

South College Avenue Medians

South College Avenue
Reconstruction Project - Phase One

City Council Workshop
August 22, 2023

Outline

- Midtown Plan
- South College Phase One
- Medians
- Median Openings
- Questions



A large, light blue, stylized logo consisting of the letters 'D' and 'B' intertwined. A white five-pointed star is positioned in the lower right quadrant of the 'B'.

Midtown Area Plan

Significant Public Input in Midtown Area Plan

PUBLIC PROCESS *Building on community input*

The consultant team's comprehensive analyses included looking at the existing physical, economic and cultural conditions, as well as the organizational and policy structures within Midtown and the City of Bryan. This work was strengthened by one-on-one stakeholder interviews, public workshops, social media interactions, media interviews, on site interviews and teleconferences, direct mailings, numerous site visits and weekly phone calls with City of Bryan staff.

Community engagement is a process that invites challenge and supports change. Community engagement was at the center of this process and will be vital to continue as the plan is implemented. Every interaction and subsequent change solicited through the Midtown planning process strives to offer balance between community needs and wants. Attending to the details of future engagement will be what decides whether or not implementation of this plan is effective.

As this plan is enacted, it is important to note that public input alone will not be sufficient. The highest form of engagement is to actually provide a system of policies and tools that empowers citizens to execute their vision for the future; that is precisely what the new tools for encouraging incremental development are intended to do. If this plan is enacted, no one should have to be a career developer to execute a modest project, and major developments on the corridor and incremental infill in the neighborhoods can proceed in a coordinated manner.



NOVEMBER-JANUARY 2019

Visual Preference Survey

- MPAC Meeting
- Public Workshop**
- Stakeholder Meetings
- Media Engagement Lunch
- Survey #1 Opens
- Tele-MPAC Meeting

4

Public workshops

FEBRUARY-MARCH 2019

Aligning Principles

- U.B.C. Neighborhood Assoc. Meeting
- WTAW & iHeart Radio Update
- KBTX Update
- MPAC Meeting
- Public Workshop**
- Carriage Hills Neighborhood Assoc. Meeting
- Survey #1 Closes, Survey #2 Opens

10

Live media interviews

19

News articles

APRIL-JULY 2019

Regulating Plan

- MPAC Meeting
- AIA Update
- Public Workshop**
- WTAW & iHeart Radio Update
- P&Z Commission Update
- KBTX Update
- Tele-MPAC Meeting

280+

Subscribers to planning updates

400+

Responses to surveys

AUGUST-DECEMBER 2019

Consolidated Findings

- P&Z Commission Update
- Joint P&Z Council Workshop
- Survey #2 Closes
- WTAW Update
- iHeart Radio Update
- Public Workshop**

2,700+

Invitations to residents and property owners

5,000+

Visits to bryantx.gov/Midtown

JANUARY-APRIL 2020

Adopt Plan

- P&Z Commission Update
- Suvery #3
- Public Workshop
- WTAW Update
- iHeartRadio Update
- KBTX Update
- Council Update
- Adoption of Plan

13,300+

Social media ads publicizing planning events and progress

South College Avenue & Midtown Area Plan

- The Midtown Area Plan was adopted by the Bryan City Council on May 12, 2020 and recommended major capital improvements to coordinate development in Midtown
- South College Avenue is the main corridor within Midtown and landscaped medians were proposed in the cross section shown in the area plan
- The current scope of the Phase One reconstruction project fulfills the needs outlined in the Midtown plan and promotes slower and safer traffic, walkability, and bike-ability along as the corridor and makes it aesthetically pleasing

EXISTING SOUTH COLLEGE AVENUE



The existing roadway has a tight space for improvements and existing trees close to the curb. There is minimal opportunity for on-street parking, requiring better use of alley access and shared parking.

PROPOSED SOUTH COLLEGE AVENUE (NARROW)



This section is proposed for more narrow lengths of South College Avenue. The median may be inverted to provide for extra stormwater storage at key intervals. Avoiding existing trees and using pedestrian easements to keep continuous sidewalks around existing trees is recommended.

South College Avenue & Midtown Area Plan

- One of the General Aligning Principles from the plan was a revitalized corridor that the current construction project scope fulfills
- This project also prioritizes a dynamic, safe, and active park edge that compliments Midtown Park as medians act as traffic calming
- The median opening at Rountree Drive aligns with proposed Catalytic Project at the intersection with South College Avenue



A dynamic and aesthetically pleasing South College Avenue Corridor

One that links a revitalized Downtown Bryan to a dynamic Midtown and acts as the economic engine for the surrounding neighborhoods.

Enhance Accessibility

Enhance accessibility to the parks and surrounding neighborhoods through walking and biking to minimize local vehicular traffic. Construct crosswalks, bike-protected lanes, wider sidewalks, on-street parking and other street calming infrastructure.

Midtown Area Plan Recommended Medians



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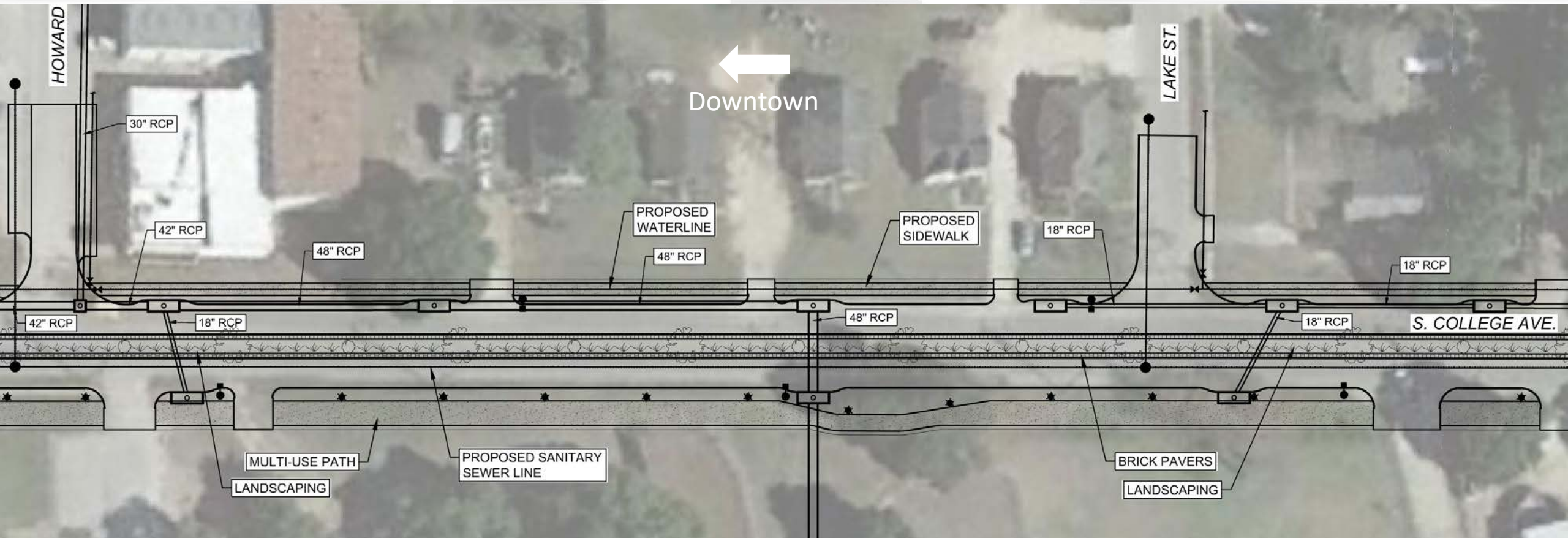
South College Phase One

Overall Project Highlights - South College Phase One

- Reconstruction of South College Avenue from West Villa Maria Road to Carson Street
 - Approx. 4,300 LF of two-lane roadway with
 - Landscaped Median
 - Two roundabouts (Carson & Williamson)
 - 10 to 12-foot wide shared use path along the west side
 - 6-foot-wide sidewalk along the east side
 - Utility installations include Storm Sewer, Water, Sanitary Sewer, Fiber Optic and Electric conduit
- Construction underway with anticipated completion of October 2024
- Construction contract approved March 28, 2023 for \$15,990,929

South College Schematic

- Shared Use Path, Sidewalk, Landscaped Medians, Preserved Significant Street Trees, Improved Drainage, and Roundabouts to Facilitate U-turns and Traffic Calming
- Resulting in multi-modal corridor favoring pedestrians and bicycles as noted in Midtown Area Plan



Landscaped Medians

Landscaped medians run the entire length of the corridor from West Villa Maria Road to Carson Street

- Left turn openings at Dellwood St. & Rountree Dr.
- Roundabouts at Williamson Dr./Hollydale St. & Carson St.
- Landscaping along the corridor positively enhances the aesthetics while also mitigating the heat island effect
- Renderings and details from the plan sheets follow

Renderings of Landscaped Medians



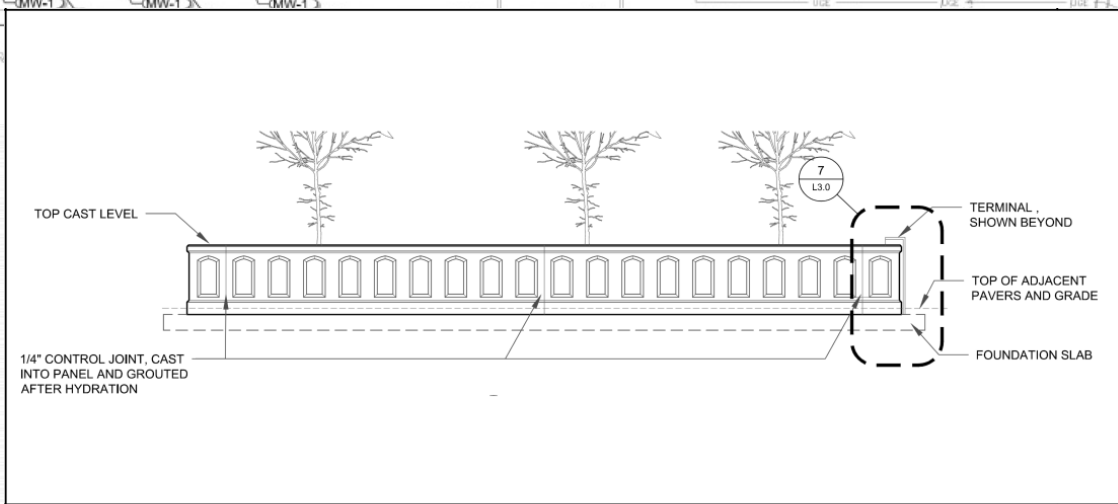
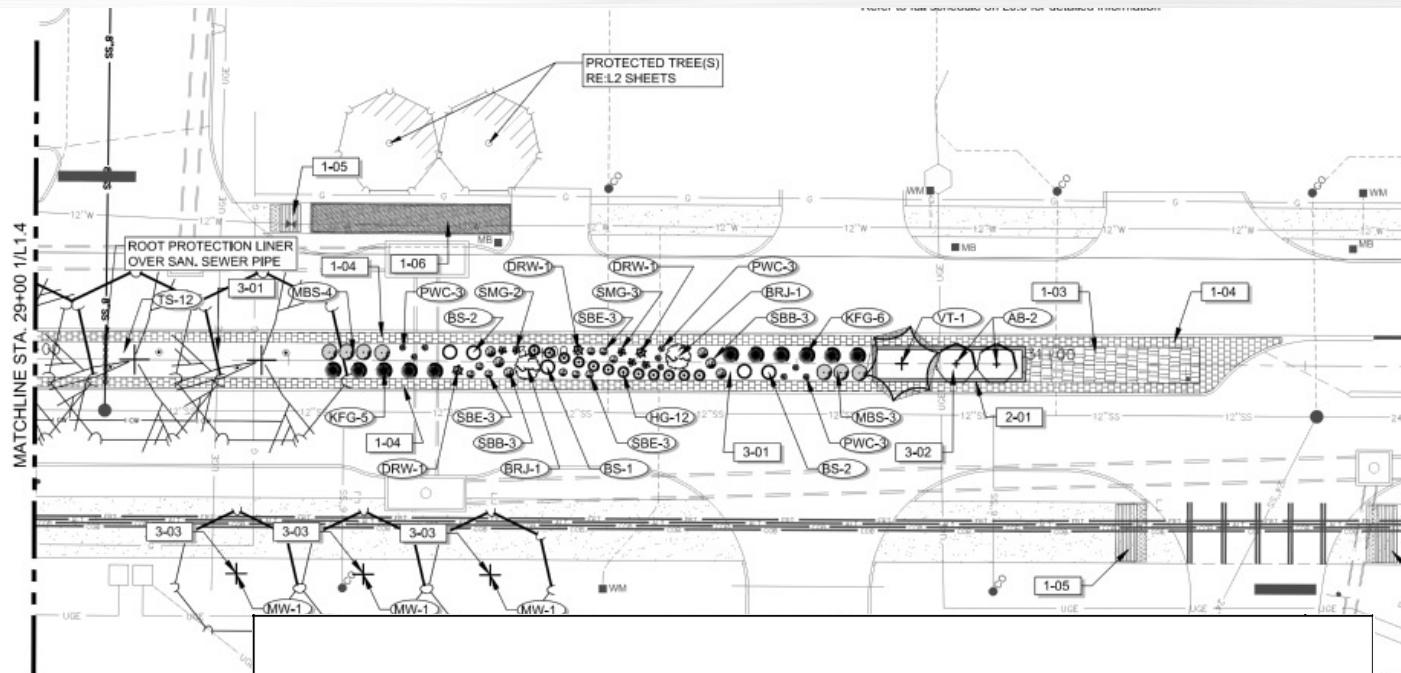
Renderings of Landscaped Medians



Renderings of Landscaped Medians



Landscaped Medians



Concrete Planter Side Elevation (Typ)

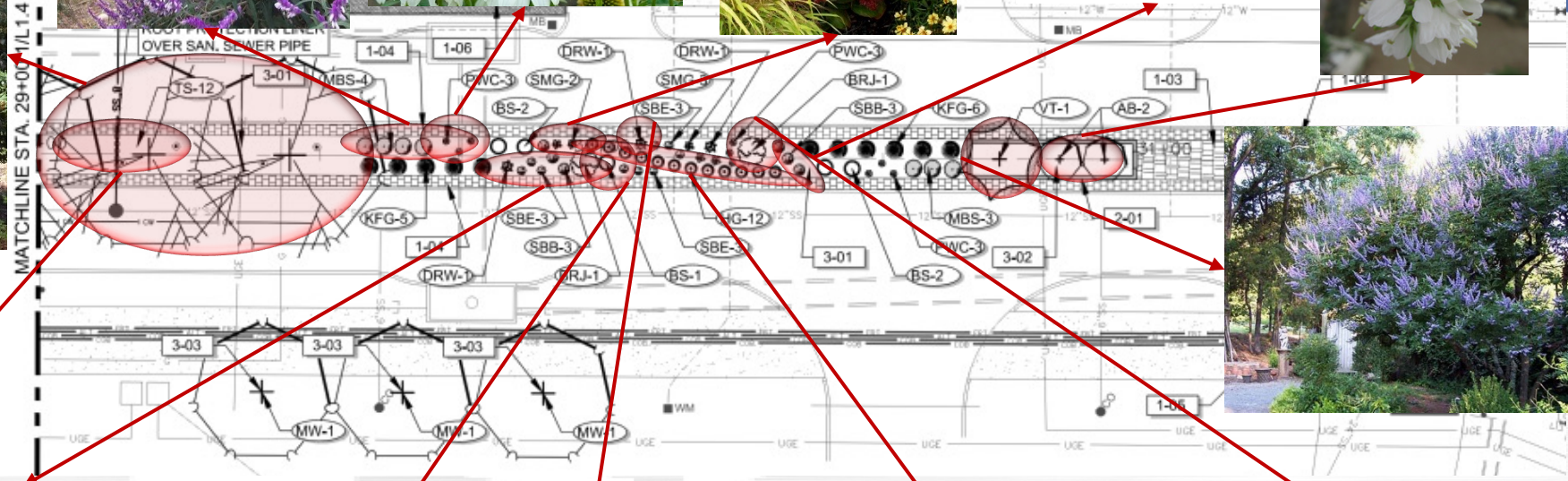
1/4"=1'-0"

10

Plant List to include:

- Anacacho Bauhinia
- Blue Rug Juniper
- Blue Salvia "Mytic Spires"
- Drift Rose – White Drift
- Hameln Grass
- Karl Forestor Grass
- Live Oak
- Loquat Leaf Oak
- Mexican Bush Sage
- Exican White Oak
- PowWow White Coneflower
- Scarlet Beebalm
- Sedum "Mr. Goodbud"
- Sedum "Blue Elf"
- Texas Sage
- Vitex

Landscaping in the Medians



- www.missouribotanicalgarden.org
- www.plantingtree.com
- www.gardenia.net
- www.thetreecenter.com
- www.tree-land.com
- www.wildflower.org

Median Openings

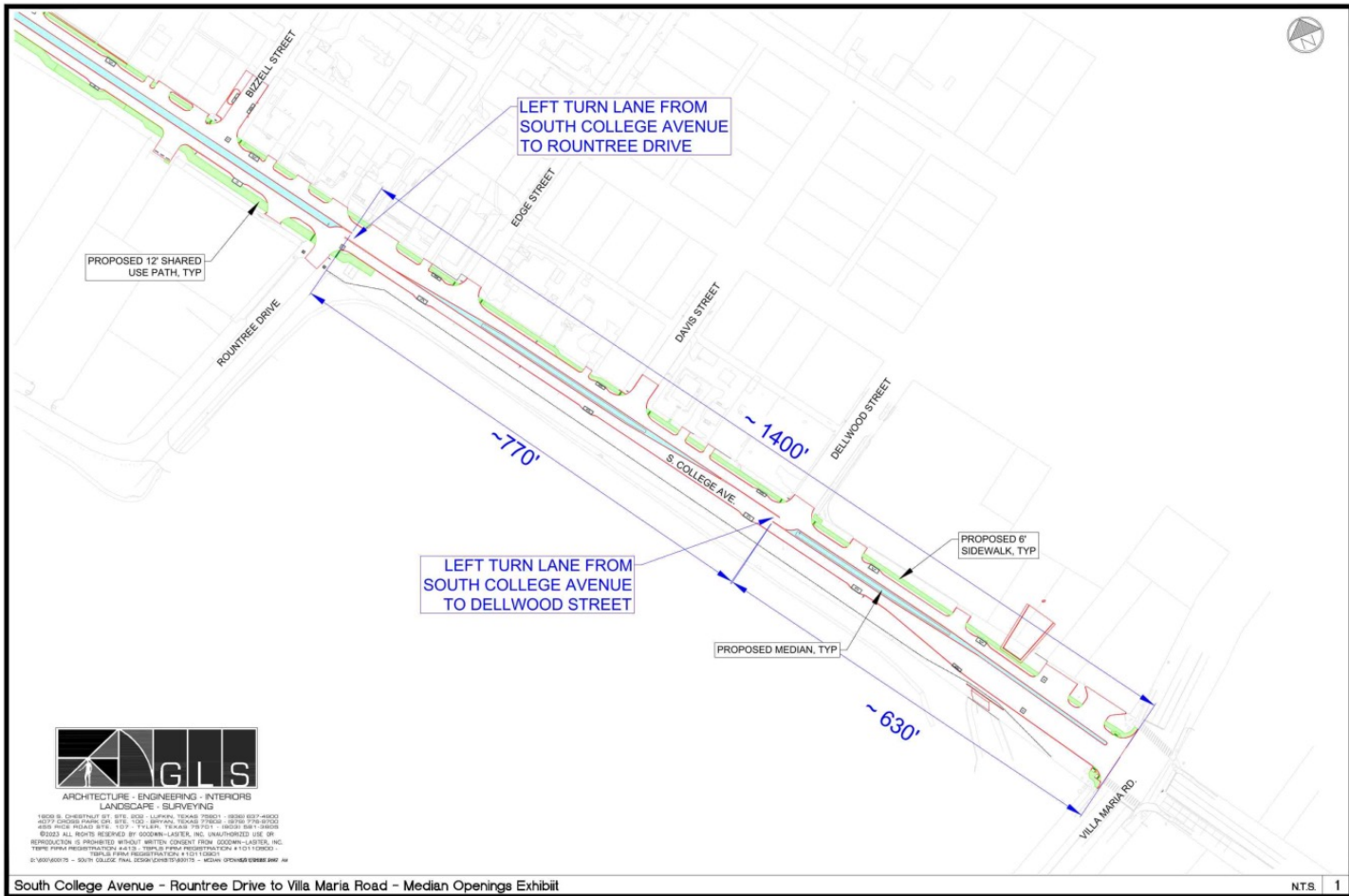
1. Dellwood St.
2. Rountree Dr.
3. Roundabout at Williamson/
Hollydale
4. Roundabout at
Carson St.

Detailed views follow



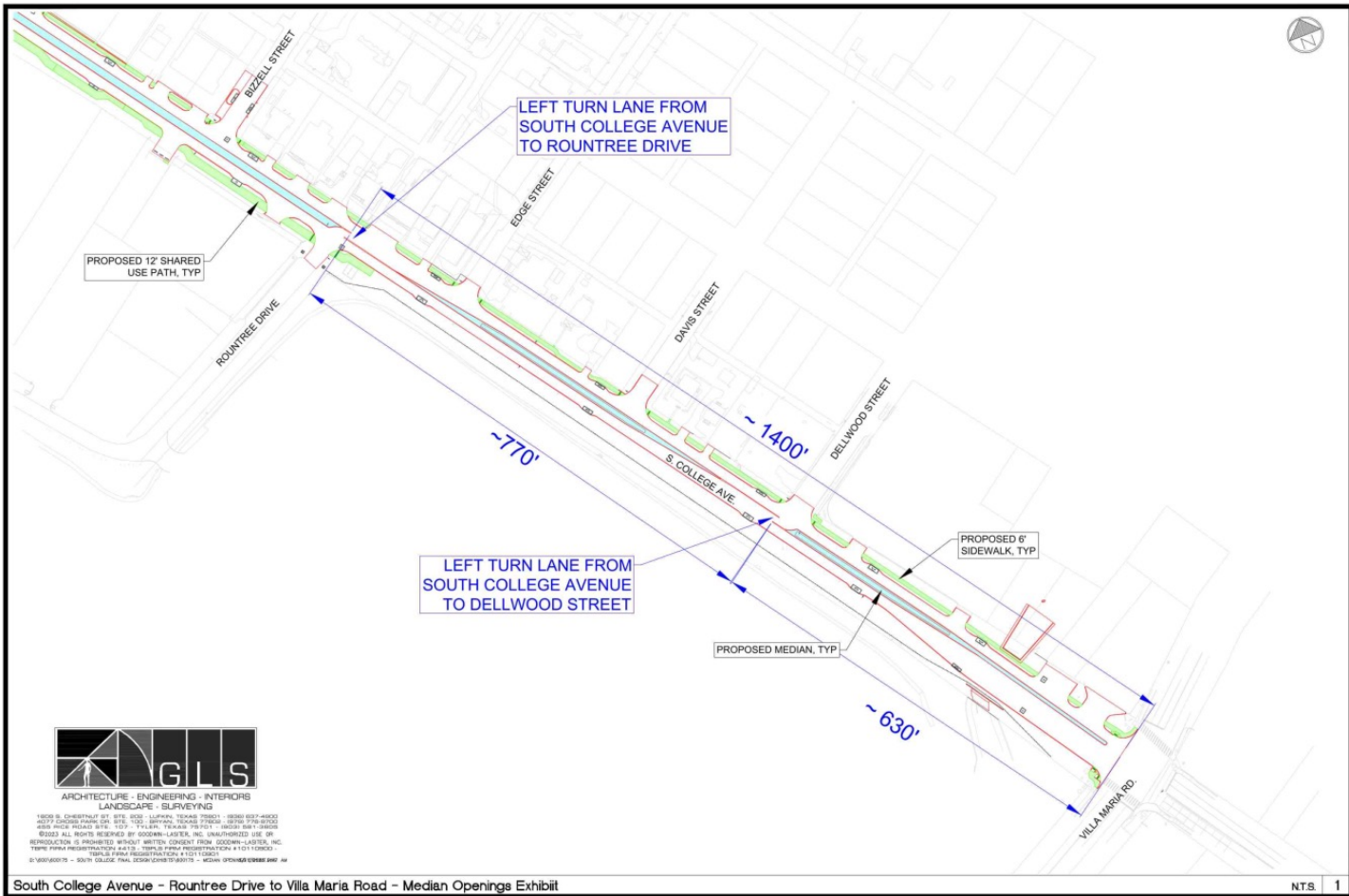
Median Opening at Dellwood Street

- Median Opening approx. 630LF from West Villa Maria Road



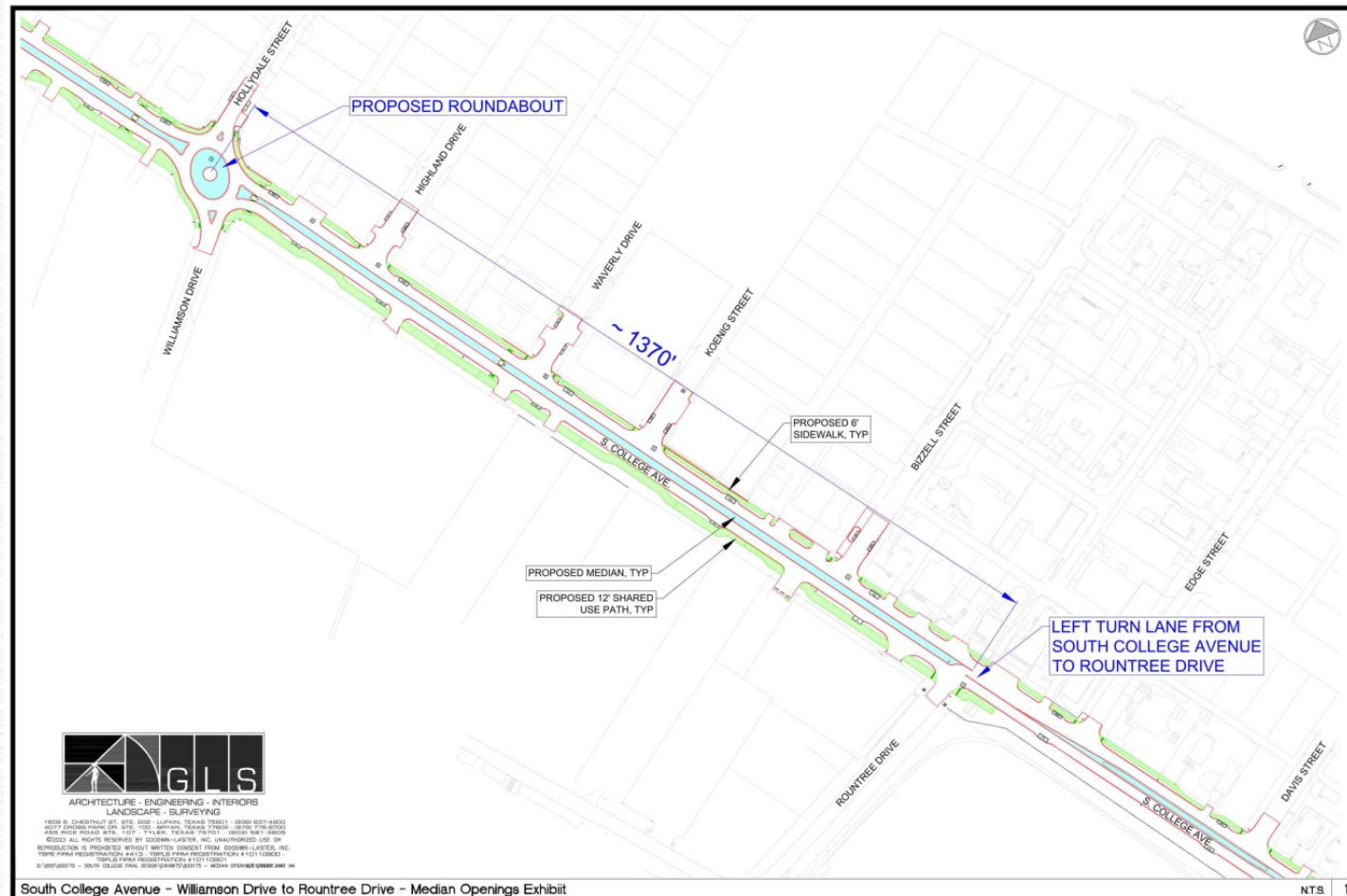
Median Opening at Rountree Drive

- Median Opening approx. 1400LF from West Villa Maria Road



Roundabout at Williamson Drive / Hollydale Street

- Approx. 2200LF from Dellwood Street & 2800LF from West Villa Maria Road

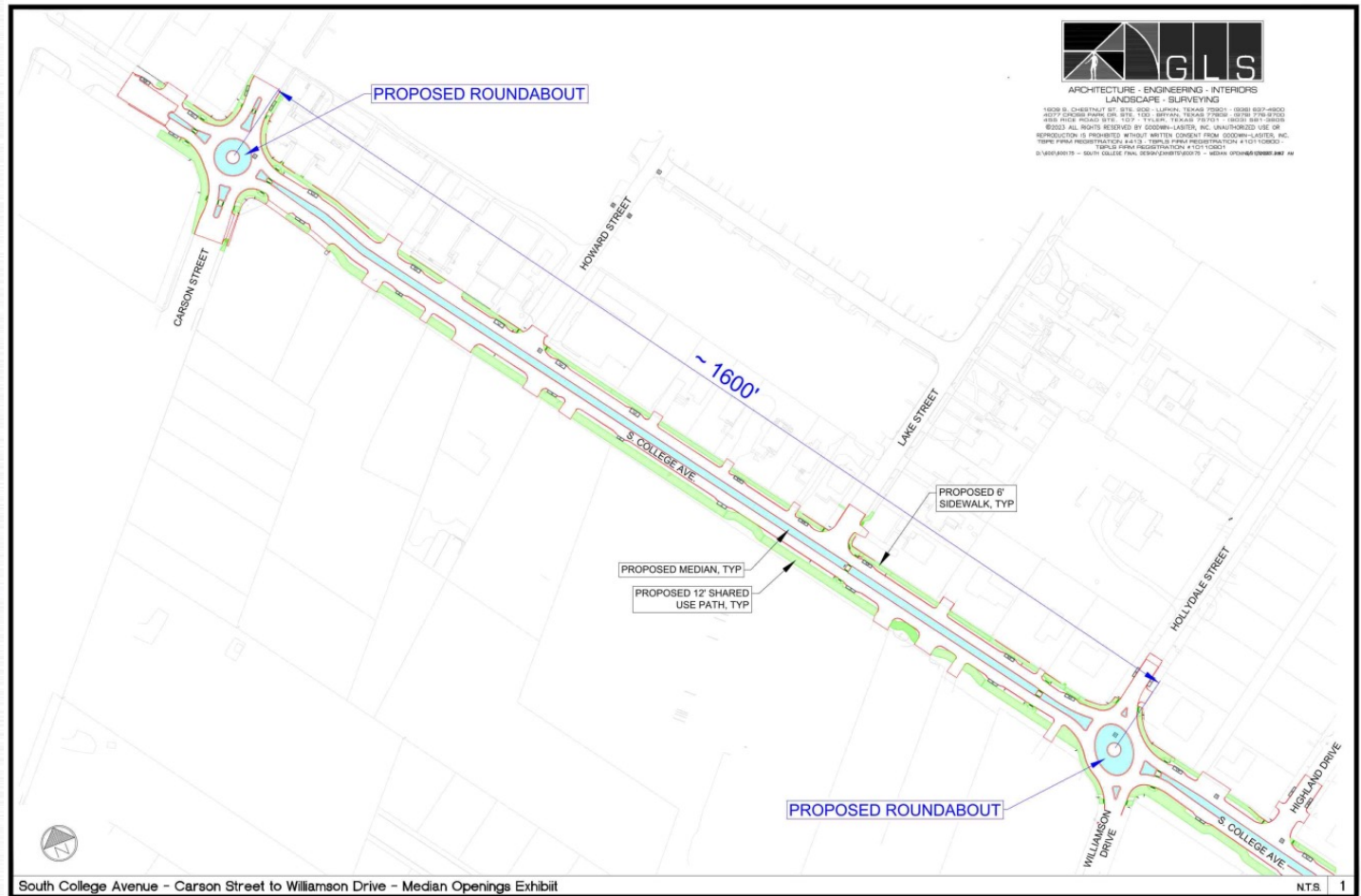


Roundabout at Williamson Drive / Hollydale Street



Roundabout at Carson Street

- Approx. 1600LF from Williamson/Hollydale

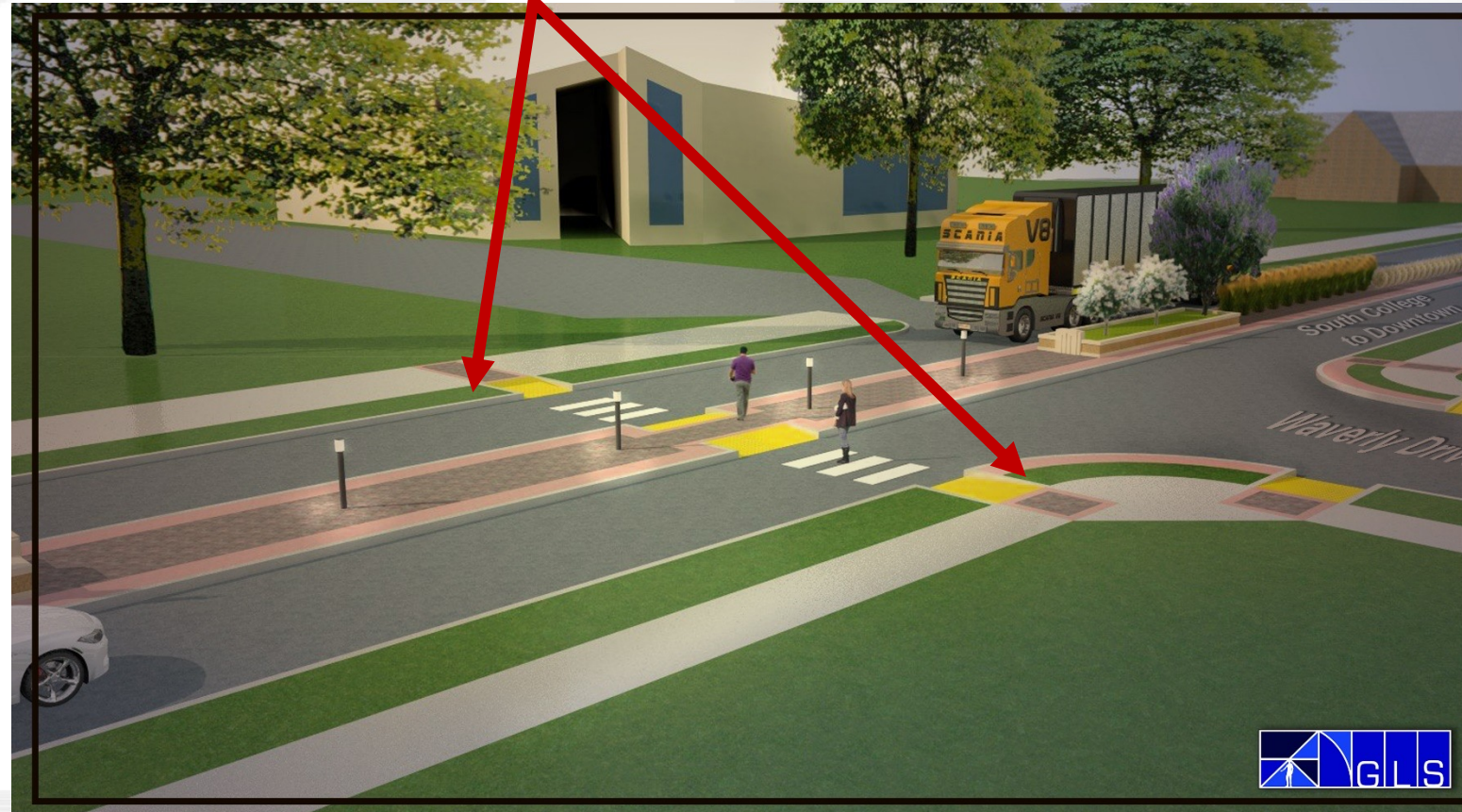
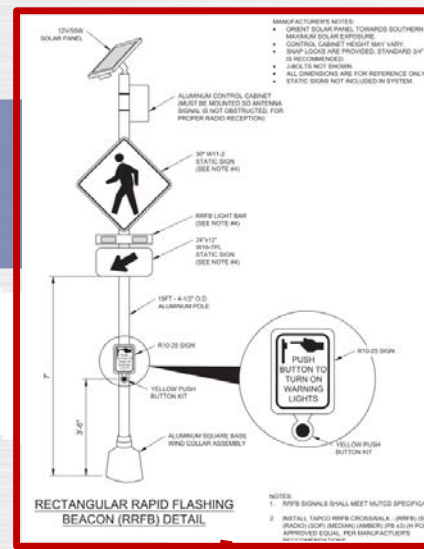


Roundabout at Carson Street



Mid-Block Crossings

- To provide the most pedestrian and multi-modal friendly route, mid-block crossings are proposed at:
 - Lake Street
 - Waverly Drive
- Safety measures include:
 - Rapid flashing beacons
 - Additional lighting
 - Utilizing the median as a refuge island



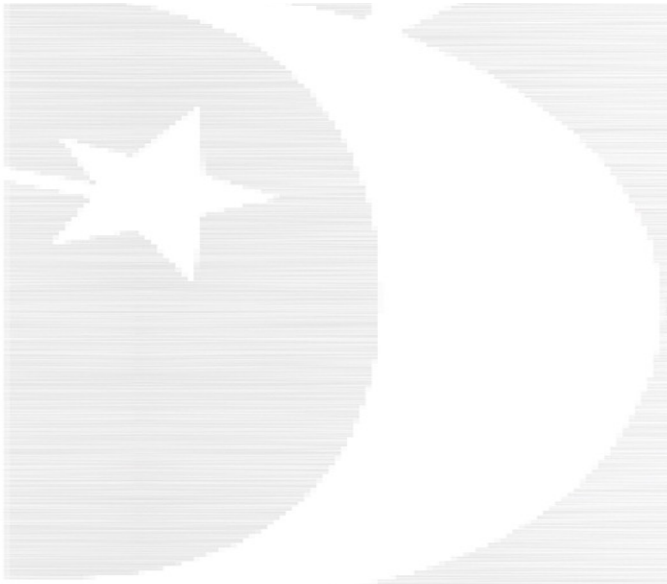
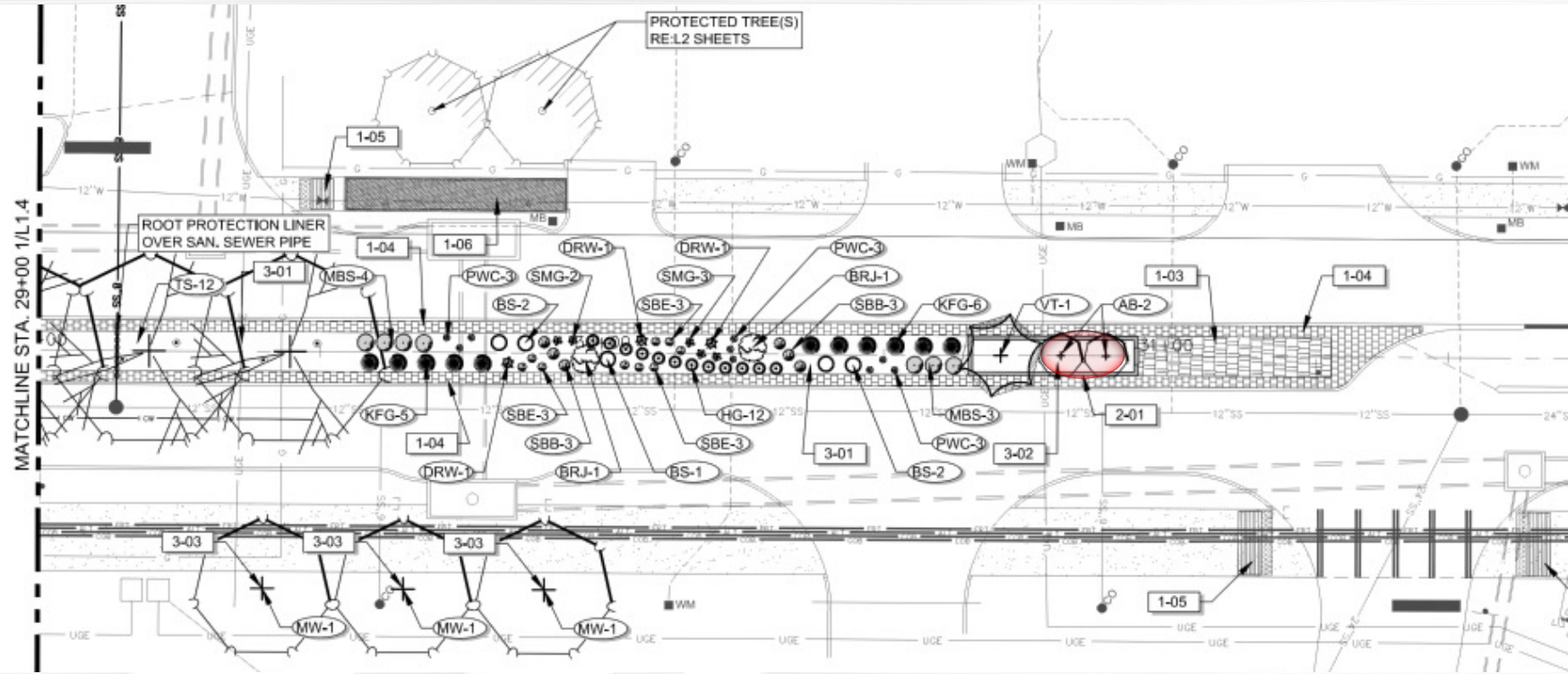
Questions?





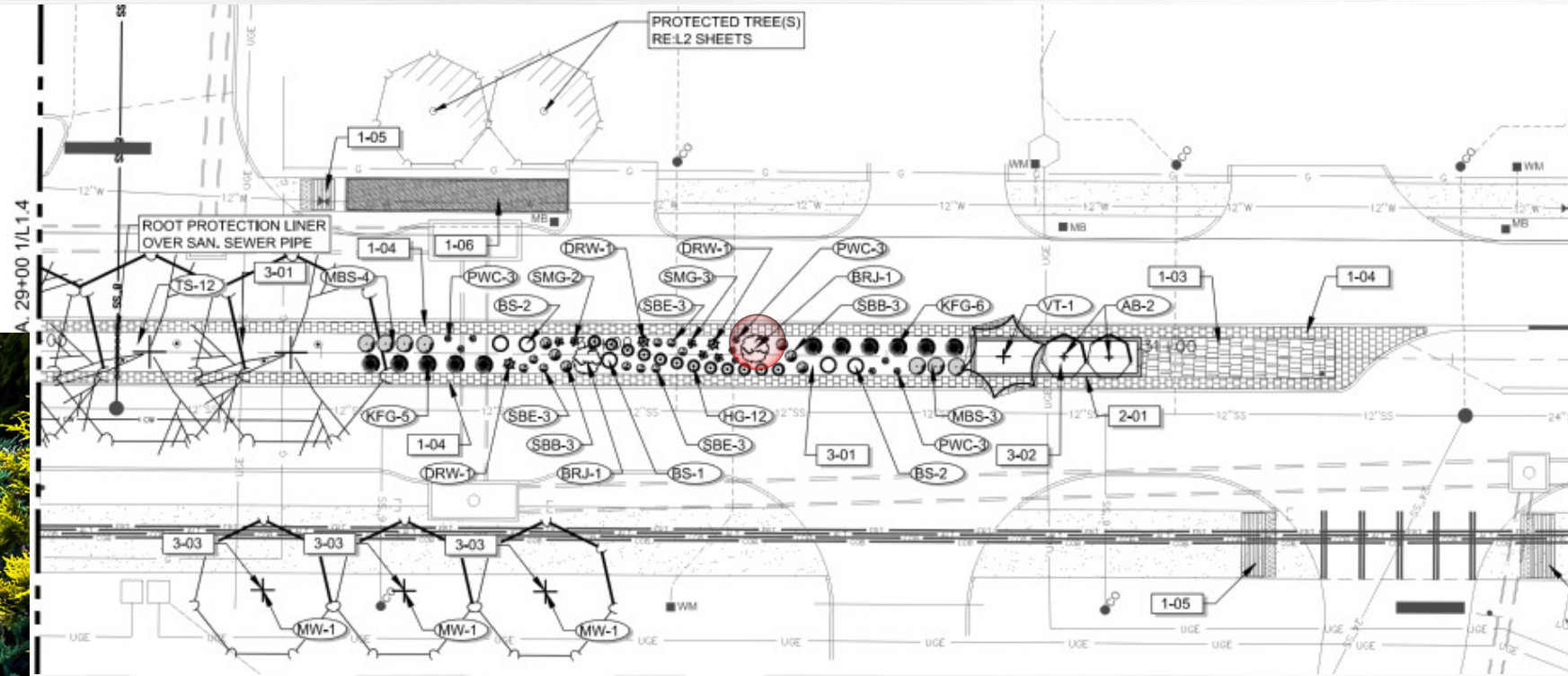
Landscaped Medians

Anacacho Bauhinia



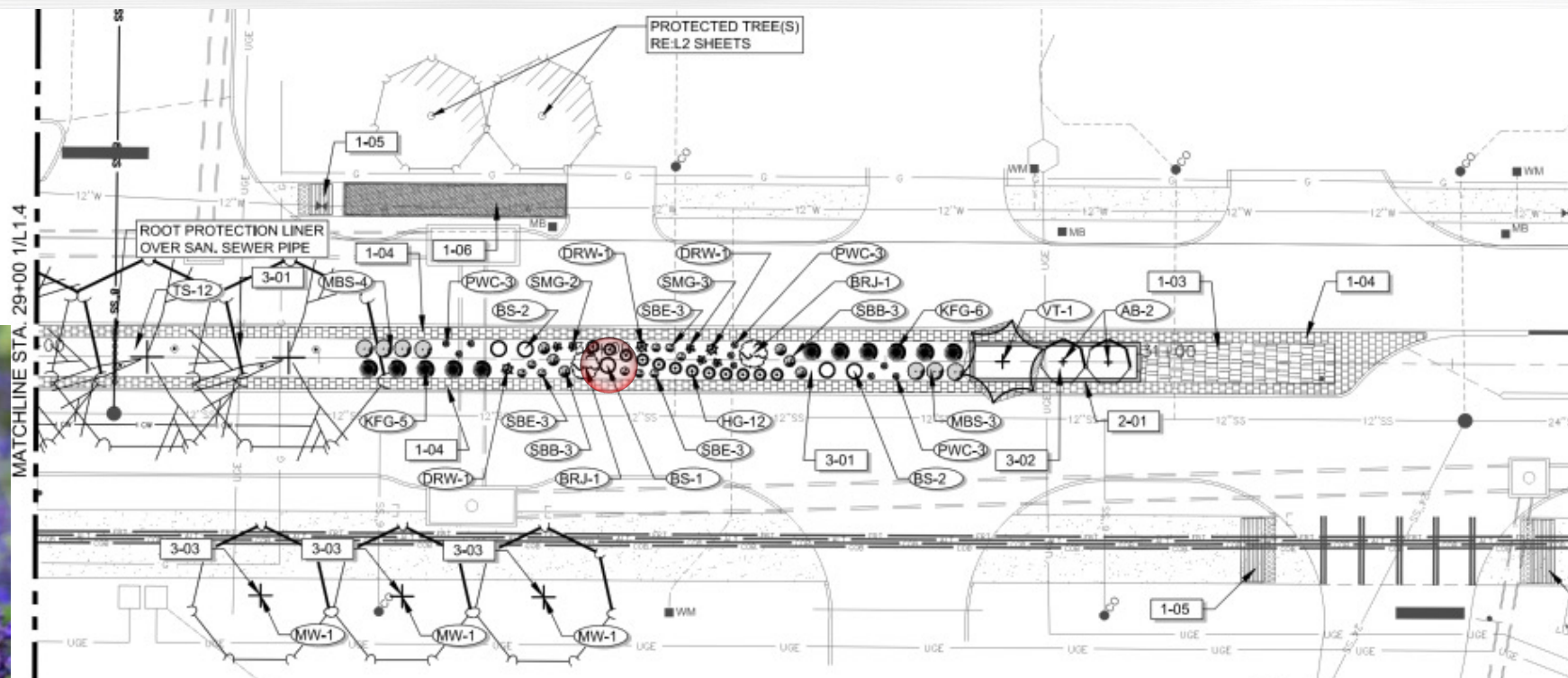
Landscaped Medians

Blue Rug Juniper



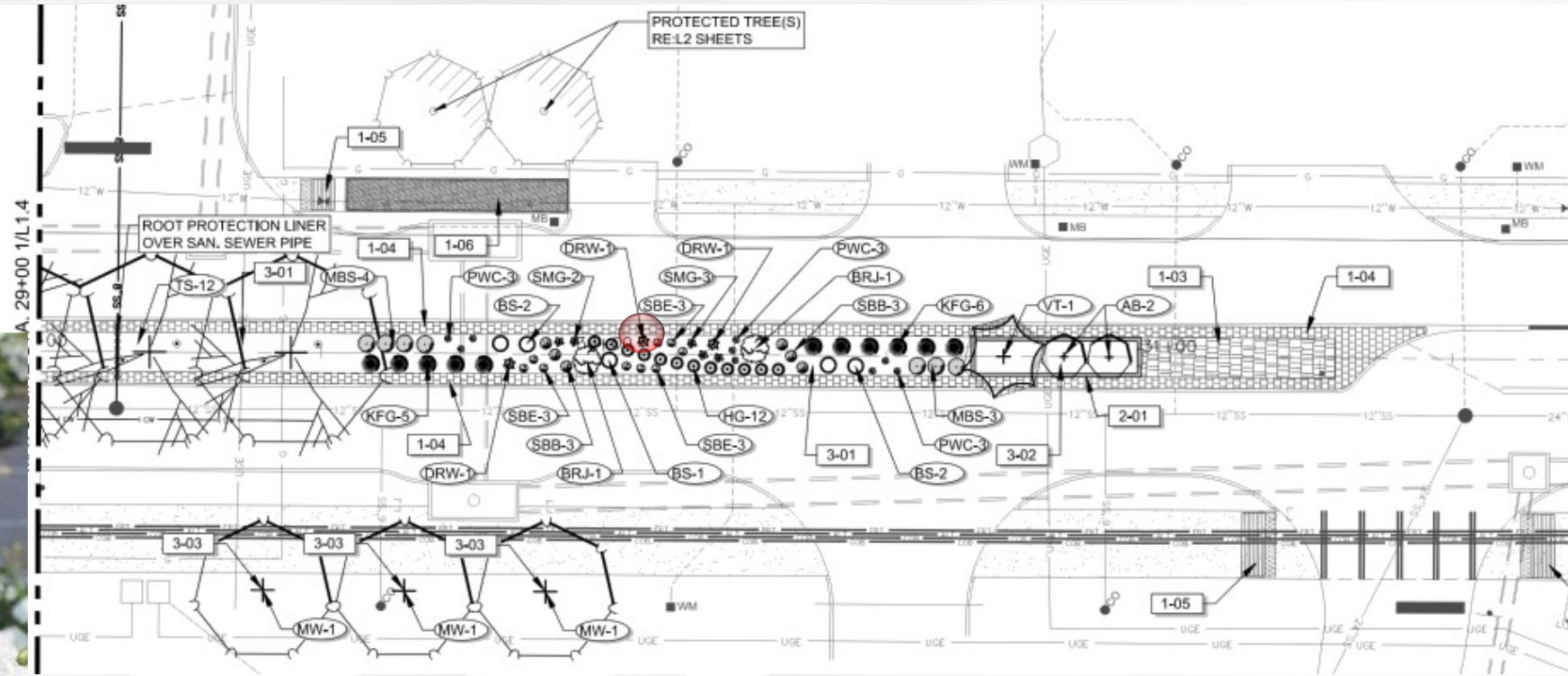
Landscaped Medians

Blue Salvia “Mytic Spires”



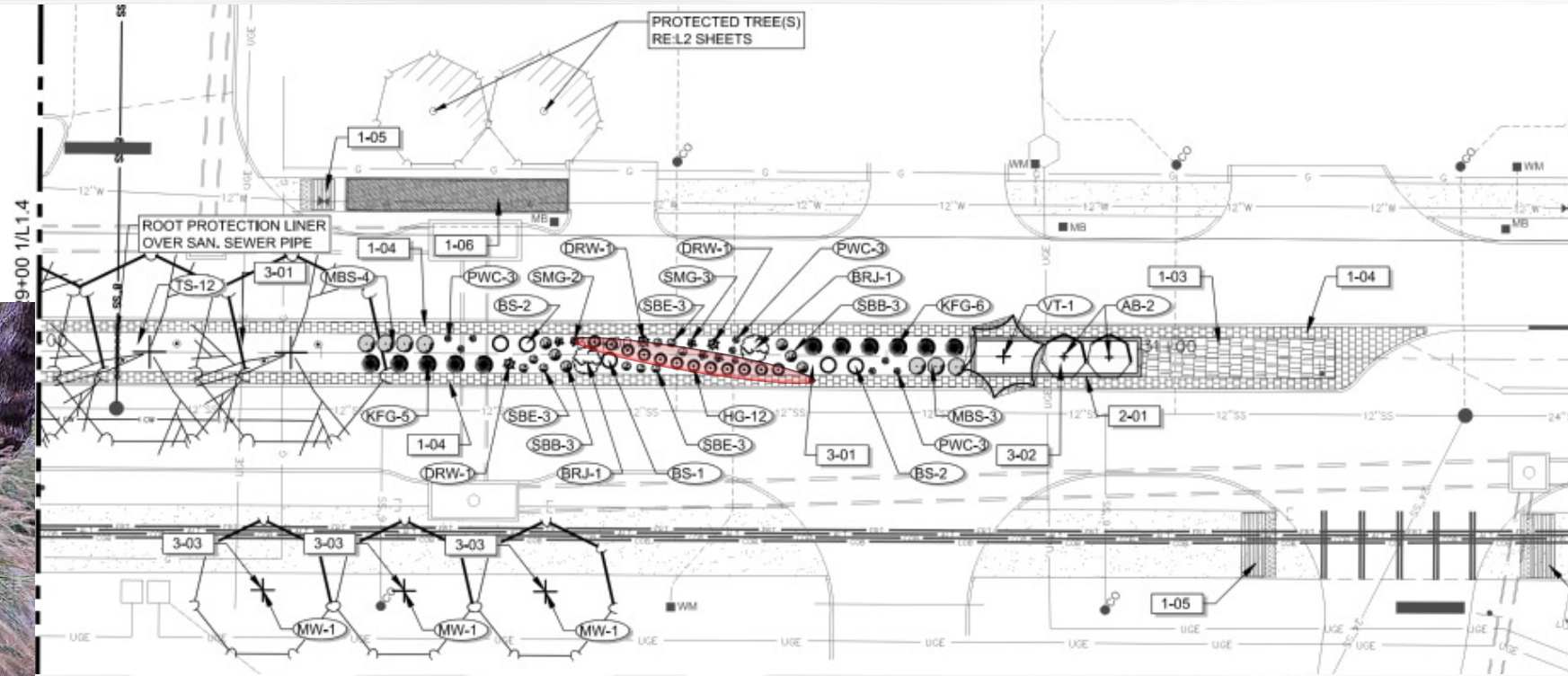
Landscaped Medians

Drift Rose – White Drift



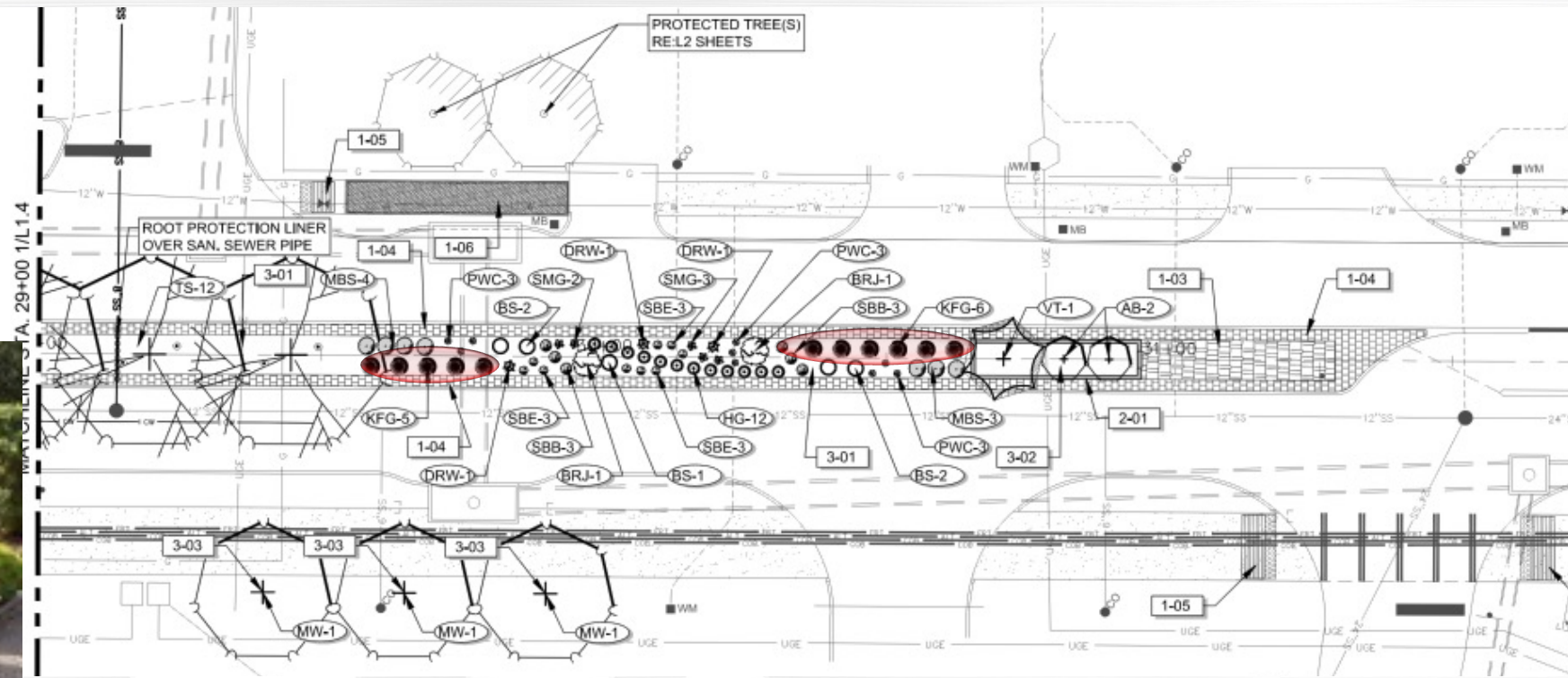
Landscaped Medians

HamelN Grass



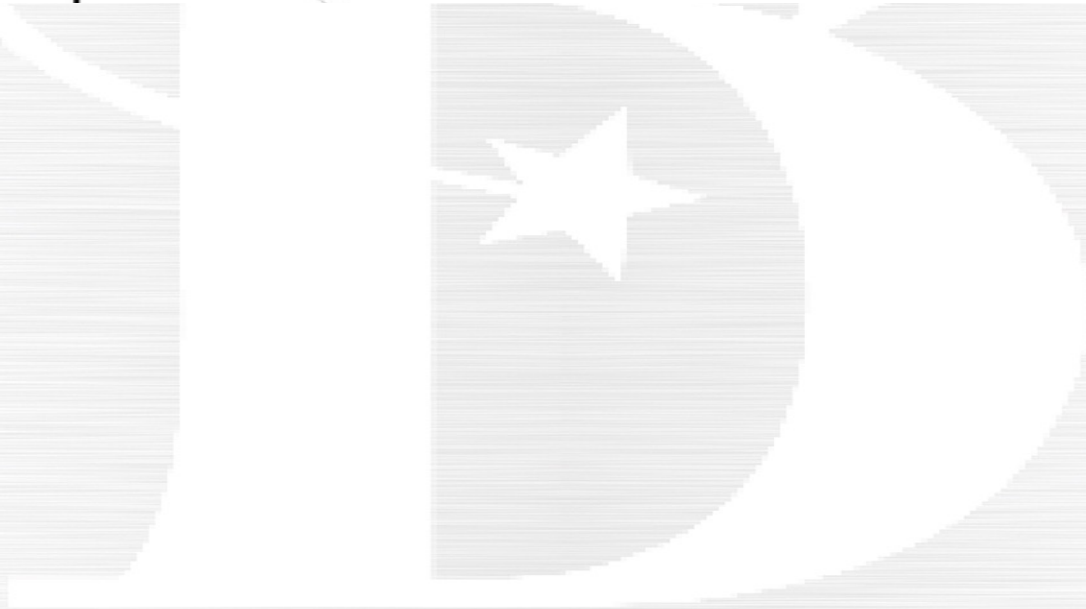
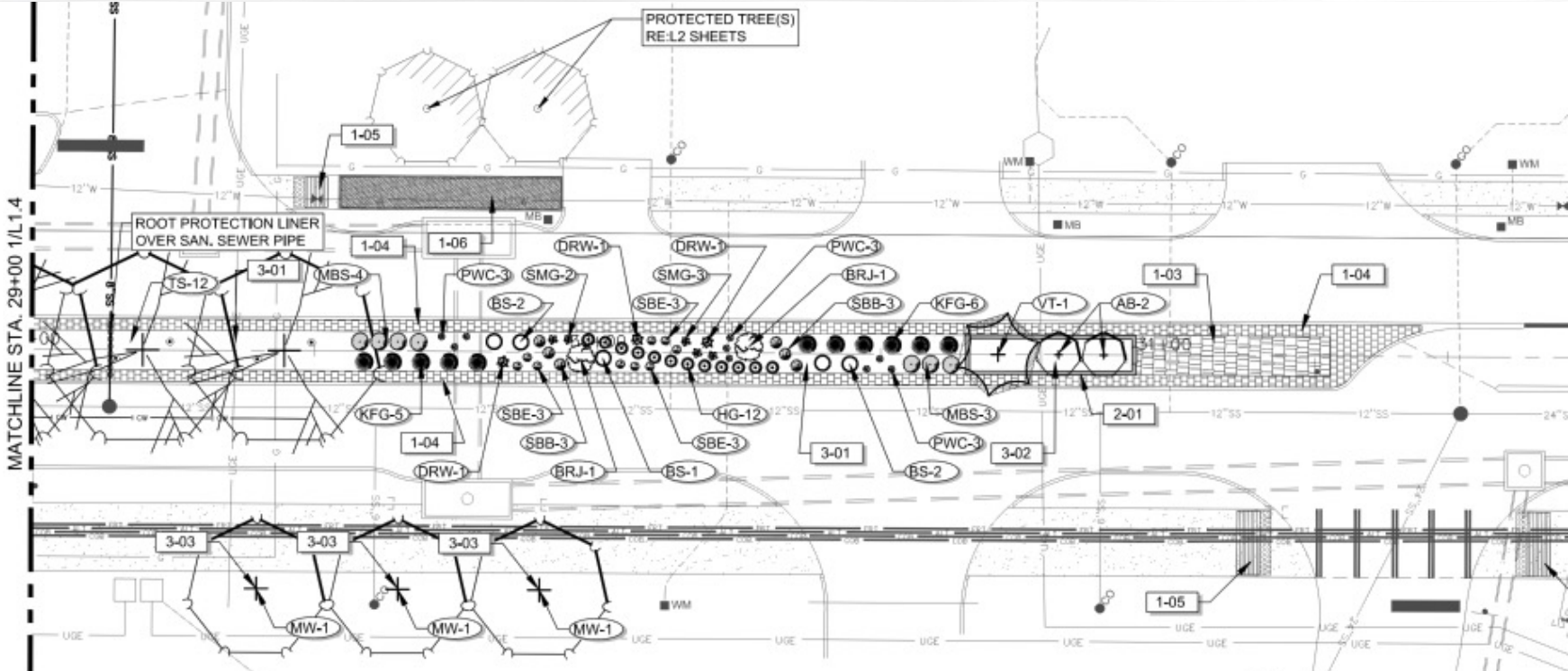
Landscaped Medians

Karl Forestor Grass



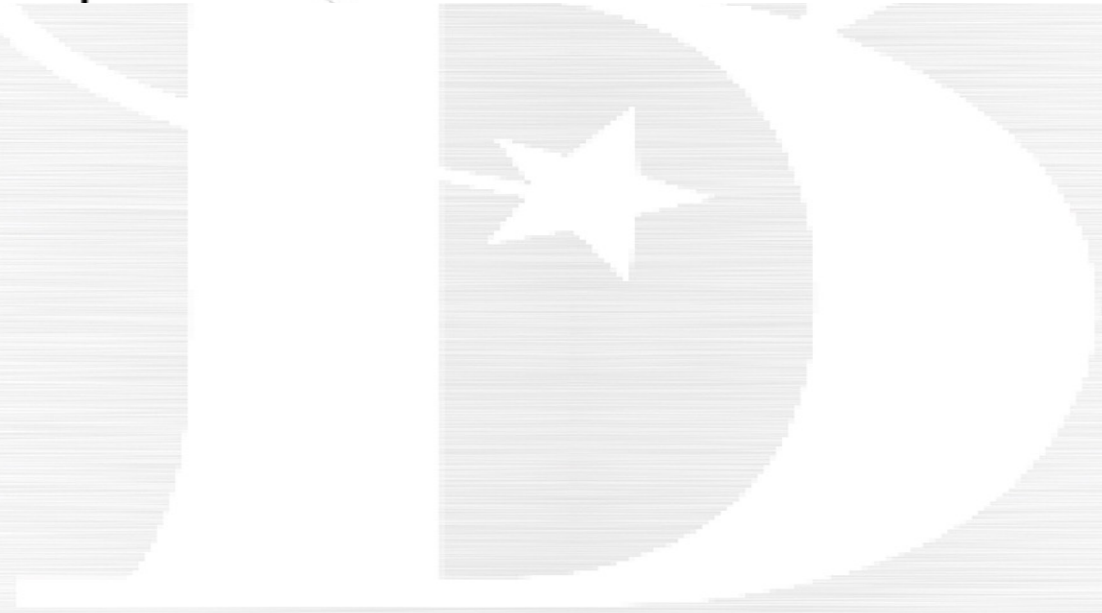
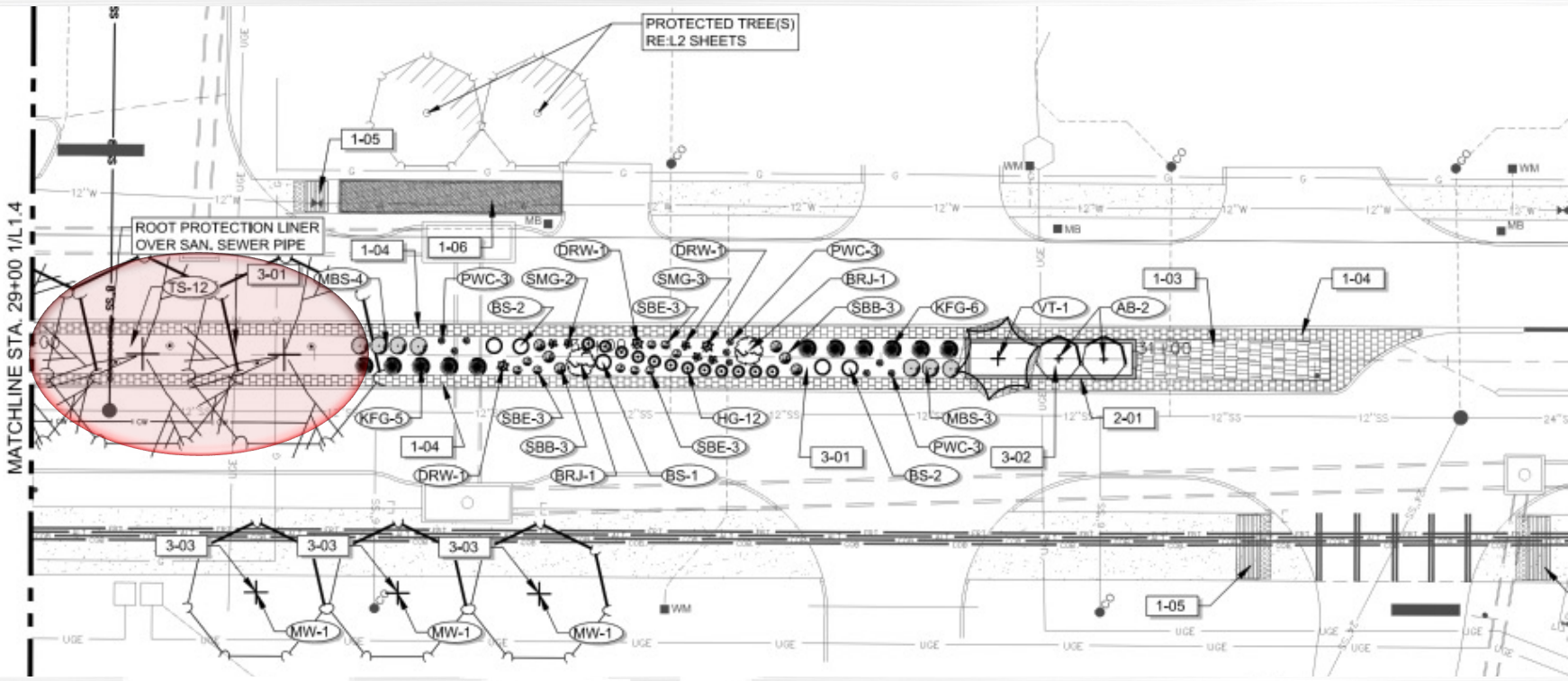
Landscaped Medians

Live Oak



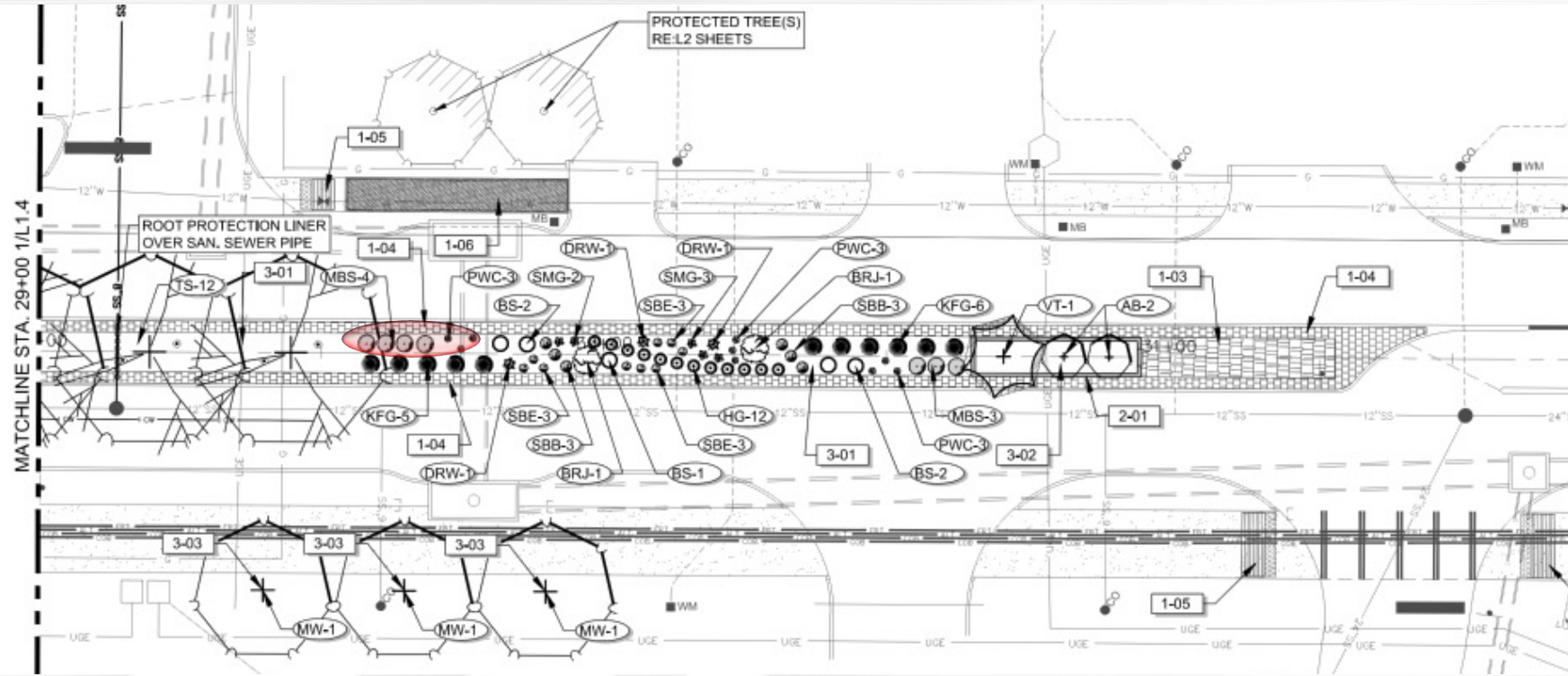
Landscaped Medians

Loquat Leaf Oak



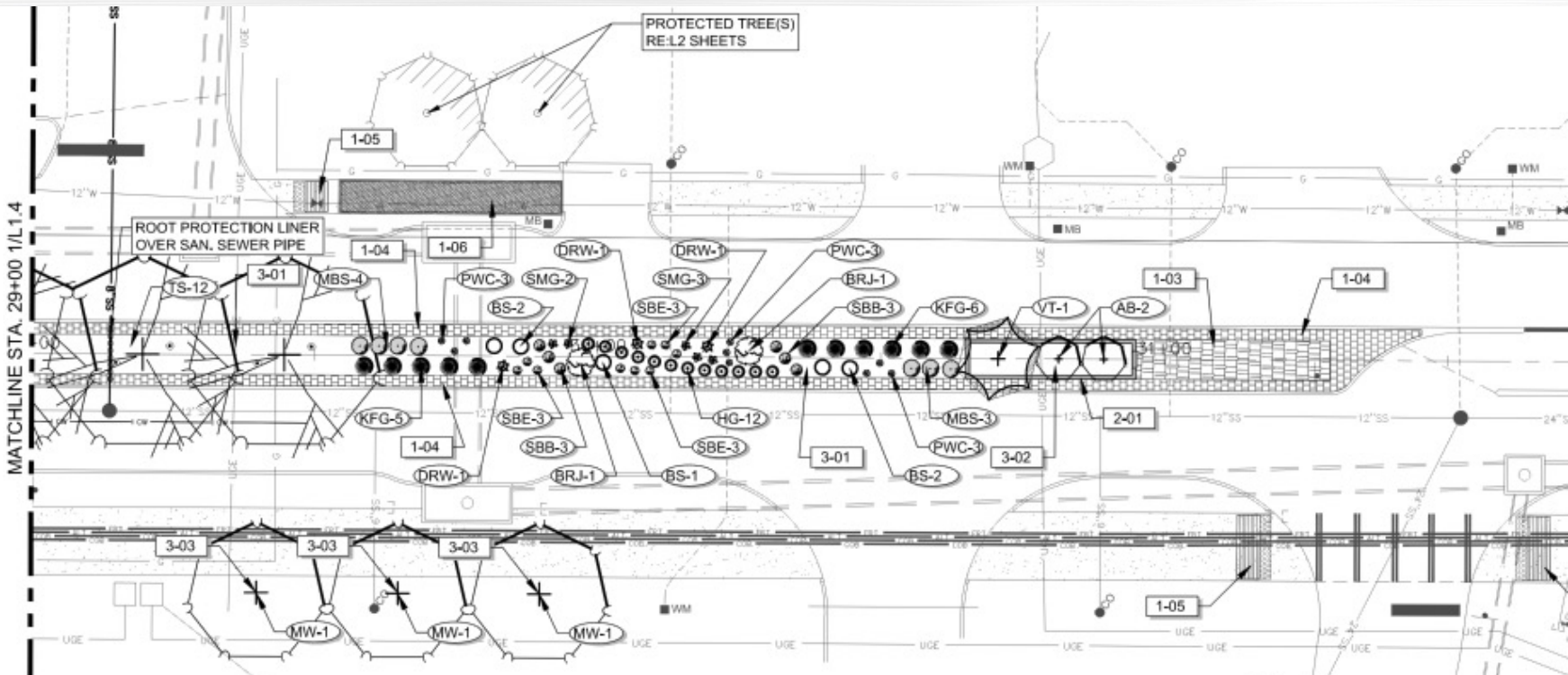
Landscaped Medians

Mexican Bush Sage



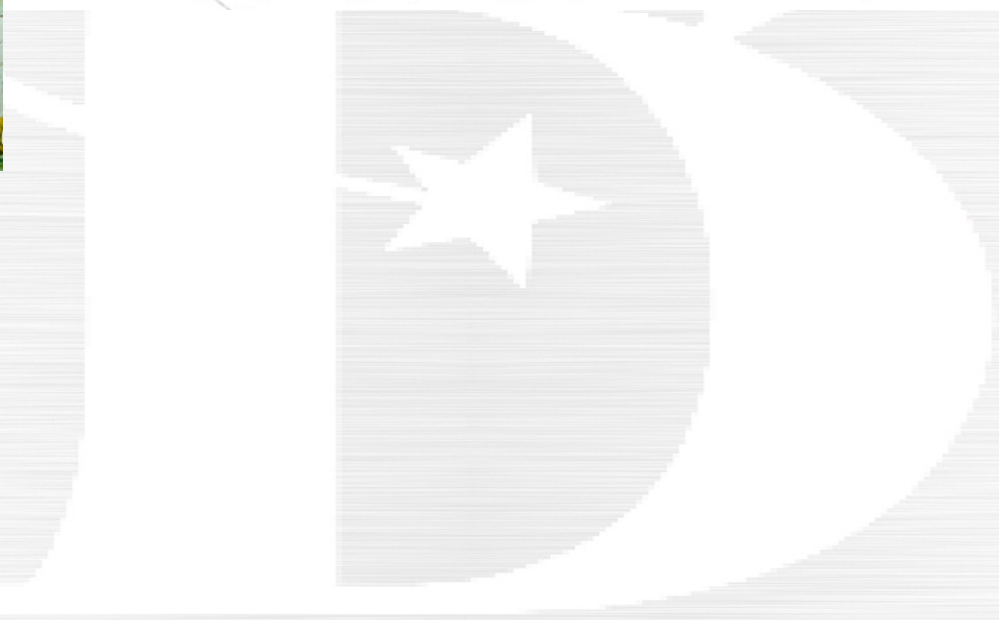
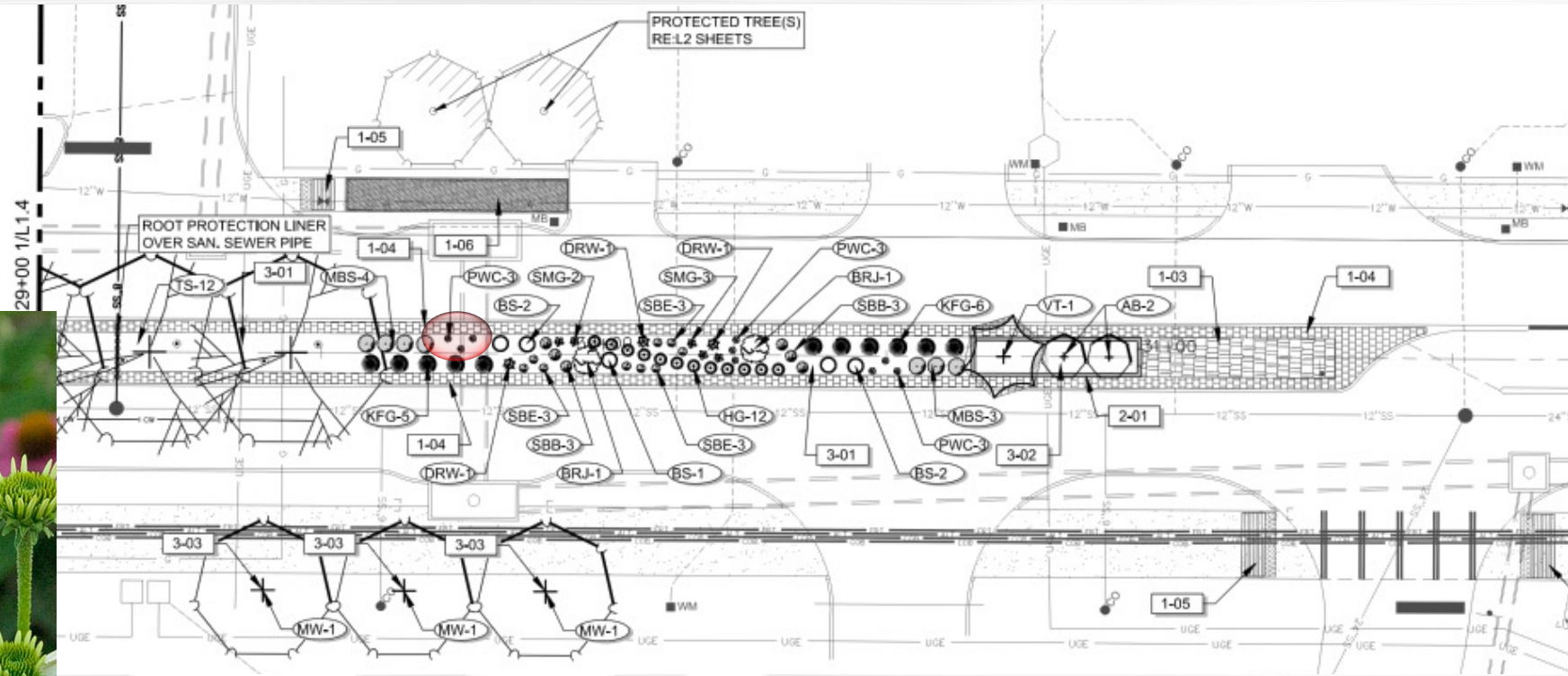
Landscaped Medians

Mexican White Oak



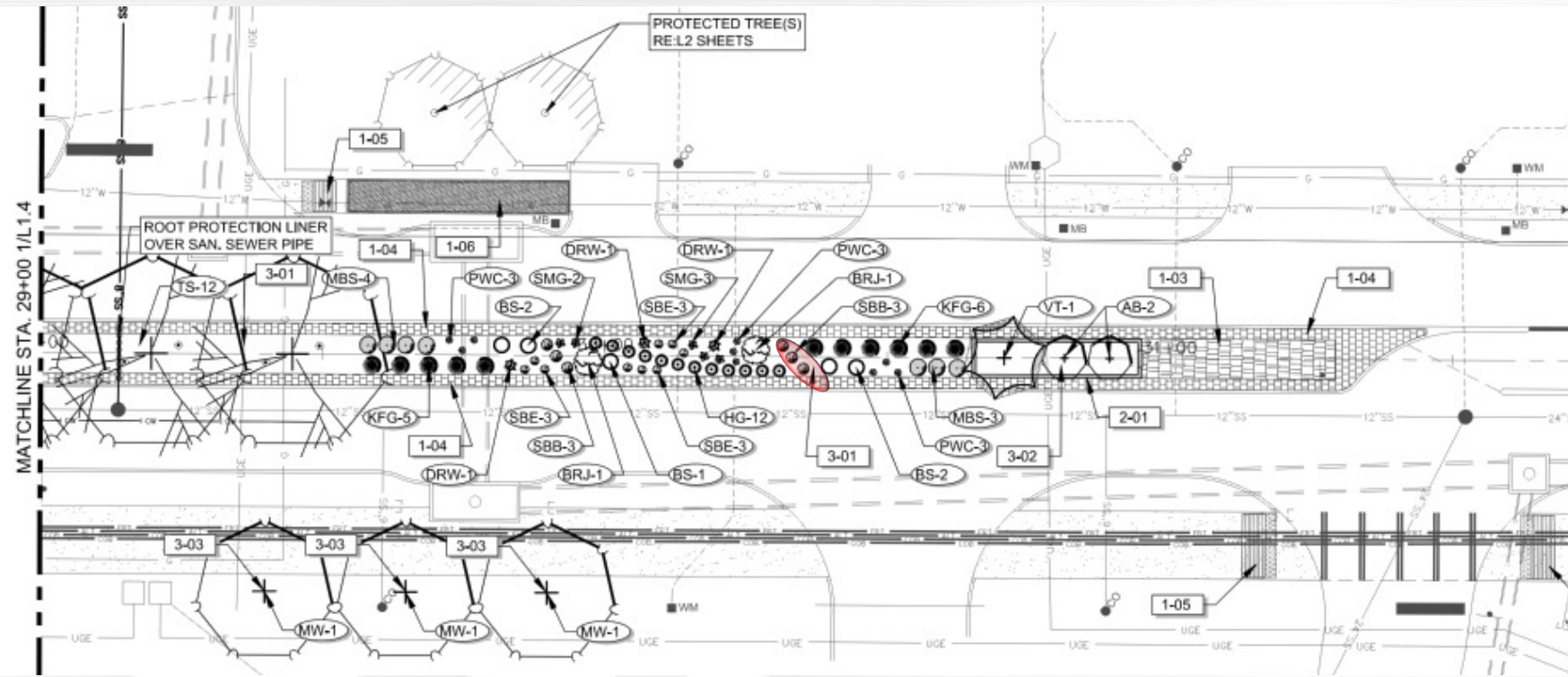
Landscaped Medians

PowWow White Coneflower



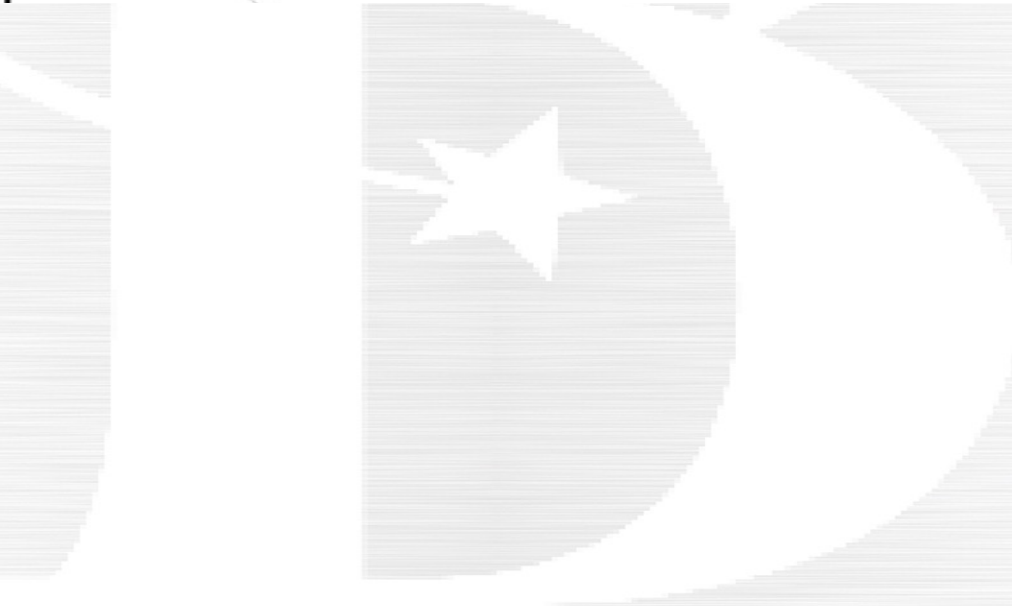
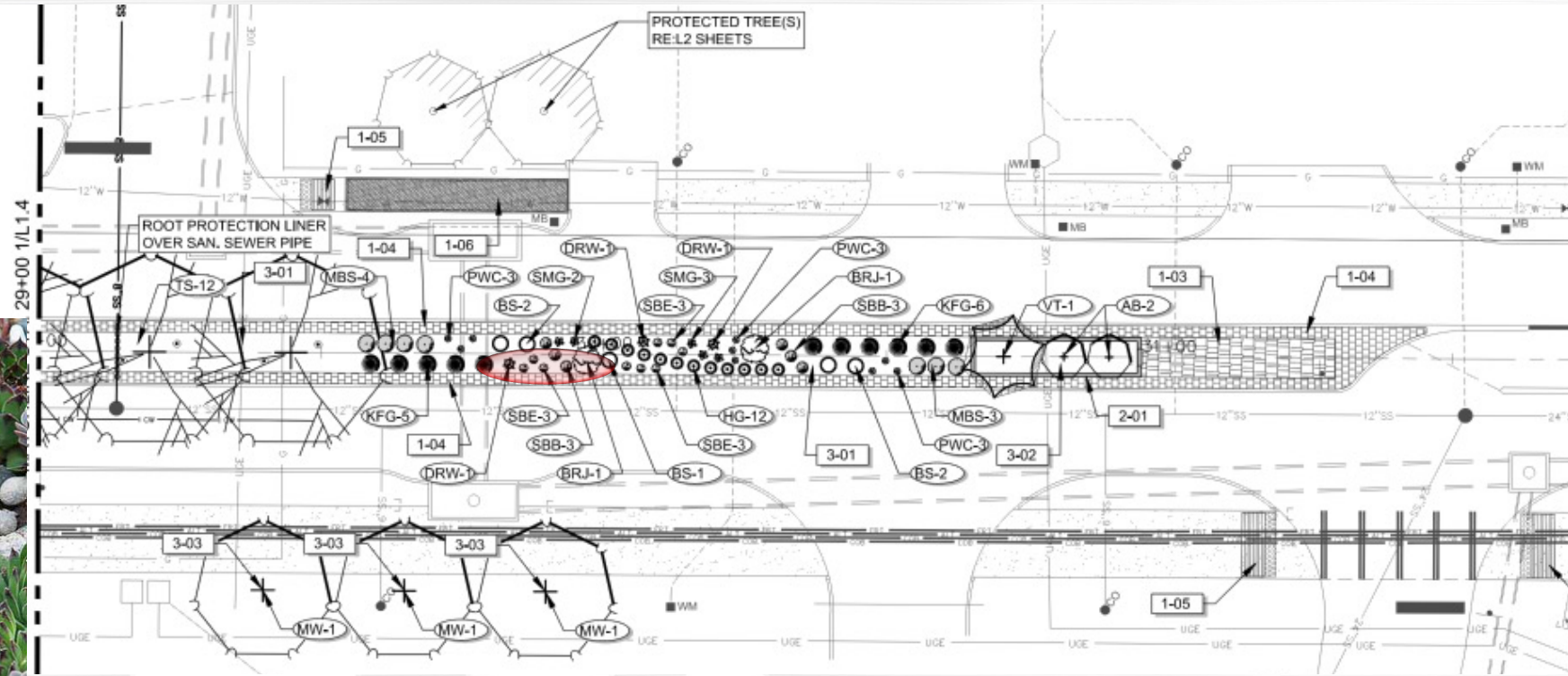
Landscaped Medians

Scarlet Beebalm



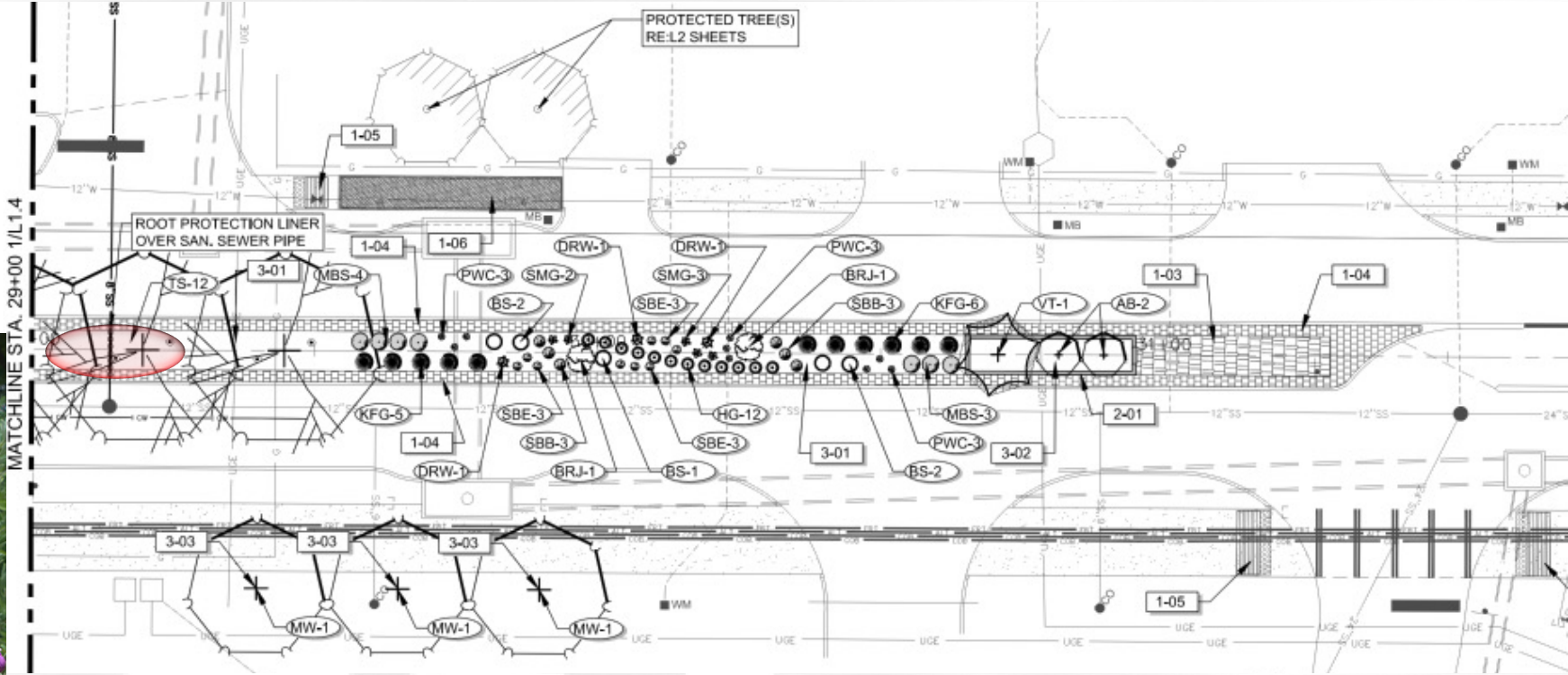
Landscaped Medians

Sedum "Blue Elf"



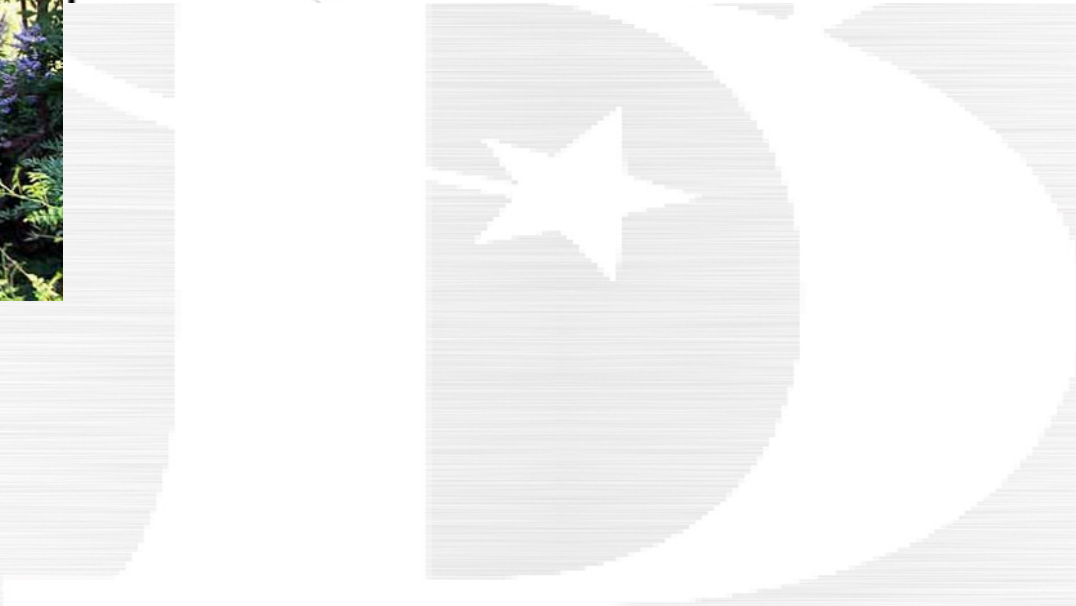
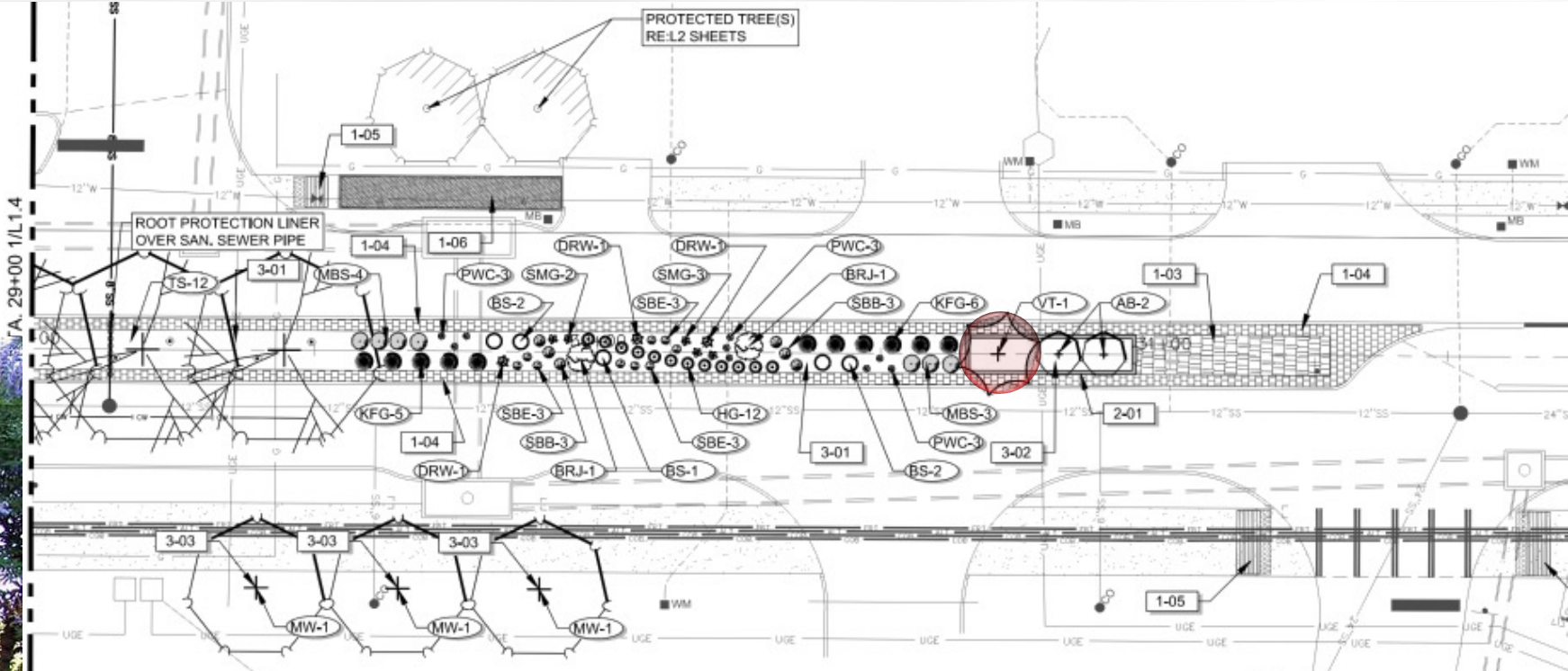
Landscaped Medians

Texas Sage



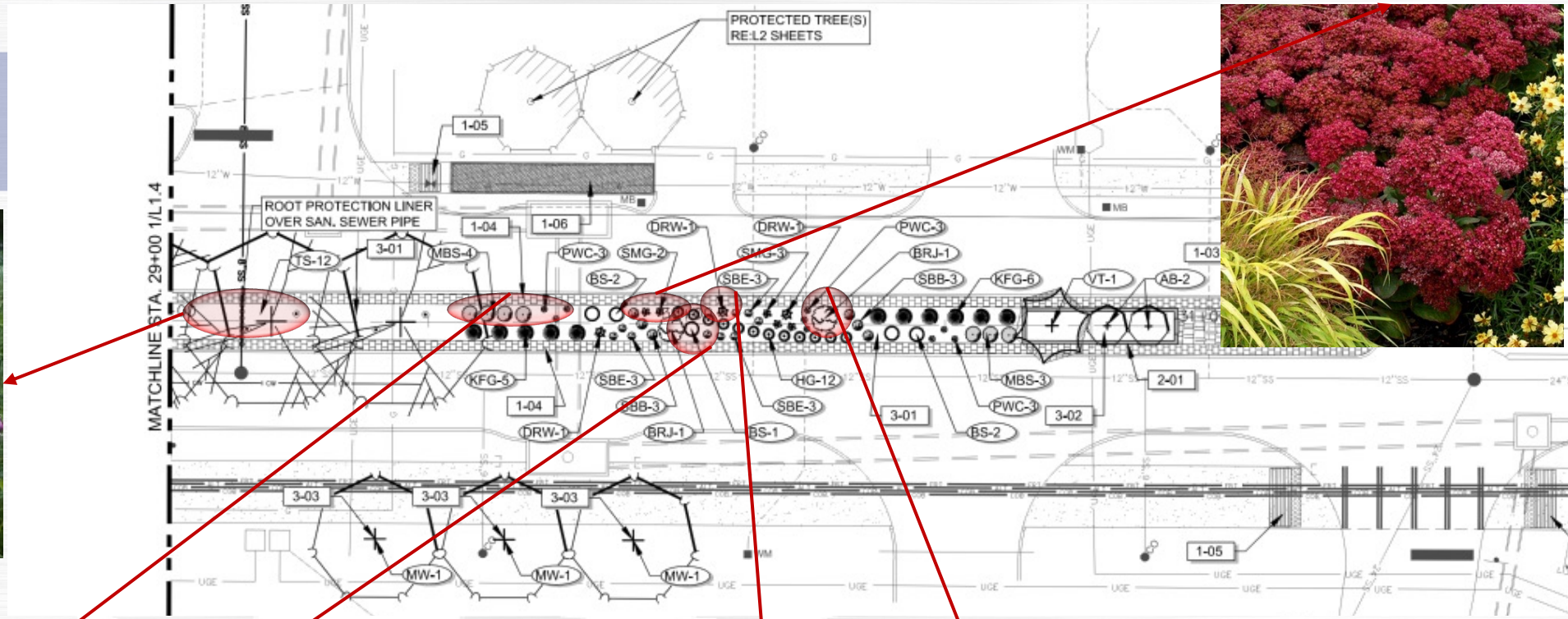
Landscaped Medians

Vitex



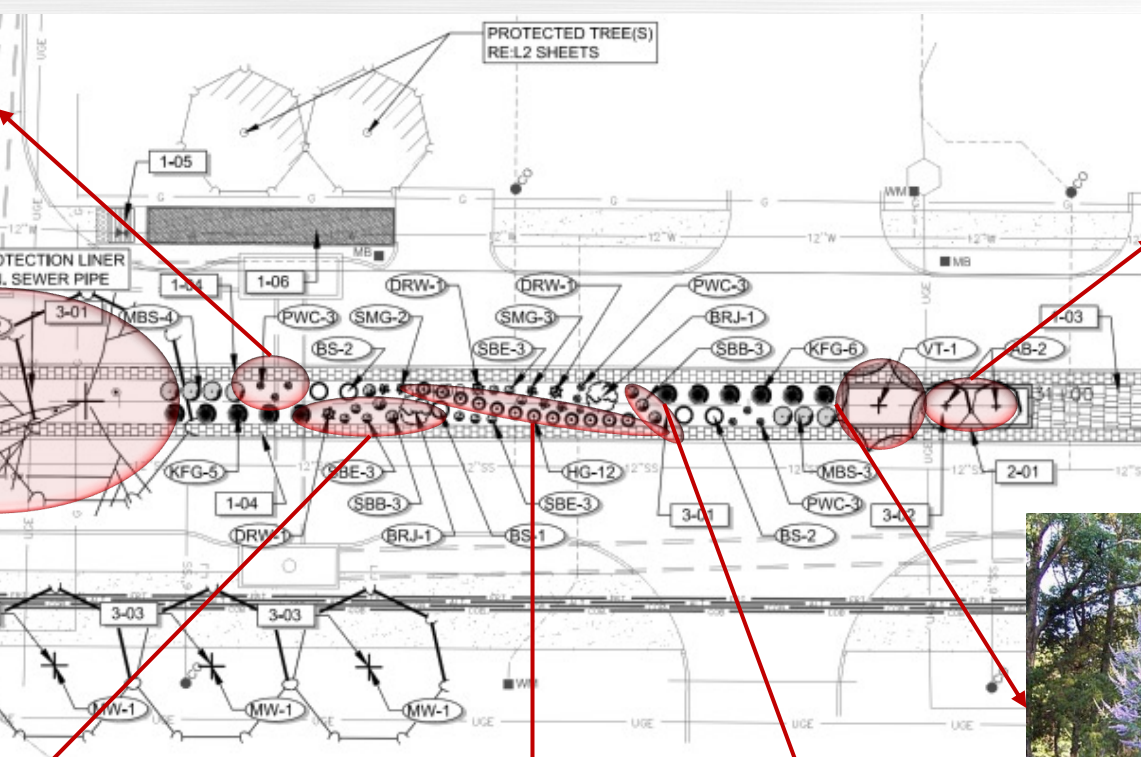


Landscaping in the Medians



- www.missouribotanicalgarden.org
- www.plantingtrees.com
- www.gardenia.net
- www.thetreecenter.com
- www.tree-land.com
- www.wildflower.org

Landscaping in the Medians



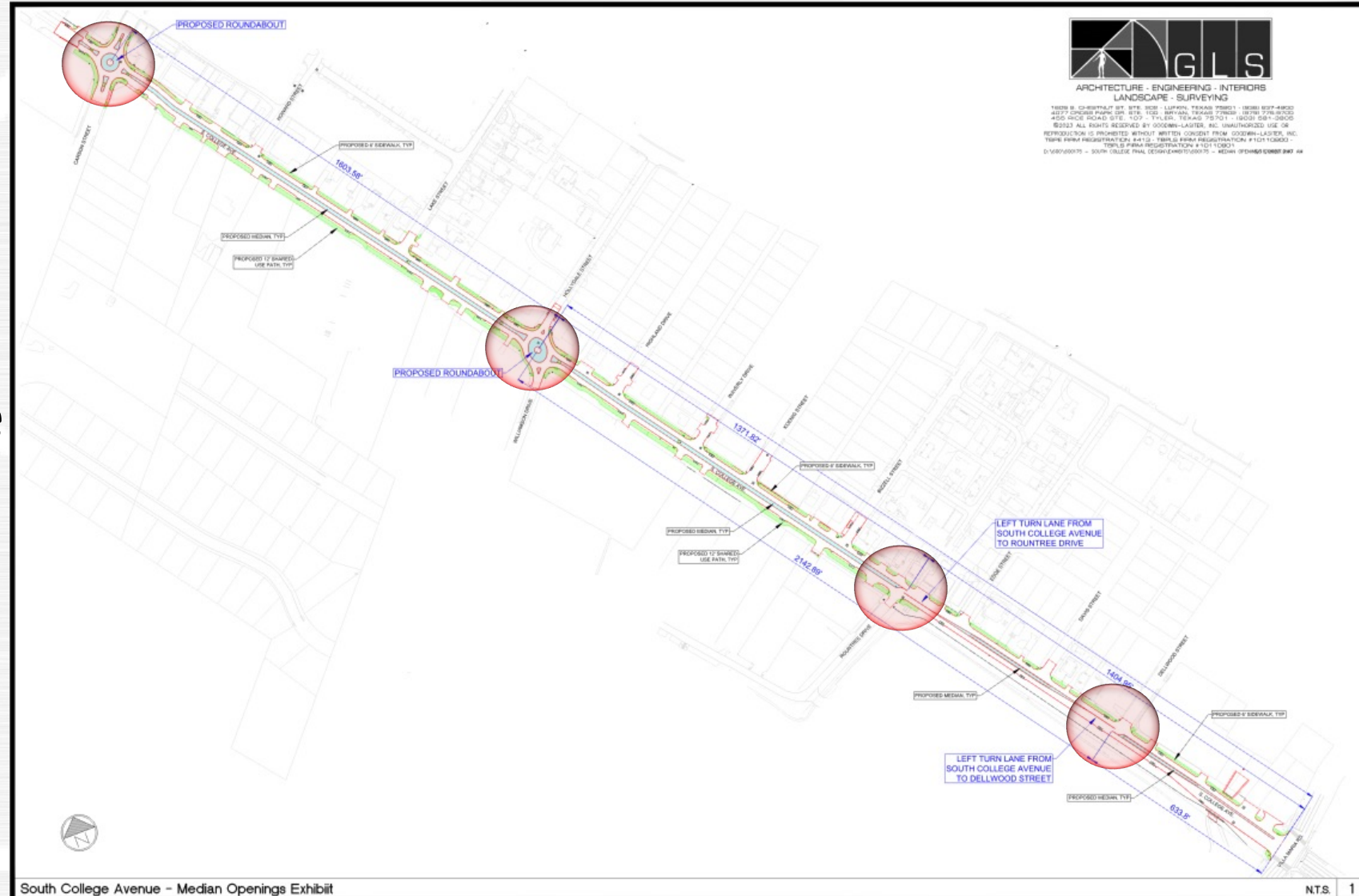
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Median Openings

- Dellwood St.
- Rountree Dr.
- Roundabout at Williamson/Hollydale
- Roundabout at Carson St.

Detailed views follow



Midtown Area Plan Recommended Medians

PROPOSED SOUTH COLLEGE AVENUE (NARROW)



This section is proposed for more narrow lengths of South College Avenue. The median may be inverted to provide for extra stormwater storage at key intervals. Avoiding existing trees and using pedestrian easements to keep continuous sidewalks around existing trees is recommended.



A new roundabout can move multi-modal traffic at a defined pace and signify the entry to the district.