

# Reenergizing Neighborhoods: From Now to *Wow!*

## *The Story of Temple, Texas*

Brynn Myers  
Assistant City Manager



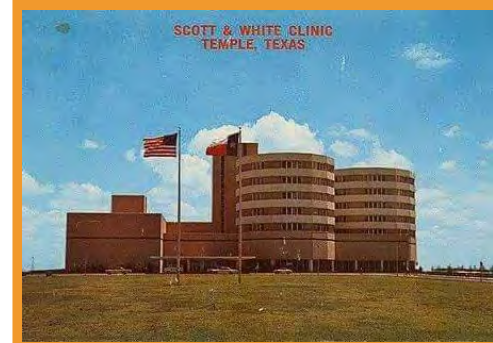
The City of Temple was  
established in **1881.**

by the Gulf, Colorado, &  
Santa Fe Railroad.

The railroad lured a  
diverse population  
including doctors, lawyers,  
and merchants and the  
City's downtown flourished.



In **1904**,  
Dr. Arthur Scott &  
Dr. Raleigh White opened  
**Temple Sanitarium**,  
the beginnings of today's  
**Baylor Scott & White**  
Health System,  
the largest health care provider  
in the State of Texas.

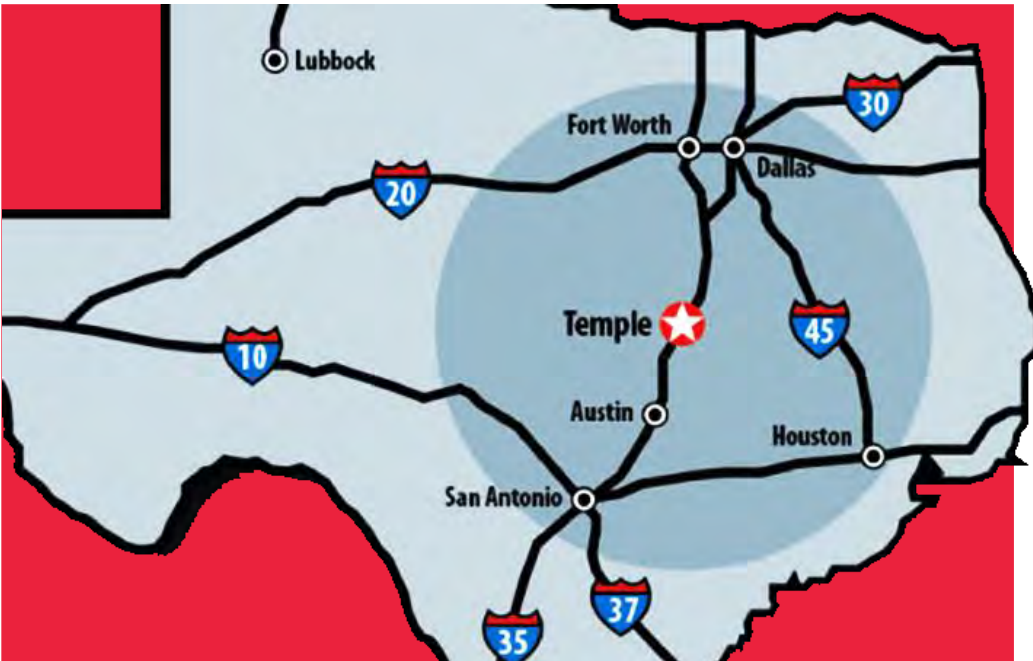




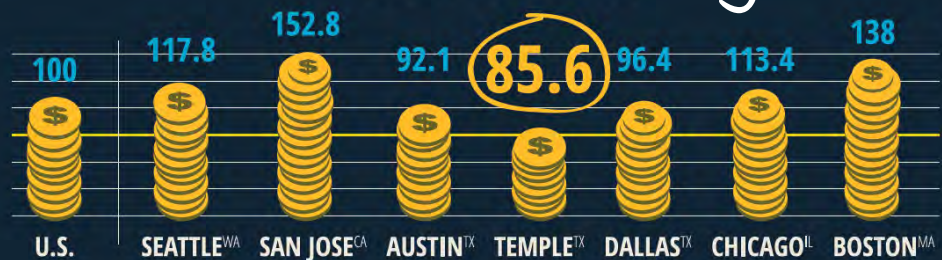
By **1957**  
Interstate **35**

was under construction through  
the community connecting  
Temple to Austin and Dallas  
and bringing with it a new era of  
**growth, industry,  
& development.**





## Cost of Living



SOURCES: ACCRA 2013.2; EMSI 2013.3

## Population

**74,922**

80% of Texas' population within 180 miles

**27% GROWTH**  
2003-2013

## Transportation

Airports	Highways	Railways
Temple Regional (0m)	IH-35	Union Pacific
Killeen Regional (30m)	US 190	BNSF
Waco Regional (35m)	SH 36	Amtrak
Austin International (65m)	SH 53	Temple & Central Texas
DFW International (145m)	SH 95	

## Employment

**17% job growth**

**\$54,079** median earnings

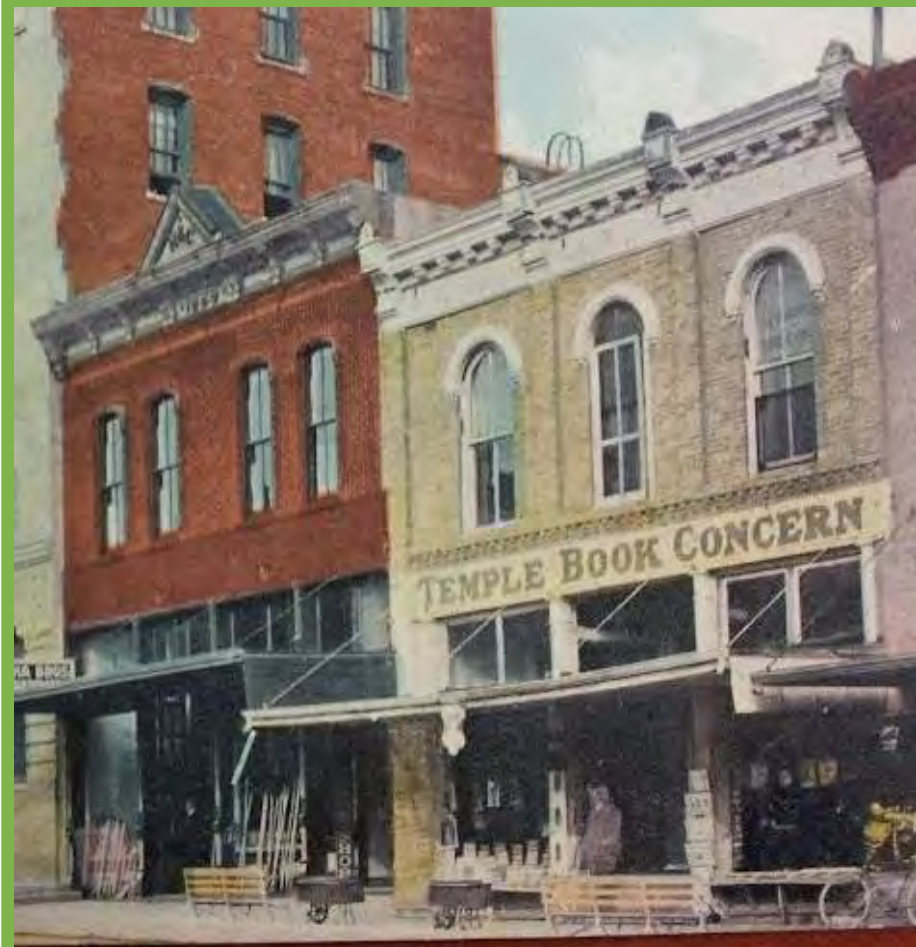
**3.9%** unemployment rate














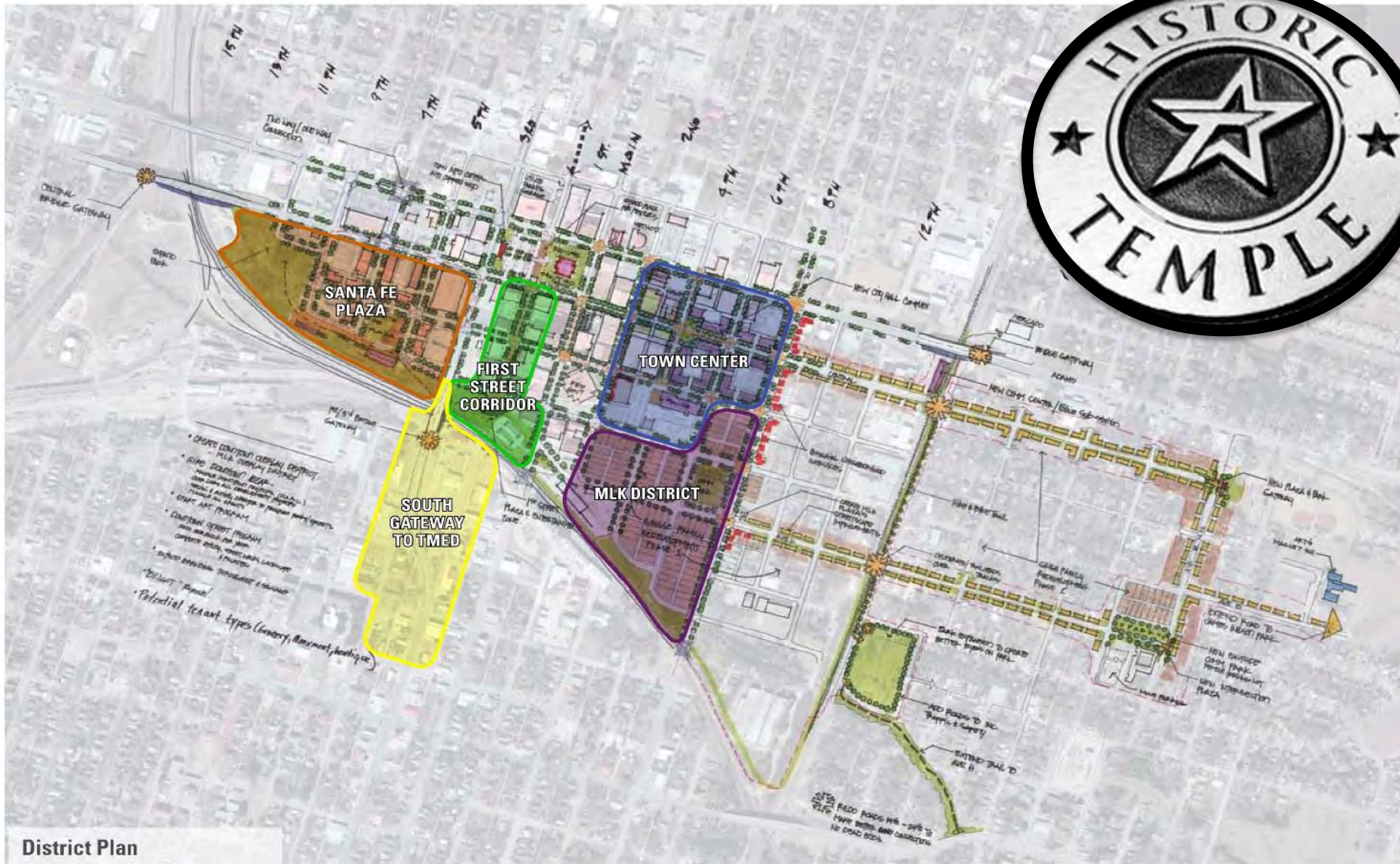
Roy Rogers and Trigger make an appearance at the Arcadia Theater in 1943



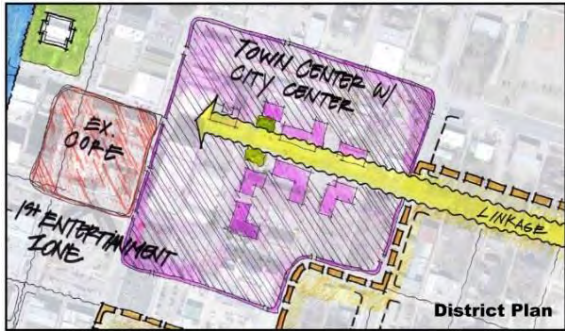




# Getting from Now to *Wow!*

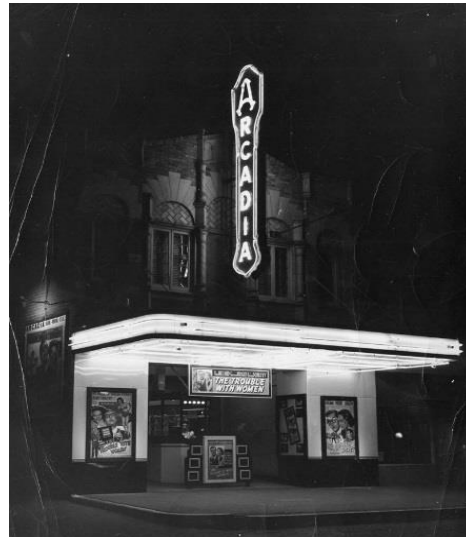


District Plan



TBG October 11, 2013  
 Scale 1"=100'  
 0' 100' 200'

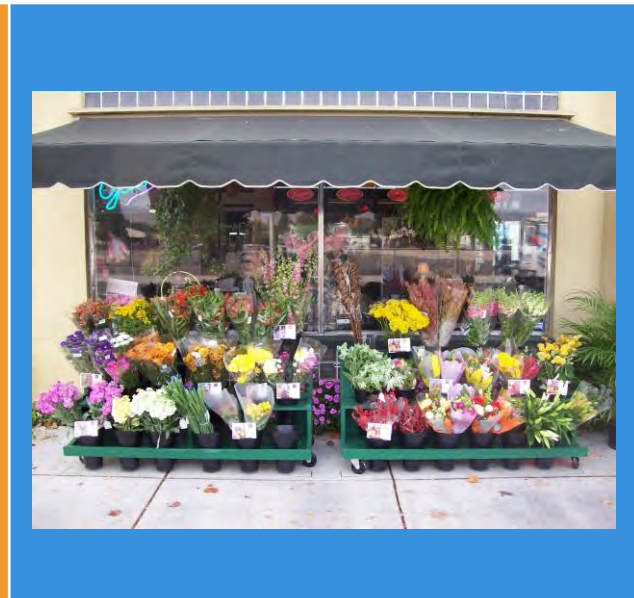
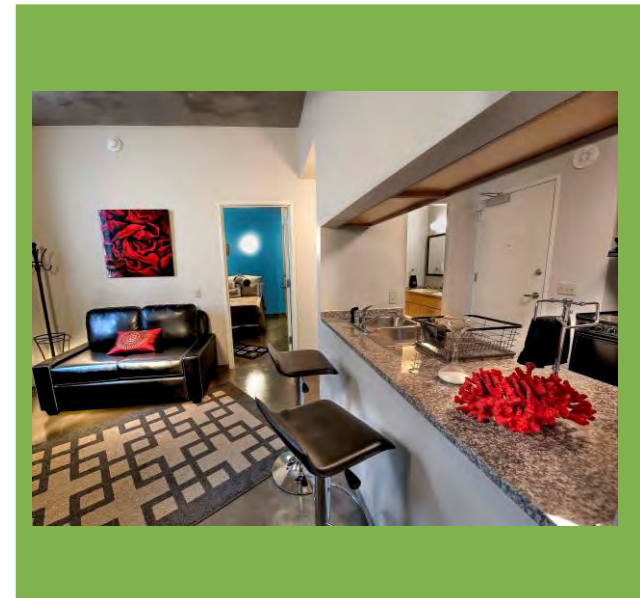
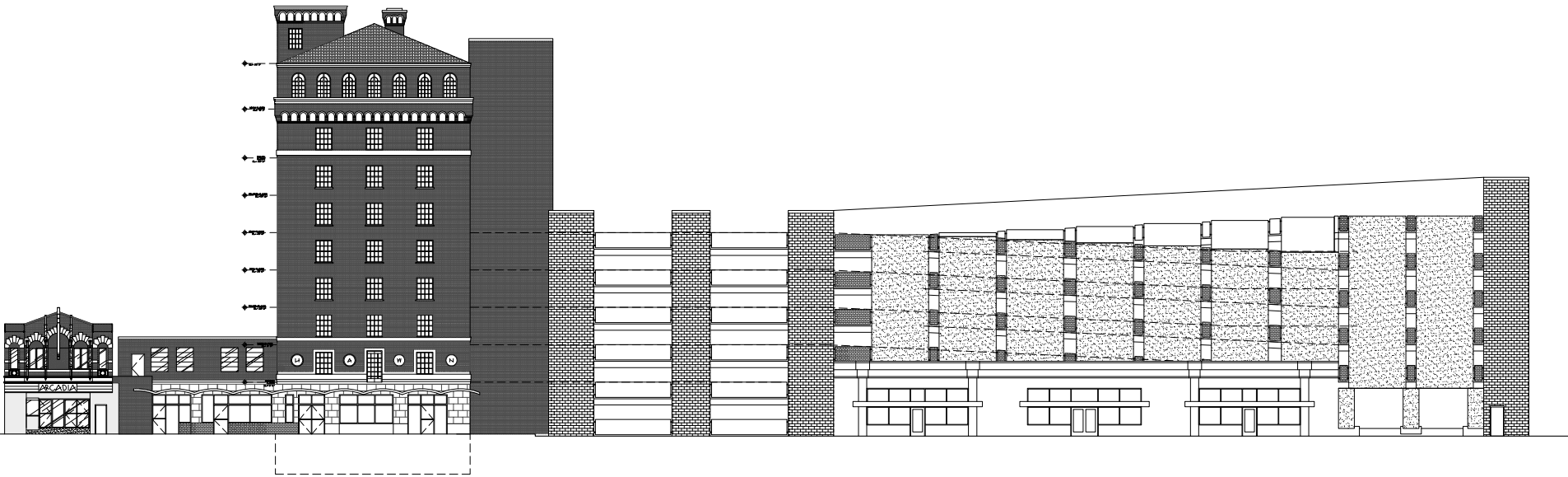
**Downtown Temple**  
 Town Center



**5,820<sup>sf</sup>** Retail & Commercial

**27,140<sup>sf</sup>** Residential Lofts

**250** Seat Theatre



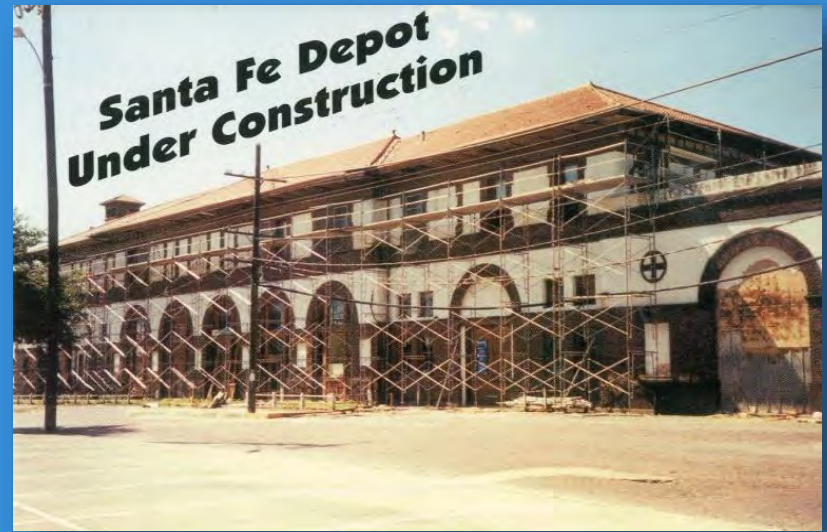




SANTA FE PARK, DEPOT AND HARVEY HOUSE, TEMPLE, TEXAS



58733



**Santa Fe Depot  
Under Construction**

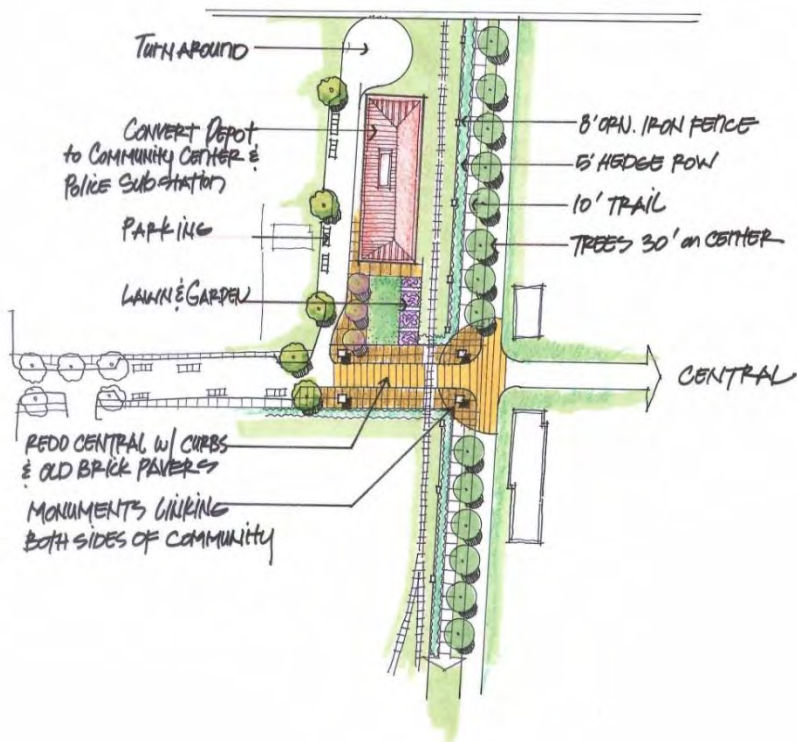
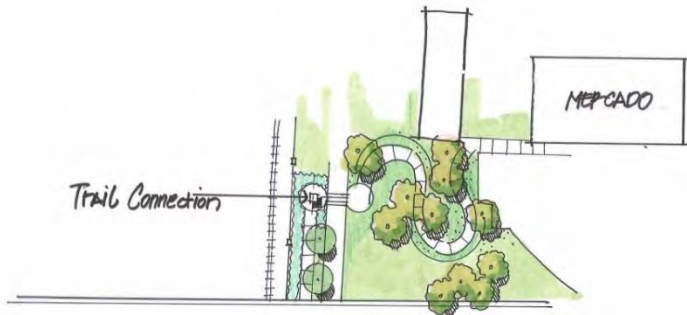






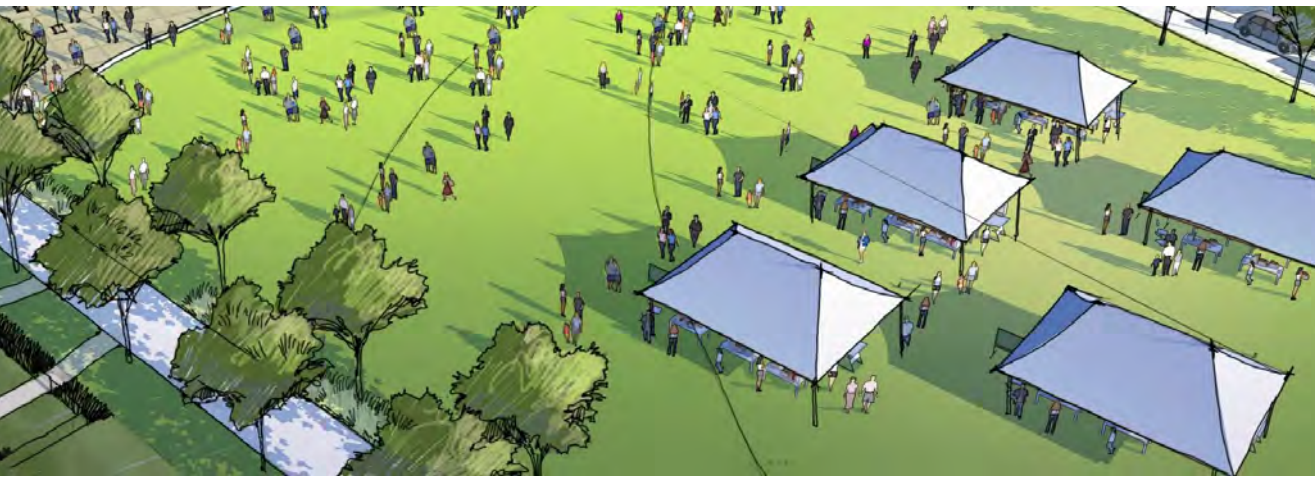
T.B.G. October 11, 2013

**Downtown Temple**  
S 1st Street District



# Santa Fe Market Trail Linear Park

A **linear park** originating at Santa Fe Plaza and connecting east to South 14 Street/Jeff Hamilton Park area and then north to the Katy Depot.







## TRANSFORMTEMPLE

- Crew dedicated to revitalization efforts in targeted areas
- Very visible, distinctive appearance
- Perform clean-up and improvement projects in targeted areas
  - “No job too big, no job too small”
  - E.g., painting, concrete repair, pressure wash



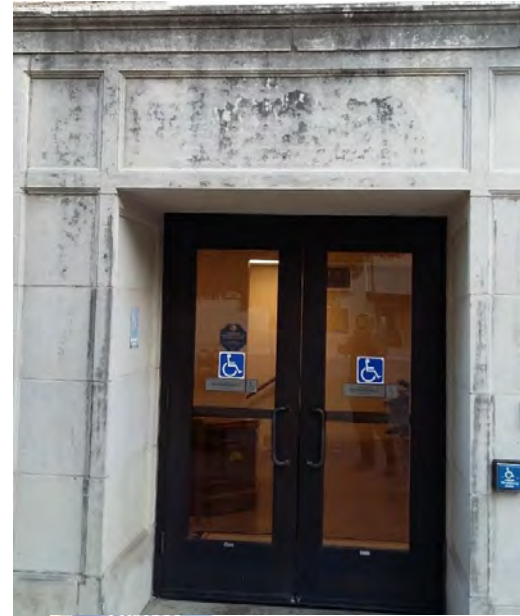




## TRANSFORM TEMPLE

- Work with property owners to improve the appearance and safety of the targeted areas
- Transform Temple Coordinator serves as a liaison with property owners, other City departments, and community organizations
- Transform Temple Coordinator is a licensed **code enforcement officer** & manages code violations in targeted areas

“I just went out this morning and shook the hand and thanked the city employee running the “gutter vacuum.” It is so nice to see the added attention to our downtown. The clean sidewalks, gutters, and streets sure make a difference in my daily walk to and from the office. I know our clients and downtown visitors will appreciate the improved appearance and City’s efforts. Thanks again!”





“Whatever you are doing on the trash scattered about downtown is working! It makes our downtown so much more pleasant and attractive. Thanks for your efforts.”



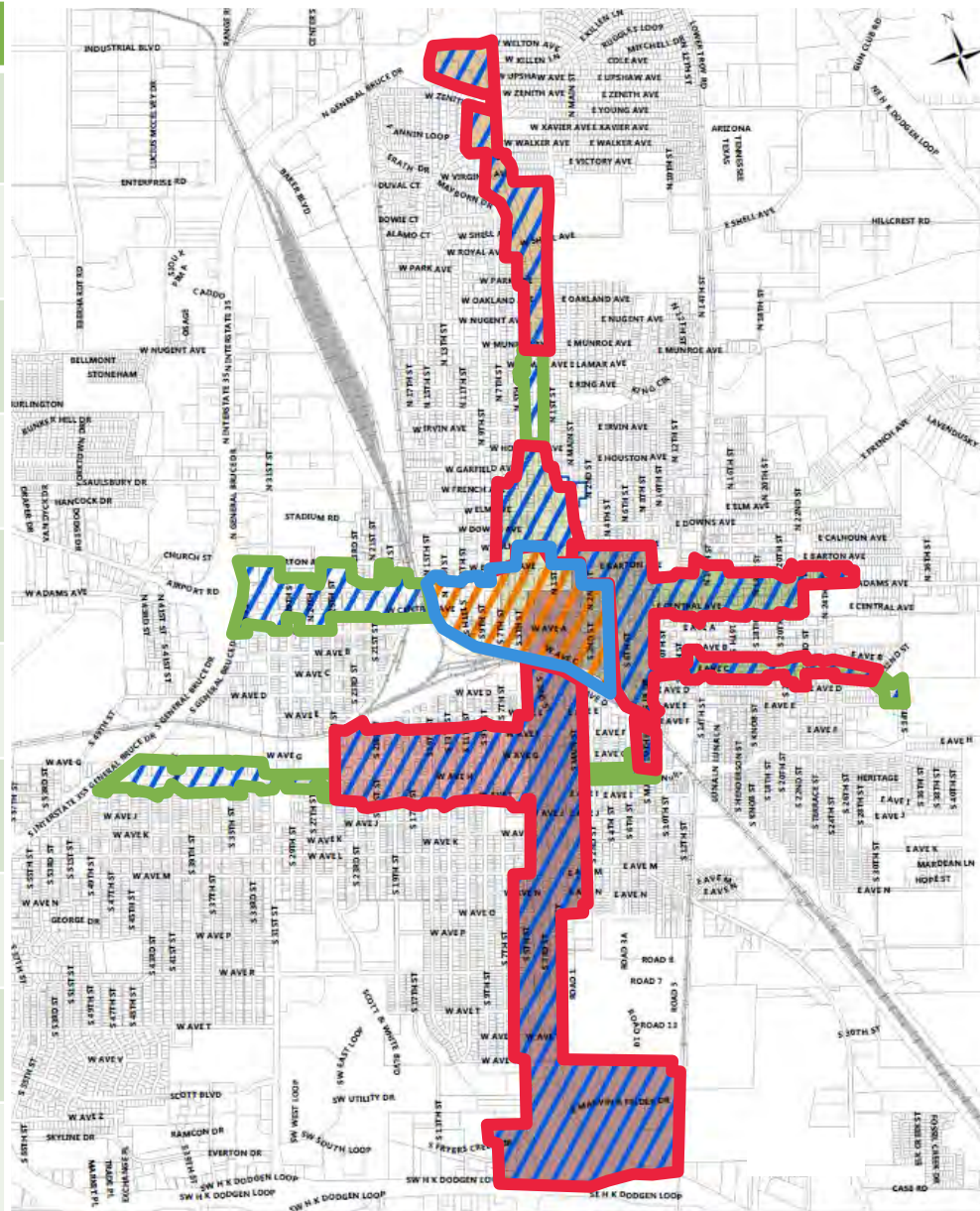
# Strategic Investment Zones (“SIZ”)

are *neighborhoods, corridors*, or specific *properties* within the City that because of their *location, visibility, history* or *condition* are likely to have a greater than normal impact on the City’s overall *quality of life, vitality* or *well-being*.

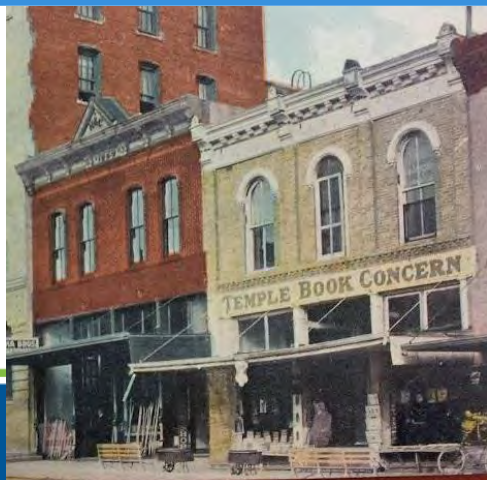
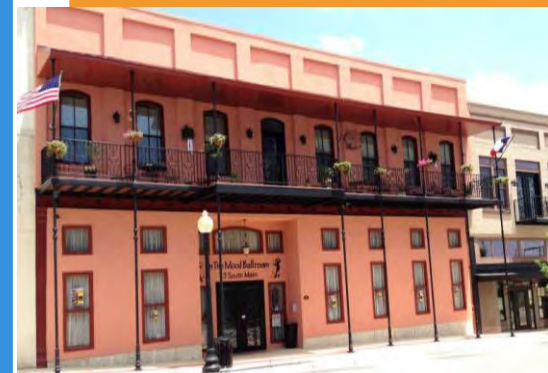
- Objectives:**
- Stimulate redevelopment
  - Attract new investment
  - Invest in deteriorating public infrastructure
  - Development & redevelopment that exceeds minimum code
  - Grow the tax base
  - Create/retain jobs

# SIZ Grant Program

TYPE OF GRANT	AMOUNT
Façade	\$15,000
Sign	\$2,500
Landscaping	\$5,000/\$10,000 (higher amt w/ irrigation)
Asbestos	\$1,000 + \$3,000 (survey + abatement)
Demolition	\$2,500
Sidewalk	\$10,000
Fee Waiver	\$2,000
Code Compliance (Residential)	\$5,000
Maximum Grant	\$46,000
Minimum Investment	\$20,000



With a small annual appropriation of  
**\$85K-\$100K**  
we've achieved an estimated  
investment by private property  
owners of over  
**\$4 million**  
in our SIZ grant corridors.



# team up to clean up!

team up  
e clean up!



- Designed to equip volunteer groups with the tools and support they need to host successful neighborhood clean up events.
- The **toolbox** is an enclosed trailer equipped with a variety of tools and supplies essential for clean up events.
- The **junktrunk** is a dumpster which can be set in conjunction with a clean up event to facilitate the removal of junk and debris from the neighborhood.

## Program Guidelines:

- Each event must have an Event Coordinator (Block Captain);
- Events must have a minimum of 6 households or volunteers participating;
- Properties must be within the City of Temple city limits;
- All participants must sign liability waivers; and
- Resources must not be used for commercial purposes.



[www.templetx.gov/cleanup](http://www.templetx.gov/cleanup)

# temple toolbox and junktrunk



**PUT YOUR  
JUNK  
IN OUR  
TRUNK**





# reBUILD empowerment zones

- Emergency Housing Repairs
- Pre-weatherization
- Accessibility
- Maintenance Education Classes
- Financial Literacy / Credit Repair Classes
- Developer Incentives



**WE ARE SUSTAINABLE TEMPLE**



# GET IT IN TOUCH

*Brynn Myers*

City of Temple, Texas

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