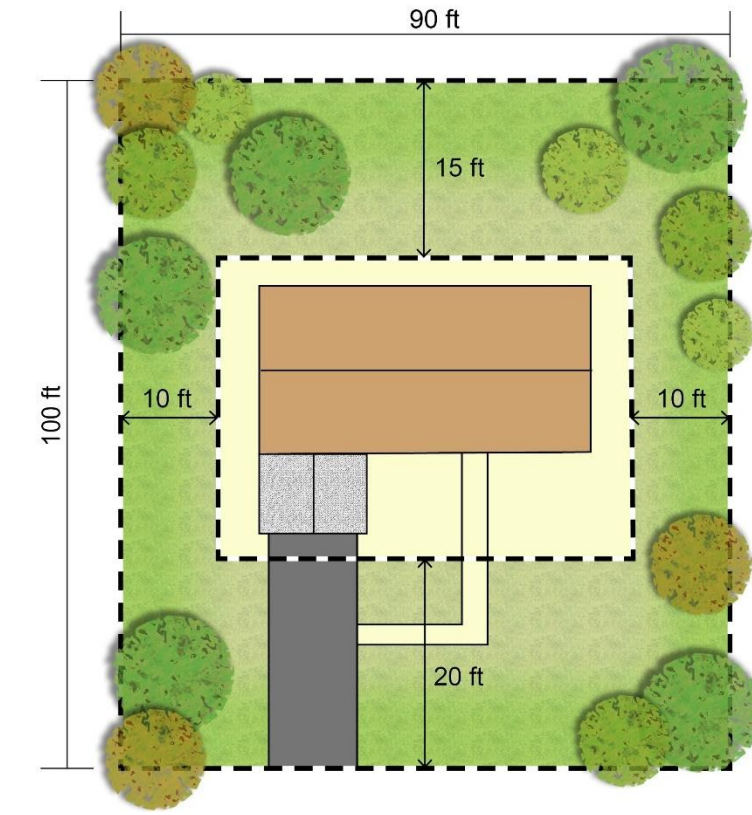
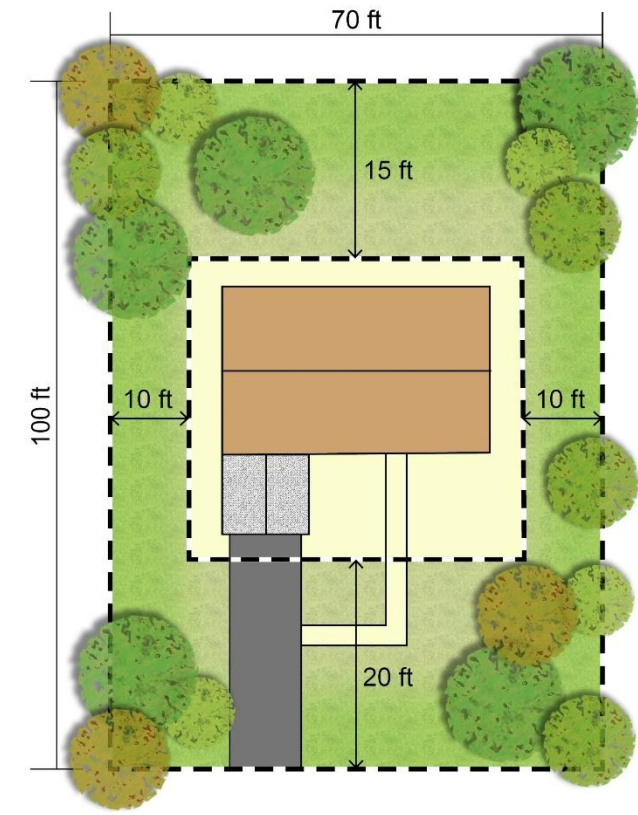
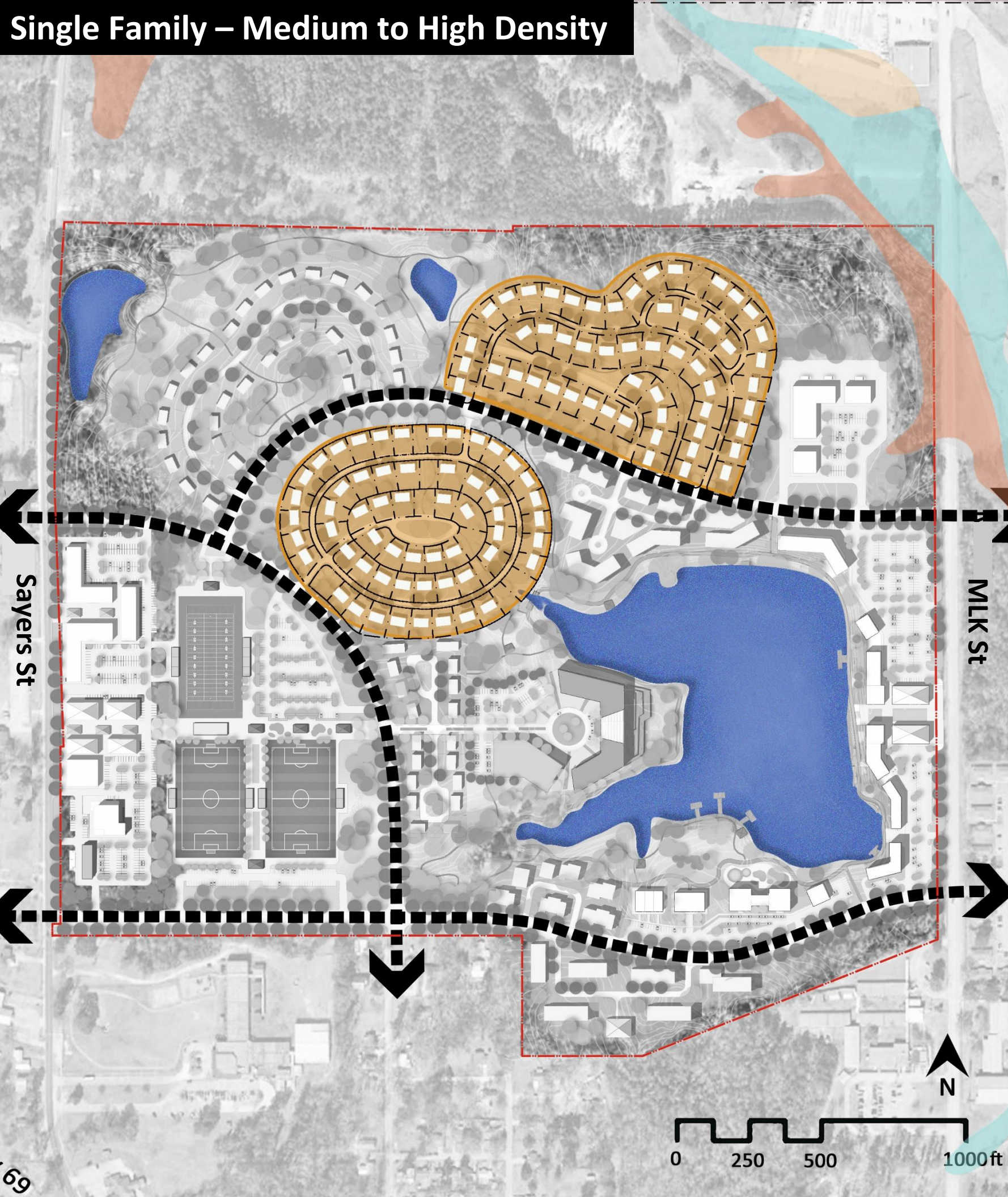
Main Floor



Other Floors



Single Family – Medium to High Density



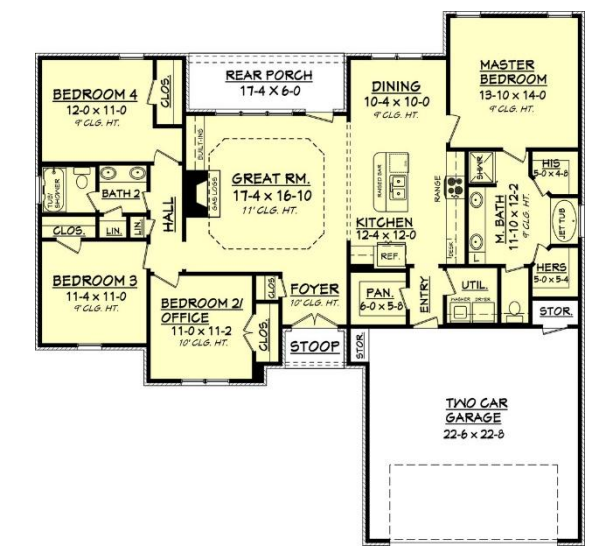
Lot Size:

Minimum Lot Size: 7,200 sf
 Minimum Width of Lot: 60 ft
 Set Back: 20 ft

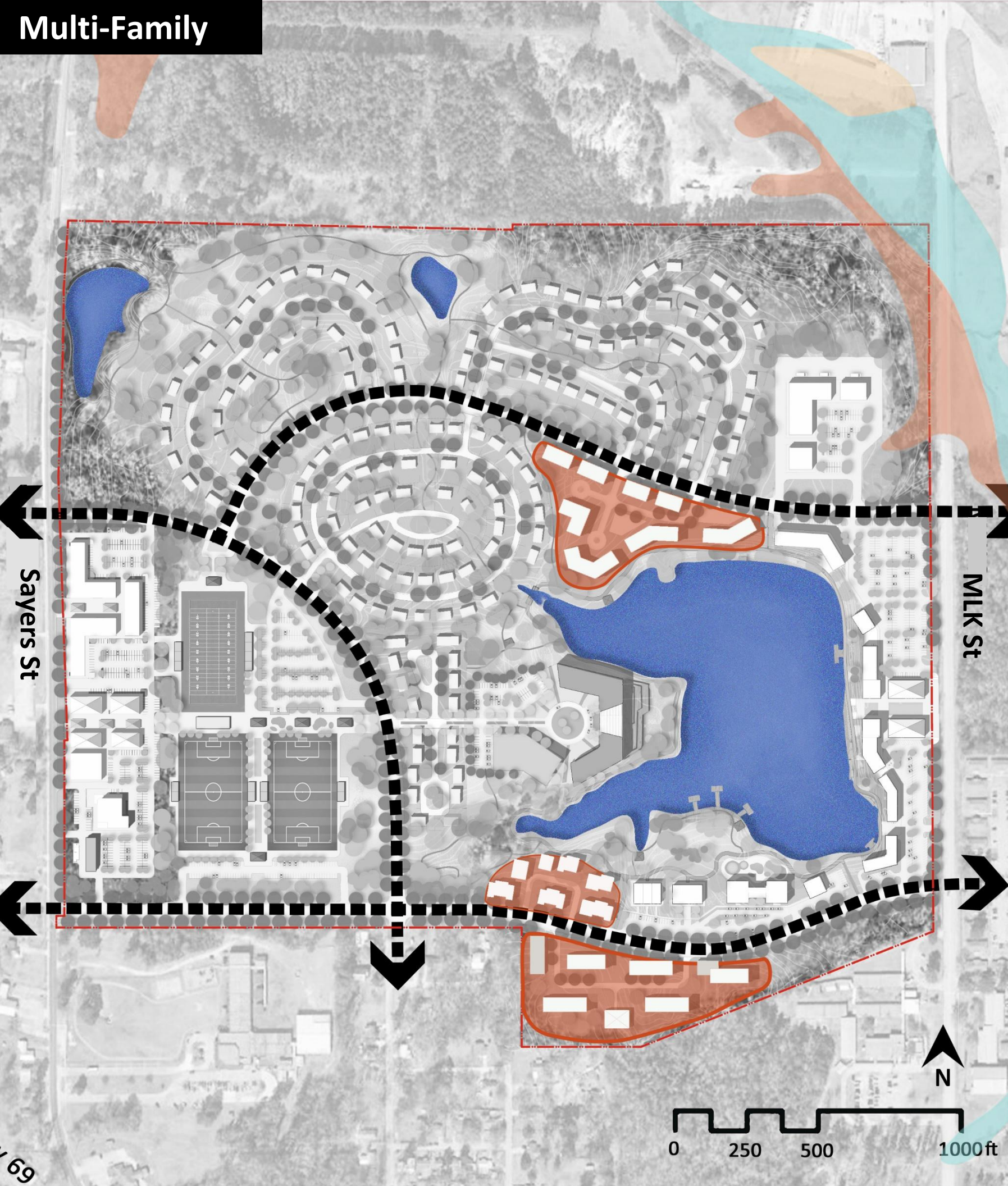
Minimum Side Yard: 5 ft
 Minimum Rear Yard: 15 ft

Living Area:

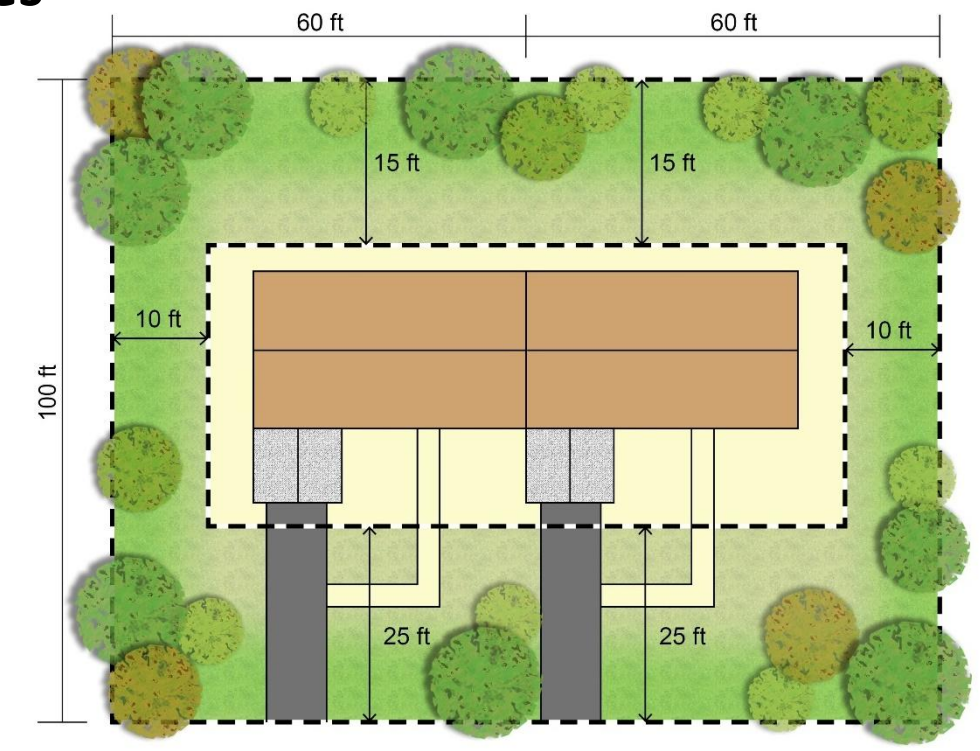
Minimum Living Area: 850 sf



Multi-Family



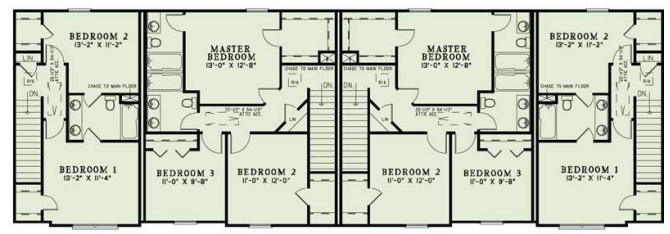
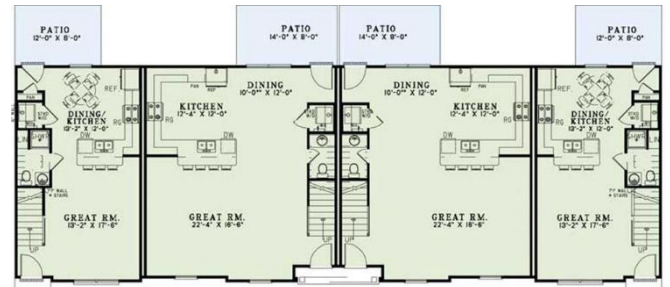
Plexes



Lot Size:

- Minimum Lot Size 6,000 sf
- Minimum Width of Lot: 60 ft
- Minimum Depth of Lot: 100 ft
- Minimum Set Back: 25 ft

- Minimum Side Yard: 5 ft
- Minimum Rear Yard: 15 ft
- Living Area:**
- Minimum Living Area: 650 sf

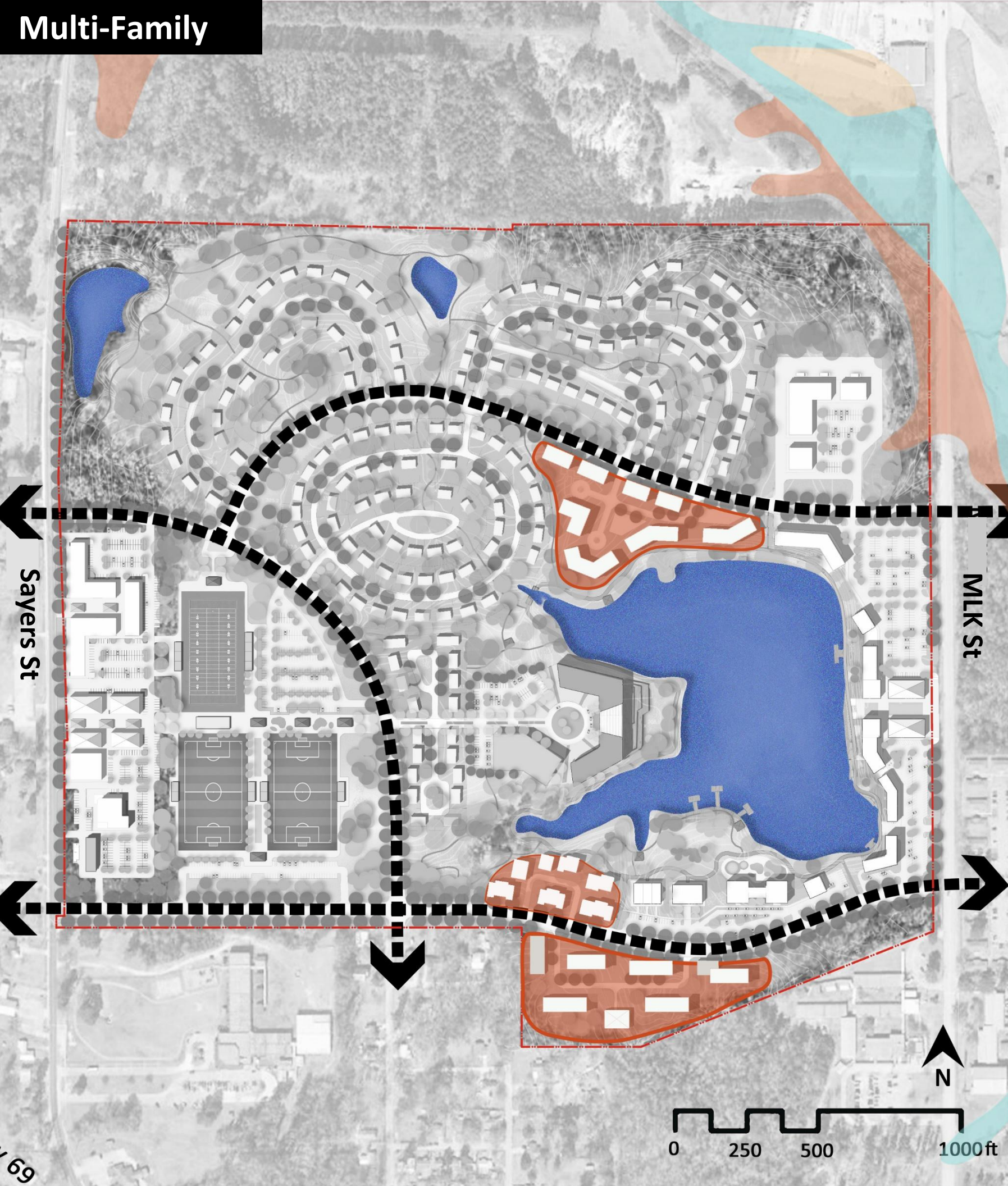


First Floor

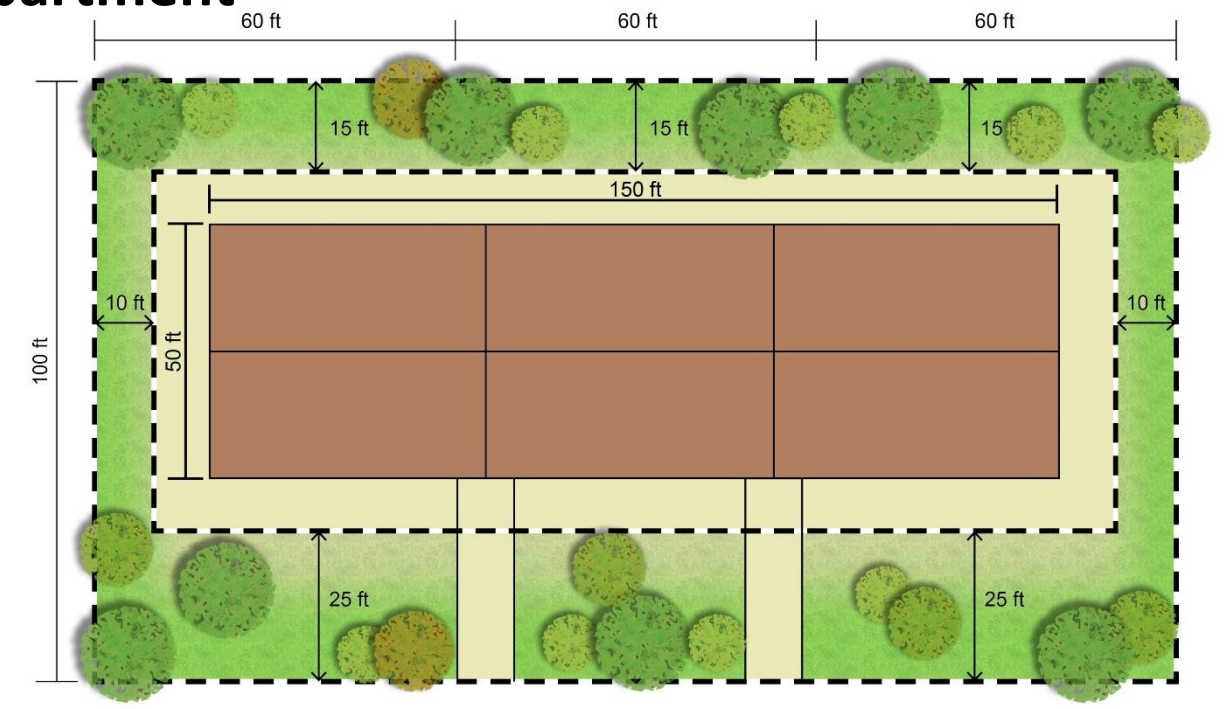
Second Floor



Multi-Family



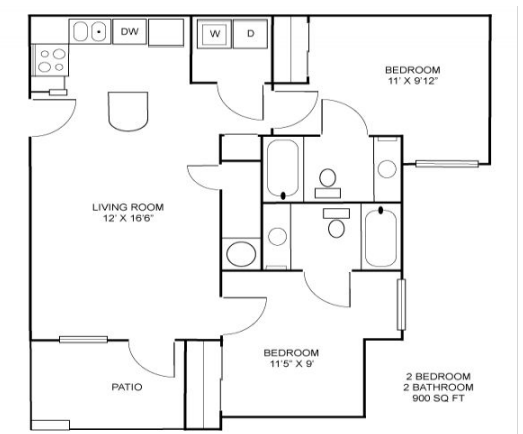
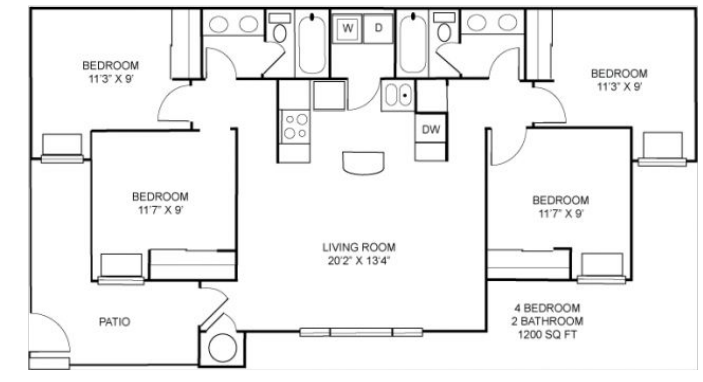
Apartment



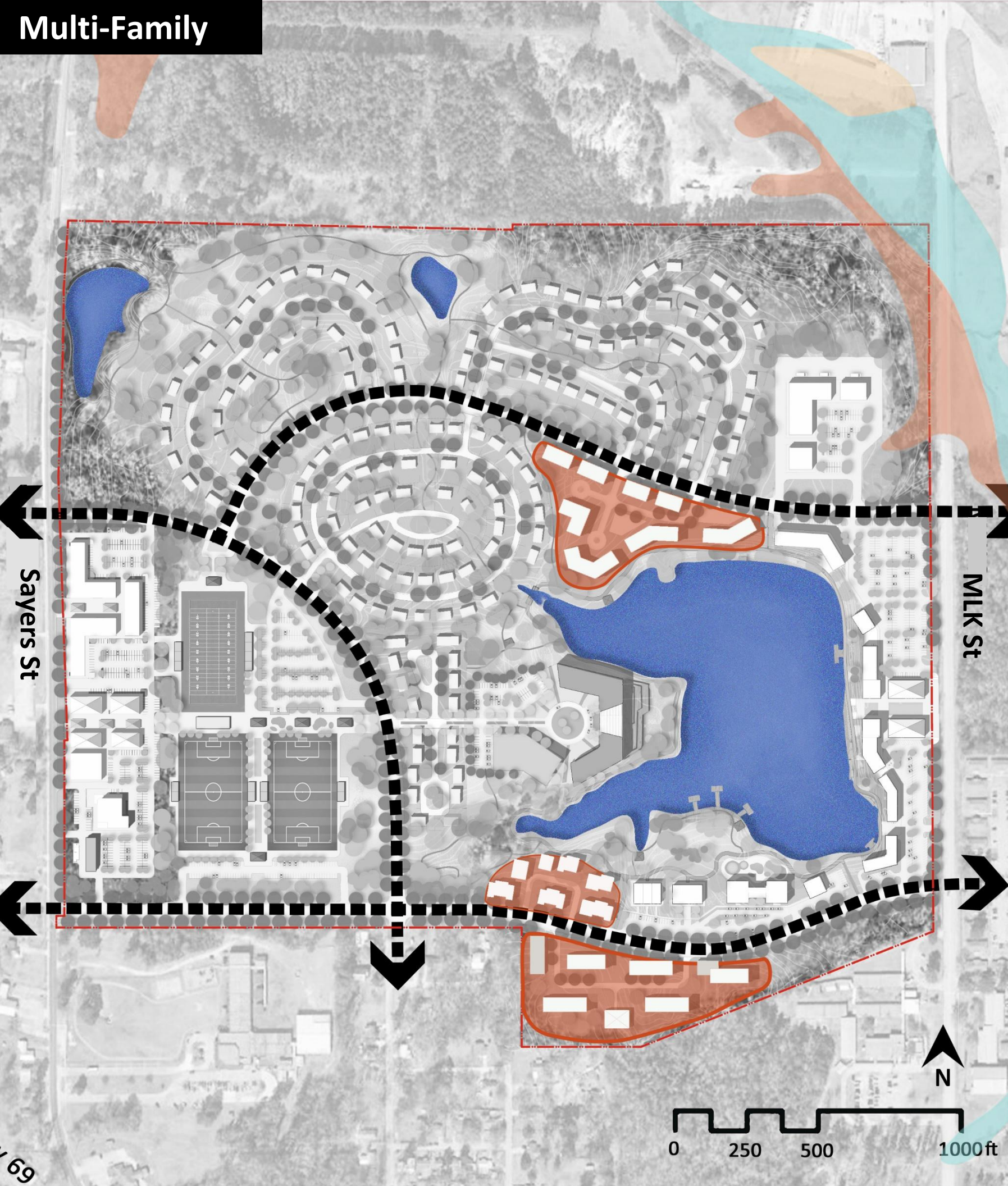
Lot Size:

- Minimum Lot Size: 6,000 sf
- Minimum Width of Lot: 60 ft
- Minimum Depth of Lot: 100 ft
- Minimum Set Back: 25 ft

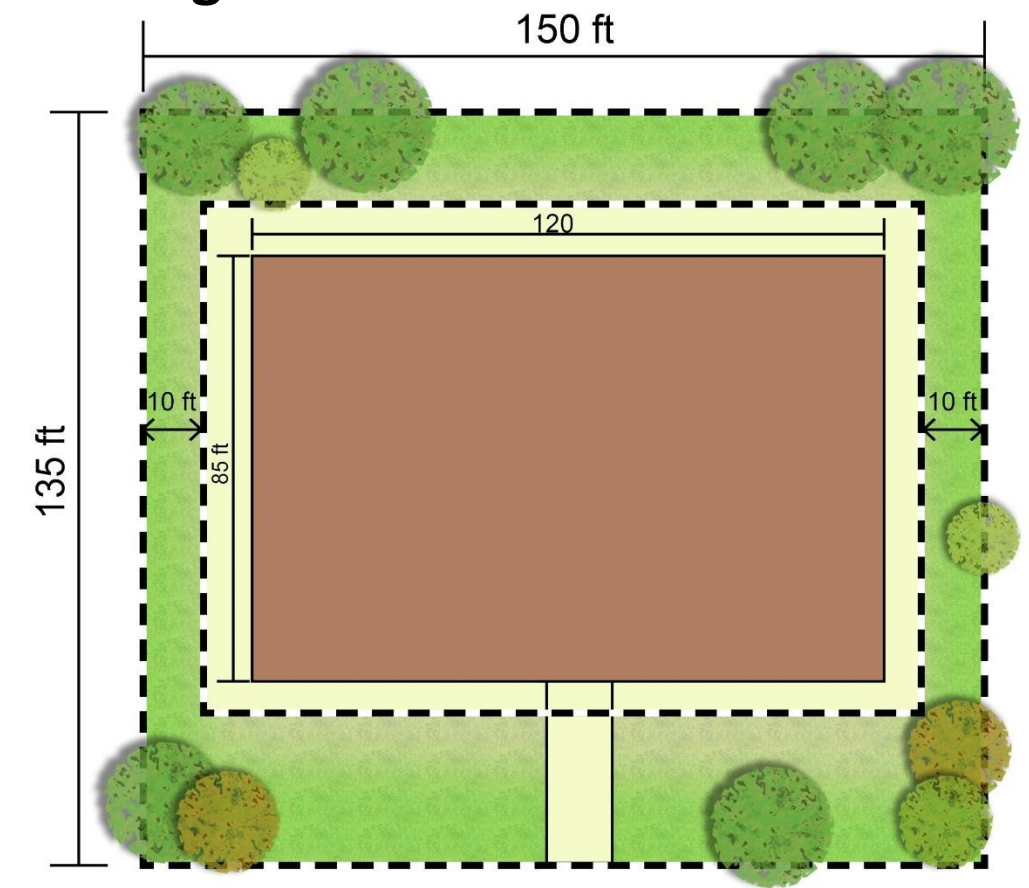
- Minimum Side Yard: 5 ft
- Minimum Rear Yard: 15 ft



Multi-Family

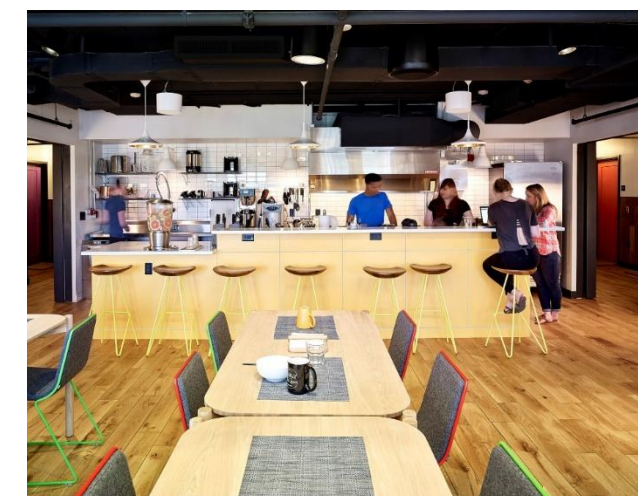


Co-housing

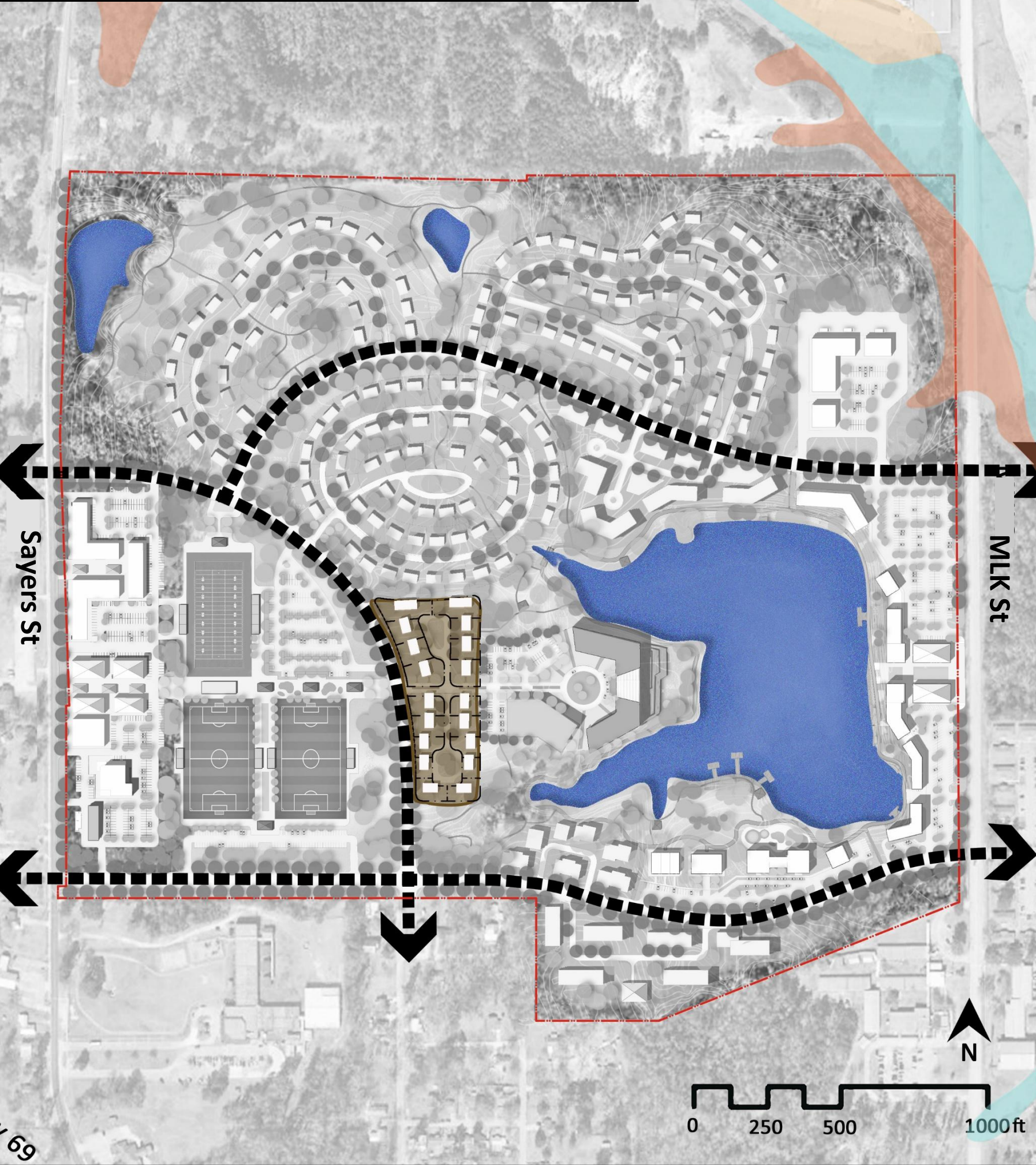


Lot Size:

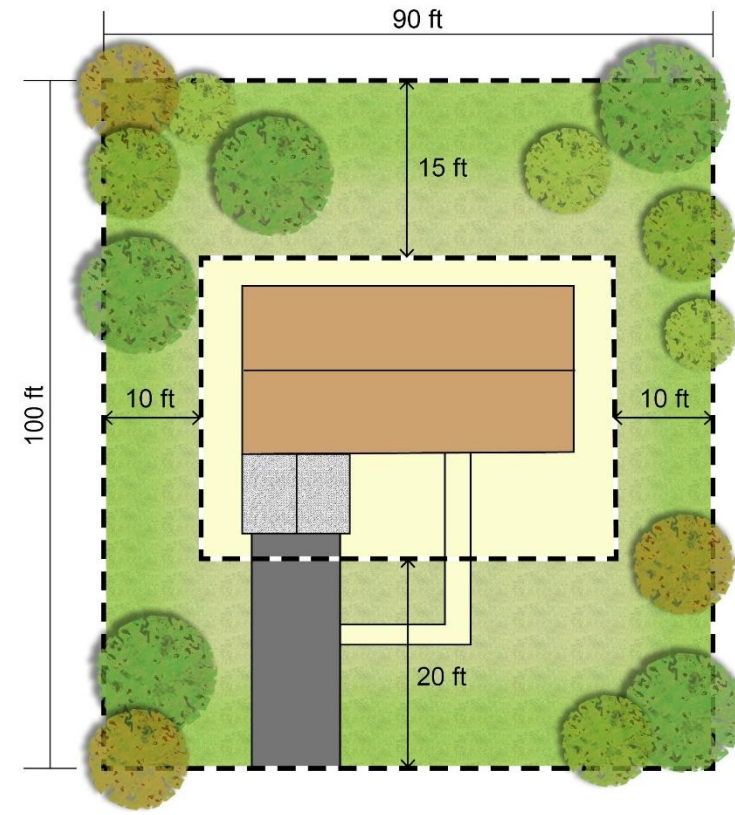
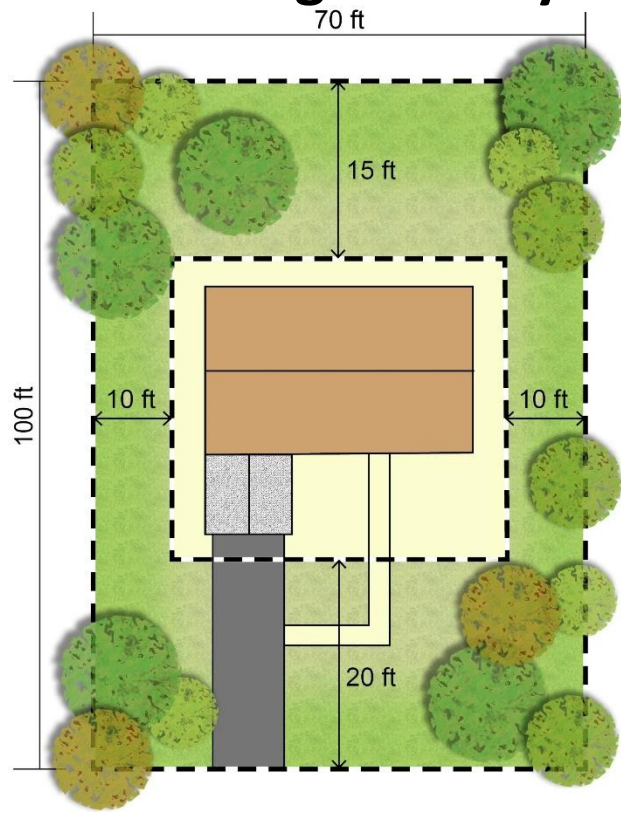
- Minimum Set Back 25 ft
- Minimum Side Yard: 5 ft
- Minimum Rear Yard: 15 ft



Pocket Neighborhood – Mixed Density



Small Single Family



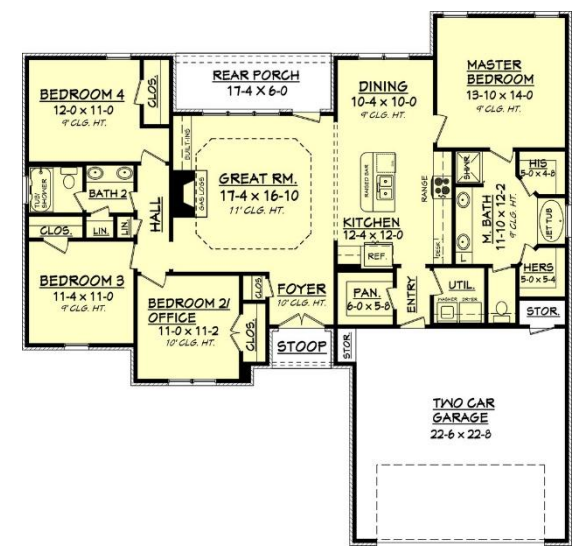
Lot Size:

Minimum Lot Size: 7,200 sf
 Minimum Width of Lot: 60 ft
 Set Back: 20 ft

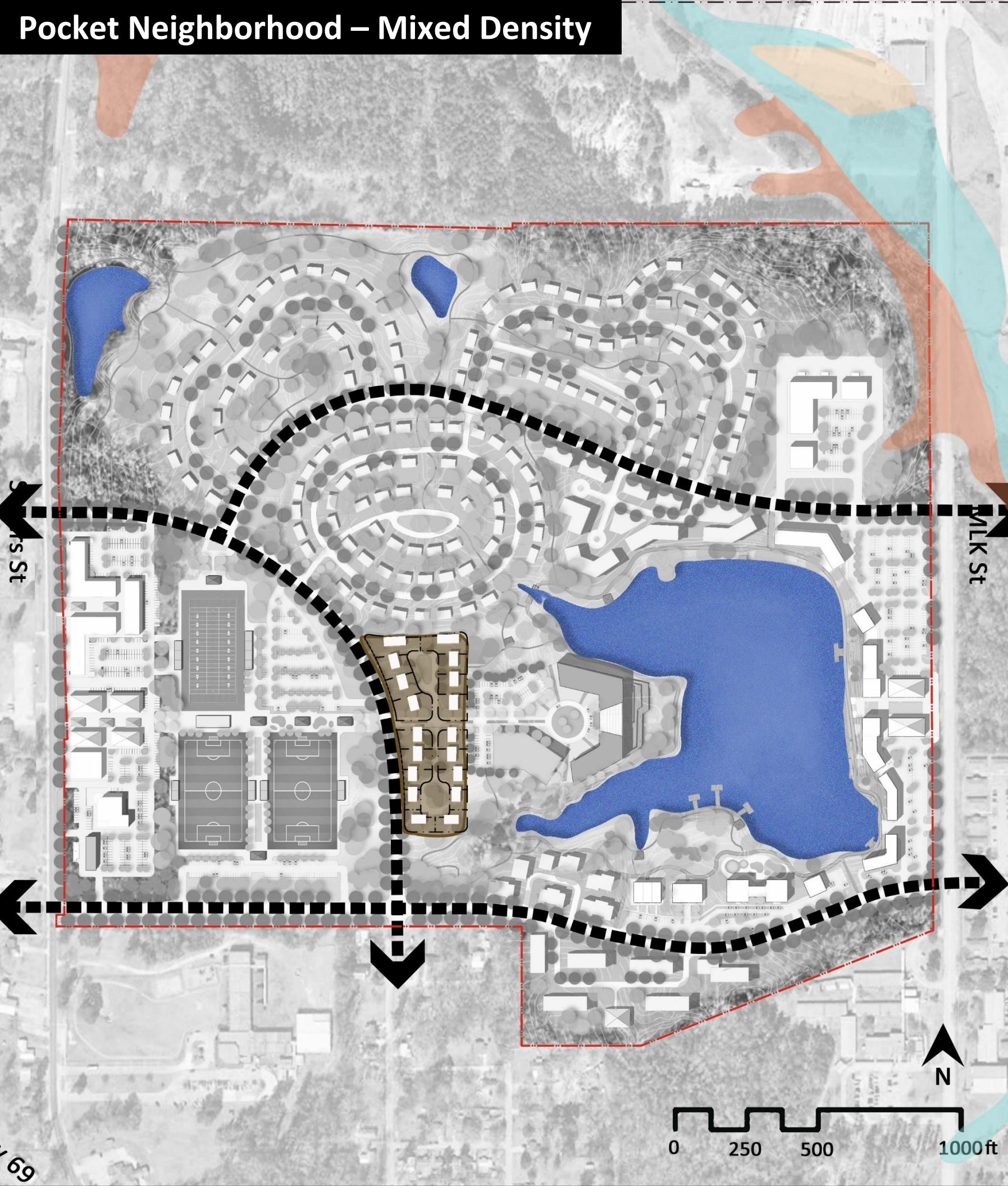
Minimum Side Yard: 5 ft
 Minimum Rear Yard: 15 ft

Living Area:

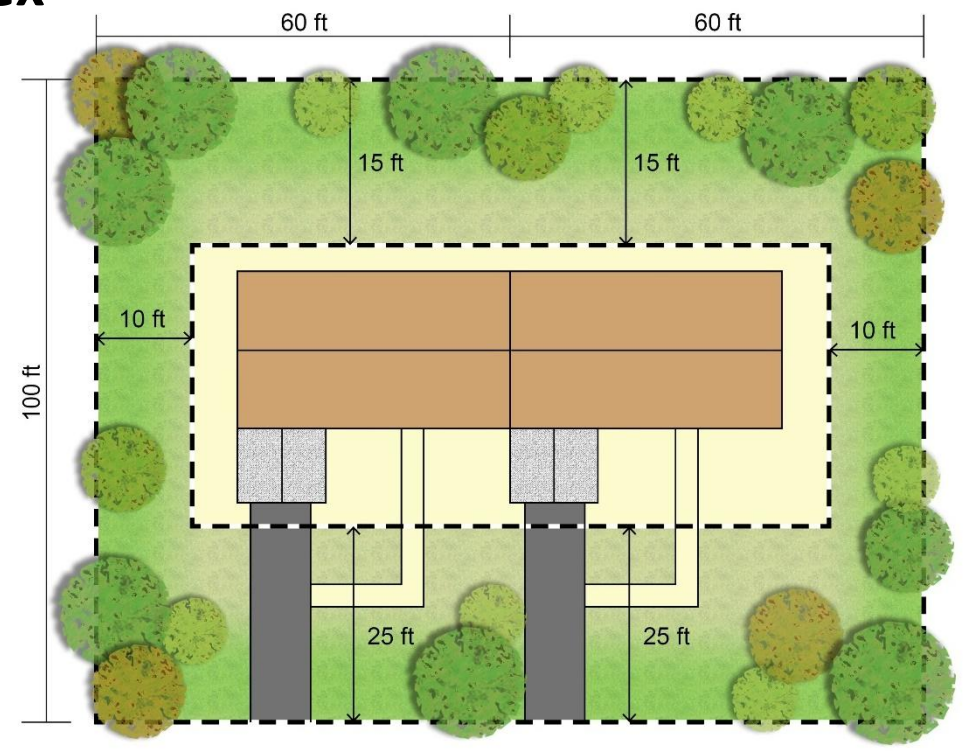
Minimum Living Area 850 sf



Pocket Neighborhood – Mixed Density



Duplex



Lot Size:

- Minimum Lot Size 6,000 sf
- Minimum Width of Lot: 60 ft
- Minimum Depth of Lot: 100 ft
- Minimum Set Back: 25 ft

- Minimum Side Yard: 5 ft
- Minimum Rear Yard: 15 ft
- Living Area:**
- Minimum Living Area: 650 sf

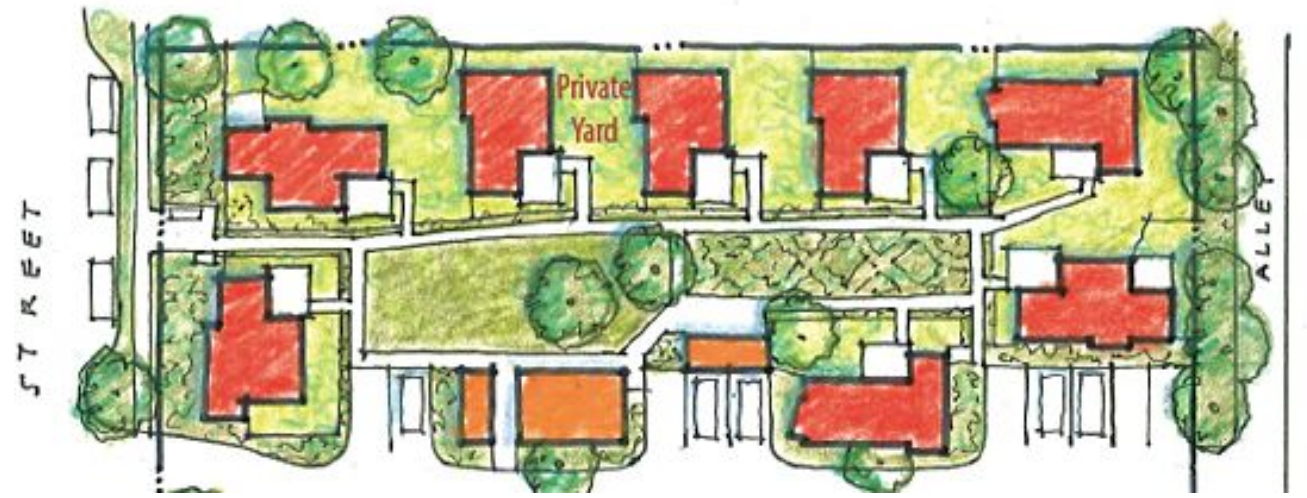
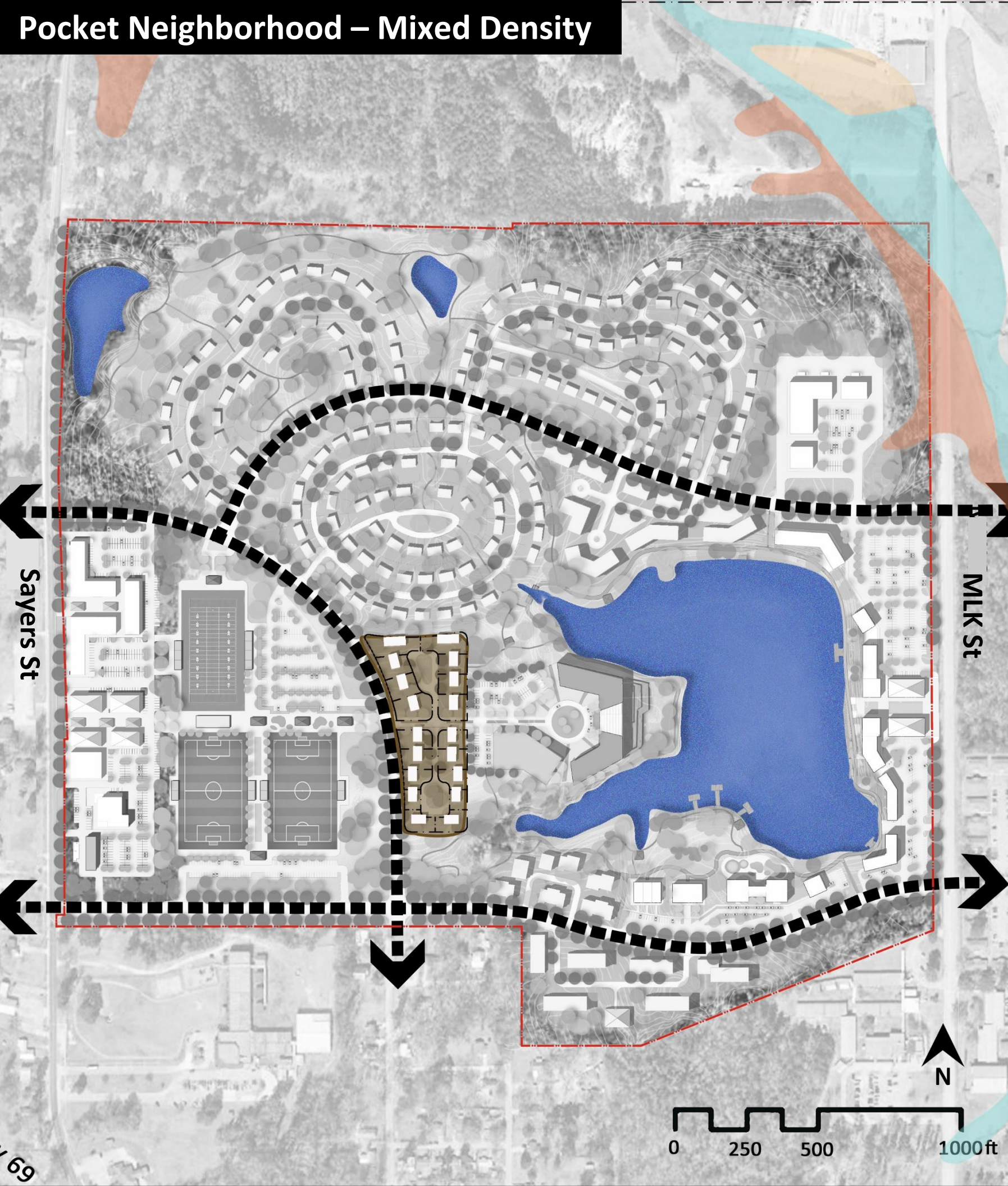


First Floor

Second Floor



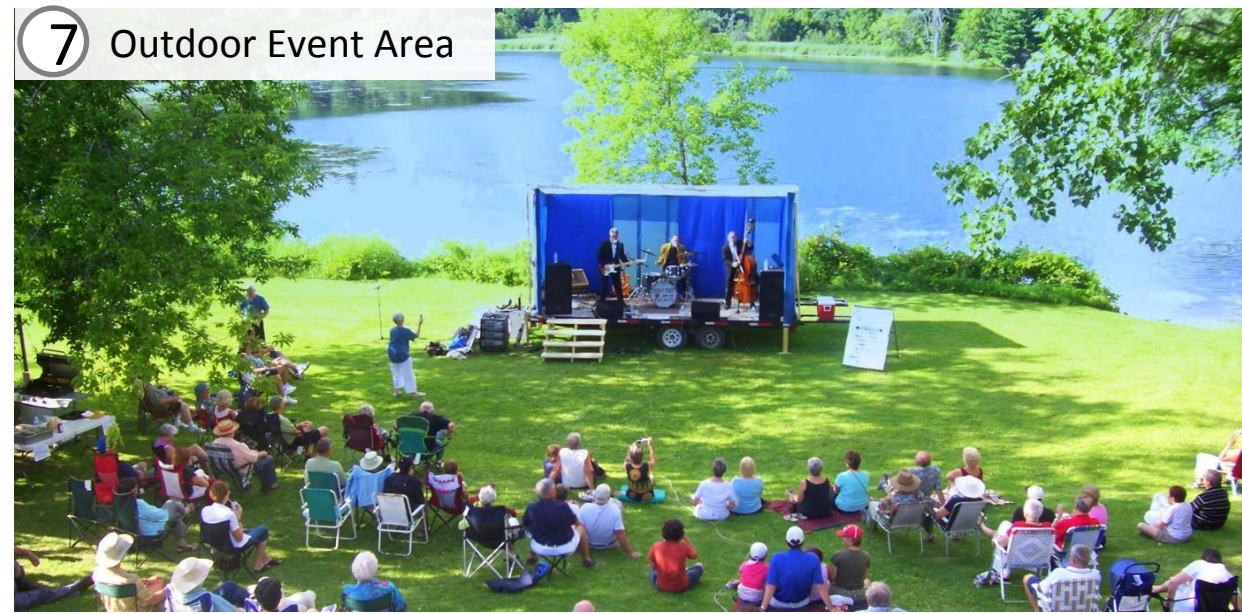
Pocket Neighborhood – Mixed Density



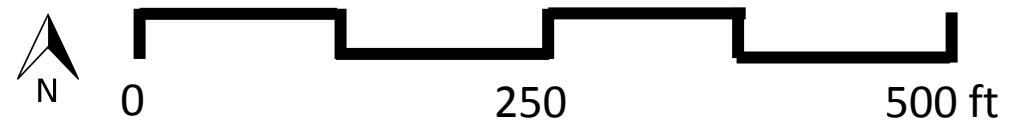
Pocket Neighborhood with a Rain Garden



Community Center



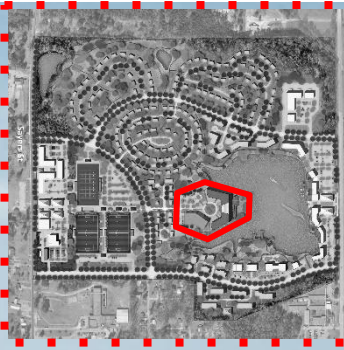
Legend



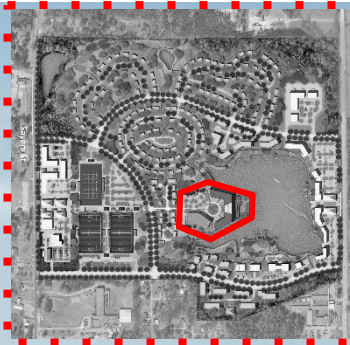
- ① Community Center
- ② Overhead Structure
- ③ Fitness Center
- ④ Sports Courts & Swimming Facility
- ⑤ Green Island
- ⑥ Deck
- ⑦ Outdoor Event Area
- ⑧ Solar Parking lot

<http://www.inla.cn/gallery/653959.html>
<https://walkingwithwolf.wordpress.com/tag/seamus-cowan/>
https://www.oksolar.com/0_n_cart/hm/03492.htm

Community Center



Community Center



Lake Trail

Fitness Center

Outdoor Event Area

Sports Courts & Swimming Facility

Drop Off

Deck

Community Center



Wei Shi, MLA 2017

Service Area



① Health Care & Beauty Care



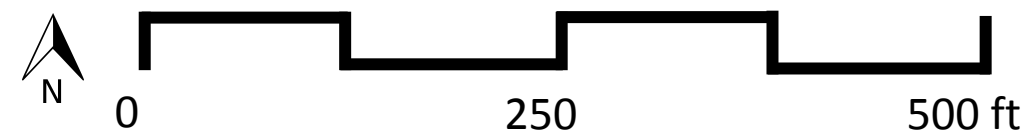
② ③ Senior and Child Daycare



⑤ Intergenerational Park

Legend

- ① Health Care & Beauty Care
- ② Senior Day Care
- ③ Child Day Care
- ④ Police Substation
- ⑤ Intergenerational Park
- ⑥ Lakefront Park



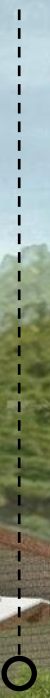
Service Area



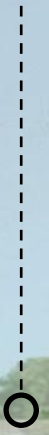
Service Area



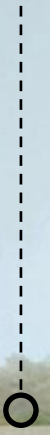
Police Substation



Senior Day Care



Children Day Care



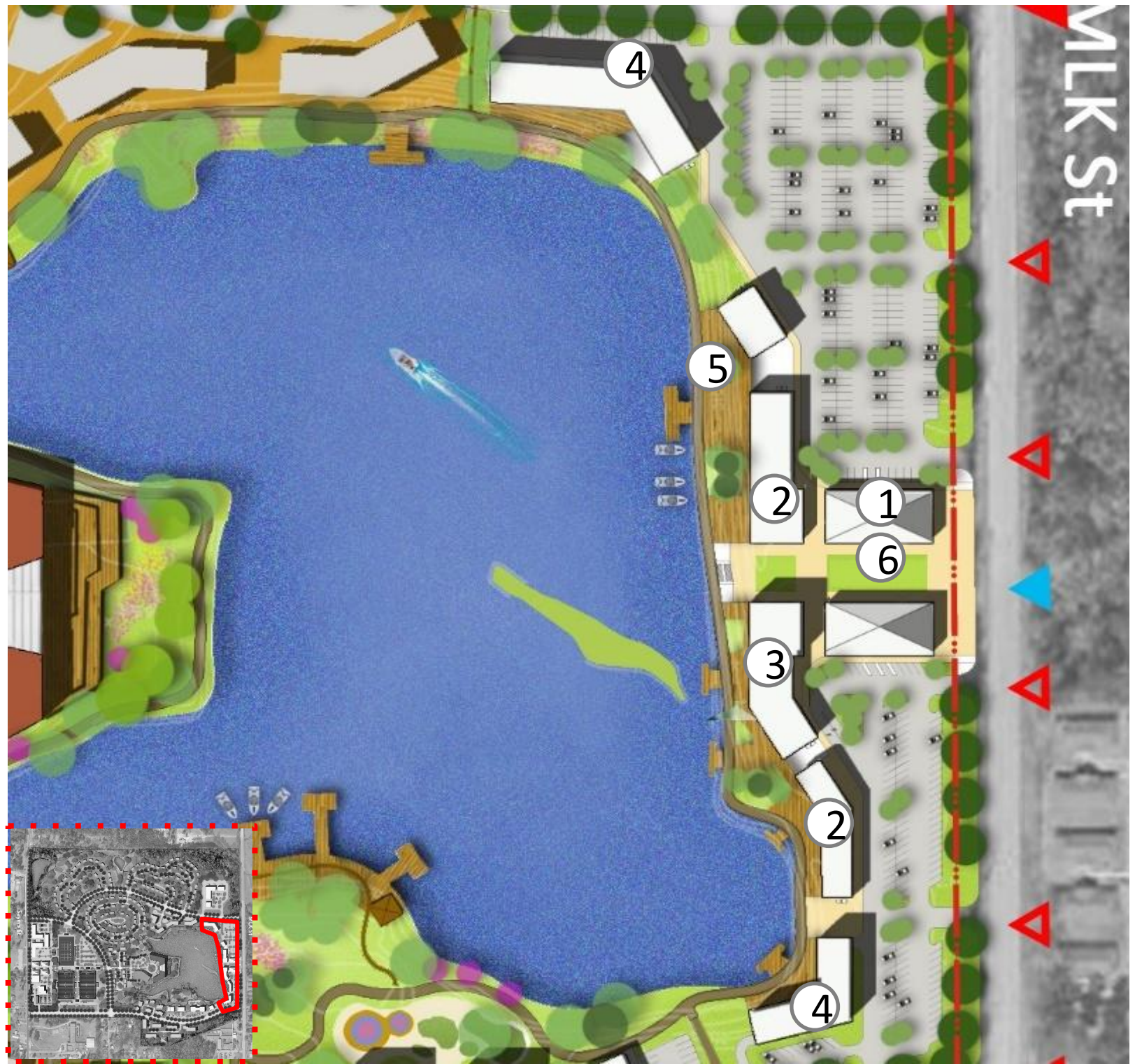
Health Care & Beauty Care



Intergenerational Park



Commercial & Mixed Use

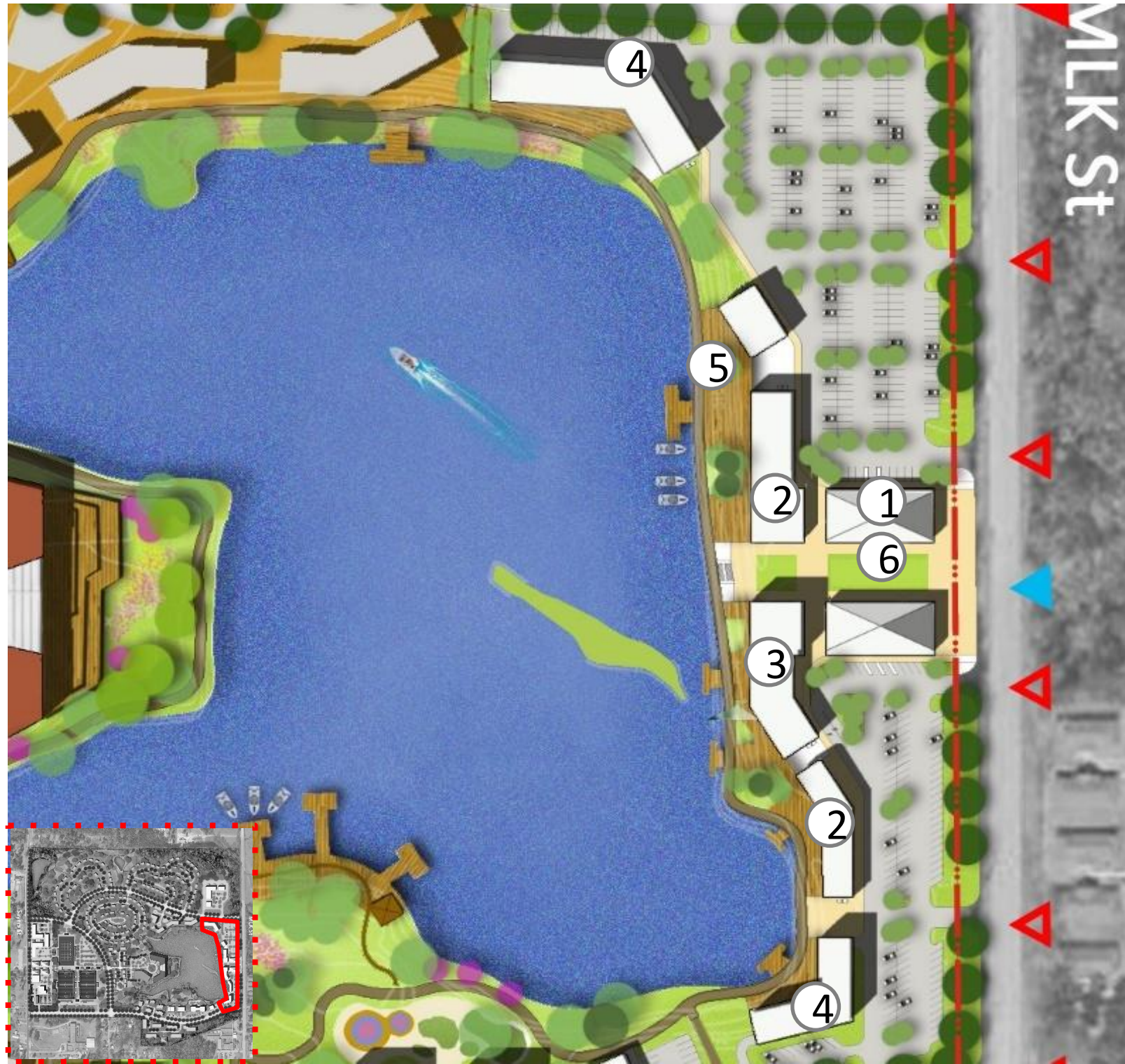


Legend

- ① Retails
- ④ Office
- ② Restaurants (with residential units)
- ⑤ Deck
- ③ Cafes/Bakeries/etc. (with residential units)
- ⑥ Plaza



Commercial & Mixed Use



Legend

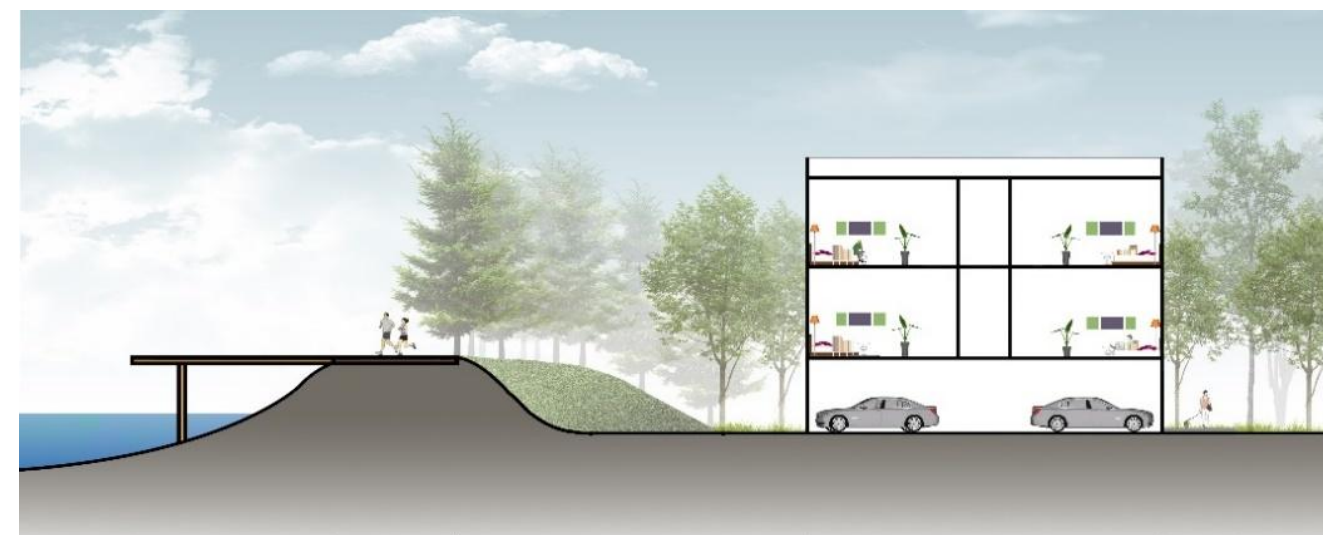
- | | |
|--|----------|
| ① Retails | ④ Office |
| ② Restaurants (with residential units) | ⑤ Deck |
| ③ Cafes/Bakeries/etc. (with residential units) | ⑥ Plaza |



• **Commercial (Deck)**

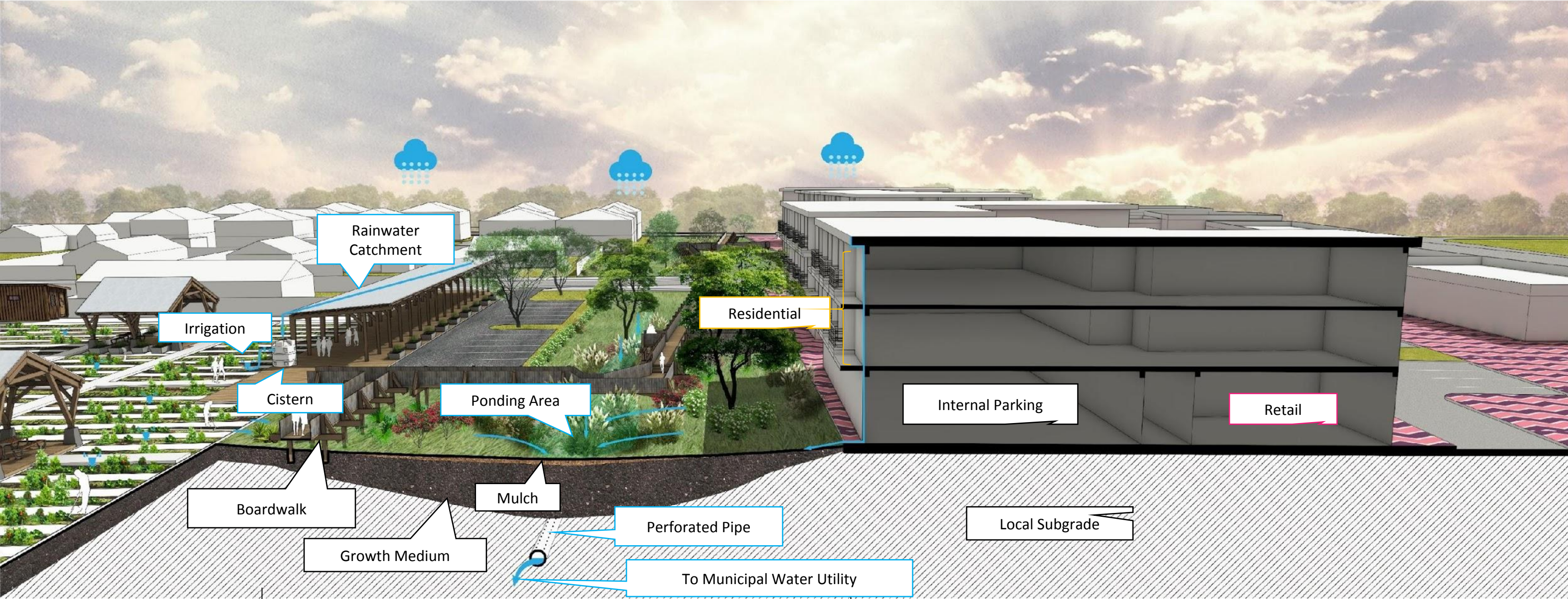


• **Residential (Retaining Wall)**



• **Office (Open Space)**

Storm water Management Scheme



Community Farm

Bioswale

Mixed Use Development

Section Perspective A-A'

- | | |
|--|---|
| <p>PERENNIALS</p> <ul style="list-style-type: none">  Flame Acanthus
<i>Anisacanthus quadrifidus var. wrightii</i>  Canna
<i>Canna generalis</i>  Louisiana Iris
<i>Iris brevicaulis and hybrids</i> | <p>TREES</p> <ul style="list-style-type: none">  Southern Swamp Maple
<i>Acer rubrum var. drummondii</i>  Eve's Necklace
<i>Sophora affinis</i>  Bald Cypress
<i>Taxodium distichum</i> |
| <p>SHRUBS</p> <ul style="list-style-type: none">  Yaupon
<i>Ilex vomitoria</i>  Buttonbush
<i>Cephalanthus occidentalis</i>  Dwarf Palmetto
<i>Sabal minor</i> | <p>Ornamental Grass</p> <ul style="list-style-type: none">  Pampas Grass
<i>Cortaderia selloana</i>  Big Bluestem
<i>Andropogon gerardii</i>  Sedge
<i>Carex spp</i> |

Bioswale Plants for East TX

Multi-family

Commercial
& Mixed Use

Service

Community Center

Pocket Neighborhood



Lakefront Park

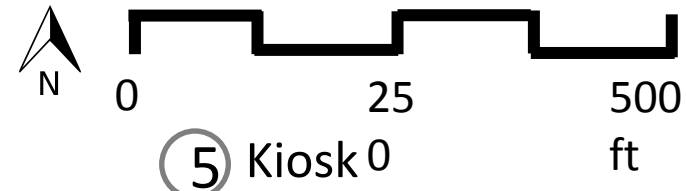


Retail, Grocery & Clinic



Legend

- ① Clinic
- ② Grocery & Pharmacy
- ③ Gas Station
- ④ Strip Mall



- ⑤ Kiosk



<https://www.immediateclinic.com/lynnwood-urgent-care>
<https://www.brookshirebrothers.com/Huntsville>
<https://www.useai.com/service/financing>

Sport Fields

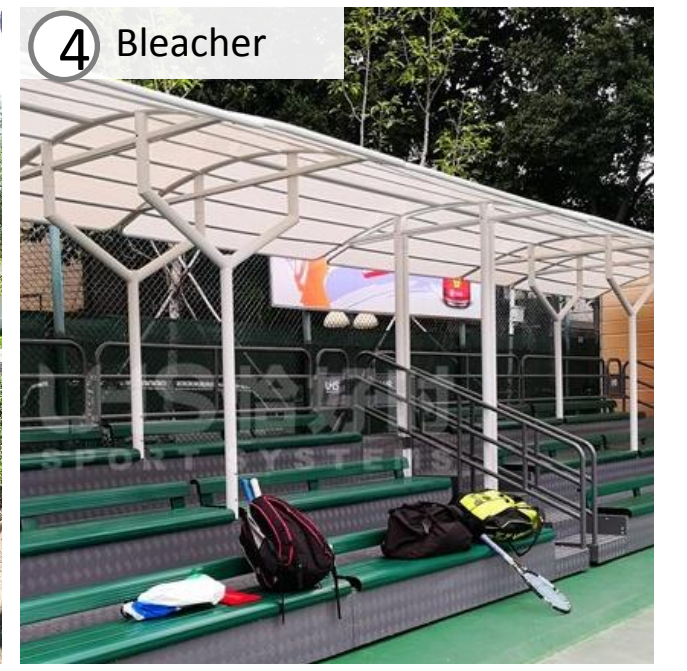


Legend

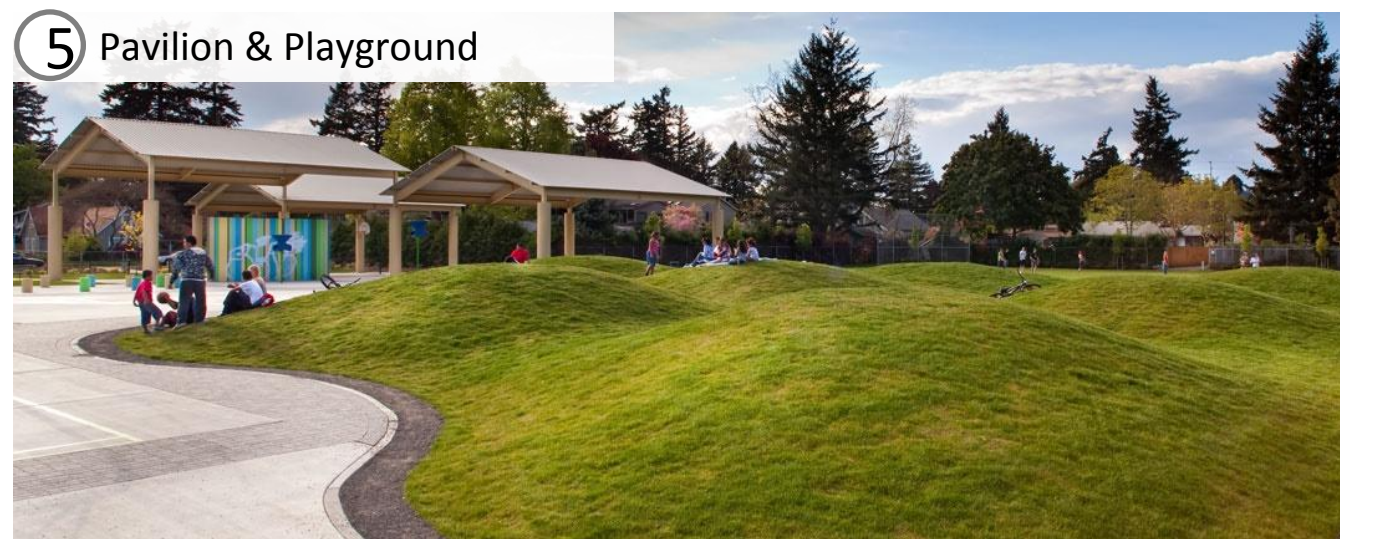
- ① Football Field
- ② Soccer Field
- ③ Restroom & Locker
- ④ Bleacher
- ⑤ Pavilion & Playground
- ⑥ Multi-purpose Parking lot



③ Portable toilet restrooms



④ Bleacher



⑤ Pavilion & Playground

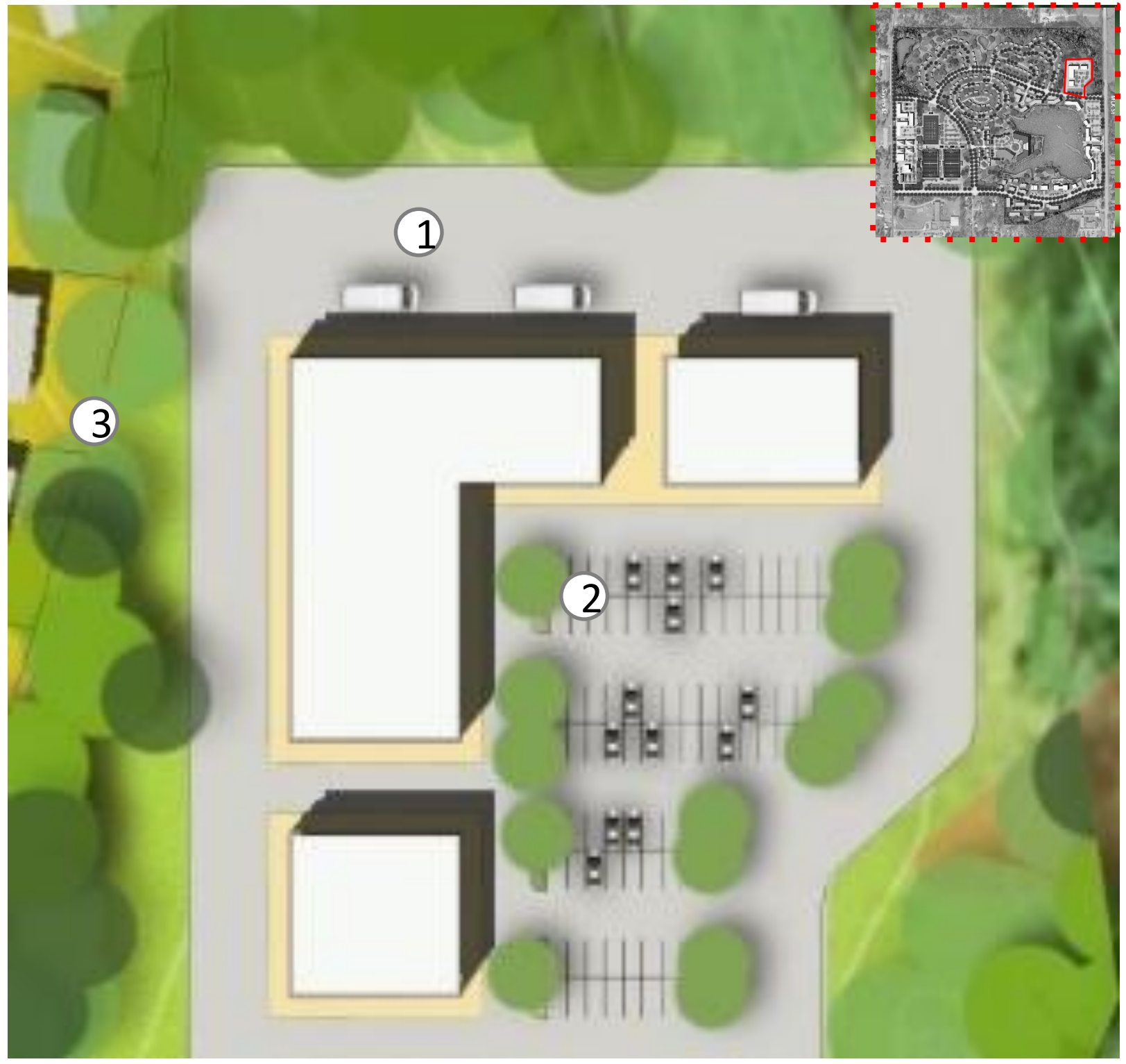


⑥ Multi-purpose Parking Lot



Farmer's Market





Legend

- ① Loading Area
- ② Parking (car & truck)
- ③ Buffer Zone

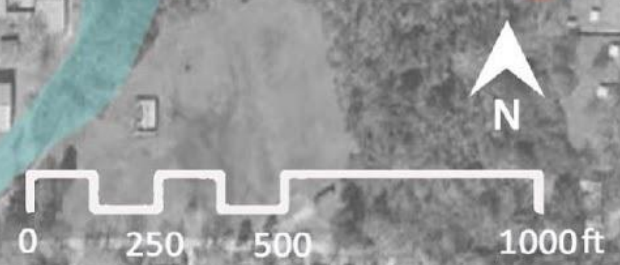


Preliminary Master plan



Legend

- | | |
|--|-------------------------------------|
| Residential | Recreational |
| Single Family (low density) | 1 Sports Fields |
| Single Family (medium-high density) | 2 Sports Courts & Swimming Facility |
| Multi-family | 3 Lakefront Park |
| Pocket Neighborhood (mixed density) | 4 Intergenerational Park |
| | 5 Pocket Gardens |
| Commercial & Mixed Use | Industry |
| 1 Retails | 1 Light Industry |
| 2 Restaurants (with residential units) | |
| 3 Cafes/bakeries/etc. (with residential units) | Access |
| 4 Grocery & Pharmacy | ▲ Main Entrance |
| | △ Secondary Entrance |
| Institutional & Service | ▲ Pedestrian Entrance |
| 1 Community Center | |
| 2 Clinic | Existing & Preserved |
| 3 Beauty Care & Health Care | ■ Preserved Woodland |
| 4 Senior Day Care | |
| 5 Children Day Care | Floodplain |
| 6 Police Substation | ■ Floodway |
| 7 Offices | ■ 100 Year Floodplain |



Sayers St

MLK St

Church

Elementary School

Elementary School

Existing Residential

Jones Park

Distribution Center

Kurth Dr

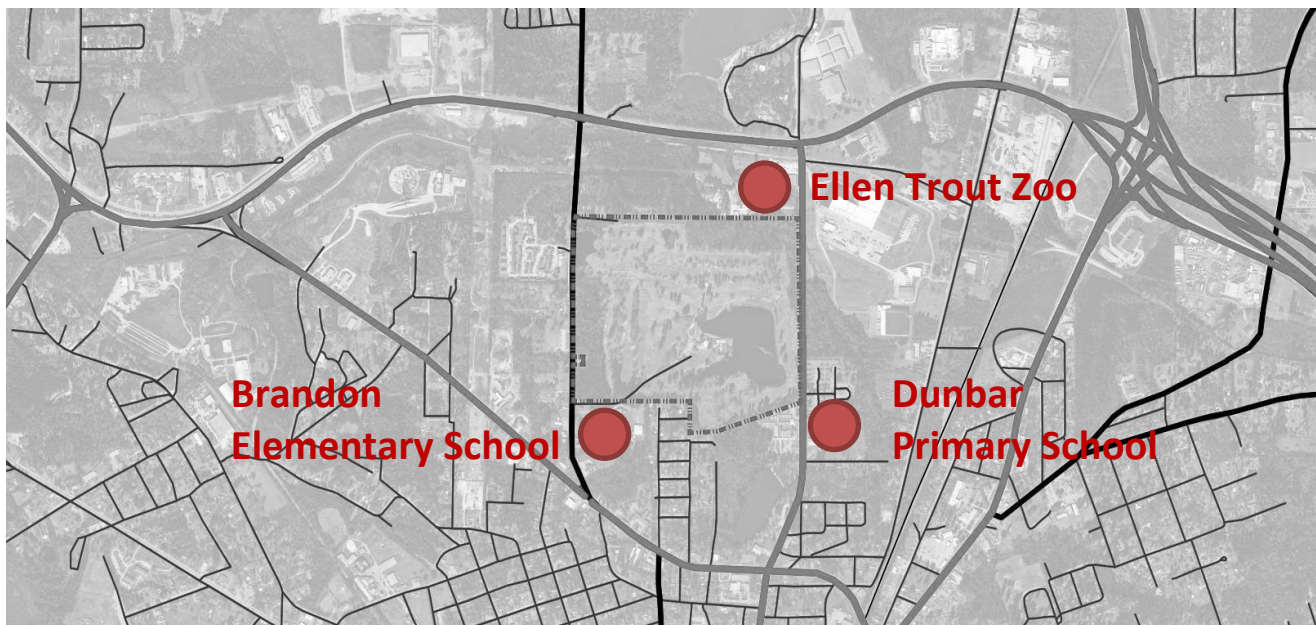


Summary



1. Traffic congestion

- Two major factors cause traffic congestion near the site: First, plenty visitors are attracted by the Ellen Trout zoo which is located in the north side of the site. Second, the roads nearby The Brandon Elementary School and Dunbar Primary School are clogged up easily during the peak pick up period.
- In the future, more attention needs to be paid to alleviate congestion through arrange land use and transportation system appropriately.
- Transit-oriented development may be considered in next phase.



2. Affordable housing

- Affordable houses need to be considered in the future to avoid gentrification.
- We need not only to improve living environment, but also to avoid relocating current established residents.

What is **Affordable Housing**?



The government says housing is “affordable” if a family spends **no more than 30%** of their income to live there.



3. Employment

- Incorporating commercial and mixed-use area, etc. in the site can attract different types of business.
- These companies will provide many great job opportunities to the local residents.



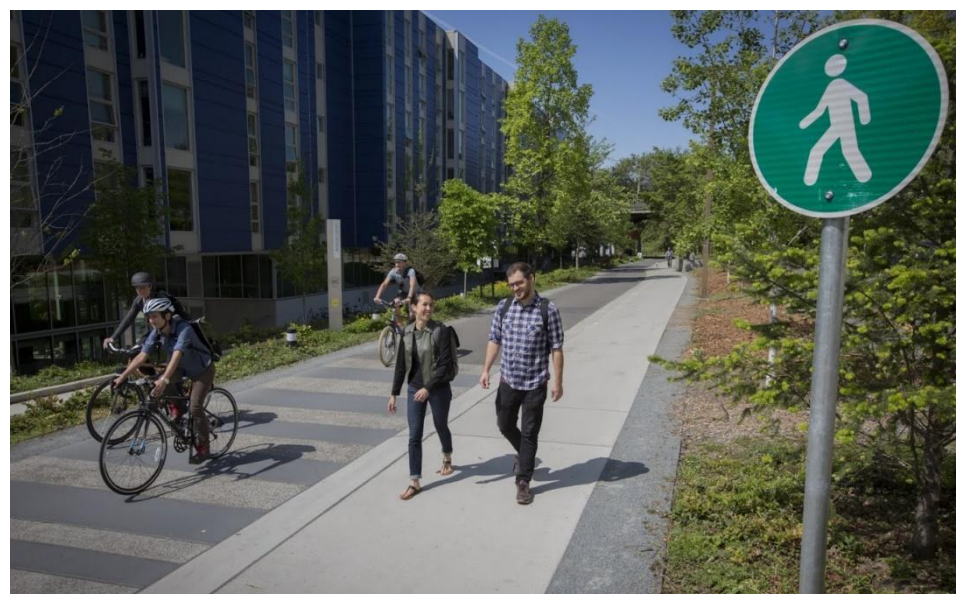
4. Smart community

- Smart City has become a trend over the last few years. We can consider to use some artificial intelligence and data analytics to support a strong and healthy economic, social, cultural development of the community.



5. Sustainable communities

- Apply **solar energy** to community facilities and buildings to create a sustainable community.
- Promote **walking and bicycling** as clean and healthy modes of transportation, and consider **golf cart** as a clean mode of public transportation within the community.



6. Sports and youth facilities

- Participation in sports and activities develops important character traits and lifelong values for children.
- Sport changes lives and can be used to revitalize and improve communities. Participation in sport and physical activity reduces obesity and associated disease, improves academic performance, and dramatically reduces teenage pregnancy, smoking, and risky behavior.



<https://news.energysage.com/solar-canopy-installations-bring-shade-clean-energy-parking-lot/>

<https://www.pinterest.com/pin/439875088586267455/>

<https://www.washington.edu/wholeu/2015/07/30/benefits-of-an-active-commute/>

<https://www.cugetliber.ro/stiri-sport-mai-multi-bani-pentru-copii-si-juniori-din-drepturile-din-pariuri-sportive-333945>

7. Comments And Feedback From Residents

- “What do you have in place for education or you going to incorporate it in with the community center.”
- “The design document what can happen based on your assessment and will help us to speak correctly in your absence.”
- “Train people to do technology and coding like Mississippi and Iriand.”
- "Its a blessing to have the help from Texas A&M, and there's always a need specially for those that want to live and continue to live (retire) here in Lufkin. Thanks for everything. Impact Lufkin has started a marvelous thing and with the help of the people of Lufkin and its contribution. I'm glad to know change is coming. "
- " Hotel/Resort -> need. Convention meeting space. Connecting Jones park.. incorporate city parks. Outdoor education. Incorporating LISD - anyway to partner? Wonderful job. Look forward to seeing this become a reality. Lots to continue discussing but on the right track. * Interested in becoming more involved in impact Lufkin. Lauren Stacy & Caleb Stacy"



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