



TMED 'VISION'

14 January 2009



District Background

T B G

Coordinating Group:

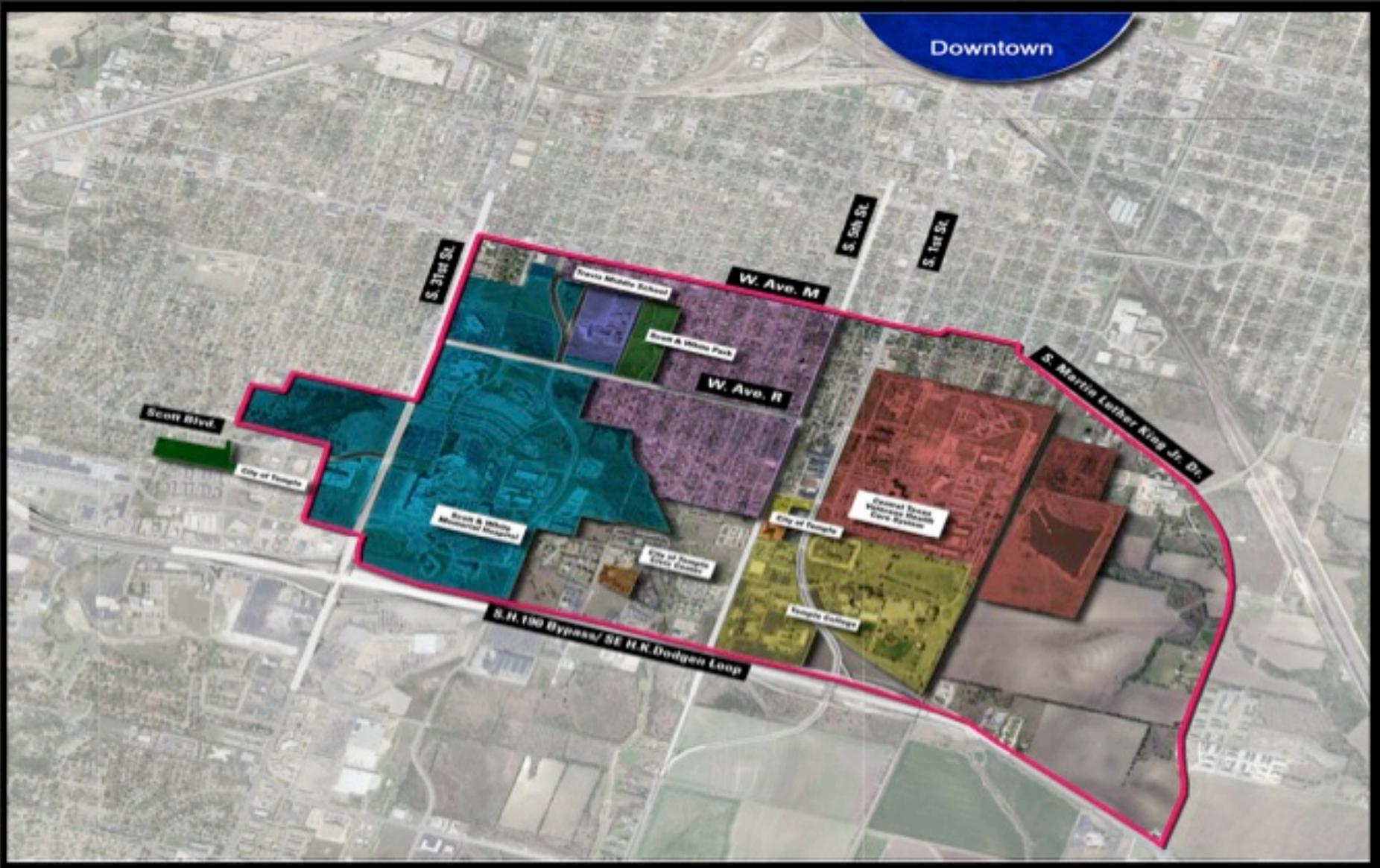
- Scott & White
- Veterans Administration
- Temple College
- A&M Medical School
- Bioscience District
- City of Temple

Other Partners:

- TISD
- TXDOT
- Housing Authority

Planning Assistance:

- TBG Partners
 - Extensive experience in district design
 - Mark Meyer
 - Temple Experience



Coordinating Group Role

- Create a long term development plan to guide and stimulate reinvestment within the TMED and adjacent properties.
 1. Create a Vision Plan and build a consensus.
 2. Create Goals and Objectives for implementation strategies.
 3. Develop a Prioritized List of public and private capital improvement projects.

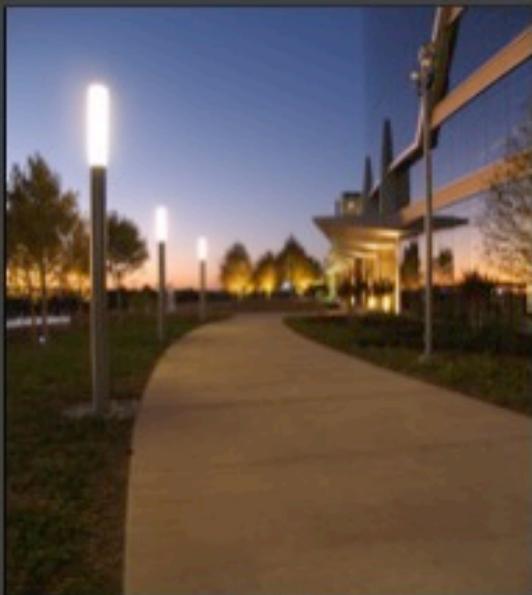
What Creates a Great “Vision”?

1. It takes a **unified vision** for change and improvement, shared by all stakeholders and property owners.
2. **Great streets** (streetscape ideas, monumentation, portals) **need a Great Champion.**
3. **Create porosity, openness and connections.** Examples are urban parks, trails, street access, and mixed land use integration.
4. **Honor the pedestrians.** Create accessibility, visual interest, and accommodate outdoor living.

What Creates a Great “Vision”? . . cont’d

5. **Extend day into night.** Create a presence during all hours to capture all sub-markets.
6. **Keep the area clean, safe and inviting.** Provide enhanced security.
7. **Manage for change.** Allow gentrification, create long-term public-private relationships to insure long term goals survive the change of players and politicians.
8. **Make it Happen!** Use tools for financing, TIF’s, special assessment districts, eminent domain as well as private investment and donations to implement plan objectives.





Monumentation / District Identity at Important Gateways



Gathering and Passive Open Spaces



Trails & Pathways = Create Connectivity Among District Anchors



Central Greenway/ Promenade



Residential Variety – High Density Mixed Use & Suburban Style



Walkable, Dense Mixed Use Commercial and Residential



Development Standards – Overlay Ordinance

TEMPLE

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

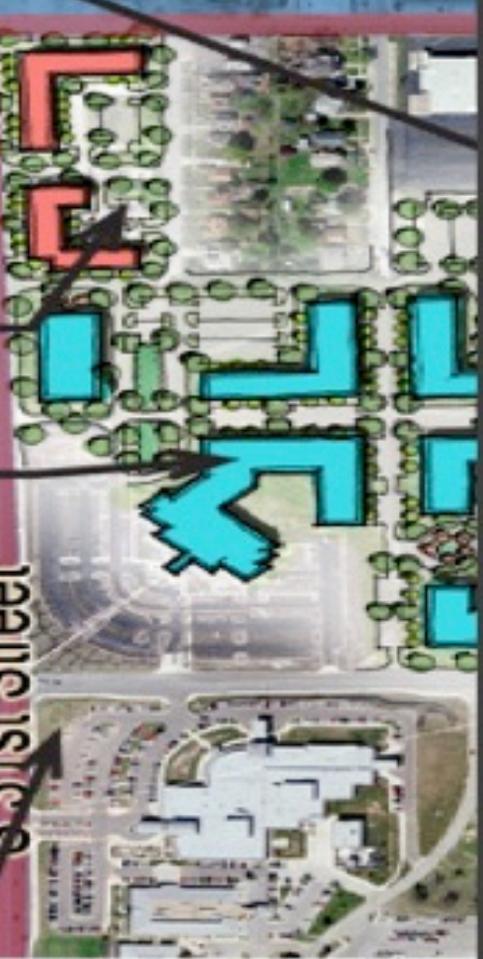
- SINGLE FAMILY
- TOWNHOME
- RETAIL
- MUNICIPAL
- MIXED USE
- ASSISTED LIVING
- OFFICE
- TEMPLE ISD
- MEDICAL CAMPUS
- TEMPLE COLLEGE

CREATE RETAIL CORE AT 31ST AND AVE. M.

UTILIZE UNDEVELOPED LAND INTO A NEW MEDICAL RESEARCH CAMPUS

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

S 31st Street



CREATION OF A NEW LINKING ALL OF T.M.

Ideas So Far

Areas near VA:

- Create 'Promenade' on 1st Street in front of VA (memorials, greenway, pedestrian ways as large median)
- Develop park around VA lake
- Redevelop high density commercial strip across from VA to multi-story retail and condos (private sector)



Ideas So Far

Areas East of TC:

- **1st Street Design:**
Redevelop 1st Street with wide sidewalks, benches, landscape, lighting, pavers (underway)
- **East development: Mixed use/suburban style**
development between railroad and MLK & clustered around park
- **TC expands their campus** to Avenue U and east through existing golf course (expansion underway)



Area between TC and

S&W:

- Locate 'Anchor' in the heart of this area (ex: performing arts theater)
- Locate new **Medical School** just west of the anchor
- Major **mixed use/multi story** development between Medical School & Loop
- Expand City owned Summit to a **Family Life Center (complete)**



Ideas –Overall District

- Create **pedestrian friendly streets** on Ave R, 1st, 5th, & 31st
 - Sidewalks & Crosswalks
 - Landscape / Hardscape
- **Hike/bike trails** that connect S&W, TC, VA, med school, and existing residential (underway)
- Turn Travis Middle School into a **Health & Science Magnet** with an adjacent new elementary magnet school (complete)



Ideas –Overall District

- Create a “**BRAND**” identity .
 - Gateway markers / Monumentation
 - Common landscape/streetscape
- Update Architectural and Planning **design standards** to define & guide redevelopment (underway)
- **Financial incentives**
 - To update & improve existing residential homes
 - To redevelop commercial areas
 - To attract high density, mixed use, quality development



First Street Concept Design



1st Street Retail Character



1st Street Entry Monument



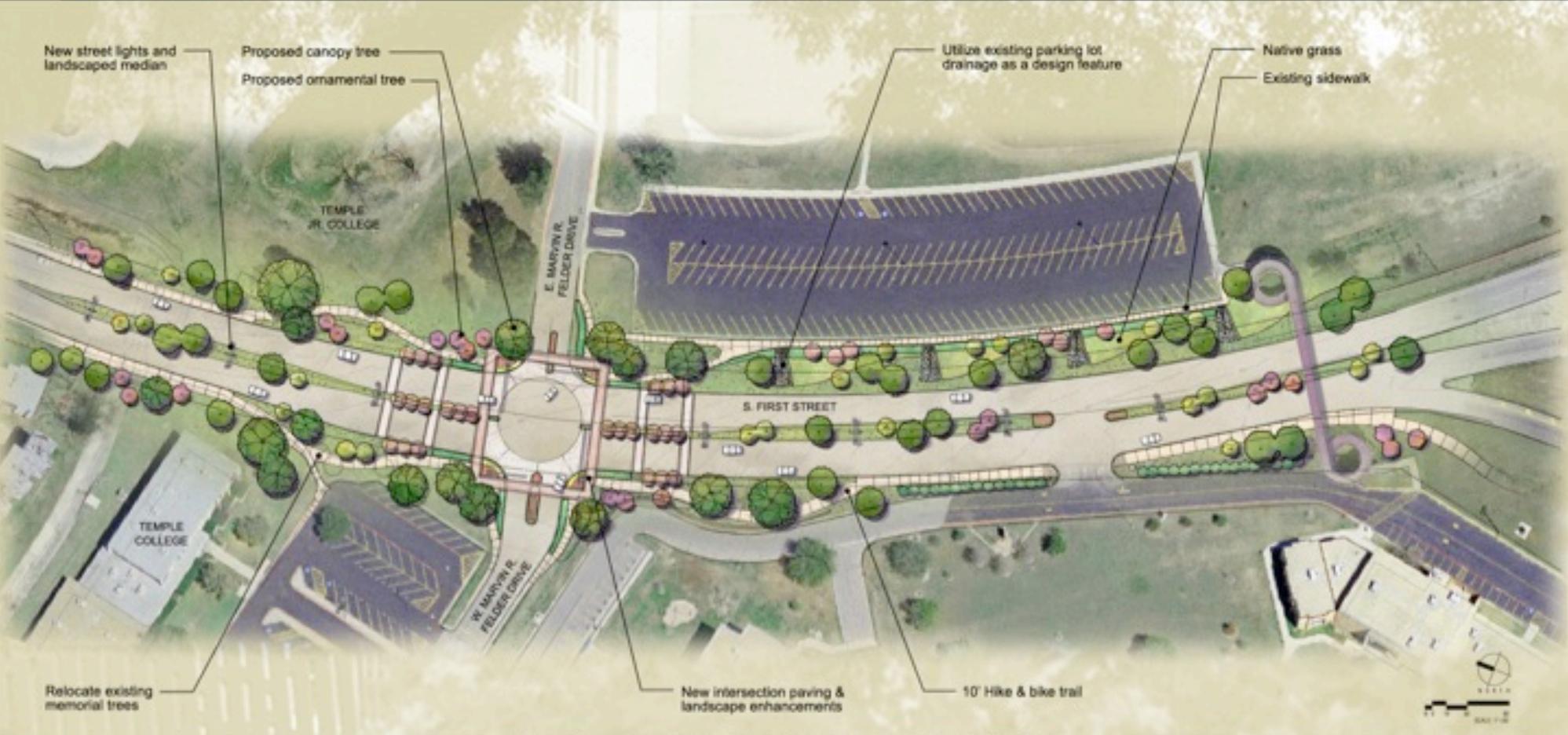
1st Street Memorial Park



What is Currently Underway?

- Phase I of 1st Street improvements
 - Trails, landscaping, seating, lighting, décor crosswalks
 - 1st Street from pedestrian bridge to Temple College Apartments
 - From 1st Street, across TC campus, connecting to 5th Street
 - Connects Temple College, Veteran's Admin Hospital, & Scott & White Campus

1st Street Phase I Design



TMED - FIRST STREET IMPLEMENTATION
FIRST STREET & MARVIN R. FELDER DRIVE
PROPOSED INTERSECTION ENHANCEMENT
October 28, 2009



What is Currently Underway?

- Travis Science Academy established
- Several grants and redevelopments along 1st St
- Proposals for New Urbanism development in undeveloped area
- Temple College campus expansion to the north
- Design standards by area

What's Next?

- Meet with Coordinating Group to:
 - Prioritize ideas and improvements
 - Discuss additional funding options
 - Finalize design standards for 1st street and adopt ordinance
 - Discuss incentives
 - Discuss process for development proposals
- Concept design development for the undeveloped area between Temple College and the Scott & White Campus
- Individual master plans for each campus or anchor facility

Questions?