

Snapshot



In the development of a Comprehensive Plan, it is important to have a solid foundation on which to base future expectations. The purpose of this report is to provide the background, trends, projections, and assumptions that serve as the existing conditions and context in which the Plan is based.

To obtain a thorough understanding of the existing conditions, a number of elements have been identified. These elements include physical characteristics of the natural and built environment as well as demographic and economic profiles of the community. Specifically, this report describes the following topics: context, demographics, economic development, land use, public facilities and transportation. When all of these elements are considered holistically, appropriate expectations and implications can be formulated for inclusion in the Comprehensive Plan.



CONTEXT

Location

The City of College Station is located in Brazos County, in south central Texas, within the Dallas - Houston - San Antonio triangle, three of the ten largest cities in the United States and the most populated region of Texas. Only 100 miles from Houston and Austin and 160 miles from Dallas and San Antonio, College Station is within four hours driving time of more than 14 million people. As of March 2008, the City encompasses approximately 49 square miles and shares a portion of its northern City limit line with another incorporated municipality, the City of Bryan. College Station and Bryan together make up the Bryan-College Station Metropolitan area, the sixteenth largest Metropolitan area in Texas with around 190,000 people. College Station has an Extraterritorial Jurisdiction (ETJ) that expands three and a half miles from its City limits, except where it abuts the City of Bryan and where the two cities have negotiated their ETJs.

College Station is positioned along State Highway 6 running north and south, and in near proximity to State Highway 21 running west and east. Commuting to the larger cities (especially the Houston metro area) and/or telecommuting from College Station is an increasing reality. Travel and shipping options exist with Easterwood Airport, a regional airport, in College

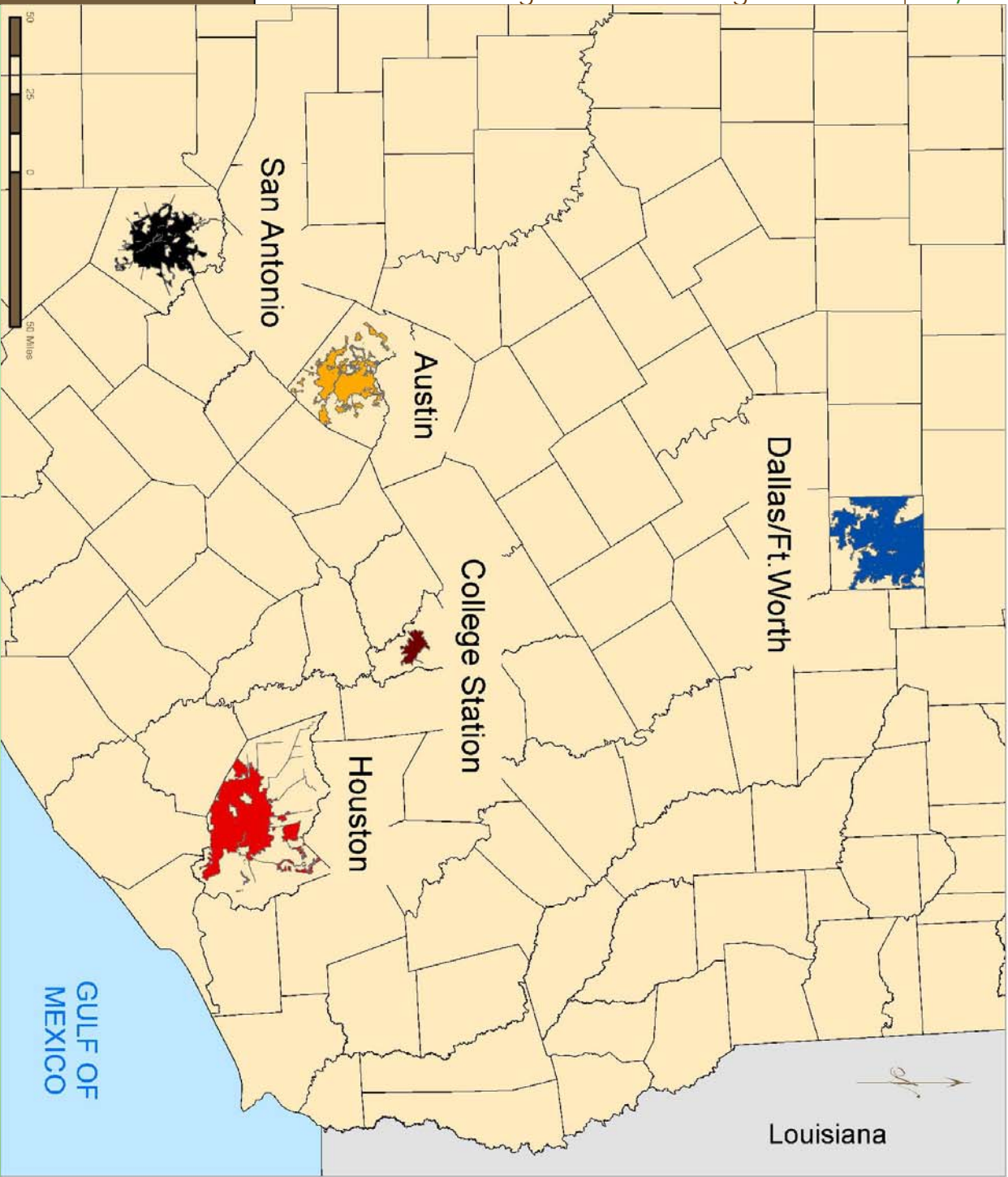
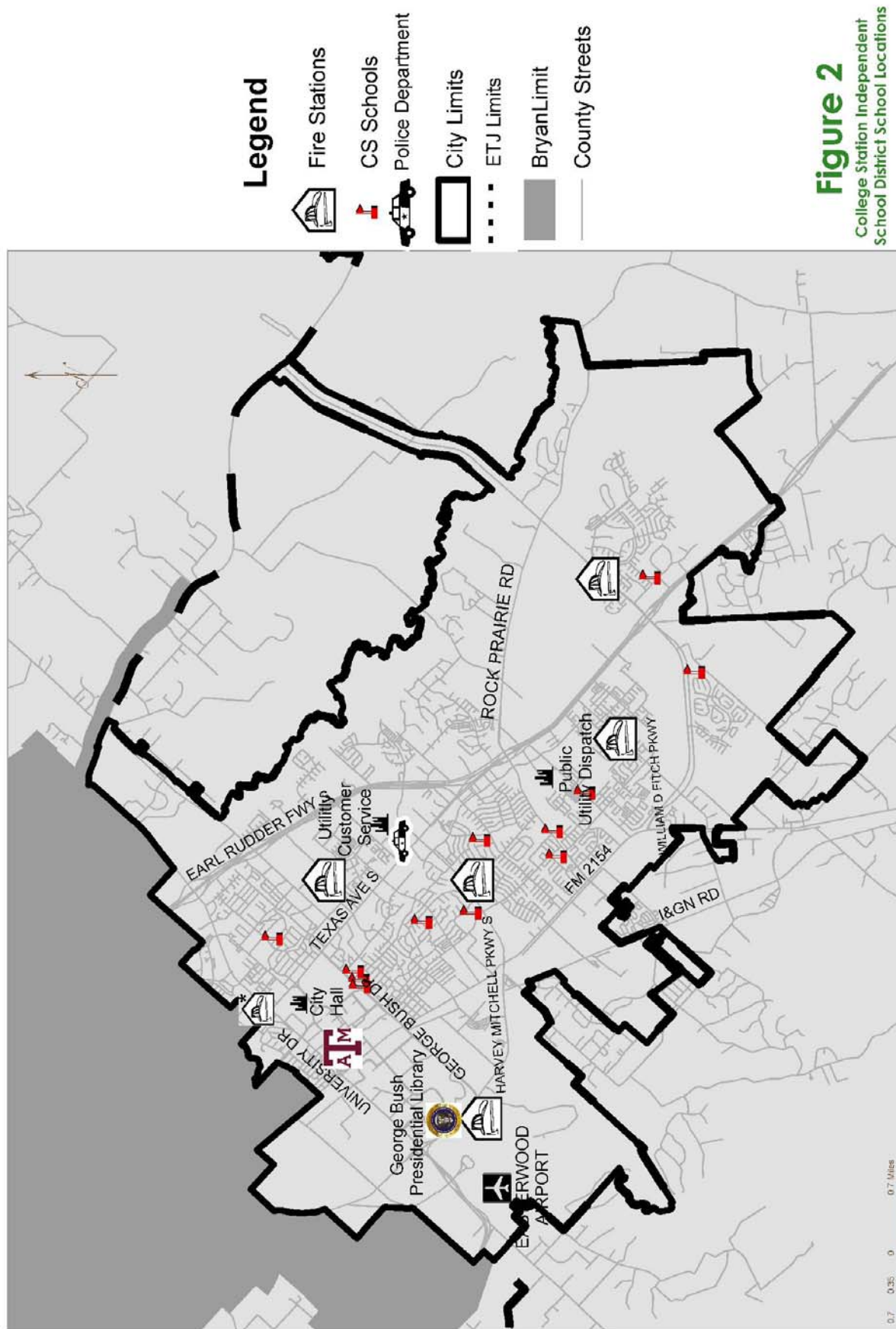


Figure 1
The Texas Triangle &
College Station



Station, nearby international airports, and the convenience of the Port of Houston. The City of College Station is included in a seven-county area that is collectively referred to as the "Research Valley."

The City of College Station is home to Texas A&M University, a major research and teaching university. It is the oldest public institution of higher education in the State of Texas, and today, the third largest public university in the nation. Associated with the University, and further expanding research and educational opportunities, is the George Bush Presidential Library, also located in College Station. Blinn College also contributes to the educational amenities of the area through their campus in the City of Bryan. College Station was named by *Money Magazine* in 2006 as the most educated city in Texas, and the 11th most educated city in the Country.



George Bush Presidential Library and Museum

Climate

The City of College Station has a temperate climate with warm summers and mild winters. The average annual temperature between

Table 1
College Station Climate Averages

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °F (°C)	86 (30)	99 (37)	84 (29)	94 (34)	100 (38)	104 (40)	109 (43)	108 (42)	106 (41)	98 (37)	89 (32)	86 (30)	109 (43)
Average high °F (°C)	61 (16)	66 (19)	73 (23)	79 (26)	85 (29)	92 (33)	96 (36)	96 (36)	91 (33)	82 (28)	71 (22)	63 (17)	80 (27)
Average low °F (°C)	40 (4)	44 (7)	50 (10)	57 (14)	65 (18)	72 (22)	74 (23)	73 (23)	69 (21)	59 (15)	49 (9)	42 (6)	63 (17)
Record low °F (°C)	7 (-14)	14 (-10)	17 (-8)	28 (-2)	42 (6)	53 (12)	58 (14)	60 (16)	44 (7)	29 (-2)	19 (-7)	2 (-17)	2 (-17)
Precipitation-inches	3.32	2.38	2.84	3.20	5.05	3.79	1.92	2.63	3.91	4.22	3.18	3.23	39.67

Source: weather.com 2008

1997 and 2007 was 68.4°F. The average high and average low during that same time frame was 80°F and 59.3°F respectively. The hottest month on average is August, with an average temperature of 84.0°F, and an average maximum temperature of 96.2°F (1997 to

2007). The coldest month is typically December with an average temperature of 51.6°F, and an average minimum temperature of 42.2°F.

Annual precipitation averages almost 38 inches a year, with the most rainfall during October and November, which have averaged 5.1 inches and 4.2 inches, respectively, since 1997.

College Station has had relatively few significant meteorological events in the past decade. Table 2 outlines the top five damaging events in College Station during the past decade, based on dollar amount of property damage.

The City also faced a significant rainfall event in October, 2006 with over 13 inches during the month, and 8.5 inches falling between October 16th and October 19th.

College Station has been peripherally impacted by the aftermath of Hurricane Katrina that occurred in the Gulf Coast in 2005. Although it will not be clear until the next Census, numerous families have relocated to the College Station-Bryan area after evacuating New Orleans and the surrounding areas.

Land

College Station is relatively flat, with an elevation range of 200 feet to 366 feet above sea level. According to the United States Department of Agriculture's 2002 *Soil Survey of Brazos County, Texas*, its soils are affected by post oak savannah (creating light and sandy soil with dense clay subsoil less than a foot under the surface) and prairie vegetation (creating dark loams and clays). The majority of the City is comprised of loamy soil that has high shrink-swell potentially creating challenges to foundation work necessary for urban development. Land around the floodplains is predominantly sandy and loamy, also impacting the shrinking and swelling of the soil. The floodplains consist of loamy and clayey soils that are not considered appropriate for urban development.

Water

College Station has a network of waterways throughout its City limits. The largest is Carter Creek, with Wolf Pen Creek, Bee Creek, Lick Creek, Spring Creek, and Alum Creek running into it. There are approximately 4,286 acres of floodplain associated with these waterways. Currently, 2,080 acres of floodplains are preserved through agricultural zoning and an additional 768 acres are owned by

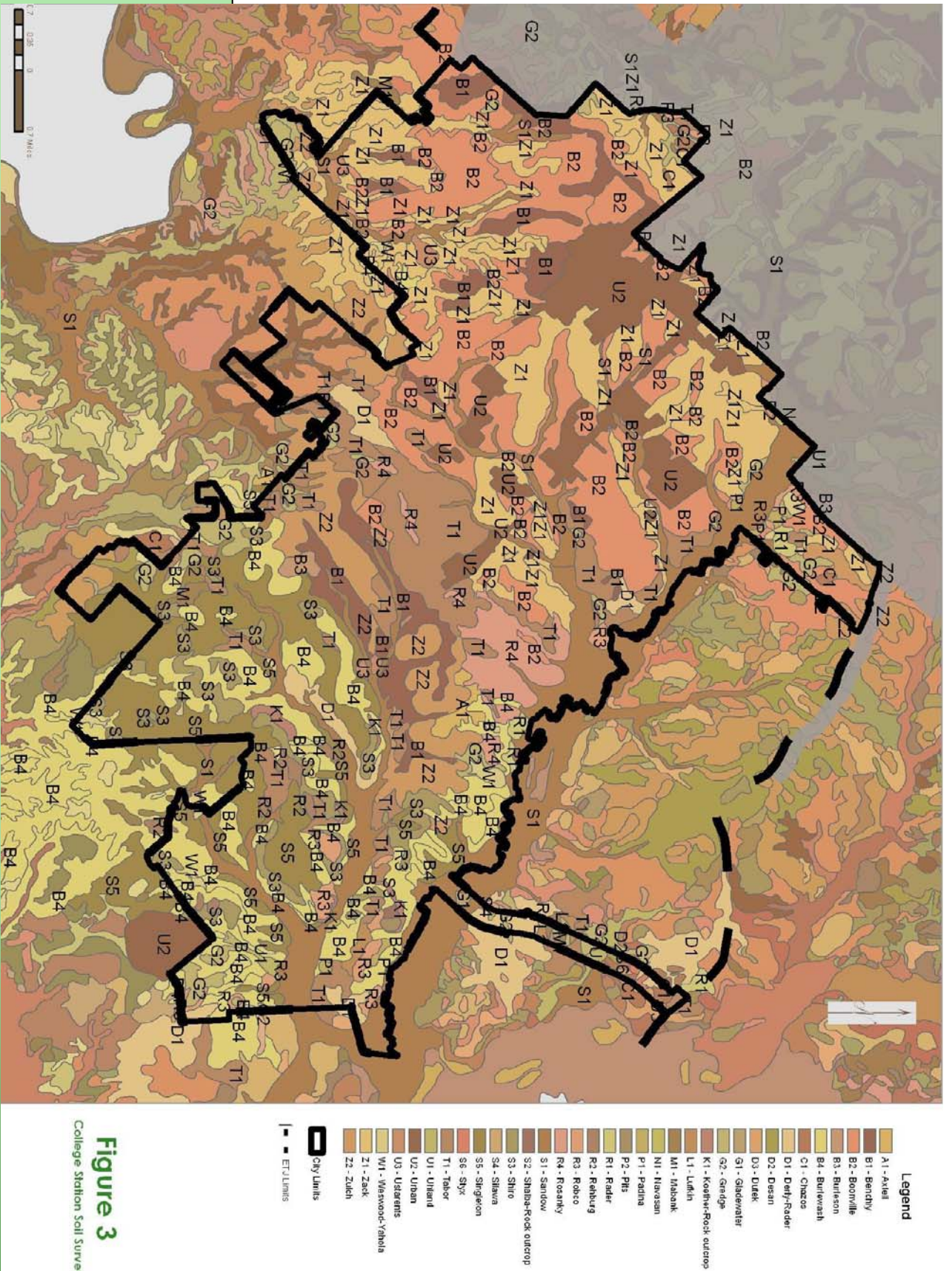
Table 2
Top Damaging Natural Events (1997-2007)

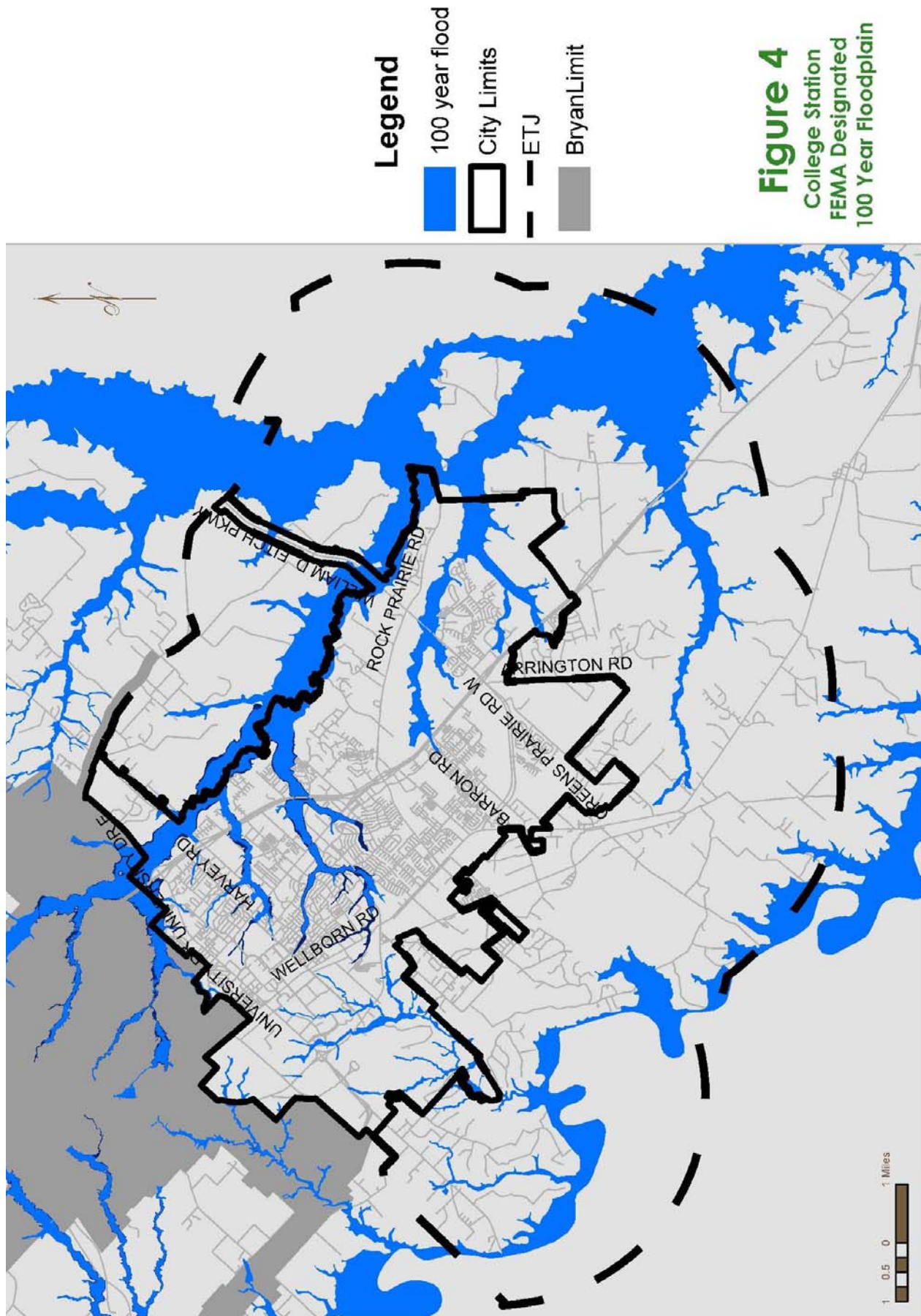
Storm Type	Year	Property Damages
Hail	1999	\$10.0 million
Tornado	2006	\$2.8 million
Hail	2005	\$69,000
Flash Flood	2004	\$55,000
Tornado	2004	\$25,000

Source: National Climatic Data Center



Lick Creek Park







Highway 6 City limit line c. 1940

History

The City of College Station is a young municipality, with its beginnings in the founding of Texas A&M College in 1876. Because of the school's isolation, school administrators provided facilities for those who were associated with the College. The campus became the focal point of community development. The area was designated "College Station, Texas" by the Postal Service in 1877, who derived the name from the train station located to the west of the campus.

Growth of both the community and College influenced residents' desire to create a municipal government. The City of College Station was incorporated in 1938 as a result of a petition, by 23 men representing on and off campus interests, to the Board of Directors of Texas A&M College. The Board of Directors had no objection, and

suggested that a belt around the campus be included in the proposed city. While citizens attempted to incorporate College Station, the City of Bryan looked into annexing the same area. The City of Bryan never completed the annexation because of state statutes that limit the amount of land a city can annex in a single year.

Citizens voted 217 to 39 on October 19, 1938 to incorporate the City of College Station. The first City Council meeting was held on February 25, 1939 in the Administration Building on the A&M campus.

The Council became interested in adopting a governmental structure similar to the council-manager form of government. At the time of incorporation, State law did not allow a general law city to hire a city manager. As a result, College Station employed a business manager until 1943 when State law was changed to permit general law cities to make use of the council-manager form of government. College Station became the first general law city in the State of Texas to employ a city manager. In 1952, once College Station's population exceeded 5,000, College Station

voters approved a home rule charter that provided for the council-



Aerial view of Texas A&M University, Southside, Eastgate, and Northgate (1940)

manager form of government.

The oldest neighborhoods are those that were included in the belt around the campus—Northgate, Eastgate, and Southside. They contained the businesses that catered to the College and its employees and students, and housing, predominantly for those associated with the College.

DEMOGRAPHICS

Population

The current population estimate is 87,598 (April 2008), with a population density estimated at 1766 persons per square mile or 2.76 persons per acre. College Station's population numbers include University students living within the City limits.

According to Census counts taken since 1950, College Station's population has been steadily increasing. In fact, the City's most prolific decade was 1970-1980, when its annual growth rate was 11.1%, growing from 17,676 in 1970 to 37,272 in 1980. The high growth rate of the 1970s continued into the 1980s with the City experiencing close to a 10% annual growth rate during the first three years of that decade. College Station's proximity to the University and to employment areas in the City of Bryan has had a significant influence on its growth.

College Station's growth has continued to increase since the 1990 census, albeit more modestly. The 1995 estimated population was approximately 58,000 - an average annual growth rate of over 2.1%

Table 3
City of College Station Population Growth (1940-2007)

Year	Population	% Increase	City Area	Pop/Sq. Mile
1940	2,148	-	2.51	856
1950	7,925	269%	2.91	2,725
1960	11,396	44%	6.34	1,797
1970	17,676	55%	16.63	1,063
1980	37,272	111%	24.02	1,551
1990	52,456	41%	29.77	1,762
1991	53,100	1%	29.75	1,785
1992	53,742	1%	30.77	1,747
1993	54,738	2%	31.83	1,719
1994	57,043	4%	32.57	1,751
1995	58,892	3%	38.17	1,543
1996	60,440	3%	40.72	1,484
1997	61,646	2%	29.75	2,072
1998	63,852	4%	29.75	2,146
1999	65,797	3%	29.75	2,211
2000	67,890	3%	40.69	1,668
2001	72,020	6%	40.69	1,770
2002	75,752	5%	47.25	1,603
2003	78,309	3%	47.22	1,658
2004	80,214	2%	47.26	1,697
2005	81,930	2%	47.26	1,733
2006	84,116	3%	47.26	1,780
2007	86,982	3%	47.26	1,835

Source: US Census and College Station Planning & Development Services Department

Table 4
City of College Station Projected Growth

Year	Population
2000	67,890
2001	72,020
2002	75,752
2003	78,309
2004	80,214
2005	81,930
2006	84,116
2007	86,227
2008	88,337
2009	90,448
2010	92,559
2011	94,669
2012	96,780
2013	98,891
2014	101,001
2015	103,112
2016	105,223
2017	107,333
2018	109,444
2019	111,555
2020	113,665
2021	115,776
2022	117,887
2023	119,997
2024	122,108
2025	124,219
2026	126,329
2027	128,440

Source: College Station Planning
& Development Services

Table 5
City of Bryan Growth (1990-2006)

Year	Population	% Increase
1990	55,002	
2000	65,660	
2001	65,707	0.07%
2002	65,382	-0.49%
2003	65,983	0.92%
2004	66,225	0.37%
2005	66,507	0.43%
2006	67,266	1.14%

Source: US Census

since 1990. As of the 2000 census, there were 67,890 people, 24,691 households and 10,370 families residing in the City. Since 2000, it is estimated that the City has grown by over 28%, from 67,890 to 87,150. The average annual increase was 3.6%. During that same time the College Station Independent School District grew by 26% and Brazos County grew by only 11.8%.

Table 3 details the growth from 1950 to 2007 (estimated).

Table 4 projects the City's 20-year population based on recent trends and population estimates. This increase yields a population range of approximately 128,000 in 2027.

Comparatively, the City of Bryan population has increased minimally between 2000 and 2007, according to US Census annual population estimates. The City of Bryan population increased from 65,660 in 2000 to 67,266 in 2006.

Institutional Population

The City of College Station's growth is significantly impacted by the growth of Texas A&M University. City population growth in the 1970s is directly attributable to Texas A&M policies, including making Corps of Cadets involvement optional and opening enrollment to women and minorities. Recent enrollment increases have been steady, with an average 1% annual increase in enrollment (Table 5). The current student population is 46,612 (Fall 2007), equal to approximately 54% of the City's estimated population, and is projected to be 47,500 in 2010.

Texas A&M University adopted Vision 2020 in 1999. Vision 2020 is the University's plan to be recognized as a consensus "top 10" public university by the year 2020. According to the plan, the University will cap enrollment at 50,000 students, at which time, based on current estimates, the student population would be equal to about 43% of the City population. (Texas A&M University)

Ethnicity and Race

The City of College Station has a relatively homogenous population in regards to racial diversity and ethnicity. The majority of people in College Station consider themselves to be Caucasian, one race alone (81% in 2000). Due to changes in Census reporting of race between 1990 and 2000, it is difficult to analyze any significant change in race due to the change in reporting for persons with multiple race backgrounds, therefore, this comparison has not been included.

Age Groups

The median age in the City of College Station is 21.9 years old, based on the 2000 Census, due mainly to the large number of college-aged students that live in the City. Comparatively, the median age in the City of Bryan is 27.6 years old. 14.4% of College Station's population in 2000 was under the age of 18, 51.2% from 18 to 24 years of age, 21.3% from 25 to 44 years of age, and 9.4% from 45 to 64 years of age. The elderly (age 65 and older) made up just 3.6% of the City's population, a low number compared to 8% for the region and 10% for the State of Texas. Over the past decade, however, the City has seen an increase in the number of seniors living in the area.

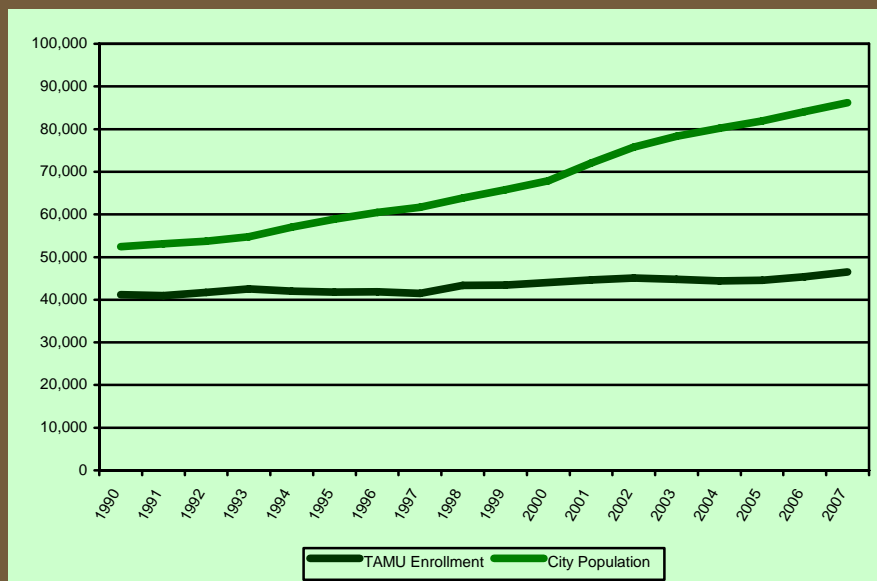
Table 6
Historic Enrollment, Texas A&M University (1980-2007)

Year	TAMU Enrollment	% Increase	City Population	% Increase
1980	33,499	-	37,272	-
1981	35,146	5%	-	*4%
1982	36,127	3%	-	*4%
1983	36,846	2%	-	*4%
1984	36,827	0%	-	*4%
1985	35,675	-3%	-	*4%
1986	36,570	3%	-	*4%
1987	39,079	7%	-	*4%
1988	39,163	0%	-	*4%
1989	40,492	3%	-	*4%
1990	41,171	2%	52,456	*4%
1991	40,997	0%	53,100	1%
1992	41,710	2%	53,742	1%
1993	42,524	2%	54,738	2%
1994	42,018	-1%	57,043	4%
1995	41,790	-1%	58,892	3%
1996	41,892	0%	60,440	3%
1997	41,461	-1%	61,646	2%
1998	43,389	5%	63,852	4%
1999	43,442	0%	65,797	3%
2000	44,026	1%	67,890	3%
2001	44,618	1%	72,020	6%
2002	45,083	1%	75,752	5%
2003	44,811	-1%	78,309	3%
2004	44,435	-1%	80,214	2%
2005	44,578	0%	81,930	2%
2006	45,380	2%	84,116	3%
2007	46,542	3%	86,227	3%

*Average annual increase based on 1980 and 1990 Census

Source: US Census, College Station Planning & Development Services Department, Texas A&M University

Graph 1
City Population and A&M Enrollment Figures, 1990 – 2000



Source: College Station Planning & Development Services Department, Texas A&M University

People aged 50 and older are the fastest growing cohort in the City with an increase of 84% between 1990 and 2000. As the Baby Boomer generation continues to age, it is likely that the City of College Station will continue to see an increase in the population age 50 and older, while maintaining relatively stable school-aged and college-aged populations.

Household Size and Composition

Based on the 2000 Census, the average household size in College Station is 2.32 people and the average family size is 2.98. This is considerably below the averages of both the metropolitan area (2.52) and the State (2.74) and can generally be attributed to the large University population. In 2000, there were 24,691 households, out of which 21% had children under the age of 18 living with them, 32.2% were married couples living together and 58% were non-families. Individuals made up 27% of all households and 2.4% were residents 65 years of age or older, living alone.

Housing

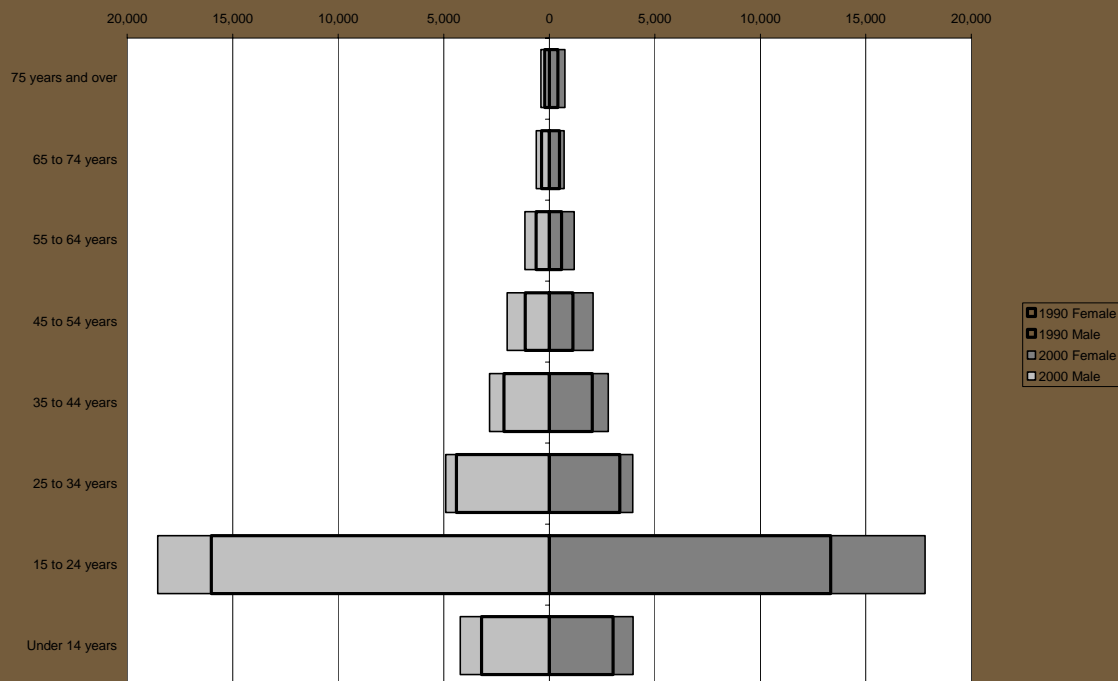
College Station has seen steady housing growth since 2000. Between 2000 and 2007, more than 4,800 single family home

Table 7
City of College Station Race and Ethnicity (2000)

Race	Population	Percent
Caucasian, one race alone	54,673	80.53%
Black or African American, one race alone	3,698	5.45%
American Indian and Alaska Native, one race alone	206	0.30%
Asian, one race alone	4,951	7.29%
Native Hawaiian and Other Pacific Islander, one race alone	44	0.06%
Some other race, one race alone	3,036	4.47%
Population of two or more races	1,282	1.89%
Ethnicity		
Hispanic or Latino	6,759	9.96%
Not Hispanic or Latino	61,131	90.04%
Total Population	67,890	100.00%

Source US Census 1990, 2000

Graph 2
College Station Age Distribution, 1990 and 2000



Source: US Census 1990, 2000

permits were issued for new construction, with a total of over 8,000 new housing units, including both single and multi-family, built during that time, bringing the City's total housing stock to over 34,000 units, with a density of approximately 1 housing unit per acre. In comparison, 5,858 single family units were built in the ten years between the 1990 and 2000 Census with a total of 6,209 single and multi-family units added to the housing stock. Single-family construction has been relatively constant since 2000, with an average of 616 new single-family units added per year. The multi-family segment of the new housing stock has been much more variable with a high of 813 new multi-family units added in 2002 and a low of 222 units added in 2005 (see Graph 3 for details).

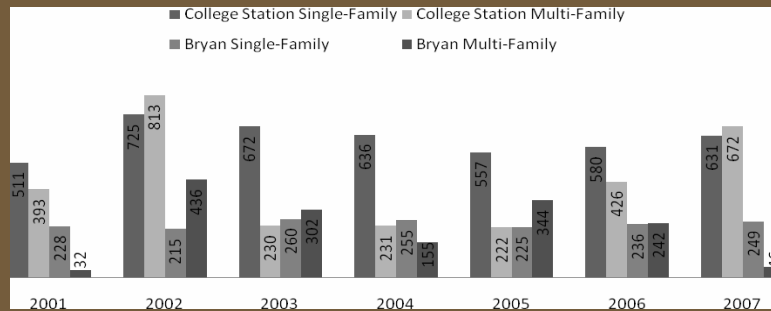
Comparatively, the City of Bryan has also had stable new

Table 8
Household Size, College Station (2000)

Household Size	Family Households		Non-family Households	
	Number	%	Number	%
1-person household	-	0%	6,691	27%
2-person household	4,482	18%	4,996	20%
3-person household	2,581	10%	1,765	7%
4-person household or more	3,305	13%	871	4%
Total households	10,368	42%	14,323	58%
All Occupied Households	24,691			

Source: US Census 2000

Graph 3
New Residential Units, Cities of Bryan & College Station (2001-2007)



Source: City of College Station, Planning & Development Services, City of Bryan, Planning & Development

construction starts, however, at a much smaller scale than College Station. A total of 1,904 single family home permits have been issued in Bryan since 2000, with an average of 238 per year. Overall, 3,916 single family and multi-family

permits were issued during that same time period. Between 1990 and 2000 Census, the City of Bryan added only 2,135 new housing units. Like College Station, Bryan also experienced a spike in multi-family construction in 2002.

Table 9
Housing Market, College Station-Bryan Area

Year	Total Sales	Average Price	Median Price	Average Listings/Month	Average Months Inventory
2000	1,356	118,400	104,500	560	4.9
2001	1,458	131,125	117,400	710	6.1
2002	1,601	131,550	116,200	768	6.0
2003	1,876	135,958	124,000	992	7.0
2004	2,117	138,008	122,450	1,157	6.9
2005	2,221	144,867	132,100	1,165	6.4
2006	2,580	152,633	135,150	1,236	6.2
2007(YTD)	2,197	160,100	137,350	1,024	4.8

Source: Texas A&M University, Real Estate Center

The average home price in College Station has been steadily rising since 2000. In 2007, the average home price rose to over \$160,000 – up from \$118,400 in 2000. The 2007 median home price is \$137,350. In November 2007, the estimated monthly inventory, or the amount of time estimated to sell the existing stock, was 4.8

months; however, the average inventory since 2000 is 6.2 months average monthly inventory. With the growing housing market, the total number of sales annually has increased over 100% since 2000.

The average rent per square foot for College Station for multi-family units is \$0.71 compared to \$0.77 for the Texas metro average. The average rent per square foot for College Station for units built after 2000 is \$0.78 (Perryman Report).

Table 10
City of College Station Housing Stock by Age (2000)

Year Built	Texas	%	Brazos County	%	City of College Station	%
Built April 2000 to present	-	-	-	-	8,212	24%
Built 1999 to March 2000	285,423	3%	2,013	3%	761	2%
Built 1995 to 1998	788,815	10%	7,484	13%	4,102	12%
Built 1990 to 1994	615,612	8%	5,865	10%	3,208	9%
Built 1980 to 1989	1,843,009	23%	16,109	27%	7,774	23%
Built 1970 to 1979	1,753,545	21%	14,923	25%	6,859	20%
Built 1960 to 1969	1,096,908	13%	5,560	9%	1,751	5%
Built 1950 to 1959	895,282	11%	3,449	6%	746	2%
Built 1940 to 1949	441,172	5%	2,042	3%	535	2%
Built 1939 or earlier	437,809	5%	1,578	3%	272	1%
Total	8,157,575	100%	59,023	100%	34,220	100%

Source: US Census 2000

Age of Housing Stock

The City of College Station has a relatively new housing stock. Sixty-one percent (61%) of housing units in College Station were built after 1980 compared to 53% in Brazos County and 44% for the State of Texas. Since 2000, over 8,000 new units have been added to the housing stock. See Table 10 for a breakdown of current housing units by age.

Appraised Value

The total appraised value for all property in the City of College Station is over \$4.5 billion. Residential properties make up 62% of that valuation at \$3.0 billion dollars according to the Brazos County Appraisal District in 2007. Commercial property makes up the next largest segment of appraised property (20%), and the remaining 18% is made up of largely vacant and agricultural property.

Occupancy

College Station has a relatively high occupancy rate of 95% for all housing types, as reported in the 2000 Census. In 2006, the estimated multi-family occupancy was 94% for all multi-family units and 96% for multi-family units built after 2000 (Perryman Report). In the spring of 2007, a survey of local apartment units provided an occupancy rate of

Table 11
College Station- Residential Appraised Land Valuation (2007)

	Total	Percent
Single Family	\$2,189,419,611	73.2%
Mobile Home	\$1,511,590	0.1%
Multi-Family 5+	\$527,306,780	17.6%
Fraternity/Sorority	\$16,494,710	0.6%
Duplex	\$189,103,050	6.3%
Triplex	\$2,311,990	0.1%
Fourplex	\$65,853,570	2.2%
Total	\$2,992,001,301	100.0%

Source: Brazos County Appraisal District

Table 12
College Station Occupancy Rates—All Housing Types (1990 and 2000)

Occupancy	2000		1990	
	Number	Percent	Number	Percent
Occupied	24,691	95%	17,878	90%
Vacant	1,363	5%	1,967	10%
Total	26,054	100%	19,845	100%

Source: US Census 1990, 2000

93.5%; however, only 3,548 of 18,762 multi-family units were reported in the survey (Bryan-College Station Apartment Association).

Almost half of the housing units in College Station are renter occupied (48%), and those units house 53% of the population (Table 13). Owner-occupied housing makes up a much smaller percentage (21%) of the housing stock, and 91% of the population that

live in owner-occupied units are in detached single-family homes (Table 14). Over 7,700 people were reported as renting single-family homes in 2000, and that number has likely increased since that time. In 2000 it was estimated that approximately 15% of the City's population lived in group quarters, including both public and private dormitories and Greek housing.

Table 13
College Station Population by Occupied Housing Units by Tenure (2000)

Occupied Housing	Units	%	Population	%
Owner occupied	7,546	21%	20,962	31%
Renter occupied	17,145	48%	36,225	53%
Group Quarters	10,703	30%	10,703	16%
Total	35,394	100%	67,890	100%

Source: US Census 2000

Income

Based on Census data, the per capita income for the City of College Station in 2000 was \$15,170. This was an increase from \$9,262 from the 1990 Census. In 2000, the median family income was \$53,147 and the

median household income was \$21,180. About 15.4% of families and 37.4% of the population were below the poverty line, including 16.4% of those under age 18 and 7.7% of those aged 65 or over. In 2005, the College Station-Bryan MSA per capita income was estimated to be \$24,019.

Table 14
College Station Population by Housing Type and Tenure (2000)

Housing Type	Owner	%	Renter	%
Single-Family, detached	19,465	91%	5,290	15%
Single-Family, attached	591	3%	2,447	7%
Duplex	182	1%	3,383	9%
Tri- or Fourplex	181	1%	7,850	22%
Apartments	368	2%	16,522	46%
Other	691	3%	225	1%
Total	21,478	100%	35,717	100%

Source: US census 2000

Income statistics include University students that may have little or no income; because of this, median household income is very low. Similarly, the population reported below the poverty line is not likely representative

because of the "low-income"

University

population. The

College Station

Independent School

District classifies over

30% of their students

as "low-income

students," meaning

those that qualify for

the "free and/or

reduced lunch"

program (CSISD).

The number of

students in this

program has

increased from 24%

in 2000. This may be

a far better indicator

of the economic makeup of College Station.

College Station has also seen a rise in the number and percent of households in higher income brackets. Between 1990 and 2000, only 14.1% of households had an income of more than \$50,000. As of 2000, that percent has risen to 26.9. It should be noted that these figures have not been adjusted for inflation, which accounts for some proportion of the income growth.

In 2007, College Station's cost of living (COL) was 23.45% lower than the national average, according to Sperling's Best Places. This correlates to the CNN Money Magazine 2007 estimate that the family purchasing power is \$74,577. The Best Places Average is \$82,867.

Table 15
Household Income Distribution, College Station (1990 - 2000)

Income	1990		2000	
	Number	Percent	Number	Percent
Less than \$10,000	6,597	36.7%	7,115	28.9%
\$10,000 to \$14,999	2,585	14.4%	2,773	11.3%
\$15,000 to \$19,999	1,514	8.4%	1,975	8.0%
\$20,000 to \$24,999	1,220	6.8%	1,615	6.6%
\$25,000 to \$29,999	948	5.3%	1,214	4.9%
\$30,000 to \$34,999	760	4.2%	1,010	4.1%
\$35,000 to \$39,999	662	3.7%	988	4.0%
\$40,000 to \$44,999	547	3.0%	689	2.8%
\$45,000 to \$49,999	609	3.4%	626	2.5%
\$50,000 to \$59,999	712	4.0%	1,155	4.7%
\$60,000 to \$74,999	733	4.1%	1,540	6.3%
\$75,000 to \$99,999	645	3.6%	1,671	6.8%
\$100,000 to \$124,999	223	1.2%	839	3.4%
\$125,000 to \$149,999	84	0.5%	417	1.7%
\$150,000 or more	122	0.7%	972	4.0%
Total:	17,961	100%	24,599	100%

Source: US Census, 1990 and 2000

Table 16
College Station- Total Appraised Land Valuation by Type (2007)

	Total	Percent
Residential	\$2,992,001,301	62.3%
Vacant	\$237,782,076	4.9%
Agricultural	\$115,477,850	2.4%
Exempt	\$469,238,285	9.8%
Commercial	\$958,705,621	20.0%
Industrial	\$28,512,070	0.6%
Utilities	\$2,415,930	0.1%
Total	\$4,804,133,133	100.0%

Source: Brazos County Appraisal District

Table 17
Total Non-Farm Employment*, CS-B MSA (2000-2006)

Year	Employment	Percent Change
2000	80,400	3.1
2001	82,900	1.6
2002	85,400	1.4
2003	86,000	0.7
2004	87,200	1.4
2005	88,900	1.9
2006	90,200	1.5
*Includes self-employment		

Source: Texas A&M University, Real Estate Center,
Texas Workforce Commission

ECONOMIC DEVELOPMENT

Employment

Educational attainment is very high compared to State averages. Only 7% of the population 25 years and older did not have a high school degree, compared to 24% for the State of Texas. Additionally, over 56% of College Station's residents have a college degree. The employment by population in College Station reflects its high education attainment.

Employment in the College Station-Bryan Metropolitan Statistical Area has been growing at an average of 1.6% over the past seven years. The

Table 18
Major Top Employers - CS-B Market Overview (2007)

Employer	Industry	Function	Employees
Texas A&M University & System	Education	Education/Research	16,000+
Bryan Independent School District	Education	K-12	1,949
St. Joseph's Regional Health Care Center	Health Services	Hospital, clinics, etc.	1,590
Sanderson Farms	Manufacturing	Poultry Processing	1,539
College Station Independent School District	Education	K-12	1,400
Reynolds & Reynolds	Manufacturing	Computer Hardware/Software	959
City of Bryan	Government	Municipality	889
City of College Station	Government	Municipality	865
Brazos County	Government	County	751
Wal-Mart	Retail	Discount	650
New Alenco Windows	Manufacturing	Window Components	611
HEB Grocery	Retail	Grocery	590
West Corporation	Telecomm	Contact Center	550
Scott & White	Health Services	Hospital, clinics, etc...	500
College Station Medical Center	Health Services	Hospital, clinics, etc...	420
Kent Moore Cabinets	Manufacturing	Cabinets	400
Blinn College - Bryan Campus	Education	Community College	360

Source: Texas A&M University, Real Estate Center

growth has been steady except for a larger increase in employment in 2000 and only a small increase in 2003. The University, school districts, and local governments continue to be major employers for the region. Specifically, Texas A&M University, the College Station Independent School District, Reynolds & Reynolds, the City of College Station, Scott & White, and the College Station Medical Center are the top employers located in College Station. The top retail employers operate stores in both College Station and Bryan.

Unemployment

The most recent statistics available from the U.S. Department of Labor show an unemployment rate of 3.2% (October 2007) in the College Station-Bryan Metropolitan Statistical Area (MSA) and a median of 3.7% between January and October of 2007. This is down from the 2006 annual rate of 4.1% and is lower than the Texas and national rates (3.9% and 4.5% in October 2007, respectively). Between 2000 and 2007, the rates have ranged between a low of 3.1% and a high of 6.4%.

It should be noted that in 2005, the Bureau of Labor Statistics significantly changed the methodology used to calculate unemployment. Additionally, in the 2000 Census, Burleson and Robertson counties were added to the College Station-Bryan MSA. The net effect of these changes is that the unemployment rate in College Station has increased from approximately 2% to a 3.5-to-4% range on average (U.S. Bureau of Labor Statistics)

Unemployment in College Station is relatively low, in large part because of the significant role the University plays in the local economy. However, the rate of under-employment, particularly of spouses of University faculty and hospital employees, is an issue for the City.

Travel Time

The median commute time to work in College Station is 12.6 minutes. This is compared to an average median commute time of 23.1 minutes

Table 19
Annual Unemployment, CS-B MSA Historical (2000-2006)

Year	Unemployment	Rate	Percent Change
2000	3,560	3.8	N/A
2001	3,712	3.9	4.1%
2002	4,459	4.5	16.8%
2003	5,075	5.0	12.1%
2004	4,657	4.5	-9.0%
2005	4,414	4.2	-5.5%
2006	4,294	4.1	-2.8%

Source: Texas Work Force Commission

for Money Magazine's *Best Places to Live*. 89.2% of residents have a commute time of less than 30 minutes. Only 3.8% of the College Station population experiences a commute time of 45 minutes or longer compared to an average of 15.5% of the *Best Places to Live* communities (TTI, Census, CNN/Money Magazine).

Property Tax

Taxable Assessed Value for 2007 is \$4.5 billion, a 12.1% increase over 2006. Taxable Assessed Value has steadily increased from \$2.31 billion to \$4.55 billion between 2000 and 2007, representing a 96.3% increase.

Table 20
Property Tax Rates (2000-2007)

Fiscal Year	Ad Valorem Tax Rate	Percent Change	Property Tax Revenue	Percent Change
2000	42.93 ¢	N/A	\$9,059,131	N/A
2001	42.93 ¢	0.00%	\$9,929,527	9.6%
2002	47.77 ¢	10.13%	\$11,877,640	19.6%
2003	47.77 ¢	0.00%	\$12,997,358	9.4%
2004	46.53 ¢	-2.66%	\$14,076,798	8.3%
2005	46.40 ¢	-0.28%	\$15,252,426	8.4%
2006	43.94 ¢	-5.60%	\$16,028,452	5.1%
2007	43.94 ¢	0.00%	\$17,697,220	10.4%
2008*	43.94 ¢	0.00%	\$19,973,882	12.9%

*FY 2008 Approved Budget Projection

Source: College Station Comprehensive Annual Financial Reports and Annual Budgets

College Station's property tax rate is very competitive and among the lowest in the State for cities with a population between 50,000 and 100,000. The FY2008 property tax is set at 43.94¢ per \$100 of assessed value, down 8.78% from FY2002. By comparison, the property tax rate for the City of Bryan is 63.64¢ and Brazos County is 45.5¢. When combined with all taxing entities, including the College Station Independent School District, College Station

property owners pay \$2.4144 per \$100 of assessed valuation.

Sales Tax

College Station experienced \$1.71 billion in gross sales receipts in 2006, up 5.5% from 2005. In the first quarter of 2007 the Texas Comptroller recorded \$426 million in gross sales compared to \$395 million in the same quarter of 2006, an increase of 7.8%.

Based on the latest complete data available, College Station saw \$20,755 per capita in gross sales in 2006, a 4% increase from 2005.

Approximately \$1.11 billion of the gross sales in FY2006 were subject to the City's sales tax. It is estimated that in FY2007, the City will have collected sales tax on approximately \$1.20 billion in sales.

It is estimated that in 2007 the amount of sales tax collected per capita will total \$14,101, up from \$13,545 per capita in 2006.

The current City sales tax rate is 1.5% of a total 8.25% sales tax, and generated approximately \$18 million in FY2007, a 7% increase over FY2006. This is expected to total \$18.7 million in FY2008. Sales tax accounts for 40% of the City's general fund revenues and is projected to steadily grow to over \$21.5 million by 2011 (Texas Office of the Comptroller, FY2008 City of College Station Budget, and the Texas A&M University Real Estate Center).

As reported by the Brazos County Appraisal District, there is approximately 4.64 million square feet of retail space in the City of College Station, which translates to 53.32 square foot per capita. This includes stand alone retail outlets, markets, Post Oak Mall, shopping centers, etc. Comparatively, the national average is 43.3 sq. ft. per capita based on analysis conducted by the International Council of Shopping Centers.

Table 21
Gross Sales Tax Per Capita, College Station (2002-2006*)

Year	Total Retail Sales	Sales Per Capita	Percent Change
2002	\$ 1,381,177,844	\$ 18,233	N/A
2003	\$ 1,478,917,478	\$ 18,886	6.6%
2004	\$ 1,588,125,784	\$ 19,799	6.9%
2005	\$ 1,679,697,565	\$ 20,502	5.5%
2006	\$ 1,764,915,207	\$ 20,982	4.8%
Texas - 2006	\$1,190,346,766,017	\$ 52,071	N/A

*Only data from the last five years is available from The Texas Comptroller's Office

Source: Texas Comptroller's Office

Table 22
Sales Tax Revenue (2000 – 2008)

Fiscal Year	Sales Tax Revenue	Percent Change
2000	\$12,573,564	N/A
2001	\$12,733,403	1.26%
2002	\$13,413,911	5.07%
2003	\$13,782,065	2.67%
2004	\$14,956,054	7.85%
2005	\$15,440,349	3.14%
2006	\$16,748,283	7.81%
2007*	\$18,077,973	7.94%
2008*	\$18,724,576	3.58%
* FY 2008 Approved Budget Projection		

Source: City of College Station budgets

Utilizing data collected from the Brazos County Appraisal District and the FY2008 City Annual Budget, it is estimated that approximately \$3.80 in sales tax revenue is collected per square foot of retail space.



Veterans Memorial at Veterans Park and Athletic Complex

Tourism

There are many sights and attractions in and around College Station. As home of Texas A&M University, the George H.W. Bush Presidential Library, and several unique entertainment districts and venues, including the Northgate district and Wolf Pen Creek, visitors can experience any number of activities. The City is also planning for the addition of a state-of-the-art hotel and convention center and anticipates partnering in the development of a large regional parkland recreation area.

According to the Office of the Governor - Economic Development and Tourism, the College Station-Bryan Metropolitan Statistical Area (MSA) saw 3 million persons visit the area, spending a total of 7 million person days between 2003 and 2004. The MSA currently ranks 9th of the 26 MSAs and Metropolitan Divisions (MD) in Texas.

The Bryan-College Station Convention and Visitors Bureau (CVB) projects that in the Brazos Valley, the tourism industry represented \$345

Table 23
Tourism Data, CS-B MSA (2000-2006)

	Total Spending (\$000)	Destination Spending (\$000)*	Earnings (\$000)	Employment	State Tax Receipts (\$000)	Local Tax Receipts (\$000)
2000	\$245,941	\$238,499	\$54,655	4,050	\$16,425	\$3,906
2001	\$252,456	\$245,375	\$58,048	4,200	\$16,899	\$4,124
2002	\$254,429	\$248,791	\$59,554	4,200	\$17,182	\$4,256
2003	\$261,756	\$256,644	\$60,922	4,120	\$17,499	\$4,302
2004	\$284,594	\$279,620	\$64,672	4,170	\$18,590	\$4,643
2005	\$322,366	\$316,666	\$70,844	4,410	\$20,226	\$5,151
2006	\$344,524	\$338,314	\$72,740	4,370	\$21,121	\$5,486
*Does not include air transportation						

Source: Office of the Governor – Economic Development and Tourism

million in travel expenditures, supported 4,370 jobs with a payroll of \$72.7 million, and generated \$5.5 million in local taxes in 2006.

Hotel/motel taxes collected in College Station-Bryan totaled \$3.2 million in 2007, up 20% compared to 2006, according to the CVB, indicating a

healthy tourism market.

College Station has enjoyed increasing tax revenues from an increasing number of room nights sold; yet, because of the addition of new hotels over recent years, the occupancy rate has generally decreased since 2000.

Table 24
Hotel Data, College Station (2000-2006)

	Hotel / Motel Tax Revenues	Room Nights Sold	Occupancy Rate
2000	\$1,749,521	478,000	67.7%
2001	\$1,843,419	490,000	67.3%
2002	\$1,926,009	495,800	63.9%
2003	\$2,120,015	497,000	63.4%
2004	\$2,191,428	521,700	64.7%
2005	\$2,306,928	578,200	65.0%
2006	\$2,671,417	588,600	58.2%

Source: COCS Budget and Office of the Governor - Economic Development and Tourism

Between 2005 and 2006, the area saw an increase in the addition of hotel rooms that outpaced the room growth rate in the State (13.5% vs. 2.2%) and an average daily room rate that increased at a slower rate (6.4% vs. 8%). The local occupancy rate did not perform as well as the State overall, but comparing Tables 24 and 25, the occupancy rate in College Station was greater than that in the surrounding area (65% vs. 60.9% in 2005 and 58.2% vs. 56.4% in 2006).

Table 25
Hotel Rooms, Rates, and Occupancy (2005-2006)

	2005		2006	
	CS-B	Texas	CS-B	Texas
# of Rooms (000's)	3.2	333.6	3.7	341.0
Average Daily Rate	\$63.98	\$74.38	\$68.38	\$80.82
Occupancy Rate	60.9%	59.9%	56.4%	61.1%

Source: Texas A&M University, Real Estate Center

LAND USE

The City of College Station Land Use Plan consists of a variety of land uses that collectively form the preferred pattern of land development. The Land Use Plan was adopted as a part of the Comprehensive Plan in 1997. The following sections will address the unique land use conditions that currently exist in College Station and its Extraterritorial Jurisdiction (ETJ).

Planned Land Uses

Based on the City's current Comprehensive Plan (including all Land Use Plan Amendments since the Plan was adopted in 1997), Table 27 lists the planned land uses and the acreage of each use designation, both within the City limits and the ETJ, as of May 2008. While the City does not have control over land use outside of the City limits, the land use designation for properties in the ETJ exists to reflect the City's desire for the future land use of those areas.

The largest planned land use for the City is 'Residential.' Approximately 36 percent of the City is planned to be developed for residential uses of varying density, including both lower density single-family uses and higher density attached residential uses. Second to 'Residential' is the 'Other' designation, which includes uses such as Floodplains & Streams, Parks, and Agricultural land. Much of this area will remain undeveloped due to the nature of the proposed uses. The City's least utilized land use designation is 'Redevelopment,' which will be discussed in further detail later in this section.

Existing Land Uses

Table 27 is an inventory of existing land uses in College Station, as of August 2007. Existing land uses are those currently developed within the City. While the existing land use designations are not identical to the Comprehensive Plan land use designations, general observations and analysis can be made using the two tables.

The proposed residential uses in the Comprehensive Plan and the existing residential uses already developed are similar in area. Larger differences are evident when comparing the area of planned industrial and commercial land uses with those that are existing. One reason for this difference is the large amount of land in the City that is undeveloped, but that holds a land use designation in the Comprehensive Plan for future development.

Residential Uses

College Station offers a variety of housing types for its residents. The Land Use Plan designations for residential development include Single-Family Residential for low, medium, and high densities, and Residential Attached, which includes any housing type with attached units, such as duplexes and apartments. Comparing the planned and the existing land uses (Tables 26 and 27), 36.17% of the land in the City limits has been planned for residential uses and 29.35% has been developed.

The majority of the residential land planned within the City is designated as Single-Family Residential, Medium Density (Table 26). R-1

Table 26
Comprehensive Plan Land Use Designations

		Including ETJ		City Only		ETJ Only	
	<i>Use Designations</i>	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
Residential	SINGLE-FAMILY RESIDENTIAL/MEDIUM DENSITY	7,223.64	10.55%	6,201.20	20.31%	1,022.44	2.70%
	SINGLE-FAMILY RESIDENTIAL/LOW DENSITY	8,561.82	12.51%	3,075.07	10.07%	5,486.75	14.47%
	RESIDENTIAL ATTACHED	1,206.65	1.76%	1,205.74	3.95%	0.91	0.00%
	SINGLE-FAMILY RESIDENTIAL/HIGH DENSITY	560.24	0.82	560.24	1.83%	0.00	0.00
	TOTAL	17,552.35	25.64%	11,042.25	36.17%	6,656.00	17.36%
Commercial	REGIONAL RETAIL	2,180.59	3.19%	2,137.76	7.00%	42.83	0.11%
	OFFICE	289.80	0.42%	289.80	0.95%	0.00	0.00%
	NEIGHBORHOOD RETAIL	57.27	0.08%	45.29	0.15%	11.98	0.03%
	TOTAL	2,527.66	3.69%	2,472.58	8.10%	54.81	0.14%
Industrial	INDUSTRIAL R&D	1,681.98	2.46%	1,416.29	4.64%	265.40	0.70%
	TOTAL	1,681.98	2.46%	1,415.29	4.64%	265.40	0.70%
Redev.	REDEVELOPMENT	341.50	0.50%	341.50	0.13%	0.00	0.00%
	TOTAL	341.50	0.50%	341.50	0.13%	0.00	0.00%
TEXAS A&M	A&M	5,273.12	7.70%	4,747.66	15.55%	525.46	1.39%
	TOTAL	5,273.12	7.70%	4,747.66	15.55%	525.46	1.39%
Rural	RURAL	20,024.99	29.25%	855.56	0.13%	19,169.43	50.55%
	TOTAL	20,024.99	29.25%	855.56	0.13%	19,169.43	50.55%
WPC	WPC OVERLAY	182.97	0.27%	182.97	0.60%	0.00	0.00%
	TOTAL	182.97	0.27%	182.97	0.60%	0.00	0.00%
PD	PLANNED DEVELOPMENT	361.23	0.53%	361.23	1.18%	0.00	0.00%
	TOTAL	361.28	0.53%	361.23	1.18%	0.00	0.00%
Other	FLOODPLAINS & STREAMS	15,255.43	22.29%	4,103.18	13.44%	11,152.25	29.41%
	PARK	1,574	2.30%	1,417.60	4.64%	156.56	0.41%
	INSTITUTIONAL	791.29	1.16%	701.53	2.30%	89.76	0.24%
	TRANSITIONAL	63.10	0.09%	63.10	0.21%	0.00	0.00%
	CIVIC	62.68	0.09%	62.68	0.21%	0.00	0.00%
	UNPLANNED	2,762.96	4.04%	2,762.93	9.05%	0.00	0.00%
	TOTAL	20,509.59	29.96%	9,111.02	29.84%	11,398.59	30.06%
	TOTAL	68,455.39		30,531.62		37,923.77	

Source: College Station Planning & Development Services

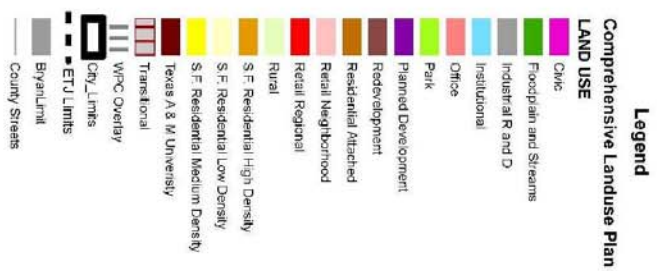
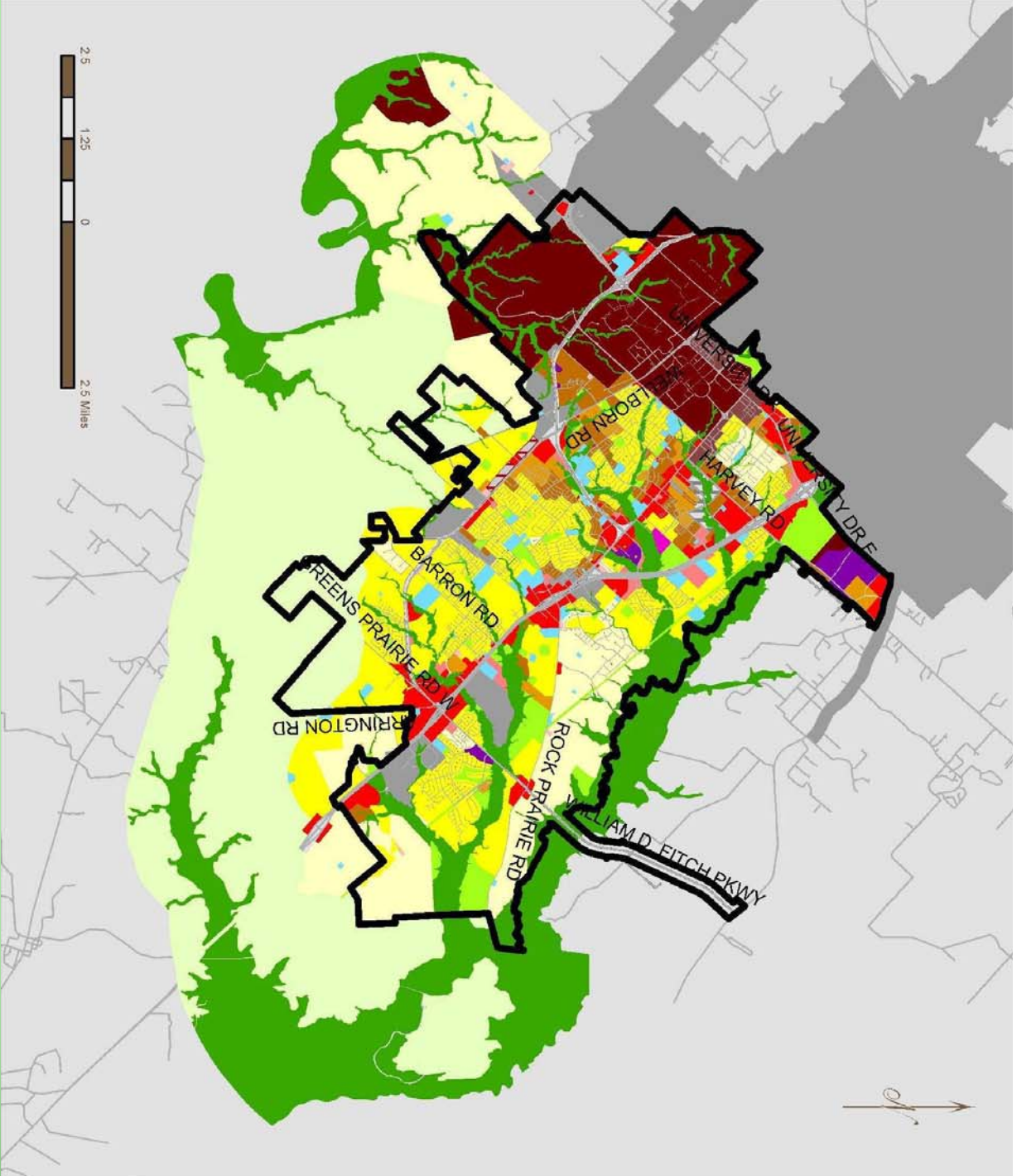
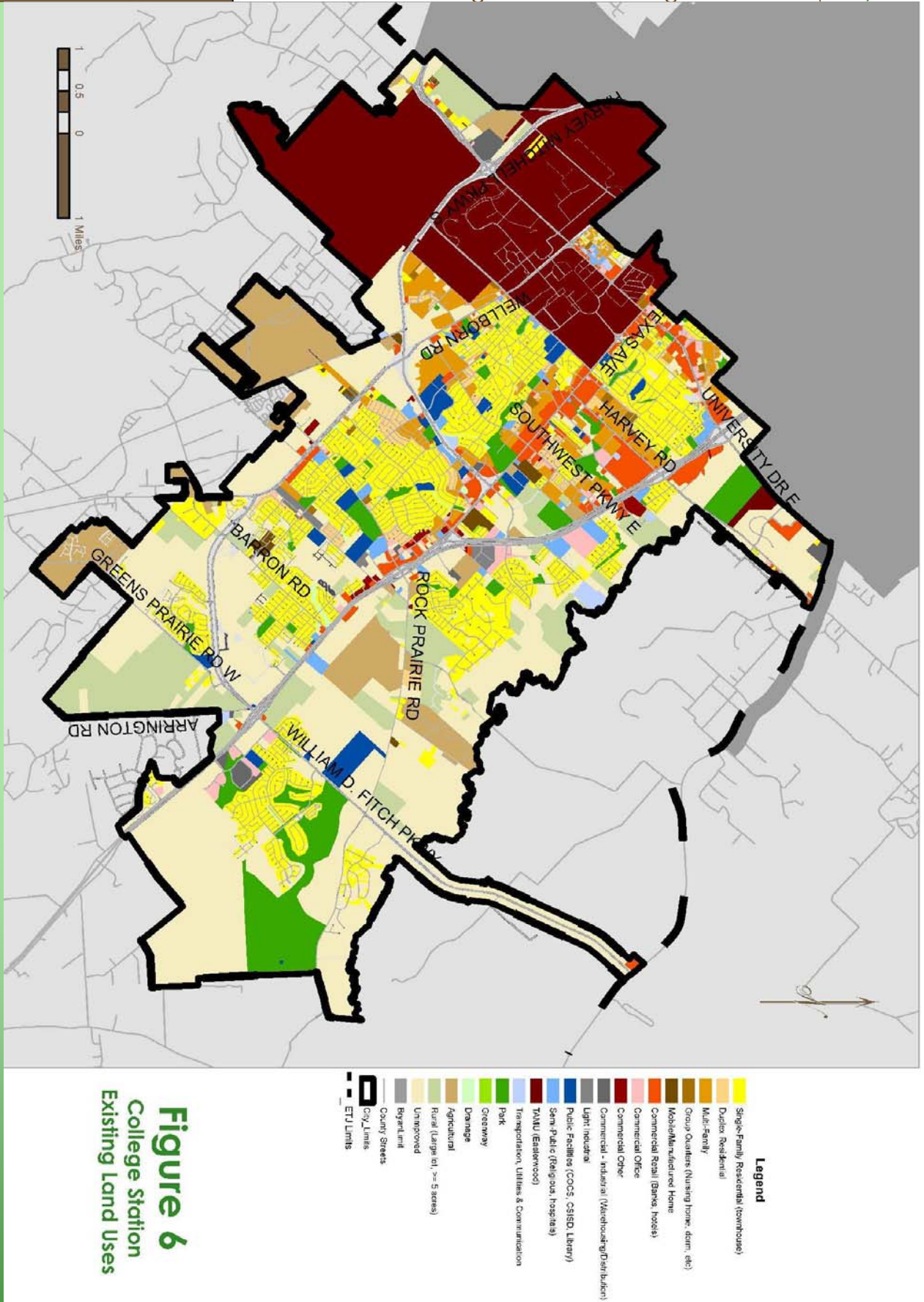


Figure 5
City of College Station
Comprehensive Plan
Land Use Plan

Table 27
Existing Land Uses (August 2007)

	USE	City Only	
		Acres	Percent
Residential	SINGLE-FAMILY RESIDENTIAL (detached and attached)	4,218.61	15.18%
	RURAL (large lot residential)	2,381.21	8.57%
	DUPLEX RESIDENTIAL	366.84	1.32%
	MULTI-FAMILY RESIDENTIAL	970.34	3.49%
	GROUP QUARTERS (nursing home, private dorm, etc)	77.47	0.28%
	MOBILE/MANUFACTURED HOME	150.08	0.54%
	TOTAL	8,164.55	29.35%
Commercial	COMMERCIAL RETAIL	1,021.49	3.37%
	COMMERCIAL OFFICE	296.32	1.07%
	COMMERCIAL OTHER	82.81	0.30%
	TOTAL	1,400.62	5.04%
Industrial	COMMERCIAL-INDUSTRIAL (warehousing, distribution)	117.59	0.42%
	LIGHT INDUSTRIAL	83.88	0.30%
	TOTAL	201.49	0.72%
Public	PUBLIC FACILITIES (COCS, CSISD, Library, etc.)	480.88	1.73%
	SEMI-PUBLIC FACILITIES (religious institutions, hospitals)	297.51	1.07%
	TOTAL	778.39	2.80%
Texas A&M University	TEXAS A&M UNIVERSITY	5,360.87	19.28%
	TOTAL	5,360.87%	19.28%
Other	AGRICULTURAL	512.34	1.84%
	UNDEVELOPED	9,530.38	34.28%
	STORMWATER DETENTION	62.54	0.22%
	COMMON SPACE	40.59	0.15%
	PARK SPACE	1,625.52	5.85%
	GREENWAY/FLOODPLAIN	6.68	0.02%
	TRANSPORTATION/UTILITIES	113.90	0.41%
	TOTAL	11,891.95	42.77%
TOTAL		27,798.15	

Source: City of College Station, Planning & Development Services



Single-Family Residential is the zoning district that is appropriate for these areas. It could be assumed that development of this property could reach the maximum gross density of eight dwelling units per acre; however, the College Station Subdivision Regulations sets a higher standard for the platting of property in older residential subdivisions. Section 18 of the Subdivision Regulations applies to the 1,224 acres of residential property that were platted before the adoption of the City's Subdivision Regulations on July 15, 1970. Section 18 can preserve a lower density in some cases.

The Single-Family Residential, Low Density designation is planned for just over 3,000 acres, but by nature, allows for a very low density - no more than one dwelling unit per acre. Based on College Station's demographic analysis, an assumption can be made that no more than 8.27% of the population can reside in areas designated as Single-Family, Low Density. By the same analysis, it can be assumed that no more than 17.42% of the population can reside in Residential Attached areas. While only 1,205 acres, or 3.95%, of the land in College Station is designated Residential Attached, up to 30 dwelling units per acre, is permitted. Single-Family Residential, High Density offers the opportunity to develop high-density residences, such as townhouses; only 560 acres, or 1.83%, of land holds this designation.

Commercial

Just over half of the land area that has been planned for commercial uses has been developed for such uses. The Land Use Plan calls for approximately 2,500 acres of Regional Retail, Office, and Neighborhood Retail. Approximately 1,400 acres has been developed, the majority of it for retail commercial uses that cater to the general population and attract regional sales tax dollars. Smaller commercial sites that focus upon goods and services for an immediate area constitute a small portion of commercial development with only 82.81 acres.

Redevelopment

The College Station Land Use Plan has designated 335.73 acres of land for Redevelopment. Includes property along the Texas Avenue corridor, between Harvey Road and the northern City limits, and within the Northgate district. Two major rehabilitations have occurred along



The Business Center at College Station

Texas Avenue—Central Station (formerly Culpepper Plaza) located on Texas Avenue, between Dominik Drive and Harvey Road, and Texas Avenue Crossing (formerly Redmond Terrace) at the southwest corner of George Bush Drive and Texas Avenue. These redevelopment projects included the rehabilitation of existing retail buildings and parking lots. Another redevelopment project is planned for the property located across Texas Avenue from Central Station, between Redmond Drive and Milliff Road, and is currently in the development review process. This project includes the redevelopment of the Ramada Inn and rehabilitation of existing apartments within the area for a mixed-use development.

Many of the redevelopment activities within the Northgate area include private dormitories for the student population. The proximity of Northgate to a large university population has encouraged the development and redevelopment of various residential and commercial uses.

Agriculture

There are approximately 33,977 acres of farmland and ranchland in College Station and its ETJ. The main resources of the College Station agricultural industry are cattle, corn, cotton, eggs, hay, and sorghum (Bryan/College Station Chamber of Commerce).

Table 28
Comprehensive Plan Amendments, as of May 2008

Land Use	Acres Before Amendments	Acres After Amendments
Floodplain & Streams	203.7	174.2
Industrial/R&D	81.3	0
Institutional	61.5	56.5
Office	26.2	37.5
Park	20	1.4
Planned Development	0	390.5
Redevelopment	0	3.85
Residential Attached	28	218.5
Retail Neighborhood	4	23.4
Retail Regional	72.8	328.3
Rural	1042.7	0
Single Family High Density	97.8	13
Single Family Low Density	471.4	848.5
Single Family Medium Density	285	282.4
TEXAS A&M UNIVERSITY	26.4	0

Source: College Station Planning & Development Services Department

Comprehensive Plan Amendments

The Unified Development Ordinance (UDO) was adopted by the City Council in June 2003, and requires that all zoning map amendments, or rezonings, be in compliance with the Comprehensive Plan. Prior to the adoption of the UDO, rezonings were not required to strictly comply with the Comprehensive Plan. Since 2003, 46

applications for Land Use Map Amendment have been made to the City Council for their consideration, of those, 32 amendments were approved. The table 28 summarizes the amendments that were approved by the City Council since 2003.

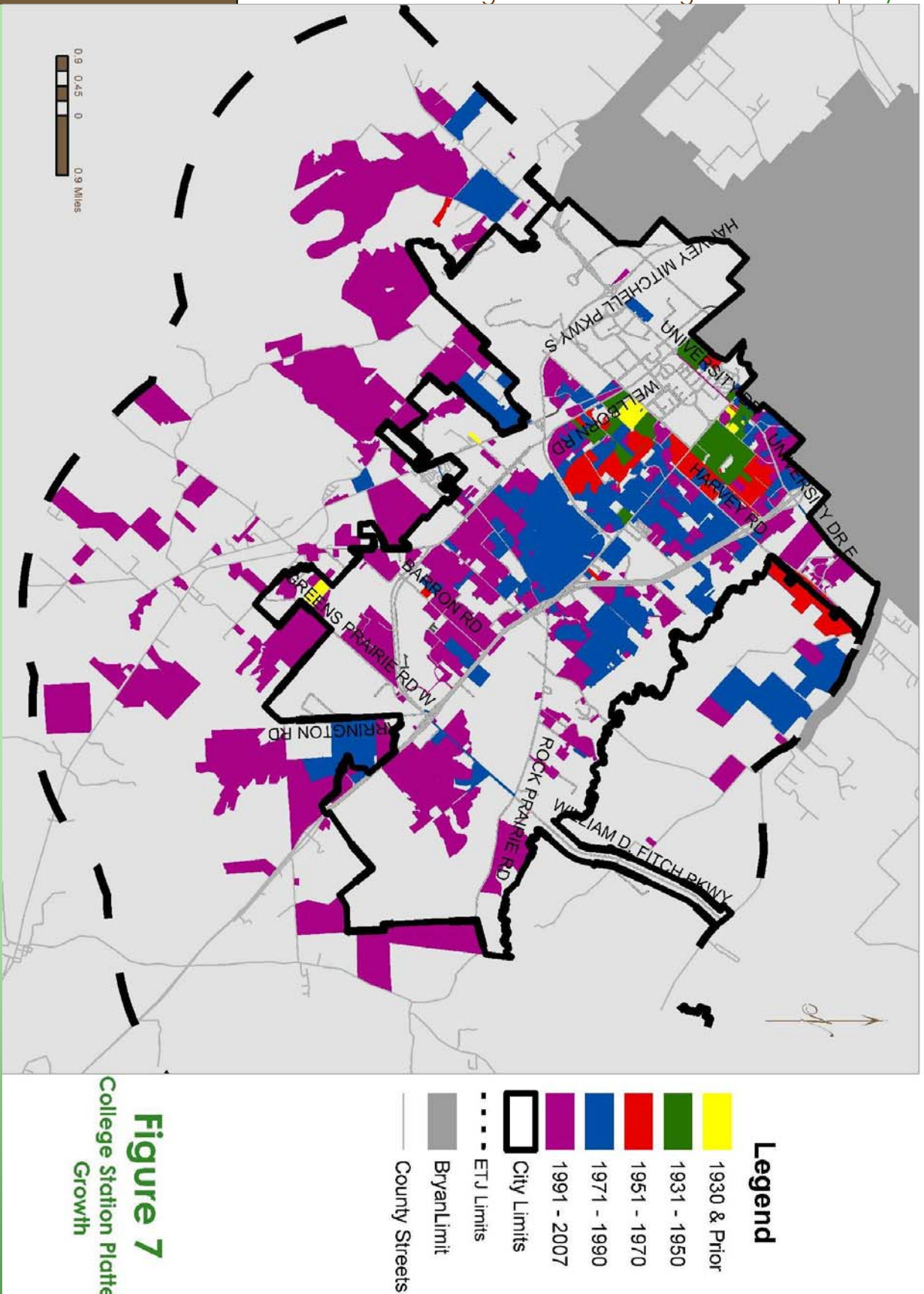
Based on the approved amendments, College Station's greatest land use designation gains were approximately 375 and 255 acres of Residential Low Density and Retail Regional, respectively. Conversely, the greatest loss was over 1000 acres of Rural designated land.

Platting Activity

Growth and platting activity during the early years of College Station reflects the influence of the University as the physical, economic, and social center of the City. Maps depicting the platting activity during this time show that the general pattern of development was focused almost completely along the corridors surrounding the University. This pattern of development continued into the 1960s. During this same time, the City began to see development in the ETJ, with the platting of Harvey Hillside and Windwood, but the majority of platting activity was still localized around the University and within the City limits.

After 1970, development began to move further south, and with increasing frequency, outside of the City limits. New development was occurring along the edges of the community during the 1970s and was located primarily around FM 2818 (Harvey Mitchell Parkway). The 1980s also saw expansion of the City and development activity, but mainly around the previously developed areas. By the 1990s, development was as far south as Arrington Road, with the beginning of the Indian Lakes Subdivision.

Since 1990, development has continued to move south towards the southern City limits, passed Greens Prairie Road/State Highway 40, and includes the Castlegate and Pebblecreek Subdivisions, and continued development of the ETJ. Between 2000 and 2006, the City processed plats for 5,808 lots with nearly 20% of those being in the ETJ. ETJ platting peaked in 2004, when over one-quarter of the lots platted that year were in the ETJ. These trends are depicted in the figure below.



Extraterritorial Jurisdiction

The College Station Extraterritorial Jurisdiction (ETJ) has experienced a significant amount of development in the last few years. Much of that growth has stemmed from the subdivision of large, primarily agricultural, properties for urban-density residential development. This type of development outside of the City limits has altered the land use patterns and influenced growth trends in the ETJ. In light of this trend, which has been seen across the State, the Texas legislature recently enacted a State law addressing the preservation of agricultural land during the municipal annexation process. This has resulted in the possible protection of 3,427 acres of agricultural land over the next 10 years through the City's non-annexation agreements.

College Station adopted a policy in 2006 stating that water and sewer utility services will not be available to properties outside of the City limits without a petition for annexation. The policy provides that the City Council may grant exceptions through inter-local agreements, for economic development, or for health and safety reasons. Several exceptions allowing for the extension of City sewer have been approved in the ETJ.

A survey of the land uses within the ETJ was recently conducted and recorded by the City's planning staff, as shown in the figure below. The land use classifications are those used by the Brazos County Appraisal District. The intensity of uses in the ETJ is greater than the Comprehensive Plan anticipated, but the City cannot regulate land use outside of its City limits.

Annexation

Since being incorporated in 1938, the City of College Station has taken an active role in annexing property into its City limits. Annexing an average of 3780.63 acres each decade, College Station has added over 30,245 acres since incorporation. Between 1938 and 1960, the areas primarily surrounding Texas A&M University were brought into the City limits. From the time of incorporation to 1963, the City's ETJ extended one mile beyond the City limit line. As a result of annexations in 1974, the ETJ line was extended to two miles beyond the City limit line.

By 1980, the City had expanded along State Highway 6 (Earl Rudder Freeway) down to Greens Prairie Road, currently referred to as William D. Fitch Parkway. In this year, the ETJ boundary extended to 3.5 miles beyond the City limits (unless otherwise determined by agreement).

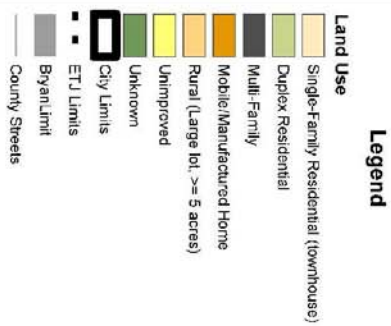
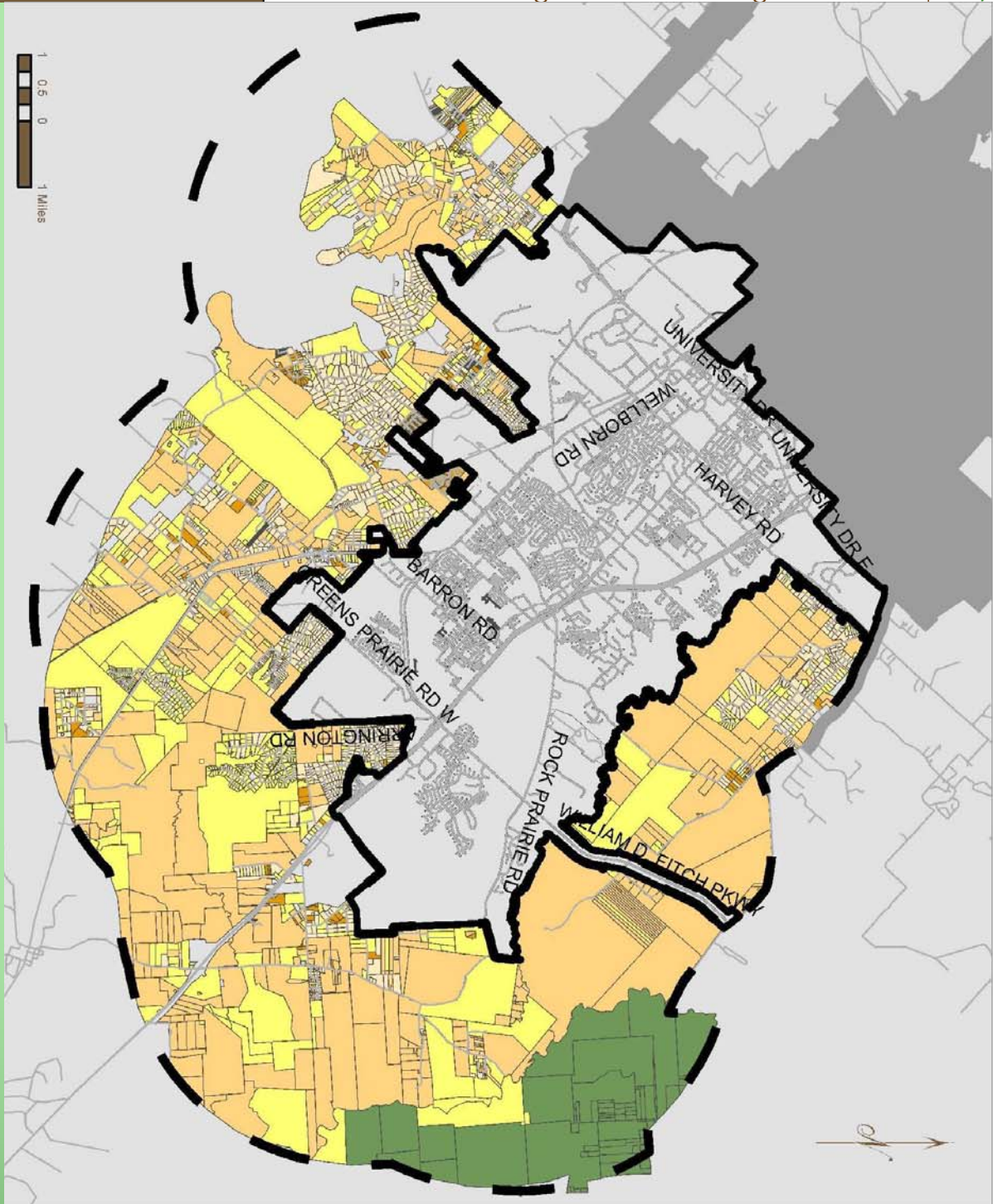


Figure 8
College Station ETJ
Existing Land Uses

Annexations in the 1990s and 2000s expanded the City limit lines further east along Carter Creek and west along Wellborn Road, where the City limits currently exist today. It is anticipated that the ETJ will expand to 5 miles beyond the City limit line with the next three-year annexation program.

In 2006, the City began the process to create an annexation program for land under the exempt status, according to the Texas Local Government Code. The City initially proposed annexing 6,730 acres, which would increase the City size to 57.83 square miles. During that process, the Texas legislature enacted a State law to preserve agricultural land and protect it from municipal annexation. As a part of the new law, the City is required to offer development agreements to the property owners of agriculturally appraised land, which protects the land from annexation for 10 years if the property maintains agricultural status and remains undeveloped. The City entered into development agreements on approximately 3,619 acres of agricultural land initially proposed for annexation. As of March 29, 2008, the City annexed approximately 1526 acres of property with exempt status, which has increased the City size to 49.6 square miles.

While excluding land protected by development agreements will result in “donuts” within the City, the limits of the Extraterritorial Jurisdiction will continue to expand from the limits of property annexed into the City.

PUBLIC FACILITIES

Arts

The City of College Station supports the arts and partners with the Brazos Valley Arts Council in the display of public art. There are currently 21 pieces of public art on display throughout the City, with five being located at the Brazos Valley Arts Council building located in Wolf Pen Creek on the northeast corner of Dartmouth Street and Colgate Street. The Parks & Recreation Department is responsible for maintenance around public art, but is not responsible for maintaining the artwork itself. At present, there is only one location in the City that is reserved for public art - the southwest corner of University Drive and State Highway 6,



Public art at the Wolf Pen Creek Amphitheater

next to the Scott and White Clinic.

In total, there are 51 regional not-for-profit arts, culture and heritage affiliate organizations that are represented by the Brazos Valley Arts Council. The Council supports these organizations by providing funding, technical support, promotional services and partnership building.

From November 2005 to May 2006, the George Bush Presidential Library and Museum provided funding for the “Locomotives on Parade” public art project. Forty-one fiberglass locomotives, sponsored by citizens and local businesses and painted by artists, were located throughout the Brazos Valley. These locomotives were sold at an auction event held at the Museum, and many are still on display at businesses in the Brazos Valley.

Infrastructure - Electric

The primary electric provider in College Station is College Station Utilities (CSU). Presently, they serve more than 34,000 customers. For the year 2007, the average monthly kilowatt hours (KWH) sold for residential customer accounts was 1,081. This translated to a monthly bill of \$103. For commercial customer accounts the average monthly total was 9,712 KWH, which translated to a monthly bill of \$827. CSU is a wholesale power purchaser and does not currently have generation capabilities. Power is supplied by American Electric Power from plants located around the State of Texas. Delivery is on the state transmission grid, Electric Reliability Council of Texas (ERCOT).

There are five electrical substations located in College Station, with another two in the planning process. These five substations have a capacity of 385 Megawatts (MW), which is capable of meeting a peak demand of 185 MW. There are over 15 miles of electric transmission lines in College Station which transmit 180,000 volts. The electric distribution system consists of over 400 miles of lines, with approximately 60% of those being overhead and 40% being underground. The City adopted a policy in 1992 to require that new electric lines be installed underground (with a few exceptions for feeder lines). Since that time, the City has removed overhead electric lines on portions of major corridors, including University Drive, Texas Avenue, Southwest Parkway, and Harvey Road.

CSU allows for reverse metering, the process of purchasing excess electricity produced by a customer to be sold back to the utility. While this has not yet been done in College Station, primarily due to cost, the City does have policies in place regarding it.

Other service providers include Bryan Texas Utilities (BTU), A&M Energy, and Entergy. BTU serves the City of Bryan, rural areas of Brazos County, and areas of the City of College Station annexed after 1996. A&M Energy provides service to the Texas A&M University campus and its facilities. Entergy provides service to areas located south of the Texas World Speedway, located east of State Highway 6, approximately three miles south of its intersection with William D. Fitch Parkway.

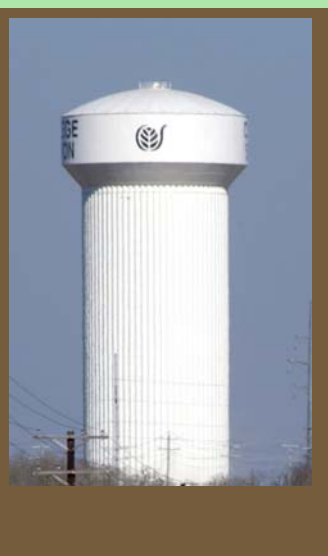
Infrastructure - Water

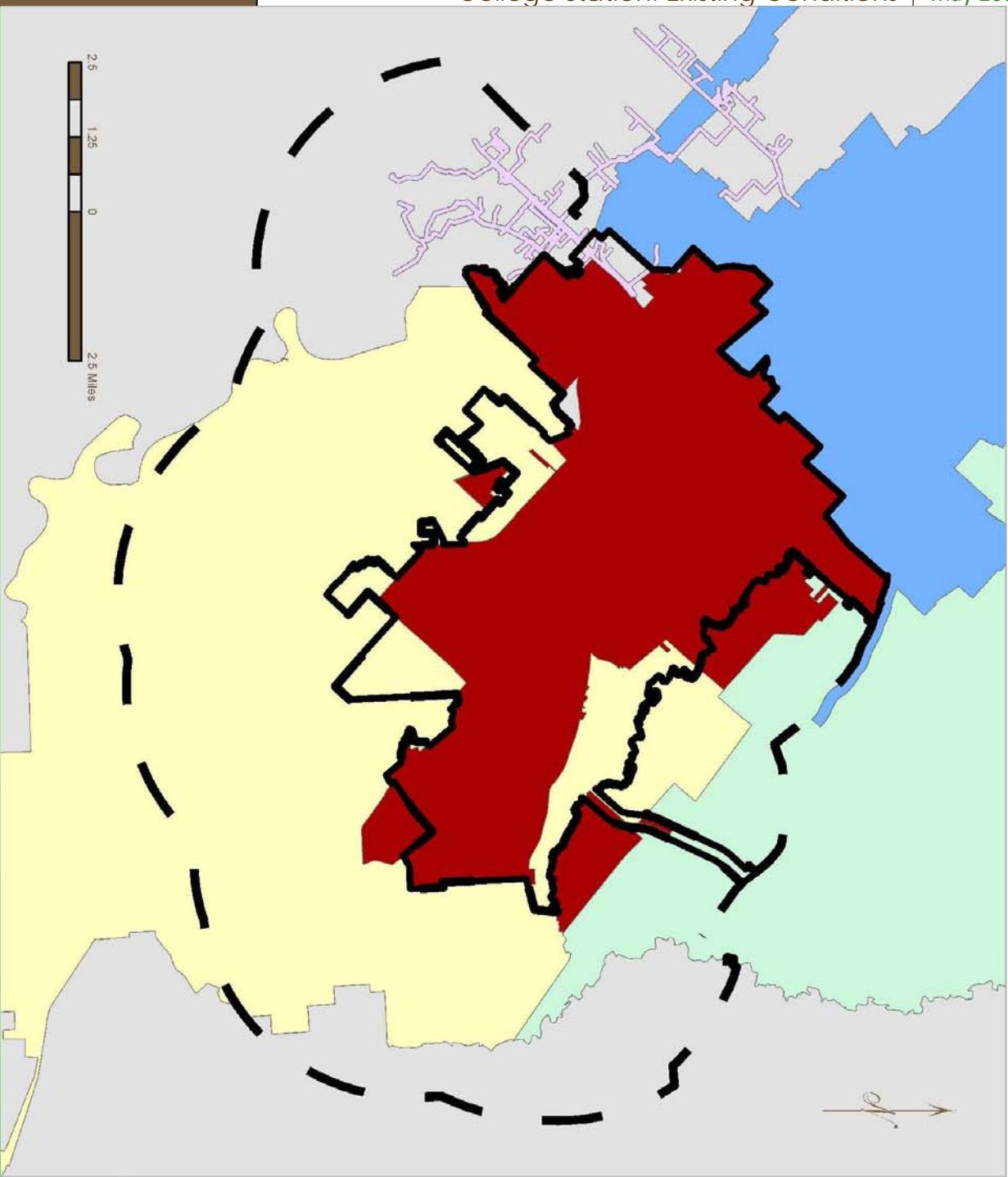
The local water and wastewater services are primarily through the Water Services Department of College Station Utilities. The water system is rated "Superior" by the State of Texas and has received awards for outstanding operations and maintenance from the Environmental Protection Agency.

The Water Services Department produces between three to four billion gallons of drinking water per year for consumption, and is capable of producing up to 23 million gallons of drinking water each day. Per capita usage of water is averaged out over several years and for the City of College Station is an average of 160 gallons of water per day, per person. In 2007, this amount dropped to approximately 135 gallons of water per day, per person due to heavy local rainfall. The water system includes over 360 miles of water distribution lines, eight groundwater wells, two pump stations, two ground storage tanks and two elevated storage tanks.

Water is pumped from six deep wells and two shallow wells, all located on City-owned land over the Carrizo-Wilcox Aquifer, in the Carrizo, Sparta, and Simsboro Sand formations. The City of College Station has acquired additional land and is seeking to have three new groundwater wells permitted in 2008. The elevated storage tanks provide an adequate supply of water pressure for use in homes, businesses, and for fire protection within the City.

College Station Utilities maintains over 4,900 manholes and a network of 280 miles of wastewater collection lines. This system carries wastewater to one of two wastewater treatment plants owned and operated by the City of College Station - the Carters Creek Wastewater Treatment Plant (CCWWTP) and the Lick Creek Wastewater Treatment Plant (LCWWTP). The system relies on gravity to move the wastewater and when that is not enough, there are several lift stations that pump the wastewater through the network. The Carter Creek WWTP has a treatment capacity of 9.5 millions gallons per day and serves the majority of the City. The Lick Creek WWTP has a





- Legend**
- College Station CCN
 - Bryan Water CCN
 - Wellborn CCN
 - Brushy CCN
 - Wicksom CCN
 - City Limits
 - ETJ Limits

Figure 9
Water Certificates of
Convenience and Necessity

Treatment capacity of two million gallons per day and treats wastewater from the Pebble Creek subdivision and the growing south side of College Station. Currently, the two treatment plants combined process over 2.25 billion gallons of wastewater per year. The City of College Station has submitted an application to the Texas Commission of Environmental Quality (TCEQ) for the Certificate of Convenience and Necessity (CCN) in order to provide sewer service within the City's ETJ. Until approved, the ETJ will remain uncertificated and the City of College Station still has the option to serve sewer in the ETJ.

Plans for water reuse are in place and a design is underway to reuse the treated water from the Carters Creek treatment plant for irrigation of playing fields at Veterans Park, beginning in the summer of 2009. Future plans include water reuse for irrigation at additional parks, including Central Park.

Other water utility providers serving the City of College Station and its ETJ, based on Certificate of Convenience and Necessity (CCN) locations, include Wellborn Special Utility District, Wickson Creek Special Utility District, and Brushy Water Supply Corporation.

Infrastructure - Landfill

The Cities of Bryan and College Station joined together in 1990 to create the Brazos Valley Solid Waste Management Agency (BVSWMA). BVSWMA operates the Rock Prairie Road Landfill, which is a Subtitle D landfill. Currently the landfill accepts an estimated 1000 plus tons of solid waste per day primarily from the seven county region including Brazos, Burleson, Grimes, Leon, Madison, Washington, and Robertson Counties, and Texas A&M University. But because the landfill is the only Type 1 facility between Austin and Houston, it currently accepts solid waste from 19 counties. The landfill saw an 11% increase in waste disposal in the last fiscal year.

The Rock Prairie Landfill is nearing capacity and currently has two to three years left of operation (2009-2010) before its closure. The new landfill will be located off of Highway 30 in Grimes County and will have an air space capacity of roughly 33 million tons solely for waste and an expected life of 35 years.

The City's Sanitation Division currently operates 25 vehicles, with 10 vehicles utilized for commercial waste collection and 15 vehicles utilized for residential waste collection and recycling.

Infrastructure – Franchises

Oil and gas pipeline operation in the City is provided by Energy Transfer

Company (ETC) Texas Pipeline, LTD. They are responsible for gas gathering and have roughly 31,000 feet of pipeline in the City. Cable television and internet is provided through Suddenlink Communications. Telephone service and internet is also provided by Verizon. Natural gas is distributed by Atmos Energy and College Station is part of their Mid-Tex Service Area. There are 15 total areas in this group, including Dallas, Denton, Round Rock, Waco, Abilene and Wichita Falls. Currently Atmos serves approximately 14,062 customers.

Emergency Services - Police

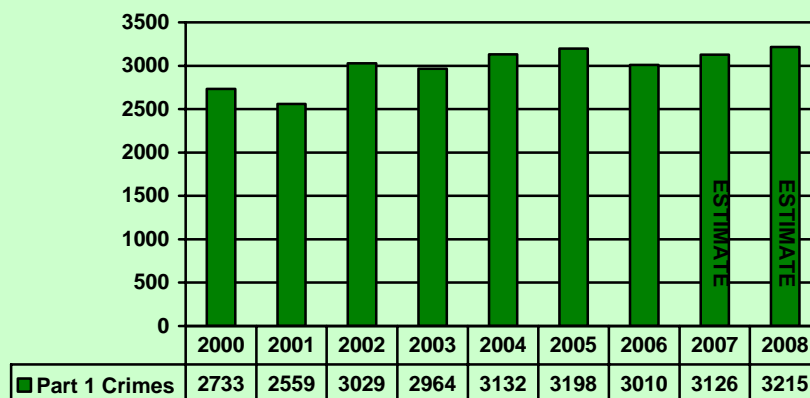
The College Station Police Department is responsible for the protection of life, liberty, and property for people that are within the City limits. It provides these services through various means including: enforcement of criminal laws and ordinances, providing education, recovery of property, animal control, traffic enforcement, and investigation of crimes. Jurisdiction is shared with the Texas Department of Public Safety, Texas A&M University Police Department, federal law enforcement agencies, the Brazos County Sheriff's Department, and the constables and Justice of the Peace courts having jurisdiction within the City limits of College Station.

The Police Department is divided into three primary divisions: (1) Services Bureau, (2) Operations Bureau, and (3) Administrative Services. The department is comprised of 164 personnel with 114 sworn positions and 50 civilian positions.

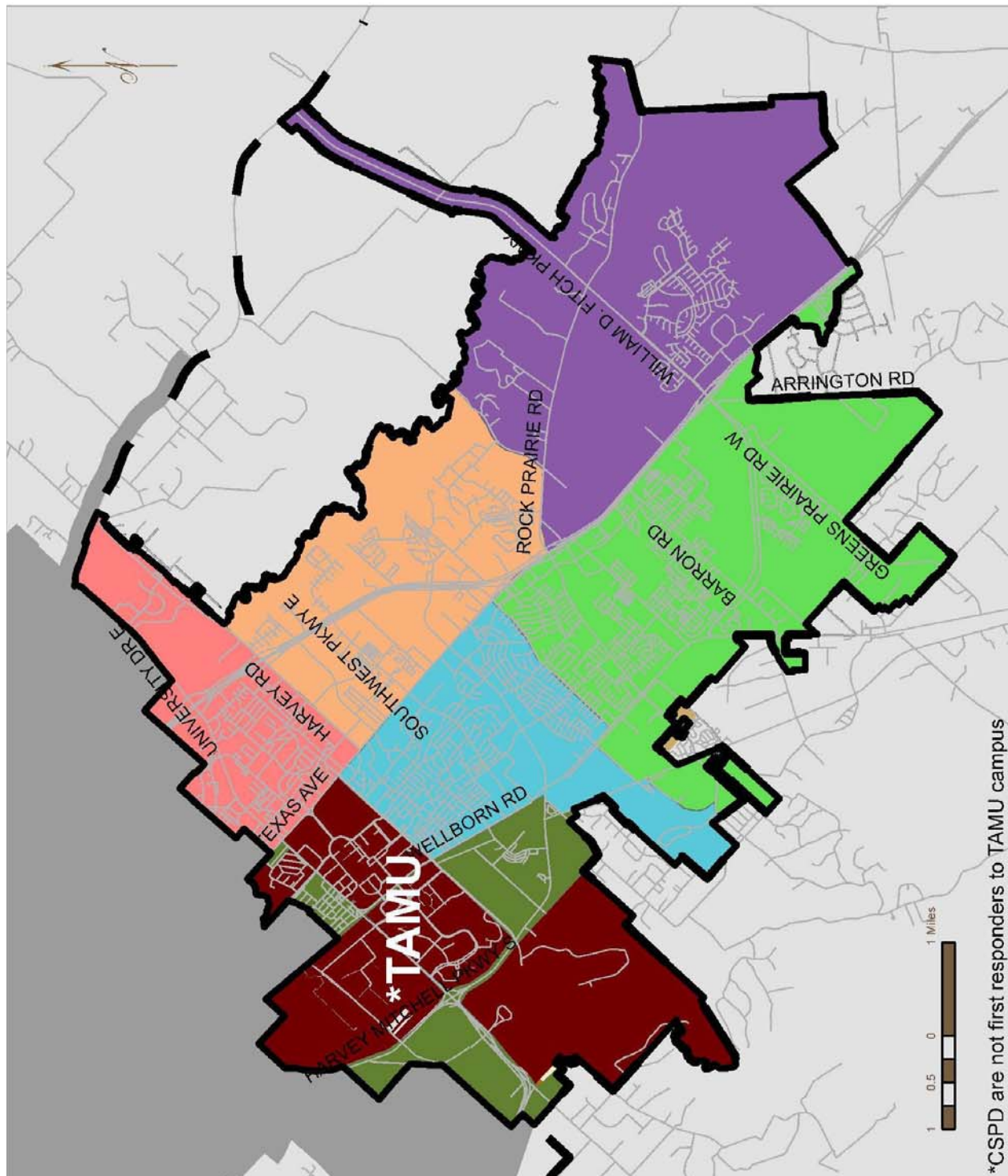
The City is divided into six primary beats in which each primary beat

can be divided into four secondary beats, for a total of 24. This is done to ensure faster response time to citizens' calls for assistance and to make the officers more familiar

Graph 4
Part 1 Crimes, College Station (2000-2008)



Source: College Station Police Department



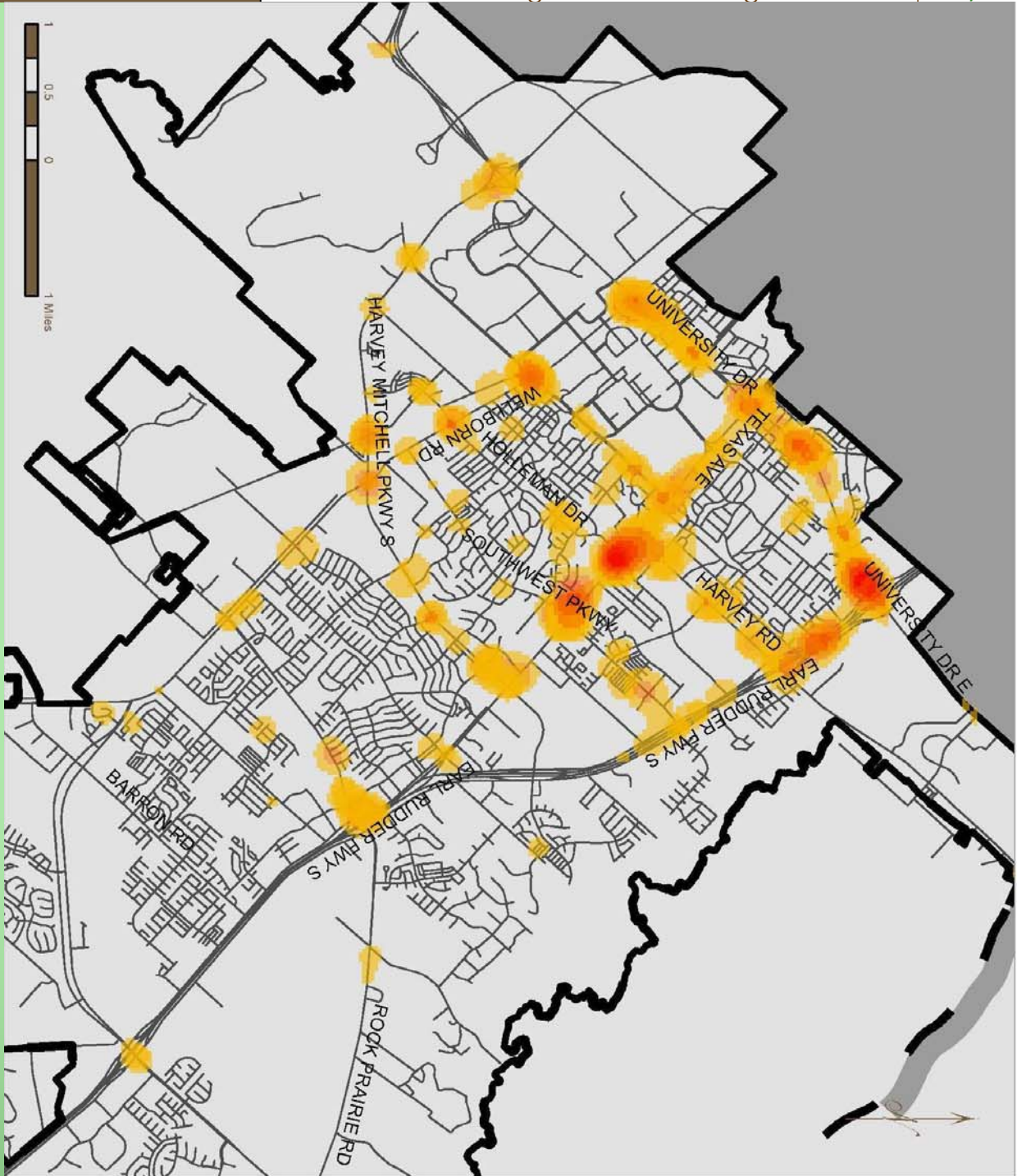


Figure 11
College Station
Traffic Accident Hot Spots

with an area and its residents.

In 2006, 117,498 police incidents were handled. Overall, major crime offenses (Part 1 Crimes) were down 6.2% from 2005, but arrests were up slightly (0.6%). The greatest increases were in vehicle theft and burglary of coin operated machines.

Based on estimates, Part 1 crimes are expected to increase from 2006 figures by 3.8% in 2007 and 6.8% in 2008. This estimate is done by a trend line based on past activity.

There are six primary traffic accident "hot

spots" in College Station. These are located at the intersections of University Drive and Wellborn Road, University Drive and the Highway 6 Frontage Road, George Bush Drive and Wellborn Road, Texas Avenue and Harvey Road, Texas Avenue and Holleman Drive, and Rock Prairie Road and the Highway 6 Frontage Road. The Cameras Advancing Red Light Enforcement Safety (CARES) program began in 2008 and included the installation of cameras to catch motorists who run red lights. They are currently installed at the intersections of Texas Avenue at Walton Drive, Harvey Road at Munson Avenue, Harvey Road at George Bush Drive East, and Wellborn Road at George Bush Drive.

Table 29
Police Incidents, College Station (2005-2006)

	2005	2006	Percent Change
Major Offenses			
Murder	2	0	-100.0%
Rape	45	43	-4.7%
Robbery	35	32	-9.4%
Aggravated Assault	87	65	-33.8%
Theft	1,569	1,516	-3.4%
Vehicle Theft	82	103	25.6%
Burglary - Habitation	329	316	-4.1%
Burglary - Building	166	181	8.3%
Burglary - Vehicle	678	663	-2.2%
Burglary - Coin Op Machine	5	91	94.5%
Total	3,198	3,010	-6.2%
Arrests			
Misdemeanor	2,827	2,886	2.0%
Felony	430	391	-10.0%
Total	3,257	3,277	6.0%
Citations			
Hazardous	12,636	13,192	4.2%
Non-Hazardous	8,053	6,015	-33.9%
Non-Traffic	2,106	1,938	-8.7%
Warning	13,167	14,626	10.0%
Total	35,962	35,771	-0.5%
Accidents			
Major	276	307	10.1%
Minor	1,853	1,796	-3.2%
Fatality	4	8	50.0%
Non-Reportable	319	366	12.8%
Total	2,452	2,477	1.0%
Alcohol Related	72	68	5.9%

Source: City of College Station Police Department



Fire Station No. 5 on William D. Fitch Parkway

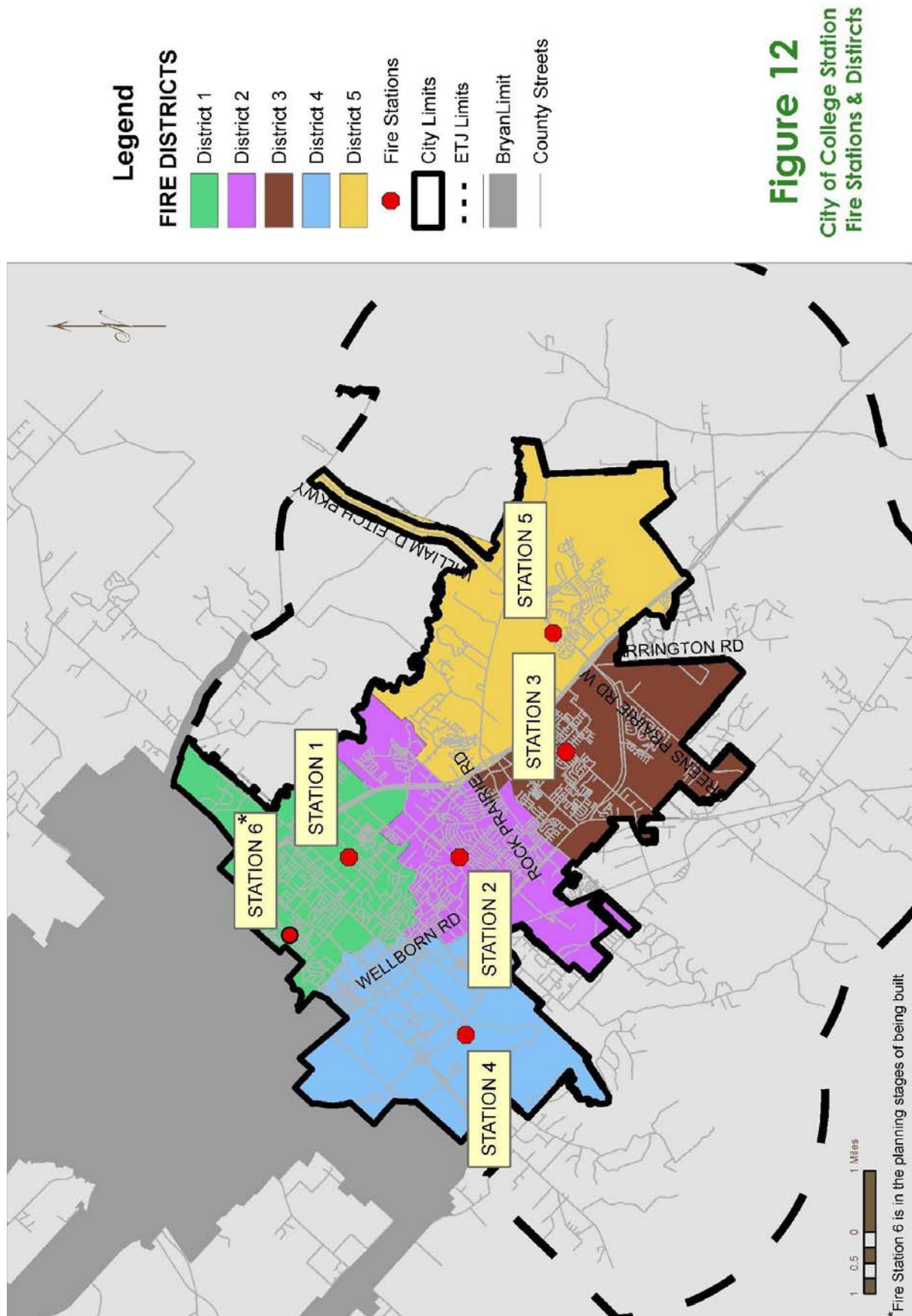
Emergency Services - Fire

The City of College Station Fire Department provides fire suppression, emergency medical response and transport, and special operations response to the 87,150 citizens that are within the 49.6 square miles of the College Station City limits. The Fire Department is divided into three main divisions: (1) Administration, (2) Emergency Response Operations, and (3) the Fire Marshal's Office. The department is comprised of 130 personnel, of which 102 are shift personnel (EMS and Firefighters).

The primary response area for Emergency Medical Services (EMS) is the City of College Station and southern Brazos County. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid to the Texas A&M campus. The primary response area for Fire is the City of College Station and the Texas A&M University campus. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid with Brazos County Volunteers. Mutual aid agreements for both EMS and Fire are in place with Texas A&M EMS, St. Joseph EMS, Texas A&M Health and Safety, and the Brayton Fire Training School for times of extreme need.

In 2006, the department responded to over 5,532 calls for service. This represents a 7.2% increase over 2005. Emergency Medical Services-related calls accounted for approximately 60% of these calls. The average response time is approximately six minutes, including call-in time and drive time.

There are currently five fire stations in College Station, four of which are owned by the City. The Fire stations are located throughout the City at Holleman Drive (Fire Station #1), along Rio Grande (Fire Station #2), along Barron Road (Fire Station #3), at Easterwood Airport (Fire Station #4—owned by Texas A&M/Easterwood Airport), and along Rock Prairie Road (Fire Station #5). Fire Station #3 along Barron Road is the newest facility, with an opening date of June 2008. There are plans for two additional fire stations in College Station: one at Tarrow and University Drive and another on Greens Prairie Road.



The College Station Fire Department has an Insurance Service Office (ISO) Public Protection Classification (PPC) of 2. ISO classifies communities from 1 (the best) to 10 (the worst) based on how well they score on the ISO Fire Suppression Rating Schedule. ISO bases this score

on a number of factors including training, staffing, number of fire stations, equipment dispatched to fires, equipment on trucks, fire prevention, investigation, fire safety education, construction code enforcement, hydrant maintenance, water supply, and the ability of the 911 center to answer and dispatch calls. Insurance companies use PPC information to establish fire insurance rates for homeowners in the City. A lower rating can result in savings to homeowners in the City due to lower insurance premiums.



Adamson Lagoon

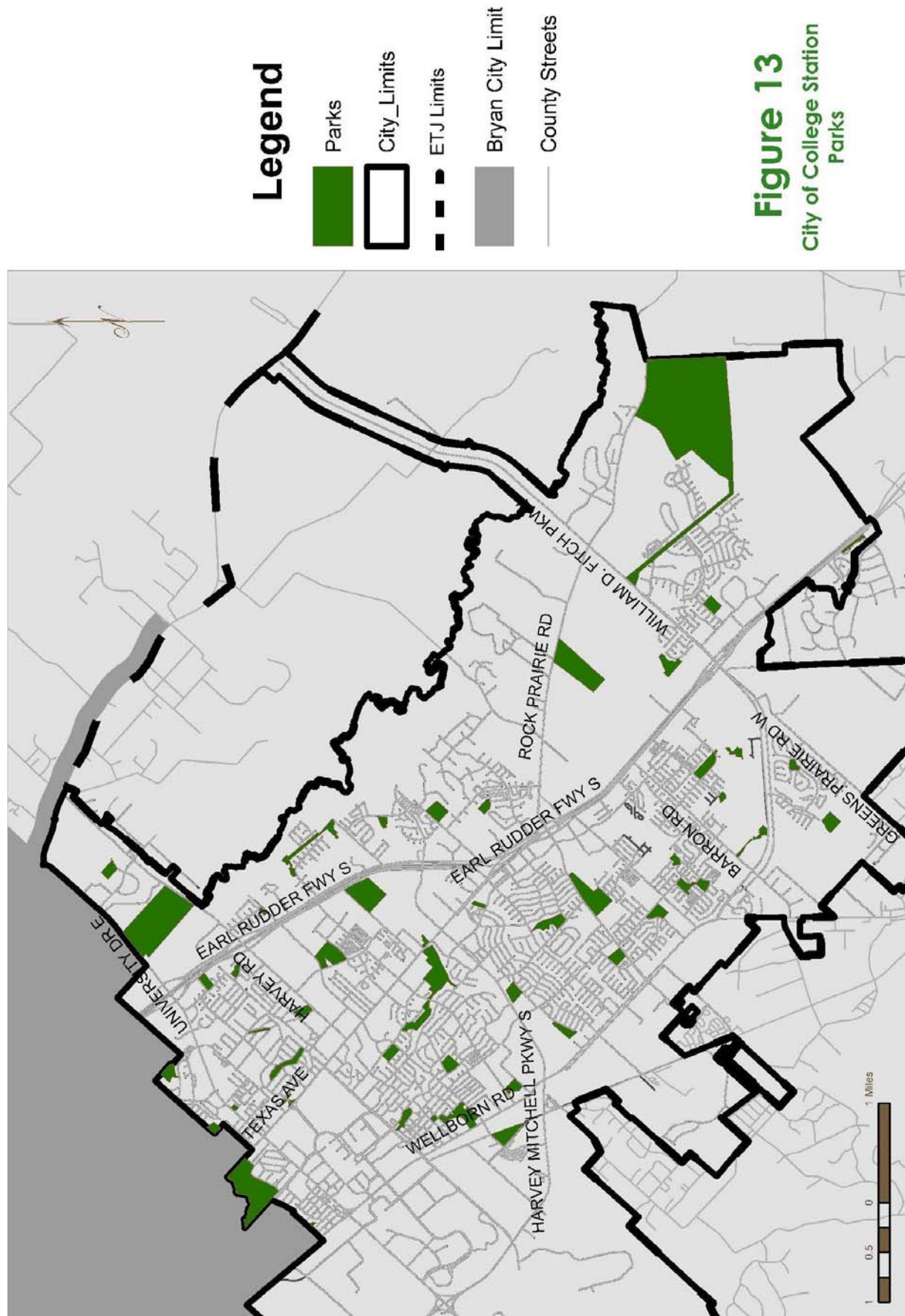
Infrastructure - Parks and Recreation

The City of College Station provides park and recreational opportunities through the Parks and Recreation Department (PARC), whose mission is "to provide a diversity of facilities and leisure services that are geographically and demographically accessible to our citizens." The Parks and Recreation Department is responsible for the design, construction, and operation of park facilities and the development and implementation of recreation programs. The Department is comprised of five divisions: (1) Administration, (2) Recreation, (3) Special Facilities, (4) Parks Operations, and (5) Forestry.



Pavilion at John Crompton Park

College Station has 50 parks, which total 1,290 acres of park land. They include 33 neighborhood parks, eight community parks, six mini-parks, two regional parks, and an arboretum. The two regional parks (Lick Creek Park and Veterans Park) make up 665 acres, which accounts for over half of the City's parkland. The amount of parkland per 1000 residents is calculated at 14.8 acres. The Parks and Recreation Department is responsible for 27 buildings, including a headquarters at Central Park, the College Station Conference Center, the Lincoln Recreation Center, the Wolf Pen Creek Amphitheater, and a public library. The College Station Larry J. Ringer Library is part of the Bryan-College Station Library system governed by the City of Bryan and operated through an interlocal agreement between the Cities of College Station and Bryan.



School Districts

The College Station Independent School District (CSISD) serves the majority of residents in the City. It is comprised of six elementary schools, two intermediate schools, two middle schools, one alternative campus, and one high school.

During the 2007-2008 school year, there were 9,233 students enrolled in CSISD schools. The School District has grown from 7317 students in 2000 to 9233 in 2007, with an average annual increase of 274 students per year. Approximately 33% of all residential addresses within the City have CSISD students.

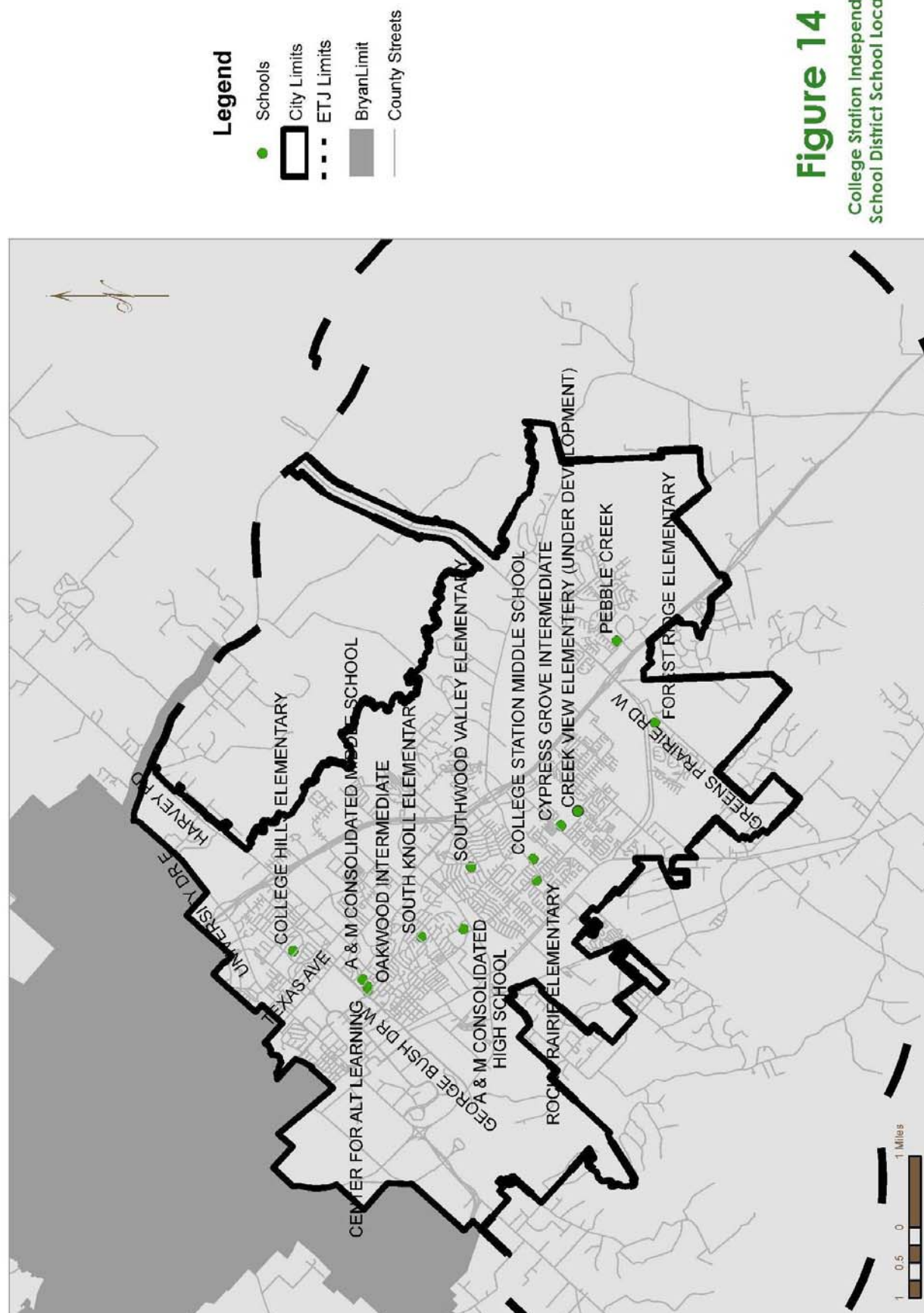
Creek View Elementary School is currently under development, which will be located directly behind Cypress Grove Intermediate School between Graham Road and Eagle Avenue. It is scheduled to open in August 2009. CSISD has acquired land for future schools, which includes plans for a new high school. The CSISD tax rate is currently \$1.24 per \$100 valuation.

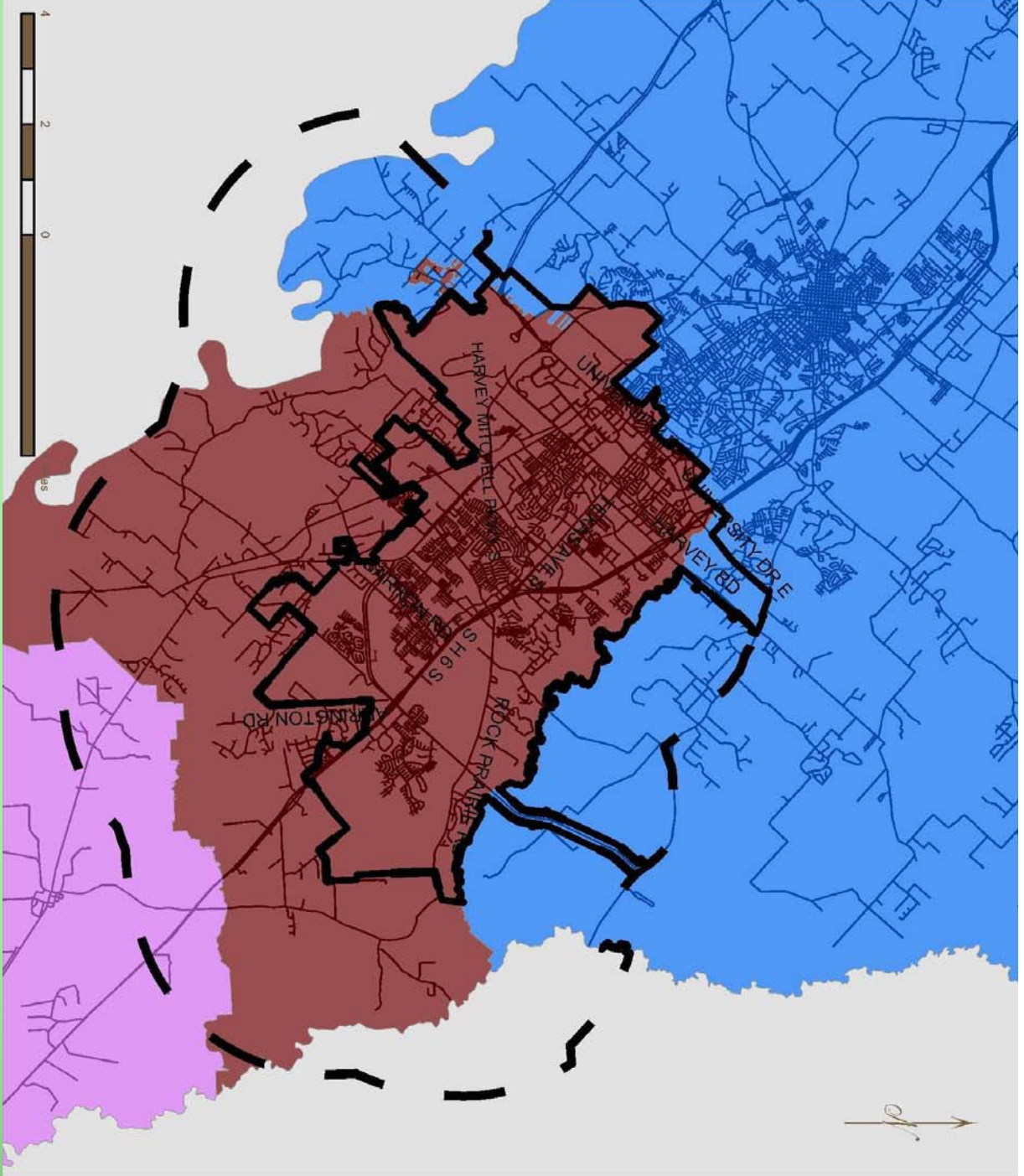
There are two other school districts that serve a small proportion of students located within the City of College Station limits and its Extraterritorial Jurisdiction (ETJ). Generally, Bryan ISD serves residents on the east side of College Station, east of Carter Creek and on the west side of College Station past Easterwood Airport. Navasota ISD serves the southernmost portion of College Station's ETJ, just south of Peach Creek.

Higher Education

College Station is home to Texas A&M University—a land-grant, sea-grant, and space-grant institution. It is comprised of 5,200 acres that house more than 100 buildings and a 434-acre research park. It is currently ranked as the 7th largest university in terms of enrollment, with 45,380 students on campus, and offers over 150 courses of study through 10 academic colleges. Texas A&M University completed its Master Plan in 2004. This document is intended to provide a strategic and tactical guide for the physical development of the campus over the next 50 years and align that development with the ideals of the Vision 2020 plan set forth by the University.

Also located within the College Station-Bryan MSA is one of four Blinn Community College campuses. This college is located in Bryan and holds classes for over 10,000 students annually. Blinn College offers three types of education programs: transfer, technical and workforce. More students transfer from Blinn to Texas A&M University than to any





- Legend**
- Bryan ISD
 - College Station ISD
 - Navasota ISD
 - City Limits
 - ETJ Limits
 - County Streets

Figure 15
Independent School
District Boundaries

other college.

TRANSPORTATION

The thoroughfare system in College Station and its Extraterritorial Jurisdiction (ETJ) contains 249 miles of existing and planned streets with 23 miles of freeways (23 existing/0 planned), 50 miles of major arterials (50 existing/0 planned), 38 miles of minor arterials (20 existing/18 planned), 72 miles of major collectors (54 existing/18 planned), and 66 miles of minor collectors (41 existing/25 planned). The majority of major arterials and all of the freeways are part of the Texas Department of Transportation (TxDOT) system. The thoroughfare system generally lacks connectivity and continuity; therefore, very high volumes of traffic are carried on a few roadways. The wide and high-volume thoroughfares are often barriers for other transportation modes.

Traffic Volumes

While the traffic volumes collected by TxDOT show that counts have been fairly steady or may have actually decreased in some areas in the core of town, traffic volumes have steadily increased in southern College Station since the 1997 Comprehensive Plan. Some roadways that serve these areas have seen dramatic increase in volumes, including Wellborn Road (FM 2154) just south of Harvey Mitchell Parkway (FM 2818), which was estimated in 2006 to carry approximately 24,000 vehicles per day (vpd) resulting in a 9% average annual growth rate since 2001. Further south along Wellborn Road, traffic has increased by 13.5% to almost 17,000 vpd. Due to this high growth, TxDOT is developing plans to widen Wellborn Road from its current two-lane configuration to a six-lane divided roadway. William D. Fitch Parkway (SH 40), which originates at Wellborn Road, opened in August 2006, but has not yet had traffic counts recorded.

Another area that has almost doubled its traffic volume since the 1997 Comprehensive Plan is University Drive (SH 60) east of Earl Rudder Freeway (SH 6). Between 2001 and 2006 the traffic volumes on this section of the two-lane highway increased from 8,640 vpd to 14,200 vpd, an average annual growth rate increase of over 10%.

The traffic growth along Texas Avenue (SH 6 Business), which is near the center of the City, has remained relatively constant at 50,000 vpd since 2004 when TxDOT began its project to reconstruct the thoroughfare between George Bush Drive (FM 2347) and Harvey Mitchell to six lanes with a raised median.

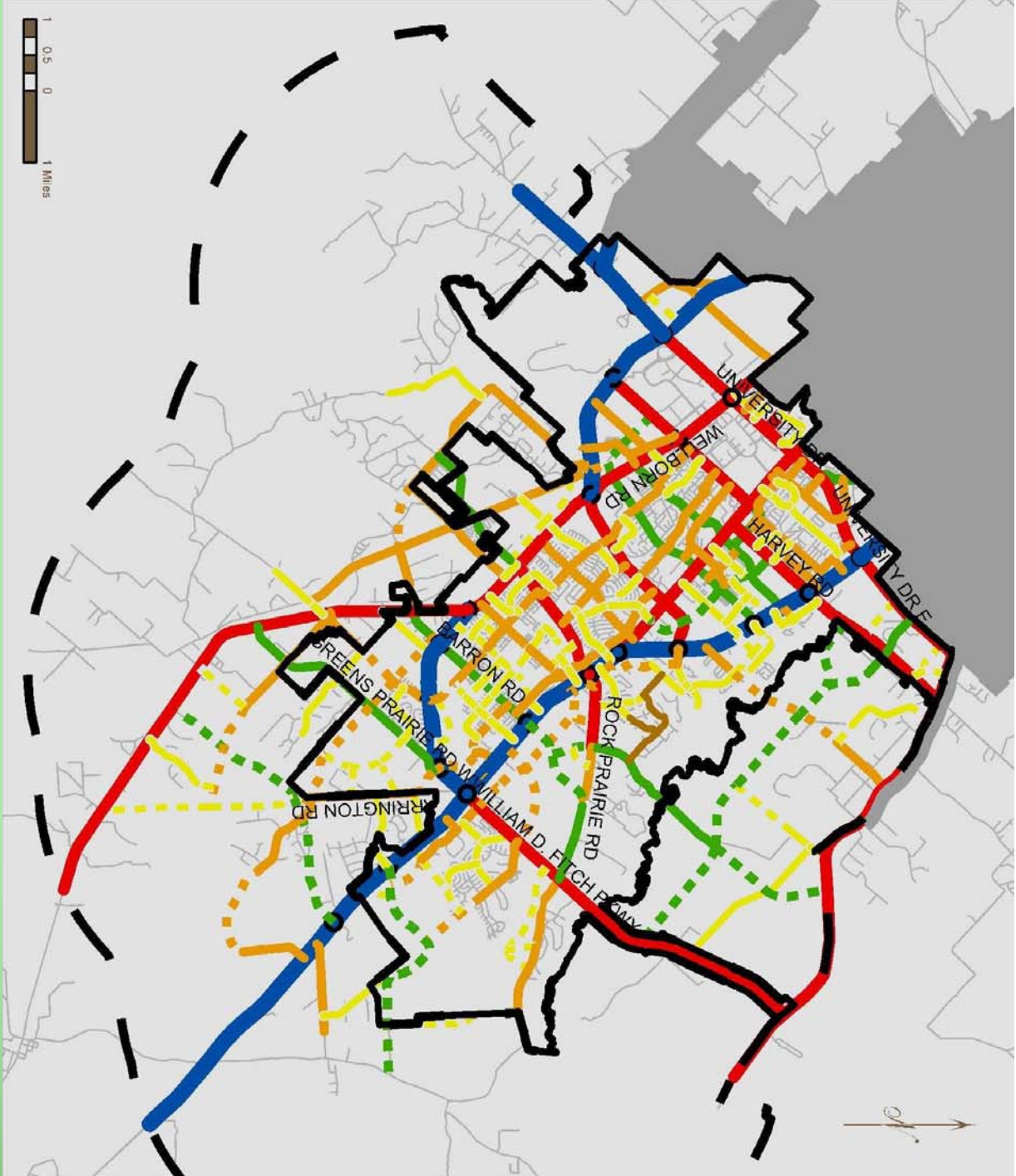


Figure 16
City of College Station
Comprehensive Plan
Thoroughfare Plan

Legend

Thoroughfare Plan

Type, Status

- Freeway/Expressway, Existing
- Freeway/Expressway, Future
- Major Arterial, Existing
- Major Arterial, Future
- Minor Arterial, Existing
- Minor Arterial, Future
- Major Collector, Existing
- Major Collector, Future
- Minor Collector, Existing
- Minor Collector, Future
- Rural Collector, Existing
- City Limits
- ETJ Limits
- Bryan Limit
- County Streets

Corridor/Access Management

The City of College Station adopted an access management ordinance in 1997, and that ordinance has since been included in the Unified Development Ordinance. Through the implementation of this ordinance, operations have been improved and capacity has been preserved on College Station corridors. TxDOT adopted an access management policy in 2003 that is very similar to the City's. TxDOT and the City have joint review of proposed driveway locations.

Traffic Calming

The City of College Station has a traffic calming program that considers implementing a traffic calming plan in one area per year, based on need. The plan must be approved by 60% of property owners in the study area prior to adoption by the City Council. Since its inception, one plan has been implemented (in the Southside neighborhood). Another plan was developed for the Pebble Creek area, but was not approved by a citizen vote.

Bicycle and Pedestrian Routes

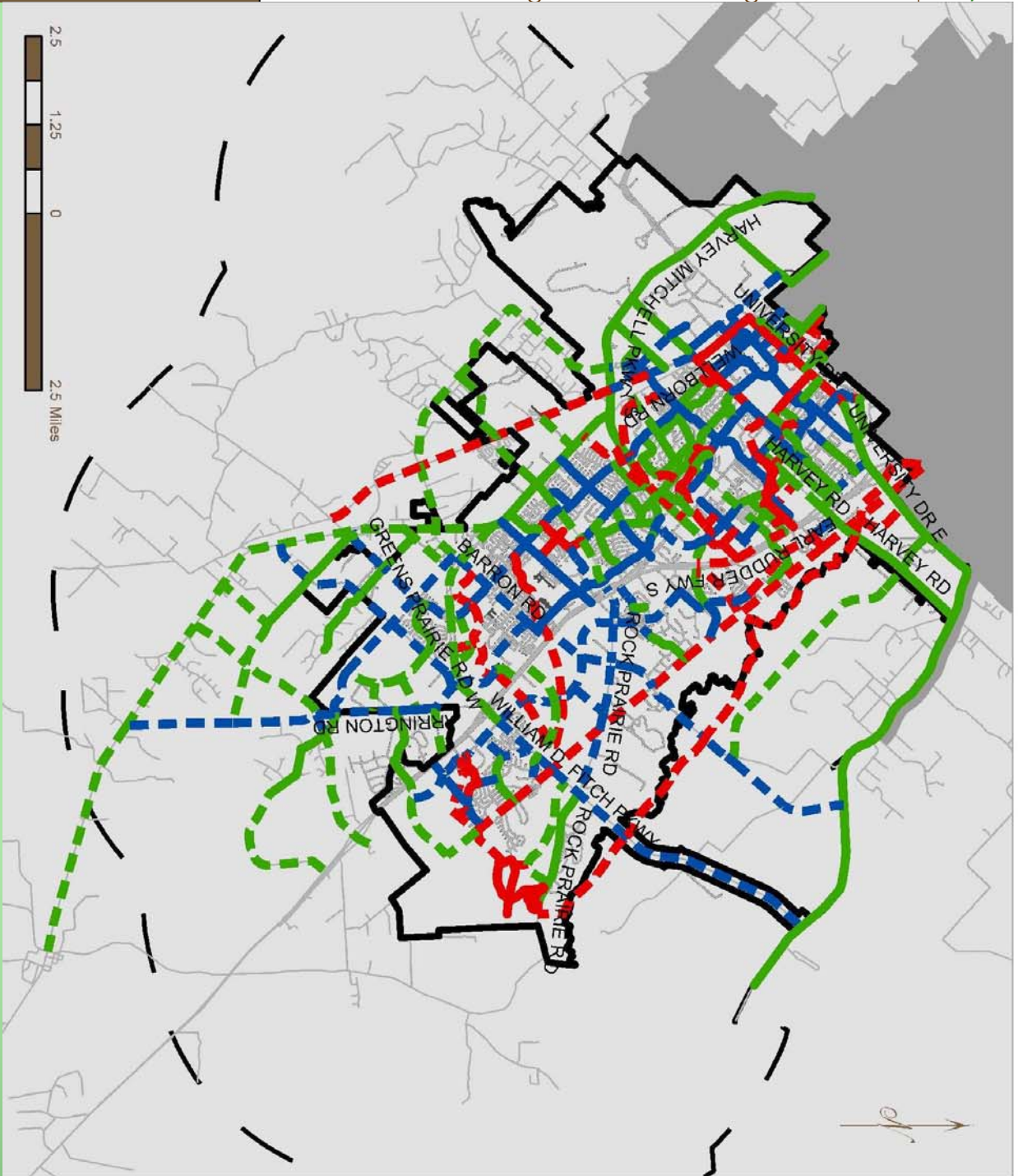
The College Station Bikeway and Pedestrian Master Plan designates bike and hike facilities in the City. While there is a significant system of bike lanes, routes, and paths, critical connections need to be made to make the system more functional. Currently, there are no adopted bicycle facility standards (intersection design standards) to ensure that these facilities are built and operated consistently across the City.

Areas surrounding Texas A&M University have consistently had the highest level of bicycle and pedestrian traffic, with Northgate being the highest. The Texas Transportation Institute conducted a study in 2005 that documented bicycle traffic activity around the University. Recreational cycling has increased significantly over the last ten years with trips occurring primarily on TxDOT Farm-to-Market roads and State highways. TxDOT plans to schedule a public workshop to identify the best way to accommodate cyclists on the State system.

According to the 2000 Census, 3.4% of adults in the City report that bicycle commuting is their primary mode of travel to work, a remarkably high percentage.

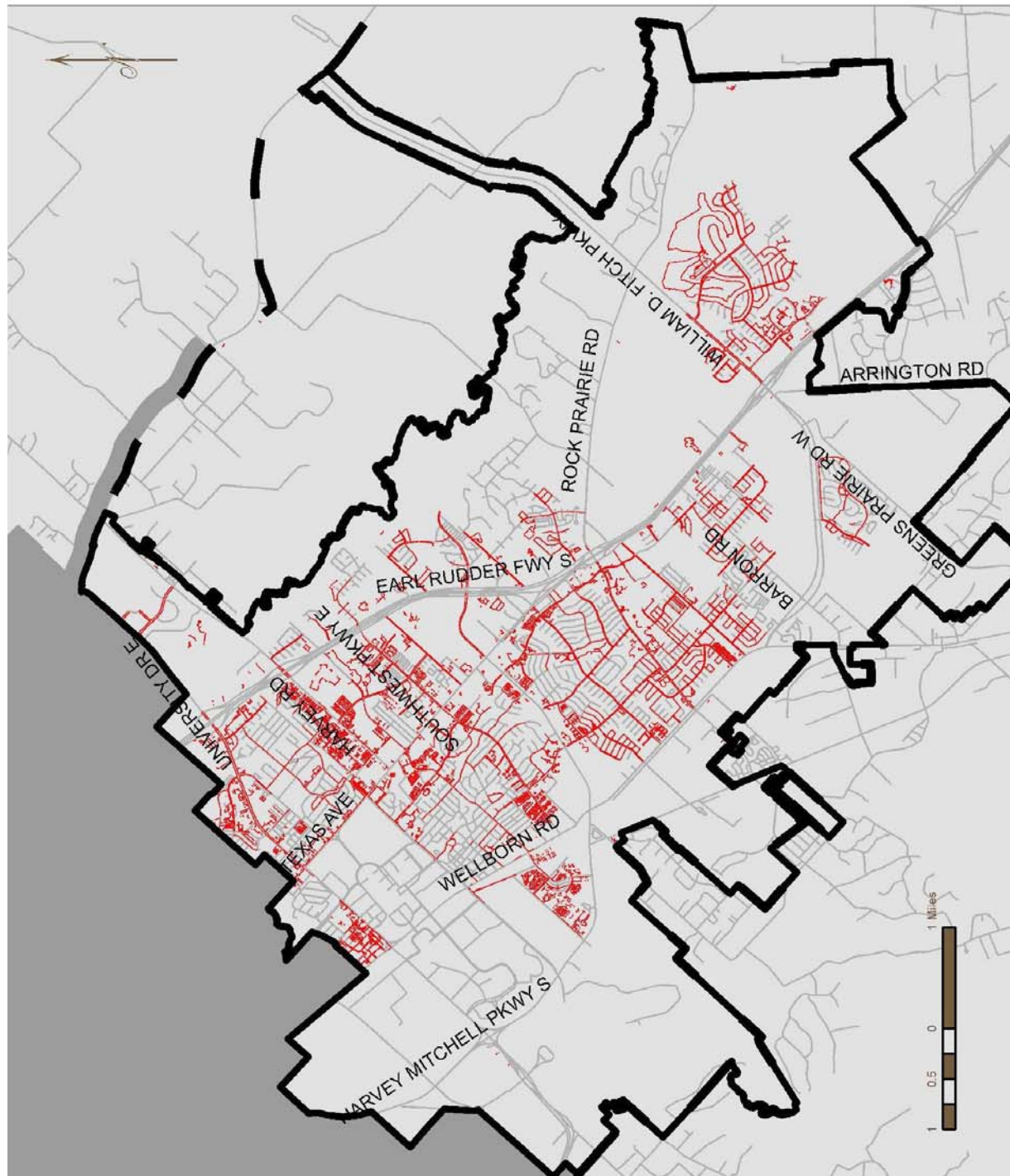


College Station Trail System



- Legend**
- Existing Bike Lane
 - Proposed Bike Lane
 - Existing Bike/Pedestrian Path
 - Proposed Bike/Pedestrian Path
 - Existing Bike Route
 - Proposed Bike Route
 - City Limits
 - ETJ Limits
 - Bay/Limit
 - County Streets

Figure 17
City of College Station
Bikeway &
Pedestrian Master Plan



College Station's existing bicycle infrastructure includes over 98 miles of bike loop connecting parks, schools and residential areas; this includes 26.7 miles of bike lane, 13.7 miles of bike path and 58.4 miles of bike route. In addition, College Station's development ordinances require that new commercial developments provide bike parking facilities.

In 2003, The City of College Station was designated as a Bicycle Friendly Community by the League of American Bicyclists because of its commitment to providing safe accommodation and facilities for bicyclists, and its efforts to encourage bicycle travel for transportation and recreation.

Approximately 67% of residential streets in College Station have sidewalks. As development occurs, sidewalks are required of all streets except for residential cul-de-sacs. Sidewalks are required on one side of local streets and on both sides of streets classified on the City's Thoroughfare Plan.



McKenzie Terminal - Photo courtesy of Easterwood Airport

Air Travel

Easterwood Airport, a non-hub regional airport, is owned and operated by Texas A&M University and is located on the west side of University property, on the northwest side of College Station. Easterwood Airport has an average of 136

aircraft operations per day, 44% transient general aviation, 22% military, 19% local general aviation and less than 1% scheduled commercial flights (based on the twelve month period ending December 2007). There are 46 aircraft based at this airport, 34 single-engine airplanes, 9 multi-engine airplanes, 2 jet airplanes and one helicopter. The airport elevation is 321 feet and there are three runways in operation.

The William A. McKenzie Terminal provides commuter flights to Dallas, Texas and Houston, Texas. Operators include American Airlines, (American Eagle) to Dallas / Fort Worth International Airport and Continental Airlines (Continental Connection, operated by Colgan Air and Continental Express, operated by ExpressJet Airlines) to Houston Intercontinental Airport. Additionally, Easterwood supplies fuel and flight planning for Life Flights and Military Medi-vac flights.

Bus Services

Texas A&M University Transportation Services provides bus services for students, faculty, and staff to transport them between locations in the community and the campus. In 2007, there were 12 routes covering College Station and Bryan. The last available data from Transportation Services is that their off-campus buses carried 18,346 patrons per day in Fall 2003 and 14,916 per day in Spring 2004, including trips both to campus and back home. The 95 buses in the fleet also provide intracampus transportation, paratransit services, and charter services for the University. The Transit program drives approximately 1.4 million service miles per year.

The Brazos Transit District, or The District, provides public transportation for the community at large. Area services include seven fixed routes, demand and response rides, and paratransit. For 2007, The District reported 361,567 fixed route trips resulting in 442,867 revenue miles in the College Station-Bryan area. In the same year, there were 25,934 demand and response trips resulting in 205,521 revenue miles.

Greyhound Lines, Inc. provides a long-distance travel transportation alternative to/from the area through its station in Bryan.

Rail

College Station has one railway within its City limits, on which approximately 24 freight trains pass through College Station each day. The tracks generally run north-south, parallel to Wellborn Road (FM 2154). There is only one grade-separated railroad crossing in College Station. This is challenging for emergency response and is a major generator of congestion for vehicular traffic when train passes through in peak hour (or during Texas A&M University class change times). There are plans for four grade separated crossings including FM 2818/FM 2154/UPRR, FM 2347/FM 2154/UPRR, and two on campus, on either side of Old Main/FM 2154/UPRR.

When Texas began to look at high-speed rail in the early 1990s, it was proposed that lines would run between Houston and San Antonio, San Antonio and Dallas, and Dallas and Houston. College Station was a proposed stop on the line between Dallas and Houston. While the early plans were eventually dismissed as too expensive, interest in high-speed rail continues and community leaders continue to explore its possibilities.

Mobility-related plans/studies

There have been several studies that have resulted in amendments to

the Thoroughfare Plan since its original adoption in 1999. These include:

- The 30/60 Plan Amendment (2001) that updated the Thoroughfare Plan between FM 60, State Highway 30, State Highway 6 and FM 158.
- The Rock Prairie/Greens Prairie Triangle Small Area Plan (2002) that updated the Plan in the triangle formed by Rock Prairie Road, William D. Fitch Parkway (formerly Greens Prairie Road), and State Highway 6.
- The White's Creek Amendment (2002) that removed White's Creek Road (minor collector) south of FM 60 near the airport due to the problematic thoroughfare alignment involving the creek and Texas A&M University property crossing.
- The South College Station Thoroughfare Plan Amendment 1 (2003) that codified the proposals set forth in the 735-acre Crowley Tract Master Plan and realigned Victoria Avenue to align on either side of State Highway 40.
- The Annexation Area 1 Amendment (2003) that updated the Thoroughfare Plan in the area bound by Rock Prairie Road West, FM 2154, Jones-Butler Road, and FM 2818. It provided a north/south collector parallel to FM 2154 to replace Old Wellborn Road, which had operational issues due to the proximity of the railroad tracks.
- The South College Station Thoroughfare Amendment 2 (2003) that updated the Plan in the area bound by State Highway 40, State Highway 6, FM 2154, and Peach Creek. It improved connectivity in areas in southern College Station and ETJ.
- The Bentwood Amendment (2003) that moved the location of a minor arterial intersection with FM 2154 in south College Station that was added with South College Station Thoroughfare Plan Amendment 2. This was necessitated by a property owner that platted property along the proposed thoroughfare corridor.
- The F&B Small Area Plan Amendment (2003) that updated the Plan in the area bound by FM 60, FM 2818, and Turkey Creek Road.
- The East Side Small Area Plan (2004) that updated the Plan in the area bound by State Highway 6, State Highway 30, Rock Prairie Road, and William D. Fitch Parkway. In this case, the Thoroughfare Plan had never been planned to cross Carters Creek. The update provided a larger grid of thoroughfares in the area and extended Copperfield Parkway from State Highway 30 to William D. Fitch

Parkway.

- The St. Andrews Amendment (2004) that updated the Plan along William D. Fitch Parkway, just west of Pebble Creek Parkway. It provided a planned development land use with a realignment of St. Andrews that now terminates at William D. Fitch Parkway rather than Pebble Creek Parkway.
- The Congressional Amendment (2004) that removed Congressional Drive from Thoroughfare Plan in Pebble Creek subdivision and replaced with it with Birkdale Drive to maintain a future access point to Lakeway Drive/State Highway 6.
- The Thousand Oaks Amendment (2004) that codified the proposals in the 1282-acre Animate Habitat/Thousand Oaks Master Plan.
- The Appomattox Amendment (2005) that added Appomattox Drive back to the Thoroughfare Plan (which had been removed approximately 6 years earlier) between Raintree Drive and North Forest Parkway. This was done in conjunction with the Fojtik development.
- The State Highway 6/Rock Prairie/Greens Prairie Triangle Thoroughfare Plan Amendment (2006) that incorporated minor collector connectivity and aligned Barron Road on either side of State Highway 6.
- The East College Station Transportation Study (2007) that amended the Thoroughfare Plan in the area bound by State Highway 6, State Highway 30, Carters Creek, and William D. Fitch Parkway to address future mobility concerns.

Mobility Improvements

In the last five years, there have been several capital improvements related to mobility. These include:

- George Bush Drive East – it improved the minor arterial connection between Texas Avenue and Dominik Drive and extended it to Holleman Drive as a major collector (on Thoroughfare Plan as a minor arterial).
- Dartmouth Drive – it extended Dartmouth from Southwest Parkway to Krenk Tap Rd and then to FM 2818 (Harvey Mitchell Parkway) as minor arterial. This project is expected to improve north-south mobility and relieve congestion on Texas Avenue.
- Jones-Butler Road – this corridor is planned to connect from FM

2818 to George Bush Drive and provide improved access to Texas A&M University. The extension from Holleman Drive West to FM 2818 (Harvey Mitchell Parkway) was recently completed. The planned extension from Luther Drive West to George Bush Drive is delayed while negotiations are underway with Texas A&M University.

- Copperfield Parkway – this corridor will be a major north-south corridor in the east side of College Station. The first phase extended the corridor from the City of Bryan (north of FM 60) to State Highway 30. Future extension is planned south to William D. Fitch Parkway.
- Longmire Drive – this corridor was extended from Birmingham Drive south to Barron Road to provide a parallel route to the State Highway 6 frontage road. This extension was critical with the conversion of the frontage road from two-way to one-way.
- Victoria Drive – this corridor has been extended south from Rock Prairie Road by private development.
- William D. Fitch Parkway – Brazos County extended this corridor from Rock Prairie Road east to State Highway 30, providing a new connection into College Station from the south. The City followed this with the widening the roadway between State Highway 6 and Pebble Creek Parkway.
- Greens Prairie Road connection to State Highway 40 – with the construction of State Highway 40 over the Greens Prairie Road right-of-way, the City rebuilt the connection between State Highway 40 and Greens Prairie Road.
- Several small connections that provide significant connectivity improvements:
 - Cornell Drive between Manuel and Brentwood,
 - Manuel Drive extension to Dartmouth Drive, and
 - Central Park Lane connection between Krenek Tap Rd and Southwest Parkway.
- TxDOT projects:
 - State Highway 40 construction between State Highway 6 and FM 2154,
 - FM 60 widening between Tarrow Street and State Highway 6,

- Texas Avenue widening between George Bush Drive and FM 2818,
- State Highway 6 freeway extension to Navasota, and
- State Highway 6 ramp improvements between FM 2818 and State Highway 40.

Future Coordination Efforts

The City has been coordinating with several area entities to improve the transportation into and around the region, including:

- Brazos County – the City is working with the county on the implementation of a Thoroughfare Plan to preserve rights-of-way outside the ETJ through new legislation that allows the County to plan thoroughfares.
- Bryan - College Station Metropolitan Planning Organization (BCSMPO) – the MPO recently hired a transportation modeler to support the transportation planning efforts of member organizations (College Station, Bryan, Brazos County, Texas A&M University, and TxDOT).
- TxDOT – the City is working with TxDOT to develop standards for accommodating bicyclists on State facilities.
- Brazos County, City of Bryan, and TxDOT – the City is working to establish a Regional Mobility Authority that could implement and operate toll projects in Brazos County.