



PLANSOURCE

professional planning services



For more information on
HOK Planning Group
please contact:

Mark Bowers
Lead for Inquiries
Phone: (214) 231-5815
mark.bowers@hok.com
www.hok.com

TELFAIR CENTER AT SUGAR LAND MASTER PLAN

The Telfair Center Master Plan was the result of an intensive design study and planning effort to develop a long-term vision for the property located at US 59 and University Boulevard in Sugar Land, Texas. The HOK Team worked closely with representatives from the City of Sugar Land, Newland Communities and Means Knaus Partners to create a collective vision for the 300 acre parcel.

The master plan framework incorporates best practices in urban planning and development to offer guidance in the formation of a great urban place over time. The subsequent pattern of development is intended to respond to current growth while remaining flexible to the dynamics of the market over time. The principles of this framework are meant to support a walkable development with an integrated street network to provide convenient access to parks, trails and open spaces. The master plan supports the following project goals:

Mixed Use Urban Center

Telfair Center is intended to be a mixed use urban center providing residents, workers and visitors with access to a range of uses and activities within the Center and within the larger Sugar Land community.



PLANSOURCE

professional planning services



For more information on
HOK Planning Group
please contact:

Mark Bowers
Lead for Inquiries
Phone: (214) 231-5815
mark.bowers@hok.com
www.hok.com

- 2 -

Pedestrian-Friendly and Transit Ready

Providing a pedestrian-friendly, walkable center for residents of Sugar Land is of the utmost importance for the property. Wide sidewalks and streets designed for both pedestrians and cars will be provided. The plan anticipates the potential introduction of transit to Sugar Land in future years and identifies appropriate locations for transit stations.

Quality Public Spaces

The integration of a variety of quality public spaces will be a key component of the development over its lifetime. These spaces will range in size and character from small, informal pocket parks and plazas, to a more formal urban green that is designed to provide a central gathering space.

Connections to Regional Hike and Bike Trails

The development will capitalize and expand on the existing and planned hike and bike trail network in the City of Sugar Land. In response to the urban fabric of the development pattern, the trails will transition from less formal to more structured as pedestrians and bicyclists move through the property.

SIZE: 300 acres

SERVICES: Master Planning

COMPLETION: July 200