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Mayor

Nancy Berry

Mayor Pro Tem

Dave Ruesink

City Manager

Glenn Brown

Councilmembers

John Crompton

Jess Fields

Dennis Maloney

Katy-Marie Lyles

Lawrence Stewart

Agenda
College Station City Council
Workshop Meeting
Thursday, May 27, 2010 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 adoption of the Central College Station Neighborhood Plan.
3. Presentation, possible action, and discussion regarding the potential creation of a Medical Corridor in the southern portion of the City.
4. Presentation, possible action, and discussion to explore the potential of a College Station Business Association.
5. Presentation, possible action, and discussion regarding an update of the Water Conservation and Irrigation Plan for the College Station Parks and Recreation Department.
6. Presentation, possible action, and discussion regarding a draft list of topics for the City Council's retreat scheduled for June 17 and 18 at the Utility Training Center off of Graham Road.
7. Council Calendar
 - May 28 Dedication & Open House - Texas 4-H Youth Development Foundation Headquarters at Texas 4-H Complex - 4180 SH 6 South at 2:00 p.m.
 - May 31 City Offices Closed – HOLIDAY
 - June 3 Reception for John Nichols in Council Chambers at 3:00 p.m.
 - June 3 Planning & Zoning Meeting in Council Chambers at 6:00 p.m.
 - June 5 Brazos County Branch NAACP Annual Freedom Fund Banquet at 7:00 p.m.
 - June 9 17th Annual Newman 10 Business Performance Awards Luncheon at CS Hilton, 12:00 pm
 - June 10 Council Workshop/Regular Meeting in Council Chambers, 3:00 p.m.
8. 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.

City Council Workshop Meeting

Thursday, May 27, 2010

9. Discussion, review and possible action regarding the following meetings: Arts Council of the Brazos Valley, Audit Committee, Brazos County Health Dept., Brazos Animal Shelter, Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, Cemetery Committee, Code Review Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Committee, Metropolitan Planning Organization, National League of Cities, Parks and Recreation Board, Planning and Zoning Commission, Sister City Association, TAMU Student Senate, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, Zoning Board of Adjustments, BVSWM, Signature Event Task Force, (Notice of Agendas posted on City Hall bulletin board).
10. 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 or 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:

Litigation

- a. City of Bryan's application with TCEQ for water & sewer permits in Westside/Highway 60 area, near Brushy Water Supply Corporation to decertify City of College Station and certify City of Bryan
- b. City of Bryan suit filed against College Station, Legal issues and advise on Brazos Valley Solid Waste Management Agency contract, on proposed methane gas contract
- c. Water CCN / 2002 Annexation / Wellborn Water Supply Corporation
- d. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White
- e. Chavers et al v. Tyrone Morrow, Michael Ikner, City of Bryan, City of College Station, et al
- f. Clancey v. College Station, Glenn Brown, and Kathy Merrill

Legal Advice

- a. Discussion of Legal Issues Regarding: Wellborn Incorporation Request
- b. Contemplated Litigation, Legal remedies available to abate weeds, rubbish, brush and other unsanitary matter from a lot in the College Hills residential area.
- c. Brief update on Open Meetings Act.

Personnel {Gov't Code Section 551.074}; possible action

The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. Mayor & Council Self Evaluation

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

City Council Workshop Meeting

Thursday, May 27, 2010

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. Spring Creek Business Park, location of Education Prospect

11. Action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting may be discussed in tonight's Regular Meeting if necessary.

12. 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 May, 2010 at 3:00 pm 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 May, 2010 at 2:00 pm



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 May 24, 2010 at 2:00 pm 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 _____, 2010.

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.

May 27, 2010
Workshop Agenda Item No. 2
Central College Station Neighborhood Plan

To: Glenn Brown, City Manager

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

Agenda Caption: Presentation, possible action, and discussion regarding adoption of the Central College Station Neighborhood Plan.

Recommendation(s): N/A

Summary: The Central College Station Neighborhood Plan, a component of the College Station Comprehensive Plan, planning process has been underway for the past nine months and the update is complete. The planning process began in August, 2009 with the selection of the area and establishment of the Neighborhood and Planning Resource Team. Over the past nine months, staff has worked with the neighborhood to develop a plan to address community character and land use, neighborhood integrity, mobility, and sustainability.

Citizen engagement included three community meetings, an online survey, and the involvement of neighborhood, CSISD, and TAMU student representatives through the Neighborhood Resource Team.

Staff will provide a draft copy of the Central College Station Neighborhood Planning Area Plan as well as an overview of the document at the May 27th Workshop. This information is being delivered to the Council in advance of a public hearing, presentation, possible action, and discussion regarding adoption of the Plan scheduled for June 10th.

Budget & Financial Summary: N/A

Attachments:

1. Neighborhood, District, and Corridor Planning Summary
2. Central College Station Neighborhood Plan Process Summary
3. Draft Central College Station Neighborhood Plan (provided at meeting)

Neighborhood, District, and Corridor Planning



City of College Station
Planning & Development Services

July, 2009

What is Neighborhood, District, and Corridor Planning?



Neighborhood, district, and corridor planning are small area plans focused on areas designated for further review in the College Station Comprehensive Plan. These plans are intended to

serve as the action plans for specific areas focusing on the particular needs and opportunities of the area.

Neighborhood planning areas are made up of existing neighborhoods, and adjacent areas of influence, where, generally, it is important to promote and preserve the current land uses, character and identity. Neighborhood plans should also identify appropriate and compatible land

uses and design for vacant lands within the neighborhood, its area of influence, and for areas appropriate for redevelopment.

Neighborhood plans will also aid in the development of actions that will address existing problems and identify enhancement actions within the area of the plan. There are 13 identified neighborhood planning areas within the City.

District and corridor plans are intended for areas that exhibit, or could exhibit, opportunities for a mix of uses with an emphasis on walkability and a unique focus. Corridor planning areas further incorporate opportunities for resource protection or recreational activities. **Chapter 2, Community Character** identifies 13 district and corridor planning areas within the City. Below is a graphic of Map 2.1, depicting the NDC planning areas.



Map 2.1, Concept Map, City of College Station Comprehensive Plan, 2009

Neighborhood, District, and Corridor Planning

How can I be involved?



A Stakeholder Resource Team will provide input and advice to Staff throughout the process.



Every area of the City will be incorporated into a NDC Plan.



Public engagement is critical to the success of a NDC plan.

Community participation is the most critical component for the success of a NDC Plan. City Staff will rely heavily on citizen volunteers to help shape the plan. There will be a number of ways to be involved in the planning process both formally and informally.

One way to be involved is to volunteer to serve as a member of the Stakeholder Resource Team (SRT). During the first phase of the planning process, City Staff will be working with a planning area to identify individuals committed to the planning process, providing feedback, and making sure the plan will address the needs and opportunities in the planning area. This role will be time intensive and involve a number of meetings.

For individuals interested in the process, but have less time to dedicate, a number

of public meetings will be held throughout the planning process to provide guidance to the Staff and a SRT on the needs, opportunities, and goals of the area. These meetings will be publicized through direct mailings, emails provided through neighborhood and homeowner associations, as well as the City's website. If you are interested in these meetings, feel free to contact City Staff or a member of the SRT to find out about the agenda, location, time,

or place. Contact information for key City Staff involved in the NDC planning process can be found on page 4, and on the City's website.

There will also be opportunities to comment on drafts of all of the elements of the plan. Draft chapters, as well as progress reports will be made available throughout the planning process to members of the SRT, participants in public meetings, and online.



A variety of activities will occur to offer input

How is a planning area chosen?

While every area of the City should be incorporated into one of the planning areas, these plans cannot all be completed at once. During the adoption of the Comprehensive Plan, these areas were not prioritized to provide flexibility for the City Council, City Staff, and

Stakeholders to determine the timing for a NDC plan based on emerging needs within the community.

Also as part of the Comprehensive Plan, the City is to begin monitoring for shifts in demographics, development patterns, and eco-

nomics stability that will help to identify changes or new opportunities that would help to determine when an area might be in need of an in-depth NDC plan.

The City will be working to complete at least two NDC plans each year.

What Should be in a Plan?

A typical plan will have at least 6 chapters:

- Introduction
- Community Character
- Neighborhood Integrity
- Transportation
- Sustainability
- Implementation

A NDC Plan will cover existing conditions, issues, and opportunities in a planning area, any changes to land use and character designations, the impacts the plan

goals and actions will have on residential neighborhoods, focused code enforcement efforts, necessary transportation improvements for vehicle, pedestrian, and bicycle traffic, as well as how the actions recommended in the plan will be carried out and who is responsible for carrying out each action.

A Plan may also involve other components depending on the unique issues of a

planning area. Where redevelopment issues are prevalent, a chapter focusing on Economic Development may be appropriate. Or a Parks, Greenways, and Arts chapter may be appropriate where parks or greenways are a distinct piece of the planning area.

Overall, the NDC Plan should be developed to create, protect, and enhance areas of distinction.



A Plan may include necessary transportation improvements like multi-use trail connections

How long will it take to create a plan?

A typical plan will probably take between 8 and 10 months to complete, dependant upon available resources, and the complexity of the issues and opportunities in a planning area. Ideally, neighborhood plans will generally run concurrently with the school year calendar for maximum public participation.

The Plan process is broken into 4 phases. The first phase is primarily focused on preparation work for a plan, like creating Resource Teams and defining the planning area, and a citizen engagement plan.

The second phase will focus heavily on public input, issue and opportunity identifica-

tion, and a study of existing conditions. This phase should take place during the fall.

A third phase will focus on the drafting of the actual plan chapters during the winter. The final adoption and implementation phase will be during the following spring, and ongoing for the life of the plan.

A NDC plan should

be fully implemented in five to seven years.

What happens after a plan is adopted?

After a NDC Plan is adopted, the implementation stage begins. Each plan will have a Plan Manager that is responsible for tracking the progress made on the plan.

The Plan Manager will work closely with other City departments, as well as residents and stakeholders in the area to identify the entity responsible for carrying out each action recommended in the plan, as well as a timeline

for each implementation. It may take several years for all of the items to be accomplished.

The Plan Manager will also be responsible for creating a process for the public to track progress on the plan, and providing annual feedback to the community and City Council about the plan, its implementation, and any changes happening in the area that may influence the effectiveness of the plan.



NDC Plans can address the treatment of natural and vegetated corridors.

City of College Station

P.O. Box 9960
1101 Texas Avenue
College Station, TX 77842
Phone: 979-764-3570
Fax: 979-764-3496

For more information, please contact us:

Planning and Development Services

Bob Cowell, AICP
bcowell@cstx.gov

979-764-3570

Community and Neighborhood Planning

Lindsay Kramer, AICP
lkramer@cstx.gov

979-764-3570

Neighborhood Services

Barbara Moore
bmoore@cstx.gov

979-764-6262

Relationship to the Comprehensive Plan



University Drive Hospitality Corridor, 2006, one example of a corridor planning area.

A NDC Plan will become part of the City's Comprehensive Plan. Although each plan will contain its own goals, strategies, and actions, they will be tied back to the community-wide vision for College Station. Each action will be measured against this vision statement and evaluated for its consistency with the overarching goals of the Comprehensive Plan.

Each plan will allow us to expand on the goals of the Comprehensive Plan by evaluating what those goals mean for a particular area within College Station, since no two areas are completely alike. Each plan should also uphold the Comprehensive Plan and the integrity of the public participation process.

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!

www.cstx.gov



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Neighborhood Services

Barbara Moore
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979-764-6262

What is the Neighborhood Resource Team?

The Neighborhood Resource Team is a group of dedicated residents, business owners, students, and neighborhood representatives that will work closely with City Staff to insure that the Central College Station Neighborhood Plan represents the issues and opportunities expressed by its residents, and to provide advise and assistance to Staff during the planning process.

Members were chosen out of a pool of interested individuals based primarily on having as many different geographic areas of the planning area represented, along with ensuring representation from the business community, student residents, and institutions in the area.

Steve Arden, Edelweiss Estates s.d.arden@suddenlink.net	Mike Martindale, Rock Prairie Elementary mmartindale@csisd.org
Mike Ashfield, Planning and Zoning Commission ashfieldmi@gmail.com	Nancy Preston, Southwood Valley nancycpreston@aol.com
Kyle Bryson, Off-Campus Aggies kylewbryson@gmail.com	Hector Silva, CSISD Transportation hsilva@csisd.org
Maggie Charleton, Southwood Valley charletons@suddenlink.net	Chris Tucker, Texas A&M University student Cadet.chris.tucker@gmail.com
Luis Cifuentes, Brandon Heights cifuentes@tamuedu	Neil Van Stavern, Van Stavern Small Animal Hospital vanstave@msn.com
Sandra Goldap, Southwood Valley karlg@suddenlink.net	John Westbrook, Southwood Valley j-westbrook@suddenlink.net
Kristiana Hamilton, Southwood Valley Elementary khamilton@csisd.org	George Wright, Southwood Valley wright@entc.tamuedu
Boyd Larson, Southwood Valley BoydL@cpebry.com	

www.cstx.gov/centralplan

Central College Station Neighborhood Plan



**City of College Station
Planning & Development Services**

September, 2009

What is Central College Station?

The Central College Station Neighborhood Planning Area is made up of 1,450 acres located in the geographic center of College Station. Bounded by Texas Avenue (State Highway 6 South), Harvey Mitchell Parkway (FM 2818), Wellborn Road (FM 2154), and Rock Prairie Road. This area includes eight residential subdivisions, and is home to more than 10,000 residents. The area is surrounded by neighborhood planning areas to the north and south, but is also in the area of influence for Growth Area VI and X and the Spring Creek District as identified in the City's Comprehensive Plan Concept Map.

The Central College Station Neighborhood Planning Area developed over a period of nearly 40 years. The most recent additions are late phases of Edelweiss Estates in 2001, but the earliest development took place in 1974 as part of Southwood Valley at the northeast corner of the area. Annexations took place between 1969 and 2002.

The area holds more than 1,000,000 sq. feet of commercial and business space and 2,226 single-family homes, 534 duplexes, and 1,355 other multi-family units.

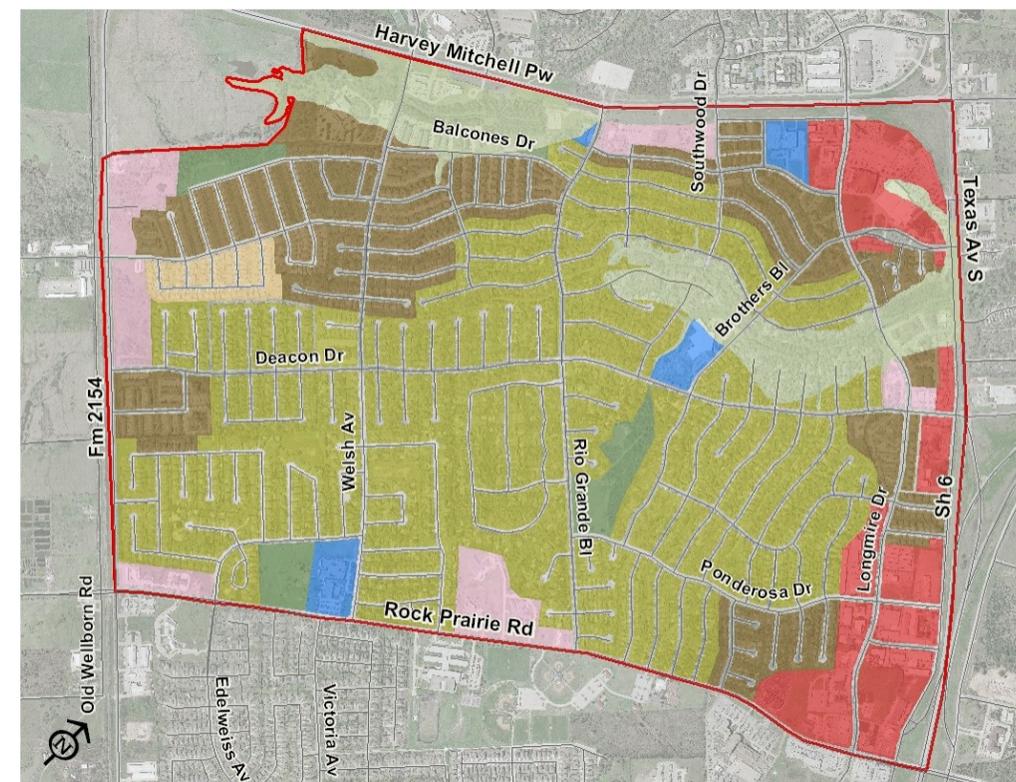
The planning area is primarily residential, but ringed by commercial space along major corridors. Commercial anchors are located at Harvey Mitchell Parkway and Texas Avenue, and Rock Prairie Road and State Highway 6 South with moderate-to small-scale businesses and offices along Longmire Drive, Rock Prairie Road, Wellborn Road, and Harvey Mitchell Parkway. Medical offices are located along portions of Rock Prairie Road and make up a portion of the Spring Creek District Planning Area. Central College Station is home to two elementary schools – Rock Prairie Elementary and Southwood

Valley Elementary. All neighborhoods in the planning area are zoned for attendance at one of these elementary schools. Students then attend Cypress Grove Intermediate and College Station Middle Schools located outside the planning area. All students attend A&M Consolidated High School, located to the north of the planning area across Harvey Mitchell Parkway.

The City of College Station operates the Larry J. Ringer Library on Harvey Mitchell Parkway in conjunction with the City of Bryan. The City of College Station also operates Fire Station #2 serving the entire planning area. The area is also part of two community policing beats – Beats 60 and 80.

This area has six churches serving a variety of religious faiths. The planning area also includes two nursing home facilities in close proximity to College Station Medical Center on Rock Prairie Road.

One hundred seventy-one acres in the planning area are identified on the City's Comprehensive Plan as Natural Area Protected and Reserved. These areas generally cover the floodplain for two Bee Creek tributaries that traverse the north and east section of the planning area. Overall, this area is relatively flat, with a slight downward slope from the south to north end – falling 82 feet over 11,000 linear feet (0.7% slope) with the lowest points corresponding with the creek beds. Without direct access to discharge to these tributaries, there are several detention ponds located in the



Central College Station Neighborhood Plan Area, September 2009. (P&DS)

(Continued on page 2)

What is Central College Station (continued)

(Continued from page 1)

southern section of the planning area – all maintained by private homeowner or property owner associations. The City has several greenways identified in the Greenways Master Plan covering the Bee Creek Tributaries; however, no land acquisition has taken place.

The City of College Station maintains 50 acres of park space in this area. The planning area is part of Neighborhood Park Zone 5 and Community Park Zone B. Overall, there are five acres of park for every 1,000 residents.

Central College Station is served by 42 miles of road. The area is bounded by four arterials—Harvey Mitchell Parkway (FM 2818), Wellborn Road (FM 2154), Rock Prairie Road, and Texas Avenue. Within the planning area, collectors Rio Grande Boulevard, Welsh Avenue, and Longmire Drive provide north-south vehicular connectivity, while Deacon Drive provides the only direct east-west connection. Brothers Boulevard, Ponderosa Drive, Southwood Drive, Edelweiss Avenue, Navarro Road, and Balcones Drive also serve as local collector roads.

The planning area is served by three bus systems. Texas A&M University serves students living in this area with two bus routes that run between 7:00 a.m. and midnight on weekdays during the regular fall and spring semesters. College Station Independent School District (CSISD) provides buses in this area for students attending Cypress Grove Intermediate, College Station Middle, and A&M Consolidated High schools.

The District provides limited general public service to this area along Harvey Mitchell Parkway at Welsh and Southwood Drive. The area is served by a network of dedicated bicycle lanes, routes, and paths. Sidewalks are also located throughout the planning area.

There are a number of public projects underway or planned for construction in Central College Station. The 2008 Bond package provided funding for improvements to the Bee Creek tributary channels in the planning area, currently in design, and the expansion of the Larry J. Ringer Library, tentatively scheduled to be under construction in 2012. The bond package also included funds for improvements to Brothers Park to upgrade the jogging trail and make repairs to the entrance sidewalk. College Station is also developing a hike and bike trail located on the north side of Harvey Mitchell Parkway between Welsh Avenue and Longmire Drive.

The area is also impacted by the current TxDOT widening project on Wellborn Road. The Wellborn Road project will widen Wellborn Road to six lanes between Graham Road and Southwest Parkway, and is anticipated to be complete by 2011, and a reconfiguration of the interchange at Wellborn Road and Harvey Mitchell Parkway. Funding for a raised median on Harvey Mitchell Parkway between Texas Avenue and Wellborn Road has been identified by TxDOT, but design of the median has not yet begun (scheduled to be bid in 2011).

Why was Central College Station chosen?

This Planning Area was chosen for study because of its diversity of housing type and age, mix of residential and commercial uses, opportunities for redevelopment, and no recent neighborhood planning effort focused on this area. This planning area offers the opportunity to better understand the factors leading to changes from

owner to renter occupied homes.

The boundaries of this planning area were based on the contiguous area of neighborhood conservation identified in the Comprehensive Plan, and the surrounding areas of influence. Major roads serve as effective boundaries to delineate this

area from other areas of the City. There are eight subdivisions within the planning area, each with multiple phases. While none of those subdivisions is exactly alike in age or character, they all share the same roads, parks, water lines, and are affected by the same infill, redevelopment, and commercial development.

How will the plan be created?

The Central College Station Neighborhood Plan will be created from the input we receive from residents, business owners, students, neighborhood representatives, and other institutions in the planning area.

The City will be hosting 3 public meetings to obtain input, as well as hosting a survey on the plan website:

<http://www.cstx.gov/centralplan>

What will be in the plan?

The Central College Station Neighborhood Plan will have at least 6 chapters:

- Introduction
- Community Character
- Neighborhood Integrity
- Transportation
- Sustainability
- Implementation

The Plan will cover existing conditions, issues, and opportunities in the area, any changes to land use and character designations, focused code enforcement efforts, necessary transporta-

tion improvements for vehicle, pedestrian, and bicycle traffic, as well as how the actions recommended in the plan will be carried out and who is responsible for carrying out each action.

Overall, the neighborhood plan should be developed to create, protect, and enhance areas of distinction.

How long will it take to create a plan?

The Central College Station Neighborhood Plan is anticipated to take 9 months to complete.

The Plan process is broken into 4 phases. The first phase is primarily focused on preparation work for a plan, like creating Resource Teams

and defining the planning area, and a citizen engagement plan.

The second phase will focus heavily on public input, issue and opportunity identification, and a study of existing conditions. This phase should take place during the fall.

Kick-off Meeting
Tuesday, September 29, 2009
7:30 p.m., Southwood Valley Elementary

Issues and Opportunities Meeting
Thursday, October 22, 2009
6:00 p.m., Peace Lutheran Church

Vision and Goals Meeting
Date and location TBD



Public involvement is critical to the success of a neighborhood plan.

Timeline

September: Initial Advisory Team Mtgs. Phase 1 Completion Kick-off Meeting	January: Draft work continued
October: Issues/Opportunities Mtg	February: Draft work completed Phase 3 Completion
November: Phase 2 Completion Plan drafting begins	March: Open House Mtgs Public comment on drafts
December: Draft work continued	April: Plan revisions made
	May: Adoption/implementation



Fire Station #2 serves the Central College Station Neighborhood Plan Area



Peace Lutheran Church is one of six churches in the Central College Station Neighborhood Plan Area



There are more than 42 miles of road in the Central College Station Neighborhood Planning Area



Longmire Park is one of 6 parks in the Central College Station Neighborhood Plan Area

May 27, 2010
Workshop Agenda Item No. 3
Proposed College Station Medical Corridor

To: Glenn Brown, City Manager

From: David Gwin, Director of Economic and Community Development

Agenda Caption: Presentation, possible action, and discussion regarding the creation of a Medical Corridor in the southern portion of the City.

Recommendation(s): Staff recommends that the City Council receive the presentation and provide any desired input. A proposed contract and associated partial funding agreement has also been placed on the Consent Agenda for action during the May 27th Regular Meeting.

Summary: The Medical Corridor, as currently envisioned, represents a specially designated district that seeks to establish and promote district identity, focus development synergy and invite significant new financial investment from healthcare and wellness stakeholders in the southern portion of the City.

A comprehensive study to better determine the corridor's exact size and scope, associated market analysis, economic impact forecasting and modeling, and initiative visioning exercises has been proposed as the first phase of the Medical Corridor project. Once completed, this study is expected to position the City to implement this major economic development initiative. Staff has preliminarily identified several key corridor elements to be fully explored under the proposed study, including signage, landscaping, pedestrian amenities, roadway enhancements and distinct design standards.

This project is a collaborative, exploratory and planning effort primarily between the City of College Station and The Med. Council last heard a presentation in late 2009 and approved funding for this comprehensive study which will focus on the general area around The Med including the intersection of Rock Prairie Road and State Highway 6. This significant offering of public resources by the City of College Station is viewed as an economic incentive allocated to promote significant future medically-oriented development in the subject area.

The project and any related contract(s) will be administered by the City. The proposed project consultant team is comprised of Schrickel, Rollins and Associates, Inc. (Arlington, Texas) in association with Townscape, Inc. (Dallas, Texas), and Leland Consulting Group (Denver, CO). Once approved, the City Council will be asked to appoint a group of stakeholders to assist in the furtherance of this effort. Funding for this effort has been provided by The Med, however, the City will not prohibit the participation of any stakeholder that is deemed to have a potential role in the furtherance of the initiative.

Now fully funded by both entities, the project will be launched in Summer 2010 following Council approval of the contract. The total budget for the study is \$300,000, and it is anticipated that this first phase of the Medical Corridor project will be completed in approximately a year. Any physical improvements and/or major new initiatives resulting from the study will be decided on, funded and implemented in subsequent phases of the effort.

Budget & Financial Summary: Funding for this contract was approved as a project under the FY 2010 Economic Development Fund in an amount of \$300,000. In terms of total budget, \$250,000 will be provided by the City and the remaining \$50,000 will come from The Med to fund the project.

May 27, 2010
Workshop Agenda Item No. 4
College Station Business Association

To: Glenn Brown, City Manager

From: David Gwin, Director of Economic and Community Development

Agenda Caption: Presentation, possible action, and discussion to explore the potential of a College Station Business Association.

Recommendation(s): Staff recommends that the City Council receive the presentation and provide any input or direction in this regard.

Summary: In its ongoing efforts to capitalize on opportunities to better engage College Station businesses and citizens, the City Council requested that staff investigate the potential of a College Station business association or similar entity.

The concept of an organization that is focused on College Station's economic development activities has had previous iterations. Most recently, the College Station Business Development Corporation, a §4(b) corporation, operated from 1999 until it was placed in dormant status in 2003 due to changes in the Development Corporations Act.

The last members of the Corporation's Board of Directors included:

- Thomas Taylor
- Joseph Byrne
- Greg Stiles
- Harry Green
- Laura Gonzalez
- Larry Hodges
- George Lea

During the years the Corporation was active, it accomplished several major goals including the evaluation and recommendation for the purchase of the Business Center at College Station as well as the Spring Creek Business Park; development of incentive guidelines; creation of marketing materials; and provided recommendations on the incentive packages for several businesses that located in College Station.

Staff will provide the Council with a presentation on the dormant College Station Business Development Corporation, provide several options regarding the establishment of a business association that would specifically target businesses wishing to locate or are already located in College Station, and seeks direction on any desired future action.

Budget & Financial Summary: Potential financial implications will be discussed during the presentation.

Attachments:

None

May 27, 2010
Workshop Agenda Item No. 5
Parks and Recreation Department
Water Conservation Plan Update Presentation

To: Glenn Brown, City Manager

From: David Schmitz, Assistant Director, Parks and Recreation Department

Agenda Caption: Presentation, possible action, and discussion regarding an update of the Water Conservation and Irrigation Plan for the College Station Parks and Recreation Department.

Recommendation(s): Staff requests that the City Council provide input and policy direction on the update of the current Water Conservation and Irrigation Plan for the College Station Parks and Recreation Department.

Summary: The Parks and Recreation Department has set a goal to modify the current system wide water use and irrigation procedures related to the grounds that are under its responsibility to assist in the City's water conservation efforts. The plan focuses on more frequent irrigation systems checks, repairs and modifications to existing irrigation systems, reducing the number of watering days to coincide with the City's water conservation plan, reducing run times to the minimal amount needed and replacing planting beds with low water use perennials.

Budget & Financial Summary: Technology upgrades for new irrigation systems are funded as a part of the construction budget as needed. Funds for the implementation of the additional technology upgrades of some current irrigation systems will be sought as a function of the FY 11 General Fund Budget process.

Attachments:

None

May 27, 2010
Workshop Agenda Item No. 6
Council Retreat Items

To: Glenn Brown, City Manager

From: City Manager's Office

Agenda Caption: Presentation, possible action, and discussion regarding a draft list of topics for the City Council's retreat scheduled for June 17 and 18 at the Utility Training Center off of Graham Road.

Recommendation(s): N/A

Summary: This is a follow-up to the item on May 17 when the City Council provided a list of possible retreat topics as well as a number of future agenda items. The retreat will be held on June 17 and 18, a Thursday and Friday, at the CSU Training Facility located on Graham Road. Attached is a draft list of the items for the retreat as well as future agenda items, and staff is seeking Council direction.

Budget & Financial Summary: N/A

Attachments:

1. Items Requested at May 17 Meeting

Items Requested at the May 17 meeting

Council retreat items

- Strategic plan
- Speedway annexation
- EXIT Teen Center Options
- R-1 zoning vs. student housing
- Transportation user fee
- City-owned assets and real estate – include appraised values
- Status of convention center
- Branding of College Station
- Evaluate operations of contract agencies (RVP, CVB, and Arts Council), possible audits
- Council meeting procedures – to include but not limited to:
 - o Code of Ethics and Relations Policy
 - o Travel Policy
 - o Mayor Pro Tem
 - o City Charter responsibilities

Future Agenda Items

- Nature Center design proposals from classes (workshop)
- 3rd party inspections of rental property (workshop)
- Parking on Pasler Street (workshop immediately)
- Parking on narrow streets in residential neighborhoods (workshop long term)
- Expenditures relating to Northgate Parking Study
- Recreation vehicles in driveways
- Parks budget/enterprise fund
- Bicycle friendly community designation
- Selection of new city manager (executive session)
- Lack of CS representation on County Commissioners Court (letter has been drafted)
- Appropriate personnel staffing and salaries (brought up to look specifically at Police and Fire)

Requested follow-up

- Feasibility of placing all city checks online (written report)
- Parking rates to be included in budget process