

# Appendix C – Survey Results Evaluation and Appraisal Report

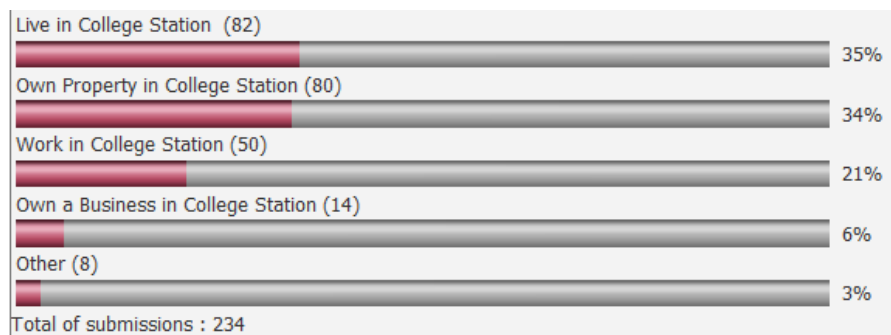


CITY OF COLLEGE STATION  
*Home of Texas A&M University®*

## 2014 Comp. Plan Five-Year Checkup Survey Results

### CHARTS:

#### PLEASE CHECK ALL THAT APPLY:



### OTHER:

Own Rent Property

Rental property business

Retired

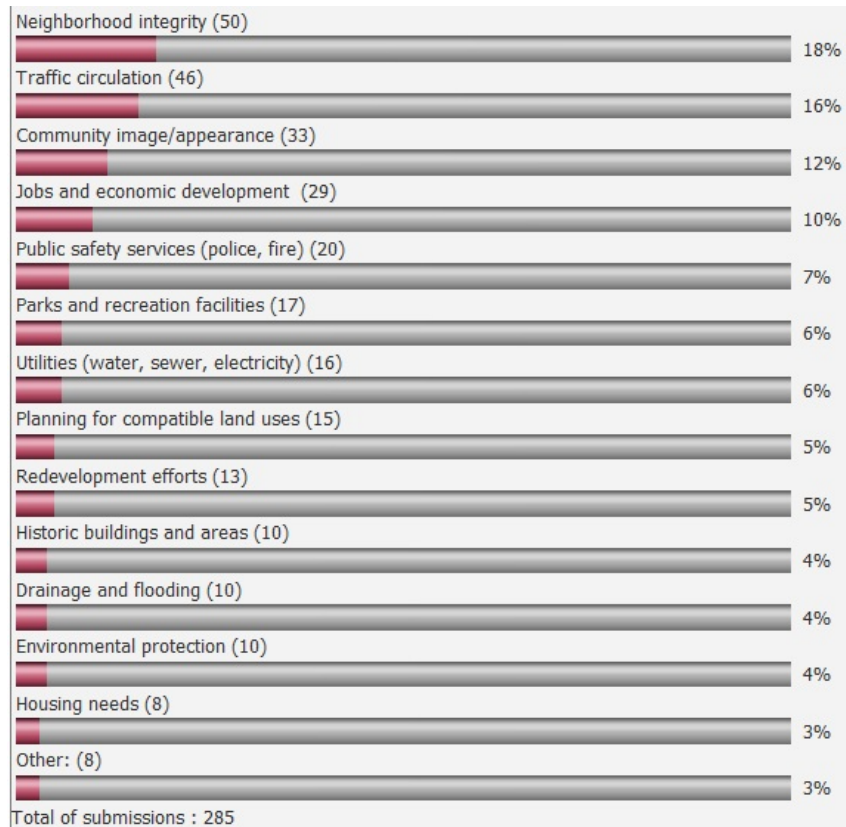
Retired teacher in B/CS

Lived in until just recently

Lived previously in the area for 15 years

Student

## WHAT ARE YOUR TOP THREE PRIORITIES OVER THE NEXT 10 YEARS?



### OTHER:

Denser development with public transportation to take cars off the road.

We need to review the city codes related to unrelated individuals living in homes -- they do not seem to be sufficient to address issues that are arising in neighborhoods

The arts

Improved traffic safety

High speed internet

Reducing taxes

Interregional transportation

Fiber optic internet

## TEXT RESPONSES:

### WHAT DO YOU CONSIDER “SUCCESSSES” IN THE CITY OF COLLEGE STATION OVER THE PAST FIVE YEARS?

The city election was moved to November which gives students more of a chance to be involved. The city locked in Kyle Field for 30 years with the Hotel Occupancy Tax money which means the city will probably be able to get the complex for its own stadium if it wants to have a sports team as it grows older and larger. Historically nothing has remained the same with either the city of Texas A&M and Kyle Field will be obsolete and of little value when compared with the advances occurring in the next thirty years. Probably the campus will move west and no one will want the stadium unless lodgings grow up in the area to house VIPs so they can walk to the games. Also all of these high rise student housing complexes in Northgate will have depreciated and become low income housing in all probability as has happened on the south side in the city. The Lexington Apartments/Sevilla were once new as the high rises are now. Look at their evolution. Getting the new buildings with the 100 year leases along University and Texas that they are building now - both buildings and roads - it seals that area off for the foreseeable future and the city can grow elsewhere into new things. Texas A&M becomes less a driving engine and other things can be developed to diversify the area's economy. Urban renewal can eventually be used to redevelop the area when needed. The city will be forced to cross either Carter Creek or the Brazos River or both as everything is solid and unmovable for 30 to 100 years at a time when we move into space travel and the University plays its role where there is open room to build new departments. Look at what Northgate became in the last 150 years as an example.

Growth of the South College Station, neighborhoods growing south, new high school

Growth. Safe and great for families and raising children (a lot of city programs for young children).

Improvement of bicycle lanes and paths.

Coordinated Growth.

Denser development in Northgate area.

Turning the proposed Super Wal-mart from the then underdeveloped Rock Prairie and 6 to the existing Wal-mart at 2818

Success, would be the amount of multi-modal facilities such as bike lanes being put on the ground. The other success is placing the A&M students closer to campus and away from neighborhoods. Finally, having developers mitigate for their traffic impacts.

I can literally think of nothing. You are a city government that does not represent the citizens, but literally functions like a business. However unlike a business you use force-the force of law. I have always been an avid outdoors person. One thing you would expect the city to do is care about the safety of its citizens. While fully obeying traffic laws, I have nearly been run over 5 times in the last 2 years. Yet the city takes down the traffic cameras, which was significantly slowing drivers. Considering the complete invasion by the government of our privacy, traffic cameras, being in public spaces, were simply not an invasion of privacy, but a much needed safety measure.

The city of College Station has done a great job with responsible growth. The type of development in the city is first class and well planned. Hiring Kelly Templin. That was a great move.

Great variety of programs for citizens and excellent promotion of these programs.

## Define Successes

The growth; unbelievable.

Widening Texas Ave; Harvey Mitchell Parkway and Wellborn Rd intersection; Northgate area improvements; Business build out East University Drive; South College Station road improvements and subdivisions; annex of Wellborn

The infill developments happening in Northgate are a good thing. Let see if we can get it to spread to other areas... Wellborn between Southwest and George Bush is run down and can easily be redeveloped; it is also an entrance to Texas A&M and is a gateway to College Station that seems to be ignored.

Good roads, great sidewalks, plenty of parks.

Schools doing better than other cities. City run without a lot of disruption. Activities for seniors. Low crime in recent past but now growing. A friendly and pleasant place to live.

I have lived in the area for just over 3 years, and just in that time it seems the city is growing exponentially. The new development in property and medical facilities has been a great success in cleaning up older areas of town and increasing number of jobs, as well as providing needed medical support for seemingly over crowded hospitals.

(1) Good trash/yard waste and recycling programs. Please add electronics recycling. (2) Implementing the reconfiguration of on/off ramps along the Hwy 6. (3) Green actions that use clean, but unpotable water to water fields at Veterans' Park. (4) Adding wind power to the electrical grid. (5) Solar panel (PV) subsidy. Expand it to provide more green energy. (6) The one-page newsletter with the utilities bill.

Growth of new businesses and new student endeavors.

Infrastructure improvements

The parks are great and well maintained.

The comprehensive planning and the various city committees that upheld it are to be congratulated. It has helped keep the integrity of the neighborhoods in check. I also appreciate the care put toward our city's parks.

Bringing new businesses into the City to increase tax revenues. Keeping the City attractive and clean. Creating the medical district along Rock Prairie. The improvements to Northgate-Any inner city revitalization project that improves the appearance of the city and encourages re-development.

Completing the construction on Wellborn Rd. Taking down the red light cameras. Conducting neighborhood meetings for residents' input. Continuing to broadcast City Council (& other) meetings. Completing a new drainage study and initiating drainage enhancements. Continued improvements to Veterans' Park.

Development and maintenance of neighborhood associations; development of comprehensive plans for neighborhoods that emphasize neighborhood integrity AND that the city backs up; building a new fire station on University Drive; keeping citizens aware of what is happening through more ways than just "posting" something on the website.

Can't think of any

--Addition of Barron Road exit. --plans to expand Lick Creek park. --completion of Fitch Parkway and alteration of Greens Prairie and Arrington Rd, but signage can be confusing. --apparently smooth transition of school population to new elementary school

Moved to CS Aug. 2013.

Continuing support for parks and recreation for all ages of city residents.

Efforts to improve major drainage ways. Limited improvement in approaches to street development, as seen in some newly developing areas.

College Station is a university town with diverse entertainment and resources, such as parks, available to the public.

It feels very family friendly. Lots of awesome parks, walking trails, etc.

Parks.

Redevelopment, and infrastructure improvements have been great successes.

Avoiding disagreements between the neighborhoods and business communities.

New stores and restaurants, building of more schools, police response time is great, rezoning of schools,

Traffic light timing along business 6 really has improved traffic flow. I stop less and I think my gas mileage to/from work improved.

College Station has succeeded in attracting new businesses and residents over the past five years. I have enjoyed seeing long-empty buildings renovated or demolished to make way for new businesses and housing. College Station has also improved the roads and infrastructure to better accommodate the growth and change. Parks have been maintained to attract residents, visitors and events. Though utilities have increased, they are still good services that are meeting the needs of this resident.

Attraction of industrial businesses to the area, development of the Hwy 6 corridor, retaining wall on Northgate, parks - our parks are AWESOME!

The new cemetery and improvements to major road corridors, mostly by TXDot but also by the city. Using Wolfpen Creek space for Christmas more than Central Park although the traffic and parking issues are terrible for the nearby neighborhood (like Carnation Street where our kids live).

(1) Developing adequate housing for families and students. (2) The upkeep of the parks and development of new parks. (3) The streets, public areas, and most neighborhoods seem very clean and well taken care of.

Cleaning up along geo bush east and making this street commercial on east side

The commercial and University Dr. "type" development. Northgate, restaurant row area.

Generally & importantly, a shift from a governance of adversarial to business to a pro-business environment. The city officials and staff seem more in a "how to" than "do it our way" mind set.

Roadways have gotten better.

Medical corridor. Widening of Texas ave.

Redevelopment of "inner" areas.

Street improvements. Improved police and fire protection. Excellent trash and recycling services

Trees planted on highway, new development looking nicer, requiring rental properties to register.

More parks and new businesses are coming.

Scott & White Hosp, upgrade of Bird Pond road, Medical District?, Rock Prairie overpass, Barron Rd, Barron Rd overpass, Tower Development, Sale of S/W building to Papa's. Sale of Triangle Bowl after the even bigger failure of buying it.

Building bypasses

Wolf Pen summer concert series

Lots of new restaurants, new construction in housing, increase in fire and police, new S&W hospital

College Station has a lot and will have a lot more college students in the future. It is unfortunate that people do not take care of rental property like they take care of their own (generally). One of the great programs CS does is the trash pick-up. You pick up tree limbs when people trim trees. You pick up the furniture and mess students leave (if they just put it out by the street). You have nice trash cans with City logo. Thanks for picking up hazardous waste...wish you would do it more often.

Reduction of crime in area just south of the university. Feel safer now.

(1) Updates to city parks (2) Use of our Comprehensive Plan to protect the integrity of our neighborhood from drastic and inappropriate changes to properties by investors. "

Abandonment of the Convention center idea.

Considerable growth w/ concomitant benefits and liabilities. One nice newly developed area is by Consolidated High School where all people now have access to a pretty and useful walking path/sidewalk. (Yea for the high school students for providing the impetus for this!) Future developments should all require use of sidewalks or walking paths. The larger we become, the more important this walking, and perhaps even bicycle access, will become.

None

Growth. New businesses. Strong housing market. Improvements in northgate.

Improvement of quality of life, a long range plan for improving.

Business development, road improvement

Enforcing the Comprehensive Plan which protects neighborhood integrity. Outstanding professionalism of Ms. Morgan Hester, Planning & Development Services. Excellent competence and performance of the city workers I have encountered recently. Abandoning the misguided plan to destroy the last large green region in a residential neighborhood, west of Ashburn Avenue, by cutting down the trees and forcing a public path through near creek and houses. Getting rid of red light cameras and other harassment of safe drivers, who were issued very punishing tickets for infinitesimal traffic violations, like right turns at stop signs or red lights at 1-3 miles per hour. Getting rid of Mayor White.

City services provided by the city.

The Wolf Creek Park area and its trails. The redevelopment of certain housing areas south of the University, in and around the "state streets."

Business development

New industries and residents

Increase in non college related businesses. Opening of interesting businesses, like brewery, distillery.

None! Just continuous construction!

Given the general deterioration of quality of life for families in CS, there aren't many.

The new fire stations are wonderful!

The college's expansion and reputation are an on-going plus for College Station.

Encouraging more dense student housing near the university.

Not aware of any, continued to grow via A&M ties

Having a small enough city to get around with all the great shopping and food places that big cities have.

The actual urbanization of a portion of Northgate.

ClickFix etc. is a cool program.

Excellent trash service. Safe and good feel about the city.

Master plans and various neighborhood plans.

Steady economic growth.

Infrastructure improvements, widened roadways, new businesses/restaurants/lodging

Downtown Bryan has been a huge success with the events and community involvement of First Friday. Through the past five years as a student, I have really enjoyed having a place to go with an urban feel. I think it is really important to have places where the community can gather. Also involvement with the students of the Architecture department in First Friday events has been a success. Linking the University and the Community has been successful and any way to do this really enhances the lives of the students during their college experience.

## WHAT DO YOU CONSIDER “SHORT-COMINGS” IN THE CITY OVER THE PAST FIVE YEARS?

The passing of the changes to the city charter making a recall more difficult. In Washington, DC Mayor Marion Berry I believe it was had problems with the FBI regarding drugs and once free became Mayor again. If one must have a proven criminal charge against a politician to recall them they may not be removable even if they go to jail in Texas. If a small group gets someone into office and the whole city wants them out of office it might not be enough to remove them from office. Aside from embarrassing a few politicians the system we had seemed to have worked just fine. The council members remained in office and the world continued turning. A lack of diversification in recreation and the areas to develop it. Everything seems to have to make a buck for anyone to do anything new so we mostly have drinking and students passing out in planters in Northgate and things like that. There is very little to do for fun in the city and no one seems to be brainstorming new areas like planetariums or public aquariums or specialized libraries - maybe one devoted to public recreation information even. There seems to be no plan on how to handle drones and what the people flying them as a hobby can do, no area for people to play chess and checkers outdoors in matches, is there a dog park yet, no waterfront development like San Antonio has, no regular place to sell arts and crafts where people can have drinks and pastries and walk around just looking. You want to have lots of retirees in the city but have little or nothing for them to do and have a crime problem with groups of men robbing people and girls being kidnapped from the street and kids riding their bike home not making it safely. The city is not safe for old people to take a stroll or young people either for that matter. Having rolling blackouts yearly because there is not enough electricity available. News department requests in winter and summer to save enough energy so the grid does not collapse - one bulb and the tv on at most - the city handles the electricity so why can't it come up with additional local generation? We have moving water so why not use it to turn a generator? We have wind and sun. The city and state build dangerous intersections. Look at the geometry of the left turn lanes on Texas Ave at Southwest Parkway and how you cannot see a car coming due to the orientation of the car facing you. All they have to do is narrow down the divider separating the lanes so the angle or wideness of view is increased. At Holleman and Texas there are lights that under certain conditions blind drivers at night as they turn left from Texas onto Holleman. There are lighting contractors who make a living focusing light where it should go - bank parking are for instance - and not wasting it in light pollution.

Restaurants around hwy 40, not fast food, stop light at 40 and Victoria, more athletic fields (baseball).

There is a need for bigger and better athletic complex for youth. Not enough fields for football and baseball. Kids need to be active, but when there is nowhere to go to practice or even go hit or a throw a ball with friends, kids are more likely to do something that is not productive or even get in trouble.

Not enough improvement in bicycle lanes and paths. Increase in crime.

Traffic - needs better infrastructure

Not student friendly; traffic issues are worsening around campus and commercial areas on Texas

Spread of rental housing within neighborhoods with minimal rules and lack of enforcement by the city to prevent housing built specifically for students being placed in single-family neighborhoods

Short-comings, catering to slum lords and developers that convert single-family homes to 4 bed and 4 bath rentals. Lack of minority representation on City Council, Planning and Zoning and upper and mid management on City staff.



By changing the zoning laws in neighborhoods near TAMU, the city has literally run long term residents away from their homes as old homes are torn down and new housing that could only be for students is in put in their place. These were neighborhoods with renters, and homeowners, which have been turned into TAMU housing. The entire intent of the change in zoning law was to provide housing for students because a family would never live in such a house. The residents stated they did not want this zoning law change. What does that matter to a city that does not understand the difference between their job as elected officials and running a business? Being greedy for tax dollars, the city destroys established neighborhoods. The city of College Station is like a business that could jail people. If I was forced by threat of losing my home to shop at Target, I suppose I would.

The city has been perceived as being difficult to work with from a developers stance. I hear it all the time...about how hard it is to work with the City of CS even from out of town developers. The UDO, through faire plan, and land use plan all make sense, but staff needs to be able to use common sense/judgment. Look at the reason behind the rule and see if it still applies. There has to be flexibility. I do feel it has gotten much better with Kelly Templin coming in. I think it is important that the city staff that is meeting with developers (PAC meeting, etc) are friendly and personable. You can say "no" in a respectable manner. Over the last few years that has not always been the case. Developers understand that there is give and take...but it is hard to not get resentful when staff is perceived as combative. Again, recently this combative attitude has drastically improved and I would now consider a non-issue at this time.

A Senior Citizen Center.

Complete disregard for citizen input. It is requested, politely acknowledged, and then completely ignored. Examples include the gutting of the South Knoll Neighborhood Plan and the many thoughtless replat grants made by Planning and Zoning.

Rental property is out of control. City needs to have better Zoning as where Rental can be built and where they can be operated. Shopping carts are left everywhere, store need to be held accountable for them. We still need more police officers and new police cars / SUV's. No real recycling plan, what we have is joke. The cost of electricity is sky high.

City being more reactive than proactive in line with the growth. Council seems to be disingenuous to its citizens and community as to infrastructure and safety. Hey, if we need to improve infrastructure, then by golly, let's do it and make the citizens pay (out of their pockets). This would be better than making them pay for it through lack of service and the corresponding hassles.

#1 priority - Build a conference Center (this is long past due). #2 - Build a new City Hall (this is long past due) Underpass George Bush & Wellborn (I liked the Low-Trak proposal). Widen Harvey Road from the bypass to Boonville Road. Build a real airport (this is long past due).

Failure to live up to the protection of existing neighborhoods called for in the Comprehensive Plan including the gutting of the South Knoll Neighborhood Plan by Council members before adopting the lackluster remains of that plan. Citizens in that area have been denied their right to explore remedies to the ongoing rental takeover of the area. In addition, the cutbacks in code enforcement and lack of administrative fines or a permit system for renting homes has left the rental registration ordinance extremely ineffective. Home owners who occupy their homes have been left to the mercy of a system that obviously doesn't care.

The speed at which the city has started to sprawl. We need to find ways to curb that and focus more on increasing the density. We need more mixed use developments in town.

I feel like I'm being hassled for having a rental property.

Letting non family people and students ruin real family neighborhoods. Not cracking down on illegal aliens which means drugs and crime in neighborhoods.

As mentioned traffic is not a part of the plan, but it is certainly a short coming and it will only get worse. Another issue I have experienced is the flooding of streets all over town.

(1) Designating homes in Horse Haven area as single-family dwellings and then allowing houses in the latest phase to have four bedrooms with four bathrooms that are clearly built for multiple single occupants, not families. Many of the driveways were configured in a way that the cars have to drive over or park on grass to accommodate the 4-5 trucks/vehicles of the 4-5 adults living in most of these houses. While many of these people are reasonable, many do not take care of their property or trash. I am very concerned about what they will look like in 5-15 years.

Helping older neighborhoods develop plans to define themselves and preserve their integrity.

The city lacks a natatorium. We should develop one that CSISD can also use. The city needs a "downtown" area with restaurants, shops, etc. this town does not feel like a nice small town because there is no central location.

The South Knoll NRT was frustrating. Even the items that were not struck down by Council are not being enforced. Driving around town there are obvious issues like new buildings going up with no parking(on the bend of George Bush), front yards being paved (Laura Lane), houses with obviously more than 4 unrelated people and cars parked in the yard (Holleman). Even basic things like "no parking" signs haven't gone up. I have used the click and fix app but I am not the code police for the city and feel like nothing results from submitting issues.

Students who are renting. Please consider implementing a regulation that requires single-family homes to have no more than two unrelated occupants living in it. Or, alternatively, consider a regulation that limits the number of unrelated occupants to X in a neighborhood block. That would slow the spread. I don't mind having college students in the neighborhood. In fact, it sometimes is a pleasant experience. But for those houses that have so many people living there who are unresponsive to their duties as a neighborhood citizen, it really hurts the quality of life.

Overdevelopment in certain areas and not creating "green belts" or park areas to preserve at least a small portion of the wooded areas being rapidly developed (especially in South College Station).

Poor code enforcement in residential neighborhoods. It's the resident that should be held responsible, in most cases. It is not the property owner. Not patrolling neighborhoods for cars/trucks improperly parked. Allowing U-Turns on Texas Ave. and other major arteries. No yellow or white paint on raised street medians. Very dangerous at night. Street and roadway litter is a huge concern. City staff and Council have forgotten that it is the long-term resident (and those of the future) who should be considered in decision making...not "what's in it" for the city. That is a recent phenomenon. Lack of neighborhood park maintenance. Carter Park is a prime example.

Letting houses be built that pass under "single family homes" that (1) clearly will have more than 5 unrelated people living in them (e.g. 6.5 bathrooms and all but the 1/2 bath connected to a room -- I have walked through these under construction and then talked to students living in them), (2) end up with so many cars parking regularly in front of them that the streets are nearly blocked for fire and rescue vehicles, school busses, as well as normal traffic flows. I don't mind renters as neighbors as long as the integrity/quality of the neighborhoods is not degraded. The city staff enforcing codes really have nothing that will fix these problems -- the problems occur in spite of existing codes. An in-depth discussion and review of the codes is essential.

"Short-comings" is too mild. The City shows lack of concern for maintaining its heritage and character and is allowing, if not encouraging, destroying the neighborhoods it previously deemed historic. The cost of living is too high. Rents are insane and cater to students who live 3-5 to a dwelling. Single mothers must either live in unsafe neighborhoods or work more than one job to survive. The social service programs do not allow for "extravagant" rent (\$850 per month for a 3 bedroom house). The chain restaurants are okay, but the local businesses are overshadowed by them. I would seriously like to know 3 restaurants that you can only find in College Station. Outside of A&M, the city has lost its identity. Completely. Stop allowing developers to tear down our houses and build cheaply made student mansions. Additionally, I don't appreciate the police following older model cars around until the drivers get so intimidated they make a mistake and get a ticket. Profiling is NOT okay.

--Annexation of Wellborn over citizens' wishes. Now that it is annexed, it has not received complete city services-- sewer, gas, etc. --Purchase of Chimney Hill for development of convention center without delving into need for such property. --Alter

Not enforcing city codes

Not controlling parking or enforcing parking regulations on old neighborhood streets. Not keeping up with street re-surfacing. Are we spending too much tax money on "incentives" for new businesses, rather than honoring our obligations to the present population? Turning neighborhoods of single family dwellings into four-plex or eight-plex structures with no mandatory off street parking.

Insufficient pressure on agency building major roads in area to be sure they are for long term traffic needs.

The elected officials seem to support and serve the commercial interests of the city over that of the individual citizens.

(1) Not enough nice or family restaurants, especially in the south part of town. (2) Not enough up scale shopping or a nicer mall, especially for women aged 30-50 (think Ann Taylor, Banana Republic, etc.) (3) Not enough entertainment venues for families. (4) Building too many apartment complexes. (5) Not keeping in mind the school district cannot keep up with the growth...i.e. all of the new apartments attract students, so the old apartments attract lower income families with children. How about renovating some of the old apartments? (6) Not caring how our city looks....i.e....coming into town you see The Silk Stocking, a stone carrier, a rundown mobile home park. The city buildings are old and outdated. There is no cool downtown or square. Coming down Wellborn to Kyle Field you see old run down homes and run down Section 8 housing. (7) TX and University cannot handle all of the traffic the growth there is going to bring. (8) Not caring about building new parks and baseball and soccer fields for the families in town who are actually paying the taxes. Why do our kids have baseball games until 9:30 on school nights? Because there aren't enough fields.

Some of the construction on Hwy 6 lately it seems like might have been thought of sooner.

Bike trails that connect up to each other. They are very sporadic. Rock Prairie definitely needs one. I don't know why they didn't add one to Bird Pond Road where it was re-surfaced. The road noise from the type of surfacing used in places including HWY 6 (which I assume is the state) is extremely loud.

Failure to adopt a traffic plan that won't render the bypass gridlocked.

Neighborhoods being taken over by students and students not being held accountable for how they treat such neighborhoods. HOA's not enforce codes are not following up with complaints. The lack of patrol officers in neighborhoods in S CS.

City planners present plans and request citizen input but I got the impression that the plan they proposed as a "draft" was more than that and I found that the proposed plans rarely changed from what the staffers recommended. I got the impression that the planners were invested in "their" plans. I recommend that before anyone get invested that citizens be involved and public hearings conducted. I know it is hard to get input at that stage but repeated attempts at that point might get citizen input before staffers get invested in one plan over another.

Some of the squabbles between city officials/representatives and residents a few years ago were discouraging, but things appear to have improved in the last couple years. Listening to what residents want/need has made our city officials/representatives more credible leaders.

LOTS of money spent on "medians" on College Station roads as opposed to expanding them. Not very good breakfast restaurants - not to be picky, but some of us like to go out for breakfast...

We put very little requirement on what major developers have to do. The landscaping required is practically non-existent. We are going to end up with the "290 corridor" look all the way through on the bypass. The time to put requirements in place was 20 years ago but we failed then and continue to put BUSINESS first over everything else. College Station has no character, no center. It's just student housing and cheap development all over now. Also the way the Cafe Eccell issue was handled was deplorable. What a commentary on how independent business is treated here! No wonder all we get are chain restaurants and stores. I used to think Bryan was the lesser of our 2 cities but seeing what they have done downtown makes me yearn for that in CS. We also need serious water conservation efforts here and to get TAMU to comply as well!! We have spent enough on park development but do need to maintain what we have. We need to put more money into overall community appearance.

(1) Lack of transportation services for non-students. More bus routes and stops are needed. (2) High regulation over construction and zoning. (3) It seems that College Station is run by academics and that Bryan is run by businessmen. College Station officials make it difficult for business and construction.

Allow for all of George Bush East to be zoned commercial

Roads and infrastructure not being extended fast enough to encourage suburban residential (primarily) growth.

The problems include a relaxed effort in code enforcement and a slipping in help for neighborhood HOAs. Also, some public green spaces have gone down in the past 2-3 years.

Ridiculous requirements on builders and developers for new construction like the tree deal--that was nuts and some of the requirement of landscaping in parking lots like Tractor supply--no one ever thought someone might have a trailer to pick up supplies--and how you require businesses to plant a tree so when you get out of your car in a parking lot--you can get poked in the eye from branches.

Establishing the rental registration. I have received nothing for the money that I have put in to it. Do more to prevent building of more multifamily properties. They eventually turn down with time which is not a direction anyone should want to go. The addition of redlights and blocking of left turns. Its unneeded and causes more problems than it fixes.

Code enforcement especially for rental properties. Many older rental properties are NOT maintained by the owners and or the tenants. Lots of tall grass, trash, parking on both sides of the streets, and loud music. The city should focus on these properties and on aging single family properties. Failure to help residential neighborhoods to maintain their integrity.

Failing to protect older neighborhoods. Lack of code enforcement, sense that businesses and rental owners have priority over the residents.

City streets need improving and the city need to stay out of the real estate business purchasing land and building and sale later for a lost.

No new park development on the corridor between rock prairie road and Greens prairie road, the over development of northgate, Northgate is not a friendly place to venture, Lack of parking in Northgate, little diversity in northgate too many bars. Buying Triangle bowl, Building a fire station at University and Tarrow that is out of character with the community and function. It might have made a nice museum. Need for family entertainment in CS, The ice rink in wolf creek is only an ice rink it could have been an entertainment venue but it is too small and no food or drink. Rental registration is a bad idea, and is not used by other city departments. Rock Prairie Road is long overdue a major upgrade to 5 lanes with walking/biking lanes. This is a major feeder and is frankly dangerous in its current state.

The loss of the historic district. Allowing building 4+bedroom structures. The streets where many of these structures cannot accommodate 5 trucks X 7 structures (all looking the same).

Grocery carts on the sidewalk along FM 2818 - are they Wal-Mart's responsibility? Crime in the older area of CS - all those duplexes used to be student housing, now a student would hardly consider living in them - current residents are not taking care of them. The old Kroger shopping center - panhandlers ( I always call the CSPD non-emergency number when I see them). Horrible median on FM 2818 - holds water on the eastbound side, between the high school and the fire department, during rainstorms. And westbound traffic - good luck getting into the library without doing strange things on Welsh! Who plans this stuff - horrible! When the guys tore up the sidewalks along SWPkwy (for the sewer replacement) they seemed to neglect returning the landscaping to decent form - grass and weeds just grew over the haphazard dirt piles! Way to look out for the residents in this area. Well, I guess families fleeing the area will just be the ebb and flow of ""big city"" living - urban flight? City park - soccer field use - priority seems to be to private club teams. So the common citizens' kids are practicing in the dark on the fields that are left - thanks! Why run a city league for soccer, if you can't provide practice fields for the teams? Maybe each team only gets to practice one night a week, UNDER LIGHTS, instead of selling the lights to club teams?

Roads need repaving in some neighborhoods like Wood Creek, traffic has dramatically increased- that issue needs to be addressed

Enforcement of keeping the neighborhoods attractive. Investors in rental houses should be made to maintain the property to include maintaining yards, drives and structures. I have a home in the "Historical" district and find there is a lack of preservation in this area. Do not allow homes to become overnight rentals/hotels in a neighborhood. Enforce ordinances i.e. max of 4 students to a house, homeowner lives in home that rents overnight.

Traffic and parking along roads is bad. More than four unrelated occupants on a regulars basis living in a residence.

Not monitoring rental properties. Investors buy single family homes and rent them to four students at a time. You see them buy one house after another down the street until the whole street is rentals. There should be regulations put in place like other cities have to restrict house rentals to one in every ten homes on a block in our residential neighborhoods. If investors want to build rental properties there are more appropriate areas of town to do that than invading existing family neighborhoods.

Failure to install Red Light Cameras. Lack of effective enforcement of the number of unrelated individuals in residential houses. Seeming lack of coordination in mowing or community service crews of main traffic thoroughfares on game, graduation, parent weekends. I'm unaware of any comprehensive efforts between the City and strip shopping centers or other high use areas to pick up trash that gets out of dumpsters or never seems to find a way into dumpsters and leaves a negative overall appearance in our community.

You have failed to protect permanent long term residents from an over influx of students on any one street. Everyone has the right to own property....including groups of students. They do not, however, have rights that supersede the rights of others. Large numbers of young college students on any street have created a "fraternity row" mentality. In addition to causing deterioration of property in the area, the neighborhood personality is destroyed and creates feelings of animosity. This could be prevented or at least mitigated by limiting the number in a household to two (three if two of the residents are related). Also, it should be a requirement that all cars/trucks belonging to residents must be parked in the drive or garage. On street parking should be limited by time and only allowed for visitors. Large cities have wider streets and even they utilize limitations. We are failing to help our young people develop into responsible adults. Perhaps that is the greatest fault we have committed in our failure to maintain neighborhood integrity.

Letting big business investors come in and dismantle our family oriented neighborhoods by tearing down good family houses to build multi student housing. No neighborhood is safe, even those with HOA's. Coupled with this problem is letting these developers either subdivide larger lots to build multi-student houses or combining smaller lots to build large multi-student apartments in the middle of older neighborhoods.

Growth. Increase in congestion on roads in certain areas.

Dependent on tourism and college.

Need to make the community bike friendly

See above for the ones that have now been remedied!

If feels as if you don't welcome investors in your city. There have been several times it feels as if you are trying to penalizing parents that purchase homes in your city under one set of rules and then you start to change the rules that would de-value our property because we rent it to college students. We are only 8 blocks from the university, so you would think that you would want to encourage this type of investment.

Spending the road maintenance funds on trees and then trying to ask the citizens to approve a tax increase to cover needed road maintenance. I can't begin to convey the level of dismay and disgust that I felt at such behavior. The development of the walking path along Harvey Mitchell Parkway between Texas and Welsh Ave. Perhaps its use has increased in the year since I left, but I fail to see the demand or use for such an expensive item. The area is exposed to the sun (and hot) and not wooded or attractive to walk in for exercise, and does not lead anywhere useful other than the high school--which limits its use to residents to get to commercial or other areas. The new fire station in University Drive is over-the-top. While a decent facility is necessary and warranted for the firefighters, and they deserve good technology and amenities to do their difficult job, that does not translate to a need to waste money on a palace or visual splendor. If the city has that much money to burn then it should lower taxes.

Expanding Rock Prairie AFTER hospital has been built and traffic is already slowed. Bee Creek rocks and Wolf Pen "improvements" look uncompleted and terrible with weeds growing through the expensive "improvement". Allowing student housing to be built in the middle of nice housing (Wellborn/Buggy Lane), not enforcing the code of 1 student/1 bedroom in homes in Southwood Valley, etc. Airport fiasco over management and trying to cut flights. I see too many red light runners at Holleman/Texas and Rock Prairie/Rio Grande, and no tickets being given and/or no traffic light timing adjustments. Taxes going up.

Event traffic management

Taxes. Fees for strange things.

See above...lack of services for the needy...bicycle lanes needed on Wellborn road and IGN road....and other roads well traveled by bicyclists...

The COMPLETE failure of the City to regulate/control the conversion of single-family homes to student rental properties.

Although I do not want the city to look more commercial, the need for more hotels is very apparent.

The "rule" that if you own a two bedroom condo you can put 4 unrelated folks in it and if you have a FIVE bedroom house you can ALSO ONLY put four unrelated folks in it is unfair, biased, and typical of government action. I would have hoped for more from a Texas town! Please change this rule! Also, can I get an exception? Charlie

My property is one of about 4 family homes on a block of student rentals. It is disturbing to me that the student rentals are not maintained and that parking in front of my property by multiple cars is a daily problem. My son lives in my property and says if he complains, students will take it out on his vehicle or my property. There are constantly loud parties in these rental properties in a neighborhood that house young children. I wish there was some way to restrict the areas that rent to students or require more surveillance in those single family neighborhoods.

High tax rate, overzealous know it all management.

I do not see my neighborhood having enough enforcement to keep the area clean. I am concerned about my properties value continuing to depreciate due to the lack of owners being responsible for keeping things clean and up keeping the appearances

The failure to pursue/secure high speed rail service between College Station and Houston Intercontinental Airport/Downtown Houston.

Spending a lot of money on trees at the bypass, especially since some are being cut down. Spending a lot of money on trees at 2818 and Wellborn Rd. Letting trees die in the parks and not replacing them. See Thomas Park as an example. Not have the traffic lights synched. Not using yellow flashing lights overnight. Water lines continue to be dug up and fixed. See Puryear Drive over and over again... Allowing multifamily redevelopment in single family areas. See new 3 story house between Lincoln and University Drive behind Pilger Tire.

The growth of so-called "single family homes" designed for four or more students. A nearly total lack of control of such growth by City Council. It is rare for neighborhoods to be protected from violations of the law.

Limited choice of ISP wifi providers as a property owner I have been made at times to be a pro me or an outsider even though I (we all) provide a valuable service to the community and students.

Budget constraints.

The City seems to hate individuals who own residential real estate rental property, especially if they do not live in the CS area. This law that requires landlords to pay \$15 per year to "register" their rental properties and then must have an "agent" that lives within 30 miles is nothing but a way to get additional tax dollars and does virtually nothing for the city.

Rising violent crime, continued funding of Christmas at the creek, wasteful spending on parks and trails.

From a retail economic development standpoint, would like to see more recreational opportunities for kids of all ages and more restaurants.

## **WHAT DO YOU CONSIDER TO BE THE GREATEST CHALLENGE FACING COLLEGE STATION AS WE CONTINUE TO GROW?**

Providing basic services to citizens.

Keeping crime down as the city extends its growth, and traffic

Traffic, shortage of baseball fields, football fields, places for our youth to stay active.

How to manage all of the traffic and increasing crime.

Control the growth in positive direction.

Balancing desires of business growth (especially landlords and developers) versus quality of life in existing and new neighborhoods.

Traffic congestion is going to get worse. Development is happening at a rapid pace and infrastructure is failing to keep pace. Development should take on most of this burden and mitigate or pay for infrastructure needs.

For the government, it is being honest and following the intent of the law instead of switching it according to their whims.

Where is the growth going to go? What can be economically developed? We are running out of land that can be developed into residential. This makes development more expensive and the affordability of College Station diminish.

Traffic Congestion

Preventing the disintegration of our central neighborhoods into student rental communities.

The fact that the city seems to think we are still a small community and acting like the whole world moves around the University.

Traffic and redevelopment (mostly infill redevelopment); if we don't redevelop, then there will be areas susceptible to troubling behavior and ultimately reducing market value.

Maintaining existing roads while building new roads and infrastructure

Fixing the Rental Registration program.



Increasing poverty, people who are in poverty not able to break the cycle

Reducing sprawl... that's gonna be a tough one.

Illegal immigrants

(1) Get real highway traffic off Hwy 6. (2) Build loop or alternate routes around CS/Bryan. (3) Keep non family people and students out of neighborhoods. (4) Add to water and power needs early to prevent crisis situations.

A great challenge facing College Station is going to be the overall transformation from all the added people and activity outside of the university.

A university that is managed too much by Regents who assume bigger is always better. The city should not be an enabler in unreasonable endeavors of Regents, the governor and alumni. Becoming better does not require being bigger.

Traffic around a&m due to condensed student housing is about to be a huge problem. the city is going to have to look at pedestrian and bike bridges across texas and university to safely encourage some other means of getting to and from campus other than driving. The areas around A&M that were once family neighborhoods turning into student rentals. There are historic areas such as east gate that the small homes are being torn down and 4 bedroom 4 bath homes without a garage or access to a backyard are being built. These homes are being built with the specific purpose of being student rentals. Families today expect things like garages and outdoor living areas and larger indoor living areas. If these homes were really for single families these features would be included in the build. I know many of these houses are unsafe and needed to be demolished but when they are replaced with something that is so specific in design it is hard to see the tide turning back to single family. Individuals who want that feel will end up looking in Bryan for that pedestrian environment.

Learning that the city should be finite. It should not continue to expand and annex.

Controlling sprawl and enforcing building codes. Getting more attractive commercial spaces...why can't we have more appealing strip centers? Preserving neighborhood integrity

College students and neighborhood integrity.

Preserving the very few historic areas of the City that remain. Preserving neighborhood integrity and also setting aside land for park uses and preservation. I live in South College Station and have seen acres and acres of woods wiped out and replaced by concrete. If plans for any green belts exist, they are minimal. The 1.5 acres we live on is heavily wooded but at the rate of development around us, I fear we will have major highways all around our house in a few years. I think the placement of schools and commercial areas is highly important to manage traffic flow and preserve the peacefulness of what were once "country neighborhoods" like Wellborn Oaks, Sweetwater and Woodlake.

Keeping standards high in older neighborhoods and using city codes to reinforce them.

Less emphasis on money to be made in development and more on how to maintain quality city services (sewer, streets, traffic, utilities, street lighting, sidewalks, etc.) for those who reside here already. Infill in property to make it more densely populated is not necessarily the answer -- witness the several thousand new beds coming up in the Northgate area on South College and along University Drive in the next year. The amount of traffic that will dump onto University drive will be horrendous. How will we accommodate that?

It would appear that the greatest challenge for this particular administration is not selling out.

Avoiding becoming a town of rundown older properties with the push to expand city limits and develop more land under the guise of "economic progress". We don't want much of older College Station to become a slum with rundown vacant properties that lead to increase in crime.

Roads (traffic)

Traffic circulation. Development, re-development and utilities.

This is not an anti-apartment statement: city is allowing land development densities that will significantly outstrip the capacity of the street/road network to handle the resulting traffic. Start planning and building 6-lane arterials with 30-ft. wide medians (for dual lefts at all signalized intersections), and push transportation partners in that direction, or you have only begun to see traffic congestion that will result as the years unfold, and with it the loss of productive time and increases in air pollution. Contrary to some popular beliefs, transit and non-motorized travel cannot and will not make up the differences. If anyone brings a major arterial design that does not have at least a 28-ft wide raised median, send them back to the drawing board.

The expanding university student population that is moving into traditional single family neighborhoods is a major problem that impacts neighborhood integrity, appearance, safety, and traffic issues. The failure of the elected officials to support actions that would help retain neighborhood integrity and instead continue to support the developers who demonstrate no traditional community values.

The infrastructure and schools are not keeping up with population.

I'm curious about how the new hospital will affect business/families.

Traffic. Destruction of trees and open land of wildlife.

Traffic flow.

Traffic

Student/transient population and full time resident neighborhood relations, driving/reckless driving behavior in family neighborhoods and streets! Students living in residential neighborhoods and bringing the property value down.

Maintenance of the Parks due to adverse weather conditions is a on-going issue. I do not think CS has sufficient resources to keep up with the current Parks (dead tree cutting and clearing, cleaning concrete pathways, flood prevention)

Infrastructure to support a growing population. Also, a current and increasing short-coming for College Station is crime. Increasing the police force and adding programs to combat crime would benefit our community. It may be a natural phenomenon to have increased crime with increased growth, but it needs to be addressed earlier than later.

Overpopulation, and neglect of non-college population in building/development projects.

Community appearance and neighborhood integrity. We are allowing the older neighborhood between Texas Ave., Walton Drive, and George Bush fall by the wayside when it could have been a showpiece area across from the university. What a shame we never had a plan there that would have preserved and upgraded with dignity.

To provide enough jobs for full time workers and students. More students are coming and more families are moving here, but there is not an increase in new jobs and companies.

Keeping a good mix of homes and apartments. do not allow too much apts.

Physical limitations; i.e. Brazos River to west, Bryan to North, Navasota River/flood plain to the east and south.

Going back to a narrow and restricted mindset.

Support for neighborhoods in maintaining property values with code enforcement.

Growing without the infrastructure to be ready in advance instead of redoing everything after it happens.

Maintain a small town feel.

We must protect existing single family neighborhoods from apartments, condos or units that house four different (not in the same family) tenants! The city should consider greenbelts to buffer apartments and businesses from single family housing. Consider limiting no more than two non-related people in rental units.

Managing growth so that it is attractive and a benefit to the quality of life of current residents.

The flow of city traffic is starting to pick up and I hope the city stay ahead of the needs in planning.

Managing growth, become more internet connected, with more speed. Decentralize the government, move more services online. Reduce the image that the police department's sole mission is revenue generation. Harassment of the citizens, police stop a car and two patrol cars respond then 4 cars then it seems all the police on duty have heard this interesting call and they all respond even though there is no need, they were just curious. Lack of assistance from the police when properties are vandalized.

Keeping up with housing developments, utilities, zoning, schools, etc.

Keeping the older neighborhoods from becoming the slums -

How to handle the traffic in and around our community,

Safety for pedestrians and bicycle

The University is admitting more students and former students are moving back to be active with University events...so housing will continue to be added which creates jobs...so I don't see that there is a problem with job creation given the growth of the University. Students need to be near the campus to "get" the Spirit of Aggieland. As the University adds enrollment, it needs to be responsible for building and maintaining student housing better...housing near campus should keep with enrollment projections. Former students should be encouraged to invest in redevelopment efforts.

Traffic and maintaining the rental properties that are in poor condition at this time. It is only going to get worse with time. Students do not take care of rental property.

Protecting older established neighborhoods from changing from single family residences to student rental properties.

Neighborhood integrity. Water. Maintaining the Parks system.

Meeting the needs of the various groups. Continue to make the city beautiful. Install overhead street identification markers along all major roadways. This helps visitors to our community find things more easily.

Taking back the community to areas which are family oriented. Traffic is also going to become a major problem as there seems to be no plans announced to add more thoroughfares and arteries to carry the workday traffic. Along with the traffic problems are the on street parking problems in many of the residential areas of the city. Nothing will ever be done until there is a major accident or disaster.

Building appropriate roads/highways to meet growth in population

Economic diversity and job creation

Keeping it as a safe place to live.

Keeping the "older" neighborhoods intact. Although I realize that A & M DRIVES THIS TOWN THE CITY MUST PUT IN PLACE AND ADHERE to the neighborhood integrity plans. We must be prudent in allowing these alleged "single family homes" you know the 4 BDRMS 4 BA homes encroaching on all streets close to campus to be built. If 4 move in 16+ cars will be on property at one time or another

Moneyed interests trying to destroy the quality of living to make a profit.

Keeping the ordinances fair, balanced, and stable for those investing in houses in the city.

The tendency for a government bureaucracy to develop and exist for its own sake, rather than that of its constituents. Do not lose sight of the goals of the residents of College Station and their needs in pursuing what "the city" wants (and by residents I do not mean the limited number of individuals that sit on the city council or their pet projects). The next greatest challenge is the fact that the city is composed of so many college students. They drive the high retail and restaurant industries because most of their expenditures of imported money are spent in those areas. However, the school can only get so big before it simply cannot exist within a given geographical area--the roads can only move so many students to and from campus in a day. That limitation means that the school should (regardless of the view of some faculty and regents) stop growing at some point. The city will then need to look to other sources of population influx such as attracting industry. That, however, will alter the market forces behind property values and severely influence the price to attend school, which will have effects on the University and the demand for its services. The school and the city need to strike a balance. One consideration that should not be forgotten is that things do not always have to grow to be vibrant and thriving. The city can stop expanding and remain an excellent community--it will just involve planning and care to maintain existing value and change with the times to remain relevant and in demand. It is worth considering anyway because while the limit may be centuries away, no city can expand indefinitely. Also, looking at growth as a primary or sole factor of value may obscure the deterioration of existing services and declining actual value in the city. (Not that it is happening yet, but it is something to guard against.)

Tax base.

Maintaining family-oriented neighborhoods close to campus, Utility infrastructure & traffic flow

Making the city for all people not just college students. Allowing the emergency facilities, police, fire, hospitals, to grow with the city, offering competitive salaries for all their personal

Property Taxes are getting way out of hand!

Getting a City Council that isn't in the hip pocket of developers and investors and/or looking after their own interests ... but why should the next five years be different from the last 30.

Keeping the close/friendly atmosphere that we found here.

The city is growing faster than the road infrastructure. It should not take 30 minutes to drive 5 miles during rush hour. Apartment buildings are being built without adequate road infrastructure and traffic is congested.

The problems I mentioned in my first response regarding student housing and maintenance. I feel my property value is constantly threatened by the lackadaisical attention to the properties around it that are rented out to students.

College Station will not be able to have the kind of quality growth I know everyone wants if it does not deal with the virtual monopoly that Suddenlink Communications has on data access in this area. Another challenge will be to encourage redevelopment of existing older properties both commercial and residential so that they are kept in good condition and do not deteriorate into undesirable areas.

High property taxes, over bearing city government.

Constrained vehicular traffic among/between neighborhoods; requiring highway use to get from one neighborhood to another almost adjoining neighborhood.

Student housing taking over neighborhoods. Note keeping up with existing infrastructure, but getting distracted with expansion south of town.

College Station needs to not overdo it. People move here because they like the city the size that it is. People who want to live in huge metropolitan areas will go to Dallas or Houston. Please do not try to make College Station a big city.

Growth! Planning it well.

Transportation issues (keeping reasonable service levels as we grow)

Socialistic leanings.

Adequately building more public safety to keep pace with population. We are years behind already.

Keeping up with the growth. Need more recreational opportunities to keep tourism dollars in town.

Traffic right around the university is sometimes congested and along Texas. I think that putting in medians on all the streets has created big problems because people make U-turns all the time and this creates hazards. Perhaps it could be looked at, especially along Texas near the University. There must be better ways to allow people to change the direction of travel more easily without having to make U-turns.

## **HOW SHOULD THE GROWING POPULATION BE ACCOMODATED? (Examples include: annexation, redevelopment, infill development, or development of currently undeveloped land.)**

Earth sheltered housing so your lawn is around and on your house, experiments to find out whether green roofs are less apt to be stripped away by storms or the Bernoulli principle can be lowered - an airplane gets lift by the air moving faster over the top of its wing than the bottom, a car stays on the track by doing just the opposite so why can't you tell people the best roofs to use on buildings? Thicker walls could reduce heating and cooling needs by reducing heat radiation and the building code could mandate them as well as better windows. If you are going to try to change anything to accommodate a growing population you have to make it financially worthwhile for developers. They will kick you to the curb if you don't. You can create more land by building man made hills so you

have more square feet on which to build - notice Holleman Drive going from Village to Wellborn. Notice the use of drainage and building into the hill and orienting buildings for privacy and so on. Instead of building bad looking dumps that people do not want to permit to dispose of cement and old road and things it can be the base of a hill. Look at how Texas A&M uses the land along George Bush Drive and University.

Currently undeveloped land.

Bigger and nicer athletic complex, other locations around us have much nicer facilities. We need more dining options on the south side of town. We really need a traffic light on William D. Fitch and Victoria where kids are crossing into Castlegate.

Infill development, definitely. Otherwise you're going to have Houston-style sprawl. Tear down ugly old strip malls and make mixed-use developments like the stuff going in at TX & Univ. Turn the cow pastures inside the city limits into either (1) parks or (2) forests or (3) multi-use developments. Oh, and plant food-producing trees rather than useless ornamentals, please. That might help take some of the load off the food banks. And PLEASE stop this nonsense of planting trees in the spring and summer! They are 99% likely to die when you do that! The time to plant trees here is November thru January! (Maybe Oct thru Feb on the outside if you take care of them). Better public transport and alternatives (such as separate, protected bike and pedestrian paths). How about some way for pedestrians and bikes to cross highway 6 in a reasonable, safe manner? Heck, even TX ave is a challenge.

More small housing by bad builders. This type of housing will become run down and hurt the value and quality of the neighborhoods. Bringing in more renters and placing additional burdens on the schools.

Higher density in Northgate area and along Texas with promotion of non-auto-based transport. Trade off higher density housing for parks (with trees) to discourage the creation of endless strip malls and cookie-cutter houses. Think long-term, not short-term: cheap looks cheap and deteriorates quickly. Try to minimize dependence on automobiles and the frustration of driving during peak times.

The pace of population growth will require all the above. It is important that compatible land uses be managed and infrastructure is provided for (i.e. water, sewer, transportation), especially transportation or the City will find itself with bumper to bumper traffic such as Houston.

Do you mean the student population? Why doesn't A&M build dorms?

The development of undeveloped land. TX like space and affordability. Infill and redevelopment is important, but it is costly and does not provide space. There is land all around College Station but the limiting factors are: utilities and land use plan.

In my opinion, this is not a concern. Multi-family dwellings are being constructed at a much faster pace than the population is increasing. These should continue to be built "in addition to" -- not at the expense of, or due to the demolition of -- existing neighborhoods of single-family dwellings.

An area needs to be set up for multi family living and strict code enforcement should be in place. The old sections of town that are going downhill need to be redeveloped for single family homes, not section 8 housing or student housing. Get city utilities in hand and lower the cost, they are not profit centers. Hire more Code enforcement staff and enforce the codes they have on the books. Get shopping carts off the streets and out of the neighborhoods.

Annexation, redevelopment, and infill development.

Build & improve roads east and south to promote development, redevelopment older areas like is being done around Thomas Park area. Redevelop the state street area around north and south of Lincoln Center.

Infill and redevelopment preferably, all other types of development generally contribute to urban sprawl. Urban sprawl in turn is costly with all the added infrastructure needed.

Annex so a more natural expansion takes place without government using other options and the city isn't involved unnecessarily.

Redevelopment/development of underdeveloped land of existing property would be the best option. It would allow to rebuild older run down property, improving community image, and also allow more efficient buildings in place (Example, better insulated properties cutting energy cost, and better plumbing).

Build student housing UP, not OUT further from the university. Provide student housing/services closer to the university so students aren't forced to have a car to commute long distances or take long bus rides. I haven't used the bus system, but I think it serves students well. Building housing closer in would ease the need for bus and road expansion.

Urban sprawl is a fact of life in Texas but as Houston is seeing with the Heights and fifth ward and others eventually the desire to live close to the city will occur. Future growth needs to be accommodated in all areas. Please keep the comprehensive plan in place to preserve the integrity of the neighborhoods. This will ensure they will still be there when the desire to live closer than 30 minutes away becomes the trend.

The portion of Rock Prairie road between Hwy 6 and William Fitch (US 40) is being expanded/improved; Since the Medical District includes this area, we need to expedite and make this a high priority for development; Simply calling it a Medical District is not enough; Need to make properties along the road ready for commercial development for medical offices; When you look at College Station from up above there is a glaring hole in the middle in terms of development in the Rock prairie rd area between Hwy 6 and Hwy 40; I suspect partly that I because of the landfill that previously existed; Now that the landfill is closed, lets develop this commercially before expanding further out and away.

The city should not continue to expand its geographically boundaries. It should define its boundaries and stick to them. The city is already so spread-out that it is losing its small town charm.

Redevelopment with sensitivity to the neighborhood character. Building more Aggie Shacks is not the answer.

I prefer redevelopment.

Redevelopment needs to be of the highest priority. This will help keep the inner city areas desirable places to live which will increase housing values and help with traffic flow. To continually develop raw land at the current rate would not be necessary and yet the tax base could still be increased without that new development.

Whether residential or business locations, people have located and invested based on past and current codes and plans. Hold redevelopment, infill, and undeveloped lands to the same standards as current owners. Respect codes and plans already on the books. With regard to annexation, it seems that developers are building outside the city without regard to city standards...and, just as quickly as they are complete, ask for annexation. And, the city foolishly allows this!

We need first to review all codes related to rental housing -- number of unrelated people in a unit, where notices/fines go (currently to owner, not renters), and make a logical system that encourages renters to maintain their property and behave in a manner expected for the neighborhood -- not just fining the owners and hoping it all works out in the end. Some of the historically underrepresented population neighborhoods have gone entirely

to student housing -- it is sad that the city doesn't see the historic neighborhoods as ones to preserve. Annexation is only desirable as it is seen to be so by those being annexed.

Accommodate the traffic a lot better than the ridiculous planning and current strictures in place, stop raising property taxes, and let citizens worry about where they're going to live.

Redevelopment.

Undeveloped land

Current undeveloped land is holding/ conserving water when we get rain. Do not build on swampy land just because we are in a drought. Plan for and practice water conservation. Industrial parks should be on the east or west sides of the extended BCS community.

Annexation should be used only if City gets real serious about providing municipal services in annexed areas. Infill development should only be considered if compatible with surrounding uses. Redevelopment and expansion development will be driven by market with or without City actions. Most permanent of land uses are those set aside for parks, and for roadway system... be sure these are well done because they will serve many, many generations. Truth is, City has only partial control over most land uses; but it can exercise very high degree of control over configuration, continuity, size, and design of land strips set aside for the street/road system.

Population growth with long-term positive impacts should be follow a plan that includes zoning, traffic, and public transportation considerations. Priorities should be first to develop current undeveloped land then annexation. Too much of current development seems haphazard.

Only with single family homes and QUALITY businesses coming in to support the growth.

I have no idea about this stuff! Sorry.

Development of currently undeveloped land as long as some of the trees are left.

Redevelopment, and development of undeveloped land. There are a lot of developed and undeveloped properties in College Station; and around the University; that have fallen in disrepair and are boarded up. Not only does this give a negative image to a growing and thriving community, it tends to harbor unhealthy and potentially criminal elements.

Annexation

Annexation poses lots of problem with utilities and over commitment of city resources.

Redevelopment of older structures and sites into new/renovated locations for businesses, housing, etc.

Focus in on schools and quality of education, clearing out/redeveloping property that has been left unattended, potential annexation of surrounding communities.

Maybe we shouldn't encourage more growth! Growth isn't everything! It certainly brings on more problems. How about some serious thoughts on the future requirements for all this growth-for-growth's-sake!

Development of undeveloped land would be my first vote. Also, allowing for rezoning of some areas if needed.

Good balance and strict on building



annexation, MUD districts, expand the Comp Land use plan to where more land is available for moderately priced housing--not everyone can afford 1+ acres and a \$350,000+ house. the average home price in BCS is \$190,000. Allow development for that product.

Lower the friction for private enterprise to address market needs. MMD, MUD, economic development agreements as examples.

Currently undeveloped land.

Any means necessary to improve the overall feel of town. Do away with the community housing projects that increase crime in our town.

Listen to the people who could be annexed by the city. I really feel like the residents of Wellborn were not listened to by the city council. Use some of the undeveloped lands for more parks and greenbelts.

All of the above

Annexation and redevelopment.

All of the above, is this a trick question.

Development of undeveloped land and annexation. Infill development should fit into the current development. College Station is losing its individuality. Mixed use needs to be encouraged. Using some creativity in subdivisions can help CS not look ugly.

How about taking care of what you have - stop annexing other areas and stop letting so many stinking apartments be built.

Use of undeveloped land and areas that are vacant appearing.. like the shopping center on SW parkway and Texas Ave.

A overwalk for students at A&M Consolidated that is OVER 2818 Parkway.

Upscale redevelopment and infill with great transportation to TAMU events and to shopping, restaurants, theaters. More hotels will come...plan for them to be further from campus and make them offer or "tax them" with greater transportation solutions to campus.

Have stricter codes and make people adhere to them.

Continue developing land around the city borders that is available.

Any of the above when it appears applicable

See message below for developers re: attraction of retirees.

It should be accommodated in several ways. Families moving to the area look at older housing and the congestion caused by parking problems, unkempt yards and lack of landscaping etc and want to settle in an area where there is less, thus the new subdivisions...hoping for peace and quiet. If the city could improve the infrastructure of the older areas, this might entice families to move there. There is too much of the older part of C.S. which will become slum areas unless the city steps up now to offer incentives to revitalize the areas. By this I DO NOT mean tear everything down to build more student housing. All construction near the University seems to be student oriented. Several of the older areas have schools in which the majority of the students are bused there. Few families live

near so their children can walk to school since student rentals have taken over the areas around the schools. Let's put incentives to make these areas inviting so the children can walk safely to school.

Redevelopment. Development of undeveloped land.

Free space development (parks and athletic complexes) to encourage tournaments and public benefit.

Development of currently undeveloped land

Redevelopment of older run down properties should be encouraged of new construction. CS has done better than some other places I have lived. However there are still run down retail areas and housing. Run down retail area with unused spaced reduce property values and drive business out of the neighboring areas. Run down apartments are turned into low income housing that lead to more crime and less productive citizens.

We have plenty of room to grow. This is not a problem. The developers, with their influence and uninhibited desire for making money, need to be controlled.

Annexation

The city should look to redevelopment and infill development first. After that, let the people live outside of the city. I do not understand the pathological need cities have to have people live within their limits. Wellborn is a good example--why not allow residents to live in another community adjacent to College Station without annexing them? They can provide their own services, or contract with the city for them independently. If the tax revenue of the city cannot support the current size and expenditures, and annexation is sought to increase revenue, then there will be problems when the city also begins realizing the increased expenses of the annexed area--there still won't be enough money. If the thought is that they are driving into the city and using city services, well that is nothing unique or different from any other city. The taxes on the businesses and other things they come into the city to use should account for that. Constant annexation and expansion of city limits just for the sake of a bigger city with more people within the boundaries is absurd, and thinking that they are all better off for being in the city is arrogant.

Unsure

Redevelopment helps keep areas from becoming blighted. Developing undeveloped land leads to loss of open spaces, and causes many environmental problems, often overlooked in the zeal to expand.

All residents should have to pay something for their housing etc...no free rides...

Property should be annexed but developments should not be permitted unless adequate roads, water, sewer, and gas lines are put in first. The overall impact on traffic flows throughout the city and outer areas should be considered and limitations fixed before permits are given. No annexation should be done without resources to put in the complete infrastructure.

It may not be practical but a designation of certain areas for student housing would be a positive move so that they are not sprinkled through single family residential areas.

Urban sprawl is an ongoing nationwide problem. Encouraging infill and redevelopment (tax abatement or some other incentives) will help to slow the inevitable moving to the ""easy to build on"" undeveloped areas. Encouraging mixed-use developments and not just having the typical retail center on every corner. Sooner or later they all look crappy. With the sprawl issue come transportation issues, before we know it we will be looking at mass transit.

The growing population will be accommodated primarily by private interests. Hopefully the city will not muck it up too much and will be able to provide police, fire and garbage services

Development that is less dependent on individual automobile transportation, including closer proximity between housing and businesses.

Join forces with Bryan. Why do it alone.

Annexation should be limited to places that wish to be annexed. Development of currently undeveloped land should also not be overdone. Keep some of the greenbelts that make this area nice. Please do something to rein in the amount of overbuilding that is going on.

First, infill development not expansion.

Focus on infill, greenfield, and redevelopment. Annex only as needed.

Redevelopment of existing run down areas, old apartment complexes and section 8 housing.

It is important to keep a "town-like" feel in College Station. Students like the opportunity to live in a house and creating apartments everywhere does not allow students who live in these situations to adjust to an adult life where you experience an adult-like way of living.. getting the mail in a real mailbox, paying rent to a land lord, changing your own air filters, mowing your lawn, etc. While I realize that these are challenges for students, they are practical skills and allow one to assume more responsibility, so I like giving the students areas such as the Historic South District. It is good for students be able to live in these older, cheaper houses where they can afford the cost of living.

## **ADDITIONAL COMMENTS:**

Have you made every part of the city an area you would want to live in?

I would love to be able to ride my bicycle to work, but have had enough close encounters I'm afraid to do so, except at "off" times when there isn't much traffic. Visited Boulder, CO last year - PARADISE. That is the way to do bike lanes. I know there is a very vocal bike club in town that is big on "share the road" and "bikes belong on the road." They don't speak for all of us. I'd like more separation between myself and aggressive jerks in multi-ton pickups.

We have lived in 29 areas in the US. College Station is special ... lets keep it that way.

Just as CSISD tries to ensure than none of our elementary schools has such a high rate of low-income students that it is seen as a poor (and thus bad school), so too should the city by codes and enforcement try to prevent the decline of family-based neighborhoods into student suburbs.

The reputation of our City Council members is rapidly declining. The perception now is they care ONLY about the desires of real estate developers.

Tell the city council to get off its high horse and work as a community team and not a special interest team!

Someone tell the Council it is OK to raise taxes to build infrastructure and a Conference Center.

The Texas T-Bone for High Speed Rail (HSR) is not something that College Station can afford to loose. I believe that the city should include plans for it within their comp plan, we need to let decision makers know that College Station is serious about HSR. The comp plan needs to address how it will accommodate the growth created by an HSR stop in College Station. Specifically it needs to address public transportation corridors where Bus Rapid Transit or tram lines will go and then focus growth on those corridors. We may not have those types of transit today, but in order for them to be efficient in the future we must plan for them today. Doing so will lower those costs in the future as well as increase the support for it when it comes time to develop that transit infrastructure.

(1) Keep a strong police force to keep crime low so families and neighborhoods can have more peaceful lives. (2) Strictly enforce our laws and use the fullest punishment on the books for those who break our laws. (3) Keep drugs out of our city and protect or children so they can play and grow up without being afraid to be outside alone in their neighborhoods. (4) Encourage and support neighborhood associations.

Thank you for taking the time to invite people to the open house to discuss issues, and providing this survey.

Thanks for all you do.

College Station needs to make jobs and growth a top priority; Its a sina quo non. Everything else will follow if the city has an economic base and facilities that don't just solely rely on Texas A&M. Right now, as a (multiple) business owner, I have elected to locate 2 new businesses in Bryan because the planners were much more accommodating to encourage new business; There are too many developmental roadblocks in City Hall at the moment.

Continued geographic growth will harm the city in the long run. It is already on the road to losing the small town charm that made it famous. Growth in the county does not mean the city must expand its borders. How big do you want to city to be?? Why don't we have a define boundary and concentrate on making that defined city the best it can be - instead of using our limited resources to expand and expand? I'd be happy to volunteer for a committee looking at future growth issues, to include a new natatorium. Karl Kehrberg, 9210 Stonebrook Dr, College Station, TX 77845.

I hate to sound defeatist but I don't know that the citizens are heard over the developers.

I feel the rapid development of South College Station has not been adequately planned. The roads such as Greens Prairie barely support the traffic now much less once the new neighborhoods are completed. The placement of the 9th elementary is of concern since it will draw all traffic to a small area between Greens Prairie Elem, Forest Ridge

Elem and the new one. Building the school further south and drawing traffic that direction (from developments such as Saddlecreek) would seem more reasonable.

Thankfully, College Station is a city with no deteriorating "downtown." Housing and commerce are conveniently located across the city and growth has been slow and deliberate. With the rapid acceleration of the process, some of the things that have guided city leaders of the past may be disregarded in the future, unfortunately, because city department heads and management staff are here for the short term...not with the intention of deep roots, sadly.

The city needs to create and maintain easy ways for neighborhoods to "talk to the city". I know we have a neighborhood coordinator, but what if there was a city staff person who was named a liaison for each neighborhood? Those in the planning office, perhaps? Then, we might be able to get information from them that impacts our neighborhoods in a timely manner because they are 'assigned' to us to help us with communication with the city. Or, do you have a listserv to which we can subscribe to get updates about what the city is doing? I can't peruse the website daily -- I would happily scan a weekly e-mail with key news in it.

The only reason I live in College Station and not Bryan is because the schools in College Station are superior to Bryan's, though the case could be made that, since this doesn't even begin to resemble the College Station I grew up in, I don't really live in College Station either. The only proof that I have that this is the same city is that my mailing address says so. There is no culture. No theatre, no art. The only thing artistic in College Station is the Arts Council office, but everything they do is in Bryan. Three priority choices above are not adequate. I have my needs and the community has its needs. Rent is too high, utilities are too high- those are personal needs. Lack of integrity, arts, and decent traffic planning are community needs and are as important.

Need to get more feedback from citizenry and show you listen to them. More town hall meetings to hear the concerns of individual home owners and small business owners, similar to those meetings surrounding the possible Wal-Mart superstore at Rock Prairie when the existing Wal-Mart had adjacent property to provide for that development of a superstore. That transition went fairly smoothly and people felt you listened.

Feel there's a need to organize a city wide dept. for neighborhood integrity.

Start thinking of roadways as a land use, because they are. Start planning for high-capacity road system nodes (intersections and interchanges) then include them, and links between them in master plan. High capacity roadway nodes will include dual left turn lanes (not to be confused with two-way "chicken" lanes), raised non-traversable medians, and long right turn deceleration lanes with channelized right turns at locations likely to be signalized. Without such nodes, capacity of links between nodes cannot be well utilized. Avoid limitations as at Texas & University, Texas & G Bush, Texas & SW Parkway, Texas & Holliman (what a mess), Texas and 2818 ... most are nodes lacking the capacity to well serve the links feeding them; most present long-term limitations that will aggravate mobility and safety for generations to come. Well planned nodes will have ROW space for dual lefts (30-ft medians) & right turn lanes, even if not constructed at the outset. For example try to picture retro-fitting dual lefts on all four approaches at Texas & SW Parkway. The roadway land use is very undersized. Right of Way on SW Parkway is same at node as on its links, oops!

The city needs to do a better job of convincing investors that while on paper it may look like we cannot support certain businesses, in fact we can and families and retirees are clamoring for it. Also that a lot of the college students these days actually have money to spend.

I don't think the police patrol the housing areas enough. I have lived where I live for 8 years and all the folks speed through the streets. We have 2 cut-through streets where the speed limit is 35 on one and 30 on the other. Very few people pay any attention to the speed they are driving. The few times I have seen police officers on them was on a Sunday afternoon or 3 in the afternoon. Never at 5:30 p.m. or 8:00 a.m.

Thank you for asking :-)

I enjoy living in College Station and would like to see more local restaurants and businesses opened up, and less chain restaurants.

College Station is doing a good job. The staff and council is much more business friendly as well as consumer friendly/customer service oriented. Must keep on this tract.

Stop building low income houses in areas that they don't fit in. It doesn't work and it's a waste of money.

Protect existing residents, support neighborhoods, focus cannot solely be on businesses while letting regular folks suffer.

Overall I enjoy living in College Station but the internet infrastructure is key to growth. The cable company has a strangle hold on internet and they have slow and unreliable service. We need to compete for Blinn college expansion by giving them City land.

Appreciate that someone is surely trying to do the right thing - although my observations as a resident that returned to the area about 8 years ago tend to make me think people like to ""play politics"" and think about their own self-interest not what would be good for the whole city.

I am new to the area and concerned with the safety of the students. I drive 2818 twice a day and have witnessed several accidents near and around the high school. I see students cross at the crosswalks, however, it would enhance safety by considering an overwalk. I'm not sure if this idea has been considered but why wait until a person is injured or killed.

Reach out to former students since so many are choosing to move back to Aggieland. They have been incredibly successful in their businesses and can become involved in making College Station and "Aggieland" the best place to live. They want to meet other former student and what better way than to have a purpose. When we were here in the 60's, 70's, 80's...College Station was "Aggieland". Efficient Event Transportation via limos, buses, carpools etc. could help with traffic issues that will become horrific problems. They too like to drink and have a good time, so transportation with sober drivers will help.

Don't give rich developers advantages like free land.

The city seriously needs to look at how once residential neighborhoods are being changed to streets full of rental properties. Allowing four unrelated people to live in a single family home is designating it for student rental and not family residences. That number should be lowered to two or three. And a change in current requirements that would limit the number of rental properties in residential areas is much needed to stop this ongoing deterioration of family neighborhoods, especially in the older neighborhoods around campus.

You have a big...and important...job. You must balance the current and future citizens. I believe there could be valuable development in the area of attracting future Aggie ...and other...retirees to the area. This would be a "clean industry" with the main disadvantage being additional demands placed on health services and public transportation. For the developers, most of us in this age group would like nice homes with great interiors that are designed for the older generation. (My personal rule is not to buy a home in which I can't personally change the light bulbs).

Increase parks and aesthetics of community as a whole. Build adequate roads BEFORE the population growth comes

Once these neighborhood integrity plans are voted on and "allegedly" settled. Then they need to be " THE LAW" once and for all. I'm personally tired but more than that DISGUSTED that my neighborhood once every 3-5 years has to go before some board and once again justify why this or that isn't wanted. Enough is enough when are these encroachment/rental issue finally put to bed. Either it's the law or not but don't espouse this BS about neighborhood integrity and continue on the same path. Stand up, shut up or sit down. REALLY TIRED OF CONTINUALLY HERING THIS GARBAGE.... I HOPE I MADE MY POINT

The city is now working much better than at many times in the past.

Thank you for the opportunity to provide feedback.

I love the way the city is run. Everyone is so helpful and makes doing business with the city so easy.

Why is it that College Station is obsessed with crazy curbs and no turn lanes to control traffic.? I have lived here for over 2 years. This is the craziest traffic control solution i have ever seen. In the end it just creates more problems than it fixes. Also, the signage on Rudder Freeway is just plain stupid. I will use the Rock Prairie sign going south as an example. The sign is posted just before the emerald parkway exit. So confusing. It is emerald parkway going south and Harvey Mitchell going north.!! It would be nice if someone would actually think about these things before a sign goes up. I am sure this is some state issue but the city of CS should be able to get these things fixed. try telling a visitor directions and it becomes obvious how confusing it is.

Listen to the citizens and have shorter Council meetings.

I love this community and the opportunities it's afforded my family, my career, and our lifestyle.

Creating a positive environment for students and the community is really important to me, public spaces and events can really bring everyone together!