

JUNE 2015

# TMED SOUTH

YOUNG TEMPLE  
CONNECTING  
TO HISTORIC TEMPLE

Daily 50¢  
\$100



Completed: September 2015

Thank you to all participants in this workshop for helping us explore what makes a great community & laying the foundation to make TMED South an integrated and successful part of Temple!

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# INTRODUCTION

The 2015 TMED South Charrette had one major objective: To provide a framework plan to help guide city leaders, property owners and future developers in the creation of an overall unified plan made up of a variety of urban districts. The intent is to identify the best land use options and to provide a cohesive master plan strategy to unify these areas.

The overall intent is to give the city direction in potential future capital improvement projects, potential development and redevelopment areas, and a phasing time line and budget for the possible improvements.

## Purpose & Vision

### Purpose

The Temple Medical Educational District (TMED) went through a Design Guidelines and Standards process in 2008. Since that document was produced, a number of improvements have been completed, planned and/or funded. As the City of Temple and the medical district has expanded, it is apparent and vital that the City re-evaluates how to manage expansion and growth.

Currently, many employees in the medical district live outside of the city limits of Temple. This redevelopment and planning effort looks to focus on two areas to provide better livability to employees and thus better viability to the city as a whole.

### Vision

To improve the viability of the entire medical district by fostering smart development and connectivity in order to provide better livability to medical district employees, professors and students.

## Background

### Completed, Planned and/or Funded Projects

Temple Medical & Education District has gone through a number of different planning efforts which have resulted in various projects, all of which are at different stages of completion, planning and funded statuses. The following are those projects and their statuses:

#### Completed

- Temple Comprehensive Plan (2008)
- TMED Design Guidelines
- Temple Form Based Code
- I-35 Overlay District
- 1st & 3rd Street Overlay District
- Downtown Temple Strategic Plan (2013)

- Pepper Creek Trail
- Friar's Creek Trail
- Downtown Safety Zone
- Trails Master Plan
- 1st Street Improvements
- 31st Street Improvements
- District Signage
- TMED Monumentation

#### Planned and Funded

- Loop 363 Entry
- Avenue R Intersection Improvements (Construction in Progress)
- Avenue U Intersections Improvements
- Santa Fe Plaza (2014)

#### Planned

- Crossroads Park
- Regional Park (2015) - Planned
- Temple Trails Master Plan



Exhibit 01.Existing Temple Regional Context



Context

Adjacencies and Impacts

The two study areas addressed in this document have complex relationships and adjacencies which are crucial to understand in order to provide the best conceptual plans for the area and the overall community.

Blackland Prairie Research Center

Texas A&M AgriLife Blackland Research and Extension Center (formerly Texas Agricultural Experiment Station) has been part of the Temple Community since 1909 and owns a large portion of the Southern Study Area. The center is at the forefront of land and water solutions to help ensure prosperity and growth for Central Texas farmers. The center also has many programs to help educate the community in gardening, nature preservation and more.

Although the property is open land and the organization is well-rooted in the local and regional community, due to the general rules of research, the area is fenced to maintain a level of control over their research. Despite the segregated land, Blackland Prairie Research representatives, which were involved in the charrette, discussed possibilities of land swaps for nearby properties which would help create a more unified and uninterrupted development.

Temple College

Temple College, founded in 1926, has long played a major role in the viability of Temple, Texas. The once small junior college is now a major campus with over 108 acres, 27 buildings and five off-campus locations. The main campus provides degrees in medicine, law, education, engineering, and similar fields which partner with the hospitals and centers in Temple.

In the past few years, the college has improved the aesthetic quality and master planning. Friars Creek Trail which connects Baylor Scott & White with the college has provided a much needed amenity for students and employees. The trail bifurcates the Northern Study area which has the ability to provide a well connected and walkable community, potentially for students and employees.

Veteran’s Administration Hospital

The Olin E. Teague Veterans’ Medical Center is a full-service, 189-bed teaching hospital that serves as the medical/surgical referral center for all CTVHCS campuses as well as providing outpatient services to Veterans across their 32-county service area. The VA medical center is part of one of the largest integrated healthcare systems in the United States with this center acting as the main campus for the Central Texas Veterans Health Care System. The

centers provide a range of services including but limited to: medical, surgical, psychiatric, and rehabilitation with inpatient medical/surgical hospital beds, a hospice unit, and community living center (CLC) beds.

The VA hospital is a prominent employer in the Temple Community and provides much needed services to central Texas veterans however, the campus is large and due to it’s national and statewide governmental aspects, the hospital is fenced off for approximately ninety percent of it’s borders. This causes some issues with connectivity for the community. However, the disconnected nature of the facility does not directly affect the study areas but the hospital is an important key player in Temple.

Baylor Scott & White

Originally founded in 1897 as a sanitarium, Baylor Scott & White is now the largest not-for-profit health care system in Texas and one of the largest in the United States. Baylor and Scott & White Hospital joined forces in 2013. BS&W includes 49 hospitals, more than 800 patient care sites, more than 5,800 affiliated physicians, 38,000 employees and the Scott & White health plan. It is ranked as one of the top 100 hospitals and one of the top 15 teaching hospitals in the United States.

The hospital has deeply rooted ties to Temple Texas and has remained the largest employer for the city of Temple for a number of years. Physical connections are important to maintain or create to the Hospital which is located to the west of the Northern Study Area. Friars Creek Trail connects Temple College to BS&W.

1st & 3rd Street

The city of Temple adopted an overlay district for South 1st Street and North 3rd Street Corridor in order to improve the public realm along these important corridors and to draw new development and redevelopment to the area.

The public realm enhancements include wider sidewalks, street trees, decorative lighting as well as standards for landscaping and signage. These improvements create an opportunity to build upon enhancement momentum which has already begun to make an impact on the City.

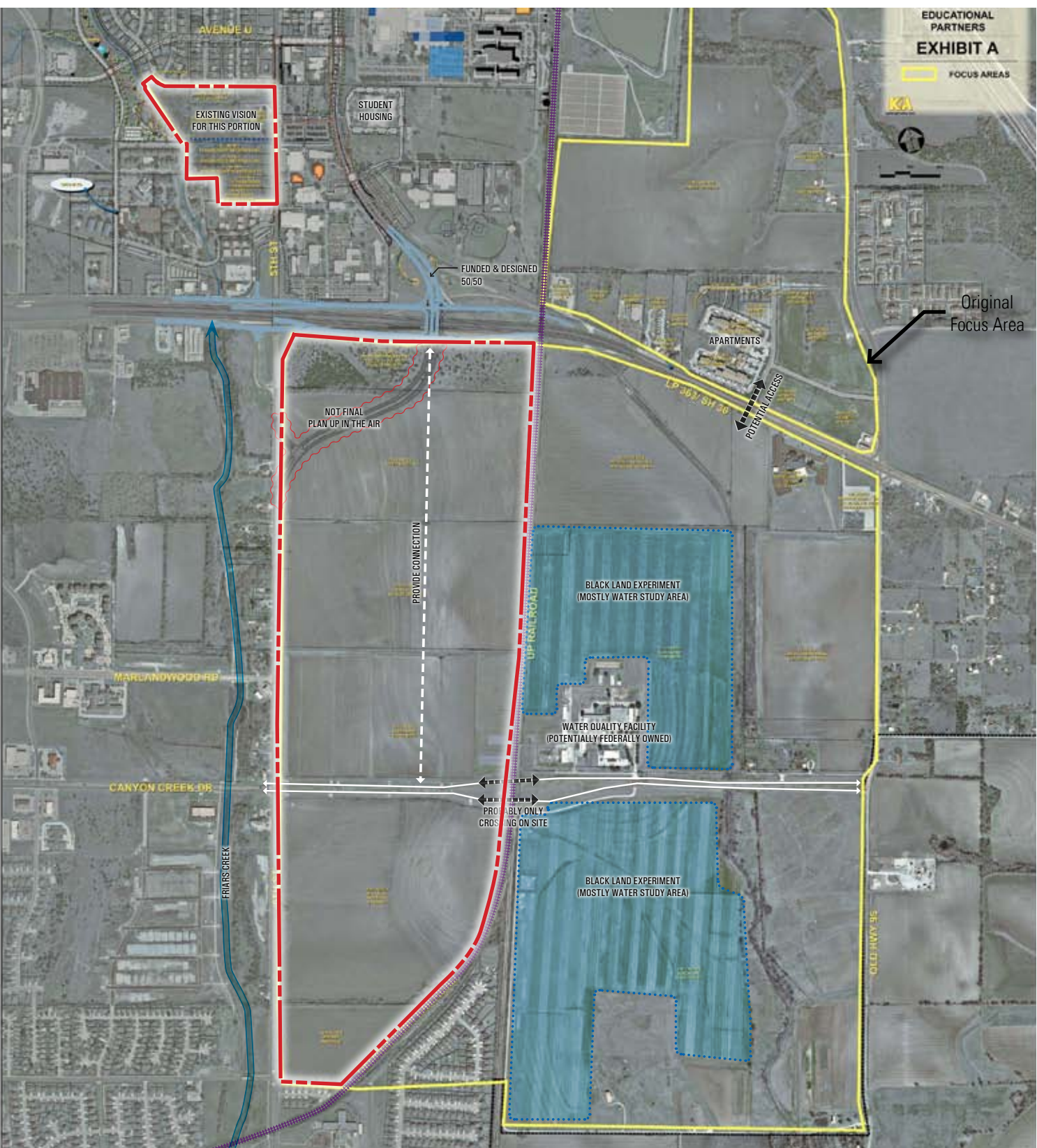


Exhibit 02.Study Areas and Surrounding Context



## PROCESS

# Charrette

## Schedule

Tuesday, June 2, 2015			
Time	Agenda	Group	Presenter
8:30-9	Breakfast	AB	
9-9:30	Introductions	AB	Jonathan Graham / Mark Meyer
9:30-10	History of TMED	AB	Mark Meyer
10-10:45	<b>*Placemaking</b>	AB	TBG
11-12	<b>*Building Blocks</b>	AB	TBG
12:00 - 1:15	Lunch	AB	
1:30-5	Breakout Session	A	
5-6	Dinner	A	
6:30-9	Breakout Session Continues	A	

Wednesday, June 3, 2015			
Time	Agenda	Group	Presenter
8:30-9	Breakfast	AB	
9- 10:30	<b>*Presentation</b>	AB	Mark Meyer /David Patrick
10:30-12	Breakout Session	A	
12-1	Lunch	A	
1 : 3 0 - 6:30	Breakout Session	A	
6 : 3 0 - 7:30	Dinner	A	
7:30-10	Breakout Session Continues	A	

Thursday, June 4, 2015			
Time	Agenda	Group	Presenter
8:30-9	Breakfast	A	
9- 1	Presentation Prep	A	
1-2:30	<b>*Final Presentation</b>	AB	Mark Meyer, David Patrick
2 : 3 0 - 3:30	Next Steps	A	

\* Further information on activity in this section.

## Attendees

The TBG charrette process is generally comprised of two separate groups that meet at varying times during the two and a half day process. Team A is mostly comprised of the design team, consultants, city staff and representatives from varying organizations. Stakeholders were encouraged to attend each day in the morning to give valuable insight and critiques.

Attendees	
A - Design Team	B - Stakeholders
Gary Schmidt	Ryan Barker
Thomas Baird	Gerald Kurio
Jonathan Graham	Nancy Kurio
Brynn Myers	Todd Kurio
Brian Chandler	Gregg Strasburger
Steve Wright	Scott Liles
Bob Browder	Barbara Bozon
John Kiella	Zoe Rascoe
David Patrick - KPA	Ken Mitchell
Mark Meyer- TBG	
Dean Wilson - TBG	
Brent Spraggins - TBG	
Sherri Collison - TBG	
Travis Crow - TBG	
Cecilia Hours - TBG	
Mandy Busby - TBG	

## Placemaking

Attendees were asked to pretend as though they were back in school and put a collage together of imagery from magazines that helped to describe the type of community they imagined for the study area. The entire group was divided into three groups which all presented their vision.

Each team had similar elements but differing overall focuses.

*Stronger Communities Benefit Everyone*



### Marketplace and Farming








## Happy and Inclusive





Building Blocks

Attendees broke out into two groups to begin working through site constraints, circulation and preliminary planning with the use of legos as various land uses. Both group focused on only one site. Much like children make up their own rules, both teams used different land uses for the legos than originally directed, in order to get the best plan result.

Block	Land use
	Single Family
	Multi-Family
	Retail
	Civic / Government
	( Marker )
	Roadways
	Parking

Friars Creek Neighborhood



The Friars Creek plan shows a continuation of the single family (orange) neighborhood to the north with mixed use and/or retail (pink) along 5th Street. The existing trail which bifurcates the area is shown with residences fronting on the trail to help activate it and create better connectivity for the region. The remainder of the property shows multi-family (brown) with a few amenity areas (blue) throughout.



Southern Study Area

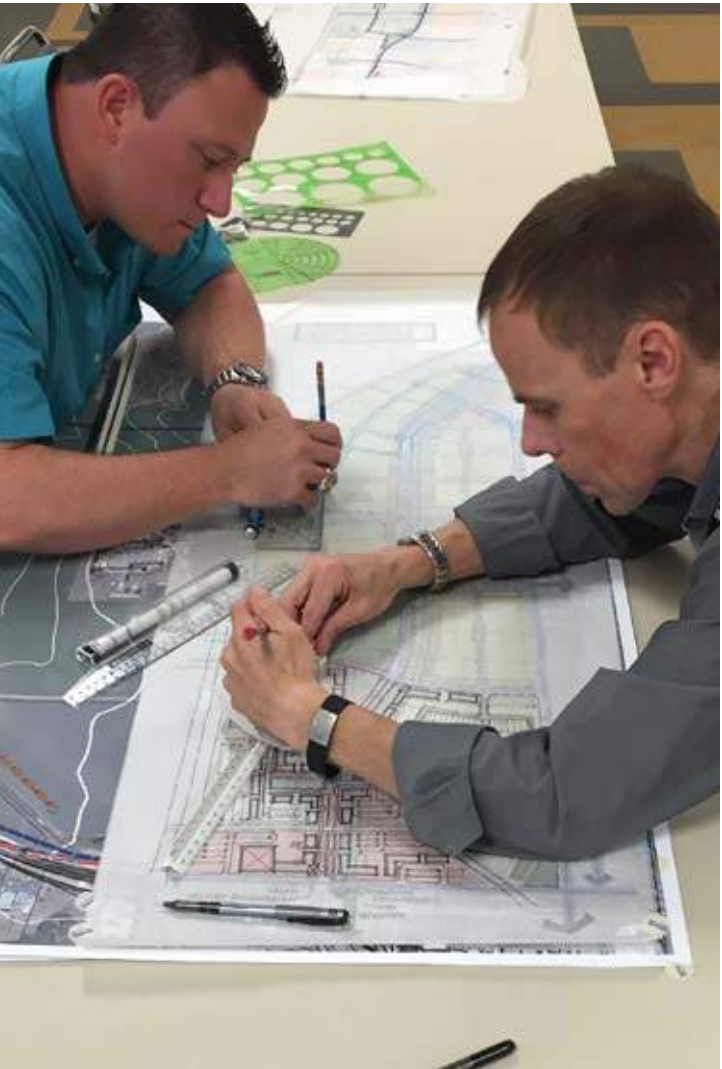


The Southern Study area is shown pulling a major roadway through the center of the site to monopolize on the great amount of investment at the 1st Street and Loop 363 interchange. Urban retail (red) lines that extension into the property with higher density on the right side

of the image (orange and pink) and single family (orange) shown on the left. Discussions of a land swap for the southern (top part of the image) show re-orienting the Blackland Property alongside the rail to allow for development to continue through the remainder of the site.

Breakout Sessions

These sessions were primarily dedicated for the design team to address the solutions and problems presented, through varying graphics. The design team consisted of planners, architects, engineers, landscape architects, economic development advocates, city staff and others. The variety of skills and expertise were a great asset to better diagnose and provide real world solutions.



Presentations

Feedback from attendees is a highly critical part of the charrette process and is imperative to receive at varying intervals during the process. The most prominent presentations were the morning of the second day and afternoon of the third day. The second day presentation discussed two conceptual plans for each study area to receive feedback for preferred plans and the final presentation on the third day.

These presentations focused on not only addressing the issues and opportunities presented but were open to questions, comments and concerns, in order to get the best real world solutions.





# REGIONAL TMED

## Existing Regional Conditions

The efforts of the TMED Design Guidelines allowed Temple to unify and brand the district as a whole. Beyond the TMED boundaries, Downtown Temple and the remainder of the city is somewhat segregated and disconnected. The rebranding efforts along First Street has helped to tie Downtown and TMED together however there are still missed opportunities.

### Key Ideas

1. Leverage TMED to create strong identity
2. 1st street connection as primary linkage to downtown and south Temple
3. Extend Friars Creek Trail to 1st Street and create a pedestrian connection to south Temple
4. Expand Arts/Culture/School and Programs as Heart of Community
5. Partner with Economic Development Corporation and land owners for development opportunities
6. Create Partnership with Blackland Prairie AgriLife Reserach & Extension Center

## Key Ideas & Framework Plan

Regionally, the overall goal is to create better connections and a cohesive plan for infill and development south of TMED.

### Key Ideas

#### *Leverage TMED to create strong identity*

TMED's concentration of hospitals, higher education and close proximity to downtown represent a significant opportunity to leverage the district's sense of place, human capital, facilities and existing activities to attract and nurture research, residents, and additional development in adjacent underinvested neighborhoods. TMED South's proximity and available developable land position the area to dovetail with the larger redevelopment and improvements happening in the district and to become a reinvigorated mixed-use urban neighborhood that would serve the district's businesses, spark economic development, create livability and strengthen the already recognizable identity.

#### *1st street as primary linkage*

A great deal of investment has been put into improvements along 1st street in terms of streetscape, landscape and connection as primary linkage to downtown and south Temple. Consideration was given to safely accommodate all forms of mobility—car, transit, bicycle and pedestrian—and encouraging community interaction. Planting

buffers between the curb and sidewalk, widening sidewalks and screening parking are previous measures that have contributed to enriching the public realm within the rights-of-way and that should be built upon as additional development occurs in the district.

#### *Create Friars Creek Trail Corridor*

Trail access plays an important role in promoting physical activity, connecting community destinations and providing contact with nature. Because their benefits also extend well beyond fitness and leisure pastimes—as they hold tremendous potential for economic and community development—it is key for redevelopment within the district to expand upon the existing trail network. Central to this expansion is the extension of the Friars Creek Trail corridor, which will connect two important destinations; the trail and open space at the existing Friars Creek with Temple College. This linkage not only provides additional opportunities for off-street pedestrian connectivity by expanding the trail system, it also complements street hierarchies and overall circulation patterns in the District.

#### *Expand Arts/Culture/School and Programs*

Education, the arts and culture are an integral part of life in Temple and programs that integrate these should be expanded, embedded in cross-sector revitalization activities and ultimately become the heart of the in TMED South community. Arts, cultural and school programs should be as central to discussions of rebuilding and reinvigorating the district as land use, housing, transportation, and economic development. The deliberate integration of these programs will result in more creative placemaking and positive and enduring economic, physical, and social change in the district.

#### *Create Partnerships*

Strategic partnerships between the City of Temple, the City of Temple Economic Development Corporation (Temple EDC) and (1) land owners and (2) Blackland Texas Agrilife Research and Extension Center should be pursued to create development opportunities that benefit all parties. The City of Temple and Temple EDC have been committed to setting in place the fundamental building blocks needed to sustain a resilient and competitive community and economy with the development of TMED. It is imperative that the City of Temple and Temple EDC continue their track record of fostering successful collaborations with the private and public sector to advance the redevelopment of both residential and commercial neighborhoods surrounding the educational and medical campuses. Much like it joined in partnership with Baylor Scott & White, the Veterans Administration, Temple College, Temple Health and Bioscience District, and Texas A&M Health Science Center, the City of Temple and the Temple EDC should pursue a partnership with the Blackland Prairie Research Center to jointly promote education and research activities.

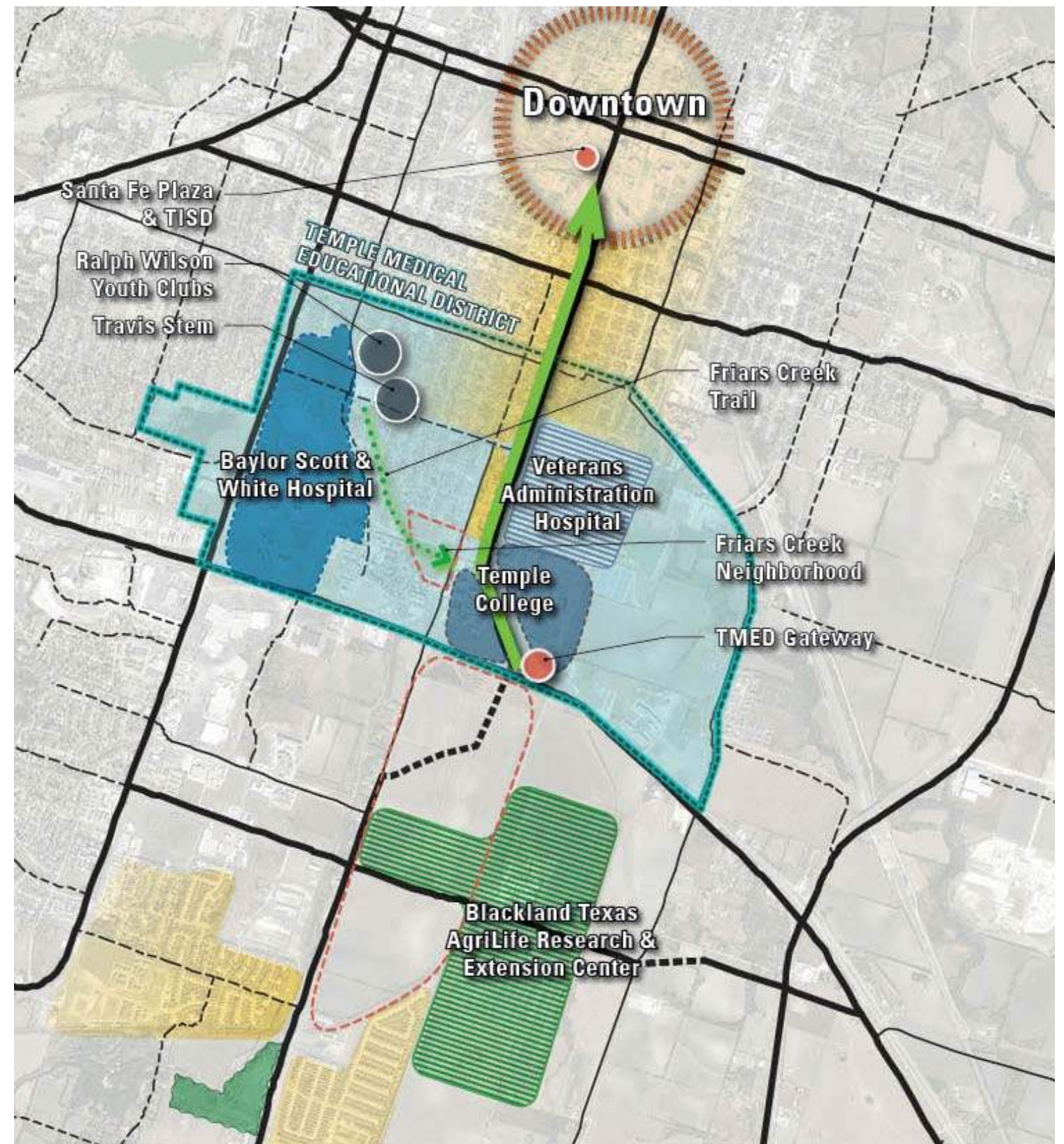


Exhibit 03. Existing TMED Regional Plan



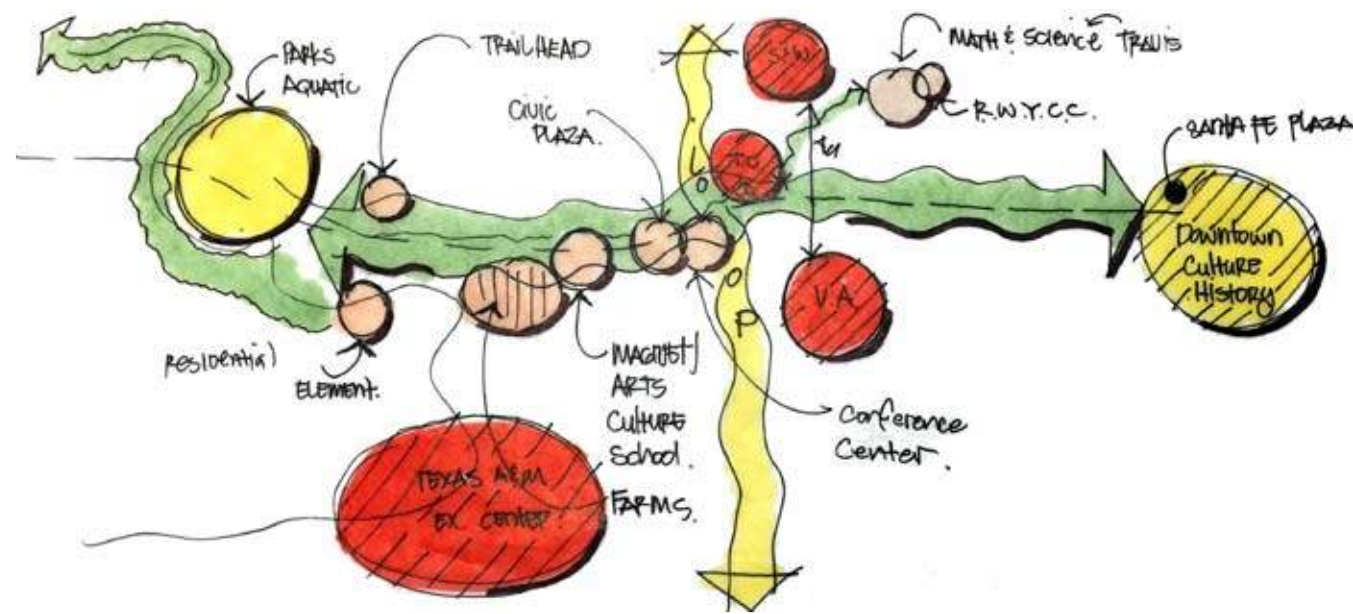


Exhibit 04. Regional TMED Story

### The Story

The TMED South strategic plan paints a regional vision of opportunity for a district that has the potential to shift broader development patterns by connecting “new” Temple—TMED and TMED South—with historic downtown Temple. The recommendations in the plan make new connections between proposed neighborhoods and old neighborhoods in the urban core while affirming local history and identity, elevating a conventional landscape of unencumbered land parcels into a vibrant urban district with a gradient of uses that is teeming with art, culture and education. The proposed regional plan overlays the circulation, open space and street frameworks to help link three distinct districts, create complementary experiences and catalyze economic development.

The downtown district is a key factor in the area’s strength, its resurgence is especially promising with the renovation of the Temple Santa Fe Depot which pays homage to Temple’s beginning as a railroad town and demonstrates the city’s renewed pride and optimism in its revival. Downtown is also home to Temple Independent School District offices and employees, the Santa Fe Gardens, Whistlestop Playground, the Temple Visitor’s Center as well as restaurants, offices and shops now occupying repurposed structures that have character and historical significance in the district.

Within a 10 minute walk from downtown is TMED which promotes the educational, medical and research-related activities of Baylor Scott & White, the Veterans Administration, Temple College, Temple

Health and Bioscience District, the Math & Science Travis Stem, the Ralph Wilson Youth Club and Texas A&M Health Science Center. It is these activities that are attracting young professionals from across the globe, these 20- and 30-something professionals now make up 36 percent of the U.S. workforce and will comprise 50 percent by 2020, just 5 ½ years from now. It has been well-chronicled by sociologists and demographers that this young workforce overwhelmingly prefers to live and work in urban areas that provide walkability, social connectivity, proximity to retail and nightlife.

The downtown and TMED districts help attract students, residents, researchers, businesses, visitors and a talented workforce while the TMED South district demonstrates the highest potential in the city to serve their needs and cultivate the “live, work, play, learn” atmosphere they are after. The nodes of activity proposed for TMED South help create a district which includes student and employee housing, shopping, dining, improved public education, research centers, hike and bike trails, amenities, and all of the services necessary for the three districts to function seamlessly.

While TMED South was developed to provide a strategic framework to realize the Friars Creek Neighborhood and the Southern Study Area the overarching goal of the plan is to help create a functional, cohesive, and economically sustainable three-district urban core development that will be an asset to the entire region.

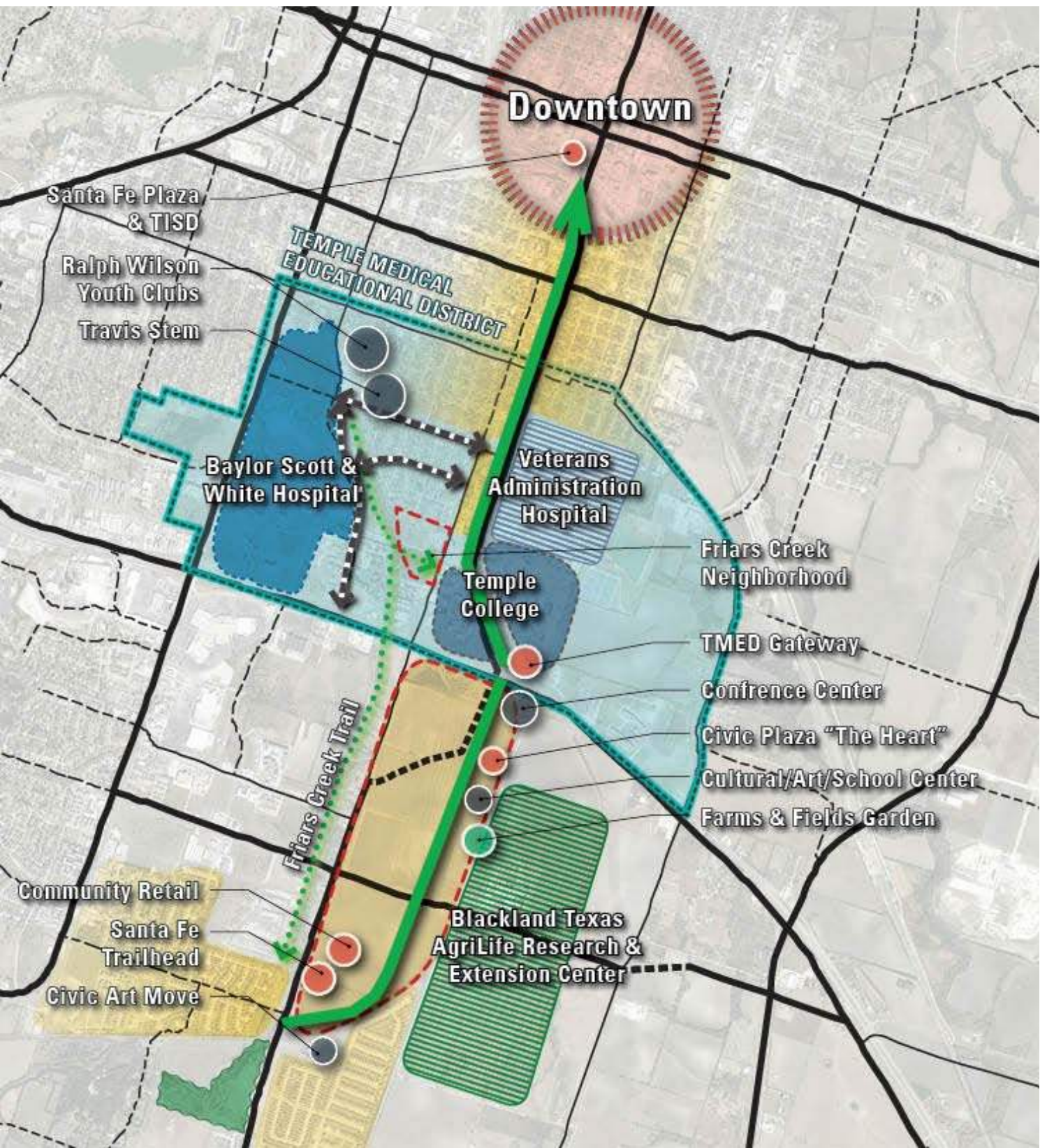


Exhibit 05. Proposed TMED Regional Plan



# FRIARS CREEK NEIGHBORHOOD

## Analysis

Friars Creek Neighborhood, also referred to as Northern Study Area within this document, is currently a mostly vacant property with a small mid century Housing Authority development to the north and Friars Creek Trail cutting through the center. Refer to Exhibit 06: Existing Land Use Plan. Friars Creek trail extends to the Northwest connecting pedestrians to Baylor Scott & White Hospital Campus and Temple college to the East.

The Neighborhood to the North is fairly stable however the Multifamily on the South and Southwest are dated and struggling. The entire site is disconnected from Friars Creek Trail which is disconnected from it's surroundings but provides a great linkage.

## Key Ideas & Framework Plan

The overall goal to create a well-connected residential neighborhood which would be prime location for Temple College students or facility and Baylor Scott & White employees to reside.

### Key Ideas

#### General

- Partner with Temple Housing Authority
- Create Community with connections
- Continue residential neighborhood from North and transition to higher density towards southwest

#### Circulation

- Face streets on all sides with architecture (No backing)
- Align streets to existing street network
- Flexible retail frontage on 5th
- Create development pattern that extends to south and southwest
- Create better connectivity to Baylor Scott & White

#### Open Space and Trails

- Connect to open space by bringing development to trail and park by fronting onto these areas
- Allow trail to act as a connector of people rather than a divider to the development
- Create large pedestrian corridor

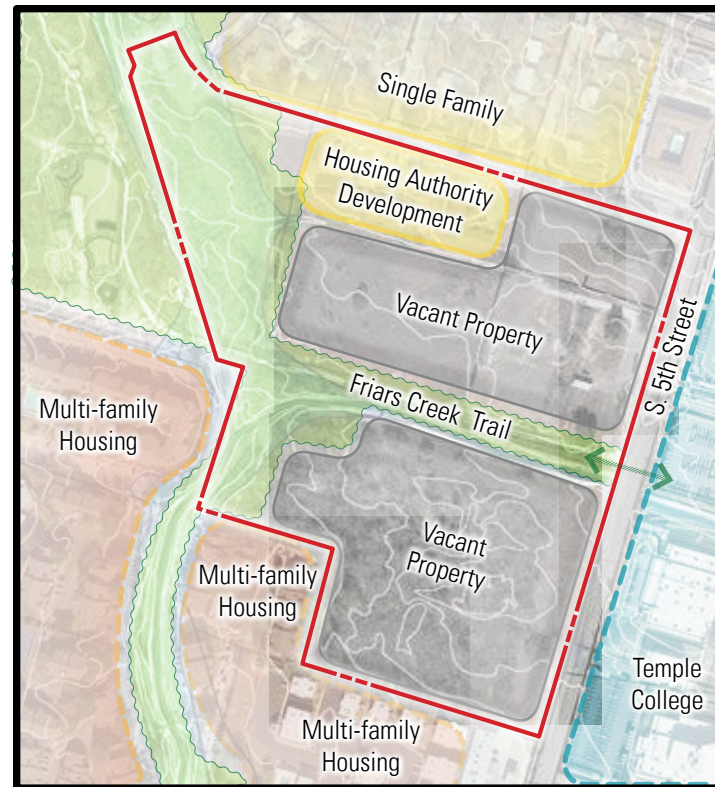


Exhibit 06. Existing Land Use Plan

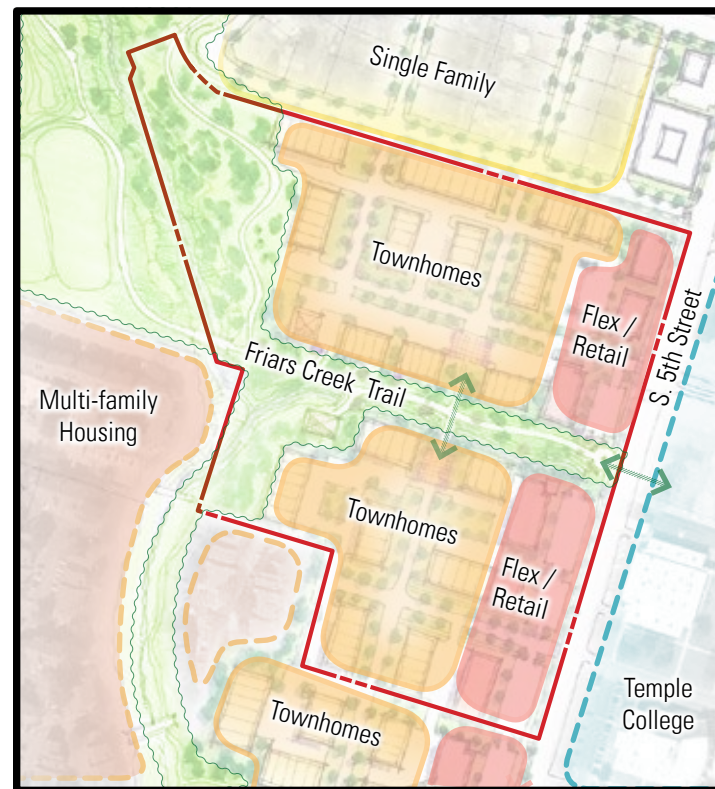


Exhibit 07. Proposed Land Use Plan



Exhibit 08. Friars Creek Conceptual Master Plan



## General

The existing land use for the area provides a series of somewhat harsh edges which hinders walkability and future investment. It is important to provide compatible land uses in a layout which supports walkability and growth.

### *Partner with Temple Housing Authority*

Temple Housing Authority currently owns and manages the Willow Brook Apartment complex. Representatives from the Housing Authority specified that a relocation of this property was a possibility and would allow the organization to update facilities for the current residents. These units could be incorporated into the new neighborhood framework or could potentially relocate the property elsewhere. Opening up this property to the overall development, allows the neighborhood to be better connected since the adjacent uses are compatible and the circulation framework can become more connected.

### *Create Community with connections*

With Friars Creek trail already in place, the neighborhood study area is an excellent amenity to potential home buyers and/or renters that work or study at Baylor Scott & White campus or Temple College. The trail provides a regional connection to BS&W and Temple College.

Despite Friars Creek Trail bifurcating the site, street extensions from the surrounding context help to create a more connected and coherent neighborhood. Fryers Creek Drive outside the study area is shown connecting the west which allows better access to the surrounding context, whereas previously, the multi-family was segregated and created a fragmented portion of the region. The residents would also be better connected to the civic theatre and family center through roadway and trail systems along the creek.

South 13th street will be extended north to meet with W Avenue U and SW North Loop at a roundabout. This solution further connects and helps to circulate traffic for residents living and working within this area.

### *Continue residential into study area and transition to higher density towards southwest*

The area lends itself to being a continuation of the residential neighborhood which is located along the Northern boundary. Due to the desirable location of being positioned between BS&W Campus and Temple College, slightly higher density housing such as townhomes or alley-loaded lots are recommended to accommodate both for-sale and rental properties. The intended users would most likely be students and professors of Temple College and employees



Exhibit 09. Friars Creek Trail Corridor at 5th Street

of BS&W. Multifamily uses remain Southwest of the property which makes the townhomes a great option to transition the density of the area.





# FRIARS CREEK NEIGHBORHOOD



## Circulation Network

How people move in various daily applications is important to creating a viable development in this area where a great trail amenity already exists. It is imperative to build upon and strengthen the trail connection rather than turn backs to it. In order to do this, the overall circulation must support a variety of options for movement.

### Face streets on all sides with architecture

Great walkable neighborhoods have as few harsh edges as possible. By fronting residents and retail along roadways and greenways, the neighborhood becomes more open and connected. The architecture also provides additional security to these corridors which encourages activity.

### Align streets to existing neighborhood street network

Street extensions from the north boundary into the study area create a more holistic neighborhood which allows greater connectivity to the overall area, trails and TMED district.

### Flexible retail frontage on 5th Street

Due to street improvements and the amount of pedestrian activity for Temple College and the trail, retail along 5th street is likely to occur. In order to maintain development flexibility, live/work units or flexible retail spaces would be preferred along the roadway. Suggested uses for these spaces are: neighborhood services, a restaurant(s), small boutique retailers, childcare, etc.

### Create development pattern that extends to south and southwest

This study proposes re-development of the southern portion to mitigate disconnectivity and dated developments. Street extensions on the southwestern edge of the study area would allow for connection to the Summit Family Center, Civic theatre and more direct access for residents to Baylor Scott & White campus. The

extension would call for a crossing over the creek but would allow for a more cohesive neighborhood which would drive investment in the area.

### Create better connectivity to Baylor Scott & White

Previous efforts have considered connections of Avenue U to the BS&W Campus. With an extension of 13th street northward and SW North Loop connecting to W Avenue U, the neighborhood could have a circulating loop to provide better access for residents to work, school or amenities in the area.

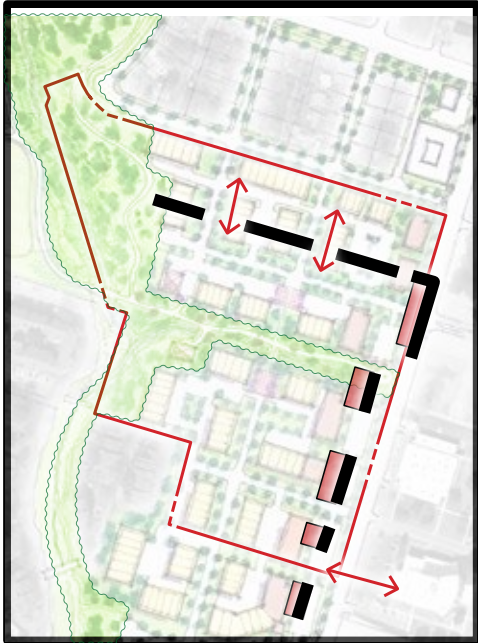


Exhibit 10. Street Alignments



Exhibit 11. Pattern and Connections

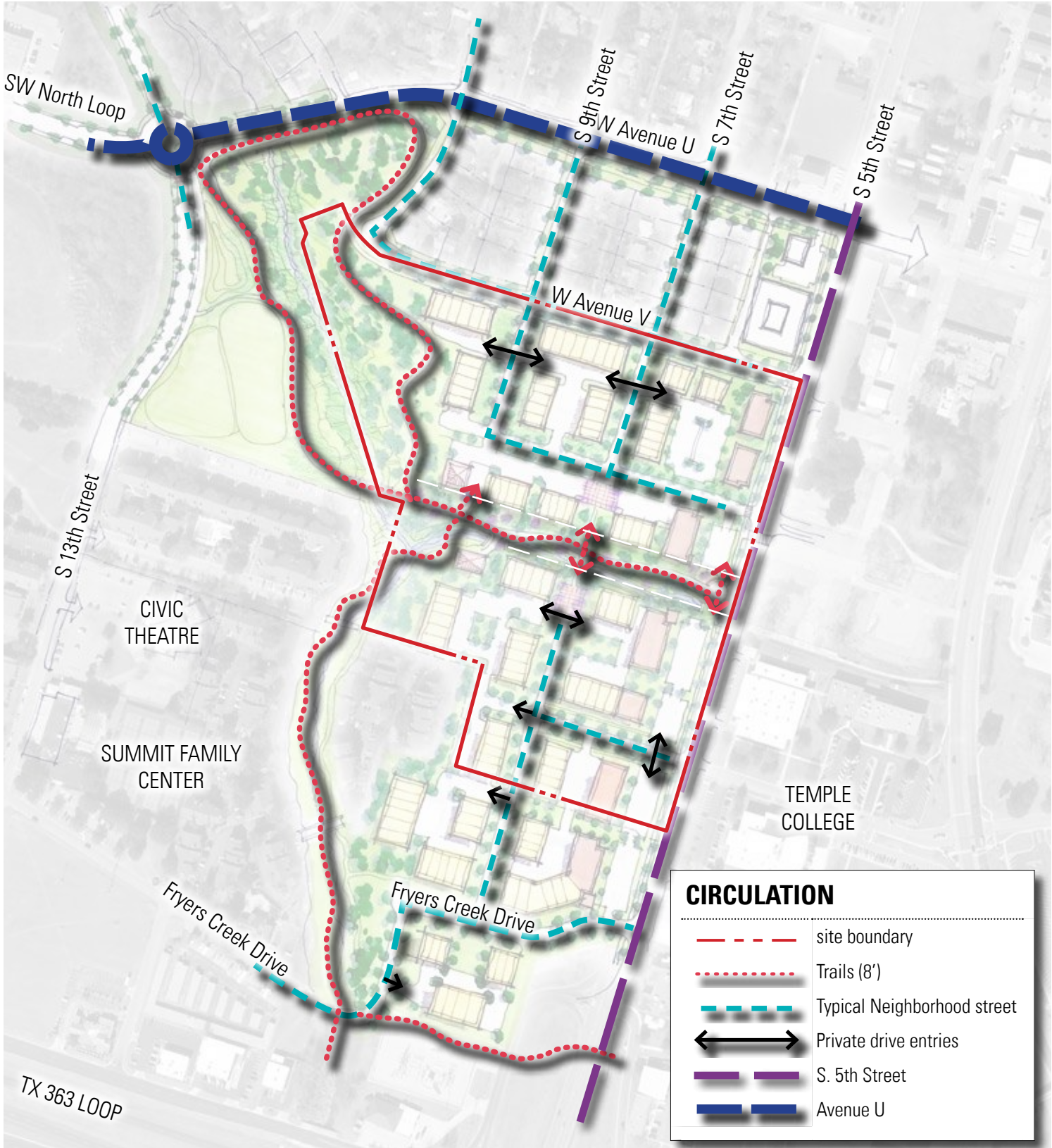


Exhibit 12. Friars Creek Street Network Plan



Open Space Network

In general, this neighborhood would be idealic for short term to medium term residents or students. It is centrally located for students and BS&W employees, as well as walkable. The open space and trail which bifurcate the study area, have great potential if developed properly.

Key Ideas

Connect to Open Space

By fronting development on the park and open space, the active edges of residential and potential retail uses provide a more porous atmosphere. With greater accessibility and active edges, the trail and park become more utilized and thus safer for the neighborhood. The open space then becomes a unifying element for the neighborhood.

The existing multifamily developments towards the southern edge are disconnected due to poor roadway connections and harsh edges to the creek. Development should face along the creek as well and trail amenities should be extended parallel to the creek. This extension has the potential to be an important regional connection to the southern study area.

Connect people to Trail

The greatest amenity for the site is the existing Friar's creek trail which runs along the middle of the site and connects to BS&W and Temple College. If not properly planned and developed, the centralized location of the trail to the study area could potentially act as more of a divider than a connector. It is imperative to create porous edges and trail connectors to support the trail as an amenity for the neighborhood.



Exhibit 13. Development Fronting on Open Space



Exhibit 14. Friar's Creek Open Space Master Plan



# SOUTHERN STUDY AREA

## Analysis

The southern study area consists of several unencumbered parcels totaling approximately 360 acres, bounded by Loop 363 to the north, the Union Pacific and Georgetown Railroad right-of-ways to the east and south, and 5th street to the west. An extension of 1st Street/ Veteran’s Memorial Drive is planned to connect TMED with the southern study area, although the alignment is not finalized the extension will bend into and terminate at 5th Street. The properties within the area have historic agricultural ties and the land owned by Blackland Research and Extension Center (BREC) serve as agriculture, grassland, soil and water research laboratories.

## Regional Ideas & Framework

The overall objective of the framework plan is to appropriate land uses and revitalize the area as a “live, work, play, learn” environment; to connect people and destinations through walkability and public realm space; make 1st street axis a civic icon; utilize resources such as the existing creek and greenways, BREC, and 1st Street; and build upon previous efforts and partnerships with TMED and area medical, education and research facilities. While the Street and Open Space framework sections elaborate on circulation and public realm access, the following paragraphs categorize the Southern Study Area into Key Areas to help establish a clear vision of their character and to best describe how each advances the Key Ideas for Regional TMED.

### Regional TMED Key Ideas

- Leverage TMED to create strong identity*
- 1st street connection as primary linkage to downtown and south Temple*
- Create Friars Creek Trail Corridor along 1st from Temple College to Friars Creek Trail*
- Expand Arts/Culture/School and Programs as Heart of Community*
- Partner with the City of Temple, City Temple Economic Development Corporation and land owners to bring in development opportunities*



Exhibit 16. Southern Study Area General Framework



Exhibit 15. Southern Study Area District Master Plan





Exhibit 17. Birdseye of 1st Street Retail Entrance (Facing South)

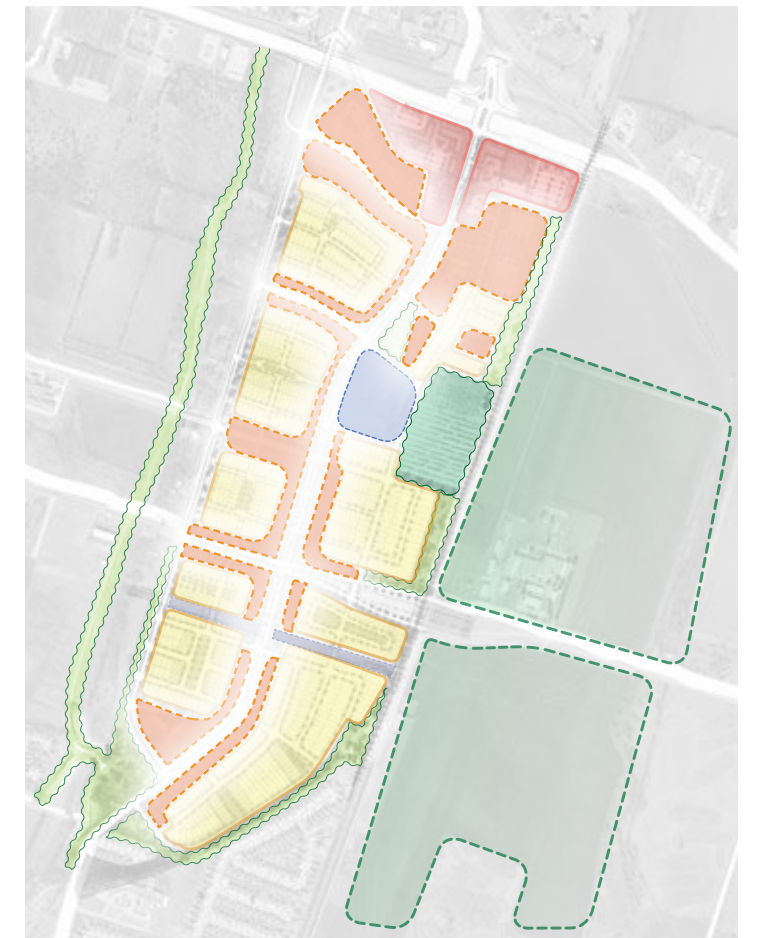


Exhibit 18. Land Use

## Key Areas

### TMED Gateway

The vision for the TMED Gateway is for a Conference Center based development to become an “entry” for TMED South by providing a strong street presence with architecture fronting Loop 363 and the 1st Street extension, as well as integrated entry signage / monumentation to help reinforce TMED’s identity. Close proximity between buildings, building placement close to the street, and locating unsightly surface parking away from the street will enhance the character of the Gateway. By blending a combination of residential, commercial, cultural and institutional uses, the gateway has the opportunity to become a successful mixed-use development for the community and a hub for visitors. Medium to high density development allows a variety of community services as well. The Conference Center Complex will serve the three districts best by providing hotel, conference and meeting space, which is currently lacking in the urban core.



Exhibit 19. TMED Gateway

### 5th Street Entry

The 5th Street Entry is the essential medium to high density multifamily development needed to encourage livability on a slightly more urban setting. The density and adjacency to the TMED Gateway encourages greater community interaction. The realignment of 5th Street attracts and shifts development patterns towards a denser, people-oriented destination. The concept stems from the pent-up demand for student and young professional housing needed for TMED employees and students. The multi-family buildings in this area will tuck parking in the back and front a tree-lined neighborhood collector that connects residents to 5th Street, the Friars Creek Trail and neighborhood amenities on 1st Street and the TMED Gateway.



Exhibit 20. 5th Street Entry



# SOUTHERN STUDY AREA



Exhibit 21. Main Plaza and Community Event Green



Exhibit 22. Farm & Community Garden Hub

### Community Heart

The Community's Heart is located within the Residential North Area, east of 1st Street, it serves as the hub of community activities and has the potential of becoming a "third place" for residents and users. The "third place" is one that is separate from the tacit social environments of home and work—the first two places—it contributes to civil society, democracy, civic engagement and creating a sense of place. The Heart consist of the following:

The Civic Plaza is intended to be a major draw for district residents, employees, students, visitors and commuters walking to nearby destinations along 1st Street. It should include an event green and flexible space for the neighborhood to come together to participate in community-inspired activities like concerts, food truck dining and programs uniquely suited for the district. The use of water features, shade, lighting, enhanced planting and a high-performing urban tree canopy are necessary for the comfort of users.

A school with adjoining athletic fields will help forge partnerships, provide context and an environment that will reinforce the values, culture, and learning of the community. A Performing & Fine Arts Magnet School will complement Travis STEM School located within TMED. Additionally, school facilities, fields and playgrounds could be open for recreational use benefiting the entire community.

The Farm and Community Gardens offer a unique setting within the urban landscape to tie to the areas agricultural past and connect the community to current research being conducted by BREC. This program will provide a great opportunity for the community to partner with BREC to come together in research and practice to support public health and stewardship of nature as well as sustainable food production. Facilities should include indoor/outdoor classrooms, space for food preparation and pavilions for outdoor dining.

### Residential North

The Residential North area provides an opportunity to create a large tree lined residential community comprised of predominantly traditional single family homes that integrates pocket parks and a landscape buffer along 1st Street. It also provides diverse residential options including attached housing that fronts streets designated as neighborhood collectors. The northeast portion of the development adjacent to TMED Gateway offers higher density housing like flats and lofts as well as flexibility for live-work units along 1st Street and neighborhood collector streets. The southern portion fronting 1st Street linear park is comprised of 3-5 story residential/townhomes/condos. Development of the plan requires a land exchange and partnership with BREC since approximately 70 acres of land within the area is owned by the research center.



Exhibit 23. Community Heart



Exhibit 24. Residential North



### *Canyon Creek Roadway*

The intersection of Canyon Creek and 1st street will become a civic icon within the district for people to orient themselves. Buildings fronting the boulevard along the west portion of the roadway consist of a mix of townhomes, retail and single family residential. Future plans call for a flyover of the railway on the east portion of the road section. Residential development adjacent to this portion of the roadway will back due to grade level changes and to allow privacy for the residents.

### *Residential South*

The Residential South Area consists of predominantly single family housing and attached residential units fronting a series of pocket parks. Three to five story residential/townhomes/condos front 1st street trail. The utility easement which cuts through this portion of the study area will serve as additional open space.

### *Southern Gateway*

The Southern Gateway will serve as another community icon and entry that will strengthen the TMED identity through the use of district signage and mounumentation. The Gateway includes one neighborhood street segment of single family housing and multi-family mixed-use housing. The lofts and flats with ground floor retail are organized along 1st and 5th Streets which intersect at the site of the Friars Creek Trailhead and Park; parking is buffered and planned for low impact to the site. Restricted small parking lots will be nestled between and around buildings. The gateway also promotes a mix of uses which help establish neighborhood character and encourages walking and bicycling, reducing the distance between “home, work play and learn” as it locates essential services close to the community.



Exhibit 26. Canyon Creek Roadway



Exhibit 27. Residential South



Exhibit 28. Southern Gateway



Exhibit 25. Southern Study Area Illustrative Master Plan



# SOUTHERN STUDY AREA



Exhibit 29. TMED South Gateway (Facing North)

## Street Framework and Sections

The street system in the Southern Study Area incorporates forthcoming infrastructure improvements into one transportation network and specifies several street typologies. They are intended to convey vehicular and pedestrian traffic within the district, while creating a pleasant streetscape experience that connects the community and nodes of activity. Street sections highlight the streetscape elements that help advance the Street Framework Key Ideas.

### Key Ideas

*Typologies are intended to connect and mediate between the range of land uses and anticipated building types*

- Provide a range of experiences in landscape setback areas especially along 1st Street, Canyon Creek, and Neighborhood Collector streets
- Encourage pedestrian movement and reduce automobile dependence by connecting to and providing lighting, public courtyards, and outdoor dining throughout the district in mixed-use areas
- Give consideration to safely accommodate all forms of mobility associated with mixed-use development: auto, public-transit, bicycle, and pedestrian.

### Face streets with architecture

- Orient and arrange buildings to provide a pedestrian friendly street level façade composition.
- Locate buildings near street edges to create a lively, pedestrian-oriented street scene.
- Prohibit surface parking between the curb and landscape setback.
- Tuck parking behind buildings and buffer with landscape.

*Street plantings located within the street rights of way serve as a tool to utilize the street as a public realm space*

- Use landscape strips, buffers, boulevards and setbacks as a way to mitigate vehicular-pedestrian conflict and increase pedestrian comfort.
- Connect to sidewalks, open space, landscaped areas, and other public spaces accessible to pedestrians.
- Provide a safe street environment that facilitates street activity and community interaction.

LEGEND	
	Loop 363
	1st Street Complete Street
	5Th Street
	Canyon Creek Arterial
	Neighborhood Collector A
	Neighborhood Collector B
	Neighborhood Street

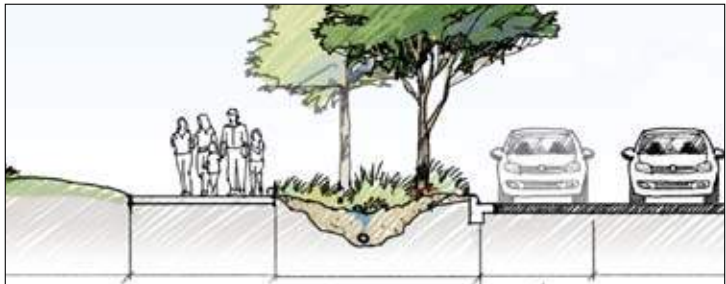


Exhibit 31. Low Impact Development - Bioswale Example

### 1st Street Connection as primary linkage to downtown and south Temple

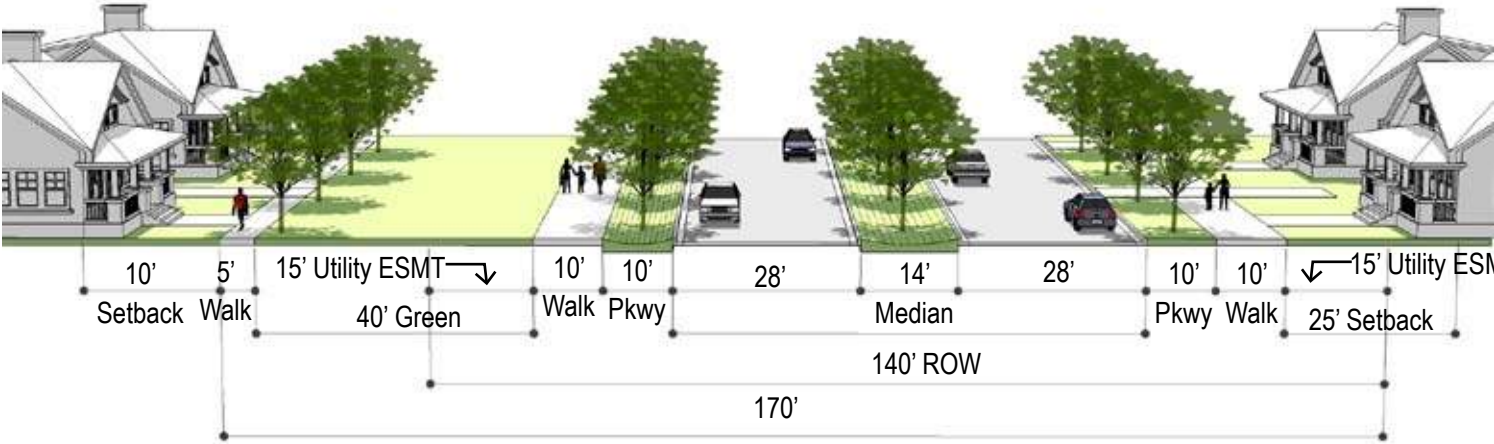
- Include 1st Street extension in future infrastructure improvements and modify alignment to bisect entire Southern Study Area.
- Plan ROW to allow for complete street section, including rain gardens, urban canopy, linear park areas and public realm connections to Gateways and Community Heart.
- Line street with and connect to mixed-use, retail, housing, and active public spaces.
- Provide outdoor seating areas, public courtyards, gardens, playgrounds, and public art features along the street.
- Integrate low-impact development (LID) features such as bioswales and rain gardens to mitigate increased storm water volume induced by new development.



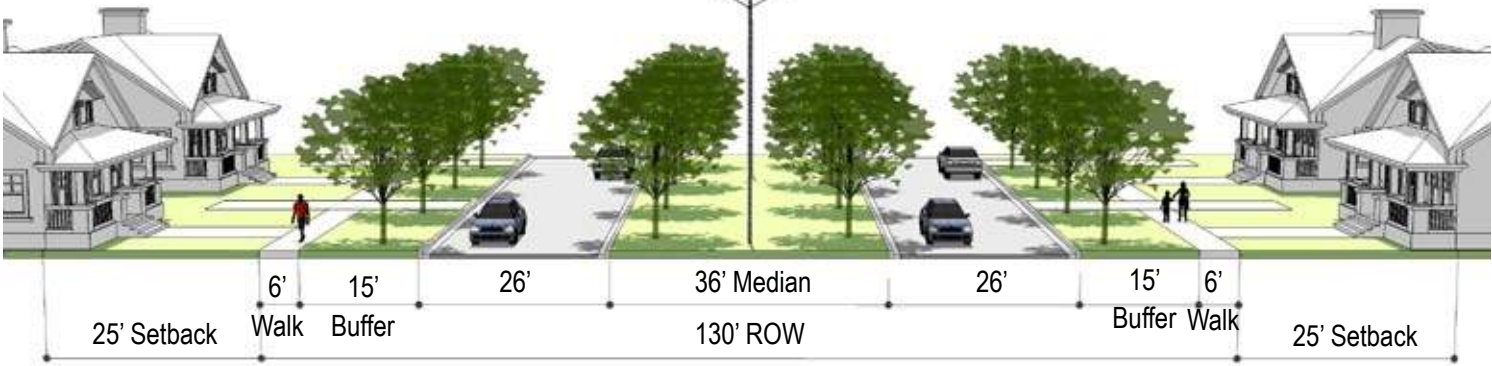
Exhibit 30. Street Framework



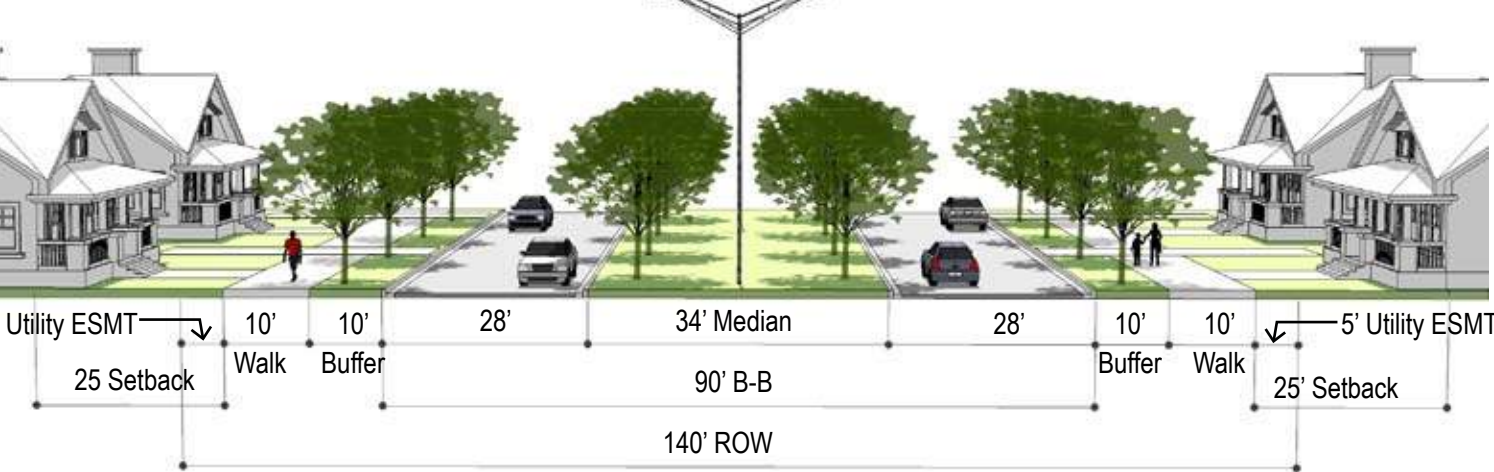
1st Street



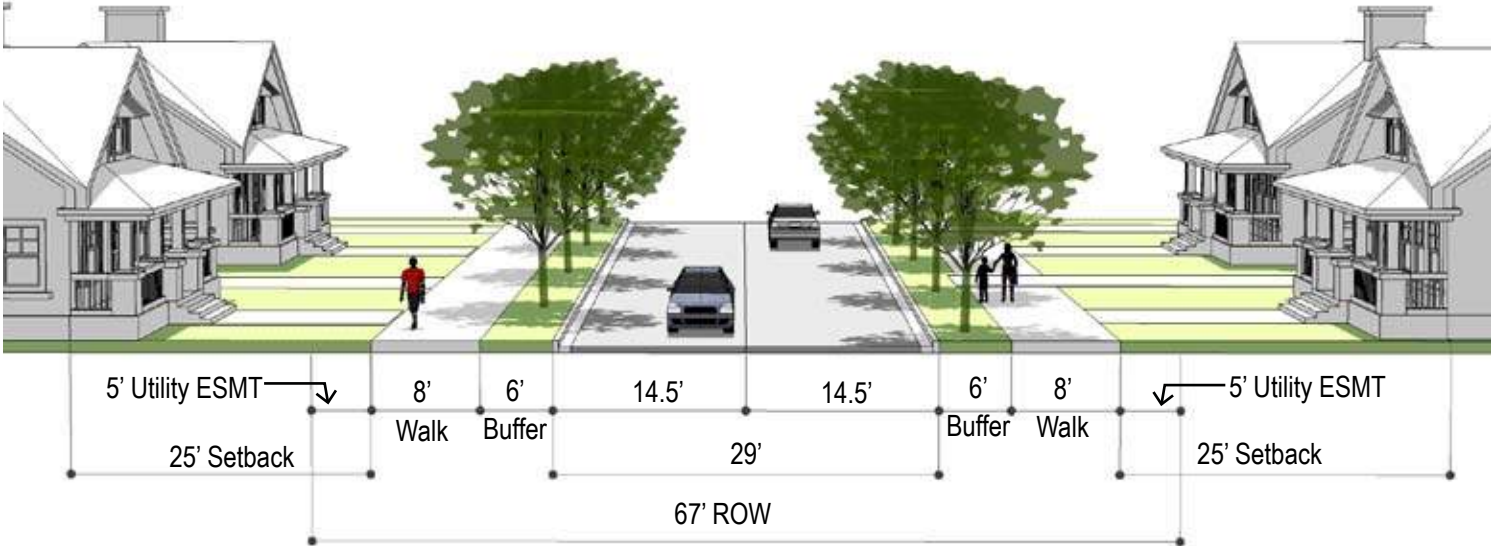
Canyon Creek



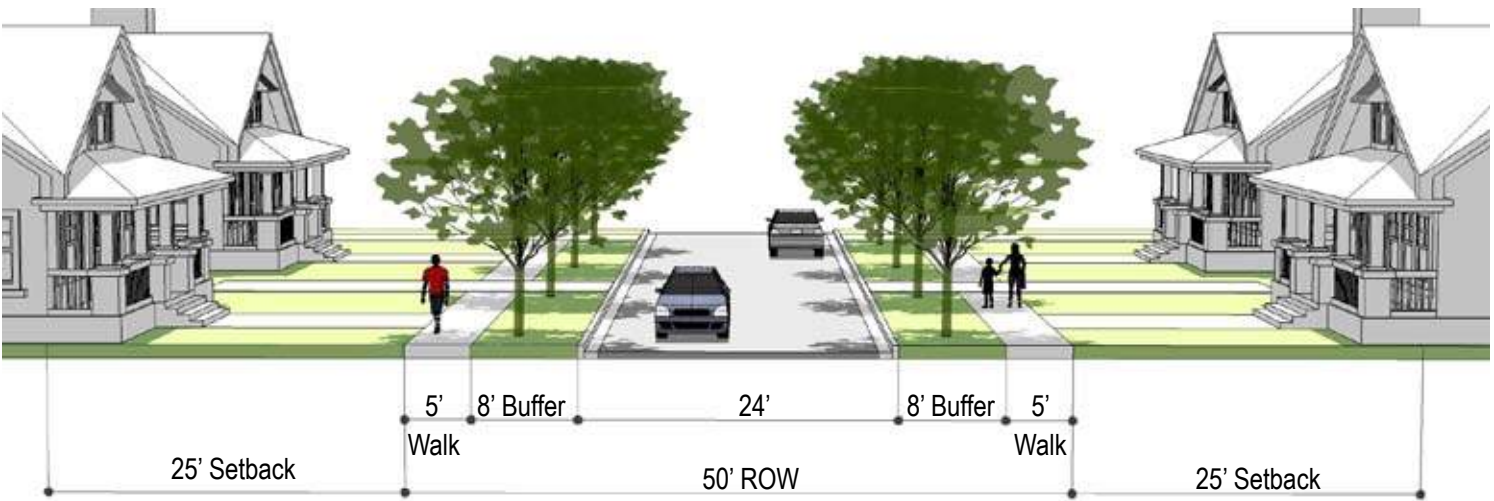
5th Street



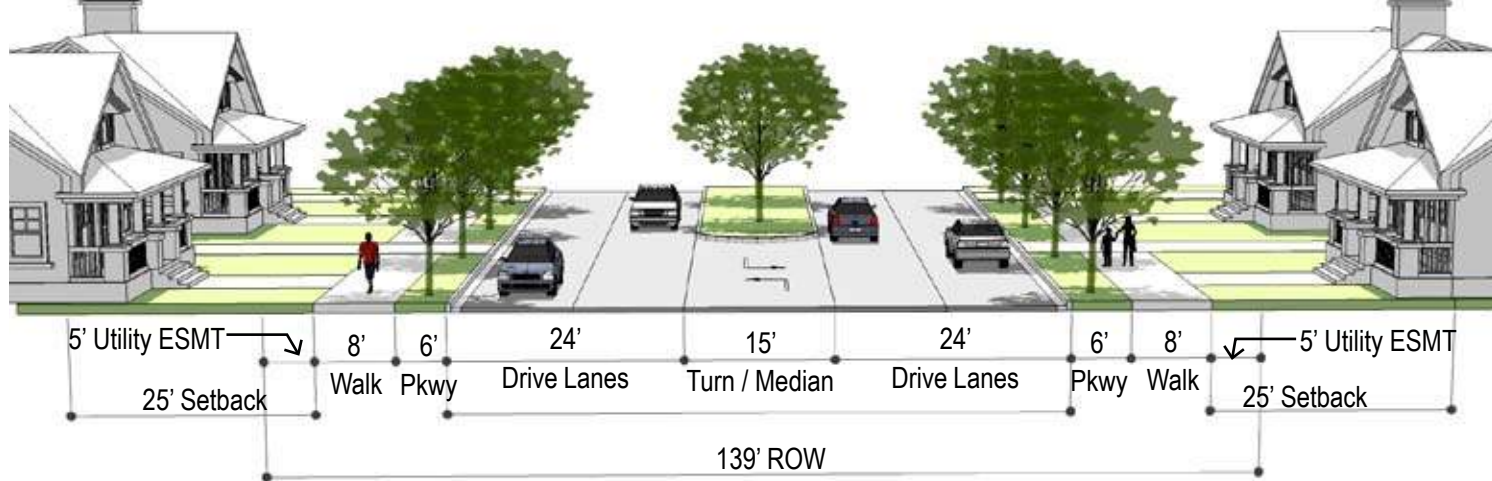
Neighborhood Collector A



Neighborhood Street



Neighborhood Collector B





# SOUTHERN STUDY AREA



## Open Space Framework

TMED South’s open space network has the ability of providing a great impact on the community by providing opportunities for physical activity, enjoyment of nature, social interaction, respite and escape that help create lasting improvements. Because access to nearby parks and natural settings is associated with improved quality of life, greater connection with people, reduced anxiety, improved physical and mental health among adults and children, this framework is crucial to the future of the TMED as a healthy, happy place.

### Key Ideas

*Help foster a strong sense of community by providing opportunities to engage in social contact and meaningful experiences*

- Expand on arts, culture and education programs in Heart of Community/ Civic Park by setting the right mix of programs uniquely suited to the community.
- Use farm and gardens to create a link between residents, research centers and the TMED South magnet school to increase children’s contact with broader education and heighten

- their interest in higher education.
- Increase access to public art throughout the 1st Street linear park.

### *Reshape the urban spatial form with pedestrian focused spaces and promote healthy lifestyles*

- Provide a multi-use trail for walkers, runners, recreational and commuter bicycles to link to regional trail network.
- Design network to serve as an interface between the street and building realm through the use of water features, lighting, enhanced landscape planting, activity lawns and outdoor dining spaces.
- Buffer and blur unsightly boundaries such as parking and railroad ROW by providing views to nature from within buildings and architecture.
- Provide natural landscapes and urban canopy necessary to link between fragmented habitat necessary for protecting pollinators like birds, bees and butterflies.
- Provide natural buffer zones from pollution run-off and improve water quality through the use of LID features along 1st Street.

LEGEND	
	Pocket Park
	Linear Park
	Civic Park
	Athletic Fields
	Community Garden & Farmers Market
	Buffer
	Easement
	Blackland Research Center
	Trail
	Trailhead
	Node



### *Allow trails to act as a connector of people and activity*

- Create Trail Corridor along 1st Street from Temple College to Friars Creek Trail to provide pedestrians, and cyclists a safe access to green spaces throughout the region.
- Provide amenities such as trailhead, signage, bathrooms, water fountains, cycle racks, and benches for clear navigation and ease of use along trail system.
- Bisect trails through retail, housing, pocket parks, Gateways and Community Heart to strengthen district wide connectivity and a cohesive public realm.



Exhibit 32. Green Buffers with art, water features, native landscaping





Exhibit 33. Civic Park



# SOUTHERN STUDY AREA

## Alternative Options

The ability to create a cohesive neighborhood largely depends on whether the Blackland Prairie Research Center is able to find alternative land for their research. The organization is not currently looking to downsize so accommodations should be made in order to have a non-interrupted neighborhood. If this does not happen, there are several alternatives for moving forward.

### Alternative 1: Bi-sect Blackland Prairie Property

#### Key Idea 1

If granted by Blackland Prairie Research Center, the first option for development would be to bi-sect the property with the 1st street extension. This provides a framework that can be developed at a later time when Blackland Prairie no longer has need for the property.

It should be understood that their property is for research and thusly would be fenced off so these properties could not be used for open space. It should also be understood that bi-secting their property is an inconvenience for the research center because it would be fragmented.

### Alternative 2: Preserve Blackland Prairie Property

#### Key Idea 1

If bi-secting the property is not an option, development will need to go around the property. This alternative is not preferred due to the street framework proposed however, as mentioned in the previous alternative, the Blackland Prairie property could still be developed at a later date to provide the cohesive development framework.

This option should only be considered if Blackland Prairie Research Center is unable or not willing to find alternative land for their research.

LEGEND	
	Conference Center & Hotel
	Plaza
	Civic / Education
	Atheltic Fields
	Community Garden & Farmers Market
	Blackland Research Center
	Blackland Research Facility
	Community Park



Exhibit 34. Preferred Concept Framework



Exhibit 35. Alternative 1 Framework

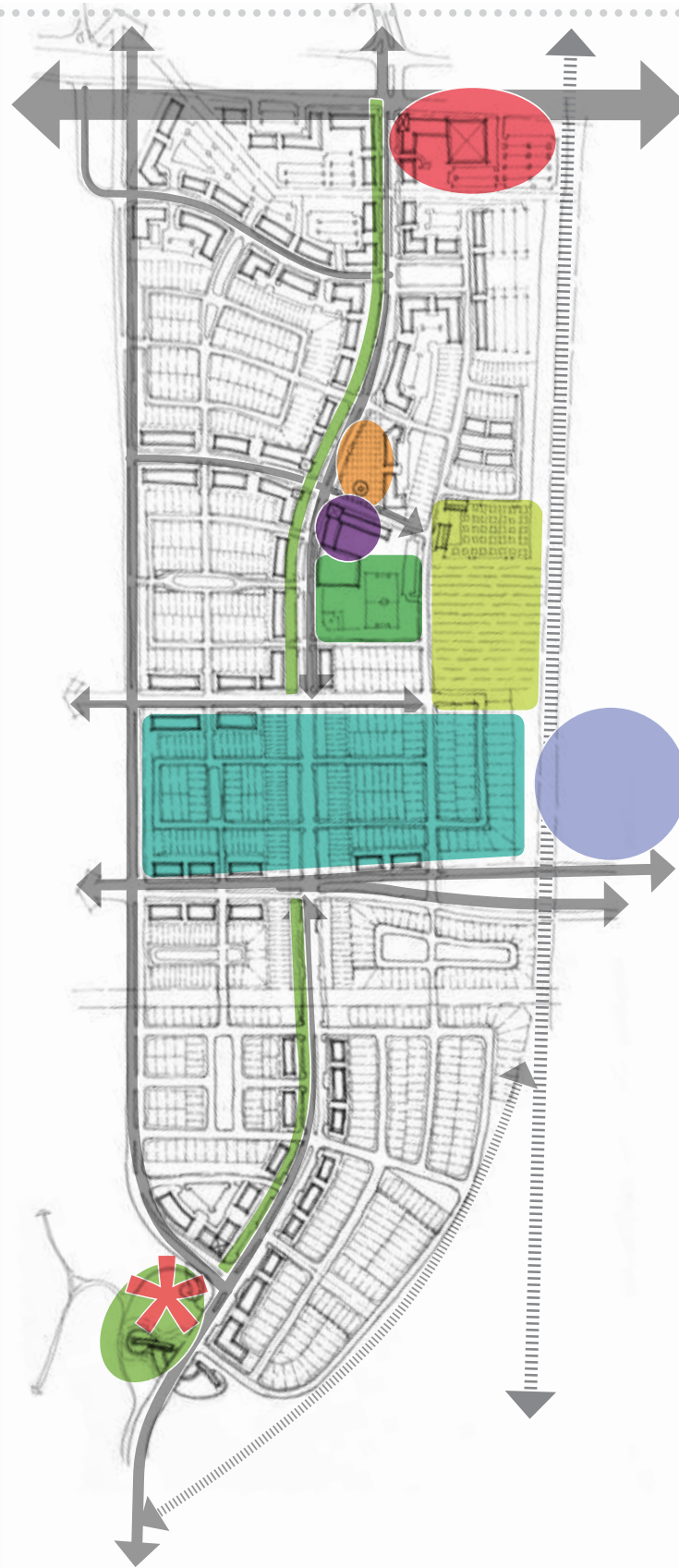


Exhibit 36. Alternative 2 Framework





Exhibit 37. Southern Study Area - Alternative 1



Exhibit 38. Southern Study Area - Alternative 2



# NEXT STEPS





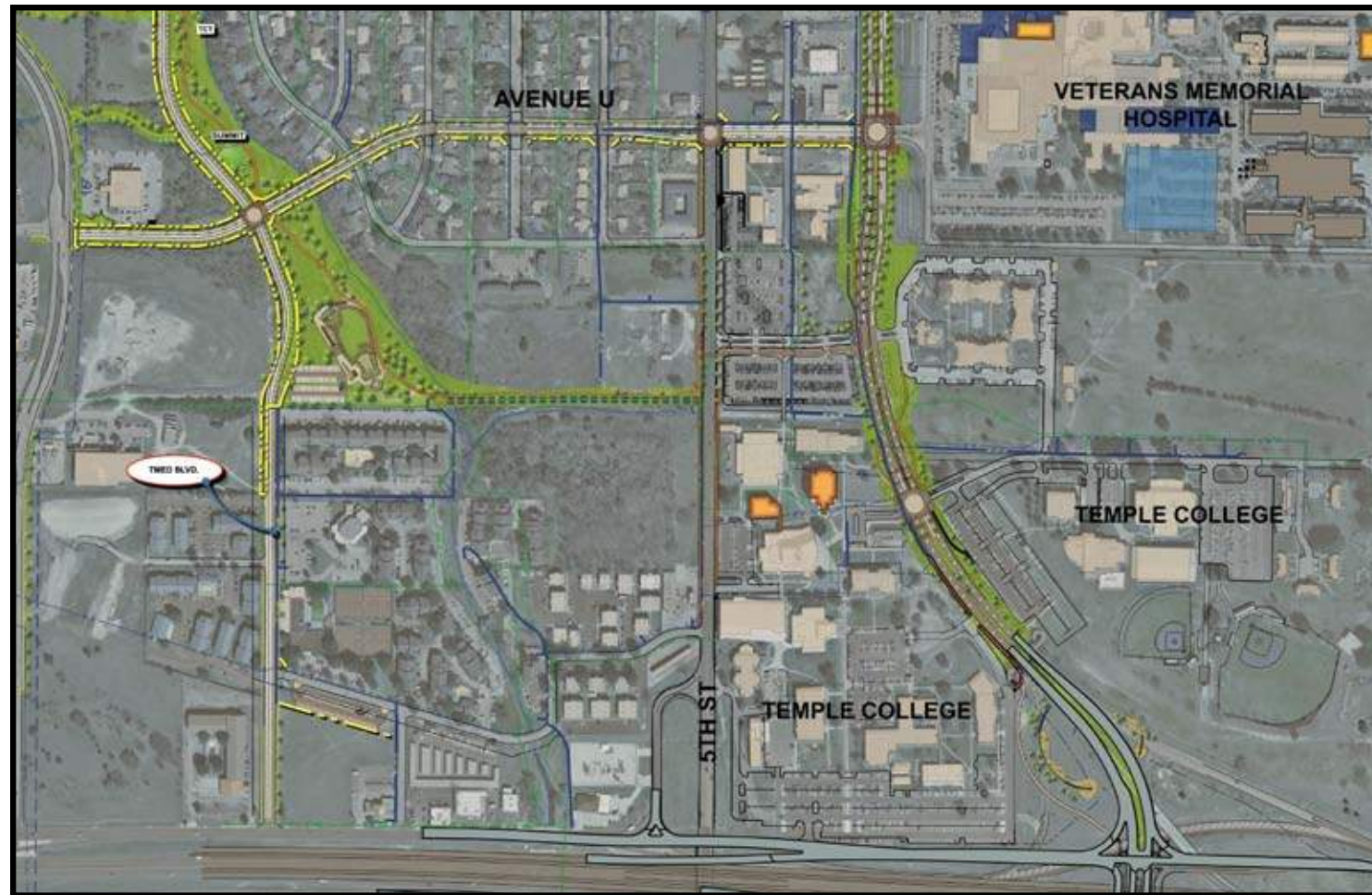


Exhibit 39. Northern public improvements

## Proposed Projects

### Friar's Creek Neighborhood Projects

1. Find developer to complete Friars Creek Neighborhood Vision
2. Partner with Housing Authority to relocate or redevelop Willow Brook Development
3. Adjust zoning to allow live/work along 5th Street
4. Extend Friars Creek Park to the southwest and Friars Creek Trail to the south
5. Strengthen and extend infrastructure connections
  - Extend S 9th Street and S 7th Street south
  - Connect W Avenue U to SW North Loop
  - Connect S 13th Street and W Avenue U / SW North Loop via roundabout
  - Connect Fryers Creek Drive across Friars Creek

### Southern Proposed Projects

1. Construct 1st Street connection to TMED South
2. Find Development Partners for TMED South
  - Blackland Agrilife Research Center Partners
3. Phase road and infrastructure for 1st and 5th Street reconfiguration
4. Reconfigure 5th Street to connect to 1st Street
5. Design and construct TMED South Plaza
6. Design and construct Northern TMED (South) Gateway
7. Design and construct Southern gateway

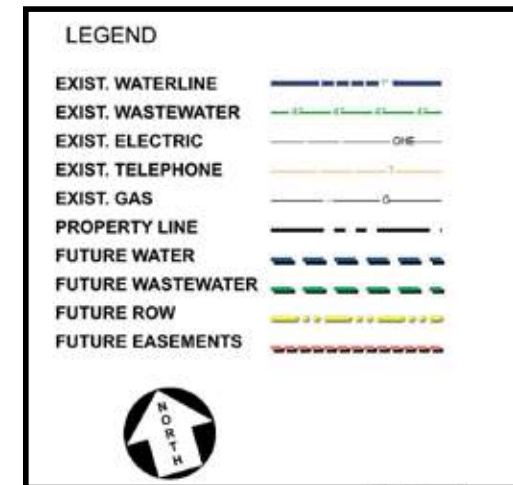


Exhibit 40. Southern Study Area Public Improvements





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CHARRETTE