

Brazos Promenade Primary Public Improvements Waco, Texas

*Public Presentation
February 13, 2019*

Google Earth

31°33'24.45" N 97°07'22.04" W elev 419 ft eye alt 2753 ft



Why We are Here Tonight

Goals:

1. Review concepts for the primary public improvements associated with the Brazos Promenade development
 - Brazos Commons / Farmers Market
 - University Parks Blvd Streetscape – Block by Block
2. Public Input:
 - Get your feedback as we begin detailed design

*Note: We will be asking you for input throughout the presentation
Please provide written input on the hand-outs provided in the areas of
your specific interest, and leave with us tonight*

Our Development Goals

Uniquely Waco

Downtown Experience

People Places

Small Town

Public Waterfront

Sustainable

Walk to Work

Urban Resort

Live Music

Retain Intellectual Capital

Farm to Table

Farmers Market

Mixed-Use Experience

Great Streets

Center of Town

Quality Design

Stronger University Parks

Eyes on the Street

Waterfront Promenade

Restaurants

Baylor Connections

Hip and Cool

Outdoor Cafes

Downtown Expansion

Market Viable

Various Building Forms and Densities

Community Center

Small Business Friendly

Fireman's Tower Icon

Agrarian Urbanism

The Opportunity

A Connective Waterfront District



Downtown Waco Riverfront

Brazos Promenade

Waterfront Restaurants and Music Venue

Hotel with Spa, Banquet Room, Restaurants and Retail

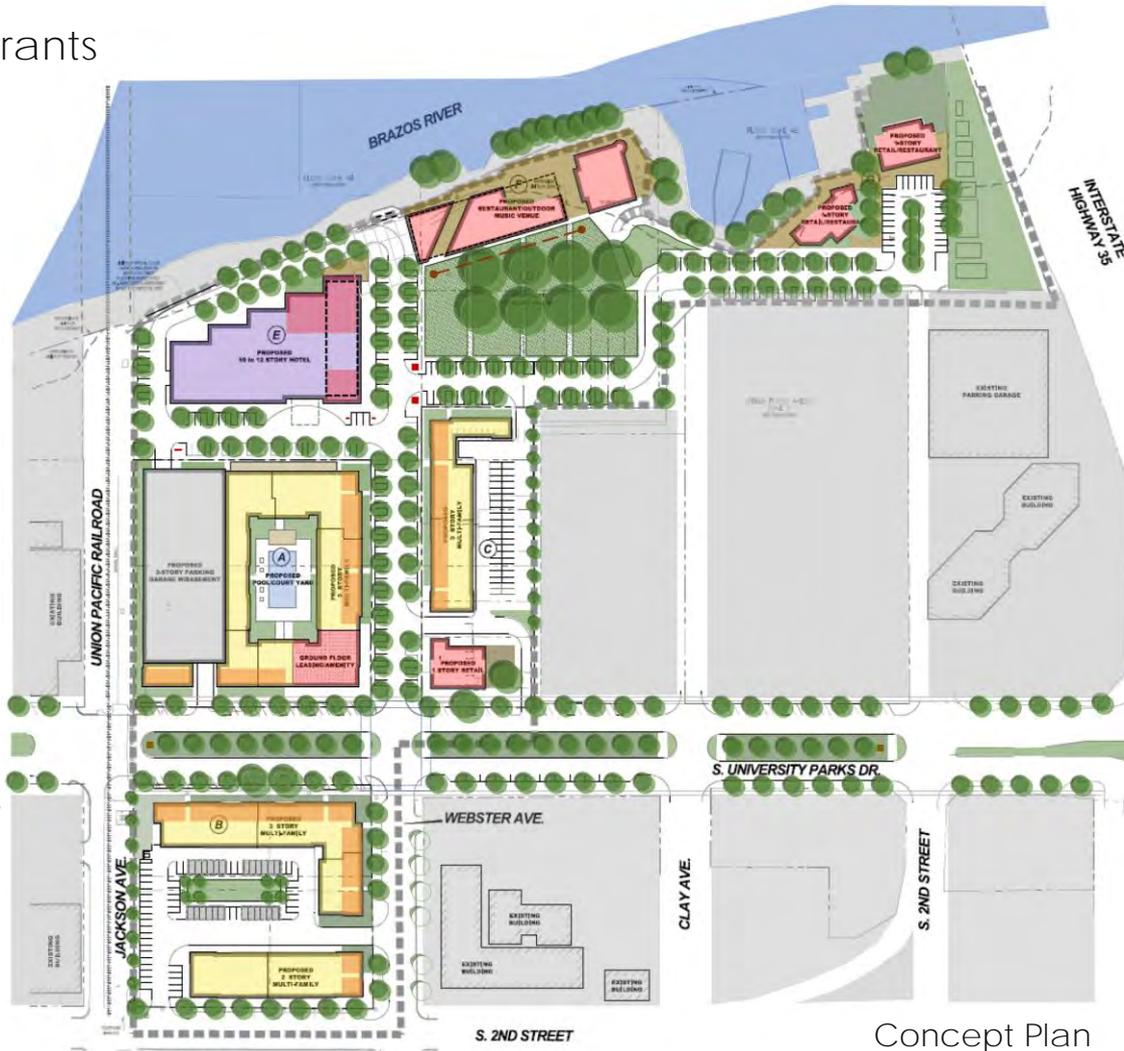
Shared Parking Garage

Housing with Live/Work, Small Retail/Restaurants

Waterfront Commercial

Brazos Commons / Farmers Market

Refined University Parks



Concept Plan



Bird's Eye View



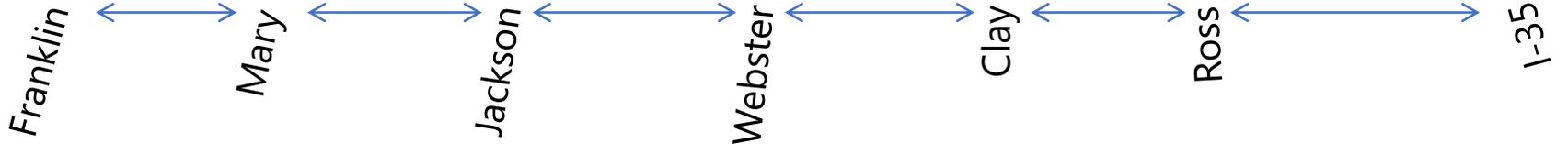
Webster / University Parks

Areas of Focus



**Brazos Commons /
Farmers Market**

University Parks Blvd – 6 Blocks



District Design



Guiding Principles



Further Strengthen the Farmers Market



Create Synergy with other Downtown Destinations



Provide a Venue for the Broader Community



Create a Design that Expands the Downtown Brand



Highlight the Site's Riverfront Location



Create a More Walkable Streetscape Experience



Introduce Dedicated Bike Lanes and Silo Trolley Stops
(But in a way that looks better than usual!)



Create an Appealing Urban Residential Setting



And Provide for an Engaging Community Experience

Comment Sheets

- We are beginning the part of the presentation where we need your written input
- Please give us your thoughts in the space provided on the comment sheets by subject

1. Brazos Commons FARMERS MARKET



Comment Sheet – Brazos Commons

1. Brazos Commons	Do you like?	Your comments here
• Programming Comments		
• Concept Plan – General Approach		
• Farmers Market		
• Under-the-Canopy Commons		
• Event Lawn		
• Dog Park		
• Restaurant & Music		
• Riverwalk Connection		
• General Notes		



Support and expand activities in the Commons

Programming:

Brazos Commons – Market Days

- Maintain market parking stalls
- Preserve the trees
- Improve the ground plain
- Expand programming:
 - Flexible event lawn with paving stage
 - Kids play zone
 - Fenced dog park
 - Informal gathering areas
 - Food truck stalls
 - Connections to new development



Programming:

Brazos Commons – Non-Market Days

- Event lawn for:
 - Yoga and Pilates
 - Outdoor music
 - Informal hang out
- Under-tree commons for:
 - Car shows
 - Taste of Waco
 - Special events
 - Weddings and receptions
 - Baylor pre-game activities
- Expansion of restaurant music venue during special events / music acts
- Kayak and canoe rentals
- Kid zone play area
- Fenced dog park



Concept Plan

- 1 Existing Current Floodplain Line
- 2 Existing river wall to remain intact; riverwalk lighting to be updated with Phase II
- 3 Retail and restaurant deck dining and music venue area; retail deck to be designed to accommodate existing fountain equipment and fountain intakes
- 4 Existing steps to lower river walk to remain
- 5 Proposed ramp set within trees down to harbour and river walk; final alignment to work with existing power poles, large trees and rock fountain
- 6 Retaining wall only as needed to transition grade back to existing
- 7 Fire lane with connection to existing steps; secondary riverwalk ramp to be considered with future design of the fire lane
- 8 Perimeter Hotel enhancements and outdoor seating areas
- 9 Existing steps down to river walk
- 10 Streetscape surrounding Hotel
- 11 Hotel porte cochere at drop-off
- 12 Perimeter fence and evergreen vegetative screening along Railroad Easement ROW; fence along entire Block; installed in Phase I
- 13 Suggested alignment of Clay Ave to tie-into Farmers Market
- 14 Bike share location
- 15 Possible District Trolley stop and valet stop



0' 15' 30' 60'

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Farmers Market



Farmers Market

- Market functions remain
- Water and Electric sources
- Improved paving areas
- Truck maneuverability throughout Market area
- Permanent seating opportunities



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Under-Tree Commons



Commons Area Activities

- Small group gathering
- Informal games
 - Bocce ball
 - Ping pong
 - Cornhole
- Rental opportunities in conjunction with the Restaurant



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Event Lawn



Event Lawn

- Entertainment and music
- Organized exercise groups
- Community gatherings
- Electric provided for events
- Street-facing signage



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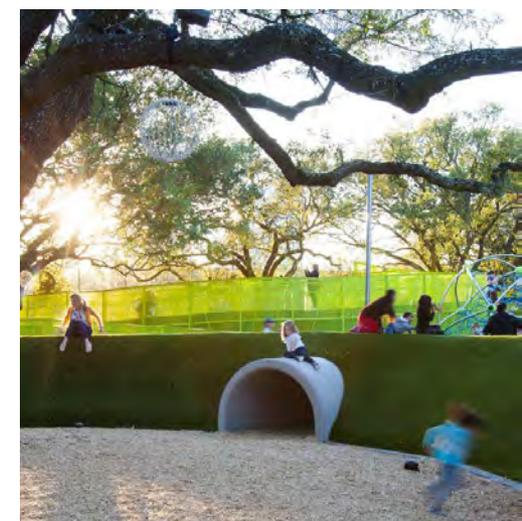


Kid's Zone



Kid's Zone

- Sculptural play structure
- Mounded climbing
- Fenced for safety
- Tables for art activities or for parents



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Dog Park Area



Dog Park Area

- Fenced for off-leash
- Designated zones for small and large dogs
- Gated “shade” pergola with seating opportunities
- Adjacent screened Porte-lets for public use



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Restaurant Terrace and Private Music Stage



Restaurant and Retail

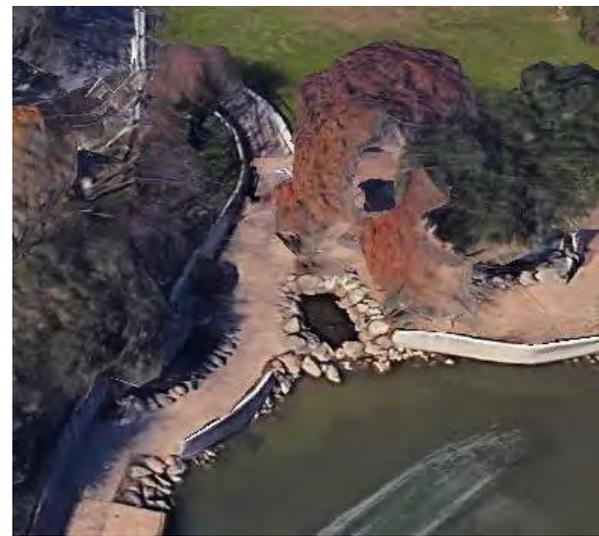
- Indoor and outdoor dining
- Music venue
- Small snack vendors
- Kayak and canoe rentals
- Game equipment check-out
 - Bocce ball
 - Ping pong
 - Cornhole



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Riverwalk Connections



Riverwalk Connections

- Ramp down to existing river walk through trees
- River and history walk
- Additional river walk connection with hotel



Site Section (N/S)



BRAZOS RIVER

Existing River Wall and Boardwalk

Restaurant and Retail
Restaurant with outdoor deck dining and outdoor music venue



Kids Play Zone
Fenced areas with abstract play structure, with tables for parents or quiet art projects



Farmers Market
Tents set up under existing trees with large planted tree wells, patterned paving and illuminated with string lights; electric and water sources in planting beds throughout Farmers Market area for Saturday morning use



East / West Drive
Head-in parking with roll-over curb along park for ease of access to Farmers Market stalls
street trees in raised planters

Dog Park

Fenced dog play area with shaded entry pergola outfitted with decorative metal cupola and weather vane



Site Section (E/W)



Open Lawn
Interim open lawn bordered by ornamental trees in wooden planter boxes' programmed for pop-up organized events on the lawn or individual activities



Webster Avenue
Head-in parking with street trees in curbed planters Focal light element terminates the end of Webster



Farmers Market Entry
Linear board-formed concrete wall bordered with planting; Park or Farmers Market signage along wall



Event Lawn
Open lawn for organized entertainment or active group activities



Farmers Market
Large planting beds bordered with corten metal to maintain existing grades at trees; limestone seating blocks for permanent seating under trees; illuminated with string lights spanning between trees; existing drive aisles maintained for truck access

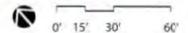


Kids Play Zone

Farmers Market
Oval planters edged with corten metal to maintain existing grades at existing trees with built-in seating; existing drive aisles maintained for truck access; electric and water sources for Farmers Market use, set within planting beds

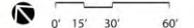


SECTION B



Phase One

- 1 Existing Current Floodplain Line
 - 2 Existing river wall to remain intact; riverwalk lighting to remain intact in Phase I; fountain mechanical to remain intact in full project development build-out
 - 3 Existing open lawn to remain in Phase I
 - 4 Existing steps to lower river walk to remain
 - 5 Proposed ramp set within trees leading down to harbour and river walk; final alignment to work with existing power poles, large trees and rock fountain
 - 6 Retaining wall only as needed to transition grade back to existing
 - 7 Narrow concrete walkway to connect to existing river walk steps
 - 8 Perimeter fence and evergreen vegetative screening along Railroad Easement ROW; fence along entire length of block
 - 9 Existing steps down to river walk
 - 10 Proposed 5' gravel band to define edge of open lawn with boxed ornamental trees set within band
 - 11 Temporary parking of compacted gravel
 - 12 Open lawn seeded with Common Bermuda
- Possible Program Uses:
 "Pop-up" outdoor movies or concerts
 Open Play fields
 Revolving sculpture displays
- 13 Suggested alignment of Clay Ave tie-in to Farmers Market
 - 14 Bike sharing
 - 15 Potential District Trolley stop



2. University Parks



Comment Sheet – University Parks

1. Brazos Commons	Which do you prefer?	Your comments here
<ul style="list-style-type: none"> Smaller vs. Wider Median 		
<ul style="list-style-type: none"> Programming 	N/A	
<ul style="list-style-type: none"> Franklin to Mary (A or B) 		
<ul style="list-style-type: none"> Mary to Jackson (A or B) 		
<ul style="list-style-type: none"> Jackson to Webster 	N/A	
<ul style="list-style-type: none"> Webster to Clay (A or B) 		
<ul style="list-style-type: none"> Clay to Ross (A or B) 		
<ul style="list-style-type: none"> Ross to I-35 Frontage 	N/A	
<ul style="list-style-type: none"> General Notes 		

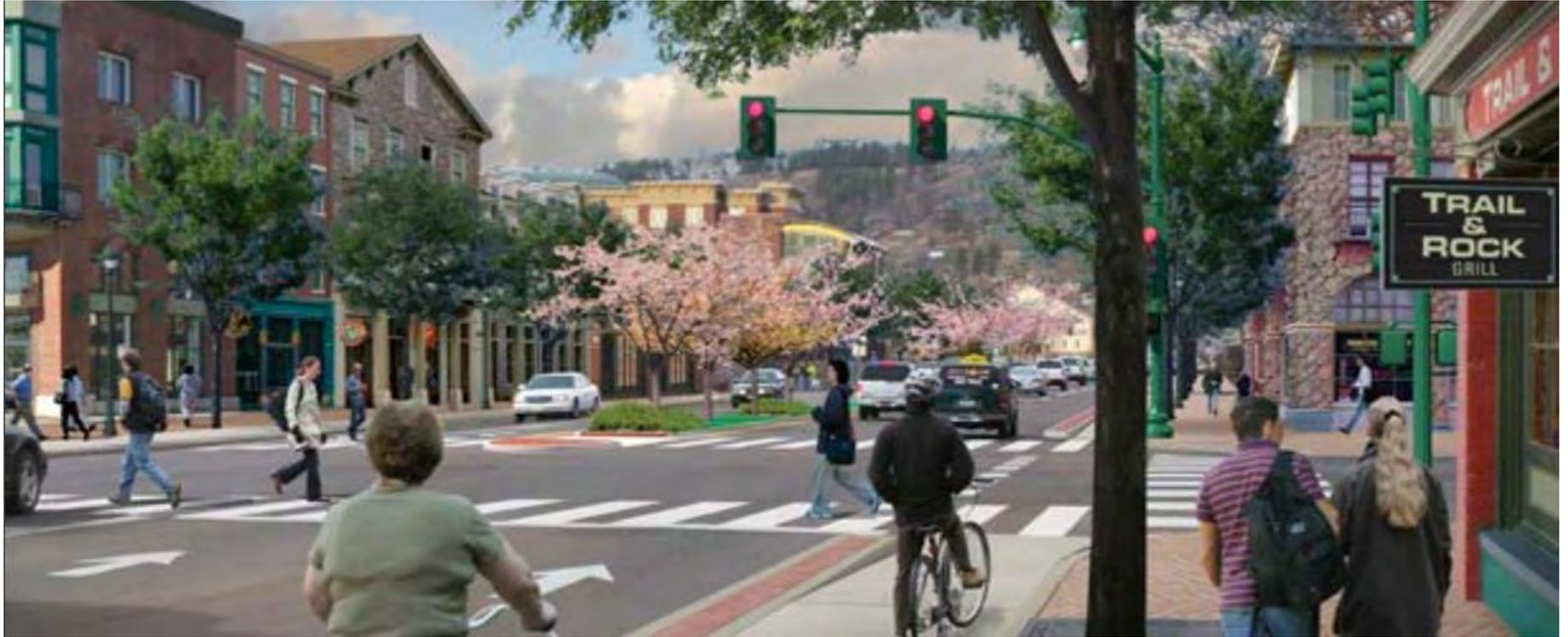
Initial Vision



Image: SRF Consulting

Wide median, shared bike/street lanes, minimal left turn lanes

Current Concept



Narrowed median to accommodate dedicated bike lanes and left turn lanes

Programming:

University Parks Blvd

- Walkable urban street
- Dedicated bike lane
- Trolley stops
- Uniform street tree plantings
- Soft native shrub and ornamental grass plantings
- Street lighting consistent with the rest of District
- Tree spacing to allow future angled parking in areas
- Customized approach to each block



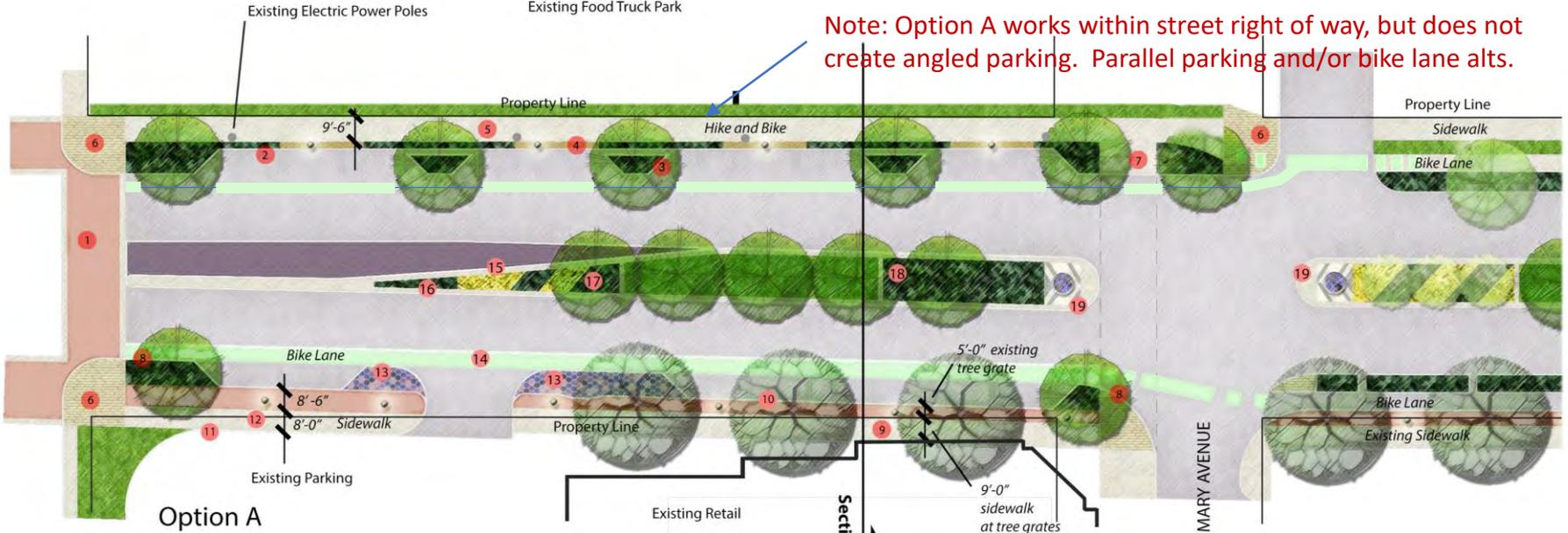
FRANKLIN AVENUE

FRANKLIN AVENUE

Existing Electric Power Poles

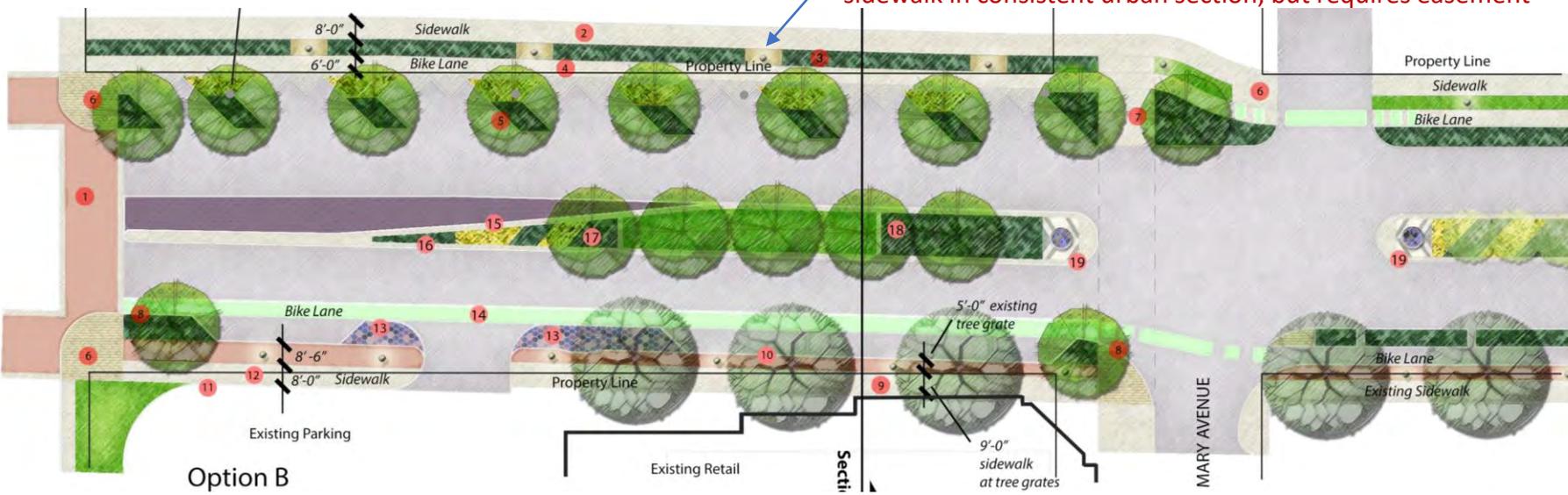
Existing Food Truck Park

Note: Option A works within street right of way, but does not create angled parking. Parallel parking and/or bike lane alts.



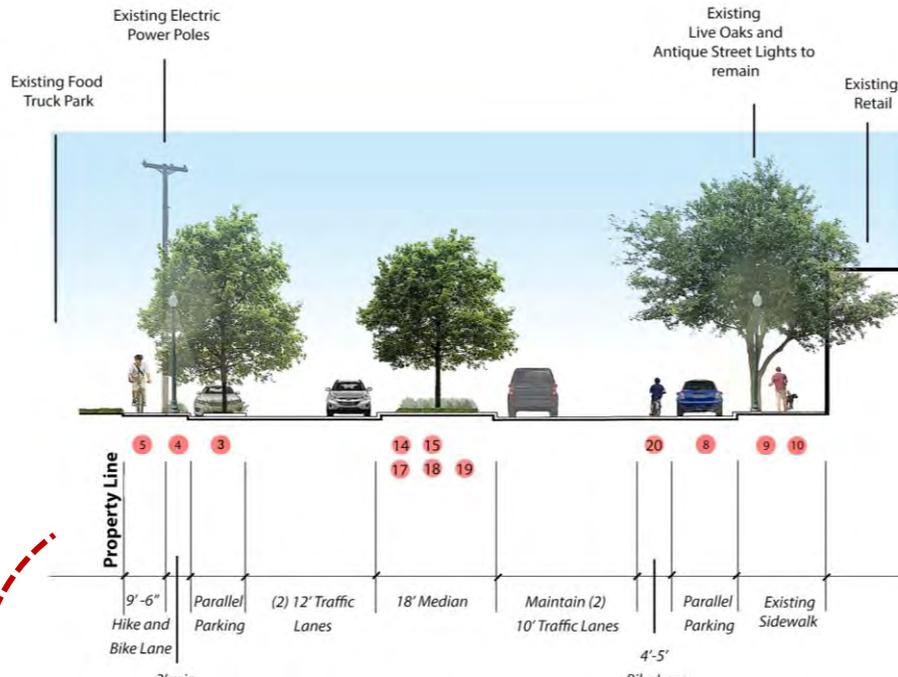
Option A

Note: Option B achieves angled parking, full bike lane and sidewalk in consistent urban section, but requires easement

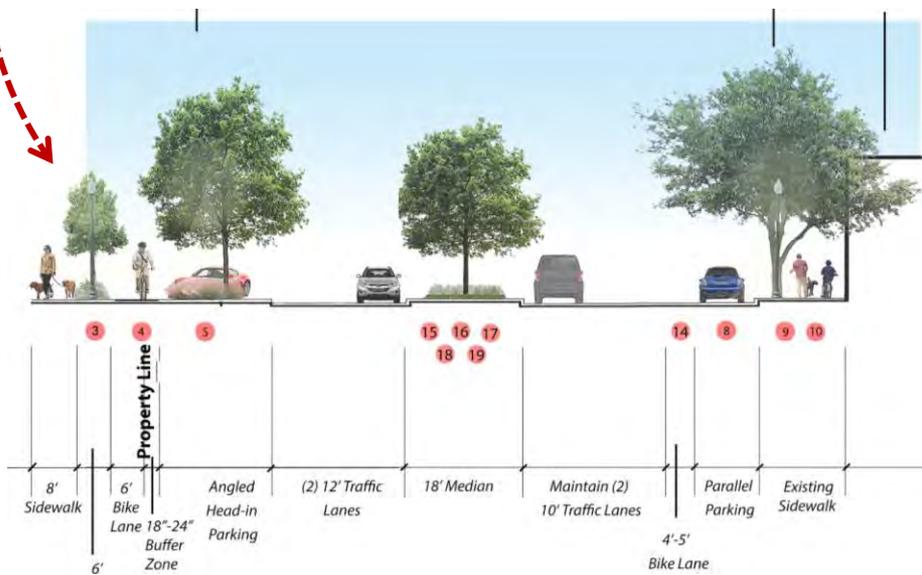


Option B

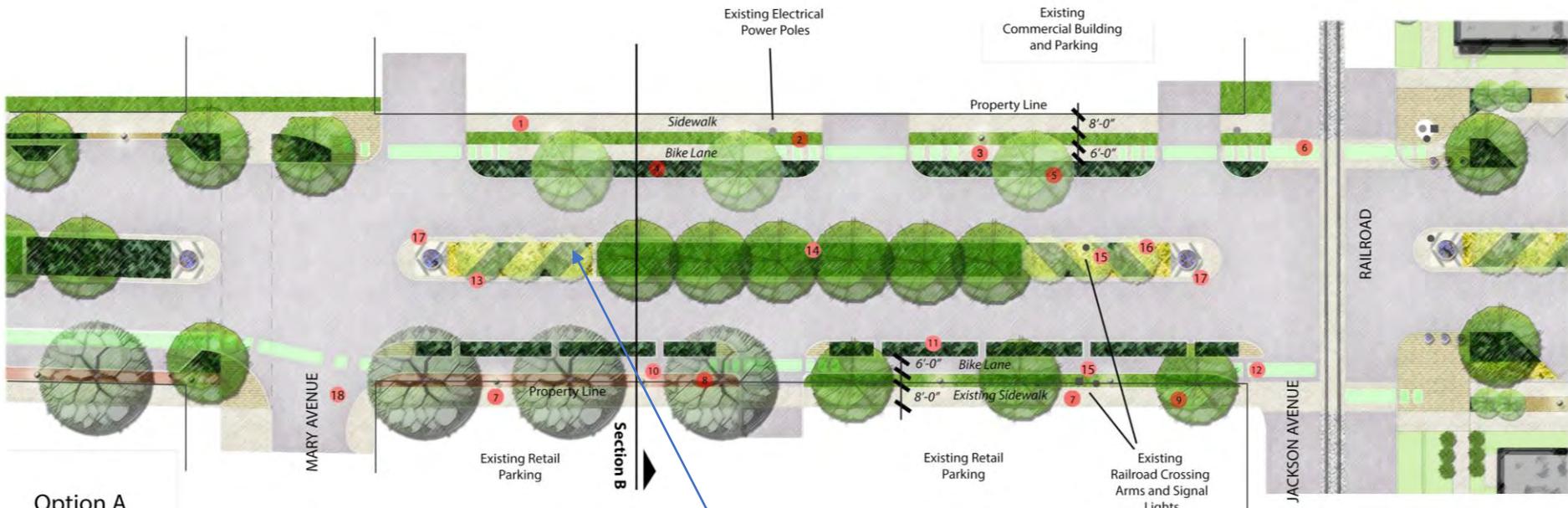
Franklin to Mary Ave



Option A

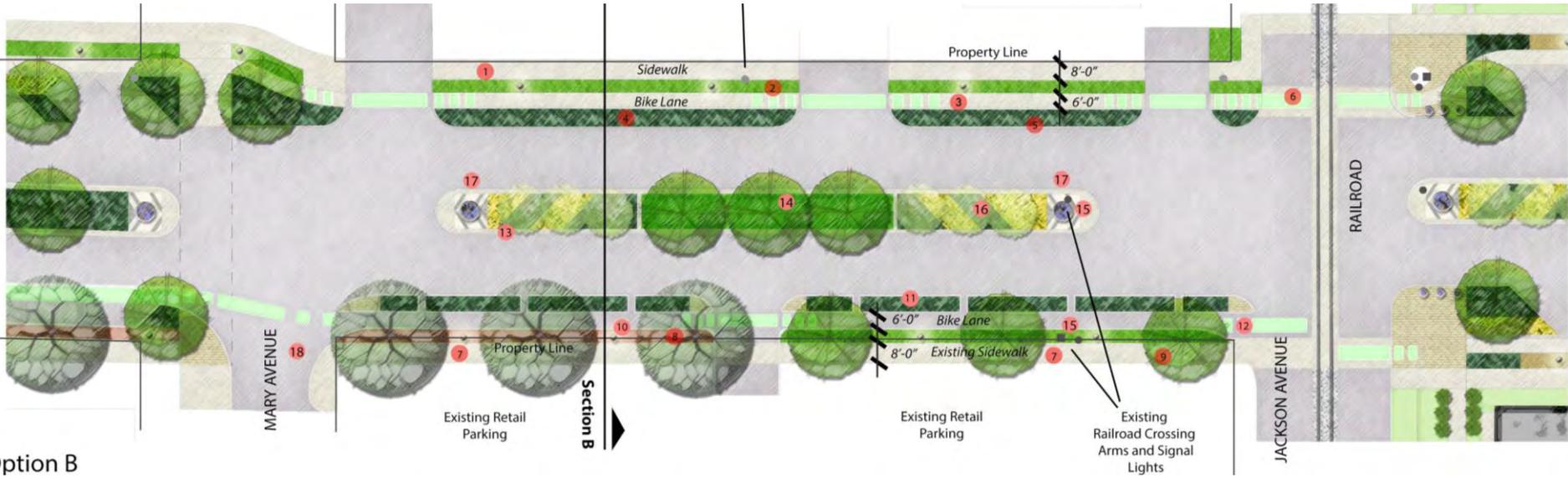


Option B



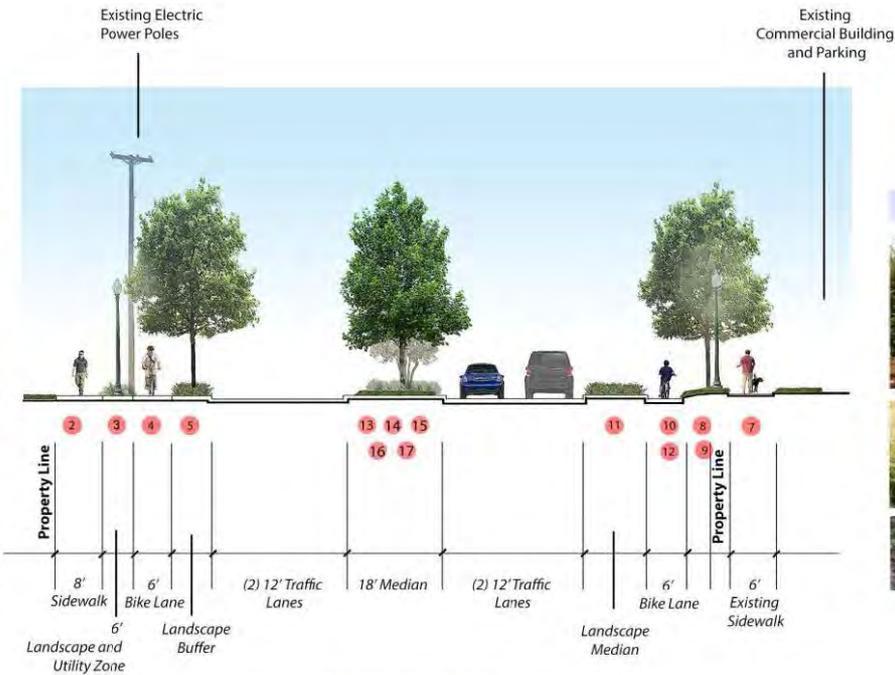
Option A

Note: Option A extends the landscaped median to create more consistency



Option B

Mary to Jackson Ave

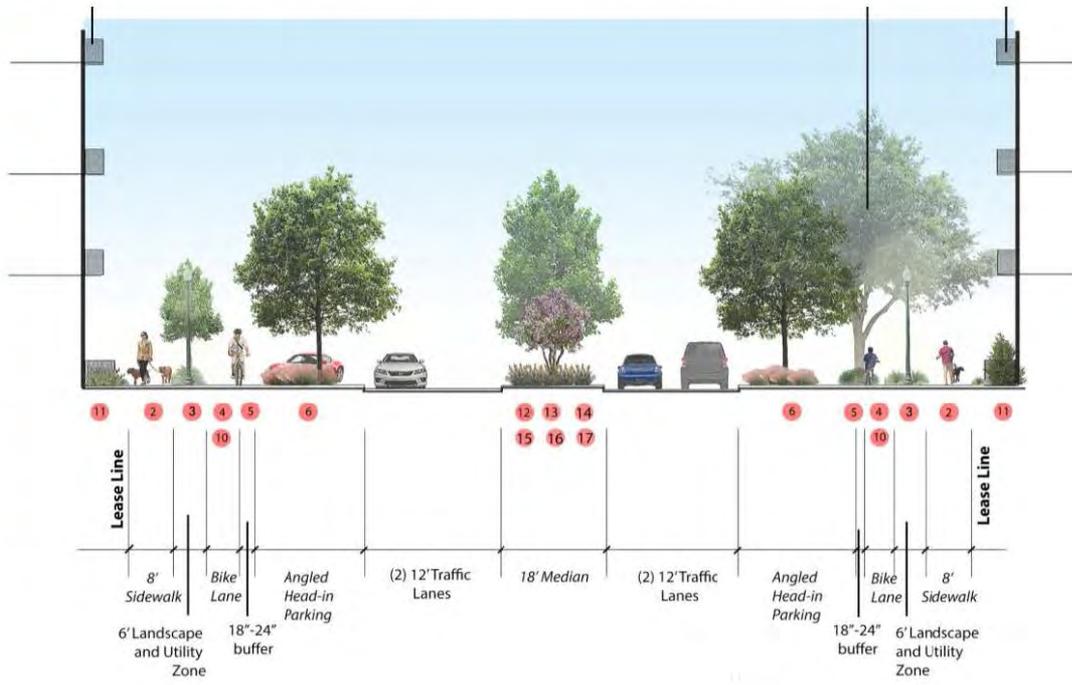
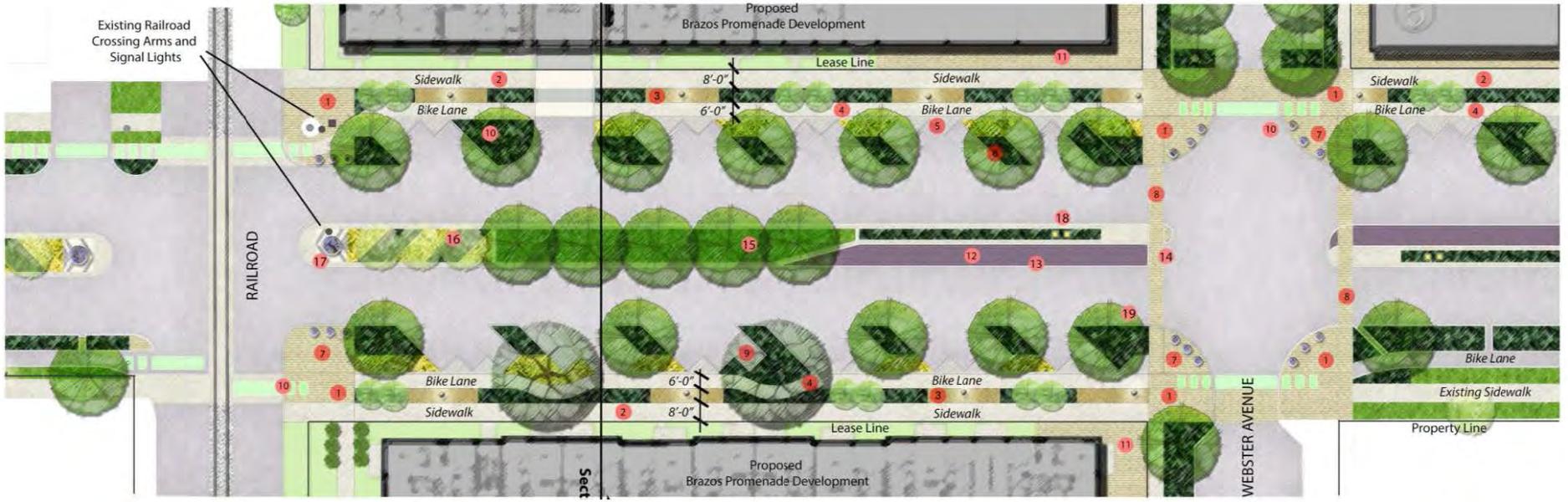


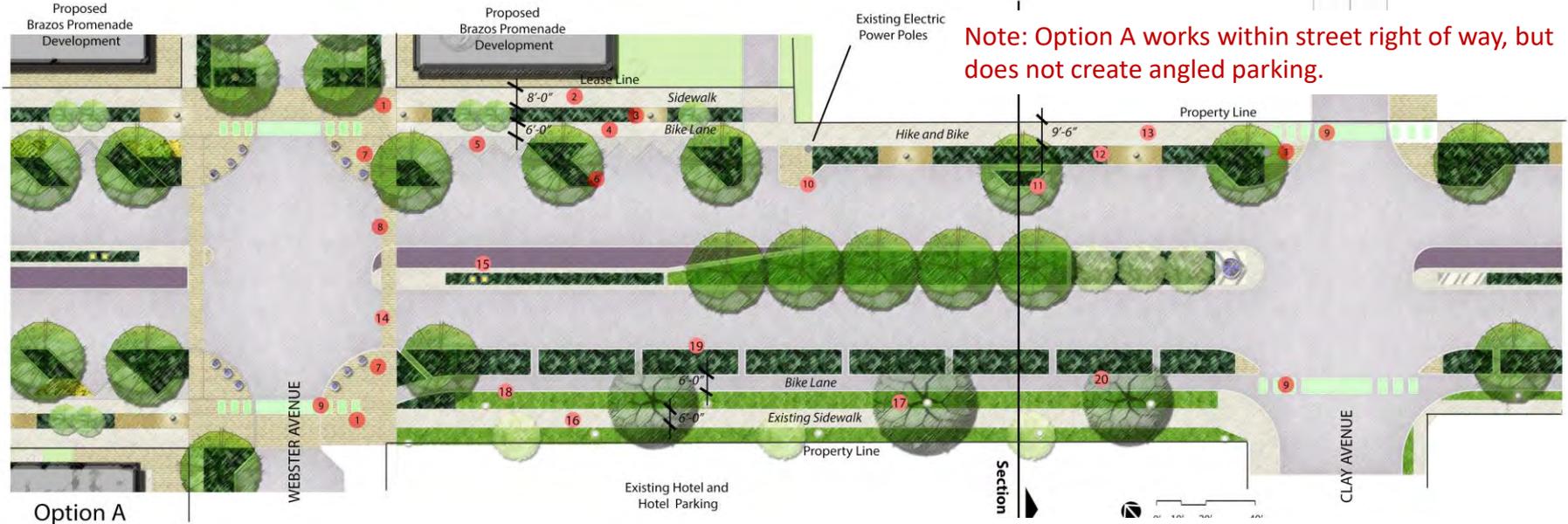
**Option A
Section B**



- 2 New 8' min concrete pedestrian sidewalk; sidewalk concrete with some brick accents
- 3 Antique street lights and planting within 5' landscape and utility zone
- 4 6' concrete bike lane
- 5 Added planting zone with added street trees
- 7 Existing sidewalk along existing retail to remain and function for pedestrian pathway
- 8 Existing tree plantings and antique street lights to remain
- 9 Upgrade existing recent tree plantings with larger caliper trees to match other street trees proposed
- 10 Existing curb and storm inlet to remain
- 11 New raised planted median to separate bike pathway from roadway; islands sectioned with "weepers" to allow for current storm water run-off patterns to existing storm inlet

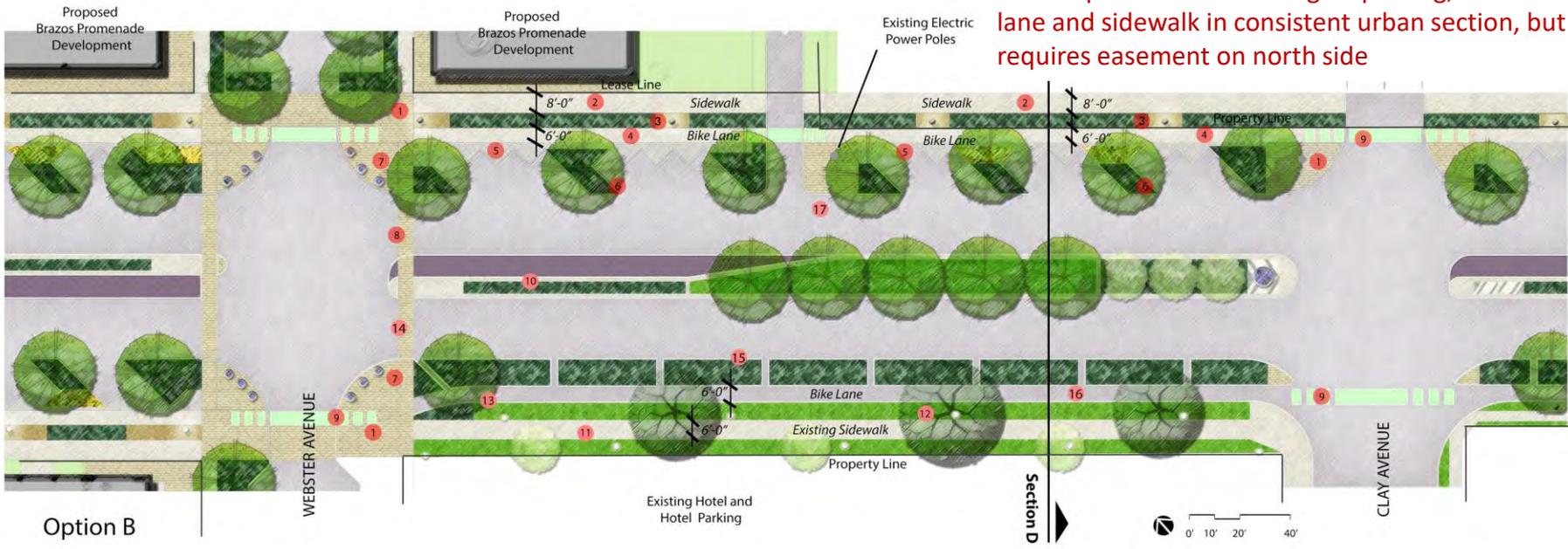
- 12 Bike pathway at street level
- 13 New 18' median proposed with 18" decorative concrete or paver band along edges of specialty planting areas with larger paver areas at ends of median
- 14 Bosque Lacebark Elms set in turf or low groundcover; concrete band along edge of turf areas provided as budget will allow; streetlights relocated as needed
- 15 Existing railroad crossing signals will remain as required
- 16 Native and hardy evergreen, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median; single row of Vitex or Desert Willow trees set in plantings
- 17 Circular planter with accent evergreen flowering plants; set in decorative pavers that mimic or match Farmers Market design detailing





Note: Option A works within street right of way, but does not create angled parking.

Option A



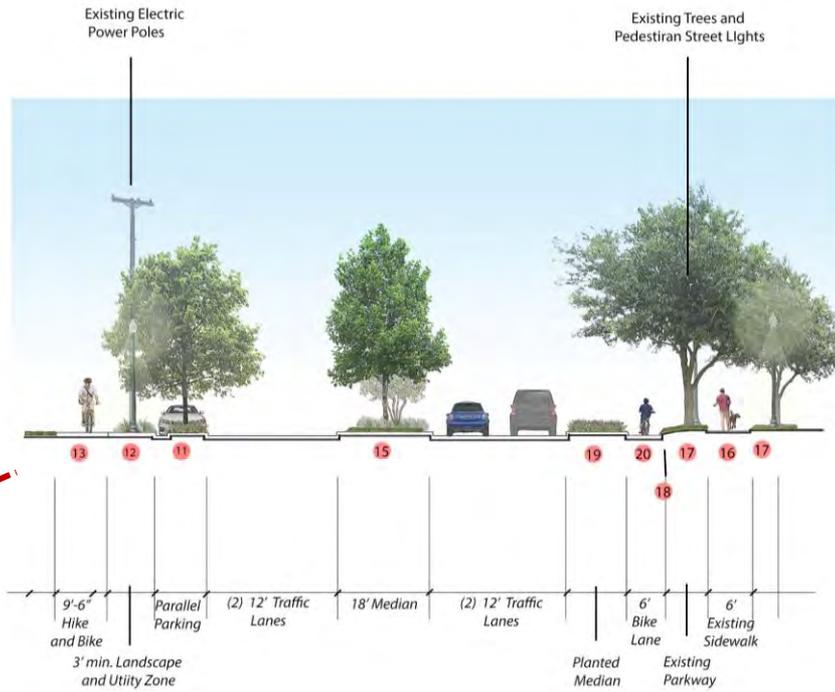
Note: Option B achieves angled parking, full bike lane and sidewalk in consistent urban section, but requires easement on north side

Option B

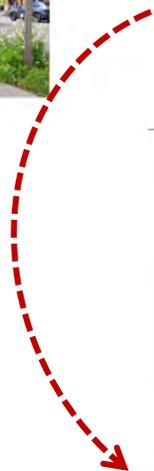
Webster to Clay Ave



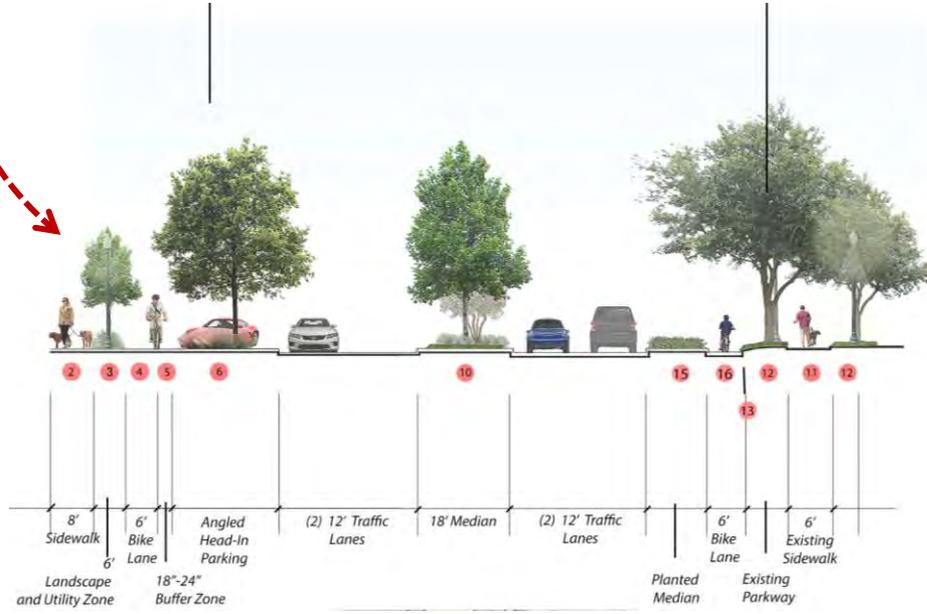
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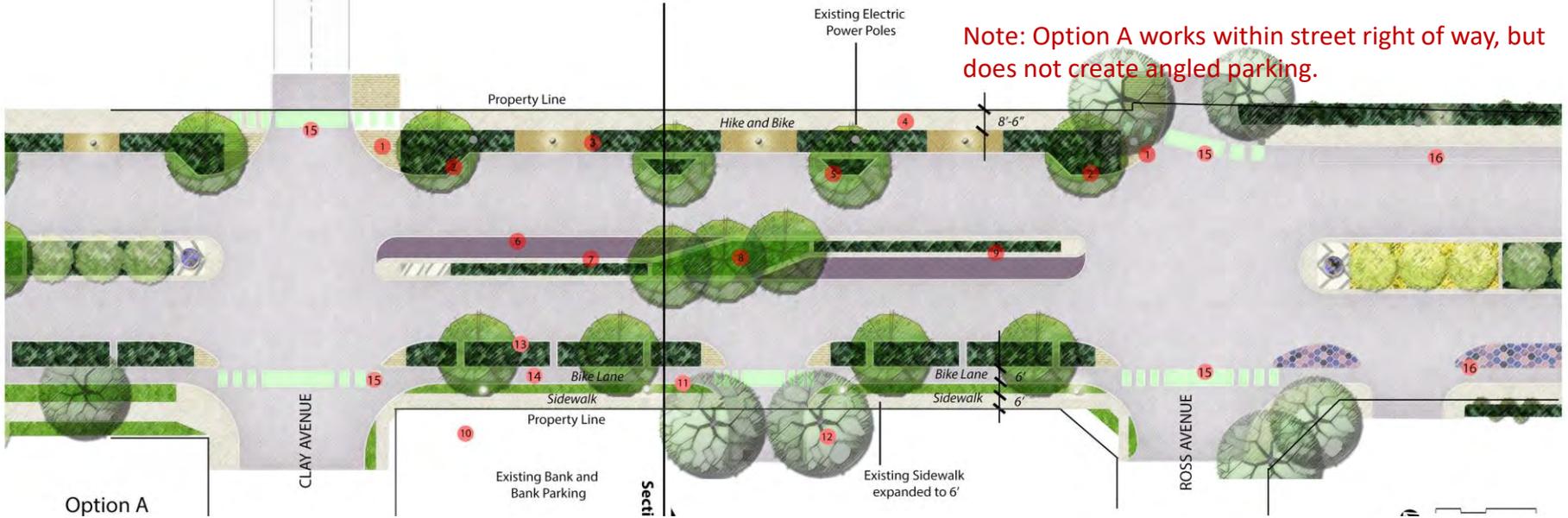


Existing Hotel and Hotel Parking



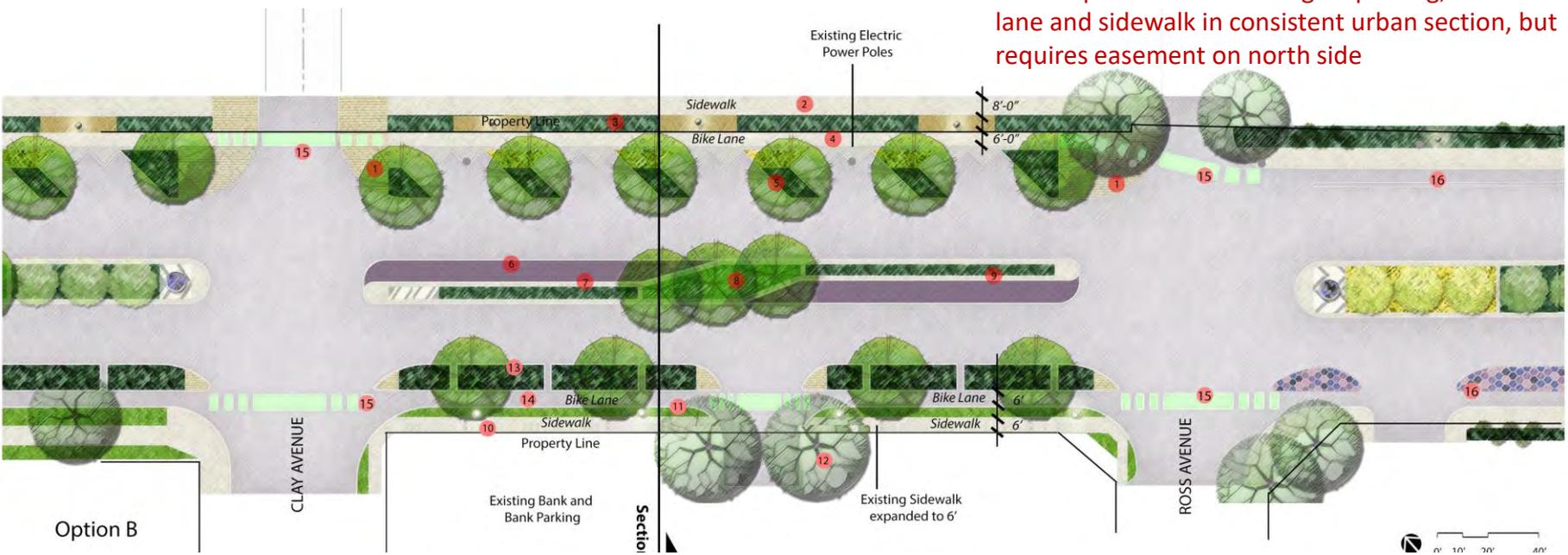
Option B





Note: Option A works within street right of way, but does not create angled parking.

Option A



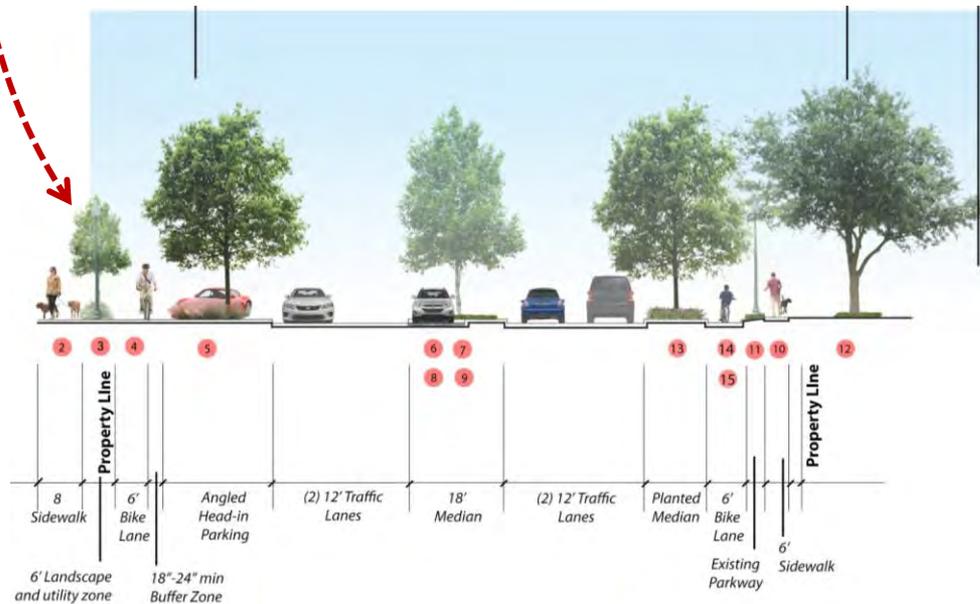
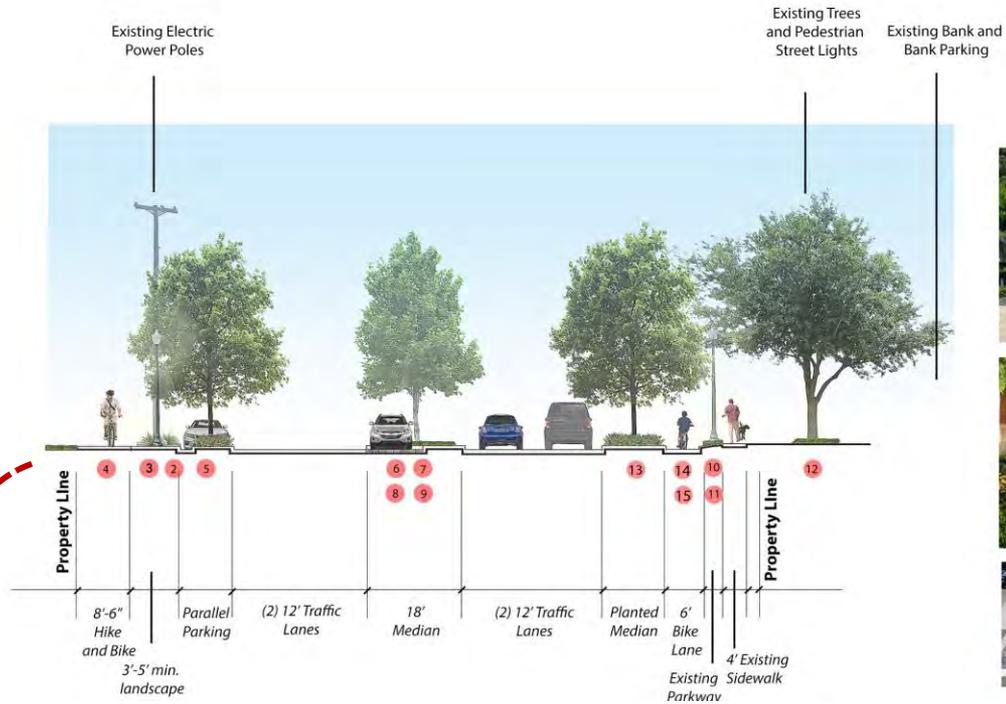
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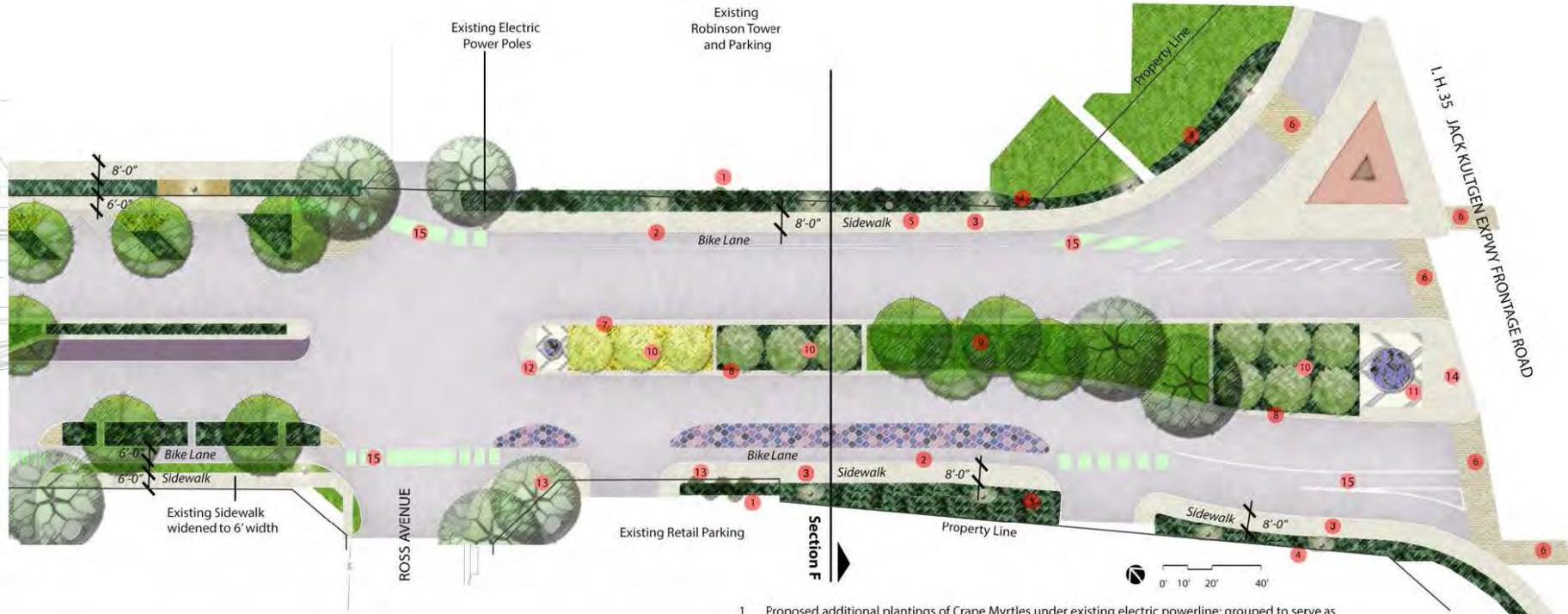




Option A



Option B

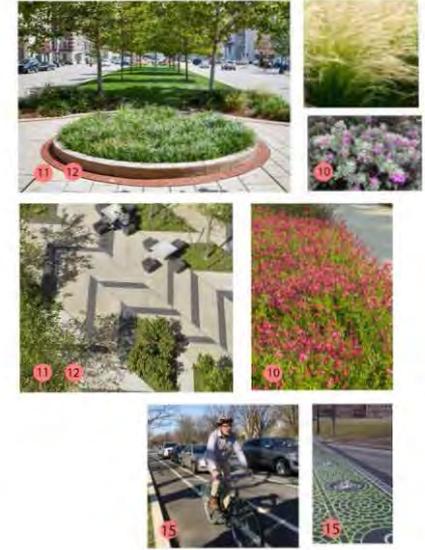
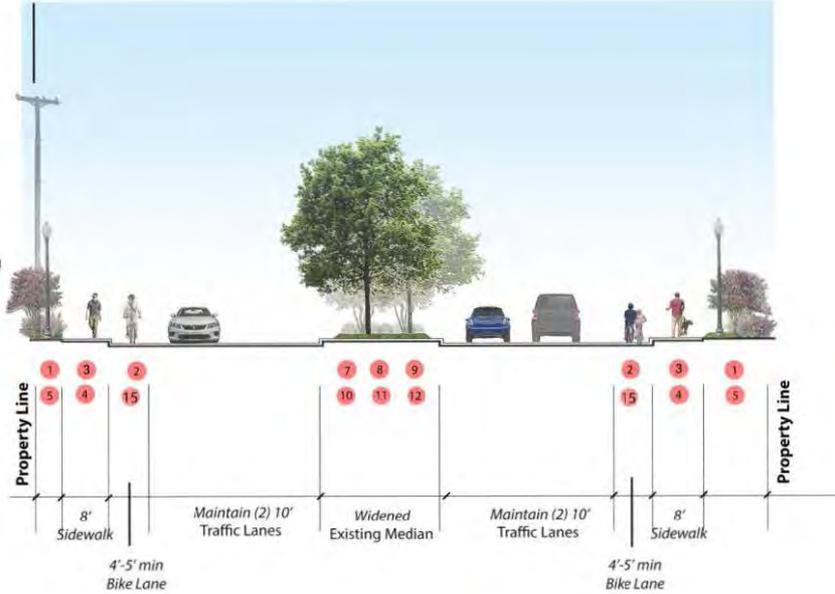


- 1 Proposed additional plantings of Crape Myrtles under existing electric powerline; grouped to serve as street tree plantings
- 2 Existing curb and storm inlet to remain
- 3 Existing sidewalk removed and expanded to 8' min. as space allows to serve as combined bike and pedestrian pathway; re-work curb ramp transitions as needed
- 4 New antique street lights added along outside edge of sidewalk; provided as allowed under power lines
- 5 New evergreen hedge added to define both sides of University Park with reinforced plantings of soft native and evergreen shrubs or ornamental grasses
- 6 Proposed enhanced crosswalks of painted graphics at all crosswalks with overall district theme or colors
- 7 Expanded median at west end only
- 8 18" decorative concrete or paver band along edges of specialty planting areas with larger paver areas at ends of median
- 9 Additional Red Oaks planted along with existing (2) Red Oaks set in turf or low groundcover; concrete band along edge of turf areas provided as budget will allow
- 10 Native and hardy evergreen, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median; single and double row of Vitex or Desert Willow trees set in plantings
- 11 Large circular planter with accent evergreen flowering plants; set in expanded decorative pavers that match district design detailing
- 12 Smaller circular planter with accent evergreen flowering plants; set in expanded decorative pavers that match district design detailing
- 13 Narrowed existing sidewalk along retail to remain and function for pedestrian pathway; suggested replacement with new walkway but approval will be required from adjacent property owner
- 14 Replace existing concrete at median nose and consolidate with large field of decorative concrete or pavers
- 15 Striped or painted 4'-5' min. bike lane with decorative lane markings; maintain (2) 10' traffic lanes; markings to delineate and direct bike lane transitions



Existing Electric Power Poles

Existing Baylor Building and Parking



Option B
Section F



- 1 Proposed additional plantings of Crape Myrtles or other ornamental tree under existing electric powerline; grouped to serve as street tree plantings
- 2 Existing curb and storm inlet to remain
- 3 Existing sidewalk removed and expanded to 8' min. as space allows to serve as combined bike and pedestrian pathway; re-work curb ramp transitions as needed
- 4 New antique street lights added along outside edge of sidewalk; provided as allowed under power lines
- 5 New evergreen hedge added to define both sides of University Park with reinforced plantings of soft native and evergreen shrubs or ornamental grasses
- 7 Expanded median at west end only

- 8 18" decorative concrete or paver band along edges of specialty planting areas with larger paver areas at ends of median
- 9 Additional Red Oaks planted along with existing (2) Red Oaks set in turf or low groundcover; concrete band along edge of turf areas provided as budget will allow
- 10 Native and hardy evergreen, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median; single and double row of Desert Willow or other native ornamental trees set in plantings
- 11 Large circular planter at end of median adjacent to frontage road with accent evergreen flowering plants; set in expanded decorative pavers that match district design detailing
- 12 Smaller circular planter with accent evergreen flowering plants; set in expanded decorative pavers that match district design detailing
- 15 4'-5' min. bike lane; bike lane delineated with painted graphic or striping

Discussion & Next Steps:

- Please return comment sheets before you leave
- If you have additional comments, please provide them to Megan Henderson, City Center Waco
(megan@citycenterwaco.com)
- Next meeting will be first week of March, date and time will be announced.

Thank you for your time

Comment Sheet – Brazos Commons

1. Brazos Commons	Do you like?	Your comments here
• Programming Comments		
• Concept Plan – General Approach		
• Farmers Market		
• Under-the-Canopy Commons		
• Event Lawn		
• Dog Park		
• Restaurant & Music		
• Riverwalk Connection		
• General Notes		

Comment Sheet – University Parks

1. Brazos Commons	Which do you prefer?	Your comments here
<ul style="list-style-type: none"> Smaller vs. Wider Median 		
<ul style="list-style-type: none"> Programming 	N/A	
<ul style="list-style-type: none"> Franklin to Mary (A or B) 		
<ul style="list-style-type: none"> Mary to Jackson (A or B) 		
<ul style="list-style-type: none"> Jackson to Webster 	N/A	
<ul style="list-style-type: none"> Webster to Clay (A or B) 		
<ul style="list-style-type: none"> Clay to Ross (A or B) 		
<ul style="list-style-type: none"> Ross to I-35 Frontage 	N/A	
<ul style="list-style-type: none"> General Notes 		