

SEPTEMBER 2011

# CAMPUS VILLAGE



CASEstudy

SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES

**LOCATION:** 1711 Harvey Mitchell Parkway  
College Station, TX 78840

**OWNER:** CVCS, LLC - Lansing, Michigan

**DEVELOPER:** Caddis Development Inc.  
- Lansing, Michigan

Campus Village is a thriving new community located in College Station, Texas. College Station is home to Texas A&M University, a research intensive university with over 38,000 undergraduate students and 9,000 graduate students. Home to over 250 degree programs in 10 colleges, the University enrolls the largest student body in the nation outside of a metropolitan area. Due to population and job growth in the state, Texas A&M has seen significant enrollment increases since 2006.

Growth creates many needs within a community, one of which is to meet the demand for housing students attending the University. Enrollment growth brings the development of new properties and communities much like Campus Village, which is an exemplary example of such a development because it demonstrates SERF's mission of **Practical Environmental Stewardship**.™

The community at Campus Village demonstrates many different aspects of environmental stewardship, from efficient appliances to responsible water usage. What makes this complex unique, however, is the all-inclusive community aspect and the overall walkability of the area. The developers of Campus Village took a holistic approach to environmental responsibility and embraced the principles of *new urbanism*.

New urbanism is an urban design movement that began in the 1980s: it promotes walkable neighborhoods that support many different types of housing and job opportunities. New urbanism is connected to the environment in many different ways; for example, the principles of new urbanism support a pedestrian oriented environment. Communities benefit from this in numerous ways, including enhanced



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overall community health and lower emissions of greenhouse gases. Campus Village was designed to encompass these principles.

The walkability of the community is only the beginning of its commitment to environmental sustainability. Campus Village reuses over 50% of its storm water for irrigation purposes and at least 80% of all storm water stays on site. The complex received full points in the “*storm water*” category on its SERF certification application. Retention of storm water



with water heated from solar panels on the roof of the pool house. By walking or floating, students residing at Campus Village can have a memorable, environmentally-conscious experience while attending Texas A&M.

The community features mixed-use space, offering retail as well as residential, decreasing the amount of transportation that will be necessary for residents to fulfill their everyday needs. Essentially, less driving



is particularly important in Texas; where recent drought conditions have led to negative environmental consequences and a poor standard of living for residents.

Campus Village residents, by contrast, can cool down in a “*lazy river*” that flows through the complex and is fed, in part, by collected rainwater. In addition, the community hot tub is maintained

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and more walking helps this eco-friendly complex stand out from the rest. In addition, the community is located only a mile from Texas A&M University, keeping commutes short and less impactful on the surrounding environment. A ten foot wide hike/bike trail, with exercise stations, that connects to the University’s pedestrian paths is also part of the amenity package.

The design and development of Campus Village show how proper planning can be used to create a community that is environmentally responsible to its core. Incorporating new urbanism principles is not always the easiest or least expensive choice for a developer. However, residents of a new urbanism community are the beneficiaries of a convenient, healthy, and environmentally responsible lifestyle.

By embracing the principles of holistic environmental stewardship, Campus Village has achieved Society of Environmentally Responsible Facilities (SERF) certification.

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**SERF** is a coalition of property owners and professionals certifying and promoting environmentally responsible homes and building.

**SERF** affirms that with private property rights come *responsibilities* – not least of which are the responsibilities to construct, rehabilitate, and operate our homes and facilities, enhance our communities and minimize environmental impact.

**SERF** recognizes that protection of our environment is the duty of every steward of the land, and such stewards who act accordingly should be recognized and encouraged.

**SERF** holds that honest cost-benefit analysis should be applied to building improvements and systems intended to help the environment. To endure, sustainability must be affordable.

**SERF** is an inclusive organization which provides live and online forums for members to share methods to cost-effectively meet our goals.

**SERF** builds future generations of environmentally responsible property owners. Our examples and support can teach and endow future generations to live in harmony with our planet and to conserve its precious resources.

**SERF** *Catch the wave ~ get certified!*

## PRACTICAL ENVIRONMENTAL STEWARDSHIP



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