



Implementation progress assessment tool

Updated 7/28/2020

The following is a tool for staff assessment of the Comprehensive Plan's progress. It lists the actions identified in the 2009 Comprehensive Plan (as amended in 2015) organized by the plan's seven topics. Each topic contains a goal and multiple strategies that organize the actions. The first topic chapter is 2: Community Character.

This tool is similar to the Implementation Progress Report in the 5-year Evaluation, Appendix B. The progress assessment from that report is pre-populated into the tables below.

For each action there is a progress assessment from the five-year Evaluation, a progress assessment for the 10-year Evaluation and fields for progress description and Consultant Team notes. The Progress Assessment uses the following scale:

Progress assessment

- ✓ Complete
- No progress (future)
- N/A – No longer applicable
- OG - Ongoing
- IP – Underway / In progress

For Ongoing or Underway items, please indicate whether the progress meets or does not meet internal expectations

- + Limited progress – does not meet expectations
- ++ Good progress – meets expectations

NOTES

- A. This document contains all the recommendations as listed in the plan. There is considerable repetition of action recommendations between chapters and between strategies within the same chapter.
- B. This assessment will be integrated with the consultant team's review of the comprehensive plan and potential updates.
- C. To improve the Team's ability to track specific recommendations in the plan, all action recommendations have been assigned a number.
- D. In the Team's view, a recommendation (action) should be a specific project, policy, or program. Many of the plan's existing actions are more general and difficult to assess.

Actions have been color-coded by the Team as follows:

Complete, redundant, or not relevant / Consider removing or consolidating
Relevant / carry forward with refinements

Chapter 2: Community Character

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

Strategy 1: <i>Develop and maintain, through regular review, a land use plan that identifies, establishes, and enhances community character.</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
1.1	Land Use Plan Application. Use the Concept Map and the Future Land Use & Character map in the development of planning studies, development review, capital improvements programming, and economic development efforts.	OG	OG++	The Land Use Plan is regularly used by Planning staff and works well overall. It is mainly used by staff to determine staff support for Comprehensive Plan amendments and identifying areas for future studies. There is a desire for Future Land Use categories to not be so aligned with zoning to allow more flexibility while still providing density/utility sizing guidance.
1.2	Further Planning. Develop neighborhood, district, corridor and redevelopment plans to refine the Concept Map and Future Land Use & Character map.	OG	OG+	Over the last 10 years, 5 neighborhood plans (Central CS, South Knoll, Eastgate, Southside, and Wellborn) were developed as well as the Medical District Master Plan based on areas identified by the concept map. Several other neighborhood, corridor and redevelopment areas were not yet started over the first 10 years of the plan. Prioritizing the future of small area studies to include the future status of neighborhood plans that have or are set to expire needs to be a topic of discussion in the planning process.
1.3	Land Use Tracking. Monitor the actual acreage in various land use and character types in comparison to the amounts presented on the Future Land Use & Character map.	OG	IP/--	This item is not being monitored on a regular basis. Acreages are calculated as part of the Existing Conditions report for future land use, zoning, and existing land uses. With that it's difficult to determine, actual existing land use acres and compare that to future land use acres as there are different land use categories for each of these.
1.4	Plan Adjustments. Refine the Future Land Use & Character map through additional planning studies and periodic reviews as indicated in Chapter 9: Implementation and Administration.	OG	OG+	The City conducted an annual review of the Plan. In 2014, a 5-year update was made to address changes that required attention since the adoption. A 10-year update is now underway to evaluate on a deeper level what areas of the plan require additional attention. The Future Land Use and Character map is anticipated to undergo a number of adjustments to accommodate for updated FEMA information and changes in growth patterns since 2009.
1.5	UDO Amendments. Amend the Unified Development Ordinance as appropriate to establish zoning classifications and related standards consistent with the guidance provided in this chapter.	IP	OG++	The renaming of existing zoning districts and creation of new districts to implement the Comprehensive Plan was accomplished in 2012 and 2013. Further UDO amendments will be needed after the Next 10 Evaluation and Appraisal report is completed.
1.6	Zoning Adjustments. Amend the zoning map designations as appropriate for identified growth areas.	--	--	Nothing to note.

Strategy 2: Establish and protect distinct boundaries between various character areas				
Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Zoning Adjustments. Amend the zoning map designations as appropriate to reinforce the desired character areas.	--	OG+	City initiated rezonings are currently underway for commercial preservation.
2.2	Unified Development Ordinance Amendments. Amend the Unified Development Ordinance as appropriate to address scale and form issues for neighborhood commercial uses, such as buffering between uses.	✓	✓	The SC Suburban Commercial district was adopted in 2012 and later amended in 2018. Single-family height protection was modified in 2018. Buffer and landscaping requirements were updated with the Site Design Standards.

Strategy 3: Promote public and private development and design practices that ensure distinct neighborhoods, districts, and corridors.				
Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Further Planning. Develop neighborhood, district and corridor plans to refine the Concept Map and Future Land Use & Character map.	OG	--	Six Neighborhood/District Plans were adopted (2010-2013). Since that time, there have not been the resources to pursue additional plans.
3.2	Unified Development Ordinance Amendments. Amend the Unified Development Ordinance as appropriate to address design issues that arise through the neighborhood, district, and corridor planning process.	OG	OG++	Ordinances such as single-family parking, single-family height protection, Neighborhood Conservation Overlay, non-conforming structures/uses in annexed areas, single-family tree requirements were all amendments that came from the planning process.
3.3	Context Sensitive Roadway Design. Adopt the context sensitive design approach to thoroughfare planning and roadway design outlined in this Plan. Coordinate with the Texas Department of Transportation to implement these same provisions in State corridors.	--	OG+	Revised right-of-way widths were provided in 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.
3.4	Public Facility Design. Design and renovate municipal buildings to establish or reinforce the desired character. Coordinate with Texas A&M University and the College Station Independent School District to implement these same practices as they construct new facilities.	N/A	N/A	Several new municipal building have been under design or construction. The redevelopment of City Hall is under design. The new Police Station is under construction. The Larry Ringer Library expansion was completed in 2019. The Myers Center was acquired from the Arts Council, renovated, and opened to the public in 2019. The Carter Creek Waste Water Treatment Plan was expanded in for additional training space. There is not a coordinated design plan with the University or CSISD. The University has a Campus Master Plan that dictates the character of campus buildings.
3.5	Incentives. Develop a variety of incentive mechanisms to promote the preferred design practices where	--	--	Increased use of the PDD Planned Development District has allowed developers to customize their product according to their surrounds and to more efficiently use

	market conditions or regulatory measures may not guarantee their implementation.			property with physical constraints as developable property within City limits because more scarce.
3.6	Greening of the City. Increase tree planting and preservation efforts along streets, in parks, and in private developments.	OG	OG+	In 2009, the City adopted an ordinance requiring each new single-family house to be constructed with canopy trees. Mature tree and native trees receive more points on required landscape plans to incentivize protection.

<i>Strategy 4: Promote public and private development and design practices that encourage resource conservation and protection.</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
4.1	Conservation Design. Encourage more extensive use of cluster design in portions of identified growth areas through mandatory open space conservation in exchange for more development options than currently entitled on properties.	--	OG+	The cluster provision has been updated and could use further refinement to better incentivize cluster development.
4.2	Preservation and Protection. Amend the Unified Development Ordinance and other ordinances to protect significant natural features from development. This may include tree preservation and other ordinances to provide for riparian buffers and other environmental protections.	N/A	OG+	NAP Natural Areas Protected zoning is used to protect floodplain and wetland areas through the rezoning process. No Adverse Impact regulations protect such areas during the development phase.
4.3	Land Acquisition. Acquire land that is valued for its natural features or open space through purchase or through conservation easements.	OG	OG+	Property along Southland which was prone to flooding was acquired and enhanced for trail system.
4.4	Green Building - Public Sector Leadership. Continue the development and implementation of the "Green College Station" initiative. Coordinate with Texas A&M University and the College Station Independent School District in the implementation of similar efforts.	N/A	N/A	The City adopts the newest IBC and NEC when these codes are revised. The preservation of mature trees and the planting of native species have been incentivized through additional point allotments in non-residential developments. In FY2010, a rain water harvesting program was in place with the City. Major outreach and streamline recycling has made recycling a more ubiquitous activity. The City created a grant-funded Sustainability Coordinator position. That position no longer exists, but "green" and sustainable practices have been incorporated into city policies.
4.5	Green Building - Private Sector Encouragement. Develop a variety of incentive mechanisms to promote green building practices for private site and building design where market conditions or regulatory measures may not guarantee their implementation.	N/A	N/A	The preservation of mature trees and the planting of native species have been incentivized through additional point allotments in non-residential developments. Over-sided eaves and recessed entries are considered architectural relief elements through the Non-residential architectural standards which decrease sun exposure to windows and reduce utility consumption. Decorative stormwater management is also considered an architectural relief element to encourage alternative means of rainwater dispersal.

Strategy 5: Focus community enhancement activities to promote a strong sense of community identity.

Action		Progress Assessment		Progress Description
		5-year	Current	
5.1	Right-of-Way Enhancements. Add design features and beautification enhancements within road rights-of-way and at key highway intersections to further a common identity at important gateways and along image corridors.	OG	OG+	The City partners with Keep Brazos Beautiful each year to enhance the intersection of George Bush and Texas Avenue. A large project was undertaken through this partnership to beautify George Bush from Texas to Foster. Gateway signage has been added on Highway 6 at the intersection with University Drive and south of the former Texas World Speedway.
5.2	Unified Wayfinding. Implement a formal, City-wide wayfinding system, providing a unifying and consistent design element that assists residents and visitors in locating community attractions.	✓	✓	The City coordinates with Experience BCS to develop and install a City-wide wayfinding system that is highly visible and leads to major attractions within the City. Additional wayfinding was added to Northgate in the way of a directory of businesses.

Strategy 6: Identify, protect, and enhance unique community assets in our natural and built environment.

Action		Progress Assessment		Progress Description
		5-year	Current	
6.1	Community Assets Mapping. Continue to refine and amend, as appropriate, the Community Assets Map contained in this Plan to provide a visual portrayal of the City's unique natural and man-made assets.	OG	N/A	Nothing to note
6.2	Further Planning. Develop neighborhood, district, corridor and redevelopment plans to refine the Concept Map and Future Land Use & Character map.	OG	OG+	In 2009, the Neighborhood, District, and Corridor Planning Guidebook was adopted to assist the planning process. Examples of this can be found in each of the six neighborhood/district plans. In Southside, details were provided for the redevelopment area known as Area V in great detail which later became adopted into the UDO. The Eastgate Plan provides guidance for the University Drive/Lincoln corridor, as well as other areas.
6.3	Unified Development Ordinance Amendments. Amend the Unified Development Ordinance as appropriate to address explicitly the protection and enhancement of unique community assets.	--	✓	The UDO was amended to add neighborhood overlay options that can be used to protect neighborhood character and integrity. The Landmark Commission was also established to assist in the regulation of the Historic Preservation Overlay District.
6.4	Texas A&M University Coordination. Continue to coordinate with Texas A&M University regarding the benefits and impacts of University sponsored development projects, and support ongoing efforts to implement the Campus Master Plan.	OG	--	Nothing to note currently. Future coordination efforts are desired.

Chapter 3: Neighborhood Integrity

Goal: “to protect the long-term viability and appeal of established neighborhoods.”

Strategy 1: Identify, protect, and enhance elements that contribute positively to neighborhood identity.					
Action		Progress Assessment		Progress Description	
		5-year	Current		
1.1	Asset Mapping. Identify and map community wide assets that contribute to College Station's identity as exhibited in Chapter 2: Community Character.	OG	OG+	With the 2019 existing conditions report, features such as art, public space, and places of interest were mapped to provide an overall view of the community's assets.	
1.2	Neighborhood Specific Planning. Utilize neighborhood plans to further identify and outline protection options for neighborhood-specific elements that contribute to neighborhood integrity.	OG	OG+	Accomplished for Southside Area, Eastgate, South Knoll area, Central College Station area, Wellborn Community, and the Medical District. We have updated the NCO provisions in the UDO and created a Handbook to guide residents on the application process (as of March 2020).	
1.3	Strategic Long-Range Planning. Adopt recommendations from the Comprehensive Plan that help establish and protect neighborhood identity.	OG	OG++	Progress has been made, but this is a continuous effort. Amendments to address single-family parking, lot coverage, parking locations, tree coverage, and other items have materialized from specific recommendations out of one or more neighborhood plans.	
1.4	Sustainability. Promote sustainable design of developing neighborhoods by utilizing concepts such as those included in LEED ND™ requirements.	N/A	N/A	Nothing to note. Incorporated through other strategies and policies. The City may not pursue LEED ND specifically.	
1.5	Historic Preservation. Establish a historic preservation program that includes preservation ordinances, design guidelines, and educational and promotional programs.	✓	✓	Accomplished. A Historic Preservation Overlay, in addition to related regulations, was adopted along with a governing body (Landmark Commission).	
1.6	Neighborhood Associations. Encourage establishment of homeowner, neighborhood, and tenant associations for all residential developments to ensure a direct, cooperative means for residents of an area to maintain neighborhood standards.	OG	OG++	The number of HOA/NAs has increased to 103 at the end of FY19 through the outreach and assistance provided by Neighborhood Services. Services such as the Neighborhood eNewsletter and Seminar Suppers keep associations active and informed.	
1.7	Predictable Infill. Continue to utilize and adapt Single-Family Overlay regulations to protect neighborhood development patterns.	OG	OG++	The Neighborhood Conservation Overlay was revised and adopted in March 2020, along with a Handbook for residents interested in pursuing a NCO for their neighborhood. The amendments clarified and streamlined the NCO process.	

1.8	Environmental Protection. Develop regulations and incentives that protect and preserve the natural environment in and around College Station including tree preservation, floodplain and greenway management, design flexibility, and growth management policies.	OG	OG+	NAP Natural Areas Protected zoning is used to protect floodplain and wetland areas through the rezoning process. No Adverse Impact regulations protect such areas during the development phase. Linear parks are now being accepted along floodplain and can potentially act as a buffer area so people can access and appreciate the natural features. Incentives area in places for non-residential development to maintain and protect mature trees.
1.9	Transportation Options. Promote multi-modal, context sensitive transportation connectivity to improve safety on neighborhood streets through the adoption of the Thoroughfare Plan; the Bicycle, Pedestrian, and Greenways Master Plan; development regulations; and capital improvement plans that insure these facilities are constructed in accordance with adopted plans.	OG	OG++	The Bicycle, Pedestrian and Greenways Master Plan was adopted in 2010. Sidewalk fund established in 2011. Numerous CIP projects have been completed to fill-in sidewalk gaps, add new systems, and support Safe Routes to School.
1.10	Enhanced Aesthetics. Develop standards for streetscaping, perimeter treatment, and signage for new residential subdivisions.	--	--	Ordinances were amended to require trees to be planted with residential lots. Townhouse developments may plant the required number of trees in groupings.
1.11	Neighborhood Funding Support. Continue to fund and expand the Neighborhood Grants program for neighborhood activities such as gateways, landscaping, and other permit application fees.	OG	OG++	Neighborhood Services works with HOA and NAs to promote neighborhood identity and health. Area signage has been added for both Southside and Eastgate. Subdivisions, such as Foxfire, have utilized programs like Strong & Sustainable Grant Program to do signage and landscaping improvements.
1.12	Attractive Public Facilities. Enhance the standards for maintenance of public facilities such as streets and parks to ensure that these facilities are attractive assets for a neighborhood.	N/A	N/A	Nothing to note.

Strategy 2: Identify and minimize elements that detract from community identity.				
Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Neighborhood Specific Planning. Utilize neighborhood plans to help identify neighborhood-specific issues that detract from neighborhood identity and integrity, and develop options to minimize those issues.	OG	OG+	Six neighborhood/district plans were created with varying stages of implementation success.
2.2	Housing Maintenance Trends. Maintain inventories of housing conditions by neighborhood to monitor trends in housing maintenance and upgrades, as well as signs of deterioration.	OG	OG+	Community Services provides grants funds to repair/maintain single-family properties.

2.3	University Growth. Monitor student enrollment and student housing trends to track impacts on the local housing market, including pressure for additional student-focused housing in new locations.	OG	OG++	Population estimates area calculated monthly which include the student population. This is partially accomplished by observing the number of single-family and multi-family building permits issued. TAMU is also providing additional housing options which impact the utilization of the non-TAMU housing stock city-wide.
2.4a	Code Enforcement. Create an effective code enforcement program that expediently and efficiently resolves code violations, including: <ul style="list-style-type: none"> o Develop methods to address noise violations – including working with Texas A&M University police – to establish weekend patrols for noise, as well as public intoxication and other violations. 	✓	--	Nothing to note.
2.4b	o Create a system for the public to monitor enforcement complaints and track their resolution.	✓	✓	A citizen portal was established (See-Click-Fix).
2.4c	o Prioritization of enforcement activities based on input from neighborhood plans.	OG	N/A	Nothing to note.
2.5	Property Maintenance Standards. Increase enforcement resources to ensure that minimum property standards are being upheld.	IP	OG+	Nothing to note.
2.6	Public Maintenance Standards. Enhance the standards for maintenance of public facilities such as streets and parks to ensure that these facilities are attractive assets for a neighborhood.	N/A	N/A	Nothing to note.
2.7	Absentee-Owner Housing Policies. Adopt the strategies found in the Strong and Sustainable Neighborhoods Report for managing the impacts of rental and absentee owner housing.	✓	✓	The City maintains a Rental Registration program.
2.8a	Parking Standards. Develop programs and policies to better manage on-street parking such as: <ul style="list-style-type: none"> o Coordinate with Texas A&M University regarding construction activities and/or special events to prevent excessive on-street parking in adjacent neighborhoods. 	IP	IP	Several streets in the Southside Area have had parking removed due to safety concerns, specifically in regards to Fire access. Public Works' Traffic Engineering has been working on an on-street parking removal process.
2.8b	o Consider options to streamline neighborhood traffic management processes to address traffic calming and parking concerns in established neighborhoods.	✓	IP	Public Works has been working on an update to the traffic calming program.

Strategy 3: Identify and implement tools to ensure that infill or redevelopment adjacent to or within a neighborhood is sensitive to its surroundings.

Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Asset Mapping. Identify and map areas for redevelopment as outlined in Chapter 2: Community Character.	OG	✓	This initiative was accomplished in the Southside Area, South Knoll, and Eastgate plans.
3.2	Redevelopment. Utilize neighborhood plans to further identify appropriate infill and redevelopment options, as well as to develop appropriate protection options for redevelopment that is incompatible with neighborhood plans.	IP	OG++	This is reflected in the redevelopment area designations in the Future Land Use map.
3.3	Gentrification. Create methods to identify, track, and minimize the undesirable effects of gentrification in established neighborhoods.	N/A	N/A	Nothing to note.
3.4	Compatible Infill. Establish development regulations to address the compatibility of infill or redevelopment in established neighborhoods and the transition of land uses around the fringes of such neighborhoods, including regulations relating to height, setback, buffering, architectural style, lot coverage, landscape protection, and other development standards.	--	OG++	Buffering, landscaping, and height protection ordinances added and refined in recent years. The single-family height protection was modified in 2018.
3.5	Regulatory Obstacles. Evaluate City codes to identify and remove regulatory obstacles to desired, compatible infill development and revitalization activity.	--	✓	For the last couple of years PDS has been working to streamline the UDO under P&Z's direction.

Strategy 4: Develop, implement and maintain, through regular review, neighborhood plans.

Action		Progress Assessment		Progress Description
		5-year	Current	
4.1	Neighborhood Programming. Establish a neighborhood program that provides a single point of entry into the City organization oriented to addressing neighborhood issues and coordination of all City programs.	✓	✓	Neighborhood Services serves as the go-to point of contact for residents.
4.2	Public Engagement. Create communication, education, and training programs for neighborhood representatives to encourage stability, cross-communication, and development of skills to help neighborhoods make the best use of the resources available to them.	✓	OG++	Training is available. Services such as the Neighborhood eNewsletter and Seminar Suppers keep associations active and informed.

	Develop programs to increase public engagement in the planning process to keep citizens aware of development issues as they arise so that there is adequate time for review and understanding by the citizens before construction occurs.			
4.3	Data Monitoring. Improve data collection and mapping regarding neighborhood opportunities and challenges.	IP	--	Nothing to note.
4.4	Neighborhood Specific Planning. Establish neighborhood-specific plans which provide clear guidance for evaluating the appropriateness and compatibility of individual developments and their particular intensities and impacts within the context of the existing, desired community identity and conditions.	OG	OG+	Accomplished for the six neighborhood/district plans established.
4.5	Character-Based Development. Adopt a character-based approach to development regulation as outlined in Chapter 2: Community Character to increase flexibility and ease and encourage the implementation of planned developments which feature mixing of housing types and integration of other supportive uses and neighborhood amenities in a well-designed setting.	N/A	N/A	Not pursued.

Chapter 4: Economic Development

As recommended in 5-year Evaluation and Appraisal, Chapter 4 was replaced with the adopted Economic Development Master Plan (2013). That master plan contains a set of recommendations and actions around six strategic initiatives.

1. Sustain and Enhance Quality of Life
2. Support and Partner with Texas A&M University and the Texas A&M University System
3. Support Retail Development
4. Support and Stimulate Biotechnology Research and Advanced Manufacturing
5. Support and Stimulate Health and Wellness Market; and
6. Support and Stimulate Sports, Entertainment, and Hospitality Market

An update to the Economic Development Master Plan was adopted in May 2020.

Chapter 5: Parks, Greenways and the Arts

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

Strategy 1: Maintain and expand the parks and recreation system as well as its facilities and programs consistent with growth expectations.				
Action		Progress Assessment		Progress Description
		5-year	Current	
1.1	Plan Update. Complete an update of the 2003 Recreation, Park, and Open Space Master Plan.	✓	✓	Accomplished in 2011. The current plan spans 2011-2020. Another update is launching in late 2020 through 2021.
1.2	Needs Assessment. In addition to periodic plan review and updates, a comprehensive, community-wide needs assessment should be completed at least every five years to evaluate facilities and programs provided by the Parks and Recreation Department.	OG	OG++	Parks conducts needs assessments and will continue to do so with their Master Plan update.
1.3	Secure more Parkland. Continue to provide adequate land for future neighborhood, community, and regional park development. The Parkland Dedication Ordinance should continue to ensure community and neighborhood parkland dedication in the City limits and the Extraterritorial Jurisdiction. Additional methods should be used to supplement this effort in order to acquire prime parkland that is quickly disappearing through land development. This can be achieved through the Capital Improvements Program, public and private partnerships, and grants.	OG	OG++	Linear Park are now being accepted for parkland dedication which are helping to boost the trail system in College Station.
1.4	Park Development and Enhancement. Invest in the rejuvenation of existing parks as well as complete improvements already detailed in previously approved master plans for specific parks and recreation facilities. Also develop additional master plans as appropriate (e.g., for future park development in the vicinity of the Rock Prairie Landfill once it closes, and for a skate park).	OG	OG+	Parks such as Brothers Pond and Crompton, along with many others, have undergone revitalization projects to replace and enhance the on-site amenities. New parks have come into the system since the Plan’s adoption such as Castlerock and Reatta Meadows. Design for the Southeast Community Park is completed and construction timing is to be determined.

1.5	New and Enhanced Programs. Pursue new programs and ongoing priorities that meet the needs of a growing and changing population.	OG	OG++	The Parks & Recreation Department provides educational and activity-based programs.
1.6	Coordinated Improvements and Programming. Implement new and improved facilities and programs with other agencies and entities where mutually beneficial partnership opportunities are available.	OG	OG+	YMCA partnerships have been discussed.
1.7	Role of the Private Sector. Encourage the provision of parks facilities and programs that are unique or where demand exceeds supply through private sponsorship or investment such as additional swimming pools, a water park, or athletic fields.	OG	--	Nothing to note.
1.8	Park Maintenance. Further refine park maintenance standards that address growing needs of parks and facilities by optimizing and re-evaluating level of service standards.	✓	✓	Maintenance standards have been developed and are included in the Parks and Recreation Master Plan.
1.9	Communication and Marketing. Enhance awareness and accessibility to programs and facilities through the City's website, publications and media outlets.	OG	OG++	In 2019, the Parks webpage was replaced. The Parks Guide is produced twice per year which provides details on upcoming Parks events and facility information, as well as additional information about other City services.
1.10	Resource Protection and Sustainability. Continue to program and budget for streetscape and gateway projects that include the planting of native trees and other vegetation to improve neighborhoods, transportation corridors and other public places to create a greener City.	OG	OG+	The City has worked with TxDOT to provide street trees. The City currently allows limited landscaping in the right of way or adjacent easements.

Strategy 2: <i>Preserve and enhance the greenways system of linear open spaces and trails for their intrinsic and functional value.</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Plan Update. Complete an update to the 1999 Greenways Master Plan.	✓	✓	The Greenways Master Plan was incorporated into the Bicycle, Pedestrian, and Greenways (BPG) Master Plan that was created in 2010. The Plan was updated in 2018.
2.2	Target Natural Corridors. Designate key areas as "natural corridors" for phased greenway acquisition and development (specifically, the portion of Carter Creek from University Drive (SH 60) to the confluence with the Navasota River, and Lick Creek,	✓	OG++	Natural corridors were designated in the BPG Master Plan. Property has been acquired along various creek corridors including over 100 acres along Carter Creek.. Additional property is still needed in fee simple or public access easements for proposed trails along various corridors.

	from Pebble Creek Subdivision to the confluence with the Navasota River).			
2.3	Focus on Acquisition. Determine additional methods to secure greenways that will help to establish the system. Utilization of grants, public and private partnerships, and the Capital Improvements Program should continue. Building incentives that encourage developers to design and build greenway trails. Connections between developments should be explored, as well as overlay zones, annexation opportunities and conservation easements.	OG	OG++	The Bicycle, Pedestrian, and Greenways Master Plan highlighted methods to protect greenways. They include private ownership using land use and zoning regulations, private ownership with public access easements where trails are proposed and public ownership when other methods won't protect the greenway. All methods are being used. Developers are also now using parkland development funds to design and construct trails.
2.4	Amend Ordinances. Amend the drainage ordinance to include corridor widths and channel guidelines to protect greenways. Amend the Parkland Dedication Ordinance to complement recreation opportunities available in greenways.	--	N/A	Riparian area protection was explored by staff in 2009 but no direction was given to move forward at that time. The Parkland Dedication Ordinance was updated in 2019.
2.5	Implement Key Connections. Create connections between key elements of the parks and recreation system and key destinations.	--	OG++	Key connections have been completed in different areas of the City to link parks using the trail system. Examples include the trail along FM 2818 that connects Bee Creek Park and to Southwest Park and a recent connection between Larry Ringer Library and Georgie K Fitch Park.
2.6	Careful Design and Accessibility. Design and construct sustainable and accessible trails that minimize environmental impact and promote scenic views and special features. Encourage developments that are oriented towards and designed for accessibility to greenway trails.	OG	OG	On-going. Trails are required to be built using concrete.
2.7	Attention to Maintenance. Develop maintenance standards for greenways and trails. Costs of ongoing maintenance should be addressed through initial budgeting for new or extended greenway segments.	--	OG++	Draft standards were developed with staff and need to be finalized
2.8	Coordination at all Levels. Promote cross-jurisdictional and inter-agency coordination on greenways acquisition, maintenance, funding and network expansion. Encourage neighborhood associations and other organizations to assist with upkeep (adoption programs) and inventory (wildlife, vegetation, wetlands and other natural features).	OG	OG++	The creation of the Metropolitan Planning Organization Active Transportation Advisory Panel has created additional inter-agency coordination and planning. This includes collaboration with the City of Bryan and Texas A&M University on planning key connections across jurisdictions. The Adopt-A-Greenway program was created to encourage individuals and organizations to help keep our greenways and parks clean.

Strategy 3: Create and promote the arts through entertainment, educational and cultural opportunities that serve a variety of interests and abilities.

Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Leadership and Partnership. Continue the City's direct engagement, promotion and support of local and regional arts through representation on the Board of Directors of the Arts Council of Brazos Valley (ACBV), and through direct annual budget allocations to the Arts Council of Brazos Valley from the City's hotel occupancy tax revenue.	OG	✓	Art installations have been focused at Veteran's Park and Northgate since Plan adoption.
3.2	Facility Potential. Determine whether the City, potentially in coordination with one or more other partners, should develop a performing arts facility. It should also be determined whether the City's anticipated new convention center (to be at the redeveloped Chimney Hill Shopping Center on University Drive) can and will include a performing arts component with appropriate space and design (e.g., theater/stage size and seating range, potential dual large and small performance spaces), either initially or through potential future expansion phases.	✓	N/A	Nothing to note.
3.3	Wolf Pen Creek District. Continue to promote the multi-purpose mission of the Wolf Pen Creek District, particularly the City's intent as an area to live, work, and play.	OG	N/A	Nothing to note. The portion of the park closer to Dartmouth was developed as an outdoor event space with a trail and lighting.
3.4	Northgate Promotion. Continue to implement the Northgate Redevelopment Implementation Plan, particularly as it relates to promotion of a live music scene in the area, and especially to provide opportunities for local talent.	N/A	N/A	Nothing to note.
3.5	Redevelopment Opportunities. Through anticipated redevelopment activity in coming years, especially where older apartment blocks are likely to be redone in similar or new land uses and/or use mixes, monitor opportunities to incorporate arts space or other components into redeveloped sites.	--	--	Nothing to note.

3.6	Arts Related Programming. Continue the City's role in nurturing young local artists and offering leisure and educational activities to adults and seniors, such as through the Senior Xtra Education program.	OG	OG+	Nothing to note.
3.7	Direct Promotion. Continue direct promotion of local cultural and entertainment offerings through the City's own website, and in coordination with the Bryan-College Station Convention & Visitors Bureau.	OG	OG++	The City promotes local arts and entertainment through the City's updated website and social media. The City collaborates with Experience BCS, the Arts Council, and other organizations to promote local and community-wide events and entertainment.
3.8	City Staff Support. Continue to provide direct staff support for arts and cultural offerings.	OG	OG++	Nothing to note.
3.9	Public Art. The City should continue to support a community-wide installation and maintenance program in conjunction with the Arts Council of Brazos County, the City of Bryan, Texas A&M University, Brazos Valley, and the Texas Department of Transportation.	OG	OG+	Installations have been focused in Veteran's Park and Northgate.

Chapter 6: Transportation

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

Strategy 1: Develop, implement and maintain, through regular review, a multi-modal transportation plan that supports the planned growth and development pattern.				
Action		Progress Assessment		Progress Description
		5-year	Current	
1.1	Thoroughfare Plan. Adopt and implement the Thoroughfare Plan.	OG		The plan was adopted with the 2009 Comprehensive plan and later updated with the MPO 2050 Thoroughfare Concept.
1.2	Future Planning. Amend the Thoroughfare Plan as necessary as neighborhood, district, corridor, and master plans are adopted by the City.	OG	OG++	Periodic amendments have been approved by Council to make incremental adjustments to keep the plan responsive and relevant.
1.3	Project Programming. Maintain and amend as necessary the City's various programs (Bryan-College Station Metropolitan Planning Organization Transportation Improvement Program, Capital Improvements Program, etc.) used to fund projects.	OG	OG++	Updates are made as needed.
1.4	Monitor Trends. Continue to collect and monitor transportation data	OG	OG+	Limited monitoring occurs with Existing Conditions reports, updates to the Bike-Ped-Greenways Master

	including vehicle miles traveled, traffic counts, levels of service, transit ridership, and pedestrian and bicycle facility usage, crashes.			Plan, TIAs as submitted, and warrant studies as performed by Public Works.
1.5	Context Sensitive Solutions. Amend as necessary, the various tools used to implement the Thoroughfare Plan to ensure context sensitive solutions are employed. These include the Unified Development Ordinance, the Bryan-College Station Unified Design Guidelines, and the City's project development process.	OG	OG+	Block length ordinance have been amended to increase block lengths for medium-density residential development (2013). A Public Way option was created to allow for private street development to supplement the Thoroughfare Plan while not adding to the City's maintenance (2011). Revised right-of-way widths were provided in the 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.

Strategy 2: Reduce and manage traffic congestion.				
Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Thoroughfare Plan. Adopt and implement the Thoroughfare Plan.	OG	✓	The plan was adopted with the 2009 Comprehensive plan and later updated in 2015 and 2017.
2.2	Monitor Trends. Continue to collect and monitor transportation data including vehicle miles traveled, traffic counts, levels of service, transit ridership, and pedestrian and bicycle facility usage, crashes.	OG	OG+	This is a continuous effort on behalf of the Traffic Engineer. Additional data is collected in regards to the bike and pedestrian activity through the annual Community Survey conducted by the City Manager's office.
2.3	Access Management. Promote access management strategies where appropriate to preserve modal efficiency throughout the thoroughfare system.	OG		Nothing to note.
2.4	Traffic Control Technology. Install a state-of-the-art computerized traffic control system including signal synchronization.	IP	✓	A system is now in place and is monitored by City Staff.
2.5	Travel Demand Management. Develop and implement a travel demand management program including real-time traffic information, traffic incident alerts, ridesharing programs, promotion of flexible work schedules, and encouragement of dense mixed-use development.	--	OG+	This effort has been aided by the popularization and real-time traffic information available through phone applications such as Apple Maps, Google Maps, and Waze. Rideshare companies such as Lyft and Uber have been accommodated in areas such as Northgate to promote ridership.
2.6	Intersection Improvements. Continue enhancements and upgrades at intersections to improve multi-modal efficiency.	OG	OG+	City has made strides in adding signalized pedestrian crossings that are visually-impaired assessable.

Strategy 3: Develop and implement context sensitive transportation solutions.				
Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Thoroughfare Plan. Adopt and implement the Thoroughfare Plan.	OG	✓	The plan was adopted with the 2009 Comprehensive plan and later updated in 2015 and 2017.
3.2	Future Planning. Amend the Thoroughfare Plan as necessary as neighborhood, district, corridor, and master plans are adopted by the City.	OG	OG++	Periodic amendments have been approved by Council to make incremental adjustments to keep the plan responsive and relevant.
3.3	Context Sensitive Solutions. Amend, as necessary, the various tools used to implement the Thoroughfare Plan to ensure context sensitive solutions are employed. These include the Unified Development Ordinance, the Bryan-College Station Unified Design Guidelines, and the City's project development process.	OG	OG+	Context Sensitive Solutions were added to the UDO. Revised right-of-way widths were provided in the 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.
3.4	Bicycle and Pedestrian Planning. Amend and implement the bicycle and pedestrian system master plans.	OG	OG++	The Bicycle, Pedestrian and Greenways Master Plan was created in 2010 and amended in 2018.
3.5	Transit. Pursue opportunities with the current transit providers to expand and enhance transit services within and between activity centers and dense residential areas, concentrations of student housing, etc.	--	OG+	The Brazos Transit District has updated their fleet. New covered bus stops have been added for TAMU and limited district locations (i.e. Wolf Pen Creek on Holleman Drive and at the Lincoln Center (under construction)). BTD is working to transition from a "flag stop" model to fixed-stop locations.
3.6	Project Programming. Maintain and amend as necessary the City's various programs (Bryan-College Station Metropolitan Planning Organization Transportation Improvement Program, and Capital Improvements Program) used to fund projects.	OG	OG++	Block length ordinance have been amended to increase block lengths for medium-density residential development (2013). A Public Way option was created to allow for private street development to supplement the Thoroughfare Plan while not adding to the City's maintenance (2011).
3.7	Primary Mobility Corridors. Adopt and implement the context sensitive approach identified in this Plan for identified primary mobility corridors.	OG	OG+	Revised right-of-way widths were provided in the 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.
3.8	Rehabilitation Projects. Adopt and implement the context sensitive approach identified in this Plan for rehabilitation projects located within established neighborhoods or districts.	OG	OG+	Revised right-of-way widths were provided in the 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.
3.9	Right-of-way Constrained Projects. Adopt and implement a context sensitive approach and decision matrix for City projects where the available right-of-way is constrained.	OG	OG+	Revised right-of-way widths were provided in the 2012 version of BCS Unified Design Guidelines. Street cross sections were updated and simplified in 2015 but have not yet been incorporated into the BCS Unified Design Guidelines.

Strategy 4: Promote and invest in alternative transportation options.

Action	Progress Assessment		Progress Description	
	5-year	Current		
4.1	Thoroughfare Plan. Adopt and implement the Thoroughfare Plan.	OG	✓	The plan was adopted with the 2009 Comprehensive plan and later updated in 2015 and 2017.
4.2	Commuter Rail. Continue to participate in the Texas High Speed Rail Initiative and similar efforts to bring commuter rail services to the City.	OG	OG++	The City has publicly stated its support of the passenger rail from Dallas to Houston. The anticipated stop between these cities is Roans Prairie. The City will continue to monitor these efforts.
4.3	Future Planning. Amend the Thoroughfare Plan as necessary as neighborhood, district, corridor, and master plans are adopted by the City.	OG	OG++	Periodic amendments have been approved by Council to make incremental adjustments to keep the plan responsive and relevant.
4.4	Context Sensitive Solutions. Amend, as necessary, the various tools used to implement the Thoroughfare Plan to ensure context sensitive solutions are employed. These include the Unified Development Ordinance, the Bryan-College Station Unified Design Guidelines, and the City's project development process.	OG	OG+	The UDO and BCS Design guidelines were updated to include context-sensitive solutions. These requirements have been reduced over time.
4.5	Bicycle and Pedestrian. Amend and implement the bicycle and pedestrian system master plans.	OG	OG++	Adopted in 2010. Updated in 2018.
4.6	Transit. Pursue opportunities with the current transit providers to expand and enhance transit services within and between activity centers and dense residential areas, and concentrations of student housing.	--	OG+	Community Development Block Grant funds have been utilized to fund an additional bus stop near the Lincoln Center. Additional adjustments have been made to the Brazos Transit District and TAMU bus system routes to accommodate for new development. The addition of Veoride, and associated ordinances to allow rideshare bicycles, has aided in availability of transit options. Accommodations are made for rideshare programs such as Uber and Lift in Northgate thus reducing the number of intoxicated drivers and alleviating the need for new parking options. The District is moving to a designated-stop pick-up system in lieu of the current at-will system.
4.7	Project Programming. Maintain and amend as necessary the City's various programs (Bryan-College Station Metropolitan Planning Organization Transportation Improvement Program, and Capital Improvements Program) used to fund projects.	OG	OG++	On-going effort The Planning and Zoning Commission was brought into the CIP decision making process to oversee Comp Plan implementation in 2010.

Strategy 5: Balance changes in land use with the capabilities of the transportation system.				
Action		Progress Assessment		Progress Description
		5-year	Current	
5.1	Use of Future Land Use & Character Map. Adopt and implement the Future Land Use & Character map contained in this Plan.	OG	✓	Adopted with the Comprehensive Plan in 2009.
5.2	Land Use and Development Review. Continue to evaluate the capacity of the existing and proposed transportation system in Comprehensive Plan amendments, rezoning requests, and site plan reviews.	OG	OG++	Both the existing conditions and future/proposed build-out of the supporting roadway system is evaluated and taken into consideration with each development and Comprehensive Plan amendment request. This evaluation is included in each Staff Report provided to Planning and Zoning Commission and City Council to enable informed decision making.
5.3	Traffic Impact Analysis. Require traffic impact analyses for all development proposals anticipated to generate significant volumes of traffic.	OG	✓	A traffic impact analysis or letter is required to be submitted with all qualifying developments as part of Preliminary Plan, Final Plat, and/or Site Plan submittal.
5.4	Monitor Trends. Continue to collect and monitor transportation data including vehicle miles traveled, traffic counts, levels of service, transit ridership, and bicycle and pedestrian facility usage, crashes.	OG	OG+	Limited monitoring occurs with Existing Conditions report, updates to the Bike-Ped-Greenways Master Plan, TIAs as submitted, and warrant studies as performed by Public Works.

Chapter 7: Municipal Services & Community Facilities

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

Strategy 1: Maintain existing infrastructure.				
Action		Progress Assessment		Progress Description
		5-year	Current	
1.1	Focus on Infill. Concentrate municipal services and facilities in infill areas versus fragmenting services.	IP	OG++	The new Police Station is located off Krenek Tap Road near other municipal facilities. The new City Hall is currently under construction and located adjacent to the existing complex. The Larry Ringer Library was recently expanded on its existing site.
1.2	Rehabilitation. Invest in the sensitive rehabilitation of older water, sanitary sewer, electric, drainage, and other infrastructure in the City’s oldest neighborhoods to maintain their viability and attractiveness for private property owners and homeowners.	OG	OG++	The 2010 Water System Master Plan identified existing service areas needing rehabilitations. Since then, numerous projects have undergone replacement in the Southside and Eastgate areas. The master plan was updated in 2017. Roadway maintenance fees were adopted in Fall 2016 to help provide funds for street maintenance and rehabilitation.

Strategy 2: Develop, implement and maintain, through regular review, facilities and service master plans that support the planned growth and development pattern.

Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Land Use Planning. Establish a Land Use Plan that will meet the needs of the growing population through the planning horizon, while being mindful of growth limitations such as a lack of public infrastructure and services.	IP	✓	Accomplished with the adoption of the Plan.
2.2	Rehabilitation. Invest in the sensitive rehabilitation of older water, sanitary sewer, electric, drainage, and other infrastructure in the City's oldest neighborhoods to maintain their viability and attractiveness for private property owners and homeowners.	OG	OG++	The 2010 Water System Master Plan identified existing service areas needing rehabilitations. Since then, numerous projects have undergone replacement in the Southside and Eastgate areas. The master plan was updated in 2017. Roadway maintenance fees were adopted in Fall 2016 to help provide funds for street maintenance and rehabilitation.
2.3	Service upon Annexation. Develop plans for the expansion of municipal services in conjunction with annexation plans to ensure that the City is prepared to serve its residents upon annexation.	OG	OG+	In 2010 the Water System Master Plan and Waste Water Master Plan were adopted which identified growth areas, these plans were updated in 2017. This guidance has resulted in new facilities to accommodate current and anticipated growth in the central and south College Station area. Per the Texas legislative changes to Annexation, utility expansions will occur in the future through development agreements and municipal utility districts.
2.4	Keep Master Plans Current. Continue to re-evaluate and update, as needed, key master plans every 3-5 years (water, wastewater, storm water, drainage management, solid waste, electric, Police, Fire).	OG	OG++	The Water System Master Plan and Waste Water Master Plan were updated in 2017. The Electric Utility System Master Plan was revised in 2019, and is currently undergoing an additional update.
2.5	Plan for Future Facilities. Develop a comprehensive facilities plan that meets the future space and functional needs of City employees as well as the desired community space needs.	IP	OG+	Though a comprehensive facilities plan has not been assembled, individual departments have overseen their needs.

Strategy 3: Maintain exemplary levels of municipal services.

Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Accreditations. Pursue and receive accreditations City-wide.	OG	OG++	The City has national accreditations in police, fire, EMS, public safety communications, parks, water, and public works. Fiscal Services and Planning & Development Services annually receive excellence awards.
3.2	City-wide Wi-Fi. Determine feasibility of a City-wide, public "wi-fi" network (possibly in partnership with the City of Bryan and/or Texas A&M University).	IP	OG+	The City provides free public wi-fi at Veteran's Park and City Hall.
3.3	Water Standards. Meet or exceed State water quality standards for area streams, and maintain exemplary level	OG	OG++	Achieved annually. Continue to expand services with new wells and above-ground storage tanks.

	of public drinking water quality and associated monitoring.			
3.4	Storm Water Management. Adhere to and require effective storm water management practices.	OG	OG++	Adopted a No Adverse Impact requirement to limit runoff from new development. The City developed a Stormwater Management Program (SWMP) in accordance with requirements of the municipal separate storm sewer systems (MS4) program to manage stormwater discharges.
3.5	Economical Service. Plan utility infrastructure and services and approve development only in areas that can be reliably and economically served within the City's capabilities.	OG	OG+	Nothing to note. By extending utilities to support greenfield "growth areas" we have encouraged the southward spread of College Station and its population.
3.6	Regional Cooperation. Continue regional cooperation on solid waste management, and consider opportunities to consolidate or better coordinate other utility services with other area governments or service providers.	OG	OG++	The Rock Prairie landfill stopped accepting waste in 2011 and was replaced by the Twin Oaks, located on Hwy 30 near Carlos, in 2011. The City entered into an ILA with the City of Bryan to serve the Biomedical District in west College Station.
3.7	Excellent Service. Maintain commitment to an excellent level of system operation and customer service for all City utilities and services.	OG	OG++	Achieved daily. Customer service is recognized for its excellent dedication to public safety and information security.

Strategy 4: <i>Expand municipal services and facilities consistent with growth expectations and to support the planned growth and development pattern</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
4.1	Consolidated Facilities. Establish consolidated facilities for storage and maintenance of service vehicles and equipment, records storage, materials storage and other needs in locations that are accessible to areas served.	--	--	Nothing to note.
4.2	Character of Public Buildings. Design and construct public buildings, facilities and improvements, including a new City Hall, which reflect the character of their surroundings, blend well into existing neighborhoods and districts, and help to establish an identity and quality standard for newly-developing areas of the City.	IP	OG++	All City projects are required to meet all development standards. Since the adoption of the Plan, three fire station of exemplary design have been constructed. Each also provide additional small-scale meeting space that may be used by the community. The new Fire Station, Police Station, Larry Ringer Library expansion, and City Hall, which is currently under construction, exhibit an architectural style that will be carried through future projects.
4.3	School Facilities. Communicate with College Station Independent School District on facility coordination opportunities, especially to locate new elementary schools within neighborhoods whenever possible, and to ensure safe/walkable areas around schools.	OG	OG+	The CSISD voluntarily complies with development regulations for the City. Staff works with them through the Safe Routes to School Program to install sidewalks along areas utilized by students.

4.4	Coordinated Improvements. Capitalize on opportunities to achieve multiple community objectives through major infrastructure projects, such as coordinated road improvements, utility and drainage upgrades, sidewalk rehabilitation / installation / extensions, and streetscape enhancement.	OG	OG++	The CIP department coordinates the needs of all services providers in the City of College Station network to ensure communication is open and design/ construction funds are maximized to meet their needs.
4.5	Promote Infill and Redevelopment. Program utility improvements and extensions to promote infill and redevelopment versus expansion of the urbanized area.	OG	OG++	Infill development is being encouraged through rehabilitation projects and expansion is encouraged through the extension of utilities.
4.6	Electric Infrastructure. Continue phased implementation of the long-range Electric Transmission Plan, along with other area partners, to ensure adequate and reliable supply to serve anticipated growth and to maintain College Station Utilities' capability for rapid response to system outages.	OG	OG++	While a specific long-range Electric Transmission Plan has not been created, the City coordinates with other areas partners to provide adequate and reliable services.
4.7	Water Infrastructure. Continue phased expansion of water supply resources and associated production capabilities to meet shorter-term peak demands, as well as forecasted longer-term needs.	OG	OG++	The City has constructed new water wells to increase capacity and contacts high-demand water users to help identify ways to reduce use.
4.8	Public Safety. Expand public safety facilities, including a satellite Police station in southern College Station and strategically placed Fire Stations, in order to provide adequate service and response times.	OG	OG++	Three fire stations have been constructed since the adoption of the Plan. The satellite Police station idea was explored and was not preferred. A new Police Station has been constructed on Dartmouth Street.

Strategy 5: <i>Promote facilities and services delivery practices that encourage resource conservation and protection.</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
5.1	Resource Conservation. Determine practical ways to reduce energy consumption and implement resource conservation strategies in all areas of municipal service provision.	OG	OG+	Nothing to note.
5.2	Runoff. Limit the impacts of urban runoff on area creeks and bodies of water.	OG	OG++	The City adopted a No Adverse Impact requirement to limit run-off from new development. The City developed a Stormwater Management Program (SWMP) in accordance with requirements of the municipal separate storm sewer systems (MS4) program to manage stormwater discharges.

5.3	Green College Station. Implement Green College Station initiatives and use “green” technologies and practices to reduce utility consumption, operate more efficiently, and limit facility impacts on nearby areas of the community.	OG	OG+	Solar panel and other rebates offered for energy efficient appliances and upgrades
5.4	Water Conservation. Pursue and support local water conservation and re-use initiatives, specifically including the reuse of water to irrigate City facilities.	OG	OG+	Continuous outreach and education is undergone by City Staff to promote water conservation. A proclamation was made by the Mayor declaring June “Water Conservation Awareness” month. Veteran’s Park has graywater reuse for irrigation.
5.5	Recycling. Promote solid waste reduction and recycling by residents, businesses, and local institutions, through the creation of initiatives that provide residents a convenient means of disposing of household hazardous waste.	OG	OG+	The City has implemented a single-stream recycling program and hosts semi-annual hazardous household waste drop-off events.
5.6	Consolidated Services. Identify ways to consolidate service delivery and create efficiencies in City government by minimizing sprawl and reducing service delivery costs.	OG	--	Nothing to note.

Chapter 8: Growth Management

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

Strategy 1: Identify land use needs based on projected population growth.				
Action		Progress Assessment		Progress Description
		5-year	Current	
1.1	Strategic Land Use Planning. Delineate planned growth areas and protection areas by assigning appropriate character classifications (e.g., urban and suburban versus rural) for the 20-year planning horizon, through the Future Land Use & Character map in the Comprehensive Plan.	OG	OG++	Accomplished. The NAP Natural Areas Protected land use designation could be further clarified with newer FEMA information in applicable areas.
1.2	Holding Area Zoning. Ensure that the growth timing aspect of municipal zoning is employed effectively by establishing a direct link between character areas indicated on the Future Land Use & Character map	OG	OG++	Timing of development is taken into consideration with a request to change zoning. This information is provided as part of a professional recommendation given to City Council by Staff.

	and the development intensity permitted in these areas through the zoning map and Unified Development Ordinance provisions.			
1.3	Zoning Integrity. Guard against zoning map amendments that, cumulatively, can lead to extensive residential development in growth areas without adequate land reserves for a balance of commercial, public, and recreational uses.	OG	OG++	Accomplished. This is taken into considered with each request to change zoning. This information is provided as part of a professional recommendation given to City Council by staff.
1.4	University Coordination. Coordinate with Texas A&M University and Blinn College concerning their projected enrollment growth and associated faculty/staff increases to plan effectively for the implications of further off-campus housing demand.	OG	OG+	Ongoing to the extent possible under current communication constraints, which are reducing constantly.
1.5	Monitor Trends. In conjunction with periodic review of the Comprehensive Plan, identify market shifts that could have implications for desired housing types, retail or other commercial offerings, and particular public service and recreational needs.	OG	OG	Accomplished. The increased number of student-focused single-family housing developments is impacting the multit-family market. Short-term rentals are impacting the viability of the hotel stock. Online shopping is impacting the brick-and-mortar retail establishments.

Strategy 2: Align public investments with the planned growth and development pattern.				
Action		Progress Assessment		Progress Description
		5-year	Current	
2.1	Coordinated Planning. Ensure that the strategies and actions of this Comprehensive Plan carry through to the City's master plans. The City master plan updates should include provisions that relate directly to the City's Future Land Use & Character Plan (e.g., future utility master plans; Recreation, Park, and Open Space Master Plan; Bicycle, Pedestrian and Greenways Master Plan).	OG	OG++	Accomplished.
2.2	Certificate of Convenience and Necessity Boundary Extensions. Extend the City's service area for sanitary sewer (the Certificate of Convenience and Necessity boundary) into the Extraterritorial Jurisdiction in an incremental and carefully timed manner, in concert with annexation activity and defined growth management objectives.	OG	OG+	Sewer extension was made following the Wellborn Community annexation and is also being extended to serve the Southern Pointe Development through MUD #1 at the former Texas Speedway location. There is also MUD #2 at Millican Reserve. Limited extension of public services have been made.

2.3	Strengthen the Water/Sanitary Sewer Extension Policy. Amend the water/sewer extension policy to require extensions to be consistent with the Future Land Use & Character Plan; the City's ongoing growth area planning; and the City's utility master plans and multiyear Capital Improvement Plan.	--	✓	The Water/Sanitary Sewer Extension Policy was updated. Further updates may be desired based on changes to state annexation laws.
2.4	Oversize Participation. Establish criteria to evaluate the fiscal impact and cost effectiveness of proposed over-sizing commitments by the City.	--	✓	The City provides funds to oversize infrastructure as needed and appropriate to meet the City's long term water, sanitary sewer, and transportation plans.
2.5	Capital Improvements Programming. Expand municipal facilities consistent with growth expectations and to support the desired growth and development pattern.	OG	OG++	Three new fire stations have been constructed to serving a growing/spreading population. A new Police Station has been constructed on Dartmouth Street. The new City Hall, located adjacent to the existing site, is currently under construction.
2.6	Impact Fees. Extend water and wastewater impact fees into new, targeted growth areas in the Extraterritorial Jurisdiction. Also, establish road impact fees within the City as authorized by Texas statute.	--	✓	City-wide impact fees for water, sanitary sewer, and roadways were adopted in 2016. Future evaluation of impact fees will occur at regular intervals per Texas statute.
2.7	Traffic Impact Analysis. Protect road capacity and safety by strengthening requirements for Traffic Impact Analyses when proposed developments exceed a designated size or projected trip generation. Provisions for analysis and potential mitigation should be extended to significant single-family residential developments as requirements in the Unified Development Ordinance currently apply only to non-residential and multi-family projects.	--	OG++	The ordinance to require TIAs for single-family development was adopted in 2016. Further evaluation should be undertaken to refine mitigation thresholds and consider inclusion of site and multimodal provisions.
2.8	Parkland Dedication. In follow-up to the City's extension of parkland dedication requirements into the Extraterritorial Jurisdiction, monitor the program parameters to ensure desired outcomes.	OG	OG+	The monitoring of the Parkland dedication funds has been tighter in recent years due to the expiration of funds for a large development.
2.9	Interlocal Cooperation. Pursue interlocal cooperation agreements with Brazos, Grimes, and Burleson counties; City of Bryan; Texas A&M University; and other service providers, as appropriate. Such agreements can address coordination of subdivision review, thoroughfare planning, floodplain management, and utility	OG	OG+	Communication and coordination between the City of Bryan and Brazos County has improved in recent years. Additional communication has led to better enforcement of regulations in the ETJ and consistent road design between the cities.

	and other service provision, among other matters of mutual interest.			
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<i>Strategy 3: Balance the availability of and desire for new development areas with redevelopment and infill opportunities.</i>				
Action		Progress Assessment		Progress Description
		5-year	Current	
3.1	Infrastructure Investments. Invest in the necessary infrastructure to increase redevelopment potential for areas identified in Chapter 2: Community Character. Concentrating property development within the City makes efficient use of infrastructure and supports the City's Green College Station effort.	OG	OG++	Major utility and street rehabilitation projections have taken place in the Eastgate and Southside areas.
3.2	Holding Area Annexations. Use annexation to incorporate and appropriately zone areas to protect them from premature development. This strategy can also be employed in areas where the City wishes to maintain a rural character.	--	N/A	Several minor annexations have taken place since the plan adoption. However, in regards to strategic annexation, that has been limited to the annexation of the Wellborn Community in 2011. In recent times, MUD #1 has been established at the Texas Speedway location that requires development annexation at a future date. There is also MUD #2 at Millican Reserve. Future annexations have been limited by recent legislation.
3.3	Growth Area Targeting. Coordinate zoning, capital improvement programming, and municipal services planning to prepare targeted growth areas as identified on the Concept Map in Chapter 2: Community Character.	--	OG	Water and sewer capacity has been increased to prepare for the development of growth areas.
3.4	Zoning in Support of Redevelopment. Together with other incentive measures, apply targeted zoning strategies to designated Redevelopment Areas identified on the Future Land Use & Character map. Options may include items such as reduced setbacks, waiver to height limitations, increased signage, increased density, reduced parking standards, and reduced impact fees.	--	OG+	Non-conformities section of the UDO was revised to allow more flexibility. Redevelopment areas have more flexibility in buffer requirements and height protections.

Strategy 4: Identify and implement growth management techniques for areas within the Extraterritorial Jurisdiction.

Action		Progress Assessment		Progress Description
		5-year	Current	
4.1	Intergovernmental Cooperation. Coordinate the City's regulatory strategy for rural lot sizes with efforts by the Brazos County Health Department to increase the minimum required lot size for allowing on-site sewer treatment systems from one acre to a larger size, as needed, to address public health and safety concerns.	N/A	--	Nothing to note.
4.2	Pursue Development Balance. Consider the development of regulations and fees that help level the playing field between in-City and Extraterritorial Jurisdiction development. Ensure that Extraterritorial Jurisdiction development contributes its fair share to the long-term costs of extending public infrastructure and services to fringe areas.	OG	OG	Nothing to note. Some parkland dedication requirements apply to the ETJ.
4.3	Growth Area Annexations. Pursue strategic annexations, if feasible from a fiscal and service provision standpoint, to extend the City's land use regulations to Extraterritorial Jurisdiction areas facing immediate and near-term development pressures. This should also include areas where City utilities have already been extended.	--	OG+	Several minor annexations have taken place since the plan adoption. However, in regards to strategic annexation, that has been limited to the annexation of the Wellborn Community in 2011. In recent times, MUD #1 has been established at the Texas Speedway location that requires development annexation at a future date. There is also MUD #2 at Millican Reserve. Future annexations have been limited by recent legislation.
4.4	Conservation Area Annexations. Pursue strategic annexations in areas not targeted for significant urban or suburban development in the near term. This enables the City to apply growth management measures to discourage premature and inappropriate development.	--	--	Several minor annexations have taken place since the plan adoption. However, in regards to strategic annexation, that has been limited to the annexation of the Wellborn Community in 2011. In recent times, MUD #1 has been established at the Texas Speedway location that requires development annexation at a future date. There is also MUD #2 at Millican Reserve. Future annexations have been limited by recent legislation.
4.5	Voluntary Annexations. Utilize the utility extension policy as a means to encourage landowners to agree to annexation by way of voluntary petition to protect the City's long-term interests in significant areas of the Extraterritorial Jurisdiction, such as along key transportation corridors.	OG	OG	Access to sewer is primary driver for property owners to petition annexation.
4.6	Non-Annexation Agreements. Target certain annexation efforts to areas	OG	OG	Accomplished until 2019.

	where land owners maintain a TEXAS TAX CODE exemption on their property for agricultural use. In such cases, the City must offer the property owner an opportunity to enter into a non-annexation development agreement with the City in lieu of annexation. This strategy can be an effective way of assuring limited development on the property for up to 15 years.			
4.7	Fiscal Impact Analysis. Continue to complete thorough cost-benefit analyses to evaluate all proposed annexations. Explore available fiscal impact models that provide a more robust analysis.	OG	OG	Accomplished with each annexation. The only large-scale annexation that has taken place since the plan adoption is the Wellborn Community. A fiscal analysis was created at that time. In 2019, legislation was passed limited the City's ability to initiate future annexations.
4.8	Land Conservation. In support of the Green College Station Action Plan, protect natural resources by recruiting land trusts and conservation organizations to consider acquisition and preservation of targeted open areas.	--	--	Nothing to note.

Strategy 5: Encourage and promote the redevelopment of land that is currently occupied by obsolete or non-functioning structures.				
Action		Progress Assessment		Progress Description
		5-year	Current	
5.1	Redevelopment of Retail. Continue to emphasize redevelopment and revitalization opportunities for large retail sites such as Post Oak Mall and the vacant former grocery anchored retail center along South College Avenue near University Drive.	OG	OG+	Economic Development is attuned to this effort. The long-vacant science/research campus off State Highway 6 has been filled with a commercial entity.
5.2	Parking Management. Encourage residential, commercial and mixed development models in the City's targeted Redevelopment Areas, as identified on the Future Land Use & Character map, that focus on integration of structured parking to enable more productive use of the overall site in place of extensive surface parking.	OG	OG++	This option has been utilized, specifically in regards to Redevelopment Areas, at the Northpoint Crossing development, several others in Northgate, and the new Embassy Suites site on University Drive. The UDO parking requirements were revised in 2017 to be more flexible.
5.3	Zoning in Support of Redevelopment. Review the effectiveness of the Redevelopment District (RDD) overlay zoning. Specifically, determine whether the minimum 20-year age	--	OG+	The RDD overlay currently applies to only one site within the City (the Kohl's shopping center).

	requirement for pre-existing development is excessive or an obstacle. Consider applying the RDD zoning to designated Redevelopment Areas identified on the Future Land Use & Character map to encourage market-responsive development to occur at intersections of arterials within the City limits where there are significant amounts of underutilized lands.			
5.4	Density/Intensity Bonuses. Use the prospect of increased development yield (retail/office square footage and/or additional residential units in mixed-use developments) to entice redevelopment projects aiming for increased development intensity.	--	--	Discussions have taken place for both infill and redevelopment prospects. However, none have come to fruition to date.