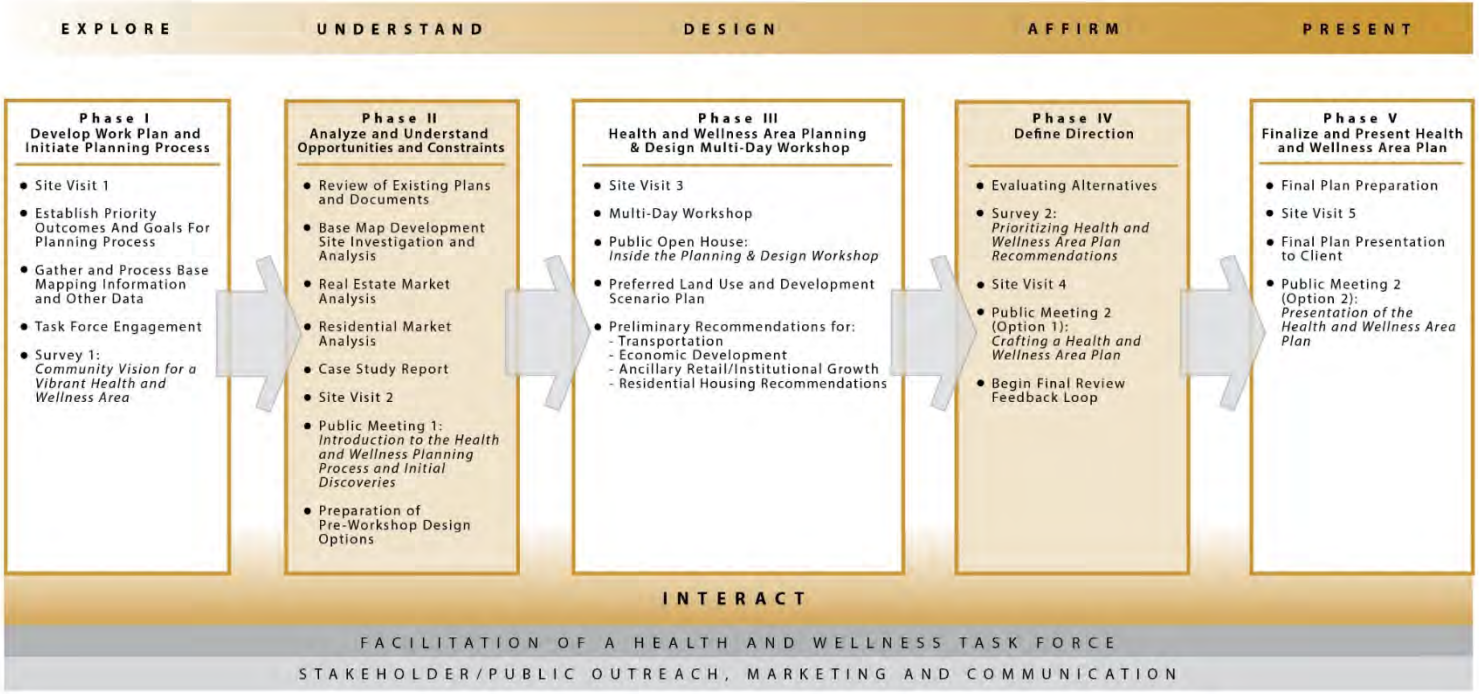


BRYAN HEALTH AND WELLNESS AREA PLAN

City Council

April 2015

PLAN TIMELINE



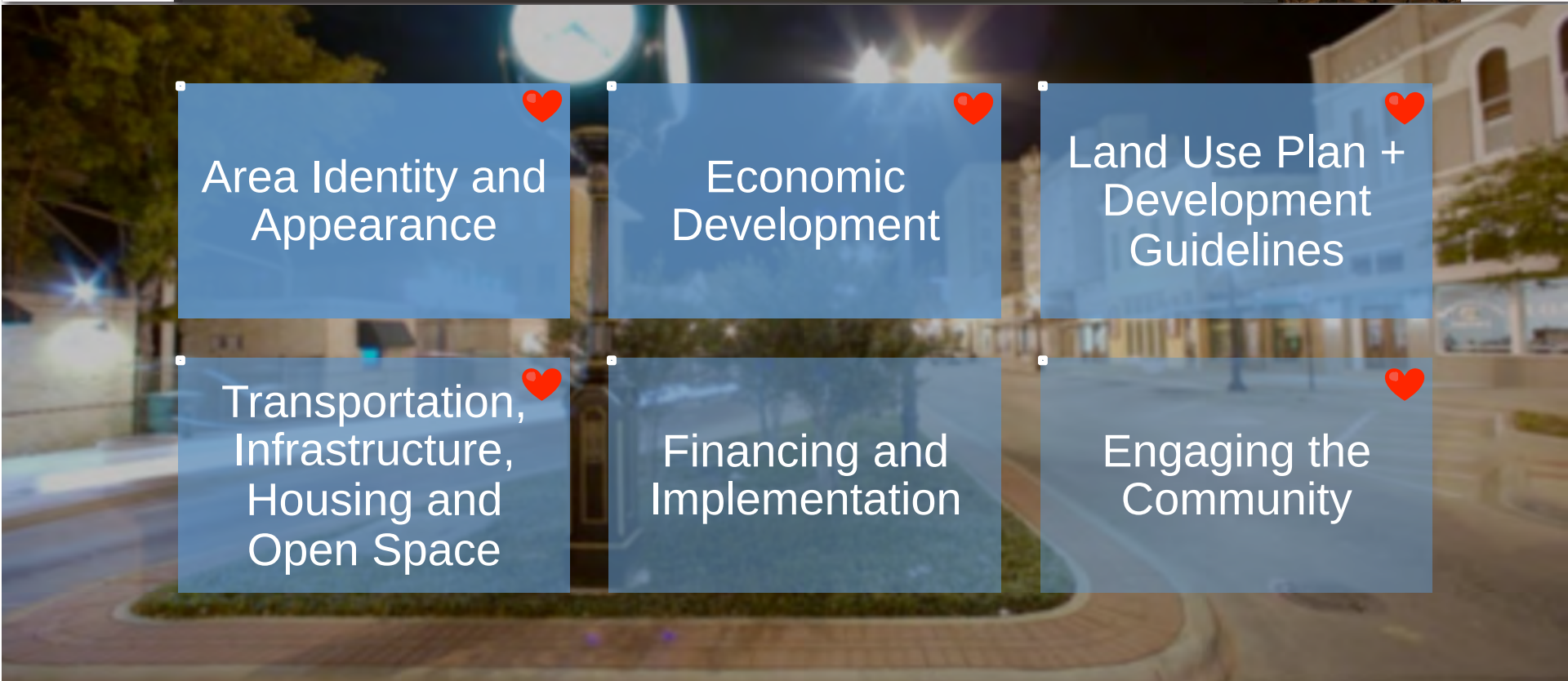
MONTH	1	2 - 3	4 - 6	7 - 9	10

PLAN TIMELINE

Recent Activity
Revised master plan
Implementation approach
Targeted development/phasing

Remaining Activity
Survey 2
Public Meeting
Final Draft of report

PLAN CONSIDERATIONS



- Area Identity and Appearance
- Economic Development
- Land Use Plan + Development Guidelines
- Transportation, Infrastructure, Housing and Open Space
- Financing and Implementation
- Engaging the Community

CREATING HEALTHY COMMUNITIES

PLANNING FOR WELLNESS









Health and Wellness Study Area



CASE STUDY REPORT

PLANNING FOR WELLNESS









CASE STUDY





Project	Jackson Walk – Lift Facility
Location	Jackson, TN
Primary Use	Community Based Fitness/Wellness Center with Mixed Uses
Other Use(s)	Farmers Market, Housing, Retail
Year Opened	2013
Site Size	17 Ac. – LIFT Facility = 82,000sf
Project Cost	$46M

CASE STUDY

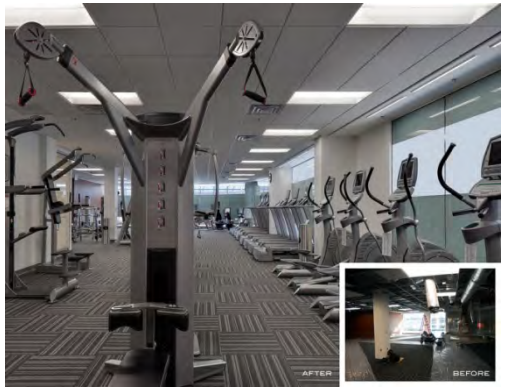




Project	St. Francis Health & Wellness Center – Fitness Plus
Location	Cape Girardeau, MO
Primary Use	Hospital-based Fitness/Wellness Center
Other Use(s)	Medical Office
Year Opened	2004
Site Size	8 ac | 63,000 sq ft
Project Cost	$16.1M

CASE STUDY

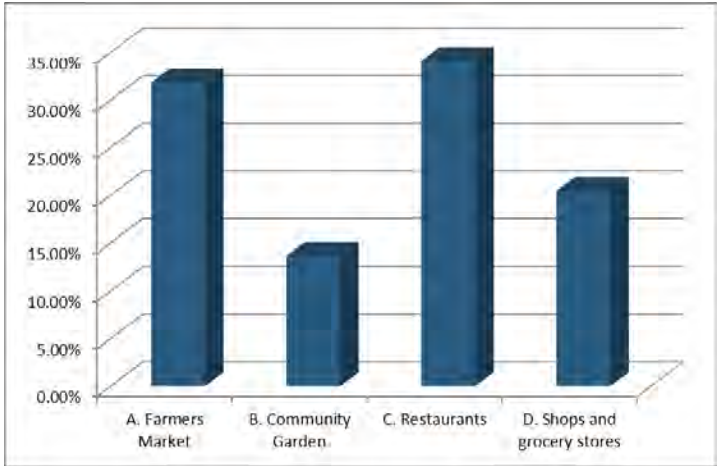




Project	Innovations Center Business Park
Location	Charlotte, NC
Primary Use	Market Rate Business Campus
Other Use(s)	On-Site Fitness facilities
Year Opened	2012
Site Size	200 ac 1 million sq. ft.
Project Cost	$45M

HEALTH AND WELLNESS SURVEY 1

- PUBLIC MEETING SURVEY RESULTS
- ONLINE @ HTTP://BRYANWELLNESSPLAN.COM/SURVEY1



What frequently brings you to the Bryan Health and Wellness District? (Choose as many as you like)

A. Work here
B. Live here
C. Visit St. Joseph Hospital
D. Visit a doctor’s office
E. Attend Blinn College
F. Attend a BISD school
G. Eat/dine at a restaurant
H. Conduct business
I. Pass through regularly
J. Don’t frequent the area

Of the places and activities listed below, which would you like to see more of in or near the District? (Choose as many as you like)

PLANNING FOR WELLNESS

A. Places to live
B. Places to work
C. Places for dining and entertaining
D. Places to improve health, wellness or fitness
E. Places to learn (education)
F. Places for recreation
G. Places to shop or seek services
H. Places to engage in community activities and events
I. Places to enjoy the outdoors

Of the items listed below, which do you feel would make the District more inviting and attractive to everyone? (Choose as many as you like)

PLANNING FOR WELLNESS

A. More and wider range of housing choices
B. Places to be healthy and well, not just sick
C. Unique shops and places to eat
D. Destinations within easy, safe and comfortable walking distance
E. Safe and comfortable sidewalks and bike routes
F. Improved public transportation options
G. Slower traffic
H. New or improved parks and recreation spaces
I. A strong District identity and marketing

What recreational activities do you engage in frequently? (Choose as many as you like)

A. Walking
B. Running or jogging
C. Bicycling
D. Gardening
E. Swimming
F. Participating in organized sports
G. Visiting a park
H. Going to a playground
I. Going to a dog park

What types of recreational activities would you participate in more, if they were in the District?

(Choose as many as you like)

PLANNING FOR WELLNESS

A. Picnicing, viewing natural areas
B. Going to a playground
C. Community gardening
D. Going to a dog park
E. Meditation
F. Exercise (walking, jogging, etc.)
G. Unorganized sports (frisbee, kite flying, etc.)
H. Field sports (soccer, football, baseball)
I. Court sports (basketball, tennis)
J. Skateboarding

What cultural activities do you engage in frequently?
(Choose as many as you like)

PLANNING FOR WELLNESS

A. Dining out
B. Seeing live entertainment
C. Food shopping
D. Shopping (other than food)
E. Attending cultural arts performances and exhibitions
F. Attending community festivals and gatherings
G. Volunteering in the community

What types of cultural activities would you engage in more if they were in the District? (Choose as many as you like)

A. Dining out
B. Seeing live entertainment
C. Food shopping
D. Shopping (other than food)
E. Attending cultural arts performances and exhibitions
F. Attending community festivals and gatherings
G. Volunteering in the community

Are you satisfied with your current convenience/access to healthy foods?

A. Yes

B. Maybe

C. No

D. Not Sure

Which of these healthy food options would you take advantage of if they were in the District? (Choose as many as you like)

PLANNING FOR WELLNESS

A. Farmer’s Market

B. Community Garden

C. Restaurants

D. Shops and grocery stores

Street-Sidewalk relationship: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Bicycle facilities: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Building-Sidewalk relationship: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Architectural character: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Pedestrian crosswalks: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Building/Business signage: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



Directional-wayfinding signage: Which would you most like to see in the District?

PLANNING FOR WELLNESS

A



C



B



D



District brand and identity: Which would you most like to see in the District?

A



B



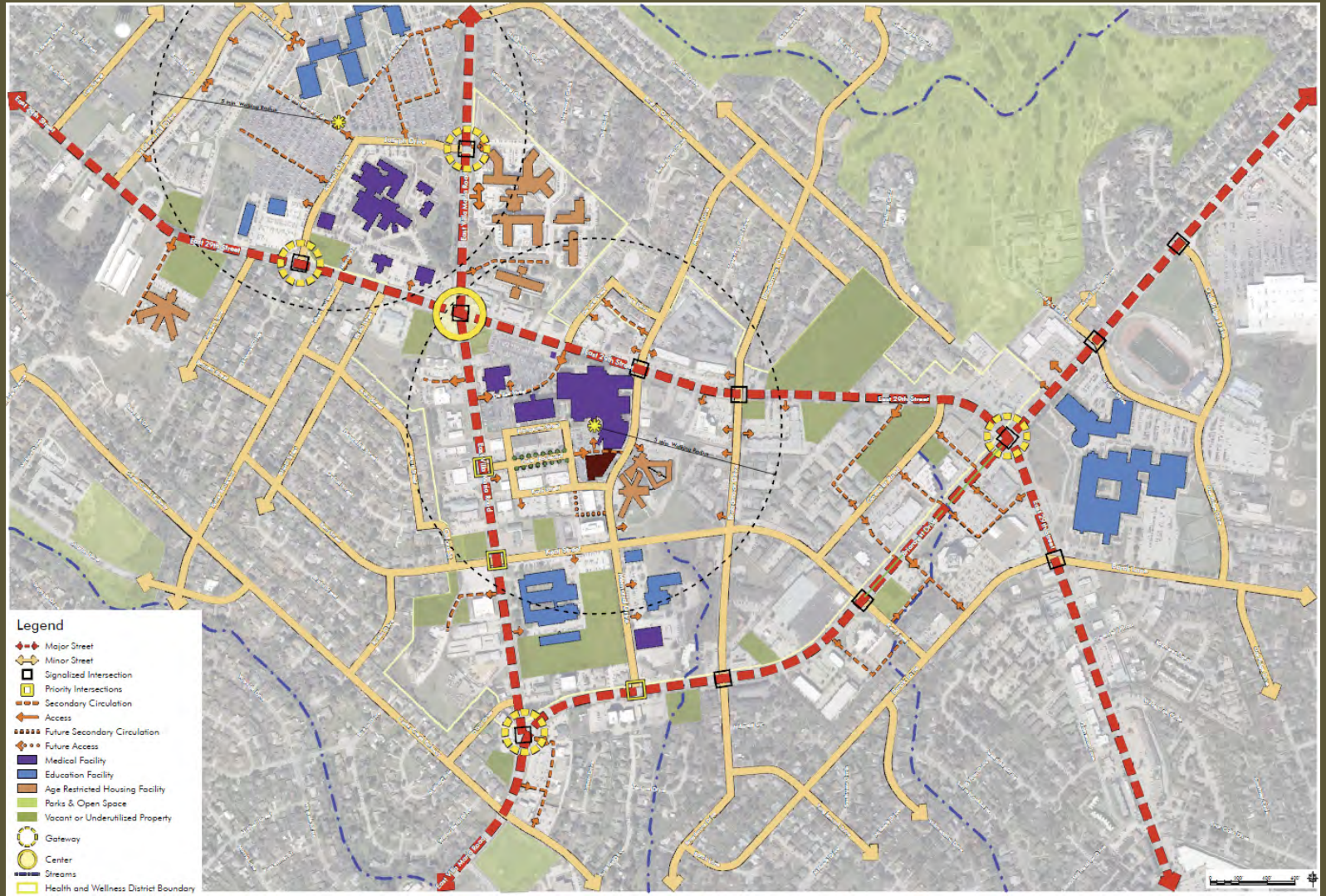
C



D



OPPORTUNITIES AND CONSTRAINTS



DESIGN WORKSHOP OUTCOMES





PLANNING FOR WELLNESS

CITY OF BRYAN

PUBLIC MEETING

MONDAY AUG 18 6 TO 7PM 2014

Learn more about the Health & Wellness Plan process and provide input and feedback at our public meeting.

AND

DESIGN OPEN HOUSE

TUESDAY AUG 19 4:30 TO 7PM 2014

Explore the details of the Design Workshop during our drop-in session to review and comment on in-process designs.

PLEASE JOIN US
FOR 2 OPPORTUNITIES

QUESTIONS?
CONTACT

Lindsey Guindi
lguindi@bryantx.gov

AT CITY OF BRYAN COUNCIL CHAMBERS | 300 SOUTH TEXAS AVENUE BRYAN, TEXAS 77803

CONCEPT A


Legend
IMPROVED STREETS & R.O.W.
RETAIL / COMMERCIAL
OFFICE / MED. SUPPORT
MEDICAL / INSTITUTIONAL
SENIOR RES.
MULTI-FAMILY
SINGLE FAMILY
PARKS & RECREATION
GATEWAYS
0
200
400
800


EAST 29th STREET
BRIARCREST DRIVE
BROADMOOR DRIVE
MAPLE ROAD



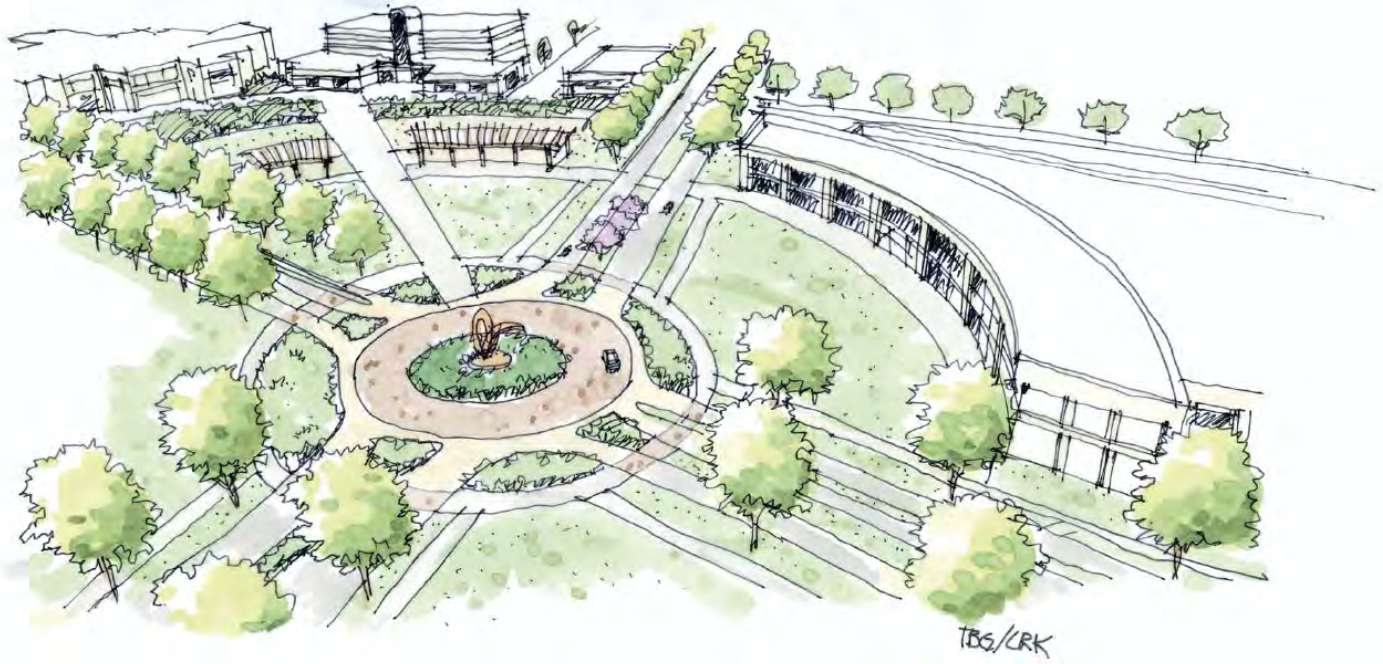
LRK
Looney Ricks Kiss

Detail Concept Plan

Concept A – Villa Maria & 29th Street

Bryan, Texas

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LRK
Looney Ricks Kiss

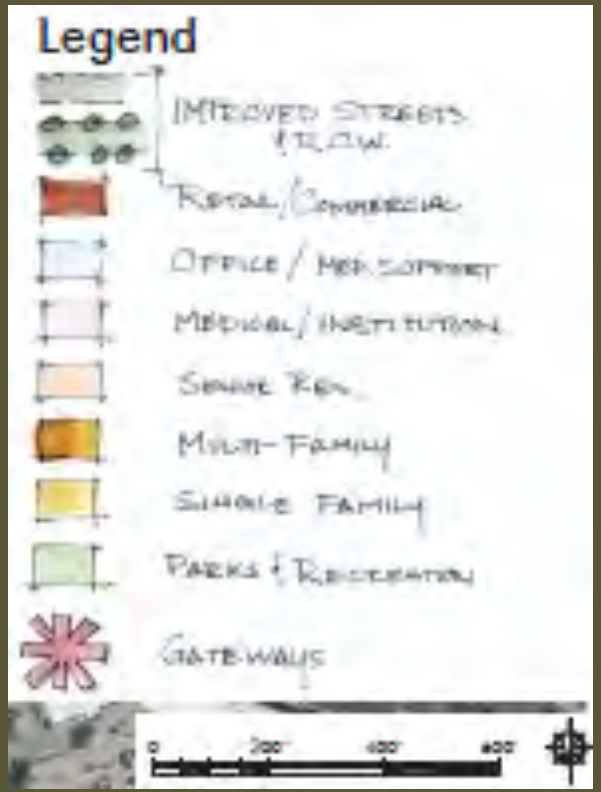
Perspective

Bryan, Texas

Concept A – Villa Maria & 29th Street

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CONCEPT B


Legend
IMPROVED STREETS
(TYP.)
RETAIL / COMMERCIAL
OFFICE / MED. COMPONENT
MEDICAL / INSTITUTIONAL
SENIOR RES.
MULTI-FAMILY
SINGLE FAMILY
PARKS & RECREATION
GATEWAYS
0
200'
400'
800'


KENT
COLLEGIATE
HIGH SCHOOL



LRK
Looney Ricks Kiss

Detail Concept Plan

Concept B – Hospital Entry

Bryan, Texas

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LRK
Looney Ricks Kiss

Bryan, Texas

Perspective

Concept B – Hospital Entry

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10

Date

Detail Concept Plan – Villa Maria

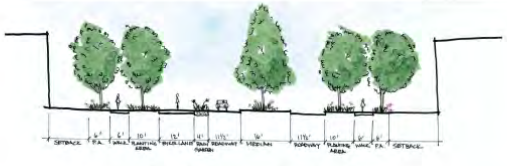
Bryan, Texas
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LRK

Looney Ricks Kiss



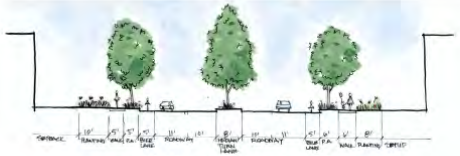
29th Street – Concept A



29th Street – Concept B



Broadmoor



Villa Maria – Concept A



Villa Maria – Concept B

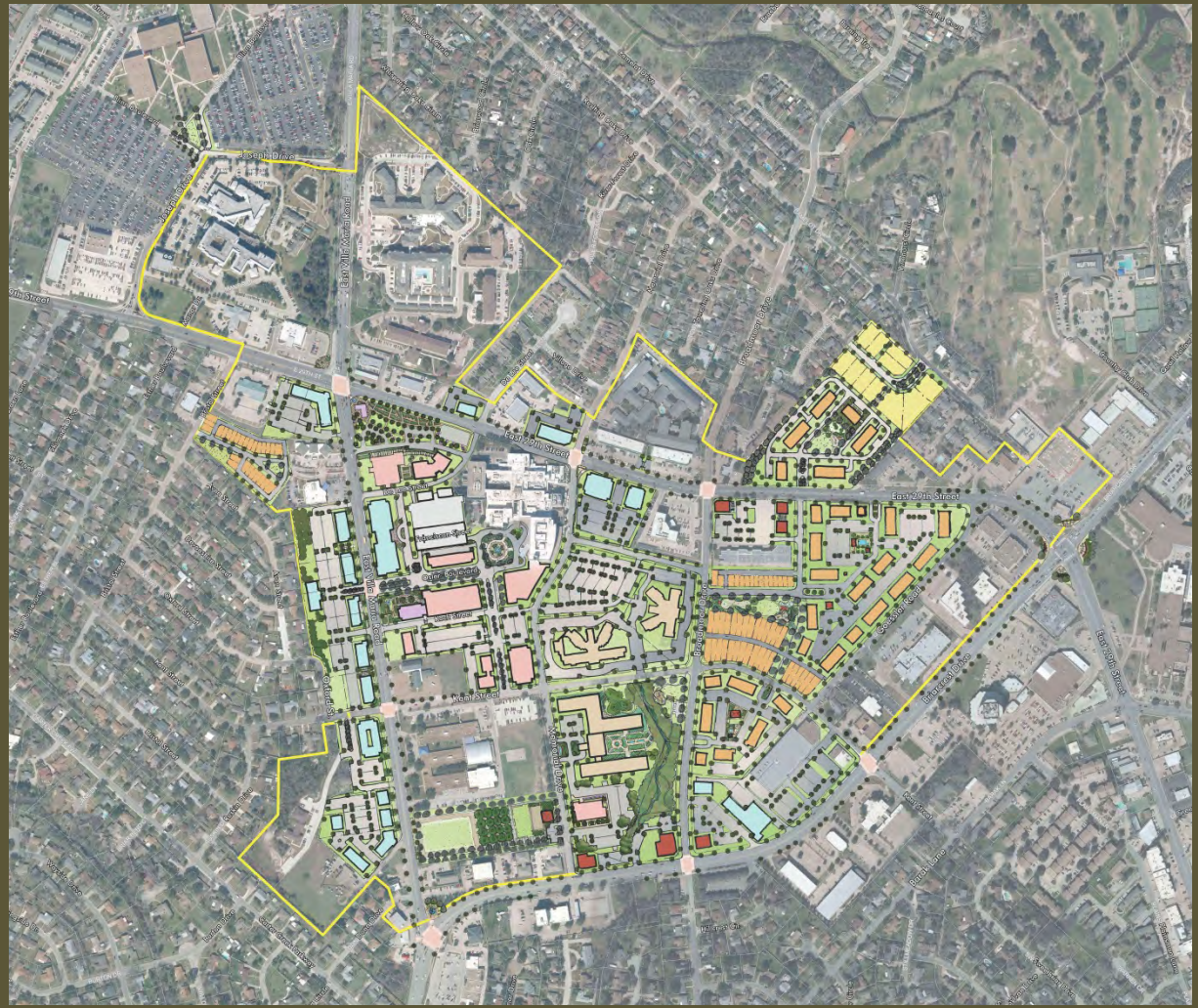
11

Detail Concept Plan – Villa Maria

Bryan, Texas
01.14003.00

LRK
Looney Ricks Kiss

VISION MASTER PLAN



St. Joseph Hospital Campus and Entry

Great Lawn

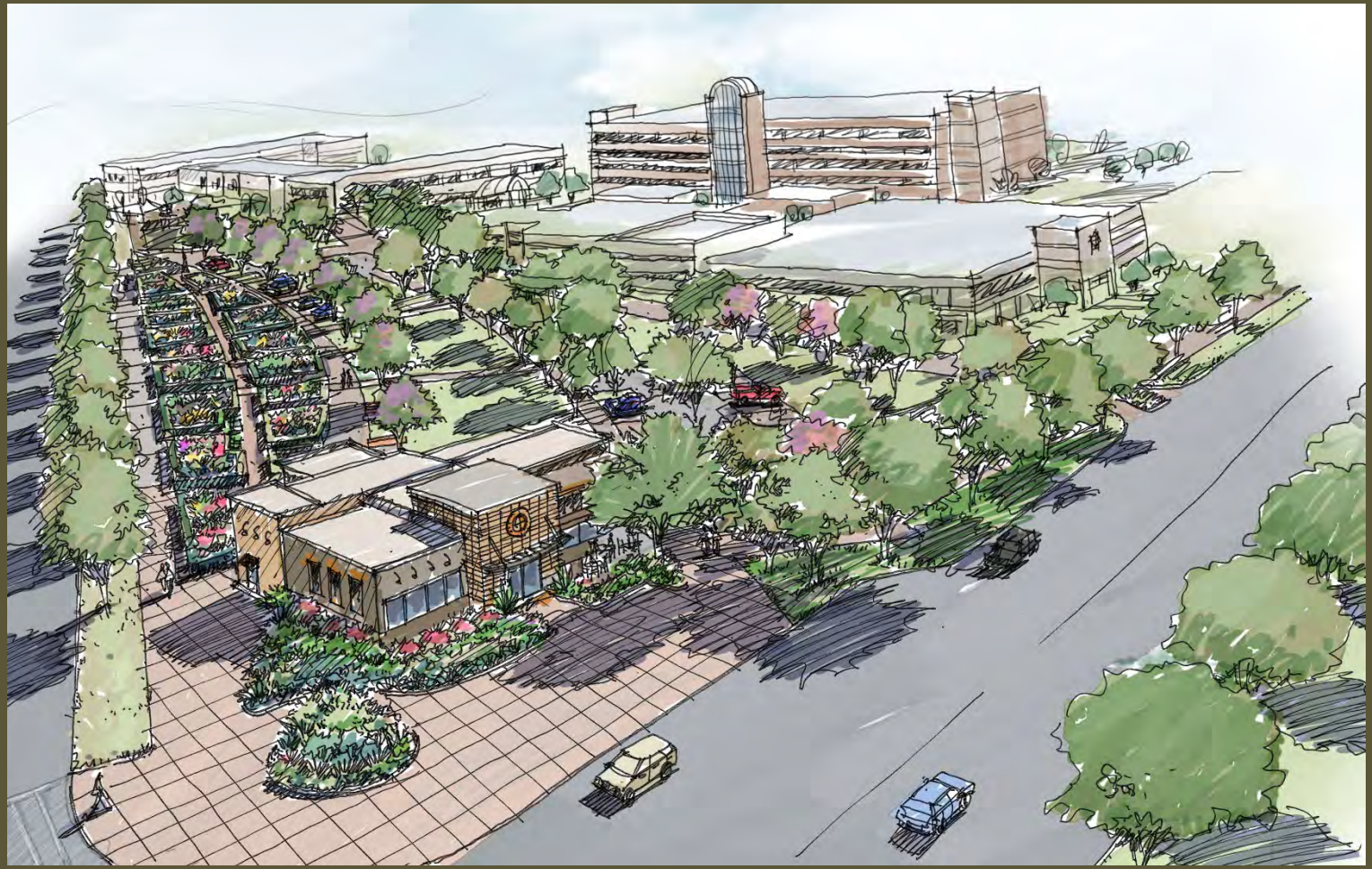
Osler Boulevard Entry

Health and Wellness Center

Ancillary medical buildings

Surface parking, potential for garage expansion












THERAPY





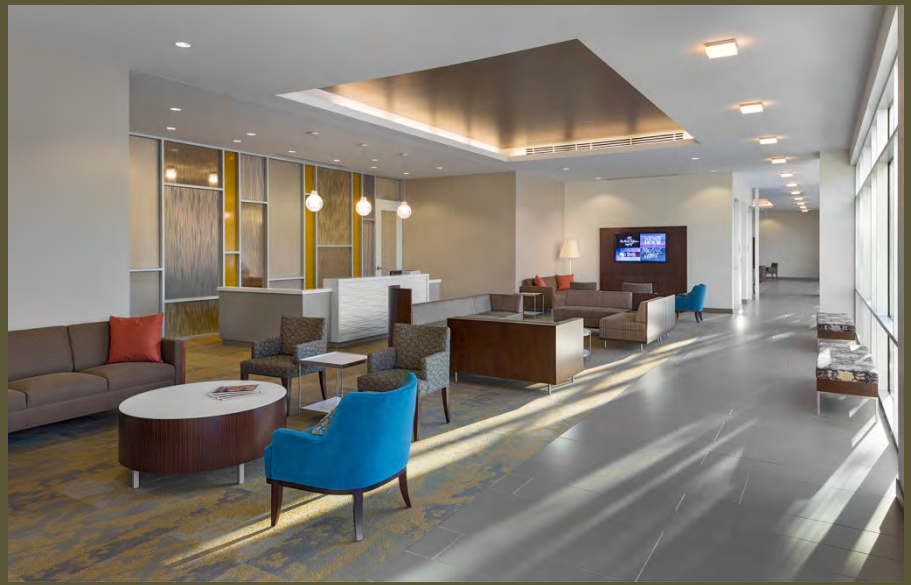






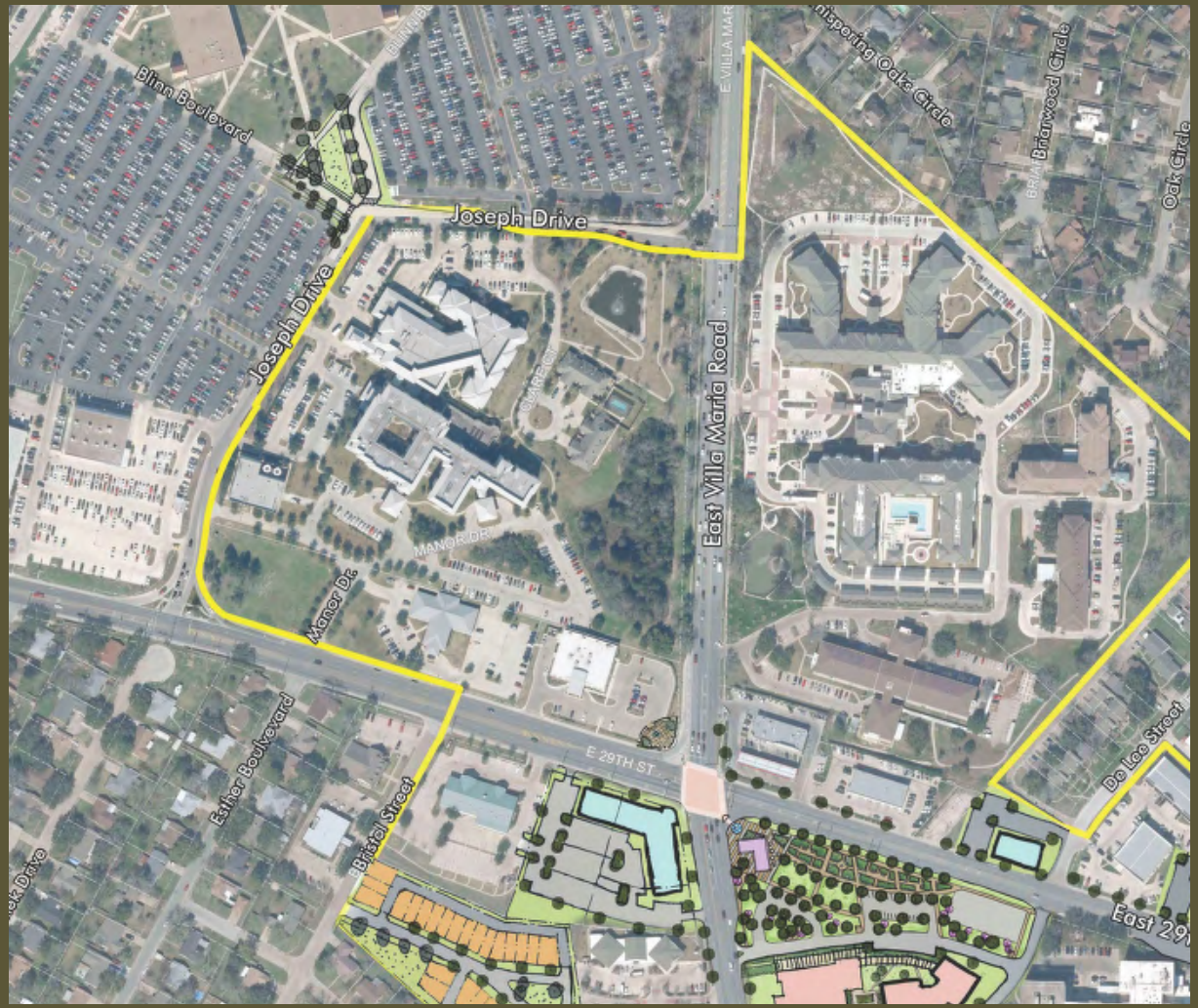



HIRING



Blinn College/ Corner

Entry plaza to Joseph Drive
Improved entry drives
Future town center development
Infill residential and commercial




EDDY
Rourke's




James Avery Craftsman

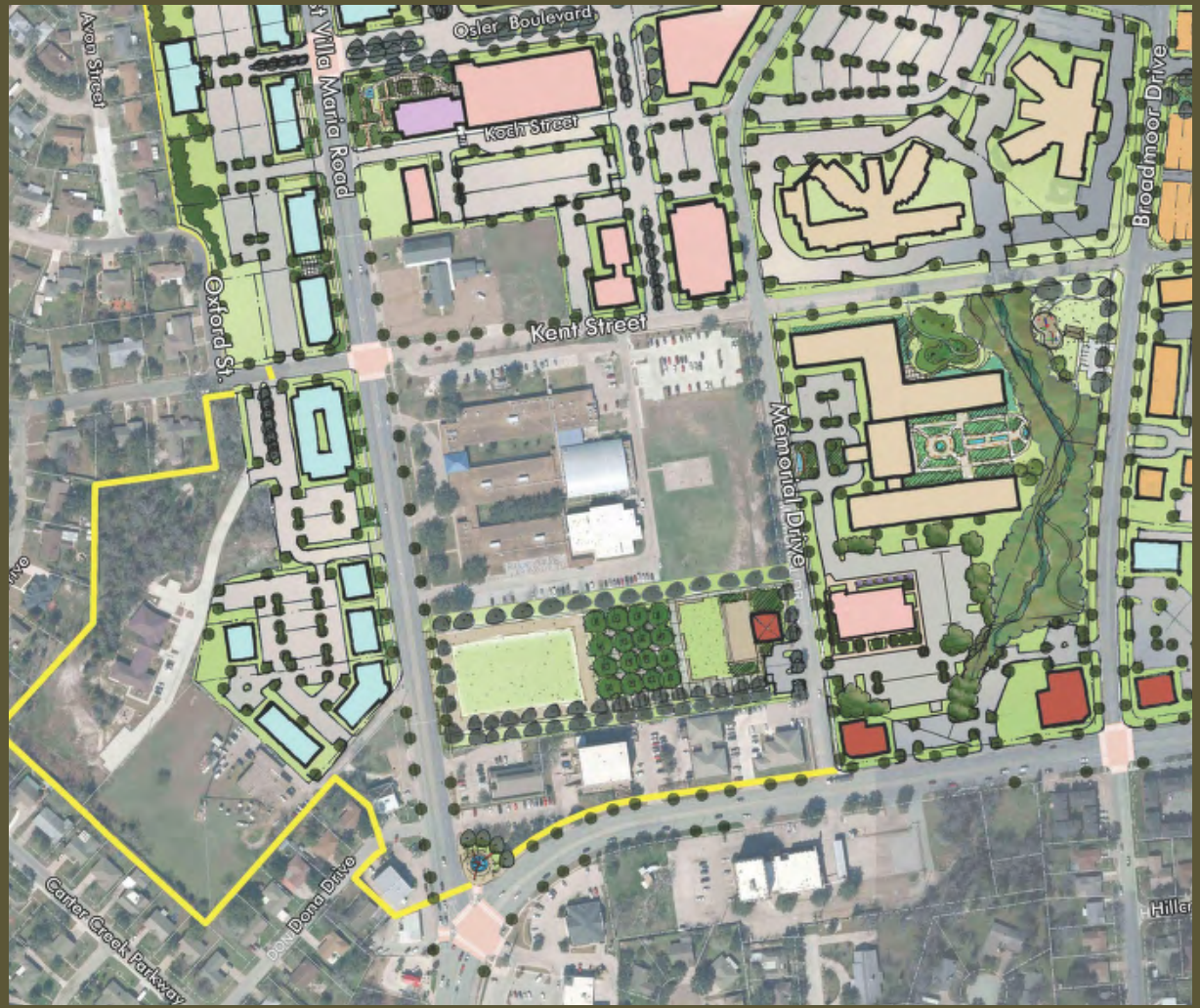

Z GALLERIE

Bryan ISD Property

Redeveloped property

Relationship to creek

Community recreation space









Senior and Residential

Redeveloped property for residential of varied types

Internal drives and walks to break up large blocks

Pedestrian environment






Jackson Walk
Apartments
N St
Jackson Walk
Apartments
Drop In
To See Us





St. Joseph Property

Residential development

Denser 3-story along 29th

Neighborhood lots along Camelot Drive







Medical Office

Street-facing Medical Office along Villa Maria with parking behind

Consolidated driveways

Enhanced streetscape landscaping, sidewalks, signage and lighting




BUILDING DIRECTORY
7205 WOLF RIVER BOULEVARD
Midsouth Heart Institute
Suite 100
Allergy and Asthma Care
Suite 200



Briarcrest Frontage

Consolidated buildings, driveways and landscaped parking

Streetscape landscaping, signage and lighting



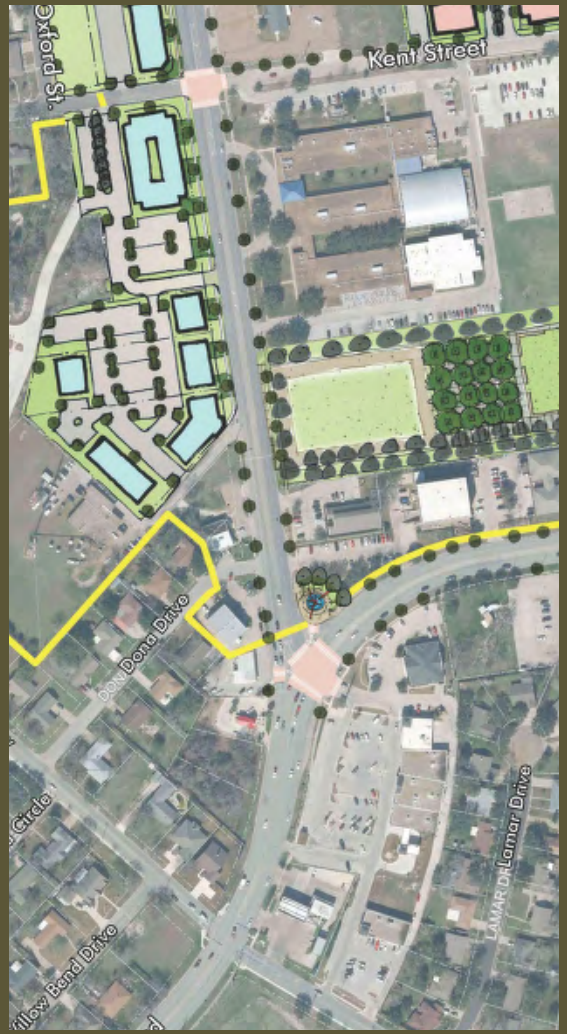

Geoffrey's
TOYS
Hair World

Gateway Corners

Sculpture, landscaping and signage at three major corners

Pedestrian crosswalks

Lighting, banner signage and landscaping along arterials











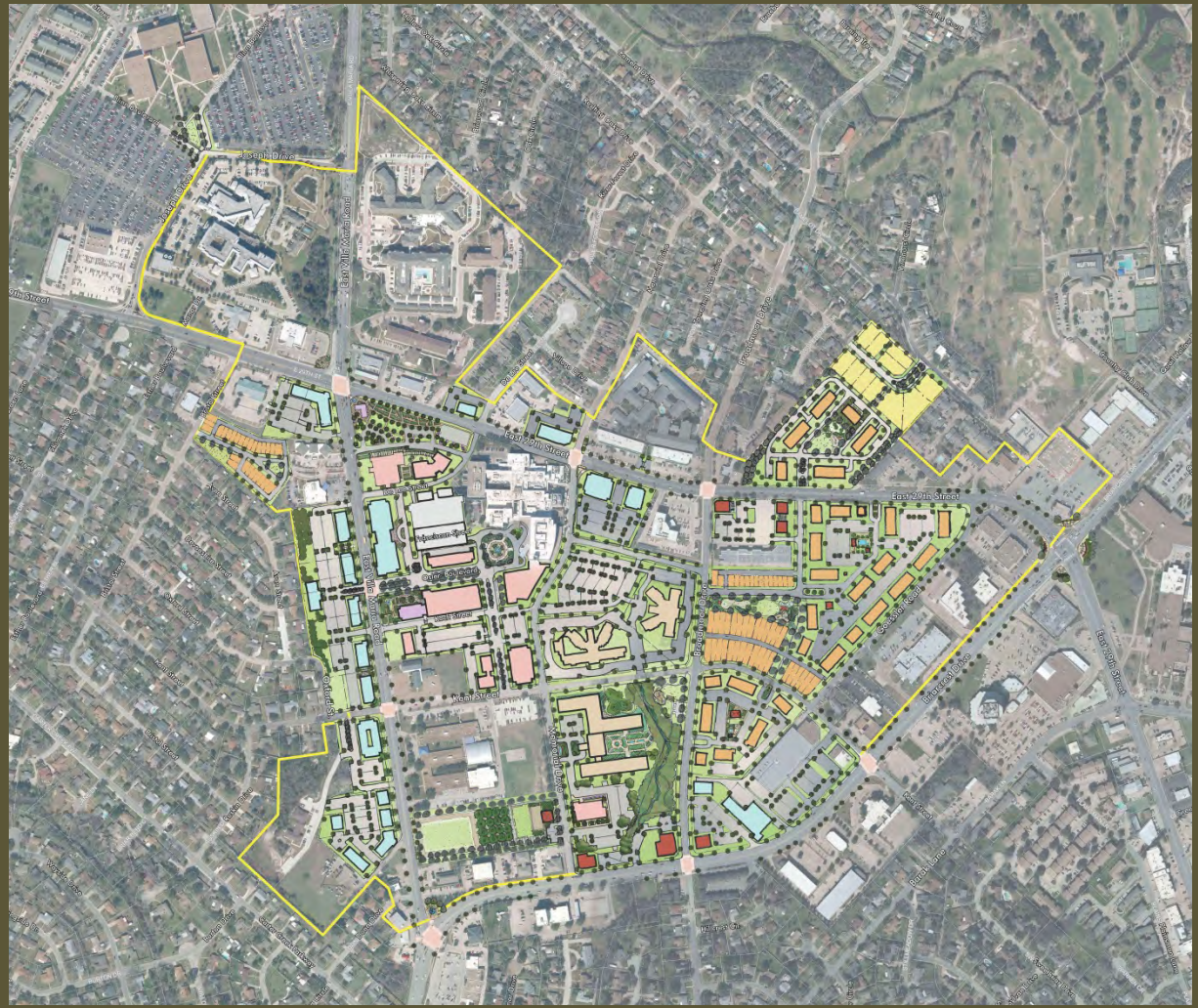


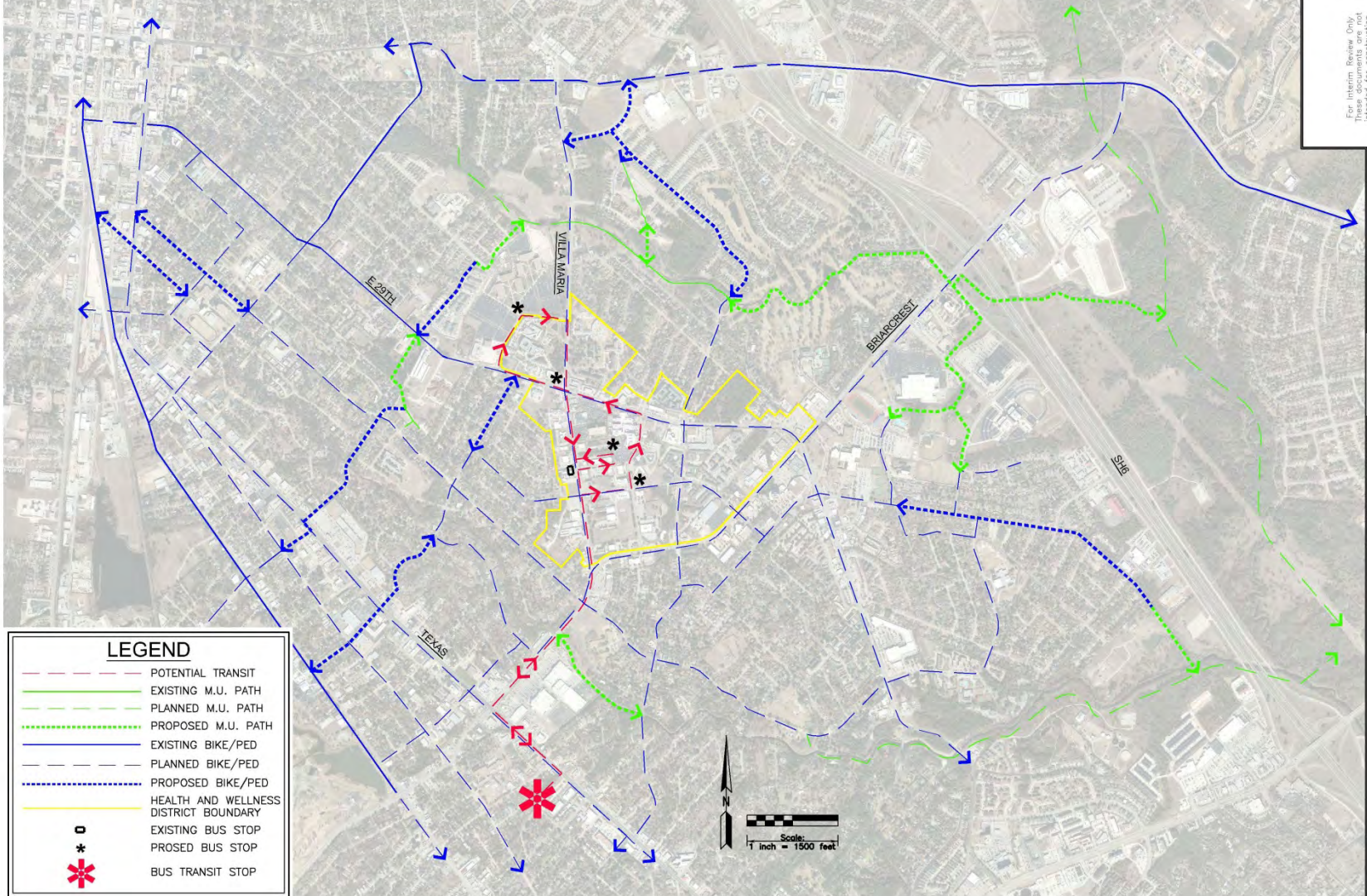


Bike/Ped Connections

Add lines:

Kent, Broadmoor, Memorial key bicycle streets
Multi-use paths along Villa Maria and 29th
Connecting to parks, recreation, neighborhoods, and destinations





For Interim Review Only
These documents are not intended for construction, bidding, or permit purposes.
Prepared by:
Veronica J.B. Morgan, P.E.
No. 77689

AUGUST, 2014
Designed by: VJBM
Drawn By: KWB
Checked By: VJBM

Revisions

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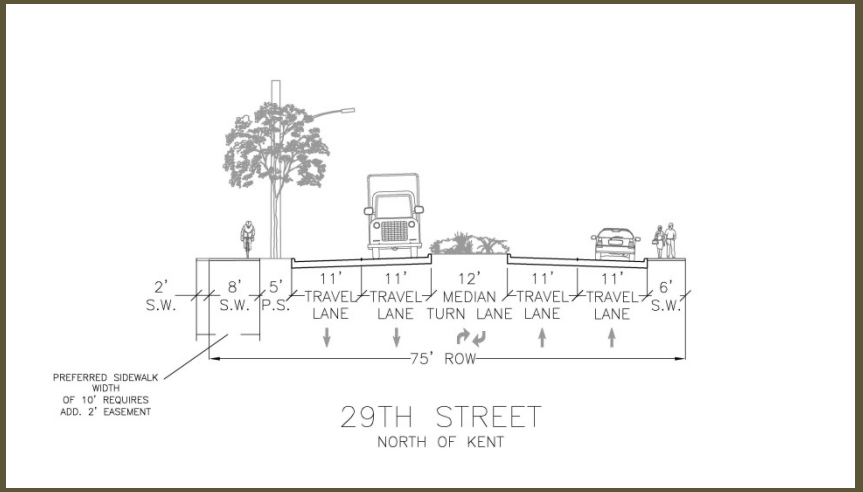
CONNECTIVITY MAP

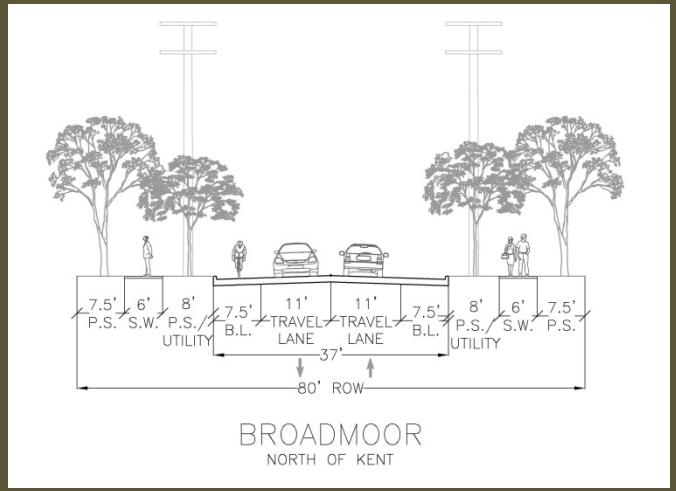
Bryan Health and Wellness

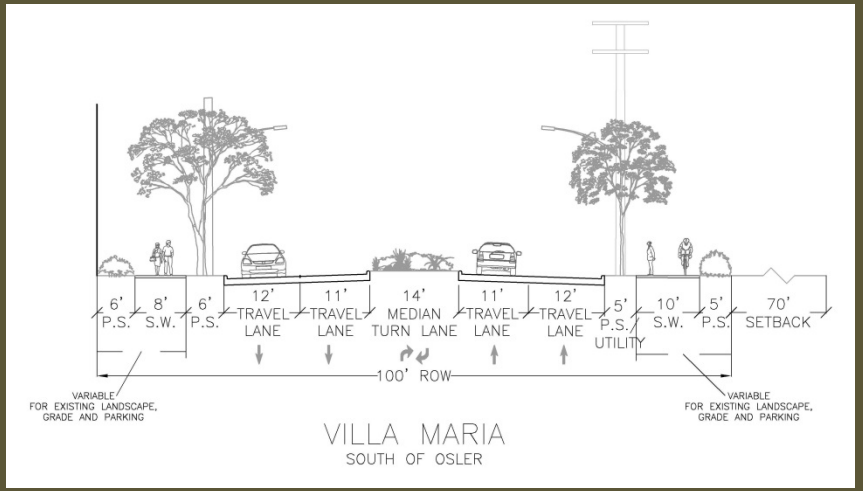
01

Streetscapes

Adequate lane widths
Landscaping, medians
Sidewalks and paths
Lighting
Bicycle lanes

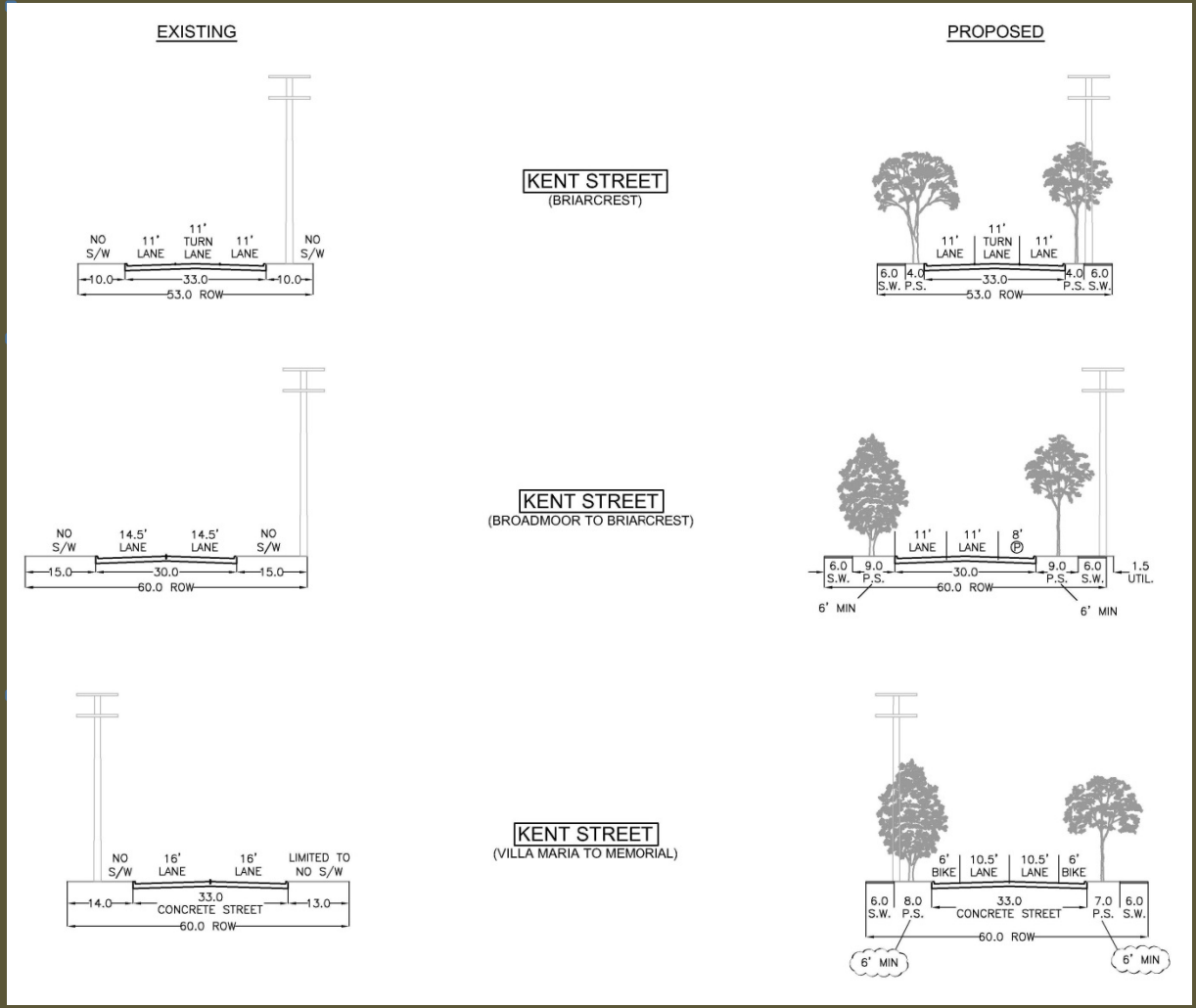






Streetscapes

Adequate lane widths
Landscaping
Sidewalks
Lighting
On-street parking
Bicycle lanes

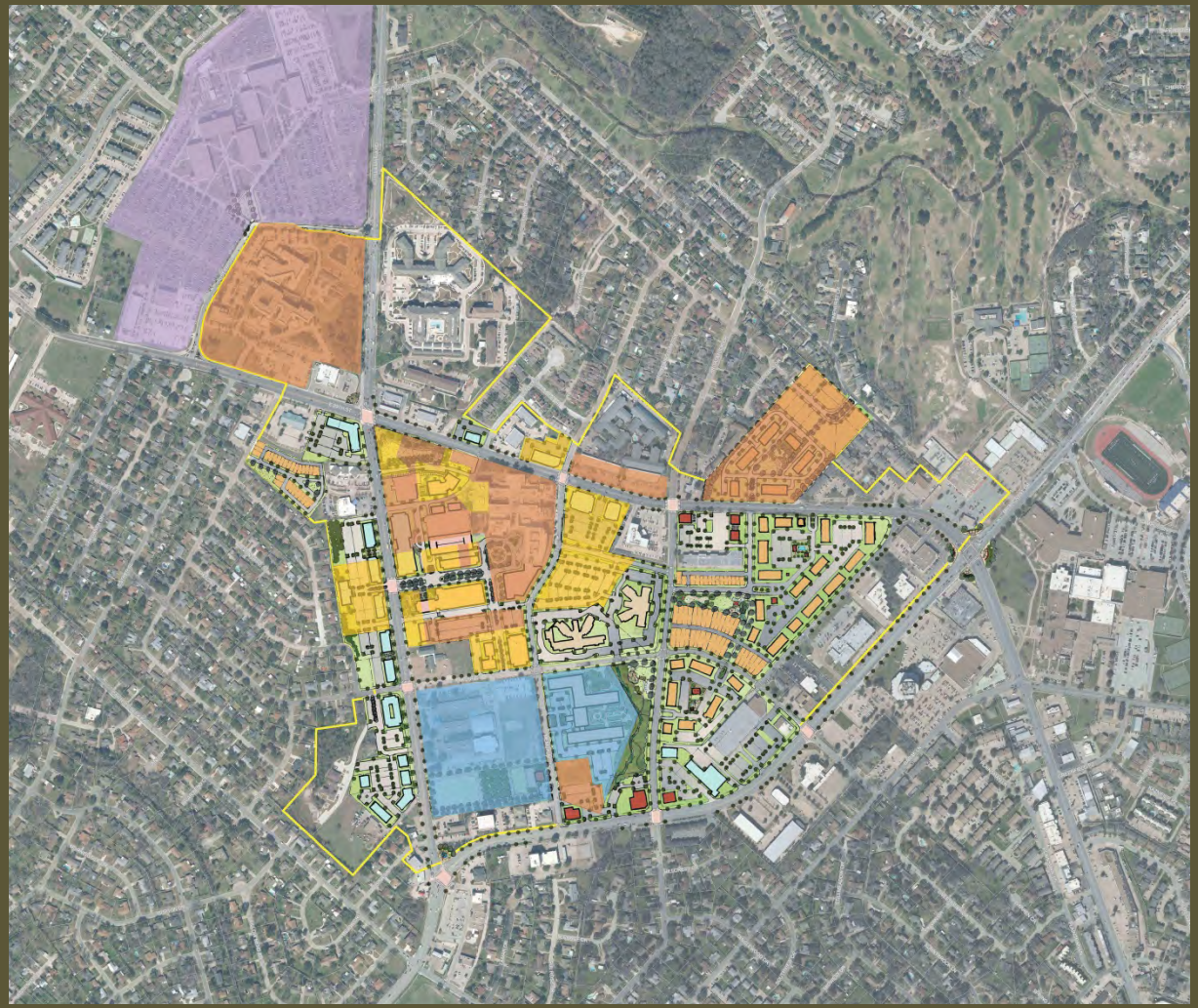


Targeted Acquisition

In friendly hands:
Hospital
BISD
Blinn College

Targeted Acquisition

Remainder is private investment



PHASING PLAN

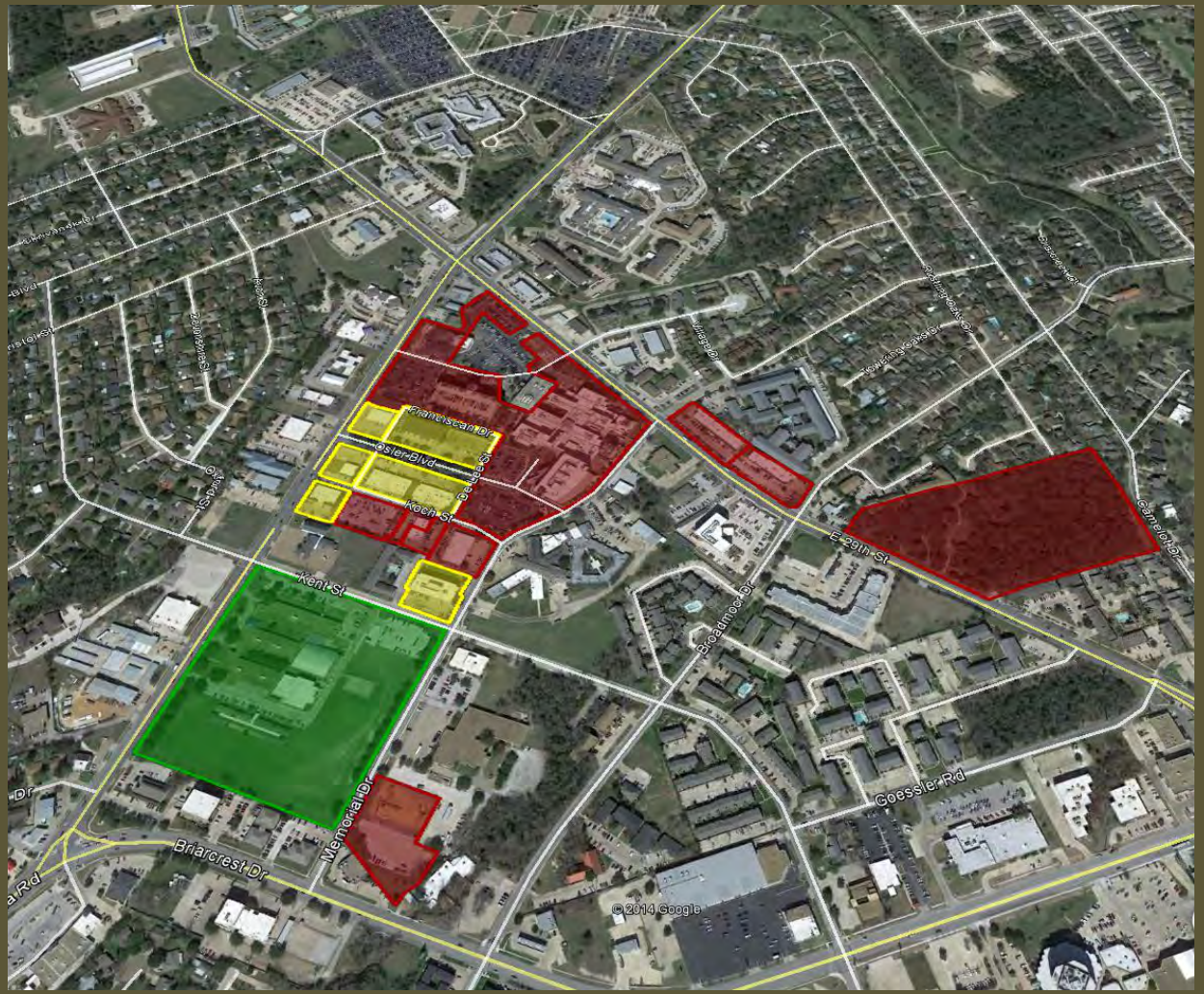
- Under Construction
- Phase 1-A Underutilized Property
- Phase 1-B Healthy Community
- Phase 2 Market-driven Investment



Phase I

Legend

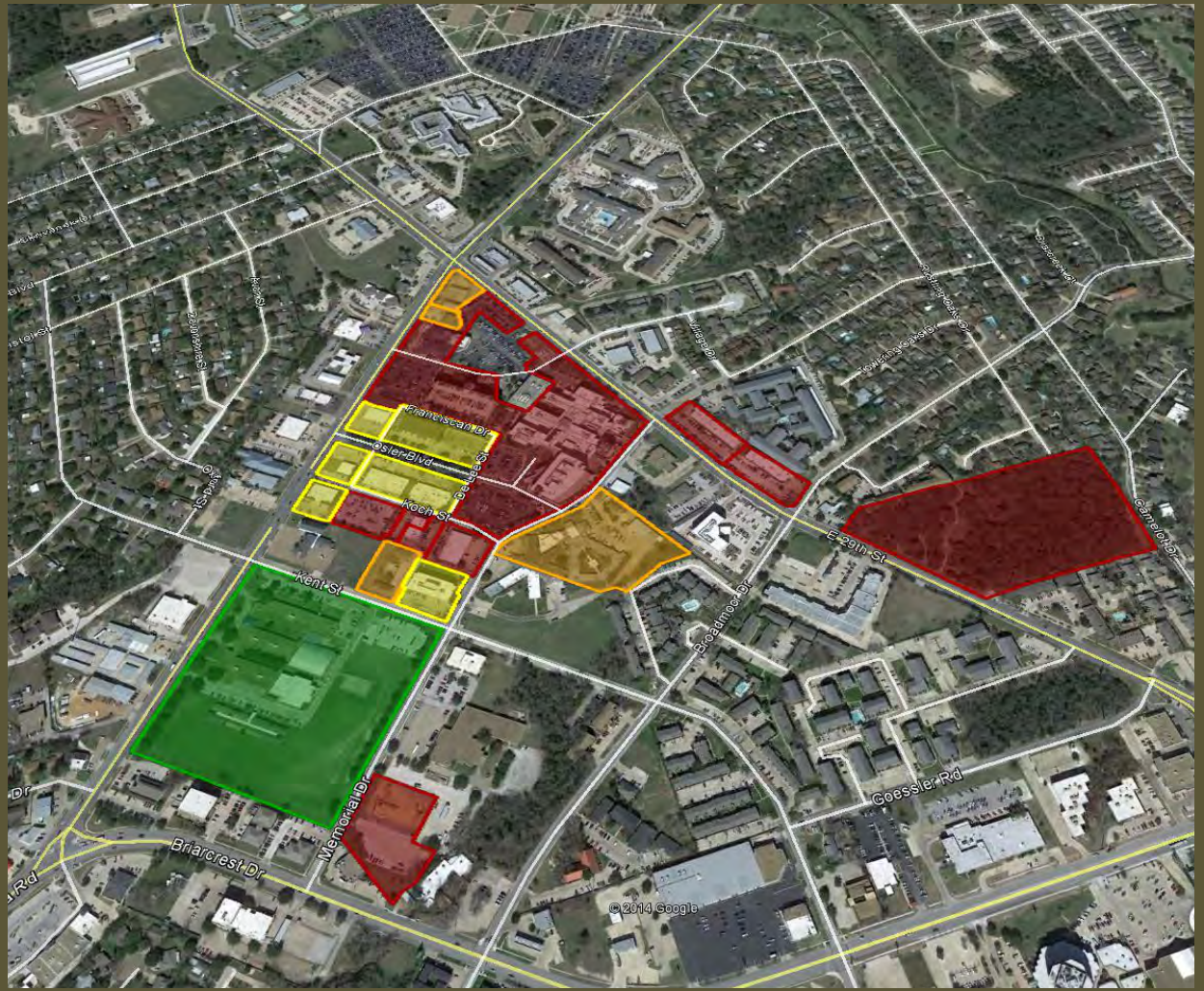
- Hospital Owned
- First Phase
- Education / Planned Recreation



Phase I & II

Legend

- Hospital Owned
- First Phase
- Education / Planned Recreation
- Second Phase



ORGANIZATIONAL STRATEGY



PLANNING FOR WELLNESS

Create a Community Development Partnership – 501(c)3 District Organization

Stakeholders/Board Members:

- Public - City, County, BTU, Transit
- Private – Developers, property owners, business owners, residents
- Non-profit – Community Development Corporation, Business Association, foundations, anchor institutions

FINANCING STRATEGY



PLANNING FOR WELLNESS

Public – TIF/TIRZ, Capital Improvements, Maintenance/ repaving, grant programs, special assessments, bond issuance

Private – Equity investment, Business Improvement District, financing

Non-profit – crowd resourcing, fundraising, grants

PUBLIC STRATEGY



PLANNING FOR WELLNESS

Make Amendments to Development Regulations to enable the Plan to be realized

- Zoning Overlay
- Comprehensive Plan Update
- Opt-in Form Based Code

Allocate CIP Budget resources towards public components of the Plan

Participate in and promote the District Organization

COST TO THE PUBLIC



PLANNING FOR WELLNESS

Public dollars are not required or committed
Plan for making policy, priorities and decisions
Implement over time and paired with development
Menu of possible projects:

- Intersection Improvements
- Bicycle Route Markings
- Mid-block Pedestrian Crossings
- Wayfinding Signage
- Landscaping and Medians
- LED Lighting, Poles, Banners
- Multi-use Path and Sidewalks
- Property Acquisition and Infrastructure Improvements, and
- Annual Financial or In-Kind Support to the District Organization

NEXT STEPS



PLANNING FOR WELLNESS

1. Consider Adopting the Plan
2. Enact regulatory changes
3. Help establish and support the District Organization
4. Support development through budgeting for CIP projects and other investments

OUR THANKS

Lindsey Guindi

Joey Dunn

Paul Kaspar

Martin Zimmermann

Matthew Hilgemeier

Kean Register

and

Tim Ottinger from St. Joseph

