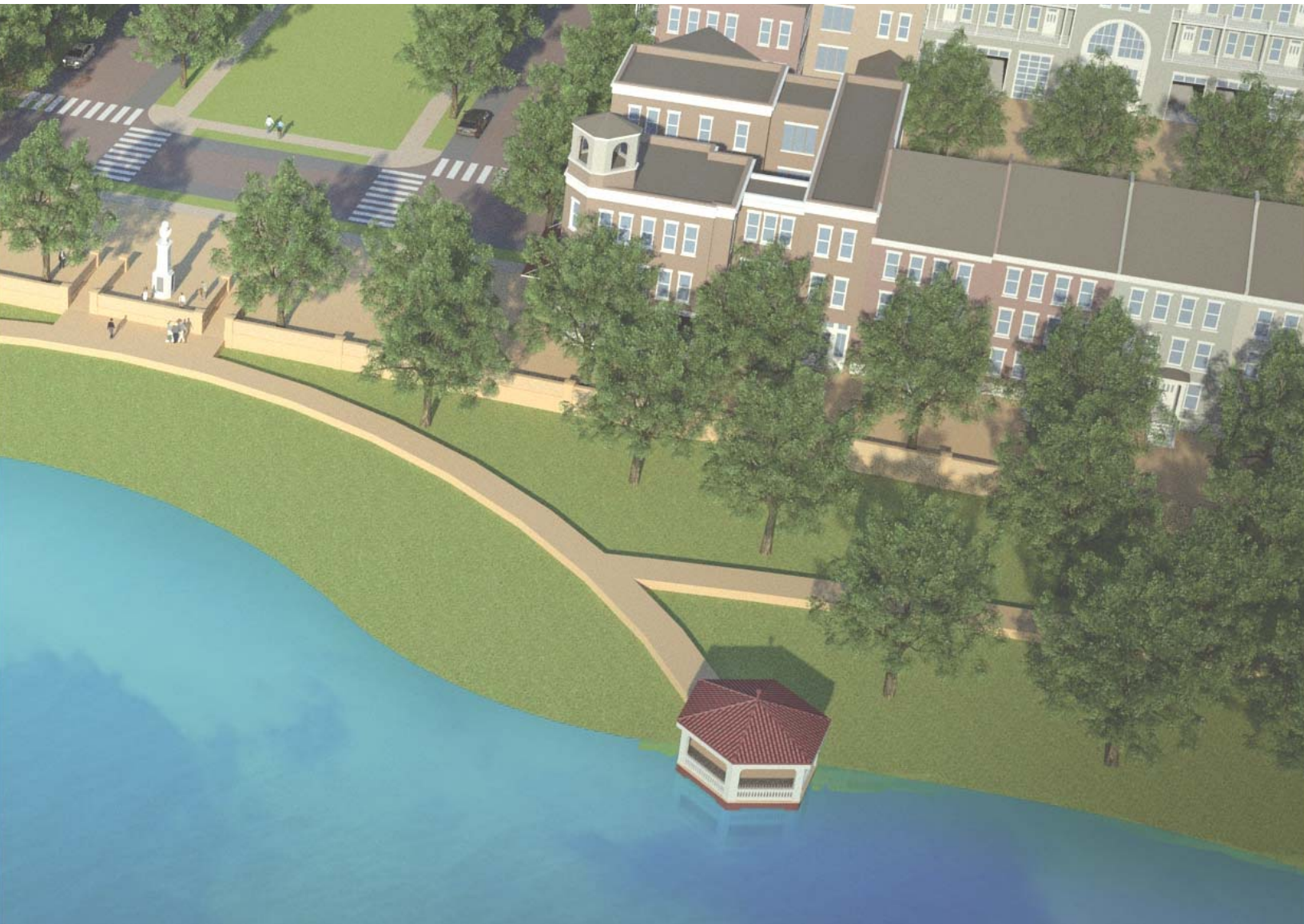


SHARY WEST

FINAL MASTER PLAN REPORT | JANUARY 13-17, 2020



CLIENT TEAM



DESIGN TEAM



...AND HUNDREDS OF MISSION, TEXAS RESIDENTS

SHARY WEST

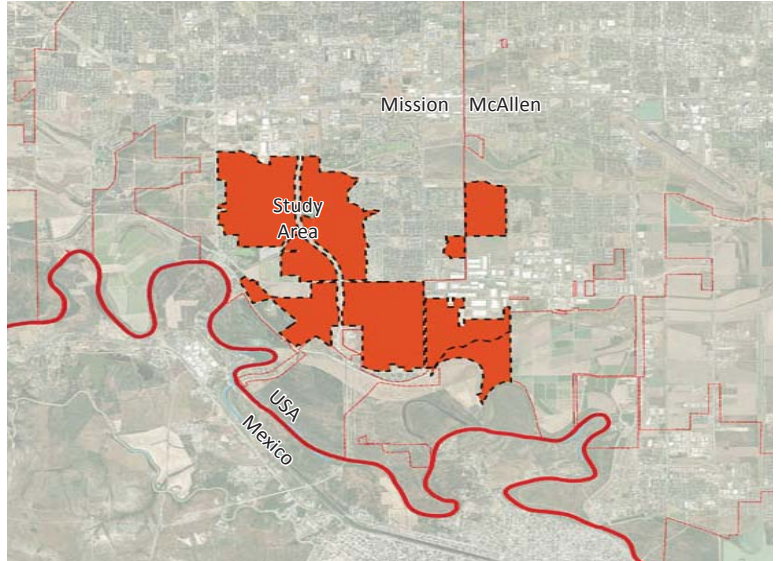
MISSION, TEXAS

FINAL MASTER PLAN REPORT

TABLE OF CONTENTS

Project Background	2
Existing Conditions	4
The Process	6
Feedback	14
Big Ideas	15
Design Concepts	16
Illustrative Plan	18
Transect Plan	20
Park & Trail Plan	22
Street Plan	24
Concept Renderings	28

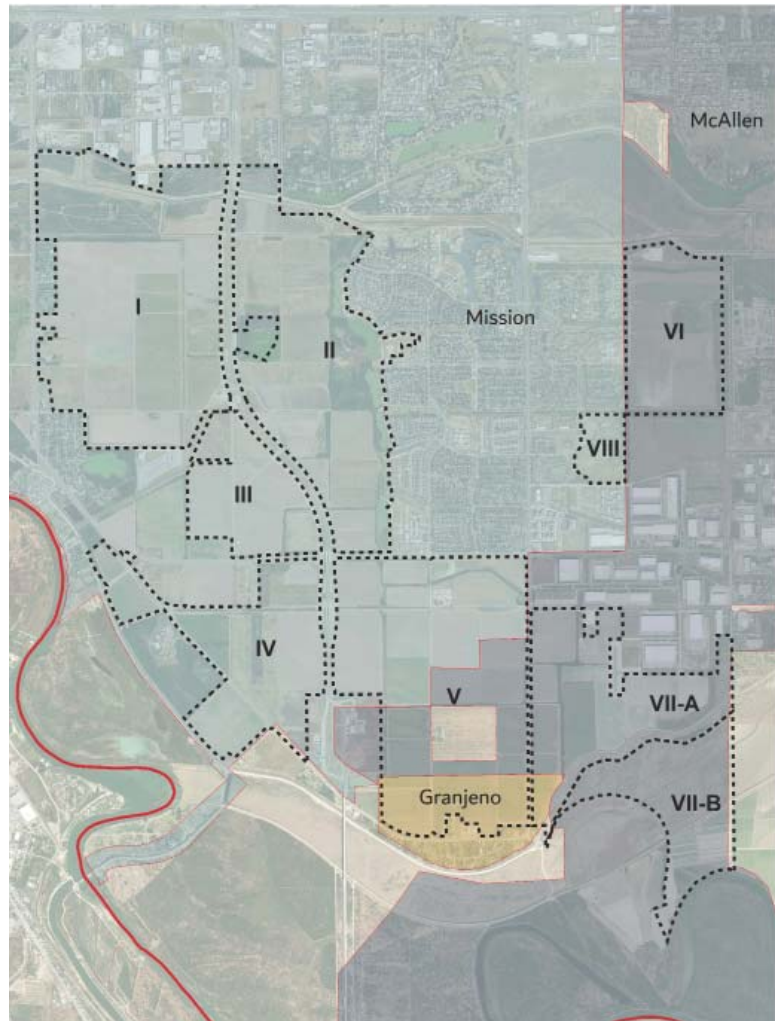
PROJECT BACKGROUND



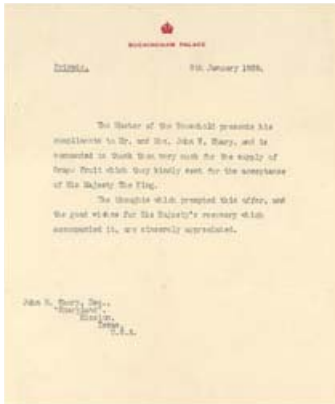
Study Area

Shary West is located in Mission, Texas along the border with Mexico. The site encircles one of the main border crossings in the area connecting Reynosa, Mexico to Mission across the Anzalduas International Bridge. Due to the border crossing much of the area south of West Military Hwy. is industrial in nature. A future toll road traverses the southern portion of the site and is intended to directly link the border crossing to areas in the east. To the south is the small city of Granjeno with a population less than 300 people. A portion of the study area to the east lies in the city of McAllen, the largest city in Hidalgo County. Its location within the Rio Grande Valley provided fertile agricultural land in the past and several unique natural features today.

Historically this area was owned by John H. Shary (1972-1945) for whom the development is named. He farmed the land as citrus and became known as the "Father of the Texas Citrus Industry". He primarily farmed grapefruit which is seen on many city signs around Mission. In addition to his land holdings, Shary influenced the development of Mission, TX where he built the Shary building located on 9th St. and Doherty avenue. Today this building houses the Mission Historical Museum



HISTORY OF SHARY



Letter on behalf of King George V and Queen Mary thanking Shary for his gift of grapefruit



Shary Mansion



John H. Shary turning the first shovel of dirt at the site of the new Shary Building in Mission, 1939 (Now the Mission Historical Museum)



EXISTING CONDITIONS



Aerial view of the site



The Grove



Solera in Sharyland Plantation



Water tower



Farming on FM 494



Madero Park



La Lomita Mission



Remnants of convent near La Lomita Mission



Bar in Granjeno

THE PROCESS

Site Tour — January 13, 2020



The planning team discusses how The Grove at Sharyland can be improved.



Existing dirt roads along irrigation canals for existing farm fields.



Looking from Sharyland Plantation across the man-made canal to Shary West



The planning team discusses opportunities and challenges based on existing conditions.





50+ ATTENDED

Public Kick-Off Presentation & Hands-on Design Session January 13, 2020

The planning team met with numerous residents in a series of hands-on design sessions and stakeholder meetings at the Economic Development Corporation to inform residents and stakeholders as to the design principles (e.g. Complete Streets) that would be taken into the project as well as gather ideas and hear directly from the community their ideas for the future of Shary West that would all be incorporated into the draft plan presented at the Work-in-Progress Presentation on January 17, 2020.



Neighbors discuss opportunity zones within Shary West.



Participants draw potential areas for residential and commercial areas.



One of the tables contemplates ways to connect Shary West to the surrounding neighborhoods.



A representative from each table presents their tables' 3 Big Ideas to the other participants.

Hands-on Design Session with Young Professionals January 15, 2020

80+ ATTENDED



Young professionals joined the planning team for a hands-on exercise to draw on maps of the site.



Many of the discussed ideas were in line with previous comments from earlier public meetings, such as connectivity between neighborhoods, improved bike infrastructure and multi-family residential homes.



A representative from each of the tables presented their 3 Big Ideas.

Hands-on Design Session with High School Students
January 16, 2020

100+

ATTENDED



High school students attended a session where they gathered around tables and drew various opportunities for future commercial, residential, parks, and connectivity. Many students expressed new ideas that were not heard in previous meetings such as locations for gas stations, pharmacies and grocery stores. Like the other hands-on sessions, each table had a representative present their ideas to the other tables.



Open Design Studio— January 14-16, 2020



While in the open studio, participants were able to write what name they would like for the project and what they wanted to see in Shary West.



The Open Design Studio gives the public an opportunity to stop by the planning teams desks and share ideas on the developing designs or express concerns.



Many technical meetings were planned to give stakeholders, business owners, local artists, law enforcement, and young professionals, among others, designated time to address any comments or concerns for Shary West.



With over 100 people attending the final presentation—a total of 380 attendees of the hands-on design sessions, stakeholder meetings, and open design studio, the planning team was able to synthesize this feedback into the draft plan presented at the Work-in-Progress Presentation on January 17, 2020.

5 BIG IDEAS

During the charrette, five big themes emerged that were discussed during most meetings and exercises. They matched the technical information the design team received, matched what was heard in the discussions with the neighborhood and responded to the conditions of the site. These themes were taken and made into lines on the map to create the illustrative plan. Although the plan may evolve in the future, the themes should remain.

1. Connect to existing communities and recognize the Valley's unique identity

This new community will be a memorable urban place. Shary West will connect to Mission, Sharyland Plantation, Granjeno, Madero, and McAllen both physically (via streets and trails), and culturally. It will be a place where things are wound together tightly and joined with everything around it, making opportunities flow from it and to it, not just within it. The Rio Grande Valley isn't Austin or San Antonio, it has its own unique culture, therefore this area will use art to enhance cultural identity and teach cultural history. The Valley is culturally rich and festive as seen throughout the history of this area. Because of the proximity to the United States-Mexico border, people used to go to Mexico often; now that culture needs to thrive here once again. This is an area of strong families, that often host family-friendly activities and Shary West will provide spaces for such events. Another opportunity for preservation of character is to adapt the stand-pipes into art that reflects the people of the Rio Grande Valley.

2. Increase access to nature, build parks, preserve key farm fields

It is important to protect the environment, especially within the floodways of Shary West. Within the floodways and flood zones, bike trails, hiking trails, and trail heads can provide hikers and bikers safe and enjoyable opportunities for recreation in their own neighborhood. There will be an upgrade to the sports park and an amphitheater will be added for bands and theater groups to perform. There will be spaces for butterfly and bird watching in parks that protect these creatures. Shade canopies will be added over playgrounds. Planting drought-tolerant shade trees and understory plants native to this region will provide shade for people to better enjoy their time outdoors. Dog parks for all of the dogs in the community and a place for frisbee golf will benefit the residents and provide connections to nature. It is important to plan for a hotter and drier climate in the future, therefore community supported agriculture will provide locally-sourced fruits and vegetables irrigated with recycled water.

3. New development should provide something different

Shary West will be a neighborhood where you can greet your neighbor, get a cup of coffee and go to work within a walkable or bikable distance from your home. Centers with entertainment, shopping, and art galleries will enhance residents and visitors experiences alike. Opportunities for concerts and programming in a plaza will incentivize a variety of uses. A children's museum and amusement park can be added for children while breweries and dining can attract young professionals and parents. Opportunities for Top Golf, putt-putt golf and water parks can create year round activities within Shary West. A satellite college campus can be built to increase access to higher education within a walkable campus. All of these additions will provide Shary West with opportunities that were not available in the area before.

4. Safe, comfortable, and interesting streets for walking and biking

Shary West will be connected with complete streets, with small blocks and facilities for pedestrians and cyclists, not just cars. Shade trees, instead of palms, will be planted to make it more comfortable for getting around on foot. Shopfronts and awnings on mixed-use buildings provide additional shade and comfort. In addition to safer pedestrian zones, four-way zebra crosswalks can improve safety when crossing a street. Along with more walking opportunities, improved bike infrastructure will also incentivize healthier activities and potentially reduce car trips. Through complete streets, streets will be safer and more comfortable and children will be provided with safe routes to school. All street improvements will be ADA accessible providing access for all.

5. A prosperous, but still affordable region

Shary West is designed to have something for everybody, but it should also be open to everybody. The site is large enough to attract diversity at every level where there will be a vast array of different jobs, from big and small companies. The Business Park and Innovation District will spur business attraction, retention, expansion, and entrepreneurship. Along with business retention, freight and trucking are critical to the border economy, therefore easy access to and from Shary West is needed. To increase home-ownership and business ownership a variety of housing, attached and detached, affordable and high-end, will allow people from all walks of life to live and work in Shary West. A higher quality of life and amenities are necessary to retain professionals from moving to bigger cities.

OVERALL DESIGN CONCEPTS

In addition to the big themes there are four important design moves that received particular focus.

Designing Streets as Public Space

Shary West consists of a diverse variety of residential neighborhoods composed of interconnected networks of beautiful public streets, plazas, and squares, forming a framework of blocks for houses of various sizes and types. At the heart of these neighborhoods, the streets are designed as shared spaces, where pedestrians, bicycles and cars all share the limited space. Narrow streets, a high sense of enclosure, and the fronts of buildings bringing doors and windows close to the street, all contribute to bring speeds down to human levels. When speeds are low enough, people and cars can safely coexist where it is convenient, comfortable and interesting to get around by walking.

To see how this is incorporated into Shary West, see:

- Street Plan
- East Canal Street
- Mariposa Street



Re-thinking Stormwater Management into Beautiful Park Spaces

As many of the Sharyland Plantation residents mentioned more flooding issues in recent years with heavy rains, stormwater management became a key focus during the charrette. With previous farm land being developed into streets and housing, there would need to be large catchment areas. The opportunity was taken to turn these catchment areas into beautiful public spaces. Mirroring the grand canals of Sharyland Plantation to the western side of Anzalduas Highway, two canal systems were designed to flow from the southern most edges of the site to Los Milagros Park. The West Canal has two large areas for pooling water in heavy rain, as well as serving as focal points for public spaces. The East Canal is much narrower serving as a natural feature to run or bike along its bank.

To see how this is incorporated into Shary West, see:

- The Boardwalk
- The Pier

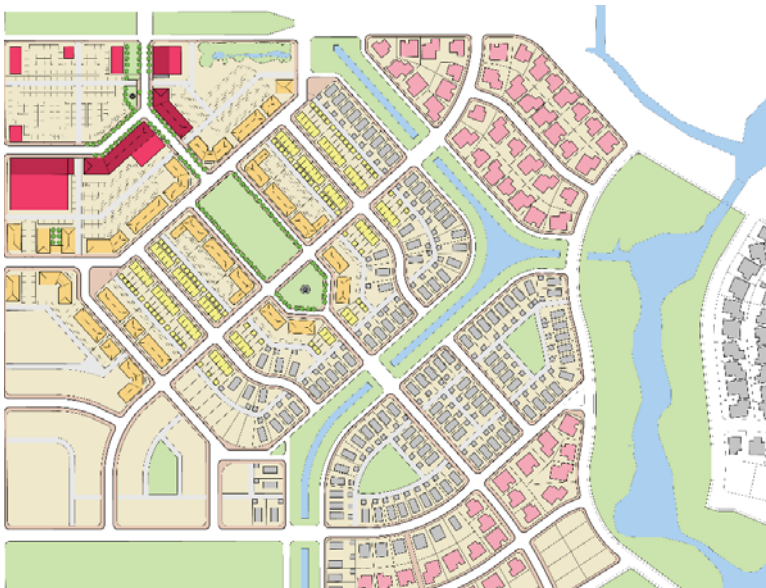


Re-imagining Big Box Retail – For Walkable, Complete Neighborhoods

The plan for Shary West is to attract big box retail and other destinations such as movie theatres to come to the area as well as serving the influx of residents with grocery shopping. To ensure that every block is a pedestrian-friendly environment, the conventional big box retail format had to be re-imagined so that buildings front the street and parking is concealed.

To see how this is incorporated into Shary West, see:

San Mateo Neighborhood
Los Milagros Neighborhood



Celebrating Mission's cultural and natural assets

Shary West seeks to create neighborhoods, each with their own identity, but also special places to celebrate Mission's unique identity. There will be space to celebrate the historic mission, the agricultural past of the land, and the annual butterfly migration.

To see how this is incorporated into Shary West, see:

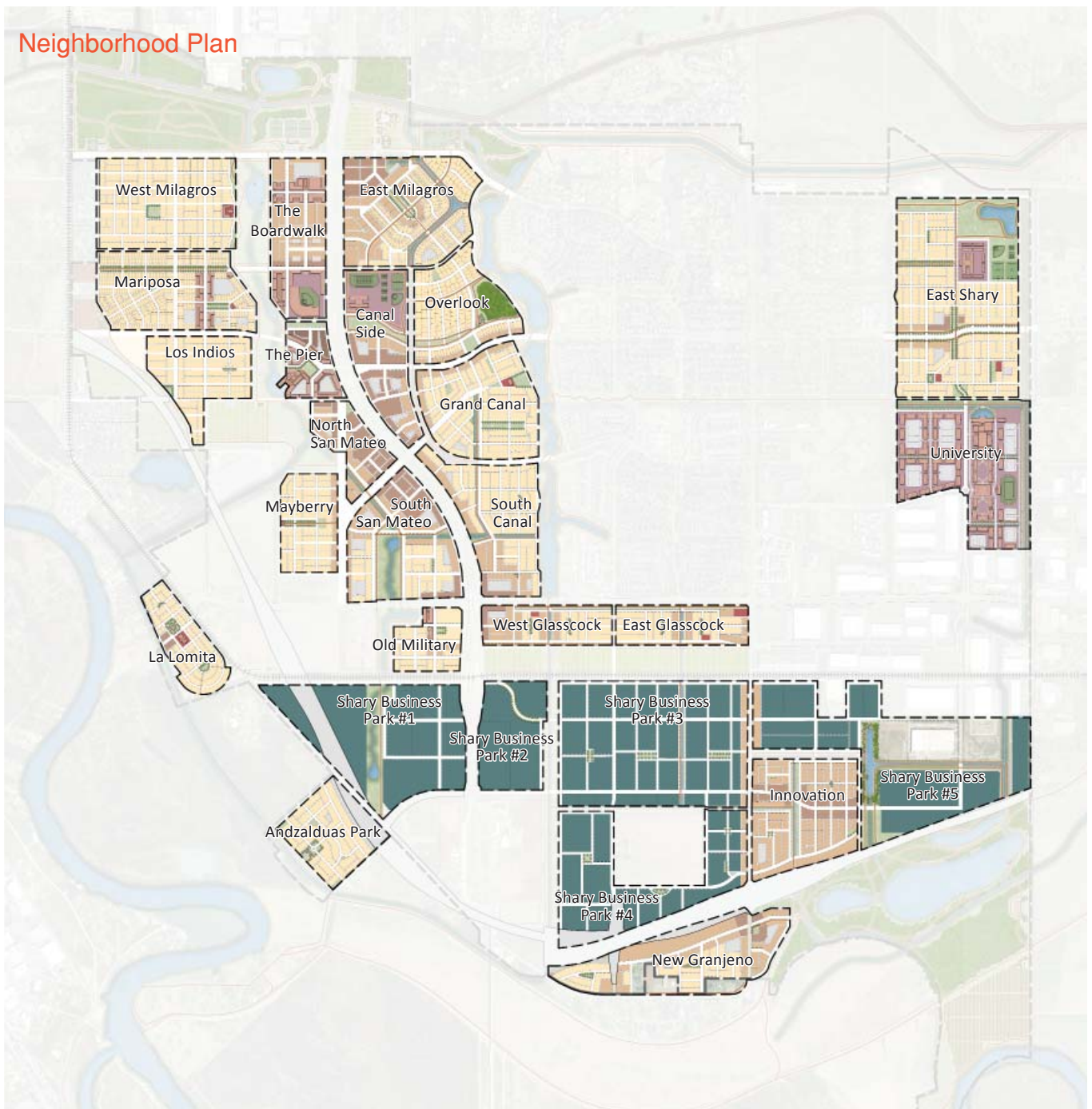
La Lomita Neighborhood
Hackney Lake Park
Mariposa Street Garden



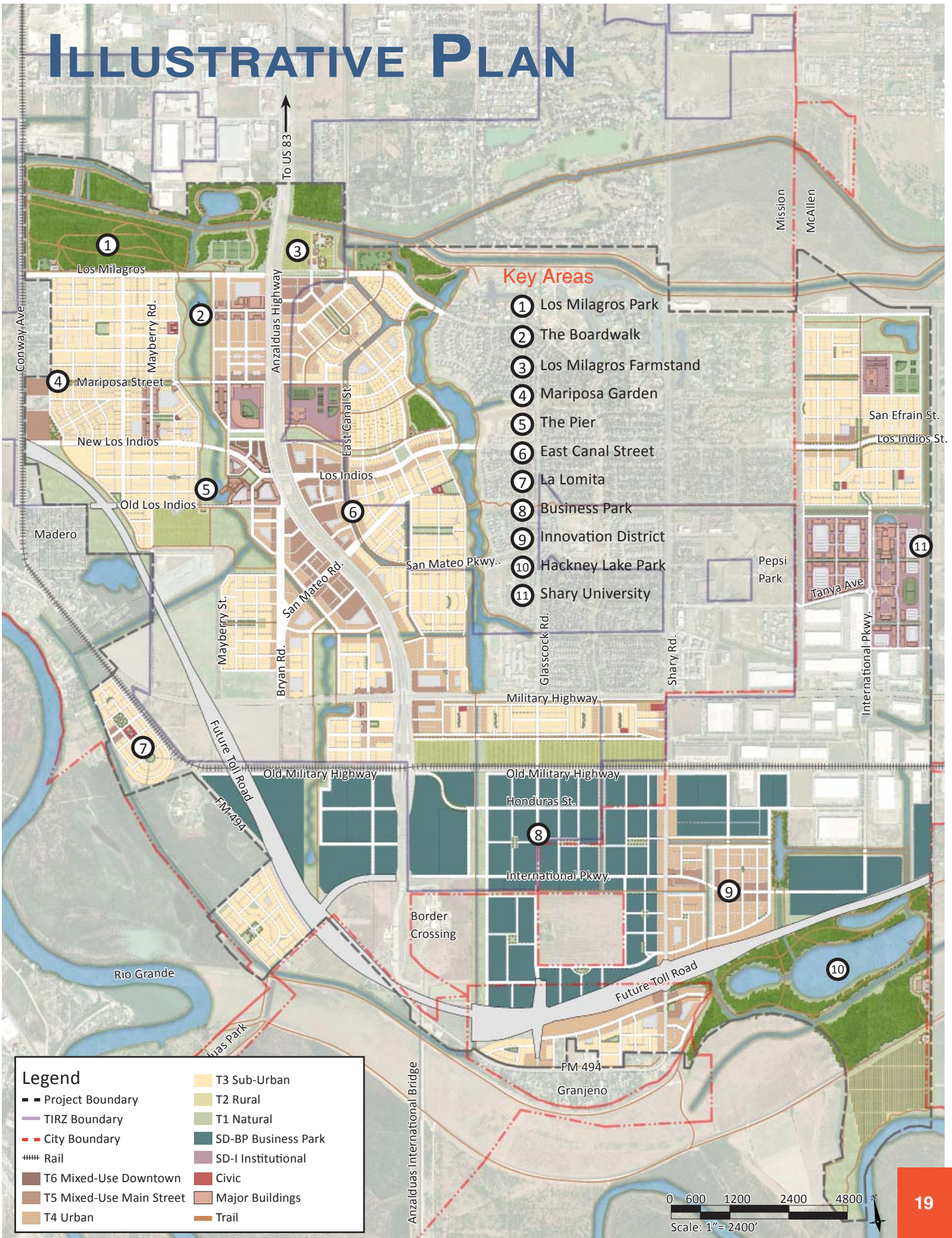
ILLUSTRATIVE PLAN

The plan for Shary West focuses on conserving undeveloped land where possible and ensuring the best water management where developed. Large parks with a diverse set of activities are set in undevelopable flood plains. Flowing throughout the neighborhoods are small and large canals to service stormwater and create pleasant shared use paths. The canals can be dammed to pool water and create unique spaces for people to gather. Other unique commercial spaces are created in the neighborhood centers. The centers can be developed to create unique shopping experiences—an entertainment district, a big-box shopping center, a linear shopping park, and a neighborhood to celebrate the cultural history of Mission.

The **Illustrative Plan** depicts the streets, blocks, parks, canals, trails, play fields, schools, civic buildings, preserved farms, and open spaces of the future build-out of Shary West. The new village is organized as a series of neighborhoods centered on smaller parks and connected through an interconnected network of walkable streets and open space trails. Parks, greens, plazas and natural areas are intertwined within each neighborhood, connecting everyone to major parks. Although some plan details may change over time to meet physical, regulatory, or market constraints, the main concepts contained in these illustrations should be maintained.



ILLUSTRATIVE PLAN



TRANSECT PLAN

The Transect Plan looks to extend the existing land uses of Sharyland Plantation and Sharyland Business Park while also adding new mixed use centers to create more complete neighborhoods and add new destinations.

One-Third Open Space

The Transect Plan reflects the desire for one-third of the planned area to preserve existing farms, create a trail network along stormwater management canals, and establish large regional parks in undevelopable floodplain zones. With increases in heavy rainfall and additional impervious surfaces, the **T1 zone** will preserve natural areas and provide space for stormwater catchment to help with flooding during heavy rainfall while also providing an outdoor amenity. The **T2 zone** is used to preserve four existing working farms: Los Milagros Farm, Indios Farm, Sharyland Farm, and Hackney Farm, while also providing an amenity to locals. The plan establishes over one thousand acres of parks and open space for residents and visitors to enjoy.

A Variety of Housing for All

In addition to a large portion of single-family housing needed in Mission and provided in the **T3 zone**, the plan also calls for multi-family housing, townhouses along parks, and apartments above commercial uses in the **T4-T6 zones**. By varying the land uses and lot sizes across the transect, housing can be provided at a variety of scales to bring in a mix of people from young professionals to families to retirees.

Spur Business Locally and Regionally

The commercial component of the plan is broken into four categories:

1. The **Destination** commercial/office space at the Pier and the San Mateo Neighborhood, as well as other areas, will draw people in from across the Rio Grande Valley with Shary West as a destination for shopping and entertainment.
1. The **Technology & Innovation** space in the Innovation District responds to the change in industry in Sharyland Business Park as businesses seek more research and innovation space and desire to build the type of neighborhoods that will attract new talent.
1. The **Main Street** commercial/office space speaks to the concept of designing complete neighborhoods where residents can complete their daily tasks within a walkable distance to their homes. This would be the local coffee shop, dry cleaner, or law office. This is accomplished through the T5 Mixed-Use Main Street which encourages small scale businesses.
2. The **Business Park** will leverage the site's proximity to the border crossing and future toll road to provide necessary manufacturing and distribution space which will bring more jobs to the area.

Transect Overview:

T6 Mixed-Use Downtown Zone

The purpose of the T6 zone is to provide for mixed-use buildings that accommodate retail, offices, and residences. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings set close to the sidewalk. It consists of the highest density and height, the greatest variety of uses, and civic buildings of regional importance.

T5 Mixed-Use Main Street Zone

The purpose of the T5 zone is to provide for a mixture of residential options, local retail, and small-scale commercial uses providing support services to the surrounding residential neighborhoods. Primary land uses include a variety of predominantly local and non-auto-oriented retail and commercial establishments, as well as complementary residential uses, such as townhouses and apartments.

T4 Urban Zone

The purpose of the T4 zone is to transition from suburban residential areas to the mixed-use areas. It provides for moderate density housing options, limited mixed-use development, and opportunities for start-up businesses in a live-work environment. These areas consists of a blend of uses including single-, two-, and multi-family dwellings, community and cultural facilities, professional offices, services, and limited retail uses.

T3 Sub-Urban Zone

The purpose of the T3 zone is to provide for areas of low detached, single-family residences on individual lots.

T2 Rural Zone

The purpose of the T2 zone is to preserve sparsely settled lands, primarily agricultural land, and allow for associated low-density residential and agricultural buildings.

T1 Natural Zone

The purpose of the T1 zone is to set aside undeveloped land for parks with recreational programming as well as preserving natural land. This includes land unsuitable for settlement due to topography, hydrology, or vegetation.

SD-BP Business Park Zone

The SD-BP zone provides a special district that by function does not conform to the other transect zones. The SD-BP zone will allow for industrial, manufacturing, and distribution building typologies and uses.

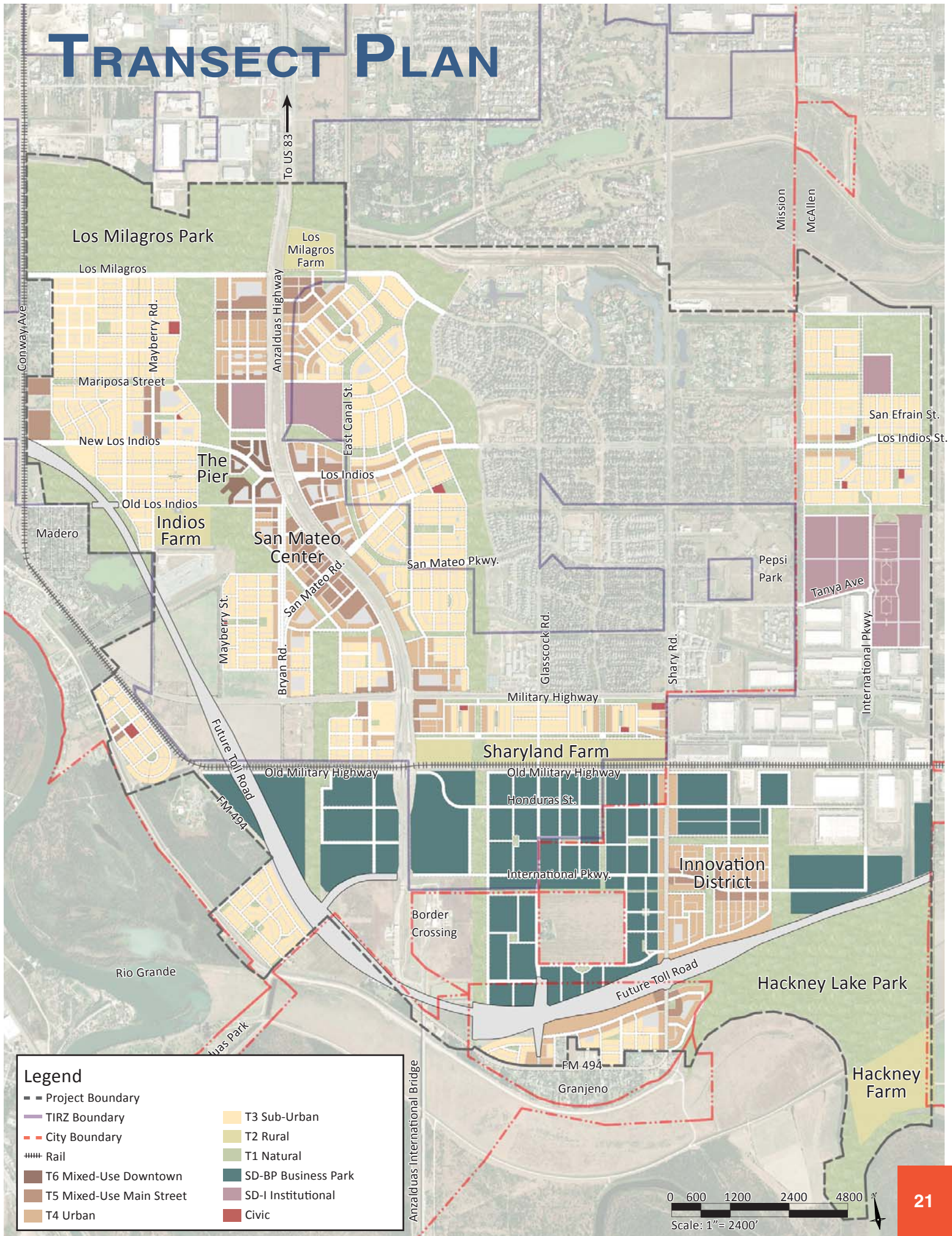
SD-I Institutional Zone

The SD-I zone provides a special district for large campus and institutional developments that do not conform to the other transect zones. It allows for larger block sizes and lot configurations.

Civic

The purpose of the Civic zone is to reserve special places within each neighborhood for civic buildings or parks.

TRANSECT PLAN



Legend

- Project Boundary
- TIRZ Boundary
- - - City Boundary
- ==== Rail
- T6 Mixed-Use Downtown
- T5 Mixed-Use Main Street
- T4 Urban
- T3 Sub-Urban
- T2 Rural
- T1 Natural
- SD-BP Business Park
- SD-I Institutional
- Civic

0 600 1200 2400 4800
 Scale: 1" = 2400'

PARK & TRAIL PLAN

The Park and Trail Plan seeks to connect to the existing trail network while forming new connections. New parks are planned for undevelopable land with multiple trails to connect between them.

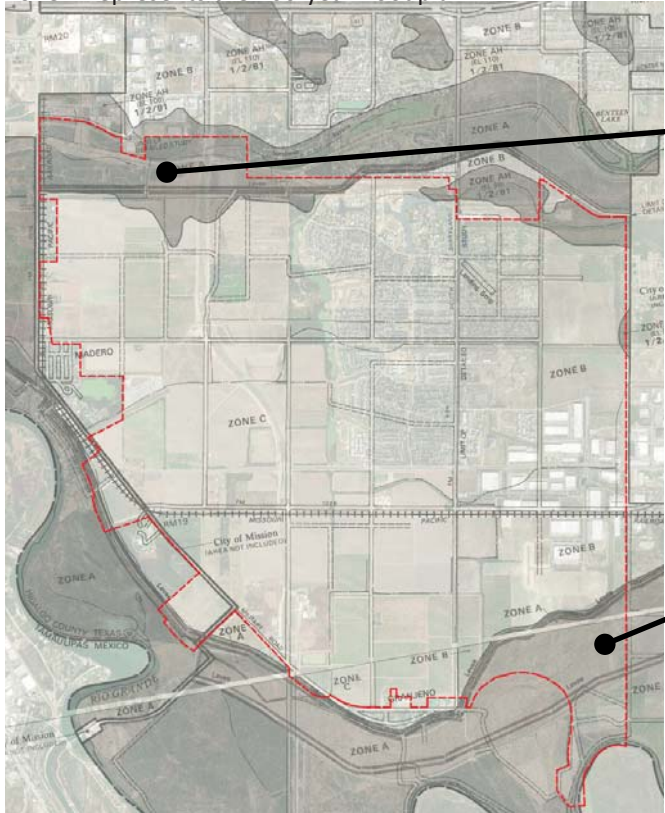
Large regional parks are planned for areas that have existing natural vegetation and cannot be developed due to floodplains. Los Milagros Park and Hackney Lake Park are designed for all the residents of Mission and will have a variety of activities from kayaking to soccer to mountain biking.

Small local parks are designed for each neighborhood to be a walkable distance from each house. Shary West residents can walk to their own park to play, relax, and exercise daily.

Trails form a larger framework to connect the larger regional parks and major destinations with a smaller network to connect all the local parks together. The trails form a larger 10-mile loop around the entire site for cyclists, as well as smaller 2 and 3-mile loops for runners. Trails vary from shared use paths on residential streets to natural paths along the canals.

Don't develop where it floods!

Below is a map of Flood Zone A overlaid on the site. Flood Zone A represents the 100-year floodplain

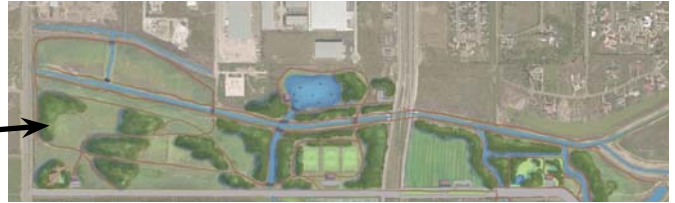


Five-Minute Walking Circles

If streets are safe, comfortable and interesting, most people will walk a distance of approximately ¼ mile or 5 minutes before turning back or opting to drive or ride a bike. The ¼ mile radius is a benchmark for creating a neighborhood unit or district that is manageable in size and is inherently walkable. At the center of each walking circle is designated a park and/or a mix of uses to serve local needs such as a small coffee shop, a corner store, or a playground. These centers are a place for residents to come together. At the edges of the circle are trails—places for people to move between neighborhoods.



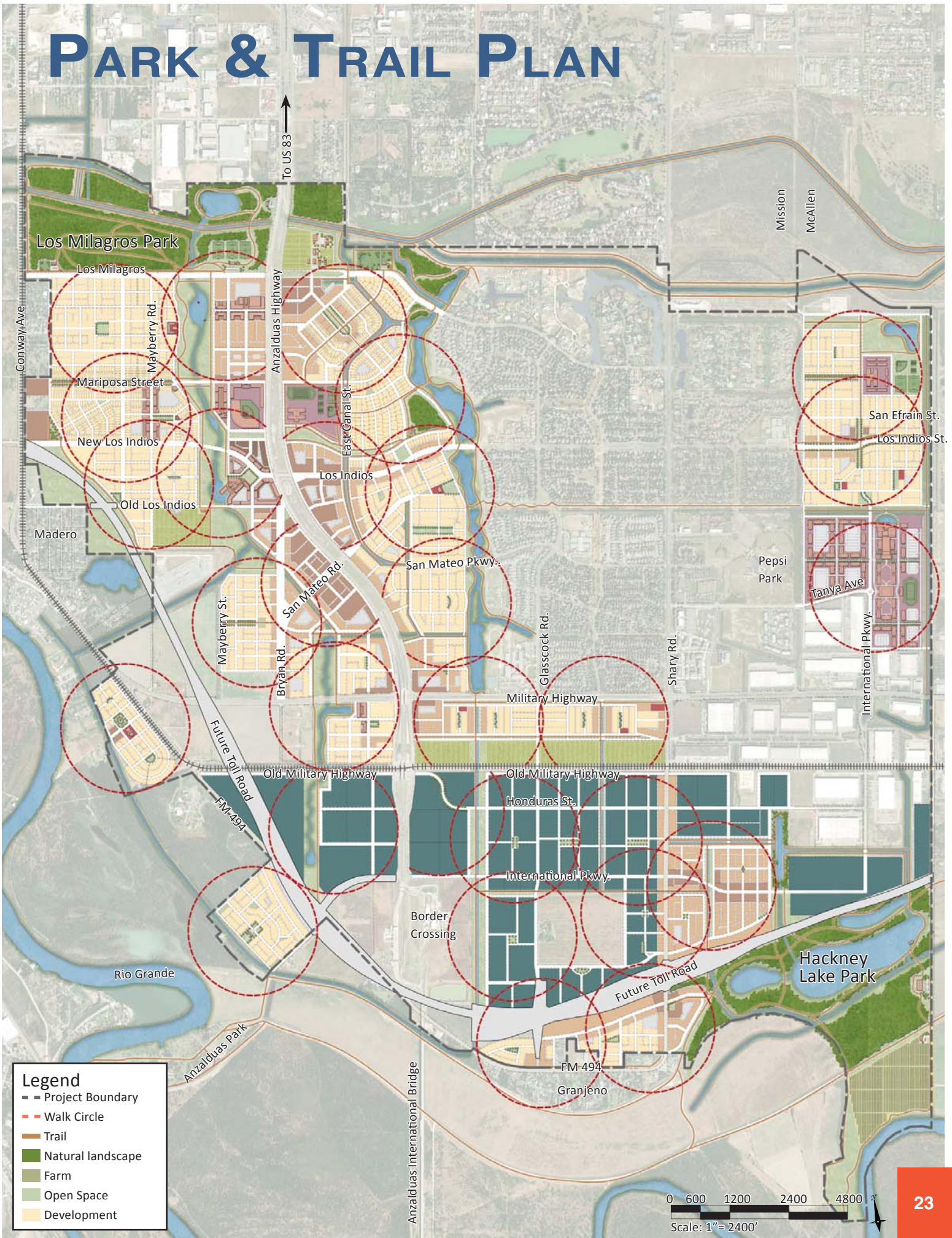
Los Milagros Park



Hackney Lake Park

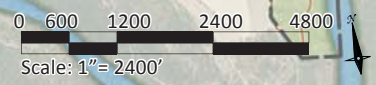


PARK & TRAIL PLAN



Legend

- Project Boundary
- Walk Circle
- Trail
- Natural landscape
- Farm
- Open Space
- Development



STREET NETWORK

Street Network

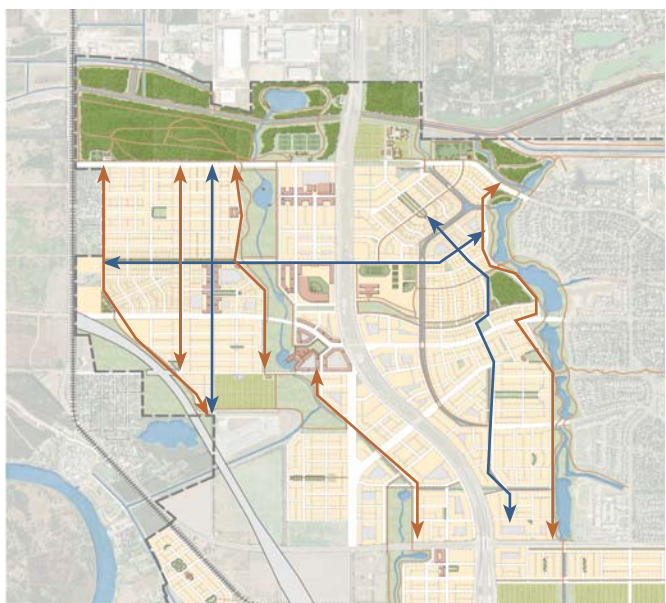
The existing street network around Shary West consists of the major north-south Anzalduas Highway and east-west Military Highway. The planned, interconnected street network for Shary West relinks the network of Sharyland Plantation through the site across Los Milagros, Los Indios, and San Mateo Parkway.

The primary street network consists of Los Indios and Los Milagros boulevards to connect Sharyland Plantation across Anzalduas Highway to Conway Avenue. Additionally Bryan Road and San Mateo Road leverage existing road investment to create a local connection from Military Highway to Los Indios. This primary street network serves to move the majority of auto traffic around the site.

In addition to these larger connections, the block and street network creates a grid of streets within each neighborhood that connects to the west and south of the site and provides multiple routes throughout the area. In addition, parallel roads on either side of Anzalduas, which include bike infrastructure and shared use paths, allows a major north-south connection for pedestrians and cyclists apart from the major traffic of the Highway.

Green Network

The secondary network is also the **Green Network** with streets that have shared use paths, designated cycle tracks and protected bike lanes with room for everyone to walk, run, and bike.



- Protected Bike Lane
- Shared-Use Path

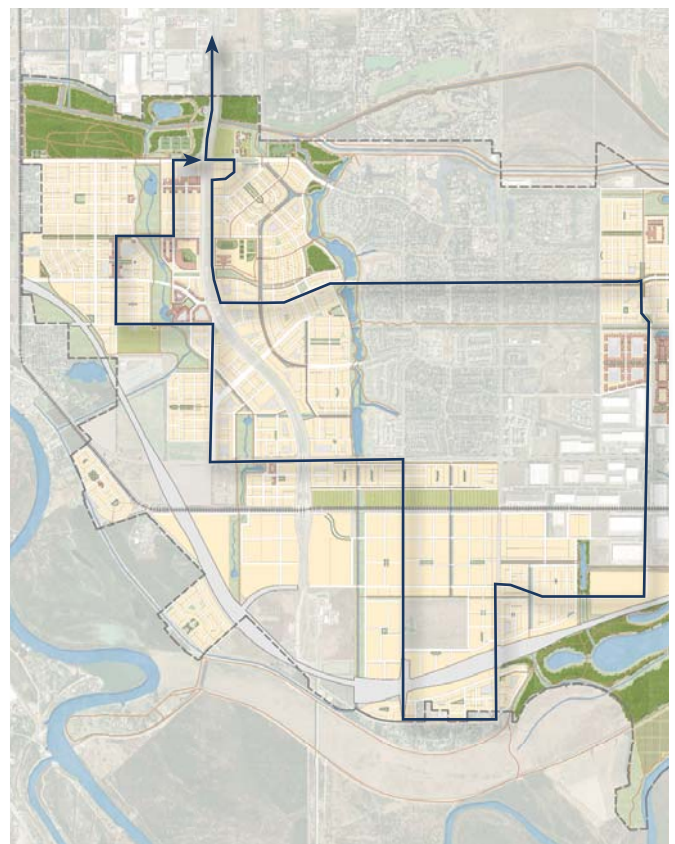
Street, Alley, & Trail Network

In addition to the boulevards and avenues with shared use paths, the proposed system of alleys and pedestrian trails will provide additional connectivity for vehicles, pedestrians, and bicyclists. Alleys provide rear access to homes and businesses, which reduces curb cuts along streets, providing space for on-street parking and enhancing the pedestrian experience. The overall network creates the option of taking numerous routes for its own sake, to see a new area, whether driving, biking, or walking. The trail system will provide access to the open space amenities, as well as provide opportunities for recreation.

Citrus Express

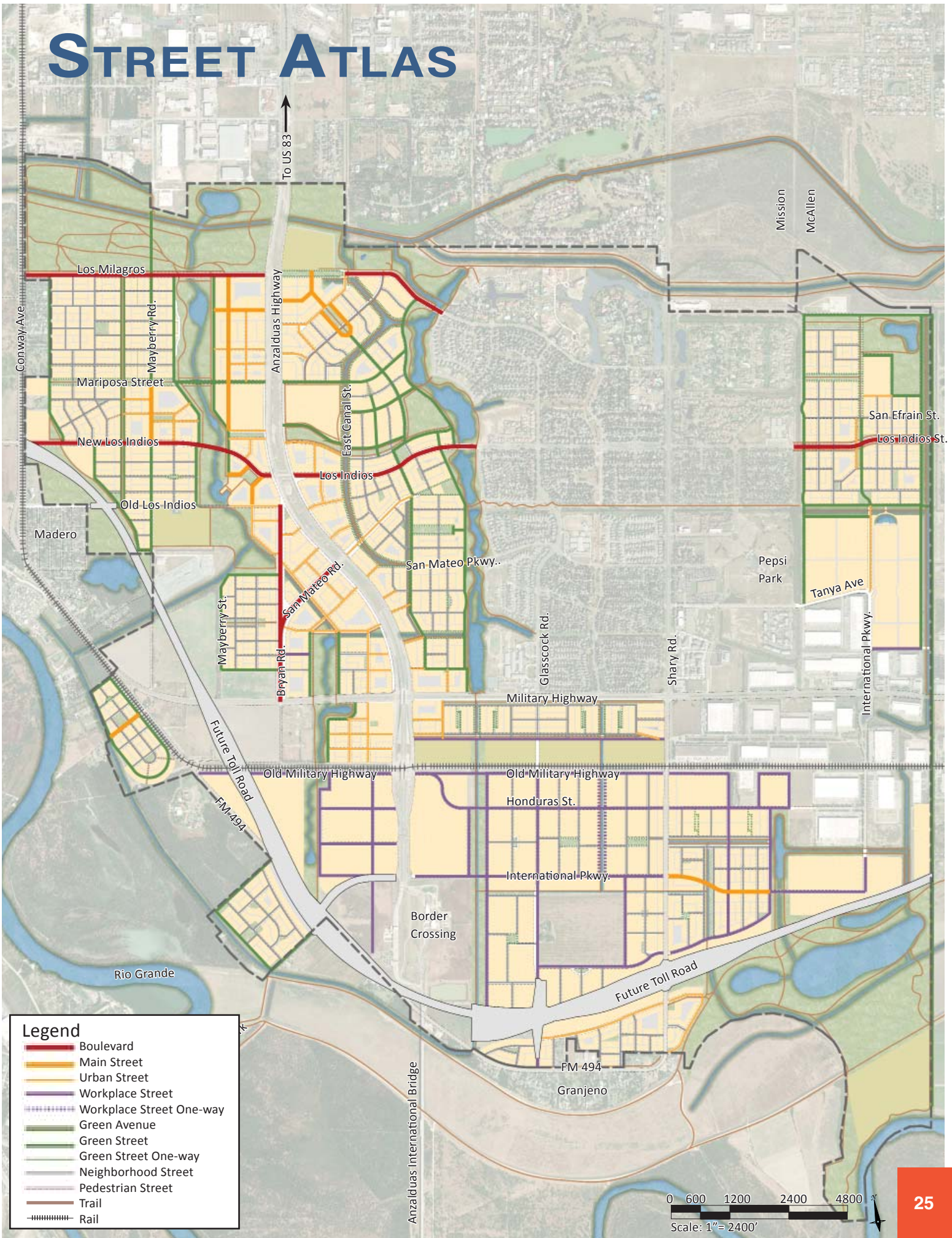
The City of Mission’s proposed Citrus Express trolley service should extend into Shary West to further solidify the connection between the City and Shary West. The proposed route through Shary West is shown in the diagram. This alignment joins the various neighborhood centers with the industrial and innovation districts and the rest of Mission, connecting jobs, residences and shopping.

A robust transit network, combined with the trail network, provides multiple options besides driving available for travel between Shary West and Mission, making the jobs, parks, recreation, and housing accessible to all.



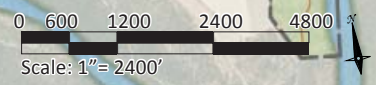
A potential Citrus Express route connecting Shary West’s neighborhood centers to the industrial park and the City of Mission. While the route is likely to change as plan development progresses, it is critical to maintain these connections while the path taken varies.

STREET ATLAS



Legend

- Boulevard
- Main Street
- Urban Street
- Workplace Street
- - - Workplace Street One-way
- Green Avenue
- Green Street
- - - Green Street One-way
- Neighborhood Street
- Pedestrian Street
- Trail
- - - Rail



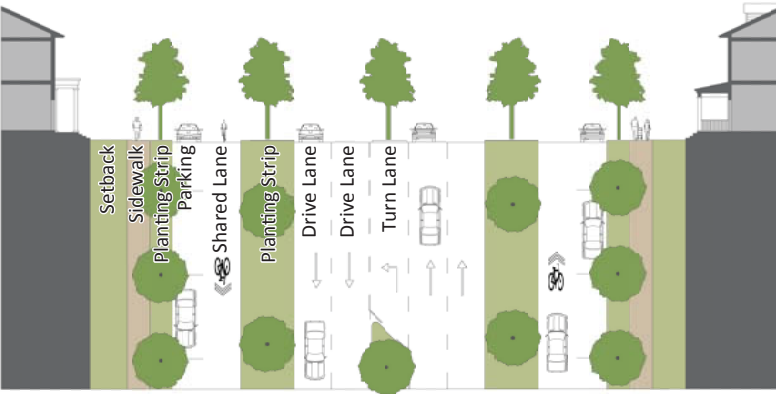
STREET SECTIONS

Boulevard

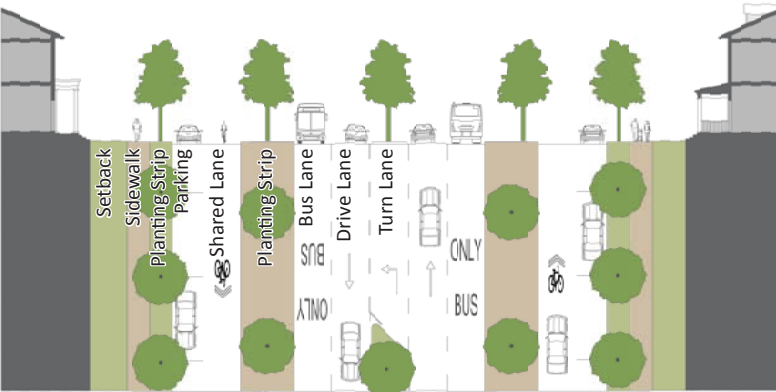
3-Lane Boulevard



5-Lane Boulevard

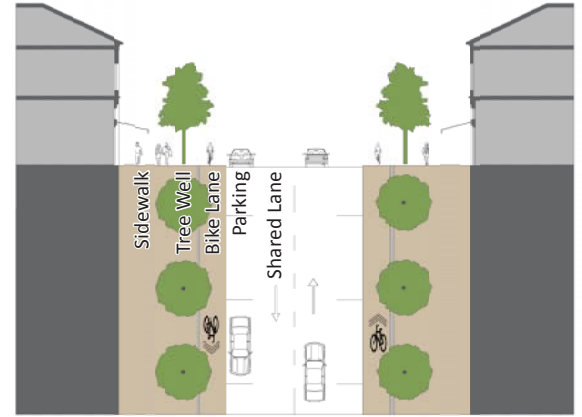


Bus-Lane Boulevard

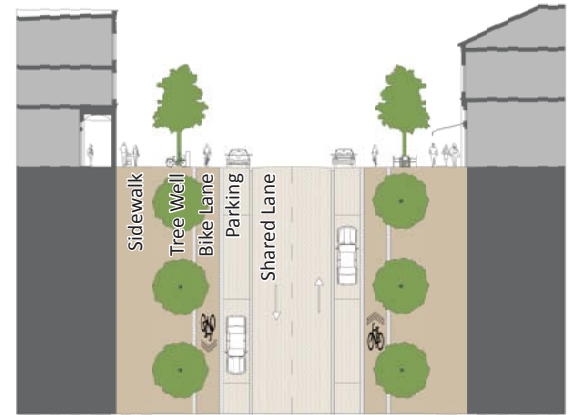


Urban

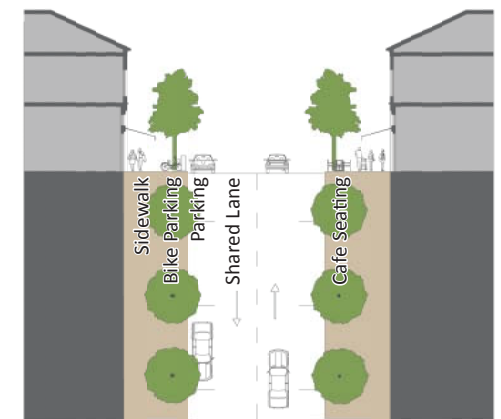
Main Street



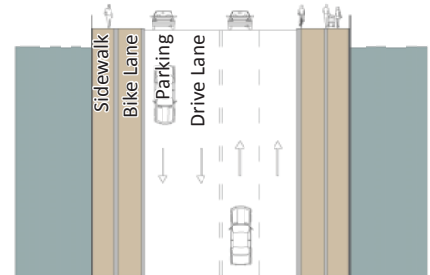
Main Street Curbless



Urban Street



Urban Bridge

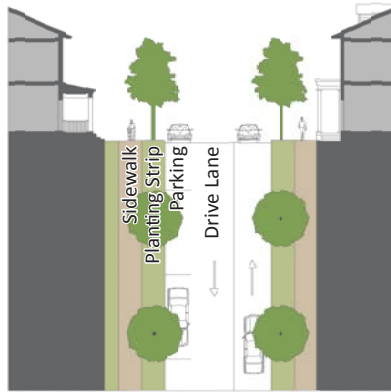


Boulevard - These street types consists of one-way frontage roads with shared lanes on either side of a major thoroughfare. This allows slower traffic with parallel parking in front of groundfloor businesses and major through traffic to be buffered from front yards and local vehicles.

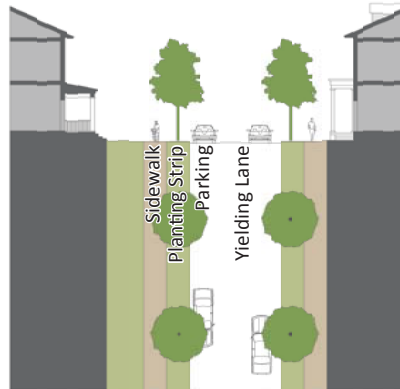
This street type can be amended to existing roads such as Andzalduas Highway and Bryan Road by adding the frontage road and share-use path to existing roads. The center lanes can be adjusted according to demand.

Neighborhood

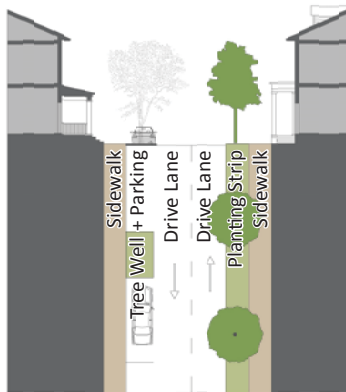
General Street



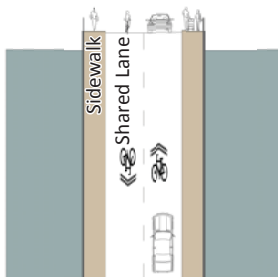
Yield Street



Narrow Street

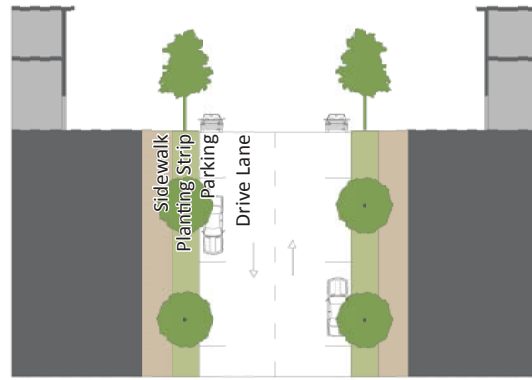


Neighborhood Bridge

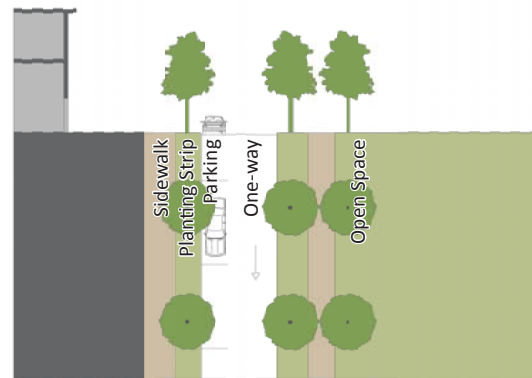


Workplace

Workplace Street



Workplace St. (One-way)



Urban - These street types are intended for T4-T6 zones to allow more on-street parking for commercial and offices. The Main Street types are for areas with more groundfloor retail and restaurants requiring wider sidewalks. The Urban Bridge can also be used when the Boulevard crosses canals.

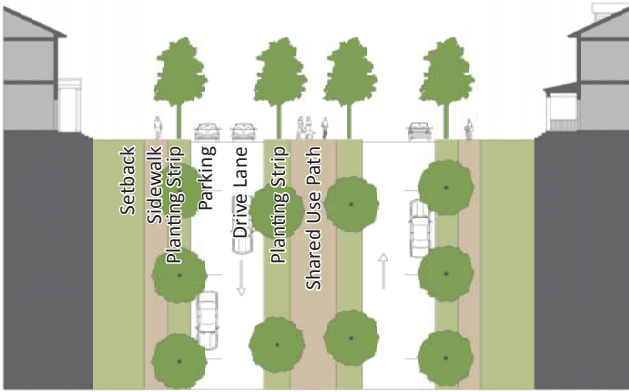
Neighborhood - These street types are narrower to slow auto traffic in T3 and T4 zones which need less on-street parking. A variety of narrow streets can be applied to allow for different levels of enclosure from building walls and tree canopies, providing more shade and a more pleasant walk. The Neighborhood Bridge can be used for all minor canal crossings.

Workplace - These street types have wider lanes to allow for large trucks getting to and from distribution centers in the Business Park.

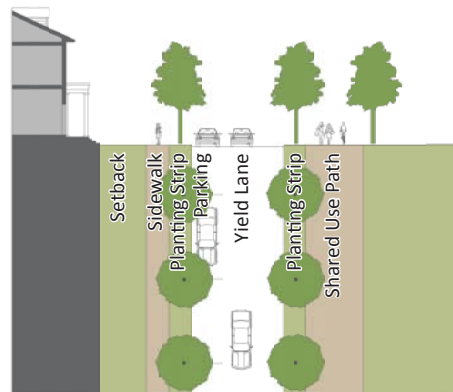
STREET SECTIONS

Green

Green Avenue



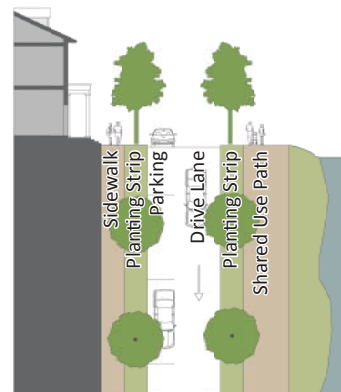
Trail Street



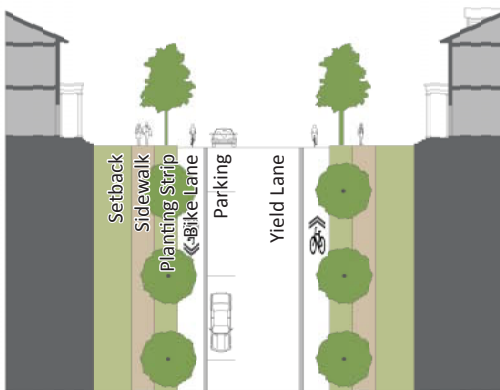
Bikeway with Cycle Track



Trail Street (One-way)



Two-way Bikeway



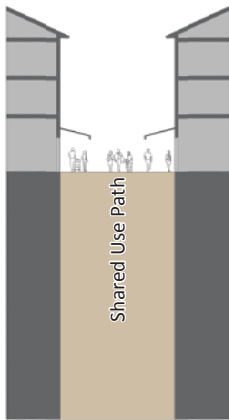
Green Avenue - This street type acts as a major people mover with separate shared-use path in the center of the street.

Bikeway - This street types allow for faster moving bike traffic separate from both pedestrians and auto traffic. The cycle track and two-way bike lanes can vary according to land use or desired street width.

Trail Street - This street type is the General Street with a wider shared-use path replacing one of the sidewalks, allowing a larger flow of shared pedestrian and bike traffic. The one-way trail street can be used on either side of canals or parks.

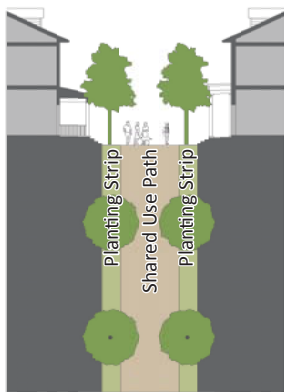
Pedestrian

Urban Pedestrian Street



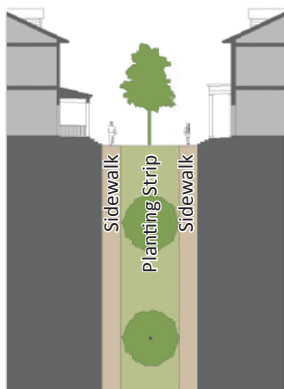
Urban Pedestrian Street - This right-of-way type is intended for pedestrian traffic only. The urban pedestrian street can be used in the retail areas of T5 and T6 zones to allow people to flow seamlessly between shops and restaurants without interacting with auto traffic.

Neighborhood Pedestrian Street



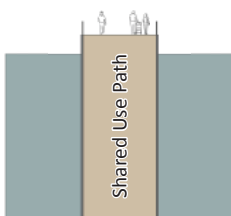
Neighborhood Pedestrian Street - This right-of-way type is intended for pedestrian traffic only. The neighborhood pedestrian street is intended as mid-block crossing between houses to allow pedestrians a short cut to parks or other destinations.

Green Pedestrian Street



Green Pedestrian Street - This right-of-way type is a variation on the Neighborhood type with a center green space that can vary in width from a small planting strip to a pocket park.

Pedestrian Bridge



Pedestrian Bridge - This right-of-way type is intended for pedestrian traffic only. The pedestrian bridge is intended as mid-block canal crossing to shorten walking distance and provide more pedestrian access across the Grand Canals.

Alley (for all areas)



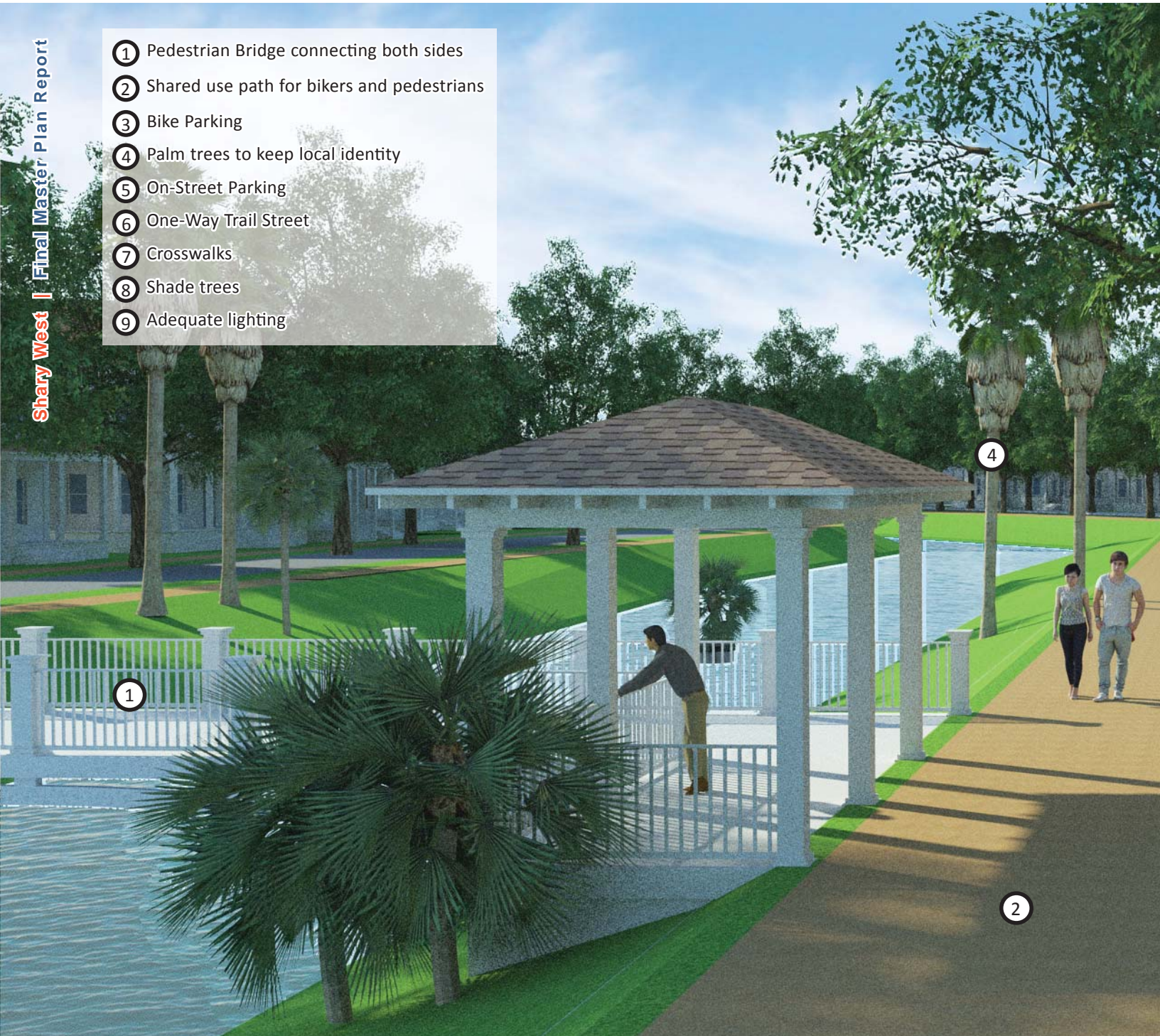
Alley - This street type has a single yield lane with minimum room for cars backing out of garages. This street type allows rear-loaded housing to reduce curb cuts in front and reduce opportunities for auto-pedestrian collisions, creating a safer sidewalk.

Rethinking stormwater management into

STREETS AS PUBLIC SPACE

East Canal Street

- ① Pedestrian Bridge connecting both sides
- ② Shared use path for bikers and pedestrians
- ③ Bike Parking
- ④ Palm trees to keep local identity
- ⑤ On-Street Parking
- ⑥ One-Way Trail Street
- ⑦ Crosswalks
- ⑧ Shade trees
- ⑨ Adequate lighting

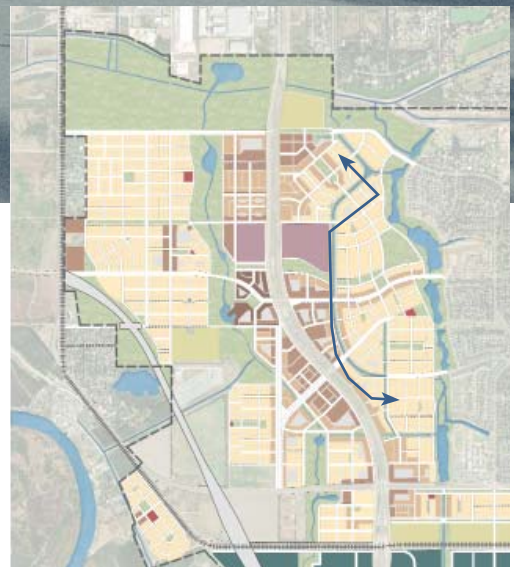


Canals can be seen throughout the site and currently provide irrigation to the farm fields that are in use today. In the Shary West plan the existing canals will remain and improved by providing walkable and bikeable shared use paths that will invite residents and visitors to walk along the water and enjoy the parks while the canals contain stormwater runoff. The canals will have trail streets (see Street Cross Sections) on either side. The trail streets can be found in various parts of Shary West, lined by single family homes or townhouses the plan allows for a variety of product types depending on the real estate market.

East Canal Street can have pedestrian bridges that connect one side of the street to the other and shared use paths will be lined with adequate lighting for safety. Bike parking can invite people to ride their bikes and park for a stroll along the water. Crosswalks at key intersections will provide safe locations for pedestrian crossing as well as reduce car speeds by making drivers more aware of their surroundings. To reduce car speeds, one-way streets with on-street parking will surround the canal and encourage people to park their cars and enjoy the shady parks.

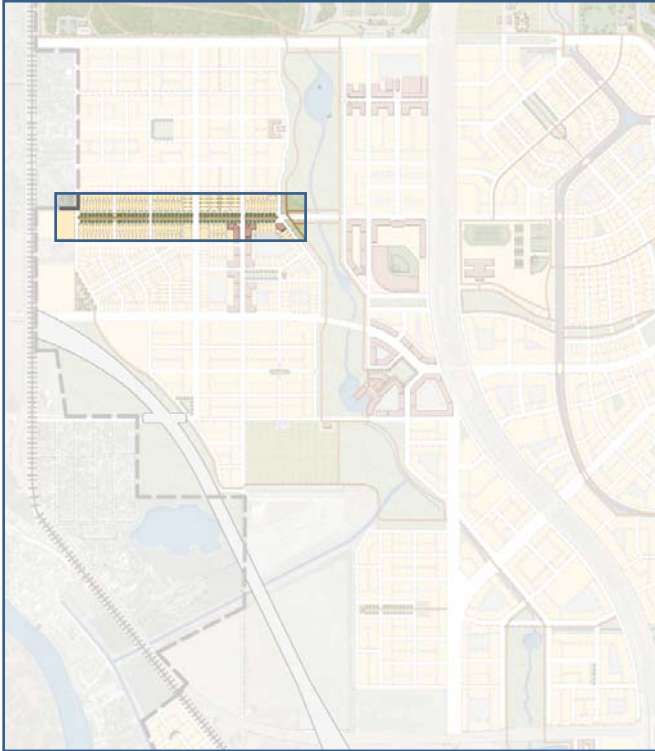


Shade trees will line the streets to make walking in the warmer months more comfortable and enjoyable. Shade trees can be a variety of native and non-native trees that are proven to do well in urban settings in the Lower Rio Grande Valley region. Although, palm trees don't provide much shade they are still very iconic of the current landscape and can be planted in key intersections and in the canal parks and streets but they should not be the primary street tree.



STREETS AS PUBLIC SPACE

Mariposa Street



In the example shown here, Mariposa Street transitions into a parkway with a large median. As the parkway's median widens, it becomes a neighborhood park and a location for shared-use paths that are part of the Village's extensive trail network.

The most important element of neighborhood design, and the longest lasting, is the composition of the streets, blocks, and parks into a walkable pattern. Within this framework, the buildings placed on the lots can vary. The blocks are designed with lot depths that accommodate a variety of housing types with backyards and detached parking garages. The buildings fronting Mariposa Street can transition from single-family homes on each end to slightly taller mansion apartments and townhouses closer to the mixed use shopping along Mayberry Street. The homes lining the park are served with rear alleys, providing a discrete location for utility equipment, driveways, trash, and garages. This also allows for on-street parking spaces for those visiting the homes or park, that would otherwise be limited by driveway curb cuts.

The flexibility built into this plan through its block structure can accommodate a variety of building types to meet the market demand at the time of construction. In the illustration to the right, townhouses replace the single family homes shown below. Alternatively, apartment buildings could be placed on the lots instead with parking still accessed by the alley.





The park within the median is a focal point for local residents and the community. It is divided into various sections to offer a range of activities. In this example, a central plaza area with a fountain serves as a gathering place and defining feature for the park. A gazebo for events, lawn space, and a children's playground provide multiple locations for organized events, relaxation and play. The homes lining the park provide

natural surveillance. Shade structures at the playground and street trees along the park edge provide much needed cover from the Rio Grande Valley sun. Palm trees are located at key points. Regularly placed streetlights along the sidewalk provide lighting for pedestrians and motorists. Additional lighting along the shared-use paths provides further security.



CELEBRATING MISSION

Mariposa Garden



Every year the landscape of Mission and McAllen, Texas is visited by butterflies due to their annual migration south for the winter. Every butterfly does not accomplish the migration itself but instead four generations will finish this migration to roost – rest on a tree for more than a few minutes at a time – in Mexico. Due to the impact these butterflies have on the landscape and ecology of the region the City of Mission has a National Butterfly Center that educates the public on the migratory patterns and life cycles of the butterflies that pass and inhabit the area.

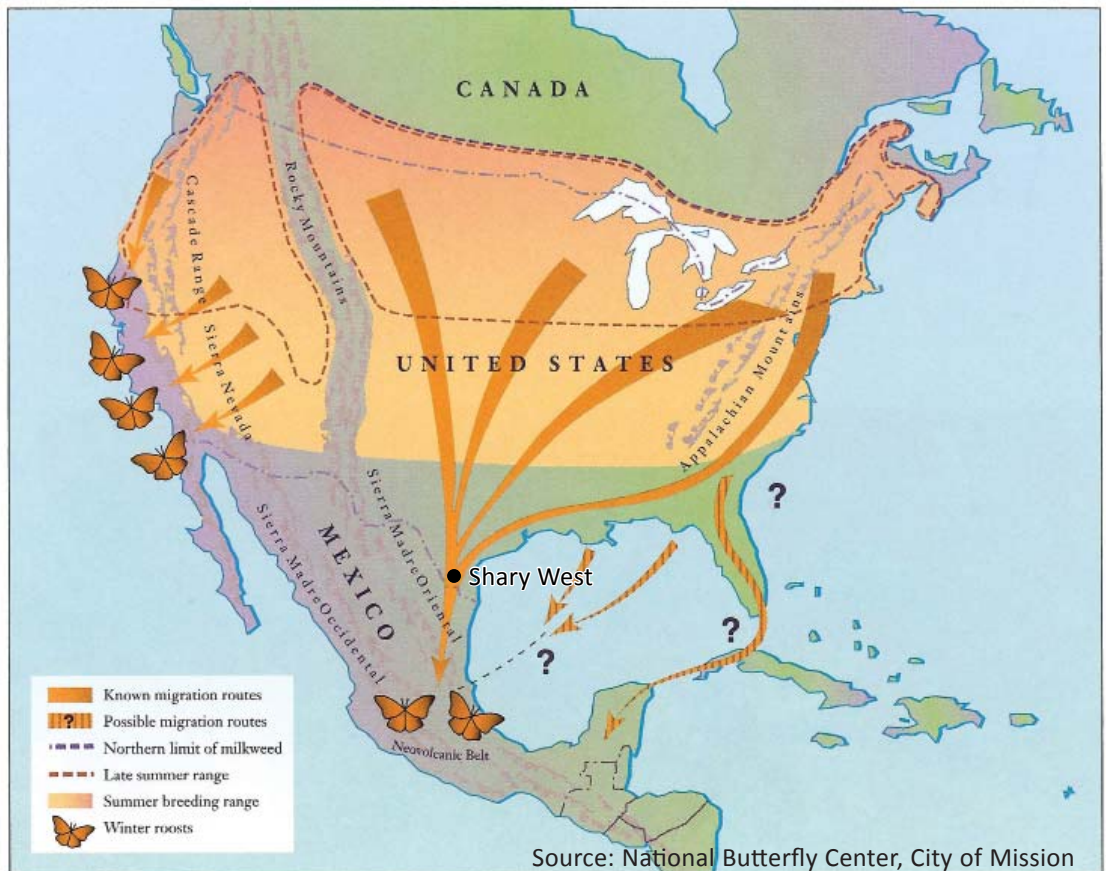
The Mariposa Garden in Shary West is planned as a linear park enclosed within a walkable neighborhood that has slow vehicular traffic. The garden is more formal in design making accessibility the focus to invite residents and visitors to walk the linear park and meander through the shared use paths that line the park on both sides.

The garden is designed to support butterflies and other flying insects like bees as well as birds throughout their life cycle. From left to right the plan shows an enclosed shelter for nesting and resting; this shelter can be a space for refuge during rains or resting at night. The raised planting beds – easier for all abilities to reach and interact with - will have plants that are listed on the North American Butterfly Association approved list such as

Tropical Milkweed and Heartleaf Hibiscus. In the center of the park is a plaza with a water feature will provide a space for outdoor seating and a water source for birds, bees, and butterflies.

To the right, an inclusive playground can provide children of all abilities an opportunity to be outdoors and interact with other children while playing in a safe environment that is shaded and will be gated for safety. Next to the playground a reflection pond can provide a calm water source for butterflies and other insects.

Lastly, the path terminates at a trellis draped in vines such as the Corkystem Passionflower that blooms and attracts butterflies.



Source: National Butterfly Center, City of Mission



- ① Enclosed shelter for butterfly nesting and resting
- ② Raised planting beds to encourage interaction of people with all abilities
- ③ Gazebo
- ④ Water feature and plaza with outdoor seating
- ⑤ Shaded inclusive playground gated for security
- ⑥ Reflection pond serves as a water source for butterflies, bees, and birds
- ⑦ Shaded 12' shared use path for bikes and pedestrians
- ⑧ One-way street with on-street parking
- ⑨ Terminal vista to trellis with vines approved by North American Butterfly Association



CREATING SPECIAL PLACES

The Boardwalk



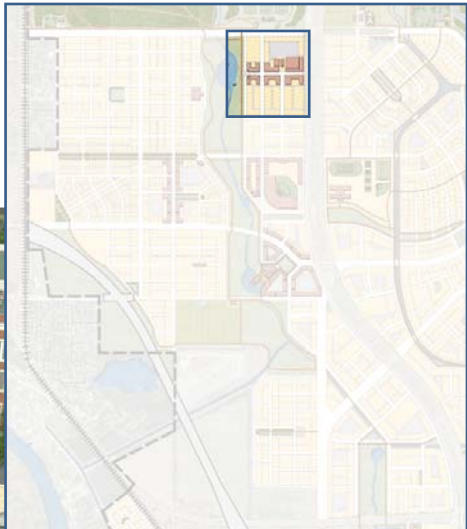
Neighborhoods

Mix of Uses

Natural Features

A Main Street with Long Views Across the Water

A key design strategy for Shary West is configuring the required floodways not merely as utilitarian facilities, but as great public spaces. The banks of the floodways are treated as linear parks: with lush vegetation, plentiful shade trees, and a network of connected trails for walking and cycling. The water of the floodways themselves is often navigable, making recreational rowing and canoeing possible. The floodways and the adjacent parks are further reinforced as great public spaces by being



shaped three-dimensionally by the fronts of buildings. Within the neighborhood quarters adjacent to the floodways, an interconnected network of tree-lined streets and squares is configured to frame views to the water. The trail will connect these different public spaces with a Boardwalk, similar to the riverwalks seen in San Antonio and Monterrey.

CREATING SPECIAL PLACES

The Pier



A Public Plaza with Open Views

The Pier quarter features a connected sequence of particularly picturesque and varied public spaces leading from Anzalduas Highway to the scenic park at the edge of the floodway. A rhythm of spatial expansion and contraction lends drama to this sequence as one moves from large street, to green square, to intimate pedestrian street, and finally to paved plaza with steps leading to the waters edge. This attractive urban framework can accommodate a wide range of building types and uses. Rowhouses, duplexes, small apartment buildings, shopfront buildings, civic structures and more can all coexist to provide for the needs of a diverse population. Parking can be provided in mid-block locations which are convenient yet discreetly screened from view from key public spaces.



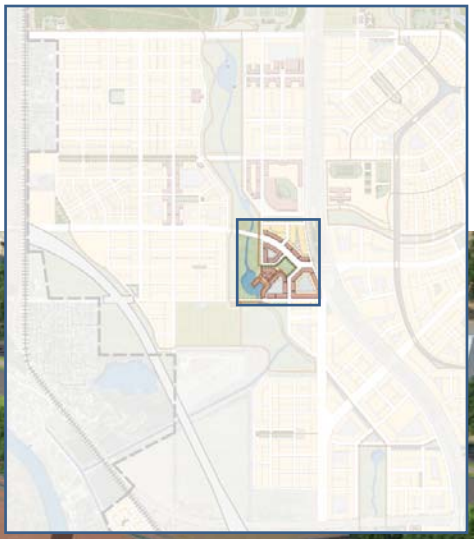


Andzalduas Hwy

Park

Shopping

Shared Parking



Rethinking stormwater management into

BEAUTIFUL PARK SPACES

Los Milagros Park

The northern portion of Shary West is within a flood plain that limits construction of buildings north of Los Milagros Street. The park is intersected by Anzalduas Highway and contained by South Conway Avenue and the railroad tracks to the west. The land has existing canals that create an opportunity for a more expansive water network of ponds and creeks. The entire park is connected through a series of trails along the canals and creeks as well as the shared use paths on Los Milagros Street; the trail network enables visitors and residents to enjoy the park on foot or by bike. Los Milagros Park is a northern anchor and gateway that welcomes visitors coming to Shary West. The park provides passive recreation and natural features that make this community so unique.

A dog park with walking trails is planned along the western portion of Los Milagros Street that will allow dogs and their owners to walk along wooded areas. To the east of the dog park, bike trails can be improved by planting trees to create canopy areas that will provide shade. Across the canal, recreational soccer fields with a building for public restroom and concessions along with parking can be buffered by trees from Anzalduas Highway. North of the soccer fields across from a canal, a pond can be a space for water activities like kayaking, canoeing, paddle boarding, among others.

These activities can be open to the public with a rental kiosk for supplies and boats. East of Anzalduas Highway an existing farm will be preserved, and a new community farm stand can supply the neighborhood with fresh seasonal fruits and vegetables. The farm stand will be across from Los Milagros Neighborhood Center which can connect with a farm to table restaurant. To the east of the farm and enclosed by creeks, a second dog park is planned with a trail head and small pond for dogs to enjoy safely in a gated space.

Key Areas

- ① Dog park with hiking trails
- ② Preserved natural area
- ③ Mountain Bike Trails
- ④ Kayak and Boat Rentals
- ⑤ Recreational Soccer Fields
- ⑥ Preserved Farm and Community Farm Stand
- ⑦ Canals with trails
- ⑧ Dog Park with pond for dogs
- ⑨ Trailhead with park shelters, restrooms, and parking





CELEBRATING THE RIO GRANDE

Hackney Lake Park

1

2



Hackney Lake Park will make use of the Rio Grande levee to create a regional park. Re-establishing the historic Hackney Lake will be an alternative to the Rio Grande, giving residents a place for fishing, wake boarding and kayaking - making Hackney Lake Park a summertime destination. Trails will connect to both Granjeno and the Innovation District providing them with a larger open space for recreation and exercise.

The Hackney Tree Farm will utilize existing agricultural land while providing a local supply of street trees necessary for the new development. This effort will also aid in sustainability efforts as tree farms sequester more carbon dioxide than a natural forest. By providing street trees on site, it will reduce the financial burden from developers, reduce the carbon footprint of transporting trees to the site, and offset the carbon produced on site during development.

3



3



5



4





Sharyland
Business Park

Innovation
District

Future Toll Road

Hackney
Lake

Granjeno

Key Areas

- ① Trail to Granjeno
- ② Trail to Innovation District
- ③ Boat rental and dock
- ④ Small lake for fishing and water sports
- ⑤ Preserved farm for street trees
- ⑥ River access for water sports
- ⑦ Trailhead with services and parking

COMPLETE NEIGHBORHOODS

San Mateo Neighborhood Center

at the intersection of San Mateo Road, Bryan Road, & Anzalduas Highway

Entertainment

Mix of Uses

San Mateo Rd.

Anzalduas Highway

Shary West | Final Master Plan Report

The frontage along Anzalduas Highway creates an opportunity to attract regional anchors that creates a draw for the entire Rio Grande Valley. Movie theaters, grocery stores and other regional retailers are important parts of the retail economy, but require very large floorplates. These regional anchors, however, are often destructive to walkability and urbanism. The proposed San Mateo Center is instead designed to foster walkability and encourage a park-once environment for visitors and residents alike.

A slow-speed clockwise frontage lane along Anzalduas Highway and San Mateo Road provides access to parallel on-street parking in front of businesses. Additional parking is provided in mid-block parking lots. An interconnected network of walkable streets is lined by buildings with doors and windows facing the street. Street trees and on-street parking ensure that these streets are slow pedestrian-friendly environments that make it comfortable to walk from one area to another without a car. A trail runs along Anzalduas and San Mateo and is lined on both sides with trees that create a comfortable and shady place to ride a bike or scooter.

A mix of uses adds to the vitality and walkability of the neighborhood. While retail and local businesses would be the primary uses in a regional center like this, offices and apartments can also be included above ground floor retail, especially along San Mateo Road. Apartment buildings line side streets at the edges of the San Mateo Center. The mix of uses and park-once environment also allows parking to be shared among multiple uses at a lower ratio than would typically be provided. Comparatively, lower parking ratios also allow blocks to be smaller, distributing traffic and making the neighborhood more walkable.



Apartments

Shared Parking

Small Retail

Big Box Retail

COMPLETE NEIGHBORHOODS

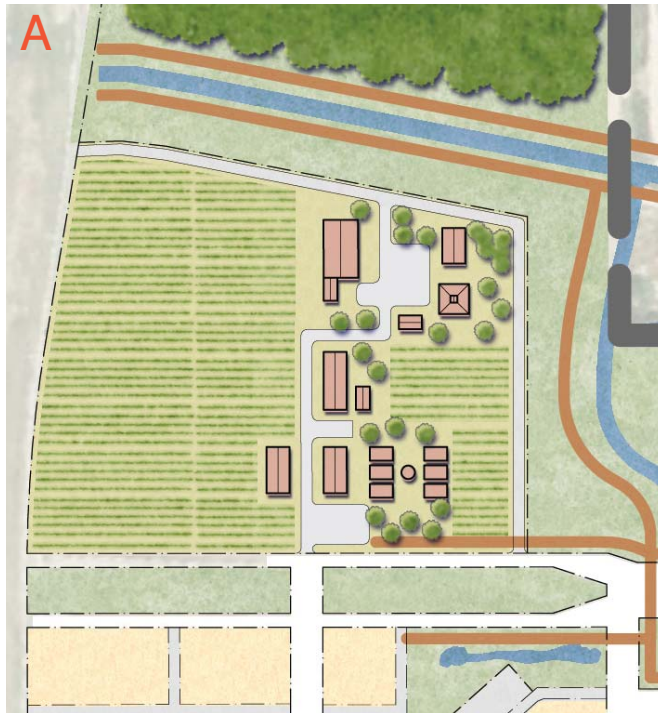
Los Milagros Neighborhood Center at the intersection of Los Milagros & Anzalduas Highway

The Los Milagros Neighborhood Center is similar to the San Mateo Neighborhood Center in that it can provide services for the entire community and shows space for a larger grocery store and pharmacy while providing plenty of parking. With the Los Milagros Street connection, residents of Sharyland Plantation will be drawn over to do their daily shopping, and Shary West will be a pleasant 5-minute walk away.

Whereas the San Mateo neighborhood is mostly surrounded by multifamily apartments, the Los Milagros neighborhood shows a transition of intensity as one moves away from the commercial center to the outer edge of the neighborhood. Within a 5-minute walk, the neighborhood transitions from commercial to apartments to townhouses to small homes to, finally, larger homes. The neighborhood provides daily shopping, offices, apartments, townhouses, small and large single family homes, along with a variety of open spaces.

The Los Milagros Neighborhood is connected to the larger Shary West community through the bike and trail network along East Trail Road, East Canal Street, Mariposa Street and Los Milagros Street, providing two north-south and two east-west avenues for walking, biking, and getting to other Village destinations.

The Los Milagros Neighborhood is across from the Los Milagros regional park which has a dog park, farm stand, and plenty of recreational activities.



The Los Milagros farm will retain existing working farm land while also creating programming for local residents. There is a community garden for local residents to rent and grow their own food. There is a farm stand for residents to purchase food locally. There is space for a farmers' market. There is also an opportunity for the farm to sell produce to restaurants at The Pier and The Boardwalk for a true farm-to-table experience in Shary West.

Key Areas

- ① Community Shopping Center
- ② Apartments fronting community green
- ③ Townhouses with small yards
- ④ Affordable mid-range single family homes
- ⑤ Larger single family homes
- ⑥ Trail head with services
- ⑦ Open Space - Potential School Site
- ⑧ Canal Street with shared use path
- ⑨ Connection to larger bike network
- ⑩ Hackney Lake Park

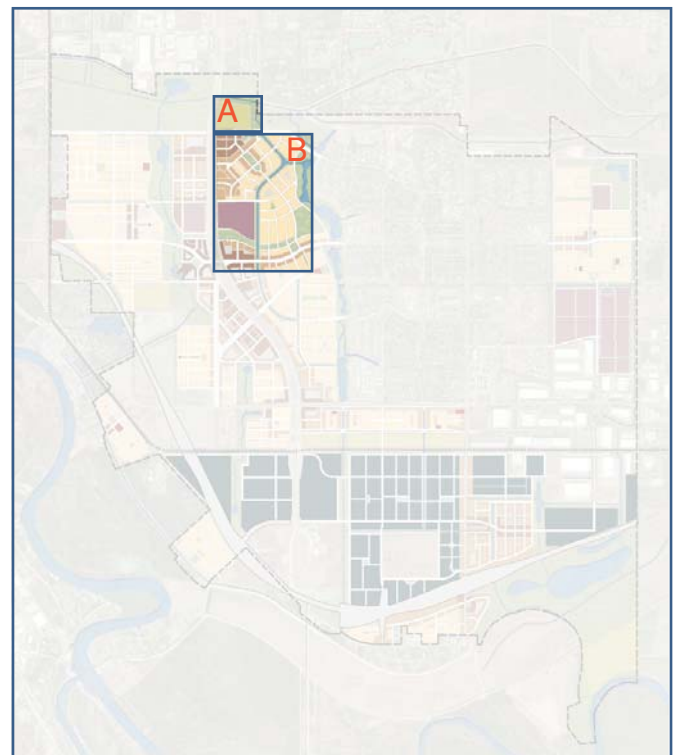
Key Ideas

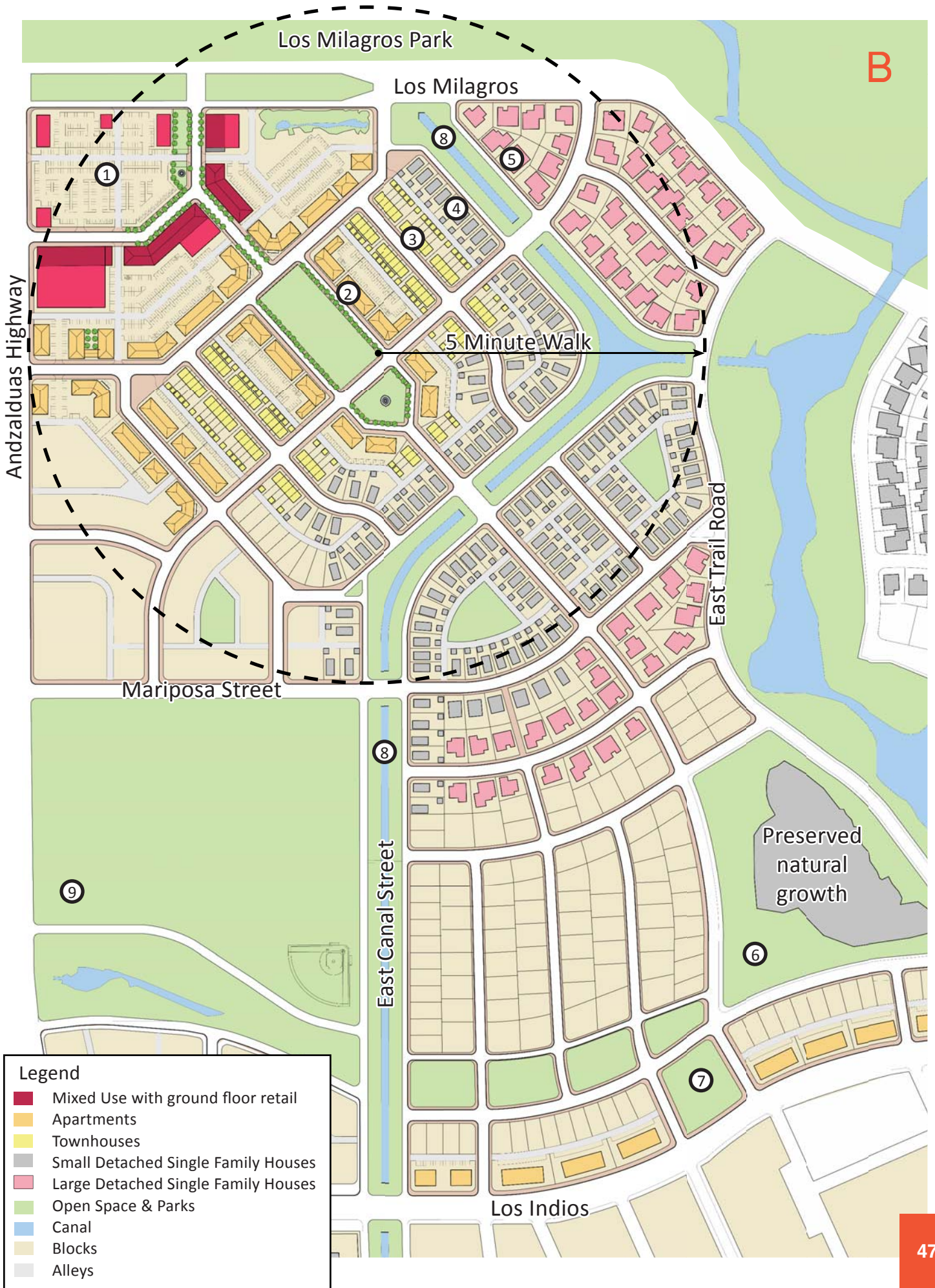
Community Design:

- Walkable sized blocks
- Network of streets offering more than one way to get somewhere.
- Mixture of Land Uses

Lifestyle:

- Variety in housing choices
- Variety in types of open space, with easy access
- Transportation Choices: you can walk, pedal on two wheels or ride on four wheels.
- Easy accesses to non-residential uses from home.





CELEBRATING THE MISSION

La Lomita Neighborhood



The plan for La Lomita neighborhood is to celebrate the historic Mission while also providing services to visitors and an influx of residents to the area. A small green with a focal civic site is planned for a future church. Mixed use development along the main thoroughfare may have a restaurant or gift shop. A loop trail encircles the neighborhood for resident's daily exercise, as well as being connected to the larger trail network for all Shary West residents.





Future Toll Road

Military Hwy

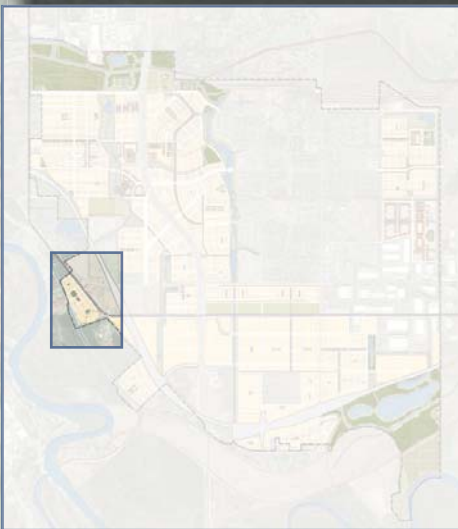
FM 494

LA LOMITA MISSION

Juan Diego Academy

Key Areas

- ① Historic Mission
- ② New church
- ③ Plaza
- ④ Community Park



SHARY WEST

In the Future

The plan for Shary West can include a variety of amenities for the city of Mission and McAllen in the future. There will be new areas of employment that will bring more people to live in Mission. These new residents will want places to shop, eat and play. As more families come to the area, there will need to be new schools. But as the area develops, the character of the Rio Grande Valley will still remain through preserved farms and new parks.

Employment Magnets:

- ⑦ Military Hospital
- ⑧ Shary Business Park with Employee Recreational Center
- ⑩ Innovation District
- ⑪ Shary University

Schools:

- ⑦ Shary West High School
- ⑧ Shary West Middle School
- ⑨ Shary West Elementary School
- ⑩ Shary East Elementary School

Destinations:

- ⑦ Los Milagros Neighborhood Center
- ⑧ The Boardwalk
- ⑨ Mayberry Main Street
- ⑩ Shary West Ballpark
- ⑪ The Pier
- ⑪ San Mateo Center
- ⑪ La Lomita Mission

Major Parks:

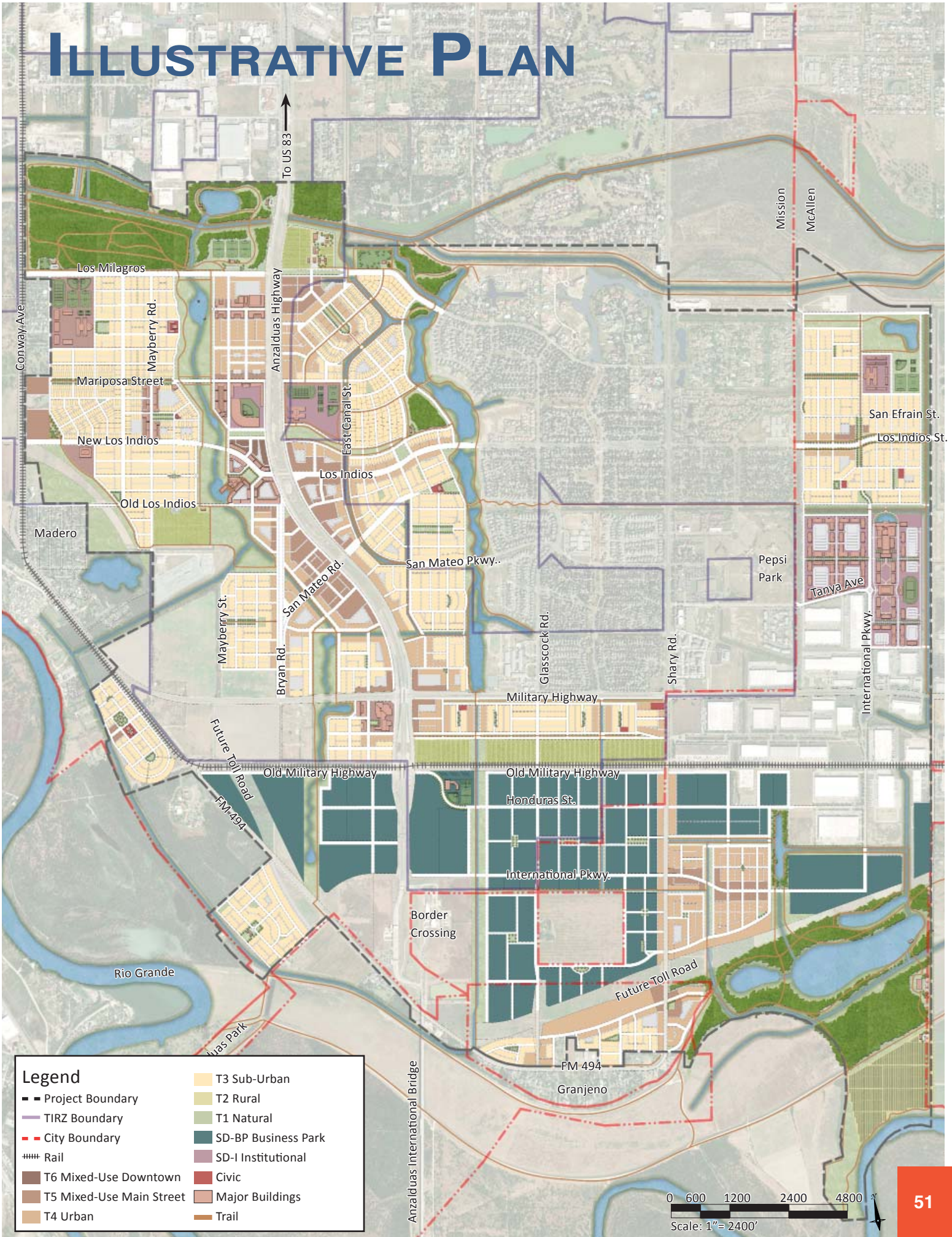
- ① Los Milagros Park
- ② Mariposa Garden
- ③ West Canal
- ④ East Canal
- ⑤ The Overlook
- ⑥ Hackney Lake Park

Preserved Farms:

- ① Los Milagros Farmstand
- ② Indios Farm
- ③ Sharyland Farm
- ④ Hackney Tree Farm

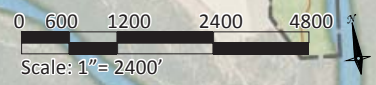


ILLUSTRATIVE PLAN



Legend

- Project Boundary
- TIRZ Boundary
- City Boundary
- Rail
- T6 Mixed-Use Downtown
- T5 Mixed-Use Main Street
- T4 Urban
- T3 Sub-Urban
- T2 Rural
- T1 Natural
- SD-BP Business Park
- SD-I Institutional
- Civic
- Major Buildings
- Trail



SHARY WEST

FINAL MASTER PLAN REPORT
PUBLISHED MARCH 6, 2020

