

Agenda Item Details

Meeting	Sep 25, 2018 - Bryan City Council Special Meeting
Category	5. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	A. Consider authorizing the Mayor to execute a contract for professional services for the purposes of developing and implementing a Small Area Plan for the Midtown Area of Bryan with Miller Boskus Lack Architects, P.A., for an amount not to exceed \$263,203
Type	Action (Statutory)
Preferred Date	Sep 25, 2018
Absolute Date	Sep 25, 2018
Fiscal Impact	Yes
Dollar Amount	263,203.00
Budgeted	No
Budget Source	Will require a Fiscal Year 2019 budget amendment to the General Fund
Goals	Quality of Life

SUMMARY:

The "Midtown Area" is loosely bounded by West Villa Maria Road, South College Avenue, Wellborn Road, and the southern limits of the City of Bryan. This particular area has seen a large increase in stealth dorms over the years. Due to the concerns of citizens, the Planning and Zoning Commission appointed a subcommittee to research this issue. For over a year, the Subcommittee on Stealth Dorms researched the Midtown Area regarding the impact of stealth dorm development. In the course of their research, it was found that the creation of new definitions and regulations for Stealth Dorms, now known as Detached Shared Housing, were necessary. These text amendments were approved on February 13, 2018. In addition to these text amendments to Bryan's development regulations, the Subcommittee researched and discussed at length the overall growth patterns in the area. They concluded that the best path to recapture the potential of the Midtown Area is to consider establishing unique development tools designed for the specific characteristics of the area.

At the suggestion of the Planning and Zoning Commission, on February 13, 2018, the Bryan City Council directed staff to release a request for proposal (RFP) to hire a consultant to study and create a master/small area plan in the region around the future regional park location at West Villa Maria Road and South College Avenue and the area south of West Villa Maria Road to the southern city limits of Bryan. RFP#18-033 was released on May 18, 2018, and nine (9) proposals were received and opened on June 15, 2018. A selection committee comprised of City of Bryan staff and representatives from the Planning and Zoning Commission reviewed the proposals on July 11, 2018. From this review, four (4) firms were invited to interview in person on July 31, 2018, to provide further details and allow for questions regarding their proposals. After the interviews, the selection team concluded that Miller Boskus Lack Architects, P.A. (MBL) was the proposal providing the best value to the City, for the services offered at a fee not to exceed \$263,203.

The Midtown Area Plan will include the following components:

- Experience Districts
- Market Opportunity Summary
- Pattern Book
- Regulating Plan
- Code Revisions
- Catalytic Opportunities
- Implementation Pathways

MBL will begin their process by "stress testing" the City's existing codes, searching for weak areas and unnecessary obstacles in the development process. This testing will allow MBL to determine where they need to focus their efforts on the regulatory changes that may need to occur.

In conjunction with RCLCO, the team's real estate advisor, a market analysis and opportunity study will be provided to the City. This analysis will include an evaluation of market-feasible and financially-underwritable development trajectories. In addition, they will help the City to understand the net fiscal impact of each proposed land use/product.

A significant aspect of the proposal from MBL is the inclusion of pattern zoning. This cutting edge zoning technique utilizes high-end designs, approved by the public, to allow for specific types of desired development to occur in a quicker and more cost-effective manner. The deliverable to be provided by the consultant is a pattern book that will provide a set of pre-approved building plans that can be implemented on a parcel-by-parcel basis.

To understand each area well enough to create the pattern book, MBL will create "experience districts" by organizing areas based on the values and visions of the citizens within. Using this and other information, MBL will be able to identify catalytic opportunities and provide an executive-level report with clear action steps regarding valuable development and redevelopment opportunities.

This project will involve and rely on a high degree of public participation. Local elected and appointed officials, residents, businesses, agencies, and organizations will be strongly encouraged to participate throughout the planning process. MBL has developed a strategy to encourage and facilitate public participation for the project with the goal of channeling public input into feasible goals and objectives.

The MBL team will work in partnership with a Midtown Plan Advisory Committee (MPAC) that will be appointed by the City Council at a future meeting. The MPAC will help ensure that all stakeholders and community residents can be involved in the planning process.

Adoption of the Midtown Small Area Plan by the City Council, anticipated in the summer of 2019, will complete the project.

STAFF ANALYSIS AND RECOMMENDATION:

Staff recommends the City Council approve the contract with Miller Boskus Lack Architects, P.A. to create a small area plan for the Midtown Area of Bryan.

During a special meeting on January 18, 2018, the Planning and Zoning Commission, **unanimously recommended that the Bryan City Council initiate a Small Area Plan study** as presented by the Planning and Zoning Commission subcommittee.

- The specific area closest to the Texas A&M University campus appears to have the greatest potential for more desirable high-density (re)development, such as mixed-use apartments or high value townhomes.
- Use of a small area plan will assist the City in capitalizing on a significant opportunity for more valuable (re-)development in the Midtown area.
- A solid and reliable plan must be made to regulate growth to its fullest potential not only in the areas near the Texas A&M University campus, but also near the new potential super park location. This action will allow the City of Bryan to be prepared for innovative ideas and increasing density in an area that is anticipating increased development, which will include high volumes of vehicular and pedestrian traffic.
- A specific small area plan will require significant amounts of citizen input, which is expected to be a complex and lengthy process. This process has not been initiated due to the time constraints of City staff.
- Patchwork (re)development in the areas studied would be difficult due to the lack of sufficient infrastructure that would be required for higher-density development. A specific plan that identifies routes for the development of new infrastructure is necessary for these areas.

OPTIONS (In Suggested Order of Staff Preference):

1. approve the contract;
2. request modifications to the contract, which may require City Council consideration at a future City Council meeting; or
3. do not approve the contract at this time and provide direction to staff.

ATTACHMENTS:

1. RFP overview presentation from City Council workshop meeting on May 15, 2018
2. RFP#18-033
3. proposal received in response to RFP#18-033 from Miller Boskus Lack Architects, P.A.
4. draft contract for professional services with Miller Boskus Lack Architects, P.A.

Attachment 1 Midtown PPT 5-15-18 Workshop.pdf (3,094 KB)

Attachment 2 Midtown RFP_18-033.pdf (591 KB)

Attachment 3 MBL Proposal Response.pdf (27,617 KB)

Attachment 4 MBL Contact.pdf (4,159 KB)