

PLANNING & DEVELOPMENT SERVICES NEWSLETTER



SEPTEMBER 2011



Building a Better Community with You

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PENDING CODE ADOPTIONS

The City of College Station Building Department is currently reviewing the 2012 International Codes and the 2011 National Electrical Code (NEC) for adoption. The family of I-Codes consists of the following:

- International Building Code
- International Residential Code
- International Fire Code
- International Mechanical Code
- International Plumbing Code
- International Fuel Gas Code
- International Energy Conservation Code
- International Property Maintenance Code

The City of College Station currently uses the 2009 edition of the I-Codes and the 2008 NEC. The International Code Council and National Fire Protection Association issue updated code editions every three years. The changes help clarify intent, keep up with new materials and technology, strengthen requirements designed to safeguard the public health, safety, and general welfare.

The Building Department will present each code to the Construction Board for their consideration before the codes are adopted by City Council. The current schedule calls for the new codes to go into effect on January 1, 2012. If you have any questions about the pending code adoptions please contact the Building Department at 979.764.3570.

Chris Haver, C.B.O.
Building Official



NEW IDEAS FOR AMERICA'S FUTURE

Volume 12 Issue 9

1101 Texas Avenue
P.O. Box 9969
College Station, TX 77842

Phone: 979.764.3570
Fax: 979.764.3496
www.cstx.gov

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 10 %	↓ 16 %

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 16 %	↑ 79 %

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 7 %	↑ 13 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, September 2010, and decreased when compared with two years ago, September 2009.

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, September 2010, and increased when compared with two years ago, September 2009.

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, September 2010, and experienced an increase when compared with two years ago, September 2009.

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946
APRIL	363	277	176	139	26	13	17	1011
MAY	413	331	221	192	19	8	11	1195
JUNE	418	345	246	214	28	14	15	1280
JULY	460	341	300	280	16	8	14	1389
AUGUST	343	306	298	242	33	17	18	1257
SEPTEMBER	223	225	175	153	24	12	15	827

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301
APRIL	342	25	19	11	12	173	232	157	389	1360
MAY	142	18	15	7	10	298	182	232	430	1334
JUNE	179	9	21	17	4	148	157	290	520	1345
JULY	138	11	13	6	14	98	164	239	493	1176
AUGUST	151	15	63	14	13	242	78	139	459	1174
SEPTEMBER	91	38	34	17	17	256	75	107	332	967

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500087	2862 North Graham Rd.	7.364	A-O to PDD	4-Aug-11	Approved	11-Aug-11	Approved
11-500112	2672 Horse Haven Ln.	2.69	R-1 & A-O to PDD	15-Sep-11	Approved	13-Oct-11	
11-500125	6100 Victoria Ave	6.765	A-O to R-1 & R-1B	20-Oct-11		10-Nov-11	
11-500135	1024 & 1026 Foster Ave	0.73	R-4 to PDD	20-Oct-11		10-Nov-11	
11-500136	2041 Holleman Dr.	1.217	R-4 to C-1	20-Oct-11		10-Nov-11	

POPULATION: The September 2011 population estimate is 96,666





BUILDING PERMIT TOTALS:

Month of September 2011						Month of September 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	15	15	35,592	27,184	\$1,948,450	9	9	\$1,227,174
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	8	32	60,352	57,496	\$2,894,728	0	0	\$0
Apartment	0	0	0	0	\$0	7	105	\$6,698,106
Residential Addition	3	N/A	3,101	1,076	\$119,803	5	N/A	\$112,160
Residential Remodel	4	N/A	0	0	\$8,744	10	N/A	\$347,326
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$10,000
Residential Demolition	1	N/A	N/A	N/A	\$1,350	1	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	7	N/A	N/A	N/A	\$2,061,087	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	14	N/A	86,380	74,889	\$11,816,969	2	N/A	\$1,624,537
Commercial Remodel	8	N/A	N/A	N/A	\$322,355	6	N/A	\$485,900
Commercial Addition/Retaining Wall	2	N/A	N/A	N/A	\$73,350	0	N/A	\$0
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$117,900	1	N/A	\$33,000
Sign	14	N/A	N/A	N/A	N/A	12	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	4	N/A	N/A	N/A	\$16,200	2	N/A	\$8,800
Roofing	3	N/A	N/A	N/A	\$10,900	1	N/A	\$10,000
TOTALS	86	47	185,425	160,645	\$19,391,836	57	114	\$10,557,003

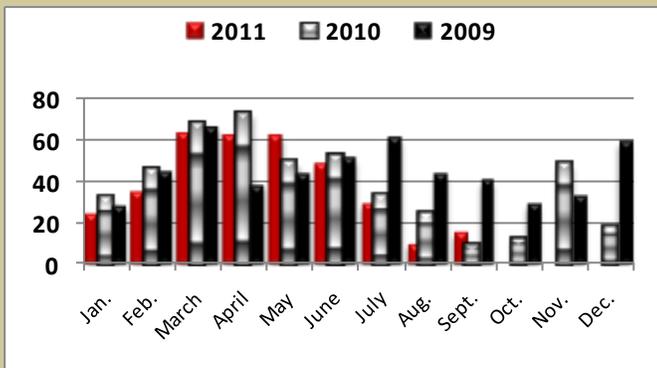
January 1, 2011 - September 30, 2011						January 1, 2010 - September 30, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	348	348	839,115	660,299	\$46,666,485	386	386	\$53,452,911
Duplex	1	2	3,627	3,470	\$200,000	1	2	\$137,280
Tri-plex/Four-plex	8	32	60,352	57,496	\$2,894,728	0	0	\$0
Apartment	49	261	398,862	376,983	\$25,873,080	9	0	\$7,494,556
Residential Addition	59	N/A	37,190	25,596	\$2,467,840	50	N/A	\$1,481,684
Residential Remodel	91	N/A	31,898	30,348	\$2,011,324	87	N/A	\$1,765,315
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$171,700	4	N/A	\$59,500
Residential Demolition	28	N/A	N/A	N/A	\$263,220	10	N/A	\$35,000
Residential Slab Only-SF	13	N/A	N/A	N/A	\$206,512	18	N/A	\$1,572,148
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$20,000	0	N/A	\$0
Residential Slab Only-Apt.	21	N/A	N/A	N/A	\$2,813,358	8	N/A	\$768,732
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	53	N/A	210,024	188,491	\$50,289,343	46	N/A	\$147,578,410
Commercial Remodel	61	N/A	N/A	N/A	\$5,515,867	44	N/A	\$5,317,409
Commercial Addition/Retaining Wall	16	N/A	N/A	N/A	\$3,158,973	18	N/A	\$1,923,438
Commercial Demolition	16	N/A	N/A	N/A	\$241,588	9	N/A	\$181,700
Commercial Slab Only	2	N/A	N/A	N/A	\$226,654	3	N/A	\$199,900
Swimming Pool	42	N/A	N/A	N/A	\$2,005,253	43	N/A	\$1,612,574
Sign	105	N/A	N/A	N/A	N/A	93	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	36	N/A	N/A	N/A	\$473,292	27	N/A	\$88,400
Roofing	51	N/A	N/A	N/A	\$565,868	82	N/A	\$473,907
TOTALS	1007	643	1,581,068	1,342,683	\$146,065,085	939	388	\$224,242,864



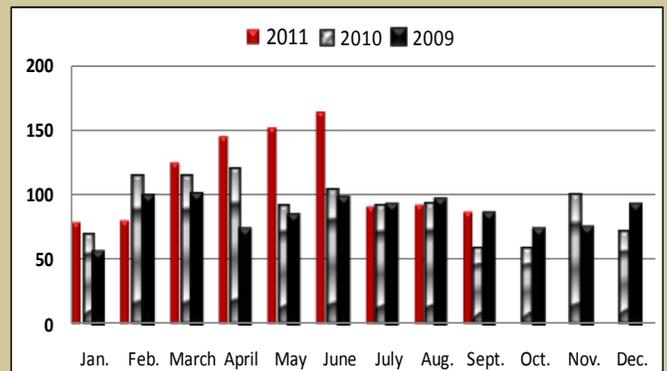
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	348	348	\$46,666,485
Duplex	1	2	\$200,000
Tri-Plex/Four-plex	8	32	\$2,894,728
Apartment	49	261	\$25,873,080
New Commercial	53	N/A	\$50,289,343
Commercial Remodel	61	N/A	\$5,515,867

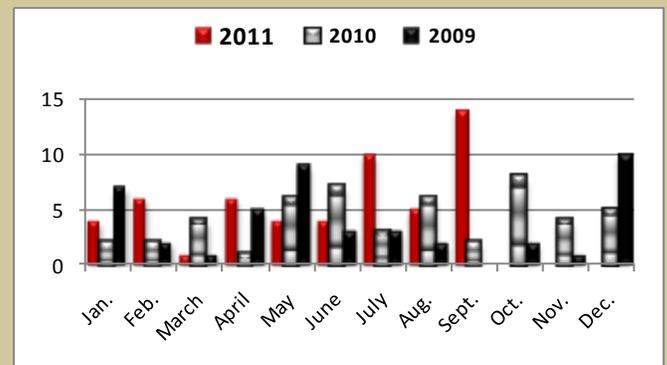
NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH



UPDATE ON IMPROVEMENTS WITHIN THE NORTHGATE DISTRICT

In an effort to make the 150-acre Northgate area a more efficiently-operated and cohesive district for residents, citizens, and visitors alike, the City of College Station continues to pursue a comprehensive and proactive approach to addressing the unique challenges and opportunities presented by the district.

Specifically, the City is currently working on three projects that will build on recent successes in the Northgate area. An update on the projects is provided below:

- Tauber/Stasney Street Upgrade - Work is currently underway on a complete rehabilitation of Tauber Street and Stasney Street from University Drive to Cherry Street. This project also includes new sidewalks, water lines, and wastewater lines. The project is on schedule to be complete in December of this year.
- Parking Garage Improvements - The City is currently working to implement several changes within the Northgate parking garage that should enhance the customer's experience while protecting sensitive equipment. Bollards are being installed in strategic locations to protect equipment and the customer service area in front of the payment windows is being increased to accommodate more patrons. These improvements are expected to be complete by the end of the year.
- Street Meter Upgrade - Immediately following the Tauber/Stasney Street rehabilitation work mentioned above, the City will be upgrading the on-street parking meters in the Northgate area. The upgraded meters will be able to accept credit/debit card payments (in addition to coins) and provide a comprehensive web-based meter management system. The upgraded meters should be installed and operational in January 2012.



These efforts are being undertaken with the long-term goal of making the Northgate district a better place to live, work, worship, and play.

For more information regarding the Northgate district, please contact Lance Simms at 979.764.3570 or via email at lsimms@cstx.gov.



HABITAT FOR HUMANITY AGREEMENT

The City of College Station is a Participating Jurisdiction in the HOME Investment Partnership Program through the U. S. Department of Housing and Urban Development. This program provides the City with approximately \$600,000 annually to address affordable housing opportunities. The need to maintain and develop more affordable housing units within the City has been identified as a priority need in the 2010 – 2014 Consolidated Plan.

During the last five years, the City of College Station Community Development Division utilized these funds to develop five newly-constructed single-family homes that were made available for sale to income-eligible homebuyers. Council provided direction earlier in the year for the City to work more closely with non-profit partners in the community who already have the development of affordable housing as one of their main goals.

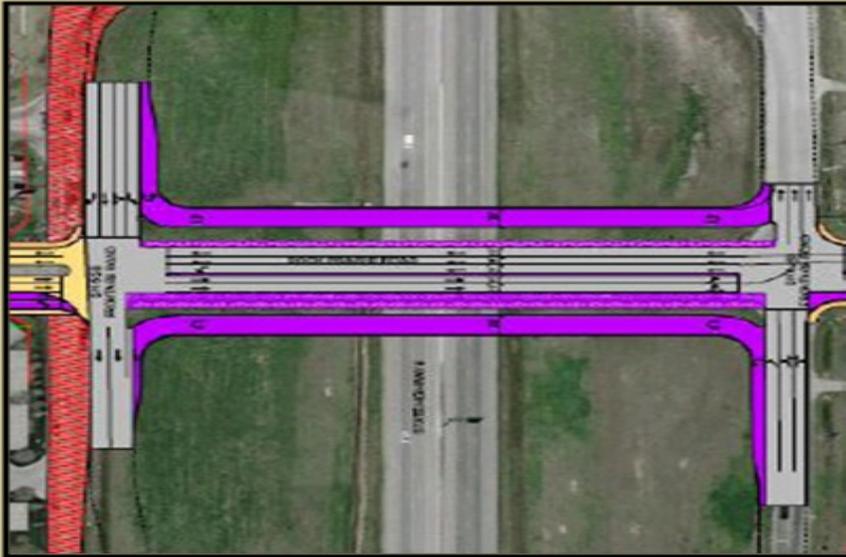
The City has partnered with Bryan-College Station Habitat for Humanity (HFH) for many years. Over the last 21 years, the City has conveyed 18 lots for use in the HFH building program. HFH assists families that are at or below 60% of the area's median income with the dream of becoming homeowners. Families that qualify for an HFH loan must complete an education program that includes financial, home buyer, home ownership, general maintenance, and neighborhood integrity components. Additionally, the eligible family must complete 500 hours of sweat equity prior to the start of construction on their new home.

Assistance is currently provided to HFH applicants in the way of a 0% interest loan. The City is able to partner with HFH and provide the home buyer with a loan for down-payment assistance (DAP) for homes built within the City limits. The DAP assistance by the City is provided through a deferred, 0% interest loan that is paid back to the City in full upon transfer of ownership. This ensures a more affordable monthly mortgage payment by the family to HFH. 100% of HFH families in College Station continue to successfully owner-occupy their homes.

In an effort to support HFH and increase the number of affordable housing opportunities, Community Development staff have worked with the staff and Board of Directors of HFH to develop a funding agreement that will provide a grant in the amount of \$320,000 in HOME funds for lot acquisition and new construction expenses. This amount will provide HFH the opportunity to construct 3 – 5 new homes within the City of College Station over the next 3 years. These homes will be constructed and sold to families qualified by HFH. City Council will consider approval of this funding agreement at the October 13th City Council meeting.

ROCK PRAIRIE ROAD BRIDGE IMPROVEMENT PROJECT

No other transportation corridor in the City of College Station has received more attention by the City than Rock Prairie Road. Kimley-Horn and Associates prepared a traffic study of the Rock Prairie Road Corridor earlier this year for the City and collected data and made recommendations to alleviate traffic congestion. The study took into account recent improvements in the area and impacts from The Scott and White hospital currently under construction. The report concluded that the Rock Prairie Road Bridge will be operating at an unacceptable level of service by 2016 if the bridge is not expanded.



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The above exhibit illustrates the Rock Prairie Road Bridge improvement recommendations made by Kimley-Horn and Associates. The improvements include widening of the existing structure and the addition of turn-around (u-turn) structures on either side of the bridge. The widening of the existing bridge will accommodate six through lanes plus accommodations for pedestrians and bicyclists. Widening of Rock Prairie Road to the east and west of the bridge will be the responsibility of the City, and will be done at a later phase of the project. Currently the right-of-way acquisition phase by the City is under way on Rock Prairie Road east and west of State Highway 6 South.

The bridge project will provide additional capacity; improve traffic operations and emergency response time; provide for safety for bike and pedestrian traffic, and ultimately accommodate economic development in the medical corridor area.

The results and recommendations of Kimley-Horn's study were used by the City of College Station to demonstrate purpose and need for the project. The City's Transportation Planning Coordinator, Joe R. Guerra Jr. AICP, PTP made presentations to TxDOT, the Bryan College Station MPO (BCSMPO) Technical Advisory Committee, and the BCSMPO Policy Committee of the results and recommendations of the study in order to obtain funding for the project.

On August 3, 2011 the BCSMPO Policy Committee voted to endorse the widening of the bridge at State Highway 6 and Rock Prairie Road. as the MPO candidate project for State Proposition 12 V2 funds. The project seeks \$4.6 million to widen the bridge structure and add turnarounds. The City is providing design and engineering for the project. TxDOT will oversee the construction of the project. The Texas Transportation Commission will vote to accept the recommendations from the MPO and TxDOT on September 29th or October 27th depending on the agenda schedule. The project is projected to be let (go out for construction bids) as soon as April 2013 and no later than September 2013.

CURRENT PLANNING EFFORTS

As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan and the Eastgate Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas. Currently, the Planning & Development Services Department has a number of planning efforts underway, including a master plan, a corridor plan, a neighborhood plan, and two district plans.

Southside Area Neighborhood Plan

The City has begun its third neighborhood plan, with a focus on the Southside Area. A kick-off meeting was held in late September to introduce the neighborhood to the planning area, the planning process, and programs offered by the City. A Neighborhood Resource Team was created that includes a smaller group of people that will assist in developing the plan and discussing implementation strategies. The City will host additional public meetings for the community to identify issues and opportunities in the Southside Area.

The Southside Area includes a number of unique neighborhoods, including Oakwood, College Park, portions of the Knoll, the McCullough Subdivision, Redmond Terrace and Wolf Pen Village. The planning area also includes over ten apartment communities, ten churches, four parks, City-owned greenway, the College Station Conference Center, the Lincoln Center, three CSISD schools, and commercial areas along George Bush Drive, Texas Avenue, and Wellborn Road.

The Southside Area was selected for further study through the neighborhood planning process because of its rich history and because of the lack of neighborhood-level planning in the area in the past. The Southside Area is one of the oldest areas in College Station – it includes portions of the original City limits established with incorporation of the City of College Station.

Currently, City staff are familiarizing themselves with the history of the area, inventorying the existing conditions, and collecting data in the study area for completion of the Existing Conditions Report and Phase I Report. This baseline information helps the City monitor the Plan's process during its implementation.



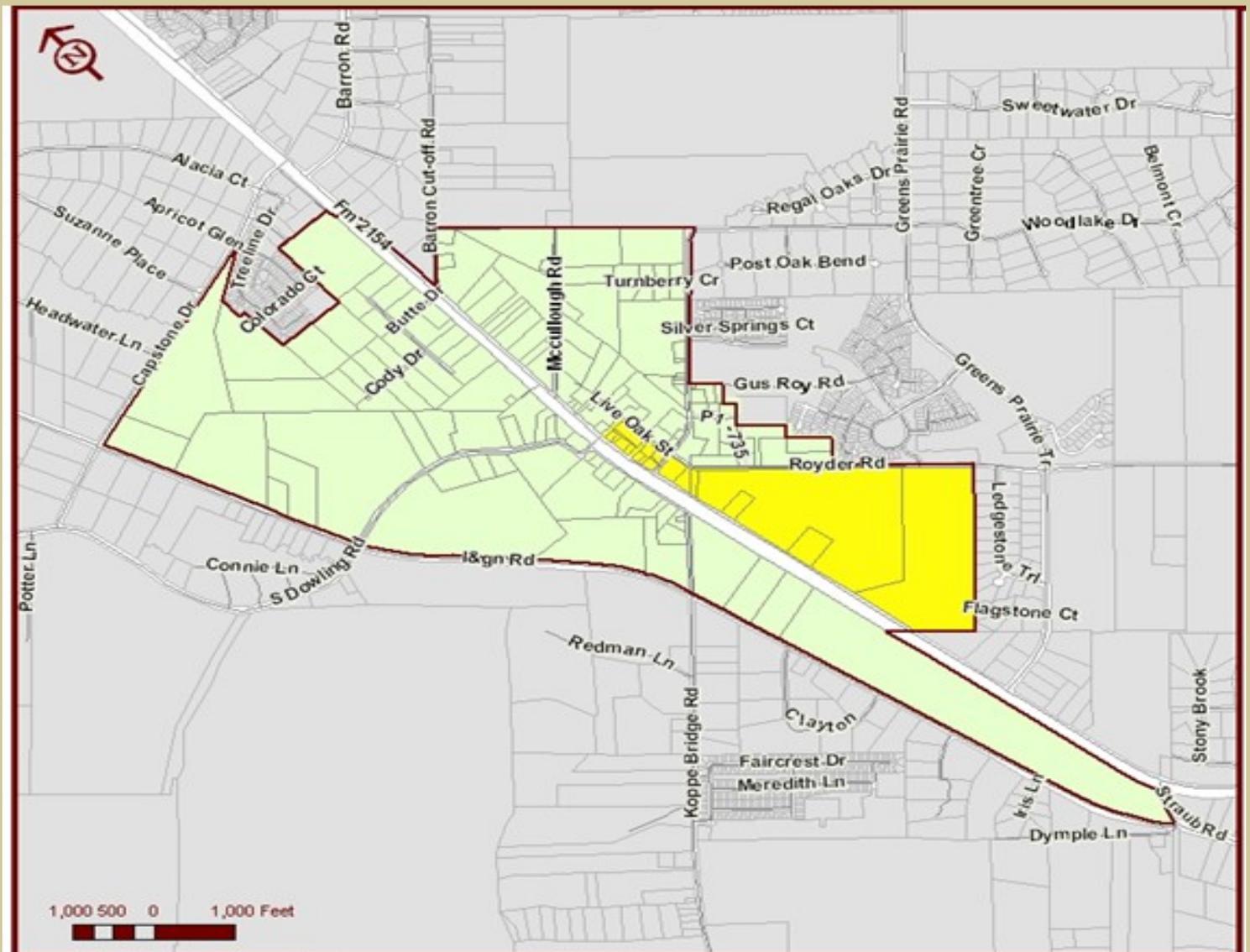
Wellborn District Plan

As identified in the Comprehensive Plan, the Wellborn area annexation service plan, and annexation proceedings, staff is proceeding with the development of a district plan for the Wellborn area. As stated in the Comprehensive Plan, this is an area that contains elements of a rural historic community that has a unique character that residents of the area desire to retain. While the plan will be similar to the two recently adopted neighborhood plans, this planning area exhibits a much more diverse and complicated character that fits more into a special center or district. As such, this plan is being tailored to better fit the needs and goals of the Wellborn area.

In general, the planning area follows the 2011 annexation boundary. However, it does incorporate adjacent properties that share a common identity or character with the Wellborn community. In total, there is approximately 929 acres within the planning area.

Staff is currently in the process of gathering information to create an existing conditions report that will serve as a baseline to help identify potential issues and opportunities, aid in the development of goals and strategies, as well as monitor progress of the plan. A kick-off meeting for the Wellborn Plan is anticipated to take place in early to mid November and will introduce the plan, cover the planning process and provide information for the next steps.

The Wellborn District Plan is anticipated to take 9-12 months from start to completion, with potential adoption in the fall of 2012.



Source: Planning & Development Services

Medical District

The City of College Station is partnering with the College Station Medical Center and other stakeholders in the creation of a Medical District that will act as a focused healthcare and wellness district within the City. The study focuses on the general area around State Highway 6 South and Rock Prairie Road, and includes the existing College Station Medical Center and the future Scott & White Hospital, both along Rock Prairie Road. The purpose of the study is to create opportunities for new commercial and residential development, as well as for adaptive reuse of existing properties and structures in the area and to attract significant new mixed-use space, retail and medical vendors to the corridor.

The Medical District study includes assessment, planning and design of the Corridor. The City Council appointed a Medical Corridor Advisory Committee (MCAC) to provide guidance and feedback throughout the study. The Committee is comprised of 40 citizens and stakeholders including medical professionals, local businesspersons, and area residents. The project development team, lead by Schrickel, Rollins & Associates (SRA), meets with the Medical Corridor Advisory Committee on a bi-monthly basis to present information and receive feedback. SRA also conducted confidential stakeholder interviews to gather further information.



Economic Development Master Plan

For the last several decades, College Station has served as a regional economic hub within the Texas Triangle. The largest employer (Texas A&M University), a significant amount of the area's retail activities, and most of the region's tourist accommodations and attractions are found in College Station. A strong local economy, and the associated tax revenues, has enabled the City to maintain a high quality of life, which attracts and retains residents, visitors, and businesses.

The City's economic development focus has traditionally been on providing opportunities to capture out-of-market dollars from students, tourists, and event attendees. When the Comprehensive Plan was developed, it laid the groundwork for further exploration of the City's future economic growth. This summer, the City began the process of developing an Economic Development Master Plan that will provide consistent direction on how the City will ensure its economic health for years to come. Funds have been allocated to engage a consultant to provide a full assessment of our existing market conditions, opportunities, and constraints. The City will then take the data and information provided to develop economic goals and strategies and an implementation program for College Station.

The Request for Qualifications was posted in September and will close in October. A contract should be awarded by the end of the year. The planning process is anticipated to begin in earnest in January, with an anticipated completion date in October 2012.

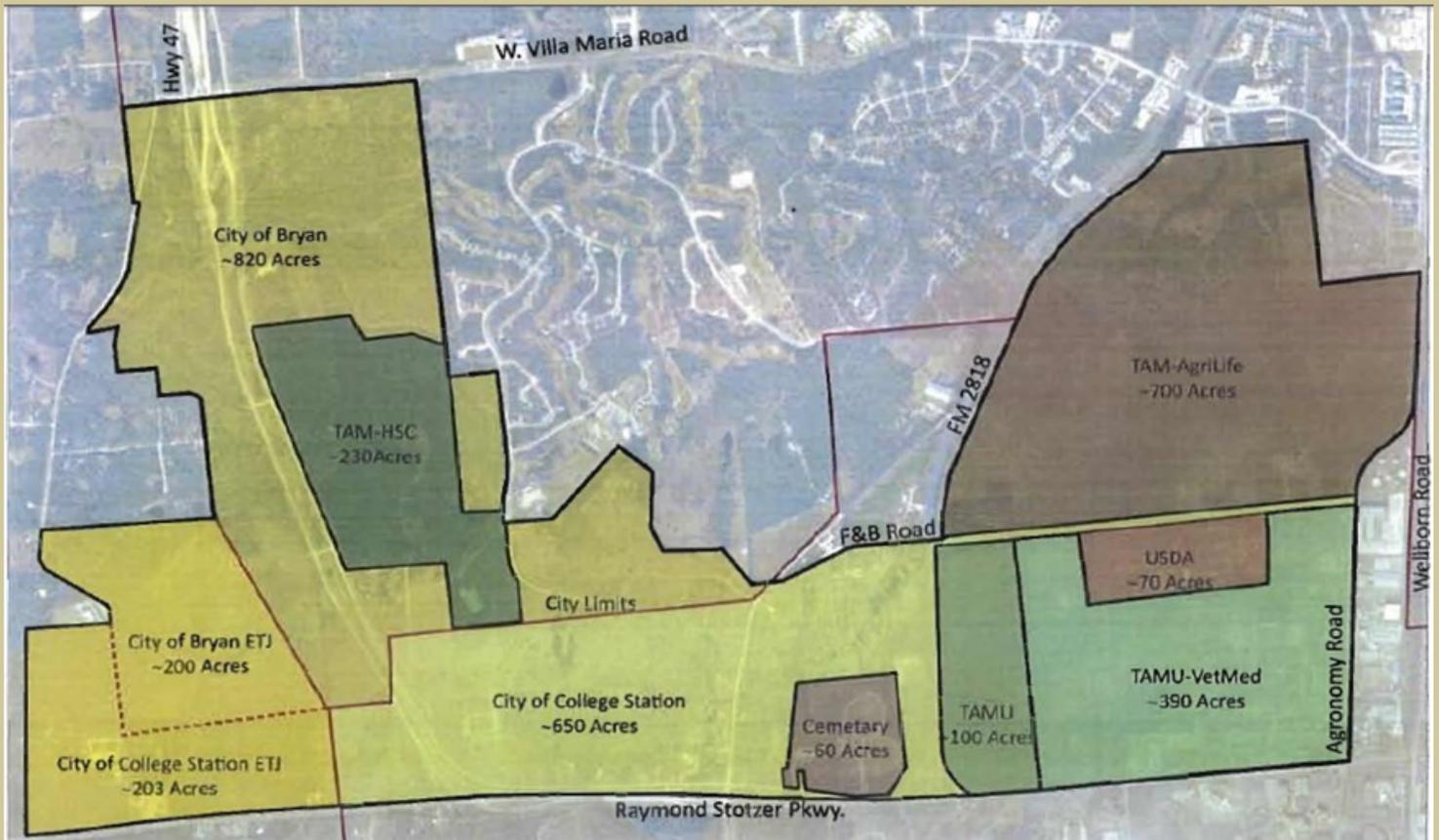
The BioCorridor

In 2010, formulation of a research and development-oriented master plan began for around 3,500 acres west of the community that includes land in the cities of College Station and Bryan, land outside the cities but within their extra-territorial jurisdictions, and land owned by Texas A&M University and the Texas A&M University System. The Research Valley BioCorridor Concept Master Plan was commissioned by the Research Valley Partnership, Inc. and completed by Broaddus Planning with the help of a Biocorridor Task Force and input from a wide variety of stakeholders, including representatives from the cities, Brazos County, TAMU, the business community, and citizens, among others. The long-range plan revolves around the concept of OneHealth Plus™ - that plant, animal, and human health are intertwined and that health and life are dependent upon clean water and sustainable agriculture. The plan's vision is that this community will provide a unique environment where plant, animal, and human health may be studied in one place, thus expediting solutions in health care research and pharmaceuticals.

In an effort to facilitate the vision, elected officials from the cities of College Station and Bryan worked working this spring to develop an interlocal agreement (ILA) that will enhance the developability of the Biomedical Corridor, including being ready for business prospects. The ILA specifically targets 179 acres that are in and owned by the City of Bryan and 147 acres that are owned by the Bryan Commerce Development Corporation within the City of College Station. The agreement seeks to share economic development opportunities by sharing revenues, sharing the costs of infrastructure, allowing for "dual service areas" where the City of College Station would provide water and the City of Bryan would service sewer, standardizing economic development incentives, and creating joint development standards and processes.

In May 2011, both cities adopted versions of the ILA. They are currently working together to reconcile the differences between the adopted agreements. In anticipation of the resolution, members of the cities' Planning staffs have begun laying out the necessary joint plans, processes, and standards that will be necessary to provide a unified system to a business wishing to develop in the cities' biocorridor area. The Planning and Zoning Commissions from both cities met jointly on September 20, 2011 to discuss the zoning and development concepts proposed by staff. Regular meetings of a joint subcommittee of commissioners will commence on October 11 to review proposed standards and regulations in detail.

Anticipated to be complete by the end of 2011, the proposed joint development processes and standards for the 179 acres covered by the ILA will available for review this fall.



MULTI-USE PATH UPDATE



MULTI-USE PATH ALONG HARVEY MITCHELL PARKWAY (FM 2818)

The mile long multi-use path along the northwest side of Harvey Mitchell Parkway (FM 2818) from Welsh Avenue to Texas Avenue South is now complete. This project was funded through the November 2008 Bond Referendum. It connects destinations including A&M Consolidated High School, Bee Creek Park, and commercial property to residences.

MULTI-USE PATH IN BEE CREEK PARK

Construction of this multi-use path will be complete next month and will create a North/South connection between Longmire Drive and Anderson Street bike lanes, a connection to the existing path in Bee Creek Park to the west, and a connection across Texas Avenue South at Krenk Tap Road towards Central Park. This project is funded through the 1993 Transportation Enhancement Program and 1995 Bond Referendum.



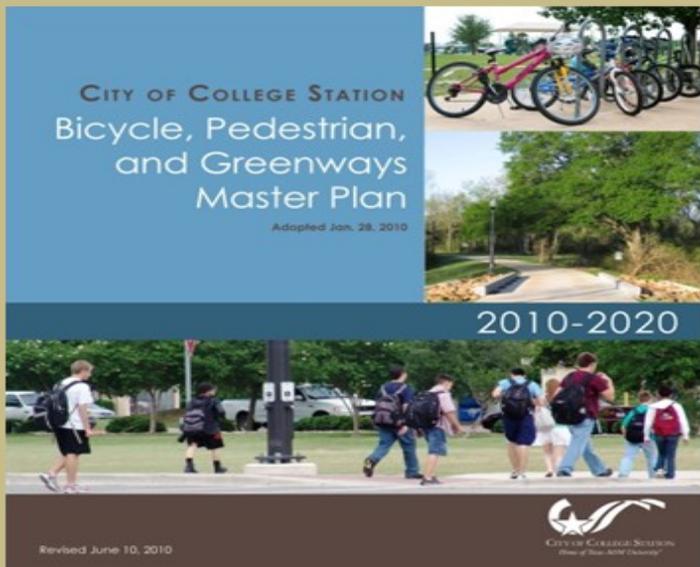
OCTOBER IS NATIONAL PLANNING MONTH!

Only a few years after College Station was incorporated, the City was described as “the fastest growing city in Texas” and “community leaders and citizens were aware that they were in a position to institute programs at the outset that would ensure orderly growth”.* They did, and the tradition has not languished. The City was fortunate to have leadership that recognized that good planning helps create communities that offer better choices for where and how people work and live.

October is National Planning Month—a time to celebrate the successes of planning not only nationally, but at the local level. With the rich foresight of those who led the formation of College Station, planning has consistently over the years enabled civic leaders, business interests, and citizens to play a meaningful role in creating a community that enriches people’s lives. The City’s Comprehensive Plan was recently updated in 2009, after a three-year collaborative effort with extensive stakeholder input. The new plan shifts the development paradigms that had been prevalent since the City’s incorporation to introduce desired growth scenarios, form, and context sensitivity. In the first year of the new Comprehensive Plan, the Central College Station Neighborhood Plan was completed with the input of those from the Southwood Valley/Edelweiss area, the Water Master Plan was adopted, and the Bicycle, Pedestrian, and Greenways Master Plan was completed with the help of active community members. All of these plans have begun implementation and are being used not only for tangible infrastructure improvements and more effective delivery of City services, but are being utilized to direct policy and financial decisions.

This summer, City Council adopted the Eastgate Neighborhood Plan, the Parks and Recreation Master Plan, and the Wastewater Master Plan. They also adopted new subdivision regulations. New zoning districts that will help to implement the Comprehensive Plan and a BioCorridor zoning district are under development. The BioCorridor zoning district will be unique in the field of planning as it will be a collaborative effort between the cities of College Station and Bryan, and will be applied in both communities. Current plans underway are: the Medical Corridor Plan, the South Side Area Neighborhood Plan, the Wellborn District Plan, and the Economic Development Master Plan.





The City is proud to announce that the Texas Chapter of the American Planning Association (TXAPA) has bestowed the 2011 “Project Planning Award” to College Station’s Bicycle, Pedestrian, and Greenways Master Plan. The TXAPA has also awarded the City of College Station’s planning program with the “2011 Planning Excellence Recognition”—highlighting City leaders’ support of planning and the planning process, the work of citizens and staff in the creation and implementation of plans, and the professional abilities, accreditations, and continuing education of the planning staff.

In recognition of National Planning Month, the Planning staff invites everyone to become more involved in the planning of our community—learn more about the City’s plans (copies are available at the Ringer Library, on the Planning & Development Service’s web page at www.cstx.gov, or in our office at City Hall), become involved in your neighborhood’s planning process, and provide feedback on proposed ordinance amendments as they become available. Planning staff have been and will continue the neighborhood, corridor, and district planning processes; coordinate the completion of the master plans; create the necessary regulations; oversee plan implementation; educate; develop programs; and promote effective policies. We invite you to help us create a community of lasting value.



*Balliew, Deborah. College Station, Texas: 1938-1988. College Station, Texas: Intaglio Press, 1987, pp.18-19.



SENIOR HOUSING DEVELOPMENT

Following direction received by the City Council, the City of College Station released a Request for Proposal for an Affordable Senior Housing Development in June 2011. In August, five proposals were received and each anticipated a combination of private and public funds including housing tax credits and a long-term loan from City HOME Investment Partnership funds. On October 13, 2011, staff will request that Council consider support of the proposal from the NRP Holdings, LLC.

The proposal submitted by NRP included an \$11.8 million 96-unit, mixed income, independent senior-living development. The development will be constructed using private funds, State of Texas Low-Income Housing Tax Credit funding, and Federal funds from the City's HOME Investment Partnership grant. NRP will serve as developer, general contractor, and manager. NRP has identified a five acre property located within the proposed Medical Corridor and adjacent to The College Station Medical Center and the Southwood Athletic Park. The exterior will be 100% masonry construction, and amenities will include an elevator, club house, work-out room, and pool.

NRP has a successful development record nationally and has developed, built or rehabbed over 4,200 units in the State of Texas. NRP has already received community support through a letter of support from The Med. The development process is in the preliminary stages. The tax credit application is due to the Texas Department of Housing and Community Affairs (TDHCA) in March with final awards selected next summer.

The Council support of this proposal will include a conditional funding commitment of up to \$1,000,000 of HOME funds and a Resolution of support for the development's housing tax credit application. Funds will only be made available to the project upon award of tax credits by the TDHCA.

For more information regarding Senior Housing Development please contact Mary Itz at 979.764.3778 or mitz@cstx.gov.



COLLEGE STATION – NEW IDEAS FOR A STRONGER FUTURE

October is designated by the American Planning Association as National Community Planning Month. This designation is a great opportunity for College Station residents, businesses, and elected officials to stop and take stock of where we are as a community, where we want to be headed, and what the best ways may be to get there. Fortunately, many of these questions have already been explored in College Station and have been presented in the City's Comprehensive Plan and adopted Neighborhood and Master Plans.

College Station residents have been unified and clear in their preferences. They want College Station to remain a great place to live and work. They want College Station to remain a place of strong neighborhoods, distinct districts, and great opportunity. To achieve these and other goals, the City has identified a number of new ideas. These ideas include a renewed commitment to long-range planning, innovative public-private partnerships, streets that help connect people and places whether travel is by auto, bus, bicycle, or foot, and respect for the limits and constraints of our natural features and resources.

Throughout the next year, the City will further develop many of these new ideas. Already work is underway to join the residents of the City's Southside Neighborhood in planning for their future and with the City of Bryan, to fully realize the potential of the BioCorridor Master Plan developed last year with the Research Valley Partnership. Other exciting initiatives will include the start of the Wellborn District Plan, completion of the Medical District Plan, and development of a City-wide Economic Development Master Plan.

In part, due to the City's past planning efforts, College Station finds itself atop several "best of" lists, from sources as diverse as Forbes Magazine and Money Magazine to the Kiplinger Report. Likewise, many of the City's planning efforts have been acknowledged as exemplary, most recently the City's planning program which was recognized by the Texas Chapter of the American Planning Association and the Bicycle, Pedestrian, and Greenways Master Plan, recognized as one of the best planning efforts in the entire State. The future should be no less successful provided we all continue to work together to develop new ideas for a stronger future and we continue to plan to make our community the best it truly can be!

I am planning on it being another great year in College Station. I hope you join me in our efforts in 2012.



Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development