



City Council

December 12, 2024

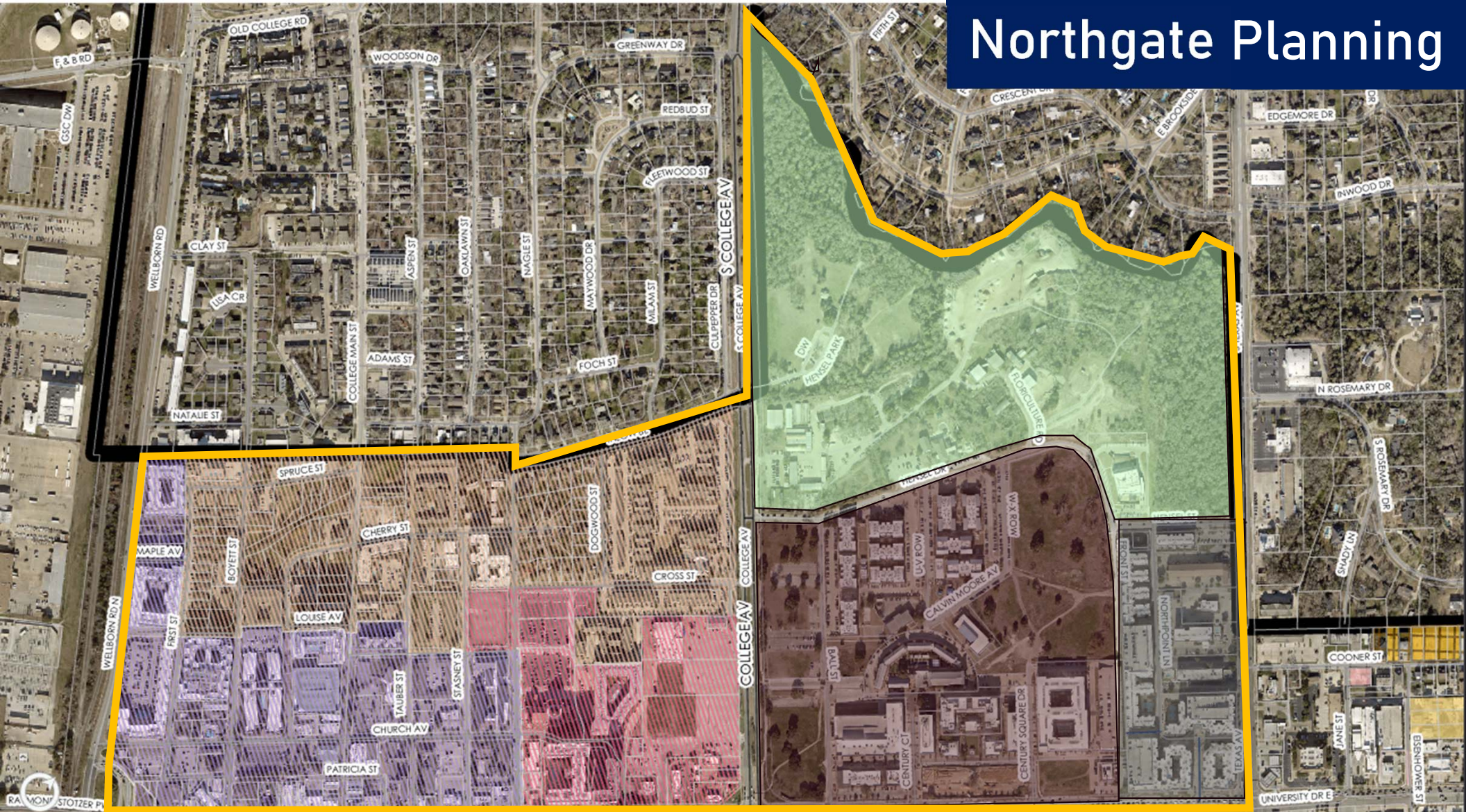
Potential Northgate Planning Efforts

- What is a Small Area Plan (SAP)
- Proposed Planning Area and Connections
- Past Efforts and Results
- Potential SAP and Timeline
- City Owned Property

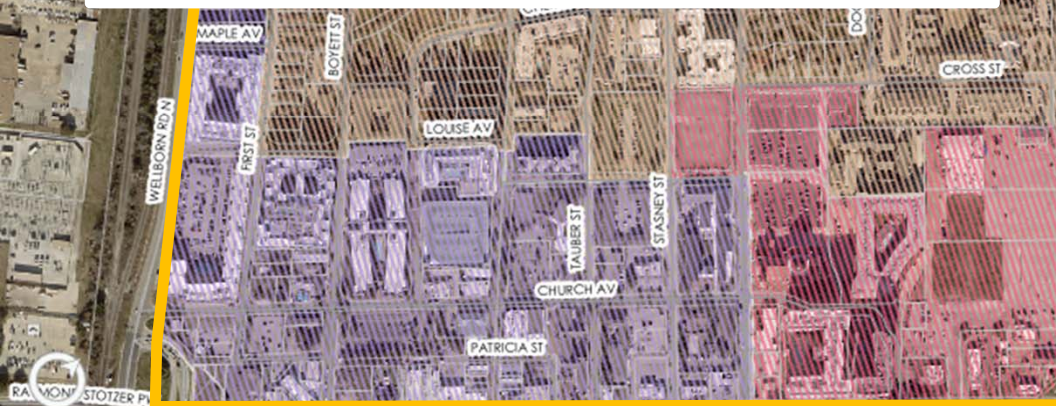
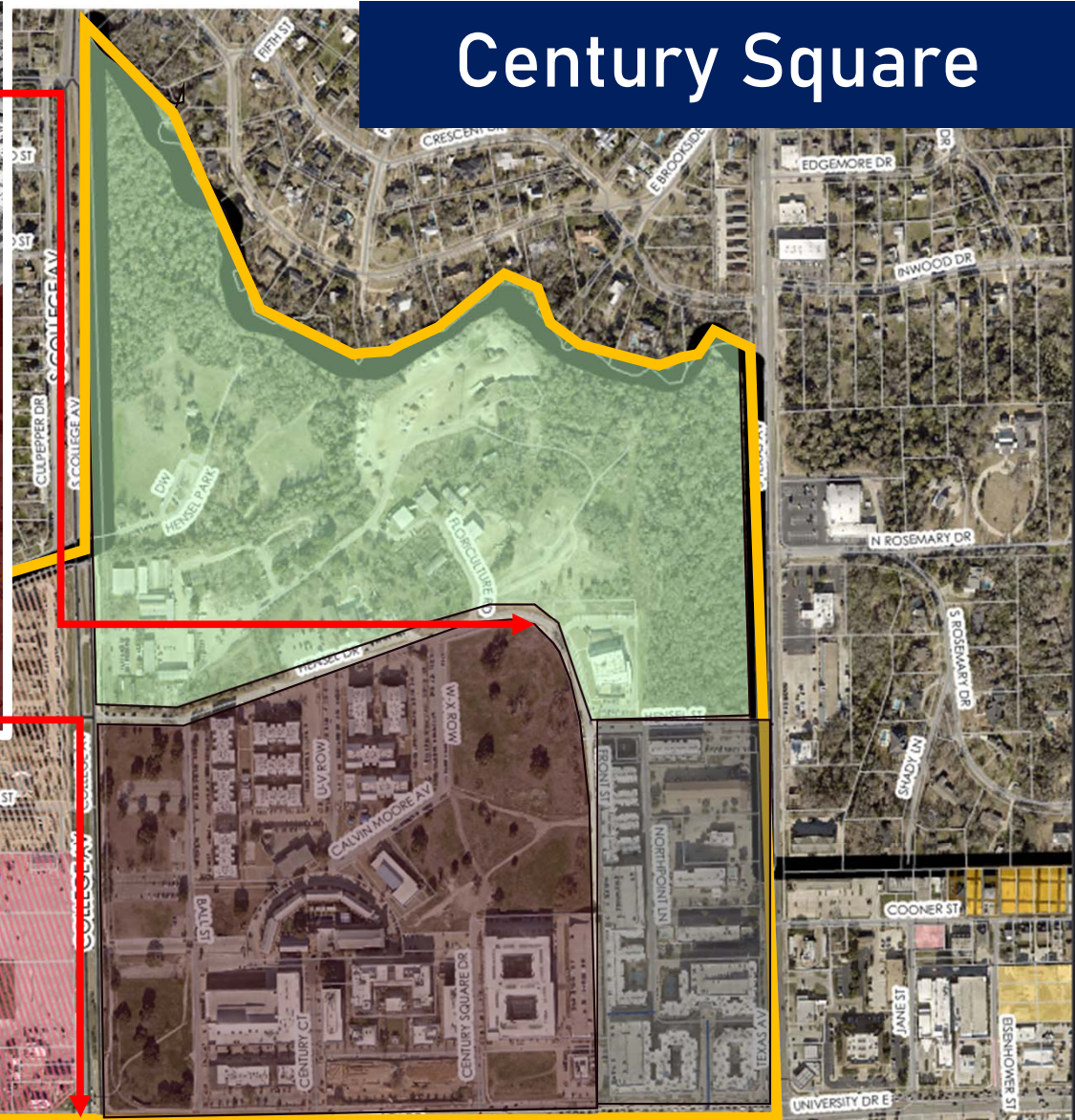
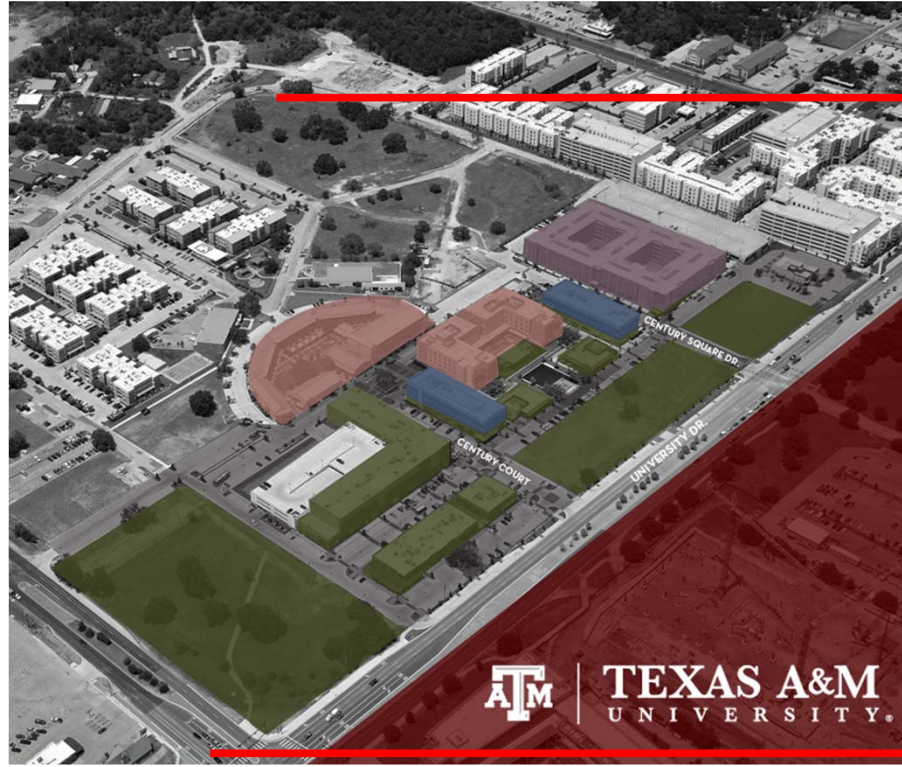
What is a Small Area Plan?

- **Phase 1 – Pre-Planning**
 - Identify boundaries, analyze existing condition needs, outreach
- **Phase 2 – Existing Conditions and Planning Vision**
 - i.e., demographics, housing stock, zoning & land use, code enforcement, economic indicators, etc.
 - Start community feedback to determine specific goals of the plan
- **Phase 3 – Plan Development**
 - Refine findings of the engagement and generate draft plan
 - Go back to community stakeholders for feedback
- **Phase 4 – Adoption & Implementation**

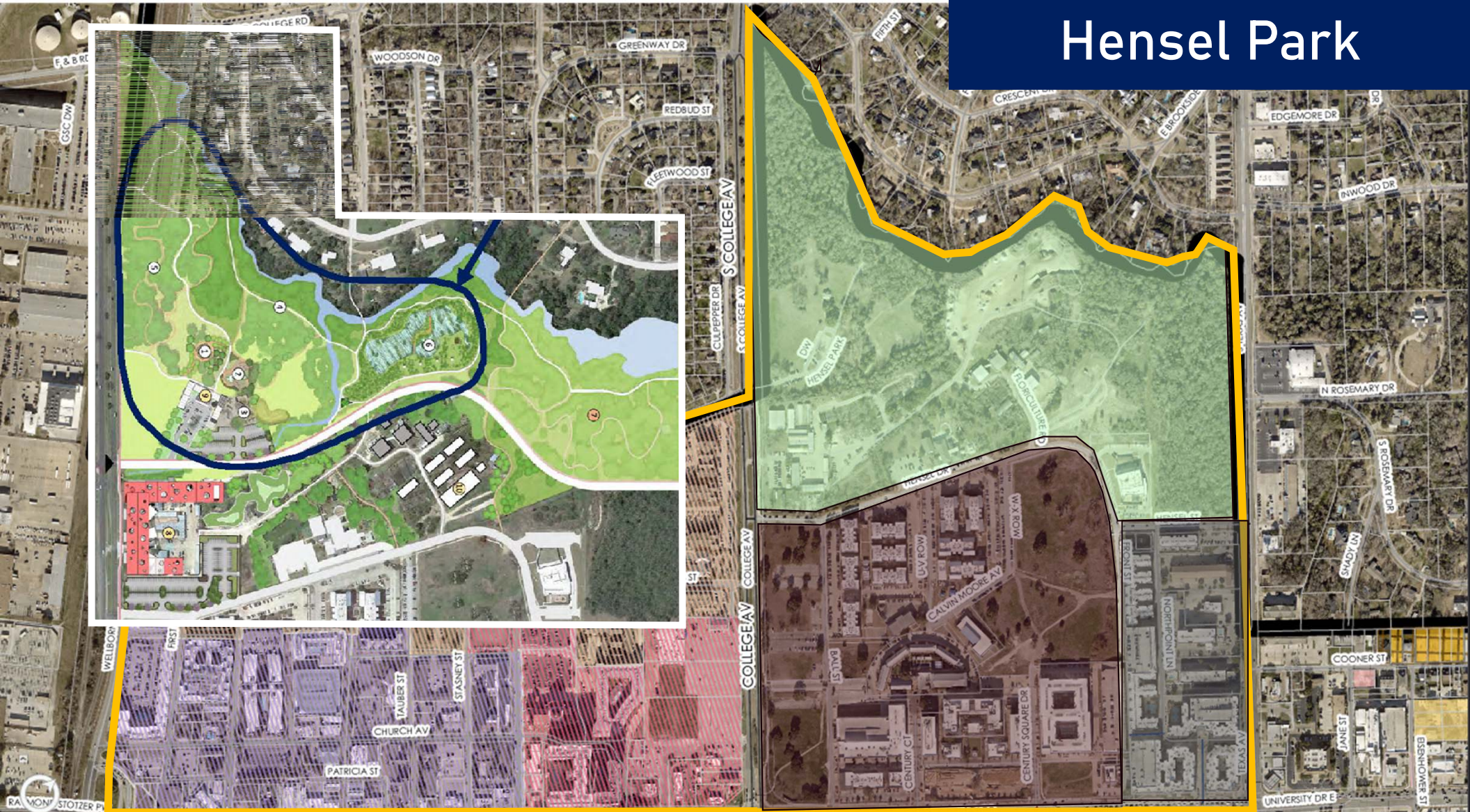
Northgate Planning



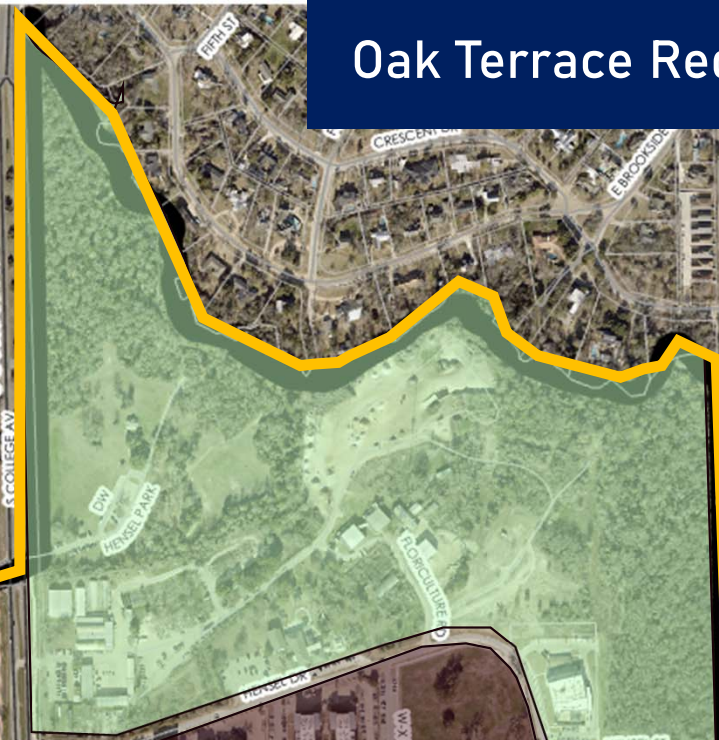
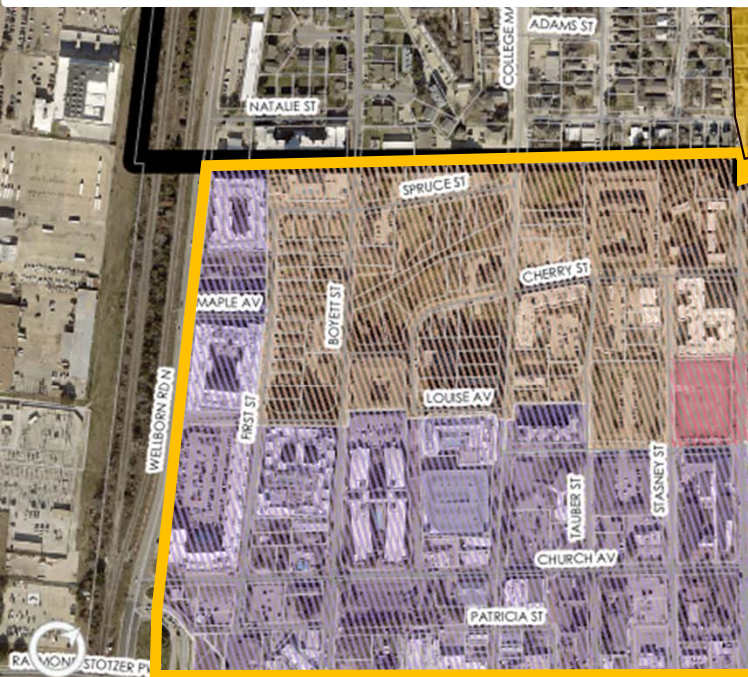
Century Square



Hensel Park



Oak Terrace Redevelopment





half

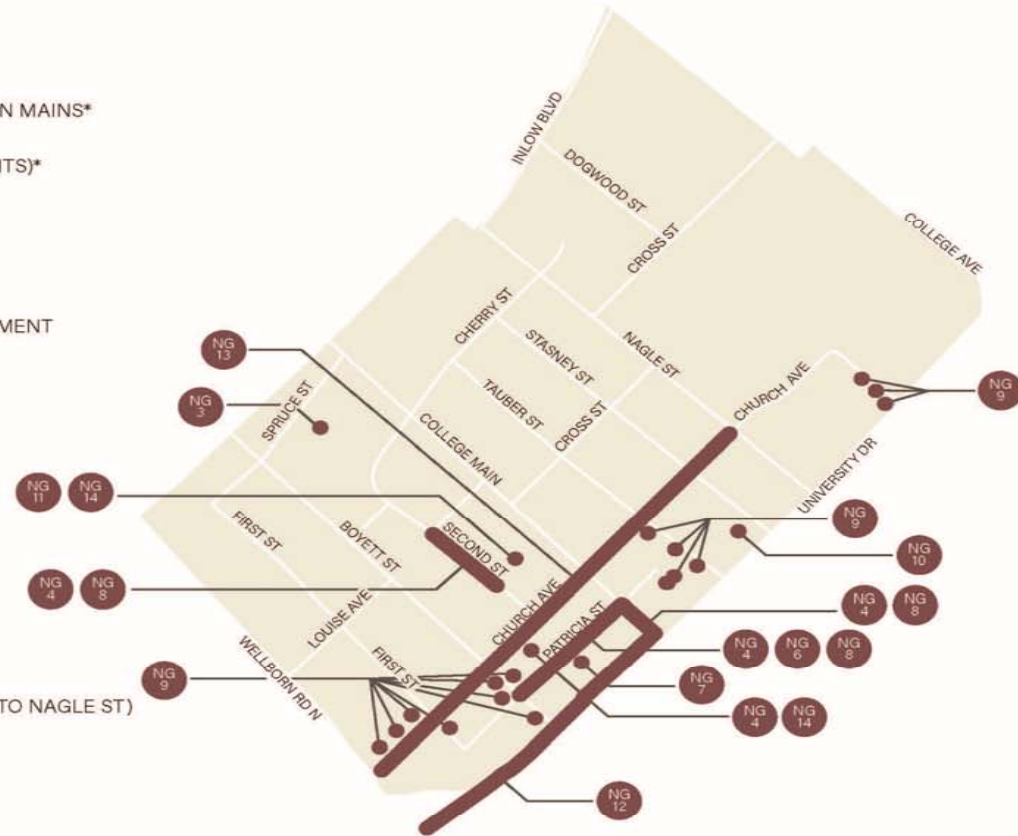
History

- Northgate Visioning 1994
- Northgate Façade Improvement Program 1995-2002
- Northgate Redevelopment Plan 1996
- Northgate Implementation Plan 2003
- Northgate Operations Plan 2020

COMPLETED CAPITAL PROJECTS

Northgate District Plan

- NG 1 UPGRADE EXISTING SUBSTANDARD WATER MAINS TO 8-INCH OR 10-INCH WATER TRANSMISSION MAINS*
- NG 2 REPAIR/UPGRADE WATER MAIN NAGEL STREET REDEVELOPMENT (UNIVERSITY DR TO CITY LIMITS)*
- NG 3 DEVELOP LINEAR PARK AS CITY/UNIVERSITY JOINT VENTURE
- NG 4 DEVELOP STRATEGIC PARCELS
- NG 6 DEVELOP A PROMENADE AND A PLAZA GENERALLY ALONG THE EXISTING PATRICIA AVE ALIGNMENT
- NG 7 CONSTRUCT A 'LIVE FROM NORTHGATE' PAVILION IN PLACE OF COMMUNITY DUMPSTERS
- NG 8 DEVELOP AN URBAN SQUARE OR PLAZA
- NG 9 PROVIDE GUIDE SIGNS TO DIRECT COMMERCIAL TRAFFIC TO AREA PARKING FACILITIES
- NG 10 RETAIN, REHABILITATE, OR SELL CITY-OWNED RETAIL BUILDING
- NG 11 DEVELOP THE PARKING GARAGE
- NG 12 WIDEN UNIVERSITY DR/FM 60 SIDEWALK (COLLEGE MAIN TO WELLBORN RD/FM 2154)
- NG 13 INSTALL STAMPED CONCRETE SIDEWALK CHURCH AVENUE REDEVELOPMENT (WELLBORN RD TO NAGLE ST)
- NG 14 PROVIDE OFF-STREET PARKING IN THE CORE AREA



PROJECTS ARE NOT SHOWN VISIBLY ON THE MAP



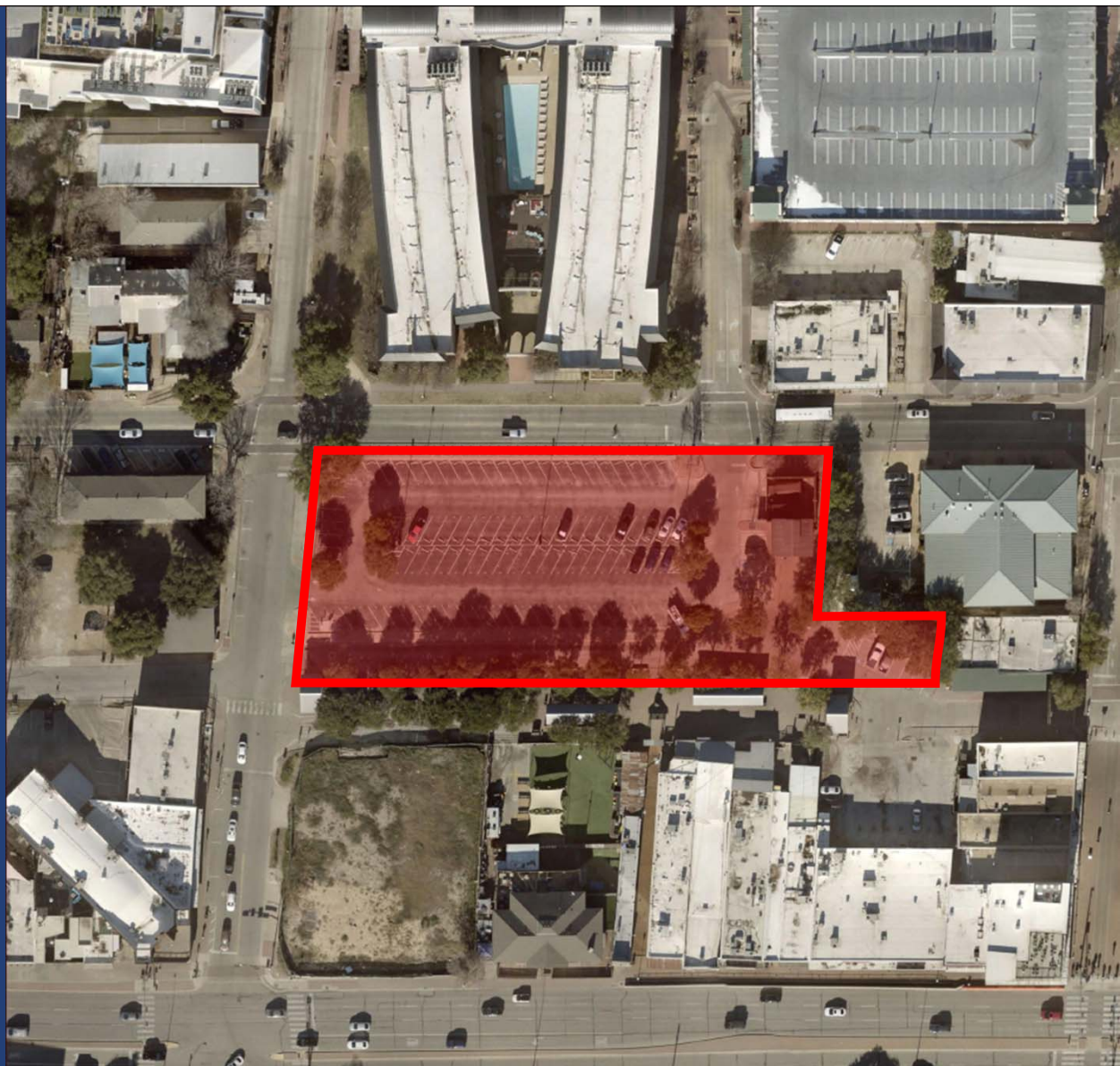




New Small Area Plan?

- What boundary area?
- Timeline: 4-6 months
- Public engagement process
 - Stakeholder meetings (A&M, TxDOT, NG, CoB)
 - Public workshops/discussions
- Planning effort would focus on:
 - Connectivity to surrounding efforts
 - Regulatory changes? – (Parking? Pedestrian Requirements? Streets?)
 - Land Use/Zoning Changes?
 - Community stakeholder ideas

Northgate Parking Lot Sale and Development



Background

- Approached by a developer about wanting to buy the property
- Worked with them on the concept and parameters of a potential sale
- Process for the sale of municipally-owned property

Additional Components

1. A minimum of one hundred (100) parking spaces to be used on an exclusive basis by the City. The City will consider a shared use and revenue agreement for the use of these parking spaces.
2. Ride share pick-up and drop-off opportunities to serve the surrounding area.
3. Space for a law enforcement substation that is approximately 3,500 – 5,000 square feet.
4. Public restroom facilities.
5. Refuse container storage.
6. Redevelopment and ongoing operation and maintenance of the remaining Property into a public greenspace, plaza, or courtyard area.

Sale of Municipally-Owned Property

1. Public auction – highest bidder
2. Broker – highest cash offer
3. Sealed bids – best value
 - Selected process
 - Selection could be based on multiple factors, such as additional components, and not just price
 - Fair market value

Process

- City released request for bids on July 19, 2024
- Bids were due on August 22, 2024
- Review of bids
 - 3 bids submitted
 - All met additional components
 - Offers ranged from \$3.674 million to \$13 million for 1.00 - 1.57 acres
- Selection of top ranked bid
 - Capstone Communities
 - Included additional components
 - \$13 million purchase price for entire property
 - 50/50 revenue share for parking lot

Review Criteria

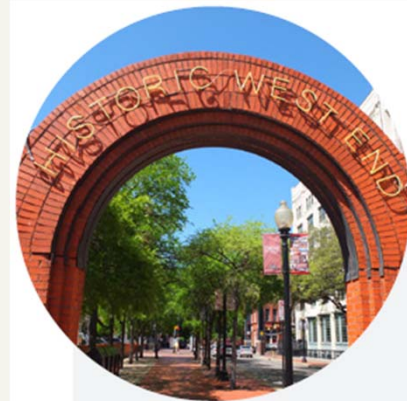
- Qualifications, experience, and key personnel
- Overall value and impact of proposed redevelopment project to the City, including incorporation of Additional Components into the project
- Overall financial benefit to the City, such as the purchase price, value of redevelopment, ongoing City-related costs, and incentives requested by the bidder
- References

Process Cont.

- Negotiation of real estate contract – current phase
- Approval of real estate contract – anticipated January 2025
 - Approval of real estate contract does not guarantee the sale of property
- Due diligence period – 120 days after approval of the real estate agreement
- Development agreement – approved prior to closing
- Closing on property – after governmental approvals to start construction

Opportunities for Engagement

- Due diligence period – determine the extent of the project and sizing of the plaza area
- Development agreement – determine the general scope of improvements to the plaza area
- Coordination during construction – work with surrounding property/business owners prior to and during construction



The Back Porch at Northgate

The overall goal for this portion of the development is to achieve results like that of West End Dallas. We aim to provide a space that acts as a springboard for both a greater sense of place and community while also fostering economic growth and densification of the surrounding Northgate district.

What this process and project allows:

1. Opportunities for additional investment
2. Stakeholder involvement through multiple phases of the process
3. Additional components included in the development
4. Construction mitigation plan will be part of the development process

Northgate District

KEY ASKS

- 01 **Invest in the old, the new, and the future of the Northgate District:** Northgate is at the heart of the brand and identity of College Station. We aspire to have a thriving economic and cultural destination for locals and visitors where the past meets the present.
- 02 **Partner + Communicate with Northgate:** Engage, collaborate and be transparent with the Northgate District to ensure new development and redevelopment opportunities complement and leverage the assets of the Northgate area ensuring economic and cultural prosperity and compatibility without displacement.
- 03 **Community Benefits:** With new neighbors joining the Northgate District via development agreements, Northgate prioritizes community assets including:
 - Public accessible parking (day time, evening, night)
 - Ride-share pick up and drop off areas
 - Inclusion of complementary business uses including both day time and evening uses
- 04 **Construction Mitigation Plan:** Northgate District would like the selected proposal/ or the City to develop a Construction Mitigation Plan that would address negative impacts to the surrounding community including debris, street and sidewalk closures, delivery impacts, and pedestrian traffic decline, and more.

Recommendation

- Start the small area planning process for the Northgate area
- Simultaneously continue to move forward with the process for the for the sale of the parking lot, with the understanding that there are various opportunities for public input during that process

