



*The
Next 10*

Evaluating Our
Comprehensive Plan

APPENDIX F

Community Choices Engagement Summary

September 1, 2020

This document presents a summary and analysis of the second round of public engagement for The Next 10 process. It represents input from approximately 200 people through the online Community Choices workshop.

What does this report contain?

The input in this report provides insight into:

- Public input on potential changes to the City’s Future Land Use Map including updates to the categories and example locations where the change could apply.
- Public input on conceptual development scenarios for six locations in College Station.

This document is organized into the following sections:

A. Overview and Purpose (what we did)	3
B. What we learned	4
I. Evaluating the Future Land Use Map	4
▪ Level of support	
▪ General comments from the public	
II. Evaluating Scenarios	13
▪ Scenario preference	
▪ Reactions to the scenarios	
▪ General comments from the public	
C. Who we heard from	25
Public Comments	27

A. Overview and Purpose (what we did)

Between July 13 and August 3, 2020, The Next 10 team hosted the Community Choices online input activities to gain insight on specific elements of the Comprehensive Plan evaluation. The purpose was to measure support or concern for potential recommendations, gather reactions on conceptual scenarios, and identify opportunities to enhance the Comprehensive Plan. Due to COVID-19, the workshop was conducted entirely online to protect the health and safety of the community. The workshop sought feedback from the general public and was widely promoted. Approximately 200* people participated, generating over 1,900 data points (ratings and open-ended comments).

The Community Choices online workshop was composed of two major parts. Part 1 involved evaluating potential changes to the City's Future Land Use Map driven primarily by proposed updates to the categories on the map. These changes were organized into four themes which included two maps showing example locations where the change could apply. Part II focused on evaluating three scenarios for six unique locations in College Station conducted as part of the Comprehensive Plan evaluation. These conceptual scenarios illustrated and measured the differences between existing conditions, a future supported by the current Plan, and an alternative future that may be possible with changes to City policies. Additionally, participants were asked to respond to a set of questions about their demographics and background.

Participants had the choice to complete all three activities in its entirety or select specific activities and associated questions of their choice. Although roughly 200* people participated, not all of those individuals may have completed the entire three activities.

This report summarizes the results of the workshop. It is qualitative research. It is not intended to be representative of overall community opinions. It reflects personal opinions and perceptions of participants.

* Conservative participant counts have been used. These are estimates due to:

- Participants were not required to register or provide identifying information
- Each workshop activity could be submitted independently and most participants did not complete all activities
- Tracking cookies show some participants completed the activities in multiple sessions on different devices

WORKSHOP OUTREACH

To promote the online workshop, City Staff coordinated a wide range of communication methods. This publicity strived to reach a broad audience, notifying them of the opportunity to participate and provide input.

Communication methods included:

- Social media posts
 - Facebook
 - Twitter
 - LinkedIn
- Creation of a Facebook event
- Posts to the City's website
- Update to the City's Calendar
- Inclusion in the City Council's Weekly Update
- Newsletter updates
 - Parks & Recreation
 - Neighborhood
 - Planning & Development Services
- Interview on radio station WTAW
- Digital and print ads in the local newspaper, Eagle
- Personal emails to previous participants, The Next 10 mailing list, and CPEC members

B. What we learned

This section summarizes feedback received for each of the workshop activities. They reflect participant sentiments and perceptions but may not represent consensus. The results are organized by activity and corresponding theme. The number of responses varies as not all participants completed every activity or prompt.

I. Evaluating the Future Land Use Map

Part I: Evaluating the Future Land Use Map included four themes for potential changes to the future land use categories with two corresponding example locations of where the change could apply.

Note, while the potential changes shown were intended to represent examples that could apply to multiple locations in the city, comments indicate that most respondents focused on the specific change in the location shown.

Theme 1: Introduce a new Neighborhood Center category

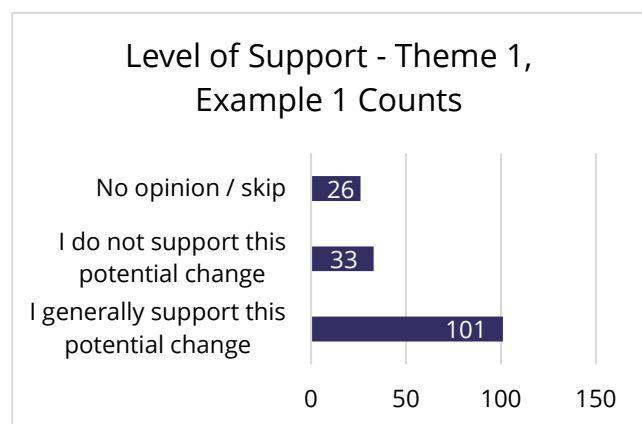
Example 1



Many participants felt it was difficult to understand the difference between the existing character and what the Neighborhood Center category would encourage.

Those who support the potential change...

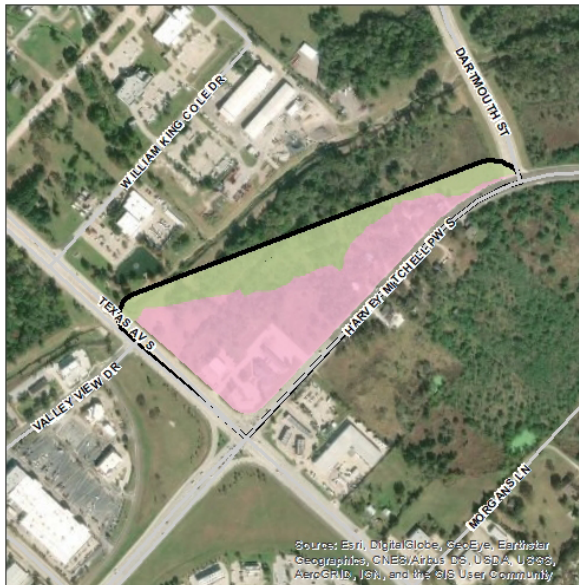
- Like the idea of having a walkable Neighborhood Center which is sensitive to the scale of the adjacent neighborhoods
- Note that Urban (Mixed Use) would result in higher density developments which could bring additional concerns to the neighborhood
- Encourage flexible areas that can allow for a variety of land uses from residential to commercial



Those who opposed the potential change...

- State that the existing development character in this location was appropriate and should not be changed
- Feel the new category permits too broad a range of land uses for this area
- Are concerned with the potential loss of natural areas to new development

Example 2



Existing Future Land Use



Existing Future Land Uses
 Suburban Commercial
 Natural Areas - Reserve



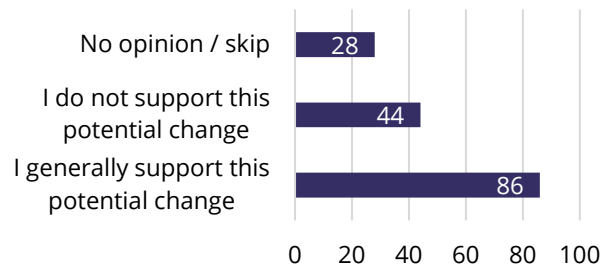
Potential Future Land Use

Potential Future Land Uses
 Neighborhood Center
 Natural Areas

Those who support the potential change...

- Are in favor of providing walkable activity centers with a mix of residential and commercial uses
- Emphasize the importance of connecting activity centers to existing parks and green spaces to provide more robust destinations
- View mixed-use development as an improvement from the Suburban Commercial designation which limits development types

Level of Support - Theme 1, Example 2 Counts



Those opposed to this potential change...

- Feel that a commercial oriented area in this location is more appropriate given the surrounding context and access
- Note that the intersection is not supportive of the Neighborhood Center as defined, being a challenging area for pedestrians
- Are concerned about the type of development intended for the Neighborhood Center, allowing large multi-family buildings or suburban commercial designs

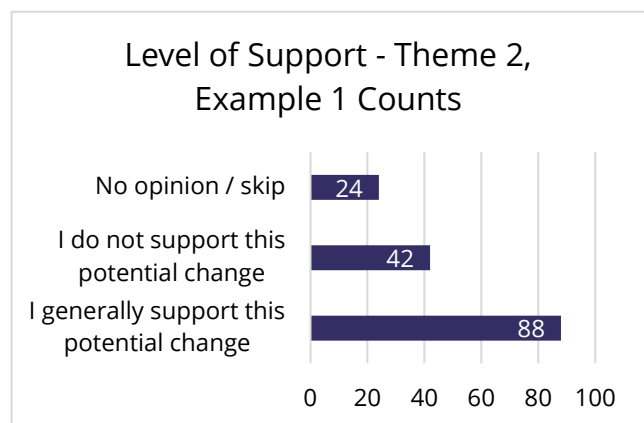
Theme 2: Introduce a new Mixed Residential category

Example 1



Those who support the potential change...

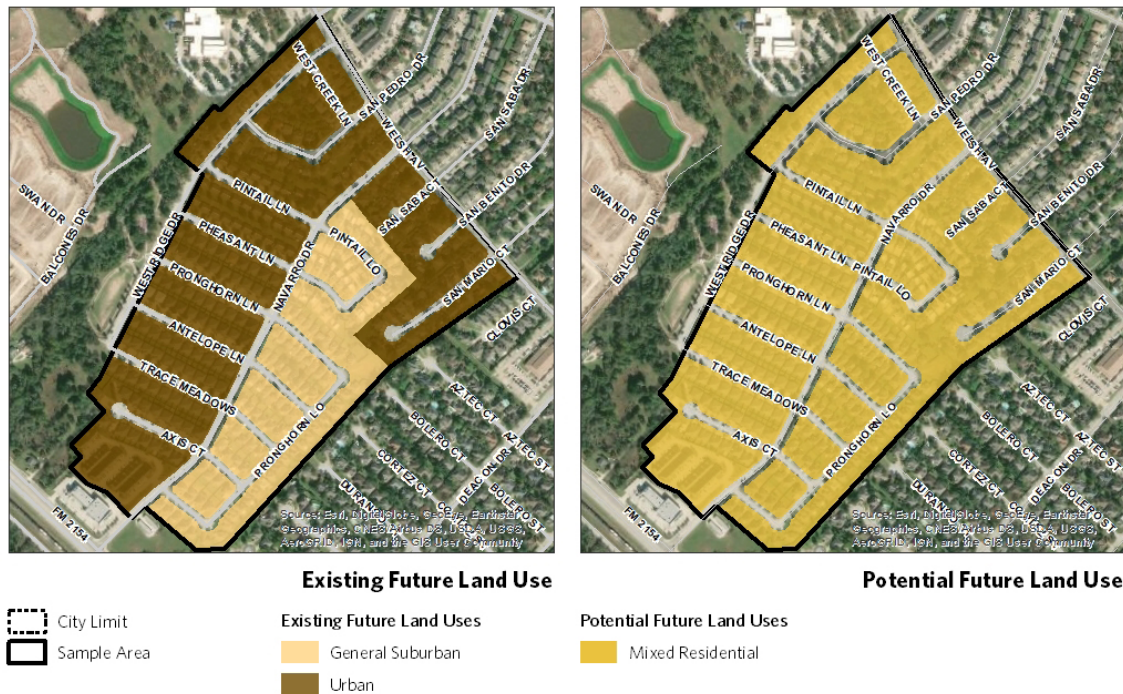
- Share their hope in revitalizing the area by providing a variety of housing types
- Feel the Mixed Residential land use designation matches the existing character
- Support new housing options across the City allowing both for-rent and for-sale options



Those opposed to this potential change...

- Express concerns around the number of existing multi-family units and quality of housing units that the Mixed Residential category would encourage
- Feel the Mixed Residential category is more appropriate in new development areas rather than established neighborhoods
- Are concerned with the potential for integrating student housing in these neighborhoods and the impact on the current residents
- Want to ensure that commercial or urban areas are not changed to the Mixed Residential category to allow for multi-family units

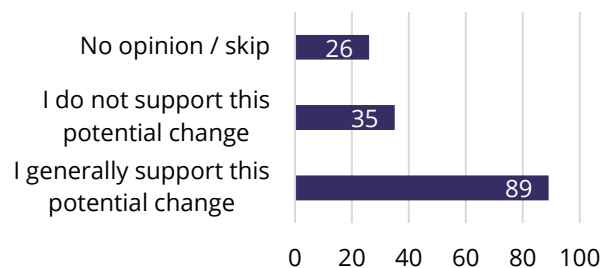
Example 2



Those who support the potential change...

- See benefit in providing opportunities for mixed residential housing types
- Feel it would promote aging in place, provide housing for all income levels, and help revitalize the area through new development opportunities
- Prioritize retaining neighborhood character with new development by ensuring new development maintains high-quality design that accents the community

Level of Support - Theme 2, Example 2 Counts

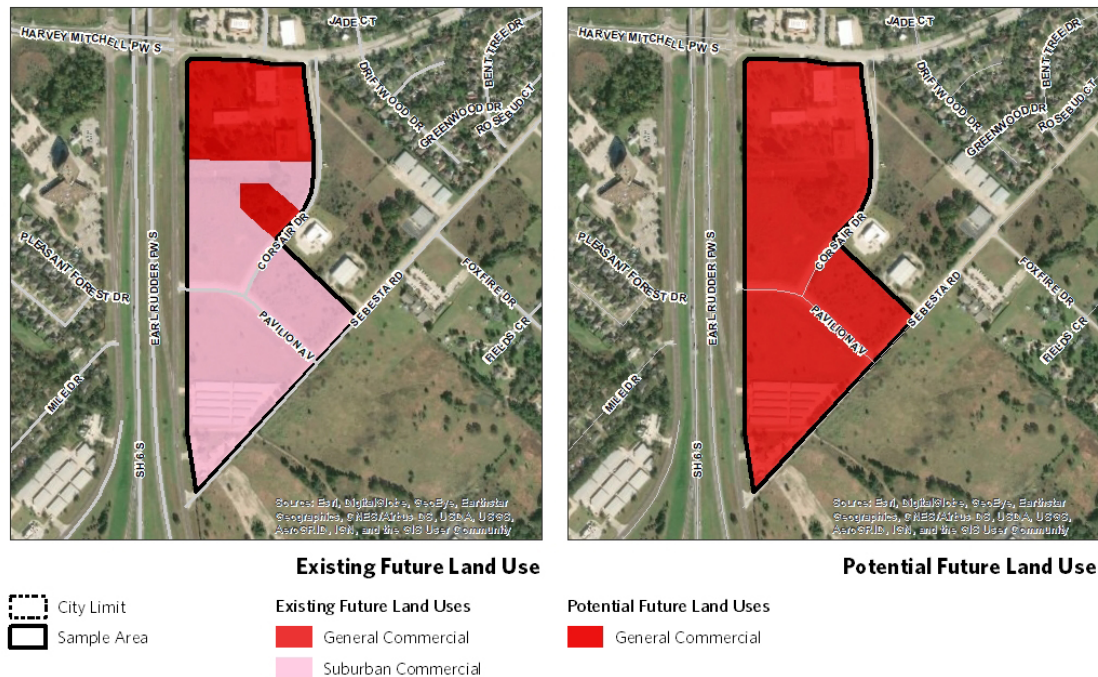


Those opposed to this potential change...

- Are concerned with mixed housing options encouraging student housing in additional areas of the City
- Feel that increasing density would result in further congestion leading to traffic concerns and impacts on the school district
- Promote new single-family housing in the Mixed Residential category as it is more appropriate than multi-family units
- Emphasize that the Mixed Residential category would encourage any type of residential regardless of surrounding context

Theme 3: Re-evaluate Suburban Commercial and General Commercial locations

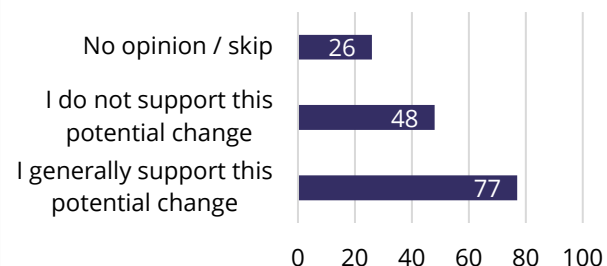
Example 1



Those who support the potential change...

- Comment that the commercial character in place today is appropriate with access to major thoroughfares
- Encourage additional commercial in this area to support business growth provided that improvements are made to support increased traffic
- Support an appropriate transition / buffer to the adjacent neighborhoods as development approaches the single-family homes

Level of Support - Theme 3, Example 1 Counts

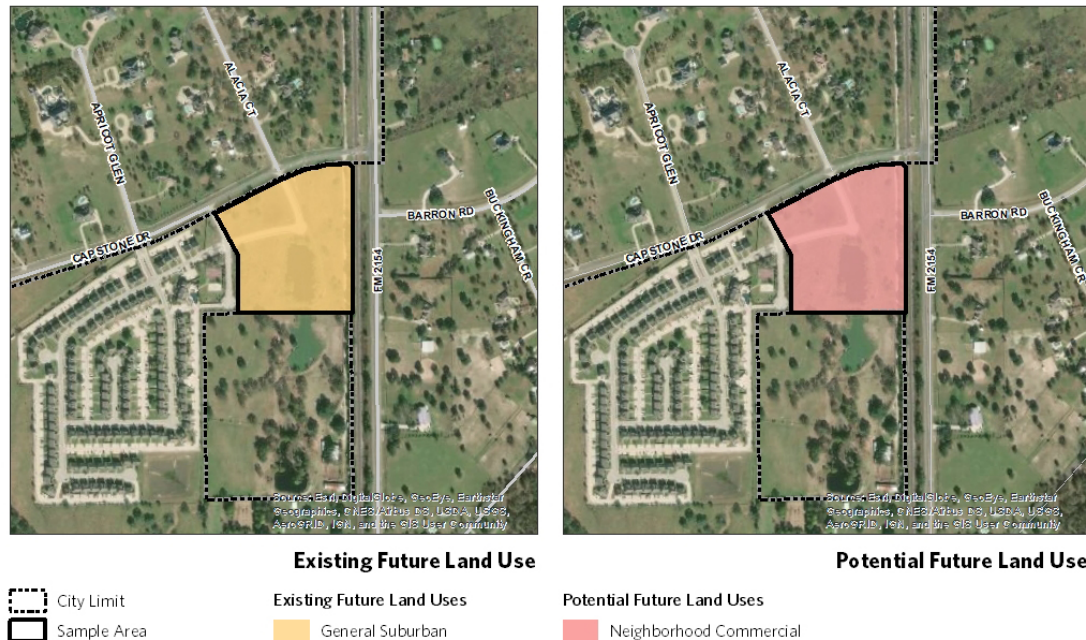


Those opposed to this potential change...

- Are concerned with increased traffic congestion at this location and excess commercial areas around the City
- Encourage implementing a Neighborhood Center in this area given the proximity to surrounding neighborhoods
- Promote a mixture of land uses such as office or residential alongside the commercial

- Endorse creating buffers between residential neighborhoods and commercial areas to protect residents

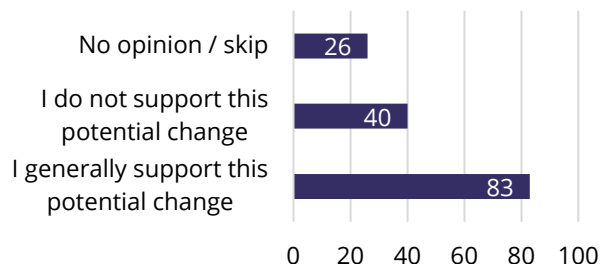
Example 2



Those who support the potential change...

- Feel the Neighborhood Commercial is appropriate given the new development within Wellborn
- Identify a need for commercial areas to provide services to the adjacent neighborhoods
- Encourage access from the collector streets to minimize traffic concerns on the major thoroughfare
- Promote convenience commercial services for the nearby residents with opportunity to provide mixed housing options

Level of Support - Theme 3, Example 2 Counts



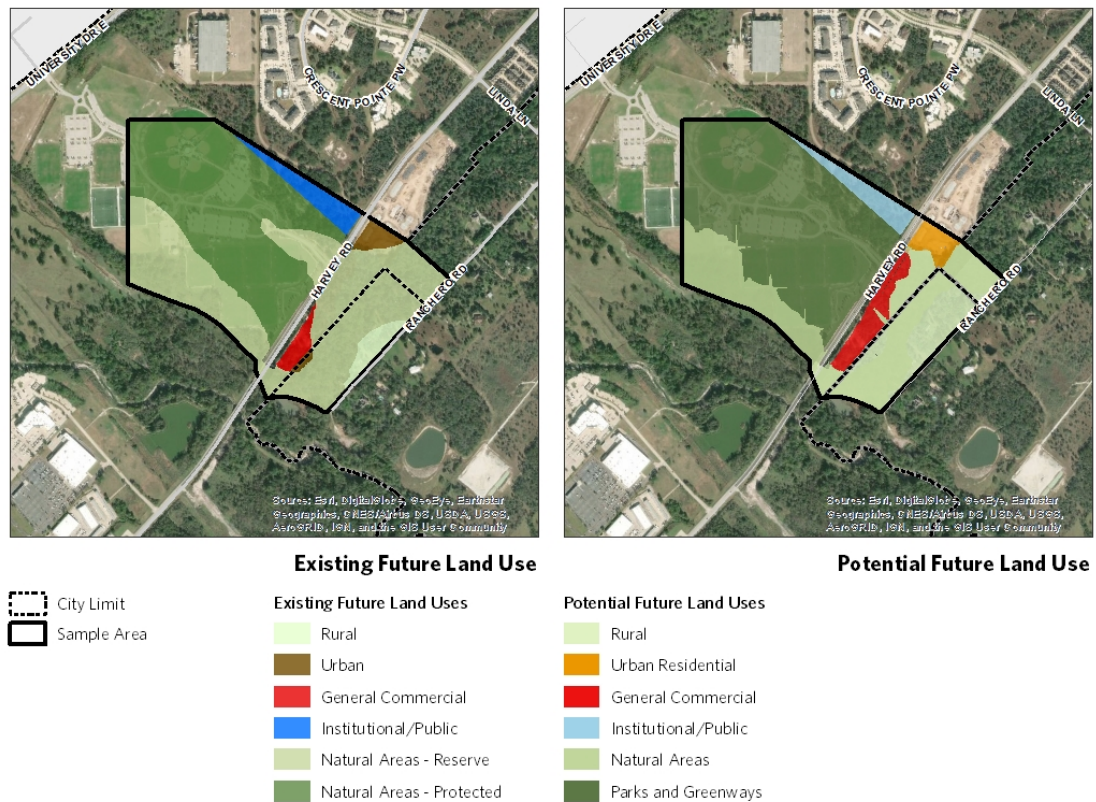
Those opposed to this potential change...

- Identify the surrounding existing commercial areas as sufficient for the residential growth
- Feel that this area is inappropriate for commercial use adding to traffic concerns and removing potential open space from the community

- Believe a minimum buffer zone should be established between residential neighborhoods and non-residential areas
- Are concerned with drainage issues from new development being directed into residential neighborhoods

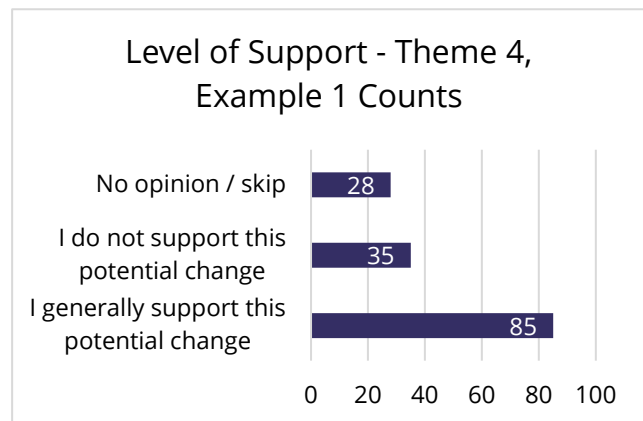
Theme 4: Update the Natural Areas boundary

Example 1



Those who support the potential change...

- Support preserving natural areas while allowing opportunities for park improvements and recreational activities
- Want to ensure that natural areas are protected from development using available data to support greenways and parks such as FEMA regulations
- Promote greenway development and improved pedestrian access across the city



Those opposed to this potential change...

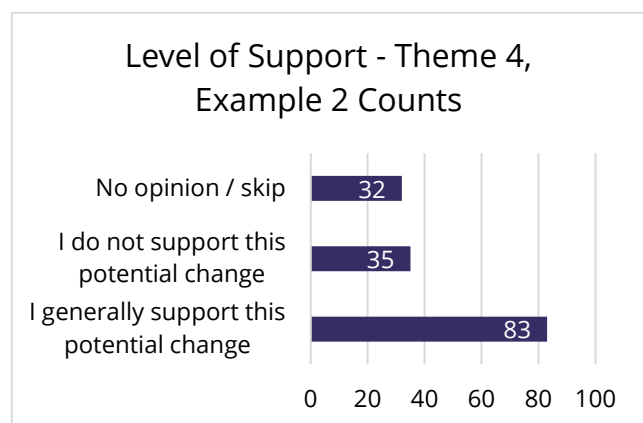
- Are concerned with the potential loss of natural areas and open space
- Feel that changing the boundary results in the potential for additional development which would remove natural features from the community
- Are concerned with drainage issues and the potential for flooding as a result of new development altering the natural area

Example 2



Those who support the potential change...

- Feel that the natural areas should relate to floodplain zones or specific natural features for protection and preservation
- Discourage the removal of natural areas for new development but support redevelopment in certain areas provided there are protective measures in place
- Believe that this change reflects the existing conditions of the area



Those opposed to this potential change...

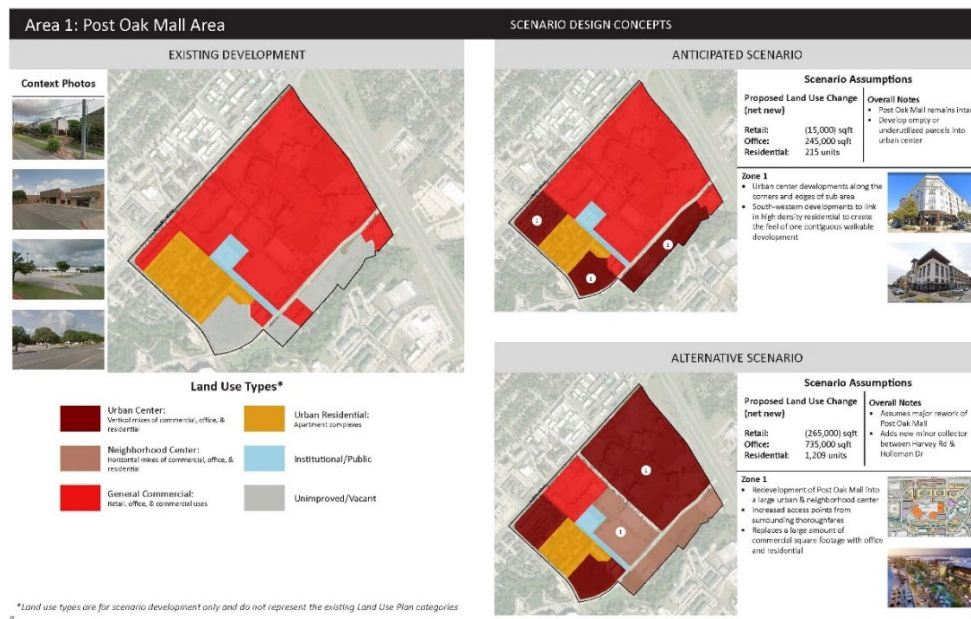
- Are concerned with losing natural areas and green space to new development
- Encourage additional open spaces across the City to provide unique amenities and recreational opportunities such as bike trails
- Endorse retaining protective measures for natural areas focusing development to other areas of the City

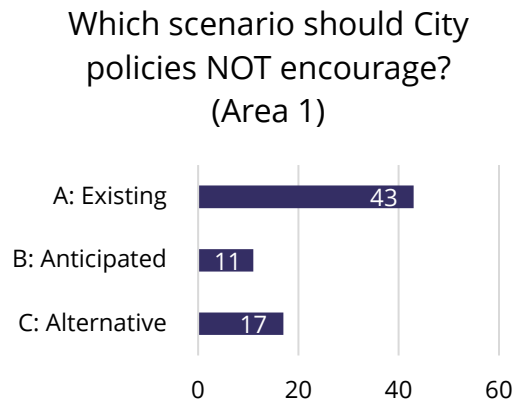
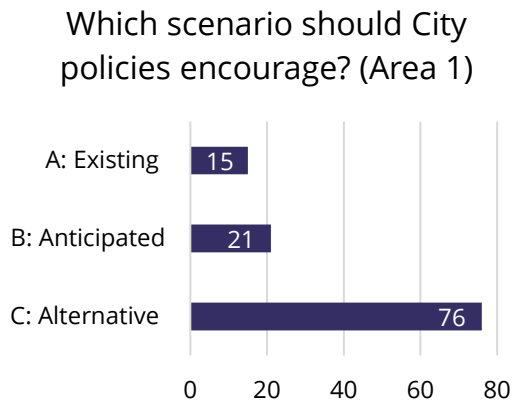
II. Evaluating Scenarios

Below is a summary of the responses received for Part II: Evaluating Scenarios. This activity illustrated and measured three conceptual development scenarios for six locations in College Station. Participants were asked to respond to preferable scenario, scenarios to avoid, and reactions to future development in each specific location.

For each area, participants were asked to select one of the three scenarios they thought was most preferable. Also, participants could select any of the scenarios that they felt the City should not support. **In the charts that follow, while everyone indicated their preference, only 60% of the people responded to the second question, indicating which scenario they did not like.**

Area 1: Post Oak Mall Area





Comments summary for Area 1: Post Oak Mall Area

Participants that prefer scenario A

- Are concerned about traffic from additional development
- Believe urban mixed use is not feasible and is unlikely to be successful
- Do not like the other scenarios

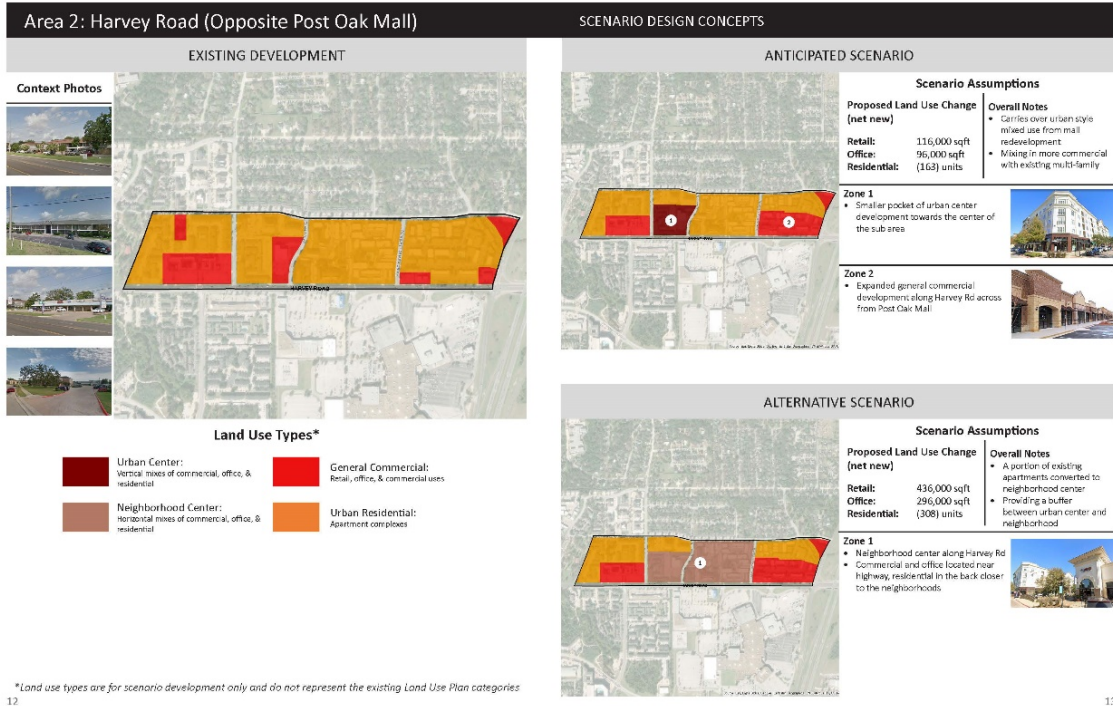
Participants that prefer scenario B

- Recognize that the existing condition is not viable but believe scenario C does not offer enough retail
- Believe a major retail center is important

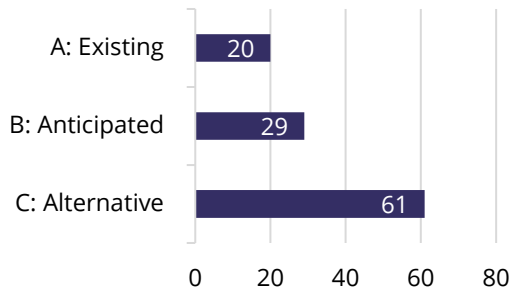
Participants that prefer scenario C

- Support significant redevelopment in the mall area with vertical and horizontal mixing of uses
- Believe that this type of change could benefit residents and the city economy

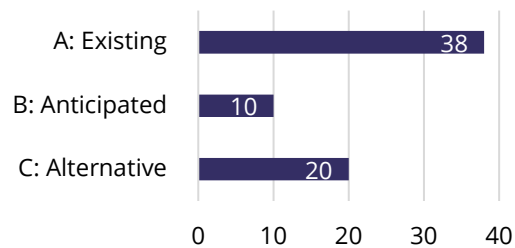
Area 2: Harvey Road (Opposite Post Oak Mall Area)



Which scenario should City policies encourage? (Area 2)



Which scenario should City policies NOT encourage? (Area 2)



Comments summary for Area 2: Harvey Road (Opposite Post Oak Mall Area)

Participants that prefer scenario A

- Are concerned about loss of existing affordable housing options
- Are concerned that commercial development may take away demand from other, more important development areas

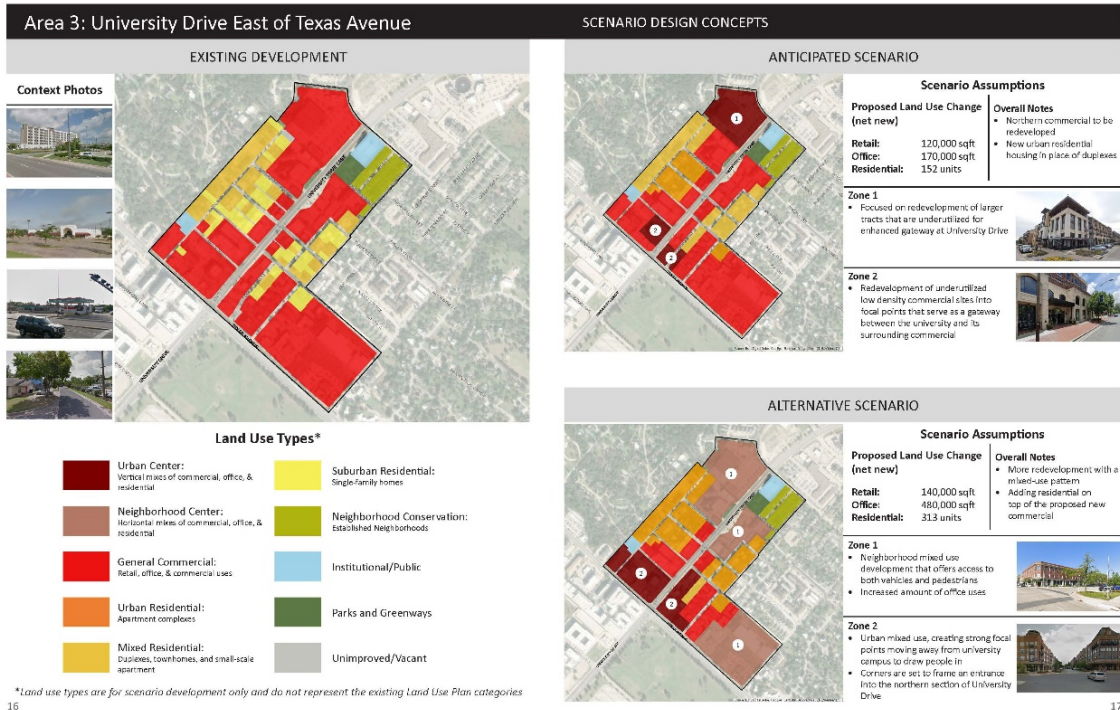
Participants that prefer scenario B

- Acknowledge that the area needs some redevelopment
- May support the limited “urban” area as a compliment to the area’s residential and nearby retail
- Feel scenario C would not be viable across from the mall (too much retail)
- See little benefit with the increase in cost and traffic in scenario C

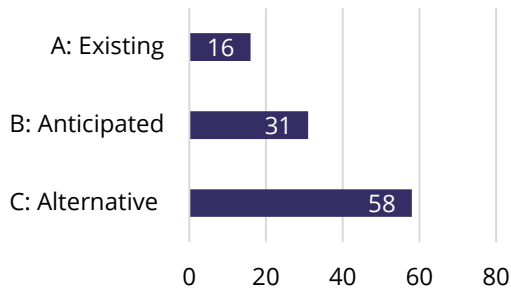
Participants that prefer scenario C

- Support neighborhood center redevelopment and mixed use
- Feel it is potentially more compatible with existing areas
- Have varying opinions on urban centers vs neighborhood centers
- Like that it would provide more revenue and jobs
- May support scenario C for the Mall site (Area 1)

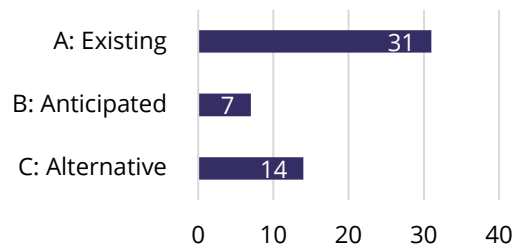
Area 3: University Drive East of Texas Avenue



Which scenario should City policies encourage? (Area 3)



Which scenario should City policies NOT encourage? (Area 3)



Comments summary for Area 3: University Drive East of Texas Avenue

Participants that prefer scenario A

- Do not feel the area needs to change. It provides affordable single-family housing and viable businesses.
- Express concerns about high density development

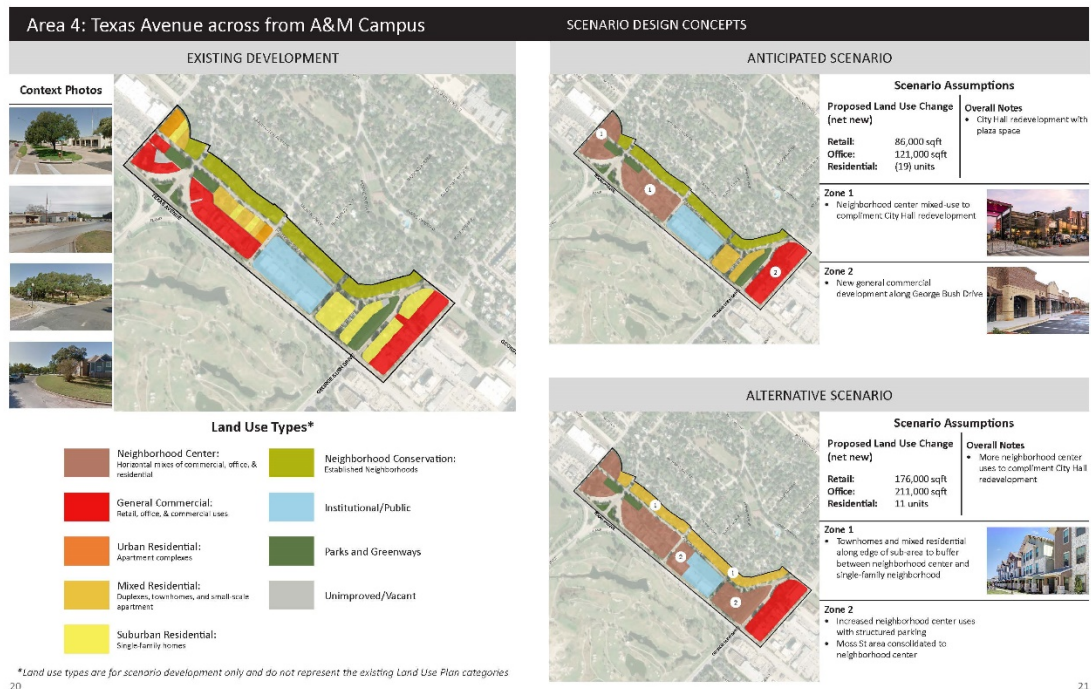
Participants that prefer scenario B

- Support the zones 1 and 2 urban centers
- Support mixed use redevelopment opportunities while supporting existing viable general commercial areas
- May also be comfortable with scenario C or a hybrid
- May be concerned that scenario C is not realistic for the market

Participants that prefer scenario C

- Support denser and more walkable development
- Believe scenario C provides the most opportunity for redevelopment
- Believe this is the most appropriate place in the City for mixed use redevelopment
- May be opposed to this type of development in other parts of the city

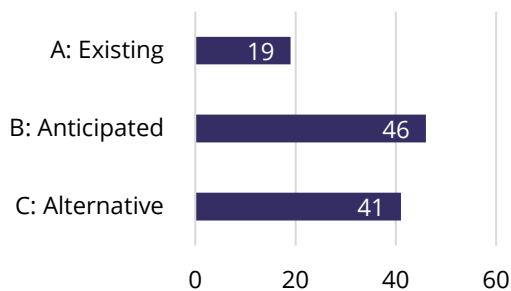
Area 4: Texas Avenue across from A&M Campus



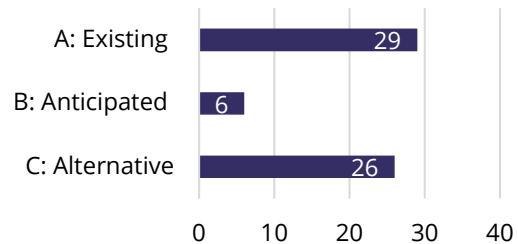
20

21

Which scenario should City policies encourage? (Area 4)



Which scenario should City policies NOT encourage? (Area 4)



Comments summary for Area 4: Texas Avenue across from A&M Campus

Participants that prefer scenario A

- Are concerned about changes to the character of the corridor that negatively impact adjacent neighborhoods
- Desire existing single-family areas to remain
- Feel the existing commercial development is successful

Participants that prefer scenario B

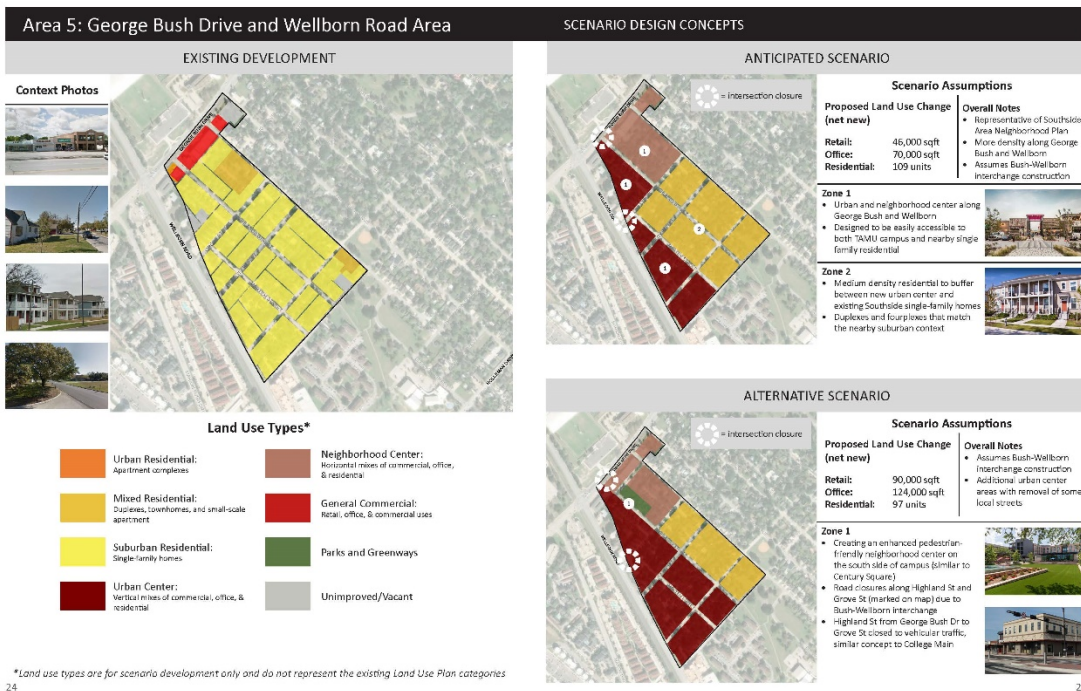
- Feel it is more realistic than the Alternative Scenario C
- Do not like that Alternative C removed the parks and open space area

- Do not like that Alternative C removed the neighborhood conservation area
- Feel that Scenario C diminishes the significance of the new city hall site

Participants that prefer scenario C

- Like the neighborhood center mixed use concept around the city hall site
- Observe that much of the existing residential within the area has already changed and the proposed “mixed residential” category is a good reflection of reality
- Support redevelopment with appropriate transitions to the adjacent neighborhoods

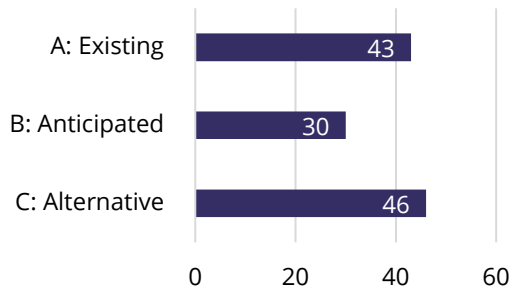
Area 5: George Bush Drive and Wellborn Road Area



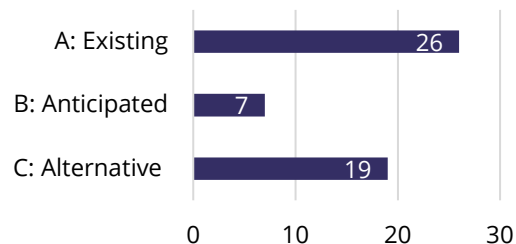
24

25

Which scenario should City policies encourage? (Area 5)



Which scenario should City policies NOT encourage? (Area 5)



Comments summary for Area 5: George Bush Drive and Wellborn Road Area

Participants that prefer scenario A

- Suggest leaving this area as-is until the timing of the Wellborn-George Bush intersection is known
- Are opposed to the Alternative Scenario C
- Are opposed to any changes to the existing character of the area, including those that may be supported by the Southside Neighborhood Plan (Scenario B)
- Are opposed to any commercial or increasing residential density away from the Wellborn and George Bush corridors

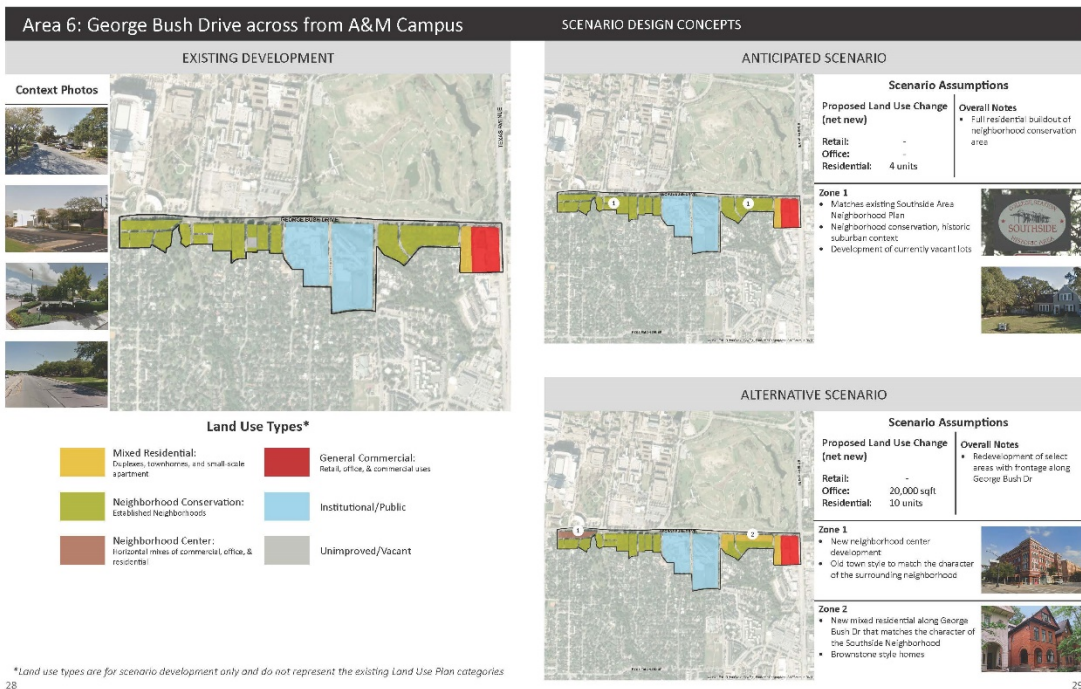
Participants that prefer scenario B

- Are opposed to the Alternative Scenario C
- Acknowledge that additional planning in the area is needed but are concerned about deviations from the Southside Area plan which required a lot of community buy-in.
- Express concerns about the viability of the neighborhood center shown in this scenario

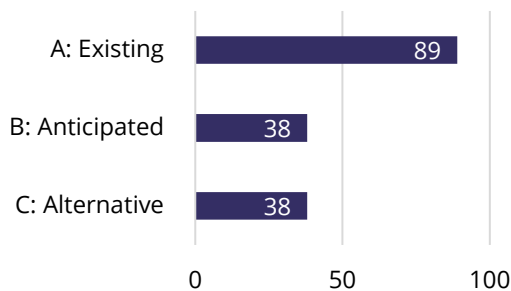
Participants that prefer scenario C

- Support mixed-use walkable areas and greater density and housing options close to campus
- Observe that the larger scale of mixed-use center in this scenario would make it more viable
- Acknowledge that additional planning in this area could offer improvements and still protect nearby neighborhoods
- See either Scenario C or B as better than A (existing)
- Suggest hybrids between scenarios B and C

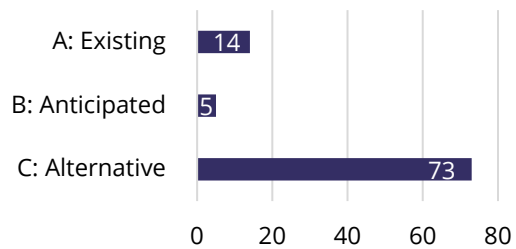
Area 6: George Bush Drive across from A&M Campus



Which scenario should City policies encourage? (Area 6)



Which scenario should City policies NOT encourage? (Area 6)



Comments summary for Area 6: George Bush Drive across from A&M Campus

Participants that prefer scenario A

- Do not think changes are needed to the area as it exists today
- Did not like the anticipated or alternative (the alternative is not very different)
- Are concerned about losing the existing historic character and adding traffic
- Are opposed to commercial growth or residential redevelopment along the corridor
- Note that the analysis shows very little benefit to change from existing conditions
- Express concern about the motivation for analyzing scenarios for this area

Participants that prefer scenario B

- Think this scenario is most compatible with protecting the existing neighborhood character
- Selected B because the analysis showed the most single-family housing units
- Are opposed to changes to the use and character shown on Alternative Scenario C
- Observe that there is no financial benefit to the City in Scenario C

Participants that prefer scenario C

- Feel this scenario allows for limited redevelopment that could improve the corridor
- Observe that traffic on George Bush is not supportive of single family residential that exists today, so this is a reasonable and market-supported scenario
- Say the character of redevelopment is important to maintain the integrity of the neighborhood (neighborhood integrity is still important)
- Like the idea of a small “neighborhood center” or “brownstones” across from the University

C. Who we heard from

Participation

170 participants completed the exit questionnaire (part III). The following summarizes the demographic characteristics and experience of those who participated based on those responses.

Demographics

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

Age

- **Participants mostly middle-age and older.** Participants over age 45 made up 68% of respondents, compared with 19% of residents according to American Community Survey (ACS).
- **Younger demographic under-represented.** Only 3% of participants were between the ages of 18-24, a group that makes up 41% of College Station's population.

Race

- **Racial composition roughly aligned with that of the entire community.** Approximately 90% of respondents identified as White/Caucasian, compared to 78% in the ACS.
- **However, minority groups were underrepresented.** Less than 1% of respondents identified as Black/African American, compared to the 8% of College Station's population. Approximately 3% of respondents identify as Hispanic or Latino, falling short of the 15% approximation set by the ACS.

Income

- **Participants represented higher levels of income.** Approximately 61% of respondents identified their household income at a level above \$100,000 per year, compared to 20% reported by the ACS. Groups identifying with household earnings below \$50,000 comprised just 12% of respondents, in comparison to 58% of College Station's households as according to the ACS.

Educational Attainment

- **Participants have high levels of education.** Respondents had higher overall levels of educational attainment including 39% with Bachelor's Degrees and 51% with either a Ph.D. or Master's degree. This compares to 29% and 27%, respectively, from the ACS. Less than 1% of respondents had a high school diploma or less, while 19% fall under this category in College Station.

Residency

- **Most participants are homeowners.** 78% of respondents indicated that they owned their homes rather than rented (11%). An additional 11% of respondents live outside the city limits.
- **There was a nearly even split of those who work within College Station.** 58% of respondents work within the City, with the remaining 42% working elsewhere.
- **A mix of resident tenure but mostly long-time residents.** Approximately 67% of respondents have lived in the City for 10 years or longer.

Motivation and Participation

The exit questionnaires polled participants on The Next 10 process and their participation in previous workshops or activities.

How did you hear about this public meeting? Common responses

- | | |
|---------------------------------------|-----|
| • Word of mouth / personal invitation | 33% |
| • Email from City | 15% |
| • Online news | 13% |
| • Social Media | 13% |
| • Community event / presentation | 12% |

	YES	NO
<i>Did you participate in any of the in-person workshops or online activities for The Next 10 process between July-October 2019?</i>	43%	57%

Public Comments

The following are all comments collected. They are organized as follows:

1. Evaluating the Future Land Use Map

a. Theme

- Participants who support the potential change
- Participants who do not support

2. Evaluating Scenarios

a. Area

- Participants who prefer scenario A
- Participants who prefer scenario B
- Participants who prefer scenario C

3. Other input

- a. Comments on the themes
- b. Exit questionnaire responses

Evaluating the Future Land Use Map

Theme 1: Introduce a new Neighborhood Center, Example 1	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	n/a
I generally support this potential change	We need to maintain traditional neighborhoods in the heart of the city
I generally support this potential change	On one hand this looks like simply a change in names, but the differentiation of neighborhood center from urban center is significant. It adjusts the scale of the old mixed use designation so that inappropriate developments can be discouraged in neighborhood areas.
I generally support this potential change	I value reduced traffic by bringing commercial closer to residential
I generally support this potential change	In all changes OR new development in the coming years, serious plans must be implemented to mitigate water shortages, resulting from severe droughts that are predicted to occur within "The Next 10". Guidelines for developers, investors and landscapers must be enforced to ensure that all new technology is implemented for water conservation and recycling.
I generally support this potential change	I support any building changes that give the city more walkability
I generally support this potential change	Friendlier approach than just more apartments
I generally support this potential change	Mixed use area should be walkable and bike-able. Should include bike lanes.

I generally support this potential change	I like the idea of walkable neighborhood centers.
I generally support this potential change	Due to proximity to Wolf Pen Creek Park, this is an excellent candidate for Neighborhood Center, emphasizing walkability. Neighborhood Center is preferred for this region over Urban Center because of the general character, and transforming this area into Urban Center could quickly overshadow Wolf Pen Creek Park.
I generally support this potential change	Like that is walkable and has business mixed in with residential.
I generally support this potential change	I don't see this area generating the demand to require vertical density.
I generally support this potential change	It would add more housing
I generally support this potential change	Should not have commercial mixed with residential
I generally support this potential change	Why can't this be left blank? I don't have any comments
I generally support this potential change	This change makes sense based on the existing neighborhoods in the area.
I generally support this potential change	I 100% endorse the further development of pedestrian friendly areas with mixed residential and commercial activity. I am somewhat concerned about the removal of the "reserve" status in the example. I'm not sure what the difference is but I hope that these changes will have minimal effect on local wildlife.
I generally support this potential change	Might like some more natural areas
I generally support this potential change	I believe that is what is there currently.
I generally support this potential change	That area could be nice, but it does not seem well used. Maybe calling it a neighborhood center will help.
I generally support this potential change	Support more walkable pedestrian scale developments that encourage us to know our neighbors, live denser, and provide a variety of affordable housing stock.
I generally support this potential change	I support this change since that area is mostly residential.
I generally support this potential change	(Structured) neighborhood center would be preferable and potentially more sustainable than proliferation of existing.
I generally support this potential change	Focusing on walkable neighborhoods is a great idea!
I generally support this potential change	I concur with this potential change.
I generally support this potential change	It looks like an effective use of space
I generally support this potential change	As long as natural areas are preserved (or increased), I support this potential change.
I generally support this potential change	This area could use some revitalization
I generally support this potential change	More sidewalks needed.
I generally support this potential change	I like the walkable pattern that is possible in this theme. It seems like a good mix of the city but pocket sized.
I generally support this potential change	I particularly like the idea of a 'walkable activity centers' that's accessible by bike (with bike racks) and accessible by public transit. Also I like the limited parking behind or to the side of buildings, so that the main walkable area is attractive. Multi-level, small shops sounds appealing.
I generally support this potential change	Having multi-level buildings of either housing or shops/eateries sounds delightful around this area.
I generally support this potential change	It was unclear to me what the differences were except that the Neighborhood Center seemed to be buildings with less height. I could not find anything in the category definitions

	called "Urban Mixed Use". However, based on what I could surmise, this change seems reasonable. I doubt if there will be a big demand for high-rise buildings in this area.
I generally support this potential change	We need more options for affordable middle class housing. We have very limited options for under 300k.
I generally support this potential change	I think specific plans and definitions should be provided for generalized terms.
I generally support this potential change	I support the concept of a neighborhood center
I generally support this potential change	Neighborhood centers are more attractive and consistent in use and physical presentation and would improve the utility and value of the older, surrounding area.
I generally support this potential change	This would be a good transition area between the commercial development along Harvey and the residential development to the southeast.
I generally support this potential change	Urban Mixed would be better served with more traffic access, like closer to Hwy. 6 or University Drive.
I generally support this potential change	Urban centers or neighborhood centers will be an upgrade when compared to more rows of single family homes or duplexes. The city should be aggressively seeking the placement of concrete-frame high-rise residences with mixed use lower floors. The value of moving from urban sprawl to a more compact, efficient environment is immediately seen in the increase in property taxes without the increase in needed infrastructure.
I generally support this potential change	Any changes related to this need to truly support biking/walking/other-non-auto options as the primary mode of transportation. Furthermore, this needs to focus on young/working professionals who might be able to grow into the surrounding neighborhoods rather than allowing student creep into traditionally non-student areas.
I generally support this potential change	Support the smaller scale.
I generally support this potential change	Support contingent upon how "walkable" the intended use model is.
I generally support this potential change	It is not clear what the difference is from "urban center" which is not a use I see on the map, but in general I support planned land use that integrates the community and supports walkability
I generally support this potential change	Neighborhood Centers encourage neighbors to get to know each other and strengthen the community.
I generally support this potential change	It would be better if the neighborhood residents themselves participated in the development of this proposed change.
I generally support this potential change	is urban mixed use different from an urban center? what difference would this change mean? more and denser housing? the area is the same: what does the "smaller scale" of a neighborhood center have or lack from an urban center?
I generally support this potential change	Provides more flexibility
I generally support this potential change	Would prefer more commercial than residential
I generally support this potential change	No large buildings in this area. Maintain neighborhood character as much as possible
I generally support this potential change	The change shown appears to be nothing more than cosmetic use of a new term name. The area is too developed for much effect on the future use.
I generally support this potential change	Seems similar to before
I generally support this potential change	I like this option
I generally support this potential change	I like it.
I generally support this potential change	Anything that creates more opportunities for mixed use development
I generally support this potential change	I would be a little concerned if some of the existing urban areas that abut older neighborhoods were turned into this category. It seems like it would need to have some sort of buffer between a traditional neighborhood and this type of land use to keep them a little separated. Perhaps consider a small walkable greenbelt between them?

I generally support this potential change	It will bring the neighborhood together more.
I generally support this potential change	Knowing this part of town pretty well, I would support the change because this area is already developed with residential uses. Mixed use would not be appropriate.
I generally support this potential change	Is this only a name change? What is the difference between UMU and NC? With what is presented, I do not have an opinion but I could not ask questions with that option. Why the lack of explanation?
I generally support this potential change	this area has never been successful as a high-dense urban area. neighborhood center seems more appropriate for that area.
I generally support this potential change	This area has expanded with many new people, neighborhood area will be welcome
I generally support this potential change	I don't see much of difference?
I generally support this potential change	I like the concept of thoughtful integration instead of delineated commercial, suburban commercial, multifamily, etc.
I generally support this potential change	The difference between Urban Mixed Use and Neighborhood Center is somewhat vague, but if the Potential Future Land Use calls for denser development with integrated retail and social services then it would be an improvement.
I generally support this potential change	This zoning classification needs to be flexible and adaptable as the market changes
I generally support this potential change	I support increased walkability
I generally support this potential change	Please ensure mobile homes or government housing are created.
I generally support this potential change	Great plan
I generally support this potential change	This seems like it would allow more flexibility for redevelopment in this area.
I generally support this potential change	I like the idea of neighborhood centers.
I generally support this potential change	No reconfiguring existing communities! But this may be a better use of the current array of townhouse complexes
I generally support this potential change	This area is very nice and any interest in additional development is likely to be appropriate to the existing properties under either definition "Urban Mixed Use" or "Neighborhood Center."
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	What is the difference between "Urban Mixed Use" and "Neighborhood Center?" If it allows a greater leeway for property owners to figure out what to put on their property, I am for it. But it is difficult to tell with this description what the difference is.
I generally support this potential change	I agree with this change, the neighborhood center development would be an asset to the area.
I generally support this potential change	I support this.
I generally support this potential change	Seems to be more or less the same. Neighborhood Center seems to clarify the original intent of Urban Mixed Use in this area.
I generally support this potential change	In trying to create walkable areas, the current restrictions and buffers make it difficult if not impossible to develop mixed use areas that are usable by pedestrians
I generally support this potential change	The mixed use and walkability for residents to stores, restaurants and parks makes sense.
I generally support this potential change	This area would be ideal for a neighborhood center.
I generally support this potential change	Although I would prefer this area not be developed and is kept as green space around Wolf Pen Creek, this change from Urban Mixed Use to Neighborhood Center is appealing because it would be a smaller scale development (3 story average height buildings instead of the currently planned 5 story average height buildings).
I generally support this potential change	3 stories is better than 5 to be less of an eye sore.

I generally support this potential change	3 stories look better around a park compared to 5 stories. The current building cannot even support business under the three stories.
I generally support this potential change	three stories is less of a distraction to the park than 5 stories. Currently, 3 stories are having a hard time being filled. I never wanted for the Wolf pen creek park area to even go commercial
I generally support this potential change	This is OK. It should have never be 5 stories in this area, 3 is better than what it is now. As it is, no one has seen it to be viable to put 5 stories here anyway.
I generally support this potential change	it makes sense
I generally support this potential change	The change to Neighborhood center provides an area more inviting of foot traffic and quaint. It would be supportive of the social/business and living of residents in the area and surrounding, more than the urban mixed used description
I generally support this potential change	good
I generally support this potential change	We need more space available for the Urban/Neighborhood Center development type. It would be nice if we also could have some of those developments for non-students? Or at least older students? Some of us "olds" are no longer interested in living in a suburban house, but almost all of the dense developments near restaurants, etc are for students.
I generally support this potential change	Please know that I relocated from the Houston area to College Station And please do whatever you can to ensure homeless Camps DO NOT enter the city. I know this is a sensitive topic however homeless camps bring so much pollution and drugs along with crime to the city.
I generally support this potential change	I am a little unclear as to the major differences in these two types of plans - but I like hearing "neighborhood" and "walkable" and "smaller scale" so therefore it sounds like something I would support.
I generally support this potential change	Reasonable land use considering roadway network and surrounding land uses
I generally support this potential change	Looks good but would be nice if there was more natural green space
I do not support this potential change	I like the idea of a more intimate neighborhood center than an urban mixed use area.
I do not support this potential change	The current development has a predictable usage of infrastructure, traffic and density. I see no advantage to change the future land use, however I would encourage the economic development dept to advertise suburban commercial opportunities for business in this already established area.
I do not support this potential change	No or very little raw land in that area.
I do not support this potential change	Seems like a residential location not a retail location
I do not support this potential change	This is a beautiful area of town where many people enjoy walking and feeling close to nature. Adding more retail to this particular would be very disappointing.
I do not support this potential change	Removal of fire department would cost more to taxpayers because city would then need to build a new fire department.
I do not support this potential change	It seems like a good use of the land.
I do not support this potential change	This area is already established as a neighborhood center with commercial and residential.
I do not support this potential change	An urban mixed use area would be more appropriate for this area to entice traffic which stops in this area vs just passing through. The vehicular traffic is not conducive to a neighborhood center.
I do not support this potential change	Is there an example drawing/elevation of what this could entail? Very broad and at description as "areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner and may be mixed vertically within structures." How is that a neighborhood center? To me, a neighborhood center is more in line with the Lick Creek Park with an amphitheater and walking trails that is walking distance to residential uses. Is that the same thing?? Need a better description.
I do not support this potential change	College Station has grown too fast. The city should better control the growth and the loss of natural areas. There should not be a nail shop in every strip center.

I do not support this potential change	The potential change appears benign, however; the need for the change is unclear.
I do not support this potential change	It is very difficult to evaluate what the difference between the two examples would REALLY be when it is built out.
I do not support this potential change	It is not good to mix residents with commercial unless you want it urban.
I do not support this potential change	Neighborhood Center allows too many alternatives for a Neighborhood
I do not support this potential change	Any further development along Holleman Dr. should be frozen until Holleman can be widened to 5 lanes along its entire length. It is already too congested and developing this area in any residential or commercial use will only make the current situation worse.
I do not support this potential change	I'm not supporting anything you do....you don't listen....you just do what you want! Example: THOMAS PARK POOL!
I do not support this potential change	EXISTING OFFERS BETTER FLEXIBILITY
I do not support this potential change	There is no such thing as "existing future" and "potential future", the future does not exist yet, therefore it is all potential. This area is more-or-less developed already and isn't that old. Calling it something different won't change that.
I do not support this potential change	There's not enough information here so, at this time, I feel I cannot support the change to Neighborhood Center from the existing Urban Mixed use in these neighborhoods.
I do not support this potential change	I don't know a lot of detail on this but it sounds like a lot of sidewalks and additional costs to develop. I would think if this style of connectivity was deemed appropriate the market would make it this way. Too much required additional costs will be passed on to us citizens.
I do not support this potential change	Not needed
I do not support this potential change	Quit adding shopping centers and yet another damn burger, fried chicken, or pizza restaurant! CS is ruining the small town vibe
I do not support this potential change	this is all apartments and mostly student housing. I don't believe they'll walk to places.
I do not support this potential change	Need more buffer to protect existing "single family residential", and I use that term a lot tighter than the city does.
I do not support this potential change	Not a dramatic change, but naming indicates more focus on the neighborhood scale and an improved sense of place
I do not support this potential change	We do not need more housing here in BCS!
I do not support this potential change	1. Retaining the word "Reserve" has much stronger connotations regarding Natural Areas that should be retained. 2. Neighborhood Center is better than and not the same as Urban Mixed Use. Changing to Neighborhood Center without fundamentally changing the requirements is whitewashing the same old crap.
I do not support this potential change	My concern is the difficulty of making a Neighborhood Center attractive. It will be an ugly mess of apartments, strip malls and tacky office space.
I do not support this potential change	I do not believe that there is enough infrastructure in terms of roadways to support this kind of development. The City has, in the past, passed on making changes to intersections of Holleman that would allow those roads to support increased traffic. Traffic is already a major problem on that road and until that's fixed there is no sense in even talking about it.
I do not support this potential change	The city did a poor job of the suburban commercial zoning- why would this be any different. This classification only works if the residential (not Aggie Shack or apartment) neighborhood is the largest land use, not the "center" commercial.
I do not support this potential change	Residential areas should be separate from commercial and office spaces.

Theme 1: Introduce a new Neighborhood Center, Example 2	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	The neighborhood center designation allows more flexibility in the development of this area. While there is a need for commercial development; the reality may be that "the market" would make this location more salable as multi family or some other medium density residential development.
I generally support this potential change	I generally support reducing traffic by bringing business closer to residential
I generally support this potential change	College Station is in a position to lead the way to renewable energy for all changes and new development, both residential and commercial. Solar and wind energy are becoming cheaper, while providing for a cleaner and healthier city life, and should be mandated for all upgrades and new development. We also have a major university that has the knowledge and resources to share, and also benefit, in this endeavor.
I generally support this potential change	I support any building changes that will create more walking & biking areas.
I generally support this potential change	It is a natural linkage to Bee Creek Park
I generally support this potential change	Agree, this location has the potential to be a centric location of importance, due to the two large roadways intersection.
I generally support this potential change	This is a great idea. I would love to see more neighborhood & walkable uses near all the East Side existing neighborhoods.
I generally support this potential change	Support the move from Suburban Commercial, especially as new developments come online on the South side of Harvey Mitchel from this region. I don't know if Neighborhood Center is the best option, seems like a better candidate for Neighborhood Commercial.
I generally support this potential change	This area will likely continue to develop with the new road opening of Dartmouth and apartments currently under construction. My concern is the water runoff which will be directed into Bee Creek and the properties to the south of this location.
I generally support this potential change	mostly raw land so I can support the change.
I generally support this potential change	This area could use some revitalization and a neighborhood center would serve that area well.
I generally support this potential change	Seems like a place for retail or higher density uses.
I generally support this potential change	That area is not at all a neighborhood currently. It seems like a good area for mixed use.
I generally support this potential change	Good location.
I generally support this potential change	I support this potential change since that area is a location that would be good for different uses together. So having a integrated pattern allows for that location to not only be commercial, but residential as well.
I generally support this potential change	We do not need more suburban style development.
I generally support this potential change	A likely area for commercial but will probably be developed with housing
I generally support this potential change	This would be a great use for that property.
I generally support this potential change	It's good that the natural environment is being kept on the edge
I generally support this potential change	More mix of commercial and residential is nice than just purely commercial area
I generally support this potential change	I would prefer the majority of the green area there be developed as a continuation of the other portion of bee creek walking/biking trail.
I generally support this potential change	Once again, I do not know the current definition of "Suburban Commercial". However, based on the definition of "Neighborhood Center", this seems like a logical change. It seems like this area is already moving in that direction anyway.

I generally support this potential change	This area is already commercialized so having a mixed used mid rise development isn't a bad option at all
I generally support this potential change	More community programs would be good. We've had an exponential growth in businesses that have subsequently gone out of business due to the pandemic, allowing a decrease in building commercial locations and utilizing recently vacated buildings.
I generally support this potential change	I support the concept of a neighborhood center
I generally support this potential change	Same comments as #1 above...more attractive use and consistent environment with a neighborhood center.
I generally support this potential change	This allows for more flexibility.
I generally support this potential change	It's good that the natural environment is being kept on the edge
I generally support this potential change	I generally support the potential change with the caveat that adequate drainage retention is incorporated into any site plan to mitigate any potential flooding downstream.
I generally support this potential change	I see no reason for this area to be commercial only given its proximity to the park
I generally support this potential change	It would be better if the residents in this area were part of the decision making process.
I generally support this potential change	so essentially, denser, more mixed-use development, yes? makes sense to increase density and variety of businesses there.
I generally support this potential change	provides more flexibility
I generally support this potential change	I don't like suburban commercial. If commercial has to be introduced then residency would help contain it.
I generally support this potential change	I'm going to repeat my main points on probably the bulk of these specific sites. CS needs green space, well thought out infrastructure upgrades, bike/ebike/bus specific lanes to TAMU, and WIDE (i.e., 60") sidewalks.
I generally support this potential change	Neighborhood center is preferable to suburban commercial in concept.
I generally support this potential change	If the Neighborhood Center really contains quality residential areas for single family dwellings, and not merely high density apartments and "stealth dormitories."
I generally support this potential change	Removing the commercial aspects of this area will strengthen property values and neighborhood pride.
I generally support this potential change	I support the Neighborhood Center concept in this area.
I generally support this potential change	any changes that support walking areas and green spaces are good ones
I generally support this potential change	I support this change if it leads to more density
I generally support this potential change	I like it.
I generally support this potential change	Suburban commercial has been an ineffective Land Use. I support anything that makes mixed-use developments more economical
I generally support this potential change	I believe we need more family housing not just businesses and student housing.
I generally support this potential change	Any departure from the use of Suburban Commercial is an improvement.
I generally support this potential change	Hard to tell what types of homes would be in such an area. The type where apartments are on top of restaurants, businesses haven't gone over well at Wolf Pen Creek and other locations such as the corner of TX ave. and University drive.
I generally support this potential change	Neighborhood centers being more compact and and walkable is a very good thing. (Also, my response for the previous example should have been "generally support", but may have errantly been marked "do not support". Apologies, if so. I support neighborhood center mixed use.)
I generally support this potential change	Mixed use for this area would be appropriate

I generally support this potential change	This change allows for more density and flexibility than what Suburban Commercial provides
I generally support this potential change	Again, without more explanation of the distinction between these land uses it is difficult to offer an opinion.
I generally support this potential change	this area is susceptible to flooding, so the future property owners need to be alerted of this fact.
I generally support this potential change	My view that commercial should stay out by the highway
I generally support this potential change	This makes sense to redevelop the specified area.
I generally support this potential change	The current developments along Harvey Mitchell East are disappointing (Motor Part Stores, etc) so a denser mix with integrated neighborhood services would be an improvement.
I generally support this potential change	This new zoning classification should be flexible and able to adapt to the changes in the market.
I generally support this potential change	Neighborhood center seems more flexible
I generally support this potential change	This depends on the specifics of Neighborhood Center vs Suburban Commercial land uses.
I generally support this potential change	I like this improvement
I generally support this potential change	good
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	Again, I don't know what the difference between "suburban commercial" and "neighborhood center." If you are talking about allowing owners having a greater ability to put the right things on their property, I am for it.
I generally support this potential change	I think this would be a good change for the area
I generally support this potential change	I support Neighborhood Center.
I generally support this potential change	The suburban commercial district has been very difficult to implement in an economically viable manner, and the resulting plans have not increased pedestrian access
I generally support this potential change	This area would need better traffic management and multi-modal transportation.
I generally support this potential change	This change is generally better, although I would prefer that this area be left alone. The increase in traffic if this is developed continues to make it harder to get around town. There are almost no streets left to cut through for those of us who live here all the time to avoid all the extra traffic.
I generally support this potential change	If this was going to be only commercial, then a neighborhood center would be beneficial to more parties. If we need more living spaces, then make them in this modern way of intermixing with varying business and convenient pedestrian access.
I generally support this potential change	Feels like in 2020 anything north of Rock Prairie is no longer "suburban". In future this line will move southward; this seems like a good recognition of reality.
I generally support this potential change	I love College Station and I am happy that I relocated from a large city. Please ensure the city stays safe and Clean.
I generally support this potential change	May be an improvement
I generally support this potential change	Reasonable land use considering roadway network and surrounding land uses and previously described potential future land use
I generally support this potential change	same as last question - seems like more green space/natural areas would enhance the beauty and create a calming environment for citizens
I do not support this potential change	too dense
I do not support this potential change	This is a fairly commercial area and should remain that way.
I do not support this potential change	What's going to happen to IL Texas?

I do not support this potential change	This area would be better suited for commercial.
I do not support this potential change	With Post Oak Mall site so close I do not see how this site could compete successfully to become a neighborhood center. Let's make Post Oak Mall a strong center (it is largest of potential centrally located redevelopment sites) and not try for nearby neighborhood centers.
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	I think there is a lot of existing commercial development in that area and no additional businesses are needed.
I do not support this potential change	I would rather a majority of this area be a continuation of the Bee Creek Walking Biking Trail, and be converted to natural area - reserve. I'm okay with the already developed portion being converted to a neighborhood center, but I'm not sure it would be beneficial since the area is so isolated from foot traffic. I'm also worried about the noise pollution from and the unattractive view of Texas Ave/Harvey Mitchell Pkwy. Removing the trees is only going to make the noise and appearance worse.
I do not support this potential change	Without first increasing/updating transportation infrastructure adding more residents into this area will just put increased pressure on a major intersection.
I do not support this potential change	What neighborhoods would this neighborhood center be supporting? Neighborhood center should feature commercial and a trail system are walkable from . . . neighborhoods.
I do not support this potential change	Suburban commercial should be reserved for Texas Ave. location, like presently zoned.
I do not support this potential change	Due to its proximity to the existing commercial district, the amount of visiting traffic that passes this area, Suburban commercial is more appropriate
I do not support this potential change	Prefer not to have the increased housing and taller buildings.
I do not support this potential change	It is very difficult to evaluate what the difference between the two examples would REALLY be when it is built out.
I do not support this potential change	Not a friendly intersection for neighborhood center definition
I do not support this potential change	neighborhood center is too broad and allows too many options
I do not support this potential change	More "suburban" sprawl means more harm than good over the course of time. Vertical/high-rise housing is the way of the future.
I do not support this potential change	With much of the land in this area already developed and given how busy the area already is, this would likely not add to the quality of life in the area.
I do not support this potential change	If there were a neighborhood anywhere close, a neighborhood center might be a good idea. But this will end up being commercial.
I do not support this potential change	This area will be more inclined to support the commercial use, rather than a neighborhood concept
I do not support this potential change	This change would increase traffic along in neighborhoods.
I do not support this potential change	Depends on the location. This example doesn't make sense for a new Neighborhood Center
I do not support this potential change	I don't wish to increase Tx ave traffic
I do not support this potential change	Quit adding shopping centers and yet another damn burger, fried chicken, or pizza restaurant! CS is ruining the small town vibe
I do not support this potential change	FOCUS ON WHAT WE HAVE!!! How about Thomas Park?
I do not support this potential change	ok
I do not support this potential change	Leave some commercial business along Texas Ave. Looking at just the first 2 options, it looks as if your proposals is to change everything to neighborhood areas which I assume means more high rise apartment complexes.
I do not support this potential change	do not like Neighborhood center concept

I do not support this potential change	This is a very busy intersection and should stay more commercial.
I do not support this potential change	We do not need more housing here in BCS!
I do not support this potential change	Commercial seems better. Leave as is.
I do not support this potential change	There is so much traffic that walkability in this area is questionable. It might be possible to zone or build, but I doubt people would accept it. Walmart would destroy most economic potential for new small business.
I do not support this potential change	Poor choice, bad traffic pattern
I do not support this potential change	We do not need more multifamily housing in this area.
I do not support this potential change	I don't think having a walkable focused environment along Texas and 2818 is generally safe. While SC may be a little too soft, I think GC and commercial uses should be used on this hard corner area.
I do not support this potential change	Same comment as prior: 1. Prefer the stronger term "reserve" for its more permanent connotations. 2. Only support switch to "Neighborhood Center" if associated with meaningfully different design standards than "Suburban Commercial." Otherwise it is whitewashing with a more appealing term for traditional big box without real change. If it is going to be regular old strip shopping and big box, call it what it is: "Suburban Commercial." If really Neighborhood center designs, with squares and green space, by all means make the change.
I do not support this potential change	With the new apartment community being built on Harvey Mitchell Pkwy near Dartmouth I would expect suburban Commercial would be the best use of this land
I do not support this potential change	Do we really need more offices and apartments?
I do not support this potential change	I do not support this. This area does not need 3 stories in the neighborhoods that adjoin this area. It's very out of character with the surrounding areas.
I do not support this potential change	Neighborhoods do not want to be next to 3 story buildings.
I do not support this potential change	Neighborhoods do not want more than 2 stories next to them!!!!
I do not support this potential change	Neighborhoods do not want more than 2 stories next to them!!
I do not support this potential change	This sounds like code for "more apartments" at the expense of commercial so I am not in favor of this.
I do not support this potential change	Suburban commercial areas should not be developed into neighborhood centers consisting of residences. Although redevelopment of suburban commercial areas to include both commercial and office spaces can be done.

Theme 2: Introduce a new Mixed Residential category, Example 1	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	n/a
I generally support this potential change	Development closer to the university needs to allow for denser residential choices.
I generally support this potential change	What type of building typologies are proposed?
I generally support this potential change	I like the idea of including more housing options that aren't catered toward students. Young professionals, families, retirees, may not be able to afford a suburban house, or may not

	need the space. Offering more affordable housing options away from student populations is a move in the right direction in my opinion.
I generally support this potential change	I support mixed residential , perhaps it will blur some of our socio economic lines.
I generally support this potential change	I would like to see this area of town revitalized with new housing options
I generally support this potential change	Height allowances for urban are not in keeping with the character of this area
I generally support this potential change	I support, allow the market to dictate what residential use is most preferred.
I generally support this potential change	This area of town is in need of redevelopment, and this seems like a good idea.
I generally support this potential change	Looks like this is taking the existing Land Use Designation and not changing anything, but realigning it with the new Land Use Designations. Provides a little bit of flexibility and adds important density near a new large shopping area.
I generally support this potential change	Is this just a name change to reflect what is already there?
I generally support this potential change	Makes sense
I generally support this potential change	I don't imagine this area will become "urban" but can see it being successful as Mixed Residential.
I generally support this potential change	It is very good
I generally support this potential change	I think this potential change could help revitalize the area, although it may overburden the school district zone.
I generally support this potential change	This makes sense for this area.
I generally support this potential change	I like this
I generally support this potential change	support
I generally support this potential change	Product types are evolving.
I generally support this potential change	N/a
I generally support this potential change	I would clarify if this is to be student housing or family.
I generally support this potential change	This already is already built out so the change is aporilriate
I generally support this potential change	I am surprised that the current designations do not include a level between "urban residential" and "general suburban". It seems important to acknowledge and plan for areas that are somewhere between single family homes and giant apartment complexes.
I generally support this potential change	Seems to be more flexible.
I generally support this potential change	Already a lot of duplexes in this area, good redevelopment strategy.
I generally support this potential change	This area has been growing as residential and would be nice to integrate more housing types.
I generally support this potential change	It is a great idea to get rid of suburban style development. Mixed residential is great. However, aim to create a sense of place by providing activities within walking distance of these homes (i.e. parks, restaurants, coffee shops, etc..)
I generally support this potential change	no comment
I generally support this potential change	In general I think we should allow a greater density in neighborhoods without existing HOAs
I generally support this potential change	n/a

I generally support this potential change	Prefer mixed residential.
I generally support this potential change	I think there needs to be more single-family homes to help persuade future A&M graduates to stay here.
I generally support this potential change	I guess I am a little confused by the "change". My limited knowledge of this area would indicate it is already more "Mixed Residential" already. Question.....Has the city allowed this to happen already under a different land use category? This appears to have happened in other areas of the city, which is disturbing.
I generally support this potential change	This isn't a bad option at all and offers a mix of options for students and residents
I generally support this potential change	<p>If we continue to grow and build more rental properties/ multi family dwellings, then it's imperative for healthy growth to support the creation of a tenants council for fair treatment and ethical housing.</p> <p>As it is, we have potential slum buildings, apartments that do not upkeep their properties, and no significant way to hold the apartment managers, owners, and rental companies accountable for providing decent, healthy homes, while they're capitalizing off students and families.</p>
I generally support this potential change	Would this be for future redevelopment since it's pretty built out right now? I agree with the "mixed" concept to introduce some diversity in construction and residential options.
I generally support this potential change	This would allow for incremental development.
I generally support this potential change	This area is developed as residential and change would better serve this area.
I generally support this potential change	I generally support the change as long as there are no additional flooding risks to existing structures as a consequence of development activities.
I generally support this potential change	This area seems perfect for that pursuit.
I generally support this potential change	I support Mixed Residential over Urban
I generally support this potential change	Again it would be better if residents in this area were a part of the decision making process to confirm the change.
I generally support this potential change	more varied options
I generally support this potential change	It is very difficult to evaluate what the difference between the two examples would REALLY be when it is built out.
I generally support this potential change	This mix of living spaces fits all pocket books and would help with school zoning. We came from Ann Arbor, MI and Scio Township, MI. They required that all new developments have apartments, Townhouses condos, Single family houses, large single family houses, and luxury single family house neighborhoods within their plans. They were very nice with big nature preserves and trails. The whole thing was then zoned to a single school.
I generally support this potential change	Good location for Mixed Residential from what I know
I generally support this potential change	Since it's all rental anyway, might as well call it the same thing.
I generally support this potential change	It would be nice to see a similar design, but again it appears to be nothing more than a name change in this particular area. The challenge going forward is the commitment of the City to honor this land use plan when development wants an exception.
I generally support this potential change	support if this encourages redevelopment
I generally support this potential change	I do see a need for duplexes and small multifamily.
I generally support this potential change	Makes sense
I generally support this potential change	Anything to increase density in areas and stop the urban sprawl is a good thing.
I generally support this potential change	I like it.

I generally support this potential change	As we grow, additional density is important... especially in infill areas.
I generally support this potential change	I don't live in such an area, so I don't have a lot of ideas about this.
I generally support this potential change	Na
I generally support this potential change	More flexibility for transitional density is a good thing.
I generally support this potential change	good suggestion
I generally support this potential change	Allows for more flexibility based on what is needed
I generally support this potential change	Unfortunately, the issue here has less to do with land use and more to do with poor connectivity.
I generally support this potential change	N/a
I generally support this potential change	this area is already being used in the potential future land use manner.
I generally support this potential change	The need for additional single family housing
I generally support this potential change	Makes sense
I generally support this potential change	This is a great way to redevelop an area with a variety of housing options.
I generally support this potential change	Would be good to see some comprehensive (single developer) design for such areas, with integrated services and recreation space, with walkable access to small-scale retail.
I generally support this potential change	It appears that this area contains a variety of housing types currently.
I generally support this potential change	This new zoning classification should be flexible and able to adapt to the changes in the market.
I generally support this potential change	a mixture of residential type structures is beneficial
I generally support this potential change	This is dependent on the differences between urban and Mixed residential land uses.
I generally support this potential change	good
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	good idea!
I generally support this potential change	You didn't describe the differences between the categories. If you are saying that this would allow landowners to have more ability to figure out the type of building to put on their property, I am for it.
I generally support this potential change	The area appears to be primarily student housing and rentals. Allow it to mold overtime into a dense concentration may take off pressure for single family neighborhoods. Although by denoting such an area, it may rise the price of properties which is good for existing owners, but may push away investors interested in student rentals and they'll just go back to SF neighborhoods where land values could be cheaper if a "premium" gets placed on this area.
I generally support this potential change	The proposed change will help to provide a mix of residential redevelopment options in what is generally considered a student housing neighborhood. unfortunately several units in this area have been poorly maintained, but it is not economically feasible to update them due to the current land use restrictions
I generally support this potential change	This is ok since it allows for single family homes, townhomes, and duplexes. I am against including small multi-family buildings in this area.
I generally support this potential change	there are already duplexes in that area
I generally support this potential change	I support this change.

I generally support this potential change	No 5 story buildings near our neighborhoods!
I generally support this potential change	Again, the nearby neighborhoods do not want silhouette of 5 story building looming in the near distance.
I generally support this potential change	Again, the nearby neighborhoods do not want the silhouette of 5 story buildings looming in the near distance.
I generally support this potential change	No problem
I generally support this potential change	Reasonable residential land use considering flexibility in development density
I generally support this potential change	looks good
I generally support this potential change	As long as residences are separate from commercial dwellings, this is a doable proposition.
I do not support this potential change	We have too many apartments already.
I do not support this potential change	Increased traffic issues with more dense residential areas.
I do not support this potential change	The current density is balanced with current infrastructure and traffic. I see no advantage to increasing the density at this location.
I do not support this potential change	Not sure we need the addition of more townhomes and apartments
I do not support this potential change	If you mix urban and suburban it takes away the safety feeling from any sort of suburban area
I do not support this potential change	Here you see the problem with some of the new land use categories. A 12 nit multi-family building is a very different thing than a single family home. You say you're just aligning what is already there with the new definitions. No, you're allowing someone to propose an apartment in the of houses on Pronghorn. like many categories, the new definition may make sense for new areas. They just don't work for those that are already developed. They are allowing uses in the future that are incompatible with the promise you made these people when they bought. Will it happen? Doesn't matter. This is bad planning.
I do not support this potential change	Despite my "vote" to "not support" I would support this if we have assurance that it would not become an area with a mix of "cheap" SF detached, townhomes, duplex-quadrplexes, Aggie shacks, apartments/condos. If it is just more like recently redeveloped parts of Southside then I oppose.
I do not support this potential change	Renovation of current housing is needed
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	Mixed residential land use makes it sound like there are more spaces to shove people into. I like the area as is with affordable single-family housing. Think about families instead of students.
I do not support this potential change	The urban area is in an appropriate location (close to the city center and A&M) and provides affordable housing. There needs to be more clarification on what changing to Mixed Residential means.
I do not support this potential change	This area has no need to be changed, the amount of housing and the location it is in are perfect for affordable housing, and the general suburbs are fine.
I do not support this potential change	Changing would allow development of high density housing in an established area leading to a potential larger population of off campus housing. With more students living alongside single family housing would put higher pressure on upkeep from the renters of these dwellings, as well as the city that would need to deal with the potential code violations and noise complaints. By keeping the existing land use it would allow established residents to maintain their status quo and not feel like their livelihood is being intruded upon and feeling like they are no longer welcome in their neighborhood.
I do not support this potential change	This concept is a threat to the whole notion of suburban allowing existing suburban areas to "evolve" into much higher density.
I do not support this potential change	Putting the potential for apartments to abut single family homes detracts from neighborhood stability given the influx of ag-shacks and off-campus "dorms." Seeing the

	changes to the neighborhoods in eastgate, expanding areas where this could take effect is detrimental to the community.
I do not support this potential change	Multifamily buildings can easily degrade into student "stealth dormitories" including excessive vehicle parking and party and noise generation offensive to single family dwelling.
I do not support this potential change	don't know if I support or oppose: from what I remember, there is not much "urban" development there. what would a completely mixed residential area look like? what would be the advantage?
I do not support this potential change	I dont see any parks
I do not support this potential change	Against Aggie shacks
I do not support this potential change	Low cost housing
I do not support this potential change	Why are new categories being introduced?
I do not support this potential change	mixed residential must be from somebody smoking pot
I do not support this potential change	More mixed residential is not beneficial to the city.
I do not support this potential change	We don't need any more infringement of apartments and rentals in single family home areas.
I do not support this potential change	Too broad. A mix match within an area would look chaotic.
I do not support this potential change	We need to keep our family homes the way they are. There is plenty of student housing elsewhere. This is making current residents want to leave their current homes.
I do not support this potential change	ok
I do not support this potential change	Seems like a very broad land use. Many different types and sizes of residential development would occur here. It would be hard for this neighborhood to develop any kind of identity.
I do not support this potential change	No reconfiguring existing neighborhoods! This is a residential area and you want to stuff multi-family dwellings into it and make it into a new low-income neighborhood. "allows the original character to evolve" Boy, does it ever. What BS.
I do not support this potential change	College students and families dont mix.
I do not support this potential change	I am against increased density
I do not support this potential change	Please ensure mobile homes or government housing are NOT created.
I do not support this potential change	The change from Urban to Mixed Residential is ok. The change from General Suburban to Mixed Residential is not ok.
I do not support this potential change	I am worried that this approach will bring low price homes/apartments which will decrease land value. Please ensure College Station DOES NOT allow homeless camps. Thank you for your understanding.
I do not support this potential change	There is way too much flexibility in the proposed plan to be fair to current landowners in protecting their investments. Once the city staff is given authority to make changes according to a "plan" then in actuality the homeowner has very little say in what happens next. That's historically what happens in this city and there is no reason to believe it will be any different in the future.
I do not support this potential change	With the proposed ROO, it would negatively effect the ability of students to use these properties.
I do not support this potential change	This area seems like it is already a mixed residential area
I do not support this potential change	This area is already a great mix of single and two family homes. We should not open the door for larger multifamily buildings; as the area is already built around single family homes. Multifamily rentals are also way overbuilt in College Station.
I do not support this potential change	College Station needs affordable single family homes in the heart of the city that are not manufactured housing. It should not be only the rich that can have a yard.

I do not support this potential change	I understand the need for a "mixed residential" zone descriptor. I do not support changing general suburban or urban zones to this. I do not support putting in duplexes and small apartments in neighborhoods with single family homes.
I do not support this potential change	This sounds very hodgepodge and "anything goes" - sounds messy and something I would not support.
I do not support this potential change	The multi-family means that it will be taken over by thinly disguised Aggie Shacks- the neighborhood will be lost. Give us a classification that actually has teeth and limits the use to what is intended.

Theme 2: Introduce a new Mixed Residential category, Example 2	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	n/a
I generally support this potential change	The location would further keep residential development closer to the heart of the city and further reduce commuting traffic
I generally support this potential change	No comment
I generally support this potential change	This would make sense for this area.
I generally support this potential change	I like the idea of revitalizing the area, but not with AgShacks. Quality, affordable housing needs to be a priority. I think those living in the neighborhood long term should have an input on what happens in the development.
I generally support this potential change	The proposed mixed residential designation seems reasonable for this area but it is not clear to me what is allowed in "urban" and how changing it to mixed residential might change it. Is Urban a commercial designation?
I generally support this potential change	I support mixed residential , perhaps it will blur some of our socio economic lines.
I generally support this potential change	This area of town has a lot of beautiful trees, large lot sizes and historical value. I would like to see updated housing options available but still maintain the trees and historical integrity of the area.
I generally support this potential change	I support
I generally support this potential change	This area could also use a facelift.
I generally support this potential change	Maps existing land use onto new land use designation. No issues, I support this change.
I generally support this potential change	The Mixed Residential option would rule out the likelihood of commercial development in this area with the existing "urban" land use. This area of town is in desperate need of well constructed, low cost housing for families with or without children.
I generally support this potential change	Is this just a name change to reflect what is already there?
I generally support this potential change	Makes sense
I generally support this potential change	This area could use an upgrade, but without apartments.
I generally support this potential change	The proposed change makes sense.
I generally support this potential change	I think the proposed change could help revitalize the area, but could overwhelm the current CSISD school zone.
I generally support this potential change	more continuity
I generally support this potential change	Mixed residential is a good step forward

I generally support this potential change	I think this would be a wonderful change.
I generally support this potential change	support
I generally support this potential change	I think there needs to be more single-family homes to help persuade future A&M graduates to stay here.
I generally support this potential change	This area needs some modernization.
I generally support this potential change	Urban is really MF - which does not fit the context here. positive change.
I generally support this potential change	Adding mixed residential to this area is great!
I generally support this potential change	given the proximity to schools and the nature of the area, the mixed residential is appropriate
I generally support this potential change	It looks like the city has allowed this to happen already anyway.
I generally support this potential change	It would be better if staff would get buy in from the residents themselves on this change.
I generally support this potential change	More residential over there would be good give it all a more neighborhood feel especially with the CISD schools and offices there
I generally support this potential change	Creating specific requirements for multi family dwellings that remain affordable and in relation to costs of living for families, as opposed to capitalizing off students, including increasing minimum a/c unit sizes to lower electricity costs, increase requirements for multi family dwellings insulation ratings, and overall livability ratings.
I generally support this potential change	Same comment as example 1...introduces more diversity in construction and housing options.
I generally support this potential change	This would all for a variety of housing types within a single neighborhood and promote 'aging in place'.
I generally support this potential change	Area is already residential and should stay the same.
I generally support this potential change	This is another area that could only benefit by having mixed residential building.
I generally support this potential change	I support Mixed Residential over Urban
I generally support this potential change	better options for redevelopment
I generally support this potential change	It is very difficult to evaluate what the difference between the two examples would REALLY be when it is built out.
I generally support this potential change	A good model for this type of land.
I generally support this potential change	Any and all development must have upgraded infrastructures to handle increased traffic. A designated bus lane TO the university would help traffic flow. Returning buses are not pressed for time to return passengers. There should be adequate parks, NOT sports parks that allow people to get out, walk the dog, etc....like my Brother's Park in Southwood valley.
I generally support this potential change	Mixed Residential seems appropriate for this type of area, allowing for more density, but no fear of abrupt change to allowed fully urban-type uses.
I generally support this potential change	This area is smaller than the previous scenario. Mixed residential might be a better fit here.
I generally support this potential change	Allows flexibility while buffering the existing neighborhood
I generally support this potential change	This designation is OK on an area that has made this change
I generally support this potential change	support if this encourages redevelopment
I generally support this potential change	I do see a need for duplexes and small multi family.
I generally support this potential change	Anything that increases density and stops urban sprawl is a good thing.

I generally support this potential change	This is closer to the University therefore compatible for those who don't mind living around all the students.
I generally support this potential change	I am supportive as long as current residents want it.
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	Again, you didn't describe the differences between the categories. If you are saying that this would allow landowners to have more ability to figure out the type of building to put on their property, I am for it.
I generally support this potential change	this area is already being used in the future manner
I generally support this potential change	Makes sense
I generally support this potential change	Again, this provides with flexibility to support mixed residential redevelopment that may actually attract investment.
I generally support this potential change	With this area being close to the high school and an elementary school it would make sense to offer a variety of housing types.
I generally support this potential change	This new zoning classification should be flexible and able to adapt to the changes in the market.
I generally support this potential change	More flexible land use
I generally support this potential change	mixed residential use may work better than urban with just multi-family
I generally support this potential change	This is dependent on the differences between urban and Mixed residential land uses. This is highly dependent on how this correlates with the zoning process.
I generally support this potential change	The character of Swiss Ct and Chalet Ct is already appropriate for a new multi-dwelling unit.
I generally support this potential change	Definitely appropriate.
I generally support this potential change	No real problem
I generally support this potential change	Reasonable residential land use considering flexibility in development density
I generally support this potential change	The change on Swiss and Chalet make perfect sense. However, I do think that Urban, turning into MF, makes sense here as this whole area is generally speaking apartment complexes and solely rentals. Tearing down the existing rentals to put up MF wouldn't be a bad thing in my opinion. But Mixed Res also works just fine to redevelop with basically the same uses. (duplexes, triplexes, etc.)
I generally support this potential change	Updating the land use will allow property owners options to update the housing in this area rather than continuing to let it run down.
I generally support this potential change	This area does not want 5 story building backing up to them!!
I generally support this potential change	I support getting rid of 5 story buildings near our neighborhood.
I generally support this potential change	Please know that 5 story buildings near neighborhoods are UGLY!!! First Wolf Pen creek got raped by the previous zoning and now Gabbard park is suggested to follow suit, NEVER will I support that plan.
I generally support this potential change	Please know that 5 story buildings near neighborhoods are UGLY!!!
I generally support this potential change	The mixed residential appeals to me here, and I think is an improvement from Urban. This looks like mostly duplexes and likely rentals, they would probably enjoy a close by mix of small business establishments accessible by foot or bike
I generally support this potential change	As long as residences are separate from commercial dwellings, this proposition is doable.
I do not support this potential change	Too many apartments.
I do not support this potential change	Prefer single family neighborhoods. Limited multifamily areas.

I do not support this potential change	The mixed residential here will cause more population density in this area
I do not support this potential change	Increased density in this already saturated area will cause more congested streets close to campus and this area is an area with an active Neighborhood Overlay to the west.
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces! Too many apartments. The old apartments such as The Pearl look like drug dens.
I do not support this potential change	I would rather families not have small-lot options with multiple families per building. These are elementary and high school areas and should be family-focused, not university student-focused
I do not support this potential change	I do not think it should change.
I do not support this potential change	We need more urban land use area close to Texas A&M because it provides affordable housing for students and Texas A&M staff. Again, it's vague as to what Mixed Residential means. If anything, there should be an increase in urban around Texas A&M and along bus routes.
I do not support this potential change	This is good as affordable housing for students and those who work at Texas A&M, I see no reason to change it. I believe we need more designated urban zones closer to the school like this for students and staff.
I do not support this potential change	Do not favor original character to evolve.
I do not support this potential change	These are residential neighborhoods that do not need to see additional apartment/multi-family growth.
I do not support this potential change	We need more single family homes in the area. Not rental property.
I do not support this potential change	Why promote "mixed residential" degradation of housing towards multi occupancy?
I do not support this potential change	Any change will be exploited by developers to build multi-story structures, probably Ag Shacks, thereby helping to ruin the single-family neighborhoods surrounding it.
I do not support this potential change	Mixed use/urban builds are the best way to control the growth of the city.
I do not support this potential change	again, I cannot understand what the impact and advantage or disadvantage of turning that entire area into a mixed residential area. more realistic, smaller (3- vs 5-story buildings)? hard to envision - a ground-oriented view would be helpful.
I do not support this potential change	Against Aggie shacks
I do not support this potential change	Looks like low cost housing coming in - not supportive of that
I do not support this potential change	How will this actually encourage redevelopment?
I do not support this potential change	same comment on mixed residential
I do not support this potential change	Again, give the existing neighborhoods a chance to organically grown - if you keep 'fencing them in' with commercial entities, you are discouraging people from moving into those surrounding neighborhoods - you don't want to buy a home close to a commercial area.
I do not support this potential change	Neighborhood overlay conflicts with zoning
I do not support this potential change	Mixing up the zone rather than definitive separate areas would not look good.
I do not support this potential change	Mixed is a very different outcome than general suburban
I do not support this potential change	Single families don't want student neighbors.
I do not support this potential change	With the proposed ROO, this would greatly effect the ability for students to make use of these properties.
I do not support this potential change	No need for higher density multifamily. Multifamily is overbuilt.
I do not support this potential change	Please ensure mobile homes or government housing are NOT created. Please do NOT turn College Station into Houston.

I do not support this potential change	There is no protection for current or future property owners who live next to what could become a higher density housing area. Once approved then as long as something new meets the "plan" there would be nothing that anyone could do to object. All the power would rest with the city staff.
I do not support this potential change	Can you please explain "mixed residential". I am worried that mixed residential may be low income homes/apartments which unfortunately at times bring crime. I am saying this from experience- I lived in Houston many years and saw the city go down hill very fast bc of "affordable" housing. "Affordable" housing turned into rows of homeless camps.
I do not support this potential change	Again, "mixed residential" sounds very hodgepodge and "anything goes" which sounds really messy and I do not support this.
I do not support this potential change	I prefer "mixed residential" but I don't trust the commitment to the zoning.
I do not support this potential change	There are plenty of areas with apartments and duplexes in College Station. Single family homes should be preserved. This area has enough traffic problems already.

Theme 3: Re-evaluate Suburban Commercial and General Commercial locations, Example 1	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	n/a
I generally support this potential change	Already a heavily commercial area.
I generally support this potential change	the freeway can support larger commercial
I generally support this potential change	As a resident that lives close to this area, I would like to see the land be used for something purposeful; whether that be housing, parks, walking trails, or commercial use; I am open to any and all of it. I feel like this land has set unused for too long.
I generally support this potential change	We need more businesses.
I generally support this potential change	Seems driven by commercial already, don't see many adverse impacts of all commercial
I generally support this potential change	I support, potential future land use looks to be less complicated then the previous plan
I generally support this potential change	Considering proximity along major thoroughfare, the entire area should be designated General Commercial.
I generally support this potential change	Because the land use plan has been rezoned around this location already, I generally support this potential change.
I generally support this potential change	ok since along highway and not too close to residential
I generally support this potential change	It makes sense to simplify the zoning
I generally support this potential change	This is close to a neighborhood, so businesses would need to be closed by 9 during the week. Also, a light needs to go in at the 2818 and Emerald Forest intersection.
I generally support this potential change	I think this is a good future land use for this location.
I generally support this potential change	General commercial dominated area provides a wider variety of opportunities while social distancing
I generally support this potential change	I think it is better to have commercial development along the highway feeder road.
I generally support this potential change	I agree with this based on the descriptions of general and neighborhood commercial.
I generally support this potential change	Brings more centralized business area

I generally support this potential change	I agree with General Commercial when adjacent to major thoroughfares.
I generally support this potential change	more general commercial is needed
I generally support this potential change	Very much needed as commercial revenue generators!
I generally support this potential change	Since one of the goals is to create a stronger sense of place, "neighborhood commercial" seems like a better fit than "suburban commercial".
I generally support this potential change	Yes, this needs to be GC. Coopers BBQ needs some friends out there, and an art studio doesn't exactly fit into the context of the sweeping landscape of the highway.
I generally support this potential change	This area is has access off of major arterials which is a good area to place commercial development.
I generally support this potential change	...although it may be difficult for the City to control separating neighborhood from general commercial since the use can change simply through tenant changes. Is this controllable?
I generally support this potential change	This area needs to be Commercial.
I generally support this potential change	Earl Rudder s/b general commercial where possible, it is our main business highway.
I generally support this potential change	Making this area General commercial will produce more traffic to the Harvey Mitchell corridor.
I generally support this potential change	Although I live near this area and don't really want there to be increased traffic, I agree that it makes sense for the city to consider this change
I generally support this potential change	This allows for more commercial opportunities and more entertainment options would be great in town
I generally support this potential change	Commercial use seems appropriate for this area
I generally support this potential change	Suburban Commercial does not make sense along a freeway.
I generally support this potential change	Its a natural commercial area. Will need better traffic controls.
I generally support this potential change	not directly adjacent to private homes
I generally support this potential change	Suburban commercial has been largely a failure, so getting rid of it probably makes sense. I do not know what the other options are for this area so can't evaluate if this is the best option for this area.
I generally support this potential change	Good for business
I generally support this potential change	appropriate
I generally support this potential change	I generally prefer the option for denser commercial areas.
I generally support this potential change	The city lives (and dies) too heavily on sales tax. General commercial-light industrial zoning is superior in the fight for revenue.
I generally support this potential change	suburban commercial is very restrictive and doesn't allow for many development opportunities.
I generally support this potential change	I feel that suburban commercial is very limiting.
I generally support this potential change	This is a great idea!
I generally support this potential change	Makes sense
I generally support this potential change	I like it.
I generally support this potential change	eliminate suburban commercial
I generally support this potential change	Unclear what is different between suburban and general commercial.

I generally support this potential change	I like this suggestion.
I generally support this potential change	Being located adjacent to the freeway, General Commercial would be best
I generally support this potential change	Makes more sense for the use
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	seems logical
I generally support this potential change	All of that can be General Commercial
I generally support this potential change	Makes sense
I generally support this potential change	Suburban commercial has not been a successful concept in CS. I think neighborhood commercial and general commercial need to be carefully considered, but may be more useful definitions than suburban commercial.
I generally support this potential change	I would want to know what variances will be allowed or not allowed for each to determine if it makes sense.
I generally support this potential change	I strongly support this change. The entire Rudder Freeway frontage should be General Commercial.
I generally support this potential change	Please ensure mobile homes or government housing are NOT created. Please do NOT turn College Station into Houston, Texas.
I generally support this potential change	I support changing to general commercial, Suburban Commercial on major roads is not appropriate. Where there is high traffic counts there should be more intense development
I generally support this potential change	This is great!
I generally support this potential change	All Suburban Commercial should be General Commercial
I generally support this potential change	i think it makes more sense to have the same LU type for the area shown. Recognizing that the plot will get developed by different owners, it still doesnt make sense to have different standards for the pink and red areas of current map.
I generally support this potential change	Appears it needs to be zoned general commercial.
I generally support this potential change	This would be a good place for commercial development
I generally support this potential change	More reasonable commercial development considering freeway/arterial interchange location
I generally support this potential change	I think highway frontage should be General Commercial.
I generally support this potential change	It's SH6. And with some pretty unfortunate access when paired with the visibility as it is. Needs all the help it can get. GC.
I generally support this potential change	The number of commercial districts and the differences between them has resulted in a lot of unnecessary land use changes in order to get the right category for the proposed development
I generally support this potential change	This is a reasonable change.
I generally support this potential change	This is fine.
I generally support this potential change	If neighborhood commercial is still a zoning option, I don't see why not.
I generally support this potential change	<p>Areas that are currently Suburban Commercial along major transportation corridors could be reclassified as General Commercial = welcome change.</p> <p>Additional areas within the City may be classified as Neighborhood Commercial = as long as residences are separated from commercial dwellings, this is doable.</p>

I do not support this potential change	Designate the north-most area as Business Center and the remainder General Commercial.
I do not support this potential change	We already have too many "strip" shopping areas in our city. Hate them. More shopping could be incorporated within housing developments to discourage excess automobile traffic on roads that are already overused and do not accommodate the heavy traffic we are experiencing.
I do not support this potential change	Changing this area to general commercial will create too much extra traffic in connected neighborhoods.
I do not support this potential change	This change will put too much pressure on existing residential neighborhoods, including traffic, crime, and the potential for flooding.
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	The change would not be good for the existing residential area.
I do not support this potential change	Detailed definitions detailing changes and expectations should be provided.
I do not support this potential change	By changing the land use seems like the entire area will be paved over without much consideration to preservation of the natural environment. Also keeping the existing plan would give business owners the freedom to build their businesses with architecture of their choosing and not being forced to work within the confines of a prebuilt strip mall.
I do not support this potential change	suburban commercial is better than straight general commercial
I do not support this potential change	Extension of general commercial would not be acceptable and would represent too intensive development.
I do not support this potential change	Simply because an area is adjacent to the highway doesn't make it unsuitable for it to be a neighborhood commercial area. Given the large number of established subdivisions in the area, this area could significantly benefit from a neighborhood center development with ease of access from biking and walking.
I do not support this potential change	Entrance to a subdivision and is currently a very busy 2 4-way stop sign area
I do not support this potential change	Why expand General Commercial status at the expense of more limited Suburban Commercial?
I do not support this potential change	The area in question is being over-developed with insufficient attention given to future flooding as climate changes and severe storms and rain intensify. The proposed change would adversely affect nearby residential developments.
I do not support this potential change	Calling something Neighborhood Commercial sounds like an excuse to get commercial development into neighborhoods.
I do not support this potential change	It would be more appropriate to keep the general commercial and change the pink area to neighborhood commercial.
I do not support this potential change	Pros and cons of keeping or changing? Advantages and disadvantages? It just seems like the changes would make an area more homogeneous
I do not support this potential change	No. Not all general commercial so close to emerald forest.
I do not support this potential change	No no no... quit rezoning and encroaching residential life. We don't want it
I do not support this potential change	Suburban commercial has been almost entirely rezoned to general commercial recently. Why are we revisiting this?
I do not support this potential change	No supporting ANYTHING y'all are doing.....you can't be trusted!
I do not support this potential change	That area would be served well with general and suburban commercial
I do not support this potential change	do not like this change at all but the city will find a way around whatever the plan is
I do not support this potential change	This area already has enough large commercial. It would look over crowded into a nice neighborhood.
I do not support this potential change	I do not want our area to look like Houston. Too much development along the highway is ugly. Once you allow development everywhere there is no undo button.

I do not support this potential change	Suburban commercial is a good designation for spacing with moderate to heavy traffic close to a residential single family designation area.
I do not support this potential change	I don't like this 'creeping' strategy that the city is using. We fought to stop the "General Commercial" in this area several years ago and, from the numerous meetings that were held, I inferred that the rest of the land (that you now want to turn into full General Commercial) would remain Suburban Commercial. Hopefully, this ten year plan will help eliminate this "let's change our minds every other year" mentality.
I do not support this potential change	Many of the existing areas along the major corridors back up into established neighborhoods and the residents of those neighborhoods have been to P&Z and city council many times to beg the stoppage of increased commercial areas in their backyards. Each time, they have lost. So, I know this is a losing cause. There needs to be a buffer of some sort between existing neighborhoods and these areas. Without that, how can you expect people to support it?
I do not support this potential change	Leave it the way it is. Somebody has realized their property values could be worth way more, but that's not a good reason. Access to this area could be improved, and there are many clinics/medical offices at Emerald Parkway. Leave it.
I do not support this potential change	General commercial allows big box retail, which kill small businesses, walk-ability and a sense of place and the development of community.
I do not support this potential change	I support having restaurants in that area.
I do not support this potential change	No one would shop there.
I do not support this potential change	Too much density along the feeder road.
I do not support this potential change	This area is heavily used by the surrounding neighborhoods for walking and biking. We have been severely impacted by the 3 auto dealerships that were developed recently: Constant noise from music being piped over loud speakers. Dangerous water runoff on to the sidewalks causing algae growth and slippery walking conditions and excessive lighting from these businesses to surrounding private homes.
I do not support this potential change	The existing developments are best described as Neighborhood Commercial. The proximity to a neighborhood that is very vocal about this area suggests that previously "Suburban Commercial" lots should be designated as Neighborhood Commercial. Additionally, there is not sufficient space here for a large box store or other General Commercial development.
I do not support this potential change	We already have too many General Commercial designations near developed neighborhoods. This is another piecemeal change. It's like death by a thousand cuts. Emerald Forest, Foxfire, Sandstone area and others will strongly oppose this proposed change. Don't let it happen.
I do not support this potential change	The 9 neighborhoods that surround this land want either suburban commercial or neighborhood commercial development.
I do not support this potential change	too close to an established neighborhood
I do not support this potential change	We should not back up to the emerald forest subdivision with massive parking lots like those that would be found around general commercial classification
I do not support this potential change	Emerald Forest residents do not want General commercial because of the scale of businesses are larger than Neighborhood commercial.
I do not support this potential change	Emerald forrest doesn't want to have huge amounts of concrete parking lots that could be developed in General commercial. Smaller areas found in Neighborhood commercial are preferred.
I do not support this potential change	Emerald Forest doesn't want to have huge amounts of concrete parking lots that could be developed in General commercial. Smaller areas found in Neighborhood commercial are preferred.
I do not support this potential change	The suburban commercial was a great idea that gets changed anytime a landowner says they can't sell the property (real-estate is speculative). I would prefer to see that zoning actually used as intended.
I do not support this potential change	like what is already planned

I do not support this potential change	Good grief - this sounds like a trick to get more land zoned as general commercial. If you do plan to create something called Neighborhood Commercial - then this existing section of Suburban Commercial should be changed to Neighborhood Commercial - not to General Commercial. It is close to neighborhoods and light traffic should be a priority given the high speed of the highway and its arteries nearby.
--	--

Theme 3: Re-evaluate Suburban Commercial and General Commercial locations, Example 2

Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	More business is great
I generally support this potential change	I would not support this if the multi-family had not been allowed to be built 15 years ago (as it shouldn't have been).
I generally support this potential change	No comment
I generally support this potential change	in ten years, I think wellborn will be big enough to support commercial, it would be a challenge to have your house on wellborn
I generally support this potential change	Good idea.
I generally support this potential change	This seems like a reasonable use for this land area.
I generally support this potential change	Supports small scale retail near new population centers and is set off from the main road (2154) enough to not cause traffic impacts.
I generally support this potential change	ok
I generally support this potential change	Allows more options for use it seems
I generally support this potential change	would provide small restaurants and services to this area where there is not a lot around
I generally support this potential change	In time, I think there could be a future need for some kind of commercial pad sites in this location.
I generally support this potential change	This will keep suburban dwellers within a more compact area which will keep them from spreading germs to other areas of the town
I generally support this potential change	I agree with this based on the descriptions of general and neighborhood commercial.
I generally support this potential change	no comment
I generally support this potential change	Good corner for this proposal.
I generally support this potential change	Not many people will be interested in living that close to the railroad tracks unless you can get quiet zones established. No horn.
I generally support this potential change	Neighborhood commercial seems like a more focused descriptor than "general suburban".
I generally support this potential change	SF development trending in this area, neighborhood commercial is very desirable.
I generally support this potential change	This area would be great for a neighborhood commercial because there is a community already existing adjacent to said property. The location is also at a busy intersection.
I generally support this potential change	My concern is with the retention ponds in the area. Drainage is a concern not covered with a change in the future land use plan.
I generally support this potential change	Will work well as a transition area for an existing single family neighborhood
I generally support this potential change	As this area is generally residential in character, neighborhood commercial is appropriate.
I generally support this potential change	It would be good to have more businesses on the outskirts of town where more families are living.

I generally support this potential change	this makes sense
I generally support this potential change	Nothing there and that housing could use a cute little eatery/relaxation place nearby.
I generally support this potential change	It would be an appropriate location for a park and small businesses.
I generally support this potential change	There is not much convenient shopping near these residences, so this seems like a good change to allow for cleaners, groceries, etc. However, if I lived nearby, I would want to better understand what is meant by "Neighborhood Commercial".
I generally support this potential change	The conversion to neighborhood commercial seems to fit with the existing and future growth of residential patterns in the area and would serve those communities.
I generally support this potential change	Adding more residential and commercial property in the proposed undeveloped area will allow for more off campus housing along with more local job opportunities to the area. It would also lessen the commute of those in the area to other commercial centers decreasing both vehicular traffic as well as emissions by use of walking or bicycling.
I generally support this potential change	It makes sense to have commercial development at the intersection of 2 collector streets.
I generally support this potential change	Neighborhood commercial use should be of limited density.
I generally support this potential change	As population grows towards this area, this might be an appropriate place for business locations.
I generally support this potential change	The area west of Wellborn Rd is barren of any amenities, making it unattractive to students, which is where they should be housed.
I generally support this potential change	"Earmarking" some parcels/areas for commercial development provides better direction for locating such developments in the most appropriate places, such as main road intersection.
I generally support this potential change	Also next to a major road, commercial would be best
I generally support this potential change	This is a hard corner with significant traffic counts. This makes sense
I generally support this potential change	This is a better designation for this plan, as it encourages a land use that compliments the existing area.
I generally support this potential change	If change has to be made, this area may be appropriate.
I generally support this potential change	I feel that suburban commercial is very limiting.
I generally support this potential change	Highest and best use
I generally support this potential change	This should be a positive change.
I generally support this potential change	I like it.
I generally support this potential change	commercial zoning makes sense on major thoroughfares
I generally support this potential change	Seems like a modest change
I generally support this potential change	Nice suggestion.
I generally support this potential change	Probably a better use of land right next to the tracks.
I generally support this potential change	Again, you have said that you welcome nonprofessional input yet you are providing no information for the layperson. This frustration is exacerbated by being forced to provide a binary choice in order to communicate frustration in the question.
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	Makes sense
I generally support this potential change	Very little demand for suburban commercial as currently defined; neighborhood commercial may actually allow some thoughtful development and integration to occur.

I generally support this potential change	Increased density probably appropriate
I generally support this potential change	It would make sense to have a more "community" feel, no big box type of commercial simply because of the rural nature of the area.
I generally support this potential change	This new zoning classification should be flexible and able to adapt to the changes in the market.
I generally support this potential change	That is a good place for neighborhood commercial
I generally support this potential change	Please ensure mobile homes or government housing are NOT created. Please do NOT turn College Station into Houston.
I generally support this potential change	general suburban use next to the railroad and at this intersection is not appropriate
I generally support this potential change	This is great!
I generally support this potential change	This area is appropriate for neighborhood Commercial rather than General as it is small and so adjacent to a neighborhood. That area of FM2154 would likely be negatively impacted by a high traffic development from a General Commercial area.
I generally support this potential change	good
I generally support this potential change	Seems like a good place to make this change.
I generally support this potential change	More appropriate commercial development considering location and surrounding residential
I generally support this potential change	While I'm sure the surrounding estate lots like won't like the change. With the GS next door, being at the corner of wellborn and Barron, and next to the train tracts. Something not res makes the most sense.
I generally support this potential change	This seems reasonable.
I generally support this potential change	This open area going to neighborhood commercial would be OK. This brings commercial development along the RR tracks, where suburban building is not likely.
I generally support this potential change	Services in this under developed area would benefit new neighborhood development.
I generally support this potential change	Services in this area would help the people living in Tree Line apartments.
I generally support this potential change	Services in this under developed area would benefit new neighborhood development.
I generally support this potential change	yes, seems appropriate being surrounded by neighborhoods.
I do not support this potential change	I support leaving it a pasture. Wellborn Road cannot support any additional traffic further south.
I do not support this potential change	I realize that the development just to the north is outside the city limits and is shown as rural. In fact this area is Estate Residential and existed prior to the apartment development. The adjacency of the higher density residential and commercial development was and is inappropriate
I do not support this potential change	There is already major shopping area on Wellborn and 2818 (Jones Crossing), and more "strip" commercial (still!) under construction now, just South of Jones Crossing on Wellborn. Why more - is this for tax income only?
I do not support this potential change	Developing traffic problems in this area, we should limit business activities that exacerbate traffic
I do not support this potential change	This property has a huge retention pond that probably drains the water runoff in the area. Any Neighborhood commercial development will be pushed to the exterior of the area and too close to the neighborhood to the west. If the southwest corner were established as NAP-R, I would support this potential change.
I do not support this potential change	Y'all need define these terms better
I do not support this potential change	May be best to have more separation between neighborhoods and commercial development.

I do not support this potential change	Not unless Wellborn Road is widened
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	Prefer residential.
I do not support this potential change	I'd leave this area as residential
I do not support this potential change	There needs to be a distinct plan and definitions put in place
I do not support this potential change	I prefer the neighborhood center concept over the neighborhood commercial concept whenever possible.
I do not support this potential change	This shift of suburban to commercial is not acceptable.
I do not support this potential change	Why expand Commercial status areas?
I do not support this potential change	In this particular area the citizens of Wellborn did not like the density of the student housing. They would be more at ease if this was Wellborn Commercial instead of neighborhood commercial.
I do not support this potential change	What's the rationale?
I do not support this potential change	It is very difficult to evaluate what the difference between the two examples would REALLY be when it is built out.
I do not support this potential change	Stop making everything commercial.
I do not support this potential change	Quit rezoning... we bought homes here and don't want general commercial
I do not support this potential change	Neighborhood commercial appears to be the same as Suburban commercial, with the option of housing alone. How do we encourage businesses if all our land is zoned for housing options?
I do not support this potential change	not appropriate
I do not support this potential change	Barron and Capstone need to be connected
I do not support this potential change	Putting small commercial into this area would be a shame. this area has nice higher end homes.
I do not support this potential change	Unless the "neighborhood commercial" includes mixed use buildings as well as mixed residences and businesses, I am against it.
I do not support this potential change	this corner should be less restrictive
I do not support this potential change	Again, there is no mention about strips of adjacent land between such areas serving as a buffer. A 20 foot strip of land with trees, fencing and hedges that could also serve as a small community walkway may be enough to create a zone between them that would allow more privacy for the homes.
I do not support this potential change	Too close to many homes
I do not support this potential change	I would not support any plan that does not specifically say what the buffering requirement would be in a situation like this. They would have to be a lot more clearer than what the city currently has as developers seem to be able to find work arounds that allow establishments to be built close to existing housing.
I do not support this potential change	I currently live downstream of the apartment complex on Capstone (The Reserve). When it rains, our entire front yard and back yard are flooded. If this is changed to commercial, more concrete, (run-off) will occur to the houses downstream and further damage our poorly draining creek. Shiloh Subdivision, has been severely neglected in regards to drainage. I believe this needs to be addressed before further development is established.
I do not support this potential change	I live in Shiloh, we receive the runoff from The Reserve development which drains into Peach Creek. The watershed for our entire neighborhood is directed through a ditch onto our property and into Peach Creek. If more developments with concrete space and more runoff

	water are added it will be at a great cost to the residents of Shiloh. When I contacted the city about our flooding and drainage problems they said that there isn't anything they could do because of budget cuts. The city then came out and put a few pieces of bull rock on one of our fence lines where the soil is being eroded and our fence is falling over. No soil was replaced and we still have flooding during heavy rains.
I do not support this potential change	General Suburban areas need to be surrounded by general suburban development.
I do not support this potential change	functions well as is
I do not support this potential change	The neighborhood commercial designation has not been very effective, the tract above would be even less developable once you take out the section of Barron Road running through the center.
I do not support this potential change	there are some nice rural neighborhoods that would be too close to commercial
I do not support this potential change	This is a dangerous area already and I do not support adding commercial businesses to this area. It would only increase the dangers already posed by high speeds, lots of traffic, no stop lights or protected turns, etc.
I do not support this potential change	Again - this is just trying to suggest more commercial - right next to a neighborhood. I do not support this at all - and I think the name Neighborhood Commercial is a trick to make you think it's okay to rezone neighborhood areas to commercial.
I do not support this potential change	Additional areas within the City may be classified as Neighborhood Commercial = as long as residences are separated from commercial dwellings, this is doable.

Theme 4: Update the Natural Areas Boundary, Example 1	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	I'm moderately concerned that Parks and Greenways will be developed parks and no natural areas will be protected.
I generally support this potential change	Includes more protected land.
I generally support this potential change	I agree with updating natural areas with new FEMA data.
I generally support this potential change	harvey road is a great place for commercial
I generally support this potential change	I do support increased green areas, but why more commercial?
I generally support this potential change	As our family frequently uses Veteran's Park, I would like to see more general commercial options available in that area, however, I would love it if some of the trees could be saved. The area across from Veteran's Park would be a great place for an outdoor restaurant/venue of some sort. After sporting events at Veteran's Park, parents/families are always looking for fun places to eat with the team that accommodate large groups w/ outdoors areas for kids to play.
I generally support this potential change	Ok with me.
I generally support this potential change	It seems like this lets Harvey Rd be a clear dividing line between areas, rather than have uses cross over the road
I generally support this potential change	Natural areas to control runoff should be increased.
I generally support this potential change	I'm not really sure what the difference is here.
I generally support this potential change	Just need to make sure the city is not infringing on property rights
I generally support this potential change	I am not sure that there will be a lot of commercial demand but if there is, it should be allowed.

I generally support this potential change	Keeping the urban and commercial areas closer will allow for fewer reason to step outside of quarantine
I generally support this potential change	no comment
I generally support this potential change	more protected is good
I generally support this potential change	I will always support parks and greenways.
I generally support this potential change	love more green space
I generally support this potential change	If it results in more parkland and less natural areas where nothing can be done, then all good. As long as it doesn't take away someone's private property rights to develop if they had the right to develop as it stands today. That should never happen in America.
I generally support this potential change	I would increase the "red" commercial area all the way down Harvey Rd. all the way to the city limit boundary.
I generally support this potential change	-
I generally support this potential change	We should use science-based approaches to keep the Natural Area boundaries correct. In particular, floodplains may be critical with the changing climate.
I generally support this potential change	Need to update FEMA map, good change.
I generally support this potential change	a no-brainer. Just updates per updated data.
I generally support this potential change	Generally, I am concerned when Natural areas are changed.
I generally support this potential change	Expanding General Commercial in this area make sense.
I generally support this potential change	I generally support this if it does not mean losing green areas
I generally support this potential change	Updating natural areas boundaries, and having more natural areas would be wonderful.
I generally support this potential change	This would seem to make sense since there are a lot of activities in Veterans Park that could be served by commercial entities.
I generally support this potential change	This gives a good mix I would also look at the potential for a firehouse to be built near there in the future as this is an outlying area for any of the existing 6 companies. With the natural area a potential for a tifmas apparatus may be good as well as a med cart or bike medics to aid in supporting community events in the park. Also having more community events there would be good too
I generally support this potential change	Parks should have their own designation, especially if they are not always located in the floodplain.
I generally support this potential change	ok
I generally support this potential change	This change is needed and necessary, and should perhaps go further to help ensure that CS has enough greenspace so as to absorb abnormal weather events and not put the City in a position like Houston and its surrounding communities who didn't include enough greenspace to help offset effects from events like Harvey.
I generally support this potential change	I support the extension of natural areas, but I question the creation of more General Commercial. We need to preserve as much natural area as possible to protect against excessive runoff and flooding from future storms, that are guaranteed to intensify as climate changes.
I generally support this potential change	The only reservation to this change is how can the City guarantee this area would be protected.
I generally support this potential change	The addition of urban residential is probably a necessary use in the future.
I generally support this potential change	Ok
I generally support this potential change	general commercial is fine here as long as it stays out of the flood plain. Not adjacent to and residential homes. Need some commercial near Veterans Park.

I generally support this potential change	If you're trying to evaluate changes in Natural Area, why would you present a scenario in which lots of things change?
I generally support this potential change	I prefer the untouched land to be left alone.
I generally support this potential change	Good for business
I generally support this potential change	I support the additional Natural Area- Protected
I generally support this potential change	More accurately incorporating FEMA floodplain information is important, though the emphasis should be on protecting larger areas and directing development to less vulnerable places. An area just outside the demarcated FEMA floodplain is not automatically "safe" from flooding, and this needs to be reflected in College Station's planning and development policies.
I generally support this potential change	Anytime you can expand parks is great.
I generally support this potential change	I think the general commercial area should include some mixed use
I generally support this potential change	Makes sense to update the maps to effectively use the space that we have
I generally support this potential change	required verbiage.
I generally support this potential change	updating with FEMA maps is good.
I generally support this potential change	Sounds good
I generally support this potential change	I like it.
I generally support this potential change	there is no need to remove developable land from the community if FEMA hasn't already done so.
I generally support this potential change	Strongly support this change, flood plains need to be kept as current as possible. An increase in the density of use in one part of the City may impact other parts of the City that are far removed from where the increased density is taking place.
I generally support this potential change	up to date
I generally support this potential change	looks like a good change
I generally support this potential change	May be wiser choice.
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	as long as no one from the rural areas get kicked off their private land due to them becoming natural areas, I'm good with this.
I generally support this potential change	I like the idea of greenways
I generally support this potential change	Makes sense
I generally support this potential change	Using the best and most current data is important and appropriate.
I generally support this potential change	Appropriate expansion of parks and greenways and down grade to urban residential
I generally support this potential change	Updating to current FEMA maps is a good idea.
I generally support this potential change	This new zoning should be flexible and able to adapt to the changes in the market.
I generally support this potential change	more protection for natural areas
I generally support this potential change	Whatever you do, please ensure mobile homes or government housing are NOT created. Please do NOT turn College Station into Houston, Texas.

I generally support this potential change	all the infrastructure is in place for development along Harvey Road so limiting development in this area is not appropriate
I generally support this potential change	no comment.
I generally support this potential change	More realistic combination of land uses considering location and surrounding development
I generally support this potential change	While I agreed it should be cleaned up in some area, it may be useful to keep in mind BPG master plans to ensure that MUPs along floodplain areas do not end up located within the floodplain if it possible. Also would allow for the visual flexibility/expectation for existing/potential property owners and staff in areas where the floodplain depicted through MapMod and the actually floodplain using contours and BFEs differs
I generally support this potential change	Seems reasonable.
I generally support this potential change	not much change
I generally support this potential change	The park area want not changed.
I generally support this potential change	I do not want 5 story buildings around our parks.
I generally support this potential change	I do not support the changing of natural areas there toward the south to rural and enlarging general commercial into it. Don't cut down trees and use undeveloped land before using land already treeless, like all that "natural area" north of Harvey that doesn't look natural at all.
I do not support this potential change	Need to preserve natural areas as much as possible and not build in or around them.
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	Not sure about adding homes here, or adding businesses in around a park/natural area. Is that side of Harvey flood-prone?
I do not support this potential change	keep more green space
I do not support this potential change	The changes are unnecessary and the map shouldn't change colors unnecessarily.
I do not support this potential change	The changes are unnecessary. Also, the map needs improvement--particularly the legend and colors.
I do not support this potential change	Our protected green areas and natural areas are important to the health of the city and should remain protected and not ruined by commercial buildings. We have plenty of commercial areas, especially when utilizing the vacant spaces caused by the pandemic.
I do not support this potential change	By changing the designation of the protected natural areas sounds as though it would be easier to redesignate the areas for development in the future.
I do not support this potential change	Expansion of general commercial to this extent would not be desirable nor is urban residential.
I do not support this potential change	Change tends to promote more commercial areas as well as shift from a "Natural Area" to more developed Park and Greenway. Why promote more development?
I do not support this potential change	This looks like a good way to put commercial in a flood plane and ruin the natural character of the area. Dumb.
I do not support this potential change	How realistic are the new maps? Houston demonstrates the problems of maps that understate the reality of potential flooding. I firmly favor upgrading floodplain maps - better safe than sorry: Are these maps realistic?
I do not support this potential change	Seems incongruent to increase greenways AND increase general commercial. How about for specific parts of the city, such as this huge sports park, that we not fill in the periphery with commercial development. Greenspace should be just that.
I do not support this potential change	Stop rezoning
I do not support this potential change	Drainage areas should remain as currently mapped. Runoff during heavy rain or heavy watering seasons is unpredictable.
I do not support this potential change	not necessary

I do not support this potential change	Nothing the city does preserves or protects anything!
I do not support this potential change	Why do you want building in the flood plain. Commercial would just be layers of concrete which could lead to more flooding of other land in the area.
I do not support this potential change	too much commercial
I do not support this potential change	I don't know enough about the potential effects of making these changes so I'm going to go with "Stay the course."
I do not support this potential change	No need to cut into the Protected Natural Areas. They are supposed to be protected.
I do not support this potential change	This goes well until a flood destroys all the businesses that then want to get bailed out.
I do not support this potential change	Not in support of this change.
I do not support this potential change	flood plain left as is
I do not support this potential change	As evident by the boundary's curved nature and adjacency to the Natural Area, this area is too low for development. I do not support anything previously deemed best for a natural area to be developed. Any change from a Natural Area to Parks and Greenways is in harmony with the nearby floodplain and welcome to connect to other Parks and Greenways for a future goal of connecting neighborhoods along HWY 6 with walking and biking trails.
I do not support this potential change	hate to be so negative but before increasing the amount of paved area there has to more thought before approval is granted. Retention ponds don't always work.
I do not support this potential change	An increase in natural areas would be welcome due to FEMA floodplain; but then there should not be a corresponding increase in General Commercial. It would be counter productive.
I do not support this potential change	Does this actually change anything? If it increases development, I am not for it.
I do not support this potential change	flood plain natural areas protected I support
I do not support this potential change	That narrow road cannot support the stops and starts and incoming/outgoing traffic of more commercial and residential along that road. What a cluster that would be during events.
I do not support this potential change	Protected is better! More natural areas in College Station.
I do not support this potential change	The potential future land use seems to markedly reduce areas "natural areas - reserve" and redevelop "natural areas - protected" into Parks & Greenways. This is highly detrimental to the natural environment and should not be pursued. Furthermore, there seems to be a marked increase in "Urban (Residential)" and "General Commercial" areas again highlighting the proposed changes are not keeping in mind the serious consequences of environmental degradation.

Theme 4: Update the Natural Areas Boundary, Example 2	
Please tell us your level of support for the potential change above	Share your comments about this potential change below
I generally support this potential change	A good opportunity to contain residential growth closer to heart of city and the university which will result in less commuting traffic.
I generally support this potential change	I like the expansion of neighborhood conservation and parks and greenways.
I generally support this potential change	The proposed change is more realistic. Designating the entire floodplain as natural areas - reserve isn't feasible unless the City is willing to buy up all of that existing development. The floodplain regulations can deal with the technical aspects of future development in those areas.

I generally support this potential change	Don't understand difference between "Natural areas - protected" conversion to "Neighborhood Conservation". Also need to add that there are future plans to add commercial areas (i.e. Capstone & Wellborn) to locations that currently already have major traffic issues, in what are now residential only!
I generally support this potential change	I have been driving my kids to the schools in this area of town for the last 8 years. While I would like to see updates to the area, I would be so sad for any of the natural areas to be taken away. I do see an increase on the Parks & Greenways map, so that would be great. I am in support of the changes to this area but would like for as much of the natural areas to stay protected as possible.
I generally support this potential change	Increase park and Green space to control flooding, no new buildings in flood prone areas.
I generally support this potential change	This area could definitely use some redevelopment to make it feel attractive & safe and to help traffic flow on school days.
I generally support this potential change	There are multiple changes to this area, some of which make sense and others do not. Decreasing the natural areas is always taking a chance but changing the "urban" area to "urban residential" assures no commercial development in this residential area, which I believe should continue to serve residents.
I generally support this potential change	Better planned growth with added arks and greenway areas as well as residential areas.
I generally support this potential change	I agree with updating natural areas with new FEMA data.
I generally support this potential change	Again, the more parks and greenways, the better.
I generally support this potential change	More parks and more developable land, and less natural areas reserved is all good. We have millions of acres of natural areas in Texas, we don't have to keep a large amount inside our cities.
I generally support this potential change	I agree. This area needs to be cleaned up.
I generally support this potential change	We should use science-based approaches to keep the Natural Area boundaries correct. In particular, floodplains may be critical with the changing climate. I support the updating based on new information and better analyses, but not shrinking natural areas just because the city has grown.
I generally support this potential change	Yay channelization! let's get some trails along the floodplain and invest in active recreation near the water. Enhanced paving, multi-use paths.
I generally support this potential change	Incorporating more residential space next to natural areas would be better to develop in that location.
I generally support this potential change	As an EXAMPLE this concept makes sense.
I generally support this potential change	This seems like it is just an update of terms.
I generally support this potential change	General concern with "adjustments" of natural areas and greenways.
I generally support this potential change	Urban Residential is a better plan than Urban as it will better fit with the parks and residential in the area.
I generally support this potential change	Upgrading this area's parks and residential areas could be an improvement.
I generally support this potential change	More parks is always a nice way to beautify the city
I generally support this potential change	As long as it does not reduce green space
I generally support this potential change	Good. but try not to change the colors on the before and after. Makes it hard for other people to follow.

I generally support this potential change	Updating natural areas boundaries, and having more natural areas would be wonderful.
I generally support this potential change	I'm curious what would go there though for public services, another firehouse, or community recreation facility?
I generally support this potential change	Support expansion of parks, would prefer neighborhood center to neighborhood commercial
I generally support this potential change	Adding the designation to a larger area of well established and older housing/neighborhoods makes it less likely for rampant gentrification due to low property values without removing current residents that might otherwise be forced to leave. It also allows for more off campus housing without having to mix rental property with permanent residents and keeping the integrity of these neighborhoods.
I generally support this potential change	This paints a much clearer picture of what land is used for.
I generally support this potential change	Are greenways and parks synonymous at this point? The changes appear benign in this specific instance.
I generally support this potential change	It would seem that the change has already occurred. Call it whatever you want.
I generally support this potential change	This zoning seems irrelevant
I generally support this potential change	It would be better if the residents in this area were part of the decision making process on this change.
I generally support this potential change	And the difference between general suburban and suburban residential is? Justification?
I generally support this potential change	Better matches property lines.
I generally support this potential change	It is nice to see preservation of an older neighborhood and the green space possibly being preserved.
I generally support this potential change	The neighborhood commercial is too large considering the amount of commercial that is within a few blocks.
I generally support this potential change	Updating the flood areas is good.
I generally support this potential change	Perfect example of how these can coexist with some green space between them that allows for people to have their tiny piece of woodland and still access the amenities that some of the restaurants and businesses would bring. We need something in the code that requires these green spaces for ecological means, too. We are a hot zone. We need to keep bands of green throughout the city.
I generally support this potential change	this will improve the city.
I generally support this potential change	This is not a significant change and I do not oppose it.
I generally support this potential change	the new parks and greenways areas will need to be designed in a way that is minimally invasive to the environment, due to them being previous natural areas. I feel more park area in this neighborhood is a good idea otherwise.
I generally support this potential change	Fine with me
I generally support this potential change	Much bigger area for parks and greenways
I generally support this potential change	Makes sense

I generally support this potential change	Again, proposed change makes more sense in the specific area.
I generally support this potential change	This will really help to retain some lower density residential with park and greenway spaces that should raise land values and encourage investment in higher quality housing as in Oak Park.
I generally support this potential change	This new zoning classification should be flexible and able to adapt to the changes in the market.
I generally support this potential change	increasing neighborhood conservation and protection of natural areas
I generally support this potential change	Whatever you do, please ensure mobile homes or government housing are NOT created. Please do NOT turn College Station into Houston, Texas.
I generally support this potential change	The new definitions are better descriptions of existing development.
I generally support this potential change	still no comment (I should be able to respond without adding a comment??)
I generally support this potential change	This new plan looks nice- please ensure College Station stays safe- if that means increasing college station police force in these efforts when these plans are built please know that would be appreciated. I relocated from Houston to escape the crime! Please do whatever you can to ensure college station stays safe and beautiful.
I generally support this potential change	I like the increase in parks and greenways
I generally support this potential change	This seems to support the usage already present.
I generally support this potential change	Would repeat a concern of the depicted floodplain versus the BFEs. Additionally, if the future land use is intended to be fluid and not parcel base, I would think the Natural Areas use should not be "snapped" to the Mapmod depiction of it.
I generally support this potential change	More flexible land use options based on location and surrounding land uses
I generally support this potential change	I agree with removing urban designation for the areas shown, on balance it is a good plan.
I generally support this potential change	Not really a change.
I generally support this potential change	The change represents the building that are already place. So, not too much of a change.
I generally support this potential change	This looks protective of established neighborhoods and expanding on green areas. I am in favor.
I generally support this potential change	Am inclined to support the potential future land use only because I see more space for natural areas and parks and greenways as well as what I think is neighborhood conservation.
I do not support this potential change	This looks like too much of our natural areas left unprotected and allowed to be developed. A ball field does not provide the same human health benefits as natural settings.
I do not support this potential change	No comment
I do not support this potential change	Please cut back on building apartments.
I do not support this potential change	I am in favor of reducing Urban, however, I feel this is too radical a change in terms of use areas and size of area
I do not support this potential change	N/a
I do not support this potential change	Control the growth and the strip malls. More green/natural spaces!
I do not support this potential change	Do not decrease the natural areas of Bee Creek Trail. Stop developing in this area.

I do not support this potential change	Is this just for relabeling? The places that are "to be developed" are already developed into... Stop expanding into the natural areas.
I do not support this potential change	Green and protected natural areas should not be compromised for commercial growth.
I do not support this potential change	I support the expansion of the Parks and Greenways on the Future option but not so much the shrinking of the existing Natural Areas to expand residential into that area.
I do not support this potential change	Things are crowded enough. We need more natural areas.
I do not support this potential change	Shrinking natural areas to allow for future development does a disservice to those who build in those areas that might be affected by unusual weather events and to those who would otherwise not be affected but subsequently are due to the inability for the land to help mitigate the impacts.
I do not support this potential change	still needs more single family development in the area, not rental property.
I do not support this potential change	Again, reduction of Natural Areas in favor of more development and more commercial use. Not necessarily beneficial.
I do not support this potential change	This appears to eliminate a park with a beautiful bike path near the core of the city. WHAT A TERRIBLE IDEA!!!
I do not support this potential change	Leave our natural areas as green space. These areas are connections between neighborhoods in College Station. Possibly bike routes, pedestrian paths and greenways.
I do not support this potential change	not appropriate
I do not support this potential change	I do not support the decrease in Natural Area -Reserve. I do not support the increase in Urban Residential, Suburban Residential and Neighborhood Commercial land use. Natural areas are important to neighborhoods.
I do not support this potential change	keep as much protection as possible for the single family
I do not support this potential change	This type of land use mix appears to enable encroachment of on otherwise protective buffer zone along the creek, which at the very least gives decision-makers (staff, etc.) a chance to take a closer look at (re)development proposals in such areas. It may be conforming better to the development that has (disconcertingly) already been allowed, but that's not a good enough reason to reduce potential land-use-based safeguards.
I do not support this potential change	Neighborhood commercial says "primarily automobile." Since it's surrounded by park space, it should be primarily walking and biking
I do not support this potential change	Without more information on potential consequences of changing natural areas, I cannot agree to this change.
I do not support this potential change	This would take away way too much housing.
I do not support this potential change	I wouldn't wish to decrease natural area
I do not support this potential change	No reconfiguring existing neighborhoods to shift to multi-family dwellings.
I do not support this potential change	We do not need more housing in BCS
I do not support this potential change	The city does not have proper funding for a large park.
I do not support this potential change	It is hard to tell. I favor more green space and more residential.

I do not support this potential change	Opposed to the loss of Natural Areas. There is plenty of land to be developed without encroaching on green space.
I do not support this potential change	i prefer how it is now
I do not support this potential change	Do not support as I like the natural areas to remain in a town where natural areas are rare
I do not support this potential change	The proposed changes in this example are again highly detrimental to the natural Brazos setting with marked increases in "General Suburban", "Urban", and "Suburban Commercial" areas - all encroaching into "Natural Areas - Reserve". Redevelopment of "Natural Areas - Reserve" into Parks and Greenways is unnecessary and will only contribute to increased degradation of the natural setting.

Evaluating Scenarios

Area 1: Post Oak Mall Area			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	Again dumping more traffic on the end of Holleman Dr. before it is widened to 5 lanes along its entirety is only making traffic in the city worse.	B: Anticipated Scenario, C: Alternative Scenario	no, except 5 lane Holleman Dr.
A: Existing Development	Less development is better development	C: Alternative Scenario	Over concentration of use, even though supposedly open area is greatest.
A: Existing Development	The Alternative scenario seems like a pipe dream for the Holleman area that has failed to attract much attention over many years after Post Oak Mall was built. Lining it with multi-story structures will only lessen the appeal of Wolf Pen Creek.	C: Alternative Scenario	
A: Existing Development	It's fine		No
A: Existing Development	It seems as if all the city is concerned is building more student housing.	B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	vertical mixed uses are not feasible in College Station, none have been successful	C: Alternative Scenario	no
A: Existing Development	Vertical Mixes of Commercial and Residential don't seem to be sustained.	B: Anticipated Scenario	
A: Existing Development	From a historical view this city had neve held to what they said how the city would	C: Alternative Scenario	

	develop areas. No plan can be set in concrete but the developers get their way and what gets built never turns out to be what was sold to the public in 10 year plans.		
A: Existing Development	I don't believe we need new/additional housing in this area.	C: Alternative Scenario	
A: Existing Development	That borders on Wolf Pen Creek and that green space and residential uses should be protected and increased, not flung over for another failed mall or big box. Or too-dense apartment buildings or Aggie shack.	B: Anticipated Scenario, C: Alternative Scenario	green space
A: Existing Development	Too soon to give up on the only area mall. Existing Urban Centers have much vacant ground floor space. I question the commercial viability of the Anticipated and Alternative Scenarios	C: Alternative Scenario	Give the mall time to reinvent itself or return this area to an empty field until the existing inventory of retail and office space is filled.
A: Existing Development	Don't want the other options, especially the alternative version	C: Alternative Scenario	
A: Existing Development	I like the way it is now.	B: Anticipated Scenario, C: Alternative Scenario	I like the green areas.
A: Existing Development	don't like the other options.	B: Anticipated Scenario, C: Alternative Scenario	Keep the green area it adds to the wolf Pen creek park.
A: Existing Development	Do not like the other options.	C: Alternative Scenario	Keep the green area it adds to the wolf pen creek park.
B: Anticipated Scenario	There are many apartment complexes surrounding the area that need to be redeveloped into multifamily. Let's not promote multifamily here. If the mall isn't here, where will the mall be? I realize they aren't as popular but they are still a part of every city.	C: Alternative Scenario	We need a mall. We should help the mall owner's bring the mall up to date.
B: Anticipated Scenario	The undeveloped space should be used, but the mall still serves the need of being a destination shopping area for the type of store one generally finds in malls. The land it is on could be re-developed, but those stores would still need a place to be, so it seems to make more sense to leave them as they are.		
B: Anticipated Scenario	College Station needs to continue to attract department store type shopping venues, without the	A: Existing Development, C: Alternative Scenario	The Woodlands has developed an area to run alongside their mall area that appears to be successful. Freestanding stores

	cost of entirely replacing the entire mall area. We have no shortage of housing but lack local long-lasting enterprise.		like "outlet malls" with outdoor parking, restaurants and grocery shopping.
B: Anticipated Scenario	The anticipated scenario allows for more commercial development. It does not seem like many individuals like to spend time outdoors in that area so creating a outdoor mixed use development wouldn't be helpful in this case.	C: Alternative Scenario	
B: Anticipated Scenario	I think this area makes sense somewhere between the Anticipated and Alternative Scenario. I don't see this area being able to absorb the lofty amount of office space and residential units proposed in the Alternative Scenario.		
B: Anticipated Scenario	I like the anticipated scenario		
B: Anticipated Scenario	Existing Development is not viable to sustain and the alternative scenario has too little Commercial.	A: Existing Development, B: Anticipated Scenario	I would envision a more even mix of commercial and urban center. This property is highly visible to Rudder Freeway and easily accessible from Veterans Park. It would seem that the commercial aspect is logical and should be emphasized, but it could probably be reduced somewhat to allow for more urban center.
B: Anticipated Scenario	The anticipated scenario will give the area a much needed update. It also does not add a large spike in population to the area allowing other infrastructure to be updated and expanded prior to expected increases in demand for the area.	A: Existing Development	
B: Anticipated Scenario	Post Oak Mall will dramatically influence the development options in this area. Anticipating a redevelopment of the mall area is logical for single story commercial.	C: Alternative Scenario	Economic realities will not justify vertical development in this area.
B: Anticipated Scenario	The anticipated scenario provides an option for vacant land that is less intensive than the alternate scenario.	C: Alternative Scenario	
B: Anticipated Scenario	1		
B: Anticipated Scenario	Increased use of Urban development is high traffic area.	A: Existing Development	Moat of my answers are based on Urban Commerical development should be encouraged in high traffic

			areas with close proximity to A&M, so my choices usually reflex this opinion. The anticipated scenario on Area 1 was chosen, mostly because of the mixed urban increases.
B: Anticipated Scenario	Less neighborhood, more business, renovate mall	A: Existing Development	Less office space more retail and restaurants
B: Anticipated Scenario	because the mall is not viable	C: Alternative Scenario	the city will go with what makes them the most money. Why bother because all the planning in the world us wasted time
B: Anticipated Scenario	I like the shops	C: Alternative Scenario	We do not need more housing in BCS
B: Anticipated Scenario	Gives a better variety		
B: Anticipated Scenario	The anticipated scenario allows for additional development in the area without blocking the alternative scenario at a future point.		
B: Anticipated Scenario	Seems inevitable. I still don't think the parking will be worked out.	B: Anticipated Scenario	Will malls /office / urban density be used in the future? Human-contact health risk is not going away. Urban center developments have not been successful in this area to this point. (Texas / University and the Lofts of WPC)
B: Anticipated Scenario	I do not think that the city has proper funding to develop the area without going into further debt. It is a risk if the development will create enough revenue to pay its self off in an appropriate amount of time. Allowing housing into the area will cause more parking congestion to an already frustrated city.	C: Alternative Scenario	No, the mall parking lots are well used and putting housing in them would create a parking deficit.
B: Anticipated Scenario	good mix of residence and business	A: Existing Development	improved appearance for a very unattractive area of town
B: Anticipated Scenario	Increase in urban centers	C: Alternative Scenario	More shopping areas
C: Alternative Scenario	Something has to be done to bring the mall area into modern times.	A: Existing Development	I'd love to see outdoor walkable shopping. The close proximity to Wolf Pen Creek and trails makes this a prime outdoor mall.
C: Alternative Scenario	No comment	A: Existing Development	This is probably not a realistic exercise. The message sent on the land use plan should probably just be that the objective iis to redevelop it and we will entertain zoning that

			accommodates a viable plan. Beggars can't be choosers.
C: Alternative Scenario	The mall currently appears to have too much available commercial space as many stores are vacant. This scenario makes the area more desirable for a multitude of uses and could encourage redevelopment.		
C: Alternative Scenario	I really like the proposed idea of turning the mall into an urban and neighborhood center. These layouts have proven popular in other cities and provide a place for people to gather. Malls are outdated, and to be honest, the building just needs to be torn down.	A: Existing Development	
C: Alternative Scenario	It is aesthetically pleasing.	A: Existing Development	Yes - the alternative scenario
C: Alternative Scenario	Post Oak Mall needs to be updated and accommodate more residential.	A: Existing Development	N/A
C: Alternative Scenario	Looking at the numbers it is the best option. However, I wonder how likely this scenario is to happen. The market dictates so much about commercial development. We could see the bug investment in infrastructure without the payback in property and sales taxes.	A: Existing Development, B: Anticipated Scenario	I think that the collector connecting Holleman and Harvey as a key to making this area work. How about the anticipated scenario with the addition of the collector? I can see giving the property owner the maximum amount of latitude in development of an area like this where the adjacent development would be compatible with pretty much any type of commercial development. The City needs to look at adjacent development, mobility, and infrastructure and make sure that works but leave the rest to the market.
C: Alternative Scenario	I would like to see the Mall area repurposed. The Mall is outdated and there could be something better there that can be seen from Hwy 6.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	The alternative plan would look and feel better in that area. The mall kills a useful chunk of needed developments. No one goes to the mall anymore.	A: Existing Development	Commercial and restaurants would be a great addition. Also revitalization of the old run down residential is much needed.
C: Alternative Scenario	Malls in general are not the future of retail. The land the mall is on is valuable to a developer but not a long-term	A: Existing Development	

	viable option. Most likely the mall will be bought and redeveloped. The city should push for an alternate scenario so that the land is utilized versus becoming an eyesore based on changes in how land is being used		
C: Alternative Scenario	The alternative scenario allows the city to encourage attractive development without trying to find a use for the entire mall building.		
C: Alternative Scenario	Neighborhood Center is a better fit than Urban Center around the Wolf Pen Creek Area.	B: Anticipated Scenario	Southwest Corner of region (NE corner of Dartmouth/ Holleman intersection) should be developed into Neighborhood Center. Region South of Holleman and North of Wolf Pen Creek Park should be developed into General or Neighborhood Commercial. Northwest Corner of region (Harvey and Dartmouth) and existing mall area are great candidates for Urban Center or stay as existing General Commercial.
C: Alternative Scenario	I want better connectivity and I kind of want department stores to die. Shop small, shop local. Would love the mall to be a destination with third spaces.	A: Existing Development	
C: Alternative Scenario	"encourage" is fine, but property owners should not be forced to change.		City should support property owners and not force any change via new or changed laws.
C: Alternative Scenario	Post Oak Mall needs to be torn down and remodeled into an open air outdoor mall like La Cantera. It is embarrassing, unsafe, and underutilized mall. Most people go out of town to shop because this mall is so bad.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	Need more modern updating to area.	A: Existing Development	
C: Alternative Scenario	I like the idea of a larger urban center	A: Existing Development	
C: Alternative Scenario	The effort to revitalize/improve that area should be done "all the way". It will modernize and uplift that area of the city,		
C: Alternative Scenario	Post Oak Mall is not a successful commercial area	A: Existing Development	It would be good to upgrade this area into something more

	and the neighborhoods need an upgrade.		attractive with consideration to how close these areas are to the local parks while also providing more free public parking-to-shuttle options.
C: Alternative Scenario	Malls are dying. Might as well get ahead of it	A: Existing Development	
C: Alternative Scenario	Malls are becoming more unnecessary. Use that area for community centers.	C: Alternative Scenario	More mixed used. Good.
C: Alternative Scenario	Because of the larger urban center.		
C: Alternative Scenario	Malls are no longer a usual gathering place and massive department stores are replaced with internet shopping. A bunch of smaller boutiques and shops (similar to Fredericksburg) would reinvigorate this area. The portion cutting into the Wolf Pen Creek Trail goes a little too deep though. I feel the trail should be preserved.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	I would be excited to see the Post Oak Mall being redeveloped into a neighborhood center and urban center. I hope there would be much more outdoor seating and greenery, possible with water features (fountains), and less parking lot. Also, making the neighborhood center a walkable/bikeable area with shops on either side would great. Preferably something far more aesthetically pleasing than the current mall and parking lot. It would be nice to see buildings that conserve space so that you don't have to walk forever just to reach another shop (maybe even multilevel shops?). Also, definitely need some greenery and trees to stay cool. I was hoping this redevelopment could attract more local, small businesses as opposed to giant corporations.	A: Existing Development, B: Anticipated Scenario	I'm disappointed seeing that the patch of trees next to the United States Department of Agriculture would be converted to an urban center. I was hoping these trees could be preserved. Maybe we could hold off on developing it and instead use it as a dog park with butterfly gardens later? Also, I was hoping more trees/wildlife could be added/maintained along the Wolf Pen Creek Trail. I do enjoy the idea of having shops accessible along the trail, but I would hope they wouldn't ruin the trail by placing buildings directly next to it.
C: Alternative Scenario	Post Oak is okay but there is a lot of wasted space too. Having a more mixed used development would allow for greater traffic of stores and more community growth. This also would attract more	A: Existing Development	The mall needs a rework one way or another there's a lot of unused space. Better shopping and food options or the total rework are both viable options

	companies to college station. I work in Spring as a firefighter and the mixed use areas seem to be growing rapidly by us there.		
C: Alternative Scenario	<p>The urban and neighborhood center concept seems to be the way of the future. It has a lower environmental impact. People living in multifamily housing can walk to grocery store, salon, gym, and work as opposed to driving.</p> <p>Often have a much more aesthetic appeal.</p> <p>College Station will seem old and outdated without this sort of redevelopment.</p>	A: Existing Development	
C: Alternative Scenario	If left alone (Existing or even anticipated) this area will continue to decline as trends shift away from large malls, etc. This is prime area along a major thoroughfare so the Alternative scenario is a good attempt to revitalize the use to the community and add value.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	This would be an excellent location for MXD more like The Domain in Austin	A: Existing Development, B: Anticipated Scenario	See comment to above right.
C: Alternative Scenario	I believe this is the highest and best use of the property.	A: Existing Development	
C: Alternative Scenario	Dedicating massive amounts of land to parking lots and car-centered modes of transportation do not make a city better, it makes it worse. While it takes time, investing in human-oriented development is a much better investment and improves quality of life over time.	A: Existing Development	
C: Alternative Scenario	Allows for better vehicular and pedestrian access in the are.	A: Existing Development	The current layout is outdated and conducive to an active, walkable community.
C: Alternative Scenario	Alternative scenario looks to provide the most sustainable form of long-term development.	B: Anticipated Scenario	
C: Alternative Scenario	Progress	A: Existing Development	Na
C: Alternative Scenario	Malls nationwide are fading. Planning for what's next seems prudent.	A: Existing Development	Convention Center
C: Alternative Scenario	The mall property has to redevelop. Suburban malls in general around the country	A: Existing Development	I think the scenario has to much office space it needs more entertainment venues

	are disappearing or becoming empty store front property. Brick and mortar can no longer compete with shopping on-line. In order for people to patronize this area it needs to be a destination.		and this would be a good place to put a transit oriented development if the Bravos Transit District could be brought in to build a transfer center and a parking garage.
C: Alternative Scenario	This looks like a good place to build the Neighborhood Centers.	B: Anticipated Scenario	
C: Alternative Scenario	big malls will be increasingly challenged in the next decade good area for higher density chance to redo area that would otherwise decline good central location	A: Existing Development	
C: Alternative Scenario	I like that a park was added.	B: Anticipated Scenario	
C: Alternative Scenario	I think malls are a thing of the past. I'd like to see a nice development along the freeway rather than just more big box or mall retail.	A: Existing Development	
C: Alternative Scenario	need to create a scenario for this part of town to be redeveloped - we need to make that as easy as possible for the market		
C: Alternative Scenario	Increases opportunity to redevelop highly valuable mall area and increases property tax rolls		No
C: Alternative Scenario	Urban commercial has not worked in College Station and I see no reason to believe it will in this area. Successful transition of this area will require a huge investment. For the next decade the city needs to ask, what's going to happen at this huge empty space.		
C: Alternative Scenario	This is the front door step to so many people visiting CS. This style of development would benefit the City.	A: Existing Development	Existing is an eye sore and does not benefit the City.
C: Alternative Scenario	If it worked it would be cool.	B: Anticipated Scenario	
C: Alternative Scenario	It provides for more options for people, more jobs locally, and doesn't just keep it all a sea of concrete. I also links the neighborhood center to the Wolf Pen Creek area, which could be a very attractive place to live for many.	A: Existing Development	It is a decaying space -- more retail is going to go online vs. face to face.

C: Alternative Scenario	Better mix of open spaces and more interesting possibilities	A: Existing Development	This area needs to change -- it's a depressing part of town as is. Either Anticipated or Alternative would be a great improvement.
C: Alternative Scenario	It appears that housing is needed and the mall is dying. This would be an attractive solution to both problems.	A: Existing Development	Most of the current mall area ava and surrounding neighborhoods are deterring people from coming there. I had an employee that moved away due to crime. Redevelopment will hopefully raise everything above the current standard.
C: Alternative Scenario	The existing development in that area is pretty dated, not very welcoming, and seemingly not conducive to encouraging even the development in the anticipated scenario. The large, mixed-use redevelopment would turn this well-situated part of the city into a real draw, and would provide a more inviting atmosphere for live-work-play.	A: Existing Development	
C: Alternative Scenario	Increased density of land use in this part of the City should generally be ok. The transportation system will probably support additional travel volume and additional transportation capacity can probably be provided at a reasonable cost. Since the roadways surrounding this area are largely TxDOT owned the TxDOT planners and their travel modeling expertise should be brought into the planning process now. Trip ends are only a part of the story. The trip origins and destinations are needed for a demand and capacity analysis of the supporting transportation system. How much additional roadway capacity will be needed to support the Alternative Scenario? Need to know this to reach an informed opinion.		
C: Alternative Scenario	A lot of people are shopping online and the large malls are going to be obsolete. Open air	A: Existing Development	

	mall and making them apart of nature would be nicer.		
C: Alternative Scenario	The development of mixed uses next to wolf pen creek park is a great idea. Turn this mall area into a work/live/play area with plenty of outdoor opportunities.	A: Existing Development	
C: Alternative Scenario	Retail is a dwindling industry and if we want to have this area be a vibrant part of the city than we need it to be more experiential mixed-use	A: Existing Development	
C: Alternative Scenario	Increasing high density at the core is always desirable. Avoiding big box commercial is always desirable.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	Large box retail is not a viable land use going forward. College Station should progressively move to use this space for attracting high-tech businesses.	A: Existing Development	Obsolete land use.
C: Alternative Scenario	the alternate scenario would get much more use by the general public and help boost college station's economy.	A: Existing Development	
C: Alternative Scenario	Existing mall concept is dated and will continue to flounder	A: Existing Development	
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	additional density makes sense in this already urban area.	B: Anticipated Scenario	
C: Alternative Scenario	There is a need for destination development that can mix commercial and other uses with a comprehensive approach. The changing patterns of shopping are rendering malls obsolete and this will encourage a more vibrant area at a critical junction.	B: Anticipated Scenario	
C: Alternative Scenario	I believe the alternative scenic would spur on new development but the new zoning classification should be flexible and able to adapt to the changes in the market.		
C: Alternative Scenario	Whatever you do please ensure HOMELESS CAMPS DO NOT TAKE ROOT as in Houston, TEXAS.		
C: Alternative Scenario	See my comments on Area 2	A: Existing Development, B: Anticipated Scenario	See comments on Area 2
C: Alternative Scenario	I like this option as it seems to be a departure from the norm which seems to be more and		

	more four-story apartment buildings		
C: Alternative Scenario	This would be a good area for utilizing space to a much better degree, and for shifting commercial traffic away from Texas / University .	A: Existing Development	
C: Alternative Scenario	<p>If POM is redeveloped, it would be nice to promote denser mixed uses. My concern is that - given our historic reluctance to tell developers to do anything they aren't already inclined to do - the Alt Scenario is too much change.</p> <p>Is something like the Urban Center development possible within the general commercial type?</p>		I think the Mall building will generally remain, but some residential and restaurants will develop around the edge. Is that possible within the Urban Center designation?
C: Alternative Scenario	The total economic value of the alternative scenario is the highest of all three maps. The character of the area is most appropriate to choosing to a Neighborhood Center. The need for increase in affordable rental housing in College Station could be best done with our best with Neighborhood Center developments as well as services would support those limited in transportation.	A: Existing Development	This area is already under served by the Aquatics Department of the Parks and Rec Department. The Park's Department would need to add a splashpad or swimming pool within walking distance of the anticipated increased residences.
C: Alternative Scenario	It looks like this gives the most choice to the landowners to figure out the best thing to do.		What do the landowners want? They are probably in the best position to figure out what is the best fit and mix.
C: Alternative Scenario	The retail portion of Post Oak is all but dead- the restaurants in the parking lot are keeping it open. This is eventually going to happen anyway, so just make it happen.		
C: Alternative Scenario	The City of College Station needs new retail area updated to capitalize on business.	A: Existing Development	No.
C: Alternative Scenario	<p>The alternative scenario seems to be the best area for a "walkable community" in the City of College Station. The area could have a "new mall", office space and living space, all while close to a park.</p> <p>I would be worried about traffic generation along Harvey and the intersection</p>		

	<p>with Texas as that is already a little rough, but if the area is true a walkable community, there would be hope of little need for people to be driving around.</p> <p>Existing scenario is also perfectly fine in my opinion if the Mall is simply reworked.</p>		
C: Alternative Scenario	Like the neighborhood center concept. As long as it really is that and not a white-wash of traditional big box, do it!		
C: Alternative Scenario	The economic impact of the Alternative Scenario is very beneficial and uses best practices for increasing population density while bringing additional benefits to this area that currently is desperate for change. This area has significant potential and is well located on HWY 6 to benefit the entire surrounding area. It is currently underutilized and can benefit the lack of affordable or government subsidized housing.	A: Existing Development	The Wolf Pen Creek District's requirements for walk-ability, landscaping, unpaved surfaces and significant trees should continue in any nearby development.
C: Alternative Scenario	More job opportunities, more diversified land use mixes	A: Existing Development	The alternative scenario
C: Alternative Scenario	Post Oak Mall has been fairly useless for a very, very long time. This scenario would be a much better use of the space for shopping, offices, etc.	B: Anticipated Scenario	
C: Alternative Scenario	The mall area is tired and outdated.	A: Existing Development	The new modern ideas in development would be well showcased in this location right next to our through highway. I think the ideas look very promising. Our old mall is only inviting to our residents. People driving through from other places have nothing to dazzle them with a need to stop, except for the cool restaurants that have popped up in the parking lot.
C: Alternative Scenario	The "alternative" scenario to me is the least worst of the options - b/c the "anticipated" scenario is just an veil for allowing high rise apartment complexes (with commercial or retail on the ground floor that is likely low performing) -	B: Anticipated Scenario	Honestly I don't have the solution, as the future of malls is generally in jeopardy - however in this town we have unique needs and opportunities with the high percentage of young people. I believe the former Highland Mall in Austin should be looked

	something we do not need more of. Thank you.		at - the mall has been converted for multiple uses including Austin Community College facilities, theater space, etc. You should also look at the former Northcross Mall in Austin - which has been converted for multiple uses. One is a vast indoor beautician facility where individual operators can rent their own small space and share amenities. Another is a small scale Wal-Mart which I would not advise as it was hotly contested. Thank you.
--	--	--	---

Area 2: Harvey Road Area (Opposite Post Oak Mall Area)			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	I accidentally submitted my comments for Area 2 in the Area 3 feedback. This is a great area for multifamily, and more retail here would hurt mall redevelopment efforts.	C: Alternative Scenario	Too much retail, will take 30 years.
A: Existing Development	I do believe the commercial areas in this map need to be upgraded, they don't seem very successful. But I do not like the idea of taking away residential land inside the city.	B: Anticipated Scenario, C: Alternative Scenario	I do not envision converting residential land to urban centers/commercial.
A: Existing Development	Both scenarios decrease the amount of housing in this area. By creating either urban/neighborhood centers would also increase property values that would force lower income individuals to leave their residence.	C: Alternative Scenario	
A: Existing Development	Traffic at max capacity now.	B: Anticipated Scenario, C: Alternative Scenario	No growth in traffic compared to the the new numbers projected.
A: Existing Development	This is an area of lower cost housing and strip malls. Gentrifying the housing will not help anybody. It'll wind up being a glorified strip mall regardless.	C: Alternative Scenario	
A: Existing Development	The other scenarios reduce the population density, but its proximity to A&M and the mall		

	make it a good place for density.		
A: Existing Development	With an "higher than 80%" residential, we should keep things as they are.		
A: Existing Development	Improves chances of redevelopment of aging multi family and strip center properties	A: Existing Development	I think Alternative C would be improved with addition of corner shown in Anticipated B shown as urban center
A: Existing Development	Leave all those folks alone.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	provides more buffer for residential	C: Alternative Scenario	
A: Existing Development	It is perfect how it is. It seems as if all the city is concerned is building more student housing.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	The current area is completely developed by multiple land owners. The anticipated or alternate scenario would require the city purchasing land to assemble the proposed areas, or forcing multiple landowners into a very specific redevelopment pattern.		
A: Existing Development	the demand for office and commercial in this area is not going to increase so it needs to stay primarily multi-family		no
A: Existing Development	This is a good development now and should be combined with Area 1 Alternative Scenario. There are different housing styles already and urban and neighborhood centers might be easier to form. This is a high density area for traffic and needs to be encouraged to remain out there rather than moving toward the University.	B: Anticipated Scenario, C: Alternative Scenario	Shopping in Malls is no longer the fun it used to be. Online is easier, faster, more choices. I do not like having many overgrown buildings. There must be some way to design the two areas to allow families, children, visitors, etc. can walk and enjoy different activities.
A: Existing Development	Why would you reduce the area for housing unless you going to have more high density housing which would be more pressure on existing streets and landowners in the area. If you follow this kind of progression in 20 years there wouldn't be any single family hosing left close to campus.	C: Alternative Scenario	Less not more high density housing. Where is all of the traffic going to go.
A: Existing Development	Retail development should first occur at the mall instead of being spread out on Harvey road. No more Urban Centers should be build until the current ones are fully occupied.	C: Alternative Scenario	I see the Mall being converted into on open air design that could be an area destination. Perhaps hosting a community theater and a variety of restaurants.
A: Existing Development	Don't take away existing living areas in the apartments there	B: Anticipated Scenario, C: Alternative Scenario	

	now to increase general commercial - non-housing		
A: Existing Development	Don't take away family housing that is affordable.	C: Alternative Scenario	Where are you pushing families to move? Further out away from their jobs without providing good public transportation.
A: Existing Development	don't reduce apartments across from the mall where people who work near the highway live	B: Anticipated Scenario, C: Alternative Scenario	Keep it the same as it is. It is not a bad arrangement.
A: Existing Development	don't take away family housing that is affordable.	B: Anticipated Scenario, C: Alternative Scenario	Where are you pushing families to move? Further out away from their jobs without providing good public transportation.
B: Anticipated Scenario	I'm really indifferent about this area, but I think the anticipated scenario is a more likely reality for how this area would be developed.		
B: Anticipated Scenario	While I like the Alternative Scenario, I choose the Anticipated Scenario because I do not one to see anyone lose their home if the apartments in that area are removed.	A: Existing Development	
B: Anticipated Scenario	It offers the best diversity to a living area. There should be commercial areas in walking distance to residential. This gives a neighborhood feel and identity. It also makes is super convenient to not have to drive for daily necessities.	A: Existing Development	In all actuality I think the Harvey road frontage should be all commercial with the residential behind.
B: Anticipated Scenario	Makes good use of the land while changing the mall area to allow for great change in how the land is used	A: Existing Development	
B: Anticipated Scenario	The current usage of that area seems under-used. Harvey Rd is a prime thoroughfare, but that area is not well developed. Adding some urban center would give it a stronger pull/usefulness. The idea of making it a neighborhood center does not make sense to me if we expect that area to continue to grow. If that area stays roughly as it is, then neighborhood center makes more sense. But given the recent growth of the city, it does not seem right.		
B: Anticipated Scenario	In the next 10 years, I think promoting the alternative scenario will lead to gentrification. Let century	C: Alternative Scenario	

	square be the century square. This area of town houses working class families that deserve to have a modest, yet attractive shopping and dining experience.		
B: Anticipated Scenario	Let property owners decide	C: Alternative Scenario	Why support fewer apartments - city keeps saying there are not enough
B: Anticipated Scenario	Most economically viable in next 20-50 years.	C: Alternative Scenario	I think it will continue to be a mix of apartments and retail
B: Anticipated Scenario	The cost and increase in traffic with the alternative scenario is unlikely with current circumstances and long term effects.	A: Existing Development, C: Alternative Scenario	I believe the "anticipated development" represents a more reasonable growth expectation in this area. If a "neighborhood center" is encouraged rather than "urban" growth in the "anticipated development", we avoid increased traffic to the area, while increasing taxes to the city and maintaining housing choices for students.
B: Anticipated Scenario	This Alternative Scenario would create an astronomical amount of retail space when also taking into account the Post Oak Mall site. Large retailers are struggling as is, I don't see all this space being absorbed.	C: Alternative Scenario	
B: Anticipated Scenario	this works for that area.		
B: Anticipated Scenario	The existing area is a hodgepodge of inconsistency	A: Existing Development	
B: Anticipated Scenario	There needs to be more vertical development. I'm also concerned about the amount of affordable housing that will be available after all the changes.	A: Existing Development	
B: Anticipated Scenario	The residential and commercial areas along Harvey Road do need to be modernized, but believe the alternative scenario is too much urban/commercial.	C: Alternative Scenario	
B: Anticipated Scenario	This is a logical projection without the Urban Center vertical mix area. The remainder is viable.	B: Anticipated Scenario	I would change the Urban Center Vertical Mix area to General Commercial. The alternative scenario has potential but will require more than 10 years and redevelopment of Post Oak Mall.
B: Anticipated Scenario	1		
B: Anticipated Scenario	Less concentration of people living in the area.	C: Alternative Scenario	Greater concentration of residency.
B: Anticipated Scenario	This seems most likely to be able to develop.	A: Existing Development	This area is an eye sore for the community and does not benefit the City.

B: Anticipated Scenario	Vertically mixing businesses and residential is more efficient and more attractive.	C: Alternative Scenario	Horizontal mixing just leads to strip malls mixing into residential neighborhoods
B: Anticipated Scenario	Cannot answer this question in isolation to the answer to the Area 1 selection. Will the transportation system support both Area 1 and Area 2 Alternative Scenarios? I think not and you don't tell me. I prefer Area 1 Alternative Scenario to the Area 2 Alternative Scenario.	C: Alternative Scenario	Cannot support without additional analysis. The Area 1 and Area 2 Alternative Scenarios are probably not both feasible. I support the Area 1 Alternative Scenario and consequently not the Area 2 Alternative Scenario.
B: Anticipated Scenario	This area needs modernizing. It looks old and run down.	A: Existing Development	
B: Anticipated Scenario	Good mix		
B: Anticipated Scenario	This should work with the rethinking of the mall to create as much mixed use density as possible.	C: Alternative Scenario	Re-imagining this entire area increasing mixed use density could considerably change some of the assumptions. If done right your trip numbers will be way off. A high density self-sustaining area can be developed where most needs are within walking distance. This will decrease not increase trips.
B: Anticipated Scenario	I like this one better	C: Alternative Scenario	We do not need more housing in BCS
B: Anticipated Scenario	The addition of some vertical elements will add interest to this important street. The alternative proposes too much development that should be pushed to the Post Oak Mall site (Area 1).		NO
B: Anticipated Scenario	Proposed urban center in an already urbanized region	C: Alternative Scenario	No residential areas around commercial settings
B: Anticipated Scenario	It seems like the alternative scenario is simply like more of the same of the anticipated scenario. I'm fine with the current path/proposal		
B: Anticipated Scenario	The area does need redevelopment. Urban Center development provides more affordable rental units. We should not reduce the number of affordable rental units as significantly as the Neighborhood Center development. If the older apartment developments are replaced within walking distance, they will need to be equally affordable.	A: Existing Development	
B: Anticipated Scenario	Affordable housing should not be removed without being	C: Alternative Scenario	

	replaced. Priority should be given to redeveloping other commercial areas first such as the Post Oak Mall, University Drive and Welborn and George Bush area.		
C: Alternative Scenario	Anticipated scenario might work, too.	A: Existing Development	
C: Alternative Scenario	This is too detailed.	A: Existing Development	No
C: Alternative Scenario	I think this option gives the most freedom for redevelopment for all residential, commercial and office uses.		
C: Alternative Scenario	With multiple Greek housing units near that area, this looks to be the safest option.	A: Existing Development	Yes - the alternative scenario.
C: Alternative Scenario	Harvey Road needs to be updated and accommodate more residential.	A: Existing Development	N/A
C: Alternative Scenario	Just looking at the numbers the alternative scenario is the best choice. Again, how likely is this to occur? I also note that there is apparently a need for substantial water and wastewater improvement regardless of the scenario.		
C: Alternative Scenario	Having a neighborhood center could reinvigorate the historic neighborhoods nearby, and reducing the number of apartments in the area would be beneficial.		
C: Alternative Scenario	Perfect option not to outgrow region, provide flexibility. Consolidates Commercial into a denser area and allows for more residential redevelopment.	A: Existing Development	
C: Alternative Scenario	This entire strip needs revitalized, including the apartments.	B: Anticipated Scenario, C: Alternative Scenario	
C: Alternative Scenario	I prefer the larger urban center and denser development	A: Existing Development	
C: Alternative Scenario	Better to do a horizontal development in that area than vertical.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	This area is very ugly and about anything to improve it would be good. I liked the additional vertical development and green space	A: Existing Development	
C: Alternative Scenario	More resources for residents.	A: Existing Development	More affordable housing.

C: Alternative Scenario	Because of the larger neighborhood center.		
C: Alternative Scenario	It doesn't look to me like Urban Center fits into this location and the Alternative Scenario might be more attractive by pushing the apartments off of the main thoroughfare.		It seems to me that this would be a good area for more commercial, but I am not a city planner.,
C: Alternative Scenario	This looks close to what it is already.	A: Existing Development	
C: Alternative Scenario	The apartments and businesses are run down looking this detracts from the area. The alternative maximizes use of the area and it also is a major exit from the highway and entrance from Huntsville via Hwy 30. Having more entertainment and shopping options as well as areas for business growth would allow for more growth and in turn more revenue for better service delivery and pay/benefits of services like police, fire, or public works	A: Existing Development	
C: Alternative Scenario	Alternative scenario appears best in terms of aesthetics and revenue.	A: Existing Development	
C: Alternative Scenario	The Alternative scenario maintains a level of consistency with the Alternative for Post Oak mall area. This site needs to evolve to improve the visual appeal and utility of the area and, as stated, create an effective buffer with residential areas that also improve the land value.	A: Existing Development	
C: Alternative Scenario	The alternative scenario allows for more growth for a mixed used development.	A: Existing Development	
C: Alternative Scenario	Creating 'livable places' should be the goal. Build neighborhoods that benefit the people living in them not the people who want to drive through them.	A: Existing Development	
C: Alternative Scenario	Allows for more flexibility and variety of housing types.	B: Anticipated Scenario	Too much concentration of the same housing type.
C: Alternative Scenario	The alternative scenario provides a better mix.		
C: Alternative Scenario	More responsible and sustainable development. Why does the anticipated scenario allow for multi-story commercial development into	B: Anticipated Scenario	

	areas where it wouldn't match the surrounding aesthetic.		
C: Alternative Scenario	Na	A: Existing Development	Na
C: Alternative Scenario	Chose Alternative Scenario because of the increased commercial and urban development planned and hopefully the Post Oak Mall owners will respond with an upgrade on their property as well.	A: Existing Development	We need to protect the trails in this area.
C: Alternative Scenario	This area needs to be tied to the post oak mall redevelopment effort.	A: Existing Development	Again you need entertainment venues as opposed to office space. This needs to be tied to the Post Oak redevelopment effort. With entertainment venues complementing the retail and general commercial areas.
C: Alternative Scenario	This choice allows for 'as needed' changes - with the amount of dormitory space being built at A&M, the city may not need to keep adding multi-family units.	B: Anticipated Scenario	
C: Alternative Scenario	I like this approach at this location.		
C: Alternative Scenario	This is an eye sore, and Harvey needs to be commercial.	A: Existing Development	
C: Alternative Scenario	this area is aging and should be a place where the city helps motivate the market to invest in redevelopment	A: Existing Development	
C: Alternative Scenario	Whatever happens here needs to be coordinated with the development of Post Oak Mall.		
C: Alternative Scenario	Less apartment	A: Existing Development	Needs to be redeveloped. More retail and commercial less apartment
C: Alternative Scenario	More compatible with the neighborhoods that abut it. Putting a lot of apartment complexes there would mean another set of empty apartment complexes. More young people want to live in areas similar to this neighborhood center area you have described.	B: Anticipated Scenario	That concept is not compatible with the conservation neighborhoods that abut it. Just creating more density of people in these spaces doesn't link the existing with the new in a way that would be beneficial to all. There would need to be consideration for creating a barrier so that light and noise pollution doesn't seep over into the backyards of the homes that are adjacent, though.
C: Alternative Scenario	Better balance and meaningful open space prioritized. Less potential of creating just another strip mall.	A: Existing Development, B: Anticipated Scenario	Such potential for this area -- walkable open space / entertainment / higher end shopping and restaurants / nicer condos and apartments

C: Alternative Scenario	The alternative scenario seems to fit the area, and would complement the alternative scenario for the Post Oak Mall area nicely.	A: Existing Development	
C: Alternative Scenario	They seem about the same		Get a grocery store in this area to meaningfully reduce traffic.
C: Alternative Scenario	maybe switch neighborhood center with urban center for the alternative scenario	A: Existing Development	
C: Alternative Scenario	Like neighborhood horizontal use.		No
C: Alternative Scenario	To match mall alternative plan	A: Existing Development	
C: Alternative Scenario	a mix of land uses would bring more safety/security to this area, plus make the land more usable.	A: Existing Development	
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	I think commercial should be on the highway		
C: Alternative Scenario	additional density	B: Anticipated Scenario	
C: Alternative Scenario	I believe the alternative scenic might spur on new redevelopment but this new zoning classification should be flexible and able to adapt to the changes in the market.		No
C: Alternative Scenario	Whatever you do please ensure HOMELESS CAMPS DO NOT TAKE ROOT as in Houston, TEXAS.		
C: Alternative Scenario	It seems like if you want to encourage more infill you would want commercial on the main thoroughfares instead of residential.	B: Anticipated Scenario	
C: Alternative Scenario	Same thing as before. This becomes a very active area, near the bypass, away from Texas/University.	A: Existing Development	
C: Alternative Scenario	It looks like this gives the most choice to the landowners.		What do the landowners want? They are in the best position to figure out what would be the best fit and mix.
C: Alternative Scenario	This area might be redeveloped a few times - better to be less restrictive, but encouraging more dense mixed use in the area. Rather than trying to guess where it will happen.		Prime area for new ideas, but no clear idea of what will be developed.
C: Alternative Scenario	Increased jobs and tax revenue would be beneficial in this area.	A: Existing Development	
C: Alternative Scenario	This area would benefit from neighborhood centers and some more commercial space. Most of the buildings are		

	dilapidated and the shopping areas are struggling.		
C: Alternative Scenario	This makes the most sense b/c it adds some commercial in a spot that makes sense. I believe the neighborhood center makes more sense than the urban center - b/c again we have enough high rise apartment complexes in this town and apartments are way overbuilt. It's getting ridiculous.	B: Anticipated Scenario	I do not envision something different for this area. It would be great to have an enclave of restaurants and outdoor coffee shops with lots of trees and foliage in some random spot like this - but I guess I'm dreaming. It could serve the high density population nearby.
C: Alternative Scenario	I think this is better use.		
C: Alternative Scenario	Because a buffer is provided for existing residential	B: Anticipated Scenario	
C: Alternative Scenario	Going hand in hand with Alternative Scenario 1, I think having the option to reduce the multifamily apartment complexes and allow a range of more commercial along Harvey Road is the best use of the land there.		
C: Alternative Scenario	one of the best improvements to the city's appearance	A: Existing Development	for obvious reasons
C: Alternative Scenario	Increased sales tax revenue, more jobs, more appropriate land use mix	A: Existing Development	Alternative scenario
C: Alternative Scenario	As time goes on this old apartment complex will be hard to fill.	A: Existing Development	
C: Alternative Scenario	This is a better use of this land.	B: Anticipated Scenario	
C: Alternative Scenario	this area needs an update.	C: Alternative Scenario	they are pretty similar. I don't think anyone will be put out in the long run and the area will be improved. Y'all are consolidating some of the smaller the commercial areas...it looks good!

Area 3: University Drive East of Texas Avenue			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	N/A		
A: Existing Development	Keep the multifamily here. The mall doesn't need immediate competitors across the street for retail.	C: Alternative Scenario	Too much retail. This will take 30 years before it is viable.
A: Existing Development	Any changes that increase auto trips into and out of this area is to be discouraged. There has been no	B: Anticipated Scenario, C: Alternative Scenario	If current locations for business (bottom floors of Century Square buildings)

	good data to indicate commercial business will move into the CURRENT developments much less building more. The cost of infrastructure and increased traffic makes this unreasonable.		begin to show leasing agreements, and demand for location on University Drive, there may be reason to consider the "anticipated scenario". But only after a move toward more interest in the area.
A: Existing Development	I think increasing the population in this already too busy area is a bad idea. Too many apartment buildings.		I do think some of the alternative scenario options could be good, but I don't think single-family homes should go. This area has too much traffic already.
A: Existing Development	Preserving maximum single family dwellings.	C: Alternative Scenario	What happened to single family dwelling? We all can't live in apartments
A: Existing Development	Do you really want to have multi-story buildings lining the streets of what is already the busiest intersection in the county? Still another example of gentrification.	C: Alternative Scenario	
A: Existing Development	Keep single family units	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	I don't understand why the density all has to become so high. The streets and other infrastructure is already overloaded in many scenarios. Let's have some areas that aren't all high high structures.	B: Anticipated Scenario, C: Alternative Scenario	no
A: Existing Development	It is perfect how it is. It seems as if all the city is concerned is building more student housing.	B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	The proposed area is completely developed currently, the anticipated and alternate scenarios would require either purchase of multiple properties by the City or spending years trying to get multiple land owners to bend to the City plan.		
A: Existing Development	Get a grocery store in this neighborhood to meaningfully reduce traffic on Texas. The Uhaul is convenient for me. I live near this area and the urban center / neighborhood center would not benefit me due to obtuse parking.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	Get rid of the AgShacks. That is low density crappy home values. terrible parking and traffic.
A: Existing Development	I believe growth still needs to respect the older neighborhoods near the campus.	C: Alternative Scenario	

A: Existing Development	I don't believe we need more housing in this area.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	B and C reduce the number of single family homes in the only lower income housing in this area of town. Where are our lower income people supposed to live?		I'd like to see the development on Texas Ave while leaving single family homes. That really does mean single family homes, not homes that are rented by the room which are not homes at all.
A: Existing Development	Existing development meets the current and future needs of this area	B: Anticipated Scenario, C: Alternative Scenario	Residential areas are separate from commercial dwellings.
A: Existing Development	There is no need to change this area at all. It would only add major congestion to an already overly congested area. The Texas Ave./University Drive intersection is horrendous when A&M is in session and this would only make it worse.	B: Anticipated Scenario, C: Alternative Scenario	
B: Anticipated Scenario	Allow the residential redevelopment that is already occurring to continue (Stealth Dorms and apartments). Do not attract more commercial traffic to this area!!	A: Existing Development	Need to be aware you are displacing a minority rental neighborhood. This is not intentional, but it's a general pattern in all areas near the center of the city. It's not that you want to stop the market, but you do need a plan to avoid driving low income resident out of the city.
B: Anticipated Scenario	Makes best use of the way the development is in that area. High commercial area so residential may not be as necessary unless it is part of a Mixed development (commercial on lower floors and residential on upper floors)	C: Alternative Scenario	
B: Anticipated Scenario	The central location of that area (Texas Ave & University), makes it a prime candidate for urban center. Both Zone 1 & 2 could be amazing urban centers. Neighborhood centers make more sense to me further away from such busy roads.		
B: Anticipated Scenario	This existing area does not have a area to gather. Allowing for the anticipated scenario to develop allows for more urban centers.	A: Existing Development	
B: Anticipated Scenario	C is not realistic; how many neighborhood centers can you have in one vicinity? How large does a neighborhood center need to be to serve its purpose? Also, is there a need to have big box type retail at both Texas-University and Texas-Harvey locations? There is big potential to upgrade this high-visibility area.	C: Alternative Scenario	See comment to upper right.

B: Anticipated Scenario	I am torn between the Anticipated and Alternative.		There are aspects of both the Anticipated and Alternative that I think are very good. I do not think vertical mixed use on the corner is the right move for the corners of Texas and University on the East side of the intersection (UHAUL and the gas station). You can look across the street at North Point Crossing and realize this is not an intersection that is conducive to retail on the ground floor, the whole retail square footage is vacant. There is not enough pedestrian traffic to drive urban retail sales. That being said, Neighborhood Center for the old Albertson's site is more realistic than the idea of an Urban Center in that location.
B: Anticipated Scenario	works well		
B: Anticipated Scenario	B or C is fine	A: Existing Development	
B: Anticipated Scenario	1		
B: Anticipated Scenario	It seems like a good way to draw people in.		
B: Anticipated Scenario	I think this area is ideal for urban development and should include some Urban Center.	A: Existing Development	
B: Anticipated Scenario	The anticipated scenario allows for the development of new commercial property while allowing established business the ability to remain as they are. While also creating more residential housing closer to campus for students.	C: Alternative Scenario	
B: Anticipated Scenario	This anticipated scenario is likely without the Urban Center vertical mix areas. Office space in our market is too weak to drive the project and has not significantly changed in 10 plus years.	C: Alternative Scenario	The Urban Center vertical mix areas in both plans is unrealistic for our market over the next 10 years.
B: Anticipated Scenario	This is commercial real estate and should stay that way.	C: Alternative Scenario	
B: Anticipated Scenario	Pro vertical commercial	C: Alternative Scenario	Less residential single or multi
B: Anticipated Scenario	changing the zoning/future land use will not make this happen		
B: Anticipated Scenario	Increased density and more appropriate uses, especially at the University Drive/Texas Avenue intersection. The Alternative might		NO

	over-stress the traffic, but is worth considering.NO		
B: Anticipated Scenario	It is more consistent with the current use of the land and the density of people in residential areas are not needed there.	C: Alternative Scenario	This puts too much strain on existing older neighborhoods that about it. This land is better suited for the anticipated scenerio.
B: Anticipated Scenario	This area looks run down with the U'Haul store on the corner and some run down businesses. This is what people see when they are looking at the beginning of the University area.	A: Existing Development	
B: Anticipated Scenario	I like the shops	C: Alternative Scenario	We do not need more housing in BCS
B: Anticipated Scenario	Seems most likely to be developed this way.	A: Existing Development	no
B: Anticipated Scenario	a mix of the anticipated and alternative scenarios would work best.	A: Existing Development	
B: Anticipated Scenario	Makes better use of this area with multi-family housing and easy transportation		
B: Anticipated Scenario	this area is likely to become more urban so I think this scenario is appropriate		
B: Anticipated Scenario	The areas around campus need to include higher density residential and not single family residential.		
B: Anticipated Scenario	Fine with B or C actually	A: Existing Development	
B: Anticipated Scenario	My fear is that the "urban" toehold will take over.	C: Alternative Scenario	
B: Anticipated Scenario	Good plan.		
B: Anticipated Scenario	I don't think allowing MF on the hard corners while also potentially increasing them down the corridor makes sense. If you end up putting mixed use on the hard corner of Texas/University then I think the University corridor needs to be painted with GC like the existing shows. I personally feel that that the anticipated scenario makes the most sense overall.		
B: Anticipated Scenario	Like the gateway focal points	A: Existing Development	Love the B and C options but like the C option best
B: Anticipated Scenario	I like the zones one and two descriptions. I don't like the transition from single family homes to something else in alt. C. We have enough land to leave these alone. Why encroach?	C: Alternative Scenario	no. But I am not in favor of changing neighborhoods zoned with single family homes. Change things around them. Houses will always be in style.
C: Alternative Scenario	Providing housing allows people to live where they work and play and helps reduce the transportation problem.	A: Existing Development	

C: Alternative Scenario	This option seems like it would allow for more student housing- which is great as this area is close to the university. It also still allows for commercial uses along major ROWs.		
C: Alternative Scenario	I like the proposed idea of creating more neighborhood centers than strictly general commercial space, since there is a lot of unused space there right now.	A: Existing Development	I would really like to see an HEB where the old Randalls/Albertsons use to be. If not a standard HEB, how about a Central Market or a Trader Joes. I think the city can support such a boutique grocery store and the only grocery store really in the middle of town is the HEB on Texas. It is overcrowded and hard to get into.
C: Alternative Scenario	I like the incorporation of pedestrian-friendly developments.	A: Existing Development	alternative scenario
C: Alternative Scenario	I choose the Alternative option because it mentioned creating more walkways for pedestrians. I fully support any changes that create more opportunities to walk instead of drive.	A: Existing Development	
C: Alternative Scenario	The city should venture away from creating the same thing in every region.	A: Existing Development	Nothing of use east of highway 6. Too much potential to not take advantage of.
C: Alternative Scenario	Having more mixed uses in this area would be great, plus I think it would make the area more walkable.		
C: Alternative Scenario	Enables the most density in a key area of the city that needs dense walkable residential and commercial redevelopment for current and future demand from university population. For urban center to thrive, it needs to have a large area and not set off by un-walkable general commercial.	B: Anticipated Scenario	
C: Alternative Scenario	This area is surrounded by students with wealthy families. Builds on the character of NG and provides a connection and sense of arrival to our version of "downtown". We should incentivize development/redevelopment in this area but ensure housing types for the historically black neighborhoods aren't disturbed. A lot of those folks need help but make just barely too much to qualify for HUD assistance. Tax increases are a substantial issue there.		
C: Alternative Scenario	Seems to be more what is demanded in the area	A: Existing Development	Either option would be great long term

C: Alternative Scenario	I like more of the mixed use being so close to the university. But do need to keep in mind traffic. I hope the u-haul business goes away.	B: Anticipated Scenario, C: Alternative Scenario	
C: Alternative Scenario	I am in favor of denser developement	A: Existing Development	
C: Alternative Scenario	I think it is better to leave the vertical development to the corner of Texas & University and the rest horizontal development (those high rise buildings are ugly! so the less of them, the better).		
C: Alternative Scenario	I like the idea of encouraging residential here and this part of town becoming more walkable		
C: Alternative Scenario	More neighborhood centers would be good idea.	A: Existing Development	
C: Alternative Scenario	I like the urban/vertical development in the center combined with neighborhood center around it.	A: Existing Development	
C: Alternative Scenario	more income, jobs & housing	A: Existing Development	
C: Alternative Scenario	This plan allows for a better look and feel coming into the campus area as well as creates an opportunity for a "downtown" which we don't really have. This would be great for community events as well as commercial growth. The public use spaces could also be developed into a substation for law enforcement for that area to enhance service delivery specific to that high traffic area. This would also provide a centralized location for community policing by having more officers in a CSTEP type of unit which enables greater communication opportunities with the public than working solo in a patrol vehicle.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	Aesthetics and revenue as well as keeping pace with what other cities are doing.	B: Anticipated Scenario	City needs to be careful about spending money with no real economic return.
C: Alternative Scenario	I prefer the aesthetics and efficient use provided by the Alternative scenario with use of neighborhood centers, urban centers, and urban residential. This is probably THE major intersection of College Station and should reflect a desirable place to live, shop, and dine.	A: Existing Development	
C: Alternative Scenario	After recently moving back to College Station, this area is my least favorite area. I am not a fan of the towering multifamily residential buildings and sea of concrete commercial development areas.	B: Anticipated Scenario	Wish I could think of something, but agree this should be a focal point.

C: Alternative Scenario	Again, creating 'livable places' should be the goal. This type of development would give college station an incredible sense of place. By eliminating surface parking, you make better use of the land and give the people that live here a great space to be. It is also obvious that the massive parking lots in this area are NEVER full. Our parking minimums are wayyyyyy to high. Eliminate them. They hinder the types of businesses that we love!	A: Existing Development	
C: Alternative Scenario	Concentrates residential density around commercial nodes and creates a place where people can work, live and play.		
C: Alternative Scenario	Keeping high rise residential near TAMU makes sense.		no
C: Alternative Scenario	Provides greater options		
C: Alternative Scenario	Alternative seems to allow for better long-term growth around campus, provided that those vertical spaces can actually be filled with adequate parking. The current zoning in the area can be cleaned up, significantly.	A: Existing Development	
C: Alternative Scenario	Na	A: Existing Development	Na
C: Alternative Scenario	This area is the proper place for increased commercial and urban development		
C: Alternative Scenario	CS needs office space, not more residential or commercial - however, the mall may become mostly vacant due to COVID at which time we will have too much empty space to fill.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	This is an important gateway to our city that should be visually attractive.	B: Anticipated Scenario	
C: Alternative Scenario	This area need sits own district plan to make sure the residents and business owners agree moving forward.	A: Existing Development	
C: Alternative Scenario	This area could support this development.		
C: Alternative Scenario	good location for higher density		
C: Alternative Scenario	I like the direction of both B and C, but I'd like to see more office along Texas rather than big box retail.		
C: Alternative Scenario	this area is the most likely area for future vertical development additionally, we should expand the vertical development areas further east down university drive several more blocks - limiting to such a small area doesn't allow for market competition on the land - this could	A: Existing Development, B: Anticipated Scenario	more area that allows for vertical - need a enough land to create competition for deals

	inhibit development from occurring with just a couple of owners controlling all of the develop-able land		
C: Alternative Scenario	better use of land and options for redevelopment in the long run	A: Existing Development	no
C: Alternative Scenario	Fine I guess		
C: Alternative Scenario	better use of open space and walkable urban area. Need a gateway area built here to frame this valuable part of town.	A: Existing Development	This area needs better traffic flow and more potential for pedestrian traffic being so close to the university. Needs to be a focal point and right now it is an area that gets ignored.
C: Alternative Scenario	damfino	B: Anticipated Scenario	
C: Alternative Scenario	Mixed use with pedestrian access sounds attractive. Cavalry court showed what this could mean. though, I'm not sure if it is economically successful	A: Existing Development, B: Anticipated Scenario	Currently the area is underutilized.
C: Alternative Scenario	The alternative scenario is what this important and central part of the city ought to look like -- especially the Texas/University intersection. The other corners of that intersection should reflect the height/density/mix of uses in the Northpoint Crossing development. The other transitional land uses make sense for the area, too.	A: Existing Development	
C: Alternative Scenario	more urban center near the intersection of university and Texas avenue is good	A: Existing Development	
C: Alternative Scenario	Provides much better flexibility for good mixed-use projects and for developing what makes sense instead of forcing it to be developed in a certain way	A: Existing Development	
C: Alternative Scenario	It is the lease bad.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	No more Strip malls or Big Boxes!!! This should all be Urban and the City should be seeking mixed use developers. The best way to keep students ut of single family neighborhoods is to create great mixed use student areas. Also Cooner should be put through.
C: Alternative Scenario	Like neighborhood center		No
C: Alternative Scenario	Dated space that needs significant upgrading	A: Existing Development	
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	this is our urban core. should be urban	B: Anticipated Scenario	

C: Alternative Scenario	I believe the alternative scenic might spur on new redevelopment but this new zoning classification should be flexible and able to adapt to the changes in the market.		The Neighborhood Conservation area should be Neighborhood Center too.
C: Alternative Scenario	Less commercial space which seems to be something we will need less of in the future. Like the neighborhood center feature		
C: Alternative Scenario	It looks like this gives the owners more choice in what to do with their property.		What do the landowners want? They are in the best position to figure out what would be the best fit and mix.
C: Alternative Scenario	"Northern part of Univ Drive" LOL - out of town consultant speaks!!! Let's build on the Campus plan which shows denser development along University Drive (and existing Northpoint). Seems tough to push for a new density center between A&M and the Univ Dr East/Bypass center.		
C: Alternative Scenario	The area would benefit from additional neighborhood centers. The Century Square development has been so successful I would like to see something similar in this area.		
C: Alternative Scenario	The economic value of the alternative scenario and the addition of affordable rental units is a perfect fit for the proximity to our largest employer. This is excellent placement of population and commercial density near the intersection of our largest streets. Due to the current lack of affordable or government subsidized rental housing in College Station, affordable or government subsidized rental housing should be included in the new development. This is especially important in walking distance of so many wage jobs.		This area is under served by the Aquatics Department of the Parks & Rec. A significant community access pool should be included in this development or in nearby Thomas Park. In Texas' summers, no other city amenity is so utilized.
C: Alternative Scenario	Again, too much "urban" is appearing everywhere I look - and I don't believe we need more high rise student housing. Alternative scenario is the least worst option b/c it has some neighborhood context, at least.	B: Anticipated Scenario	This area you outline covers a LOT of land and a lot of different types of uses. Traffic is already a concern there - so whatever you allow there is going to add to the mess and create havoc for the existing infrastructure. I'd advise caution and care and thoughtful planning instead of rolling over to whichever developer comes along and demands carte blanche to do whatever.

C: Alternative Scenario	I adamantly oppose the commercial encroachment in Areas 5 & 6 but it makes sense here. I am not all anti-development!		
C: Alternative Scenario	This is an ideal area to increase population density for the efficiency of our city plan. Existing single family dwellings are less historical and in need of redevelopment. This highly commercial area within walking distance of wage employment should also include affordable or government subsidized rental units. Best practices of mixing residential and commercial locations should be imposed upon the developer for the long term benefit of the City of College Station. Careful consideration to landscaping, existing trees and a high percentage of unpaved areas should also be maximized.		
C: Alternative Scenario	Increased sales tax revenue, more jobs, more appropriate land use mix including residential above retail/commercial	A: Existing Development	Alternative scenario

Area 4: Texas Avenue across from A&M Campus			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	Double the trips to this area just increases the traffic issues and the infrastructure expense to change the current development is not fiscally responsible. There has been nothing to indicate business will infill in these locations with the associated expense.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	The best scenario for the location of the College Station City Hall is to purchase the street frontage behind, to the south and north and make it parkland. (Large live oaks, pedestrian areas, benches, fountains, etc.) Currently there is little to recommend the site for City Hall except it's position in regards to TAMU.
A: Existing Development	The area does not need to be redeveloped.	C: Alternative Scenario	
A: Existing Development	There is not enough pedestrian traffic to justify the Anticipated or Alternative Scenario in this area. The golf course and small neighborhood don't generate enough customers.	B: Anticipated Scenario, C: Alternative Scenario	

A: Existing Development	Preserving as much single family dwelling as possible	B: Anticipated Scenario, C: Alternative Scenario	What happened to single family housing?
A: Existing Development	Not all space should be monetized - this city lacks green space. Until we know the number of empty stores and apartments next year we should put this planning on hold. Adding more retail space seems very out of touch with current conditions.		When Council voted to redo the City Hall as an ugly high school I lost all hope for something good looking. Now all I want is a buffer between ugly and the rest of the area - a walking or biking route would be nice. We do not need more retail, we need more computer and engineering firms.
A: Existing Development	It is perfect how it is. It seems as if all the city is concerned is building more student housing.	B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	It would be nice to see some part of College Station have some "original" look and not everything high density and all built about the same time with the same look .	B: Anticipated Scenario, C: Alternative Scenario	keep it original looking. I was sad to see the original city hall building not preserved but turned into commercial business.
A: Existing Development	do not need to compliment city hall	C: Alternative Scenario	
A: Existing Development	<p>The ugliest facades on the street belong to the city. Clean those up.</p> <p>Blue baker, whataburger, cains, laynes, and torchy's are some of the highest use restaurants in the city. Leave them alone!</p>	B: Anticipated Scenario, C: Alternative Scenario	higher density encroachment on the neighborhood is not helpful
A: Existing Development	I am going to be consistent in my responses to changes in Areas 4, 5, and 6. Increasing the density of trips on the four main roadways that enclose the main campus is nuts, crazy, a bad idea. The University will attract additional trips in the future as the density of campus land use increases. See the adopted TAMU long-range plan. For the City to further increase the density of the adjacent land uses adjacent to the campus in clearly not in the Cities or the Universities interests. Why is this even being evaluated as a Scenario?	B: Anticipated Scenario, C: Alternative Scenario	Yes, less density, more open space, more landscaping, a larger park, more parks, less density. TAMU will benefit the most by having adequate capacity on the roadways providing immediate access to the University. Have you thought about what this might look like? Have you visited other major university campuses where you cannot tell where the university starts and the city begins? These campuses have no eye appeal and vehicle access is terrible. Surely this is not what the City wants. Use the roadways we now have to provide access to the campus and do not use them to serve new commercial, office, high-rise apartments, and other high density uses that are not already in place. We need less density in Area 4 not greater density. And, don't

			buy the walk-trip alternative argument. This is not going to happen.
A: Existing Development	I don't like any of these	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	Expand neighborhood conservation
A: Existing Development	I disagree with the sales tax projection, the option with the most General Commercial will generate the most sales tax.	C: Alternative Scenario	no
A: Existing Development	This seems to very satisfactory at present.		
A: Existing Development	Townhomes is just another term for apartment house. They do not belong to be classified as a buffer to single family homes	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	It would be unfortunate for the single family residents in the proposed areas to be zoned neighborhood centers. However, it would beneficial to utilize the city hall property and parks and greenway property, that is outlined in the alternative plan.		
A: Existing Development	I refer you to my comments below. Some of what has been suggested might be beneficial, however, to make Lee Avenue and any of Oakwood commercial or mixed use is not a good plan, to the extent that this changes the quiet residential quality of this neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	My wife and I own a home at 207 Lee Avenue. This is a special, and very quiet street and neighborhood. It is considered historic and is an area which adds charm to College Station as a whole, to someday make College Station more of a destination, and to add to the overall economic health of the community. Please do not implement any suggested change which would affect the quiet residential quality of Lee Avenue and the surrounding Oakwood area. Such a change is misguided and a very bad idea.
A: Existing Development	I'd hate to live in the adjoining single family homes if multi story buildings were put in my front yard or back yard.	C: Alternative Scenario	
A: Existing Development	The area focuses on commercial property and meets the current and future needs.	B: Anticipated Scenario, C: Alternative Scenario	Commercial development. No residential housing.
A: Existing Development	Existing Urban Centers are almost unoccupied. Currently businesses are fully occupied. See no benefit in changing use at this time.	C: Alternative Scenario	Let the businesses organically change.

B: Anticipated Scenario	I really hate to see more AgShacks or student housing encroaching on the historic part of the neighborhood. I like that the anticipated scenario proposes conservation.	C: Alternative Scenario	
B: Anticipated Scenario	Commercial needs updating	C: Alternative Scenario	
B: Anticipated Scenario	It follows the look and feel of the new city hall.	B: Anticipated Scenario	anticipated scenario
B: Anticipated Scenario	I choose the Anticipated Scenario because I would like to see an updated City Hall with a nice plaza. I would not be happy to see Town-homes built across from campus as I think that would create more traffic accidents with students.	A: Existing Development, C: Alternative Scenario	
B: Anticipated Scenario	Good use of the area in proximity to campus. Golf course is on highly valuable real estate and possibility that TAMU could repurpose and close/move the golf course becomes increasingly more likely as main campus land is being built on	A: Existing Development	
B: Anticipated Scenario	I like having more neighborhood conservation and parks in this option.		
B: Anticipated Scenario	Best option in order to preserve neighborhood conservation in a treasured neighborhood while allowing substantial redevelopment along Texas Ave.	C: Alternative Scenario	
B: Anticipated Scenario	Best mix of residential and retail	A: Existing Development	Present residential is unattractive
B: Anticipated Scenario	This area is right across the street from campus and students like to eat at a couple of the existing restaurants. Incorporating more office, and residential space along with the existing commercial would complement the area.	A: Existing Development	
B: Anticipated Scenario	Either B or C would be good. Need buffer between neighborhood residential and commercial fronting on Texas Ave. This could be great place to strengthen for a neighborhood center.		Given commitment to locate new City Hall here this could also become a government center location (for offices serving visitors to city departments).
B: Anticipated Scenario	I think either option is good. Maybe need to allow for more vertical development along Walton and Texas to capitalize on land values.	A: Existing Development	Prime area for redevelopment.

B: Anticipated Scenario	Like this area for new businesses but not homes that close to A&M entrance.	B: Anticipated Scenario	
B: Anticipated Scenario	The anticipated plan is very reasonable and realistic.		
B: Anticipated Scenario	more purposeful		
B: Anticipated Scenario	Any improvement is better than what's there.	A: Existing Development	
B: Anticipated Scenario	Good balance between refurbishing the commercial area and keeping parks and green areas intact.	C: Alternative Scenario	
B: Anticipated Scenario	I think the businesses here could stand to be upgraded but do it without taking away residential areas as much as possible.	C: Alternative Scenario	This area is difficult for people who live on the other side of town to get to, but I think the business are successful being so close to TAMU and it could have more of them if it does not take away too much from residential land areas.
B: Anticipated Scenario	Less clear that this area is good for increased residential		
B: Anticipated Scenario	n/a	B: Anticipated Scenario	Don't displace the local commercials and residents.
B: Anticipated Scenario	Conserve the neighborhoods.		
B: Anticipated Scenario	The mix-use neighborhood to compliment city hall redevelopment seems better than townhomes.		
B: Anticipated Scenario	Adding more housing just off campus is a huge plus for the students and staff, plus keeping that green space makes the area look nicer.	A: Existing Development, C: Alternative Scenario	
B: Anticipated Scenario	Don't develop the strip of Park and Greenway. It would be better used as a park or garden area. Having that strip of greenery improves the appearance from Georgebush drive the neighboring residential areas.	C: Alternative Scenario	In the Anticipated scenario, I would have preferred that Zone 2 not be converted entirely to general commercial. Instead, leaving the suburban residential strip in Zone 2 as some form of residential would maintain a nice appearance from the road/intersection.
B: Anticipated Scenario	By doing this option entertainment options can be enhanced near the campus allowing for options in other parts of the city to be focused more towards residents and not just students.	A: Existing Development, C: Alternative Scenario	
B: Anticipated Scenario	Not enamored with either the anticipated or alternative scenario. So much neighborhood center areas in these scenarios that include office space. . is College Station truly lacking in office	C: Alternative Scenario	

	space and neighborhood commercial. We have a lot of empty strip centers as it is. The development near the new City Hall looks like it could be promising, so I went with the anticipated scenario.		
B: Anticipated Scenario	So more intentionality to Eastgate.	C: Alternative Scenario	Too high a density for true campus East Gate.
B: Anticipated Scenario	Prefer neighborhood commercial to expansion of general commercial and do not think increasing population density adjacent to established neighborhood (town homes) is desirable.	C: Alternative Scenario	
B: Anticipated Scenario	Anticipated and alternative scenarios seem to give a significant effort towards establishing a "downtown" area surrounding the new city hall, something the city could benefit from.	A: Existing Development	
B: Anticipated Scenario	Na	C: Alternative Scenario	Looks like loss of green space for multi residential
B: Anticipated Scenario	The anticipated scenario for this area is good because it is part of the look and feel the college area needs. We the planned public grounds and neighborhood conservation the area will give residents and visitors the feel the city is aware and protective of our college and our history.	C: Alternative Scenario	
B: Anticipated Scenario	Plaza space would be nice there.	A: Existing Development	
B: Anticipated Scenario	The Eastgate plan needs to be completely implemented including the redevelopment of Thomas Park (pool, James Parkway and Puryear). If changes are proposed especially the neighborhood conservation the City needs to revisit with the neighborhoods for approval.	C: Alternative Scenario	Stick with the Eastgate plan
B: Anticipated Scenario	It looked best	C: Alternative Scenario	
B: Anticipated Scenario	City hall needs renovation	A: Existing Development	Less residential
B: Anticipated Scenario	The Anticipated Scenario supports the integrity of the City Hall site, and provides for some higher density retail between George Bush East and Dominic. The Alternative weakens the presence of City Hall.	C: Alternative Scenario	I would have preferred City Hall to be developed on land further south, coordinated with the Municipal Court, etc., but that is now water under the bridge. The access to City Hall will be forever limited and its appearance from Texas Avenue

			will be permanently marred by the needed parking area. The result will be an old-fashioned shopping center building with cars as the primary view, and a building that was quite obviously designed by a committee.
B: Anticipated Scenario	We need the green belt that separates these areas. To put more density in this area, abutting a conservation neighborhood is unconscionable. It devalues the property for all who live there in single family homes. People imagine that this area is all rental and just students or old people hanging on to homes. It is NOT. There are many families moving back into these areas because of their proximity to campus and the easy access to amenities.	C: Alternative Scenario	It could be left as it is. Certainly not building a raft of townhomes and higher density to dump more people out into a neighborhood without the water/sewer, etc. capacity to handle it. We already have serious drainage problems in Eastgate because there is so much concrete and everything drains into the creeks vs. a city wastewater management system underground. If you put more concrete and take away green space, it will be a worse nightmare.
B: Anticipated Scenario	Keep changes minimal with recognition of some changes necessary.	C: Alternative Scenario	Unnecessary commercialization.
B: Anticipated Scenario	Commercial expansion is likely needed and welcome in this area, but the approach should be balanced to not drive local residential away.	C: Alternative Scenario	The city shouldn't sell its parking lot for commercial expansion.
B: Anticipated Scenario	This area needs modernization, it's a mish mosh of different styles. Needs uniformity. Looks bad right in front of the University.	A: Existing Development	
B: Anticipated Scenario	Looks like a good plan to me	A: Existing Development	
B: Anticipated Scenario	I like the idea of maintaining the park area		
B: Anticipated Scenario	The proposed land uses allow development to happen organically and do not require land purchase or condemnation to work. The alternative scenario will be a difficult fight with the neighborhood association.		
B: Anticipated Scenario	Let's try to move this to nice walkable stores but NOT destroy the neighborhood. The high rises with small sidewalks, no bike paths, and no green spaces were terrible, terrible choices and should not be repeated. Make the area like the area around Ann Arbor (U Michigan).	C: Alternative Scenario	

B: Anticipated Scenario	This one is really tricky. It's super annoying that neighborhood conservation is something you want to remove so that's why I chose "anticipated." I also think it's super annoying to try to squeeze in more dense housing in this prominent location right across from campus. Traffic is a mess and the pedestrian/bicycle interchange is dangerous. Stick to light commercial and stop trying to cram people into sardine-like situations.	C: Alternative Scenario	I would not support the alternative option simply b/c it shows removal of a neighborhood conservation area.
B: Anticipated Scenario	Anticipated is fine. Ever since GB East was widened it was inevitable.	C: Alternative Scenario	Anticipated is fine. Ever since GB East was widened it was inevitable. Any moves to ease the single family conservation line eastward is a HORRIBLE planning idea.
B: Anticipated Scenario	B fair (to the residents and businesses) and improved (structures and orgaization) . C doesn't include neighborhood preservation and I don't like that. C also reduces greenway and parks. Dont like that.	C: Alternative Scenario	no. I envision the maintenance of greenways and parks.
C: Alternative Scenario	I like the neighborhood centers for here but I'm uncomfortable with removing parks and greenways	A: Existing Development	I really prefer a combination of Anticipated and Alternative.
C: Alternative Scenario	No comment	A: Existing Development	No
C: Alternative Scenario	There are already many Aggshacks in this area, and this scenario embraces that and encourages these developments. This makes sense with the area's proximity to the university.		
C: Alternative Scenario	Great strip of land and the city has their new city hall in the middle of it. Push this towards the hot new trends and highest land values. It has the highest chance of developing out sooner than any of the other locations, other than Midtown.	A: Existing Development	This area is prime for redevelopment and there is no reason to set our sights low in this area. The city has a major investment of public dollars going into the area for an anchor with city hall. Go big here.
C: Alternative Scenario	Nothing to me ties the city hall closer to its citizens than a community feel. The alternative plan adds residential on Texas Ave. with mixed use commercial behind. this would be a neat focal	A: Existing Development	Needs to change. It has looked the same for over 40 years.

	point of the city since we don't have a down town.		
C: Alternative Scenario	That strip of land to the East makes more sense as Mixed Residential.	A: Existing Development	<p>I'm not sure what sort of neighborhood center would be expected along Texas Ave. At best it seems like a strip mall...but then I didn't think anything along University Ave would ever have any sort of draw either.</p> <p>I guess I envision that Texas Ave in the future should be more Urban Center. It's not far from the University and is centrally located. Or General Commercial if that area won't support Urban Center at this time.</p>
C: Alternative Scenario	<p>I am in favor of denser development.</p> <p>I live in this neighborhood and I support the denser development scenario.</p>	A: Existing Development	
C: Alternative Scenario	The Neighborhood Center designation makes more sense than Urban Residential	A: Existing Development	There are currently very few Suburban Residential homes in this area. It is mostly rental property. We might as well call it what it is.
C: Alternative Scenario	<p>College Station needs more Neighborhood Center type development, where people can walk more and drive less.</p> <p>Would like to see more park area included if possible.</p>		
C: Alternative Scenario	Next to the Texas Ave/University Ave, I think this area is ripe for update/upgrade. With the university being the origin of College Station, this area across Texas Ave could almost represent a small "downtown" and, as such, would benefit from the Alternative planning with neighborhood centers and mixed residential. If done right, it could be a nice complement to Century Square.	A: Existing Development	
C: Alternative Scenario	Development like this would make Texas Ave an extremely desirable place. It would encourage walking and biking.	A: Existing Development	

C: Alternative Scenario	This is more realistic of how this area is developing.		
C: Alternative Scenario	This area needs to be better utilized. The buffer between commercial and residential â€¦ if it actually happens â€¦ is a good idea.	B: Anticipated Scenario	
C: Alternative Scenario	This area lends itself to this type of development.	A: Existing Development	
C: Alternative Scenario	Texas already has a lot of traffic; this development would provide reasons for people to visit and work there. Denser housing is a good use for that location.		
C: Alternative Scenario	I like the alternative scenario much more to the current or anticipated development. I think it would help create more of a downtown feel along Texas near the university.		
C: Alternative Scenario	area is perfectly located for redevelopment we need to make it easy for this to happen	A: Existing Development	
C: Alternative Scenario	Allows for redevelopment and transition zone to residential	A: Existing Development	no
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	this is our urban core. should be urban	B: Anticipated Scenario	
C: Alternative Scenario	More meaningful open spaces and better design with buffer	A: Existing Development, B: Anticipated Scenario	Take advantage of this location to do something really meaningful and unique for this town.
C: Alternative Scenario	The alternative scenario makes a lot of sense for this area across from campus and surrounding city hall.	A: Existing Development	
C: Alternative Scenario	developing commercial uses along this stretch of Texas avenue is good	A: Existing Development	
C: Alternative Scenario	Makes the most sense for maximizing density closest to campus, minimizing traffic, and keeping students closer to the university and out of the regular neighborhoods		
C: Alternative Scenario	Shops across from campus makes sense. Though zoning should be controlled to make it more connected and walkable.		
C: Alternative Scenario	It looks like it gives the most choice to the landowners.		What do the landowners want? They are in the best position to figure out what would be the best fit and mix.

C: Alternative Scenario	Like neighborhood center		No
C: Alternative Scenario	I liked it	A: Existing Development	We need to improve the area.
C: Alternative Scenario	Keep students close to the school		
C: Alternative Scenario	I believe the alternative scenic might spur on new redevelopment but this new zoning classification should be flexible and able to adapt to the changes in the market.		All Texas Avenue frontage should be all be General Commercial.
C: Alternative Scenario	Seems more pedestrian friendly than B		
C: Alternative Scenario	There needs to be more general commercial along Texas Ave.	B: Anticipated Scenario	
C: Alternative Scenario	I'm OK with B or C		
C: Alternative Scenario	Makes a lot more sense for this area to end up looking like this. The residential will go away - question is 'will we plan for it, or will it just happen?'	A: Existing Development	
C: Alternative Scenario	The park area could provide the city with income instead of sitting as an empty space that is not often used. There is a large park that is well utilized in the same area.		
C: Alternative Scenario	I think greater density closest to TAMU is the most beneficial.	A: Existing Development	
C: Alternative Scenario	Much of the single family home area is in need of redevelopment. Careful and collaborative consideration should be made in creating an ideal buffer between commercial/city center areas and existing neighborhoods. The aesthetics of the current green space along George Bush east should be continued in the transition to a Neighborhood Center and the General Commercial area should be likewise symmetrical with landscaping and green requirements. Existing trees of moderate size should be preserved. Affordable or Government subsidized rental housing should be included in this development within walking distance of wage employment.		This area is under served by the Aquatics Dept. of the Parks and Rec Department. This development should include a swimming pool or support the replacement of the pool at Thomas Park.
C: Alternative Scenario	The change to neighborhood center between Moss and		

	<p>Gilchrist makes a ton of sense and makes good use of the frontage while transitioning to the sensitive neighborhood area towards the back. Calling out the Mixed Res in the alternative is really just classifying whats there in my opinion, but it visually will look nice on a map as a transition between commercial/office along Texas and the neighborhood. While I can appreciate wanting to create another Century Square like area, I worry about it's success with the Student population since it is much further away from A&M buildings to be walkable from there like Century Square and that whole strip along University is. Could still be a great potential development.</p>		
C: Alternative Scenario	<p>Many existing single family dwellings are less historical and in need of redevelopment. Mixed residential zoning should provide an appropriate buffer. Existing recent development should be able to be grandfathered as it also includes lawns and mature trees keeping a harmony between the development and the nearby historical neighborhood. As this is within walking distance of TAMU and the City Offices, this development should also include affordable or government subsidized rental units. Best practices of mixing residential and commercial locations should be imposed upon the developer for the long term benefit of the City of College Station. Careful consideration to landscaping, existing trees and a high percentage of unpaved areas should also be maximized. Existing green space along George Bush should inspire the future landscaping of both sides of George Bush. A walking path from the City of College Station offices and the nearby Thomas Park should</p>		

	also be included in the development for a significant benefit to our quality of life and pedestrian/bike use.		
C: Alternative Scenario	Increased sales tax revenue, more jobs, more appropriate land use mix considering urban density and proximity to City Hall redevelopment	A: Existing Development	alternative scenario
C: Alternative Scenario	This would be a better use of the land and would spruce it up.	A: Existing Development	

Area 5: George Bush Drive and Wellborn Road Area			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	the intersection not being funded is a big deal, and will need to be done prior to redevelopment. I suggest leaving it alone until then so you have a clearer picture of the potential.	B: Anticipated Scenario, C: Alternative Scenario	These may be possible but you need to know when the intersection will be done and that may not be until the 2030's.
A: Existing Development	I don't like any of these. See comment to lower left.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	To me this looks like a neighborhood center (or just a couple of convenience retail businesses) plus residential. The interchange will limit accessibility for retail and there are more versatile and larger locations at Wellborn at Holloman and Southwest Parkway.
A: Existing Development	The current development is the agreement made when the Southside Neighborhood Plan was formulated in 2012. The agreement was established with the understanding no alternative development until the Wellborn/Bush interchange is complete. At that time, the agreed plan is still the "anticipated scenario" not shown here.	B: Anticipated Scenario, C: Alternative Scenario	Any vision of commercial business in this area other than along Wellborn and in the current location on Bush, is an unwelcome change to an area of Southside where single family houses have existed for almost 100 years. Recommendations should be considered to encourage the construction of housing near the University in this particular location even if it is high occupancy student housing. Our campus houses have been lost in this area and cannot be recovered.
A: Existing Development	I don't know how a developer could realistically acquire all of	B: Anticipated Scenario, C: Alternative Scenario	

	those residential houses to establish anything near the size of Century Square. George Bush and Wellborn don't have the residential density nor traffic counts to drive a project of that scale. Also without any lighted intersections, the site would not be easily accessible. None of the density of A&M is on this side of campus. I could envision student housing on the corner but retail on the ground floor would be tough.		
A: Existing Development	I think this area is often crowded already and we don't need more tall apartment buildings to stuff more people into this location. I do not agree with taking away single-home family areas when these are so close to CSISD.	C: Alternative Scenario	I think the focus should maybe be on the roads and traffic lights and not more business and apartment buildings; look for ways to make traffic pass more freely in this area.
A: Existing Development	Keep residential. Moving will displace people.	C: Alternative Scenario	
A: Existing Development	This area is developing in a way that makes sense. Students need to locate close to campus and Southgate offers this. The redevelopment for this section of town is taking place as it should, but the student housing needs to be restricted to the area as defined on your map.	C: Alternative Scenario	
A: Existing Development	Stop with all the vertical! It is getting claustrophobic.	C: Alternative Scenario	
A: Existing Development	Restrict change of non-single family homes in an existing neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	continued rape of existing neighborhoods
A: Existing Development	Maximum single family dwelling commitment.	B: Anticipated Scenario, C: Alternative Scenario	No single family housing areas. Way too much apartment housing in limited area close to already congested campus area.
A: Existing Development	Replacing a sea of Ag Shacks with commercial and multi-story will further threaten Southside.	B: Anticipated Scenario	
A: Existing Development	Adding more density next to Wellborn and Bush makes NO SENSE - too many cars going too fast. The only way for cars to get out of this area is to dump onto already congested streets. The ugly parking structure next to the State Streets is a double insult. Instead a buffer zone could have been used to make the	B: Anticipated Scenario, C: Alternative Scenario	This area looks terrible as it has been developed - structures are too big for the space and there is no green space to allow for trees to help absorb the noise and exhaust. There should have been a wide setback between the road and structures to buffer the look but greed got in the way.

	place more attractive and more enjoyable for the people who end up renting.		
A: Existing Development	I chose the Existing Development because I do not like the Neighborhood Commercial area on the West end of the Alternative Scenario. This area is very good excepted for the 1960's homes ranch style homes on the Eastern end of the area near Texas Ave. I think Condos or small luxury apartments in the area are better fit than Existing. If I was offered a Scenario without the Commercial I would have selected C.	C: Alternative Scenario	
A: Existing Development	Again, stop disrupting neighborhoods.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Why is College Station constantly destroying residential areas? There is so much poorly utilized land already! Drive down University... an old Albertsons that has been abandoned for the 14 years we've lived here. What about the strip mall with the closed Cenare and Mr. G? Drive from Easterwood down University and imagine that as a person's first impression. (I almost refused to relocate here after seeing that!) Yet we're encroaching residential areas and developing beautiful cattle grazing lots?	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	This has recently redeveloped and should remain until any intersection construction is complete.		
A: Existing Development	It is laughable to consider this "single family homes". Everyone already knows it is a sea of mini dormitories. That density serves a purpose, though. Adding more density is just adding more strain to the abutting conservation neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	The people who live in Southgate don't need more density there. The apartment capacity in this town is not at full occupancy now. Yet, you are providing two scenarios that will create more apartment space that people don't want.
A: Existing Development	once again why does everything have to do to high density. there doesn't have to be offices and commercial space in every section of town. I am opposed to closing streets to make more room for	B: Anticipated Scenario, C: Alternative Scenario	no, keep it as it is

	development. If the city allows very high density as it has done for the complex at the corner of Texas Ave and University, if there is some sort of major disaster , how can help get the the occupants with closed and narrow passage ways between buildings?		
A: Existing Development	other alternatives have way too much commercial	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	I believe an Urban center would completely change the character of Old College Station. Due to the eventual changes to the major intersection at GBD and Wellborn, there might be some necessity for change, but an Urban Center is too drastic.	B: Anticipated Scenario, C: Alternative Scenario	Renovating the existing commercial structures is all that is needed. Any vertical development would be a major distraction for the area. The campus should stand out in this location.
A: Existing Development	It preserves our oldest neighborhood. I might be inclined to suggest changes that would reduce residential at the Bush facing areas but unfortunately we have seen Developers push variances that harm the neighborhood so those areas should be maintained as residential as defense against aggressive developers.	C: Alternative Scenario	The city should make more investments to enhance this old university neighborhood.
A: Existing Development	I do not agree with the plan	B: Anticipated Scenario, C: Alternative Scenario	This is the oldest neighborhood in College Station - the heart of Aggieland. The streets are named after cattle breeds to honor the agricultural part of Texas A&M. The area should be preserved and developed single family residential to honor the history of the city and the area.
A: Existing Development	Too much traffic congestion there already	B: Anticipated Scenario	
A: Existing Development	It is perfect how it is. It seems as if all the city is concerned is building more student housing.	B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	This area already high density enough	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Reduce commercial encroachment of a beautiful SF Residential neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	Get rid of the AgShacks.
A: Existing Development	It is premature to evaluate the Anticipated and Alternative Scenarios for Area 5. The TxDOT roadway interchange and grade separation project	B: Anticipated Scenario, C: Alternative Scenario	See the above discussion. Wait for the interchange and evaluate its operation before making decisions that will result in the increased traffic

	needs to be completed and its operation evaluated before adding trips to the Wellborn-George Bush intersection. There is no reason to rush this. Many, maybe most, of the student housing units in Area 5 have been replaced in the last five years. These units ought to be good for another 10 or 15 years, time for a new comp. plan. The Southside Neighborhood Plan says to leave Area 5 alone until the interchange project is completed. I strongly recommend we follow the recommendations of this City Council adopted Plan.		volumes caused by increasing the density of land use in Area 5. There is no need to do this in this update to the comp. plan.
A: Existing Development	See past responses. Destroy existing neighborhoods, destroy middle-class values, destroy the core of society. No.	B: Anticipated Scenario, C: Alternative Scenario	Greedy campus leave our neighborhoods alone!
A: Existing Development	It currently looks as if it is already filled with everything that can be handled. We don't know when the big intersection of George Bush Drive, Wellborn RD and the railroad will take place. There does not need to be more traffic at any time for any reason at this time.	B: Anticipated Scenario, C: Alternative Scenario	We cannot envision anything about the use of George Bush Dr. without the interchange of Bush & Wellborn in existence. Planning for street removals, street closures, deciding to close off cars going West on Bush turning left onto Fairview Ave. makes for very difficult access to the neighborhood.
A: Existing Development	I don't think it would be beneficial to remove the single family homes. Also, Wellborn road to the south would need a major overhaul to accommodate the amount of traffic in the area with the proposed changes. Without redirecting the Union Pacific Railroad and making use of the land to enlarge Wellborn road, this area will be congested for the foreseeable future.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Alternatives need to be consistent with the historic district. No more aggie shacks	A: Existing Development	Alternatives need to be consistent with the historic district. No more aggie shacks
A: Existing Development	We want the maximum buffer between commercial and single family residential to the east. The City already has abdicated in not enforcing existing	C: Alternative Scenario	I have absolutely NO faith that Montclair will remain a magic buffer if the alternative scenario is approve. High density student housing will creep that much further to the east.

	occupancy codes. Going to anticipated or alternative scenarios would encourage senior planners to write off southside all the more.		
A: Existing Development	Nice quiet setting with no commercial interference	B: Anticipated Scenario, C: Alternative Scenario	Focus on preserving the natural setting and residential setup of the area.
A: Existing Development	Prefer less density and not removing streets	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Wait for the Interchange construction. Leave all of Southside as residential. Already too much commercial on the Northside.	C: Alternative Scenario	Leave Southside as a Historic District. Plenty of room for Urban Centers around College Station.
A: Existing Development	Please leave this area alone! This area does not need to be turned into businesses. It is a high density/high traffic area already and on football weekends it's absurd. This area does not need to be changed at all. As well, if you mess with this area you are starting to mess with the historic area and that is NOT acceptable.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Keep the neighborhood protected.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Keep the neighborhood protected	C: Alternative Scenario	no
A: Existing Development	Keep the neighborhoods protected	B: Anticipated Scenario, C: Alternative Scenario	No
A: Existing Development	Protect the current neighborhoods.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	As this is a 10 year plan people will still be using private transportation in the next 10-20 years. Any development along these lines would increase congestion in that area. It's already not possible to drive down many of those streets during the semester with all of the student parking.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	Both the anticipated and the alternative are terrible b/c they would allow more high rise apartment complexes. If you end up going with "anticipated" - at least freeze the existing houses to mitigate the impact of high density. Good grief - it's like we want to be Shanghai.	C: Alternative Scenario	Well it's already been allowed to rezone itself to stealth dorms - which let's be real are not single family dwellings. Maybe just allow more of those up in there and call it a day with some extra commercial on the parameter. "Alternative" would be terrible. A cluster of high rises. Concrete jungle. Awful.
A: Existing Development	If B or C are chosen, we are completely wiping out the	B: Anticipated Scenario, C: Alternative Scenario	Perhaps the "Ag Shacks" currently within the

	history of this community, in addition to adding to an already untenable transportation issue by increasing the car trips of that area.		neighborhood could used as group homes for assisted living, and owners be required to landscape.
B: Anticipated Scenario	It is appealing to both TAMU students and families.	A: Existing Development	anticipated
B: Anticipated Scenario	Provides a buffer, with urban center zoning, from train to neighborhood without encroaching too much in to the neighborhood	A: Existing Development	
B: Anticipated Scenario	These scenarios both assume interchange work. It is hard to imagine what that intersection will be like after such work. However, if the daily traffic jams on that road reduce to the point that people could actually get to an Urban Center there, it would be nice to have. I am cautious about making it bigger because I worry about the traffic.		
B: Anticipated Scenario	Best fits the space and traffic concerns.	B: Anticipated Scenario	
B: Anticipated Scenario	The alternative scenario incorporates a green space just in the middle which I think isnt necessary.	C: Alternative Scenario	
B: Anticipated Scenario	like this one the best		
B: Anticipated Scenario	B or C	A: Existing Development	
B: Anticipated Scenario	I think this is something the southside residents should have the most say in		
B: Anticipated Scenario	much preferred.		
B: Anticipated Scenario	Based on the way this has been allowed to develop, this makes sense. The larger Mixed Residential allows a larger buffer from the Single Family Residential. I don't understand how this area was allowed by the city to develop with the existing zoning. It appears the city ignored the zoning and did whatever they wanted to do. Surely the Single Family Residential designation does not allow the Aggie Shack type development. If this is allowed through some type of technicality, there needs to be some way to prevent this. I am not necessarily opposed to this	A: Existing Development	This seems to be a moot point because this development has already happened.

	type of development, but not if it violates the current designation. Otherwise, this whole exercise is a waste of time. The existing development should not have been allowed until the designation was changed.		
B: Anticipated Scenario	The area does need more formal planning and I think introducing some element of urban center is good. However, the Alternative would seem to overbuild the area and the street infrastructure and not adequately accommodate a "Century Square" in addition to being so close to suburban residential areas. A "sized-down" compromise would seem to be better which is why I selected the Anticipated scenario.		
B: Anticipated Scenario	This could be possible over 20 years but the Neighborhood Center area is overly optimistic. The vertical residential/student housing area is possible over time.	C: Alternative Scenario	The economics will not justify this type of density and depth off George Bush.
B: Anticipated Scenario	Unless upgrades are made to the transportation system, a mid-density of residential is more appropriate in this area.		
B: Anticipated Scenario	This neighborhood should not be substantially modified as would be the case of the alternate scenario. I do not think the character of the neighborhood should be completely changed.	C: Alternative Scenario	
B: Anticipated Scenario	Has the highest number of residents; this is where we want increased density.	A: Existing Development	
B: Anticipated Scenario	There were many compromises made during the development of the Southside Plan. A lot of effort went into getting buy in from the residents of this area. If changes are envisioned the City needs to go back and create another neighborhood plan with the participation of the residents.	C: Alternative Scenario	Stick with the Southside Plan
B: Anticipated Scenario	one side of the university should be low density to avoid creating an urban island. heavy	C: Alternative Scenario	why so much traffic increase with both scenarios? the existing approach is the most neighborhood friendly and low traffic, but already endangered

			by the proliferation of Aggie shacks. lower congestion on Welborn and Bush would be desirable and important for safe commuting by car and bike.
B: Anticipated Scenario	Allows for some urban center along Welborn road but does not intrude too far into the residential area where mixed residential provides for a transition to more historic area.	A: Existing Development, C: Alternative Scenario	no
B: Anticipated Scenario	The anticipated scenario would create a more gradual transition to traditional neighborhoods to the east of this area	C: Alternative Scenario	Why are there no scenarios evaluating areas of the city that are undeveloped or were developed since 1980?
B: Anticipated Scenario	More vertical commercial	A: Existing Development	
B: Anticipated Scenario	Commercial expansion should be allowed, but limited	C: Alternative Scenario	Commercial expansion should be allowed, but limited
B: Anticipated Scenario	Good Balance		
B: Anticipated Scenario	Prefer neighborhood centers		Hate the Ag shacks. Don't pretend they are single family dwellings.
B: Anticipated Scenario	I like this one because this area is a great residential neighborhood, and I think maintaining more residential would be best. the green park space of the alternative scenario might be something to consider adding to the anticipated scenario.		
B: Anticipated Scenario	I'm not in this area a lot		
B: Anticipated Scenario	Plan is consistent with current HOA expectations		
B: Anticipated Scenario	Some redevelopment of this area to provide neighborhood retail (e.g., non drive through restaurants, small grocery store) can help make the area more walkable and attractive to residents.	C: Alternative Scenario	
B: Anticipated Scenario	the value of the housing that has been recently constructed is going to deter the change of the area to more Urban type development, even though I think it should be developed		no
B: Anticipated Scenario	The alternative scenario didnt have enough residential specific areas.	C: Alternative Scenario	
B: Anticipated Scenario	I think more density closest to TAMU is the most beneficial.		I recommend Urban plan on the first block of land from

			George Bush Drive as well. Currently all options show Neighborhood Center, but highest density in the first block across from TAMU would be the most beneficial and provide more space for walking traffic and use.
C: Alternative Scenario	Makes it more walkable and livable.	A: Existing Development	
C: Alternative Scenario	There needs to be a larger commercial area or it isn't viable. This shape also helps to get traffic in and out of the are.	A: Existing Development, B: Anticipated Scenario	This area needs to be designed to be the neighborhood center for Southside. That may mean bringing safe bike lanes and walking paths over from the east. Southside generally supports this (now) and the city needs to ride that horse. At this point, the problem is that it's already been redeveloped to \$ 550k student rentals. The intact area to the north needs to seed this as soon as the exchange is built. The city might consider sponsoring a dialog with the neighborhoods on how to get this small area going. You also need a plan to get access off Wellborn, not Bush.
C: Alternative Scenario	This would encourage more student housing close to the university.		
C: Alternative Scenario	I like the idea of brining in commercial areas near campus. With the hotel not far, it allows guests walking distance to shopping.		
C: Alternative Scenario	N/A	B: Anticipated Scenario	
C: Alternative Scenario	I am a big supporter of any family friendly/pedestrian areas like Century Square. I believe creating more areas for the families that actually live here instead of Town-homes for students is a much better use. While I want enough housing for students, I would imagine that housing for them is not as important right now because of COVID and so many students are now doing online learning.	A: Existing Development	
C: Alternative Scenario	Area needs to be welcoming to game day visitors and not congested with crowded gas stations and souvenir shops with no parking.	A: Existing Development	Public pay Parking garage for game day.

C: Alternative Scenario	Provides scale needed for a successful Urban Center. Promotes density near TAMU campus for students. Adds greenspace to enhance livability of region. Increased proposed Sales tax revue is beneficial.		
C: Alternative Scenario	go big or go home - this is our student area let's make quality development a priority. Not fast, cheap ag shacks.		
C: Alternative Scenario	Adds more density in a location close to campus	A: Existing Development	I think higher density walkable small apartment and hotels is perfect
C: Alternative Scenario	The creation of new green space is always nice. Also, denser more compact housing is a better use of land typically.	A: Existing Development	
C: Alternative Scenario	I am in favor of denser development	A: Existing Development	
C: Alternative Scenario	Attractive to have an area like Century Square on the other side of campus that is pedestrian friendly (closed to traffic).	A: Existing Development	
C: Alternative Scenario	An area like century square there would be in walking distance for a lot of people.		
C: Alternative Scenario	Na	A: Existing Development	Na
C: Alternative Scenario	More housing next to campus is a major plus, and possible work right there is also great!	A: Existing Development	
C: Alternative Scenario	I like the added urban center being an a good location as well as an addition of park/greenway. A few more park/greenways in other Urban/Residential Centers would be nice as well.	A: Existing Development	
C: Alternative Scenario	This offers options for current businesses to stay in town and grow as well as gives a second entertainment district even closer to the sports venues at TAMU. This would offer even more revenue from sales tax during campus events and throughout the year too.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	Assuming there will be enough commercial demand to support this... hope city has done studies indicating sufficient demand prior to spending the money.		
C: Alternative Scenario	It already seems to be moving in this direction, but smarter p&z should help facilitate the	A: Existing Development	

	smart growth and development in the area. An area similar to century square could be beneficial.		
C: Alternative Scenario	This area is near campus, and students need to live here. We need to make it as dense as we can to save other neighborhoods.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	this areas should be redeveloped into higher density housing that is more attractive than the 'ag shack' this currently can't happen with existing restrictions	A: Existing Development	this area should be mid-rise high end condos and mf with some walkable to Kyle Field retail along Wellborn and GB
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	this is our urban core. should be urban	B: Anticipated Scenario	
C: Alternative Scenario	There is obviously a need to rethink this area, in which much of the housing is obsolete and in poor condition. The Alternative is a bolder proposal, based on creating a new urban environment with some park space. Hopefully it will still buffer some of the older neighborhood.	A: Existing Development	NO
C: Alternative Scenario	takes advantage of this location and the beautiful area for walkable open spaces. Enhances Southside	A: Existing Development, B: Anticipated Scenario	Potential here for a beautiful place for residents to gather outside
C: Alternative Scenario	Anticipated and alternative scenarios both make sense for the area, though alternative gives a bit more room for neighborhood- and city-focused service offerings.		
C: Alternative Scenario	The Alternative scenario seems a bit of overkill, but the addition of a bit of green space is attractive. If you had asked me 20 years ago, I might have said to leave the existing development. At the time there were small historic houses and many mature oak trees. The "development" of the last decade, which has involved the cutting down of most of the trees, the destruction of the historic homes, the construction of cheap student		

	housing, and the paving of the yards, is soulless (not to mention hot as hell to bicycle through on a sunny day).		
C: Alternative Scenario	Needs to be cleaned up and modernized. Looks unorganized.	A: Existing Development	
C: Alternative Scenario	I like the idea of adding a park in there	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	I like the park area	A: Existing Development	We need to improve this area.
C: Alternative Scenario	I believe the alternative scenic might spur on new redevelopment but this new zoning classification should be flexible and able to adapt to the changes in the market.		No
C: Alternative Scenario	Like the pedestrian friendly aspect		
C: Alternative Scenario	It's nice to have large pedestrian areas.	A: Existing Development	
C: Alternative Scenario	<p>We do not need another urban center with start up business that start and then go out of business. there are lots of empty buildings in College Station. Not another urban center.</p> <p>How in the world will businesses on George Bush have adequate access?</p> <p>Why can we not keep College Station a smaller town in Texas. I do not like this push to make it Dallas or Houston. And I am sure this is a waste of time.</p> <p>I only answered alternative scenario as you gave me no other choice. Do not like alternative either.</p>	B: Anticipated Scenario	
C: Alternative Scenario	It looks like it gives the most choice to the landowners.		What do the landowners want? They are in the best position to figure out what would be the best fit and mix.
C: Alternative Scenario	The area would benefit from mixed use instead of Ag Shacks. I do not think that a park in the area would be necessary.		
C: Alternative Scenario	The change between anticipated and alternative		

	<p>isn't all that much. And the two additional blocks of Urban Center could be used to redevelop a large area into a cohesive development potentially. If that doesn't happen, the area is still large around to do something with each block.</p>		
C: Alternative Scenario	<p>A hybrid of the Anticipated and Alternative Scenarios should be chosen. The closure of the two intersections and the possibility of transforming the spaces nearest George Bush and Welborn should be fully maximized as has been done with Century Square and consequently benefit the entire surrounding area. Priority should be given to those lots in this development. Office or commercial space in the blocks between Maryem St and Highlands St. between Luther St and Fidelity St will not be as effective as Mixed Use Residential. Many existing single family dwellings are less historical and in need of redevelopment, but some existing recent development should be able to be grandfathered as it also includes lawns and mature trees keeping a harmony between the development and the nearby historical neighborhood. Extending the beauties of the historical neighborhood should be expected of the Mixed Use Residential area as more buffer would be ideal. We simply do not need that amount of office space and additional commercial space in those blocks would be less advantageous than development in other areas of the city. Best practices of mixing residential and commercial locations should be imposed upon the developer for the long term benefit of the City of College Station. Careful consideration to landscaping, existing trees and a high percentage of</p>		<p>Careful consideration to landscaping, existing trees and a high percentage of unpaved areas should also be maximized to be in harmony with the TAMU campus and the nearby historical district.</p>

	unpaved areas should also be maximized.		
C: Alternative Scenario	Increased sales tax revenue, more jobs, more appropriate land use mix with existing historic neighborhood and across from A&M campus	A: Existing Development	alternative scenario
C: Alternative Scenario	Preserve the historic area.	B: Anticipated Scenario	Prefer existing or alternative with the caveat that limited commercial development is included.
C: Alternative Scenario	B and C are both similar. my concern again is for the single family housing. Yall would raze the entire neighborhood and rebuild?	A: Existing Development	I am not familiar with the neighborhood behind this strip mall/business center. But why cant you renovate the business area and leave the homes alone? Are the homes run down? Sorry, I don't think Im much help.
C: Alternative Scenario	The pedestrian paths sound nice and would help have the A&M north gate feel/ambience. Please ensure homeless individuals do not infiltrate the area- this will cause businesses to leave and increase crime! I moved from Houston to College Station to escape the homeless camps that have taken over Downtown Houston, Midtown and the University of Houston.		
C: Alternative Scenario	There will be a lot of development pressure in this area. It would be better if more of the new development were ped/bike friendly areas that didnt rely on autos to serve the commercial. Century Square is a nice goal, but I would settle for Rise/Stack style housing that generates few car trips during daytime.		
C: Alternative Scenario	loved this plan	A: Existing Development	need a change to keep the city moving forward
C: Alternative Scenario	The intersections blocked off should be utilized by the development and the thoughtful amenities of Century Square should also be included in the Southside area. However, there is not a need for increased office space at that amount. That much office space is far above our demand including future demand. I support a hybrid of scenarios B & C. The blocks between Maryem St. and Highlands St.		The blocks between Maryem St. and Highlands St. fro Luther to Fidelity St. should be Mixed Use Residential rather than Urban Center development. Careful consideration to landscaping, existing trees and a high percentage of unpaved areas should also be maximized to be in harmony with the TAMU campus and the nearby historical district.

	<p>from Luther to Fidelity St. should be Mixed Use Residential rather than Urban Center development. Preserving existing trees and more mixed use residential buffer is an important consideration this close to a historical neighborhood. Office and commercial space will not be well utilized tucked into small streets. Mixed use residential areas should also grandfather lots that have recently been redeveloped and are fitting with the mixed use redevelopment. Careful consideration to landscaping, existing trees and a high percentage of unpaved areas should also be maximized to be in harmony with the TAMU campus and the nearby historical district.</p>		
--	--	--	--

Area 6: George Bush Drive across from A&M Campus			
Which scenario best reflects the direction you think the City policies should encourage in this area? (choose one)	Why did you respond this way?	Are there any of these scenarios that you think the City should NOT support? (select all that apply)	Did you envision something different for this area?
A: Existing Development	College Station needs the market identity of this area. Without it we are just a bunch of bedrooms for the University	C: Alternative Scenario	It's not obvious why you would show this area when you don't even have a scenario that uses it all. It just looks like another attack on Southside. The city needs to stop opening this door to developers. If a scenario were proposed it should be to greatly enhance the character to make it a more prominent part of our city's market identity. We have no market identity that is warm and attractive other than what people see across Bush on game

			day. How about a brick wall with Southside written on it? Maybe include visuals in city promotionals (like Bryan does with downtown). We could get great value out of this for our city, but not unless we actually plan to. Where is that scenario plan? Where is it's value assessment?
A: Existing Development	The existing development of Southside has shown over 82 years of change that College Station has a place for an older, historic neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	No rezoning in Southside for any commercial development should be encouraged. Deed restrictions, both current and lapsed have sought to maintain this area as a residential area alongside Texas A&M University: an area "finally protected" and appreciated for the short history it holds.
A: Existing Development	Leave as is, not worth changing this part of town.	C: Alternative Scenario	
A: Existing Development	Alternative scenario will change the neighborhood---single family to multi-family with commercial development along George Bush Drive calling the changes a Neighborhood Center. This is only a NC in the creative minds of planners. This is a neighborhood destroyer. Think camel in the tent.	C: Alternative Scenario	First off the long awaited overpass (I have watched for over 35 years) is still at least 6 years away if it ever happens. The traffic problem will only be exasperated by adding more housing units and commercial developments. Of course this type of development will by construction remove existing single family dwellings and push the remaining ones into competition with multi housing units. Good bye classic neighborhood.
A: Existing Development	This neighborhood is a treasure which many people enjoy, even if they don't live here. By going to the alternative scenario, you are changing the neighborhood from a single family area to mixed housing with business, which will totally change the character of the neighborhood. Most of this city is just housing developments with houses all very similar or strip malls. This is one part of the city which has history and character.	C: Alternative Scenario	I envisioned the area being a living historical area - much like cities developed with urban renewal areas. It is unique within the city - and once lost can not be replaced. I envisioned the city supporting and continuing to protect the area, not seeking to enhance the pockets of developers.
A: Existing Development	Leave it alone, proposed changes not significant enough to make a difference.		
A: Existing Development	do not like the other 2 choices	C: Alternative Scenario	brings more traffic onto Geo Bush
A: Existing Development	It is not broke, don't try to fix it.	C: Alternative Scenario	
A: Existing Development	The existing land use is very cohesive and working with the current pattern of developments that are already there. No change is needed.	C: Alternative Scenario	

A: Existing Development	Stop destroying neighborhoods with multifamily and commercial creep.	B: Anticipated Scenario, C: Alternative Scenario	Stop destroying neighborhoods with multifamily and commercial creep.
A: Existing Development	Neighborhood integrity	B: Anticipated Scenario, C: Alternative Scenario	No. Leave it as it is.
A: Existing Development	There is not much of a change in these 3 options but I would rather there be single-family homes than duplexes or fourplexes or apartment buildings or townhomes.		
A: Existing Development	great the way it is! I see little difference between existing & anticipated.		
A: Existing Development	This area is beautiful but I did not like the idea of a Commercial in the Western area in the Alternative Scenario, so I chose existing. I would like the homes on the Eastern end of this area be re-developed as town homes or small luxury apartments, rather than the 1960's model ranch homes currently in that location.		
A: Existing Development	preservation of existing neighborhoods. fear that adding offices and townhouses would compete with other areas (especially on University and Post Oak which are underdeveloped or in greater need of change), increase traffic and accidents, and increase the blandness of architecture.	C: Alternative Scenario	residential
A: Existing Development	Leave existing as is	C: Alternative Scenario	No addition of multi residential
A: Existing Development	Leave residential areas alone.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	<p>1. I strongly oppose the commercialization of George Bush Dr.</p> <p>2. College Station needs at least ONE historic residential area next to the University!</p> <p>2. Alternative scenario would destroy the historic southside residential neighborhoods.</p> <p>3. Residential redevelopment of George Bush is already underway.</p> <p>4. Recent high-density housing has a "project look" and destroy the charm and character of College Station.</p> <p>5. "Brownstones" may fit in NYC or Chicago, but are out of character with the historic southside neighborhood.</p> <p>6. Commercial mixed/residential-commercial development will be difficult to access from George Bush, and traffic will come through established historic residential</p>	C: Alternative Scenario	<p>1. College Station needs at least ONE historic residential district next to the University! I strongly oppose the commercialization of George Bush Dr.</p> <p>2. Alternative scenario would destroy the historic southside residential neighborhoods. Access to commercial development or so-called "neighborhood center" - mixed residential/commercial development - at the corner of Bush and Wellborn Road and all along Bush Dr. will be difficult to access - ingress and egress. I AVOID difficult to access businesses like the plague! In this proposed scenario, commercial traffic will spill over into residential area behind development, disturbing existing southside neighborhoods.</p>

	<p>neighborhoods.</p> <p>7. Alternative scenario makes no sense from a fiscal perspective for the city.</p>		<p>3. Alternative scenario makes no sense from any perspective.</p> <p>a. Existing mixed commercial/residential projects have been failures elsewhere. Storefronts remain vacant, such as at the corner of Texas Ave and University Dr. as well as in the projects in Wolf Pen Creek, to name just a couple. To what extent these high-density "project-looking" residential units are filled is anyone's guess. We do not need another such fiasco - let alone at the expense of our only remaining historic residential district!</p> <p>b. The current southside residential area provides the highest tax revenue for the city, anywhere. It does not make sense from a fiscal perspective to open up Bush Dr. for commercial development, destroying the historic southside residential area.</p> <p>c. Brownstones are "NYC," or "Chicago," not Bryan College Station! They will be as mismatched as the salt box-type homes and "ag-shacks" that belong on the eastern seashore!</p> <p>4. Residential development is already underway along the Bush corridor.</p> <p>5. The city needs to consider newer areas of town for commercial development.</p>
A: Existing Development	The existing development has been established for over 70 years. It is stable and provides steady property taxes for the city, as well as a welcome sight for University visitors.	B: Anticipated Scenario, C: Alternative Scenario	Have the city embrace it's only remaining history. Place Southgate waysigns and neighborhood gateways.
A: Existing Development	Since this area has historic overlay, it should stay the same. leave the undeveloped land the same. by changing this area you will destroy the small historical part of College Station which has managed to still exist.	B: Anticipated Scenario, C: Alternative Scenario	no keep it intact
A: Existing Development	need way more protection of homes here	B: Anticipated Scenario, C: Alternative Scenario	

A: Existing Development	This is a quiet family neighborhood and there are far too few of them in College Station.	B: Anticipated Scenario, C: Alternative Scenario	This area does not need more commercial development. It is already dense with traffic from rental properties. If the city wants to help the Southside area, then they should be more concerned with growing it into a more affordable, single-family residential area to support the influx of new workers that the university is anticipating with its newest development. Not everyone in this town wants to live in 3,000+ square foot houses or rent 5 or 6 bedroom places to live. We DO NOT NEED more commercial establishments in this area. There are plenty of vacant and available business locations throughout other parts of the city.
A: Existing Development	This is a historic area and should stay that way.	A: Existing Development	
A: Existing Development	The south-side area is one of the most desired single family home areas in the city and the price per square foot of land reflects that. It gives the city an identity, is performing at its highest use and it should be preserved. There are plenty of other low performing areas along Texas Ave and University that the city should look at to re-develop. Leave this area as is.	C: Alternative Scenario	I envision the city working harder to preserve and protect this area as it currently exists. It gives the city an identity that the city council should be proud of and should protect instead of trying to destroy. Protect the integrity of one of the oldest neighborhoods in College Station. NO commercial development should be allowed on George Bush south of the campus.
A: Existing Development	Any change in use along Bush will only result in increased traffic and further encroachment into College Station's only remaining historic neighborhood. Neighborhood Center is just another name for commercial encroachment. If protected from commercial development and further conversion to student housing, Southside WILL become the most sought-after neighborhood in the city. If not protected, it will become student slums.	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	No business or office space should exist in this area as it will cause accidents and traffic on Bush drive and put more traffic in the Southside residential streets. This area also has deed restrictions. Someone is clueless regarding the desires of the neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	Yes, College Station has almost no character - the only unique older areas that exist are under attack from stealth dorms. College Station will have to decide either to stand up and protect these areas or it will be left with nothing. Once you ruin the sense of place it will be gone for good. In contrast Bryan has really done a terrific job.

A: Existing Development	This is College Station. It's where it started. It's our history.	C: Alternative Scenario	The alternative scenario (or anything similar) is like a leak in the dike that goes un-corrected. There is too much history in Area 6 that would be potentially compromised by any land-use changes. I know this area. It is frequented by many walkers, joggers, and cyclists on a daily basis. The population is diverse and the owners take care of their property, their city, and their neighbors. Though mostly residential, the area economy is vibrant with all sorts of trades (landscaping, electricians, contractors, painters, etc.). The area should be showcased as is, not hidden behind some contrived "city center" or other pleasant sounding category renaming scheme.
A: Existing Development	Stop trying to get rid of our Historical Neighborhoods - every city needs a piece of their history -- by comparison to Bryan, CS has so very little. Without a 'downtown', CS appears haphazard.	B: Anticipated Scenario, C: Alternative Scenario	The administrations in the past made a mistake when they allowed the Aggie Shacks to invade the Historical area. Please think of a way to discourage future Aggie Shacks, particularly in this area.
A: Existing Development	It is perfect how it is. It seems as if all the city is concerned is building more student housing.	B: Anticipated Scenario, C: Alternative Scenario	It is perfect how it is. It seems as if all the city is concerned is building more student housing.
A: Existing Development	This is a lovely and historic residential area. Leave it alone so that single family homes can continue to house families successfully as they have for many years. It is a vibrant successful neighborhood!	C: Alternative Scenario	Keep it for single family housing! These home are beautiful and have high value. Leave it alone.
A: Existing Development	3 religious institutiions now in this area need to remain this close to A&M Campus.	C: Alternative Scenario	Absolutely not! No need here for commerical establishments. Enough already. More commercial would increase already enough traffic. Leave this area for the history necessary for/to A&M. Many A&M professors, their families and students live and lived in this area.
A: Existing Development	The people in Southgate already said what they wanted in the Southgate plan. Why should the rest of us overthrow that?	B: Anticipated Scenario, C: Alternative Scenario	if the people of Southgate would agree to these, i would support it. Otherwise no.
A: Existing Development	The existing development is a combination of single family dwellings, churches and institutional (schools). As someone who lives one block south of George Bush, I don't believe the area could handle more traffic that would be generated by the alternative scenario. This area already produces high	C: Alternative Scenario	No, I believe the existing uses are good.

	taxes for the city. I see no advantage to increasing traffic with no clear gain in taxes. And since TXDOT controls George Bush, further access to these properties is extremely problematic.		
A: Existing Development	George Bush Drive already has as much traffic as it can handle getting drivers from one side of campus to the other. The current use of this area is NOT an underperforming. The mix of residential (not in disrepair), church, schools (public and church-related), and county usage provides a pleasing view of College Station to anyone exiting the A&M campus. Converting some of the properties on Lee and Pershing to average commercial use would result in LOWER tax revenue than is currently being generated! The property at 107 Pershing was recently purchased at a price over \$500,000 and is being extensively updated to be used as owner-occupied home. That is redevelopment that is leading to immediate increased tax revenue. The Oakwood and College Park area contains a number of houses that need to be celebrated as a core part of College Station. Purchase and updating these home should be encouraged, not opening strip malls between them and the University. Commercial development at the Wellborn Road and Texas Avenue ends of George Bush can handle the needs of the area. These need to be developed in a logical manner rather than encouraging haphazard development along a narrow strip. Why doesn't College Station promote a driving tour of historic and notable homes in the areas South and East of campus to show visitors some of its history and current attractive inner neighborhoods. Not everyone wants to live on a golf course.	C: Alternative Scenario	George Bush Drive across from TAMU should NOT be commercialized. It is not needed by residents living elsewhere in the city, and it is not needed by residents living in the area. Why is it even being considered???
A: Existing Development	These are established neighborhood areas	C: Alternative Scenario	No
A: Existing Development	Our neighborhood is unique in that we have preserved many of the original homes that were relocated from the TAMU campus. Our passion is to preserve the historical significance and nature of this area .	C: Alternative Scenario	We do not support development that will infringe on our established neighborhoods or jeopardize the values of our homes.
A: Existing Development	I do not agree with the plan	B: Anticipated Scenario, C: Alternative Scenario	This is the oldest neighborhood in College Station - the heart of Aggieland. The streets are named after breeds of cattle honoring the Agricultural side of Texas A&M. The area should remain residential and be upgraded to additional single family residential to reflect the history of the university and the town. This can be seen at other

			SEC towns/campuses such as Old Miss and Alabama.
A: Existing Development	This is a very bad idea and comes with the added problems of creating more commercial traffic in this area.	C: Alternative Scenario	The city should avoid making plans that change the character of residential neighborhoods. Turning housing areas on the south side of George Bush Drive into commercial property creates dangerous traffic patterns and endangers everyone who travels down George Bush Drive. The suggested encroachment of commercial property into the residential neighborhoods is a violation of deed restrictions that currently only allow neighborhood-oriented commercial businesses in any part of the neighborhood. General commercial should not be allowed to build in any part of these neighborhoods.
A: Existing Development	<p>Single family homes are being built and remodeled in the area; oldest neighborhood in CS and should be preserved.</p> <p>Historical overlay should have been established but could still help preserve many solid and attractive older homes.</p> <p>TAX rebates or incentives for rental owners to rent to single families in first responder or other categories--who want to live in the city they work and protect but cannot afford to do so.</p>	C: Alternative Scenario	<p>Historic overlay</p> <p>Incentives for single family renters versus by the bedroom rentals.</p> <p>Stop the proliferation of poorly constructed college rentals (e.g. AgShacks, Ag Pads)</p>
A: Existing Development	This area is the historical heart of CS. Lee Ave was the first paved street replacing a corn field. Several of the remaining homes in Area 6 were the first homes for faculty built off campus. Some of the homes were actually moved off campus to Southside/ Oakwood subdivision. Nationally recognized architects designed homes in this area. Streets are narrow and designed for single family dwellings with one or 2 cars. This was adequate back then. Now with increasing rental properties and increased density, traffic has become an issue. Parking is frequently allowed on one side only to allow emergency vehicles to pass. Homes belonging to Maj. Gen Earl Rudder, (Pres. TAMU 1925-1943) Dr. Thomas O. Walton (President of TAMU 1925-1943) along with distinguished faculty and city fathers built homes on Lee Ave. It was considered the "Silk Stocking" area of faculty and administrators.	B: Anticipated Scenario, C: Alternative Scenario	I would like to see better traffic control at Lee Ave and Geo. Bush: Do not block the intersection would be very helpful and allow traffic to exit or enter Lee Ave. I am very concerned that the city will put medians from Welborn to Texas Ave. and remove all the existing trees to do that. How will emergency vehicles get through the traffic if raised medians are placed in the middle of Geo. Bush? Traffic is a primary issue in this part of CS.

	<p>Increasing by 11% the mixed residential and by 3% the mixed commercial areas would further increase the traffic problems and erode the established neighborhoods.</p> <p>Property values and taxes in Area 6 are among the highest in CS. There is significant pride of ownership in this area. To make higher profits than property taxes currently bring the city, the land would have to be converted to something like NorthGate. Imagine the traffic and noise with those changes. It would be a night mare. The property values of residential areas would tumble and beautiful, established neighborhoods would be ruined. From an economic perspective, the anticipated and alternative changes make no sense.</p> <p>I passionately recommend permanent preservation of the existing development- NO CHANGES.</p>		
A: Existing Development	In one of the photos posted, there is a picture of the sign that shows it as The College Station Southside Historic Area. If anything, there should be more efforts to preserve this area , rather than make changes that would negatively impact it.	C: Alternative Scenario	I've always envisioned that this area would have more protections. It seems it's always having to try to protect itself over and over and over from threats of development. For what should be a jewel of a neighborhood, with a huge nod to CS history, the city should be the one more proactively trying to "Save Southside."
A: Existing Development	The neighborhood is one of only two historic neighborhoods in the city. Each individual house has a history that many residents know and value. People who do not live in this neighborhood come to it to bike, run, and walk. Much has already been lost. Please preserve what remains.	C: Alternative Scenario	<p>Old Jersey is a lovely route that many people use who commute by bike to and from campus. It, West Dexter, and Ayreshire contain many mature oaks. Converting the area into a commercial "Neighborhood Center" would, in face, shrink the actual neighborhood and compromise the neighborhood character of Southside.</p> <p>Brison Park is a treasure, for people and for wildlife. It is the real neighborhood center of Southside. The birds that use the park as a migratory resting spot do not distinguish between the park boundary and the surrounding wooded lots. Allowing for the development of a neighborhood center abutting Brison Park would reduce its character as a natural park and a destination for walking, birdwatching, picnicking,</p>

			<p>introducing children to the natural world, studying, etc. It may also ruin the park's role in bird migration. There are breeding pairs of Great Horned Owls and Mississippi Kites in Brison Park. The construction involved in development of a neighborhood center would disturb them.</p> <p>Also, if the city permits the construction of a "Neighborhood Center" at Wellborn and George Bush, where the neighborhood has already been destroyed, an additional one just to the east would be redundant.</p>
A: Existing Development	If football / in-person classes go away, you will wish you did not have so much high-density housing adjacent to campus	B: Anticipated Scenario, C: Alternative Scenario	Leave them be!
A: Existing Development	Area 6 is the north border of the College Station Historic District. This District is a unique part of College Station and it needs to be supported. This is the original part of the City developed when the facility homes were moved off the Campus in the 1940s. Some of these homes remain and efforts need to be continued to help them survive. George Bush is one of the four main roadways serving the Campus. George Bush today provides adequate access for most, but not all hours of the day. There is no need to increase the intensity of land use that is served by George Bush as the Anticipated and Alternative Scenarios do. To do so is NOT a good idea. Instead, encourage the redevelopment of any substandard house to become a quality student or non-student house, quality neighborhoods adjacent to a quality Campus.	A: Existing Development	Keep Area 6 as it is currently being used. Help upgrade its identity. Encourage and increase in the numbers of canopy trees and work to preserve the mature trees. Improve walking and bicycle facilities. Find alternatives to unsightly front-yard and on-street vehicle parking. Improve walking access to several public schools. Find ways to encourage residents to be responsible for the appearance of their homes. Work to encourage the congenial coexistence of students and traditional families living in the same neighborhoods. Encourage and work with neighborhood associations. Work to minimize the need for code enforcement.
A: Existing Development	This is the highest quality, marquee neighborhood in College Station and has the most character. The studies show that there is virtually no economic benefit to either of the proposed plans. Even putting this out for comment is a dangerous path. You should be protecting neighborhoods like this as opposed to "going out for comment" and eroding confidence in the path and direction of this area.	C: Alternative Scenario	No, I don't. This neighborhood is the heart and soul of College Station and should be treasured as such. The property values are the highest in the City and this area should be protected as it is. I am a perfect example of someone that comes in and invests in the area. I recently made a significant investment to buy a house in the Southside District. Subsequently, I also invested a considerable sum of money in the property. The taxes on the property went up 300% after we completed the project. I'm not sure under

			<p>what legal authority the City believes they are operating as these are deed restricted neighborhoods but I stand prepared to challenge any action to change the single family status of my home/lot. I knew my rights when I purchased my home, I know my rights now, and I will defend those rights. The City's own economic study shows how little impact either of the proposed scenarios will have. This was discussed on multiple Zoom calls and acknowledged so I'm not sure how the City Council feels they can change direction at this time. There is absolutely no argument that this area is "underperforming." Quite the opposite. The highest and best use of this area is as single family homes - just check your own tax rolls.</p>
A: Existing Development	<p>The Existing neighborhoods contain some of College Stations most historic homes and they will contribute to College Station continuing to build high quality city with a sense of depth and history.</p>	C: Alternative Scenario	<p>Its hard to understand what planners were thinking about when this was developed. If the existing neighborhoods are not maintained where do the city leaders think the city's history is located?</p>
A: Existing Development	<p>As a relatively new homeowner in the Southside District, I don't want to see either of the proposed alternatives come to fruition. We have invested heavily in our home there and plan to spend many more years here. This is the finest neighborhood in College Station and I see no reason to change that. There is no financial reason to change anything as your own studies indicate. The land values are as high here as anywhere in the City of College Station and I don't see that trend reversing unless you make the mistake of putting in some high density housing. I don't see how the City Council has a legal leg to stand on here either but hopefully it won't come to that. This is truly the neighborhood with the most character and charm of any in College Station and the values of the homes are reflective of that.</p>	C: Alternative Scenario	<p>No. I think this area should be left as is. It is unique and all those visiting Texas A&M get a chance to see and enjoy the Southside District. Don't be fooled by the short term promises of developers. If you truly want to preserve the heart and soul of CS, please take these alternatives off the table and end this process now. Again, I am not sure what legal rights the City or Council believes they are acting under here, but based on the meetings I have attended and the materials I have reviewed pertaining to this, the current use of this land is the "highest and best use" of the property. There is no way to classify this area as underperforming. Allowing this process to continue undermines the confidence of buyers in the area. I ask that you do your job and protect the interest of those</p>

			that have purchased property in this area.
A: Existing Development	It gives a little bit more choice to the landowners. They are in the best position to figure out what would be the best fit and mix.		Why does it keep so much of the area around campus as single family housing? Shouldn't there be higher density and a mix there to reduce traffic and help with housing affordability and improve livability?
A: Existing Development	We moved here in 1968 for graduate school with 3 children. This is a beautiful place to live and raise children, huge trees, gardens, people on bicycles, walking dogs and in 2020 mothers and fathers pushing their babies in carriages. We had a 4th child and couldn't find a better place to live as a family. A&M main campus is a short walk. People like to park here for football and Ring Day, spend time on campus visiting and they like walking here and hearing about the history. Our house was moved off campus in 1941, lived in by Coach Frank Anderson, across the street from President D.W. Williams. A&M needs this neighborhood and its history as much as it needs Sul Ross, General Earl Rudder, some of the fantastic early Black football players who have been recognized. We need the current schools and churches to continue being available to AGGIES and young families.	B: Anticipated Scenario, C: Alternative Scenario	I envision this area to being seen as part of the main campus of Texas A&M. It's history and how it grew to be the size it currently is. Why do we have names of varieties of cattle on our streets, some are State streets, where is Billy Goat Griff bridge?
A: Existing Development	I do not think it would be best to change the existing nature of this area	C: Alternative Scenario	
A: Existing Development	These neighborhoods and historic homes need to remain protected. Mixed development would mean more congestion on game days.		
A: Existing Development	Leave the historical district alone.	C: Alternative Scenario	
A: Existing Development	Aggie Shacks and Neighborhood Centers are not consistent with the Eastside Historic neighborhoods. Do not build anymore multifamily units in this area.	C: Alternative Scenario	
A: Existing Development	Southside represents the most expensive residential dirt in all of Brazos Valley, setting the high end of lot value for every single residence. I believe the anticipated scenario, essentially turning the Southside into a quasi-North side, will have a negative impact on the value of the remaining residential homes in Southside. And if the residential value of Southside falls, the value of every single home in College Station will fall. No amount of value created from several hundred yards of commercial real estate can make up for the tax loss from property value reduction that will be caused by the	B: Anticipated Scenario	No. Do the math on lot value in Oakwood. It sets the high end for lot value in all of CStat. If that high end falls, you lower the value of EVERY SINGLE HOME IN COLLEGE STATION! Is it worth that risk for just a few commercial opportunities for a few developers? I have spoken to numerous real estate specialists and developers who have no dog in the hunt- and they can't believe that we potentially are risking so much for so little value creation.

	anticipated scenario. Don't sell out to a few developers!		
A: Existing Development	The Southside is a RESIDENTIAL neighborhood, one which houses many of the original, historical cottages moved from the A&M campus (as noted in a historical marker located on campus). This area provides the City with income from some of, if not THE highest property values in the area. Though there are many choosing to raise their families here, there are others, such as my husband and myself, who choosing to retire to this neighborhood in particular. Despite the high property taxes, we as individuals and a collective group have poured millions of dollar into renovating these historical homes, and where not possible to save, have built homes that continue the traditions of the area. Changing the zoning along Bush will destroy our residential and neighborhood identity; we bought within this area based on the current zoning promise to support residents. In a movement that would destroy our neighborhood and greatly decrease the value of our homes, the mixed use proposed would NOT increase income for the City. I oppose the destruction of our neighborhood, which will in turn decrease our value and remove the historical heart of College Station. We should be able to trust our governing bodies to protect us as well as our neighborhoods from business ventures that do not add value or a critical identity.	C: Alternative Scenario	No!!! This is a residential area, which should be maintained as such. We have realized our dream to retire in this neighborhood, choosing this historical area with the promise by the City that this is a zoned residential neighborhood. It is time for the City to recognize, protect and build upon its historical heart, and to keep its promise to its taxpaying residents that we will be protected from investors and commercial developers who do not value the impact of their ventures on our home, our families, our community.
A: Existing Development	The area is already a thriving neighborhood with a mix of owner occupied and rental property. Almost all properties are in good condition. There is already a good mix of residential, commercial, and public property. I don't understand why the city seems compelled to envision a different future for an already diverse successful neighborhood.	C: Alternative Scenario	I envision the area continuing to be a diverse, successful neighborhood of families, retirees, and students. In addition to Hillel, St. Thomas church and pre-school, and the LDS Center, the area includes the College View High School, Oakwood Intermediate School, and the A&M Consolidated Middle School. There are commercial areas near the intersections of George Bush Dr. & Wellborn and George Bush Dr. and Texas Ave.
A: Existing Development	I am a citizen of College Station and resident of the historic South side. I respond to support the existing integrity of the South Side historic area and to support integrity of neighborhoods. Families need the continued commitment from the City to support zoning that preserves neighborhoods to guarantee each citizen's financial and community investment in their homes.	C: Alternative Scenario	Tradition defines the character of TAMU, and history provides the foundation of tradition. The Historic South Side is the unique area that sets College Station apart from other cities. The historical buildings and character provide a sense of community to Texas A&M University students and families.

			The families living in the South Side Historic area have spent time and money carefully restoring and preserving history and culture of this community. As a citizen, I have also invested in long term plans for continued residence in this community based on previous comprehensive plans. I and other citizens create long term plans and investment into our personal homes based on the City's commitment to neighborhood integrity.
A: Existing Development	There is a lot of history in this area of town. This area has done well in appreciation and increasing tax dollars. It's be a shame to developer this further.	C: Alternative Scenario	Yes leave it as it is and allow the historic significance and character remain. There's no reason to develop these areas more.
A: Existing Development	As a 40 year resident of this area I have seen first hand the assault previous councils have made upon our neighborhoods on behalf of developers wishing to cash in on A&M students and it's proximity to the neighborhood. Actual residents of each neighborhood invested their money, time, and energy into their property. They did this with the understanding that their compact with the city would be honored. The fact that developers have bought property for uses other than those designated by this compact DOES NOT void that agreement. Nor does it justify changing it for the supposed benefit of the City or individuals. To do so is to put ALL neighborhoods in the City in jeopardy. You will not be in your position forever. Other councils will look at your actions as license to change your neighborhood someday for the "benefit" they seek. I would ask you to enforce the rules on the books that protect my AND your neighborhood. Laws and rules can be changed. But ONLY if they benefit everyone equally and not the few. Thank you for your consideration.	B: Anticipated Scenario, C: Alternative Scenario	A revitalization of the neighborhoods. Perhaps a tax incentive program for owner occupied properties to encourage individuals and families to move into the neighborhoods. The City enforcing the laws and regulations on the books. Holding non resident investors to the same standard for upkeep i.e. yards, trash, parking, etc.. Instead unoccupied rental property is allowed to go unattended. This is an inappropriate application of the ordinances.
A: Existing Development	do not mess with a long standing neighborhoods and places of worship	C: Alternative Scenario	developers could destroy the integrity of longstanding neighborhoods and places of worship
A: Existing Development	The proposed anticipated/alternative scenarios do NOT preserve the historic nature and ambience of the historic importance of the area. This is where College Station began -- many of the homes were built before College Station even existed. The proposed scenarios merely continue and accelerate the gradual downhill slide of the neighborhood, giving in to narrow financial	B: Anticipated Scenario, C: Alternative Scenario	Preserve the historic character of the area as a RESIDENTIAL neighborhood. Allow NO further encroachment by commercial developers who seek only private financial gain. It is time for City Council to make good on dozens (even hundreds) of broken promises that have been

	<p>advantages of (mostly) out-of-town owners and developers. When will we move beyond the assumption that College Station is merely a sort of colony, to be exploited and drained financially by private individuals with little or no connection to or interest in, the existing community who call this home????</p>		<p>made and then ignored over the past 25-30 years. We have found to our disappointment that we cannot rely on or trust statements made by city staff, many of whom now and in the past, have family connections to private developers or investors with no interest in this historic district over than exploiting it for short-term, private extraction of wealth.</p>
A: Existing Development	<p>Having lived in this neighborhood for almost 25 years, I have had the opportunity to observe firsthand, the growing interest and commitment to restoration and preservation of our neighborhood.</p> <p>As a child my family moved into this neighborhood in 1961, so for me, I have a longstanding relationship with this area and I care very deeply about its future.</p> <p>The historic value of the area is important and valuable to the residents and the city. It has seen renewed interest in the last 15-20 years of people purchasing homes to restore, remodel, and improve. As a result, the property value has grown significantly and has increased tax funding, benefitting the city.</p> <p>With close proximity to the university and the historic value of the homes, this neighborhood continues to be actively sought by home buyers. There are a number of homes in this area that were moved off campus to the neighborhood.</p> <p>Preserving the history of College Station has obviously been important to the city as we have a Historic Preservation Committee. We need to hold on to our roots, the beginnings of this city, this community. A sense of place matters. The sense of this place matters, not just to the people who live in the neighborhood but also to others. We hold a bit of a snapshot of what early College Station neighborhoods looked like. Let's work to preserve what we have.</p>	C: Alternative Scenario	No.
A: Existing Development	<p>This is a slippery slope to open this historic neighborhood to the possibility of future commercial development. Do you really want a potential North Gate on the south side of the campus, too?</p>	B: Anticipated Scenario, C: Alternative Scenario	<p>How about some acknowledgement of the good residential development that is happening in this area now?</p> <p>Why even entertain the possibility of more commercialization here?</p>
A: Existing Development	<p>There are very few areas in town that retain the character and history that is found in this</p>	C: Alternative Scenario	<p>I think that what is left of this historic area should be left as is.</p>

	Southside neighborhood and I think everything that can be done to preserve it should be done.		
A: Existing Development	The existing residential development enhances the university environment, and it avoids an even worse traffic situation on George Bush Drive.	C: Alternative Scenario	The alternative scenario detracts from the adjacent residential areas. It detracts from the university as a place for students. It creates an even greater flow of traffic along George Bush Drive.
A: Existing Development	I am opposed to any scenario that opens up the historic preservation district to commercial development in any fashion. This area has already been co-opted by the building of Aggie shacks everywhere (which aren't single-family homes in spite of their classification as such). I grew up in College Station and then came back after forty years away. The high school I attended had been razed, and we found out at a big anniversary of A&M Consolidated High School that all the memorabilia had been tossed, leaving no history behind to be found. I feel as though the alternative scenario is aimed at doing just that--tearing down all CS's history and dumping it. Isn't it bad enough that we are allowing development in all the remaining natural areas in town? (I'm talking about, for example, the area around Harvey Mitchell between Texas and Highway 6.) Must we destroy all our historic homes as well?	C: Alternative Scenario	The historic preservation area has some of the most valuable land and houses in town. Why not treat it like Houston treated River Oaks? Close parts of it to traffic, build up the housing stock, and make it a walkable town area. It's close enough to the campus to be one. I do NOT want it turned into strip malls; we've got plenty of those. Thank you.
A: Existing Development	I love the older neighborhoods and how in "cool" cities like Atlanta and Austin they are preserved and add quality of life. I am very tired of slash and burn developers and everything being turned into Aggie shacks with no trees, sidewalks, bike paths, or no parking. Let's keep it nice and livable for different incomes.	C: Alternative Scenario	
A: Existing Development	When people visit the neighborhood from elsewhere in town or from out of town they admire the unique character, old homes and old trees. The alternative scenario's plan can be found and could be put anywhere. Why go out of your way to destroy the one unique part of our mostly aesthetically boring city for the umpteenth cookie cutter new construction project that could be anywhere in College Station or Texas? It doesn't even make sense from a tax perspective.	C: Alternative Scenario	Single family homes. No mass parking. Churches surrounded by homes instead of commercial development.

A: Existing Development	<p>This part of College Station is one of the only truly historic areas of the city. Several homes in these neighborhoods were moved off of the TAMU campus as it grew. This university and it's community hold up values related to the importance of history and tradition. A move toward commercial and high density housing developments would significantly eat away at those values. To date there has been a good deal of reasonable redevelopment of homes on on the southside of campus that has supported both student and single family living. These property values are now among the highest (if not the highest) of any residential area in College Station. The current land use provides the city with significant tax revenue - at or close to a "highest and best use" - given that measure. To begin redeveloping the area into commercial and high density housing ignores the values of both history and tax revenue. Much of the historical meaning of College Station as a city is in its value as a place that supported Texas A&M as it grew and changed. The neighborhoods on the southside of the campus are the very best examples of this history that we have left. To compromise that history would be short sighted for many reasons.</p>	C: Alternative Scenario	<p>No I do not envision something different. I envision an area that represents the city's vision of protection of historic neighborhoods to be valued in their own right. That historic value has led to a gentrification and greatly increased property values and tax revenue over the past 20 years. Why the city would want to risk damage to this value does not make sense.</p>
A: Existing Development	<p>Turn the vacant lots into natural areas or community gardens. Not every vacant lot needs to be developed.</p>	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	<p>When we purchased our home 40 years ago we understood that this area would always be residential , both from the City designation, and the deed restrictions in our contract. As the subject of "new rules" have been broached, on more than one occasion, we were assured our area would stay residential. During one of these times the Southside Historic Area was created to assure us that the intentions of the City was to keep our area as homeowner residential. We have invested in our home & property based on these assurances by the City.</p>	B: Anticipated Scenario, C: Alternative Scenario	<p>We based the purchase of our home & the improvements to our property in keeping with the area's designation of single family residential. In the past, we have been assured by the City that we would remain a single family residential area. The Southside Historic designation for our area was put into place to assure us of the City's intentions. Through our 40 years here though we have watched the continued efforts of developers try to change our restrictions for their financial benefit. Some have made purchases of property with the knowledge that we are a single family area, though their goals are different. Once they purchased the property all of a sudden they are being mistreated because they cannot build their project. We, the neighborhoods, then undergo</p>

			<p>another series of meetings and pressure to make changes suited to the developer, not the homeowner. The developer petitions a change of the "codes & rules" for the area of their projects since they already have invested money for the land purchase. Though we have been given assurances by past City Councils, we have also watched other City Councils try to slide through changes that would allow for commercial properties to be placed adjacent to our homes, our neighborhoods. Though this specific input is for the area bordering George Bush Drive, other neighborhoods in College Station need to realize that their residential neighborhoods might be the next targets for developers, future City Councils and the City's support for a higher tax base.</p> <p>Thank you for your time,</p> <p>Patricia Bingham</p>
A: Existing Development	Give priority to other areas.		
A: Existing Development	The city needs to make clear that this neighborhood is an important, irreplaceable part of the city. Changes to the neighborhood that would bring more commercial development along Bush will bring additional and detrimental traffic to the neighborhood and Bush. We would hate to lose the churches, schools and child development center that are part of the neighborhood. There is no need for more commercial development along Bush.	C: Alternative Scenario	No
A: Existing Development	Do not agree with city plan	B: Anticipated Scenario, C: Alternative Scenario	The existing area is historic and should be preserved.
A: Existing Development	I would prefer that the George Bush Drive corridor NOT be used for any additional commercial purposes. Parts of this neighborhood are nearing 100 years old (by 2022) and it is important to maintain the history of these original neighborhoods and houses.	C: Alternative Scenario	In 2022, members of my family will have lived on Dexter for 100 years. As a direct descendant of one of the developers of the College Park subdivision I very much want this area to not be subject to any additional commercial development. This history cannot be replaced. Please help us keep in intact.
A: Existing Development	I do not live in the historic district, but I cannot state strongly enough how I feel	B: Anticipated Scenario, C:	Please leave this area alone!! Do not change anything!!

	about this.....please DO NOT change anything in this area at all. George Bush Drive should be left completely alone. The historic neighborhood has significant emotional value to our city. We do not want development along George Bush at all - it would increase congestion, it would take away from the peace and serenity and value that the historic neighborhood offers. There is SO much development happening all over the city and many other places to develop. You do not need to do anything here and if you do anything it will be harmful to College Station. Even the empty lots are helpful. We need green space and right now every inch of green is being turned into concrete all over the city.	Alternative Scenario	
A: Existing Development	Don't you dare take away the historic area housing to put in commercial development, that would really be reprehensible!!!!	B: Anticipated Scenario, C: Alternative Scenario	
A: Existing Development	No, keep the neighborhoods protected and never challenge this again.	C: Alternative Scenario	No, keep the neighborhoods protected
A: Existing Development	When we relocated to College Station over 10 years ago from the East Coast, we specifically wanted to live in a neighborhood with historic character and proximity to the University. This neighborhood is unique in College Station and nothing should be done that might endanger its future. If changes are allowed that allow commercial use to encroach on the neighborhood or increase traffic, the loss to the city would be tremendous and irreplaceable. I am also very concerned about traffic and safety on Bush. I would hate to see the south side of campus look anything like Northgate in terms of traffic and congestion. Additionally, I would like to see the city invest in supporting commercial development in existing commercial areas which are plentiful, diversely located and in need of additional attention.	C: Alternative Scenario	I would like to see development continue as existing and a strong message from the City supporting this historic neighborhood.
A: Existing Development	We need to keep the old neighborhoods the way they are, they are part of our history. We need to keep our single family dwellings with neighborhoods where children play.	C: Alternative Scenario	
A: Existing Development	This area has so much history for the development of College Station around the campus. I think its important to preserve this as it adds to the appeal of our city. Single family homes are the backbone of the community as the student population is always influx	C: Alternative Scenario	I'd like to see it more single family residences
A: Existing Development	Our City needs a historic center. do not destroy the well-established neighborhoods which currently exist here. I live here full time and want to honor the historic character that exists here.	B: Anticipated Scenario, C: Alternative Scenario	A historic neighborhood-friendly center enhancing rather than changing the existing development. Georgetown, Ft. Worth, West University Place,

			<p>Highland Park, are Texas cities, which have well-established neighborhoods near universities that have preserved and enhanced original structures.</p> <p>Planting more trees, creating more green/wildlife space, better walkways and bicycle paths, encouraging renovation and adding onto the original College Station homes that still exist. Having an annual festival in Brison Park to celebrate the establishment of our city. Redeveloping the EXISTING commercial sections to serve the neighborhood (free-standing, house-like coffee shop, restaurant, farmer's market, bed and breakfasts rather than strip malls). Murals, signage, landscaping that all have a historic, old-town feel, that honor and tell the story of our city's first 100 years. Pedestrian and bicycle friendly enhancements (trees creating shade, narrow roads with bicycle lanes and pedestrian paths). Keeping this a neighborhood that encourages people to buy a home here (NOT just a monetary investment property) without the continued threat of the house next door being torn down and the mature trees being bull-dozed over.</p>
A: Existing Development	It appears existing and anticipated are the same thing here, if I'm viewing this correctly. I believe the current scenario should remain - because there are great neighborhoods at stake. These neighborhoods would suffer if they were ripped up for commercial or if commercial was placed right next to them. Thank you.	C: Alternative Scenario	Do not support alternative - too much high density that encroaches into established neighborhoods and threatens their neighborhood integrity.
A: Existing Development	Southside should remain residential, as a historical area this will be in jeopardy with commercial development	B: Anticipated Scenario, C: Alternative Scenario	Loss of identity for Southside Place
A: Existing Development	If the buildout is done with rent by the room single family homes, this area will be gone as a desirable neighborhood.	B: Anticipated Scenario, C: Alternative Scenario	No, other than remodeling any rent by the room homes into something that a true single family would want to live in.
A: Existing Development	Always protect the heart of the old neighborhoods.	B: Anticipated Scenario, C: Alternative Scenario	

A: Existing Development	No, keep the neighborhoods protected and never challenge this again.	B: Anticipated Scenario, C: Alternative Scenario	No, keep the neighborhoods protected
A: Existing Development	The southside historic area is one of the nicest residential area in the city. These alternative scenario seem foolish and short sighted.	B: Anticipated Scenario, C: Alternative Scenario	I envision maintaining the integrity of this residential neighborhood. This is some of the most expensive and sought after real estate in town. Why is the city even considering these alternative
A: Existing Development	My wife and I oppose the redevelopment of the southside neighborhood into a commercial development.	B: Anticipated Scenario, C: Alternative Scenario	
B: Anticipated Scenario	Has lot development been looking at creating mini parks within the historic area instead of trying to build houses that fit the historical area?	C: Alternative Scenario	
B: Anticipated Scenario	N/A	C: Alternative Scenario	
B: Anticipated Scenario	Preserves historic area of city while allowing for good access to campus.		
B: Anticipated Scenario	Keeping the neighborhood conservation makes more sense than reclassifying a couple of pieces of it.	A: Existing Development	Convert the current neighborhood conservation to neighborhood center and/or mixed residential.
B: Anticipated Scenario	They are all very similar, chose B because it had the largest percentage of single family units		
B: Anticipated Scenario	See comment at lower left.	C: Alternative Scenario	No need for office space (only small amount) at this location. Let's put office with supporting uses to facilitate walk connections with those uses. CSISD offices are far way so some here would be inefficient. Too small for A&M.
B: Anticipated Scenario	leave this area historical and single homes	A: Existing Development, B: Anticipated Scenario	
B: Anticipated Scenario	makes the most since.		
B: Anticipated Scenario	This scenario combines best with the historic area.		
B: Anticipated Scenario	This helps protect one of the older, historic neighborhoods in town and will hopefully allow it to develop much like the Lee and Pershing areas. One thing I cannot tell is where the cut-off to the south is. Should this be expanded further?	C: Alternative Scenario	
B: Anticipated Scenario	Having a historic district would be awesome and adding to that it'd be cool to have a Museum of some kind there honoring the history and growth of college station over the years as well as TAMU.	C: Alternative Scenario	

B: Anticipated Scenario	It is critical to preserve the HISTORICAL character of this neighborhood. The city will probably receive LESS revenue from Scenario C than Scenario B.	C: Alternative Scenario	
B: Anticipated Scenario	It is critical to preserve the HISTORICAL nature of this neighborhood.	C: Alternative Scenario	
B: Anticipated Scenario	It keeps the integrity of the neighborhood while allowing for new development.	C: Alternative Scenario	
B: Anticipated Scenario	We should keep with the southside plan	C: Alternative Scenario	
B: Anticipated Scenario	I have friends that live in this area and they would like less dense development along Texas	A: Existing Development	
B: Anticipated Scenario	There is so little difference between these three scenarios. For all the grief and stress it caused residents, I wish it were just not included.		Land this close to the university should welcome students.
B: Anticipated Scenario	Stick with the Southside Plan. Many compromises and a lot of effort was spent getting buy in from the residents of Southside. There are many historical homes that need to be protected in this area. This area has high property values and produces a good amount of property tax revenue with out having to include the commercialization of this area.	A: Existing Development, C: Alternative Scenario	Stick with the Southside Plan
B: Anticipated Scenario	Allows for modest change only.	C: Alternative Scenario	Should not allow the major change in South Side as indicated by this plan. There is no significant gain and will lose significant value of high end residential in this area directly across from campus. The residential green space is valuable from and aesthetic point of view along George Bush Drive.
B: Anticipated Scenario	The Alternative Scenario would have devastating consequences for the historic southside. This proposal should never have been put on the table, as members of the Comprehensive Plan Evaluation Committee asked.	C: Alternative Scenario	
B: Anticipated Scenario	Neighborhood conservation should be of the utmost importance.	C: Alternative Scenario	
B: Anticipated Scenario	Slight increase in single family housing.	C: Alternative Scenario	Too much apartment development in area already congested close to campus.
B: Anticipated Scenario	Does not include new commercial development .	C: Alternative Scenario	The alternative jeopardizes neighborhood integrity by allowing for possible future commercial development. I also note the increased anticipated water usage.
B: Anticipated Scenario	Would be nice addition without crowding. Want single family homes.	C: Alternative Scenario	

B: Anticipated Scenario	Good		
B: Anticipated Scenario	The Southside and Post Oak subdivisions are historically significant and have become some of the most valuable areas of the City, bringing in substantial annual taxes. Brison Park and the religious properties adjacent to Dexter and George Bush are a fine complement to Texas A&M University plans along George Bush.	C: Alternative Scenario	NO, the conservation of these areas will maintain a significant area of the City's heritage, some of its best and earliest residential development, provide a fitting complement to the university development to the north. The area should be promoted and celebrated as much as areas adjacent to Rice University in Houston, and areas like Swiss Avenue in Dallas. The home I sold for \$65,000 in 1988 is on the market today for \$750,000! It was designed by former mayor Ernest Langford, who would be as surprised as I am!
B: Anticipated Scenario	Less commercial and more residential.	C: Alternative Scenario	
B: Anticipated Scenario	Commercial expansion should be allowed, but limited	C: Alternative Scenario	The overall market isn't large enough for a commercial expansion in this whole area
B: Anticipated Scenario	Liked it better than the alternative.	C: Alternative Scenario	We do not need more housing in BCS
B: Anticipated Scenario	The Alternative Scenario will make TAMU will feel like a gigantic community college instead of the oldest land grant university in Texas. It is essential for the academic soul of Aggieland that a quiet historic residential area remain next to the University as "professor" housing.	C: Alternative Scenario	
B: Anticipated Scenario	the character of the older houses needs to be maintained. it is one older area that has been well-kept, and that is rare for any community. don't mess with a good thing.	C: Alternative Scenario	
B: Anticipated Scenario	Keep students close to the school, easy transportation		
B: Anticipated Scenario	good.	C: Alternative Scenario	
B: Anticipated Scenario	It makes no changes to the existing land uses		
B: Anticipated Scenario	Will this scenario have sidewalks?		
B: Anticipated Scenario	Preserving the single-family neighborhood aspect without office build up is more appealing to me.	C: Alternative Scenario	
B: Anticipated Scenario	like the types and numbers of residential	C: Alternative Scenario	not really
B: Anticipated Scenario	absolutely do not favor changing these old homes into brownstones or any other modern construction, in any small part. I am familiar with this area, not because I can afford any of the homes or will ever see the inside, but they are beautiful and have character and history. please don't change	C: Alternative Scenario	Fix up the shopping area there in red, on Texas avenue, make it an urban mix. But please leave those old homes and big trees alone.

	this area. Go elsewhere to "improve". This area is special and unique as it is.		
C: Alternative Scenario	The concepts are attractive. This only works if indeed what is constructed is as depicted...brownstone style and true neighborhood center.		
C: Alternative Scenario	This would allow for more student housing near the university.		
C: Alternative Scenario	It looks modern but aligns with the neighborhood conservation look and feel.	C: Alternative Scenario	alternative
C: Alternative Scenario	I understand a bunch of old Aggies don't want their old homes going away, but this is great strip and some of it needs to be commercial.		Not a big deal either way.
C: Alternative Scenario	I like the thought of creating more historical looking homes	A: Existing Development	
C: Alternative Scenario	Again, we need community or village areas that tie a section of the city to its populous.	A: Existing Development	I like the neighborhood center. I think it needs to be bigger in this area, possibly offer food for game day.
C: Alternative Scenario	Best of the three options		Switch land use for the two changes on the Alternative plan. Mixed residential near campus and Neighborhood Center near the George Bush/ Texas Intersection
C: Alternative Scenario	There is barely any change - support any new option to incentivize increased commercial tax base and to create a more attractive commercial area at the corner of a major entry point. it's ugly right now.		
C: Alternative Scenario	Allows for some neat retail / restaurant development across from campus	B: Anticipated Scenario	Looks good
C: Alternative Scenario	I like the addition of a neighborhood center across from Kyle field. Plus, adding mixed housing along George bush is nice.	A: Existing Development	
C: Alternative Scenario	I think either the Anticipated and Alternative plans are good options.		
C: Alternative Scenario	Bringing this area up to date with pleasant scenery and neighborhood would so improve the current view.	A: Existing Development	
C: Alternative Scenario	Most of the residential is kept, but a few mixed for apartments is added.	A: Existing Development	More mixed in this area. and Fix roads.
C: Alternative Scenario	Adding more housing units next to campus will assist students and staff.	A: Existing Development	
C: Alternative Scenario	The brownstone style homes in the photo used for the mixed residential zone are gorgeous. I like the idea of old town style in the neighborhood.	A: Existing Development, B: Anticipated Scenario	I think it would be preferable to continue the brownstone style mixed residential zone along George Bush Dr. (On the otherside of the school). Also, more greenery/trees along the side walk for shade would be helpful. Maybe greenery could separate the walking area/sidewalk from George Bush Dr. somewhat, since that road is extremely busy, noisy, and hot. A large sidewalk would

			be nice as well, since college and highschool students would be using it often.
C: Alternative Scenario	I would support the Alternative because it preserves the historical nature of the area but adds some formal elements like the neighborhood center and mixed residential. Very important would be the planned aesthetic maintaining the historic personality of the area.		
C: Alternative Scenario	This scenario is a realistic redevelopment idea and economics could drive it over the next 10 years.	A: Existing Development	This area should transition and if so would dramatically improve the community.
C: Alternative Scenario	A very interesting idea. Could be attractive to new faculty to live in a redeveloped area here		
C: Alternative Scenario	Na	B: Anticipated Scenario	Na
C: Alternative Scenario	Bush is becoming too busy with traffic to continue being a viable option for homes. It's also dangerous for people living there. I'd much rather see some nice retail that caters to visitors to campus and the neighborhood.	A: Existing Development, B: Anticipated Scenario	
C: Alternative Scenario	The alternative scenario makes more sense. Low density single family does not belong on George Bush Drive.		
C: Alternative Scenario	Alternative scenario allows for some accommodation of development needs on this side of campus, especially in the underdeveloped western section, while keeping things mostly the same. Anticipate fierce resistance from the residents, though.		
C: Alternative Scenario	neighborhood center across from Kyle field will provide good opportunities		
C: Alternative Scenario	this is minor change to a sensitive area of town - these proposed changes would enhance not take away from this area		the area to east end of GB should be redeveloped into brownstones - much nicer than the aging SFR there today
C: Alternative Scenario	Because it is a better way.		
C: Alternative Scenario	should have more commercial / urban	B: Anticipated Scenario	the entire George Bush frontage should be commercial / urban.
C: Alternative Scenario	This could revitalize parts of Southside that are now overrun with rentals while maintaining the character of the family homes there. Love the Brownstones.	A: Existing Development, B: Anticipated Scenario	Will probably be controversial for Southside neighborhood, but this area would be a fantastic draw for everyone with the Alternative plan.
C: Alternative Scenario	not much changing in my view		
C: Alternative Scenario	Higher density across from TAMU better.		
C: Alternative Scenario	I believe the alternative scenic might spur on new redevelopment but this new zoning classification should be flexible and able to adapt to the changes in the market.		All George Bush frontage should be General Commercial.
C: Alternative Scenario	Like the brownstone homes as well as urban center so long as current homes are not taken. Just use the vacant lots like you are suggesting. As an overall theme, to ALL of my		

	responses: keep the homeless out of College Station. The homelessness problem was one of the major issues that drove my family and me out of Houston.		
C: Alternative Scenario	this scenario provides for some redevelopment. Redevelopment of the land on George Bush Drive to be more dense and urban should be highly encouraged, this corridor may be a location that vertical mixed use could have some success	A: Existing Development	yes
C: Alternative Scenario	There needs to be some commercial or urban density along GBD.	A: Existing Development, B: Anticipated Scenario, C: Alternative Scenario	
C: Alternative Scenario	The brownstone homes look very nice.	A: Existing Development	
C: Alternative Scenario	<p>I think adding the mixed res along George Bush again is just painted the land use place to match existing redevelopments, so it's basically already in place.</p> <p>I would be worried about the neighborhood center area taking access to Old Jersey. Seems like it would create a large contrast as well between brand new redevelopment and neighborhood conservation areas since the street is so small.</p> <p>But do think along any of our major roads should be some type of commercial development.</p>		
C: Alternative Scenario	Alternative scenario maintains the overall natural setup of the area with minimal to no degradation.	B: Anticipated Scenario	Preserve the natural setting and arwas
C: Alternative Scenario	Increased sales tax revenue, more jobs, more appropriate land use mix with residential compatible with historic area	A: Existing Development	alternative scenario
C: Alternative Scenario	I'd like to see a place for the development that wants to occur to happen. Attempting to defend the residential developments along Bush seems pointless.		

Other Input – Comments on the themes

Theme Reactions	
Which themes would you consider a priority? Please explain why.	Is there anything missing from this list that should be included?
	Maintaining the small-town feel but with city amenities. Making sure that and changes made, are not just for the now but for the future (building a school but not considering or working on road structure at the same time).

<p>Creating stronger sense of place. Not sure this is the correct category but the problem is actual adhering to the plan developed. I served on P&Z in the 90's and the Plan was always the guiding force and basically drove the future decision because the what people relied upon when making their personal and business decisions. Since that time, in my opinion, council and boards have succumbed to growth and development to easily and now take action like the Plan is simply a "guide" that can be easily manipulated. Actually heard those words in council meetings where decisions were made because properties were in the "fringes" of developed areas so the Plan in place is changed to accommodate. This mind set leads to movement of the fringe until no fringe is left and the property has changed character. Also, with the "new normal" staff and planning needs to focus on how And if City character will change ie erosion of University culture, traditions and pageantry of sports, online classes leading to change "Ags" coming back here to retire cause never were tied to being here, fear of parents placing kids in dorms/apts with stack housing if no cure for virus etc. lots of collateral damage and change associated with 2020.</p> <p>Also, believe City is missing opportunity to develop alternative transportation ie as simple as putting a one track of light rail system down Texas avenue from Tower Point to downtown Bryan that the future could build spurs off of if need be. Lesson is AUSTIN that decided not to do this 40 years ago</p>	
<p>Quality of life, amenities, "things to do":</p> <p>#1 this city needs at least 1 new pool! With the closure of Thomas park pool the crowded chaos of Bee Creek is almost unbearable, And young children in the community are being short changed on their ability to learn to swim! We need enough space for swimming lessons every summer so that every child in this town is given that opportunity. it's a life skill! And the majority of parents will not have the means or resources to provide that without the public pools and instruction</p>	
<p>Building a more complete transportation system: A more complete transportation system is probably the only way to solve congestion in some areas, but making the entire city more bike-able or walk-able would be even better.</p> <p>Maintaining fiscally responsible growth: This is a no-brainer.</p> <p>Addressing environmental resiliency and "green" initiatives: For the health of the community and the world, we should always be moving toward a "greener" world.</p> <p>Creating a more actionable, strategic, and user-friendly Plan: Being able to understand any plans for the city is necessary for the peoples who live here and may encourage help through volunteer efforts.</p> <p>Expanding Housing choices: But only if this means more affordable housing. This is a college town after all, and students have a hard enough time affording tuition.</p>	
<p>I would consider these six themes a priority for me, with the top three the most important:</p> <ol style="list-style-type: none"> 1. Addressing environmental resiliency and "green" initiatives <ol style="list-style-type: none"> a. Expanding areas for wildlife. <ol style="list-style-type: none"> i. One place that I can think of that would benefit from expanding in greenery is along the Wolf Pen Creek Trail, especially the North-East section along Holleman Dr. (Search these Coordinates in Google Maps: 30.622449, -96.300153) and (Search these Coordinates in Google Maps: 30.620347, -96.302387) b. More butterfly gardens! c. Improving/adding recycling facilities. 	<p>Seeking more input and benefits for underrepresented populations.</p>

<p>i. There are not enough locations to drop off recycling.</p> <p>ii. Students at apartments or without cars have little choice when it comes to recycling.</p> <p>iii. Maybe there could be funding programs that could encourage apartment complexes to start recycling.</p> <p>d. Community Garden</p> <p>i. There could be several community gardens, but one good location might be along Bee Creek Trail, near the volleyball court south of the Adamson lagoon Pool (Search these Coordinates in Google Maps: 30.600961, -96.309557).</p> <p>e. Along the Wolf Pen Creek water way, there needs to be appropriate landscaping for erosion control. (Search these Coordinates in Google Maps: 30.618078, -96.306218)</p> <p>f. More drought tolerant, native landscaping in general</p> <p>g. Funding programs or other incentives for solar panels on houses, apartments, or businesses.</p> <p>2. Building a more complete transportation system</p> <p>a. I would like to see College Station become a more bikeable and walkable city.</p> <p>b. Identify and connect incomplete bike lanes and sidewalks.</p> <p>i. By making it easier for others to get around without cars, that will reduce the number of vehicles on the road, therefore reducing traffic for everyone.</p> <p>ii. Also, with less vehicles on the road, we can reduce air pollution, water pollution, and noise pollution.</p> <p>iii. Holleman Drive has an incomplete bike lane for example. (Search these Coordinates in Google Maps: 30.608229, -96.320204)</p> <p>iv. It would be nice if there was a sidewalk along Village Dr., especially since it's next to Village Drive Kinder Care (Daycare center). I worry a lot that the parents and children have to walk on the road to get to the daycare, especially since people drive way too fast down that road. (Search these Coordinates in Google Maps: 30.610474, -96.321202)</p> <p>c. Public transportation provides these same benefits as well.</p> <p>i. It would be nice to have more public buses with more routes/stops. It's difficult getting places using the buses with the current number of routes/stops.</p> <p>d. Crosswalks at bus stops.</p> <p>i. People are crossing at the bus stops either way, and in some cases, it's dangerous. Cars pull around buses that are letting people off (even if it means pulling into the turning lane and playing chicken with oncoming traffic). Crosswalks would at least make it safer for pedestrians.</p> <p>ii. One place for a possible crosswalk would be next to the HEB along Holleman Dr. (Search these Coordinates in Google Maps: 30.611889, -96.318480)</p>	
--	--

<p>e. More bike racks everywhere, but especially at shopping centers.</p> <p>f. With an expanding city population, we cannot keep up with traffic and parking space by making roads and parking lots bigger. I think our city would really benefit from taking ideas from walkable cities that attract a lot of tourism and people in general. My favorite cities have tons of hole-in-the-wall style shops along walkways. The buildings don't have to be huge and it's isolated from the noise of car traffic.</p> <p>3. Expanding housing choices</p> <p>a. The support staff at Texas A&M University don't have enough affordable housing options nearby.</p> <p>b. For more information on those at A&M that are being overlooked for housing, check out or contact the REACH project.</p> <p>4. Improving coordination between the City and University</p> <p>a. I know that faculty and students--such as myself--would be more than happy to coordinate with the city of College Station to benefit our community using our knowledge and expertise. I just spoke with a Texas A&M professor today that is looking to test a software next year that helps the user understand the downsides of value engineering and improper design decisions in housing construction. For example, homeowners can see how pitch, orientation, and material of roofing impacts energy consumption.</p> <p>b. The REACH project mentioned above was created by two Aggies.</p> <p>5. Creating a more actionable, strategic, and user-friendly Plan</p> <p>a. This theme would help faculty, students, and community members understand how to help. I know many people that would love to provide a helping hand and input, but don't know how to or whether that input is welcome.</p> <p>b. There is a lot of jargon used throughout this Next10 workshop. It would be helpful if jargon was avoided or if definitions were given and easily accessible throughout the process.</p> <p>6. Encouraging infill and redevelopment in strategic location</p> <p>a. I've noticed areas in this city can feel like parking lot deserts. For example, at the end of Wolf Pen Creek Trail (Search these Coordinates in Google Maps: 30.622832, -96.298932), there is a mostly empty parking lot, except for Cavender's Boot City. I think it would be great if this lot could have more areas for small businesses and an outdoor seating/eating area. It's just kind of disappointing to have this beautiful park trail not end at an area where I might be able to eat, study, or relax.</p> <p>b. The same goes for the start of the Wolf Pen Creek Trail (Search these Coordinates in Google Maps: 30.616742, -96.315519). There is a small spot for eating, but next to it is mainly another giant parking lot (other than a Fazoli's and Church/Coffeehouse). It would be nice if this parking lot could have areas for small businesses so you could do something before or after a bike ride or walk. Rudy's Bar-BQ and Ozona Grill are nice for a sit-down, but I was imagining food/coffee to grab or something to browse while walking around (other than fast-food). It's only worth while walking around though if the area is pleasant though.</p> <p>c. Leach Teaching Gardens and The Gardens at Texas A&M university are some of</p>	
--	--

my favorite places to walk and sit for lunch. It would be great if there were more areas throughout the city that took inspiration from these gardens.	
<p>1. Creating a stronger sense of place.</p> <p>2. Encouraging infill and redevelopment in strategic locations.</p> <p>3. Focusing on quality of life, amenities, and “things to do”.</p> <p>Because the students have A&M and north gate, but there isn’t a great area like a downtown to hangout as adults. No real bar district. No established downtown area. We need more places like Century Square but bigger. Need more breweries too. What about water parks? What Bryan is doing with the old golf course is a good start for the BCS area. That top golf kinda place is going to be cool. Like do we really need anymore apartment complexes?</p> <p>4. Building a more complete transportation system</p> <p>How about another airport or move Easterwood as it is too close to town and doesn’t allow expansion towards the west side of town. It needs to move to like RELLIS campus or something.</p> <p>What about the Texas bullet train? Haven’t seen anything about how that impacts (good or bad) BCS area?</p>	
<p>Creating a stronger sense of place. Everything revolves around the college. I think we need more family inclusive venues.</p> <p>Maintaining fiscally responsible growth. We as a city should be headhunting major companies to bring jobs and tax base to our city. Tesla is one. I would have our planning people in active talks with Elon Musk now! I think we would be a perfect fit with Tesla.</p> <p>Improving coordination with city and university. There is an us and them feel here. The two entities need to improve and foster relationships and share projects to make both of us stronger and resilient.</p>	
Protecting the character of established stable neighborhoods.	Insure landlords maintain property, and landscaping.
Expanding house choices, Focusing on quality of life amenities and things to do, and addressing environmental resiliency and green initiatives.	
<p>Protecting established neighborhoods.</p> <p>Quality of life- a downtown. Better restaurants. More restaurants.</p> <p>fill- leave untouched land as green space.</p>	With regards to infill, note of the current wooded areas need to be made into parks, not more auto part stores like in 2818 and the bypass. There’s loads of empty places along University and Texas, but instead some of the prettiest land, which backs right to Central Park was rezone for commercial. In six months all those will go out of business and we’ll have more abandoned infrastructure when the gorgeous land could have been preserved.
<p>1. Building a more complete transportation system- There has to be more connectivity and transit oriented development that incorporates the local transit system of Brazos Transit District and the Texas A&M buses.</p> <p>2. Expanding housing choices- I am a young professional and it is important to diversify housing options that arent just aimed for students.</p>	

Addressing environmental resiliency and green initiatives-I believe green initiatives should be incorporated into new design as well as existing locations like lakes and ponds around the city. Majority of these areas are heavily polluted.	
1. Focusing on quality of life, amenities, and things to do. 2. Creating a stronger sense of place 3. building a more complete transportation system	Stop building/expanding new roads - focus on improving and maintaining current infrastructure.
Building a more complete transportation system Creating a more actionable, strategic, and user-friendly Plan Encouraging infill and redevelopment in strategic locations	
The Protecting of Establihed Neighborhoods is a ruse by which you are STEALING property rights from your constituents. If I purchased the property and it was not "protected" from rentals then I understood the property next door may be rented. You are now allowing for neighbors to steal my right to use my property in a lawful and reasonable manner. This is fascist and should not be tolerated. I hope someone sues the city and wins. I will certainly support them.	
Creating a stronger sense of place Be more inclusive (from a diversity and inclusion standpoint) in advertising, marketing, and offerings in CS.	
encourage infill and redevelopment	not inhibit growth / economic development
Building a more complete transportation system. This is most important to me and my family because walking, a bike, and one car are the transportation options available to us. If buses were cheaper and easier to understand, I'd consider using them. Not at this time. More bike infrastructure is always welcome! It is my preferred mode of travel for me and my kids.	Please make sure the housing choices are affordable and not more expensive houses and expensive multi family developments. Our family needed something that was below \$1000 in a mortgage and it was difficult to find a house in that price range. But I do want to note we were incredibly grateful for the down payment assistance program!!! Without it our goal would've been even more difficult to achieve!!
I hope that when you are assessing all of the areas that you will be sure to consider the existing neighborhoods and the impact of your decisions on them. Many neighborhoods have suffered negative impacts from commercial development both within them and encroaching around them. Thank you.	I think this is a strong list of considerations and I can't think of anything else you might add.
-Protecting the character of established stable neighborhoods: By maintaining the character of established areas, not just neighborhoods, allows long time residents a feeling of home, as well as not pricing them out of their residences due to increases in property values that come with replacing older housing with brand new construction. New housing in older neighborhoods change more than just the visual aesthetics; it also the culture. By protecting this neighborhood you are by default protecting the community the residents have created. -Addressing environmental resiliency and "green" initiatives: because climate change is real and also this would put a demand for new jobs that goes with new technology while creating a more healthy economy.	

Established neighborhood character protection	Not that I can see.
Focusing on quality of life, amenities, and "things to do"	
Focusing on quality of life, amenities, and "things to do", Building a more complete transportation system, Expanding housing choices. These are a lot of the issues that have arisen with this pandemic. Our city needs to be more livable and inclusive. We need different options for broadband access, more open spaces, and more walking and biking paths. Now more than ever, people need affordable housing, and they also want more parks, different modes of transportation, and amenities aside from dine-in restaurants and bars.	

Other Input – Exit questionnaire responses

1. How did you hear about The Next 10?	Responses	Percent
Word of Mouth / Personal Invitation	83	33%
Poster / Flyer	3	1%
Online News	33	13%
Community Event / Presentation / Organization	29	12%
Newspaper Article / Ad	15	6%
Social Media (Facebook / Twitter)	32	13%
Email from City	39	15%
The NEXT 10 / City website	18	7%
Other	0	0%
Total Responses	252	100%

2. Did you participate in any of the in-person workshops or online activities for The Next 10 between July - October 2019?	Responses	Percent
Yes	73	43%
No	95	57%
Total	168	100%

3. Are you:	Responses	Percent	ACS
Male	86	51%	51%
Female	74	44%	49%
Prefer not to answer	8	5%	
Total	168	100%	

4. Which race / ethnicity groups do you most closely identify with?	Responses	Percent	ACS
Asian	1	1%	10%
Black / African American	1	1%	8%
White / caucasian	148	90%	78%
Latino	5	3%	15%
Two or more	6	4%	2%
Other	3	2%	2%
Total	164	100%	

5. What is your age?	Responses	Percent	ACS (Total Pop.)
<18	0	0%	17%
18-24 years	5	3%	41%
25-34 years	21	13%	15%
35-44 years	26	16%	9%
45-54 years	26	16%	7%
55-64 years	40	24%	6%
65 or over	46	28%	6%
Total	164	100%	

6. Are you a student that attends Blinn College or Texas A&M University?	Responses	Percent
Yes	3	2%
Blinn College	0	0%
Texas A&M University	3	100%
No	164	98%
Total	167	100%

7. What is your highest level of education?	Responses	Percent	ACS
Less than a high school diploma	0	0%	6%
Completed high school	2	1%	13%
Some college / technical	11	7%	19%
Completed technical school	4	2%	7%
Graduated college	65	39%	29%
Graduate / advanced degree	85	51%	27%
Total	167	100%	

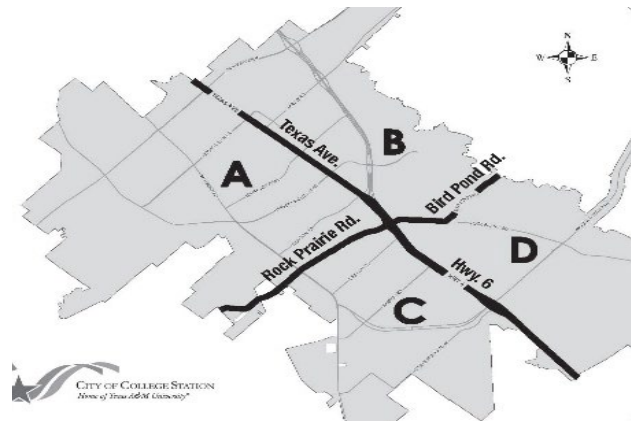
8. How long have you lived in College Station?	Responses	Percent
< 3 years	12	7%
3 - 6 years	15	9%
7 - 10 years	17	10%
11 – 20 years	38	22%
21 - 30 years	27	16%
30+ years	49	29%
Live outside the city limits	11	7%
Total	169	100%

9. Do you work within the City of College Station?	Responses	Percent
Yes	97	58%
No	70	42%
Total	167	100%

10. Do you own or rent property within the City limits?	Responses	Percent
Own	130	78%
Rent	19	11%
Live outside the city limits	18	11%
Total	167	100%

11. Please tell us about your annual household income: *This information will be cross referenced with the Census data for College Station to ensure we have representative input from the community, answers are anonymous and used for research purposes only.	Responses	Percent	ACS
Less than \$10,000	1	1%	16%
\$10,000 to \$14,999	1	1%	7%
\$15,000 to \$24,999	4	3%	13%
\$25,000 to \$34,999	2	1%	10%
\$35,000 to \$49,999	9	6%	12%
\$50,000 to \$74,999	16	10%	13%
\$75,000 to \$99,999	29	18%	10%
\$100,000 +	95	61%	20%
Total	157	100%	

12. In what area of College Station do you live? (Locate your area of residence on the Map of College Station below)		
A	66	40%
B	38	23%
C	31	19%
D	11	7%
Live outside the city limits	19	12%
Total	165	100%



13. Additional Comments (optional)
The introductory videos were great.
I would prefer to have larger, overall questions asked such as Do you favor more protection of General Suburban or less? Do you favor more Natural Areas preserved or less? Do you favor more parks and greenways? The maps given in Part 1 are somewhat difficult to read and most citizens do not have working definitions of all of these areas to compare but if given a definition and then asked for preferences I think more would respond more accurately.
I lived in College Station from 1966 until 1992, then we moved west of Wellborn Rd., but within the CS school district, where our daughter attended Rock Prairie Elem., Oakwood and A&M Consolidated HS. I worked in College Station for over 25 years.
No comments.
The street names on the maps in the survey are extremely difficult to read. I found I needed to cross reference the map with a Google street map to identify the area.
The building height metric for the areas seems a little misleading. For instance, an average height of 5 stories could be achieved with a uniform mix of 4-6 story buildings, or 99% of 1 story buildings with 1 high rise. The latter may be unacceptable for some areas.
Thanks for planning our City's growth!
Would love to participate in the planning process. Im a current Graduate planning student.
Thanks for taking public comments into consideration.
I have lived in College Station for nearly 65 years and have lived in 4 different subdivisions and I believe it is a great place to live. The development of this town means a lot to me. It has been disappointing to me to see how some of the growth has been allowed to develop without proper transportation routes. A good example is the area bordered by Rock Prairie, Holloman, Wellborn Road, and Harvey Mitchell. The city should have never allowed that to develop without more entrance and exit points. That is poor city planning. There have been some good things things that have occurred through previous planning processes, but the foresight to require proper transportation routes is not one of the strong points, in my opinion.
CPEC member
I live in Bryan. I love the alternative ideas that are being pitched here. Especially the ones around A&M. If those types of developments were made over the next 10 years, I know that the families & students of college station would love them. Also, eliminate parking minimums (parking lots are pretty arbitrary, waste land and are ugly too look at).
I have an incontinent handicapped child and I wish there was more consideration in regards to accessibility at parks, businesses and public areas, particularly access to bathrooms with adult-sized changing areas (for changing diapers). We cannot leave our house for more than an our or two because there is nowhere to change my child (she is 10 and weighs 55 lbs - too big for baby changing tables). I also know there is a lack of living options for the handicapped population at any age (larger doorways, accessible bathrooms, flat floor plans and accessible entrances). Students in CSISD's special education program, TAMU's "Aggie Achieve" program and the number of elderly needing care is only increasing in this community.

<p>I recently moved back to College Station because of family and football. I owned a newspaper, The Press in B-CS before selling out to the Eagle in 1989. I work out of my home for a newspaper/web site media company headquartered in Brenham with 39 locations in Texas including every weekly newspaper between B-CS and Waco, except The Eagle.</p>
<p>thanks for all the work behind these scenarios</p>
<p>The comprehensive plan needs to be comprehensive. Areas where there is more growth, such as south of the City were not part of this effort. The implications to roadways, water and waste water needs to be carefully analyzed City wide. Any increases or decreases in density needs to be analyzed as they are tied to the impact fee rate determination. The scenarios presented in my opinion should have their own neighborhood or district plan.</p>
<p>I work in College Station part time, my wife works here full time. We want to make it our permanent home and raise our kids here. I work full time in Spring as a firefighter. I'd love to work here as a firefighter closer to home but I don't see the career options I have currently being present here either with our more growth and increased revenue streams and budget increases to FD and PD</p>
<p>My son and his family live in zone C on your map. We are planning to move to zone C as well.</p>
<p>We are planning to relocate to College Station. My son and his family live in College Station. We plan to live in zone C and lease office space near zone C as well.</p> <p>We will be relocating from the Naperville IL area. The downtown area of Naperville should be looked at as an example of an urban center. The city of Naperville did a great job of creating an attractive area with a river walk, parks, pavilions, etc... and a number of small retail and office spaces mixed with restaurants/bars. It has become a destination for people from surrounding cities as well.</p> <p>The Village of Rosemont did something similar with their entertainment district. The city had purchased land for a casino, but the casino license was later denied. It looked like they would be stuck with a large piece of land with no use as a result of the loss of the casino. They decided to build an entertainment district with a movie theater, bowling alley, Joe's Live concert venue, music hall/theatre, comedy club, hotel, numerous restaurants, and an outdoor area at the center for an ice skating rink in the winter, and multiple events in the summer including free concerts, corn hole tournaments, etc... This entertainment district has been tremendously successful and attracts people from a large footprint, generating significant revenue for the Village. College Station is a little different in that the city is more of an island in terms of populated area. I don't know the population statistics of surrounding areas, but it seems like the surrounding area is somewhat rural.</p> <p>Would be good to look at other ways to draw people to College Station in addition to the University.</p>
<p>I am very supportive of this project. I work at A&M and just like the Campus Master Plan that was developed for the growth and architecture of the campus, the City of College Station needs the same thing on a larger scale. If College Station is to continue to be a desirable place to live, work, and raise children, we need to ensure that it has consistency of usage areas instead of random pockets of diverse usage, and that we do not allow areas to be seen as "dead and dying"; i.e. prevent "urban decay" whether in commercial areas or multi-family residential areas.</p> <p>An innovative solution is also needed for affordable housing. We have mobile home parks on South Texas Ave that provide essential low-income housing but these would blend with the environment more if they were villages of equivalent size cottages, etc. like the homes built for Habitat for Humanity. Just a thought.</p>
<p>Single family housing in town is under threat of development of the "stealth dorms" multi non-related housing model. These houses have excessive parking and tend to produce excessive noise and nuisances.</p>
<p>The length and complexity of this survey is utterly absurd for general public use. Find someone who can translate "city-planner-ese" into a language normal people can understand. Not my first experience with this.</p>
<p>This site demonstrates a lot of hard work on the part of many people so I thank you for your efforts to include us.</p>
<p>I think I messed up my choice for the area along north side of Harvey Road, but I could not find a way to edit after I submitted it. But my comment is correct. I wanted the Alternative C, but may have clicked on the wrong button.</p>
<p>The lack of scenarios outside of the oldest sections of town was disturbing. This survey seemed to ignore the areas where change is possible and where a majority of our residents live.</p>
<p>Leave residential areas alone. Develop the abandoned places along University</p>
<p>This town is growing, no doubt about it. I've seen too many apartments go up without any upgrades on roadways servicing said apartments. If the planning does not seriously think about the increase in traffic that 10 years of growth will produce, then you are missing out on those crucial infrastructure amendments that can't be retrofitted after the fact. I think that there should be a designated "bus lane for buses, bikes and ebikes" that quickly shuttles folks TO the university in a timely fashion WITH an accompanying parking lot for commuters. In addition, we have plenty of apartment projects implemented; single family homes lots are in short supply in CS, not in Bryan. The mid-cities house project is a joke. Tiny</p>

homes crunched together with all the unsightly utility boxes in the front, narrow streets, narrow driveways. This place is not the new home development that this town deserves.
Everyone I know was so excited over the new midtown area. Now, everyone is disgusted, embarrassed, and mad over what is being built by D.R. Horton, so sad. Those cookie cutter shacare not what we thought was going to be built. Ugh.
Please preserve some of the small town living which still manages to exist here. I know change is inevitable but College Station needs to preserve some areas which still have evidence of it's earlier homes and other buildings. Don't destroy this in the name of growth. Spread the population density and growth outward.
Does not matter what the committee decides, the city will change whatever they want to. It is so much to do about nothing because the last plan was never voted on by the members of the committee. Staff and consultants made the ultimate plan, council approved it and then made whatever changes they wanted to.
Any new development in College Station needs to consider that college students do not make-up the majority of citizens in our community. While it is admirable to want students to have places for fun and relaxation, in the years we have been here we find that students are not opposed to travel to find these amenities. Having retail stores and restaurants within walking distance is not essential to college life. To me it seems that having areas where families can feel safe and enjoy a neighborhood along with their student residents is critical to a growing city.
Great work to all involved. This was a very intuitive and user-friendly process, with well-thought-out options and scenarios. Excited to see what comes of it! Keep up the great work, College Station planning staff!
It is difficult to read where I am on this map. I live directly across from the campus on Lee Ave. It was the first paved street in College Station south of the campus and the first 3 houses built south of the campus are on Lee Ave. I am hoping to preserve the historical district since the council seems to ignore the importance of history in our city. I have already written a letter to the city council detailing my concerns.
i have been very engaged in the city's planning process for many years
I hope you get some good responses to this survey. It is hard to get such a wide-ranging set of development proposals in to an online instrument. This is about as good as I would have expected, but quite tricky navigate.
PS I have responded to the 2020 Census!
Received my PHT in 1953 at A&M.
Granddaughter is 4th generation Aggie.
Thank you for doing this. I hope if you don't have a strong response, you will consider keeping the workshop open for a while. I didn't realize it was happening until a few days ago. I tried to share information with others, but I am betting a lot of people will want to participate but don't know about it either. Thanks for all the effort on this. I am sure that it has been a very long, stressful process. The planning team for the city is really great. Some of these new ideas are really interesting. Too bad there is not a way to have had a Zoom meeting about this so we could have asked questions.
Living in a 1940's house built by the family of current residents.
It would be nice to see one of these urban center / neighborhood center schemes 'work' before investing more in them.
Figure out traffic issues (or mass transit) before trying to make higher density/higher traffic areas.
Protected bike / pedestrian lane parallel with 6 will be a good start. a protected bike/pedestrian lane parallel to the RR tracks would be very helpful. And then E-W connectors near university and harvey.
Long exercise. Not at all sure why these alternative scenarios were selected. Where is the interest in the developing parts of the City? Where are the grand strategies for the long-term development of College Station? What do we want the developing southern portion of the City to look like in ten or more years? How to we grow and not have traffic that looks like Austin does today? How do we maintain quality access to TAMU? Surely with sound planning and a well-done Comp. Plan we can maintain the current character of our city.
The work shops offered in 2019 were reported to be we are telling you "the way its going to be" rather than taking input and evaluating the input for its substance.
Live in South Brazos county but operate multiple businesses within the city.
I work in College Station but live in Bryan, close to Kurten
In evaluating the various scenarios, it is essential to gather the input from and try to build consensus with the residents (owners) who live there.
We have a constant swing between pro- commercial/development/financial council members/candidates and hard line

anti-development council members and candidates. We need to engender some civility, mutual respect and statesmanship as these scenarios are explored. To the extent that staff can facilitate such, it may help us achieve a more cohesive and widely supported comprehensive plan and respect for the process.
New stone signage coming into CS from Houston on TX Ave S. is very attractive but would be greatly enhanced with some nice landscaping. Our parks are very nice and the median along Texas Ave is attractive. the sculptures and colorful foliage/ flowers are so inviting and a welcoming sight to all entering our fair city. Traffic is really a problem- We are always behind the ball instead of anticipating problems and addressing them in a timely fashion.
The east and south areas next to TAMU should be high density urban areas so that students and faculty can live close to where they spend the majority of their time. This would reduce traffic and infrastructure stresses and keep students out of suburban neighborhoods.
Please whatever you do- do NOT turn College Station into Houston, TX (High crime, homeless camps everywhere, failing public schools). We relocated to College Station (Mission Ranch Community) to flee the Houston problems. Also- Please DO NOT overwhelm the city with mobile homes or with government housing- this unfortunately creates high crimes.
I would like everyone in College Station to think how they would feel if the city was to advertise the idea that their neighborhood should no longer be allowed to exist as is but instead should be opened up to anyone and everyone to make proposals on what they think your neighborhood should be like.
I completed the census the day it arrived. Thanks for your work on this, you don't have an easy job. Having lived here for so long, I've seen a lot of changes, but the one that has the most impact on me as a home owner is the ruling allowing commercial property, i.e rent-by-the-room homes, to be located within single family zoning. Our property value has already declined because of their presence in our neighborhood, and our home has been our major lifetime investment. We should have chosen more wisely.
Please follow with increased funding for the Parks' Aquatics Department to give more access to pools in the northern part of College Station along with this increase in population density.
Please know I relocated from Houston to College Station to partially retire. I selected the city because it is safe, clean and beautiful. Please ensure homeless areas DO NOT sprout up in this city. I hate to sound so negative- but I have lived in a city where All city officials turned their eye to the destruction that homeless camps bring to a city. Thank you for this opportunity.
Thanks for doing this. This is a very well done website. And i like the ideas you're offering for the future - even the ones I didn't like the best!
CS will be a better place in the future because of your efforts!
I hope you received all my responses - for some reason on the evaluation of the 6 areas - I completed 4 on one page and 2 on another - so I'm not sure if they all landed properly. Thank you for allowing us the opportunity to participate in this process.
College Station needs to preserve both green spaces and historic districts around TAMU. Planners should focus on improving ingress/egress to TAMU from HW6 and HW2818. Much improvements have been made over the years but the Bush/Texas intersection is a real nightmare.
Thank you for gathering input from the community and thank you for all the time an effort that went into this survey. I realize this is a difficult process with lots of competing voices. I have lived in CS for 38 years. The development that started in the early 90's added to the quality of life in CS at first. However, it is completely out of control and our quality of life has plummeted over the last 20 years. Instead of minimal traffic, almost no crime, lots of "breathing room" to get around the city, and lots of peaceful spots/green space/pastures/etc, we have absurd traffic, lots of crime, no "breathing room" to get around the city, and every inch of green grass is being turned into concrete. Other than widening Texas many years ago, and widening Wellborn Rd. many years ago, the city has not kept up with adjusting roads/adding lanes/etc to accomodate the new and heavy traffic patterns that have resulted from overdevelopment. We are overbuilt in terms of rental property and apartment buildings, and we do not need more restaurants and shops. The investors that want to continue to build here do not live here and do not care about our quality of life. Please get control of the growth!
I'm a nurse, in private duty. My patient is in far north Bryan and that is where I go 99 percent of the time. But my office is in College Station, near 6 and Emerald Parkway. So, I didn't know how to answer that. :)
I am very opposed converting residential near George Bush Dr.
I don't know if I chose question #12 ("In what area of College Station do you live? (Locate your area of residence on the Map of College Station below)").
Converting the southside residential district to commercial would be as foolish as if the Downtown Bryan area had allowed bingo halls and pawn shops.