The Next 10 | Evaluating Our Comprehensive Plan

Public and Stakeholder Engagement Summary

October 31, 2019

This document presents a summary and analysis of the first round of public engagement for The Next 10 process. It represents input from nearly 600 people including various stakeholder groups and the general public through workshops, focus groups, interviews, and online activities.

Key findings at a glance

The input in this report provides insight into:

- Issues and opportunities to address in the community (from stakeholders and the public)
- Perceptions of the City's progress on goals in the existing Comprehensive Plan and the public's basis for those perceptions (public input).
- Potential locations in the City for future development, or where there are challenges that should be addressed in the future (from stakeholders and public).
- Specific updates that should be considered in the Comprehensive Plan update (provided by stakeholder interviews)

Major themes

The following points, listed in no particular order, summarize common themes from the input. They reflect participant sentiments and perceptions but may not reflect consensus. They are not intended to be statements of fact.

Transportation needs. Traffic is widely perceived as a major issue for the community. Many participants believe that infrastructure improvements have not kept pace with growth. However, they also acknowledged that these challenges cannot be addressed solely through road widening. Participants generally support making a more complete transportation system with better public transportation and opportunities to bike and walk.

Sense of place. A number of participants believe that the City lacks an identifiable center and a historic downtown like Bryan. However, there are a few areas including Northgate, Century Square, and some older neighborhoods that are identified as having a sense of place. Participants say that creating more quality places, that are walkable, mixed-use, and attractive, would help the City to remain competitive in the future.

Neighborhood integrity. There is a concern that neighborhoods near Texas A&M University are seeing single-family homes being replaced by student housing. This redevelopment is perceived to represent a significant change in physical character and to introduce traffic and other nuisance issues into these neighborhoods. There is a belief that the City could be doing more to implement neighborhood conservation areas identified in the Comprehensive Plan. Many older neighborhoods were perceived to be in need of infrastructure maintenance.

Quality of life, amenities, and "things to do." Another major theme in public and stakeholder comments is a desire for quality of life to be a bigger focus of City efforts. These comments reflect a desire for amenities beyond simply managing growth, providing infrastructure, and City services. These participants say that the City needs more things to do for all ages. Specific desires vary, but include arts and cultural events, festivals, and venues; access to nature and places to run and bike; locally-owned restaurants; and recreational facilities and programs.

Development opportunities. There are several locations identified by participants to encourage development. These locations include the Biocorridor, Wellborn Road (west of the railroad), Midtown, Northgate, Century Square, and Post Oak Mall. In general, there was more discussion and comment about infill and redevelopment versus outward expansion.

Housing needs. Affordable housing to serve the City's workforce, families, and young adults was stated as being a critical need to many participants. Some of these housing needs were believed to be potentially met within older neighborhoods. Some participants report that it is challenging to provide new single-family homes to purchase at a price point that is affordable to first-time buyers.

Responsible, strategic growth. Many participants stated that they believe the City has been pro-development at the expense of long-term fiscal health and the needs of existing residents. These participants say that growth should be guided by an understanding of long-term fiscal benefit and community needs. Many participants also would like to see a stronger emphasis on conserving natural resources and mitigating environmental threats.

This document is organized into two parts:

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Part I: Stakeholder Engagement

A. Overview and Purpose

Between June 7 and August 28, The Next 10 consultant team conducted dozens of individual and small group informational interviews with key internal and community stakeholders. The purpose was to identify community issues, assets, challenges and opportunities regarding the Comprehensive Plan. Interview participants included: City Council members, Departmental Directors, Planning and Zoning Commission members, applicable Boards and Commissions; and key external stakeholders representing a wide range of community interests. Over 32 distinct interviews were conducted covering 24 categories of stakeholders listed in the sidebar.

The interviews were facilitated in a consistent manner, but some were tailored to the size of group, subject matter knowledge, familiarity with the existing Plan, and role within the community. Generally, the interviews touched on positive progress the City/community has been making, and major opportunities that the City should address within the next 10 years. Participants who were familiar with the Comprehensive Plan provided specific suggestions for improvements, new actions, or best practices to consider.

This report summarizes these interviews. It reflects personal opinions and stakeholder perceptions.

STAKEHOLDER CATEGORIES

1. Agriculture
2. Business community
3. City elected officials
4. City Planning and Zoning Commission
5. City management team
6. County officials
7. Developers (Housing)
8. Economic Development
9. Environment
10. Neighborhoods
11. Parks, recreation, community facilities
12. Public health and healthcare services
13. Public safety
14. Realtors, real estate
15. Religious institutions
16. Social services, housing services
17. Schools (CSISD)
18. Tourism and cultural amenities
19. Transportation
20. Texas A&M University officials
21. Texas A&M University Student Government
22. Utilities
23. Young professionals
24. Youth development organizations

B. Common Themes

Below is an outline of 12 themes distilled from all stakeholder interviews. They reflect participant sentiments and perceptions but may not reflect consensus. They are not intended to be statements of fact. The themes are listed in order of most mentions. The approximate number of stakeholder groups that discussed each idea is noted in brackets: <24>.

1. **Amenities, quality of life, and "things to do" <19>**
   - Desire for more "things to do", particularly for families (recreation, parks and greenways, events, venues etc.)
   - Desire for more unique places to experience (walkable districts, locally owned restaurants, retail)
   - Desire for more access to nature

2. **Housing, choice and affordability <14>**
   - Need to continue expanding options for affordable or workforce housing
   - Need for housing options for types and settings that would appeal to families and young professionals

3. **Transportation, alternatives, a more complete system, smarter <13>**
   - Need to expand public transportation service area, frequency, and reliability
   - Create more opportunities to walk and bike

4. **Transportation, traffic, planning and coordination <11>**
   - Address concurrency with growth, and perceptions that the City is playing catch-up with infrastructure (particularly roads)
   - Address traffic issues / perhaps through better management of demand

5. **Sense of place, quality of place <10>**
   - Desire to create more mixed-use, walkable places
   - Desire to encourage more open space and amenities in new neighborhoods
   - Recognition that quality of place is important in retaining and recruiting workers of all types

6. **Growth management and strategy <10>**
   - Concern about paying for growth, understanding fiscal impacts of development choices and infrastructure investment
   - Acknowledgement of recent State Legislation that impacts annexation
   - Maximize City investments (of past and future infrastructure investments)
   - Support for focusing more on infill and redevelopment
   - Need for locations to support new business growth
   - Understanding University growth, and improve coordination with University

7. **Economic Development and community image <10>**
   - Focus on talent retention (wage competitiveness, opportunities for graduates)
   - Need to diversify jobs (including more living wage employment opportunities)
   - Continue to encourage entrepreneurship (progress has been made in this area)
   - Need to better define and convey City image, vision, brand (for talent retention, job growth, and tourism)
   - Discussion of locations and sites for new business growth (Biocorridor, Midtown, Class-A office space)

8. **Neighborhood integrity and student housing <7>**
   - Need to better regulate student housing (character, use, and location)

- Concern about mitigating student housing impact on neighborhoods
- Consider zoning standards to protect existing neighborhoods from incompatible development (neighborhood conservation areas as example)

9. **Environmental stewardship and resiliency <7>**
    - Desire for fostering a greater environmental ethic and protecting natural resources
    - Need to address standards for impervious surfaces and stormwater management (reduce flooding)
    - Desire for reducing clear cutting practices (aesthetics, mitigate urban heat island impact)
    - Encouraging native plantings through landscape standards (reduce maintenance costs)

10. **Services and facilities <6>**
    - Desire for more emphasis on health and wellness education
    - Desire for more spaces available for events and meetings (for community groups / non-profits)
    - Concern about public safety impacts from growth
    - Concern about growing needs versus limited funding

11. **Plan shortcomings or improvements <6>**
    - Plan could be more strategic and actionable
    - Plan could be written in a more approachable language
    - Concern about continuity and perception that the Plan's interpretation is inconsistent, and it is too easy to change

12. **Public engagement and communication <3>**
    - Recognize long-term nature of Plan (some flexibility is expected)
    - Track Plan deviations and reasoning
    - Communicate the rationale behind City decisions

C. Areas of Potential Conflict

The following are a few groups that seem to have potentially conflicting perspectives.

City / County infrastructure policy: Multiple stakeholders report that there are policy differences regarding infrastructure between the City and County. It was reported that the County does not take on debt, has a $90m reserve, and has bonding capacity. These Stakeholders believed that there may be an opportunity to better coordinate between the City and County on infrastructure policy and funding.

Neighborhoods / developers: Various neighborhood groups believe that the City is more concerned with desires of developers vs. long-time residents. There are also perceptions that the Plan is not always followed and there is little political will to do so. These groups perceive that there are few zoning protections in place to implement the Plan's idea of neighborhood conservation areas.

Developers / City: Some developers stated that housing affordability is negatively impacted by City fees, but others are not opposed to "reasonable" impact fees. Most developers interviewed, believe

that process inefficiency and unpredictability are more problematic, creating unnecessary hidden costs. Planning Commissioners report that more decisions are being made administratively (by staff), which could streamline development. However, some developers stated that they perceive staff guidance as inconsistent.

Environmental advocates / developers: Environmental advocates, many neighborhood groups, and other stakeholders discussed the need for commonplace measures to improve environmental resiliency. These measures include standards to reduce stormwater runoff, encourage native plantings, conserve natural areas, or design buildings and sites to minimize heat impacts. Developers and many other stakeholders did not discuss these issues and it could be speculated that some would oppose some of these measures. However, most of the resiliency topics discussed would have practical benefits for the City and pro-development community. These benefits include reducing flood risks (through low-impact development) and reducing maintenance costs (native plantings).

Students / community: The large number of Texas A&M students that reside in the city are a significant part of the community. However, student leaders and others acknowledge that students (particularly undergraduates) tend to exist in a "college-mindset bubble" and typically do not acknowledge that they are part of a larger community. There is a perception among many students that the broader community views students negatively. There may be an opportunity to improve this relationship through more deliberate efforts to engage students, particularly those that live off-campus. Students are not aware of programs that exist (or could exist) to welcome students to the City or to communicate expectations about City policies, rules, etc.

D. Opportunities for Plan improvement

While many stakeholders were not familiar with the City's Comprehensive Plan, those who were suggested the following improvements:

a) **Creating a more user-friendly Plan:** Stakeholders reflected a desire for the Plan document to be more user-friendly, strategic and actionable. Many stated it contains too much unnecessary information.

b) **Reduce or consolidate Future Land Use Categories.** The Future Land Use map categories were seen to be too complex and often confused with zoning. The suburban commercial category was identified as one that has not met expectations.

c) **Consider an action item regarding block length in the UDO:** Stakeholders spoke of ongoing disputes about the appropriate length of blocks.

d) **Consider an action item regarding zoning to protect neighborhood character:** Some stakeholders reflected a desire for a Plan action for additional zoning protections such as Neighborhood Compatibility Standards or a Residential Neighborhood Conservation overlay district.

e) **Consider an action item about updating the short-term rental regulations:** Some stakeholders believe there is an opportunity to better monitor short-term rentals and their impacts on neighborhoods and to capture hotel occupancy taxes.

f) **Better address environment and resiliency:** Another theme that developed was addressing the relationship between quality of place and natural resources and to consider ways to mitigate risks from climate change.

g) **Consider action items with affordable housing strategies:** Housing strategies such as a land trust or equity pool were suggested as action items for the Plan.

Part II: Public Engagement

Focus on the Future Workshops

A. Overview and Purpose

Between September 23 and October 16, 2019 approximately 500 people participated in the Focus on the Future Workshop activities. This series of workshops was the first public input opportunity for the Next 10 effort. It included four widely advertised open public workshops held in different locations throughout the City, additional workshops that targeted university student populations, and an online opportunity.

The purpose of the workshops was to introduce the Next 10 process and key trends facing the City, obtain insight on the existing Comprehensive Plan's goals, and identify locations in the City that should be considered in the Plan evaluation.

B. What we did

The Focus on the Future workshops were interactive and designed to obtain input from the community. Participants were seated in small groups of 6-8 people at tables. Activities were led from a key facilitator in the room and a City staff member or volunteer at each table served as a recorder of that group's work. After a brief introduction to the Next 10 process, the workshop included three activities.

Activity 1: Did you know? The first activity was an interactive presentation of key trends. Groups competed to answer a series of eight multiple choice questions about current demographic, economic, housing, and land use conditions. Each answer was followed by additional context and related facts. The purpose of the trivia game was to share key findings from recent research in a fun, interactive format and to serve as an "ice-breaker" for subsequent activities. To review the full set of questions and answers, refer to the report appendix.

Activity 2: Evaluating existing Comprehensive Plan goals. Next, participants were asked to individually evaluate the existing Comprehensive Plan goals. Score cards listing the seven existing Comprehensive Plan goals were provided.

WORKSHOP LOCATIONS

Monday Sept. 23
7 PM – 8:30 PM
Southwood Valley Elementary

Tuesday, Sept. 24
11:30 AM – 1 PM
Municipal Training Facility (MTF)

Tuesday, Sept. 24
7 PM – 8:30 PM
Forest Ridge Elementary

Wednesday, Sept. 25
7 PM – 8:30 PM
Oakwood Intermediate School

SPANISH FACILITATION

At each workshop, City staff offered to facilitate groups in Spanish with translated recording forms and other documents.

Each participant was asked to rate, on a 5-point scale how well they felt the City had progressed on that goal each outcome and provide comments as to why they have provided that rating. The rating scales ranged from one to five, corresponding to "1 – very limited progress" to "5 – very good progress". Once individuals had completed their score cards, they worked in groups to discuss ratings and why they gave each goal that rating. The rating and response were recorded by the group leader on a recording form.

Activity 3: Opportunity mapping. In this activity, participants were given three green and three red dots to identify locations in the City that they think are strong places or opportunity places. The green dots identified locations that are strong, reflect well on the City, should be protected, or are positive examples to replicate. The red dots identified opportunity areas which can reflect places that represent conditions participants would like to see changed or offer greater potential than what currently exists. Participants numbered the dots to correspond with a separate comment list where the participant wrote why they identified the location.

Exit questionnaires. Before participants left the workshop, they were asked to fill out an exit questionnaire. Those responses provide insight into the overall satisfaction with the workshops and characteristics of the participants.

Additional engagement. In the two weeks following the four workshops, there were additional opportunities conducted to obtain input. These opportunities included:

- **Online activity.** A website portal gathered individual input between September 26 and October 16. The tool included a survey on the existing Comprehensive Plan goals (that mimicked workshop Activity 2) and an interactive map (similar to workshop Activity 3) for identifying and describing strong places and opportunity places. The survey tool was promoted by email and social media. Approximately 200 people participated online.

- **University student engagement.** At the invitation of the Texas Transportation Institute, and in partnership with the Texas A&M Student Government Association, Planning staff conducted the mapping activity from the Focus on the Future workshops on-campus at Texas A&M University. The event took place in the hallway of the Memorial Student Center on Wednesday, October 9th from 11 AM – 2 PM. Approximately 97 students participated.

COMMUNICATION AND OUTREACH

To inform the public about the importance of The Next 10 and Focus on the Future Workshops, the City conducted a communication and outreach campaign. That effort included traditional media and electronic media communication, as well as word-of-mouth outreach with the assistance of the Comprehensive Plan Evaluation Committee. Specific communication and outreach activities included:

- Flyers and posters
- A social media campaign
- Presentations to civic groups
- Door-to-door canvassing
- Newspaper columns and letters to the editor
- Radio interviews
- A project website
- Email

C. What we learned

Rating of Existing Comprehensive Plan Goals

Below are the average ratings collected from the responses in the evaluating existing Comprehensive Plan goals activity. The purpose of this exercise was to understand how successful the City has progressed on each goal, based on the community's perspective. Participants had the opportunity to provide a rating out of 5 and a written explanation as to why they gave that rating for each goal.

Overall findings

- Over the four workshops held in September and online participation, a total of 415 responses (both individual and group) were collected and analyzed.
- *Goal 4: Parks, recreation, and the arts*, received the highest progress rating with an average of 3.25.
- *Goal 5: Mobility*, received the lowest rating of 2.23.
- *Goal 3: Economic development*, *Goal 4: Parks, recreation, and the arts*, and *Goal 5: Municipal facilities & community services* averaged positive ratings above 3.0.
- More than 140 written comments were collected to explain the ratings.

Participants provided many comments to explain the ratings and how the City could further improve on the goals. The information is summarized below.

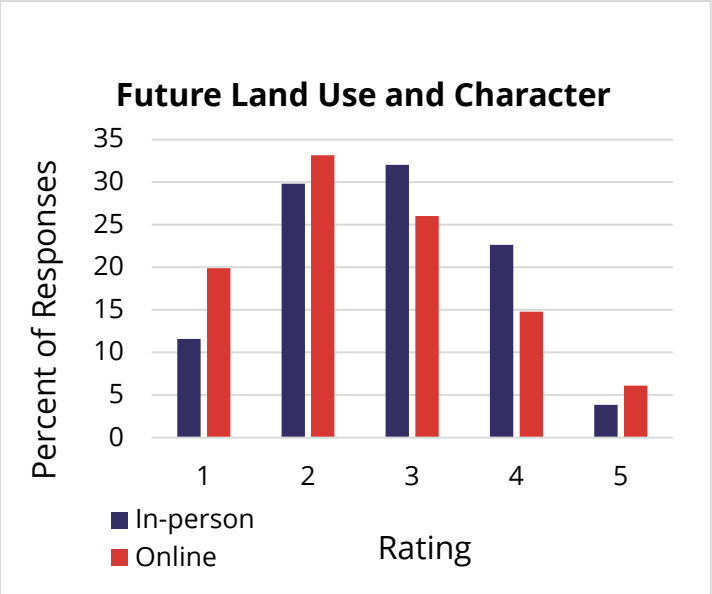
1. Future land use and character

Goal: To be a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment.

Average rating: **2.64**

Reactions or ideas from 171 written comments:

- Most comments to Goal 1 relate to neighborhood characteristics, and green and natural spaces.
- Perceived lack of respect and protection of older, family neighborhoods, as the City seems to focus on newer and higher-end developments.

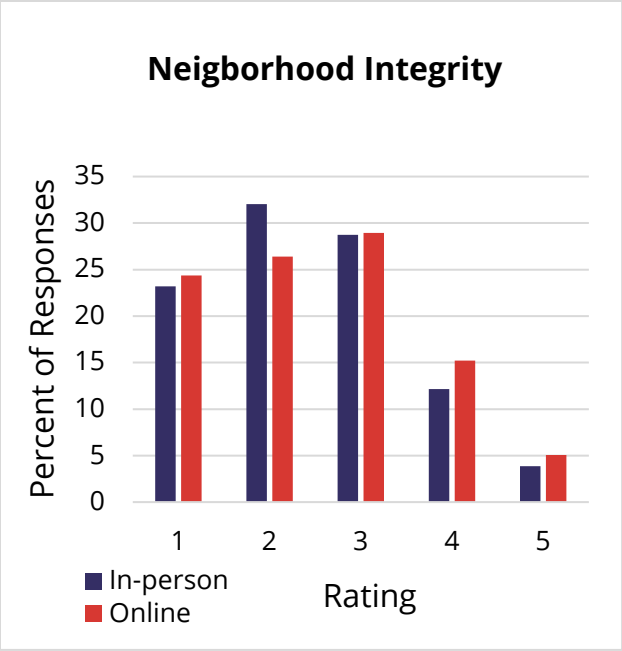


- Concern that older neighborhoods are being infiltrated with student housing. Concern that some housing products are specifically designed for student living, but not appropriate for family occupancy.
- Concern that there is a lack of distinct character in certain areas (i.e. business areas, corridors) and most new developments are similar in character (big box developments).
- Concerns with disappearing green and natural spaces. Participant felt that rural and environmentally sensitive areas were being destroyed, unprotected and or fragmented.
- Other concerns include sprawl and cookie-cutter subdivision development, inadequate infrastructure and repair (i.e. sidewalks), and parts of the City that are deteriorating (i.e. South Side).

2. Neighborhood integrity

Goal: To protect the long-term viability and appeal of established neighborhoods.

Average rating: **2.43**

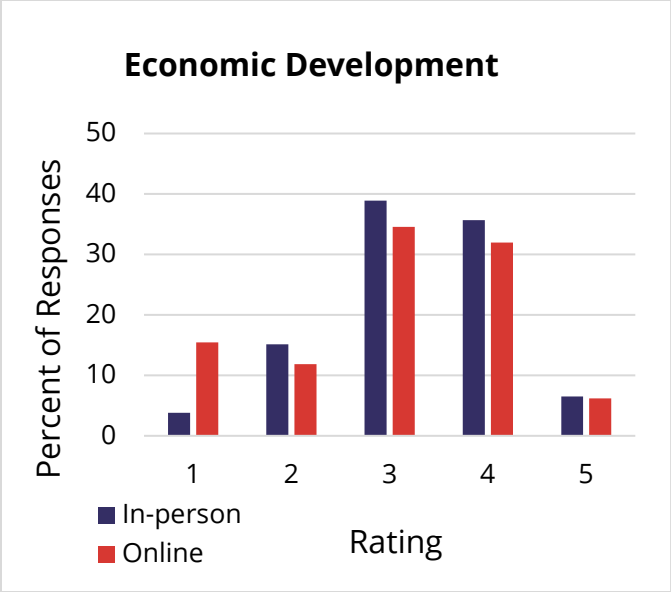


Reactions or ideas from 179 written comments:

- Similar to responses for Goal 1, participants expressed concern about higher density rental housing infiltrating neighborhoods, creating student housing centers. Some expressed concerns about changing neighborhood character, rising housing prices, and reducing supply of affordable living options in the City.
- Concern with the City allowing demolition of family-friendly single-family homes in favor of student rentals. Participants would like zoning code regulations (and enforcement of those regulations) that protects family-oriented housing from student housing redevelopment.
- Concern about parking becoming a challenge in residential neighborhoods. There is an influx of parking in these areas from students, making it difficult to drive down the residential streets, especially during game days.
- Perception that infrastructure is unable to meet the demands of new developments, while older areas need infrastructure updates. The City should focus on improving municipal services and infrastructure maintenance.

3. Economic development

Goal: A diversified economy generating quality, stable, full-time jobs; bolstering the sales and property tax base; and contributing to a high quality of life.



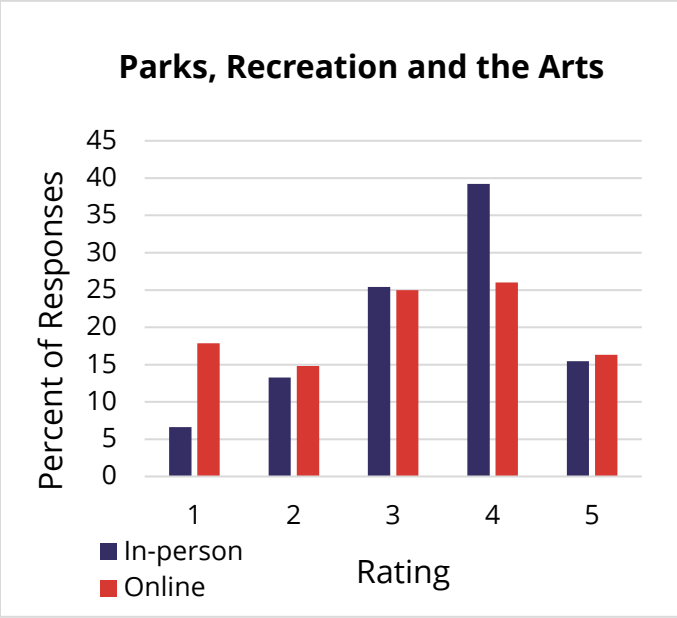
Average rating: **3.13**

Reactions or ideas from 146 written comments

- Concerns that there are few full-time jobs available for residents and that most are minimum wage and/or university related jobs. The diversity of employment levels is unbalanced, as there are many entry level, low skill jobs, and executive positions but limited middle-range opportunities.
- Concern that the current employment market is dominated by chain restaurants and retail, which are employ mainly college students.
- Belief that the City could do more to encourage new business development and diversify industry sectors (manufacturing, technology, etc.). This would improve the tax base.
- Perception that residential property taxes are increasing to a point where first-time home buyers are unable to afford a home.
- Concern that infrastructure repair and maintenance seemed to be falling behind. There is little evidence of long-term infrastructure planning.

4. Parks, Recreation, and the Arts

Goal: Diversity of parks, greenways and the arts for leisure and recreation as well as for entertainment, education and culture to achieve a high quality of life for all residents and visitors.



Average rating: **3.24**

Reaction or ideas from 141 written comments:

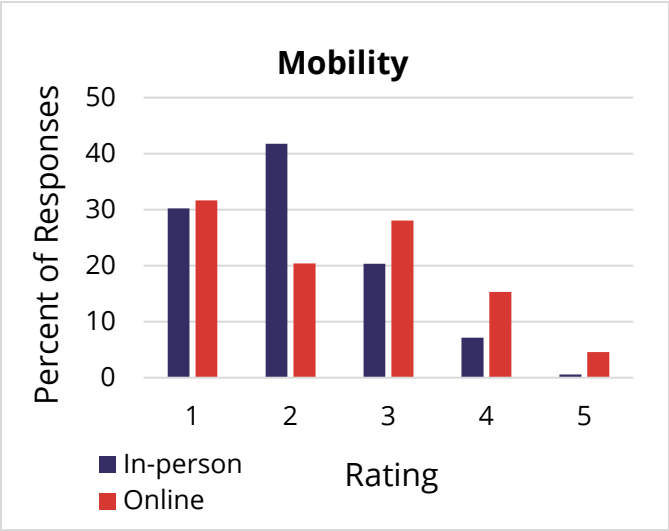
- There were mixed responses related to existing parks in College Station. Participants generally commented that, over the years, parks have improved. There are good parks and park systems, sports fields and good use of public spaces.

Particularly, participants enjoy Lick Creek Park and Wolf Pen Creek Park.

- Participants expressed concern about the amount of green space, natural/wildlife space and trails in the City. Some felt that Lick Creek could be improved by keeping up with maintenance, and wildlife habitat has been destroyed by tree removal.
- Desire for more recreational facilities, dog parks, venues for performing arts and a community center for senior citizens.
- Desire for more aquatic facilities and references to the Thomas Park pool closure.

5. Mobility

Goal: Improved mobility through a safe, efficient, and well-connected multimodal transportation system designed to be sensitive to the surrounding land uses.



Average rating: **2.23**

Reaction or ideas from 178 written comments:

- Most comments pertained to concern about traffic congestion. Participants mentioned the difficulty of driving during rush hour in places such as Highway 6 and George Bush Drive. Although development densities have increased, transit services, and road infrastructure have not kept up with the growth.
- The second most mentioned issue was concern about very limited transportation alternatives, which could be a challenge for several segments of the community. Transportation services are very especially limited on weekends and in the evening.
- Concern that active transportation options are limited, such as bicycle facilities (lanes and paths) and pedestrian sidewalks. Sidewalks need maintenance or are unavailable in some areas. Participants feel that the streets are unsafe for pedestrian and cyclists due to heavy traffic volume and car-oriented design. Participants noted that improving “alternative” transportation systems could alleviate some traffic congestion.

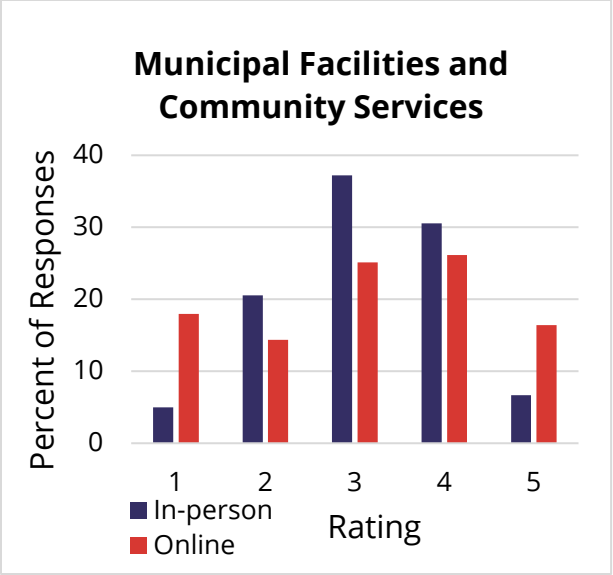
6. Municipal facilities & community services

Goal: Municipal facilities that meet community needs, contribute to community character, are sensitive to the surrounding land uses, and provide exceptional municipal services.

Average rating: **3.11**

Reaction or ideas from 150 written comments:

- Most responses were neutral for Goal 6, however many indicated that they were unclear or unsure what this goal meant. Participants mentioned they did not have enough knowledge about facilities to provide a written response.
- Desire for additional recreational facilities such as a community center. There are perceptions that community needs are not being met and there is a lack of recreational facilities in certain areas (i.e. Eastgate).
- Desire for additional facilities and venues for concerts, for senior activities, to serve younger adults (20s to 30s), and to serve children and families.



- Other comments relate to infrastructure and park repair / maintenance.

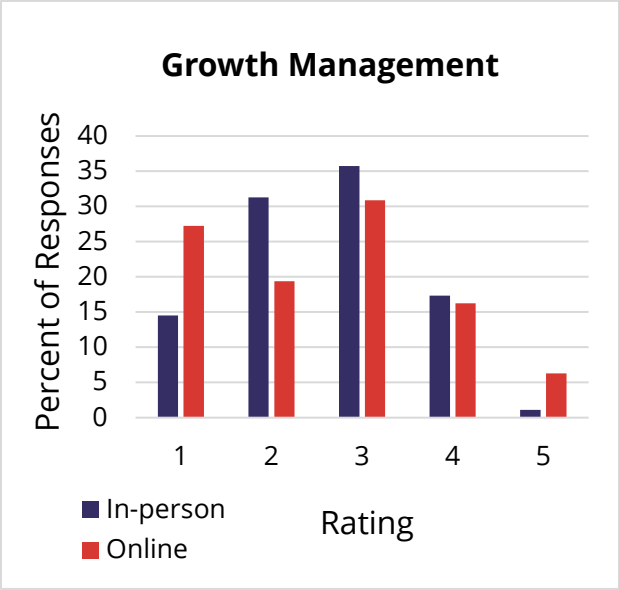
7. Growth management

Goal: Ensure fiscally responsible and carefully managed development aligned with growth expectations and in concert with the ability to deliver infrastructure and services in a safe, timely, and effective manner.

Average rating: **2.56**

Reaction or ideas from 160 written comments:

- Concern that infrastructure has not kept up with increased population growth and new development. As a result, traffic has increased, and drainage issues and water problems have occurred.
- Desire for the City to focus on street repair, and not just in certain areas such as University Drive and Texas Avenue, for example.
- Concern about growth not paying for itself. Although taxes seem to be increasing, services in existing neighborhoods seem to have decreased.



- Concern that taxes have gone to accommodating new development rather than addressing issues with existing (aging) infrastructure.
- Concern that some feel developers are receiving benefits from City investment over residents.

- Concern about limited development diversity, for instance the majority of new retail is chains, and residential is either single family or student housing. Some suggested that the City should focus high density development towards the center.
- Concern about flooding that has occurred in some areas (i.e. Emerald Forest). Green infrastructure such as a storm water management pond or sustainable practices (water conservation, energy technology, etc.) could be implemented.

Mapping Opportunities

The mapping activity provides insight into strong places and opportunity places in the community. This section notes general observations from the input, identifies the most frequently discussed places, and summarizes participant comments for each place. All group and individual map comments can be viewed on an interactive composite map available at the following links:

All dots from all participants: https://www.planning-next.com/cstxcomposite/

Only **strong places**: https://www.planning-next.com/cstxcomposite/?ptype=strong%20place

Only **opportunity places**: https://www.planning-next.com/cstxcomposite/?ptype=opportunity%20place

General Themes

The input provided insight on the general characteristic of strong places in College Station and common themes among the opportunity places. It is important to note that participant comments indicate that there is overlap between strong places and opportunity places; several places are both. Some participants identified a place as an opportunity while others called it a strong place. In many cases, the same issue, concern, or opportunity was discussed in relation to that place.

Strong Place Characteristics

Most of the strong places identified by participants were either parks or other community gathering places such as Texas A&M University, Northgate, and Century Square. Common characteristics of strong places based on comments include:

- Well-maintained parks and greenspace that offer recreational opportunities, access to nature, community gathering spaces, and family-friendly programming
- Neighborhoods with a strong sense of character and identity
- Vibrant, walkable, mixed-use development
- Dining and retail amenities that offer good variety and span all price points
- Well-designed intersections or traffic improvements

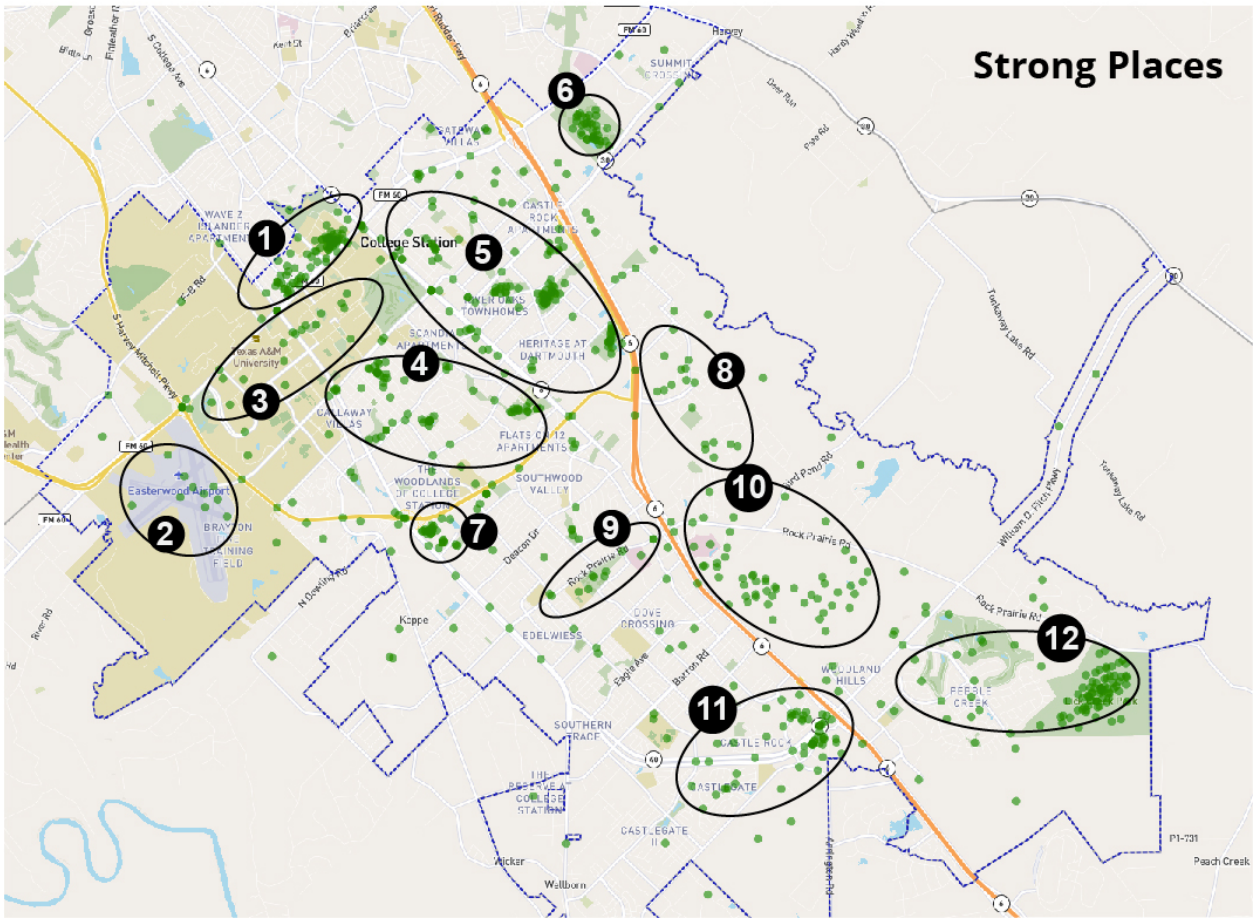
Opportunity Place Characteristics

Many opportunity place comments involved traffic and specific road safety issues. Other opportunity places included neighborhoods that have changing character due to student housing development, which need to be protected, and areas that could use redevelopment.

Common characteristics of opportunity places include:

- Traffic and safety concerns such as perceived poorly designed, inefficient intersections, streets that suffer from high levels of congestion, or inadequately maintained streets.
- Neighborhoods that are facing student housing redevelopment or transition toward rental properties. Participants say such change should be focused and neighborhood integrity better managed.
- Need to address non-transportation infrastructure issues such as flooding.
- Lack of safe connectivity for vehicles, cyclists, and pedestrians across major corridors.
- Outdated, underachieving retail centers that present opportunities for redevelopment.

Strong Places



1. **Century Square & Northgate**
    - Century Square is a great example of mixed-use development that offers an attractive, walkable place for both students and families.
    - Northgate's revitalization and redevelopment has reinforced a sense of place. It is one of the strongest places in College Station with a walkable urban character. Its development could offer restaurants and amenities that serve more than students.

2. **Easterwood Airport**
    - Convenient location that has out-of-state destinations
    - Seen as a potential economic benefit for the city

3. **Texas A&M University**
    - Texas A&M University provides a strong sense of identity for College Station.
    - Campus points of interest like the George Bush Presidential Library attract residents and visitors alike.

4. **Brison Park / Gabbard Park / Bee Creek Park Area**
    - The historic neighborhoods contain unique, quaint homes, and mature trees.
    - Amenities like the neighborhood parks and Lincoln Center are positives for residents.
    - Compact, relatively walkable neighborhoods.
    - Neighborhood integrity should be emphasized.

5. **Wolfpen Creek Area**
    - The neighborhood parks provide amenities such as trail connections, recreational greenspace, and special events to residents in the area
    - Neighborhoods are attractive and relatively affordable
    - Good concentration of commercial that is accessible to students

6. **Veterans Park**
    - The sports complex attracts tournaments and provides a boost to the local economy
    - Memorial "exemplifies College Station"

7. **Jones Crossing**
    - Jones Crossing serves as a shopping hub that was needed in the area.
    - The mix of commercial services and complementary amenities is appreciated.

8. **Emerald Forest Neighborhood**
    - Emerald Forest serves as a good example of a neighborhood that could be replicated elsewhere.
    - Residents appreciate environmental preservation in the neighborhood's development.

9. **Southwood Park Area**
    - Provides a good blend of parks, healthcare, and education in the neighborhood

- Community pool is a nice amenity for the residents in the area

10. Midtown

- Feeling that the future development in Midtown offers a lot of potential for College Station to create a strong quality of place.
- Midtown could serve as the city center for a place that never had one historically.

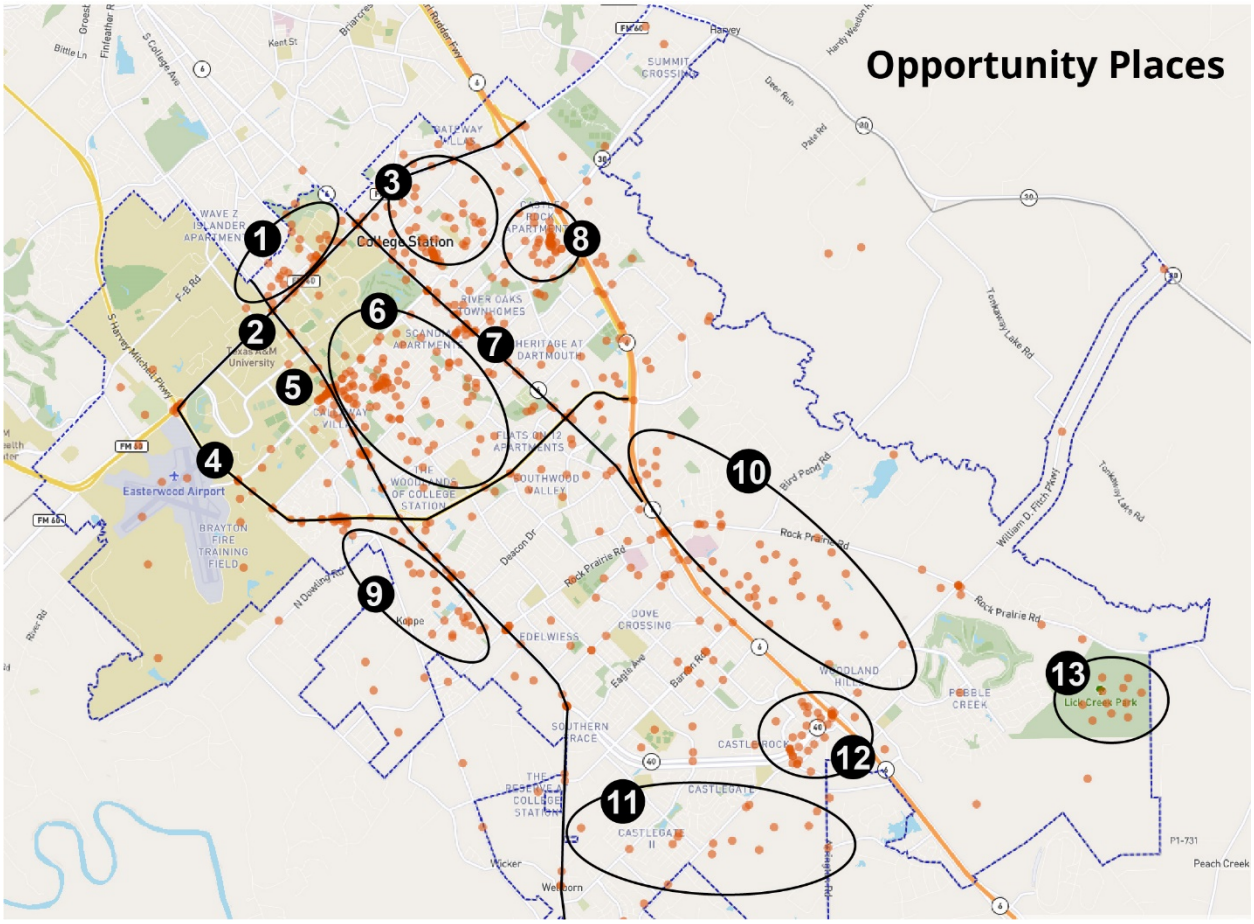
11. Tower Point / Caprock Crossing / Castle Rock Neighborhood

- Tower Point and Caprock Crossing boast a good variety of desirable restaurants and retail. The two shopping centers are near adjacent neighborhoods like Castle Rock.
- Roads are well planned, but some intersections are congested.
- Surrounding neighborhoods are attractive / desirable.

12. Lick Creek Park & Pebble Creek

- Lick Creek is a unique park complete with a nature center and robust trail system.
- Pebble Creek is a distinct neighborhood and example community for the rest of College Station.

Opportunity Places



1. **Northgate**
    - Lighting in Northgate could be improved to make the area feel safer.
    - Observations made regarding a lot of congestion impacting pedestrian movement

2. **University Drive Corridor**
    - Congestion and safety. Observations that University Drive is dangerous to cross for pedestrians and difficult to turn for vehicles.

3. **Thomas Park Area**
    - A strong desire to rebuild the neighborhood pool at Thomas Park.
    - Both the neighborhood housing stock and infrastructure require maintenance.
    - Desire to better preserve the neighborhood from redevelopment.

4. **Harvey Mitchell Parkway Corridor**
    - Harvey Mitchell's major intersections are noted as dangerous or inefficient with light signalization and designated turns.
    - Intersections identified included Raymond Stotzer Pkwy, George Bush Dr, and Holleman Dr.

5. **Wellborn Road Corridor**
    - Intersections along Wellborn Road south of the University are frequently identified for traffic safety issues that relate to railroad tracks.
    - Other challenging intersections were identified at Cain Rd, Rock Prairie Rd, and William D. Fitch Pkwy.

6. **Southside Neighborhood**
    - The single-family housing in the area has been steadily transitioning into student rentals that has increased traffic and parking-related issues.
    - There is a strong desire to preserve the overall neighborhood integrity.

7. **Texas Avenue Corridor**
    - Texas Avenue is a perceived as a dangerous place for pedestrians and cyclists due to the amount of traffic and number of U-turns. With surrounding neighborhoods and proximity to the University, this area should be more pedestrian and bicycle friendly.
    - There is an opportunity to redevelop the corridor adjacent to the University. There is a desire to encourage local businesses rather than national chains.

8. **Post Oak Mall**
    - The Post Oak Mall is perceived as both an eyesore for the city and an underperforming asset.
    - The mall could serve as a redevelopment opportunity that could better adapt to the changing retail economy.

9. **The Barracks Area**
    - Undeveloped land along Wellborn Road (southwest of the railroad) could be an opportunity for affordable housing, workforce housing, or student housing. However, that development could potentially be more attractive.
    - The Barracks Townhomes has connectivity issues with the surrounding roads due to the high density, railroad tracks, and overall traffic congestion.

10. **Sebesta Area & Midtown**
    - Supportive comments about the Midtown development plans particularly the potential to create a sense of place, new residential and employment areas, recreational opportunities, and access to natural areas.
    - Concern about flooding potential along Lick Creek.
    - The Sebesta area could serve as a redevelopment opportunity.

11. **Greens Prairie Road Neighborhoods**
    - There are no sidewalks for children walking to the adjacent school.
    - The suburban development taking place is making the area lose its rural character.

12. **Tower Point & Caprock Crossing**
    - Criticism that the area is not walkable, not adequately connected to neighborhoods, and there are traffic issues at intersections.

13. **Lick Creek Park**
    - Improvements need to be made to prevent flooding of the trails

D. Who we heard from

Attendance

Based on sign-in sheets, a total of 204 individuals attended the Focus on the Future workshops, not including staff, consultants, and volunteers. Of those participants, 199 completed exit questionnaires. Additionally, 199 people participated in the online survey, and 154 of those people submitted exit questionnaires online. Approximately 100 students were engaged at the October 9 event and 97 exit questionnaires were collected. Overall, approximately 500 people participated in this round of engagement and 450 exit questionnaires were received. The following summarizes the demographic characteristics and experience of those who participated based on the exit questionnaire responses. For a full summary of questionnaire topics please refer to the appendix.

Demographics

The exit questionnaires provide insight into the demographic makeup of workshop participants compared to College Station's demographics reported by the American Community Survey, 2017 (5-year estimates). The exit questionnaires reflect only those 450 participants who responded.

Age

- **Participants mostly middle-age and older.** Participants over age 45 made up 47% of respondents, compared with 19% of residents according to American Community Survey (ACS).
- **Younger demographic under-represented**. Only 26% of participants were between the ages of 18-24, a group that makes up 41% of College Station's population.

Race

- **Racial composition roughly aligned with that of the entire community.** Approximately 77% of respondents identified as White/Caucasian, compared to 78% in the ACS.
- **However, minority groups were underrepresented.** Approximately 3% of respondents identified as Black/African American, compared to the 8% of College Station's population identified in the American Community Survey. Approximately 9% of respondents identify as Hispanic or Latino, falling short of the 15% approximation set by the ACS.

Income

- **Participants represented higher levels of income.** Approximately 43% of respondents identified their household income at a level above $100,000 per year, compared to 20% reported by the ACS. Groups identifying with household earnings below $50,000 comprised just 31% of respondents, in comparison to 58% of College Station's households as according to the ACS.

Educational Attainment

- **Participants generally have high levels of education.** Respondents had higher overall levels of educational attainment including 30% with Bachelor's Degrees and 38% with either a Ph.D. or Master's degree. This compares to 29% and 27%, respectively, from the ACS. 8% of respondents had a high school diploma or less, while 19% fall under this category in College Station.

Residency

- **Most participants are homeowners.** 69% of respondents indicated that they owned their homes rather than rented (31%).
- **There was a nearly even split of those who work within College Station.** 51% of respondents work within the City, with the remaining 49% working elsewhere.
- **A mix of resident tenure but mostly long-time residents.** Approximately 62% of respondents have lived in the City for 10 years or longer.

Motivation and Satisfaction

The exit questionnaires polled participants on their interests and opinions about the meeting. The results indicated that most participants were both highly satisfied and willing to stay engaged with the process.

How did you hear about this public meeting? *Common responses*

- *Word of mouth / personal invitation* *33%*
- *Social Media* *22%*
- *Newspaper article or online news* *20%*
- *Email from City* *18%*
- *Community event* *12%*

	YES
Were you comfortable completing the meeting activities?	*99%*
Did you feel your input was heard and recorded accurately?	*96%*
Will you continue to participate in the planning process?	*96%*

	Too Long	*Too Short*	*About Right*
Rate the workshop length.	4%	10%	85%

Appendix 1: Stakeholder Summary Notes by Category

1. Agriculture

PROGRESS TO MAINTAIN / CONTINUE

a) **Culture.** Agriculture is a big part of the community's culture and identity. There is need for this continue.

OPPORTUNITIES / CHALLENGES TO ADDRESS

b) **Health and wellness.** The rural part of the community is very underserved from other perspective of health.

c) **Sense of place.** There is a crisis of sense of place on the City. There is no ecological identity, so the built environment is critical.

d) **Infrastructure coordination.** The City needs to better coordinate development and the provision of infrastructure.

e) **Housing Affordability.** If the City is to remain viable, must address affordability.

f) **Amenities.** The City needs to be more thoughtful about an amenity strategy, including restaurants and the talent to run them.

g) **Brazos River.** How can this be better utilized? Is there potential for a "River Walk"?

h) **Walkability.** Pedestrian choices in the City are terrible.

Specific updates to the Plan mentioned

- The City and the current Plan are not serious enough about the natural resources in the community.
- Strategic development is needed, versus just anywhere.
- Traffic is going to continue to get worse, so address it.

2. Business Community (included bike and pedestrian advocates)

PROGRESS TO MAINTAIN / CONTINUE

a) **Business has improved.** The City's growth has supported growth of small local businesses.

b) **Bike culture developing.** There has been growth in people interested in cycling as a mode of transportation. A&M now has a bike share program.

OPPORTUNITIES / CHALLENGES TO ADDRESS

c) **Bike routes.** There is a need for designated low traffic (or no-car traffic) bike routes or facilities. A "veloway" was suggested, which is a bikeway or greenway that is separated from streets (but is only for cyclists or skaters)**.**

d) **Safe passing ordinance.** There is no state legislation regarding safe distances for vehicles passing cyclists. The City should consider this to encourage better sharing of streets and safety for cyclists.

e) **More things to do.** Desire for more recreational, entertainment venues and events, and community festivals. More amenities such as parks and retail to help recruit and retain employees.

f) **Affordable housing.** Need for more attractive, entry-level homes for rent or purchase. Ideally in locations that are close to jobs, retail, or recreation areas.

g) **Paying for growth.** It is believed that the City has a large sum of unfunded liabilities. Growth should pay for itself.

h) **Continuity and sticking to Plan.** Due to the fast paces of growth and turnover with City staff there has been challenges addressing long-term issues over short-term needs. Also there seems to be weak institutional awareness of plans and policy precedents (leading to perceived inconsistencies and deviations from plans).

i) **Resiliency, fostering an environmental ethic.** The climate is hotter than 30 years ago. The City should encourage resilient design to reduce the effects of heat. For example, maximizing shade through close building placement, design elements like shades, awnings, green roofs, greywater recycling, and use of native plantings (Abu Dhabi referenced as an example).

j) **Public safety.** Being aware of risks and potential threats in an age where mass shootings are common. The City should have safety plans for all City facilities and major community gathering spaces.

3. City Elected Officials (current and past)

PROGRESS TO MAINTAIN / CONTINUE

a) **Park system.** The parks—facilities and programs—are high quality and important community amenity.

b) **Community facilities.** The new police station and City hall are important community investments.

c) **General direction.** Not unhappy with the direction of the City.

d) **Staff.** Council relies on staff and they are good.

OPPORTUNITIES / CHALLENGES TO ADDRESS

e) **Student housing.** There is a need to address the Aggie Shack phenomenon.

f) **Fiscal health.** The City needs to address its fiscal health. State policies will have an impact. The City may need to consider new fees, e.g. road maintenance fee. The City has not raised taxes in a long time. Perhaps this should be considered.

g) **Traffic/transportation.**
   - Not concerned about City traffic issues.
   - Slip lanes at key intersections could help.
   - Need to accommodate bikers and scooters.
   - People think it is ok to walk in the streets.

h) **Family neighborhoods.** The City needs to create residential places attractive to families.

i) **Neighborhood condition.** The City's older neighborhoods are suffering (student encroachment).

j) **Housing choice.** There are not enough product choices (type and price) for young families and young professionals.

k) **Image development.** The City needs to do a better job of defining and conveying its image. Bryan has done a much better job of marketing itself.

l) **Mixed use.** The City needs more places where it is possible to live, work and play in proximity (walkable). Northgate is only example. Need more. Midtown may be an opportunity.

m) **Vision.** The City has no vision.

n) **Location of development.** Need to encourage more infill.

o) **Talent.** Recent graduates can earn more in other places. College Station is not wage competitive. There are limited employment opportunities for recent graduates. Many more would stay in College Station if there were jobs. The same is true for high school students.

p) **Amenities.** The City needs more amenities, e.g. access to the river. More retail and entertainment are needed.

q) **Airport potential.** The airport could be a greater asset. Need to increase capacity. Create a regional airport. The land around the airport is not realizing its potential.

r) **Lack of control.** There are many forces of change that are out of the control of the City. This includes decisions by TAMU (student enrollment, building construction).

s) **Infrastructure planning.** The City could do better planning and timing of infrastructure delivery.

t) **City services.** Concierge service level is provided, e.g. trash pickup. Police and fire services are very good.

u) **University benefits and consequences.** The University's growth (enrollment, facilities and research) is a good thing for the City. There are negative consequences, such as street maintenance, increased housing cost and student housing encroachment in nearby neighborhoods.

v) **Block length:** There have been ongoing disputes about the appropriate length of blocks. This needs to be addressed.

Specific updates to the Plan mentioned

- The Plan cannot be fully "comprehensive." Impossible to fully predict what might happen, e.g. Northgate. The Plan cannot be locked in stone.
- Annexation must make sense fiscally.
- The comprehensive Plan is of no use. It is easy to change it and that happens too often. There should be a significant threshold to justify a change. It is critical to create predictability. We don't "walk the talk."
- The current version of the Plan is better. There haven't been as many changes with this version. It is used as a firm guide.
- Some residents think the Plan is permanent, fixed.
- Need to have greater consistency between policies and practices.
- There is fluff in the Plan. It could be more concise.
- Need to look at land constraints (getting land-locked in key areas.)
- Attention needs to be given to Wellborn Road. There is great pressure on the corridor.
- Need to address climate change, global warming.
- Public transportation needs to be thoughtfully addressed.
- Need to better integrate transportation and land use recommendations.

4. City Planning and Zoning Commission

PROGRESS TO MAINTAIN / CONTINUE

a) **City initiative.** The City has initiated rezoning to support economic development.

b) **Quality schools (K-12).** The City should continue to find ways to support schools.

c) **Staff versus commission:** A lot of review and approval has been moved to staff. (Also a challenge.)

OPPORTUNITIES / CHALLENGES TO ADDRESS

d) **Housing affordability.** This is a challenge in the City and has negative impact on economic development. (Challenging for trailing spouses/significant others.)

e) **Office space.** There is not enough Class A office space in the City to attract more business. Supply is dampening demand.

f) **No center, no heart.** The City lacks a heart, a central business district.

g) **Housing choice.** Young adults lack adequate choices. They do not want to live in multi-family buildings/complexes with students.

h) **Parks and recreation.** The City has great assets but could be better managed.

i) **Traffic and congestion.** This is increasingly becoming a problem for some residents and employees. North/south connectivity is a challenge.

j) **Developer-neighborhood divide.** The City has long had two camps that creates a polarized dynamic on growth and development issues.

k) **Concurrency with infrastructure.** The City needs to do better at coordinating development and infrastructure.

l) **Fees and affordability.** Some developers claim high housing costs are due to high development fees (They represent a barrier to entry.) There is also a perception that the City is not serious about addressing housing affordability.

m) **Park needs and issues.** Generally, parks are well-maintained. (Thomas Pool is the exception.) Parks are being built with revenue generation in mind. A large park is needed in south part of the City.

n) **County challenges.** The county has zero debt and $90m reserve. County has capacity (bond) to support more infrastructure investment. This reluctance creates limitations for the City.

o) **Fees.** Impact fees are "bad news" in part because no one knows how to use them. The delays in obtaining approval and the development fees represent hidden taxes for developers.

p) **Bryan situation.** Bryan is a much more progressive City. Schools hold the City back. College Station is losing businesses to Bryan (and to the county).

Specific updates to the Plan mentioned

- Plan needs to be more user-friendly.
- There are too many land use categories.
- Land use map is too complex. It is now more like a zoning map
- There is mutual dependency between economic development and neighborhood integrity. The Plan should more strongly address this relationship.
- There have been a lot of amendments (zoning), but rezoning has slowed.
- Traffic challenges are getting worse.
- A Plan update is an opportunity to think about alternatives to cars.
- City could use 200-acre business park.
- Post Oak Mall should be designated for redevelopment, perhaps with housing.
- High-speed rail could create annexation opportunities.
- Alignment is needed for zoning and Plan, especially south of southside. (Look at restricted suburban vs. general subdivision.)
- Policies of the current Plan have driven developers to the ETJ.
- The UDO is ambiguous, rules change and, in general, there is a culture of "no."
- The last (current?) comprehensive Plan tried to keep college students away. Tough to be a college town without students. There is no place where, "This is for students."

5. City Management Team

PROGRESS TO MAINTAIN / CONTINUE

a) Plan is used by various City departments. The comprehensive Plan is used regularly to inform City budget reports and capital plans.

b) Regular evaluations. The Plan has been regularly assessed, but this assessment could be more robust (as described below).

OPPORTUNITIES / CHALLENGES TO ADDRESS

c) Identify what to annex and why. The City needs to consider where to annex and provide services that supports long-term fiscal health. Need to consider "cost to serve," utility revenue streams, and property/sales tax revenue impacts.

- **Fiscal health.** Maintaining fiscal health is a core responsibility of City management. The City obtains most revenue from sales taxes, property taxes and utility fees. State of Texas has capped sales tax rates while in-store retail sales are declining nationally. Large areas of the City's land are publicly owned (not taxable).
- **Maximize past investments.** There is a need to understand where there is existing capacity for growth and where it makes the most sense to develop from a fiscal standpoint.
- **School district plans.** Improving coordination between the local schools and the City. School location decisions impact growth and infrastructure needs but are not timed to realistic provision of services.

d) Affirm and communicate core ideas in the Plan. There is some disagreement among City leaders as to the meaning of some ideas in the Plan (such as neighborhood integrity).

e) Consider ongoing public communication and input. There is a strong need to continue to communicate externally (to the community) about why the City is pursuing certain actions and how that relates to the Plan. Communication could go a long way to managing expectations vs reality. Ongoing public input and engagement opportunities could be provided. Also, there is a need to communicate about the long-term nature of capital planning. City often requests large sums (which can be scary) but those dollars are utilized or disbursed over a long period. It is essential to carry out this long-term capital planning to finance infrastructure projects.

f) Track Plan deviations. Some deviations from a long-term Plan are to be expected but need to be better tracked. In what cases were policy decisions contradicting Plan or staff recommendations and why. Is it because the Plan direction was unclear, not feasible, etc.?

Specific updates to the Plan mentioned

- Establish a more user-friendly and actionable document.

6. County Officials

PROGRESS TO MAINTAIN / CONTINUE

a) **Collaboration has improved.** There is a recognition of the value of regionalism – that the College Station, Bryan, the county, the University, and school districts must work together. There have been significant positive strides in the past 5-10 years.

b) **School districts becoming closer in quality.** While some old perceptions about Bryan vs College Station linger, the schools are in fact becoming comparable in quality.

c) **Biocorridor.** The biocorridor has great potential. Officials attribute the slow progress to leadership personalities and market timing. Both situations have improved.

OPPORTUNITIES / CHALLENGES TO ADDRESS

d) **Transportation and mobility.** This is one of the biggest issues for the future – maintaining and expanding road infrastructure and improving transportation opportunities. The region got behind in funding transportation and is now playing catch-up. Additionally, due to the region's growth, the MPO is expected to be designated a Transportation Management Area (TMA) which will reduce the amount of federal subsidy for public transit.

e) **Improving coordination between land use planning and transportation planning.** Ensuring that density is supported by roads or transit.

f) **Resiliency.** Tree planting, addressing flooding hazards, and urban heat island effects.

Specific updates to the Plan mentioned

- Make Plan simpler, more user friendly
- Reduce number of land use categories
- Make sure to coordinate with Bryan on future land use near the Bryan/College Station City lie (Northgate).
- Harvey Road may not need to be a Major Thoroughfare in the next 10 years

7. Developers (Housing)

PROGRESS TO MAINTAIN / CONTINUE

a) **Demand.** There is strong demand for housing due to many factors, including schools, cultural offerings of TAMU.

b) **A Citywide trail system has been proposed.** Opportunities for growing a linear system of parks is being explored.

c) **City management.** Developers have regular meetings with City management and development leadership and believe they are good partners.

OPPORTUNITIES / CHALLENGES TO ADDRESS

d) **Residential types.** Need something between 5,000 and 10,000 SF (in code). Going to fewer categories made things more difficult.

e) **A more consistent and predictable development process.** Developers expressed frustration that (in their view) they often received conflicting information from staff regarding code requirements, process, and fees (such missteps are major hidden costs for development). They attribute this largely to younger staff and turnover. These developers wanted to do great work in College Station and were not opposed to "reasonable" development fees.

f) **Development review.** "Bryan is blowing us away." It takes less time (about one half) for approval, rules are more friendly, and staff is friendly.

g) **Suburban commercial.** This category was a "fiasco." City has stopped pushing it, but it is still in the comprehensive Plan.

h) **Reacting to Texas A&M.** The University is a great asset, but the City is in a reactionary posture.

i) **Creating a sense of place.** Projects such as Century Square, Midtown, etc. will give College Station the high quality, walkable, setting that it has historically lacked.

j) **Redevelopment challenges.** There is a perception that high land prices will make redevelopment difficult. It is easier to develop on the edge of town where land is cheap.

Specific updates to the Plan mentioned

- Any amendments should be mailed to property owners.
- Need to be more intentional about the relationship and timing infrastructure construction and development approval. (City has been short-sighted on infrastructure investments.)
- Need to test the fiscal strength of land use recommendations. (Financial outlook is bleak.)

8. Economic Development

PROGRESS TO MAINTAIN / CONTINUE

a) **Job growth and diversification.** The number of primary jobs has grown along with population. That growth has been seen in companies of all sizes including small-mid-size companies and entrepreneurs. Continue to diversify the job base from a reliance on government jobs. Continue to grow entrepreneurship (A&M partnerships, Midtown development "makers village".)

b) **New development types.** Century Square offers a new type of development with a mixed-use experience.

c) **Growth in retail.** There has been a significant growth in retail within the City over the past decade with new stores and restaurants.

d) **New economic development strategic Plan nearly complete.** Led by the Brazos Valley Economic Development Corporation (BVEDC), the Plan identifies strategic initiatives, regional partnerships, and specific actions. The BVEDC has developed an economic benchmark index that is available on their website.

e) **University collaboration in economic development.** Texas A&M is now a member of BVEDC. The University's leadership is growth-minded and willing to form strategic partnerships.

f) **Promoting a business-friendly image.** The City is perceived as business friendly.

g) **Cooperation / collaboration has improved.** The City of College Station and City of Bryan have improved cooperation in recent years.

OPPORTUNITIES / CHALLENGES TO ADDRESS

- **Talent retention.** It is challenging to retain talented workers and university graduates. This primarily is about quality of life and amenities. The City needs more things to do (unique, attractive places to be, and recreational amenities to experience).
- **Housing affordability / Labor challenges.** It is challenging to find unskilled or low-skilled workers due to housing costs in the City.
- **Lack of sites for businesses.** There is a large amount of undeveloped land in the City, but most is owned by the University or the local school district. There are few sites that are development ready with utilities and suitable connectivity. The City should identify areas for annexation / infrastructure investment.
    a. **Biocorridor.** The Biocorridor vision is viable, but poor market timing has limited development. The biomedical industry has recently begun to grow again after a period of contraction.
- **Focus on redevelopment potential.** While growth in new areas is important, redevelopment will be key to future economic development more than in the past.

9. Environment

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Expanding public access to nature.** There is limited public access to natural areas in the region for active or passive recreation such as greenways, nature trails, natural play areas. There is a need to expand opportunities to get people to experience natural areas such as riparian corridors. Conservation areas with safe access can serve a to promote awareness and stewardship of the environment, strengthening sense of place, and conserving habitat.

b) **Creating a more transit-supportive, walkable, bikeable community.** There is a desire to creating or expand a connected system of on-street and off-street bikeways and more pedestrian oriented developments. This would benefit personal health, offering active recreational opportunities, and potentially reduce vehicle trips and traffic. Transit service should be expanded.

c) **Flooding and stormwater management.** There are no impervious surface restrictions in the zoning code which has contributed to flooding problems. Also, better stormwater management practices such as on-site retention would improve the quality and health of local waterways.

d) **Low impact development standards.** Related to stormwater management, Other low-impact standards should be encouraged. There are limited standards to prevent clearcutting, encourage permeable paving, raingardens, and native vegetation. The City's recommended plant list includes several species that are not native to the area and are potentially problematic for our environment (invasive).

Specific updates to the Plan mentioned

- Update the City's recommended plant list to focus on native plants/trees.
- Consider best practices for low-impact development (pocket prairies – Texas friendly yards.)
- Implement impervious surface limitations for development.
- Consider Austin's "grow green" initiative.

10. Neighborhoods

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Limiting tear-downs and maintaining neighborhood character**. There are areas designated in the Plan as "conservation neighborhoods", but the character of these areas is changing due to proliferation of student housing. These groups perceive that there are limited zoning tools in place to protect neighborhood character. Some believe these housing types operate more like commercial properties and are incompatible with neighborhoods. Some believe conservation neighborhoods should have their own plans/protections.

b) **Student housing**. Some believe that the City missed an opportunity to work with the University to house more students on campus. Could the City collaborate with the University to accommodate future student growth on campus?

c) **Affordable housing.** There are limited opportunities to live near where you work. Student rentals inflate housing prices – middle income renters must compete in the market with student rentals. It is difficult to build new affordable housing for purchase (price points would need to be under $250k, so there is a significant wage gap for most residents.)

d) **Few areas of "developable land."** There are few areas in which the City can accommodate new residential growth which puts pressure on existing areas and limits affordability.

e) **Infrastructure concurrency.** There is a perception that the City is always playing catch-up in terms of road improvements. There is a desire to see road infrastructure improved in advance of new development.

f) **Negative perceptions.** Various neighborhood groups believe that the City is more concerned with desires of developers vs long-time residents. There are also perceptions that leaders do not respect the Plan and there is weak political will to follow the Plan.

g) **Drainage and environmental stewardship.** Some neighborhoods experience flooding and drainage issues during storm events. They blame a lack of impervious surface restrictions in the zoning code and inadequate on-site stormwater management protocols. Greater landscaping and tree preservation requirements and could be introduced in the zoning code to reduce heat island effect in the City.

Specific updates to the Plan mentioned

- Consider developing/adopting neighborhood compatibility standards in the zoning ordinance.
- Consider a residential neighborhood conservation zoning overlay (reference Bryan.)

11. Parks / Recreation / Community Facilities

PROGRESS TO MAINTAIN / CONTINUE

a) **City conducted a community survey of parks.** That survey found that the top three desires are for more nature trails, bike trails, and open green spaces.

b) **A Citywide trail system has been proposed.** Opportunities for growing a linear system of parks is being explored.

c) **Open space set aside.** There are provisions in the zoning ordinance to obtain land for future parks through dedication or a fee-in-lieu when new residential subdivisions are established.

d) **Collaborative regional library system.** The City contracts with Bryan for the library system. This arrangement was audited five years ago and recommended maintaining this arrangement. There is some need for library facilities in the south of College Station.

OPPORTUNITIES / CHALLENGES TO ADDRESS

e) **Generational shifts in preferences for "quality of life" amenities.** More than previous generations, people today place a high value on quality of life amenities in their community such as parks and recreational facilities. Some stakeholders believe that there has been an overemphasis on capital funding for infrastructure and not enough emphasis on quality-of-life amenities.

f) **Lack of indoor facilities.** The City lacks indoor recreational facilities for sports or aquatics that exist in some similarly sized communities. There is a need to assess whether the City should fund neighborhood pools.

g) **Desire for more multi-use sports facilities.** The City is not competitive as a major location for youth sports events (state-level tournaments). Some see the multi-billion-dollar youth sports industry as something the City should be a part of. Little league fields were mentioned as a type of facility that the City needs more of.

Specific updates to the Plan mentioned

- Consider best practices for various entities working together to support youth sports.

12. Public Health and Healthcare Services

PROGRESS TO MAINTAIN / CONTINUE

a) **Contributions to health district increasing.** The City provides funding to support the Brazos County Health District.

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Transportation needs, particularly public transportation.** There is a need to expand public transportation connecting people to jobs, housing, and commercial areas. The frequency and extent of the local bus system is challenging to many users. It impacts the ability for people to access healthcare services such as medication assistance.

b) **Gap widening between needs and funding.** There are increasing needs as population grows, yet, funding from the City has not increased. Brazos County Health District's funding situation may change with the next Census.

c) **Educating the community about healthy lifestyles.** There is a need for more prevention efforts to improve health outcomes. College Station ranks in the middle tier of Texas communities on health. Funding does not account for the student population, which is a challenge. There could be an app that encourages healthy choices such as diet, exercise, mental health tips etc.

d) **Wellness, recreational center.** The community needs a place where residents can access recreational resources, facilities, programs (YMCA, etc.).

e) **Few affordable housing opportunities.** It is challenging to find affordable rental housing in College Station as there is pressure to rent by bedroom (for students). Most affordable rentals are in Bryan. Also, utilities are less expensive in Bryan.

13. Public Safety

PROGRESS TO MAINTAIN / CONTINUE

a) **High level of service.** The City's public safety services have provided a high level of service despite resource constraints. 70-80% of City's general fund goes to public safety, but costs are rising.

b) **Cooperative agreements.** The City of College Station, City of Bryan, and the University maintain effective cooperative mutual aid agreements. The City provides fire service for the University. The University reimburses the City for "gameday" services, but this is not believed to cover all costs.

OPPORTUNITIES / CHALLENGES TO ADDRESS

- **Resource allocation to maintain service levels.** Public safety officials note rising costs of personnel, training, consumables (medical supplies), technology (cameras), and equipment (vehicles).
- **Personnel stress / morale.** The growing number of special events brought by the University (beyond football games) puts a burden on police units that are frequently working overtime.
- **Recruitment / quality of life / things to do.** Officials note that recruitment is a challenge – not because of pay, but due to community amenities. There is a need for more "things to do" particularly for young families such as recreational facilities, cultural venues, and unique places to live and shop.
- **Limited affordable housing.** Like many others, lack of affordable housing is a concern for recruitment.
- **Development and land use must consider public safety impacts.** Public safety officials expressed concerns about development density and concentrating crime. They cite Northgate's entertainment districts and older apartment developments (that are no longer primarily student occupied) as areas experiencing high call volumes.

14. Realtors/Real Estate

PROGRESS TO MAINTAIN / CONTINUE

a) **Desirability.** There is considerable demand for development in the City.

OPPORTUNITIES / CHALLENGES TO ADDRESS

b) **Political dynamics.** Positions swing violently, depending on the particular majority at any given time. Current leadership appear less interested in development/growth.

c) **Consistency.** The comprehensive Plan and the zoning code do not align. They need to be consistent.

d) **Site development cost.** The City's requirements drive-up the cost of housing and impact development costs. The result is a negative impact on housing affordability.

e) **Infrastructure cost.** The county has the capacity to issue debt to support infrastructure investments. They won't do it. The City and school district should put pressure on them to do so.

f) **Housing affordability.** There is a need, but it is unclear if this is a priority for the City leaders.

g) **Oversupply of apartments.** There is too much product despite rents being high. Park West "bombed the market." (Similarly, there are four hotels in the City in some phase of bankruptcy.)

Specific updates to the Plan mentioned

- The comprehensive Plan and zoning code need to be assessed more often than every five years.
- The fiscal impacts of land use should influence policies and land use designations. (Be clear of the return on investment.)
- The Comprehensive Plan should not be seen as a hurdle to developers.

15. Religious Institutions

PROGRESS TO MAINTAIN / CONTINUE

a) **Student participation.** Many students make their way to services of the represented groups (in this meeting).

b) **Needs versus taxes.** Need to be good fiscal stewards.

OPPORTUNITIES / CHALLENGES TO ADDRESS

c) **Relationship with University.** More needs to be done to nurture the relationship between the City and Texas A&M for mutual benefit.

d) **Environment and Technology.** More eco-friendly development and programs could be more beneficial (busses, solar panels, electric car accommodations, etc.)

e) **Quality of Place.** More work is needed to create a sense of place, including a central gathering place.

f) **Access to Information.** Improve internet speeds.

g) **Contemplative Spaces.** The community could benefit from more passive, contemplative spaces versus all of the active parks.

h) **Affordability.** As we grow, need to be thoughtful about housing affordability.

16. Social Services / Housing Services / Public Health

PROGRESS TO MAINTAIN / CONTINUE

a) **Federal funding collaboration.** City of College Station and Bryan collaborate to allocate CDBG funding to address blight and fund many social services. The Brazos Valley Council of Governments is working to update how money gets allocated.

b) **Park system is improving.** The City is created a "playground for all" which is a facility designed for people of all ages and abilities, which opened August 2, 2019

c) **Economic growth.** The City enjoys new restaurants and retail choices.

d) **Culture of community service.** Residents of College Station help each other. This includes college students.

e) **Positive attitude.** There is a strong sense of wanting to be positive and do positive acts.

f) **Diversity.** The community—in part due to Texas A&M is diverse.

OPPORTUNITIES / CHALLENGES TO ADDRESS

g) **Transportation needs, particularly public transportation.** There is a need to expand public transportation connecting people to jobs, housing, and commercial areas. The frequency and extent of the local bus system is challenging to many users. There is no public transportation on the weekends. There is no handicap accessible transportation after 6 PM, M-F. Broken sidewalks are a challenge, as are bus stops that are not covered.

g) **Gap widening between needs and funding.** There are increasing needs as population grows, yet, funding from the City has not increased. In addition to transportation, rent, food assistance, and childcare are mentioned as frequent needs for low income residents.

h) **Living wage employment opportunities.** Limited growth in low-skill jobs. Students drive down wages for low skilled workers, but cost of living is relatively high. At one point the University hired laborers, but now works with a contractor for most needs.

i) **Job training.** There are not enough workers to fill job openings. Need more vocational training.

j) **Daycare.** There is a lack of affordable daycare.

k) **Lincoln Center neighborhood.** The streets may need to be widening to allow easier navigation for busses and or on-street parking could be eliminated.

l) **Collaboration between agencies.** While agencies work together on occasion, some have overlapping services and at times compete for funding. Partners acknowledge that collaboration could be improved. Opportunities to share should be explored.

m) **Few affordable housing opportunities.** It is challenging to find affordable rental housing in College Station as there is pressure to rent by bedroom (for students). Most affordable rentals are in Bryan. Also, utilities are less expensive in Bryan.

n) **Redevelopment opportunities.** Consider whether redevelopment could offer settings for workforce housing proximate to employment areas and whether incentives could support that intent.

o) **Expanding unique amenities.** Participants mention that the City lacks unique destinations (downtown) and has few locally owned dining options.

p) **School rezoning.** These are efforts are frequent and disruptive to the community.

q) **Crime.** There is a drug and mental health challenge. Regarding drugs, college students are a key market.

Specific updates to the Plan mentioned

- Look at the Family Protection Center in Athens Clarke County, GA.
- Look at physical fitness initiatives in Fort Worth (Trail System, etc.)
- Consider a workforce housing land trust for affordable housing.

17. Schools (CSISD)

PROGRESS TO MAINTAIN / CONTINUE

a) **Collaborative relationship.** There is a great working relationship between the planning staffs of the schools and City. This is valued.

b) **Schools and pride.** People love the schools. They are a major growth driver and should be managed carefully. The pride translates to voter support.

OPPORTUNITIES / CHALLENGES TO ADDRESS

c) **Continued growth.** The District has had five straight years of opening a new school. Also:
   - More growth is expected, and property is needed for new schools.
   - Growth brings with it the need to fund, Plan and construct infrastructure. (If a bond fails, it takes three years for another chance.)
   - Permitting process seems to be taking significantly more time.

d) **Affordability.** There is a housing affordability challenge in the City.

18. Tourism and Cultural Amenities

PROGRESS TO MAINTAIN / CONTINUE

a) **Collaborative destination marketing.** Experience Bryan College Station is the destination marketing organization for the region and serves the City of College Station and City of Bryan. It receives funding from hotel occupancy taxes.

b) **Collaborative venues.** In recent years, the University has become more open to partnering and sharing its facilities with outside organizations (such as theater

space). In practice, however, availability of these facilities is limited and their capacity is small.

c) **Diversifying experiences.** As it's grown, the City has added more "big City" amenities like more public events and festivals, settings such as Century Square, and unique places such as The Bush Library.

OPPORTUNITIES / CHALLENGES TO ADDRESS

d) **Investing in tourism.** The region could be doing more to promote itself. Tourism is an import industry (brings outside money in), it is cleaner than most "industry," and it can give a place a competitive edge in economic development. There is a sense from some that more could be done to invest in destination marketing.

e) **Promoting what College Station is today.** The City's rapid growth has created new opportunities and experiences in the area, but there is a need to continually reeducate both residents and visitors about the City and what it offers. Most people recognize the City as home of Texas A&M, but do not know where the City is located or what it offers. Even past Aggies but they are surprised at the City's growth. Destination marketing focuses on much more than promoting the university experience. Texas A&M has its own marketing initiatives.

f) **Continuing to develop more amenities and unique marketable assets.** Whether it be cool mixed-use settings, unique venues, recreational features, there is a need to continue developing attractions that set the City apart. The City lacks a unique downtown like Bryan or signature features like the "Silos" of Waco. It could use more unique places for "Instagram moments" that are not just tied to the University.

g) **Funding.** Hotel occupancy taxes fund most of the destination marketing and Arts Council activities. Hotel occupancy is down, due to a combination of overbuilding of hotel units and the short-term rental phenomenon (Air B&B etc.). The City does not regulate or collect occupancy taxes on short-term rentals, which is a missed opportunity.

h) **Hotel capacity.** Recent building of hotels has outpaced the market. This overbuilding presents both a risk and opportunity. The risk is that high vacancy rates lead to lower hotel revenue, which could lead to requests for reassessments of property value, and therefore reduced property tax revenue. The opportunity is that the City can support more visitor stays if destination marketing efforts are successful.

i) **Nurturing local businesses and restaurants.** Related to the previous point, the City needs to expand the number of locally-owned dining and retail options.

j) **Creating walkable places.** The City lacks a significant walkable place or area that could be a destination connecting multiple experience opportunities.

k) **Event spaces.** There is a need for an event space or spaces for conferences or performances that can accommodate more visitors than the available University facilities.

l) **Addressing transportation infrastructure.** There is a need for a more complete regional transportation system.

19. Transportation

PROGRESS TO MAINTAIN / CONTINUE

a) **Mapping alignments and up-to-date Thoroughfare Plan.**

OPPORTUNITIES / CHALLENGES TO ADDRESS

b) **Funding of improvements**

c) **Right-of-way constraints – every road cannot be everything**

d) **Prioritization of projects**

e) **Incorporating safety into all transportation elements**

f) **The MPO becoming a Transportation Management Area (TMA) that requires a transit funding decision from the City. Will the City fund transit?**

g) **TIAs currently do not address site specific elements such as circulation, queueing, connectivity as well as bicycle/pedestrian infrastructure.**

Specific updates to the Plan mentioned

- Tweak the goal for Mobility: "improved mobility through an innovative, safe, ~~efficient~~ reliable and well-connected ~~multi-modal~~ complete transportation system serving all user types that is designed to ~~be sensitive~~ support ~~to the~~ surrounding land uses.

- The list of strategies and actions blends processes and solutions. Separate them.

- Tie the strategies to the vision (Strategy 1: Innovation; Strategy 2: Reliable, Strategy 3: Connected; Strategy 4: Complete; Strategy 5: Supportive to the Land use, etc.)

- More emphasis on access management, transit, prioritization, and TIA.

- Add the following:
  - Incident Management
  - Safety
  - Priority Corridor Evaluations
  - Comprehensive Intersection Evaluation Process
  - Connectivity
  - Core Bike Network
  - Public Outreach/Education to let the public understand the decisions

20. Texas A&M University Officials (and system)

PROGRESS TO MAINTAIN / CONTINUE

a) **Working relationship.** The City and university enjoy a mutually supportive relationship. The City is responsive to infrastructure needs and fire support is excellent.

OPPORTUNITIES / CHALLENGES TO ADDRESS

b) **Market challenges.** The City is overbuilt relative to hotels.

c) **Talent retention.** It is hard to retain talented employees. It is especially challenging to address employment opportunities for spouses and significant others.

d) **Housing choice.** The City is missing housing that would appeal to young professionals. They do not want to live amongst students. Many don't desire large-lot, single family detached units and the associated maintenance.

e) **Master planned developments.** Many do not have amenities.

f) **Identity.** There is work to be done to distinguish the identity of College Station. This is especially true as it relates to comparisons to Bryan. (The realtors make the distinction.)

g) **More coordination.** There used to be quarterly meetings with leaders from City, university and school. (Not sure if this is happening, but would be beneficial to conduct.)

Specific updates to the Plan mentioned

- More growth is expected. (There is significant construction underway and anticipated on campus.)

21. Texas A&M University Student Government

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Housing occupancy restrictions.** City code attempts to limit occupancy to 4 unrelated individuals. However, many homes recently built in single-family areas and marketed to students are designed for six or more people. No solution was offered, but the disconnect adds to tension between students and neighbors.

b) **Student / community relationships.** Students perceive that the community harbors negative views of students. Students are not aware of any existing programs to inform those who live off-campus about City ordinances and expectations.

c) **Perceptions of police.** Students report generally negative perceptions of the City police department, believing officers are intimidating and adversarial. As a contrast, students report generally positive relationships with the A&M police.

d) **Factors driving student housing choices.** Student leaders reside in all parts of College Station and Bryan in various types of housing. Various factors influencing housing choices, but the group felt that cost and safety were the primary factors. Being pet friendly was another major factor. Students rely on online rating websites to assess potential properties.

e) **Amenities and things to do.** Students want more coffee shops, places to run or access nature, and restaurant options. Century square was mentioned as a positive place which should be expanded or replicated. Entertainment and concert venues were mentioned.

f) **Transportation.** Most students drive, yet at the same time bus ridership is very high. There is a need to upgrade the A&M bus fleet with newer busses and there is opportunity to collaborate on a regional level to provide bus transit.

g) **Retaining graduates.** While there may be some opportunities to retain more graduates, these students noted that the University is very diverse and most will leave. This group particularly all came from more urban places and were unlikely to consider staying in College Station. The opportunity would be stronger if there were more jobs and pathways into those jobs (engineering internships as an example). There could be a local career fair or more programs to support or incentivize startups.

h) **Aggies returning home.** There is a trend of Aggies buying homes in College Station for their children to live in while they are students. These homes often become retirement homes for the parents once their adult children graduate.

22. Utilities

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Utilize / maximize existing utility capacity.** There is significant existing capacity with utilities in the ground today which could support redevelopment. There should be an effort to make the most of utility capacity that exists before adding capacity or expanding the network.

b) **Address development standards to account for utilities.** Recent development standards have conflicted with the provision of utilities. For example, some zero lot line homes did not account for overhead electric service lines.

c) **Incorporate / consider University plans.** The University's plans should be considered in making assumptions about the community's growth.

d) **Update impact fees.** City's impact fee structure should be evaluated to ensure that it is reasonable to contribute to the cost of growth. Impact fee rates could be discounted as incentives to encourage some types of economic development.

e) **Consider strategic annexation and utility plans.** There is a need to determine where the City is going to annex and provide utilities and to communicate why or why not. The west and southwest of the City is noted as the primary area in question.

23. Young Professionals

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Things to do.** Desire for more large events such as concerts or festivals.

b) **Expand retail / services**. Desire for higher-end grocery stores such as Whole Foods. It seems there should be a market to support this. More locally-owned restaurants.

c) **It seems that the City is reluctant to take risks**. The "we don't want to be like Austin" may not be the mentality that attracts young people.

d) **Transportation alternatives**. More opportunities to bike, walk, or access transit.

e) **Outdoor amenities / recreational opportunities**. There is a sense that the City is lacking in outdoor recreational opportunities such as parks, trails, and greenways.

24. Youth Development Organizations

OPPORTUNITIES / CHALLENGES TO ADDRESS

a) **Lack of a downtown or center.** There is a missed opportunity to create a center for the City. For example, Fishers, Indiana, a suburban City in the Indianapolis region, created "Municipal Park" a walkable mixed-use center around their City hall as part of a public-private partnership.

b) **Family oriented restaurants.** Many restaurants are either fast food or cater to students.

c) **Meeting spaces.** There is a need for spaces for meetings that are affordable and accessible to non-profits.

d) **Transportation (roads/traffic).** Traffic congestion and safety are concerns.

e) **Public transportation.** Is needed for all groups but is critical to support the limited resource population.

Appendix B. Public Comments

Activity 2 Comments

The following are the ratings and comments from the Activity 2 Goal Evaluation, sorted by each goal.

Goal 1. Future Land Use & Character		
Source	**Rating**	**Comment**
Group Workshop	1.5	No diverse neighborhoods, protected rural areas - haven't fought for 82 amendments in comp place, natural environmental these cars dealerships big concrete blob no landscape ; protect trees; positive Lick Creek Park
Group Workshop	2	Planning process more reactive to growth as opposed to reactive; area around university most precious, development has no consideration for long term Plan
Group Workshop	2	Zoning has been bad in student housing; too expensive and poor quality in residential zones; recycling is non existing; students being moved out further from town
Group Workshop	3	They keep changing the zoning rubber stamping don't stick to plans. It's about money/land and not neighborhoods instead of using existing building turn green space
Group Workshop	3	Too easily changed. Amendments approved /processed with caution. Impossible to meet all these goals with rapid rate of growth. Not doing well preserving special areas.
Group Workshop	3	Water control is not efficiently managed. Too much flooding storm drain
Group Workshop	3	We're not maintaining / per serving natural resources, riparian, flood control, connectivity. Reserve water where it is. Building in sensitive areas. Should engage higher density around campus, to reduce traffic.
Group Workshop	3	What are we doing to protect rural and natural areas. Need to inform public about stormwater management efforts. Connect greenways, natural corridors, bike trails, etc. Better connect east and west sides of the bypass, and between parks. Worry there's not enough people to support all the additional commercial. Too many places to try and visit.
Group Workshop	3	Wishes Bryan, College Station, A&M worked comp Plan process together, increase communication
Group Workshop	5	University of Texas century square is so beautiful The Lowes shopping center even the apartments she fought against look beautiful Lick Creek park, absolutely lovely
Group Workshop		Southside; disruptive bike and scooter traffic
Online	1	1. No goal from the prior committee. 2. The goals the City determined are not being followed
Online	1	Allowing apartments to be built on South college station, where we used to have "nature" on our backyard is a mistake. People bought properties here because we wanted to be away from students. The roads do not support the future traffic. I agree this send of town needs development, but students apartments isn't equal to development
Online	1	Because commercial interests always seem to override neighborhood concerns and many City council members seem to have never seen a strip center, fast food or apartment Plan they didn't love.
Online	1	Because so many green areas, and especially those near streams, are being developed without consideration of the need for green corridors that not only link fragmented habitats for the benefit of wildlife but also provide nearby green areas for people to benefit from.

Online	1	College Station is not doing a great job preserving green space and natural corridors. The long-term closure of the multi-use path in South College Station (Lick Creek Greenway) is a tragedy. This greenway was open for less than a year before it was blocked off for utilities construction. Furthermore, the current destruction in Lick Creek Park - one of the only parks in town with unpaved trails, and with valuable migratory bird breeding area, is unacceptable.
Online	1	Constant changes make it worthless resulting in no protection
Online	1	Constantly changing for development and not protecting neighborhoods.
Online	1	Devastation of Lick Creek Park. An unmitigated travesty.
Online	1	Developments are being thrown up hodge podge without adequate infrastructure (planning for traffic congestion, water/sewage, hike and bike pathways). 1000 houses at the Speedway? Where is the planning?
Online	1	Green spaces are quickly disappearing and the natural environment is being destroyed, replaced with strip mall-type developments and what appears to be significant overbuilding of rental housing of poor quality that will degrade quickly.
Online	1	High occupancy, student rentals have completely overrun all neighborhoods. There are no "unique neighborhoods" left. Protected and enhanced environment now means a "retention pond" which is useless.
Online	1	I have lived here for 30+ years and am concerned. The natural environment is not being protected. I see lots completely cleared of all existing vegetation and being paved over. We need more green corridors. Unique neighborhoods are disappearing. Historic homes and areas are being torn down to make way for student housing. Rural areas are disappearing at an alarming rate.
Online	1	I have not seen any indication that the City has any interest in anything other than commercial and residential real estate development.
Online	1	I participated in the many many meetings, briefings, workshops, etc etc that were held almost 10 years ago, supposedly to get citizen/neighborhood input into the 10-year Plan. We were given a lot of promises by City staff; a lot of assurances were made. We were told that "Ag-Shacks" would not be allowed to intrude into the historic Southside neighborhoods. We were told that impermeable cover would be limited over new construction and re-development. We were told that on-street parking and traffic congestion in long-established residential neighborhoods would be managed and discouraged. We were told that "soft curbs" would be used and expanded. We were told that sidewalks and other safe paths would be established and expanded for children walking to neighborhood schools. NONE of these promises were kept!! We have learned that NOTHING that City staff says can be trusted or relied on. Whatever a developer wants to do, they are allowed to do, even if it plainly violates code and zoning ordinances. City staff will look A PERSON IN THE EYE AND TELL THEM ANYTHING JUST TO GET THEM TO GO AWAY. What good does it do to attend meetings and hear a lot of platitudes when no one at the City has any intention of following what the long-time residents want??? We have learned by sad experience NOT to rely on City staff -- many of whom are related to developers --- to do ANYTHING to protect our neighborhoods.
Online	1	I think the parks department is missing a huge opportunity for unique play equipment. With only a few exceptions, they seem to be doing the same things at most of the parks.
Online	1	I would be hard pressed to identify any of the listed community "unique neighborhoods", protected rural areas are being rezoned to suburban and commercial WEEKLY, I suppose is a "special district" that works during daylight but at night more than half our police dept personnel is required to maintain safety, distinct corridors might be Texas Ave as a commercial corridor, but the Medical area is only Scott and White Hosp. (The Med now belongs to St Joseph-Bryan). What remains of protected and enhanced natural environment are all "Flood Zones" which are barely useful as green space and often results in a "retention pond".
Online	1	It feels as though all the green spaces in the City are disappearing and being replaced by retail developments often duplicating things we already have. For instance: the green space that disappeared on Wellbourne that is being developed for a car wash. Or the space on Texas Ave opposite the cemetery, where a green space with beautiful trees has been cleared (a few trees are currently still standing). I find this depressing and certainly not protecting and enhancing the natural environment.

Online	1	Landlords are taking over our family neighborhoods, even right around the schools. Although the students are supposed to be limited to 4, there is no control for this. I had twelve living in one house on one side and eight on the other (South Knoll). New neighborhoods are cookie cutter and for the rich, or apartments for the students. True middle class is being run out. Our City likes to find history and tear it down instead of embrace it and protect it. Instead of redeveloping empty areas in the City, we continue to sprawl out with very poor planning... so much for nature.
Online	1	More community pools are needed. You have done a very poor job at having neighborhoods with enough sidewalks. There should be sidewalks on every residential street in every neighborhood. You need bike and running pathways around and throughout the City.
Online	1	My neighborhood is impacted & planners & developers never document those impacts or try any fix our problems caused by development & rezoning.
Online	1	Neighborhood is quickly changing from the quiet family atmosphere it once was. A place to raise your children and grandchildren. Beer cans, and other trash are dropped along the residential streets by students, and loud parties at all hours of the night.
Online	1	Only certain neighborhoods are important to y'all...
Online	1	Our family neighborhoods are being destroyed, as City colludes with commercial interests to rezone single-family neighborhoods, lot by lot, in violation of its own ordinances! Planning and zoning commission's voting record speaks for itself - it makes a mockery of the law!
Online	1	Quit rezoning areas around neighborhoods that bring in traffic, ruining night sky with parking lot lights.
Online	1	Stealth dorms are replacing single family housing and clogging up streets because of limited parking. Not enough land is being made into recreational park areas for jogging/walking/open grass areas. Apartment complexes are built without regard to the traffic congestion they will create. Lick Creek Park is being decimated and is the only "nature park" in the area.
Online	1	Strong, unique neighborhoods? If they are, they have HOA's or deed restrictions to protect them. The unique neighborhoods closer in are decimated by the proliferation of stealth dorms. Streets west of the bypass have so many rentals that parking on both sides of the street is almost prohibitive to emergency vehicles. These are largely student rentals in neighborhoods which used to be predominantly families, but because of the stealth dorms and no protections, they fled. These neighborhoods and many of the houses look rundown, but with lots of cars! Lick Creek is nice, but at this point, is being overdeveloped. The swath cut across it recently is in no way justifiable. Midtown plans seem good, and Northgate seems to be have been a success. But not all areas surrounding campus need to look like Northgate. Higher density areas need to be concentrated, and those areas should be designated instead of neighborhoods always paying the price and having to fight for any protections.
Online	1	The City is allowing micro-dormitories (ag Shaks) to be built and take over traditional single family home neighborhoods.
Online	1	The City is being too greedy about making and squeezing more money, and making sweetheart deals with developers, at the expense of creating concrete jungles, and removing green areas and habitat for the wildlife
Online	1	The City should have intervened to prevent the destruction of Southside before it was too late. Given that Lick Creek Park has suffered overuse for at least 10 years, the City should have kept the land adjoining and expanded the park AS A NATURAL PARK, which we ALL need. Because the City decided instead to turn it into a developed park, we need some kind of a natural park, with narrow dirt paths through woods. I would argue that we need several, along a Metroparks model, given the population growth.

Online	1	The more established neighborhoods are no longer unique. They are a hodgepodge of Aggie Shacks, rental property occupied by at least 4 unrelated occupants (I.e., students), and single family residents struggling to maintain some semblance of single family neighborhoods.
Online	1	The older neighborhoods are being left behind.
Online	1	The only neighborhoods I see being protected are the high end well off people and wherever council folks live
Online	1	We are failing our older neighborhoods by allowing multi-resident housing to infiltrate established single family neighborhoods. Our historic neighborhoods could become something akin to the area in Houston near Rice University, instead we are failing to maintain the infrastructure in those older neighborhoods and leaving those residents who have and are restoring the older homes to fend for themselves. Some neighborhood associations have spent many thousands of dollars in legal fees to protect themselves against AgShacks because the City has basically sold them out to developers. It's time to maintain and protect existing neighborhoods.
Online	1	We live on Neal Pickett and our street and the others around us (Carter's Grove) are always lined with cars and overloaded with rental students in houses. It's hard to get up and down the streets and the houses aren't kept up
Online	2	"Historic" neighborhoods are not being protected in any meaningful way. Elected officials in College Station have exhibited strong suspicion at even the most basic efforts to protect the character of older neighborhoods. Strong cities maintain aspects of their roots and that includes the places, the neighborhoods. Research indicates that protecting historic places can add to the value (taxable value included). Enterprises like AirB&B and VRBO also threaten neighborhoods. The City should address these types of enterprises and create legal policy to limit their use in established neighborhoods. In many cases these are well organized outside owned commercial ventures and should not run unchecked in singe family zones. The City is also likely to missing A LOT of uncollected occupancy tax on these types of commercial lodging.
Online	2	50% lipservice and 50% reality in pursuing this goal.
Online	2	Aggie shacks that have more than four unrelated individuals in the home proliferated in established neighborhoods since the last comprehensive Plan. The rural areas are not being protected. The densities were increased in south College Station. The natural environment are being encroached upon to make room or provide infrastructure capacity for development.
Online	2	Allowing the destruction of lick creek park habitat. Also, this town is not unique.
Online	2	Allowing too much development for retail space and housing, when there is no demand. I see land being cleared for new homes, apartments, condo's, and retail space, and then these new buildings sit empty because supply exceeds demand.
Online	2	Although progress has been made in this area in the last 4-5 years, prior to that I didn't notice much in the way of protecting rural areas and the natural environment. New neighborhoods that are constructed where houses are just a few feet from each other and streets too small for parking on either side are helpful to the developer, but do nothing to enhance the community or provide a unique neighborhood. This is why Southwood Valley, Raintree, Emerald Forest, Wood Creek, Chimeny Hill, and even Shenandoah were great developments. They remain true neighborhoods. Each very distinctive.
Online	2	Because the Council continues to allow rampant dismantling of older neighborhoods, subdivision of large lot size and infill building of "homes" which are clearly designed, built and marketed as student housing (parking pad, no garage, all BR each have adjoining bath), which will never be occupied by a family raising children.
Online	2	Cause they need to focus more on the greenways and protect them and they are not. When ever there is a need that "supersedes" the green space the green space goes away.
Online	2	City is too focused on keeping residents South of town happy. Doing great job in that area.

Online	2	College Station is currently a very suburban town, with very similar chain stores in every part of town, and very similar suburban single-family housing throughout most of it, with some scattered apartments in parking lots. The entire City is auto-oriented, with no pedestrian-friendly areas outside of the Texas A&M campus (and even some very large parts of the campus, west of Wellborn are fairly hostile to pedestrians). The City has done a better job than Bryan at protecting the creeks, and there are some good bicycle trails, but since destinations are still scattered very far apart at low densities, and are always surrounded by vast seas of parking, it's rare for anyone to actually choose to use a bicycle to get anywhere.
Online	2	College station is pieced together with poorly planned roads, no character, and no distinction.
Online	2	Developers are winning out...
Online	2	Developers have run amok...
Online	2	Every piece of undeveloped land in this town is being developed. To the point College Station is starting to look more like Garland, Texas, than the unique looking town with plenty of green spaces it was. The City Council also seems hell bent on selling any property they own for development as a strip mall or restaurant.
Online	2	Everything feels very piecemealed together. You have commercial areas that look like they're being built just to build something.
Online	2	generally the new developments remove all trees, and natural areas. i really wish we could develop residential areas without bulldozing everything first. natural areas being left not only will benefit the native plants/animals, but also mitigate flooding, etc.
Online	2	Holding rezoning hearings to rezone Lick Creek Park into Pebble Creek 2.0. Sidewalks on thorpughfares where the speed limit is 40 but most people go 55 and the sidewalks are themselves falling apart. Far side of Rock Prairie is being torn up for two massive subdivisions and a third downtown area while Thomas Park pool is closed due to disrepair. The bluebonnet areas on highway 40 have heavy machinery parked on them and it appears as though they're about to get paved over as well. The trees at Deacon and Wellborn got torn up for yet another carwash and strip mall. The fields at 2818 got torn up for student housing and an HEB and now Koppe Bridge no longer had the quiet scenery for outdoor concerts over burgers because it's a parking lot. Quiet neighborhood streets are suddenly main thoroughfares. There is no Plan to enhance green infrastructure of any type. There are no incentives through the City for homeowners to replant their yard with natives. All of the open spaces are being covered with concrete, trees are being torn up and not replanted, all the lush greenery is turning into concrete.
Online	2	I am not seeing improvement, but deterioration in many areas.
Online	2	I do not feel the City respects older established neighborhoods. Thomas Pool for example and Ag shacks
Online	2	I do not think we are protecting enough of the natural environment or rural areas. Too many trees are being torn down and too many green areas are being cleared for development.
Online	2	I don't believe there is much in the way of protecting our neighborhoods or rural areas by our City government. It appears that business, especially builders and developers, have the most say in this City.
Online	2	I feel like the rural areas could use more protecting. There has been a lot of development which is good for the economy, but some of the rural areas are being pushed out to make room for more development for retail and etc. It's understandable when it comes to growth, but there are still folks that have small farms/ranches in and around the City. They would like to keep their land, but are concerned with the extra traffic that more development brings. We have some unique neighborhood communities however I would like to see more protected neighborhoods. There are a lot of rent homes and almost always those homes are being rented out by college students.

Online	2	I have continued concerns of rental property encroachment of non- family units in our neighborhoods especially with the plethora of apartments built and being built around campus. Infra structure for moving traffic well is an increasing concern. I am concerned about the possibility of our community being forced, by the state, to install 5G towers all over town and in our schools in coming years. There has been NO research or studies on the health effects of this more powerful radiation on our children and adults and there is increasing concern by scientists (not sponsored by the wi-fi industry) that current 4G does cause health issues in many people -all ages. Fiber optics are proven safer by all studies.
Online	2	I think some areas are being overdeveloped and not in the best interest of green space for parks, recreational facilities, etc.
Online	2	I think we have lost a lot of green space to development. The parks in this town are small and scattered. Any loss of trees is a major detriment to the environment.
Online	2	I would be interested to see what is actively being done to protect natural environment.
Online	2	In the 50 years I've lived in my home, I've seen the area around me go downhill. Routine maintenance on streets and infrastructure is planned and then suddenly canceled due to lack of funds. The funds seem to be diverted to the new area which developers are planning. Our street hasn't been resurfaced in over 25 years.
Online	2	In the City's core, North Gate has seen the most attention and change, but we need special combining overlay districts to the East and South of campus as well. Without special designations, our City's oldest treasures will be destroyed, rather than renovated or repurposed. A mix of old and new, big and small, rather than just new and big is needed to give our City some character. I feel like the natural environment has not been enhanced or protected whatsoever. Lick Creek is experiencing detrimental development all around and it seems as if the goal of all the neighborhood parks is to make them easy to mow rather than enhancing them with more vegetation and trees. Our neighborhoods continue to be cookie-cutter with codes that support more pavement/concrete/fewer trees/larger structures that can be built in three months.
Online	2	It doesn't seem like areas are being protected all, everywhere you look theres more new construction rather than redesigning/rebuilding existing buildings/lots.
Online	2	It seems that developers are ruling the decisions. Everything is addressed to generating housing that can be taxed.
Online	2	It seems that the preponderance of new development is cookie-cutter, single family housing and student apartments with very little nearby land use for parks and public use. New roads do not seem to be of the size to accommodate the growth and intersections are constantly having to be upgraded. When I visit Austin, I see parks and public use land everywhere. It makes for a very unique character.
Online	2	Lick Creek Park is the area's only 'nature' park, yet new development around the park have meant encroaching on the park in order to provide utilities/easements for the new developments. The park is well-used and enjoyed by all, so more effort should be made to protect it.
Online	2	Most of the newer neighborhoods tend to have a cookie cutter feel lacking in character, with the natural environment being clear cut rather than integrated. Established neighborhoods with diverse houses and mature trees are more and more being turned over to college rentals, resulting in issues with street parking, noise, and lack of property maintenance that discourage families from moving into or remaining in these areas. There has been a great migration to south College Station, resulting in traffic issues and loss of families in older, established neighborhoods.
Online	2	Neighborhoods are cookie cutter and they offer boring amenities. Very limited natural environment because trees are bulldozed anytime things are built.
Online	2	Neighborhoods are either cookie cutter subdivisions, or jumbled mix use. The neighborhood I live in was unique and is now filled with student housing.
Online	2	Rural areas are being destroyed, are being cleared and built upon. Near us, a large open field with lots of wildlife was cleared and now there are around a dozen house being built upon it. Where is the wildlife? Looking for homes. Where will the rainwater go? Into our current homes. What is the benefit? A dozen more families can move to the edge of town. We need to stop the growth if we're keeping the natural environments.
Online	2	Seems like developers aren't considering the needs of all citizens, and cater to students. Poor planning for retirees who want to relocate here. Neighborhood streets aren't wide enough and parking isn't adequate.

Online	2	Seems like there are several members on our City council that want to turn neighborhoods into commercialized areas by letting more Aggie shacks to be built in family-oriented neighborhoods.
Online	2	Seems to be little in this area happening... Everything continues to be cookie cutter chain development.
Online	2	Stealth dorms, heavy traffic, parks not funded, etc
Online	2	Steps have been taken slowly with the new development of century square. But the mass of large chain box stores that are left empty only hurt the City.
Online	2	Stop building apartment complexes near elementary schools and subdivisions. We have moved south to get away from the college students. Just stop.
Online	2	The City has been overly aggressive on annexing new areas without providing services. The City has approved new subdivision designs that are unsightly and not enjoyable to live in - specifically planned communities such as Castlegate II with its narrow streets and grid pattern layout. ESPECIALLY THE GRID PATTERN LAYOUT.
Online	2	The City is selling out to developers. There is no attention to maintaining green spaces, sidewalks, bicycle paths, reasonable zoning, traffic, or sewage or anything that makes a livable community.
Online	2	The City is too focused on college students or professionals moving in. There isn't focus on family living areas and they aren't defined as much since the appearance of Ag Shacks in older neighborhoods in town. It's driving the housing market way up when it shouldn't be.
Online	2	The sameness of the population assures that the neighborhoods end up being more or less the same. I'm not sure how it'd be possible to establish a unique character to the massive apartment complexes across town. I'm also not aware of many rural areas--the land is probably worth too much. I'd be strongly in favor of that, of course, but I'm not sure how anyone would go about making this more than just a college town. Maybe fewer chain stores and an actual downtown area.
Online	2	The student rentals are being allowed to sweep the City clean of families and children who cannot live with, or buy among, the conditions created by 4-5 students per house. "Family Flight is real. We are hollowing out the City and their will be a high price played in decay in the middle neighborhoods. Neighborhoods need the right to control this and I think this has to be dealt with as part of the 10 year update process.
Online	2	There is virtually no protection of older neighborhoods from the incursion of "stealth dorms" and the rental of existing residential homes by large numbers of unrelated people.
Online	2	We have made some progress in protecting neighborhoods, but little is being done to protect the historical areas of College Station from noncompliance with 4 unrelated occupants. There seems to be no enforcement of this ordinance and little interest in upholding it.
Online	2	Well, I have a mixed response to this goal. On the one hand, I think College Station has nice neighborhoods and distinct corridors. On the other hand, the City's steps to protect the natural environment are absolutely insufficient. I'm speaking specifically when it comes to addressing the current climate crisis. At the moment, College Station is powered by mostly fossil fuels. The small fraction of wind power is simply not nearly enough. The Intergovernmental Panel on Climate Change makes it clear that, to address the climate crisis, we, as a society, must stop our emissions of greenhouse gases (or at least significantly reduce them). Therefore, it's imperative that the City do its part by switching to electriCity sources that do not emit carbon. Whether that's solar, wind, nuclear, or a mix is entirely up to the City, but it needs to be done. Will there be financial costs to the City from making this transition? Probably. But if we do not make meaningful, substantial changes, there will be financial costs associated with climate change in the future anyway. (These are costs associated with stronger hurricanes, more intense heat waves, droughts, etc.) So, I submit to you that money spent now will actually help mitigate future costs associated with climate change's impacts.
Online	2	While there has been some attempt to maintain or create character (wellborn special district, soco commercial area), there doesn't appear to be much consideration on protecting, enhancing or connecting to the natural environment. Recent median additions to boulevards are just bricked in instead of being landscaped. Median trees are known to calm and slow traffic, help reduce temperatures and filter stormwater, yet we've left them out of the design.
Online	3	Aggie Shacks!
Online	3	As more students move into neighborhoods they lose the unique qualities. It feels like the City mainly caters to TAMU too and not necessarily all citizens.

Online	3	City is no way safe in this town because City has been growing quit a bit and more it grows the more high crimes. I've never seen this town have been this bad before. Also, we have enough hotels and apartment living for students, now we need family affordable living housing.
Online	3	Could have more natural environments promoting out door activities.
Online	3	Could use more nature trails/parks with less focus on playgrounds/sports, but more on the wildlife and plants. Could also use a downtown/central City center to ground the City and give it more character.
Online	3	District could be more enhanced with a few more distinct characteristics added to them. A social community is a huge concept in College Station so that needs to be focused on and more attention called to it through the City Plan and layout. I believe that a business district would also do very well, provide a centralized location for business, restaurants, bars, etc that is more adult/upscale
Online	3	Doing well in protecting new areas with zoning, but using "code" that are not affective or enforceable for student housing. Need to have protective neighborhoods for single family residents and other areas for multiple tenants.
Online	3	For the kids safety, and even adults, every street/neighborhood should have sidewalks! Is absurd that having the amount of college students and all the new schools and every construction fail to do them, and the City fail to request it!
Online	3	I don't think I specifically recognize any of these things. Distinct corridors? What does that mean? Special districts? I see commerce areas, more car dealerships on the highway, and neighborhoods where they were. The parks are great!
Online	3	I feel like the City is moving towards having more personality. I love that the City is attempting to interconnect bedroom communities with activities/stores to decrease the need to drive.
Online	3	I love places like Northgate, the historic south side neighborhood. But there Is not much distinctiveness and charm to a lot of the other neighborhoods in College station. More neighborhoods with Amenities, food, etc... within walking distance are preferred! There does not seem to be a lot of distinct corridors. However, the plants and greenery around college station are wonderful! it is a Very beautiful place.
Online	3	I see many areas being rezoned after petitions to the City to consider individual zoning considerations without looking at how each of these decisions effect the long term value of the neighborhood and not just the short term value of allowing businesses to throw up shopping centers and corner stores that will be abandoned or neglected within 10 years. Land is limited within the City limit and should be treated as the cities most precious commodity. Decisions on land use need to be slow and methodical and not just pandering to the developer with the most money at the time.
Online	3	I think much of the municipal goals are being executed well but protection and enhancement of natural environments is failing colossally. I am specifically thinking of natural areas like Lick Creek Park which has been operated well and enhanced with the nature center and the garden but the recent destruction for a utilities corridor was thoughtless, lacked foresight and planning, and was, ultimately, poorly executed.
Online	3	I think people are moving further and further out to "escape the college kids". So there's this kind of divide - South College Station (I'd say ~Rock Prairie and down) and "toward campus". I think there are definitely areas people try to avoid (looking at you Texas Ave). I don't think there are necessarily unique neighborhoods, just some older, prettier neighborhoods that are discontent with students living there. All that to say though, I am not against college kids living in neighborhoods. I just sense a divide in this City. I do see some progress in the addition of Century Square and the pursuit of Midtown.
Online	3	I think the strength of unique neighborhoods is dwindling but we do well with parks and contemplating them in the design of new areas.
Online	3	I think there's good progress in new development, bike lanes and sidewalks, special corridors and some parks work, but not strong protections or preservation efforts for older neighborhoods to keep them unique.
Online	3	Integrity of historic landmarks and neighborhoods need to be protected!

Online	3	It doesn't seem like the City does a good job of bringing in business and other entities to use land properly. There are numerous buildings across the City that are not used, the Westinghouse building on Hwy 6, the old Albertsons on University, the Silk Stalking on Hwy 6, the Academy on Hwy 6. and other commercial buildings around the City. we also don't have any industry. So it seems we are okay with different types of commercial property, but not industry. This is unintelligent as industry, warehouse, shipping, manufacturing, etc. brings jobs, and income to the City.
Online	3	Natural areas are very neglected, poorly maintained, invasive/aggressive species are allowed to take over, potential land for natural areas are sold off, no public education is done, City plants non-native plants, staff doesn't seem to know the difference. Some efforts to create bike trails, corridors is evident--more needed.
Online	3	Neighborhoods are compromised and Lick Creek Park is threatened.
Online	3	No respect for the Eastgate area and its permanent residence.
Online	3	Personal opinion is a more comprehensive, more community centric Plan to develop/maintain the integrity, and iniquity of our various neighborhoods, protected rural areas, special districts, distinct corridors, and protected and enhanced natural environment, needs to be developed.
Online	3	Some areas are doing well. The Northgate area is developing into a high density student-oriented zone which it good. The new midtown area seems to be progressing but it is too soon to determine the outcome. Older neighborhoods with protective restrictions are declining into commercial rental zones that discourage any traditional families from living there. Also, the streets are built to serve a typical one or two car family. Now, there are 4, 5 or more people living in these properties and all have vehicles and friends with more vehicles that visit or stay with them. The streets become parking lots making traffic flow a real issue. Also, delivery services such as mail and UPS along with garbage collection, sweeping and others basic functions are hampered.
Online	3	The City is growing and builders continue to buy up the rural areas for the folks who don't necessarily want to be around the student population. Why not use existing buildings that are just laying empty for student housing
Online	3	The City needs to carefully regulate replacement of buildings so neighborhood retain character and aren't over built with investment properties.
Online	3	The established neighborhoods (East Gate, South Gate) are being neglected or drastically changed in favor of development in south college station.
Online	3	The future of College Station needs to either stretch outward, or go upward. More skyscrapers need to be allowed. Less road medians do not need to be added to the City streets. It is overkill, and the City is obsessed with installing road medians.
Online	3	The neighborhoods are unique, but the districts and corridors are not distinct. We could stand to gain more of a natural environment by incorporating more green spaces as new businesses and buildings are introduced. I know nothing about whether or not our rural areas are protected.
Online	3	The neighborhoods are very uniform, separated only by price range. As a young family, we enjoyed the many parks with playscapes, but aside from Lick Creek Park (which we do love) there don't seem to be a lot of protected rural areas for public use. As my children have gotten older, we would benefit from more special districts and distinct corridors, but the City council seems so averse to any development or progress at all that they refuse to allow reasonable growth because of the fear of disrupting neighborhood integrity.
Online	3	The rural areas are bot being protected, they are being incorporated.
Online	3	There is so much construction going on between Sams and 30. This is a flood zone that needs to be protected, not paved over. I am furious just thinking about how the extra concrete could be the reason my house floods one of these days.
Online	3	too many of the neighborhood parks are a flat slab of land with a playground. Give me some trees for shade, some interest.
Online	3	Where the City is not doing well is protecting older established neighborhoods from encroachment of multi-person buildings that are clearly businesses operating youth hostels. These should be in areas zoned for them, not disguised as "single family" residences where between 4 - 8 people reside. The Northgate district, on the other hand is very nice now and caters to young adults and young families. There is also an area specifically zoned for the multi-person buildngs -- that is a good idea, too.

Online	3	Windwood sub div has trouble getting onto H30 or H6 access in am/pm and Football game day. Need light with short timed light activated by pressure plate. The park was recently improved. Needs more seating. It is kind of hard to monitor activity on trail.
Online	3	Would like to see more protected rural areas. Seems like the older, original ranch lands are being developed at will. Left a metropolitan area and don't want to see this become similar.
Online	4	We have strong and unique neighborhoods and some protected rural areas. College station, although working to improve, does not have distinct corridors in the town and is missing a central or 'downtown' area.
Online	4	Century Square, Lick Creek bike trail
Online	4	Could always use more green space, but what we have is nice.
Online	4	I believe the City is trying to build our communities with all that this goal implies. But there is always more that can be done. One of my concerns is the mixing of primarily student housing with what was once mainly family homes.
Online	4	Neighborhoods are unique and produce a great atmosphere for community. The business areas have remained distinct and separated from neighborhoods. We have good parks.
Online	4	Objective is to grow but at the same maintain the essence of the town and the culture of this area.
Online	4	Overall, I feel like this goal is being very well addressed. I see college station maintaining the parks and natural areas that exist.
Online	4	P and enhanced natural environment could be better
Online	4	The City has grown rapidly & the major thing that has not been appreciated were the trees. I realize they can't always be saved. But, left in clusters, they have a better chance. CS is not teeming with physical beauty...other than trees & creeks & wildlife. When the required commercial minimum landscaping is done after clear cutting, it appears no follow up is done to replace dead landscaping, as was done in years past. The need of north/south traffic arteries is clear. We have Hwy 6, Wellborn, & Texas. Ex., Welsh could have helped, but development dictated it end before Bush on the north end & at Rock Prairie, rather than continue on what is presently Victoria. So, every a.m. & p.m., it is a bottleneck for families getting to school/work. Plan for the teeming traffic on Wellborn. Turn lane brick pavers at Rock Prairie/Wellborn create a backup daily. Deacon/Wellborn needs to open asap to relieve Rock Prairie/Wellborn & curtail all the U-turns. Closing the Cain Rd crossover has probably saved lives & a good decision. Lastly, we can't leave older neighborhoods behind. It will hurt us all in the long run. Who wants any neighborhood in their beautiful City to not be maintained? Also, what about periodically having designated neighborhood clean up days? Maybe with extra pick up of trash & old brush, dead trees? Working as a group or HOA may inspire others & doing it by small areas makes it doable. Maybe it could coincide with TAMU Big Event. As other Texas cities are clogged with rapid growth, College Station is looking like a pretty nice place to live!
Online	4	The parks system in College Station is great! From my house I can walk to at least 4 parks.
Online	4	There are unique neighbourhoods and I see efforts to preserve natural areas. The effort to protect these areas has been good in the past but recently I see the footholds established eroding. I still say the goal deserves a 4 because it is not too far gone and there is still plenty to preserve.
Online	4	There has been a lot of good publiCity regarding new areas, opportunities, and economic development within the City. Keeping CS feeling small while addressing and fulfilling the needs of the community has been successful.
Online	4	Would like to see better protection of the floodplains
Online	5	I generally think we tend to overplan and regulate as a community, so this goal has been met.
Online	5	I've begun to see signage that tells about future development plans for a particular area and have seen improvements in our natural environment spaces too.
Online	5	The City is well thought our and planned. There are some new corridors and districts that are gaining momentum.
Online	5	There is a great balance of all of these items.

Online		Didn't attend the appropriate meetings, can't go further.

Goal 2. Neighborhood Integrity		
Source	**Rating**	**Comment**
Group Workshop	1	Poor job of protecting appeal of neighborhoods. Poor maintenance of roads, services being removed...ex pool closed/poor maintenance. Allowing MF style housing in SF neighborhoods. Older neighborhoods not preserved. New growth/infrastructure funds targeted to new growth, taking away from maintenance of older neighborhoods. Traffic congestion.
Group Workshop	1	Small neighborhood had no tools or teeth; buyer income housing; many mult-family Ag shacks; paved front yard park in front; Not happy; Where do we put families?
Group Workshop	1.2	system cant be enforced; bad traffic, trash houses, property maintenance
Group Workshop	1.5	No diverse neighborhoods, protected rural areas - haven't fought for 82 amendments in comp place, natural environmental these cars dealerships big concrete blob no landscape ; protect trees; positive Lick Creek Park
Group Workshop	1.5	Concerns about single family neighborhoods being over taken w/renters and parking issues. Not just limited to university area. 4 unrelated regulation is not enforceable.
Group Workshop	2	speeding addressed; sigh in so-side; need to encourage strong HOA's; rental vs homeowner; sidewalk maintenance
Group Workshop	2	More and more multi-family and rental homes. Can't drive on own streets during game days. Lincoln and Tarrow redevelopment and gentrification which spread throughout many established neighborhoods surrounding TAMU.
Group Workshop	2	Stealth dorms major concern; Ag shacks are a concern; maybe select 5 district neighborhoods to protect - southside, Eastgate, emerald, forest, woodcreek
Group Workshop	2	need higher percentages for overlay district; too much student housing; impossible to get majority; lack of involvement from landlords; should be more protection; political will overbearing and concerned with development; need better code enforcement; parking education for code enforcement
Group Workshop	2	Nothing has been done about Ag Shacks (student rentals) despite all the talk. People w/large swams of rental homes are businesses not SF residential. Code doesn't protect # of unrelated or capacity. Code enforcement is not enforcing. Shoddy construction. lacking maintenance
Group Workshop	2	cottage grove. Property value issues when land becomes more valuable than home. Lacked of care/concern for lower SES; HUD housing residents forced out of college Station. Incentivize/encourage affordable housing for this who work working class/ minimum wage jobs; developers not making transferrable housing; incentivize home building that is not strictly desirable to students, but may also work for families. lack of transparency from developer to end product, ends up being student housing. better code enforcement.
Group Workshop	2	Unqualified to speak on this issue (3) neutral. Not taking care of neighborhoods that were here before growth (1) more emphasis on maintenance, not just new growth. Protection for students saying fewer limits per household should protect students. viable asset as well (2) more pubic transportation would allow for reduced parking.
Group Workshop	2.3	Students shouldn't be moving into SF neighborhoods. Lifestyle difference. TAMU privatizing housing makes it worse. City isn't preserving southside like they should. Students should live close to campus. Home and property value inflation because of underdevelopment of rental properties. Variances and rezoning are granted frivolously. Schools are suffering because of families vacating neighborhoods. The rate of TAMU growth is the issue. Too much too fast.
Group Workshop	3	Inner neighborhoods redevelopment of student housing is causing loss of integrity. Slow degradation of certain areas. Need to enforce rules regarding rental homes. Because rentals, it will be harder to revitalize the older neighborhoods. How do you keep integrity with increasing density. Should have groceries near high concentrations of student housing to cut down on traffic. Nicer areas with HOAs only (Chimney Hill, N. Forest, Pebble Creek, etc).
Group Workshop	3	Single family homes built for students not adaptive to neighborhoods; Torn "single family needs to change

Group Workshop	3	Shenandoah, has kept great property value and the neighborhoods look nice, but the increase in property value; property tax, which may kick some people out due to unaffordability, which may change neighborhood
Group Workshop	3	cant keep students out of neighborhoods near university; demolition of traditional homes for single family student houses; and code enforcement not enforcing in neighborhoods; poor quality of construction of homes in neighborhood; enforcement inconsistent
Group Workshop	3	Developing homes into AG shacks and changing neighborhood feel and look. Rental property for students encroaching single family neighborhoods. on street parking in single family neighborhoods is an issue. Too many cars blocking traffic. Renewing parking pushes cars down the street but the cars don't go away, they just move. Worse on game day. Maybe require parking fee /permit
Group Workshop	3	Doing well in areas w/HOA's. Students need off-campus, but maintaining the character. Doing well keeping commercial lighting away from homes. Concentrated areas of student housing bring too many cars, trash, unkempt lawns. Large scale rental (single-family) areas are an issue and take space away from families in certain school zones. Concerned /curious about the correlation between TAMU and B/CS
Group Workshop	3.5	Code enforcement is an issue. No place where families are protected from AG shacks being developed next to them unless maybe you're in a HOA that enforces its regulations. Ag Shacks & game day rentals aren't being regulated. The older neighborhoods have some real character, and it's important to maintain that. Historic buildings are torn down without consideration. ON the flipside, this can impact economic development. Ag shacks need more regulation.
Group Workshop	3.5	Ag shack parking A&M growth w/o support for housing w/o restriction. The screwed up the neighborhoods; Predevelopment City council conversion single family homes Ag shack "family isn't" destroys the street. Fight with P&Z and City Council don't understand neighborhood integrity. My neighborhood is families and that's a good thing. We don't live anywhere near A&M
Group Workshop	3.5	(1-2)SFR Residential blocks are turning to student rental; too make way for student houses around campus; street parking bad around campus; inability to enforce unrelated individuals. Diminishing attendant facilities. (4-5) Frequent topic at council. Citywide some neighborhoods to SFR???HOAs that are active providing effective restrictions. Some of the older neighborhoods are still intact.
Group Workshop	4	The historic neighborhoods are being changed into Aggie shack town
Group Workshop		neighborhoods - should pay more taxes if they rent their homes; rental properties should be kept nicer and upkept to high neighborhood standards; neighborhood living needs to be added
Group Workshop		Neighborhoods/people pushed out by student; students rentals drive economy double edged sword; parking issues trash issues; smaller homes not available for first time homebuyers, safety issues for families and children, people running business in res neighborhoods
Online	1	1. Money speaks
Online	1	Aggie Shacks have been allowed into existing single family neighborhoods.
Online	1	Aggie Shacks have taken over some of the neighborhoods and the City has failed to help the residents in those neighborhoods defend the integrity of those neighborhoods.
Online	1	Castlegates sidewalks and roads are already starting to look run down in some areas. Older neighborhoods in town are being over run by rental properties that are not always well managed.
Online	1	Central and also outer neighborhoods are being destroyed by absentee landlord student rentals. This, in turn, is destroying the City itself, and our schools. If the City is going to allow absentee landlord rentals in single family neighborhoods, it should be confined and rezoned to a very limited number of neighborhoods Single family neighborhoods should always have been ONLY single families.
Online	1	City council is catering to developers not the citizens who live here
Online	1	Established neighborhoods are currently fodder for out-of-town or out-of-state developers. Money trumps long-term viability.
Online	1	Existing neighborhoods are essentially just apartment centers after apartment centers. There are older homes that were clearly once very beautiful that have turned to look more like run down ex-government housing. Beautification of areas other than the University needs to be lifted.
Online	1	For older neighborhoods to be attractive to young adults (other college renters), resources need to allocated to infrastructure (roads, schools, parks, etc.).

Online	1	High-density rental properties are infiltrating most neighborhoods.
Online	1	I answered this above.
Online	1	I don't think the City is doing much that has been effective. The commercial rental industry has taken over many neighborhoods and destroyed any concept of single family neighborhoods .
Online	1	I participated in the many many meetings, briefings, workshops, etc etc that were held almost 10 years ago, supposedly to get citizen/neighborhood input into the 10-year Plan. We were given a lot of promises by City staff; a lot of assurances were made. We were told that "Ag-Shacks" would not be allowed to intrude into the historic Southside neighborhoods. We were told that impermeable cover would be limited over new construction and re-development. We were told that on-street parking and traffic congestion in long-established residential neighborhoods would be manged and discouraged. We were told that "soft curbs" would be used and expanded. We were told that sidewalks and other safe paths would be established and expanded for children walking to neighborhood schools. NONE of these promises were kept!! We have learned that NOTHING that City staff says can be trusted or relied on. Whatever a developer wants to do, they are allowed to do, even if it plainly violates code and zoning ordinances. City staff will look A PERSON IN THE EYE AND TELL THEM ANYTHING JUST TO GET THEM TO GO AWAY. What good does it do to attend meetings and hear a lot of platitudes when no one at the City has any intention of following what the long-time residents want??? We have learned by sad experience NOT to rely on City staff -- many of whom are related to developers --- to do ANYTHING to protect our neighborhoods.
Online	1	If you live outside of South College station your neighborhood is supplemental to the goals of the City Council. Even though people live there, like in Eastgate and the College Hills neighborhood (which I might add has an elementary school, therefor a large child population, though much of that population is lower socio-economic), to warrant the City not taking services and activities away to either pay for what the developers in South College Station should be paying or to appropriate for other uses down south.
Online	1	Just look around you. There are Ag Shacks in every neighborhood. If it weren't for individual neighborhoods taking control there wouldn't be any "established" neighborhoods left.
Online	1	Lack of concern for older established neighborhoods....much more concerned about student housing/development in general
Online	1	Long term viability is not being addressed as the current infrastructure is insufficient to cope up with all the new development which is happening all around the neighborhoods, try traveling to 2818, university or tx ave, at rush hour, the City gave developers green light to make big housing but failed to address the corresponding infrastructure needs, the City council and managers rip in big financial benefits while the ordinary citizens suffer.
Online	1	No
Online	1	Older neighborhoods were not protected or helped. 75% of housing are now rentals in older neighborhoods.
Online	1	Read above #1
Online	1	See above comment.
Online	1	See above.
Online	1	See goal 1
Online	1	See Goal 1
Online	1	Sidewalks are needed everywhere. You have families walking their babies in the street. You have toddlers riding bikes in the street. It's not safe.
Online	1	Stealth dorms are replacing single family housing and clogging up streets because of limited parking. Not enough land is being made into recreational park areas for jogging/walking/open grass areas. Apartment complexes are built without regard to the traffic congestion they will create. Code enforcement needs to enforce the unrelated people living together number limit.
Online	1	The City seems to value the developers more than the residents in the established neighborhoods. I feel like the City has written off East Gate as student/rentals. There are a lot of permanent residents in this neighborhood and increasing everyday. We should preserve the older unique homes instead of tearing them down for cheap ag shacks

Online	1	The City's Plan has done nothing to protect the Southside neighborhood. Nor the South Knoll neighborhoods, nor the Eastside neighborhoods. And I don't remember if it was the McCullough neighborhood, but the black neighborhood between Lincoln, Tarrow and University Drive is simply gone. Only a few houses remain in this neighborhood. The old established homes are being torn down and rebuilt as Aggie shacks. It's just a matter of time before it spreads to Southwood Valley. Of course, the owner plays the most important role, but when they don't even live in town and only own properties in established neighborhoods strictly for income purposes, of course, they want as many students in one place as possible. 6 or more students in one "house" is NOT A SINGLE FAMILY. The Southside residents had to beg, scratch and claw for a most minimal overlay for their neighborhood, which has to do with trees and parking. It doesn't even touch the issue of how many students can live in one "home". It's so sad to see what's happening to the oldest neighborhood in CS. It's as if no one in the City cares anything about it at all. And after 9 months of meetings and discussions, the South Knoll neighbors tried to add an overlay to their neighborhood but was shot down by the City. I'd love to name the members on the City council that voted against them, but that's neither here nor there at this time.
Online	1	The greed that is destroying our City and our neighborhoods is fueled solely by the "four unrelated" rule for renting houses room-by-room. It is not localized in any one area of town. It has artificially driven up our housing prices and tax rates to obscene levels. My tax valuation has increased 2500% in 25 years. This is obscene. The code enforcement that is supposed to keep our neighborhoods clean and orderly, is a farce. Every single time I have called in a code violation of overgrown yards, I have received a DIFFERENT interpretation of the code. What do you call that????
Online	1	The more investors that buy houses for the purpose of renting the more the neighborhoods will no longer be established for the long term. Investors are buying starter homes and are driving up the prices of homes for young families that want to buy a house. The business community does not have enough high paying jobs to buy the starter homes at the prices they're being sold.
Online	1	The older neighborhoods east and south of TAMU have not been protected in any way, and in fact, the City seems to have purposely let those areas, and their parks (Thomas Park!) fall into disrepair. Stealth dorms have overrun those areas, and what could have been areas where visitors to the City could have marveled at unique older established neighborhoods, are areas which are fast becoming eyesores - with the exception of a few streets, or a few houses on a few streets. The overlays in the "tool box" offer no way to really prevent more than two-unrelated. Citizen who have gone before City council to complain in the past have not been heard, and some council members were condescending in responding to them, to the extent that one council member was openly booed because of her attitude. Other cities have made more of an attempt to protect neighborhoods in a university town.
Online	1	The Plan appears to be to sell off the older neighbors to the landlords/slumlords and let the students trash them. So yeah, no.
Online	1	The student stealth dorms continue to encroach on family neighborhoods. These "dorms" create huge paved parking places and foster crowded street parking.
Online	1	There has been no long-term viability of established neighborhoods. A quick drive through any neighborhood built before 1980 is in poor condition, with constant rental turnover, property owners that rarely live in the Brazos County, and little to no investment or upkeep of the property. Where is the protection?
Online	1	They drive cut-thru traffic they our neighborhood because we are partly in ETJ. TIAs don't show true impacts because they don't include all potentially impacted streets.
Online	1	To little is done in my neighborhood to protect it from loopholes in the system...
Online	1	Trashy & unkept lawns by student renters.
Online	1	unchecked rampant multifamily student-oriented housing development continues
Online	1	We have failed to protect the long-term viability and appeal of our oldest neighborhoods. Southside has been overtaken by rental businesses in the form of AgShacks. The East Gate community of neighborhoods is fighting a similar takeover, without any real help on behalf of the City.
Online	1	We live on Neal Pickett and our street and the others around us (Carter's Grove) are always lined with cars and overloaded with rental students in houses. It's hard to get up and down the streets and the houses aren't kept up

Online	1	Wow, really? Ditto answer in #1. On what information can I base my answer? In my nearly 30 years here I have never seen the City actually support neighborhood integrity. In fact, it seems that the City has gone out of its way to punish and destroy the older neighborhoods.
Online	2	AG Shacks
Online	2	Again, little to no enforcement of City ordinances which protect and preserve older neighborhoods.
Online	2	Again, problems with the City holding areas as protected from what are clearly not "single family" homes. Why has the City NEVER gathered together the impacted leadership of subdivisions, or neighborhood associations and asked them to work on ways to address this situation? Instead, we always end up at City hall after the fact, mad about the City's latest decisions. We could work together to resolve this, but we don't. The City seems bent on developing everything well beyond what we can actually support with City services and existing streets, too. Also, it has been 30 years since the woman misunderstood what the neighborhood in Eastgate was trying to do and misinformed everyone about Munson traffic calming efforts. Why can't the City ordinance be changed/eliminated? Things have changed. This needs to be re-examined. With all the oak trees dying off in established neighborhoods, the City could help us play a big role in re-planting in conjunction with Master Gardeners and the City parks, perhaps on Arbor Day or even Big Event. Think of how much we could accomplish!
Online	2	Aggie shacks in some of the most established neighborhoods
Online	2	Aggie shacks that have more than four unrelated individuals in the home proliferated in established neighborhoods since the last comprehensive Plan.
Online	2	Aggie Shacks!
Online	2	Allowing commercial development right up against existing neighborhoods. Allowing the school district to move kids out of the neighborhood schools in which homes were purchased and busing them across town.
Online	2	Allowing small neighborhoods to be surrounded up to or back fence by commercial business after 20 years with no one behind them. Need a bigger buffer zone than 10-15 ft
Online	2	As more apartments come in near neighborhoods and students live in the neighborhoods they lose appeal to families. The cost of houses is also ridiculous, as well as limited options for things like restaurants and entertainment.
Online	2	Damage is done for some neighborhoods. Perhaps we can protect others from facing the same.
Online	2	Existing neighborhoods are largely being frozen in time, with very little growth in the central neighborhoods. Instead there is growth in outlying areas, that causes more car traffic in the central neighborhoods, and makes the central neighborhoods get more expensive. To preserve neighborhood character, the neighborhoods in the center of town need to densify so that it is not only the richest people that can afford to live in them.
Online	2	First, "Stealth dorms" went up all over the area along Welborn and George Bush. They were primarily made of siding and had cute white columns that were painted with sub standard paint. After 8 or so years, these "dorms" in residential neighborhoods are now eye sores, not properly maintained by property owners and bring down the over all aesthetic of the neighborhood. There seems to be no long term management by the City in enforcing the maintenance of what are "oversized structures" in residential neighborhood areas. Second, these "oversized multifamily structures" are not houses. They bring a property value to the area that is unrealistic for the existing historical (original) housing in the area. The City has done nothing to prevent the disproportionate increase in residential home taxes that result in land being valued based on the ability of developers to house 10-12 students at a time versus a true single family home. Finally, it seems that the City is allowing these wealthy developers to take over the areas closer to campus. It makes homeowners nervous about when the City will allow this to spread to other neighborhoods destroying the integrity of the single family areas of town.

Online	2	Growth at all costs, quantity over quality, newer and bigger has clearly been the mission/core values of the City of College Station over the past 10 years. We need special designations/codes that the City will actually enforce, such as 4-unreleated (the students are not the problem, but the developers/investment property owners who build knowing the City is not going to enforce the code. The system is continually taken advantage of. The main fail is that the school system and the City are not working together to protect the long-term viability and appeal of established neighborhoods or schoolsâ€. When families move south, developers build student housing all over town, apartments deteriorate, new parking restrictions encourage more pavement, etc. families won't move back in. The inner City schools are going down (or at least perceived to be going downhill) alongside steep increases in property values. Families can't afford to move to the core City and pay for private school at the same time and therefore settle for the cookie-cutter home south, with the good price-point and better school option.
Online	2	Historic houses are being torn down on a regular basis. I understand that the City Council has the legal authority to designate areas historic and give that designation some meaning (as in Bryan, for example), to prevent further teardowns. I do not understand why, if this is true, that the Council has not done so. It may not be in the developers best interests, but it is clearly in the best interests of the City, beyond just the interests of those who live in those areas to preserve them as historic neighborhoods. I gave a 2 instead of a 1 because of the attention to the McCulloch neighborhood.
Online	2	I can surely see that most neighborhoods around the university have been gentrified. Other, older neighborhoods have been altered by becoming rental property mostly students and single family homes are now rented to students. The neighborhoods in College Station are nothing like what they were 20 years ago.
Online	2	I have lived in Eastgate for 17 years with my family. Over the past several years, there has been a trend toward houses designed for student living at the expense of families, professionals, and retirees. Many historic homes have become student rentals and are losing their maintenance and character. Street parking, noise, garbage, and lack of home maintenance are a constant concern. Please do more to preserve the historic and established neighborhoods in the heart of College Station.
Online	2	I live in the southside historic district and while it is a very nice neighborhood, it's disappointing to see how many students are living in what I was told were deed-restricted areas. The students are a constant disruption to our neighborhood life during the school year especially with their erratic driving behavior. I don't mind the new construction of homes, as I think they actually contribute to the charm of the neighborhood but I am unsettled by the students. There are so many other areas for them to infiltrate that I wish the southside historic district was off-limits to students, AND to the leasing agents who rent properties to students.
Online	2	I see established neighbourhoods near the A&M campus becoming de-facto apartment districts displacing low income housing and placing high property value taxes on long term residents. Redevelopment of areas near campus may be a reality that must be faced but there needs to be some effort to mitigate the impact that this has on the existing residents. Failing to recognise this impact will raise the ire of the residents and discourage the dialogue that is needed to create success.
Online	2	I see the old, established neighborhoods bordering the TAMU campus being taken over by student housing, mainly in the form of "aggie shacks."
Online	2	It seems like replacing residences with Aggie shacks is what you can count on to happen to any residential property within 5 miles of TAMU.
Online	2	My kids have to dodge traffic to use the neighborhood walking paths to get to the neighborhood parks which are not being maintained. Green spaces get covered over with monstrosities.
Online	2	Neighborhoods change as they age - thats a simple fact however I believe that the City has not done enough to limit rental properties, especially student rental properties to areas near the campus.
Online	2	Rapid development in College Station is spoiling the character of established neighborhoods by taking away rural and green spaces that those neighborhoods had previously enjoyed as a buffer around them, from e.g., Highway 6.
Online	2	Same as the first.

Online	2	See above.
Online	2	See above. I don't see that this has improved in the past six years; it has only gotten worse.
Online	2	Since the majority of the homes have become student rental properties, they are not maintained. Several near me aren't rented lately as I'm told the interior is in bad condition but the landlord will not do maintenance inside. I have been in one and I have seen what the previous tenants had done.
Online	2	Some neighborhoods are going downhill.
Online	2	Stealth dorms rule.
Online	2	Streets and sidewalks are not maintained in older neighborhoods. Very little protection from Aggie shack type structures being built in established neighborhoods, or students moving into neighborhoods where single family residents have lived for years, causing loud parties and parking problems.
Online	2	Student rental properties are expanding into family neighborhoods. Strip mall like restaurant and retail developments are expanding.
Online	2	The (as it seems to me) unchecked allowance of single family houses being used to house 4-6 renters, ag shacks being built in established neighborhoods ruins moral of the full time residents.
Online	2	The bike lanes in Horse Haven are never enforced, rarely used. Students parking on Appomattox and Windwood corner and street block vision into Horse Haven Lane. They park up to both corners. Several neighborhoods have problems with students parking on grass and both sides of street.
Online	2	The City is in a hard spot here. Very difficult to balance needed redevelopment and investment with protecting the established neighborhoods and property rights. But, I also feel the neighborhoods themselves could have been more proactive in protecting themselves through organizing.
Online	2	The main historic neighborhood in town isn't even being preserved as such!!
Online	2	There is absolutely no integrity left in single family neighborhoods. None. Every family neighborhood is being overrun with college students and rental houses.
Online	2	There is virtually no protection of older neighborhoods from the incursion of "stealth dorms" and the rental of existing residential homes by large numbers of unrelated people.
Online	2	Two words - Aggie shacks
Online	2	We need to stop building student housing. Especially taking away family housing to do so.
Online	2	We see Ag shacks going up regularly. Residential areas are being threatened or are being consumed by higher occupancy rates or commercial establishments. There has been effort to preserve the established trees and that is good. Yea Southside!!! It is disappointing that Variance committees are often heavily weighted by realtors and neighbors supporting requested variences are ignored. Follow the money.
Online	3	A small amount of modernization would go a long way in brightening up some neighborhoods and transforming their overall perceived value and viability to make them more attractive
Online	3	Artificially restricting property use (i.e. limiting ability to rent out property to students or peer-peer vacation rentals) drives down property values. I believe this should be handled at the HOA or Deed restriction, not City, level.
Online	3	Enforcement of number of residents restrictions could be better. Traffic should be improved and alternative transportation encouraged to reduce congestion around campus.
Online	3	established neighborhoods are being changed with stealth dorms and changes not consistent with long term residents views
Online	3	Few neighbors need updated streets, signs and much more in Bryan college station.
Online	3	Have not lived in the area long enough to evaluate.
Online	3	I am bothered by what appears to be gentrification happening in older neighborhoods. Student housing goes up in the middle of residential housing that stands in stark contrast to the homes of the neighbors. I'm concerned on the effect this is having/will have on more separated "minority" and white neighborhoods.
Online	3	I believe that we are now electing officials who value this and are not just thinking of money but we still have a long way to go

Online	3	I don't think there has been action on the City in older established neighborhoods one way or another.
Online	3	I don't think there should be any ag shacks near any houses in any neighborhood.
Online	3	I recognize that changing demographics and various economic pressures can make it difficult to maintain established neighborhoods. However, I feel that the City could do more to support efforts of occupants to preserve their neighborhoods.
Online	3	I see stuff going up all the time, and little being done to help those already there.
Online	3	I think development threatens this. The neighborhood around the Lincoln Center used to be established and had real character but the property values keep going up and forcing people out.
Online	3	I think the City is doing their best to help with this, but more work needs to be done to ensure that these established neighborhoods continue to be protected.
Online	3	I'm not sure what's specifically been done
Online	3	Individual neighborhoods have to struggle mightily to maintain their integrity. Southwood Valley, for example, is just open season for multi-person rentals/leases because there's no HOA or possibility of an organized effort for an overlay, for example.
Online	3	It takes me as long to get to the university from Pebble Creek as it does for my friends in new Milligan/Wellborn areas. I think that putting a light (or ramp to not slow traffic) at Fitch and 40 or figuring out what is causing 6 to back up every morning. Or at least put a light at entrance or fitch or a back way to the highway for the pebble creek neighborhood to the highway (that does not pass by the pebble creek elementary traffic). I only am mentioning Pebble Creek because I am familiar with our issues. To make Midtown and biking connectivity great you need to make living in closer communities more convenient that the continual move to south.
Online	3	Little worried about the older ones, like Southwood Valley
Online	3	Neighborhood integrity needs to be more closely addressed.
Online	3	neighborhoods are being taken over by agshacks that all look the same and have too many cars parked on the streets
Online	3	Neighborhoods further into town where the space is as it were "used up" are largely being preserved, and some useful work on sidewalks and pavement has been carried out. The protection of established neighborhoods near any green spaces is wanting however.
Online	3	Overlay was a step in the right direction but sadly it may be too little, too late.
Online	3	Parking on lawns is ignored by enforcement unless a neighbor complains. Not good. No effort to encourage landlords in family neighborhoods to landscape with native plants to prevent/discourage parking on lawns, parking on wrong side of streets ignored by enforcement. No effort to really stop overfilling trash cans, trash blows all over. New neighborhood development could be improved, required trees/shrubs should ALL be natives, encourage better site development so not all lined up, more walking trails to connect neighborhoods.
Online	3	Progress being made but not as strong as I would like!
Online	3	See #1
Online	3	see above Neighborhoods need to have green spaces and if they don't the quality of life goes down. In addition, student housing needs to be zoned so that it doesn't appear everywhere and destroys the overall out look of the existing neighborhood. Student housing should go more vertical and should be on campus more then out in the community.
Online	3	some established neighborhoods in College Station don't look so good. In particular, I'm talking about the Southwood Valley area with older homes that don't appear to be well maintained.
Online	3	some neighborhoods are doing well, some are not. But i understand how how hard this is here with the need for student housing
Online	3	The City only protects those well off established neighborhoods and they won't come out to other locations and make them appealing such maintenance services on rural communities
Online	3	The Eastgate & Southgate areas are already permanently changed & are student housing with some families. There was no regulation on what was going up where existing older homes, some of which were not salvageable, were leveled. It is a hodgpodge of Ag shacks, older rentals, a few apts. thrown in. I realize the students need places to live & that CS would not be prospering without them, but it seems haphazard at best. Rapid growth took over. Preserving older, densely populated areas, such as Southwood Valley, for example, should be in the Plan. Parked, non-

		working autos, semi trailer trucks parked curbside where children play, & high weeds are not uncommon, as many are rentals, with absent owners. Where commercial development abuts a neighborhood, as has rapidly occurred along Wellborn Rd, could a buffer of trees be left where possible? It's much more attractive & saves some of the disturbed wildlife. I do give a 5 star rating to our neighborhood fire depts., esp in our older neighborhoods, that are densely populated. They are the best!!!
Online	3	The lack of understanding of the importance of older neighborhoods and parks, The staff support of those neighborhoods' need for preservation is not adequate and that's not necessarily their fault. They are stretched thin and some may not have the experience . The high investment/college aspect of our community makes this difficult, but experienced staff who have seen what other communities have done might be able to help shape policy and support.
Online	3	The roads are in poor shape around Southwood Valley.
Online	3	This area needs a bit of work between the large population boom that is occurring. A lot of the housing neighborhoods that were one considered desirable and affordable are now being rented out to students, where families don't want to purchase and dwell. So it's creating a lot of new subdivisions s that are all very nice, but not the most affordable for mid class and growing families. Especially considering college station has once again raised the property taxes and also applies a mud tax to some of these new communities. As the City grows in terms of year around residents (and tax payers), I hope to see them address the lack of middle class housing options for first time home owners and families.
Online	3	Two words - Ag shacks. I do not like driving through a neighborhood that has developed its own character, just to see a row of giant, new, obvious Ag Shacks with a parking lot taking up space. It's disruptive. However, I'm not sure what the solution is. I'm all for college kids living in established neighborhoods - if they can be good neighbors and follow the same rules etc that non college students follow. But I don't like the obvious insertion of the 5 bed 5 bath mini dorm in a space that's meant for single family homes. I think special districts for these types of homes might be a good idea. I don't like reducing freedoms on what someone can do with their property, but at the same time, I am saddened by how many properties are being turned over in this manner.
Online	3	Unsure
Online	3	We are building to many new neighborhoods and this is making the current ones decline in appeal.
Online	3	When there is no control on occupancy, the streets turn into parking lots in the evening. If students live in a home, they need to live like homeowners and not park everywhere and mow their lawns. I'm not sure it is students to blame, but I think so. Stop allowing "Aggie shacks" to destroy neighborhoods.
Online	3	While most of the established neighborhoods are well established, the west side neighborhoods of the train tracks need improvement. The neighborhood from the area of the Wellborn Road-George Bush Drive intersection to George Bush Drive-Harvey Mitchell Parkway bridge to the Harvey Mitchell Parkway bridge that crosses over Wellborn Road need more exits. In the morning and afternoon rush hours, this area becomes an island unto itself as traffic clogs the roads leading to the exits leading out of the area.
Online	4	As far as I have seen, the established neighborhoods are fairly appealing
Online	4	Avoiding the through cutting of streets in existing neighborhoods has helped this tremendously.
Online	4	Don't know the details but this would help people to trust the growth around
Online	4	Everything is built for short term residence with short term immediate needs.
Online	4	Fairly good here. Think more neighborhood rehabilitation grants and assistance from the City is possible but overall, neighborhoods are defined and in good condition.
Online	4	greatly appreciate capital improvements in older neighborhoods. wish there was more enforcement of residential property maintenance ordinances
Online	4	I'd say the majority of our neighborhoods have long-term viability and appeal, however, because of the transient nature of the student population, there are neighborhoods that are not quite established yet and are even older in nature.
Online	4	I'm very happy with our neighborhood services.

Online	4	Most of the neighborhoods in this town are good, even the older ones. A lot of this is due to home owners associations, and also due to the City ordinances in place thanks to the police officers and code enforcement officers who enforce the ordinances.
Online	4	Road work in several neighborhoods has taken much longer than expected but, overall, everything has been done reasonably well.
Online	4	See goal one
Online	4	Sometimes this is successful not at the cost of old neighborhoods turning into new student housing
Online	4	The individual neighborhoods are very well set. Though it would be nice to see more public care or "DIY City planning "
Online	4	The older neighborhoods around campus are adorable
Online	4	We need more parks or splash pads
Online	5	I think sometimes the neighborhoods are given too much say in development. You need to listen to both sides.
Online	5	Neighborhoods are clearly defined and have unity
Online	5	Neighborhoods in college station seem to be very strong.
Online	5	The neighborhoods are expensive and exclusive.
Online	5	This seems to be the City council's only interest.

Goal 3. Economic Development

Source	Rating	Comment
Group Workshop	1	Retail is declining, were not going after industrial and manufacturing business that are needed to create new jobs.
Group Workshop	2	need more diversified business to pay into tax base; not generating enough business; not business friendly; City paying above market price for development
Group Workshop	2.75	diversity in job options and diversity in people service industry doesn't have living wage; concern over low wage; low education jobs. City doesn't appear business friendly, desire for streamlined processes for development, concerns over cost of living
Group Workshop	2.8	Too hard for businesses to get established ex: concerns w/ building codes. Not enough local owned businesses proportionately. Farm patch is example (see good examples in other parts of Bryan)
Group Workshop	3	Jobs added outside of medical are primarily. Harder to find certain jobs with varying degree types. Jobs for non 4 year.
Group Workshop	3	land for places for industry - help with tax base recruit variety
Group Workshop	3	Concerns about stable fulltime jobs. Out side of the university there's not a lot of full time jobs. Retail/services businesses don't have enough staff. In-experienced staff for service jobs, w/a temporary mindset. A lot of turnover for service industry positions. Generational gap between employees and customers. Better customer-service training. A lot of turnover and seasonal staff, negatively affects customer service. Not a divers economy or variety in retail /service that makes the City attractive for people that aren't students. not an adult economy. Doing great.
Group Workshop	3	TAMU is a drawing factor for the cities growth. Bringing new development to the detriment of the City. No infrastructure to support the growth and always playing catch up. A lot of emphasis on retail not industrial or large scale commercial
Group Workshop	3	Need higher paying jobs 70-120k, keep high performing students. Austin is doing a good job attracting tech companies. Why cant we?
Group Workshop	3	Not strategic enough with types of development / jobs
Group Workshop	3.5	Make it easier for businesses perception that Bryan is easier for businesses growth of business going east/west; congestion along major corridors; cross City bypass to access alternative businesses
Group Workshop	4	Overall very healthy local economy

Group Workshop	4	Medical growth is great; TAMU/relies/ASC; more industry/bigger companies; more jobs of all levels; TAMU paying their fair share
Group Workshop	4	all the City cares about if they've been doing great; City to find local businesses and restaurants encourage local development
Group Workshop	5	Trying to push out middle class income households - need to cater to the middle class including housing.
Group Workshop		Rely too much on retail; do not have diversified base
Group Workshop		New jobs don't pay enough to afford overage rent or buy average home price. Roommates are almost necessary to afford average housing. WE need things that attract higher paying jobs.
Group Workshop		Lots of new businesses, more help wanted ads, has seen the importance of football games as family works in a hotel and saw the first hand importance of the economy of the university.
Group Workshop		increasing retail and part-time jobs not enough jobs for minorities; easier to hire college students more stills; pay is lower, difficult being female in minority
Group Workshop		increasing retail and part-time jobs not enough jobs for minorities; easier to hire college students more stills; pay is lower, difficult being female in minority
Group Workshop		increasing retail and part-time jobs not enough jobs for minorities; easier to hire college students more stills; pay is lower, difficult being female in minority
Online	1	Although I think we're very fortunate to have a low unemployment rate, I wouldn't say the quality of life is high. The air around the University Drive/Glenhaven/Francis Dr smells of sewage every time the north wind blows. That's not a high quality of life for those living in the area. Student housing is largely unstoppable and so often makes the neighborhoods feel like they've been taken over by teenage boys. The trucks! The beer cars in the front yard! The lack of frontal lobe development!
Online	1	Do not see many real jobs created.
Online	1	Eroding our all our established, fully developed neighborhoods with the "four unrelated" rule leaves no place that is peaceful, pleasant, and safe to live or even raise children. The monster trucks that MOST students appear to drive in our tiny residential streets are a nightmare and a real safety issue. Who would want to move here, unless they absolutely had to? What quality industry are you attracting with your idiotic policy of "four unrelateds" in a house - a surefire way to destroy any neighborhood. Seems you are shooting for "gated communities only."
Online	1	Hardly any good full time jobs.
Online	1	I am not interested in being a big City
Online	1	I understand that allowing St. Joseph's CHI to buy The Med hospital negatively impacted our tax base. I do not agree with the continued increase in our property taxes every year.
Online	1	Jobs are that are being made have very minimal pay. Jobs with any type of substance or given to people related to the Aggie system or commuters.
Online	1	No
Online	1	Our economy is based on student housing and student oriented business. This is understandable considering Texas A&M University is located in the City limits, but there has been no diversity.
Online	1	Property taxes are being hiked to compensate for the loss of revenue from people who can't afford to compete with either students or tourists.
Online	1	Speaking to business owners, and others in the community it appears that the City of College Station is a tough place to do business because of the City and more importantly the community development office. Funny, because I would think this division of the City would be responsible for bolstering business, not hindering growth. This seems true since businesses go to Bryan or TAMU properties rather than develop within our City. Our economic development office talks about businesses that they are trying to get to come here, but they don't come here. No Costco, no Buckees, instead these businesses go elsewhere this then hurts our cities ability to grow properly. We can't constantly grow through increased property tax, we need business growth.
Online	1	Taxes to high in my neighborhood to to y'all loopholes...
Online	1	The appraisals of property go up, but the City also ups the tax rate. Shame on you.

Online	1	the economy is totally student-focused, who spend little money locally. Sixty-nine percent of employees in College Station can't afford to live in town. They take their income out of town.
Online	1	There is a shortage of jobs in College Station besides the University. NO large tax base!
Online	1	University jobs and minimum wage jobs. If you want an actual job, you have to work somewhere else. In Bryan or farther. We do not encourage industry, tech, oilfield, construction...high taxes and permits force good businesses out.
Online	1	We do NOT have a diversified economy in CS.
Online	1	We have done a poor job as a community of attracting, retaining, and supporting business development. The City is difficult to work with and not accommodating. It is difficult to develop within the City of College Station and very expensive. There is a ton of competition to attract and recruit business and jobs. We have to be more accommodating and faster to respond in order to compete.
Online	1	We have many new businesses, but most of the jobs that have been added aren't at a living wage. Those that are of a living wage often go to people who are being brought to town from elsewhere. Why are we spending so much money to create jobs for other people to come here? Shouldn't we be focused on bringing jobs that provide living wages to existing residents? We are spending an amazing amount of money to attract low wage jobs. Our focus should be to bring high paying jobs that allow our existing residents to live AND work here. Currently 1/3 of the workforce of BCS must work in other cities (Houston or Austin) to afford to live here. And, even more people commute from lower cost cities (Herne, Caldwell, Navasota) to work here. We need jobs with wages that will allow our citizens to both live and work in College Station...$65K-$100K jobs.
Online	1	We may be bringing more jobs to town, but most of them seem to be low paying jobs that won't enable current residents to continue living here.
Online	1	We need more jobs that pay $75K+ for existing residents. It's shocking that 1/3 of BCS workers have to work elsewhere in order to be able to afford to live here.
Online	1	We're not attracting the businesses we need to support the City, and the high quality of life? Young people have no incentive to move here except for a job, unless they are Aggies.
Online	2	As a new young professional who just moved to town, job hunting for a STEM position that wasn't directly related to the university, was very difficult.
Online	2	College Station does not have a diversified economy. You can work at Texas A&M University or a public school, a restaurant, or a car dealership. Where are the specialized skills jobs? There are engineering consultants, but we need more unique employment to keep up with the growing unemployment. There are residents that have lived here their entire lives and cannot even get a job at Arby's because college students are getting the job offers. Bryan is starting an initiative to give high school students specialized skills with machinery and technical knowledge. What is College Station doing to bring jobs into this area so those residents don't move to Houston, Austin or Dallas as soon as they graduate? College Station has the opportunity to grow as a metropolitan area, but the jobs are not here for that, yet. We have the opportunity to bring jobs and employ our residents, not just the students.
Online	2	Infrastructure is failing despite high taxes, because repairs are made patchwork and piecemeal to react to situation, not fix as has been promised. The tax base is growing however taxes remain high. Traffic is becoming worse every year, but there seem to be no plans to fix.
Online	2	Largest effort seems to be towards attracting restaurants and retail stores. Those only offer limited high quality employment and at some point also just mostly have to out-compete each other.
Online	2	More focus is needed on increasing tourism & livability
Online	2	Most of the jobs in this town are near-minimum wage positions in chain stores/restaurants. Locals who aren't college students and who don't already have a college education have limited prospects for quality full-time work. It seems most of the town is set up for people who already have money coming in and who don't need to work.
Online	2	Nothing changed except more low paying jobs at restaurants
Online	2	Property taxes are insane high
Online	2	The City has allowed rapid development with seeming no long-term planning in terms of aesthetics, walkability, bikability, access to green space, or traffic. Go almost anywhere else! When people come visit--from other cities in Texas, from other cities in the U.S., from other countries--they ALWAYS ask, why is it so ugly, why are there no trees, why can't you walk anywhere. Why, indeed?

Online	2	The City is visibly trying, but to much neglect has gone to this goal in the past letting us fall far behind
Online	2	The College Station City council is focused on the low-hanging fruit of retail and restaurants. While it is true these bring jobs, they are not well-paying and satisfying jobs the citizens of College Station would like or deserve. The City needs to seek out company headquarters and (what little remains) manufacturing to develop a broad economic situation in College Station. Also, the City council makes too many deals with developers. Its like they forgot that there is a reason those developers are coming here, and the council holds the better bargaining position.
Online	2	The goal appears to be self-contradictory and fails to define what is meant by "a high quality of life." For example, does a plethora of fast food restaurants contribute to a high quality of life or not?
Online	2	the quality of life is good for the developers and business owners with close ties to City officials, while the ordinary citizens suffer from the burden of increased fees , taxes, and congestions while City officials and council members have their taxes freeze or get exemptions by deploying loopholes in the system, we the people pay the price.
Online	2	We have much more business than when I moved to College Station in 2012. Many of these businesses are food establishments or entertainment venues. We continue to lack a growing sector of high paying and high caliber jobs that function as careers for college graduates. I'll put it this way - students may no more interest or viability to stay in College Station to work with their degrees than in 2012.
Online	2	What small amount of economic development has occurred has been entirely due to outside interest, usually in the form of national chains, who come in and erect small- or medium- or big-box stores that cater solely to the teenage and college-age crowds. I have seen nothing done by the City, except to roll over and give out-of-town money whatever they want in terms of zoning, code exceptions, etc. We desperately need fast, reliable, broadband internet service throughout the City. Instead we have Suddenlink. Why has the City not taken aggressive pro-active steps to provide infrastructure for City-wide broadband access?
Online	3	Again, have not lived here long enough to evaluate.
Online	3	Although everything doesn't revolve around A&M, the economy here is still geared primarily towards students. Families can find things to do but is not as accessible as other cities. Home prices and rental prices are not aligned with job wages and growth.
Online	3	Although we have made progress (through developments like Century Square & Midway), we are still losing a lot of young professional (25-35) talent that is sorely needed in the workforce.
Online	3	As we are home to A&M, we should encourage and look to seek out more prominent business becoming located in or near this area. As it is not a large City yet, it is expected to grow in and around it tremendously and we need to Plan ahead so that there can continue to be not only jobs to support the people, but high scale, successful companies that are nation wide to provide more real growth to KEEP people IN college station during or after graduation.
Online	3	By destroying communities and constantly rezoning to permit Aggie Shacks and businesses, you may be creating jobs but people will actually live elsewhere.
Online	3	diversity is improving to some degree but emphasis still is not equal enough to even out the event driven income of many of the local industries like the hotel industry. Eco-tourism is one industry that is totally ignored.
Online	3	Economy is growing but without addressing the quality of life part.
Online	3	Good effort here but it still seems like the college age population consumer is driving much of the economy. I'd like to see the City move toward agreements with companies getting incentives from the City to encourage a living wage.
Online	3	Great for upper income; not a great economy for working poor.
Online	3	House taxes are way too high. The job base is good.
Online	3	I guess things are better in this area than in homes in the older parts of the City.
Online	3	I like the effort being made to attract more sporting events to the area.
Online	3	I see some efforts in research and medical, but not sure that feels diversified necessarily
Online	3	I think this is just happening due to Texas A&M's growth and retired Aggies wanting to return. If more is not done to enhance amenities like access to trails and park space, arts, cultural attractions, inter-generational facilities. Sports are valuable but we can't be all about sports. The best cities diversify their attractive qualities and host many different kinds of events.

Online	3	I'm on the fence on this because I don't really know how the City is doing on this.
Online	3	In the middle as I am not aware of the main business other than health care, TAMU, and apartment construction that are diversifying the economy.
Online	3	It's getting there but if they remodeled the mall and added more stores up here for game weekends and locals to attract business it would be nice and create more jobs.
Online	3	Jobs? I'd give a 4 Sales tax? Again a 4 Bolstering property tax? Here's the problem. Residential property values (and taxes) are increasing to the point that first time buyers find it difficult to get into the market. Properties with high commercial potential are developed by tax exempt entities. Land development can't be the number one commercial enterprise in College Station.
Online	3	Large developments with out-of-town investors should be taxed in proportion to their impact on the City's infrastructure - traffic concerns, etc.
Online	3	Many of the jobs in the area are based around Texas A&M, and a majority of those that aren't lack the pay to be sustainable for a proper livelihood.
Online	3	Maybe for students and grad students but what about the long term residence. My husband drives to Houstons surrounding area to work in order to have a decent paying job
Online	3	Most jobs seem to be in the service sector. We need more high-paying jobs.
Online	3	Most of our economy is not really quality stable full-time jobs, we have a huge part-time service jobs economy that keep the unemployment numbers low.
Online	3	Need to Plan for traffic flow.
Online	3	Not the City's fault but employers like Walmart and Texas A&M outsourcing it's housekeeping and maintenance means we have a lot of people who don't have full time jobs. I'd like to see a City ordinance that requires employers in our City pay a living wage.
Online	3	Property taxes are way too high.
Online	3	Raising property taxes by a combined 15% or so (combined with the county) is NOT smart.
Online	3	Really the only quality full-time jobs are through the cities or TAMU
Online	3	Same developments fostering student market
Online	3	See above. The property tax base may be distributed if we were able to undergo more commercial development. The population of this City has grown considerably, but access to retail and commercial offerings has been slow to catch up.
Online	3	Stable jobs are hard here. Most want to hire the college students and pay minimum wage, until they move on, and hire the next.
Online	3	stop building apartments!
Online	3	Stop using the term increased tax base to promote growth. It is disingenuous. While the tax base will indeed increase, the implication is that taxes for existing residents will not. New growth creates the need for additional City/school services, whose costs inevitably exceed the additional taxes from the new growth. Those costs are borne by increased taxes on existing residents. I'm not against growth. I am against promoting it with erroneous implications.
Online	3	The City is getting there
Online	3	The City's identity than just the university, bars, restaurants, and the mall. More industries need to be allowed to enter play for the City's identity. The tourism industry for example needs to be more than just touring the university.
Online	3	The market isn't well balanced, there a many lower entry level jobs as well as higher executive/tenured jobs but not a lot to offer for the middle income range.
Online	3	there are few jobs here outside of the university besides retail

Online	3	There is a lot of economic growth, but it is mainly in low-value strip malls and power centers. Even though some of the stores are quite high end, they take up a lot of land, and aren't as economically effective as creating some walkable developments near campus with greater density. The Century Square development is a good example - even though it is close enough to campus to walk, the sidewalks are laid out in a way that discourages people from walking there and instead encourages people to drive. (You have to zigzag around turn lanes and can't walk directly there, and the shops are surrounded by parking.)
Online	3	There is almost no economic development independent of the university. If it grows we grow. The problem is that growth at the university does not generate the tax revenue that a business does. All cities know that residential never pays for itself and that commercial pays for more than it costs the City. The two have to balance or you grow debt, which is basically what is happening. When the university grows we get houses, but not the tax revenue we expect in the big balancing act. We need commerce that grows more tax than growth at the university does. It is also obsurd that we subsidize new housing at the same time we are going further in debt.
Online	3	There is some diversity in the economy, but more diversity id definitely desirable
Online	3	Too many chain restaurants, some improvement in how new businesses look is noticed but more needs to be done. Plant fewer Crepe Myrtles--they don't help our enviroment--need native plants.
Online	3	Unsure and unknown.
Online	3	Very anti retail with little to no help and mostly roadblocks
Online	3	We are getting more medical businesses.
Online	4	A lot of fantastic businesses are in college station. The food options may be the most significant improvement. However, there seems to be more diversity in the industries in BCS. The bio corridor and other things like that are impressive. College station still needs to diversify beyond the university though in order to keep graduates in college station.
Online	4	Agreed : typical growth cycle
Online	4	As the university grows, supporting industries are growing and becoming more "year-round" jobs that are diversified. Still, if you removed the university from the situation, the economy would be seriously altered.
Online	4	College Station has become a City more focused on establishing opportunities for the people that live here full time and not just for the students.
Online	4	Enough things to see and do around town that we don't have to travel to the larger cities all the time.
Online	4	Good mix of businesses catering to students and TAMU events and established businesses for residents. Would like to see more support for senior citizen activities.
Online	4	I am still satisfied that College Station is a great place to work and raise a family.
Online	4	I believe this is happening
Online	4	I don't know as much about this subject as I should. But I believe the City is diversifying the City as quickly as they can and for the better. Bringing in new business is a must for this growing City.
Online	4	I see lots of new and varied businesses arriving in the area. Some of this growth has come, however, at the expense of long term, local businesses. The restaurant market, especially, is saturated, and many local restaurants are struggling.
Online	4	I think Baylor Scott & White instead of Walmart was one of the best decisions in recent history to support a stable economy and provide the anchor for a distinct district for business and living that will support additional business growth. The concern is the lack of taxes the hospital pays and that possibly had something to do with The Med failure as they were a private business and paid more than $1 million a year in property taxes.
Online	4	I think the economic development team in CS does a very good job of recruiting businesses that make our economy stronger. I like the variety of shopping and restaurants available and am encouraged to see all of the primary employers in our area, and the new construction going on everywhere to make room for growth.
Online	4	I think there should be plenty of opportunities.

Online	4	I'm happy to see the amount of new businesses being developed and brought to College Station, now the City needs to shift their focus to creating more long term positions by partnering with a middle to large sized company that would like to relocate its headquarters here. (Possible Aggie alumni that understands how great the community is?) this will help to bring the population increase to a better average in terms of age, diversity, and quality stable full time residents.
Online	4	More retail is great, but I would love to see more full time jobs, with good benefits, that can support buying a house and raising a family. I'm not sure I've seen that, but I do believe the City is working on attracting it.
Online	4	New businesses and retail shops have moved in and that is good. Unfortunately most of our Mom and Pop restaurants or business have had to close due to the franchised companies (restaurants in particular) moving in.
Online	4	On the last 6 years I saw incredible progress. More still needed to be done, and done business don't seem as necessary. How many taco places, ER, car washes, and hotels CS really need? Bring on better restaurants, not fast food. The number of new hotels seem unrealistic to me. Do they have enough business out of football season? I fear a crash in the future
Online	4	Over the years, CS has added so much in addition to TAMU, although, it will always be the engine that drives our train. But the City has done a nice job overall in bringing in business & tech jobs. Retailers & some light manufacturing would be nice. Health care availability has been good with our 2 hospitals and our strong school system & private schools are definitely an educational & economic plus.
Online	4	The City has done a good job in planning for commercial spaces around campus, and around the medical centers in town. The City has not presented a recent proposal for an update of the mall area and the area across from the mall. The mall is deteriorating, and is starting to look sad from the inside and out. The area across from the mall that used to house the Sears repair center and the old Toys are Us are both in need of revitalization. The old Sears center is an eyesore that is what greets participants that use the Wolf Pen Creek area. It is sad that the City holds great events but patrons must pass by the dilapidated centers to access the park area.
Online	4	The City is great at this . . . almost to the detriment of everything else.
Online	4	The City seems to be doing pretty well economically. Regarding quality of life, make sure the City's plans for the future consider the quality of life for future generations as well, and therefore include an ambitious Plan to address climate change.
Online	4	The economic diversity is lacking it'd be nice to see more options for entertainment and food. We've got a lot of chains, and only Grand Station for anything beyond a movie or bars.
Online	4	The local economy is becoming more diverse and is expanding. A&M is still the main generator but other areas are thriving as well. The medical community is one very positive example.
Online	4	There are many things to do here.
Online	4	There do seem to be many job possibilities here.
Online	4	There's constant building and progress and I know y'all are working hard to recruit new biotech conpanies... probably others too, but that's my industry so it's what I'm familiar with.
Online	4	This is a great community with multiple opportunities for cultural, educational, and spiritual development.
Online	4	We do not like high property taxes.
Online	4	Would be nice to attract some larger corporations but overall a strength
Online	5	All aspects seem addressed
Online	5	Great! We are taxing College Station right out of development. I am sure Bryan is very happy too as they did this in the 80s-90s and helped College Station grow. Good neighbors!
Online	5	lots of new enterprises, big name companies, etc.
Online	5	This is definitely where the attention has been focused. Century Square has definitely been a positive addition to our City.
Online	5	This seems like the only thing the City is doing nowadays.
Online	5	We were booming since the last comprehensive Plan, and because of relaxing development regulations plus providing tax payer paid incentives.

Online		Here's a quiet neighborhood with small, locally-owned independent businesses. Let's rezone, tear down the old buildings and build over-sized retail and entertainment structures with LOTS of concrete for parking.

Goal 4.
Parks

Source	Rating	Comment
Group Workshop	2	New development not prioritizing existing trees. Inclusive parks and good fun for all. Panic in flood plain not sufficient or reliable for users. Lack of connectivity to non care drivers to access park. Need more natural parks rather than activated.
Group Workshop	2.5	We need more maintenance in our existing parks, specifically on Victoria. They have become a pond when it rains, parks become flood control not for actual active use
Group Workshop	3	Diversity and well manicured/kept. Programs successful.
Group Workshop	3	Park district activities for children more park amenities trails playgrounds good
Group Workshop	3	Long term maintenance is an issue
Group Workshop	3	concerns about parks budget, lack of improvement and concerns about miniatous; veterans park is positive attractions and central park and fun for all; Lincoln center renovations, Lick Creek all positive; but concerns about sewer expansion. Not enough recreation facilities, specifically baseball and basketball
Group Workshop	3	Rebuild Thomas park pool. More parks! Used dilapidated homes, acquire them and turn into pocket parks. Put trees near sidewalks. Add trails and paths. More green on the maps and connect development with them. Bike add flexible space (multi-use) at all parks.
Group Workshop	3	Want so much more. Essential for increase in quality of life
Group Workshop	3	Lick Creek Park. Lacking in location of parks and how the City is growing. Need to preserve more acres for parks. Fire, police, and parks are fighting for money. Aging parks need to be maintained.
Group Workshop	3.5	Thomas Park should have a swimming pool; pay to use soccer fields cancelled by staff for a larger events; parks are beautiful, but management; Baseball fields - like Franklin Ranch brings in more events tournaments; good policy to set aside by developers too many pocket parks longmore inefficient
Group Workshop	3.5	great improvement in 10 years; draining/green space should not be parks; positive Lick Creek, ???; Good Shade; need better dog park; parks for activities
Group Workshop	3.5	nice to have parks w/in neighborhoods. lick creek is hard to walk with the grave rock trails. Sidewalks are easier. Water drainage is an issue
Group Workshop	3.5	Abundance of diverse parks. Excellent facilities. Taxes bringing in sports tourism; pools are great. Some of the parks aren't very functional Strip parks.
Group Workshop	3.5	Happy with parks no dog parks further south
Group Workshop	4	Absolutely love Lick Creek Park. The have been very well thought, with the animal prints in the sidewalk and the trails.
Group Workshop	4	Headed in right direction; more bike trails; more ??? Lamps
Group Workshop	4	Parks competing with police and fire for budget; overall very well maintained
Group Workshop	4	Loss of Thomas pool is going to change focus of water safety - quality of life doesn't have to make a profit. More family and teen activities needed - dancing hall for example water park. Protected bike laws with more than lane paint use "not right turn on red in certain places. Safe way for cyclist to cross Texas business
Group Workshop	4	As much green space as possible, plant trees, obtain more parks. Need to consider green infrastructure and reward of long term impacts.

Group Workshop	5	Like the number of parks. Parks have good variety. The aquatic dept is limited - loosing pools. Slash pads locks community interest. Check out Franklin TX parks; need more dog parks
Group Workshop		Need to retain pools in parks. Need to maintain existing parks. Nice diversity of parks and numbers. Park priority out of sync with the community
Group Workshop		H is busy and hard to use the fields; Parks are doing great
Group Workshop		More parks good for children activities; parks and rec doing great job; attend often competing between park activities over whelming; sport over people like fun for all but needs restructure not in Phase 1 likes Christmas at the part; bathroom facilities head etc be better; updated some parks need more lighting
Group Workshop		missing diversity; some bad some good
Online	1	College Station has very few parks and true greenways and green spaces compared to other cities. And the ones it does have are not prioritized by the City - Lick Creek Park and Greenway are being ruined by no concern for environmental or community impact of construction projects.
Online	1	College Station is sorely lacking in greenways. In most cities of our size and demographic there are walking and bike trails that provide a safe, clean alternative way to get from place to place. Connecting established districts like SoCo and Century square with green spaces like Wolf Pen and Lick Creek through a hike/bike trail along existing drainage easements would bring this community closer to the level residents expect. We can not afford to overlook what the Brazos River could offer us long-term. It could be our Riverwalk, or at minimum, a recreational trail like it is in Waco.
Online	1	Currently, our Parks Department is using a very cookie cutter approach to parks. With the exception of the Fun For All Park (which was funded with donations), they are often making broad decisions that are neither efficient nor protect the individual integrity of the parks. It also decreases the likelihood that residents will travel to parks outside their neighborhood when they are all the same. Outside organized sports, there is also very little for adolescents and young adults to do at our parks. We have put safety over fun to such an extent that there is nothing for our adolescents to do at most parks.
Online	1	I remember when wolf pen creek was hopping. Now it's three starlights a year if they don't get rained out. Thomas Park pool is closed. Edelweiss area pathways are being crossed by major traffic that requires parents to act as crossing guards in the mornings so their kids can get to school safely.
Online	1	If it's not the university it receives no attention.
Online	1	Look at comparable sized towns like Lawrence, KS for inspiration... So much more character, so many more parks. We have a lot of room for growth here.
Online	1	More community pools are needed.
Online	1	Poor maintenance of parks
Online	1	See Lick Creek
Online	1	The woods so necessary for this area's role in flyways for birds, and for other wildlife, are being rapidly destroyed. Existing parks are being transformed in ways that generate more profit but destroy the natural environment at great and irreversible cost.
Online	1	there is such a dirth of this in these towns and it is always plays 2nd fiddle to everything else in the community
Online	1	This is surely College Station's weakest area. There are barely any green spaces bigger than pocket parks (to do even a 5k run you have to go round them endless times!). Lick Creek is the only "Nature Park" in the City that I am aware of, and even that now has a new easement through it! There's a real shortage of wilder green space and running/hiking trails that get further out into the countryside (and are not just going through new housing developments) especially if you live a bit closer in (as opposed to Pebble Creek etc). I'm also concerned about the loss of wildlife habitat and places for migrating birds throughout the City. Not to mention that the cutting of trees increases heat in the City! The arts facilities are also pretty poor. There is no arts cinema, no performing arts venue (where would you go to see a Shakespeare performance, even, in College Station? - Bryan has slightly better facilities than College Station, but even that is not impressive).

Online	1	try driving around 2818, Welborn, university, William d fitch, how many green spaces are left? everywhere there is a new retail shopping center is being built or an apartment complex.
Online	2	Allowing lick creek park to be ransacked. Also the parks all seem to be geared toward sports and not other uses.
Online	2	Austin, Dallas, San Antonio and other states have much better Greenway and parks.
Online	2	Closure of Thomas Pool and replacement with splash pads. It isn't as if the City didn't know it would need to rebuild the pool - but made no plans to set aside capital reserves or funds. Another example of not supporting the older neighborhoods.
Online	2	College Station is a rapidly growing town, so it still mostly has the cultural and entertainment offerings of a town of only 100,000. It will gradually develop more. But it needs to have more varied neighborhoods, including greater density, and walkable development near the university, so that more artistic and cultural uses can find a home. The greenways and parks that do exist are underused because you have to drive to get to them.
Online	2	More outdoor recreation opportunities are needed
Online	2	Not enough arts or culture. Much more is necessary on this end. I believe these areas will develop once younger, highly educated people can be attracted to the area
Online	2	Not much going on unless it TAMU related. Bryan has more cultural events than CS. Wolf Pen has potential, but not utilized for music, cultural and arts. No City murals on CS history. Not many statues in parks to relate to history or culture of CS. No ties to RR, agriculture. Nothing on highway to advertise upcoming events. No defining logo or yearly event that CS residents participate in. It seems CS defaults to TAMU and just lets it dictate event schedule.
Online	2	Rebuild Thomas Pool. Crazy that a town this size in Texas only has two pools. Rebuild Thomas.
Online	2	We need more parks, more greenways, more outdoors for people to wander, and not just pretty areas that are cleared. We need more trees and undergrowth.
Online	2	We need parks accessible and open to all residents.
Online	3	All attention has been geared towards the Park for Allâ€, which is great, but our neighborhood parks, such as Thomas, need some attention as well.
Online	3	Developing things to cater to families are improving.
Online	3	First the most part doing OK job with this with the exception of older parks such as Thomas Park. Need to update the park and maintain it. Need to put the pool back in. There are families that use it in the surrounding areas.
Online	3	I love the cultural and educational work done at places like Lincoln Center and Lick Creek. These programs are so important and interesting for the community. This is where you will find an ability to develop a community center based on communal involvement, not a recycled thinly veiled commercial development like "Mid-Town". As far as parks go, most baseball fields are closed for public use (I know, I'm teaching my boy how to play and we have to drive around to find an open one most times), which I honestly get because we have so many tournaments and they are good for the City. But, what I don't get it how we can be so good about taking care of the fields but College Station can't seem to find it within themselves to do anything about the fire ants around playgrounds and available fields. Generally, Bryan does a much better job of maintaining their parks and making them friendly for families. The Thomas Pool fiasco is nothing less than utter stupidity. The reasons for taking it away from that neighborhood fall flat as a lead pancake. Offering a dog park instead? While there are a lot of college kids living in that neighborhood, there are still a lot of families with young kids. Kids who need a safe place to play (I don't take my kids to parks near dog parks, because all too often the folks who bring their dogs there do not control them properly), a pool to swim in and LEARN to swim in during the summer, and a point of neighborhood centrality. I'll double down on the pool, Eastgate and College Hills need a community center, even a small one, there. The apartments on Harvey have become a haven for crime and the kids there need a safe place with safe influences to escape to. The City Council has a responsibility for ensuring the future safety and well-being of our town, and that includes the kids growing up here now. The Thomas Park pool fiasco shows that the City Council doesn't care about the older, north part of town. It also shows that they are vastly more concerned

		with the upper middle-class to upper-class white folks who live in south College Station than they are their middle-class and poor citizens who live in the north part of town (I'm white, for the record).
Online	3	It's pretty good.
Online	3	Neutral. We do a good job with parks, but community events are too crowded with no room for expansion. Not enough for middle school/high school students to do. Not enough public pool/water access.
Online	3	Parks are the saving grace of College Station, but so much more could be accomplished.
Online	3	Spending $25 M in a YMCA where rich kids will still have to pay $400 to use it doesn't make sense. Why is the City in this business. We are also defunding existing neighborhood parks that are actually an integral element in the character and fabric of our older neighborhoods. If leadership decides to leave any part of our City behind there will be a price to pay.
Online	3	The amount and accessibility of the parks is wonderful. The upkeep of our parks is lack luster. Though fighting the heat is a tough job.
Online	3	The City needs another competition size pool that's open to the public. Thomas park pool needs to be replaced.
Online	3	The City parks and greenways are our only City attractions to citizens and visitors (excluding the University) and these are exclusively from years past, except for Lick Creek Park which has been well done.
Online	3	The existing parks are nice, but they cater heavily to children and athletics, and not necessarily to those interested in nature/wildlife/hiking.
Online	3	The number of parks in the City is enough. College Station is obsessed with installing City parks, and the diversity of the parks just doesn't seem like it's there. The diversity of the parks just isn't quite there. The City seems to be obsessed with sports leading to more athletic parks than any other kind of parks.
Online	3	There are some decent parks in town with things like basketball courts and drinking fountains, and the number of parks is really nice. I'm not sure if there's anything approaching culture/art in town that isn't immediately connected to the university though.
Online	3	There needs to be a more robust park system. And Splash pads. The phase one off 6 was a nice start.
Online	3	This question is hard to answer as stated. I believe there should more entertainment options for young professionals and less emphasis on parks.
Online	3	we have some wonderful parks. Lick creek is a treasure. the greenbelt through midtown is wonderful. Central Park needs a lot of help!
Online	3	We need more parks for kids, there is not so much to do with the in here!
Online	4	Can we maintain our older parks as well as new ones? A City with neighborhood parks is always a winner! Parks that are unique stand out as well. Every park doesn't have to have the same standard equipment & use. Some may have more biking trails, splash pads, tennis courts, etc. But, overall, we are pleased with our parks & appreciate the holiday lighting at Central Park every year. It appears efforts are made to preserve native trees & wildlife.
Online	4	College Station has a lot of parks and has done very well with some of them like Wolf Pen Creek and Lick Creek Park. However, there are very few greenways in this area and they are not connected at all. We have Lemontree Park, Wolf Pen Creek trails, the trail at Pebble Creek and the loop around Bee Creek. There are thousands of bikes in this City and many people ride to work or class. Accidents involving motorists and cyclists happen too often even with bike lanes and especially because the town gets new 18 year olds every fall driving on unfamiliar roads. If our City had a path cut out that ran from South College Station to the university that was totally protected from the road, we could avoid a lot of the problems we've had especially during the busy traffic times. Less people would use cars and thereby stop the emission of more greenhouse gasses. Instead of waiting for our City to grow bigger and then introducing a large greenway, this City could build a greenway along with the growth in an unprecedented way.
Online	4	College STation parks are really nice, unless you don't do organized sports. There are VERY few parks set up for just sitting and enjoying nature. They are organized around softball, tennis, etc. We need more parks that are green spaces in neighborhoods. Even taking a few vacant lots and turning them into small green spaces with benches and areas to enjoy outside would be great. That's the good thing about Thomas Park, for example -- great City park for multi-use activities in the one end of that park. Also, would vote to put a pool back in there. The north end needs one -- the others are overcrowded and it is too far for kids to go on their bikes to get to the others.

Online	4	Could use more of these aspects
Online	4	Decently done however, with expansion, I think another dog park would be very appropriate as College Station is home to people who are very dog focused and active, but also a big "state: park if you will. There is no gorgeous park area here where people can picnic, walk dogs, hangout and bar b q, relax, have family gatherings, etc. that should become a center point for people on weekends looking to relax with friends, families dogs, etc.
Online	4	Great events and use of public spaces. Not sure if library is part of Parks department, but the length of time it took to re-open was not good planning.
Online	4	It's time for the City to focus less on this subject and start addressing MUCH more pressing issues
Online	4	Parks get plenty of focus. How about roads which are used more.
Online	4	Parks have been kept up and there are plenty of them.
Online	4	Some of the best parks. Having lived in multiple cities, states, and countries, the parks here are above par.
Online	4	The City has a lot of parks, I would like to see more parks that are meant for use by the residents. Parks like Lick Creek Park, and the walkway off of Barron Road.
Online	4	The facilities at the current time are minimal. ie. The buildings for Senior citizens. They are adequate for things like lectures, games, etc. However, for the exercise, dance, etc. do not have proper areas.
Online	5	Amazing parks and rec!
Online	5	green space is great as well as the cultural events that are available in the area
Online	5	I've noticed new programs going on at our City parks, and the recreation magazine that I get via email is helpful to me to stay connected with these types of activities or opportunities within our City
Online	5	Our parks department is great! Really love the movement to add more dog parks near homes for easy access and the Fun for All playground at central park.
Online	5	Very important! As these are outlet opportunities ... enables overall well-being of the City
Online	5	We have relatively good parks
Online	5	We love the free concerts. The parks are great.
Online	5	Yes, only bc the Central Park is finally being improved. It's been a long time coming! Very happy about it. It'd be nice to have a better bigger and better splash pad in CS. Will there be one at the newly renovated park?

Goal 5. Mobility		
Source	**Rating**	**Comment**
Group Workshop	1	George Bush drive busy; plans for improving travel
Group Workshop	1	public transportation system; get tAMU/BC and University to come together poor walkability; traffic has gotten worse; do the road after the development infrastructure terrible
Group Workshop	2	New development not prioritizing existing trees. Inclusive parks and good fun for all. Panic in flood plain not sufficient or reliable for users. Lack of connectivity to non care drivers to access park. Need more natural parks rather than activated.
Group Workshop	2	prioritize bile lanes/ improve safety
Group Workshop	2	Event management of traffic. Better access to mass transit (rapid bus transit.)
Group Workshop	2	We build up to keep up not get ahead. 3rd lane on 6. Texas Ave. Deacon and 6 with the island looks beautiful
Group Workshop	2	Overpasses; remaining could not read????

Group Workshop	2	Parking /lack of parking alternative modes (busing/cycling) Brazos Transit (no est routes, times, covered waiting areas) behind in thoroughfare dev. Resident only parking in neighborhoods and major thoroughfares, ped. And bicycle safety (Mont Claire, Welch, etc)
Group Workshop	2	The state controls a lot of the roads. Not enough planning ahead. 2818 development, thought there would be no direct access to 2818, and HOA it's a nightmare. Should be no direct access. The RR impacts traffic and mobility. There should be no u-turns on major roads; Texas, University, Haney, 2818. Mobility has been declining and quality of life is suffering. Double travel time. Roads aren't planned for future growth. George Bush and Wellborn improvements. Can TAMU change schedule to increase traffic flow? More flexibility. More bike/pedestrian facilities, 6 months out of the year is too hot. Move alternate modes of transportation are needed.
Group Workshop	2	Dexter/Bryce Park speed limits need to be enforced and bikeways need to be connected. Happy about changes coming to SH6. Is Brazos transit effective? Needs to be for low income riders. Pedestrian crossing at SH6 are a concern.
Group Workshop	2	Students want to bike and scooter to school more to reduce traffic. Delineate bike lanes with grade separations, visual buffers, bike lines stop abruptly and are not contiguous. Make the railroad a passenger train.
Group Workshop	2	bike lanes; connection
Group Workshop	2	University & Texas, George Bush roads around campus on gamedays. Railroad tracks (2) Roadway maintenance an issue (2) enforcement/accidents with people/ pedestrians. Education for biking training proper timing of street lights.
Group Workshop	2	No Integration between public and TAMU transportation. Bike lanes are in the street, not safe. Protected bake lanes are need, especially with on street parking. New development don't connect bike/pedestrian connectivity. Hollerman & 2818 not safe intersections. From George Bush, South parking on the street has gotten out of control. Reserve parking from one side to increase safety. Safety, Safety, Safety.
Group Workshop	2.5	HWY is too slow during max use times. Public trans. Almost non existent for those disabled. more services roads not keeping up with growing neighborhoods. Transportation should be easier to use, especially services for disable.
Group Workshop	2.5	Bike trails are chopped up (Lakeway) Routes don't meet have more comprehensive bike ped plans. Need bike lanes not much for scooters either - Bike lanes diminishing not walkable Uni has done a good job for bus routes. Brazos county bus system hasn't been well publicized. B Trans need transportation - Bike lanes should be separated.
Group Workshop	2.8	Bottlenecks around wellborn. I can bike faster than I can drive. Need more alternative modes of transportation. TXDOT has underfunded projects in the City. More funding is coming but its delayed ; what do we do until then? Safety is a concern amount our crashed each year. More creative solutions to deal with safe driving.
Group Workshop	3	Has experienced other similar-sized City that have less of an issue with mobility and transportation. Compared to Houston or Austin, traffic in college station isn't bad. Existing infrastructure isn't planned for future development. Development at TX and University was poorly blamed. Holleman and Texas is grid locked when TAMU classes let out. ??? is always congested.
Group Workshop	3	Its all relative - compared to other communities all pavement determined in conjunction with TXDOT; I've seen better constructed Bake lanes; systems work well for own vehicle; w/o car very difficult cant get to grocery "food deserts"; infrastructure barriers. I don't let my daughter bike cant get to Bryan on bike; bike poorly maintained some of the cracks bigger than the wheel
Group Workshop	3	Need improved bike facilities; upgraded maintenance to roads needed. Need improved water facilities along bike routes. Need to follow pattern of strong ...to uns, mixed use/dense development. Sprawling development to promote walkable/bikeable areas rather than...
Group Workshop	3	public transportation system areas/ hours limited to lower SES. Need expansion services and better coordination with Texas A&M. More multimodal efforts to reduce congestion; safety concerns with uturn signs; need no uturn signs; more T A&M students = more congestion. Lack of communication with City to anticipate increase in traffic. more state to medium size cities. education persuasion use public transportation or to stagger peak home incentivize. lack of connectivity between users. bike / peds/ auto
Group Workshop	3	TIA are useless and development drive. Public transportation is limited and difficult to catch. Need more robust extensive bike/ped facilities. Connecting schools and neighborhoods. Need room for bike lines. Bike lanes should be considered in the ETJ. North/South direction paths/roads are limited more signage/education about sharing the road

Group Workshop	3	George Bush & Harvey off set 29th & Tarrow connection are poor and cause congestion. Lack of alignment
Group Workshop	3.5	1-2 Traffic has gotten very bad - Bus routes are terrible bike racks are needed near bus stops. University moves ??? Students well but the City not so much. Lots of accidents. Intersections need more lights. Compared to Houston/Dallas this is great! During Christmas and summer its great. Growth v Traffic - game days traffic are much better ??? the traffic Timing better
Group Workshop		bike laws; bringing more central location for bike paths besides the university; sidewalks need more as they dead ends; ADA accessibility; more buses are needed w/ shelters; park and ride areas
Group Workshop		Bad traffic; streets need better maintenance esp. in older neighborhoods, potholes esp north of 2818; light syncing not good. Widening Wellborn Rd Holleman Or bad; historical areas fallen behind; neighborhoods not built for size; Fire/ ambulance cant get through
Group Workshop		bike lanes in middle of street bad; Dexter used major collection
Online	1	are you kidding me about improved mobility, the traffic problem is getting worst.
Online	1	Bike and running paths are needed. Start with a goal of 25 miles of bike and running paths weaving all over with multiple off and on places. Look at Sioux Falls SD as an example.
Online	1	Does not exist as described.
Online	1	Getting around this town at rush hour is terrible. 2818 is really awful, not to mention University and Texas Ave. I would never feel safe riding a bike in any major roadways.
Online	1	Haven't seen any "multimodal" transportation near where I live. Well, unless you count walking. Here's a thought: at least align the lanes from one side of an intersection to the other. And STOP permitting gigantic apartment complexes to be built on 2 lane country roads like Arrington that are clearly inadequate to handle the resultant traffic.
Online	1	I have mobility concerns and if I were unable to drive, I would lose my independence. There is no viable alternative here.
Online	1	I laughed when I read "well-connected multimodal transportation system" in regards to how its being addressed today. It hardly exists. The development in this area would be a great thing!
Online	1	I think we are too big of a town to have the left turn yields be longer than left turn green arrows. You have too many people pulling out in front of traffic on a left turn yield because they are seeing only 3 or 4 cars get through the left turn arrows. Especially in peak traffic hours including game days.
Online	1	If there are options other than driving your personal vehicle, I am not aware of them.
Online	1	It's all about cars and trucks. Bike lanes are limited, sidewalks are not to be found except in newer residential areas. Public transport, except for university students, is unavailable.
Online	1	Lack of public transit in a community that is inching closer to urban and further away from suburban is detrimental to the growth of the community. There could definitely be more sidewalks, especially wide sidewalks to accommodate more than 2 people walking/riding side-by-side. Aggie Spirit buses and bikes will only take us so far. The Brazos Transit District runs are a joke.
Online	1	Mobility for... ? People? Bikes? Cars, ok, yes, that's fine. But if you don't have a car, or you want to walk for fitness or as a lifestyle, mobility is very very difficult. If you're handicapped, ditto. I've watched visitors staying at hotels, as well as residents, risking their safety trying to cross University Drive, Texas Ave, Southwest Parkway, etc, etc, on foot. I was nearly run over whole pushing my baby across Harvey at Dartmouth/Munson. I had to RUN with a stroller to get across. I did that once, but I had the luxury of choosing another route. Some people have to cross at that wretched intersection daily.
Online	1	Mobility issues come with population growth. As long as the University is the ONLY job in town, traffic will continue to flow in that direction. You can not build wide enough roads to accommodate traffic headed to one location at the same time every day. 8am and 5pm.
Online	1	no bus system in place aside from a&m buses
Online	1	Not at all. The streets are labeled something they were never intended to be - collectors. Just because a street is there doesn't mean you should drive cut thru traffic there.
Online	1	Nothing meaningful for separate walking/bicycle paths. It is unsafe to just say "here's a narrow strip on the side of a busy street" and what paths we have don't go into the university

Online	1	Only geared for cars. Eldest kid has been hit twice and youngest once while obeying the law on bikes. Public transportation is a joke. Sidewalks are cracked/broken or nonexistent in many areas, parking on both sides of busy streets (glade for example) causes young kids to be weaving in an out of traffic on bikes because the sidewalk is a nightmare to ride on. No one gets tickets for parking in "no stopping, standing, parking" areas (say, south knoll elementary). This town is for drivers only, and its risky...no feeders to apartments on 2818 near holleman...that area is crazy...and its not the only place.
Online	1	Oversized trucks owned by students parked on residential streets making it difficult for two-way traffic. Vehicles parking across from a single driveway, making homeowner unable to easily back out of the single driveway.
Online	1	Stop forcing everyone to turn right everywhere. Stop with the traffic lights.
Online	1	Street parking, limited biking options, and underutilized multimodal transportation offerings
Online	1	Students living in the main campus should not have cars. The bus routes should cover more area and be frequent enough so the population would use them more. Traffic on Texas and hwy 6 are absurd.
Online	1	The City is constantly encouraging pedestrian and bike users bit have not provided system wide mandated training. A lot of these people think that the kids are required to stop at their more so like on campus. Im tired of people getting killed or injured.
Online	1	The public transportation is all but non existent.
Online	1	There is no mobility in College Station other than autos. Why can't the City reach out to A&M to increase pressure on students to use buses, scooters, and bikes?
Online	1	This community would be very well served by light rail and/or by bus service that extended further out.
Online	1	To many Aggie shakes making almost impossible to get up and down roads...
Online	1	Traffic congestion has reached crisis levels due to near-sightedness of City planning, and follow-through.
Online	1	Traffic grows worse every day, neighborhoods become cut throughs, even basic things such as coordinated signal timing is not addressed.
Online	1	Traffic has become impossible during certain hours.
Online	1	traffic is a disaster.
Online	1	Traffic is bad, and is forced onto major roads because there are very few smaller crossroads that people can take to relieve congestion. The train crossing at George W. Bush and Wellborn creates bad traffic snarls. It would be nice if 2818 could be made into a true loop without lights with entrances and exits like the Villa Maria intersection so that people can quickly get across town. Please bring back the red light cameras, or provide more police to stake out red light runners, this community has a bad culture of running red lights.
Online	1	Traffic is pretty awful for a City our size. Roads across town are limited in number and tend to be filled with school zones, stop signs, and lights that aren't synchronized. Roundabouts in place of stop signs could improve flow and please, please, please synchronize lights so that if you drive the speed limit on major roads (Texas, 2818, Fitch), you can make most signals without stopping. In most cities of our size and demographic there are walking and bike trails that provide a safe, clean alternative way to get from place to place. Connecting established districts like SoCo and Century square with green spaces like Wolf Pen and Lick Creek through a hike/bike trail along existing drainage easements would bring this community closer to the level residents expect. A light rail system that parallels the existing railway from Milican to downtown Bryan with a spur down WD Fitch would help alleviate traffic and provide true alternatives.
Online	1	Traffic is terrible for such a small town. There is no multimodal transportation unless you're on campus. Bus stops are few and far between. Bike lanes get filled by cars trying to turn bc there's not enough lanes created at intersections during peak traffic hrs.
Online	1	Vehicular traffic is slow. Bicycle faster but dangerous.
Online	1	What transportation system other than Aggie buses.
Online	1	What? This question is so filled with jargon as to be difficult to understand. We have roads. We don't really have any useful mass transit. Our roads are becoming more and more congested, and the City keeps building barriers to "control" how we can use the roads. It is progress that the lights near campus are now giving pedestrians their own turn.

Online	1	You have to be kidding.
Online	2	Because the City is still pretty small, it has managed to avoid having any serious traffic congestion problems. However, apart from students going from a few neighborhoods to the university, there are very few options for anyone who wants to travel by any means other than an automobile, so traffic is likely to get prohibitive very soon. Austin has followed this automobile-centric growth pattern, and has achieved big City traffic problems while still being just barely a million people. College Station will be there in a few decades if it doesn't Plan ahead. We need more development that encourages cycling and walking, and better space for scooters and bikeshare and other options that don't require as much land as automobiles. Some day Bryan and College Station should start running a transit system that is designed to attract riders (as opposed to one that serves as a very last resort for people who have absolutely no other options). There should be a major bus route up and down Texas Ave, and there should be greater residential and commercial density along Texas Ave to encourage more car-free living.
Online	2	Bike planning has been good. Enhanced bus system would be valuable for low-income residents.
Online	2	Bypass is awful and can not handle traffic.
Online	2	Cars only. Buses are schools or TAMU. No carpooling lots. If there were central lots for CS people that work in Bryan or go to school at Blinn would be utilized.
Online	2	City not addressing much towards this goal
Online	2	Good effort on bike trails and paths. Very little planning around increasing use of public transportation. Growth is fueling more driving and traffic problems.
Online	2	Huge room for improvement. The default is to design for cars, when alternative transport methods should be encouraged instead. Improving bike infrastructure with safe protected bike lanes (especially at intersections!!) is needed and would hugely reduce traffic and congestion around campus. It is not enough to paint a stripe on the straightaways that just disappears at intersections - there need to be protected bike lanes or bike/ped paths that connect through the City and to campus. More people will use bikes if they feel safe.
Online	2	I am unaware of any way to get around except by car. Why isn't there a passenger train to Houston??
Online	2	I live very close to several parks with good walking trails and cannot safely walk or bike to either one. I must get in my car to walk to them.
Online	2	I understand that many streets are under construction, but too many are at one time. One area needs to be focused on to get it done fast instead of 10 at a time. Also, streets need to be expanded before the growth happens. Wellborn, Hwy 6, Texas, etc needs to be expanded and tended too now before al the new growth comes in.
Online	2	Lack of safe alternative pedestrian paths and bike lanes away from A&M campus, although the improvements on University have helped, there needs to be more
Online	2	Mobility is degrading rapidly due to a lack of advanced planning for traffic growth. Too few arterials to handle traffic volume and the arterials we do have are often only 3 lanes instead of 5. Too much high density dwellings along major arterials, for example Holleman Dr can not take any more development on either end it is already too congested for a 3 lane road.
Online	2	Multimodal is the key word above. We have a limited public transportation system and rely heavily on the university to help with students to and from campus. Better choices for SAFE walking and cycling are needed and would be used. Simple things like making sure that ALL traffic lights easily detect cyclists would be a good start. Getting off of a bicycle to hit a button is not workable it is almost like asking someone to get out of a car to activate the light. NO one would ever consider asking a motorist to inconvenience themselves in this manner. Truly integrate the different parts of the system to make them easy to use for people using all types of transportation. There are many great examples in cities throughout the US.
Online	2	Need local and regional long-range mobility.
Online	2	No.. It's almost like driving in Houston. The City is slow at creating infrastructure bc they are more concerned with being conservative with can be built

Online	2	Public transportation could stand to be much better in this City. There are people who live here without cars and they can't go to work on Saturday or Sunday because the transportation does not run on those days. If they get off work after 7pm, they have to walk home or catch a ride. The people who are living here without cars are not working 8-5pm jobs, they work at restaurants and retail, places that are open later than 7pm and are busy on the weekends. Tell me why our public transit system does not cater to those who are using it the most? Our transportation is not multimodal, it is designed for the most efficient use of cars. It is a dangerous system for cyclists and it is a dysfunctional system for buses. Honestly, our transportation system leans on A&M Transportation services too much. Go look at places like Portland, Oregon or Denver, Colorado and see the difference that useful public transportation has made on their cities and create a system that uses the strengths from those transportation systems to uniquely fit the needs of our City.
Online	2	The corner of Rock Prairie and Hwy6 went through a major renovation that did very little to help the traffic increase due the the Scott and White Center, the CSISD Bus Barn on Rock Prarie, the TP Dumping ground on Rock Prairie and now the car dealerships that are being built along the frontage roads. There are regular accidents at this corner and it is unsafe for children to cross HWY 6 at this point to access Bachman and CSMS on bikes.
Online	2	There are very few bike lanes and when cars drive in them no tickets are issues. No e-scooters are in town.
Online	2	There HAS been limited progress on adding bike lanes and giving bicyclists the ability to trigger a green light.
Online	2	Those without cars can't go very far from home base. I'm fortunate to be able to drive where I need to go, but if I had to rely on public transportation, I would be very limited in shopping, recreation and church choices.
Online	2	Transportation will always be a significant issue for College Station. There is a long term aversion to through streets going back to the City's founding. The City has relied on the state for major thoroughfares such as Texas, University, Wellborn, Rudder, Fitch and Mitchell are all state roads. To my knowledge, there is only one City street that goes from one City limit to another. Rock Prairie Road. Also, all new neighborhoods are purposely designed to discourage traffic flow. Over the years, these designs have created an extremely inefficient traffic flow that results in major impacts on the few thoroughfares that exist. Solutions will be extremely expensive and unpopular.
Online	2	We need mass transit, not more highways for more cars. Less cars, please, and better ways to get from place to place safely.
Online	2	We need more belts of walking/biking paths through the City going towards TAMU. If we could establish these (perhaps taking some older buildings and creating pathways if necessary) we may be able to get some of the cars off the streets. Right now, we have to ride bikes in the streets once we get off campus, and it is not safe. Many people park in bike lanes and in some neighborhoods, bike lanes disappear in favor of on street parking. I would ride more if I felt safe off campus riding a bike. These greenbelts could also connect parks making it safer for kids to bike to/from homes to parks.
Online	2	When was the last time I saw City transportation? Hmm, I think it was about 7 years ago. I am currently immobile due to an injured knee and a broken toe, on different sides. Yet there is no public transportation near here, nothing to help, and yes, I'm within City limits.
Online	2	With the influx of so many students into both towns that they cannot keep up with the infrastructures needed to make ease and safe movement through town. They do the best but the university just keeps overwhelming it
Online	2	Yikes. Unfortanely this is one of the biggest issues in our community. The students use and have access to a great busing system that runs all around town, but what about the rest of the residents? Additionally, the traffic is horrendous and is not able to accommodate the amount of drivers on some of the roads.
Online	3	2818 and wellborn rd are both over used and the design of the City has made those areas increasingly difficult to traverse during 'rush hour'. Great job on the new University pedestrian signals though, I feel MUCH safer crossing with the new setup.
Online	3	A&M provides bus service but then students use City's Parks lots as a Park & Ride lot

Online	3	All for being sensitive to the surrounding land use so this can always be improved however the bypass needs to be addressed. The traffic is terrible especially during the morning and afternoon commute. I know it was recently under construction with the ramps being moved, but something needs to be done about the lanes there needs to be added lanes to help with the flow of traffic. Living here as long as I have, I am accustomed to taking all of the back roads to move through the City.
Online	3	Getting better but still room for improvement eg George Bush and Wellborn
Online	3	I can't speak much to what it was like before. As a person who works with many individuals in poverty, the latest update to transportation has been a downgrade in quality in their eyes. The bike lanes have much improved and I would like to continue seeing more!
Online	3	I don't see an issue with any transportation so far.
Online	3	I don't understand the question.
Online	3	I feel like 6 is less safe after the on/off ramps have changed. Turning onto Graham off ramp issues, on ramp issues with rock prairie and cutting over to Texas Ave. Further up going North on 6 I have had to slam on my breaks multiple times and I have no idea why. This happens in the morning, night and randomly in between. Getting onto 30 from Fitch is extremely dangerous, there is more traffic going both directions on 30 and to turn into traffic going 70-80 mph.
Online	3	I have mixed feelings about this issue. Multimodal seems to mean busses and bikes in addition to the usual cars. That is all good in concept but I see a lot of bike route infrastructure (stripes and signs) that are in places where there is no bicycle traffic. I see trail systems that don't get much use. There is a LOT of infrastructure that cost someone a lot of money and needs money dedicated to maintenance. These multimodal facilities take money away from the City's maintenance of pavement in older parts of town. Busses. A&M's shuttles are effective. Brazos Transit's busses seem to have low ridership but they may be effective. The biggie in my opinion is School Busses. Our public schools operate expensive bus systems yet the biggest traffic snarls I see are at schools in the morning and afternoon. Do parents not consider those busses safe to ride? Do pick up and drop off locations encourage ridership? Does the bus pick up so early before school that it seems unreasonable? There seems to be some room for improvement here that could reduce traffic congestion.
Online	3	I'm not sure what is meant here so I really can't answer your question
Online	3	It seems like the mobility planners can never get out ahead of the increase in population. Always seems like upgrades to roads are after-the-fact.
Online	3	Lack of more north/south travel addressed in goal # 1, keeping in mind, that when more natural area is left intact, the more attractive, quieter & cooler, our City will be. Ex. nicely done on areas of WD Fitch. Please buffer neighborhoods with existing screen of trees where possible. No one wants to live with business lights & traffic in their back yard. Just as on 2818 Harvey Mitchell, Wellborn should not have any blinking left turn lights. The volume & speed of traffic & cars pulling U turns is dangerous.
Online	3	Lack of vision and planning for the future allows for challenges for development.
Online	3	Opting for mixed-use pathways INSTEAD of bicycle lanes has a negative impact on bicyclist (and pedestrian) safety.
Online	3	Particularly students should be encouraged to utilize public transportation and public transportation should be expanded. The cost for that should be charged to the university, which in turn can add a fee to the tuition. Additionally instead of de-risking more and more roads and intersections through expensive reconfiguration, there should be a greater effort towards education students how to participate in traffic safely.
Online	3	Pedestrian safety is a bug issue right now and I think the City needs to enforce texting and driving more to eliminate pedestrian accidents. Red light cameras should also come back.
Online	3	Places should be marked by a sign or seat to indicate places one should wait for a bus. Few people know anything about the system. Most know that little to nothing about the transportation in this area.
Online	3	Priority is given to cars for most places.
Online	3	Public transit is inconvenient so I'm part of the problem of traffic.

Online	3	Public transportation could be better. Not sure if it was the City, County, or State, but the choice of tar and gravel for Wellborn rd was a poor choice.
Online	3	Really need to address the traffic problem on 2818 between George Bush D and Holleman Dr
Online	3	Still a LOT of single commuters (not unique to CS)
Online	3	The bus system here is essential only for the university, we need a system that helps out the rest of the population.
Online	3	the south side of town is way behind, but we are catching up.
Online	3	There are buses, bikes, and routes for all types of transit, but some of the block lengths (especially around the university) are very long and make the City feel less walkable. Also, there are areas (in northgate and eastgate in particular) where there are only sidewalks on one side of the road or where they just disappear entirely. I once walked from campus to Wolf Pen Creek park and there were not sidewalks the entire way and I felt unsafe walking near the traffic.
Online	3	There aren't very many opportunities to increase the usability of the transportation system. The established roadways don't have many options for increasing traffic flow due to the limitations of the existing structures in college station. Not sure there is much the City can do other than increase the appeal of and create more opportunities for public transport.
Online	3	There has been improvement to sidewalks, especially for people in wheelchairs; the cycle lanes are not bad though there could be better road marking, better traffic light sensitivity to cyclists etc. There's no bus service except the university one (which is great if you live in some places and useless in others).
Online	3	There needs to be better mobility in place to help with traffic congestion - adding more bus routes, making more bike lanes, etc. Working with TAMU and CSISD would also be ideal to help start a campaign encouraging more people (parents, students, AND employees) to carpool, walk, bike, or ride the bus.
Online	3	There needs to be more bike/walk lanes in south CS. It's so dangerous that people are biking down roads where drivers are going 55 mph. I'm surprised nobody has been hit yet on the main road between Forest Ridge Elementary and Pecan Trail Intermediate.
Online	3	This is one area where the City must move more quickly. Hour population is growing by leaps and bounds. It is no longer a City that gets much smaller during the summer. For various reasons, more and more students stay twelve months of the year. The work on the entire length of Texas and the entire length of University can just be the beginning. There are so many other areas that need to be addressed. The farther south the City grows, the more the need.
Online	3	Traffic is bad, but I think that's the university's fault for accepting too many students more than it's anything that the City has done. I would like to see some more traffic circles at existing intersections in town. Only being required to yield at a traffic circle and not necessarily stop can make traffic flow through intersections more efficiently. Also, would it be possible to make Holleman Dr go under the train tracks at the intersection with Wellborn Rd so traffic going straight can bypass the tracks and Wellborn entirely?
Online	3	Traffic is becoming a problem, and unfortunately, it's very challenging to address the issue of traffic once it's already begun to be an such an apparent issue. Please take action now, as quickly and strategically as possible.
Online	3	Traffic is getting heavier all the time. Existing roadways should be improved to address this issue.
Online	3	Traffic is getting horrendous there needs to be more options for travel and increased accessibility to bike lanes.
Online	3	Unless you are a student, there's really one mode of transportation - cars. I think the traffic in our town is not bad and is manageable. A 15-20 min rush hour is nothing to cry over. I know the City is installing more bike lanes, but to many they seem pointless as hardly anyone uses them. But that's not the City's fault. Perhaps it would help entice those who may ride bikes for transportation to present and market a network of bikes lanes and where they can get you to and from. I'm not sure we need multi-modal transportation at our size.
Online	3	We need to come up with something for better road/transportation. HWY 6 becomes a parking lot headed north in the mornings and south in the evenings.
Online	3	We're not in bad shape right now, but we need a different vision as to what we need to be in 10 years. We can't solve this with wider roads. We need to concentrate the students toward the open land to the SW and at the same time provide unique and effective transportation to the area. If that is a feature like light rail that would help create a progressive and cutting edge (and cool) reputation for A&M, I

		think they would help for a change. Anyway, we cannot solve the problem that is coming without being bold, and I don't see anyone doing that.
Online	4	Although not the City's responsibility, Hwy 6 will need to be expanded soon. The streets are well conditioned throughout most of the City and much better than other cities. I do not use public transportation so I cannot comment on it.
Online	4	Consider diverting funding of mass transit (i.e. Brazos Transit, paratransit) to subsidized private ridesharing (Lyft/Uber)
Online	4	Except for the congested parking around the stealth dorms.
Online	4	Good progress on bike lanes and sidewalks. More connectivity is still needed. Public transportation still lacking.
Online	4	It's really good for students. The Texas A&M bus system is imperfect, but it works well and helps a lot of people get around without needing to add yet another car to roads with limited space. The bike paths on some roads are nice as well.
Online	4	More freeways need to be installed. While the east, the southwest, and southern areas seem to have good freeways to get around both morning and afternoon utilizing Highway 6, Wellborn Road leading south, and William D Fitch Parkway, the most clogged road both morning and afternoon is Harvey Mitchell Parkway when the long semesters of the university are in session. In more than a decade to come, Interstate 14 will follow Highway 6/190 south into Bryan before turning northeast toward Interstate 45. I believe that Harvey Mitchell Parkway should be upgraded and become Interstate 114 starting at it's northern terminus in North Bryan, continue south to Harvey Mitchell's southern terminus, and then follow Highway 6 back northwest to end at Highway 6/190 where 190 turns northeast. By making Harvey Mitchell, and part of Highway 6 interstate standard, it can help to reduce stalled traffic in both morning and afternoon rush hours. Interstate 114 also has the potential to attract more businesses to College Station alone based on the fact that the City would have an interstate.
Online	4	Need to have a better transit system from Downtown Bryan to TAMU campus.
Online	4	Side walks need to be built from the Windwood neighborhood to Sams.
Online	4	The town has a lot of traffic, but that is because we are growing so fast. I think TXDOT and the City are doing the best they can. They seem to be constantly trying to improve. I do find it weird that we seem to resurface roads when they are already in good condition. Maybe we could save money if we waited longer to resurface some of the neighborhood roads that are already in good shape.
Online	5	I think there are very few problem areas with regard to transportation. However, south College Station will have some severe growing pains if streets are not widened and created before development gets out there.
Online	5	I've noticed more mobility focused efforts on building sidewalks and parking lots
Online	5	Yes, for drivers and residents and businesses... safety and ease
Online		I don't see much besides cars and A&M busses.

Goal 6. Municipal facilities & community services

Source	Rating	Comment
Group Workshop	2	more for seniors; little for children; 20's and 30' little to do
Group Workshop	3	New City hall a plus; more family facilities and park district program options; more shaded options; more for families vs college students
Group Workshop	3	Development should pay for itself. Reasons for rezoning for increases in business how doesn't impact the City as a whole; cost benefit net gain should be looked at. Rezoning should be looked at more closely. The infrastructure and impacts of development should be looked at holistically; mobility taxes, more strategic impact study. A lot of public infrastructure is ????? City, so not enough control
Group Workshop	3	Water and power on west side in need; Aging population need focus;

Group Workshop	3	The response to growth has been lacking because we don't want to burden taxpayers w/raising taxes to maintain facilities, and then we end up with needing to accommodate a new police station and City hall at one time because the buildings are filling and it requires lots of money last minute and cant afford fire state #7. We need to be competitive w/salaries to retain people.
Group Workshop	3	Recycling access. Need a car to recycle (2) multimodal efforts need to be incorporated to facilities
Group Workshop	3.5	Jobs for disabled; coordinate efforts for permits slow down school related constructions
Group Workshop	3.5	Lack places (indoor) for concerts - always university. We need to maintain and improve facilities. Don't take them away, Fire, Police doing well, Pools not so much need concert venues. Shade areas needed.
Group Workshop	3.5	Need more amenity type City faculties we've made improvements were still not keeping up. Teen center became senior center. City hall is a disaster. Library finally got caught up; but took over. Need a centralized police force combine Brazos College Station Bryan and TAMU. Emergency responders do coordinate and are a model for how it should be done. Response time is still suffering. Property tax used to pay CSPD. Parks department used to have a bigger budget than fire department
Group Workshop	3.5	City hall needs upgrade; police quick response
Group Workshop	4	add drive in recycling facilities
Group Workshop		Possibly make Lick Creek have an event hall for events for extra revenue
Group Workshop		utility building well utilized for voting and meetings. More places for meetings.
Group Workshop		more underground
Online	1	College Station has very few parks and true greenways and green spaces compared to other cities. And the ones it does have are not prioritized by the City - Lick Creek Park and Greenway are being ruined by no concern for environmental or community impact of construction projects.
Online	1	College Station is sorely lacking in greenways. In most cities of our size and demographic there are walking and bike trails that provide a safe, clean alternative way to get from place to place. Connecting established districts like SoCo and Century square with green spaces like Wolf Pen and Lick Creek through a hike/bike trail along existing drainage easements would bring this community closer to the level residents expect. We cannot afford to overlook what the Brazos River could offer us long-term. It could be our Riverwalk, or at minimum, a recreational trail like it is in Waco.
Online	1	Currently, our Parks Department is using a very cookie cutter approach to parks. With the exception of the Fun For All Park (which was funded with donations), they are often making broad decisions that are neither efficient nor protect the individual integrity of the parks. It also decreases the likelihood that residents will travel to parks outside their neighborhood when they are all the same. Outside organized sports, there is also very little for adolescents and young adults to do at our parks. We have put safety over fun to such an extent that there is nothing for our adolescents to do at most parks.
Online	1	I remember when wolf pen creek was hopping. Now it's three starlights a year if they don't get rained out. Thomas Park pool is closed. Edelweiss area pathways are being crossed by major traffic that requires parents to act as crossing guards in the mornings so their kids can get to school safely.
Online	1	If it's not the university it receives no attention.
Online	1	Look at comparable sized towns like Lawrence, KS for inspiration... So much more character, so many more parks. We have a lot of room for growth here.
Online	1	More community pools are needed.
Online	1	Poor maintenance of parks

Online	1	See Lick Creek
Online	1	The woods so necessary for this area's role in flyways for birds, and for other wildlife, are being rapidly destroyed. Existing parks are being transformed in ways that generate more profit but destroy the natural environment at great and irreversible cost.
Online	1	there is such a dirth of this in these towns and it is always plays 2nd fiddle to everything else in the community
Online	1	This is surely College Station's weakest area. There are barely any green spaces bigger than pocket parks (to do even a 5k run you have to go round them endless times!). Lick Creek is the only "Nature Park" in the City that I am aware of, and even that now has a new easement through it! There's a real shortage of wilder green space and running/hiking trails that get further out into the countryside (and are not just going through new housing developments) especially if you live a bit closer in (as opposed to Pebble Creek etc). I'm also concerned about the loss of wildlife habitat and places for migrating birds throughout the City. Not to mention that the cutting of trees increases heat in the City! The arts facilities are also pretty poor. There is no arts cinema, no performing arts venue (where would you go to see a Shakespeare performance, even, in College Station? - Bryan has slightly better facilities than College Station, but even that is not impressive).
Online	1	try driving around 2818, Welborn, university, William d fitch, how many green spaces are left? everywhere there is a new retail shopping center is being built or an apartment complex.
Online	2	Allowing lick creek park to be ransacked. Also the parks all seem to be geared toward sports and not other uses.
Online	2	Austin, Dallas, San Antonio and other states have much better Greenway and parks.
Online	2	Closure of Thomas Pool and replacement with splash pads. It isn't as if the City didn't know it would need to rebuild the pool - but made no plans to set aside capital reserves or funds. Another example of not supporting the older neighborhoods.
Online	2	College Station is a rapidly growing town, so it still mostly has the cultural and entertainment offerings of a town of only 100,000. It will gradually develop more. But it needs to have more varied neighborhoods, including greater density, and walkable development near the university, so that more artistic and cultural uses can find a home. The greenways and parks that do exist are underused because you have to drive to get to them.
Online	2	More outdoor recreation opportunities are needed
Online	2	Not enough arts or culture. Much more is necessary on this end. I believe these areas will develop once younger, highly educated people can be attracted to the area
Online	2	Not much going on unless it TAMU related. Bryan has more cultural events than CS. Wolf Pen has potential, but not utilized for music, cultural and arts. No City murals on CS history. Not many statues in parks to relate to history or culture of CS. No ties to RR, agriculture. Nothing on highway to advertise upcoming events. No defining logo or yearly event that CS residents participate in. It seems CS defaults to TAMU and just lets it dictate event schedule.
Online	2	Rebuild Thomas Pool. Crazy that a town this size in Texas only has two pools. Rebuild Thomas.
Online	2	We need more parks, more greenways, more outdoors for people to wander, and not just pretty areas that are cleared. We need more trees and undergrowth.
Online	2	We need parks accessible and open to all residents.
Online	3	All attention has been geared towards the Park for Allâ€, which is great, but our neighborhood parks, such as Thomas, need some attention as well.
Online	3	Developing things to cater to families are improving.
Online	3	First the most part doing OK job with this with the exception of older parks such as Thomas Park. Need to update the park and maintain it. Need to put the pool back in. There are families that use it in the surrounding areas.

Online	3	I love the cultural and educational work done at places like Lincoln Center and Lick Creek. These programs are so important and interesting for the community. This is where you will find an ability to develop a community center based on communal involvement, not a recycled thinly veiled commercial development like "Mid-Town". As far as parks go, most baseball fields are closed for public use (I know, I'm teaching my boy how to play and we have to drive around to find an open one most times), which I honestly get because we have so many tournaments and they are good for the City. But, what I don't get it how we can be so good about taking care of the fields but College Station can't seem to find it within themselves to do anything about the fire ants around playgrounds and available fields. Generally, Bryan does a much better job of maintaining their parks and making them friendly for families. The Thomas Pool fiasco is nothing less than utter stupidity. The reasons for taking it away from that neighborhood fall flat as a lead pancake. Offering a dog park instead? While there are a lot of college kids living in that neighborhood, there are still a lot of families with young kids. Kids who need a safe place to play (I don't take my kids to parks near dog parks, because all too often the folks who bring their dogs there do not control them properly), a pool to swim in and LEARN to swim in during the summer, and a point of neighborhood centrality. I'll double down on the pool, Eastgate and College Hills need a community center, even a small one, there. The apartments on Harvey have become a haven for crime and the kids there need a safe place with safe influences to escape to. The City Council has a responsibility for ensuring the future safety and well-being of our town, and that includes the kids growing up here now. The Thomas Park pool fiasco shows that the City Council doesn't care about the older, north part of town. It also shows that they are vastly more concerned with the upper middle-class to upper-class white folks who live in south College Station than they are their middle-class and poor citizens who live in the north part of town (I'm white, for the record).
Online	3	It's pretty good.
Online	3	Neutral. We do a good job with parks, but community events are too crowded with no room for expansion. Not enough for middle school/high school students to do. Not enough public pool/water access.
Online	3	Parks are the saving grace of College Station, but so much more could be accomplished.
Online	3	Spending $25 M in a YMCA where rich kids will still have to pay $400 to use it doesn't make sense. Why is the City in this business. We are also defunding existing neighborhood parks that are actually an integral element in the character and fabric of our older neighborhoods. If leadership decides to leave any part of our City behind there will be a price to pay.
Online	3	The amount and accessibility of the parks is wonderful. The upkeep of our parks is lack luster. Though fighting the heat is a tough job.
Online	3	The City needs another competition size pool that's open to the public. Thomas park pool needs to be replaced.
Online	3	The City parks and greenways are our only City attractions to citizens and visitors (excluding the University) and these are exclusively from years past, except for Lick Creek Park which has been well done.
Online	3	The existing parks are nice, but they cater heavily to children and athletics, and not necessarily to those interested in nature/wildlife/hiking.
Online	3	The number of parks in the City is enough. College Station is obsessed with installing City parks, and the diversity of the parks just doesn't seem like it's there. The diversity of the parks just isn't quite there. The City seems to be obsessed with sports leading to more athletic parks than any other kind of parks.
Online	3	There are some decent parks in town with things like basketball courts and drinking fountains, and the number of parks is really nice. I'm not sure if there's anything approaching culture/art in town that isn't immediately connected to the university though.
Online	3	There needs to be a more robust park system. And Splash pads. The phase one off 6 was a nice start.
Online	3	This question is hard to answer as stated. I believe there should more entertainment options for young professionals and less emphasis on parks.

Online	3	we have some wonderful parks. Lick creek is a treasure. the greenbelt through midtown is wonderful. Central Park needs a lot of help!
Online	3	We need more parks for kids, there is not so much to do with the in here!
Online	4	Can we maintain our older parks as well as new ones? A City with neighborhood parks is always a winner! Parks that are unique stand out as well. Every park doesn't have to have the same standard equipment & use. Some may have more biking trails, splash pads, tennis courts, etc. But, overall, we are pleased with our parks & appreciate the holiday lighting at Central Park every year. It appears efforts are made to preserve native trees & wildlife.
Online	4	College Station has a lot of parks and has done very well with some of them like Wolf Pen Creek and Lick Creek Park. However, there are very few greenways in this area and they are not connected at all. We have Lemontree Park, Wolf Pen Creek trails, the trail at Pebble Creek and the loop around Bee Creek. There are thousands of bikes in this City and many people ride to work or class. Accidents involving motorists and cyclists happen too often even with bike lanes and especially because the town gets new 18 year olds every fall driving on unfamiliar roads. If our City had a path cut out that ran from South College Station to the university that was totally protected from the road, we could avoid a lot of the problems we've had especially during the busy traffic times. Less people would use cars and thereby stop the emission of more greenhouse gasses. Instead of waiting for our City to grow bigger and then introducing a large greenway, this City could build a greenway along with the growth in an unprecedented way.
Online	4	College Station parks are really nice, unless you don't do organized sports. There are VERY few parks set up for just sitting and enjoying nature. They are organized around softball, tennis, etc. We need more parks that are green spaces in neighborhoods. Even taking a few vacant lots and turning them into small green spaces with benches and areas to enjoy outside would be great. That's the good thing about Thomas Park, for example -- great City park for multi-use activities in the one end of that park. Also, would vote to put a pool back in there. The north end needs one -- the others are overcrowded and it is too far for kids to go on their bikes to get to the others.
Online	4	Could use more of these aspects
Online	4	Decently done however, with expansion, I think another dog park would be very appropriate as College Station is home to people who are very dog focused and active, but also a big "state: park if you will. There is no gorgeous park area here where people can picnic, walk dogs, hangout and bar b q, relax, have family gatherings, etc. that should become a center point for people on weekends looking to relax with friends, families dogs, etc.
Online	4	Great events and use of public spaces. Not sure if library is part of Parks department, but the length of time it took to re-open was not good planning.
Online	4	It's time for the City to focus less on this subject and start addressing MUCH more pressing issues
Online	4	Parks get plenty of focus. How about roads which are used more.
Online	4	Parks have been kept up and there are plenty of them.
Online	4	Some of the best parks. Having lived in multiple cities, states, and countries, the parks here are above par.
Online	4	The City has a lot of parks, I would like to see more parks that are meant for use by the residents. Parks like Lick Creek Park, and the walkway off of Barron Road.
Online	4	The facilities at the current time are minimal. ie. The buildings for Senior citizens. They are adequate for things like lectures, games, etc. However, for the exercise, dance, etc. do not have proper areas.
Online	5	Amazing parks and rec!
Online	5	green space is great as well as the cultural events that are available in the area
Online	5	I've noticed new programs going on at our City parks, and the recreation magazine that I get via email is helpful to me to stay connected with these types of activities or opportunities within our City
Online	5	Our parks department is great! Really love the movement to add more dog parks near homes for easy access and the Fun for All playground at central park.
Online	5	Very important! As these are outlet opportunities ... enables overall well-being of the City
Online	5	We have relatively good parks

Online	5	We love the free concerts. The parks are great.
Online	5	Yes, only bc the Central Park is finally being improved. It's been a long time coming! Very happy about it. It'd be nice to have a better bigger and better splash pad in CS. Will there be one at the newly renovated park?

Goal 7. Growth Management

Source	Rating	Comment
Group Workshop	1.5	We're trying to catch up not stay ahead. Very against the Wellborn annexation. Feels like gerrymandering and people were upset. Apt bldgs. near Hollerman & 2818. Residential developments should not have direct driveway access to 2818. Barron and Decatur monument for neighborhood blocks visitor. Barron & Alexandria fences along Barron block all visibility and may be fatal
Group Workshop	2	Spending too much on subsidizing new growth. Higher impact fees so growth pays for itself
Group Workshop	2	Lower/Moderate income housing availability; growth primarily in student housing; many commute because they ant find housing.
Group Workshop	2	Water conserve/ natural areas / energy technology / new development; incentives rather than require; infrastructure to keep growth inside / resp TAMU roadway
Group Workshop	2	Infrastructure poor after the development
Group Workshop	2	large ??? Infrastructure for more ??? Diversity in housing different housing options
Group Workshop	2.5	detention-Emerald Forest seems to be flood more and more, should a regional pond be built near SH6 and 2818? Sometimes the comp Plan gets ignored need more scrutiny on comp Plan Amendments. Emergency services and timelines are important smart traffic light. Systems not great. One sided parking on small streets is necessary.
Group Workshop	2.5	Rock Prairie; evolution sucks for City planning rebuilding 5 times; react rather than respond; where can y'all put students without transforming neighborhoods; emergency response -so much traffic on HWY 6 even the backway has too much traffic; football traffic mitigated well - Real Accomplishment
Group Workshop	3	not keeping up with infrastructure. Road condition/maintenance. Occupancy issue better info need to communication with TAMU their # not accurate; negative influencing # of MF complexes built; water fresh capacity concerns.
Group Workshop	3.5	may be getting ahead on taxes somewhat area specific
Group Workshop	4	traffic congestion public services are behind w/keeping up w/ the development not spent on infrastructure. Compared to larger cities we are very good City v A&M City does its best to keep up w/A&M development. Better intergovernmental mental cooperation.
Group Workshop		we need a drainage district
Group Workshop		Note: the meeting have not been properly advertised to attract the Latino or African communities
Group Workshop		Reactive to growth, larger developments limited access..???? And modifications a joke.
Group Workshop		develop for dev sake; good against comp Plan; A&Z members have; City land sold to non-revenue producing entities
Online	1	Are you kidding?
Online	1	Don't see much careful management with this goal
Online	1	Growth is not paying for itself.
Online	1	Infrastructure lags behind construction causing traffic problems, drainage problems & water problems
Online	1	Our property taxes are going up so rapidly because we can't sustain the other two thirds of the population here that we can't afford to live and work here.

Online	1	Something needs to be done about the traffic! I know the university was the basis for founding our City, but the student traffic is overwhelming. If I wanted to deal with traffic I'd move to Houston or Austin. Highway 6 needs to be widened, and the police need to strictly enforce the no texting or using cell phones. Too many people get away with this and it's very unsafe.
Online	1	The Comprehensive Plan has been amended so many times no one can claim "careful managed development" unless you are a developer.
Online	1	TRAFFIC IS HORRIBLE; it is 10 years behind the curve. I have waited 7 times to turn left from 2018 to Holleman Drive South before on a weekday. We have a real crime/drug problem here! Focus on the real tasks of what a City government does rather than on extra things; and quit working on a deficit budget - live within your means!
Online	2	Growth is primarily being concentrated in sprawling single-family housing developments, and apartment complexes in parking lots with fences to prevent the apartment-dwellers from walking everywhere. The City needs to embrace density in its center rather than in car-oriented forms. The City is obviously growing quickly. Bryan/College Station is currently at the population that Austin was at in 1970. Will we be prepared to grow in a more sustainable way than they have? We can't pretend that we will never reach a population of a million - the question is just what a City of a million people will look like in 2070, and how we will become that.
Online	2	not fast enough...
Online	2	Seriously. You have to make sure all of the new building between 6 and 30 is being done with an eye to flooding. The only place that flooded after Harvey was the entrance to Sams. The next time a big hurricane like that comes along it is going to be so much worse thanks to the natural drainage being altered.
Online	2	Way too many apartments. Do we know the occupancy rate of all these complexes that we already have before more go up?
Online	2	We are overrun with apartment complexes and Aggie Shacks. We are putting up retail while part of the mall is empty.
Online	3	A lot of construction is always taking place in College Station but it always seems as if its behind. Construction needs to be done in advance so that when expansion comes, it is not an issue to cause traffic, etc.
Online	3	Construction in College Station is rapid and overzealous. This City needs to move to create greener communities that take away from climate change.
Online	3	Development decisions creating unsafe traffic
Online	3	Don't know anything about this one.
Online	3	From what I've seen after returning to the area, growth of citizens has far outpaced the ability of the City to provide adequate infrastructure. It seems that a lot of areas are mixed and being serviced by Bryan and other surrounding entities for utilities. Basic, underlying infrastructure is important to have before growth and building begins.
Online	3	I don’t know but we could use a grocery store or something in the Eastgate are while our taxes remain on the rise.
Online	3	I don't know much about this issue.
Online	3	I have no idea of the finances.
Online	3	I'm not sure what this means either.
Online	3	Neighborhood roads and sidewalks are terrible in many older areas. Expanding too fast and ignoring established areas. Old, failing water lines. Electric that should be buried. No ability to choose competing cable/electric to get better service or maybe newer lines. Too much money spent on our lovely, but expensive parks and too many ignoring middle-class families in favor of students.
Online	3	New developments should be required to also provide improvement to access roads. Road work shouldn't take 3 years (University drive)! Nonsensical road work must be avoided (William Fitch)
Online	3	Some good road improvement choices

Online	3	The City has grown so rapidly, it seems the roads are the same, but with twice the population we had 30 years ago. Fitch has been helpful to new areas, but what can we do about daily congestion at Harvey Mitchell & Holleman & other areas near campus. The problem isn't really at Bush, it's at Holleman. Could TAMU have some long term parking for students who want to bring a car to school, but use TAMU transit & really only need their car to drive back to their home City occasionally? This is done at some universities, ex, with freshman class & have long term pkg at a very low rate & transit transport for students to those lots. With the news of an on campus grocery store, the need to have a car at hand at all times may not be necessary. Maybe they just need a bike (where areas are safe) or TAMU transit. You have a complex job ahead in accommodating our growth, esp the Wellborn Rd corridor.
Online	3	The City seems to be growing faster than the City government can keep up. The police department is short people, the taxes have to constantly go up, and it never seems like enough. Maybe some commercial development rather than constant residential would help.
Online	3	Unfortunately with TAMU's growth, it is difficult to grow the City as fast in terms of roads, bike lanes, pedestrian walkways.
Online	4	I believe there is an effort to Plan ahead. The main thoroughfares that were laid out before building out the sub div helps. Like Fitch and Boonville. But is there some way to bleed the commuters off H6 with a second ramp that people driving straight through could take upper ramp and bypass the exits in Bryan/CS? That would prevent the backups at H30 and University to get to TAMU events. Same thing morning and afternoon rush hour. It would benefit school buses on their runs.
Online	4	Traffic is bad during certain hours, but it's difficult to do much about that
Online	5	Active communications with county and areas in the ETJ that face annexation within 20 years if they don;t self-regulate is important.
Online		City didn't get the jump on CISD, so they raise taxes to pay for new schools, while City continues to muddle and struggle to keep up with demands caused by greater population

Exit Questionnaire (All) – Public Workshops, Online, Texas A&M Workshop

The following are the summary results from the exit questionnaires. Of the approximately 500 participants, 450 exit questionnaires were received. Response rates vary per question.

1. How did you hear about this public meeting?	Responses	Percent
Word of Mouth / Personal Invitation	149	33%
Newspaper Article / Ad	45	10%
Poster / Flyer	28	6%
Social Media (Facebook/Twitter)	99	22%
Online News	47	10%
Email from City	82	18%
Community Event / Presentation / Organization	55	12%
The Next 10 / City website	21	5%
Other	5	1%
Total Count of Responses	531	
Total Completed Questionnaires	450	118%

2. Were you comfortable completing the meeting activities? If not, explain why. (only asked at the workshops)		
Yes	191	99%
No	1	1%
Total	192	100%

3. Did you feel your input was heard and recorded accurately? If not, explain why. (only asked at the workshops)	**Responses**	**Percent**
Yes	184	96%
No	7	4%
Total	191	100%

4. Was the meeting? (only asked at the workshops)	**Responses**	**Percent**
Too long	8	4%
Too short	19	10%
Just right	157	85%
Total	184	100%

5. Will you continue to participate in the planning process? If not, explain why.	**Responses**	**Percent**
Yes	321	96%
No	15	4%
Total	336	100%

7. Gender	**Responses**	**Participation**	**ACS**
Female	239	54%	51%
Male	203	46%	49%

Total	442	100%	100%

8. Which racial group do you most closely identify with?	**Responses**	**Participation**	**ACS**
Asian	19	4%	10%
Black / African American	14	3%	8%
Two or more races	20	5%	2%
White / Caucasian	335	77%	78%
Other	10	2%	2%
Total	-	-	100%
Hispanic or Latino*	39	9%	15%
Total	437	100%	

* "Of any race" as defined by the US Census (and American Community Survey). The Census treats Hispanic or Latino ethniCity as a separate question from race.

9. What is your age?	**Responses**	**Participation**	**ACS (Total Population)**
Under 18	12	3%	17%
18-24	113	26%	41%
25-34	45	10%	15%
35-44	62	14%	9%
45-54	50	11%	7%
55-64	71	16%	6%
65 or over	89	20%	6%
Total	442	100%	100%

10. Are you a student that attends Blinn College or Texas A&M University?	**Responses**	**Participation**
Yes, Blinn College	5	2%
Yes, Texas A&M	110	38%
No	171	60%
Total	286	100%

11. What is your highest level of education?	Responses	Participation (25+)*	ACS
Less than a high school diploma	12	3%	6%
High school diploma	24	5%	13%
Some college /technical	102	23%	19%
Completed technical school	5	1%	7%
Graduated college	131	30%	29%
Graduate / advanced degree	166	38%	27%
Total	440	100%	100%

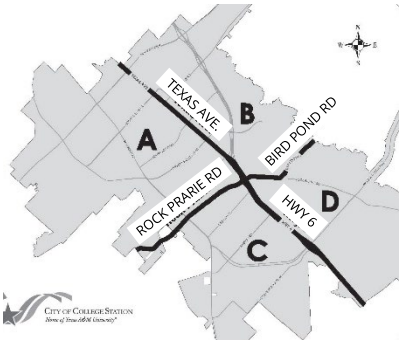
12. How long have you lived within the City of College Station?	Responses	Percent
0-4 years	89	20%
5-9 years	74	17%
10-19 years	37	8%
20-29 years	68	15%
30-39 years	54	12%
40-49 years	111	25%
50+ years	8	2%
Live outside City	0	0%
Total	441	100%

13. Do you work within the City of College Station?	Responses	Participation
Yes	222	51%
No	215	49%
Total	437	100%

14. Do you own or rent your home?	Responses	Participation
Own	298	69%
Rent	137	31%
Total	435	100%

15. Please tell us about your annual household income:	Responses	Participation	ACS
Less than $10,000	62	15%	16%
$10,000 to $14,999	12	3%	7%
$15,000 to $24,999	18	4%	13%
$25,000 to $34,999	10	2%	10%
$35,000 to $49,999	28	7%	12%
$50,000 to $74,999	52	13%	13%
$75,000 to $99,999	52	13%	10%
$100,000 +	173	43%	20%
Total	407	100%	100%

16. In what area of College Station do you live?	Responses	Participation
A	199	47%
B	91	21%
C	96	23%
D	38	9%
Total	424	100%



The following are the expository responses from the exit questionnaire.

2. Were you comfortable today's meeting activities? If not, explain why.		
1	**Workshop**	It was great and informative
2	**Workshop**	The group contributed many ideas and I learned a lot about issues from other parts of the City.
3	**Workshop**	Working different areas of the community
4	**Workshop**	Very! It was great to hear more opinions about the City!
5	**Workshop**	open minded discussion
6	**Workshop**	It was really difficult to hear during the group discussions
7	**Workshop**	everyone was wonderful!
8	**Workshop**	seats uncomfortable
9	**Workshop**	Y'all did good icebreakers that made it easy for us to share with each other even though we disagreed on some things
10	**Workshop**	Yes! This was fantastic!
11	**Workshop**	loved discussing and seeing how we all just love our town and want it to be the best
12	**Workshop**	good group interaction
13	**Workshop**	Liked the small group approach
14	**Workshop**	Small group conducive to discussion with a facilitator
15	**Workshop**	Liked how open and respectful group was
16	**Workshop**	Lot more people speak out loud
17	**Workshop**	Hard seat!
18	**Workshop**	We had a great leader (Jade)
19	**Workshop**	Relaxed, nice, non-threatening atmosphere
20	**Workshop**	I just moved here a few months ago so I feel limited in providing much informed thoughts, but appreciated the opportunity to participate in this event

3. Did you feel your input was heard and recorded accurately? If not, explain why.		
1	**Workshop**	Yes, but there is so much that wasn't covered because of time.
2	**Workshop**	A lot of my ideas were already explained
3	**Workshop**	A bit rushed
4	**Workshop**	Working with two people
5	**Workshop**	Just to be heard literally!
6	**Workshop**	There was not a real analysis of whether the last 10-year Plan was actually good thing to do. No questioning of the underlying assumptions
7	**Workshop**	Too noisy - could not hear each other maybe groups of no more than 6
8	**Workshop**	at first it was being compounded by one person but gradually got spread out to people got comfortable

9	**Workshop**	Somewhat we were strong armed by an individual who insisted on emphasizing his concerns in a matter that did not meet us 1\2 way. Our recorder was excellent and did her best
10	**Workshop**	Yes
11	**Workshop**	There were obvious rental owners who were driving conversation
12	**Workshop**	mostly we could have used more time this was a lot to cover not sure a longer time would have kept people coming though
13	**Workshop**	needed more time
14	**Workshop**	she was good at calling on people so we each had a chance to be heard
15	**Workshop**	Not sure if the input will be actually addressed, the City may still cater to developers
16	**Workshop**	Great format. A lot of hesitation over survey format. Felt led & not effective
17	**Workshop**	a very negative woman monopolized the conversation with her very negative comments so my positive comments were not reflected
18	**Workshop**	Everyone was allowed to express their opinion without interruption.
19	**Workshop**	Good group site; just enough for diversified opinions
20	**Workshop**	Not enough time for everyone
21	**Workshop**	Justin C did a great job!
22	**Workshop**	Well she heard us and wrote all whether or not it matters we will find out.
23	**Workshop**	No way to judge this one
24	**Workshop**	As long as the City uses the information

5. Will you continue to participate in the planning process? If not, explain why.

1	**Online Survey**	Never heard about it, just stumbled on it through a friend.
2	**Online Survey**	I will participate as a citizen but not in committee.
3	**Online Survey**	Moving away from College Station but wanted to take the survey.
4	**Online Survey**	Honestly, don't know if I will. This is my first time
5	**Online Survey**	Will anyone listen, or are the zoning board and City council completely beholden to developers?
6	**Online Survey**	I have participated for over 30 years. The council and staff do what they want with little to no concern for citizens.
7	**Online Survey**	I have done so in the last advisory capital campaigns. At this stage, 80 years old, it is time for me it to the younger generation.
8	**Online Survey**	Possibly
9	**Online Survey**	Although I marked "Yes," I will participate VERY LITTLE in the planning process. I wasted a lot of time several years ago, participating in what was then advertised as a "planning process." It was all futile. Almost NONE of our recommendations were followed, in spite of promises from City staff. I see little hope that this time will be any different.

6. Additional Comments (optional)

1	**Workshop**	Focus more on economic development, mobility and better infrastructure
2	**Workshop**	Thank you- I appreciate having this opportunity to voice my thoughts
3	**Workshop**	I was pleasantly surprised by the structure of the meeting and felt it was effective. I hope the input it used.
4	**Workshop**	Create second left turn lane at corner of Rock Prairie/wellborn
5	**Workshop**	Thank you for making it easy to bring our kids. You made it possible for me to have a voice!
6	**Workshop**	Well done! Engaging! Lauren did a great job!
7	**Workshop**	Appreciated the format
8	**Workshop**	Rebuild Thomas Pool
9	**Workshop**	Well energized Laura was an excellent leader.

10	**Workshop**	Encourage local businesses
11	**Workshop**	I do not think the City has developed confidence that they are listening to people who just live here
12	**Workshop**	Stricter codes for developers when they open a new area regarding infrastructure
13	**Workshop**	Figure out a way to reach the working class in this community
14	**Workshop**	only 3 of 7 areas were discussed. Questions stemmed toward progress. Nothing for deterioration
15	**Workshop**	yes, we understood how and fact this work help benefit other generations. 6. Lack of community. And pedestrian friendly modes of transportation. This town has done well for the pressure and insane size/growth that has been placed on it, but the input of current and past
16	**Workshop**	good interactive meeting - well done!
17	**Workshop**	Student input, given that A&M comprises 1/5 of the City, feels incredibly underrepresented in this town hall, by #. I'd love to see students more engaged! And would love to make it happen. 6. Issues like the insane traffic and sup-par slap-shack houses are only going to get much much worse. Biking/alternate transportation is nightmarish. For the record I think you do amazing given the strong-arming pressure of A&M's expansion. Keep up the good work!
18	**Workshop**	Thank you for arranging this opportunity to be involved!
19	**Workshop**	Thank you! Excellent and more fun/interesting than I anticipated.
20	**Workshop**	Facilitator Alyssa did a great job
21	**Workshop**	I would like to see more City Recreation facilities including pools
22	**Workshop**	I feel there should be more information should be given to what the Plan is going to be. Then you should ask for input
23	**Workshop**	Good way for getting requested input
24	**Workshop**	Not my area. #6 NA
25	**Workshop**	Well put together meeting. I felt like I was actually heard and listened to
26	**Workshop**	Easy to contribute and well planned
27	**Workshop**	Love to talk about our future
28	**Workshop**	Need to know how the date will be used and when
29	**Workshop**	where are neighborhoods for families, don't drive traffic to neighborhoods without sidewalks; ITA process broke – driven by developer - should focus on neighborhoods to be impacted and those should have input if developers promise something that isn't in UDO - they still should be held accountable.
30	**Workshop**	Neighborhood integrity is doomed until single family residence limit in UPO is lowered from 4 down to 2
31	**Workshop**	is the quiz online? Way to show how much we don't know
32	**Workshop**	great start
33	**Workshop**	It is important and I worry there are important stakeholders (students) that will be affected and maybe not considered like they should. #6 Y'all made this way more productive than I expected.
34	**Workshop**	great job
35	**Workshop**	Shortage of trade personnel too
36	**Workshop**	Good opportunity to add input. Would recommend taking this to local groups like Rotary and Lions club to get more info
37	**Workshop**	Need a topic that addresses taxes/affordability of living in OS in final updates to the 10-year Plan
38	**Workshop**	loved our table facilitator!
39	**Workshop**	NA
40	**Workshop**	Concerned with tracking oil wells. There is one in Woodlake presently. What does CS/Bryan do about this?
41	**Workshop**	Jade Broadnax was very good @ directing the show!
42	**Workshop**	My first experience with this kind of activity, and I found it very enlightening.
43	**Workshop**	Thank you for doing this Very Informative. Very good process
44	**Workshop**	I love this town and feel there's much that can be done to make it a standout, stellar college town, starting with better green areas and tress along our streets
45	**Workshop**	In general, for college station not Next10...Have a one stop shop for communications. I feel like I get different info from next door, blog, neighborhood news, City Facebook page. Have all that flows on the City Facebook feed flow into nextdoor.com
46	**Workshop**	Thanks for engaging community
47	**Workshop**	Very good idea for the meeting
48	**Workshop**	Thank you for setting the process in motion
49	**Workshop**	I don't feel that the City should annex property if they can't get City Services to the property, i.e. sewer and water
50	**Workshop**	I appreciate the opportunity to provide input. I felt like my opinions were heard.

51	**Workshop**	Nothing was mentioned about the state of family rental affordability. CSISB states this is a massive issue
52	**Workshop**	Needed family affordable housing
53	**Workshop**	Introduction to the comp Plan City fact was helpful
54	**Workshop**	Effective program for engagement
55	**Workshop**	Thank you for the opportunity would love to keep participating up!
56	**Workshop**	Great job! Lot of enthusiasm!
57	**Workshop**	Very pleased by the workshops. Informative. My comments were heard
58	**Workshop**	Make it clear on the material that goes out that the process is formal and best done by being in the room the entire time. Other activities have been "come and so".
59	**Workshop**	many residents are not aware of concerns regarding low income residents, elderly and folks who commute here to work, especially low wages for TAME employees
60	**Workshop**	Please include ask recommendation from planning faculty students
61	**Workshop**	Enjoyed having input on the Next 10 looking forward
62	**Workshop**	More affordable housing; planning out road ways before approving residential building certificates; adjusting 1st time home buyer program to benefit more families, not realistic numbers with current home prices; have prices don't match average income numbers ; encouraging? to have more self-policing and do more for pressuring their communities
63	**Workshop**	yes
64	**Workshop**	Thank you
65	**Workshop**	Great workshop. I enjoyed meeting different individuals from all over town. Waiting on my mug!
66	**Workshop**	Justin C. was a great listener and helped with every question
67	**Workshop**	Was on the past comprehensive Plan and view it as a waste of time because A. The committee was never allowed to vote on site B. The Council had amended what they passed so many times
68	**Workshop**	Political discussion on a local event will not concern me until I am 18
69	**Workshop**	only here for a temporary time
70	**Workshop**	5. I really enjoyed this and appreciated the opportunity to learn and contribute. 6. I love our parks! Only request is please add more bike lanes that connect routes around town
71	**Online Survey**	We also need a Plan for climate change. I've been asking for two years now.
72	**Online Survey**	Rebuild Thomas Pool. I was unable to post on the map because the instructions were blocking the map
73	**Online Survey**	Please plant more trees. Medians, parking lots, City parks, new developments. The City is so bare and desolated sometimes. More trees would help during the heat of the summer and help prevent flooding. Also, an expansion on the recycling services would be fantastic. Maybe some policies on single use plastics?
74	**Online Survey**	wish the City would become pro-development with regards to transportation projects. complete them prior to development/increased volume of traffic.
75	**Online Survey**	Nice map of the City, yet I have no idea what to put where.
76	**Online Survey**	Right now, College Station is like a suburb without the City attached. It's grown, but mostly in expanding chain stores/restaurants and apartment complexes. Establishing a walkable area with shops (something other than bars) would help give the town an identity beyond just being the location of A&M.
77	**Online Survey**	Thank you for the opportunity to provide my feedback and I hope it's considered in future planning. I have helped to share the opportunity with my friends and family through email and social media.
78	**Online Survey**	We need more outdoor and exercise-oriented things: Pools, more sidewalks, running and biking paths.
79	**Online Survey**	We need more outdoor and exercise-oriented things: Pools, more sidewalks, running and biking paths.
80	**Online Survey**	I am glad we are doing this. But I worry that few residents believe in the process. I have tried to urge people to complete the survey and about 50% of the people I tell have said "why -- they won't listen to us anyway". The pattern established by the City in the last 7-8 years has been to do something, a crowd comes to City hall and is upset, and little changes anyway.
81	**Online Survey**	This is a great exercise. I wish I could have done it in a group.
82	**Online Survey**	Thank you for the opportunity to offer feedback.
83	**Online Survey**	Thank You to all members of the City council and administration for your service and dedication.
84	**Online Survey**	We are too new here to have formed a lot of opinions about the community's needs, but we are interested in being involved.
85	**Online Survey**	I live in North Oakwood in Bryan (on the border of Bryan college station.)
86	**Online Survey**	I'm grateful for this process and grateful to live in College Station!
87	**Online Survey**	Would like to know more about why these kinds of questions.

88	**Online Survey**	I have been dismayed by the decline in College Station neighborhoods since 2010 and the development of Century Square which could have taken lessons from similar developments in Austin and had pedestrian friendly sidewalks, trees, and parking garages that you could get too. The corner of 6 and Texas with its bad traffic set up, no setback from the street, and narrow sidewalks and unattractive brick fortress style probably explains why they have trouble getting tenants. So giving in to developers does not mean that we get the business.
89	**Online Survey**	Quit rezoning to bring in car dealerships, banks and hotels.
90	**Online Survey**	Thanks for going all out to get citizen input. I hope the citizens are listened to (unlike our neighbor to the north)
91	**Online Survey**	Years ago, there was talk of a regional park at Gibbons Creek Reservoir. What happened? Can the City target land nearby for one (or several, given the population growth) nature parks?
92	**Online Survey**	McCulloch Subdivision...
93	**Online Survey**	I live in the ETJ
94	**Online Survey**	Thank you for asking for our input. I hope that you will listen to us.
95	**Online Survey**	I keep filling out City surveys, but not sure input is relevant to what the City plans on doing regardless of our opinion.
96	**Online Survey**	Despite my comments, I do love where I live. The best comment that I can compare how I feel is to say that like a child, friend, loved one etc... that is not living up to their potential, we can do so much better!