The purpose of this project is to create a sustainable landscape entity within the downtown district of Bryan, Texas that is derived from a brownfield site. The designated brownfield area (Block 106) will serve as the project area for the final design. Emphasis will be given to the design of a functional, sustainable, and community oriented space, in conjunction with redevelopment improvements associated with the City of Bryan's Downtown Master Plan. Pertinent brownfield remediation information will be considered, but greater importance will be given to the role this space plays not only as an individual element in the landscape, but as part of a whole in the entire fabric of the community; historically, educationally and perpetually.

OBJECTIVES:

1. Address contamination concerns about the brownfield.
2. Implement sustainable practices.
3. Create a plaza both economically and socially viable.
4. Improve the overall use of the site.
5. Propose more sustainable zoning and land-uses.
6. Introduce sustainable transportation methods.
7. Address health, safety and welfare through design.
8. Introduce educational/historical components reflecting Downtown characteristics of Bryan, Texas.
9. Design a plaza that will reflect cultural distinction and innovation.
10. Promote the City of Bryan as a distinct and novel destination.
Sustainable Indicators

Sustainability in its simple form is about meeting our needs without jeopardizing the needs of future generations. Everything we do to our environment has an impact on our children. There are practices we can use to prevent spoiling future prosperity. Sustainable indicators are one measure of gauging how sustainable this site can be. There are three categories that will be used to measure the sustainability of the proposed, open space: Economic, Social, and Environmental. The following is a list of the type of indicators that will influence the design of the site.

- Indicators for determining what makes the site sustainable:

1) Economic:
   (a) Economic impact on the community
   (b) Meeting market needs

2) Social:
   (a) Social integrity
   (b) Educational opportunities
   (c) Success of use
   (d) Community involvement and stewardship

3) Environmental:
   (a) Environmental consciousness
   (b) Sustainable practices and materials
   (c) Reduced risk benefits and human health
**Waco, Texas Brownfield Assessment Pilots**

**Project Location:** Waco, Texas

**Project Type:** Brazos River Corridor, Downtown Business District

**Project Size:** Several Lots along the Corridor

**Client:** City of Waco

**Contacts:**
City of Waco - Water Utility Department
(254) 750-8001
Regional Brownfields Team U.S. EPA Region 6
(214) 665-6736

**Date of Announcement:** May 2002

**Project Description:**
The Pilot targets potential brownfields sites in the Waco Brownfields Redevelopment Zone on the economically depressed east side of the Brazos River Corridor, an environmental community within a federal EC/EZ.

REFERENCES: www.epa.gov/brownfields/
AERIAL PERSPECTIVE

GRAND MARKET PLAZA