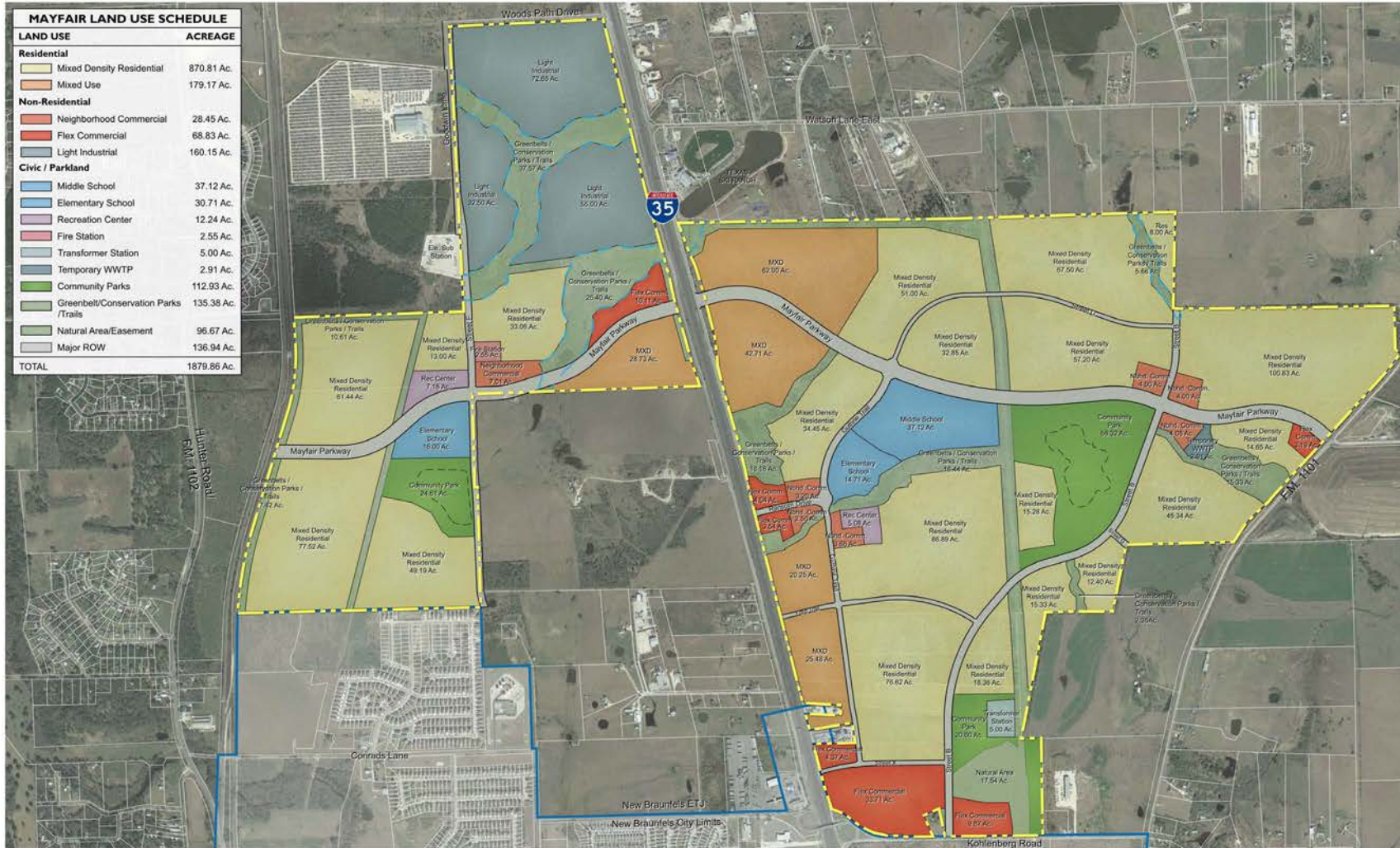


Plan 3-1 Mayfair Master Framework Plan



Updated 11/14/2023

4 Open Space/Environment/Parks and Amenities

Mayfair will establish a network of open spaces and parks that provide a unique and attractive draw for residents and visitors. These open spaces and parks will offer recreational and leisure experiences, pleasant and safe connections throughout each land use, and access to nature that will enhance residents' quality of life.

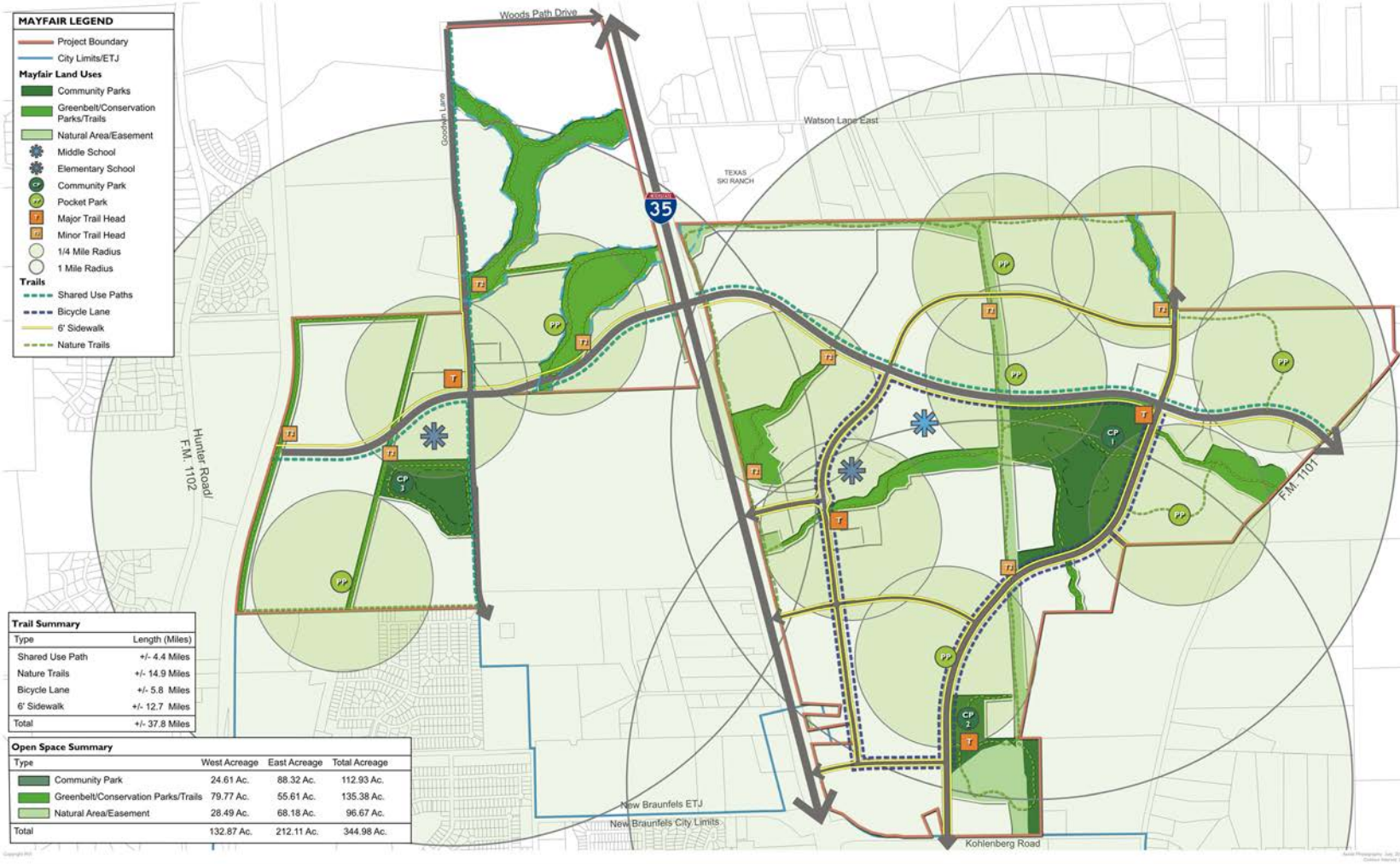
4.1 Principles

1. Mayfair will value the importance of the parks and open spaces as a way of connecting points of interests, transportation networks, and Mayfair to the rest of New Braunfels.
2. Mayfair's District-managed parks and open space will be open to residents and the public to enjoy, featuring a range of amenities to attract different ages and abilities.
3. Mayfair parks will offer recreational experiences designed to enhance the quality of life of residents and visitors.
4. Mayfair will implement development and operating practices to mitigate environmental impacts where possible, and will encourage residents and guests to apply reasonable measures to support the natural environment.

4.2 Objectives

1. Create a wide variety and equitable distribution of attractive, functional parks, active and passive recreation, formal sports fields, cultural pursuits and community facilities, which encourage an active lifestyle and a sense of community.
2. Protect the scenic landscape of the Texas Hill Country and essential elements of the community that are valued and enjoyed by residents and visitors.
3. Encourage best practices in energy conservation, water cycle management, vegetation and habitat conservation and creation, waste reduction and climate responsive design.
4. Implement low impact development techniques and integrated storm-water management measures to reduce the demand on water and drainage infrastructure.
5. Develop energy efficient neighborhoods by utilizing climate responsive subdivision design and lot layouts.
6. Work towards implementing green power sources as the economic viability of such technology becomes readily available to the market.
7. Apply best practices to mitigate light pollution.
8. Promote building design that encourages sustainable design principles that seek to minimize requirements for cooling, lighting and energy, and are responsive to the climatic conditions and natural geography.
9. Serving as the steward for an expansive parcel, Mayfair will introduce Development Guidelines and operating standards that establish sustainable practices as foundational requirements for all who develop, build, work, live or recreate here.
10. Residents, employees and guests will be invited to explore, learn and recreate in the expansive array of green space options in Mayfair. Each interaction will incorporate a reminder of the land's history, fragility and importance to the community, the region and lasting health for all.
11. Meet or exceed park land dedication and development requirements as established in the Development Agreement, considering the City of New Braunfels Strategic Park Plan when planning amenities.

Plan 4-1 Open Space/Environment/Parks and Amenities Framework



MAYFAIR • OPEN SPACE / ENVIRONMENT / PARKS AND AMENITIES FRAMEWORK PLAN (M6)

New Braunfels, Texas
 November 13, 2023
 19003216
 Southstar Communities



Updated 11/14/2023

5 Access & Connectivity / Infrastructure

5.1 Principles

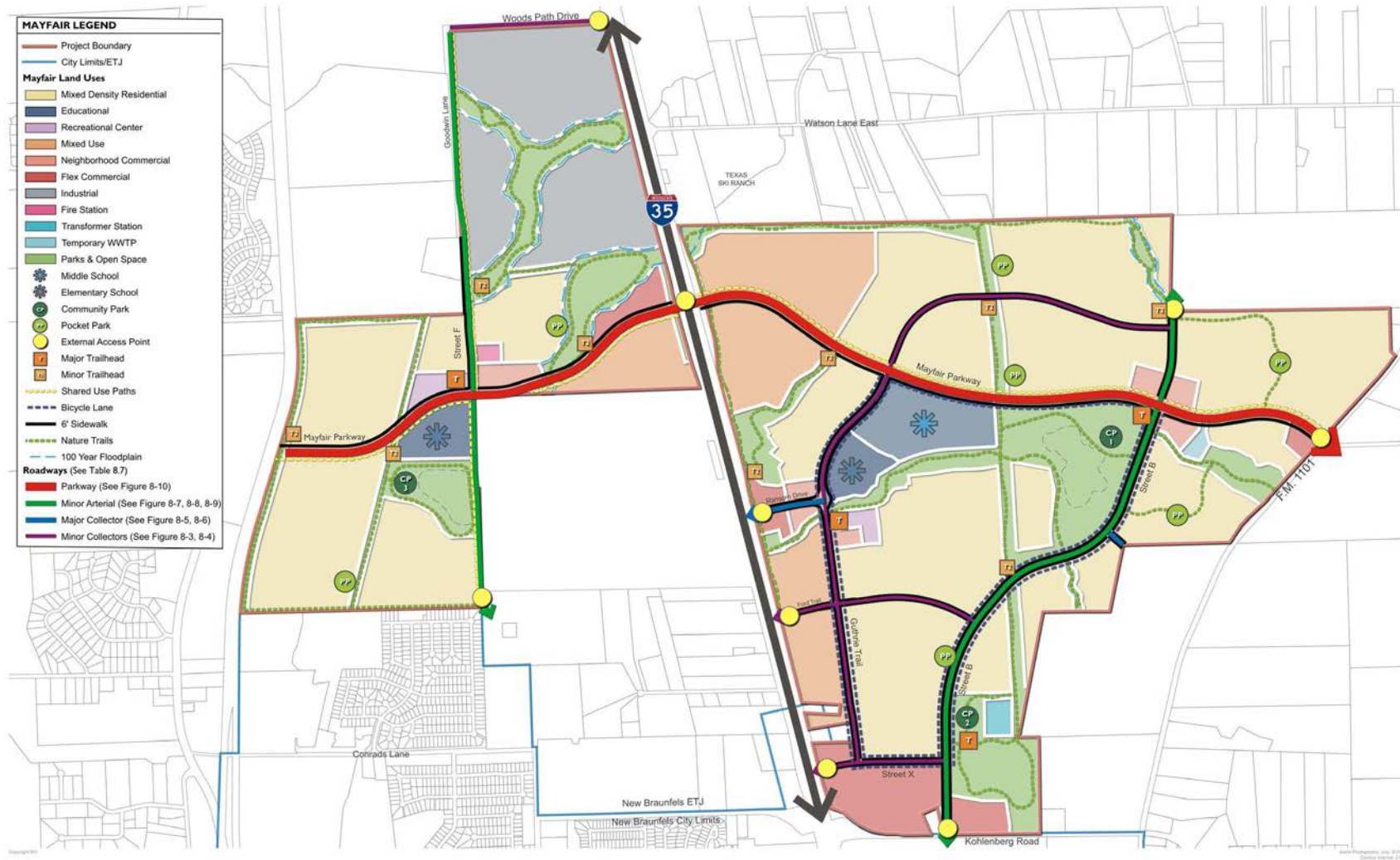
1. Mayfair will elevate non-vehicular transportation options to support a livable and healthy community, and deliver a highly connected community.
2. Mayfair's transportation plan is guided by the City of New Braunfels Updated Thoroughfare Plan, and will facilitate vehicular access within the community and to the greater New Braunfels area, preparing for larger scale need and future mass transit goals.
3. Mayfair will introduce community infrastructure that facilitates efficiency, sustainability and future-oriented opportunities.

5.2 Objectives

1. Promote connectivity by establishing a hierarchy of streets that are efficient in both vehicular movement and circulation, and provide street spaces that form an integral part of the community's public realm including;
 - a. principal and minor arterials that move vehicular, bicycle and pedestrian traffic efficiently through the community;
 - b. provide tree-lined landscaped street spaces that define the edges of neighborhoods and centers; and facilitate future public transit;
 - c. collector roads through centers that establish a network of streets and sidewalks that connect and integrate retail and commercial areas with the medium- and high-density residential development;
 - d. walkable market centers that facilitates movement in shaded and safe areas;
 - e. neighborhood collector streets that provide the transition between centers and the surrounding neighborhoods;
 - f. local streets that provide circulation within neighborhoods and multiple connections between neighborhoods; have reduced width to respond to the scale of the neighborhoods; and have sidewalks separated from the curb by planting strips that create landscaped street spaces; and

- g. Greenways, paths and trails that encourage non-vehicular traffic between neighborhoods, schools, market centers and amenities cores.
 - h. Achieve a Connectivity Ratio of 1.4 as detailed in section 8.8
2. Establish an effective, efficient and integrated transportation system that will provide:
 - a. a driving, walking, biking and (potentially future) public transportation system that connects the integral elements of the community;
 - b. a compact development pattern that places the maximum number of people within walking distance to market centers and amenities, employment centers and institutions to strengthen the degree of self-containment within the community; and
 - c. major employment centers efficiently linked by major transportation.
3. Provide efficient water, wastewater, drainage, electricity, natural gas and telecommunications infrastructure and encourage economically feasible best practices for reducing energy, waste and water use;
 - a. Prioritize sustainable practices that benefit the community, city and region whenever possible;
 - b. Plan considering future opportunities including connectivity with the City's public transportation, autonomous vehicle opportunities and current and future broadband connectivity opportunities;
 - c. Coordinate and integrate the delivery of infrastructure in a way that maximizes self-sufficiency;
 - d. Provide infrastructure and utility services in a timely, cost effective and equitable manner at a desirable level of service;
 - e. Work collaboratively with NBU in the provision and joint funding of new water and wastewater infrastructure as required by the Utility Construction Cost Sharing Agreement, and support NBU's long-term master planning for water, wastewater and electrical services;
 - f. Provide for the integrated management of stormwater in order to:
 - i. improve flooding mitigation;
 - ii. maintain the environmental values of receiving waters;
 - iii. promote the use of low impact development strategies where feasible;
 - iv. incorporate the use of natural stream corridors and natural channels within the development; and
 - v. recognize community benefit.
 - g. Provide infrastructure and utility services that are unobtrusive and visually complementary.

Plan 5-1 Access & Connectivity / Infrastructure Framework



MAYFAIR • ACCESS & CONNECTIVITY / INFRASTRUCTURE FRAMEWORK PLAN (M6)

New Braunfels, Texas
 November 13, 2023
 19003216
 Southstar Communities



Updated 11/14/2023

6 Development Pattern/ Employment/Economic Impact

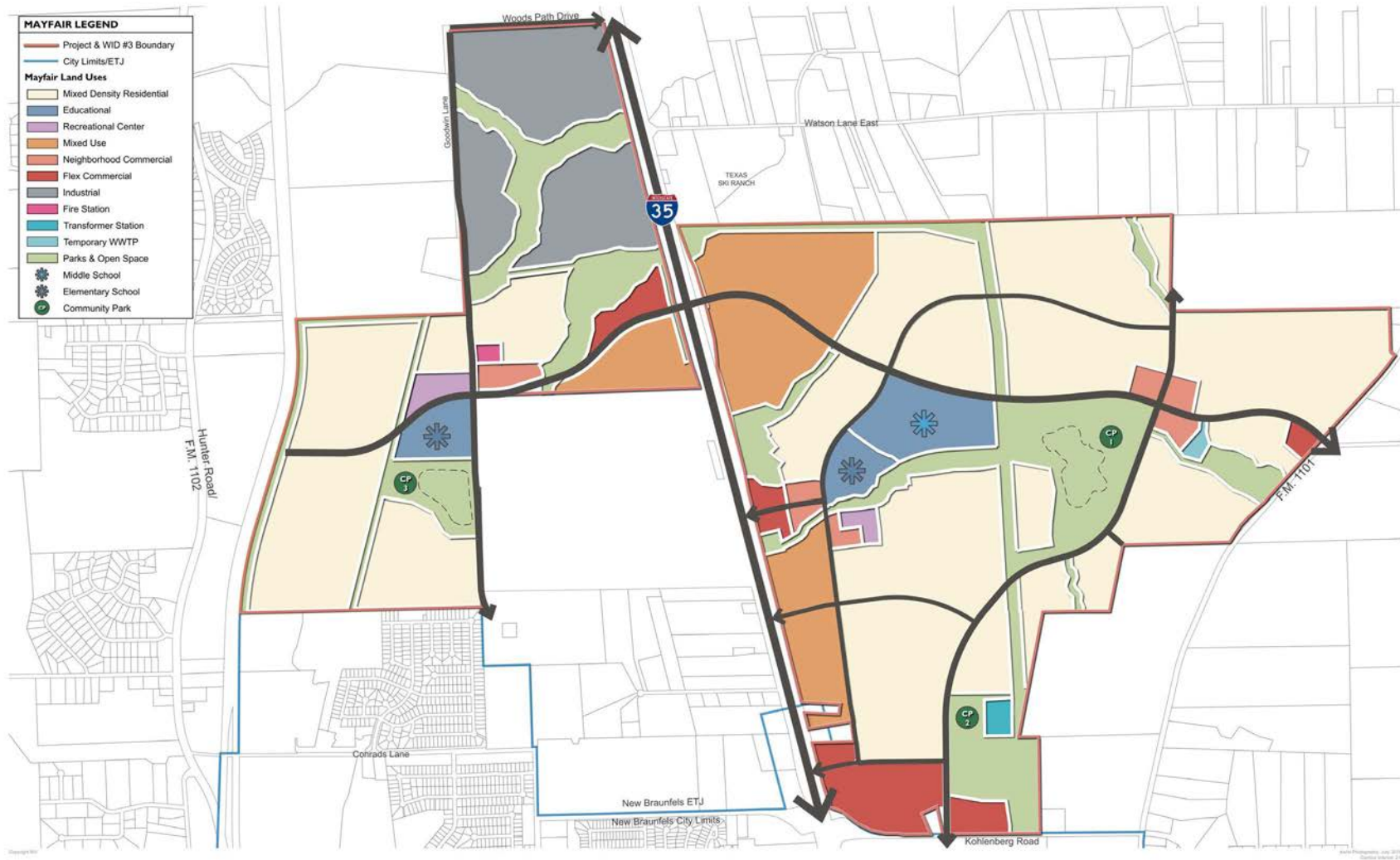
6.1 Principles

1. Mayfair's neighborhoods and employment centers will support the live-work-play culture of the community in easily accessible neighborhoods interwoven with walkable retail and connecting trails and parks.
2. Mayfair will further connect residents through quality community services and facilities that provide the same strong sense of identity, safety and security.

6.2 Objectives

1. Organize employment centers near to convenience retail and varied residential to promote a self-sustaining local economy serving employees and their families at varied levels in their lifecycle.
2. Create an environment where residents enjoy the benefits of a balanced community with a distinct sense of place and identity, community cohesiveness and enviable lifestyle.
3. Create neighborhoods and centers that provide a high level of amenity and safety through the use of contemporary urban design principles.
4. Create a rich fabric of neighborhoods, each with their own diversity of living options and housing types, which are attractive to residents at all stages of their lives.
5. Provide a range of community services and facilities, including emergency services and schools, that meet the needs of the community.
6. Contribute to a balanced employment profile, including professional, service and trade sectors, and facilitate real employment outcomes for a variety of age groups.
7. Make a positive contribution to the City's economic competitiveness via reliable and timely access to educational opportunities.
8. Create an employment complex throughout a hierarchy of centers that include retail, business, educational and institutional uses that will become the focus for coordinated public and private sector investment.
9. Develop retail centers to invite and serve new residents, major employers, students, workers and visitors. It will provide a different experience and complement the City's historic, civic and tourist-orientated downtown by providing alternate economic development opportunities that support the evolving needs and growth of the City.
10. Varied housing product featuring diverse pricing and ownership structures will support the growing employment base at Mayfair (light industrial, retail, operations, education, etc.) and the surrounding area.
11. Develop at least one pilot One Water strategy to improve water management and protect waterways in Mayfair.

Plan 6-1 Development Pattern/Employment/Economic Impact Framework



MAYFAIR • DEVELOPMENT PATTERN / EMPLOYMENT / ECONOMIC IMPACT FRAMEWORK PLAN (M6)

New Braunfels, Texas
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 Southstar Communities



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