

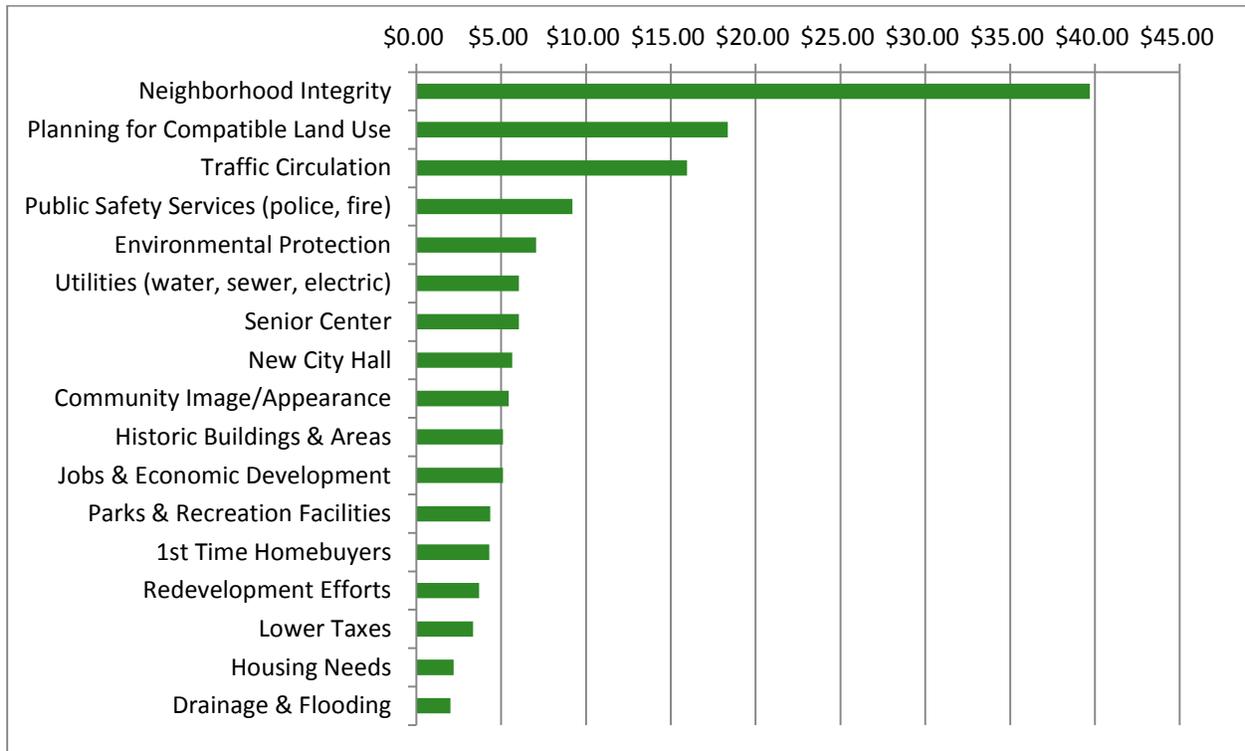
Appendix D – Open House Response  
 Evaluation & Appraisal Report

Open House Meeting Priorities Exercise



Attendees were asked to tell us what they believe that the City should focus on over the next five to ten years by "spending their money." Each participant was given four stickers: \$1, 50¢, 25¢ and 10¢ to place next to their priorities. Participants were able to "spend their money" on one idea or distribute it as they saw fit.

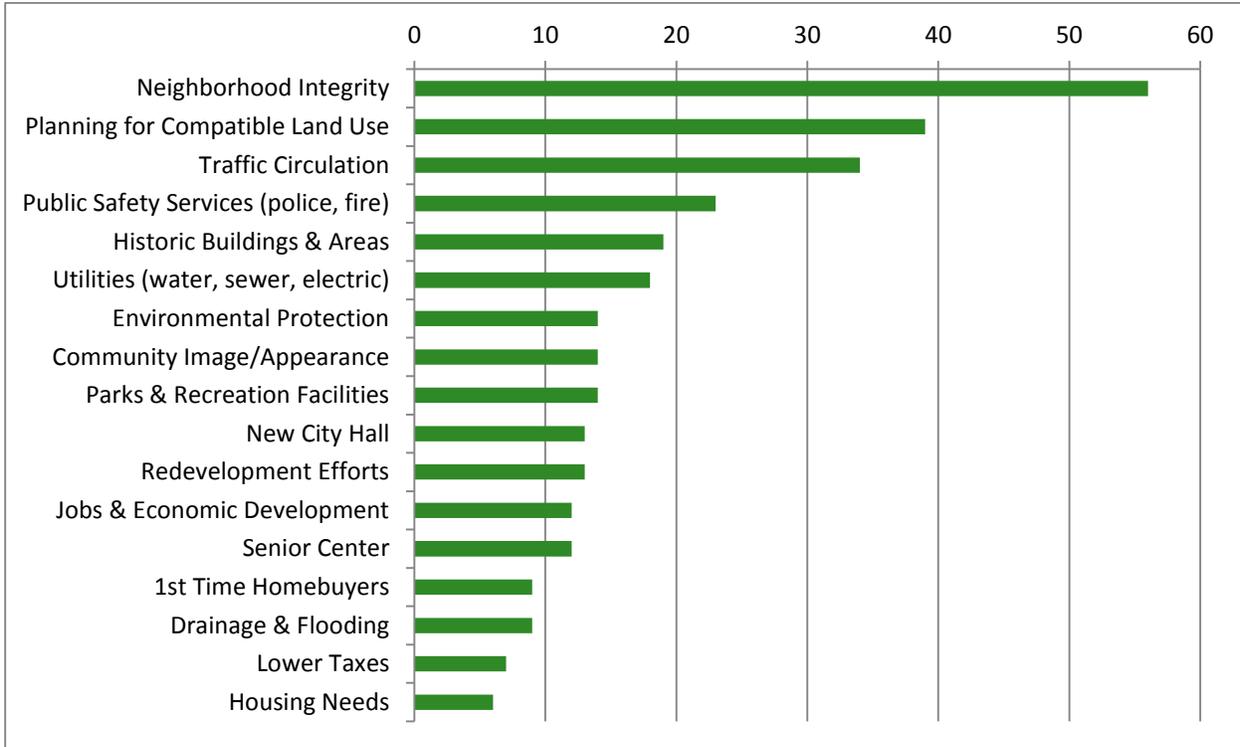
# Monetary Distribution



Priorities	\$\$\$
Neighborhood Integrity	\$39.70
Planning for Compatible Land Use	\$18.35
Traffic Circulation	\$15.95
Public Safety Services (police, fire)	\$9.20
Environmental Protection	\$7.05
Utilities (water, sewer, electric)	\$6.05
Senior Center	\$6.05
New City Hall	\$5.65
Community Image/Appearance	\$5.45
Historic Buildings & Areas	\$5.10
Jobs & Economic Development	\$5.10
Parks & Recreation Facilities	\$4.35
1st Time Homebuyers	\$4.30
Redevelopment Efforts	\$3.70
Lower Taxes	\$3.35
Housing Needs	\$2.20
Drainage & Flooding	\$2.00

# Total Votes

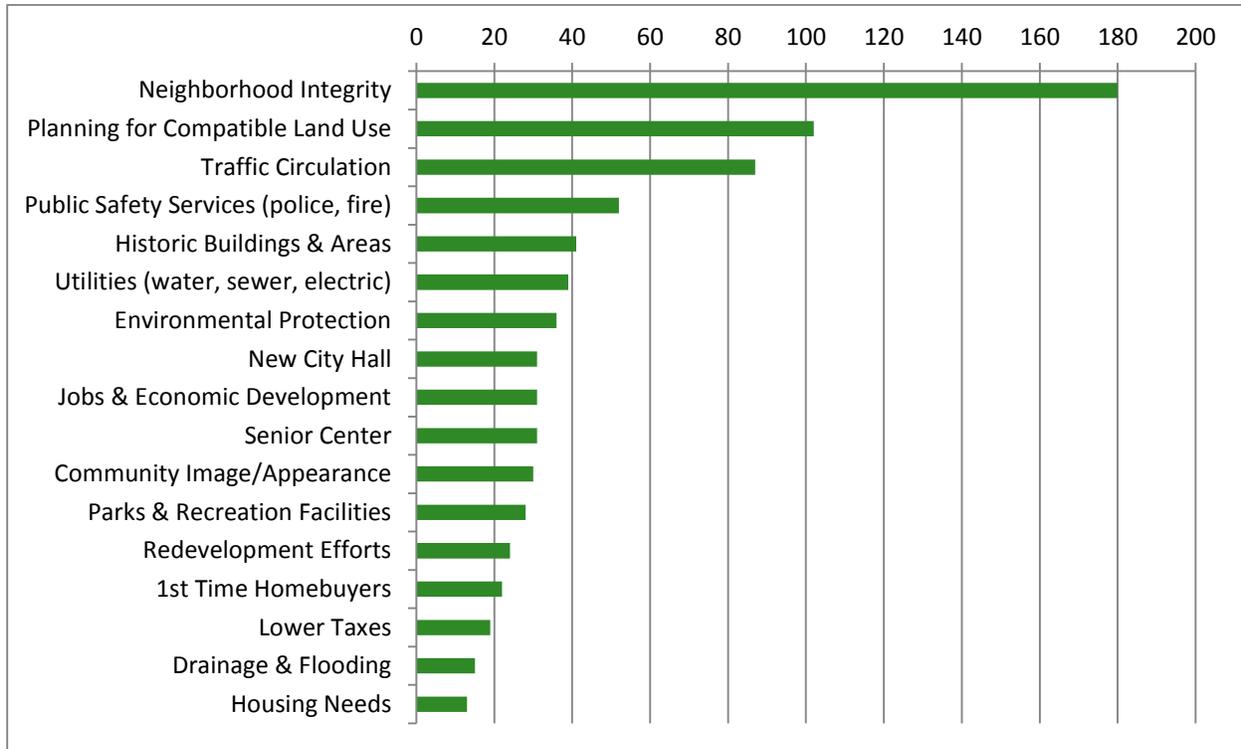
Total votes for each category were determined by assuming an equal weight for each sticker or vote cast.



Priorities	1	2	3	4	Total votes
Neighborhood Integrity	32	11	6	7	56
Planning for Compatible Land Use	8	14	11	6	39
Traffic Circulation	8	10	9	7	34
Public Safety Services (police, fire)	5	3	8	7	23
Historic Buildings & Areas	1	7	5	6	19
Utilities (water, sewer, electric)	2	2	11	3	18
Environmental Protection	5	1	5	3	14
Community Image/Appearance	3	3	1	7	14
Parks & Recreation Facilities	1	4	3	6	14
New City Hall	3	3	3	4	13
Redevelopment Efforts	1	3	2	7	13
Jobs & Economic Development	1	6	4	1	12
Senior Center	4	2	3	3	12
1st Time Homebuyers	3	1	2	3	9
Drainage & Flooding	0	2	2	5	9
Lower Taxes	1	4	1	1	7
Housing Needs	1	1	2	2	6

# Weighted Distribution

When considering a weighted distribution, each sticker was assigned a numerical value in lieu of its monetary value. Numerical values were assigned as follows: \$1 (4), 50¢ (3), 25¢ (2), 10¢ (1).



Priorities					Weighted
	1	2	3	4	priorities
Neighborhood Integrity	32	11	6	7	<b>180</b>
Planning for Compatible Land Use	8	14	11	6	<b>102</b>
Traffic Circulation	8	10	9	7	<b>87</b>
Public Safety Services (police, fire)	5	3	8	7	<b>52</b>
Historic Buildings & Areas	1	7	5	6	<b>41</b>
Utilities (water, sewer, electric)	2	2	11	3	<b>39</b>
Environmental Protection	5	1	5	3	<b>36</b>
New City Hall	3	3	3	4	<b>31</b>
Jobs & Economic Development	1	6	4	1	<b>31</b>
Senior Center	4	2	3	3	<b>31</b>
Community Image/Appearance	3	3	1	7	<b>30</b>
Parks & Recreation Facilities	1	4	3	6	<b>28</b>
Redevelopment Efforts	1	3	2	7	<b>24</b>
1st Time Homebuyers	3	1	2	3	<b>22</b>
Lower Taxes	1	4	1	1	<b>19</b>
Drainage & Flooding	0	2	2	5	<b>15</b>
Housing Needs	1	1	2	2	<b>13</b>

## Written Comments from Open House Meeting

We were promised that the road out of S&W on Rock Prairie would not connect to Stonebrook. Thanks for lying to us.

The water lines on Glade St. north of Haines (area not renovated yet) have a break or leak every few months for decades now. When will they be replaced like the area south of Haines was last year? Robert McGeachin 1208 Glade St., College Station TX 77845 [r-mcgeachin@tamu.edu](mailto:r-mcgeachin@tamu.edu)

Municipal water is good but any individual not inside the city limits should have the right to drill and keep an individual well.

Please look at and consider the land at the entry of Nantucket. The current plan shows the land as restricted suburban. It has always been intended as commercial. There are two businesses there now and have always been.

There is not enough single family land that can be developed. Need to look at reworking some of the rural estate uses to general suburban. Strong demand for affordable housing (sub 200) but nowhere to build.

Please train all officers to city codes so the codes can be enforced.

We own 70 acres on Rock Prairie (NE) of WD Fitch. We would like to do smaller lots than Williams Creek. We have people who would love this area but can't afford one acre prices. We would like to utilize the seven close to the property for more roof tops. The demographics have changed since the plan due to the new Scott & White. Joe & Janet Johnson 979-229-0310

There is a need for hiring more police.

The city has the most retarded recycling system ever.

Make sure PD and Fire are sufficiently staffed, so they can keep up their good level of service.

Police undermanned and underfunded. Need vision to get ahead of growth not just catch up.

Why do you claim Hensel Park as a "C.S." park? It isn't. It is TAMU – there is another TAMU park on Ashburn. Why is one C.S. but not both?

College Station needs to pay more attention to street and road maintenance. Fix potholes folks.

I live at 1005 Ashburn and we are very concerned about the increasing houses being rented to students in our neighborhood and especially around Thomas Park. These are supposed to be single family residences and they are not. It is time for the city to implement some regulations to control rentals and stop this destruction of single family neighborhoods all around the University. Please consider ideas other cities use such as: 1. Lower number of unrelated people in General Suburban to two. 2. Limit of one rental house in each ten in General Suburban neighborhoods. This is becoming an alarming problem. I just look at what has occurred on Kyle street in the past years. These rental homes discourage family buyers next to them and more and more homes down the street become rentals and our family neighborhood disappears. Please consider this issue seriously.

Thanks for doing this! Everything looks good. I'm happy as long as you leave the area I fought for alone.

We, as citizens and families of college station, are challenged by one problem: maintaining true neighborhood integrity. Where our city should be upholding this ideal - as state college home of Penn State University does in all neighborhoods where the rule is only one in every 10 houses can be rented to students, as the town where I grew up and much like College station protects family neighborhoods they know how important this is! Other towns limit two unrelated persons per rent house, another good idea!

It is important to make crossings for pedestrians and bicycles at schools, parks, and busy stretches of major thoroughfares.

I would like a sidewalk on Park Place, esp. between Dexter and Glade, to but put back on the plan. I have a child who walks to school along this route, as do other children. The city should put the welfare of children and its citizens ahead of a few homes owners who might be moving in a few years.

Sidewalks? Highlands etc.

We need more bike lanes. Especially ones that connect to others to complete a path to a destination.

The amount of traffic on some "2-lane" roads, like Holleman Drive, already require four lanes some times of the day. City wide traffic planning is very inadequate and has been for decades or we would have already had the street infrastructure in place. New development should be required to provide 42' with sidewalks on both sides as a minimum for all streets, otherwise we will never keep up.

Long term planning? Which efforts has College Station undertaken (besides flood planning) to address issues from further climate change? Water Planning? Energy Supply? Extreme events (not flooding)?

I lived in Metroplex and even they managed traffic flow better.

Living in Shenandoah and with expansion of Barron Rd and CSHS, really need signal light either at Newport and Barron or Alexandria and Barron

The thoroughfare plan needs to be re-evaluated. Relief around campus- widening some of the bypasses.

What are you doing to deal with the congestion on the streets for parked cars that literally prevent school buses, fire trucks, etc. from getting down the streets? (Southgate, Eastgate, Northgate areas)

Traffic in West Park will only continue to get worse as large lots are replatted and 4 bedroom/4 bath homes are build on smaller lots. Parking as well as traffic, will increase.

Minimize the time during when all cars at an intersection with traffic signals are stopped. I.E. the light is green for the direction from which NO cars are coming.

This process is a joke. Having devoted many hours to the development of the South Knoll plan, following the process specified by the City, only to see the Council ignore the efforts of the volunteers it recruited, destroys confidence in city leadership and any desire to participate in city efforts.

"Expecting sensitive development and management?" Why from 4 unrelated people in a house to 6? "Historic District?" What happened?

The plans mention neighborhood integrity but the city only seems to care about the high income neighborhoods. I wish the city would stop letting business owners run everything.

City website is hard to use – not easy to find things on. Let us help redesign it.

Why does the city allow the homes on the Southside to be torn down, only to be replaced by more cheap student housing? Shame on you!

Neighborhoods are promised certain codes but when there are violations regarding size or other features the city just lets the builder break them with no consequences. Why?

The destruction of neighborhood character and integrity by the definition of "single family" residence of up to 4 unrelated individuals can only be stopped by lowering the definition to two unrelated individuals city wide.

I live in 1005 Ashburn and the Comprehensive Plan for our neighborhood has been extremely important in defending our properties from investors wanting to divide large lots into small ones to build rental houses in what is supposed to be a family residence neighborhood. The various ways it helps protect our neighborhood integrity and unique characteristic is invaluable.

Keep our existing meters – no "smart" meters.

Neighborhood Integrity Goals: Citizens proposed actions consistent with goals. CITY COUNCIL REJECTED.

What's character? More concrete and two story units. Where are the single family lower income?

I want dedicated bike paths (separate from road). More sidewalks. More ways to protect our water and air and preventing homes from fracking.

Vision for CS – "safe tranquil clean and healthy neighborhoods with character" is not achievable unless the city is willing to work with long term residents to control student rentals in older neighborhoods.

Is there a plan? – Or does anybody who wants to level trees, lay concrete, and build two story units for students. More cars, no parking for the vehicles. No trees or landscaping. Future flooding? Becoming a concrete city.

Development is too hodgepodge. Need more long range vision too much quick development in what should be prime retail.

So far, community integrity does not appear to be high on the list of priorities. Historic homes have been demolished, large, tree filled lots have been subdivided, owner occupants have been ignored, and the nature of the neighborhoods that have gone thru "redevelopment" is gone. College Station is now, truly, a "gown town" with everything that includes.

Need to protect existing neighborhoods from commercial development. There needs to be a separation between residential and commercial properties, including setbacks, vegetative barriers and other means of providing both distance and physical barriers.

About the only department doing a good job.

How are you passing the 5,6,7 bedroom/bath homes being built as "single family"? Have you done a study to see if ANY of the ones built are actually being used for single vs. multi-family use? Practice has proven they are approved by the city as single family but are used for multi-family.

Parks – Wolf Pen Creek concerts (summer) – charge a small fee, see if we can get better groups.