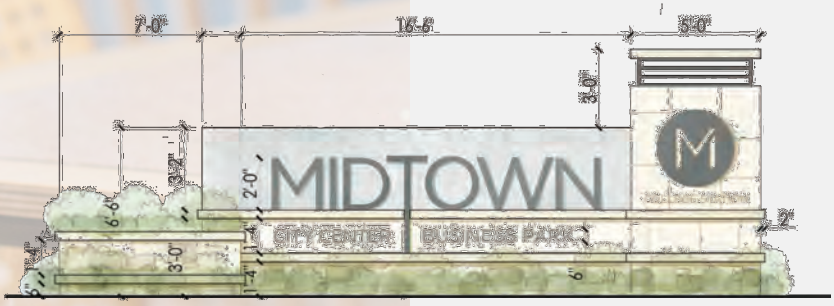
SUB-DISTRICT A

MIDTOWN
BUSINESS PARK



SUB-DISTRICT E
SUB-DISTRICT C
SUB-DISTRICT D
QUARTER-MILE WALK
PEBBLE CREEK PKWY.
SUB-DISTRICT B
SUB-DISTRICT A
LAKEWAY DRIVE
6
WILLIAM D. FITCH PKWY

SUB-DISTRICT A

Paved trails shall be maintained naturally, allowing vegetation to encroach on the trail.

With a mix of small offices, retail shops, restaurants and parks, Sub-District A is the commercial gateway to Midtown Business Park.

Development can range from contemporary walkable, urban-oriented and mixed-use, to destination retail, restaurant and entertainment venues. Traditional big-box retail development is also an appropriate use.

Acreage near Midtown Business Park capitalizes on views of Lick Creek while preserving the inherent positive attributes of the natural landscape. Initially, Sub-District A is reserved for commercial uses, though it is an ideal place for higher density infill development when the area matures.

CONNECTION TO LICK CREEK GREENWAY TRAIL

The trails and streets of Midtown Business Park allow for a variety of transportation modes and experiences throughout the property. As the Midtown Business Park develops and matures, the existing Lick Creek Greenway Trail system will create a walkable network that eventually connects to the future Spring Creek Trail.

The vegetation along trails, including Lick Creek and within streetscapes, will be low maintenance and selectively mowed. Vegetation will grow into its natural shape to reduce required maintenance and provide a landscape that enhances the existing plants in the woodland conservation buffers.

BUILDING PHASE PLAN

The property will develop in phases.

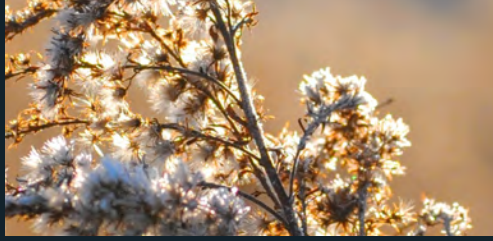
The portion facing State Highway 6 is for general commercial development that may be developed as one phase and is labeled as Sub-District A. Utilities exist for Sub-District A and to the majority of Sub-Districts B and C. Electrical service has been constructed along Lakeway Drive to serve Sub-Districts A, B and C. An existing 6-inch gas line on the east side of State Highway 6 can serve the property. Telephone, cable and fiber optic services are also available along State Highway 6.

Several improvements have been made to the area that affect not only the overall plan for this property, but the infrastructure cost to develop the property.

- Medical District Trunk Line Phase 1
- Medical District Trunk Line Phase 2
- Medical District Trunk Line Phase 3
- SH6 24" Water Line
- Lakeway 12" Water Line
- Lakeway Creek Trunk Line

MEXICO CITY

WOODLAND CONSERVATION



The woodland conservation buffer is made up of smaller noncontiguous pockets of existing undisturbed vegetation identified during the site inventory phase of development.

Landscape buffers are predominately vegetated areas, 50 percent of which is dedicated to a woodland conservation buffer to maintain desirable existing vegetation.

The ambiance of the landscape will blend constructed material and nature. The interlacing streetscape between the mature trees and undergrowth can accent the native landscape with well-adapted plant material included in the landscape plant palette. Working within these guidelines will allow individual developments to create a consistent, sustainable landscape for Midtown Business Park that feels complementary and highlights the native Brazos County landscape. Providing this tree canopy will unite the business park and help combat the urban heat island effect increased development can create.

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