



## COUNCIL AGENDA ITEM MEMORANDUM

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### **DEPT./DIVISION SUBMISSION & REVIEW:**

Brynn Myers, City Manager  
Erin Smith, Assistant City Manager

**ITEM DESCRIPTION:** Consider adopting a resolution approving the Historic Neighborhood Plan.

**BACKGROUND:** City of Temple staff began working with Kasberg, Patrick & Associates, LP and Covey Landscape Architects in January 2020 to develop the Historic Neighborhood Plan. The Historic Neighborhood Planning District boundary is generally south of Nugent Avenue, east of BNSF Railroad, west of 3<sup>rd</sup> Street, and north of French Avenue. Contract services provided by KPA and Covey also included a proposal to develop schematic design for the water and wastewater utilities in the Historic Neighborhood Planning District.

Each neighborhood planning district is completed in the following steps:

1. Neighborhood Research, Inventory, & Analysis
2. Public Engagement
3. Plan Development
4. Internal Plan Review
5. City Council Review & Consideration

The consultants and staff began the first step by completing research, inventory, and analysis of the existing conditions of the neighborhood. This plan includes an Existing Property Conditions map where each structure is rated (A) Great condition; (B) Minor cosmetic repair needed; (C) Major cosmetic repair and/or minor structural repair needed; (D) Major structural repair needed; or (F) Structural repair needed beyond the worth of the property. This map also includes a green dot to identify rental property and two dots to identify duplexes. A sidewalk survey analysis was completed that rates the condition of each sidewalk as excellent, good, and poor. Once the neighborhood research, inventory, and analysis portion is complete, the public engagement process begins.

The community engagement process involves obtaining feedback from residents, business owners, and community stakeholders. On February 15, 2020, the City of Temple held a community engagement event at the Hub to receive feedback from residents and business owners with property in the Historic

Neighborhood Planning District. A total of five stations that were covered by staff to receive feedback from the public regarding the following topics:

- Code Enforcement Issues
- Public Safety Concerns
- Sidewalks
- Lighting
- General Feedback

A community survey was created and distributed in both English and Spanish to solicit feedback from the public. Three focus group meetings were held with downtown stakeholders, developers and realtors, and history/preservation and education stakeholders to receive feedback regarding proposed improvements needed within the Historic Neighborhood Planning District. City staff conducted on-going meetings with the external planning team comprised of stakeholders representing the neighborhood. The City utilized “NPD News” to provide an additional mechanism to provide information and solicit feedback from neighborhood residents and business owners.

The Historic Neighborhood Plan includes recommendations related to the following sections.

#### Street Network

The Historic Neighborhood Plan identifies proposed improvements to the following public streets:

- 3<sup>rd</sup> Street – Major Arterial
- 7<sup>th</sup> Street – Bicycle Boulevard
- 13<sup>th</sup> Street – Pedestrian Corridor
- 17<sup>th</sup> Street
- Nugent Avenue – Neighborhood Collector
- French Avenue – Pedestrian Corridor
- Jackson Avenue
- Alleys

Each street section includes proposed improvements to include items such as bike lanes, sidewalks, buffer landscaping, roadway width, and on-street parking.

#### Neighborhood Identity

Gateways and place making are an important part of creating a unified and unique neighborhood. From identifiers on the edges of the neighborhood to special colors or markers on street signs, small, unique elements that are carried across the entire district create a sense of place and community. These elements allow residents to have a sense of identity and pride in where they live and inform visitors they have entered into a special district and set a tone for what they will experience. Recommendations for neighborhood identity include a primary entrance monument at 9<sup>th</sup> Street and French Avenue, secondary monuments at Nugent Avenue and French Avenue at 3<sup>rd</sup> Street, street sign toppers, and banners.

#### Lighting Zones

According to the survey responses, street lighting was the top priority for transportation and pedestrian

improvements. Survey respondents also listed lighting as the top priority related to neighborhood park improvements. The Historic Neighborhood Plan includes a schematic lighting plan and identifies 6 types of lighting zones:

- General Street Zone
- Neighborhood Zone
- Intersection Zone
- Multi-Family Zone
- Alleys

#### Intersection Enhancements

Primary and secondary intersection enhancements are identified in the plan. Primary intersection enhancements are intended to help contribute to a sense of place through additions of landscaping, signage, branding, paving, and increased awareness of pedestrians. Secondary intersection enhancements are intended to help improve pedestrian environment through signage and delineated pedestrian crossings.

#### Historic Preservation Focus

It is a priority of the plan to protect the valuable contributions that the historic properties provide to the character and fabric of the Temple community. The City of Temple provides regulatory protections found in Chapter 17, Historic Preservation of the Code of Ordinances. The purpose set forth by this regulation is to make it policy that the, “protection, enhancement, preservation, and use of historic areas, places and landmarks is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the people.”

#### Architectural Character Focus

As means to better unify the overall plan area, it is important to encourage new construction and renovation of structures in the western portion of the plan area to increase their architectural interest. With a mix of single-family and two family homes, architectural enhancements will likely need to reflect different unit types. Some of the best additions include large front porches, columns, and varying the roof line. Secondary considerations could be decorative front fences, porte-cochere, and enhanced front walks. One key element is to preserve views of the residences and have front yards unobstructed by parked vehicles.

Proposed visioning is included in the Historic Neighborhood Plan within the following areas:

- Knob Creek
- Optimist Park
- BNSF Trail
- Neighborhood Services Focus – Adaptive Reuse

#### Action Plan

This section of the plan summarizes the recommendations derived from the project findings in the Historic Neighborhood Action Plan. These actions follow to the direction put forth in the City’s Strategic Plan and Temple By Design, 2020 Comprehensive Plan. In accordance with those plans, the actions

are organized by the focus areas Smart Growth, Public Safety, Places and Spaces, and High Performing Organization. The recommendations in the Action Plan reference the respective Comprehensive Plan initiative. The Action Plan identifies the implementation method, priority, and department involvement.

A project phasing plan with opinion of probable construction costs (OPC) was created for the Historic Neighborhood Plan and includes the following:

- 3<sup>rd</sup> Street Intersection Enhancements – \$2.9 million OPC
- 5<sup>th</sup> Street Sidewalk and Intersection Enhancement – \$2.3 million OPC
- 7<sup>th</sup> Street Bicycle Boulevard and Street Reconstruction – \$2.6 million OPC
- 9<sup>th</sup> Street Sidewalk and Intersection Enhancement – \$2.3 million OPC
- 13<sup>th</sup> Street Sidewalk and Intersection Enhancement – \$2.3 million OPC
- Nugent Avenue Sidewalk Reconstruction – \$1.1 million OPC
- Irvin Avenue Sidewalk Reconstruction – \$1.2 million OPC
- Lamar Avenue Sidewalk Reconstruction – \$1.2 million OPC
- French Avenue Sidewalk Reconstruction – \$1 million OPC
- Optimist Park – \$1 million OPC
- Jackson Avenue and 17<sup>th</sup> Street – \$1 million OPC

**ALIGNMENT WITH ADOPTED PLANS:**

Plan	Comments
Strategic Plan	This item supports the City of Temple's Strategic Plan goals of "Neighborhoods Where People Love to Live" and "Infrastructure and Systems that Support Exceptional Services and Community Growth", as well as the Strategic Plan commitments of "Foster cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engaged with their community" and "Infrastructure and Systems that Support Exceptional Services and Community Growth."

**STAFF RECOMMENDATION:** Adopt resolution as presented in item description.

**BOARDS & COMMISSIONS RECOMMENDATION:** On August 25, 2020 the Neighborhood Revitalization Coordinating Committee met and recommended approval of this item.

On September 8, 2020 the Planning & Zoning Commission met and recommended approval of this item.

**FISCAL IMPACT:** Not Applicable.

**ATTACHMENTS:**

Historic Neighborhood Plan  
Resolution