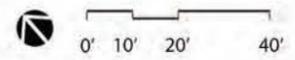
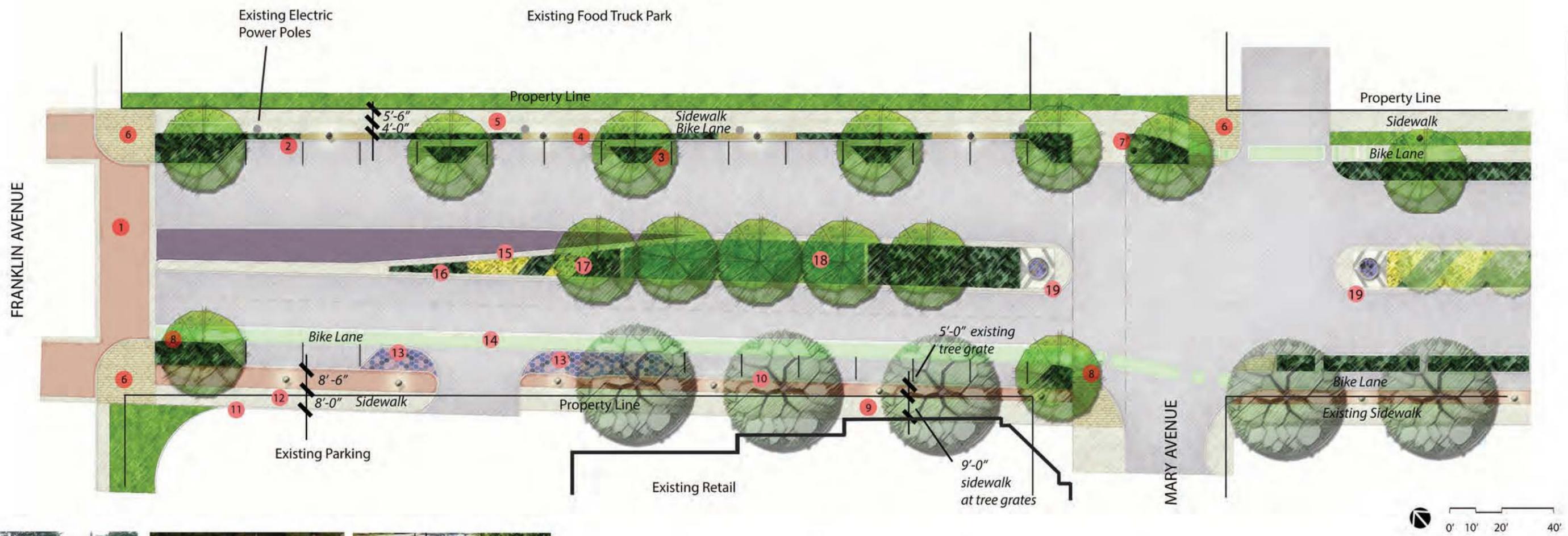
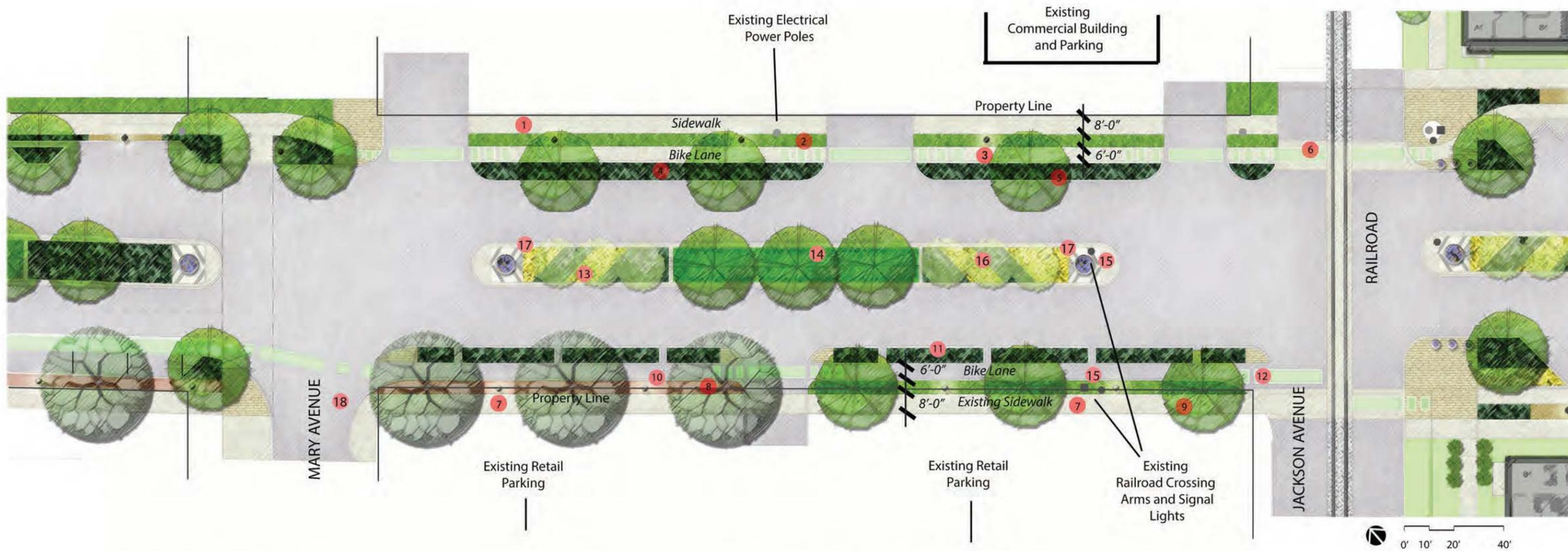


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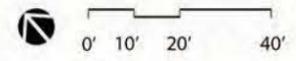
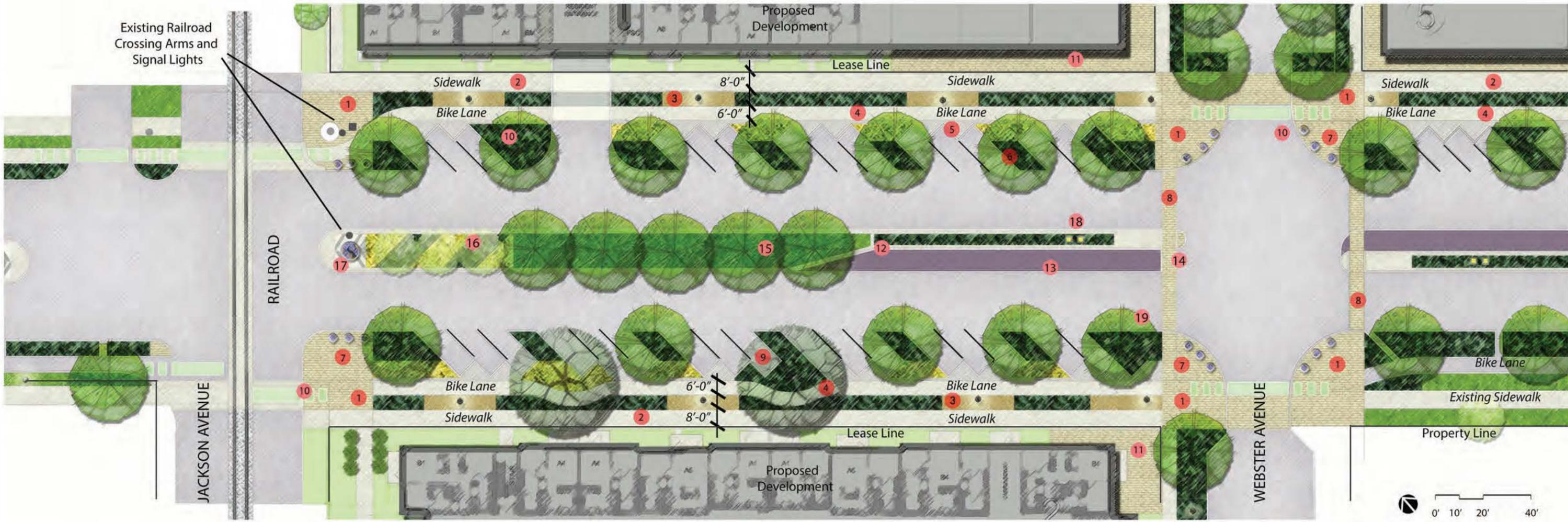




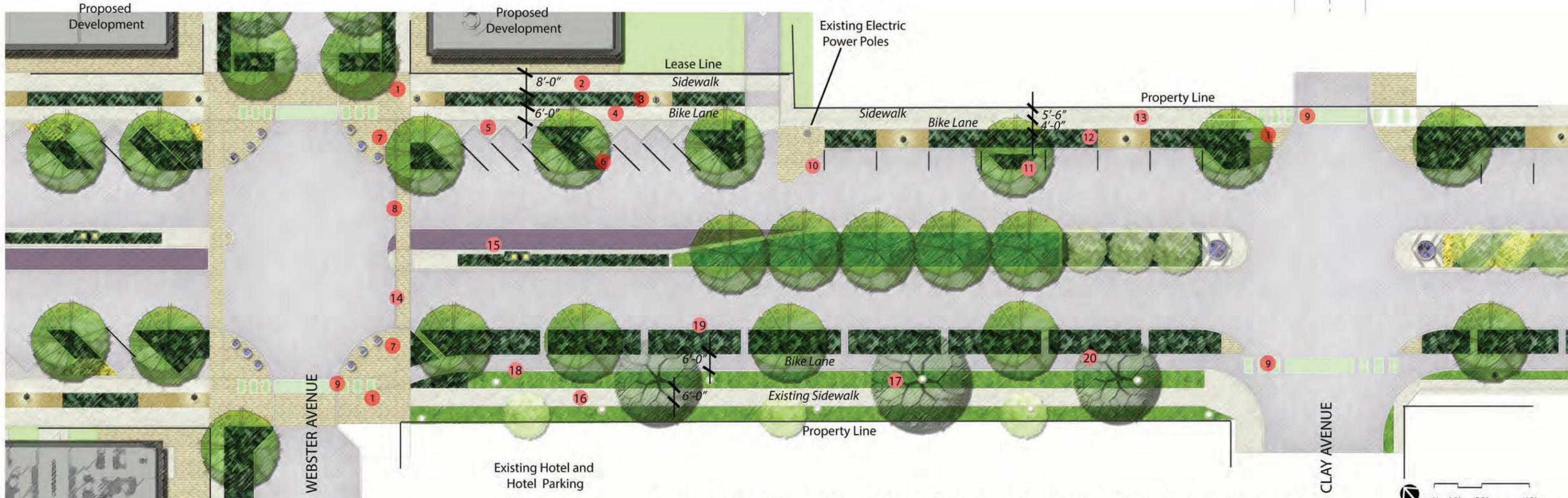
- 1 Existing brick crosswalk to remain and work with new street bump-outs at corners
- 2 New curb with bump outs at corners to define parallel parking and provide for Live Oak street tree planting
- 3 Free - floating tree islands to maintain existing drainage patterns to current storm inlet location; existing inlet replaced with new curb
- 4 3' minimum planting and light zone for new antique street lights; decorative gravel crossings for pedestrian access from parallel parking spaces; benches and bike racks added where appropriate
- 5 Anticipated min. width of 9'-6" or up to existing property line; concrete walk with paver band accents or painted markings to delineate bike lane and sidewalk; 4' bike lane and 5'-6" min sidewalk allocated
- 6 New enhanced pavers at corners to compliment existing brick on south of University Parks; decorative bollards to protect existing fire hydrant at corner of Franklin
- 7 Anticipated future pedestrian crossing south to Mary Avenue; proposed location for future bike sharing and River District wayfinding map
- 8 New curb bump-outs at corners to be tied into existing curb along south side of University Parks; parallel parking spaces re-striped
- 9 Existing sidewalk to remain ; benches and bike racks added where appropriate
- 10 Existing antique street lights and trees in metal grates to remain
- 11 New curb expanded 8' south to gain additional pedestrian room around existing parking light poles; existing storm inlet location to be adjusted as required
- 12 New concrete or brick walk to compliment existing paver walks; existing sidewalk pavers salvaged and re-used as possible
- 13 Paint existing striped bump outs at current drive; painted design to work with overall district theme; maintain existing number of parallel parking spaces
- 14 On-street 4'-5' min bike lane striped or painted; maintain (2) 10' traffic lanes
- 15 Existing curbs and storm inlets at medians to remain as currently configured; decorative vehicular pavement added at turn lane
- 16 18" decorative concrete or paver band along narrow planting at turn lanes and at specialty planting areas; larger paver or decorative concrete areas at ends of medians
- 17 Native and hardy evergreen, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median
- 18 Red Oaks set in turf or low groundcover; concrete band along edge of turf areas provided as budget will allow
- 19 Circular planter with accent evergreen flowering plants; set in decorative pavers that mimic or match Brazos Commons design detailing



- 1 8' pedestrian sidewalk; concrete with some brick accents
- 2 5' landscape and utility zone with soft plantings and antique street lights at approx 100' o.c.; existing overhead power lines anticipated to remain
- 3 6' concrete bike lane; painted transitions to direct bike lanes across driveway approaches
- 4 Landscape buffer zone along expanded curb into street
- 5 Street Tree plantings at approximately 50' o.c.
- 6 Enhanced sawcut crossing or painted crosswalk; extension of improved Railroad crossing not anticipated at this time
- 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; painted or striped crossing or directional changes
- 13 New 18' median proposed with 18" decorative concrete band along edges of specialty planting areas with larger paver areas at ends of median; current median length to be maintained to accommodate access to existing commercial
- 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; required location adjustments will be determined during design development
- 16 Native and hardy evergreen, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median; single row of Desert Willow or other native ornamental trees set in plantings
- 17 Circular planter with accent evergreen flowering plants; set in decorative pavers that mimic or match Farmers Market design detailing
- 18 Existing crosswalk at Mary Avenue to remain

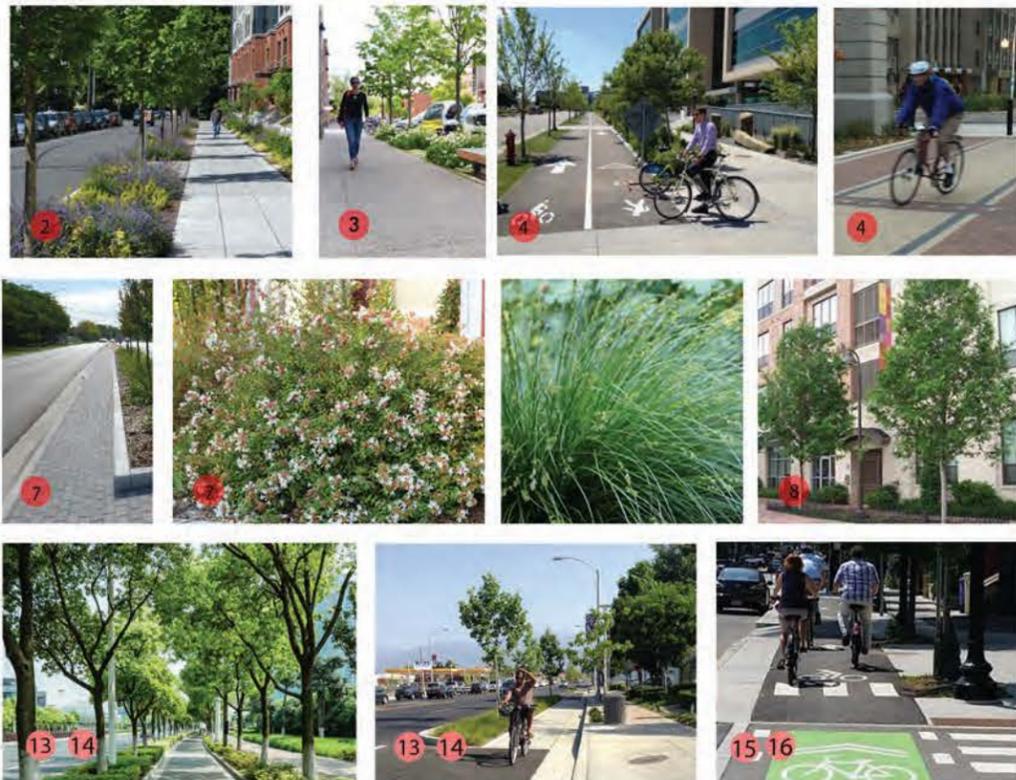
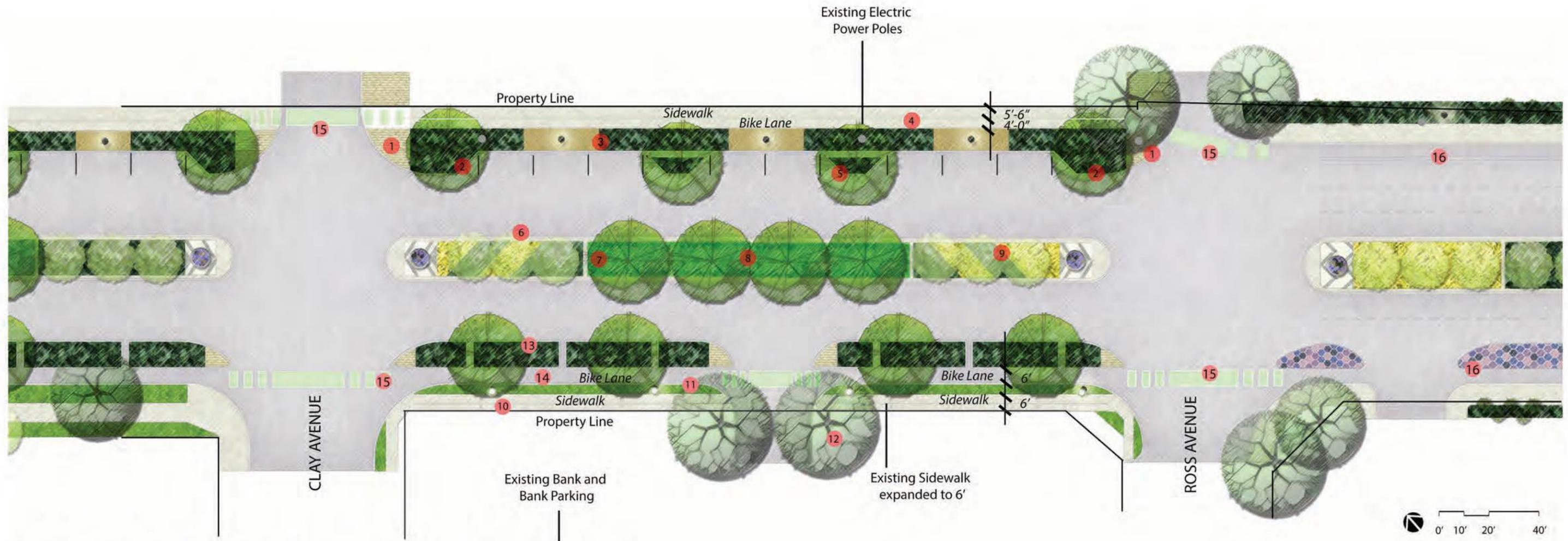


- 1 Expanded sidewalk areas to transition bike and pedestrian pathways to needed ramps at intersections or to available Railroad crossings to the west; paver color and patterning proposed to compliment existing sidewalks along southern edge of University Park
- 2 8' pedestrian pathway running parallel to street; decorative concrete with paver accents
- 3 6' landscape and utility zone; soft plantings of native evergreen or ornamental grasses; decorative gravel and stone pedestrian cut-throughs with benches and bike racks placed where appropriate; antique street lights at average spacing of 100'
- 4 6' concrete bike pathway running parallel to street or meandering where needed to avoid existing trees
- 5 18"-24" min. bikeway buffer from adjacent head-in parking; proposed as rougher textured concrete or pavers as budgets allow
- 6 45 degree angled head-in parking with planted islands at a typical spacing of every fourth space; final spacing to account for required visibility at drive entrances and intersections
- 7 Low bowl planter pots combined with metal bollards to direct pedestrian pathways and provide a buffer at corners for pedestrians; all required visibility clearances and easements will be accounted for in final detail design for placement of street trees
- 8 Enhanced paver crosswalk cutting through median; provides pedestrian crossing point
- 9 Existing Live Oaks to remain
- 10 Painted graphic on the concrete bikeway to highlight bike pathway at crosswalks, direction and delineation
- 11 Perimeter planting and paving as part of the adjacent development
- 12 New 18' wide median with turn lane at Webster; 18" decorative concrete band along edges of specialty planting areas with larger paver areas at ends of median
- 13 Specialty vehicular concrete paving at turn lane
- 14 Median nose cut-through for paver crosswalk
- 15 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
- 16 Native and hardy evergreen shrubs, ornamental grasses and perennial plantings; plantings in larger masses in a diagonal pattern across median; single row of Desert Willow or other native ornamental trees set in plantings
- 17 Circular planter with accent evergreen flowering plants; set in decorative pavers that mimic or match Farmers Market design detailing
- 18 Vertical light element at central location along University Park; provides visual connection to vertical light terminus north on Webster by the Brazos River
- 19 Corner sidewalk layout to accommodate Trolley stop; final sidewalk configuration determined in detail design; proposed new Silo District wayfinding map location

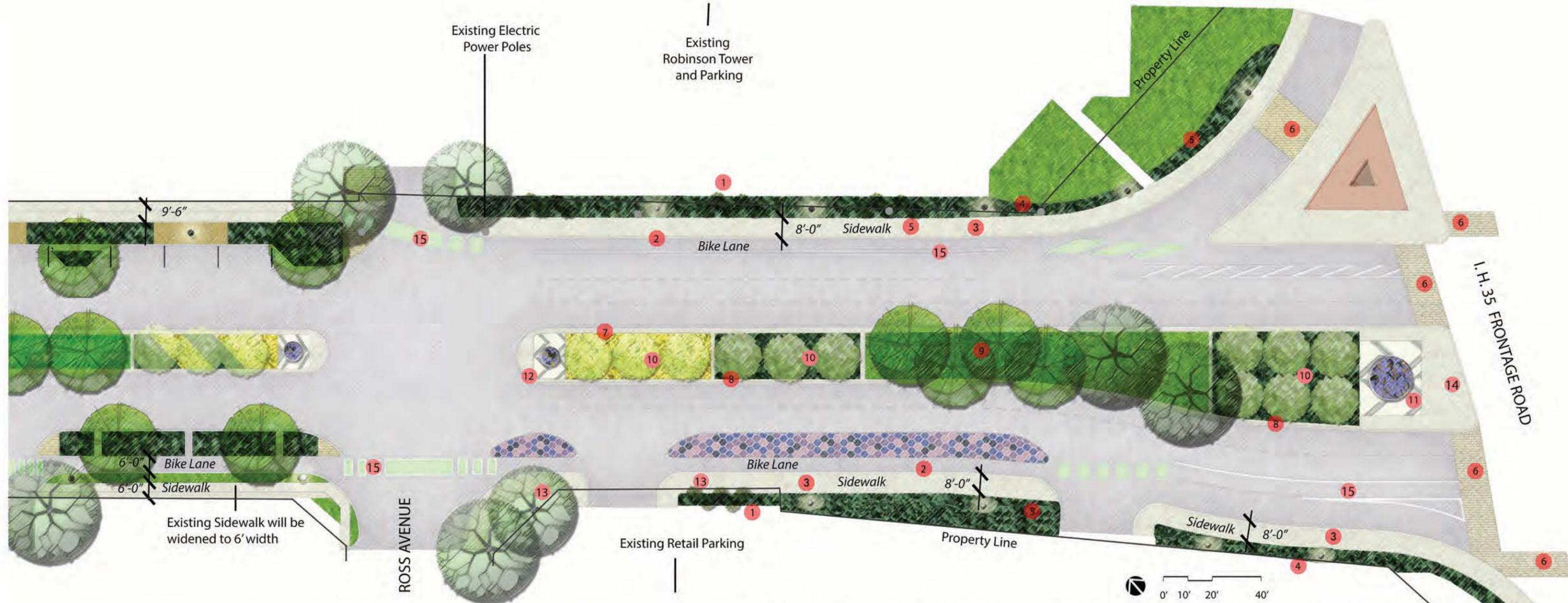


- 1 Expanded sidewalk areas to transition bike and pedestrian pathways to needed ramps at intersections or corners; paver color and patterning proposed to compliment existing sidewalks along southern edge of University Park
- 2 8' pedestrian pathway running parallel to street; decorative concrete with paver accents
- 3 6' landscape and utility zone; soft plantings of native evergreen or ornamental grasses; decorative gravel and stone pedestrian cut-throughs with benches and bike racks placed where appropriate; antique street lights at average spacing of 100'
- 4 6' concrete bike pathway running parallel to street or meandering where needed to avoid existing trees
- 5 18"-24" min. bikeway buffer from adjacent head-in parking; proposed as rougher textured concrete, gravel or pavers as budgets allow
- 6 45 degree angled head-in parking with planted islands at a typical spacing of every fourth space; final placement of islands will take into account required visibility at entry drives and street intersections
- 7 Low bowl planter pots in combination with metal bollards direct pedestrian pathways and provide a buffer at corners for pedestrians; required visibility will be considered in final detail design
- 8 Enhanced paver crosswalk cutting through median; provides pedestrian crossing point
- 9 Painted graphic on concrete bikeway to provide bike path direction and highlight drive and street crossings
- 10 New curb with bump outs at corners to define parallel parking and provide for street tree planting; sidewalk to accommodate District Trolley stop
- 11 Free - floating tree islands to maintain existing drainage patterns to existing storm inlet location; covered drainage trough where needed to maintain storm water run-off patterns
- 12 3' minimum planting and light zone for new antique street lights; decorative gravel crossings for pedestrian access from parallel parking spaces; benches and bike racks added where appropriate
- 13 Combined bike lane and pedestrian sidewalk; concrete with some brick accents or paint markings to delineate separate pathways; 9'-6" min overall or up to existing property line with 5'-6" min pedestrian sidewalk and 4'-0" bike lane allocated
- 14 Pedestrian refuge provided at enhanced pedestrian crossing at end of narrowed median
- 15 New 18' planted median with enhanced turn lane; planting design mirrors median west of Webster; paired vertical light elements flank both sides of Webster
- 16 Existing sidewalk along existing hotel to remain and function for pedestrian pathway; benches and bike racks provided where appropriate
- 17 Existing tree plantings and antique street lights to remain
- 18 Existing curb and storm inlet to remain
- 19 New raised planted median with street trees to separate bike pathway from roadway; islands sectioned with "weepers" to allow for current storm water run-off patterns to existing storm inlet
- 20 Bike pathway at street level





- 1 Expanded sidewalk areas to transition bike and pedestrian pathways to needed ramps at intersections or corners; paver color and patterning proposed to compliment existing sidewalks along southern side of University Park
- 2 New curb with bump outs at corners to define parallel parking and provide for street tree planting; covered drainage troughs where needed to maintain storm water run-off patterns; final design of curb bump-out at east side to provide required traffic transitions from 3 lanes down to 2 lanes
- 3 3' -5' min. landscape and utility zone to include existing utility poles; soft plantings of native evergreen or ornamental grasses; decorative gravel and stone pedestrian crossings with benches and bike racks placed where appropriate; antique street lights at average spacing of 100'
- 4 Combined concrete bike and pedestrian pathway running parallel to street; anticipated min. width 9'-6" or up to property line'; 4'-0" bike lane and 5'-6" min. pedestrian sidewalk allocated
- 5 Concrete curbed tree islands spaced between parking stalls to provide uniform street tree planting; islands held off curb to allow for existing storm run-off patterns
- 6 New 18' wide landscaped median
- 7 18" wide concrete or paver band surrounding planting; planting proposed as diagonal bands of evergreen or ornamental grass plantings
- 8 Bosque Lacebark Elms proposed in open turf or low groundcover areas; turf areas bordered with paver band as budgets allow
- 9 Existing street lights to remain
- 10 Existing sidewalk widened to min. 6' width and antique lights along south street edge to remain and function for pedestrian pathway; benches and bike racks provided where appropriate
- 11 Existing concrete curbs to remain
- 12 Existing parking / parkway trees to remain
- 13 New raised planted median to separate bike pathway from roadway; islands sectioned with "weeps" to maintain current storm water run-off patterns
- 14 Bike pathway at street level
- 15 Painted graphic on bikeway to provide bike path direction
- 16 (2) 10' traffic lanes maintained with 4' - 5" min bike lane; bike lane delineated by striping or painted markings



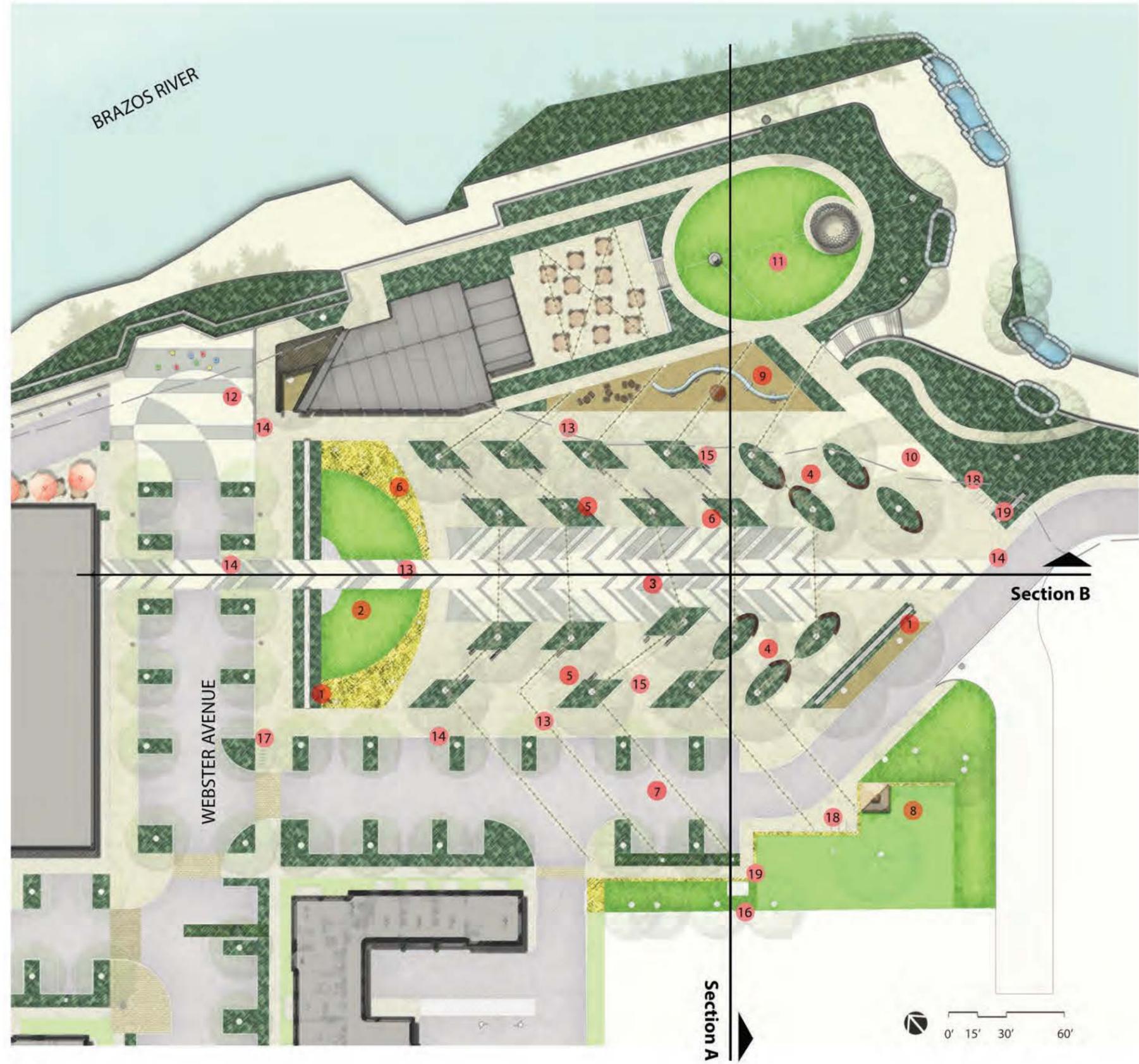
- 1 Proposed additional plantings of Crape Myrtles or other ornamental trees under existing electric powerline; grouped to serve as street tree plantings
- 2 Existing curb and storm inlet to remain
- 3 Existing sidewalk removed and expanded to 8' min. as space allows with existing power poles and signage
- 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 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



- 1 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 dining deck and music venue to be designed to accommodate existing floodplain elevation
- 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 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



- 1 Low board-formed concrete wall bordered with native evergreen and perennial plantings; park sign incorporated into walls; proposed River District wayfinding kiosk location at southwest corner of Commons area
- 2 Open lawn for organized group activities or yoga classes; lawn enclosed with evergreen planting to provide semi-private use; small paved area with electrical power provided in adjacent planting beds for small music venues; illuminated with pedestrian scaled pole lights; moveable brightly colored bistro tables and chairs provide informal seating
- 3 Diagonal paver patterning highlighting central area of Farmers Market under the trees
- 4 Permeable vehicular pavers around tree areas; additional seating provided at oval planting beds with built-in wood benches; electric provided at each planting bed throughout Commons area; water provided at (2) locations
- 5 Diagonal beds edged with wide corten metal bands to maintain existing grades around trees as necessary; limestone seating blocks placed randomly for permanent seating; concrete ping pong tables or other games can be located between trees and allow for Saturday market stalls
- 6 Commons illuminated with string lights spanning main drive and with pedestrian scaled pole lights
- 7 Adjacent parking with string lights spanning drive; additional farmers market tent staging areas
- 8 Fenced dog area; gated vestibule shaded with simple wood and metal structure with rustic metal cupola outfitted with dog patterned weather vane
- 9 Fenced "kids zone" with sculptural abstract play structure or serpentine berm with open concrete pipes to crawl through; tables for parent's rest or kids art activities; illuminated with string lights supported by poles
- 10 Open plaza area for anticipated future fire lane and for ease of Saturday market truck maneuvering within the Farmers Market area; circular paving pattern bisects oval planters
- 11 Sculptural event pavilion set on circular paver plaza; pavilion anchors oval lawn; accessed with decorative concrete sidewalks; existing fountain mechanical and equipment remain intact; possible location for small sculpture / focal element
- 12 Plaza terminates Webster with focal light element and serves as future valet drop-off and possible District Trolley stop
- 13 15' wide vehicle paved sidewalks bordering park and cutting through main spine of park
- 14 Roll-over curbs for ease of access to park Farmers Market stalls
- 15 Electrical and water sources provided; placed in planter beds throughout Farmers Market area
- 16 Evergreen screened portable ADA port-e-lets to serve Farmers Markets on Saturday or other Commons area functions and activities
- 17 Bike Share location
- 18 Bike parking scattered throughout Commons area
- 19 Proposed water source locations





SECTION A

BRAZOS RIVER

Existing River Wall and Boardwalk

Restaurant and Retail
 Restaurant with outdoor deck dining and outdoor music venue stage; sculptural event pavilion beyond in open space - final design as budget allows



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



Farmers Market
 Space for tents under existing trees between large planted tree wells, new paving throughout, main plaza with patterned paving, illuminated with string and pole lights; electric power provided in planting beds throughout Farmers Market area; water provided in 2 locations



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

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



SECTION B

Open Lawn
 Interim open lawn bordered by ornamental trees in wooden planter boxes; open lawn programmed for pop-up organized events 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; Brazos Commons signage along wall



Event Lawn
 Open lawn for organized entertainment or active group activities; moveable bistro tables and chairs



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



Kids Play Zone



Farmers Market
 Oval planters edged with corten metal with built-in seating; existing drive aisles maintained for truck access; electric and water sources for Farmers Market use set within planting beds; bike parking scattered throughout Commons area

