



Comprehensive Plan Open House

Welcome!



June 20, 2019



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Objectives Tonight

- View displays on highlights of proposed Comprehensive Plan
- Use Open House format to talk informally with consultants and staff
- Obtain your input on potential near-term implementation priorities



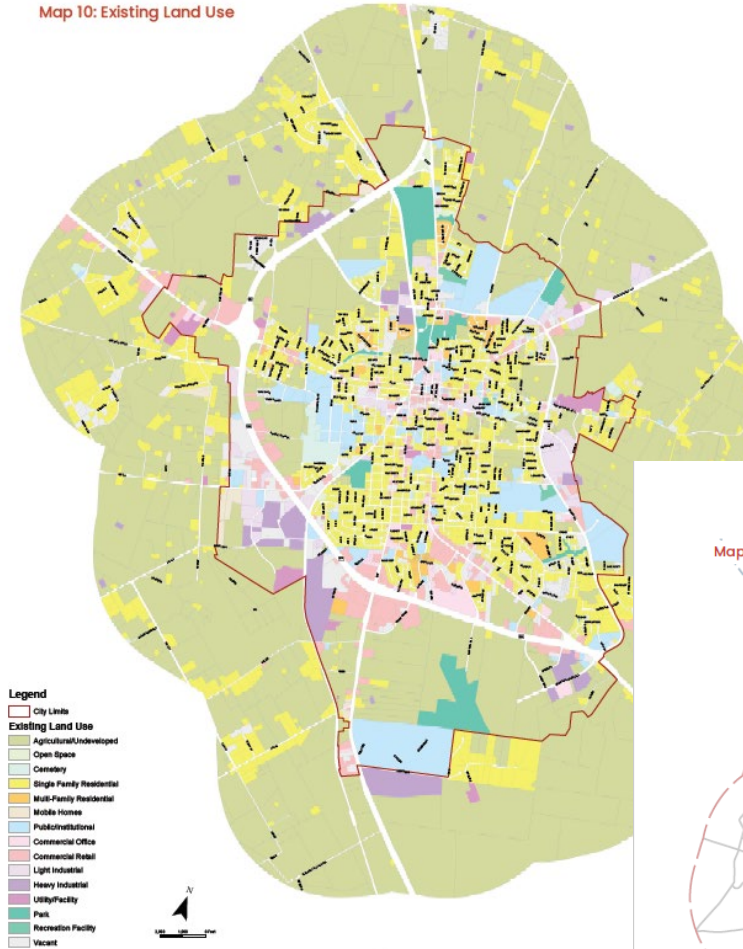


Brenham Today

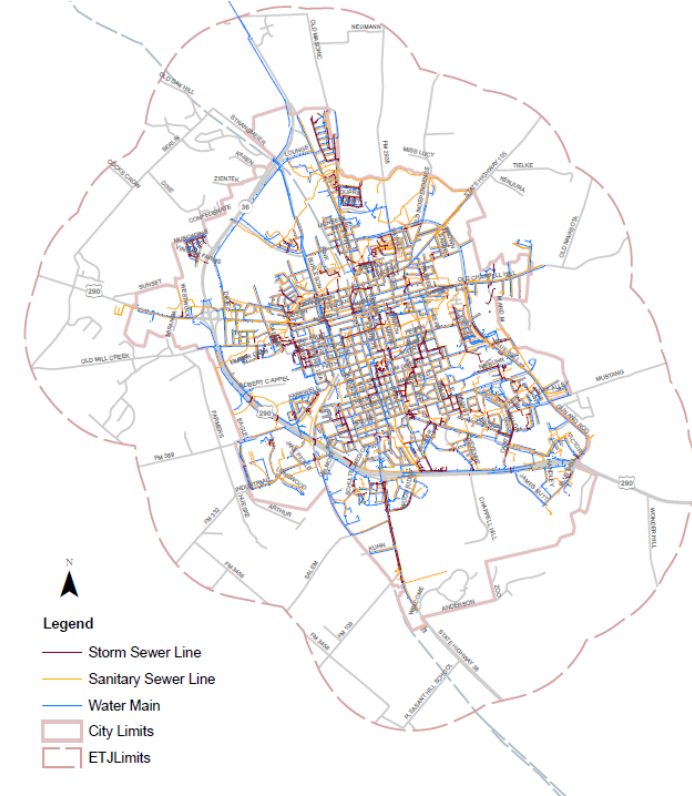
The Existing City Report

City of Brenham, Texas Comprehensive Plan
DRAFT April 2019

Map 10: Existing Land Use



Map 13: Existing Infrastructure, City of Brenham.



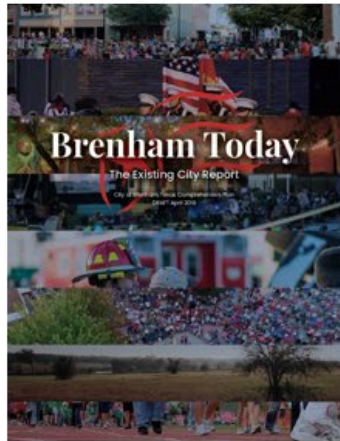
Community Indicators



Plan 2040

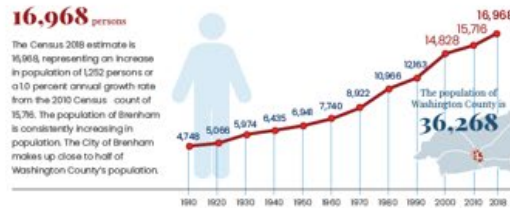
Brenham Comprehensive Plan

Open House ♦ June 20, 2019



Brenham Community Profile

When drafting public policy focused on improving the lives of people, decisions must rely on data that answer who these people are, where and how they live, and how their lives are changing. Demographic and related data that answer these questions are essential to policymakers and development planners across nearly every sector of society. Demographics provide a snapshot pertaining to the current statistical characteristics of a given population, such as its size, composition and spatial distribution, as well as the process through which populations change. Planners study demographic trends to determine historical changes in a population over time, in order to help fulfill the needs of their constituency and plan for change as accurately as possible. Information pertaining to the City of Brenham was obtained from ESRI Business Analyst (2018) and American Community Survey (2016).



46.8
percent of Washington County population with Brenham

84
percent of homes built before 2000

31.7
percent of all housing units that are renter-occupied

34.4
percent of land within the city limits that is undeveloped

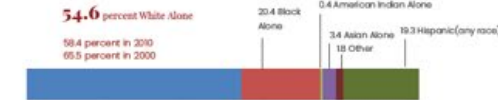
59.5
percent of employed Brenham residents that work outside of the City

1.5
Average vehicle crashes per day from 2016-2018

298
Acres of park space in the City with the addition of Brenham Family Park

The U.S. population is getting older and more racially diverse, according to new estimates from the Census Bureau.

-APR June 2018



31.7% Percent of all housing units in Brenham that are renter-occupied

Plan Built on Community Engagement



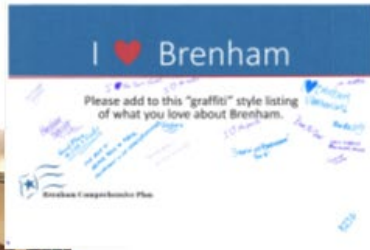
Plan 2040

Brenham Comprehensive Plan

Survey



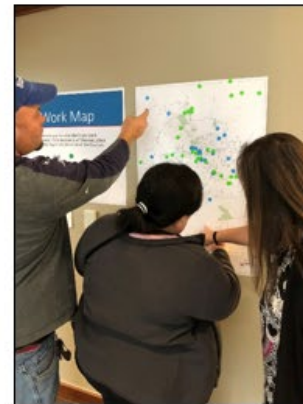
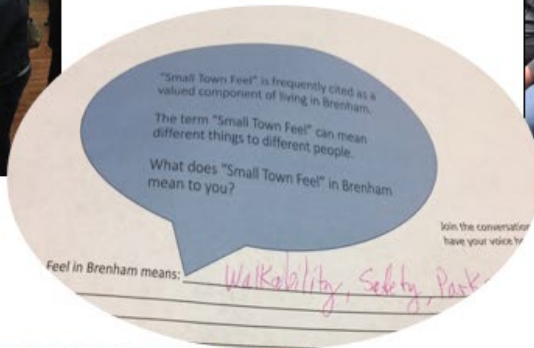
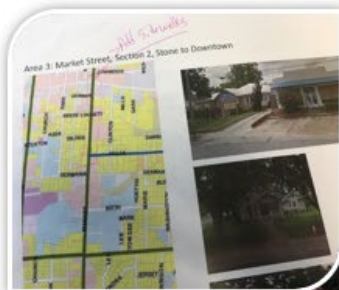
Town Hall Meetings



Advisory Committee



Open Houses



Listening Sessions

Top 6 Priorities

Direction and Outline Brenham Comprehensive Plan

The purpose of this briefing paper is to frame the discussion for a second joint workshop with City Council, Planning and Zoning Commission, Board of Adjustments, and Comprehensive Plan Advisory Committee members (on February 28, 2019). We are at the point of transitioning from background study and considerations about Brenham as it is today – the Existing City – to what it can and will be in the decades ahead – the Future City. This paper highlights: (1) leadership and community input; (2) related information and key assumptions for the Future City phase, especially with regard to Brenham's population outlook; and (3) a working outline of the Future City portion of the Comprehensive Plan document to guide the remaining plan development process.

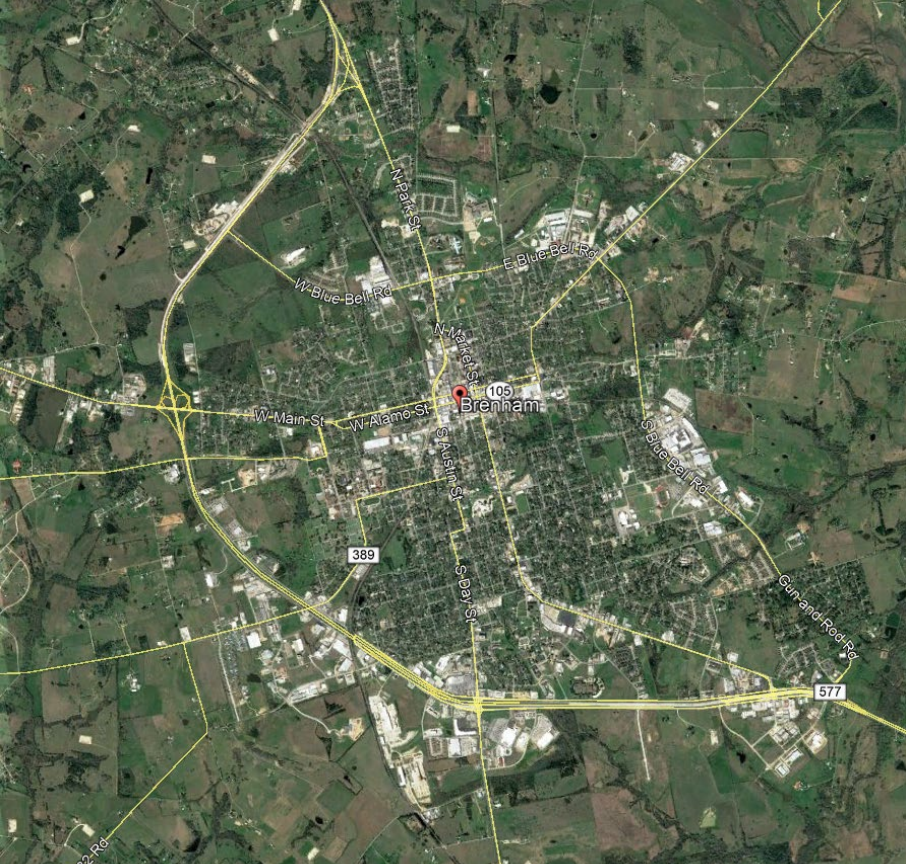
Leadership and Community Input

Community and leadership engagement activities during the Existing City phase included:

- Initial joint workshop with City Council and Planning and Zoning Commission (December 2018)
- Background surveys with City departments (October/November).
- Informal listening sessions with four 10-15 person groups from the community (December, January, and February).
- Town Hall Meeting on Brenham's Future (January). See photos below from event, which drew overflow attendance at the Brenham Public Library.
- A survey administered at the Town Hall Meeting on Brenham's Future received 84 responses. The input from the survey is summarized in the Town Hall Input Highlights paper.
- Initial meeting with a Comprehensive Plan Advisory Committee (December).



1. Growth and Revitalization Strategies
2. Focusing on Economic Essentials and a Strong Tax Base
3. Housing Costs and Options Inside the City
4. Attention to Brenham's Infrastructure
5. An Even More Livable Brenham
6. New and Improved Implementation Tools to Advance Plan Priorities



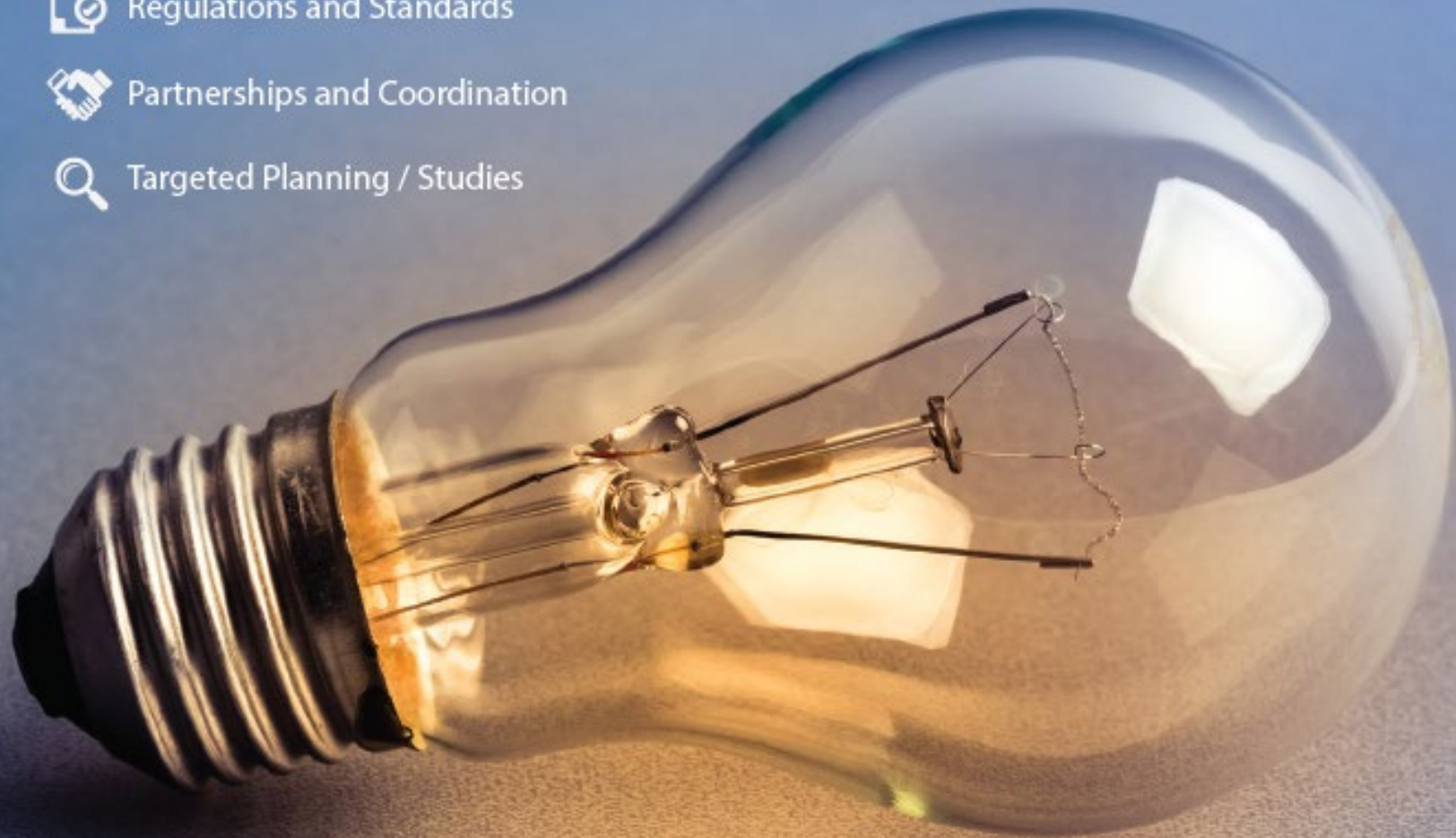
Plan Focus Areas

- Land Use and Development
- Transportation
- Growth Capacity
- Economic Opportunity
- Parks and Recreation

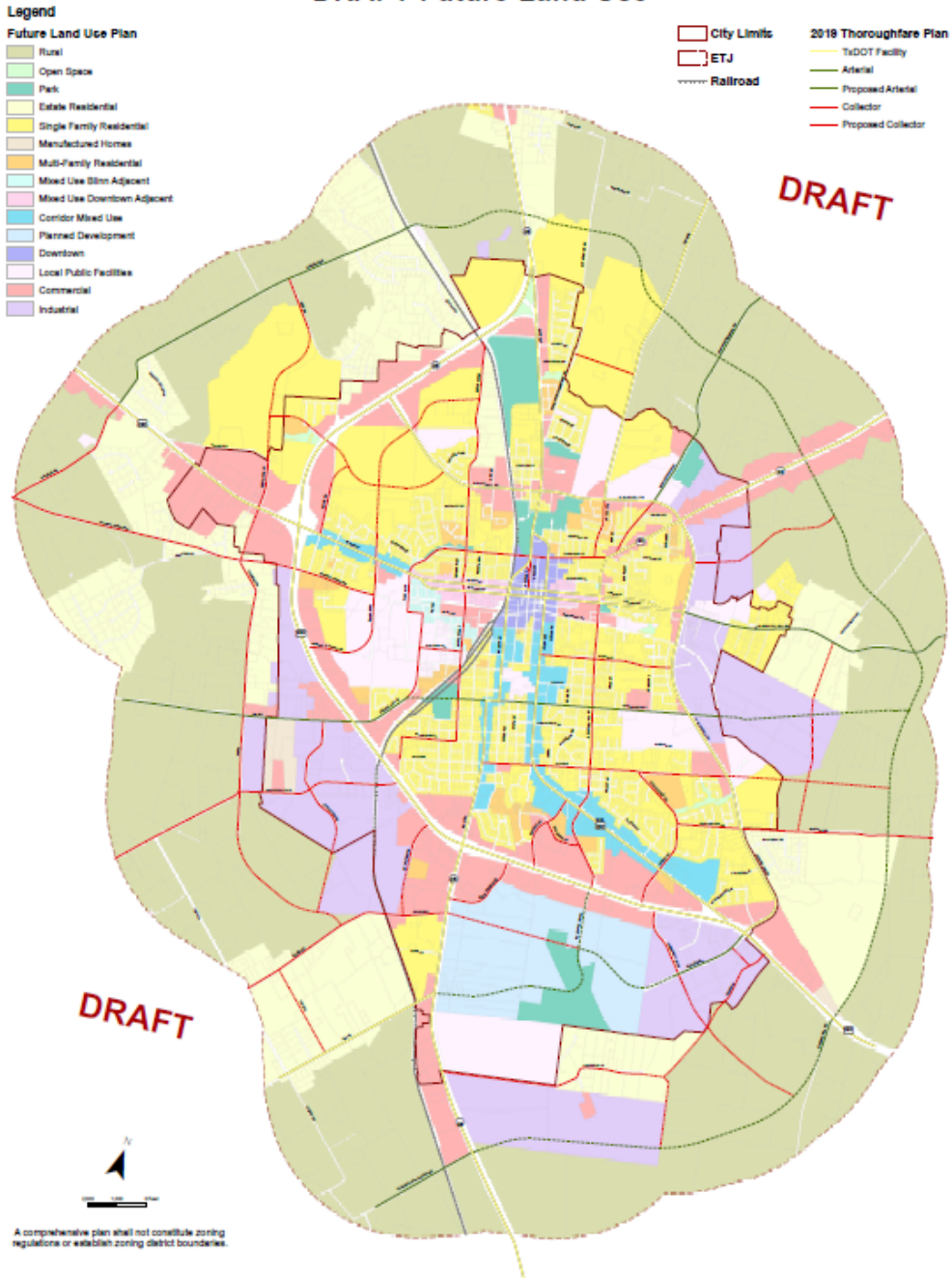
PLAN IMPLEMENTATION METHODS

FIVE WAYS OF MOVING TOWARD ACTION

-  Capital Investments
-  Programs and Initiatives
-  Regulations and Standards
-  Partnerships and Coordination
-  Targeted Planning / Studies



Brenham, TX DRAFT Future Land Use



- Rural
- Open Space
- Park
- Estate Residential
- Single Family Residential
- Manufactured Homes
- Multi-Family Residential
- Mixed Use Blinn Adjacent
- Mixed Use Downtown Adjacent
- Corridor Mixed Use
- Planned Development
- Downtown
- Local Public Facilities
- Commercial
- Industrial

Single-Family Residential

This designation covers areas with predominantly single-family residential uses at typical in-city densities.

Development Types

- Detached residential dwellings
- Mobile home park
- Planned development, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/institutional uses
- Parks and public spaces



Characteristics

- Residential neighborhoods with less openness and separation between dwellings compared to residential areas with larger lots.
- Potential for auto-oriented character, especially where driveways and front-loading garages dominate the front yard and building facades of homes. This can be offset by "anti-monotony" architectural standards, landscaping and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on corner sites or other locations within (or near the edge of) Single-Family Residential areas that are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.

Multi-Family Residential

This designation involves areas devoted primarily to structures with multiple residential units, at a greater intensity (i.e., units per building or acre) than found in single-family residential. Site design and open space standards may be applied to offset the relative density of this residential type, to ensure adequate recreational space on the site for residents, and to provide buffering and screening between this and less intensive residential uses. This use category can also provide a transition from primarily residential to mainly non-residential areas.

Development Types

- Multi-unit attached residential in concentrated development, whether for rent (apartments) or ownership (condominiums)



A Livable Community



Plan 2040

Brenham Comprehensive Plan

GOALS

Comprehensive Plan ♦ Parks and Recreation

1. A continued provision of high-quality park space and recreational programming to meet the needs of residents and visitors.
2. An emphasis on Brenham's natural, historic, recreational, and cultural assets in marketing and economic development efforts.
3. A renewed focus on pedestrian and bicyclist access and safety within the city, including connecting to park and recreation sites, via trails, sidewalks, and on-street bicycle facilities.



What to Do First?



Plan 2040

Brenham Comprehensive Plan

Comprehensive Plan ♦ Plan Implementation

Key Initiatives

Put on your elected official hat for a moment. Your constituents have more expectations than the City has the resources or time to address. What to do?

You received 5 voting pieces. Among various potential actions the Comprehensive Plan identifies for the next 10-20 years, the 14 items listed here are possible key initiatives.



You may use your votes to choose five separate items you consider most important for Brenham to pursue immediately.

Or, you might decide to put all five votes toward one particular priority or split them over a few items versus five.



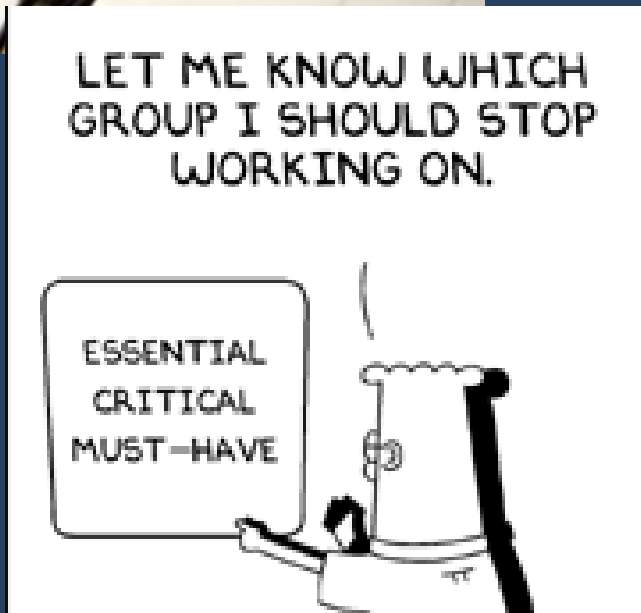
It's up to you, realizing we cannot do everything we want all at once. Some things will have to wait until later. What should come first?

1. Update and streamline the City's development regulations and standards (including zoning and subdivision regulations) to coordinate all aspects of local development review and approval processes.
2. Continue active code compliance efforts with a focus on measurable results.
3. Examine the potential to develop incentives for new housing development (including multi-family, rental, and for-sale housing).
4. Establish a more formalized Capital Improvement Plan (CIP) process for identifying, prioritizing and funding essential capital projects.
5. Conduct pro-active preventative maintenance on streets and sidewalks and schedule targeted reconstruction in locations with deteriorated conditions.
6. Develop a sidewalk improvement program to repair, replace, or install new sidewalks, crosswalks, and curb cuts, in high pedestrian use areas.
7. Continue adequate funding support to maintain high-quality public safety services, including staff levels, facilities and equipment at an adequate level to maintain public safety.
8. Conduct a Drainage Master Plan to examine storm water drainage needs.
9. Identify potential additional water supply sources beyond Lake Somerville.
10. Consider evaluating the current funding allocation methodology of BCDC's 4B sales tax funds to determine if a needs-based, more flexible funding allocation could better serve the City's varied economic needs.
11. Recruit tenants to the two established industrial parks, focusing on the strengths of the existing infrastructure, existing manufacturing base, workforce training programs, and geographic location.
12. Develop a workforce housing task force and partner with local employers to better understand what price points and housing types are needed for the local workforce.
13. Support Blinn College in any future Campus Master Planning efforts, including targets for increasing student enrollment.
14. Continue implementation of the projects in the 2015 Parks, Recreation and Open Spaces Master Plan.

Voting Exercise



- Put on your elected official hat
- More expectations of City than \$\$ or time to address
- 14 action initiatives selected from plan topic areas
- 5 voting pieces to choose which are most urgent to pursue first in next 1-3 years



14 Key Initiatives

1.

Update and streamline **City's development regulations and standards.**

2.

Active **code compliance efforts.**

3.

Develop **incentives for new housing development.**

14 Key Initiatives

4.

Establish a formalized **Capital Improvement Plan (CIP) process.**

5.

Preventative maintenance and targeted reconstruction of **streets and sidewalks.**

6.

Develop a **sidewalk improvement program.**

14 Key Initiatives

7.

Maintain **high-quality public safety services.**

8.

Conduct **Drainage Master Plan.**

9.

Identify additional **water supply sources.**

14 Key Initiatives

10.

Develop beautification programs to enhance Brenham's image.

11.

Recruit **tenants to the two industrial parks.**

12.

Develop a **workforce housing task force.**

14 Key Initiatives

13.

Support
Blinn College in any
future Campus
Master Planning.

14.

Continue
implementation of
**2015 Parks,
Recreation, and
Open Spaces
Master Plan.**

Beyond Tonight



- **Develop Public Hearing Draft of Plan**
- **Planning and Zoning Commission public hearing on proposed plan - August.**
- **City Council consideration of plan adoption.**