

A decorative graphic in the top-left corner consisting of several overlapping, parallel lines in shades of blue and grey, forming a sharp, angular shape.

Stop Extension of Pebble Creek Parkway

Kerry Roper

Pebble Creek Parkway

It is a safety Issue!!!!

- This is an ongoing issue. In July 2022 we packed City Hall asking to stop PCP changes.
- The preliminary Thoroughfare Plan classifies Pebble Creek Parkway (PCP) as a minor arterial and includes plans to extend it south to Southern Pointe with several access points to Highway 6.
- These plan items will negatively affect Pebble Creek Country Club and will destroy the neighborhood integrity of the community of Pebble Creek.
- It appears that city staff will drop the recommendation to expand PCP to four lanes, but this does not address the issues of increased traffic, noise, crime, property valuation, pedestrian & golfer safety, quality of life, and more. (A lot of the same issues as last council meeting, and more!)
- Some have suggested a roundabout to the south. Again, this does not solve the issues.

Petition to Protect Pebble Creek Parkway

- 1,421 citizens signed our petition in opposition to the portion of the Preliminary Comprehensive and Thoroughfare Plans that include extending Pebble Creek Parkway to the south.
- That is almost one for every house in Pebble Creek and is a clear signal that the community does not want this extension.
- The petition and signatures have been sent to each council member.

In Comprehensive Plan presentation on August 18, staff stated that the number one concern voiced in feedback sessions was “neighborhoods.” Boards and Commissions feedback indicated concerns about “preserving neighborhood integrity.”



Pebble Creek Subdivision

- Over 4,000 residents in approximately 1,500 homes
- Only golf course community in College Station
- College Station's largest property tax base
- Named one of the top ten neighborhoods in U.S. college towns (MSN.com) and is in the safest 9% of U.S. neighborhoods (NeighborhoodScout.com)
- 79.4% of eligible voters in Precinct 64 (Pebble Creek) voted in the last election. This is the highest percentage of any College Station precinct (with more than 60 voters).
- It is obvious that neighborhood integrity is important to this council, and that is why Pebble Creek elected them.

City Council Campaign Quotes

- Three of the newly elected City Council members were endorsed by CSAN, and all off the newly elected council had platforms that highlighted neighborhood integrity. The veteran council members also touted neighborhood integrity when they ran for City Council.
- Bob Yancy: "Neighborhood integrity is a passion of mine." "I will always work...to ensure common sense solutions are applied...." (Bobyancy.com)
- Melissa McIlhaney: "She initially sought appointment as a mechanism to actively work to protect our neighborhoods." (Melissamcilhaney.com)
- David White: "David's Core Values" – "maintain neighborhood integrity" and "Prioritize respect for every citizen and their unique neighborhoods." (Davidwhiteforcollegestation.com)
- Mark Smith: "If elected, Smith said he wants to focus on neighborhood integrity for residents of College Station." (BCS Eagle 7/28/2022) "That's part of the neighborhood integrity issue that I talked about." "Older neighborhoods need to be taken care of...and that's part of the character of that neighborhood...." (WTAW 9/9/2022)
- William Wright, posing a rhetorical question on the integrity of College Station: "Aren't we going to protect our neighborhoods?" (ThinkBrazos.org)
- John Nichols: "We're not going to sacrifice health, safety, welfare...." (KAGS, Meet the Candidates)

Neighborhood Integrity

- Urban improvement sites define neighborhood integrity as: “the preservation of **character, safety and livability** – especially in the face of growth, development or changing demographics.

Character of Pebble Creek

- Pebble Creek is a tranquil, family-friendly golf course community. It is the only non-campus golf course in College Station.
- PCP is the heart of Pebble Creek. This plan would bisect our neighborhood.
- Golfers and residents drive their carts along PCP in designated bike and cart lanes. This is the only way for most to get their carts to the golf course.
- Pebble Creek Country Club (PCCC) Issues:
 - The golf course has 3 holes on the west side of PCP and 15 on the east side. Golfers have to cross it twice, in two different spots. Increased traffic would make this dangerous and difficult.
 - A lot of people affected: 3,000 – 4,000 members. Approximately 65% are from outside Pebble Creek. PCCC also hosts around 20 outside tournaments/year.

Impact on Safety & Crime

- Increased traffic will negatively impact the safety of hundreds of walkers, cart drivers, joggers, children, golfers and residents each day. The entrance to Lick Creek Park Trails are where the extension would tie in.
- *Journal of Quantitative Criminology* states that neighborhood layout and street connectivity significantly influences crime. Multiple access points increase the opportunity for theft.
- CSPD advises that criminals target places with easy access to Highway 6. This extension would add 3-4 new access points to Highway 6. Also, Chief Couch indicates that crime is prevalent around construction. If PCP connects to the south during construction, opportunity for theft is higher.
- Crimegrade.org uses CSPD & FBI statistics to grade neighborhood crime risks from 1 (lowest risk) to 5 (highest risk). Pebble Creek currently has a rating of 1. Southern Pointe has a rating of 3. If we connect to Southern Pointe, it will open Pebble Creek to a higher crime potential.

Livability & Ownership

- Increased noise, traffic and safety issues would decrease home values
 - The National Association of Realtors indicate home buyers place a high premium on neighborhood tranquility and safety, both of which would be jeopardized.
 - Several urban studies confirm that property values tend to decline when neighborhood streets are transformed into major traffic routes.
 - Texas A&M Institute for Urban Development study indicates that traffic can reduce home values by up to 8%.
- Residents enjoy the tranquility of the neighborhood, as well as the family-friendly areas to walk, drive carts and fish along Pebble Creek Parkway.
- The Lick Creek Park walking trail runs along Pebble Creek Parkway for approximately 1 mile.

Options (See Map)

- Make Lakeway Drive the high priority connectivity to the south and upgrade it to a minor arterial classification (from major collector.) Lakeway Drive is a wide, primarily commercial street with little pedestrian activity, and it can easily accommodate emergency vehicles better than Pebble Creek Parkway. Lakeway ties into Midtown to the north and the projected shopping/commercial area of the proposed development of Savannah Oaks to the south.
- Rock Prairie is already slated to become a four-lane major arterial. Rock Prairie also runs close to Midtown.
- The Birkdale extension will provide additional connectivity for Pebble Creek residents to go south.
- City staff indicated a preference for north/south thoroughfares to be within two miles of each other. Even without PCP, there would be three north/south corridors within 1.9 miles of each other. (Hwy 6, Lakeway and Rock Prairie)
- These options would not impair the MPO Regional Traffic Plan.

MAP 6.3

Functional Classification & Context Class

THOROUGHFARE PLAN

- GRADE SEPARATION
- ▬ FREEWAY/EXPRESSWAY
- ▬ 6 LANE MAJOR ARTERIAL
- ▬ 4 LANE MAJOR ARTERIAL
- ▬ MINOR ARTERIAL
- ▬ MAJOR COLLECTOR
- ▬ MINOR COLLECTOR

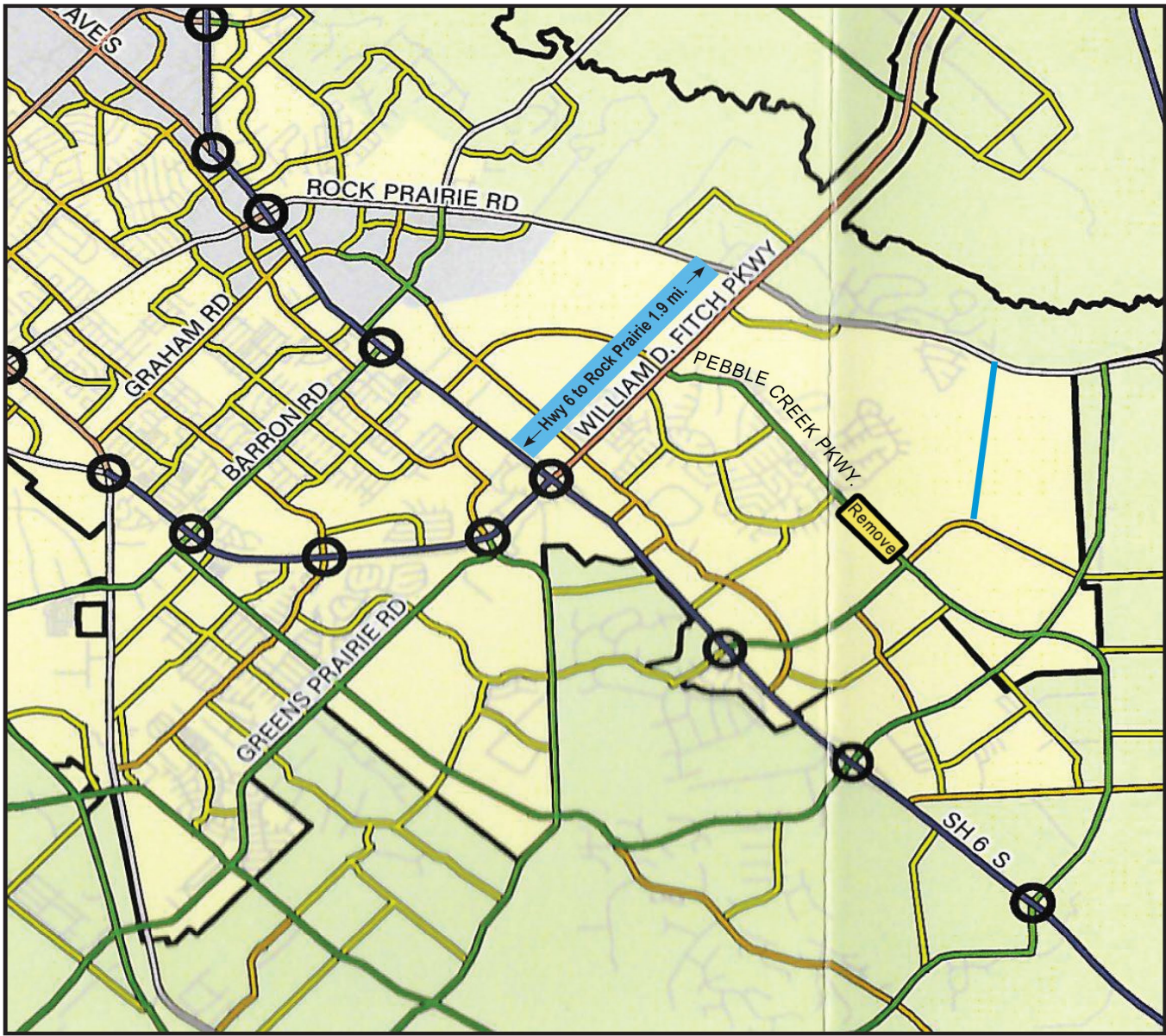
CONTEXT ZONES

- URBAN CORE
- GENERAL URBAN
- SUBURBAN
- RURAL

CITY LIMITS

ETJ

Possible alternative route to Rock Prairie



Other Issues to Consider

- We are excited about the new development to the south, Savannah Oaks. The developer (Silver Fin) of the property states that he does not think his future residents would want or use the extension of PCP. His original plans submitted to the city did not include the connection to PCP. It was added only after the city mandated it. The shopping and commercial part of the development would be on the west portion of the property. This is where Lakeway Drive ties in on the Thoroughfare Plan.
- Some have raised concerns related to the ecological and recreational impacts on Lick Creek Park.
- Some have raised concerns related to the potential need to relocate petroleum pipelines, transmission lines and other utilities.

Our Requests

- Take the southern extension of Pebble Creek Parkway out of future city plans and remove the requirement for the developer to connect Pebble Creek Parkway. (Consider Lakeway Drive as an alternative)
- Direct city staff to file any waivers necessary to stop the extension.
- Redesignate Pebble Creek Parkway from an arterial classification to a neighborhood street (Collector)
- Please don't defer a decision again just because it is in the future. The developer hopes to get their plans approved this fall.