

City of Temple, Texas

TEMPLE MEDICAL & EDUCATION DISTRICT



Description.

The City of Temple joined in partnership with key public and private entities to jointly promote education and medical activities of Scott & White, the VA, Temple College, the Bioscience District, and Texas A&M Health Science Center and to advance the redevelopment of both residential and commercial neighborhoods surrounding the campuses. This community-wide redevelopment effort, entitled “TMED”, is aimed at ensuring the long term economic vitality of a critical area in our City.

“The formation of the Temple Medical Education District is an example of a community defining its own future.”

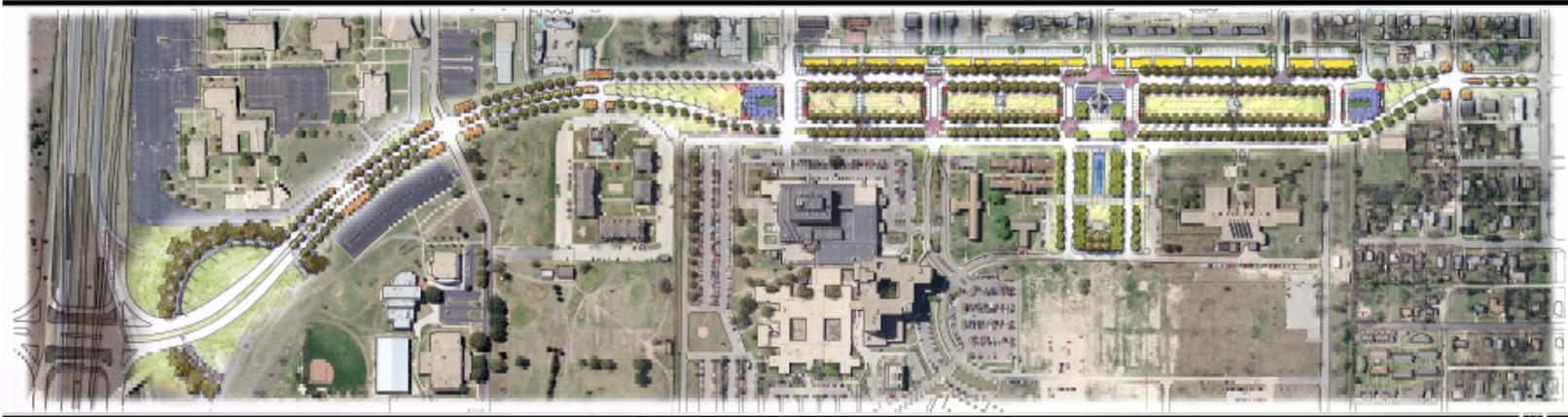
Dr. Marc Nigliazzo—Former President, Temple College

Purpose. The sponsoring entities created the TEMPLE MEDICAL & EDUCATION DISTRICT (TMED) to jointly facilitate and promote the services and activities offered on the Scott & White, the VA, Temple College, and the College of Medicine campuses and to promote the redevelopment and revitalization of residential and commercial neighborhoods surrounding those campuses. The TMED is a major employment center for the City and a major gateway into downtown Temple—an area bounded by three of the City’s Strategic Investment Zones. The sponsoring entities believe that because of: (1) the health care, research, and educational activities on their respective campuses; (2) the commercial and residential areas adjacent to those campuses; and (3) planned improvements to the transportation corridors surrounding and bisecting the TMED, that the TMED has vast promise as a center of health care, educational learning, research, and economic development to benefit the entire community.

In February 2008, the City entered into a Letter of Understanding (LOU) with Scott & White Memorial Hospital, Central Texas Veterans Healthcare System, Temple Health & Bioscience Economic Development District, Texas A&M Health Science Center College of Medicine, and Temple College. The sponsoring entities entered into the LOU as a cooperative and collaborative relationship to:

- Coordinate their efforts
- Leverage their public and private resources
- Enhance the health and vitality of surrounding neighborhoods
- Identify needed public improvements
- Form public-private partnerships
- Assist in the future planning and development of the area
- Coordinate the marketing efforts for the TMED





Vision for the District. *“The vision is big and all encompassing.” - Temple Daily Telegram 2/8/09*

The vision for the TMED is to enhance and protect the existing opportunities for medical, educational, research-related activity in the area, while identifying new public and private sector investment for the area. The concept creates a “university village” which includes student and employee housing, retail, dining, medical education, improved public and higher education, research centers, medical services, hike and bike trails, performing arts center, transportation services, and the necessary infrastructure to promote the investment of public and private sector funds to improve the overall TMED area. To accomplish these goals, the sponsoring entities are implementing redevelopment tools and funding sources to benefit the TMED including but not limited to:

- Public or private grants
- Land use controls
- Public and private landscaping improvements
- Signage & district monumentation (Promoting the TMED and wayfinding signs)
- Uniform hardscape (lighting, benches, bike racks)
- Grants for façade replacement, signage, landscaping, streetscape, asbestos abatement; waiver of permits and fees
- Sidewalks
- Alternative means of transportation including trolley system
- Public / private partnerships
- Assembling blocks of property for development
- Public Improvement District
- Creation of tax abatement reinvestment zone(s)
- Creation of a new tax increment financing reinvestment zone or incorporation into the existing City of Temple Tax Increment Financing Reinvestment Zone Number One
- Code enforcement activities

Other Strategic Partners. The sponsoring entities have identified a number of strategic partners with whom they desire to work with, including, but not limited to: Keep Temple Beautiful, Temple Independent School District, Texas Department of Transportation, and the Temple Economic Development Corporation.

Boundaries of TMED. The TMED is the area bounded by Avenue M on the north side, South 31st Street on the west side (and including property owned by Scott &

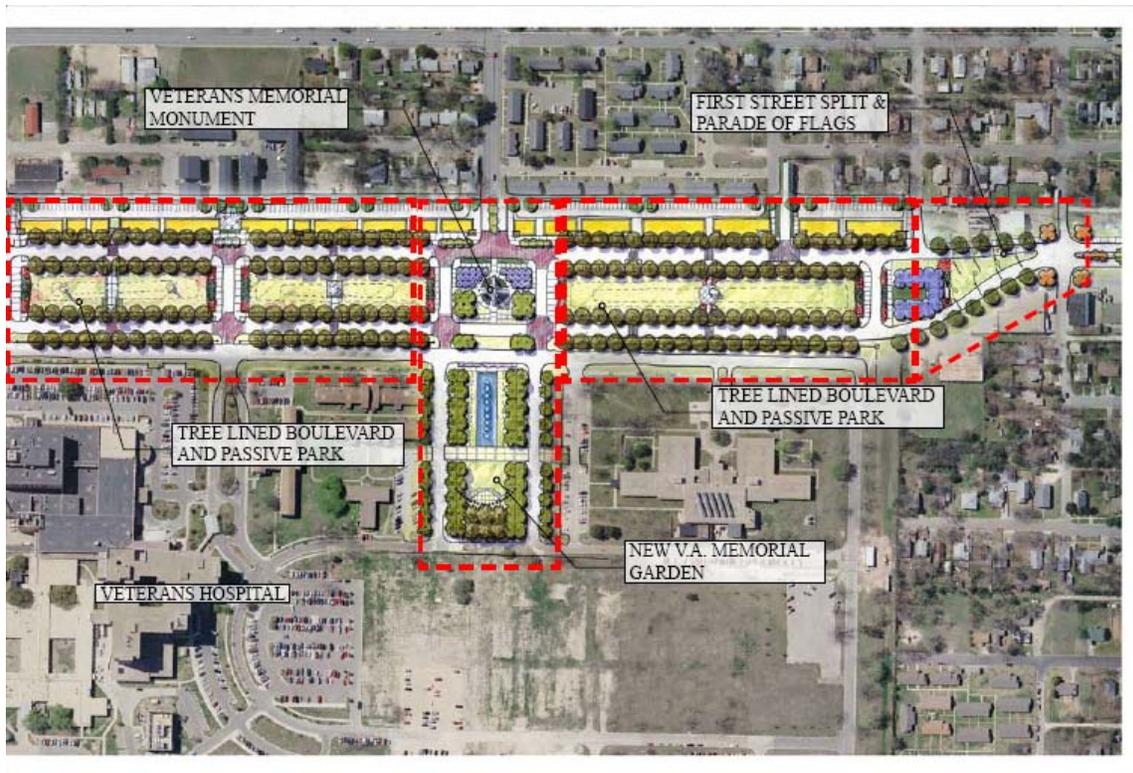


White on the west side of , and adjacent to 31st Street), Loop 363 to the south; and Martin Luther King Street to the east. The sponsoring entities may amend the boundaries of the TMED from time to time by mutual agreement.

The area includes, but is not limited to, the campuses of Temple College, the Central Texas Veterans Healthcare System Temple campus, the Scott & White main campus as well as the Temple campus of the Texas A&M Health Science Center College of Medicine, a City of Temple Parks and Recreation Center, Temple Civic Theatre, Travis Middle School owned by the Temple Independent School District, and a number of commercial and residential properties that are privately held.

Coordinating Group. To carry out the purposes of the TMED, the sponsoring entities each have an appointed official to sit on a nine member Coordinating Group. In addition, the City Council appointed three residents who have or maintain a residence or commercial property interest within the boundaries of the TMED.

Concept Master Planning: The first step of the planning process was to perform concept master planning. Citizen groups and the Coordinating Group met for several months to create a framework for planning. This process yielded a master plan for the area that included a framework/idea/master plan, land use plan, street hierarchy plan, open space and trails plan, and monumentation and signage plan.



Charette Process: The charette process was comprised of a two day workshop where the Coordinating Group, property owners, and the community at large provided interactive feedback on design alternatives. The purpose of the charette is to refine the design concepts of the master plan. Designs are developed / refined on site as the workshop progresses. This process ensures buy-in of all parties. The product of this process included First Street integration with the adjacent Veterans Administration campus; conceptual layout of proposed building facades and massing, streetscape layout, on-street parking, promenade park concept design, site amenities, median design, gateway design, vehicular and pedestrian access, setbacks, and integration into the overall TMED master plan. Additional charettes are anticipated to further refine other elements and areas of the master plan.



Overlay ordinance. One of the tools that will be utilized to facilitate redevelopment is adoption of an Overlay ordinance which will be a form based code. The purpose of the Overlay Ordinance and related specifications is to assist the City of Temple and owners to create the unique environment for TMED by providing criteria that will coordinate the character and quality of the entire district. This coordination creates identity, quality of place and an enhanced value that



will attract and retain a vibrant mixed use environment. It is a result of detailed attention to the form and the feel of buildings and landscape design that anchors a project in its local and regional environmental setting. These development plans assist in communicating the intent and requirements in implementing this vision of TMED.



Economic Development / Impact on City: The City was approached by multiple key entities and corporations regarding concern about the decline of the area in which they are located. The City Council proactively responded by creating the TEMPLE MEDICAL & EDUCATION DISTRICT (TMED). Because of these efforts, there are many revitalization efforts underway in the district at this time.

- 2 grant applications approved and 7 pending applications for redevelopment on 1st Street
- Final design underway for 1st Street landscape and streetscape improvements
- Phase I design of the hike and bike trail system is underway
- Temple Independent School District has created a magnet science and math middle school which will be open to students in August 2009
- Four year medical school is poised for a new building in the heart of the district
- A multitude of redevelopment projects are occurring in the residential neighborhood; tax appraisals are increasing, reflecting confidence and pride in the neighborhood, adding to the City's tax rolls.



It is with tremendous pride that the City of Temple nominates the TEMPLE MEDICAL & EDUCATION DISTRICT (TMED) for the 2009 TML Municipal Excellence Award. This project exemplifies a collaboration that promotes economic development, research, medicine, education, and residential / commercial redevelopment . This partnership works to ensure the long term economic vitality of a critical area in our City.



Temple, Texas—Temple Medical Education District

TEMPLE MEDICAL EDUCATIONAL DISTRICT



- REDEVELOP TRAVIS MIDDLE SCHOOL AS A MAGNET SCHOOL WITH A STRONG SCIENCE & MEDICINE CURRICULUM. ADD A NEW CHARTER ELEMENTARY SCHOOL CAMPUS.
- SINGLE FAMILY
- TOWNHOME
- RETAIL
- MUNICIPAL
- MIXED USE
- ASSISTED LIVING
- OFFICE
- TEMPLE ISD
- MEDICAL CAMPUS
- TEMPLE COLLEGE

REDEVELOP TRAVIS MIDDLE SCHOOL AS A MAGNET SCHOOL WITH A STRONG SCIENCE & MEDICINE CURRICULUM. ADD A NEW CHARTER ELEMENTARY SCHOOL CAMPUS.

REDEVELOP S&W PARK INTO AN OUTDOOR CLASSROOM FOR SCHOOLS & LOCAL RESIDENTS

CREATE REDEVELOPMENT INCENTIVES WITH THE EXISTING RESIDENTIAL NEIGHBORHOOD

REBUILD FIRST STREET INTO THE VETERAN'S MEMORIAL PARKWAY. REVITALIZATION OF RETAIL ALONG FIRST WILL BE URBAN IN FORM WITH ON STREET PARKING AND AMPLE SIDEWALKS.

CREATION OF A NEW URBAN PARK BY LEASE FROM THE VA

CREATE NEW EAST SIDE RESIDENTIAL COMMUNITY TO REPLICATE 1920'S TRADITIONAL NEIGHBORHOOD. INTEGRATE MULTIPLE HOUSING OPTIONS WITH ATTACHED HOUSING LOCATED ADJACENT TO CIVIC SPACES.

PRESERVATION OF NATURAL OPEN SPACE

NEW CHARTER ELEMENTARY SCHOOL INTEGRATED INTO THE NEIGHBORHOOD

RETAIL & MIXED USE ALONG MILK TO HELP SUPPORT NEW EAST-SIDE COMMUNITY

PROVIDE FLEXIBILITY TO CREATE A MIXED-USE NODE AT 190 & MILK. POSSIBLE USES: RETAIL, RESTAURANT, FLATS, LOFTS OR OFFICE.

CREATE REDEVELOPMENT INCENTIVES WITH THE EXISTING RESIDENTIAL NEIGHBORHOOD

VA HOSPITAL

FUTURE PLANS FOR TEMPLE COLLEGE TO EXPAND & CONNECT TO THE VA & NEW EAST-SIDE COMMUNITY.

TEMPLE COLLEGE

PROVIDE VEHICULAR OVERPASS TO CONNECT EAST-SIDE COMMUNITY TO THE REST OF TOWN.

TERMINATE TRAIL & PARK INTO A NEW PERFORMING ARTS CENTER AS A JOINT VENTURE BETWEEN T. COLLEGE & THE CITY OF TEMPLE

SCOTT & WHITE HOSPITAL

LOCATE THE NEW TEXAS ARM MEDICAL SCHOOL IN THE HEART OF THE "UNIVERSITY VILLAGE". THIS WILL HELP STIMULATE INFILL DEVELOPMENT BETWEEN S&W & TEMPLE COLLEGE.

SW H K Dodgen

REDEVELOP CORE AREA BETWEEN TEMPLE COLLEGE & S&W INTO A NEW "UNIVERSITY VILLAGE" WITH DIRECT VEHICULAR AND PEDESTRIAN LINKS INTO T.M.E.D. BUILDINGS SHOULD BE 3-5 STORY RESIDENTIAL WITH LIMITED RETAIL IN KEY LOCATIONS.

WORK WITH TxDOT TO DEVELOP URBAN DESIGN STANDARDS ON 31ST TO CREATE A MORE WALKABLE DISTRICT

USE EXISTING WOODED AREA AS A REGIONAL HIKE & BIKE LINKAGE

CREATE A RETIREMENT COMMUNITY ADJACENT TO S&W WITH MULTIPLE LEVELS OF ASSISTANCE

NEW CITY "LIFE FITNESS CENTER". THE FACILITIES WILL HAVE COMMUNITY & FITNESS PROGRAMS FOR ALL RESIDENTS. SIMILAR CITY COMPARISON: CITY OF GRAND PRAIRIE "BOWLES FITNESS CENTER".

FRAMEWORK PLAN



