



Mayor
Ben White
Mayor Pro Tem
Ron Gay
City Manager
Glenn Brown

Councilmembers
John Crompton
James Massey
Lynn McIlhaney
Chris Scotti
David Ruesink

Agenda
College Station City Council
Workshop Meeting
Thursday, September 27, 2007 3:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

1. Presentation, possible action, and discussion on items listed on the consent agenda.
2. Presentation, possible action, and discussion regarding Central Station Access.
3. Presentation, possible action and discussion regarding current operations and projects managed by the Brazos Valley Solid Waste Management Agency (BVSWMA).
4. Presentation, possible action and discussion on the working goal and objective statements for the Comprehensive Plan.
5. Presentation, possible action and discussion regarding policies for funding the construction of new thoroughfares.
6. Council Calendar
 - a. Oct. 1 Annual Fallen Firefighter Memorial, Fire Station #2, noon
 - b. Oct. 4 International Scholars BBQ, Veterans Park, 5:30 pm
 - c. Oct. 11 Workshop and Regular Meetings, Council Chambers, 3:00 and 7:00 pm
 - d. Oct. 15 IGC Meeting, BVCOG office, noon
 - e. Oct. 18 100th yr. celebration Bryan Coca-Cola, Hilton, 11:30 am
7. Presentation, possible action, and discussion on future agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. Discussion, review and possible action regarding the following meetings: Arts Council Subcommittee of the Council, Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Cemetery Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Library Committee, Metropolitan Planning Organization, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Sister City Association,

TAMU Student Senate, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Transportation Committee, Wolf Pen Creek Oversight Committee, Wolf Pen Creek TIF Board, Zoning Board of Adjustments (see attached posted notices for subject matters).

9. Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071}; possible action. The City Council may seek advice from its attorney regarding a pending and contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Application with TCEQ in Westside/Highway 60 area, near Brushy Water Supply Corporation.
- b. Civil Action No. H-04-4558, U.S. District Court, Southern District of Texas, Houston Division, *College Station v. U.S. Dept. of Agriculture, etc., and Wellborn Special Utility District.*
- c. Cause No. GN-502012, Travis County, *TMPA v. PUC* (College Station filed Intervention 7/6/05)
- d. Sewer CCN request.
- e. Legal aspects of Water Well and possible purchase of or lease of another water site.
- f. Civil Action No. H-04-3876, U.S. District Court, Southern District of Texas, Houston Division, *JK Development v. College Station.*
- g. Cause No. 06-002318-CV-272, 272nd Judicial District Court, Brazos County, Texas, *Taylor Kingsley v. City of College Station, Texas and Does 1 through 10, inclusive.*
- h. Cause No. 485-CC, County Court at Law No. 1, Brazos County, Texas, *City of College Station v. David Allen Weber, et al.*
- i. Bed & Banks Water Rights Discharge Permits for College Station and Bryan
- j. Cause No. 07-001241-CV-361, 361st Judicial District Court, Brazos County, Texas *Gregory A. & Agnes A. Ricks v. City of College Station*
- k. Water CCN request

Economic Incentive Negotiations {Gov't Code Section 551.087}; possible action The City Council may deliberate on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city with which the City Council in conducting economic development negotiations may deliberate on an offer of financial or other incentives for a business prospect. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Hotel and Conference Center

Real Estate {Gov't Code Section 551.072}; possible action The City Council may deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Possible acquisition of property located in the southwestern portion of the Northgate District
- b. Land acquisition for Grimes County BVSWMMA landfill site.

10. Final action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting will be discussed in tonight's Regular Meeting if necessary.

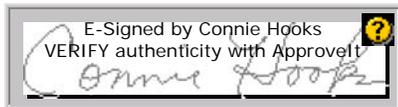
11. Adjourn.

APPROVED:

City Manager

Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 27th day of September, 2007 at 3:00 p.m. in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 24th day of September, 2007 at 2:30 p.m.



City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on September 24, 2007 at 2:30 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2007.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____,

Notary Public – Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

September 27, 2007
Workshop Agenda Item No. 2
Central Station Access

To: Glenn Brown, City Manager

From: Bob Cowell, AICP, Director of Planning and Development Services

Agenda Caption: Presentation, possible action, and discussion regarding Central Station Access.

Recommendation(s): The Council Transportation Committee has recommended that proposed improvements be implemented with the Texas Avenue project, with the City of College Station and Centro Properties Group (CPG) equally sharing the costs of the Harvey Road improvements, with CPG paying for the changes to the Texas Avenue median. Staff seeks direction on how to proceed.

Summary: As part of the Texas Avenue widening project, TxDOT will be installing a raised median along Texas Avenue to manage access, improve safety, and enhance mobility along the corridor. Median openings will be provided at all signalized locations, as well as other locations required to maintain access.

With the redevelopment of the Culpepper Plaza Shopping Center (now Central Station), CPG requested that the City of College Station and the Texas Department of Transportation (TxDOT) consider allowing a signalized entrance to the shopping center to improve access to the site for southbound Texas Avenue traffic. Based on the current plans, the likely route for southbound Texas Avenue traffic to access the site would involve turning left at Harvey Road and turning left again at the shopping center driveway. CPG believes that this access is not adequate for their site and is concerned that the Harvey Road left-turn storage area is not adequate and the shopping center entrance will be blocked during peak times as traffic backs up on Harvey from the Texas Avenue signal.

A signalized entrance on Texas Avenue would require the addition of a median opening and traffic signal to the current Texas Avenue widening project. TxDOT stated that they would consider the proposal if the developer could show that it did not have a negative impact on mobility along the Texas Avenue corridor. Following this, Centro Properties Group contracted with WHM Engineering to have an access study completed. WHM's study found that a median opening without signalization is adequate to allow left-turns into the site. TxDOT has reviewed the study and believes that the proposal is acceptable if certain conditions are met.

The recommended improvements include adding only a median opening at this time. Signalization will be considered in the future if it becomes necessary based on safety or mobility.

TxDOT has recommended that access to the shopping center be enhanced by improving the left-turn queue area for the center's access driveway along Harvey Road.

Budget & Financial Summary: The Harvey Road improvements will likely cost between \$150,000 and \$180,000 with the costs shared equally between CPG and the City of College

Station, as recommended by the Council Transportation Committee. The Texas Avenue changes would be funded solely by CPG.

Attachments:

1. Texas Avenue Access Study Memorandum
2. Texas Avenue Schematic (with modified median opening)
3. Harvey Road Schematic (with improved left-turn storage)

MEMORANDUM

TO: Ben White, Mayor, City of College Station

FROM: Mike McInturff, P.E., PTOE, HDR|WHM Transportation Engineering

DATE: September 19, 2007

RE: Texas Avenue Access Study

REVIEW OF PREVIOUS STUDIES

HDR|WHM Transportation Engineering was retained by New Plan Excel Realty Trust to conduct a CORSIM micro-simulation modeling study to evaluate existing and future traffic operations and access issues in the vicinity of the Culpepper Plaza development, due to the installation of a raised median along Texas Avenue by TxDOT and revision of land uses within the Culpepper Plaza site. The site is bounded by Dominik Drive on the north, Harvey Road on the south, George Bush Drive East on the east, and Texas Avenue on the west. Of concern to the developer is the restriction of access to the site due to the removal of the existing two-way left turn lane on Texas Avenue to be replaced with a raised median as shown on the attached roadway schematic. The traffic simulation models were developed by HDR|WHM to demonstrate the impact on traffic flow and operations and provide a basis to develop access recommendations for proposed traffic operations. The study was completed in July 2007 and was presented to the City of College Station, who subsequently submitted it to TxDOT for review. A summary of the results is described below:

1. The construction of the raised median on Texas Avenue will redirect traffic to Harvey Road and will impact operations at site driveways along this section. Vehicles queuing at Driveway H3 on Harvey Road will exceed the left-turn storage at this driveway and impede through traffic flow along Harvey Road as well as southbound left-turning traffic from Texas Avenue.
2. Based on the results of the analysis, provision of an unsignalized left-in median opening on Texas Avenue at Driveway T2 will not significantly impact traffic operations along Texas Avenue.
3. Construction of a southbound left-turn lane with 150 feet of storage is recommended at Driveway T2, which will provide left-in, right-in and right out turning movements.

STUDY UPDATE

Based on feedback received from TxDOT, concerns were raised regarding the impact of the proposed median opening on the storage length for southbound left-turn vehicles at the intersection of Texas Avenue and Harvey Road. To supplement the previous study, further analysis was performed to estimate a 10-year projection of traffic volume along Texas Avenue, in particular the southbound left turn movement at the intersection of Texas Avenue and Harvey Road to determine if the projected volume could be accommodated with a shortened storage length in order to implement the proposed median opening. A review of historic traffic volumes collected on Texas Avenue and Harvey Road in the vicinity of the site between the years 2001 and 2005 indicated that little or no traffic growth had occurred along the corridor. However, to obtain 2016 forecasted traffic volumes, a conservative two percent annual growth rate was applied to turning movement counts conducted in the area in April 2006. The 2016 traffic conditions were modeled using CORSIM with results summarized in the following section.

CONCLUSIONS AND RECOMMENDATIONS

1. Under 2016 traffic conditions, the maximum queue length for the southbound left turn movement at Texas Avenue and Harvey Road is 375 feet with the planned reconstruction of Texas Avenue; i.e., no median opening at Culpepper Plaza.
2. With a median opening allowed at the Culpepper Plaza Driveway T2, the maximum queue length for the southbound left turn movement at Texas Avenue and Harvey Road is 275 feet.
3. The 2016 forecasted traffic volume for the southbound left turn movement at Texas Avenue and Harvey Road can be accommodated with 300 feet of storage with the dual left turn lanes. This length can be accommodated with the proposed median opening at the Culpepper Plaza driveway.
4. Based on the results of the analysis, provision of a left-in median opening on Texas Avenue at Driveway T2 will not significantly impact traffic operations along Texas Avenue.
5. Construction of a southbound left-turn lane with 150 feet of storage is recommended at Driveway T2, which will provide left-in, right-in and right out turning movements.

TxDOT COMMENTS

A summary of the previous study and results from the 2016 update were presented to Bryan Wood and other TxDOT Bryan District staff on September 10, 2007. Following is a summary of comments received during the presentation and subsequent discussion:

1. As noted previously, the 2016 traffic conditions analysis assumed an annual background traffic increase of two percent. Due to probable latent travel demand resulting from traffic capacity constraints on Texas Avenue for the past several years, TxDOT staff felt four percent would be more representative since Texas Avenue is being reconstructed as a six lane divided arterial. This will improve traffic operations along the corridor and likely result in larger traffic increases than have been documented in past years. HDR|WHM agreed to revise the analysis to reflect a four percent annual increase and present the results to TxDOT and the City.
2. TxDOT suggested minor modifications to the proposed median opening design at the Culpepper Plaza Driveway T2 to maximize the taper length for the southbound left turn lane on Texas Avenue at Harvey Road.
3. TxDOT stated their position that if the proposed median opening was implemented and the future traffic conditions resulted in safety or operational problems, they would expect restoration of the previous median geometrics and elimination of the left turn opening. They further stated that the proposed median opening, if approved, should be constructed with traffic signal equipment to control northbound through/right turn, southbound left turn and westbound right turn movements.

CITY COUNCIL TRANSPORTATION COMMITTEE COMMENTS

A summary of the previous study, results from the 2016 update and the previously referenced TxDOT comments were presented to the City Council Transportation Committee on September 11, 2007. Following is a summary of comments received during the presentation and subsequent discussion:

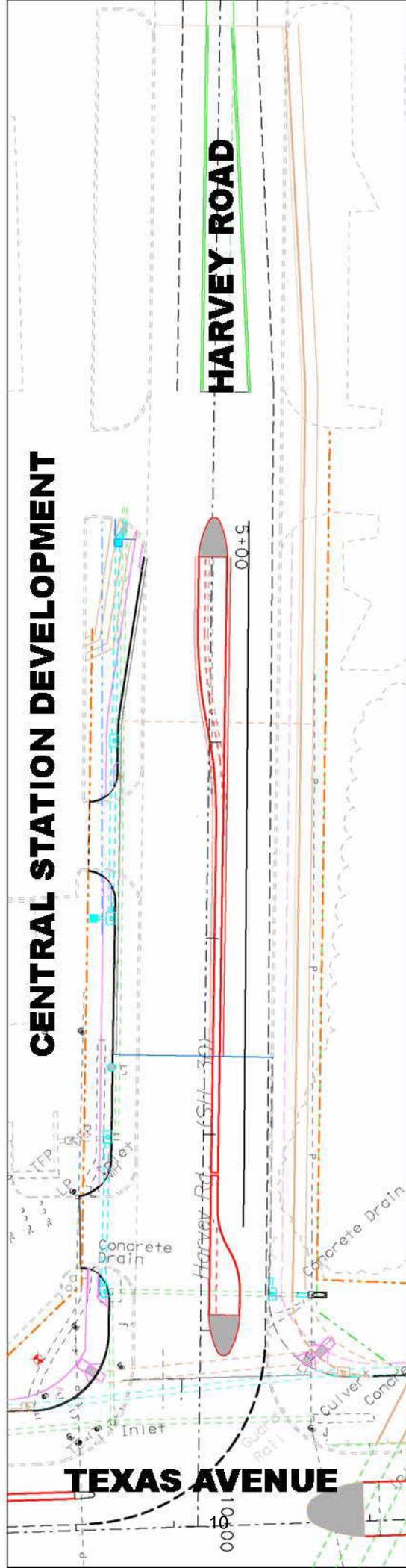
1. As noted previously, the 2016 traffic conditions analysis assumed an annual background traffic increase of two percent. Due to probable latent travel demand resulting from traffic capacity constraints on Texas Avenue for the past several years, TxDOT staff felt four percent would be more representative since Texas Avenue is being reconstructed as a six lane divided arterial. This will improve traffic operations along the corridor and likely result in larger traffic increases than have been documented in past years. The analysis was revised to assume a four percent annual

growth rate, which resulted in roadway capacity on Texas Avenue being attained in five years. The background traffic volumes increased at a rate of four percent for five years resulted in the same volumes as the analysis using an annual two percent growth for 10 years. Based on this result, the recommendations remained the same as those in the original study.

2. TxDOT suggested minor modifications to the proposed median opening design at the Culpepper Plaza Driveway T2 to maximize the taper length for the southbound left turn lane on Texas Avenue at Harvey Road.
3. TxDOT stated their position that if the proposed median opening was implemented and the future traffic conditions resulted in safety or operational problems, they would expect restoration of the previous median geometrics and elimination of the left turn opening. They further stated that the proposed median opening, if approved, should be constructed with traffic signal equipment to control northbound through/right turn, southbound left turn and westbound right turn movements.
4. TxDOT suggested widening of Harvey Road from Texas Avenue to Driveway H3 to increase the storage length for eastbound left turn movements at Driveway H3. It was proposed by the City that the developer and the City share the cost for this construction.
5. TxDOT suggested provision of a northbound right turn lane on Texas Avenue at Driveway T2.



CENTRAL STATION DEVELOPMENT



September 27, 2007
Workshop Agenda Item No. 3
BVSWMA Operational Report

To: Glenn Brown, City Manager

From: Mark Smith, Director of Public Works

Agenda Caption: Presentation, possible action and discussion regarding current operations and projects managed by the Brazos Valley Solid Waste Management Agency (BVSWMA).

Recommendation(s):

Summary: BVSWMA staff will be making a presentation to inform the Council of current developments at the current Rock Prairie Road Landfill and future Twin Oaks Landfill in Grimes County.

Budget & Financial Summary:

Attachments:

September 27, 2007
Workshop Agenda Item No. 4
Comprehensive Plan Goals & Objectives

To: Glenn Brown, City Manager

From: Bob Cowell, AICP, Director of Planning and Development Services

Agenda Caption: Presentation, possible action and discussion on the working goal and objective statements for the Comprehensive Plan.

Recommendation(s): Staff recommends the approval of the working goal and objective statements.

Summary: Phase I of the Comprehensive Plan update includes the creation of goals and objectives to aid in the creation of the Comprehensive Plan document that will be completed in phase II of the process.

Attached are the working goals and objectives prepared by staff in cooperation with the Comprehensive Plan Advisory Committee (CPAC), the Planning and Zoning Commission (P&Z), and the Staff Resource Team (SRT) based on the report provided by the City's consultants, Kendig Keast Collaborative (KKC).

The staff prepared a single goal for each of the categories, followed by objectives intended to help further clarify the goal statement. The policy and action statements included in the KKC Report will be further considered as we develop the remainder of the plan document in Phase II. The Working Goals and Objectives document has been reviewed by the CPAC, P&Z, and SRT; staff has incorporated recommended changes recommended by these groups into the document.

It is also anticipated that a series of statements will precede the goal and objective statements and will encompass a number of assumptions that will apply to the entirety of the plan. For example: the plan is being prepared to further the public health, safety, and general welfare; the plan respects private property rights; the plan encompasses all of the area within the City, its current ETJ, and its future ETJ, etc. Making these statements will avoid having to include them within every goal, objective, and policy statement.

Staff is requesting agreement from the Council that the goals and objectives provided are consistent with the previously adopted vision statement and agreement that the staff should move forward with the CPAC, P&Z, SRT and KKC to develop the remainder of the plan.

Budget & Financial Summary: \$75,000 was approved for Phase I of the Comprehensive Plan update as part of the FY05-06 budget.

Attachments:

1. Working Goals & Objectives
2. City of College Station Vision Statement
3. Kendig Keast Collaborative Goals Report

Community Character

Strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and protected and enhanced natural environment

- Develop and maintain, through regular review, a land use plan that identifies, establishes and enhances community character
- Establish and protect distinct boundaries between various character areas
- Promote public and private development and design practices that ensure distinct corridors, neighborhoods, and districts
- Focus community enhancement activities to promote a strong community character
- Promote public and private development and design practices that encourage resource conservation and protection
- Identify, protect, and enhance unique community assets in our natural and built environment

Neighborhood Integrity

Long-term viability and appeal of established neighborhoods

- Identify, protect, and enhance elements that contribute positively to neighborhood integrity
- Identify and minimize elements that detract from neighborhood integrity
- Identify and implement tools to ensure that infill or redevelopment adjacent to or within a neighborhood is sensitive to its surroundings
- Develop, implement and maintain, through regular review, neighborhood plans

Transportation

Improved mobility through a safe, efficient, and well-connected multi-modal transportation system designed to be sensitive to the surrounding land uses

- Develop, implement and maintain, through regular review, a transportation plan that supports the planned growth and development pattern
- Reduce and manage traffic congestion
- Develop and implement context sensitive transportation solutions
- Promote and invest in alternative transportation options
- Balance changes in land use with the capabilities of the transportation system

Growth Management & Capacity

Fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner

- Identify land use needs based on projected population growth
- Align public investments with planned growth and development pattern
- Balance the availability of and desire for new development areas with redevelopment and infill opportunities

- Identify and implement growth management techniques for areas outside of the City limits
- Encourage and promote the redevelopment of land that is currently occupied by obsolete or non-functioning structures

Economic Development

Diversified economy generating quality, stable, full-time jobs, bolstering the sales and property tax base, and contributing to a high quality of life

- Promote and support new investment that serves regional market opportunities
- Promote and support the establishment, retention and expansion of locally-owned businesses
- Promote and support the attraction of festivals, entertainment, conferences, conventions and other special events for the purpose of economic growth
- Identify and pursue redevelopment opportunities that further desired community character
- Protect and buffer prime economic generators from development that is out of character or that creates or contributes to decreased service levels

Parks, Art, & Leisure

Diversity of parks, open space, art, entertainment, recreation, and cultural opportunities contributing to the high quality of life for all residents and visitors

- Maintain and expand parks, recreation, and cultural facilities and services consistent with growth expectations
- Preserve or enhance greenways, park linkages, and open spaces for their intrinsic and functional value
- Create and promote recreational, cultural, entertainment, and educational opportunities that serve a variety of interests and abilities

Municipal Facilities and Services

Municipal facilities meeting community needs, contributing to community character, sensitive to the surrounding land uses, and providing exceptional municipal services

- Maintain existing infrastructure
- Develop, implement and maintain, through regular review, facilities and service master plans that support the planned growth and development pattern
- Maintain exemplary levels of municipal services
- Expand municipal services and facilities consistent with growth expectations and to support the planned growth and development pattern
- Promote facilities and services delivery practices that encourage resource conservation and protection

Utilities

Cost effective, reliable, and safe utilities benefiting existing customers and supporting of development activity, designed to be sensitive to the surrounding land uses, and promoting resource conservation

- Maintain existing infrastructure
- Develop, implement and maintain, through regular review, utility service master plans that support the planned growth and development pattern
- Maintain exemplary levels of utility services
- Expand municipal utilities consistent with growth expectations and to support the planned growth and development pattern
- Promote utility design and delivery practices that encourage resource conservation and protection



Community Vision Statement

College Station, the proud home of Texas A&M University and the heart of the Research Valley, will remain a vibrant, forward-thinking, knowledge-based community which promotes the highest quality of life for its citizens by ...

- ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character;
- increasing and maintaining the mobility of College Station citizens through a well planned and constructed inter-modal transportation system;
- expecting sensitive development and management of the built and natural environment;
- supporting well planned, quality and sustainable growth;
- valuing and protecting our cultural and historical community resources;
- developing and maintaining quality cost-effective community facilities, infrastructure and services which ensure our city is cohesive and well connected; and
- pro-actively creating and maintaining economic and educational opportunities for all citizens.

College Station will continue to be among the friendliest and most responsive of communities and a demonstrated partner in maintaining and enhancing all that is good and celebrated in the Brazos Valley. It will continue to be a place where Texas and the world come to learn, live, and conduct business!

GOALS and POLICIES

College Station Comprehensive Plan Update

Revised August 2007

This document outlines a working set of draft goals and policies, providing an initial framework for updating the City of College Station Comprehensive Plan. Various outreach activities were conducted between September 2006 and May 2007 to engage local residents and leaders regarding their hopes, concerns and priorities for their community. Based on this valuable input, these overall goals and policies are intended to guide the next 10-20 years of community growth and enhancement in College Station.

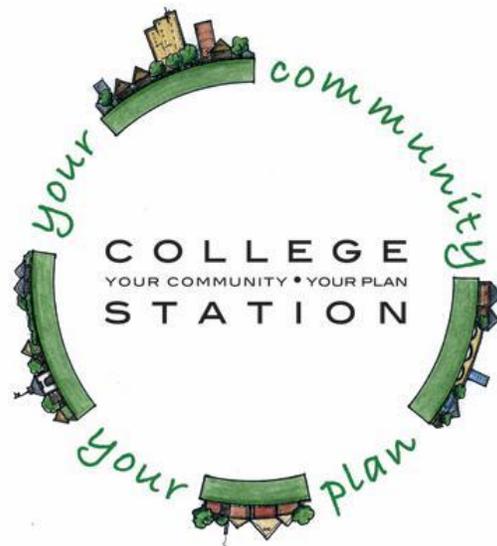
More detailed background study and technical consideration of issues will occur over the next year through Phase 2 of the plan update process. These goals and policies will continue to be refined as Phase 2 work progresses, and particularly as action strategies are considered and selected for inclusion in the City's new Comprehensive Plan.

Goals and Policies

Community **goals** are written as general "end statements" – a desired outcome that will occur if associated policies are adhered to and action strategies are carried out. **Policy statements** relating to each goal are written as "should statements" as they indicate activities which the City/community *should* be doing on a routine basis, while a goal is something to work toward and be attained over time. The Comprehensive Plan will then identify specific actions and strategies that should be pursued based on these consensus goals and policies.

The College Station Comprehensive Plan is designed as a framework for the future development of the City and its 3-½ mile planning jurisdiction over the next 20 years and beyond. It is intended to guide the community's decisions regarding its future physical and economic development.

The plan will identify goals, policies and actions for elected and appointed officials, members of advisory committees, City management and staff, and civic groups and citizens to



Vision Statement

At the time this draft Goals & Policies document was initially prepared and reviewed (June 2007), the following vision statement had also been drafted and refined through input and feedback from City Council, the Planning & Zoning Commission, the Comprehensive Plan Advisory Committee (CPAC), and City staff. As with all the goals and policies compiled here, the vision statement remains a “work in progress” that is likely to evolve as the process for updating the City’s long-range plan continues over the next year.

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NOTES:

- § The draft Goals and Policies are not in any priority order.
- § Words and phrases in quotation marks indicate that they, in particular, should be defined and elaborated upon in the Comprehensive Plan document.
- § The Theme statements which preceded the goals in prior drafts have now been deleted.
- § There was a suggestion that policy statements should not include references to other policies, but this practice was maintained as others requested such cross referencing of similar policies.

OVERALL ISSUES & OBSERVATIONS FOR PARTICULAR CONSIDERATION

- § In trying to respond to most all issues raised through the public/stakeholder involvement process, are there too many policy statements? (Lack of focus and prioritization for the plan.)
- § Where and how often to cite “respect for private property rights” in the Goals and Policies? Or, is it an overarching theme for the entire Comprehensive Plan that should be incorporated into the Vision Statement or plan introduction?
- § Concern by some for whether and how the Comprehensive Plan can be amended once adopted, and through what procedures. Given this concern, some want policy statements in the plan regarding the public process for any amendments (ensuring a direct citizen role), and requiring all fundamental plan-related decisions to be made by City Council (versus staff). KKC advised that these issues are typically addressed in the Implementation chapter of the plan. Through the discussion of goals and policies for Growth Management & Capacity, it was also suggested that the City have some type of citizens committee to focus on long-range planning.

POTENTIAL CONFLICTS AMONG GOALS / POLICIES

- § Implications of preserving rural character in the undeveloped city limits and ETJ versus market desires for new or further land development in such areas.
- § Potential reliance on regulatory approaches (to address land use and character, growth management, environmental resource protection, community appearance, etc.) versus concern for private property rights.
- § Whether encouraging “innovative design” and “green” building practices can potentially lead to design and development outcomes that some will not like (subjectivity of design preferences)?
- § “Neighborhood protection” versus infill and redevelopment needs and opportunities.
- § Whether potential targeting of code enforcement resources to certain areas (targeted neighborhoods, highly-visible locations/corridors in support of community appearance goals) is fair for all residents and property owners?
- § Potential disagreement between those who want no change in their neighborhoods versus those who think “integrity” and/or “revitalization” require certain changes/transitions.
- § Potential actions to address property impacts where multiple students live while not hurting the local rental market in general (i.e., where such impacts do not occur, whether the tenants are primarily students or other renters).
- § Connectivity versus neighborhood traffic concerns.
- § Relative emphasis on roadway network improvements versus transit investments.
- § Whether C.S. intends to “limit” growth in any way or focus on guiding its growth more effectively and being prepared to serve it?
- § Relative emphasis on redevelopment versus new growth and “greenfield” development.

- § Economic development focus on nurturing/expansion of “local” businesses versus external recruiting.
- § Economic development focus on sales tax versus property tax revenue.
- § Targeting housing and amenities to “top-tier” professionals (university, medical, etc.) and affluent retirees versus to recent TAMU graduates and young professionals/families of lesser means?
- § Whether providing incentives to certain activities or outcomes is fair to those not eligible for – or supportive of – such an approach?
- § Potential mismatch between the desire to acquire open space and future parkland in advance of development and the City’s ability to manage and maintain such land, in addition to the existing park/greenway system.

DRAFT

COMMUNITY CHARACTER

GOAL CC-1:

Land use planning which accommodates growth expectations for College Station through 2030 in a balanced and fiscally responsible manner.

§ The wording of Goal CC-1 will indicate the community's basic position on growth – should growth be accommodated, limited, regulated, controlled, encouraged, acknowledged?

Policy CC-1.1: The Future Land Use Plan should be designed to direct new development to preferred growth areas which the City is prepared to serve versus allowing development to sprawl in many directions, which puts the City in a reactive mode.

§ Given some concern expressed about the word “preferred” (while others disagreed and said it was appropriate) ... Is the community prepared to identify areas which the City considers itself best positioned to serve, and then pursue policies and actions intended to direct most growth toward these areas (versus having to extend services in various directions in a way that is inefficient and not fiscally responsible)?

Policy CC-1.2: The Future Land Use Plan should be used to ensure a development pattern that is consistent with the City's major physical planning elements, particularly planning for utility infrastructure, thoroughfares, community facilities, and parks and recreation amenities so that appropriate levels of service can be provided and maintained.

Policy CC-1.3: The Future Land Use Plan should provide for a balance of land and development devoted to basic community functions such as residential living, recreation, public and institutional uses, retail and services, offices and other workplaces, industrial activity, and supporting utilities and infrastructure.

Policy CC-1.4: The Future Land Use Plan should be used to ensure that new development and redevelopment proceeds in a manner that protects and is compatible with the established character of existing developed areas and neighborhoods – or contributes to a desired new character for an area.

GOAL CC-2:

Public and private development practices and outcomes which bolster the special character of individual neighborhoods, areas, and corridors in College Station, as well as the overall character of the community.

Policy CC-2.1: College Station should establish a philosophy and approach for managing development/redevelopment activity which emphasizes protection and enhancement of neighborhood and community character, as well as rural character at the fringe of the city and beyond.

Policy CC-2.2: College Station should adopt and maintain development regulations and standards which ensure that newly-developed areas include physical features and a level of design quality that establishes an identifiable character for the long term.

Policy CC-2.3: College Station should have a combination of plans and implementing regulations which provide a clear basis for evaluating the appropriateness and compatibility of individual developments and their particular intensities and impacts within the context of the overall community and the immediate vicinity.

Policy CC-2.4: College Station should continue to plan for a variety of desired character areas which respond to the varied interests of a diverse population, such as more urban living arrangements and atmospheres, mixed-used developments that encourage walking and open-air experiences, development districts that are well integrated with their physical surroundings, and areas where a more rural character is to be maintained for the long term.

§ It was also suggested to cite the “City Center” concept here – *this is addressed by Policy UCA-1.4.*

Policy CC-2.5: College Station should design and construct public buildings, facilities and improvements which reflect the character of their surroundings, blend well into existing neighborhoods and districts, and help to establish an identity and quality standard for newly-developing areas of the city.

GOAL CC-3:

An emphasis on quality in public and private design and development to bolster College Station’s community character, image and appearance.

§ There was a suggestion to delete Goal CC-3 and all related policies because of the subjectivity of design quality, standards, and associated regulations and processes (“in the eye of the beholder”).

Policy CC-3.1: College Station should establish and abide by a fundamental philosophy that urban design and community aesthetics are vital factors in residents’ quality of life and in how vibrant a city College Station will be.

Policy CC-3.2: College Station should ensure that its development regulations and standards are based on prioritization of those design elements which are considered most significant in establishing local image and protecting community aesthetics, while allowing for and encouraging creativity in design.

Policy CC-3.3: College Station should offer a welcoming environment for innovative, creative building and site design – subject to appropriate design standards – that also contributes to community character and more interesting development styles and outcomes.

Policy CC-3.4: College Station should promote and accommodate public art installations in appropriate, high-profile locations and as a “value added” component of public infrastructure and improvement projects.

§ There was a suggestion to delete Policy CC-3.4.

Policy CC-3.5: Among its criteria for prioritizing code enforcement activities, College Station should ensure prompt resolution of property conditions and violations that detract from community aesthetics in highly-visible locations.

Policy CC-3.6: College Station should coordinate with the Texas Department of Transportation, Texas A&M University, Brazos County, the City of Bryan and other public sector partners to maximize use of area rights-of-way for beautification and image enhancement initiatives.

§ There was a suggestion to add a Policy CC-3.7 on recruiting “quality” developers to College Station to achieve the quality of development outcomes the community wants to see – *this will be more appropriate as an eventual Action statement (also partly addressed by Policy CC-4.5).*

GOAL CC-4:

Development patterns and practices which provide for needed housing and economic development while protecting environmental assets both for their ecological functions and as key elements of community character and livability.

Policy CC-4.1: College Station should establish character- and performance-based development regulations that more directly and effectively address ecological objectives through clear standards for development and resource protection.

Policy CC-4.2: The Future Land Use Plan, together with the City's Thoroughfare Plan and utility master plans, should clearly indicate areas where a transition to urban and/or suburban development is not desired or to be encouraged over the long term.

Policy CC-4.3: College Station should promote conservation design and other "low impact" development practices increasingly used across the nation and internationally.

Policy CC-4.4: College Station should encourage "green" architecture, site design, and building practices – subject to appropriate design standards – particularly by documenting and promoting the cost-saving efficiencies and environmental benefits of such methods.

Policy CC-4.5: College Station should look for opportunities to collaborate with private land owners and developers to plan and execute master-planned developments which gain value from a high degree of resource protection accomplished through coordinated land acquisition, creative infrastructure design, and other public/private cooperation.

§ There was a suggestion that Policy CC-4.5 is not appropriate since it would overly involve the City in the development business.

Policy CC-4.6: College Station should coordinate with the City of Bryan, Brazos County and other public and private partners to pursue significant land acquisitions targeted toward the most pristine and valued resource areas, whether for basic protection from development pressure, to contribute to natural storm water retention, or to add to the area's greenways inventory.

Policy CC-4.7: College Station should link its ecological and aesthetic priorities by exploring opportunities to preserve open space and other natural amenities at community gateways and along key corridors approaching the city.

NEIGHBORHOOD INTEGRITY

GOAL NI-1:

Long-term viability and appeal of College Station’s established neighborhoods, as well as a sound basis for the sustainability of new residential neighborhoods.

§ There are clear differences of opinion when it comes to any mention of potential infill and or redevelopment activity in or around established neighborhoods. Some see anything of this sort as a fundamental threat to neighborhood integrity because of the likely development intensities involved, and/or because they have no trust in the City’s ability to achieve compatible infill and redevelopment through regulations, etc. (and for some, they just oppose any physical change in their neighborhoods). Others see some degree of infill and redevelopment, in suitable areas, as an essential component of “smart growth” strategies aimed at ensuring that some proportion of future community growth is absorbed within the city rather than entirely in fringe, “greenfield” areas.

§ NOTE: Policy NI-1.1 is intended to address those areas where literally no change is desired (e.g., historic neighborhoods). Alternatively, Policy NI-1.2 (along with others under this goal) is intended to address those areas where infill and redevelopment activity are anticipated and to be encouraged, subject to appropriate regulation and standards.

Policy NI-1.1: The Future Land Use Plan should indicate existing developed areas where neighborhood conservation is the primary objective, with minimal land use change or redevelopment anticipated or to be encouraged.

Policy NI-1.2: College Station should establish character- and performance-based development regulations that more directly and effectively address neighborhood protection concerns, particularly regarding the compatibility of potential infill or redevelopment activity in established neighborhoods, as well as potential transition in land uses over time around the fringes of such neighborhoods.

Policy NI-1.3: College Station should continue to maintain plans and inventories which highlight and document the particular features and/or physical development pattern that contribute to the special charm and character of specifically defined neighborhoods so these unique factors may be targeted for preservation and protection.

Policy NI-1.4: College Station should identify and apply targeted protections to specific neighborhoods that are already facing, or are likely to face, particular development pressures that are inconsistent with resident desires and/or City plans and policies (e.g., “teardown” activity in which older dwellings are replaced by much larger structures, which is a phenomenon many communities across the country have had to address through their planning and regulations).

Policy NI-1.5: Consistent with Policy CC-2.3, College Station should establish neighborhood-specific plans, policies and regulations which provide clear guidance for evaluating the appropriateness and compatibility of individual developments and their particular intensities and impacts within the context of the existing, desired neighborhood character and conditions.

Policy NI-1.6: In conjunction with the City’s long-range transportation planning, College Station should establish street standards for new developments – and pursue retroactive street improvements in previously-developed areas – aimed at reducing undue “cut-through” traffic and speeding and enhancing pedestrian and bicycle circulation and safety within neighborhoods.

§ **Another fundamental difference of opinion involves the perceived trade-off between greater connectivity of the street network (and adjacent neighborhoods) versus protection of neighborhoods from disruption and unsafe conditions due to excessive traffic – Policy T-2.4 also addresses this issue.**

– **covered by Policy CC-2.2.** Policy NI-1.8: College Station should promote the formation of homeowners associations (HOAs) in all new residential developments, and should work with and support such organizations, as appropriate, in the interest of neighborhood integrity and direct owner involvement.

Policy NI-1.9: College Station should maintain ongoing coordination with Texas A&M University regarding new campus construction, activities and/or special events to prevent excessive on-street parking in adjacent neighborhoods.

GOAL NI-2:

Stabilization and renewed viability of neighborhoods at risk of gradual decline.

Policy NI-2.1: Through its Community Development programs and other planning efforts, College Station should continue to identify and monitor neighborhoods which are already in need of renewal or susceptible to decline based on a variety of factors that can undermine neighborhood integrity.

Policy NI-2.2: College Station should address regulatory obstacles to desired, compatible infill development and revitalization activity.

Policy NI-2.3: College Station should establish criteria for weighing the potential “gentrification” impacts of proposed infill and/or redevelopment activity in terms of property values, home prices, development scale, and other economic and physical factors that can affect the affordability or appeal of a transitioning neighborhood for current residents.

Policy NI-2.4: Through ongoing neighborhood planning and protection efforts, College Station should identify and document specific resident concerns which any proposed infill or redevelopment project would need to address or which could require educational efforts if neighborhood opposition were to emerge based more on perceptions than actual conditions and information.

Policy NI-2.5: In planning, designing and implementing major public improvements or renewal efforts within or near established neighborhoods – particularly to correct conditions of physical deterioration – College Station should be sensitive to neighborhood character elements that need to be preserved.

Policy NI-2.6: College Station should explore specific options and strategies for managing the adverse neighborhood impacts of rental and absentee-owner housing.

Policy NI-2.7: College Station should ensure that its code enforcement efforts, while remaining responsive to all residents and areas, are especially targeted to protect those neighborhoods that are most vulnerable to gradual decline from property neglect, substandard structures, and similar challenges in older residential areas.

§ The idea of “prioritizing” code enforcement efforts to certain areas drew a strong response from some who saw this as abandoning such attention and protection in other neighborhoods. As others pointed out, it is a matter of the City being more pro-active in certain areas of need rather than operating solely in a reactive, call-driven mode.

Policy NI-2.8: Based on the latest studies and planning efforts related to local heritage conservation, College Station should elevate its preservation efforts – and upgrade its available implementation tools – to establish a higher level of protection for targeted districts, neighborhoods, sites and structures that exemplify College Station’s history and culture, bolster community identity, and represent valued development patterns and architectural styles.

Policy NI-2.9: College Station should coordinate with neighborhood associations, where present, or other community partners and property owners to determine ways to elevate the identity of older, established neighborhoods which lack such physical delineation and design features.

GOAL NI-3:

A broad range of housing types and pricing to meet the market desires and affordability needs of a diverse population and maintain College Station’s “cost of living” advantage.

§ There was a suggestion that College Station has no such cost of living advantage. Should this part of the goal statement be reworded or deleted?

Policy NI-3.1: In conjunction with economic development efforts and in partnership with the local real estate community, College Station should continually monitor new home, resale and rental housing costs (and construction) to detect any significant shifts in market conditions that could indicate divergence from community housing goals and priorities to meet projected needs, particularly at price points under \$200,000.

Policy NI-3.2: Through its Community Development programs and other planning efforts, College Station should continue to maintain timely inventories of housing conditions by neighborhood to monitor trends in housing stock maintenance and owner upgrades, as well as signs of deterioration that can spread from individual properties through entire blocks and neighborhoods if not addressed.

§ There were two suggestions to delete Policy NI-3.2 (unnecessary activity by City).

Policy NI-3.3: In coordination with the City of Bryan, Texas A&M University and Blinn College, College Station should routinely monitor enrollment and associated trends in on- and off-campus student population to track impacts on the local housing market, including pressure for additional student-focused housing in new locations.

§ NOTE: Policy NI-3.3 is aimed at monitoring the likelihood and timing of significant new off-campus housing (an information and tracking activity), while Policy NI-3.4 is intended to support actual measures (regulatory or otherwise) to address the compatibility of such housing when and where it occurs, in part by emulating good practices from elsewhere.

Policy NI-3.4: College Station should monitor nationwide trends in private development of student-oriented housing, as well as strategies used by other cities with major universities to address compatibility concerns associated with the location and design of such development.

Policy NI-3.5: College Station’s development regulations should provide for the possibility of residential development with a more “urban” character, subject to appropriate compatibility and buffering standards, given the expressed interest by some residents in this living option and since the potential location of such development will be largely market driven.

Policy NI-3.6: College Station should use a more character-based approach to development regulation to increase flexibility and ease and encourage the implementation of more “Planned

Developments” which feature mixing of housing types and integration of other supportive uses and neighborhood amenities in a well-designed setting.

DRAFT

TRANSPORTATION

§ As noted under Policy NI-1.6, there is a **fundamental difference of opinion involving the perceived trade-off between greater connectivity of the street network (and adjacent neighborhoods) versus protection of neighborhoods from disruption and unsafe conditions due to excessive traffic.**

§ A new policy statement was suggested which draws from aspects of all three Transportation goals: Provide a hierarchical system of roads and bicycle, pedestrian and transit (TAMU, district) facilities and services that will both provide direct access to the area's economic anchors and efficient circulation within and between neighborhoods and districts without undue residential neighborhood intrusion.

GOAL T-1:

Alleviation of traffic congestion and provision of safe, efficient mobility options for residents, students, visitors and commerce through ongoing development and effective operation of a “complete” multi-modal transportation system which achieves a high degree of connectivity.

Policy T-1.1: College Station should target its transportation planning and related capital improvements and Transportation System Management measures to high-priority “hot spots” where congestion and safety concerns are greatest within the community.

Policy T-1.2: Ongoing implementation of the Thoroughfare Plan should emphasize the gradual emergence in new growth areas of a properly spaced and designed major street system – in close coordination with the City of Bryan – to ensure its operational efficiency for the long term, as well as providing “complete streets” with multiple, interconnected means of circulation (driving, transit, biking, walking).

Policy T-1.3: College Station should work with other area interests and transit providers to plan for and promote increased transit use through targeted capital improvements (e.g., transit and/or intermodal centers, park-and-ride sites), improved services and user amenities, and enhanced marketing of transit options, convenience and amenities.

Policy T-1.4: College Station should provide for the safe, convenient movement of bicyclists within the community – and thereby promote cycling as a true alternative transportation mode – by planning for and working toward the continuity of well-designed bike lanes and other pathways between neighborhoods and major destinations.

Policy T-1.5: College Station should provide for safe, convenient walking by youth and adults – especially between their homes and schools, parks and other neighborhood and community destinations – by focusing on the continuity, extension and sound maintenance of the community's sidewalk system, as well as other pedestrian pathways.

Policy T-1.6: College Station should focus on intersection design and operational management measures at busy intersections to accommodate safe crossing for pedestrians and bicyclists.

Policy T-1.7: College Station should maintain street design standards and street and neighborhood connectivity policies which support the operational requirements of public safety vehicles, school buses, and sanitation activities.

§ There was a suggestion to delete Policy T-1.7.

Policy T-1.8: College Station should continue to focus on measures to enhance safety at railroad crossing locations.

Policy T-1.9: The factors College Station uses in its transportation planning should include consideration of “worst case” scenarios and contingencies for disaster response and large-scale population evacuation.

Policy T-1.10: College Station should support strategies aimed at reducing single-occupant vehicle use across the Brazos Valley.**Policy T-1.11:** College Station should support the establishment of dedicated local/regional funding sources for area transportation improvements, including direct municipal contributions in support of public transit, given declining federal/State funding.

GOAL T-2:

A balanced and compatible relationship between land development/redevelopment and the supporting multi-modal transportation system to maintain and enhance community character.

Policy T-2.1: All transportation system planning, design and maintenance efforts in College Station should recognize protection of neighborhood integrity and residents’ quality of life and safety as fundamental priorities.

Policy T-2.2: College Station should approach transportation planning and Thoroughfare Plan implementation as key elements in the overall community infrastructure systems which support an orderly development pattern, rather than looking to transportation improvements to guide and dictate land use.

Policy T-2.3: College Station should coordinate its transportation and land use planning so that mobility needs are anticipated before land development occurs and transportation system improvements keep pace with multi-modal demands created by new development and significant redevelopment. This approach should be most evident along designated transit corridors through a combination of transit-oriented roadway design (and operation) and transit-supportive development regulations and outcomes.**Policy T-2.4:** College Station should focus on maintaining efficient traffic flow on the community’s arterial system – and effective operation of key intersections within this system – to prevent any advantage to alternative routes through neighborhoods or elsewhere off of major thoroughfares.

Policy T-2.5: All transportation planning in and around College Station should emphasize solutions and practices which maximize protection of valued environmental resources.

Policy T-2.6: College Station should ensure that the design of streets and associated on- and off-street parking is “context sensitive,” works in concert with the character of the surrounding neighborhood/area, and complements access to and the success of adjacent sites devoted to commercial, civic, cultural and recreational activities.

Policy T-2.7: College Station’s efforts to educate residents on community planning essentials and processes should particularly focus on increasing understanding of the Thoroughfare Plan purpose to protect alignments for future roadway corridors, its application during development review, and procedures for evaluating, refining and amending the plan map over time as growth and development proceeds.

GOAL T-3:

Convenient, efficient circulation and goods movement to, from and within College Station to support the community's economic development objectives and attractiveness.

Policy T-3.1: Ongoing transportation planning and improvement efforts in College Station should focus particularly on supporting the success of the area's key economic anchors (e.g., Texas A&M University, TAMU Research Park, medical facilities, commercial/entertainment areas, visitor attractions, etc.).

§ There was a suggestion that Policy T-3.1 should be reversed to where "the success of the area's key economic anchors" does not cause adverse impacts to citizens, neighborhoods or safety – *this neighborhood/safety theme is addressed elsewhere and is not the focus of this goal.*

Policy T-3.2: College Station should continue coordination with other local, regional and State agencies to ensure continued enhancement of external transportation access to Bryan-College Station and the Research Valley through regional highway system upgrades, enhanced freight movement (truck and rail), and ongoing improvement of air service at Easterwood Airport.

§ There was a suggestion to delete Policy T-3.2.

Policy T-3.3: Effective and convenient links between College Station neighborhoods and key employment areas should be a priority of ongoing efforts to enhance transit service and bicycle circulation in the area.

Policy T-3.4: All aspects of mobility planning – multi-modal access, safety, effective parking provision, etc. – should be brought to bear in support of targeted revitalization areas, especially to encourage redevelopment of pedestrian-oriented shopping and entertainment venues.

Policy T-3.5: Through the Bryan-College Station Metropolitan Planning Organization and other appropriate regional, statewide and national forums, College Station should continue to engage in coordinated planning and maintain close working relationships with public partners at all levels of government that play a role in mobility issues, physical improvements, and funding to benefit the Brazos Valley.

GROWTH MANAGEMENT & CAPACITY

GOAL GMC-1:

Growth and development patterns at the City's fringe which make fiscal sense, ensure coordination of land use, transportation and utility infrastructure, and maintain desired suburban and/or rural character.

Policy GMC-1.1: College Station should make wise use of the growth management tools available to it, within the Texas statutory context, for better managing fringe growth and development within its extra-territorial jurisdiction.

Policy GMC-1.2: In conjunction with Policy CC-2.4, College Station should establish urban, suburban and rural development districts along with their desired characters.

Policy GMC-1.3: The Future Land Use Plan, along with the City's capital improvements programming, should emphasize guiding new growth and land development into areas that are already within or are contiguous to the existing developed community – and associated public infrastructure, facilities and services.

Policy GMC-1.4: College Station should avoid public improvements and other municipal practices which can encourage sprawling, random and/or “leapfrog” development in its extra-territorial jurisdiction and lead to duplication and/or “over-extension” of existing, available public infrastructure, facilities and services.

Policy GMC-1.5: College Station should ensure that planned growth and development patterns, and associated capital investments and public service extensions by the City – particularly through annexation initiatives – are fiscally responsible based on use of sophisticated fiscal impact analysis methods.

Policy GMC-1.6: College Station should maintain an ongoing, informal annexation planning program so the City will be prepared to move quickly on targeted annexations which are exempt from the state's three-year waiting period, and also to proceed efficiently with service planning and other procedural requirements for strategic annexations that require inclusion in a formal three-year annexation plan.

§ There was a suggestion to include language in Policy GMC-1.5 that the City should annex only where necessary.

Policy GMC-1.7: College Station should maintain planning criteria for evaluating the appropriateness of potential annexations, as well as conditions under which it is appropriate for the City to extend public services – and/or participate in over-sizing of water/sewer lines or roads with private development – where annexation is premature or unfeasible for the City.

§ Some uncertainty was expressed about the latter half of Policy GMC-1.6. It is intended to capture the City's dilemma of whether to withhold City infrastructure completely in “premature” growth areas versus at least trying to influence the development pattern and quality in such areas by extending City infrastructure.

Policy GMC-1.8: College Station should continually re-evaluate and monitor existing and innovative options for financing growth-related infrastructure and public service demands to maximize growth “paying for itself” and minimize tax and fee impacts on existing residents and taxpayers.

§ There was a suggestion to have new developments, new residents, and new businesses in the ETJ pay for *any* new infrastructure they require.

Policy GMC-1.9: College Station should maintain close coordination – and formal intergovernmental agreements, as needed – with all public entities and service providers which play a role in the long-term, physical development pattern of the Brazos Valley.

Policy GMC-1.10: College Station should continue to coordinate with other cities and local government interests across the state to encourage the Governor and Texas Legislature to provide broader authority to City and County government to better manage urban growth and fringe development given the forecasted level of growth Texas will experience in coming decades.

GOAL GMC-2:

A balance between new development areas and carefully-managed build-out and redevelopment of appropriate land within the existing city limits to meet future growth demands.

Policy GMC-2.1: College Station should emphasize enhancement of neighborhood and community character and preservation of open space in all planning and development regulation activities related to growth guidance and management of fringe development, while also recognizing the impacts that taxation methods can have on growth patterns and land use decisions.

Policy GMC-2.2: College Station should recognize and address municipal regulations, fees, programs or practices which work against a “level playing field” between development opportunities and attractiveness in the city limits relative to the extra-territorial jurisdiction. Likewise, redevelopment efforts within the city should be encouraged by providing a smoother path to compliance that involves appropriate flexibility since new projects on old sites often cannot satisfy all contemporary development standards (e.g., minimum building setbacks, off-street parking, etc.).

§ Policy GMC-2.2 raised further concerns from those troubled by the implications of redevelopment activity for existing neighborhoods.

Policy GMC-2.3: College Station should maintain a close link between its comprehensive community planning, utility planning and transportation planning, as well as planning for various other City services and facilities, to ensure that capacity constraints are known and understood and that advance planning for expanded service capacities proceeds in an orderly manner consistent with the City’s overall growth objectives and economic development goals.

§ There was a suggestion to delete Policy GMC-2.3 (“adds nothing”).

Policy GMC-2.4: In conjunction with its economic development programs, College Station should maintain a GIS-based inventory of all significant parcels within the current city limits which are readily developable (or vacant/underutilized and prime for redevelopment) based on available utility infrastructure, public road access, proximity to public schools, absence of significant environmental constraints, etc.

Policy GMC-2.5: The Future Land Use Plan, Unified Development Ordinance and other municipal policies and practices should serve to focus significant commercial development in high-profile nodes and areas with adequate traffic capacity to prevent “strip development” outcomes along the community’s major thoroughfares.

Policy GMC-2.6: In managing the build-out and redevelopment of areas within the current urbanized area, College Station should focus on opportunities to steer development patterns toward transit-supportive outcomes which also provide for safe, direct bicycle and pedestrian circulation.

Policy GMC-2.7: College Station should routinely monitor population and economic growth indicators, as well as development and building activity, and also consider and compare alternative long-range growth forecasts for the area as prepared by various entities, to maintain an informed outlook on the growth potential of College Station and the Brazos Valley and ensure that the Comprehensive Plan remains on target with trends.

DRAFT

ECONOMIC DEVELOPMENT

- § There was an overall comment that the City should not contribute economically to business ventures (i.e., economic development incentives).
- § There was disagreement regarding how much emphasis should be put on locally-owned (and independent) businesses as opposed to national chain stores and restaurants, and it was also pointed out that some franchises are owned and operated by local individuals.

GOAL ED-1:

A diversified economy which generates more quality, stable, full-time jobs – particularly for A&M graduates and young adults/parents – and which bolsters the tax base to allow greater investment in public improvements and amenities.

- § There was a suggestion to delete the “particularly” phrase in the middle of Goal ED-1.

Policy ED-1.1: College Station should focus on eliminating/reducing barriers to economic growth and diversification.

- § There was a comment that economic development efforts should not be at the expense of traffic, safety and neighborhoods.

Policy ED-1.2: College Station should continue to focus on its core strengths in the education, government, and healthcare sectors while encouraging greater economic diversification through expansion and employment growth in other basic industries, especially business sectors which apply advanced technology and require high education levels.

Policy ED-1.3: College Station should focus on maintaining its relatively low-cost business and living environment.

Policy ED-1.4: College Station should pursue economic development strategies which generate expansion in both the local ad valorem and sales tax bases.

GOAL ED-2:

Economic development strategies which balance local business retention, expansion and startup activity with the need to attract desired new outside investment.

Policy ED-2.1: College Station should be an active participant in forums which focus on the needs and aspirations of local businesses.

Policy ED-2.2: College Station should focus its economic development efforts in sectors where growth cannot occur from local businesses (as opposed to recruiting business activities that would be in direct competition with local businesses).

Policy ED-2.3: College Station should bolster its regional trade center role for surrounding counties, with associated sales tax benefits for the City.

Policy ED-2.4: College Station should promote redevelopment/re-use of older, vacant retail space (Policy T-3.4 also supports this).

Policy ED-2.5: College Station should encourage and facilitate desired existing businesses to redevelop or rehabilitate their establishments within the city.

GOAL ED-3:

A “quality of place” focus – in terms of housing opportunities, recreational/entertainment/cultural amenities, and travel options – to attract and retain talent, draw affluent retirees, and bolster the role of tourism/visitation in the area economy. Policy ED-3.1: College Station should regularly assess and determine ways to enhance its appeal to young professionals (including recent graduates of Texas A&M) and other key components of the area labor force, particularly by promoting and enhancing the area’s amenities, special activities, and “cool” places.

Policy ED-3.2: College Station should pursue economic development strategies and practices that are consistent with the City’s growth management and community character goals.

Policy ED-3.3: College Station should focus on attraction of major events (conferences, special entertainment/cultural events, sports tournaments, etc.) to reinforce its image as a tourism/visitation destination.

§ There was a suggestion to put a low priority on this aspect of economic development.

Policy ED-3.4: College Station should continue its emphasis on signature projects – such as the Senior Center and new Municipal Cemetery – which appeal to Texas A&M alumni and others seeking a place to call home for their retirement years.

§ There was a suggestion to delete Policy ED-3.4.

GOAL ED-4:

Coordinated planning, initiatives, and advocacy among key Brazos Valley allies in areas that benefit the regional economy, including research commercialization, transportation and infrastructure improvements, marketing and business recruitment strategies, workforce development and retention, housing variety and affordability, and community amenities and recreational offerings.

Policy ED-4.1: College Station should support efforts to enhance travel connections to and from Bryan-College Station, in conjunction with Policy T-3.2.

Policy ED-4.2: College Station should continue to support workforce training and skills enhancement efforts for the Brazos Valley area, as well as leadership development and encouragement of young professionals.

Policy ED-4.3: College Station should coordinate with Texas A&M University and other public and private partners to promote local research commercialization, particularly through “incubator” approaches for promising start-up businesses.

GOAL ED-5:

Foresight in land use planning and regulation to protect and adequately buffer College Station’s prime economic anchors from intrusive and incompatible development, including the university, research and development sites, medical facilities, and the airport.

§ There was some apparent misunderstanding of the intent of Goal ED-5, which was not to shield certain businesses from economic competition, but to protect them from adverse development-related impacts as cited in Policy ED-5.1.

Policy ED-5.1: College Station should use targeted planning and regulatory techniques to ensure that key economic drivers in the community are not adversely impacted by nearby development that is out of character, contributes to localized traffic congestion, or detracts from area aesthetics.

Policy ED-5.2: In coordination with Texas A&M University, College Station should determine how it can best support effective implementation of the University's Campus Master Plan in areas that will most benefit the local economy.

§ There was a suggestion to delete Policy ED-5.2.

GOAL ED-6:

Quality housing options that are appealing to targeted demographic groups associated with the community's economic anchors (university, medical, professional services, etc.), as well as young professionals and retirees.

Policy ED-6.1: College Station should promote further master-planned development activity within the city limits that mixes housing types, incorporates retail and services, and offers on-site amenities plus access to public recreational areas, transit and other community offerings.

Policy ED-6.2: College Station should promote "life-cycle" housing opportunities within the community to meet the varying space and cost needs of professionals, young families, and others at various stages of their lives, and especially to enable local or newly-arrived retirees to transition comfortably to an appropriate housing situation best suited to their health and wealth status.

PARKS, ART & LEISURE

GOAL PAL-1:

An exceptional parks and recreation system that remains a point of community pride and draws substantial use given its size, wide variety of offerings, and quality of facilities and amenities.

Policy PAL-1.1: College Station should continue its exemplary commitment to maintain at least seven acres of parkland (in neighborhood, mini and community parks) for every 1,000 residents.

Policy PAL-1.2: College Station should follow the philosophy that parks are to be treated and maintained as physical assets of the community, just like streets and infrastructure.

Policy PAL-1.3: College Station should continue its excellent level of promotion to bring parks enjoyment and outdoor experiences and education to as many residents as possible. The City should particularly focus on the needs and interests of teens.

Policy PAL-1.4: In conjunction with Policy ED-3.3, College Station should continue to pursue phased expansion and enhancement of its premier community park, the Veterans Park and Athletic Complex, both for residents and as an added enticement for tourism/visitation and hosting of major athletic events.

§ There was a suggestion to delete Policy PAL-1.4 (“way over-rated”).

GOAL PAL-2:

A premier system of parks, recreation facilities and open space that reflects an ongoing commitment to first-rate maintenance, as well as sustainable expansion to ensure continued accessibility, quality and responsiveness to residents’ needs and interests.

Policy PAL-2.1: College Station should avoid “over-extension” of its existing system as further parkland dedication occurs and through careful timing of new park development and adequate budgeting for system maintenance.

Policy PAL-2.2: College Station should ensure flexibility to respond to a diversity of potential community demands related to parks and recreation (e.g., pet parks, skate parks, additional pools and water parks, passive recreation opportunities, urban spaces/plazas/streetscapes, etc.). Such flexibility could extend to the way in which park sites are acquired, developed and/or maintained (public/private partnerships, intergovernmental efforts), and how specialized programming and services are provided across the park system.

Policy PAL-2.3: College Station should ensure community understanding of its park-related financial challenges as the city continues to grow in population and geographic area.

Policy PAL-2.4: College Station should continue to tap into the spirit of volunteerism in the community by providing varied opportunities for “hands-on” involvement in tree plantings, landscaping projects, and basic maintenance and clean-up activities along trails and at parks and recreation sites.

GOAL PAL-3:

Integrated community planning in which extension of the community's open space and park system is in sync with desired growth and development patterns and advance planning for drainage and floodplain protection in newly-urbanizing areas.

Policy PAL-3.1: College Station should ensure good integration of parks, trails and natural areas into newly-developing residential and non-residential areas, particularly to enhance neighborhood and community character.

Policy PAL-3.2: In conjunction with Policy CC-3.6, College Station should take advantage of open space areas used for public utilities and drainage purposes to complete beautification initiatives (e.g., wildflower planting, screening of utility equipment/wires).

Policy PAL-3.3: College Station should periodically revisit its parkland dedication and fee-in-lieu standards, as well as its Park Zone configuration, so they are up to date and effective in yielding the desired quantity and quality of new park space.

GOAL PAL-4:

A network of linear parks, preserved open space corridors, and off-street trails and bikeways that promotes community connectivity and recreational pursuits while protecting – and increasing public access to – local creeks and other valued natural areas.

Policy PAL-4.1: College Station should respond to resident desires for a comprehensive recreation network built upon linear and trail linkages, in addition to the City's many park sites.

Policy PAL-4.2: College Station should explore all avenues for making its greenways initiative more effective and successful, in conjunction with other comprehensive plan elements related to future growth and land use.

Policy PAL-4.3: In conjunction with Policy CC-4.6, College Station should continue to participate in regional acquisition and intergovernmental park/trail development initiatives, particularly to establish and preserve more wilderness sites for passive recreation and interpretive educational offerings.

Policy PAL-4.4: College Station should make a commitment to effective urban forestry programming and practices by budgeting for appropriate staffing, equipment and support.

GOAL PAL-5:

A wealth of arts, entertainment and leisure offerings and attractions to make College Station a “cool and happening” place for residents of all ages, as well as for visitors.

§ There was a suggestion to delete Goal PAL-5 and all associated policies.

Policy PAL-5.1: College Station should support the performing and visual arts in the Brazos Valley, both by local artists as well as those from Texas and beyond, through events at City-operated facilities, as well as through coordination with other public and non-profit partners.

Policy PAL-5.2: College Station should continue to focus on quality programming (both contemporary and classical) and added amenities at its premier outdoor performance venue, Wolf Pen Creek Amphitheater.

Policy PAL-5.3: College Station should promote public art in the community, both in public spaces and as a “value added” element of public improvement projects.

Policy PAL-5.4: College Station should work with area partners – public, private and non-profit – to ensure a steady flow of unique and educational events, concerts for all ages and interests, one-of-a-kind festivals, and “family friendly” activities and other attractions year-round, with effective promotion to broaden their appeal to a much larger pool of potential visitors to the Brazos Valley.

DRAFT

UNIQUE COMMUNITY ASSETS

GOAL UCA-1:

Creation, designation and protection of areas within College Station where distinctive development styles, well-planned mixing of uses, or a unique atmosphere or natural setting establish a special “sense of place” and contribute to economic vitality, quality of life, and community pride.

§ There was a suggestion that Goal UCA-1 be reworded to say “entertainment districts,” but it is intended to apply to a variety of situations (e.g., unique neighborhoods, historic areas, commercial areas, natural/scenic areas).

Policy UCA-1.1: College Station should continue to complete, update and implement targeted plans for designated special districts, corridors, and gateway locations, particularly to clarify special features that contribute to their existing character and/or a unique setting within the community.

Policy UCA-1.2: College Station should provide processes for monitoring and ensuring protection of these valued community areas.

Policy UCA-1.3: College Station should develop criteria and procedures for recognizing and then extending special planning and management approaches to newly-emerging community asset areas.

Policy UCA-1.4: College Station should respond to resident desires for a true “city center” in their community.

§ Policy UCA-1.4 generated significant discussion, which mostly focused on potential next steps (i.e., actions) beyond these goals and policies, assuming a “true city center” is, in fact, desired by most residents.

Policy UCA-1.5: College Station should ensure consistency between special area plans and the Comprehensive Plan in terms of goals, policies, and targeted actions to enhance particular districts, corridors and gateway locations.

Policy UCA-1.6: College Station should establish guidance and direction for ongoing refinement of special district management strategies and administrative structure.

Policy UCA-1.7: College Station should pursue heritage conservation objectives and priorities through this plan element in conjunction with Policy NI-2.8.

Policy UCA-1.8: College Station should pursue ongoing coordination and partnerships with College Station ISD and Texas A&M University regarding urban design objectives/priorities, facility planning and improvements, and community educational offerings.

GOAL UCA-2:

Attractive, “green” streetscapes along College Station’s major corridors that convey a commitment to quality development and recognition of how well-designed public spaces can “soften” an increasingly urbanized environment.

Policy UCA-2.1: College Station should take a holistic approach to corridor evaluation and planning to appreciate how corridor quality/appearance results from the cumulative influences of private site development, development code requirements and standards (e.g., signs,

landscaping, building design), public roadway design, access management methods, and streetscape treatments.

Policy UCA-2.2: In coordination with other agencies which oversee corridor planning and improvements, College Station should require “context sensitive design” approaches in all major corridor construction and rehabilitation projects.

Policy UCA-2.3: College Station should continue to encourage well-planned private developments and redevelopments along its major corridors that feature complementary uses in close proximity (e.g., hotels, restaurants, shopping and entertainment), as well as design touches that enliven both the individual site and the adjacent public realm, without adversely impacting nearby neighborhoods.

§ There was a suggestion to delete Policy UCA-2.3 because of typical concern about neighborhood impacts.

Policy UCA-2.4: College Station should make it easier for residents and visitors to locate the community’s assets and attractions through improved wayfinding methods.

DRAFT

UTILITIES

GOAL U-1:

Utility infrastructure and services that are built, provided and maintained in a safe and cost-efficient manner to meet basic needs, minimize environmental impacts and maintain regulatory compliance, and be consistent with the community's growth management, redevelopment, and economic development goals.

Policy U-1.1: College Station should aim to meet and, where feasible, exceed state water quality standards for area streams, and also maintain its exemplary level of public drinking water quality and associated monitoring.

Policy U-1.2: College Station should adhere to and require effective storm water management practices.

Policy U-1.3: College Station should limit the impacts of urban runoff on area creeks and water bodies.

Policy U-1.4: College Station should reduce risks to public safety and private property in all utility-related programs.

Policy U-1.5: College Station should continue to capitalize on opportunities to achieve multiple community objectives through major infrastructure projects, such as coordinated road improvements, utility and drainage upgrades, sidewalk rehabilitation/installation/extensions, and streetscape enhancement.

Policy U-1.6: College Station should program utility improvements and extensions to promote infill versus expansion of the urbanized area.

GOAL U-2:

Provision of utility infrastructure and services over geographic areas which can be reliably served consistent with the City's technical and financial capabilities and without detracting from ongoing maintenance and affordable operation of existing systems.

Policy U-2.1: College Station should plan utility infrastructure and services and approve development only in areas that can be reliably and economically served within the City's capabilities.

Policy U-2.2: College Station should continue its close collaboration with the City of Bryan on Unified Drainage Design Guidelines to ensure consistent strategies and methods and to streamline the development review and approval process across the urbanized area.

Policy U-2.3: College Station should continue regional cooperation on solid waste management, and should periodically consider opportunities to consolidate or better coordinate other utility services with other area governments or service providers.

Policy U-2.4: As a local public provider of electricity service, College Station should maintain its commitment to an excellent level of system operation and customer service.

Policy U-2.5: College Station should continue investing in rehabilitation of older water, sanitary sewer, and drainage infrastructure in the City's oldest neighborhoods to maintain their viability and attractiveness for private property owners and homeowners.

GOAL U-3:

Effective long-range and intermediate utility planning to meet projected future demands through orderly system upgrades/expansions and cost-effective service extensions.

Policy U-3.1: Given its rate of growth, College Station should continue to re-evaluate and update, as needed, its key utility master plans every 3-5 years (water, wastewater, storm water and drainage management, solid waste, electric).

Policy U-3.2: College Station should continue phased implementation of its long-range Electric Transmission Plan, along with other area partners, to ensure adequate and reliable supply to serve anticipated growth and to maintain College Station Utilities' capability for rapid response to system outages.

Policy U-3.3: College Station should continue phased expansion of its water supply resources and associated production capabilities to meet shorter-term peak demands, as well as forecasted longer-term needs.

GOAL U-4:

Convenient, easy mechanisms for College Station residents, businesses and institutions to reduce their utility use and energy consumption by adopting basic conservation and re-use practices.

§ There was a comment as to whether the Comprehensive Plan should have a separate section devoted to “green” practices and conservation issues since they have been mentioned in the goals and policies for various plan elements.

Policy U-4.1: College Station should, in general, apply technology effectively, and, in particular, use “green” technologies and practices to reduce utility consumption, operate more efficiently, and limit facility impacts on nearby areas of the community.

§ There was a comment that City officials need financial impact information on “green” utilities to determine whether the City and taxpayers are willing to pay for them.

Policy U-4.2: College Station should pursue and support local water conservation and re-use initiatives.

Policy U-4.3: College Station should promote solid waste reduction and recycling by its residents, businesses, and local institutions, as well as continuing initiatives that provide residents a convenient means of disposing of household hazardous waste.

NOTE: Additional policies for these plan elements will be drafted later in the comprehensive plan update process.

MUNICIPAL SERVICES

GOAL MS-1:

Municipal service provision at exceptional levels citizens have come to expect and City officials and employees wish to deliver, while remaining mindful of cost factors and service extension challenges in a rapidly growing community.

§ An alternative Goal MS-1 was suggested: “Consider additional services consistent with the Comprehensive Plan and which residents indicate a willingness to pay for.”

§ There was a suggestion to delete the phrase “and City officials and employees wish to deliver” from Goal MS-1.

Policy MS-1.1: College Station should continue to pursue and receive accreditations based on levels of services provided.

Policy MS-1.2: In conjunction with Policy U-4.1, College Station should determine practical ways to reduce energy consumption and implement resource conservation strategies in all areas of municipal service provision.

GOAL MS-2:

Effective planning for future service demands, both within the city limits and in anticipated growth areas, in conjunction with the City’s growth management goals and strategies and making maximum use of cost-saving technology and methods.

§ There was a comment that municipal services should be concentrated in infill areas versus expanding services.

Policy MS-2.1: College Station should develop plans for the expansion of municipal services in conjunction with annexation plans to ensure that the City is prepared to serve its residents upon annexation.

§ There was a suggestion to delete Goal MS-2 and Policy MS-2.1 (“already addressed elsewhere”). There was also a comment that MS-2.1 should be done at no cost to existing citizens.

Policy MS-2.2: College Station should assess the experiences of other municipal governments that have implemented city-wide, public “wi-fi” networks to determine its fit and feasibility as a potential local initiative (possibly in partnership with the City of Bryan and/or Texas A&M University).

COMMUNITY FACILITIES

§ Some were not clear on which City facilities this section is intended to address – *would be clarified through the actual plan element.*

GOAL CF-1:

Effective planning for verified future facility needs consistent with the City’s growth management and economic development goals and strategies, as well as to accommodate the necessary lead time for major capital investments and associated staffing and equipment commitments.

Policy CF-1.1: College Station should establish consolidated facilities for storage and maintenance of service vehicles and equipment, records storage, materials storage and other needs in locations that are accessible to areas served.

§ There was a comment which stated, “Why consolidate it all? This would require high-dollar land and building for low-dollar use.”

GOAL CF-2:

Careful design, execution, and maintenance of major facility projects to ensure that College Station’s physical, social and economic fabric is enhanced by such public investments and that the needs of City personnel are addressed.

§ There was a suggestion to delete the phrase “and that the needs of City personnel are addressed.” However, this is intended to address a favorable and productive working environment for City employees, hiring/retention of good employees, etc.

Policy CF-2.1: College Station should design and construct public buildings, facilities and improvements which reflect the character of their surroundings, blend well into existing neighborhoods and districts, and help to establish an identity and quality standard for newly-developing areas of the city.

Policy CF-2.2: College Station should communicate periodically with CSISD on facility coordination opportunities, especially to locate new elementary schools within neighborhoods whenever possible, and to ensure safe/walkable areas around schools (also addressed by Policy T-1.5).

September 27, 2007
Workshop Agenda Item No. 5
Thoroughfare Funding Policy

To: Glenn Brown, City Manager

From: Mark Smith, Director of Public Works

Agenda Caption: Presentation, possible action and discussion regarding policies for funding the construction of new thoroughfares.

Recommendation(s): Provide direction to staff regarding strategies for funding thoroughfare extensions.

Summary: In response to Council's request, staff will present an overview of funding mechanisms for the extension of new thoroughfares to provide a basis for a policy discussion.

Budget & Financial Summary: Funding alternatives can have a significant impact on the City's ability to fund future capital projects.