

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

APRIL 2012



Building a Better Community with You

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~NOTICE~

BUILDING INSPECTIONS

Please be aware that we can no longer guarantee half-day turnarounds on building inspections, but we will strive to provide a 24-hour turnaround. If you submit your inspections request by 7:00 am, we will do our best to schedule the inspection the same day. As always, we cannot guarantee specific time requests for inspections.

We apologize for any inconvenience that this change in our level of service may cause and we appreciate your patience as we make every effort to meet the needs of the building community with limited staff and current budget constraints.

If you have any questions regarding building inspections please contact the Building Department at 979.764.3570.



CITY OF COLLEGE STATION
Home of Texas A&M University®

Volume 13 Issue 4

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TRACKING THE NUMBERS

New Single-Family Homes:

| | |
|------------|-----------|
| YTD – 1 yr | YTD– 2 yr |
| ↑ 67 % | ↑ 40 % |

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, April 2011, and increased when compared with two years ago, April 2010.

New Commercial:

| | |
|------------|------------|
| YTD – 1 yr | YTD – 2 yr |
| ↓ 40 % | ↓ 22% |

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, April 2011, and decreased when compared with two years ago, April 2010.

Total Permits:

| | |
|------------|------------|
| YTD - 1 yr | YTD - 2 yr |
| ↑ 84 % | ↑ 37% |

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, April 2011, and experienced an increase when compared with two years ago, April 2010.

BUILDING INSPECTIONS:

| MONTH | BUILDING | PLUMBING | ELECTRIC | MECHANICAL | LAWN | SIGN | POOL | TOTAL |
|--------------|-------------|-------------|------------|------------|-----------|-----------|-----------|-------------|
| JANUARY | 243 | 226 | 163 | 111 | 2 | 7 | 7 | 759 |
| FEBRUARY | 308 | 267 | 206 | 148 | 6 | 9 | 11 | 955 |
| MARCH | 422 | 319 | 187 | 170 | 6 | 9 | 5 | 1118 |
| APRIL | 464 | 367 | 262 | 254 | 7 | 6 | 7 | 1113 |
| TOTAL | 1437 | 1179 | 818 | 683 | 21 | 31 | 30 | 3943 |

CODE ENFORCEMENT ACTIVITIES SUMMARY:

| MONTH | HEALTH & SANITATION | PROPERTY MAINTENANCE | PUBLIC NUISANCE | FIRE PROTECTION | TRAFFIC CODE | SANITATION | UDO/ZONING | RENTAL REGISTRATION | TOTAL |
|--------------|---------------------|----------------------|-----------------|-----------------|--------------|-------------|------------|---------------------|-------------|
| JANUARY | 180 | 10 | 33 | 10 | 10 | 355 | 110 | 82 | 790 |
| FEBRUARY | 418 | 15 | 9 | 16 | 13 | 209 | 117 | 235 | 1167 |
| MARCH | 454 | 11 | 14 | 7 | 9 | 305 | 93 | 87 | 980 |
| APRIL | 429 | 7 | 24 | 19 | 16 | 154 | 105 | 111 | 865 |
| TOTAL | 1481 | 43 | 80 | 52 | 48 | 1023 | 428 | 515 | 3802 |

REZONING SCOOP:

| PROJECT NUMBER | LOCATION OF LAND | ACRES | REQUEST | P&Z DATE | STATUS | COUNCIL DATE | STATUS |
|----------------|------------------------|-------|------------------------|----------|---------------|--------------|---------------|
| 12-500030 | 3182 Holleman Dr. S. | 5.4 | A-O to R-4 | 5-Apr-12 | Approved | 26-Apr-12 | Approved |
| 11-500135 | 1024 & 1026 Foster Ave | 0.7 | R-6 to PDD | 5-Apr-12 | App. w/ Cond. | 26-Apr-12 | Approved |
| 12-500006 | 3100 Haupt Rd. | 108.9 | PDD to PDD w/ add. Use | 5-Apr-12 | App. w/ Cond | 26-Apr-12 | App. w/ Cond |
| 12-500041 | 2849 Barron Rd. | 3.10 | PDD to PDD | 5-Apr-12 | App. w/ Cond | 26-Apr-12 | App. w/ Cond. |

POPULATION: THE APRIL POPULATION ESTIMATE IS 96,699

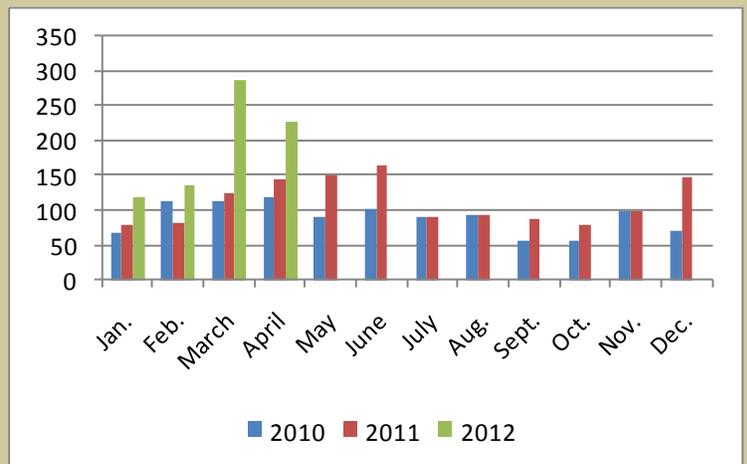




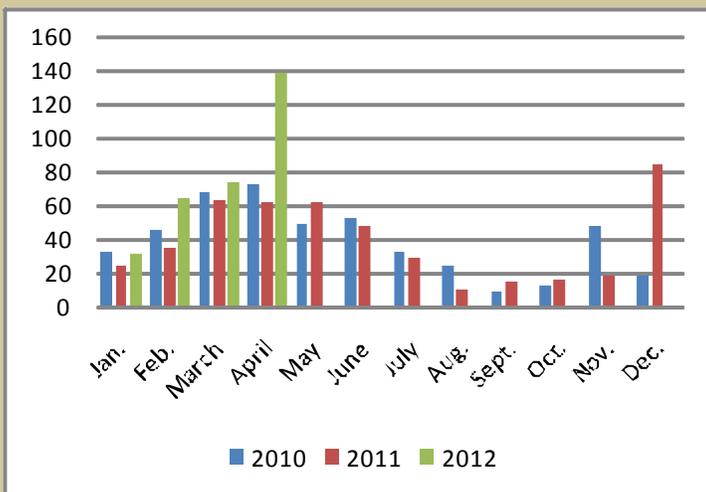
PERMITS BY TYPE
YEAR TO DATE

| Type of Permit | Permit | Unit | Amount |
|--------------------|--------|------|--------------|
| Single-Family Home | 308 | 308 | \$38,752,378 |
| Duplex | 30 | 60 | \$5,310,901 |
| Tri-Plex/Four-plex | 1 | 3 | \$285,000 |
| Apartment | 5 | 29 | \$2,050,000 |
| New Commercial | 14 | N/A | \$4,943,562 |
| Commercial Remodel | 24 | N/A | \$7,343,232 |

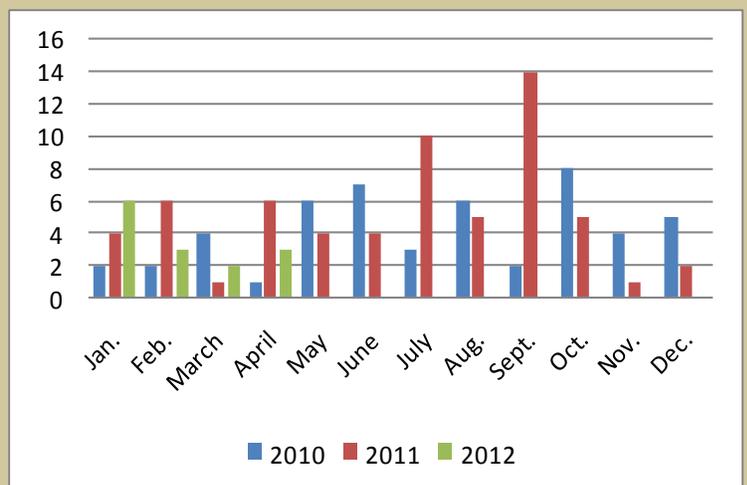
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

| Month of April 2012 | | | | | | Month of April 2011 | | |
|-------------------------------------|------------|------------|----------------|----------------|---------------------|---------------------|------------|---------------------|
| Type of Permit | Permit | Unit | Total Sq. Ft. | Heat Sq. Ft. | Amount | Permit | Unit | Amount |
| Single Family Home | 139 | 139 | 248,154 | 213,547 | \$14,967,764 | 62 | 62 | \$7,385,010 |
| Duplex | 19 | 38 | 64,741 | 60,650 | \$3,159,703 | 1 | 2 | \$200,000 |
| Tri-plex/Four-plex | 0 | 0 | 0 | 0 | \$0 | 0 | 0 | \$0 |
| Apartment | 0 | 0 | 0 | 0 | \$0 | 5 | 51 | \$4,192,000 |
| Residential Addition | 4 | N/A | 1,647 | 1,347 | \$137,000 | 14 | N/A | \$461,895 |
| Residential Remodel | 6 | N/A | 1,150 | 1,150 | \$162,486 | 14 | N/A | \$514,318 |
| Residential Garage/Carport Addition | 1 | N/A | N/A | N/A | \$11,000 | 2 | N/A | \$33,000 |
| Residential Demolition | 5 | N/A | N/A | N/A | \$1,007,500 | 1 | N/A | \$8,000 |
| Residential Slab Only-SF | 0 | N/A | N/A | N/A | \$0 | 1 | N/A | \$26,010 |
| Residential Slab Only-DPLX | 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. | 0 | N/A | N/A | N/A | \$0 | 3 | N/A | \$330,000 |
| Hotel / Motel / Inn | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| New Commercial | 3 | N/A | 39,255 | 37,500 | \$659,000 | 6 | N/A | \$2,035,052 |
| Commercial Remodel | 7 | N/A | N/A | N/A | \$1,115,000 | 5 | N/A | \$184,000 |
| Commercial Addition/Retaining Wall | 0 | N/A | N/A | N/A | \$0 | 1 | N/A | \$0 |
| Commercial Demolition | 3 | N/A | N/A | N/A | \$118,500 | 2 | N/A | \$0 |
| Commercial Slab Only | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Swimming Pool | 2 | N/A | N/A | N/A | \$48,000 | 3 | N/A | \$0 |
| Sign | 10 | N/A | N/A | N/A | N/A | 7 | 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 | \$12,780 | 6 | N/A | \$0 |
| Roofing | 25 | N/A | N/A | N/A | \$147,760 | 11 | N/A | \$0 |
| TOTALS | 228 | 177 | 354,947 | 314,194 | \$21,546,493 | 144 | 115 | \$15,369,285 |

| January 1, 2012 -April 30, 2012 | | | | | | January 1, 2011-April 30, 2011 | | |
|-------------------------------------|------------|------------|----------------|----------------|---------------------|--------------------------------|------------|---------------------|
| Type of Permit | Permit | Unit | Total Sq. Ft. | Heat Sq. Ft. | Amount | Permit | Unit | Amount |
| Single Family Home | 308 | 308 | 644,270 | 527,992 | \$38,752,378 | 184 | 184 | \$24,469,732 |
| Duplex | 30 | 60 | 104,888 | 98,158 | \$5,310,901 | 1 | 2 | \$200,000 |
| Tri-plex/Four-plex | 1 | 3 | 4,504 | 4,420 | \$285,000 | 0 | 0 | \$0 |
| Apartment | 5 | 29 | 46,330 | 42,474 | \$2,050,000 | 9 | 111 | \$6,192,000 |
| Residential Addition | 18 | N/A | 10,559 | 5,413 | \$683,825 | 26 | N/A | \$829,859 |
| Residential Remodel | 42 | N/A | 13,120 | 12,715 | \$1,252,455 | 41 | N/A | \$1,097,775 |
| Residential Garage/Carport Addition | 5 | N/A | N/A | N/A | \$60,725 | 3 | N/A | \$33,700 |
| Residential Demolition | 23 | N/A | N/A | N/A | \$1,042,800 | 17 | N/A | \$51,770 |
| Residential Slab Only-SF | 87 | N/A | N/A | N/A | \$630,912 | 1 | N/A | \$26,010 |
| Residential Slab Only-DPLX | 37 | N/A | N/A | N/A | \$667,783 | 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. | 3 | N/A | N/A | N/A | \$105,000 | 4 | N/A | \$360,000 |
| Hotel / Motel / Inn | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| New Commercial | 14 | N/A | 66,728 | 63,516 | \$4,943,562 | 17 | N/A | \$7,319,979 |
| Commercial Remodel | 24 | N/A | N/A | N/A | \$7,343,232 | 19 | N/A | \$2,035,653 |
| Commercial Addition/Retaining Wall | 9 | N/A | N/A | N/A | \$128,759 | 8 | N/A | \$2,978,192 |
| Commercial Demolition | 7 | N/A | N/A | N/A | \$456,200 | 4 | N/A | \$134,970 |
| Commercial Slab Only | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Swimming Pool | 13 | N/A | N/A | N/A | \$806,569 | 15 | N/A | \$470,303 |
| Sign | 47 | N/A | N/A | N/A | N/A | 35 | N/A | NA |
| Moving & Location | 0 | N/A | N/A | N/A | \$0 | 0 | N/A | \$0 |
| Storage / Accessory | 13 | N/A | N/A | N/A | \$390,970 | 12 | N/A | \$198,422 |
| Roofing | 84 | N/A | N/A | N/A | \$641,180 | 22 | N/A | \$207,838 |
| TOTALS | 770 | 400 | 890,399 | 754,688 | \$65,552,251 | 418 | 297 | \$46,606,203 |

IMPLEMENTATION OF THE COMPREHENSIVE PLAN THROUGH THE CREATION AND CONSOLIDATION OF ZONING DISTRICTS

College Station's Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land - use classifications - to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts for the non-residential districts based on direction in the Comprehensive Plan. These districts will be similar to the City's existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Several other existing districts will be renamed to simplify the nomenclature, but the standards will remain the same. The districts to be created and renamed through this process include:

Create:

- "NAP **Natural Areas Protected**"
- "SC Suburban Commercial"
- "BP Business Park"
- "BPI Business Park Industrial"

Rename:

- Renaming "A-P Administrative Professional" to "O Office"
- Renaming "C-1 General Commercial" to "GC General Commercial"
- Renaming "C-2 Commercial Industrial" to "CI Commercial Industrial"

Phased Approach

Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth - area districts.

During the first phase of the process, staff has worked with a sub-committee of the Planning & Zoning Commission to create the new non-residential zoning districts so that the new designations become available for use as quickly as possible. New non-residential districts will include **NAP Natural Areas Preserved**, SC Suburban Commercial, BP Business Park, BPI Business Park Industrial, GC General Commercial, CI Commercial Industrial, and O Office.

Once the non-residential districts are adopted, Staff and the Commission's Zoning District Sub-Committee will begin work on the creation of the new residential districts, including R Rural, E Estate, RS Restricted Suburban, GS General Suburban, U Urban, and UMU Urban Mixed-Use.

Finally, a specific zoning approach for the Growth Areas, as designated on the Concept Map, will be developed.

Opportunity for Input

A public meeting was held on Wednesday, May 9, 2012 at 6:00 p.m. at City Hall to present the non-residential zoning district concepts to the community for consideration and comment. Specific ordinance language will be developed once the concepts have been established.

As concepts for other districts are created, additional community meetings will be held.

For more information, please contact Jennifer Prochazka at jprochazka@cstx.gov or 979.764.3570.

LOOKING UP IN THE NORTHGATE AREA

Over the years redevelopment in the Northgate area has been sporadic with much of the activity being entertainment establishments around the Promenade. However, a flurry of activity has begun this year with a number of large projects that have been submitted for review. The one receiving the most attention thus far is the redevelopment of the former Plaza Hotel site, which is actually located outside the Northgate District. At this point, the project is most known for the demolition of the existing 17-story hotel tower, tentatively scheduled for the early daylight hours of May 24th. What is less known are the five-story buildings with ground floor retail and restaurants and upper floor student housing that are anticipated to take its place.

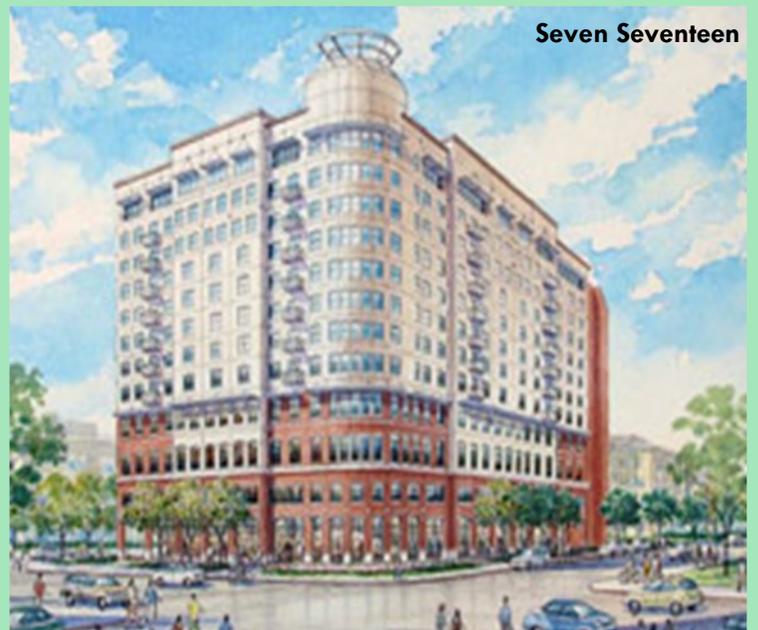


The Plaza at College Station

Other large projects under review in Northgate include The Stack at Legacy Point on Church Avenue and Seven Seventeen at the corner of University Drive and Church Avenue. If these developments occur, they will be the first large-scale developments on the east side of Northgate. The Stack at Legacy Point is a five-story dormitory project with a small commercial area and Seven Seventeen is a 18-story dormitory project with ground floor retail. What is common among all of these projects is that each provides most or all of its parking in parking garages. This trend is likely to continue in Northgate as the market values necessitate a more intense use of the land. So as one 17-story tower is about to come down, another may arise and looking up at these and future projects may become the new trend in Northgate.



The Stack at Legacy Point



Seven Seventeen



SEECLICKFIX



In February 2011, SeeClickFix (SCF) was introduced to residents of College Station as another way to report non-emergency local issues such as code and public works-related issues seen around the city. Since that time, the program has been well utilized and received by residents. Residents can report issues using a mobile application or from a desk top computer. The information from residents' report come directly to code enforcement and neighborhood services staff, that begin working on resolving the issues submitted by residents. Residents can use a screen name or remain anonymous when reporting issues. City staff quickly acknowledge the issues and let residents know they are working on finding solutions.

For all code enforcement-related issues, the code officers for the area of the report look in to the report and work with residents or businesses to get issues resolved. With all other cases that are not code-related, such as potholes, streets, drainage issues, animal control and park-related issues, all go to Neighborhood Services who then works with the

appropriate city department to get issues looked into and resolved. Often residents may report issues not realizing that the city is not responsible for fixing them. Sometimes, the issues have to be resolved by TXDOT, CSISD, BTU or Texas A&M. In those cases, Neighborhood Services works with those outside agencies to make them aware of the issues and work to get them resolved by the correct group. as well as responding to the resident to keep them informed on the progress of the issue. On the technical side, the Planning and Development Services GIS Technician works on maintaining the SeeClickFix website, dealing with technical issues and working with the SeeClickFix staff, when necessary.

Many cities around the country are using applications like SeeClickFix as a way to keep citizens engaged in making their community a better place to live as well as to promote transparency in city government. In addition, the program is very cost effective and does not require a lot of on-going maintenance to keep the site operational. Out of 215 large to mid-sized cities using SCF, the City of College Station ranked #14 in terms of the number of users and the number cases that were actually resolved or fixed. That is quite impressive given that the application has only been in use in College Station for a little over a year. As year two of SeeClickFix is now underway, there has already been an increase in resident usage in the first quarter of this year.

For more information on SeeClickFix, please visit, <http://www.cstx.gov/index.aspx?page=313>



PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: I'm in the process of opening a new business in College Station and I want to put up a pole sign, what are the sign requirements?

A: Before applying for a sign permit, refer to Section 7.4 Signs of the Unified Development Ordinance (UDO) to confirm that the zoning district allows for a Freestanding Commercial Sign. If so, then the proposed sign should meet the minimum requirements of such.

Only one Freestanding Commercial Sign is allowed per Building Plot, which is determined with an approved plat or site plan. In larger building plots, two Freestanding Commercial Signs are possible as described in this Section of the UDO.

The maximum allowed area of a freestanding sign is calculated based on the property's street frontage. The area of a sign does not include the pole or footing, just the cabinet area that advertises the business and has a copy or logo. Properties with less than 75 feet of frontage are instead permitted a Low Profile Sign, which is a maximum sign area of 60 square feet and 4 feet in height. A chart found in Section 7.4.N. shows the maximum area of a freestanding sign based on the frontage.

How close a freestanding sign can be to the street is determined by its height and the distance from the street curb or pavement edge. A freestanding sign must be placed twice as far from the street as it is high. For instance, if the sign is proposed to be 10 feet tall, it must be at least 20 feet from the curb. Keep in mind, no freestanding sign is allowed to be more than 35 feet tall.

For more information regarding Freestanding Commercial Signs, please contact the Planner on Call.



NEW FEMA MAPS

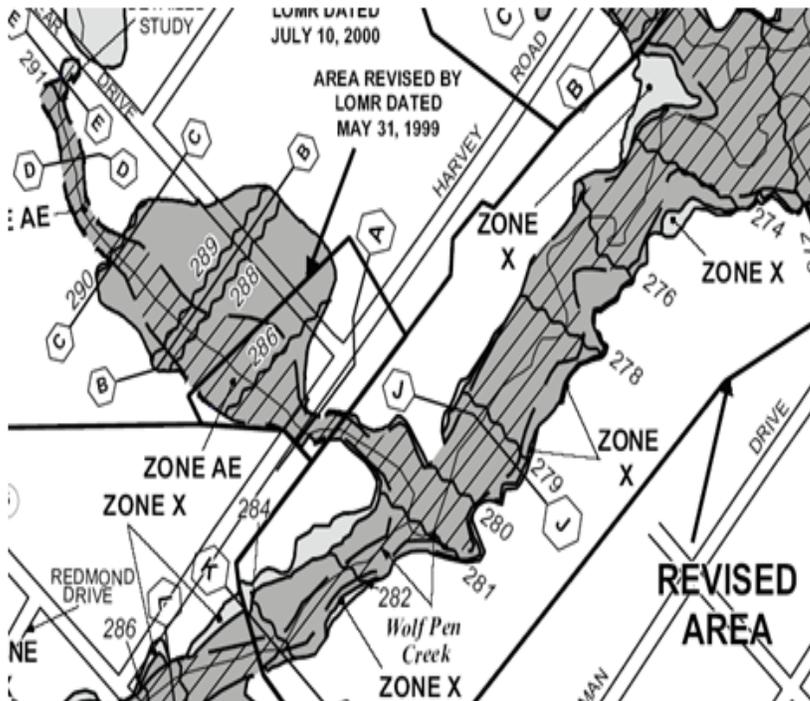


FEMA (Federal Emergency Management Agency) has published the final DFIRMS (http://www.bcsunited.net/fema/2011_maps/Index_Map.pdf) from the Map Modernization Process which will become effective on May 16, 2012. The Cities of College Station and Bryan, and Brazos County have prepared a joint website (<http://www.bcsunited.net/fema/>) to provide related information and FEMA web links. Additionally, on this site there is an interactive map application that depicts the new FEMA maps with aerials for more clarity.

Newer Maps Mean Safer Communities

These maps are important tools in the effort to protect lives and property. By showing the extent to which specific areas, neighborhoods and individual properties are at risk for flooding, flood maps help business and property owners make financial decisions about protecting their property. They also enable community planners, local officials, engineers, builders and others to determine where and how new structures and developments should be built.

Note: there may be flood insurance savings provisions applicable to your property. This following link (http://www.bryantx.gov/resources/grandfathering_2010.pdf) provides more specifics on the grandfathering rule and preferred risk. Contact your insurance agent regarding additional insurance coverage, options, and premiums. Additionally, you can contact this NFIP Region representative at 425.417.3159.



Also, please be aware that the new floodplain maps and information are not permanent. As more accurate information becomes available, these maps are updated through official procedures with FEMA – such as Letters of Map Revision (LOMR). Note that FEMA is still processing the Bee Creek and Carters Creek LOMRs in the coming months. In the future, the joint website will be expanded to include those areas where studies have been prepared for potential updates, giving you the most current information practical. For further flood-related questions in College Station you can call Donnie Willis at 979.764.3570.



LOOKING FOR A WAY TO HELP IMPROVE COLLEGE STATION? ADOPT A GREENWAY!

Almost everyone has heard of the successful Adopt-A-Highway program. Roadway signs across the country mark sections that are maintained faithfully by local community organizations and clubs. The program started in Texas in the early 1980s and now has a presence in such faraway places as Japan and New Zealand.

The City of College Station took that popular concept and developed the Adopt-A-Greenway program, which encourages volunteers from area neighborhoods, churches, businesses and other groups to help maintain the city's greenway system. All that's required is a two-year commitment to remove trash from a designated greenway at least twice a year. Volunteers will be recognized on the city's website and on signs along their adopted greenway.

The first major event to kick off the program was Saturday, April 28th at Wolf Pen Creek Park. Enthusiastic volunteers sacrificed their morning to help beautify the area through litter pickup and a few landscape projects. Keep Brazos Beautiful provided all the supplies and Sonic provided lunch. It was a huge success with over 80 people participating. In a single morning they helped improve the water quality along Wolf Pen Creek, helped protect animals that live along this corridor from ingesting or getting tangled in litter and helped beautify College Station!

So... what are Greenways?

Greenways are protected open spaces that follow natural features such as creeks and rivers. Some greenways link neighborhoods and parks through trails, and others are located along utility or road corridors. Most of College Station's greenways can be found along Wolf Pen Creek, Bee Creek, Lick Creek, Spring Creek, Carters Creek and their tributaries.



Greenways not only help protect wildlife and plant habitats, they also improve air and water quality by relieving traffic congestion and reducing pollution with trails for biking and walking. In addition, greenways help protect floodplains that in turn help minimize costly flood damage to developed areas. The environmental benefits are obvious, but greenways also encourage residents to live healthier lifestyles through nature-based recreation and exercise. By protecting and maintaining our greenways, we make College Station a safer, cleaner and healthier place to live.

To learn more about the Adopt-A-Greenway Program and get involved, please visit cstx.gov/adoptagreenway or contact Venessa Garza at 979.764.3674 or vgarza@cstx.gov.



NATIONAL BIKE MONTH

Did you know the League of American Bicyclists has declared May National Bike Month? It is a great time to try cycling for fun, fitness or transportation. Across the nation, on May 14-18, people will be trading their usual vehicles for bicycles to participate in Bike to Work Week. The City of College Station invites you to join the celebration by biking to work on Friday, May 18.



The following are tips to help you enjoy biking to work:

- Be sure your bicycle is properly maintained
- Always wear a helmet for protection
- Ride in the right-most lane with the flow of traffic
- Obey all stop signs, traffic lights and lane markings
- Wear bright clothing and always signal turns

Plan your route using the City of College Station Bike Map & Info Guide available online at cstx.gov/bikepedgreenways. Hard copy guides can be requested online or from Venessa Garza, Greenways Program Manager, by email at vgarza@cstx.gov or by phone at 979.764.3674.

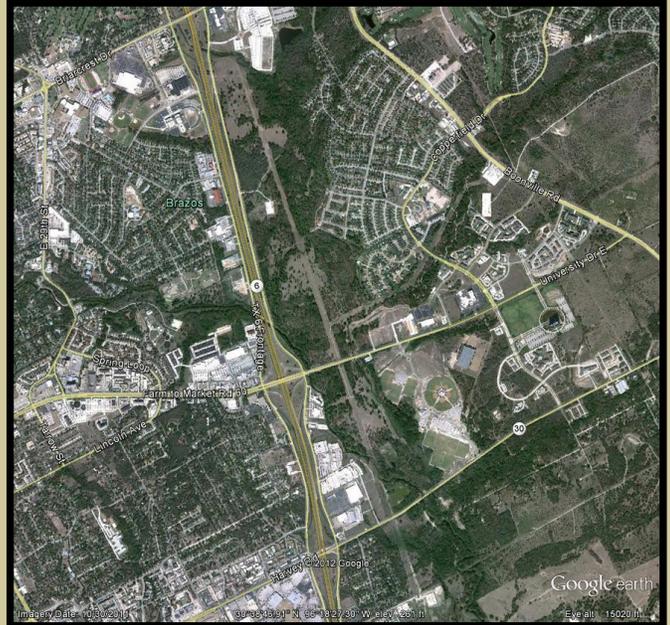


STATE HIGHWAY 6 CORRIDOR IMPROVEMENTS AND STATE HIGHWAY 6 CORRIDOR STUDY

One of the City of College Station's major north and south corridors is SH 6. Both the City of College Station's staff and the Bryan/College Station Metropolitan Planning Organization's (MPO) staff have conducted Travel Demand Model Studies that paints a picture of SH 6 currently, in the future projected to 2035 with no improvements to the corridor and the picture is bleak. Levels of Service (LOS) were unacceptable operating at LOS E and F. Because the corridor can potentially accommodate operational improvements and add capacity projects, a SH 6 Corridor Study will be conducted by the MPO and a consultant. The study will look at short term, mid term and long term improvements, traffic analysis, conceptual geometrics, cost estimates and implementation strategies. The potential projects are a reflection of the MPO's long range plan the Metropolitan Transportation Plan (MTP). Those projects are highlighted below in the ranking table.

In the short term the MPO just received \$ 5.1 million in federal funds and the Texas Department of Transportation (TxDOT) has received \$ 4.9 million in state funds to be let to construction by the end of the year. These additional funds will be spent on ramp modifications such as reversing the ramps from an entrance ramp to an exit ramp. The MPO Policy Committee (composed of the following members: City of College Station, City of Bryan, Brazos County, Texas A&M and TxDOT) has recommended that the ramp projects be the project of choice.

These ramp reversals should prevent traffic from backing up onto the ramps and into the mainlanes. These modifications would also help traffic avoid the cross street intersection traffic signals. In other words traffic will be able to get onto the mainlanes without going through an intersection and the accompanying traffic signals.



Raw scores from the MPO Technical Advisory Committee, September 2009

| | Issue Area | TOTAL | Project | Const. Cost | TPC * |
|----|------------------------------------|-------|---|-------------|-------|
| 1 | SH 6 @ Rock Prairie Rd. | 241 | 6 lane bridge with turn-arounds with ped facilities | \$6M | \$8M |
| 2 | FM 1179 (SH 6 to E. 29th) | 227 | raised median, turn lanes | \$7M | \$11M |
| 3 | Rock Prairie Rd. (SH6 to Longmire) | 220 | widen to 6 lanes with intersection improvements | \$2M | \$5M |
| 4 | FM 60 (SH6 to FM 158) | 204 | widen to 6 lanes | \$12M | \$25M |
| 5 | FM 60 (FM 2154 to BS6-R) | 202 | median, turn lane, ped facilities | \$4M | \$5M |
| 6 | FM 158 (Villa Maria to SH 6) | 200 | raised median, turn lanes | \$4M | \$5M |
| 7 | FM 60 (BS-6-R to SH 6) | 196 | complete median, complete ped facilities | \$2M | \$3M |
| 8 | SH 6 @ SH 40 (Fitch) | 196 | direct connect | \$10M | \$15M |
| 9 | SH 6 (FM 158 to Rock Prairie Rd.) | 194 | widen to 6 lanes | \$20M | \$25M |
| 10 | SH 6 (FM 158 to Rock Prairie Rd.) | 194 | x ramps | \$35M | \$43M |
| 11 | FM 2818 (FM 2154 to SH 6) | 193 | turn lane, raised median | \$8M | \$11M |
| 12 | BS6-R @ FM 1179 | 185 | median, turn lane, ped facilities | \$3M | \$8M |
| 13 | FM 2347 @ FM 2154/ UPRR | 182 | grade separation | \$25M | \$48M |
| 14 | SH 6 @ FM 60 | 180 | turn around structures | \$5M | \$7M |
| 15 | FM 2154 (FM 60 to FM 2347) | 178 | widen, turn lanes, medians | \$8M | \$12M |
| 16 | SH 21 (BS6-R to SH 6) | 178 | widen, turn lanes, medians | \$8M | \$14M |
| 17 | BS6-R @ FM 60 | 174 | median, turn lane, ped facilities | \$3M | \$8M |
| 18 | SH 6 @ FM 1179 | 174 | turn around structures | \$5M | \$7M |
| 19 | BS6-R (29th St to SH 21) | 171 | median, turn lane, ped facilities, widening | \$10M | \$20M |
| 20 | SH 6 @ SH 30 | 168 | | | |
| 21 | SH 6 @ FM 158 | 166 | | | |
| 22 | SH 30 (BS6-R to SH 6) | 164 | | | |
| 23 | FM 60 (FM 2154 to FM 2818) | 153 | | | |
| 24 | BS6-R (FM 1179 to 29th St) | 152 | | | |
| 25 | SH 6 @ SW Parkway/ Raintree | 148 | | | |
| 26 | BS6-R (FM 60 to FM 1179) | 147 | | | |
| 27 | FM 1179 (E. 29th to BS6-R) | 147 | | | |
| 28 | FM 2818 (FM 2154 to FM 60) | 145 | | | |

These two projects are examples of the coordinating, planning, programming and implementation of transportation projects by regional agencies in Brazos County.

CITY COUNCIL APPROVES NEW OUTDOOR DINING AND ENTERTAINMENT OPTIONS IN NORTHGATE

In anticipation of the University Drive and College Main pedestrian improvements currently underway in Northgate, the City Council recently approved changes that will provide business owners with new opportunities for outdoor dining and entertainment. This effort involved a number of amendments to city codes. A brief summary of each amendment is provided below:

- The Unified Development Ordinance (UDO) was changed to relax the location of outdoor sales and display for businesses in Northgate.
- Two sections of chapter four of the City Code were changed. One amendment created the opportunity for businesses with frontage along College Main, University Drive, and the Patricia Street Promenade to extend their operations into the public right-of-way during certain times. This amendment also established a “permitted area” and associated permit fees. The other amendment to chapter four removed the limitation on the number of days a special event may be operated in Northgate.
- Chapter one of the City Code was changed to allow establishments in Northgate to serve alcoholic beverages outside of their building but within the permitted area referenced above.



Given the unique, pedestrian-friendly environment in Northgate and its proximity to Texas A&M, we are excited about the additional opportunities these changes will provide.

For more information regarding these changes, please contact Planning & Development Services at 979.764.3570.

STAFF PROFILE: DAVID BROWER

David Brower has been with the City of College Station in Community Development since August of 2008. David grew up in a military family allowing him the fortune of traveling to foreign countries during his teenage years. He was born in Ohio and attended school in Illinois, Panama, Germany, and graduated in San Antonio. As a young boy, David wanted to follow in his father's footsteps joining the Air Force, but that desire eventually changed when he began his higher education at a community college at the University of Texas in San Antonio. David was the typical young adult and decided it was time to move away from his parents, bringing him to College Station and Texas A&M University. His interest in politics led him to earn his Bachelor's degree in Political Science in 2006 with a minor in Speech Communication. David then went on to pursue a Master's Degree in Public Administration from the George Bush School of Government in 2008, with a specialization in Non-Profit Management.

David's capstone project at the Bush School dealt with non-profit management. While learning about the local non-profit world, Debbie Eller came to share her knowledge and experience with the City's Community Development (CD) programs to the capstone group. David found the programs and work very interesting and that initial meeting with Debbie eventually led him to apply for the CD Analyst position that he currently holds today. David's job responsibilities include administering various City programs funded by two grants that the City receives from the U. S. Department of Housing and Urban Development. The Community Development Block Grant (CDBG) and HOME Investment Partnership Program grant provides the City with more than \$1 million to assist the low and moderate income population in College Station. His responsibilities include evaluating the eligibility of applicants for housing assistance, including down payment and rehabilitation programs. He also manages funding agreements with various health and human service non-profit organizations within our community. To assist David in his service to our citizens, he continues to engage in educational opportunities provided by HUD and other organizations. David attained his Homeownership Education Certificate from NeighborWorks America. This certification allows him to coach residents on important factors regarding the purchase of a home, as well as essential financial advice that will help prepare them for life.

A few interesting facts about David are that he played basketball and volleyball in high school, not a big surprise considering he is 6'8" tall! He was also the drummer in a garage band that played at various venues around town in San Antonio. When not busy at work helping others, David enjoys being at home with his wife of two years, Tracy, and their ten month old daughter, Penelope. David also enjoys gardening, which helps him in making his own special, freshly-made, salsa.

As his desire to serve others, David enjoys his role and duties as a CD Analyst, especially with the different cases and challenges he's given the opportunity to help others overcome each day. David's ultimate aspiration is to establish and manage a youth camp on the coast with his brothers, incorporating his love for sailing as part of the many activities he would like to see come to fruition one day. If you've met David, there is no denying his natural ability to light up a room with his positive attitude, an award that was bestowed upon him in 2011 as a result of his peers' many nominations.