

**OAK TERRACE MASTERPLAN**  
BRYAN, TX

PLANNING CONCEPTS



OMNIPLAN

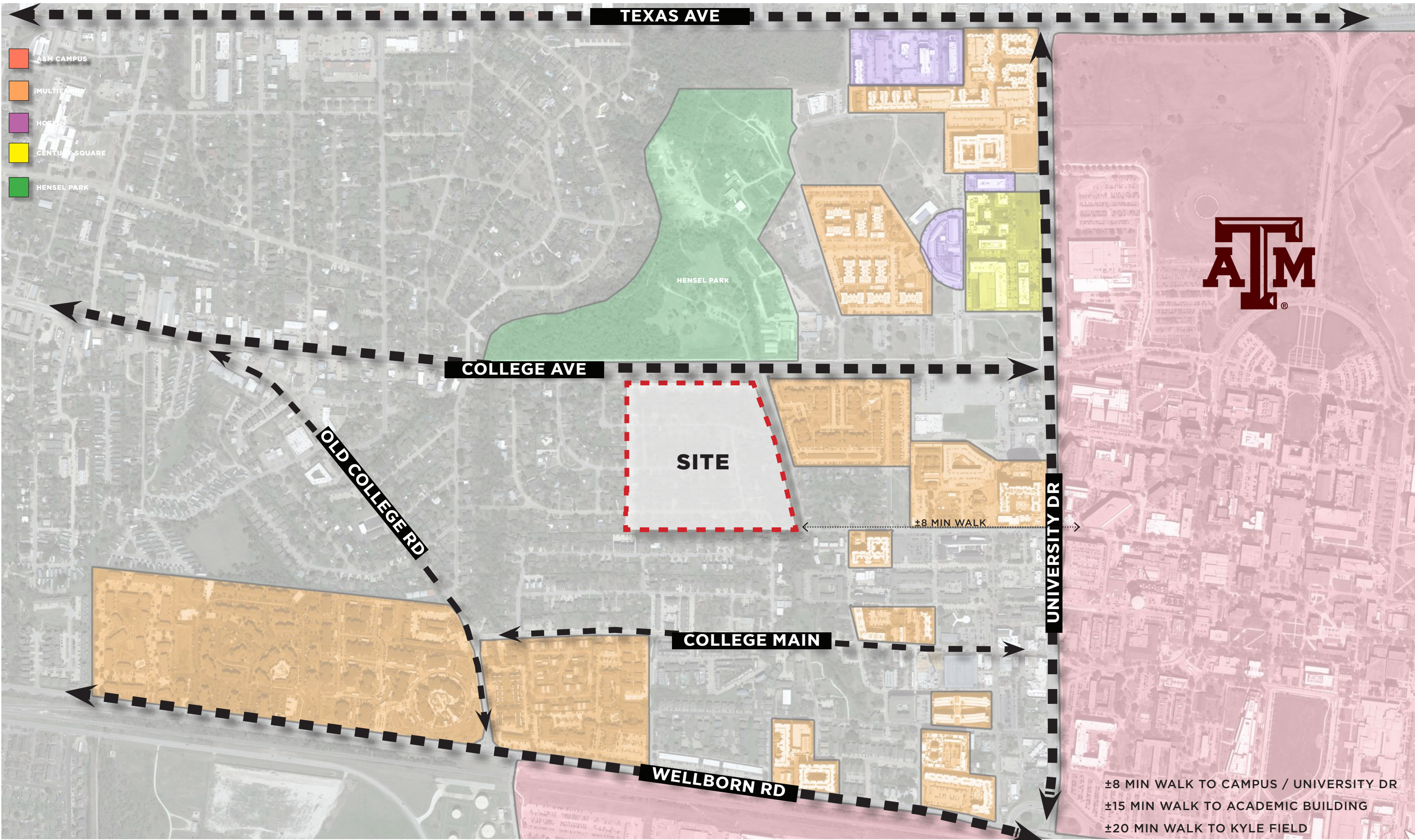












**VICINITY PLAN**



# SITE GOALS & PRINCIPLES



### PEDESTRIANS FIRST

The pedestrian experience is just as important as vehicular flow. Consider minimizing auto traffic in certain zones to maximize people traffic within. Focus your efforts on prioritizing the pedestrian with quick easy in and easy out parking the vehicular access.



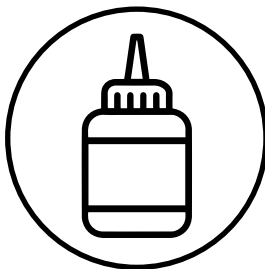
### CELEBRATE THE NON-BUILDING

The place-making spaces that occur between buildings are the reason people come back time and time again. The architecture then becomes a background for these place-making ideals to succeed.



### PRIORITIZING NATURE

Outdoor experience leads to great development opportunities. By making nature an intrinsic part of the experience, we can make sustainability a big part of its very being while creating outdoor spaces that lead to healthy, enjoyable and desirable experiences.



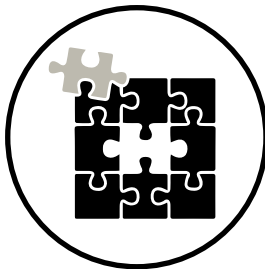
### CREATING “STICKY SPACES”

It’s essential that we create moments that become what we call “sticky spaces”. Places that are comfortable to spend time in and return to often.



### CREATING A NEIGHBORHOOD

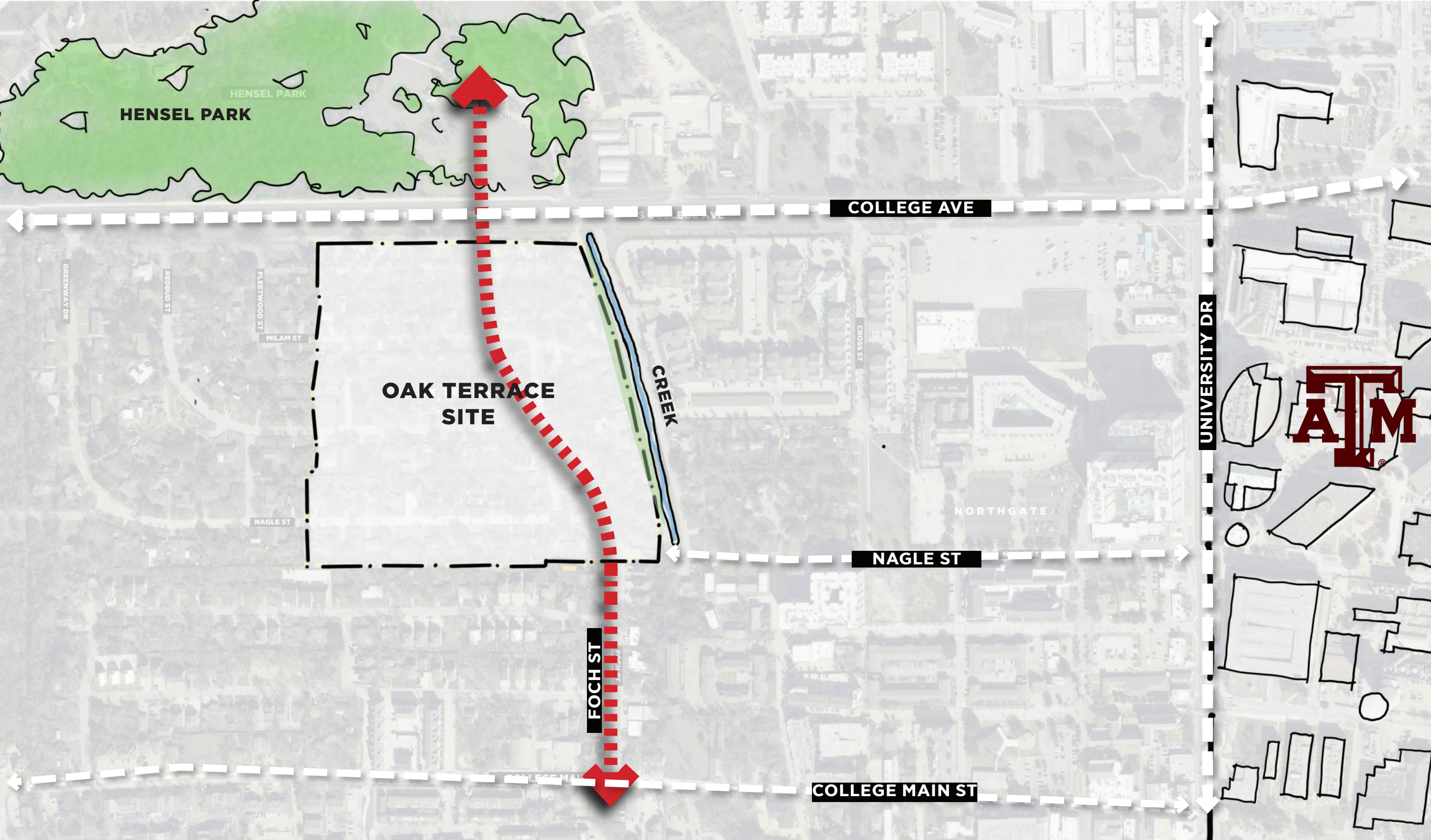
Being a good neighbor to our surroundings is important, but even more important is to create a great neighborhood. Achieve richness and variety by breaking the site into individual neighborhoods and districts that respond and relate to the context.



### CREATE CONNECTIVITY & FLEXIBILITY

Create vibrancy and a 24-hour urban neighborhood by connecting with the surrounding areas via safe and highly walkable network of paths and streets. Make flexibility essential for a successful master plan by breaking down this large area into multiple sites that can be phased in many different combinations.





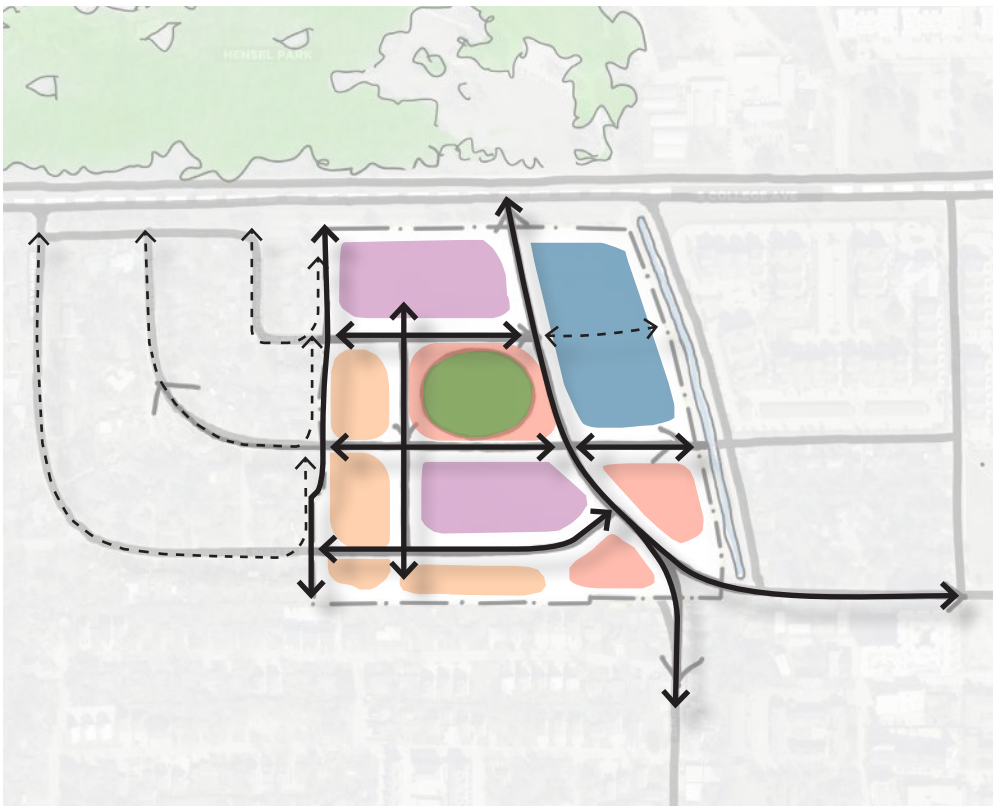
**APPROACH**



# SUMMARY

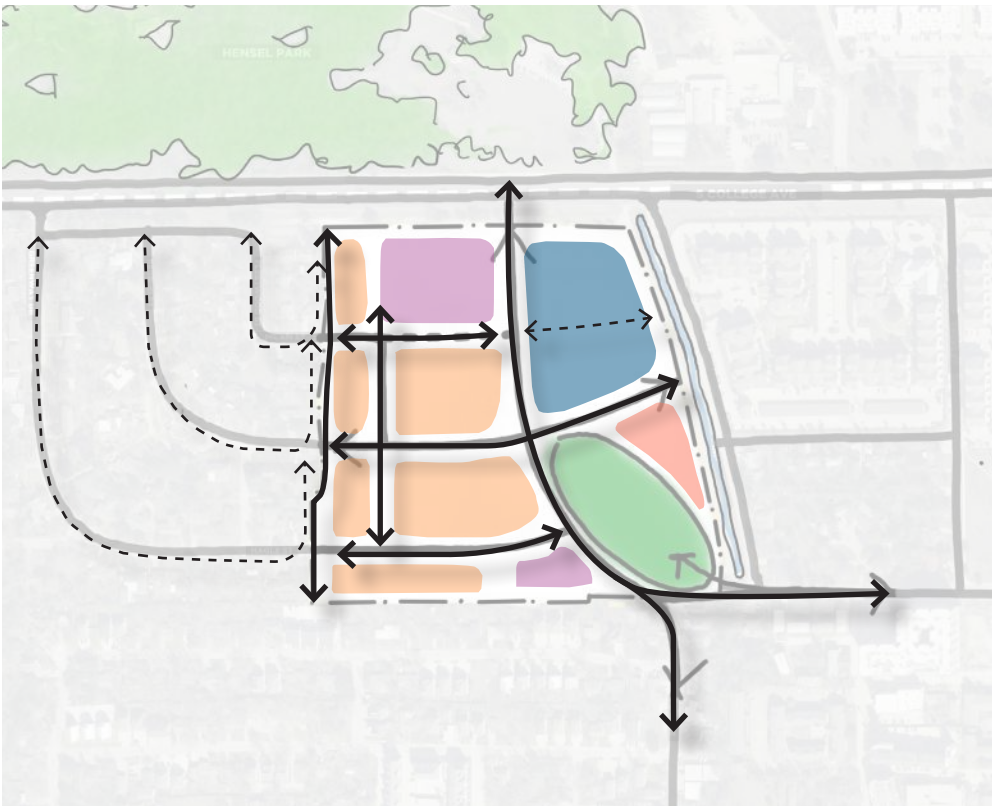
## OPTION 1

CENTRAL GREEN SPACE



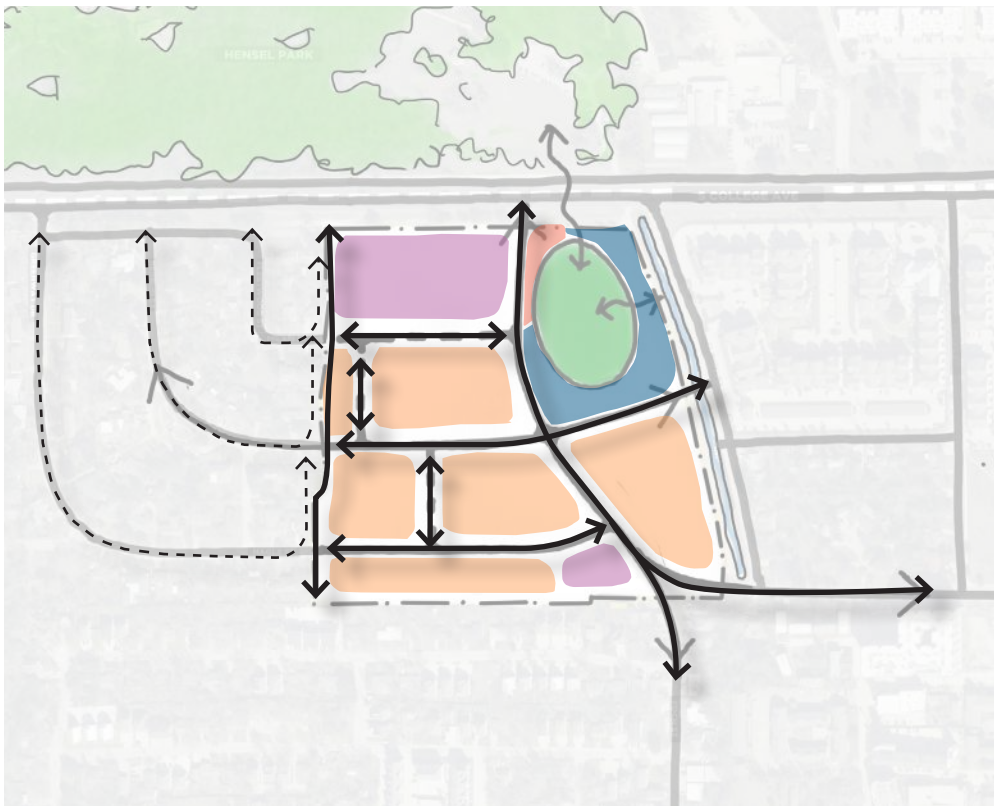
## OPTION 2

GREEN SPACE TOWARDS CAMPUS



## OPTION 3

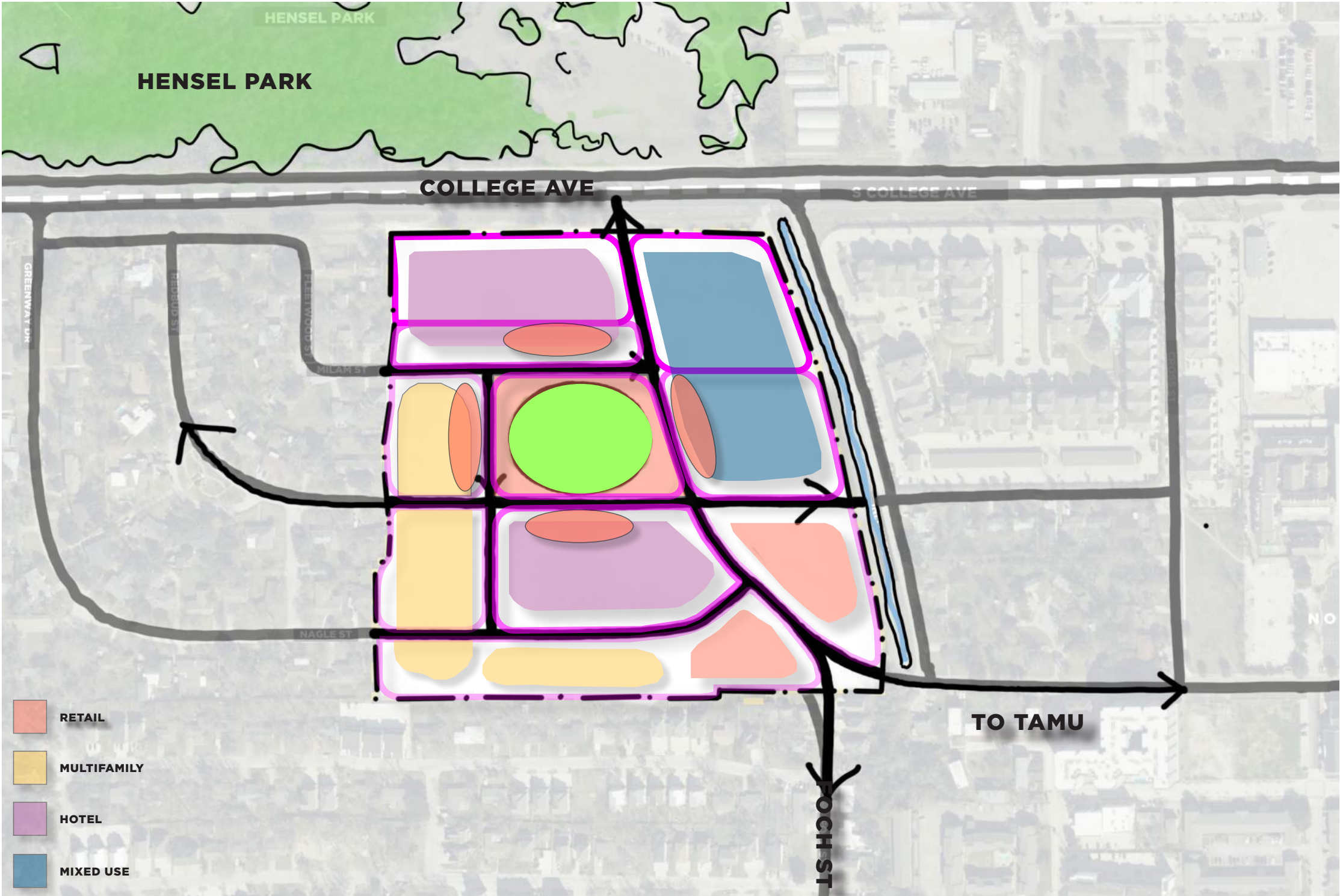
GREEN SPACE TO FRONTAGE AND PARK





# OPTION 01

## DENSITY AND USES

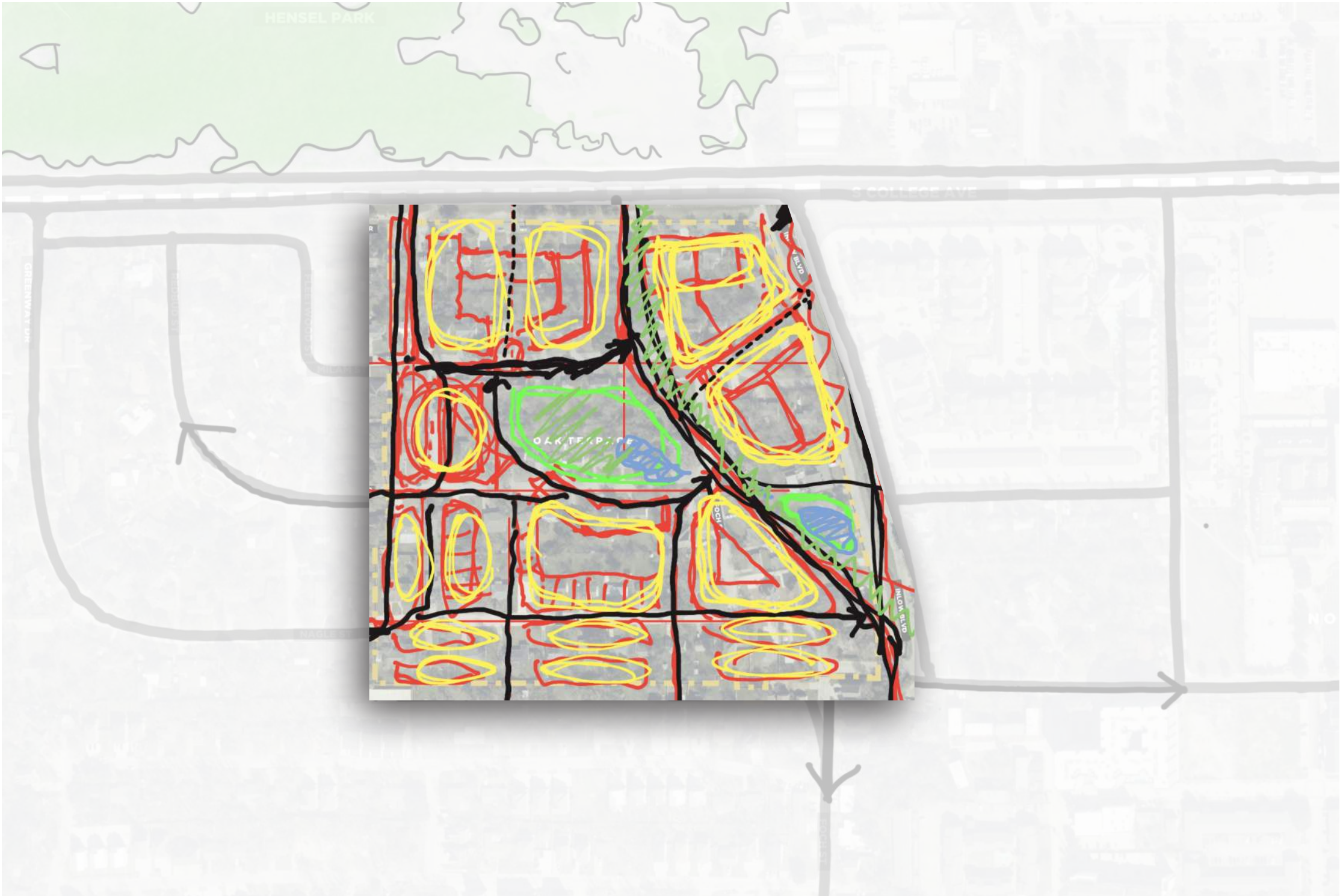


- 1 A central public space activates a heart in the middle of the development
- 2 The central space creates a high activity location that will increase property value along non-frontage parcels.
- 3 Having a focal point in the middle of the development will motivate visitors to enter further into the property than just frontage sites.

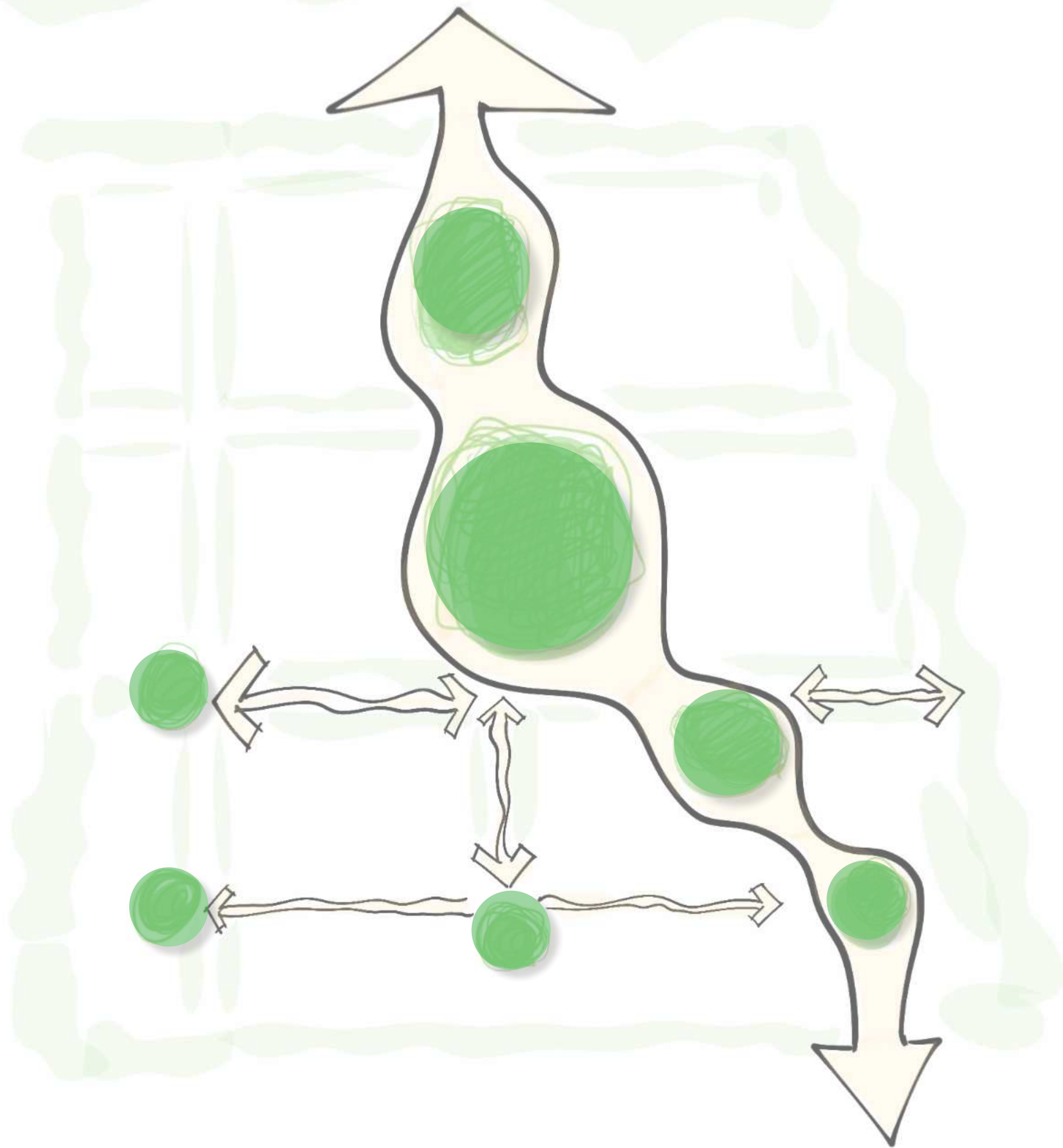


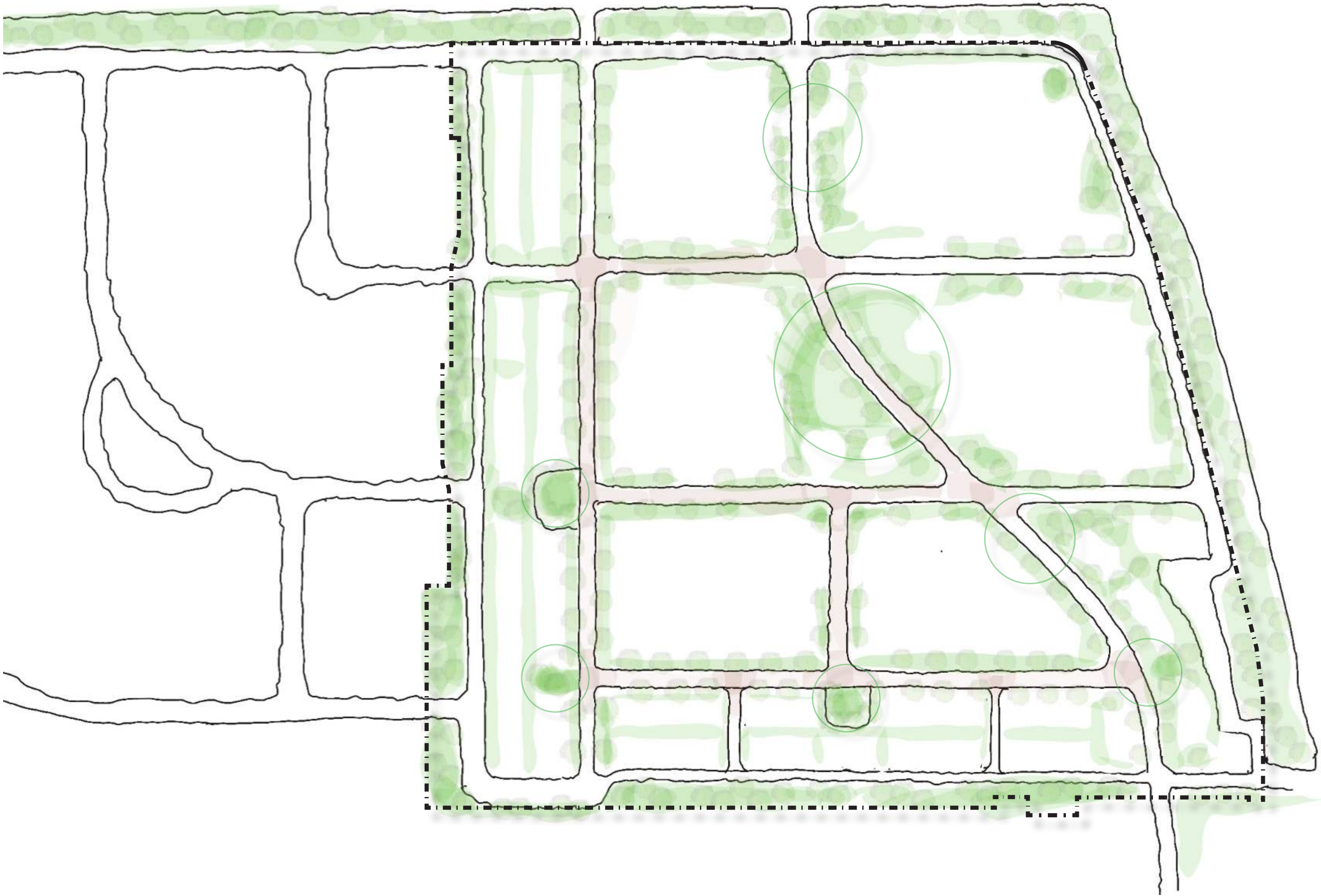
# OPTION 01

## BLOCK CONCEPT SKETCH













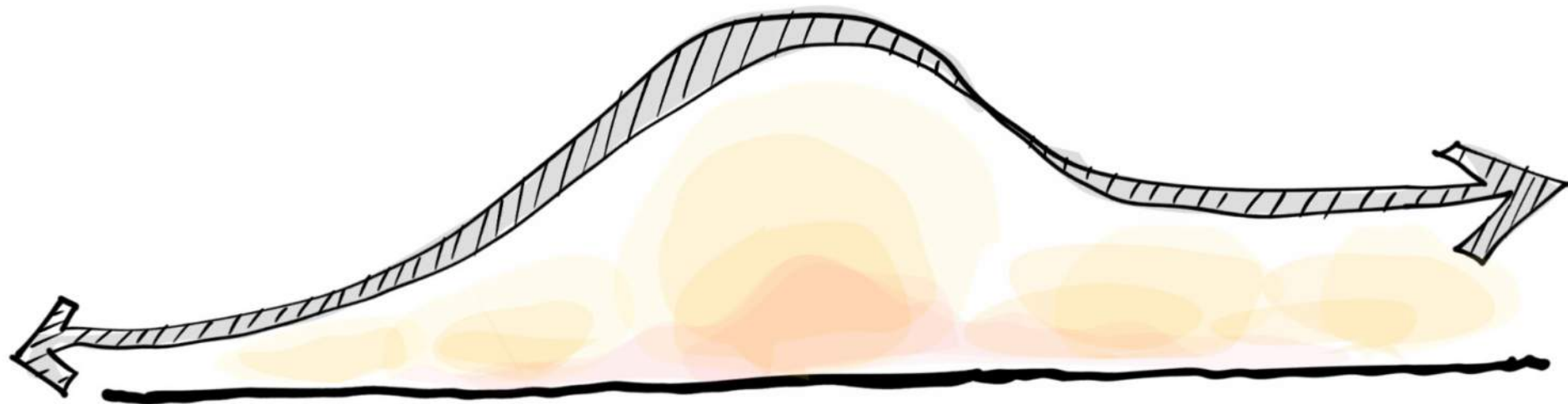








**EXISTING HOMES**

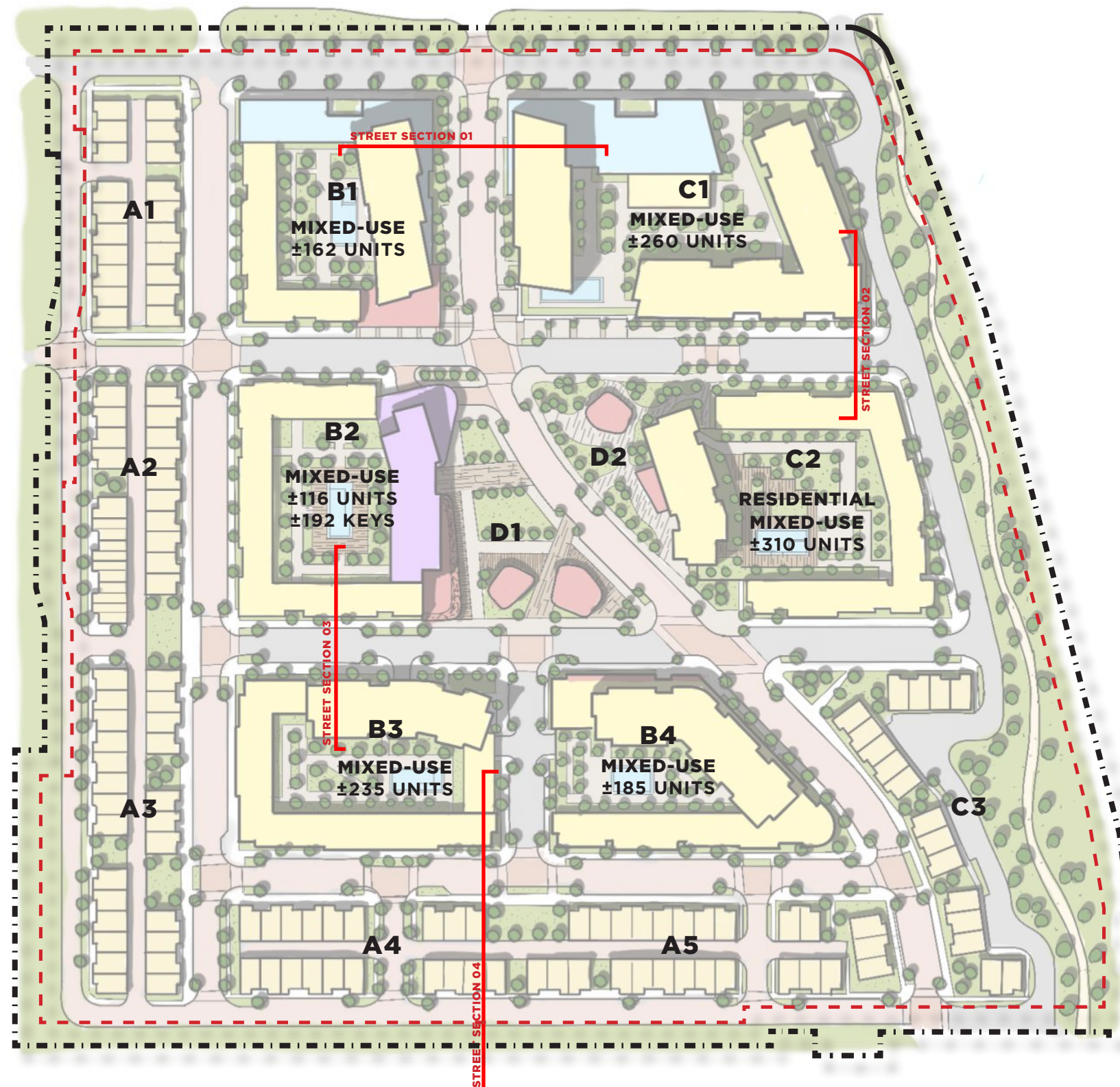


**HENSEL PARK**

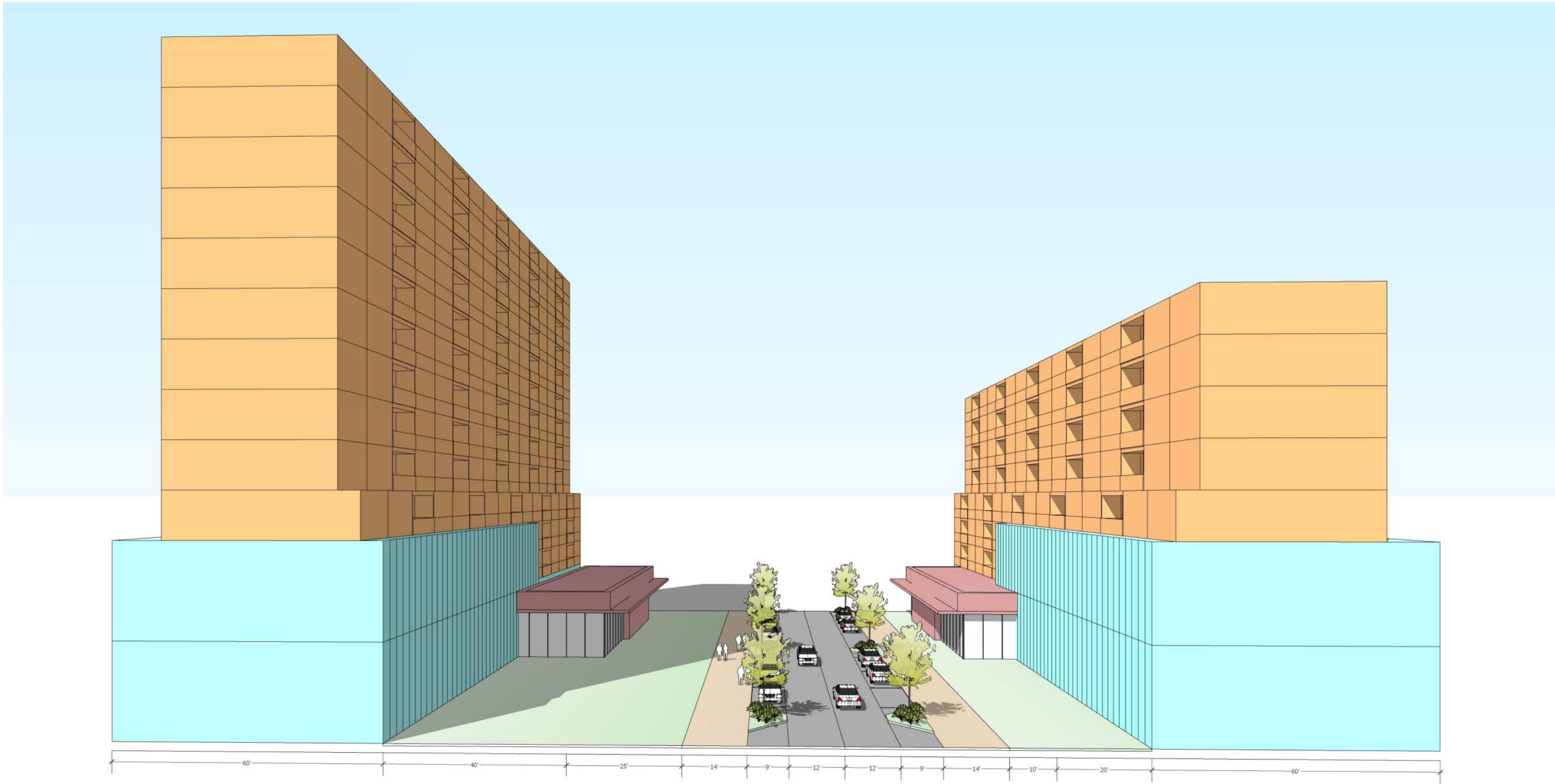












**STREET SECTION 01**





**STREET SECTION 02**





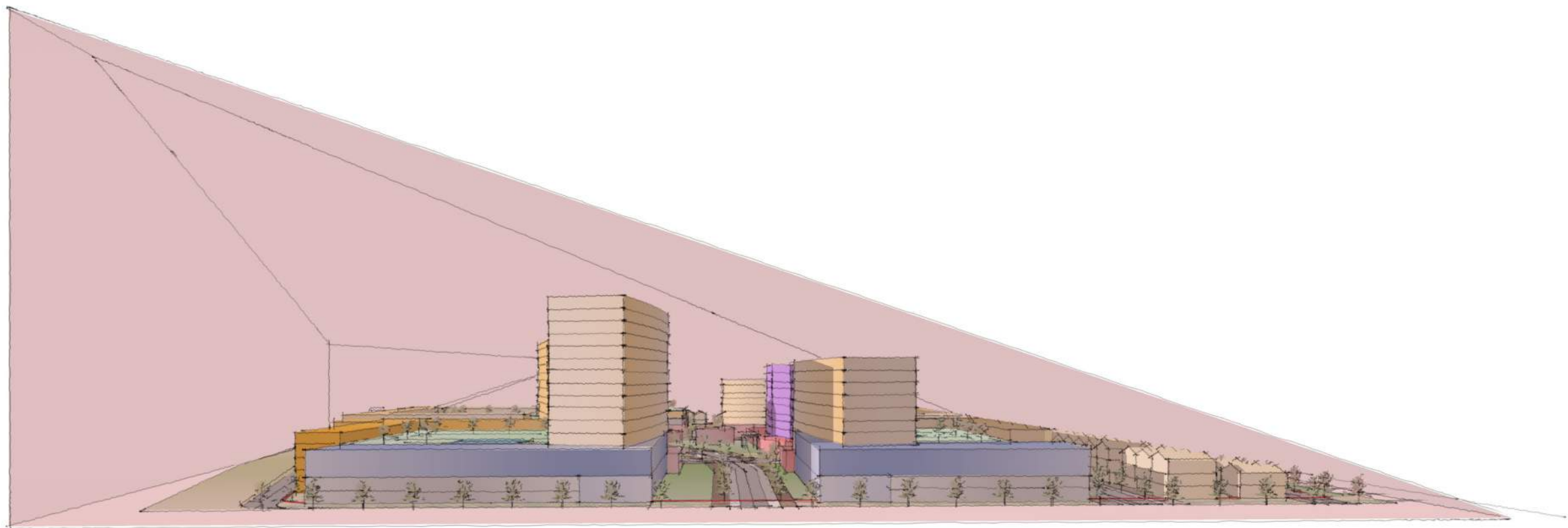
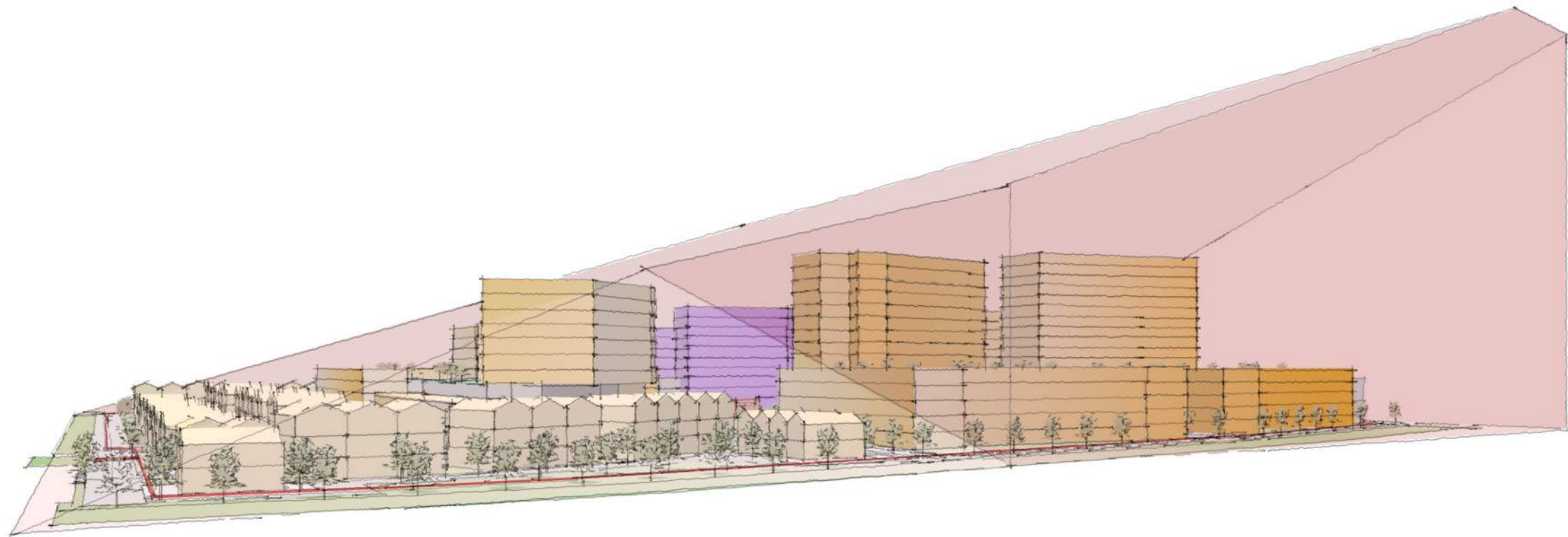
**STREET SECTION 03**





**STREET SECTION 04**





## RESIDENTIAL PROXIMITY SLOPE





## NORTH AERIAL OVERALL





**SOUTH AERIAL OVERALL**





KYLE FIELD

CAMPUS

UNIVERSITY DR

NORTHGATE

INLOW BLVD

COLLEGE AVE

HENSEL PARK

WELBORNE RD

OAK TERRACE  
( SITE )

OMNIPLAN





OMNIPLAN





OMNIPLAN







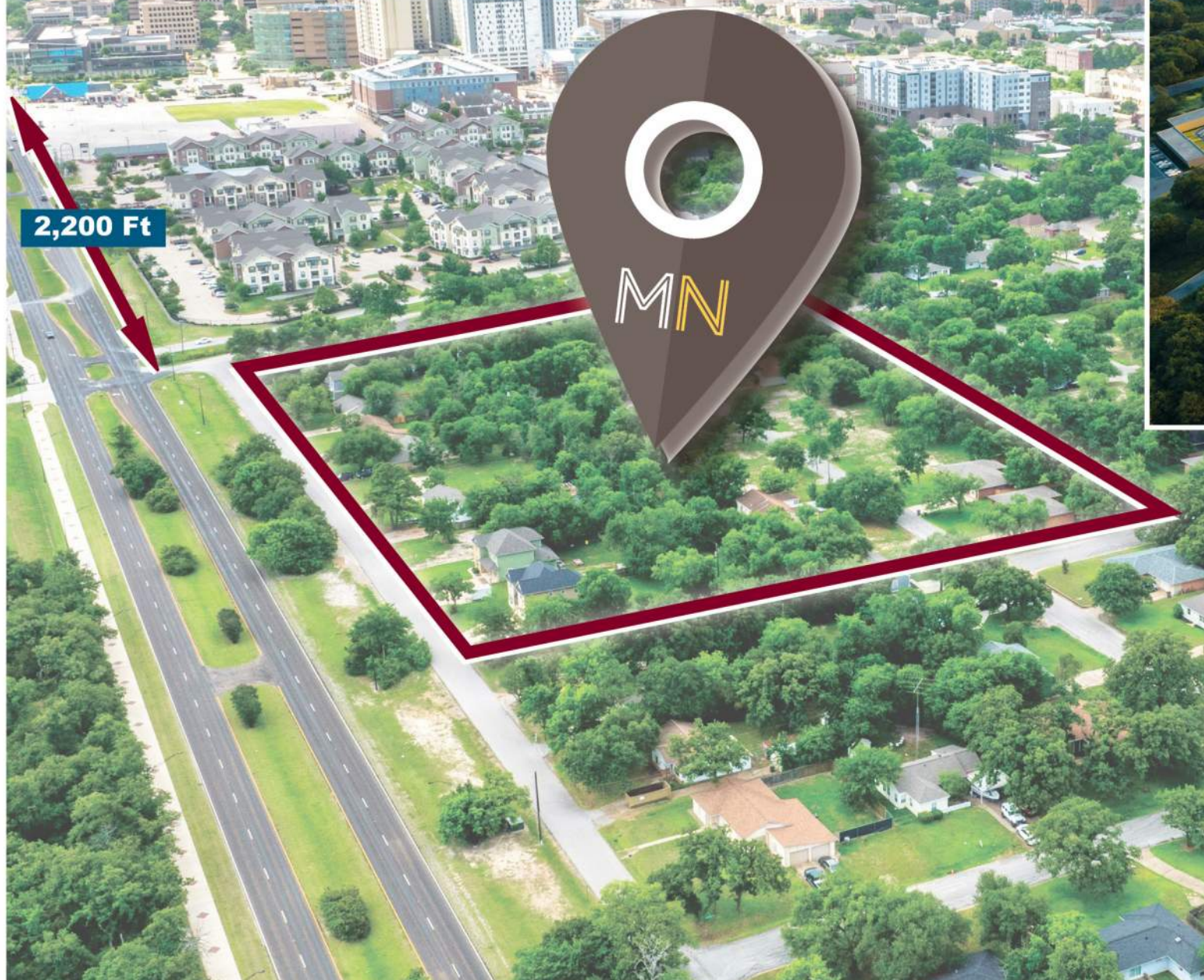








The MN Project Area Is Only 2,200 Ft From  
**Texas A&M University**



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