



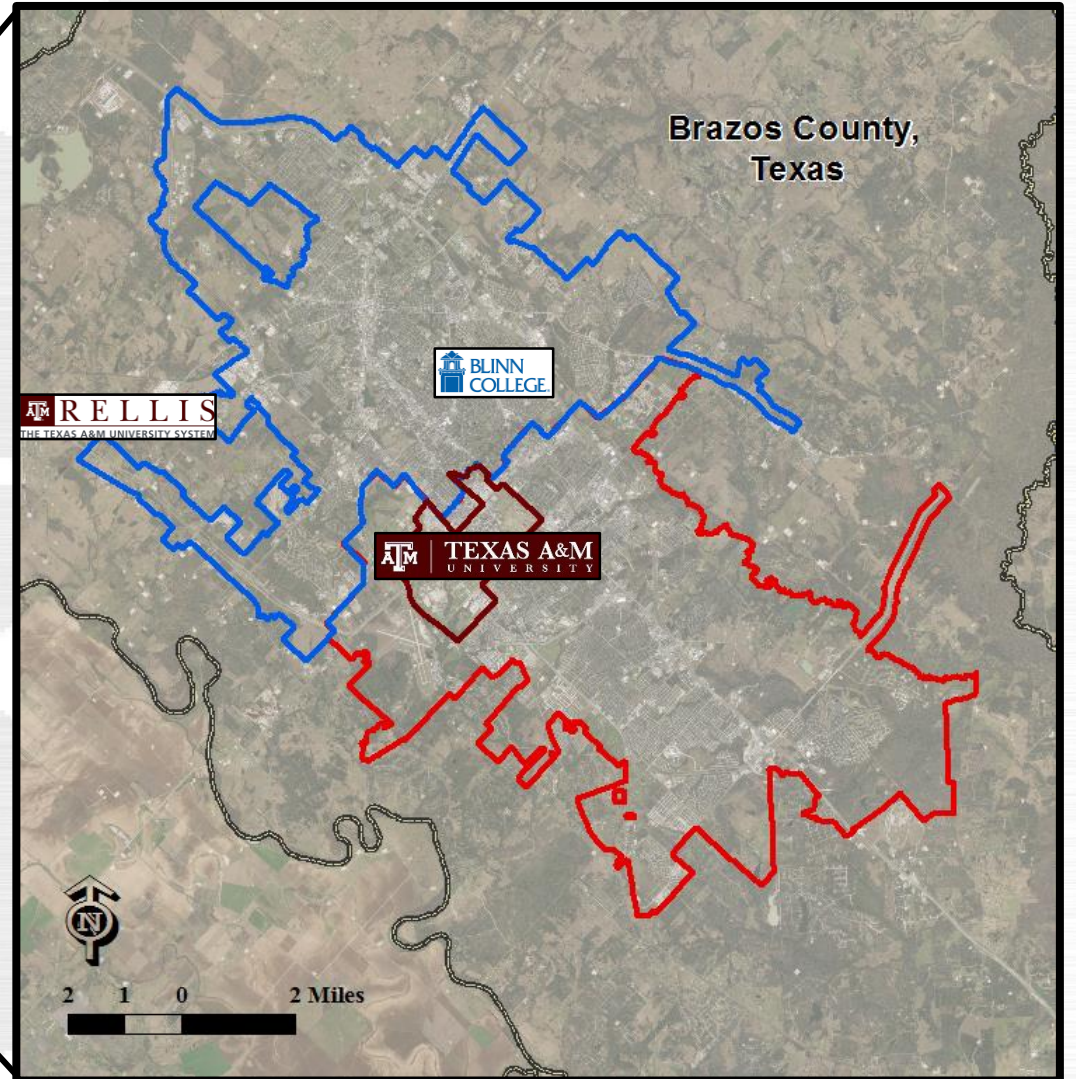
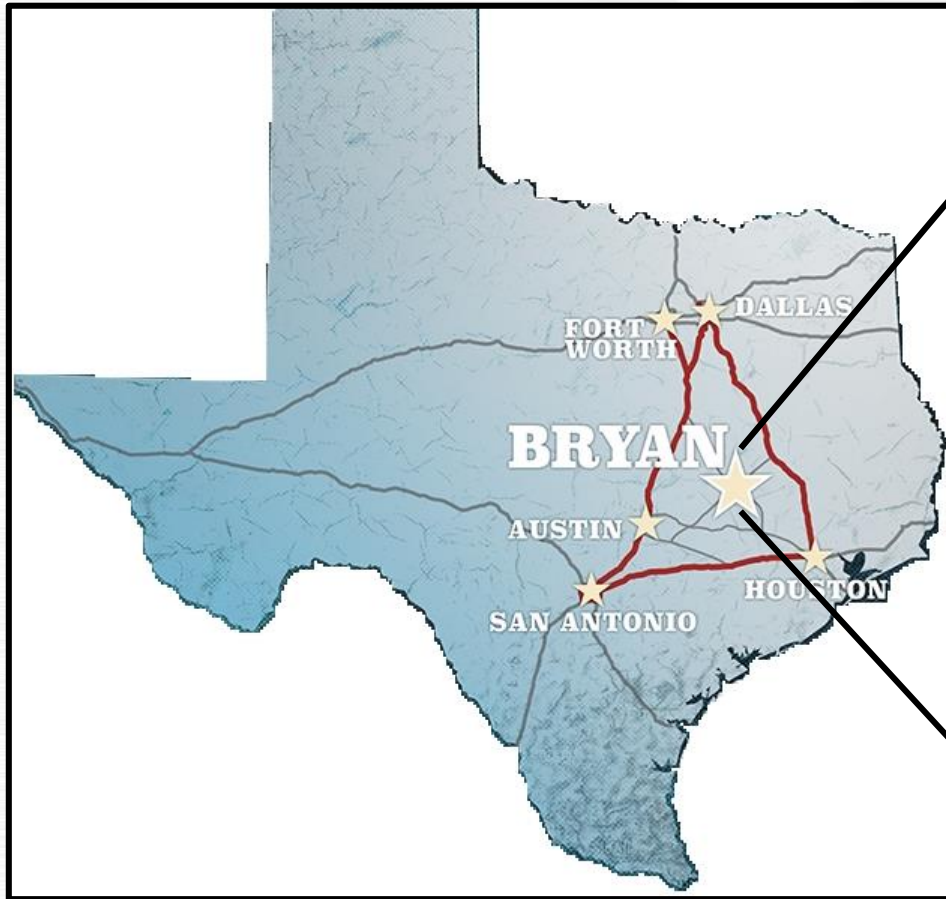
Bryan Midtown

Lindsay Hackett, AICP
Midtown Project Manager

H-GAC Livable Centers Workshop
September 18, 2020



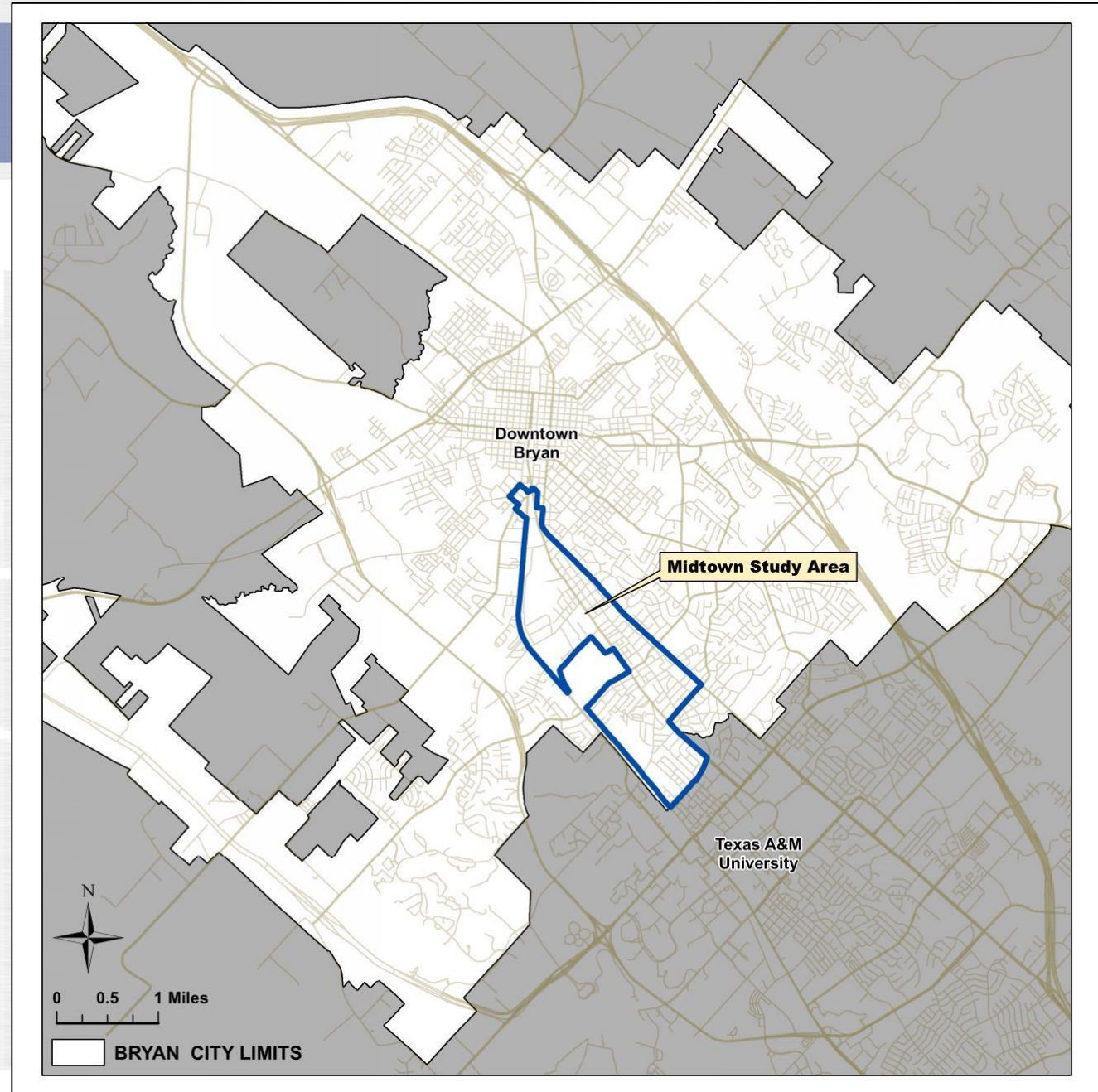
Bryan, Texas





Overview

- Bryan's Midtown
 - Heavy Student Influence
 - Parking Concerns
- Bryan's Response
 - Pattern Building Program
 - Building Types
 - Incremental Model

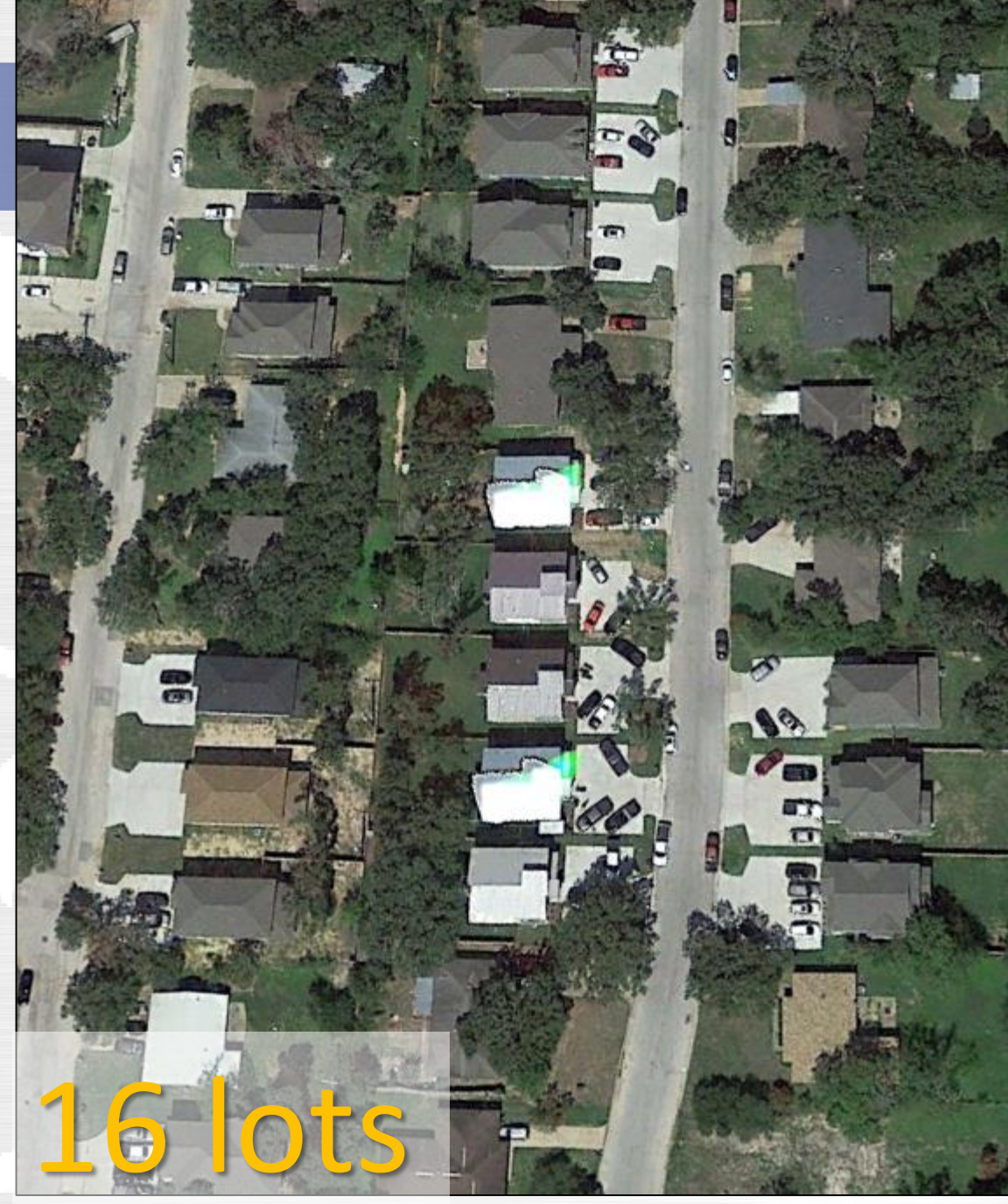
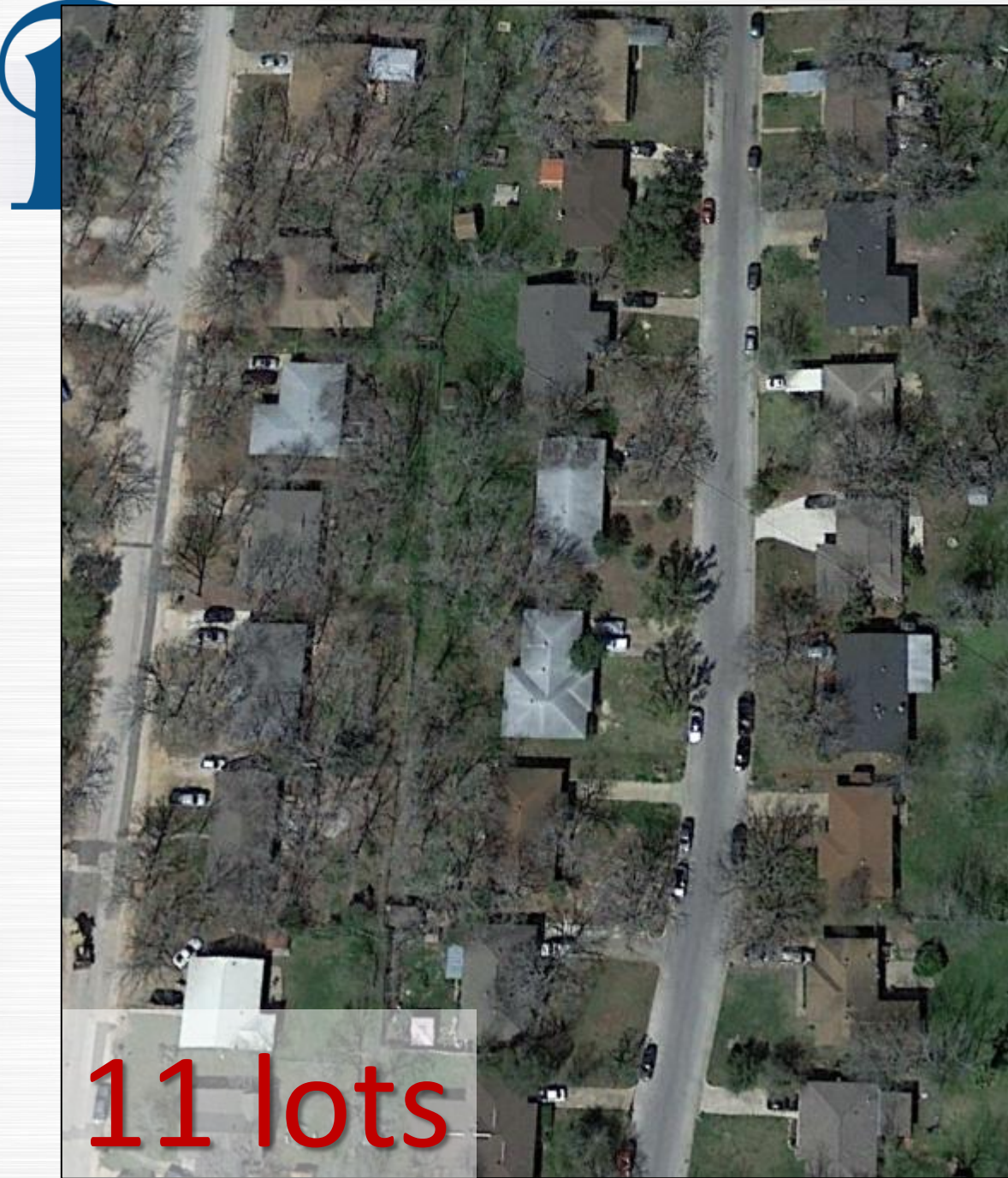


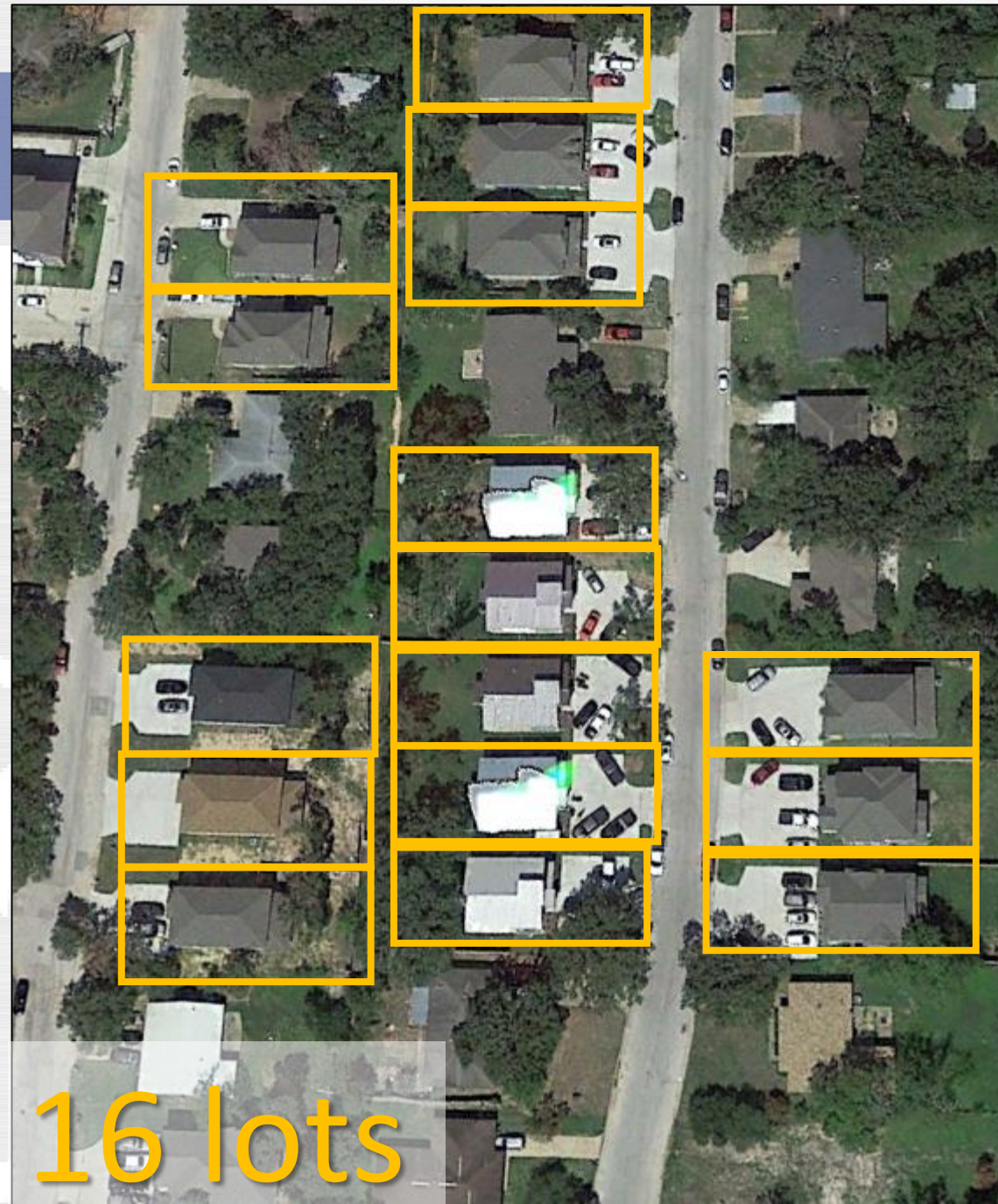


Stealth Dorms

Student-oriented homes, defined as single-family by building code. Operate in a very multi-family manner.



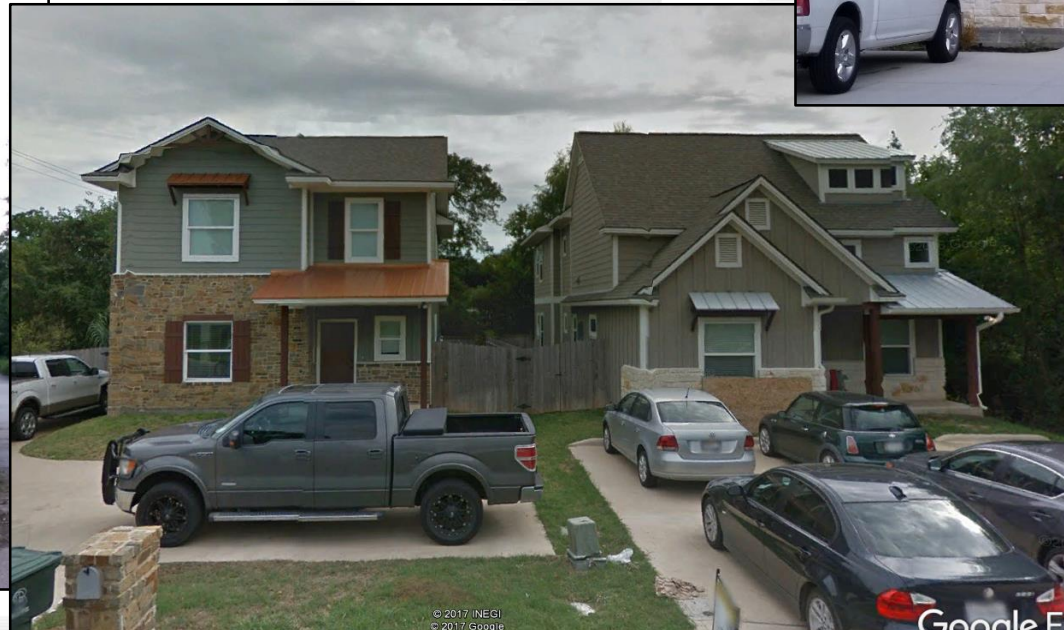






Parking Concerns

- On-Street & Non-Compliant Parking
- Traffic, Congestion, & Unsafe Speeds





Parking Concerns

- Poor geometry of driveways
- On-street parking to not block those already in driveway
- Illegal on-street parking (blocking driveways)



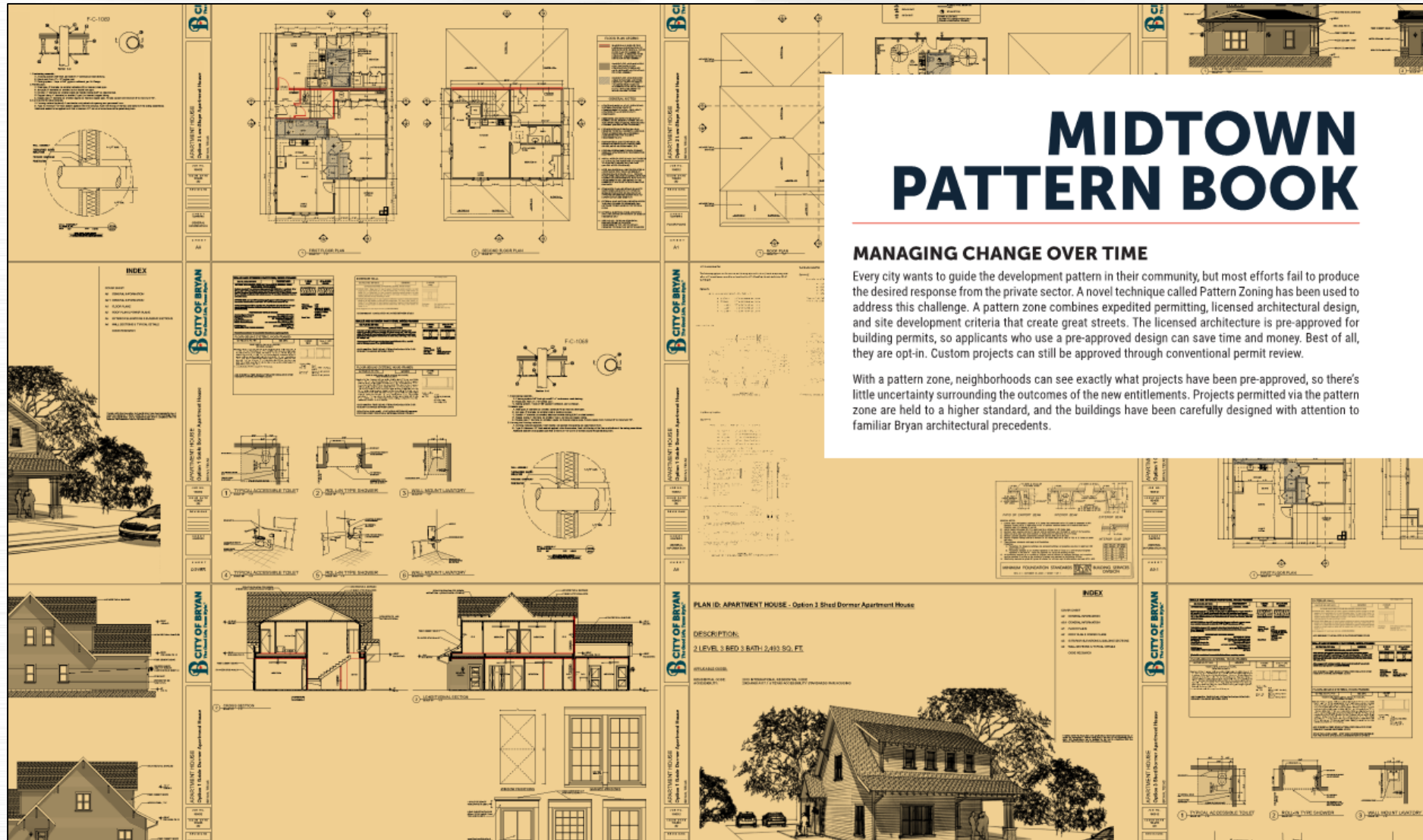


Parking Concerns

Impacts of parking
on unimproved
surfaces



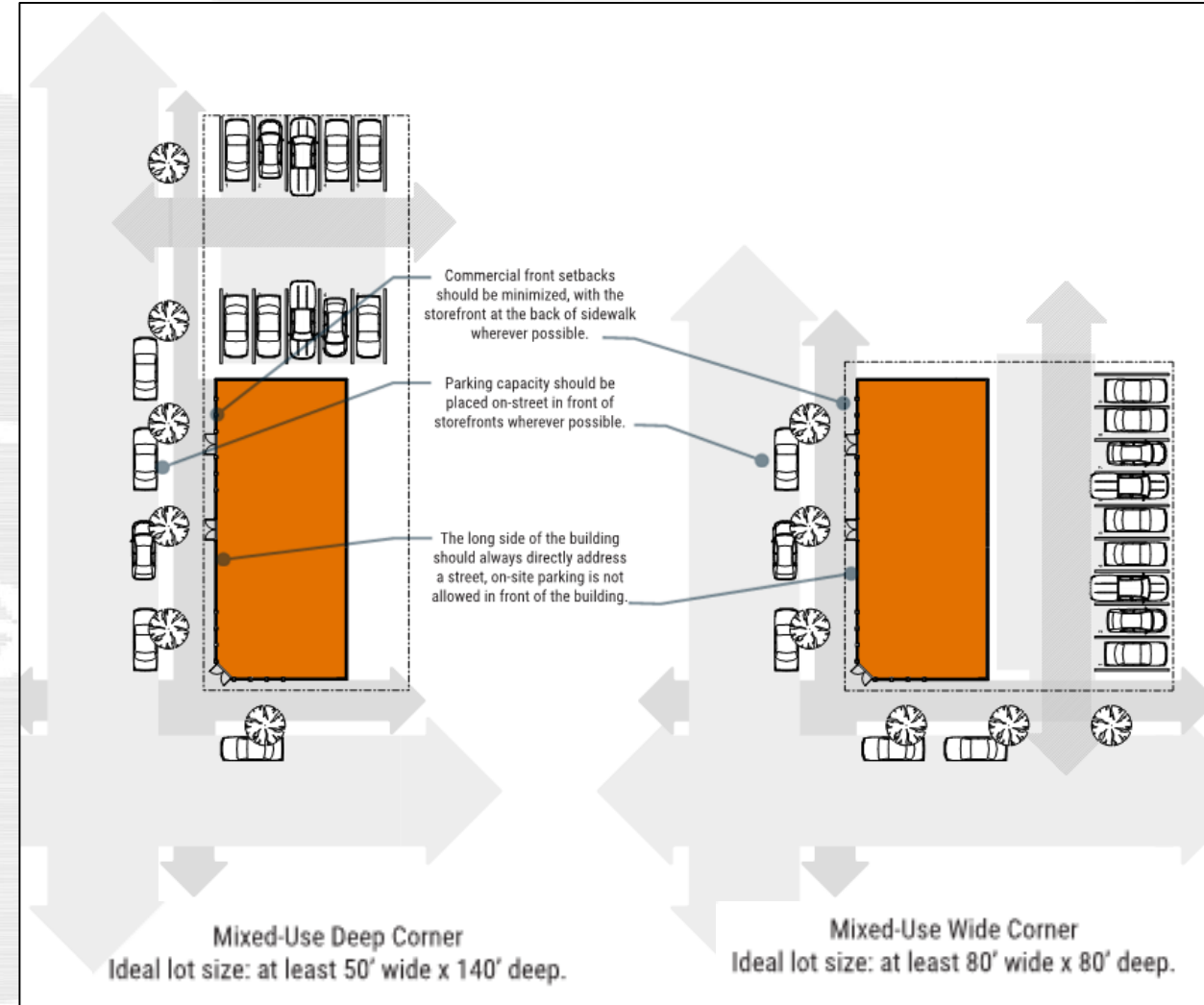
Pattern Book



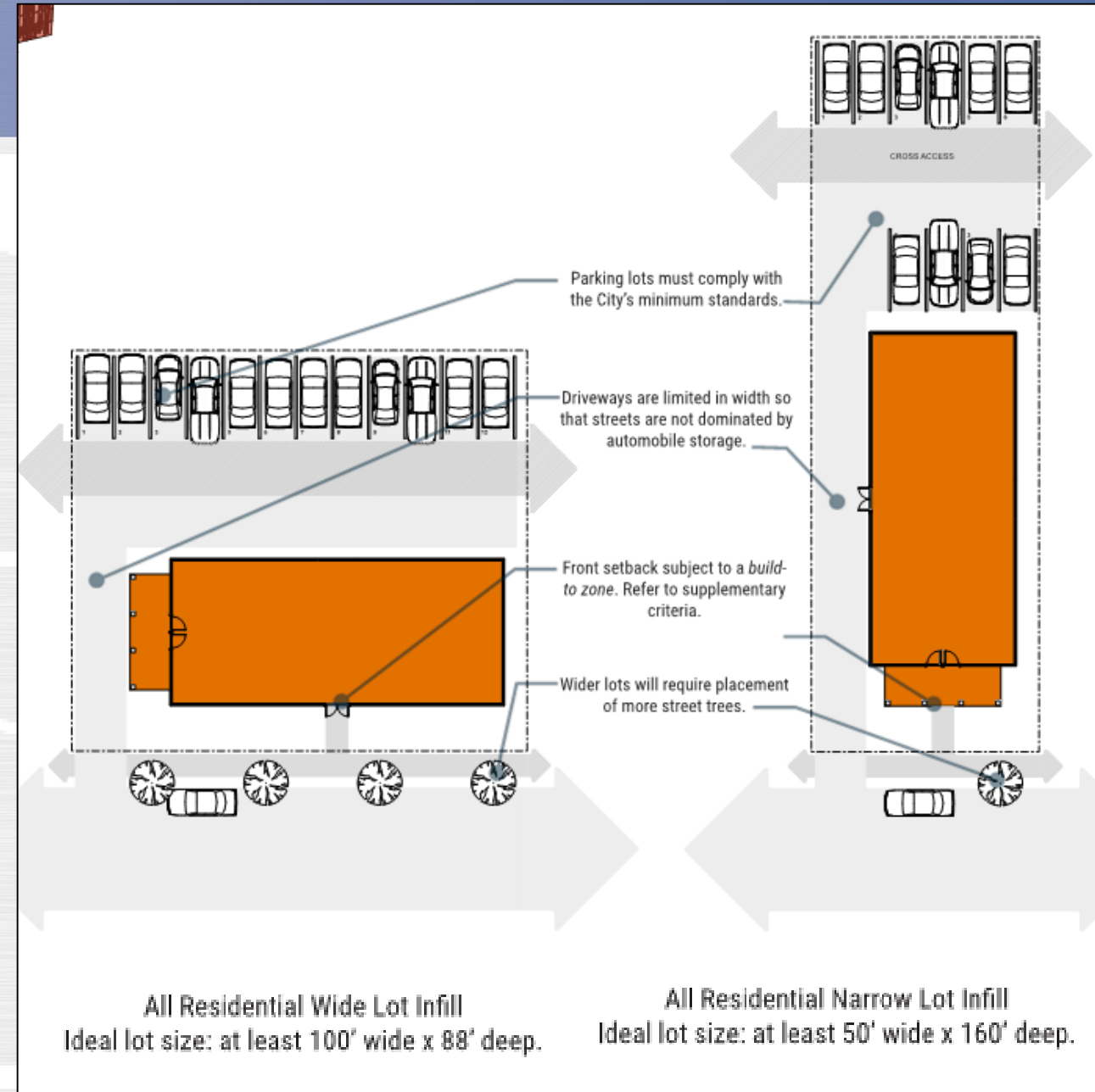
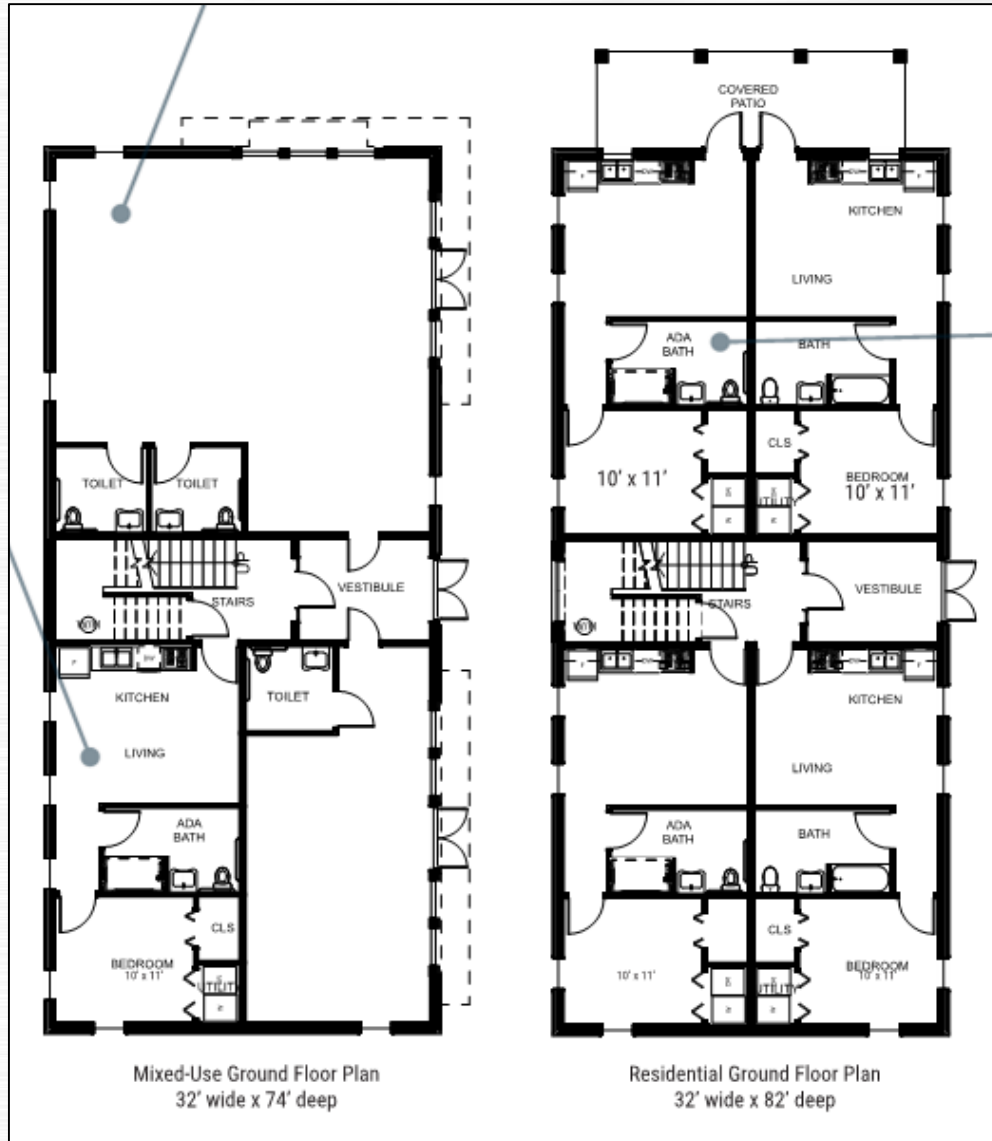
Pattern Building Program

- **Approved** by Bryan City Council on September 8, 2020
- Four **architecturally-designed** building types
- Many **façade variations** to avoid cookie cutter look
- Pattern building plans are **pre-approved** for faster permitting
- Specific **parking & sidewalk** requirements

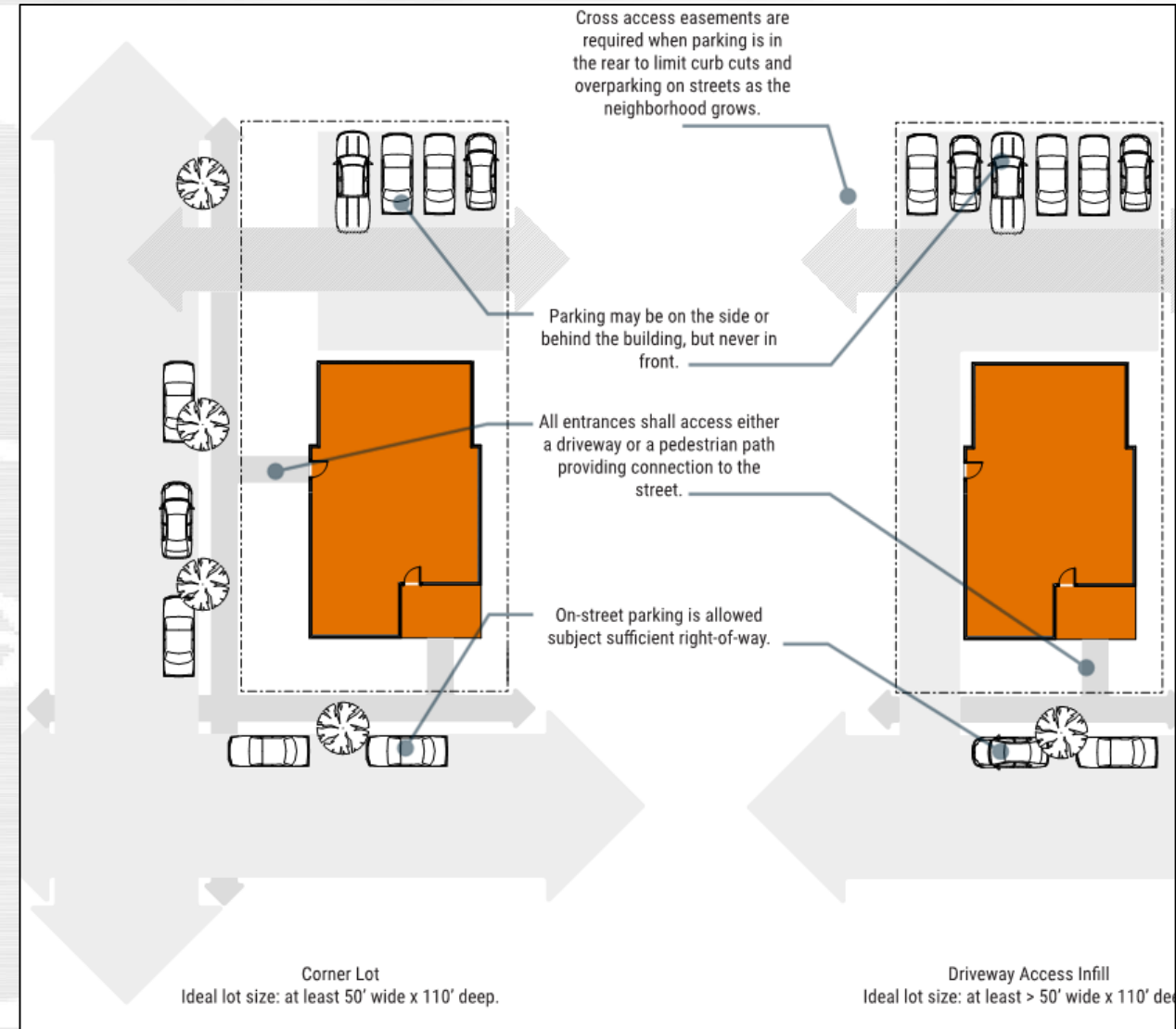
Walkup Pre-Approval



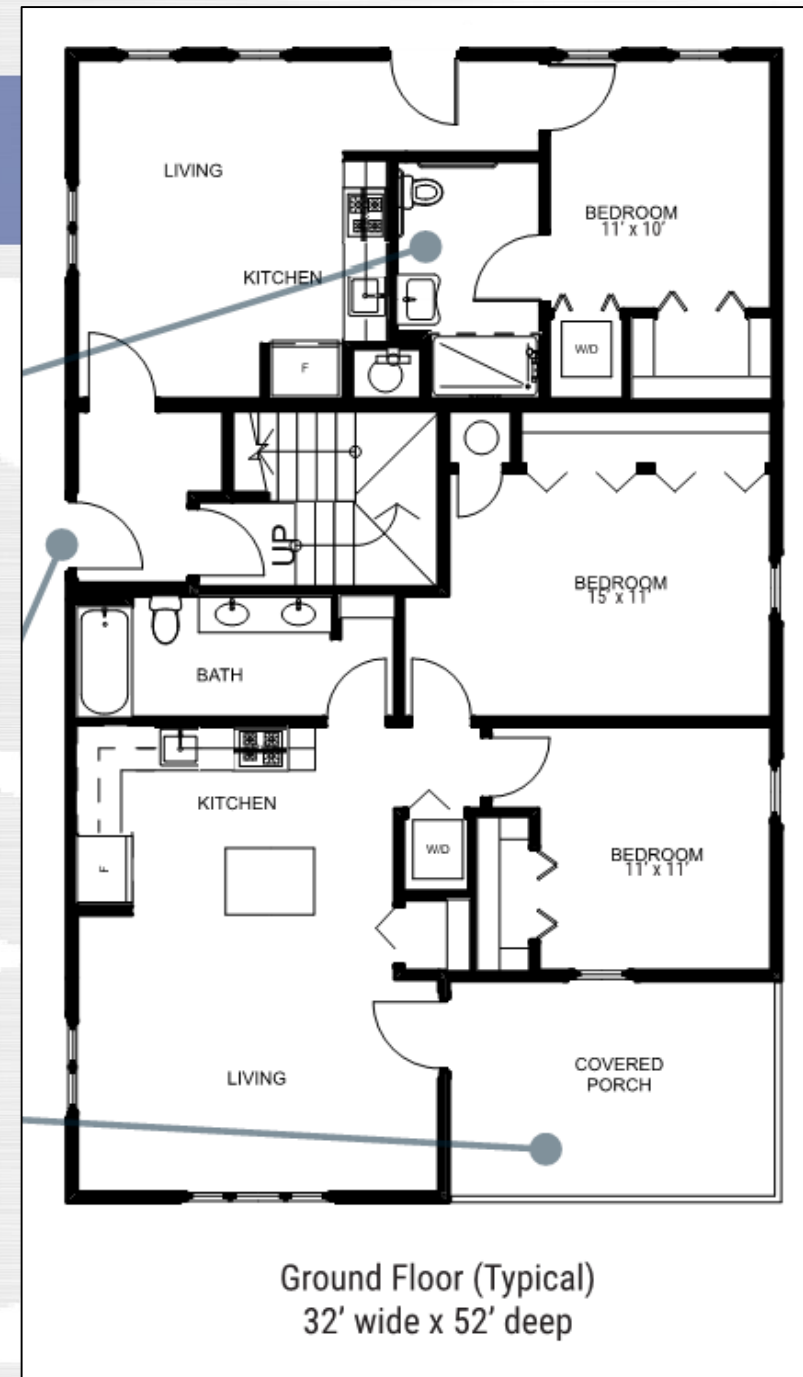
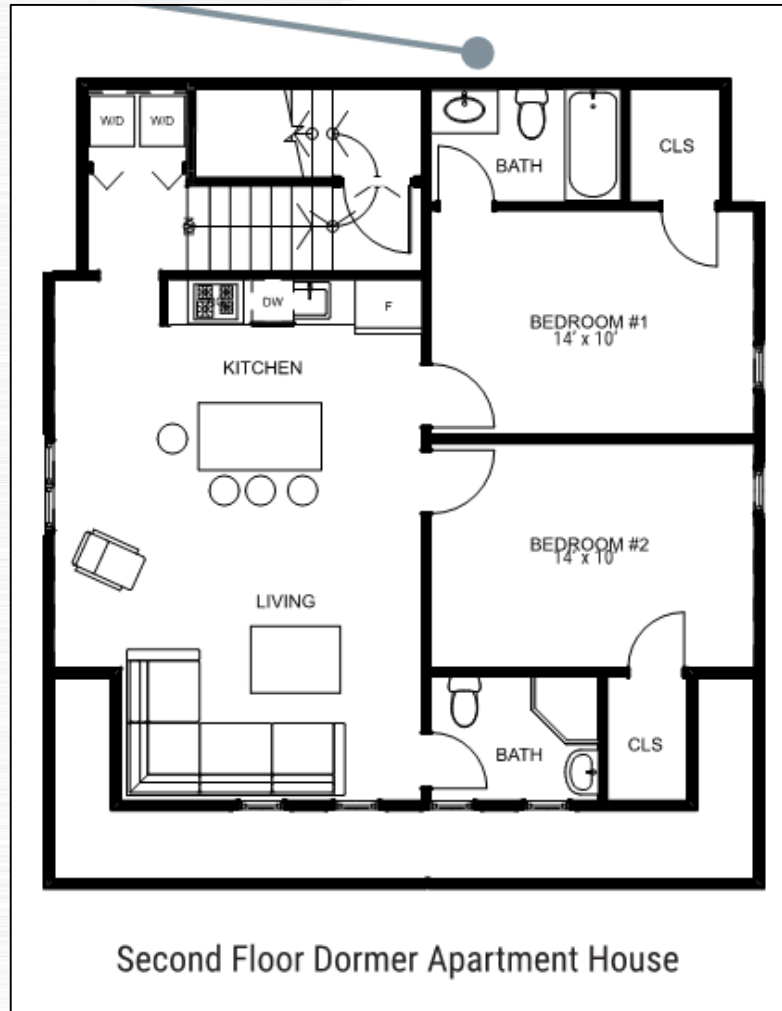
Walkup Pre-Approval



Apt. House Pre-Approval



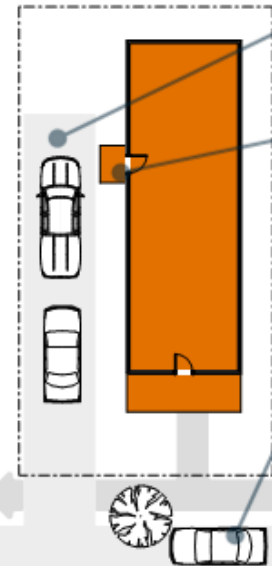
Apt. House Pre-Approval



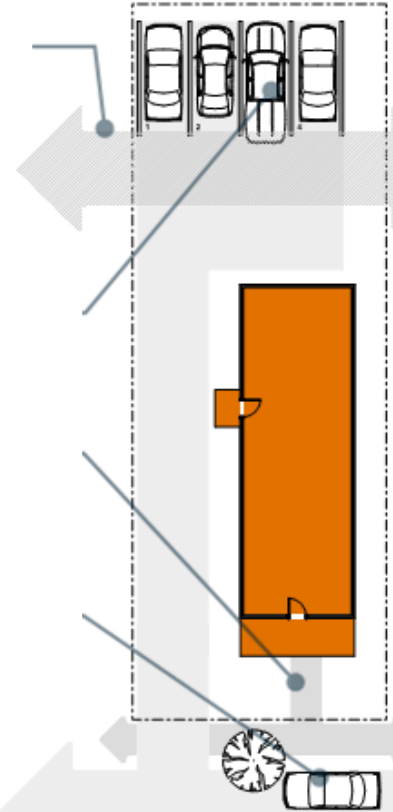
Flex House Pre-Approval



Single-Bay Flex House Duplex

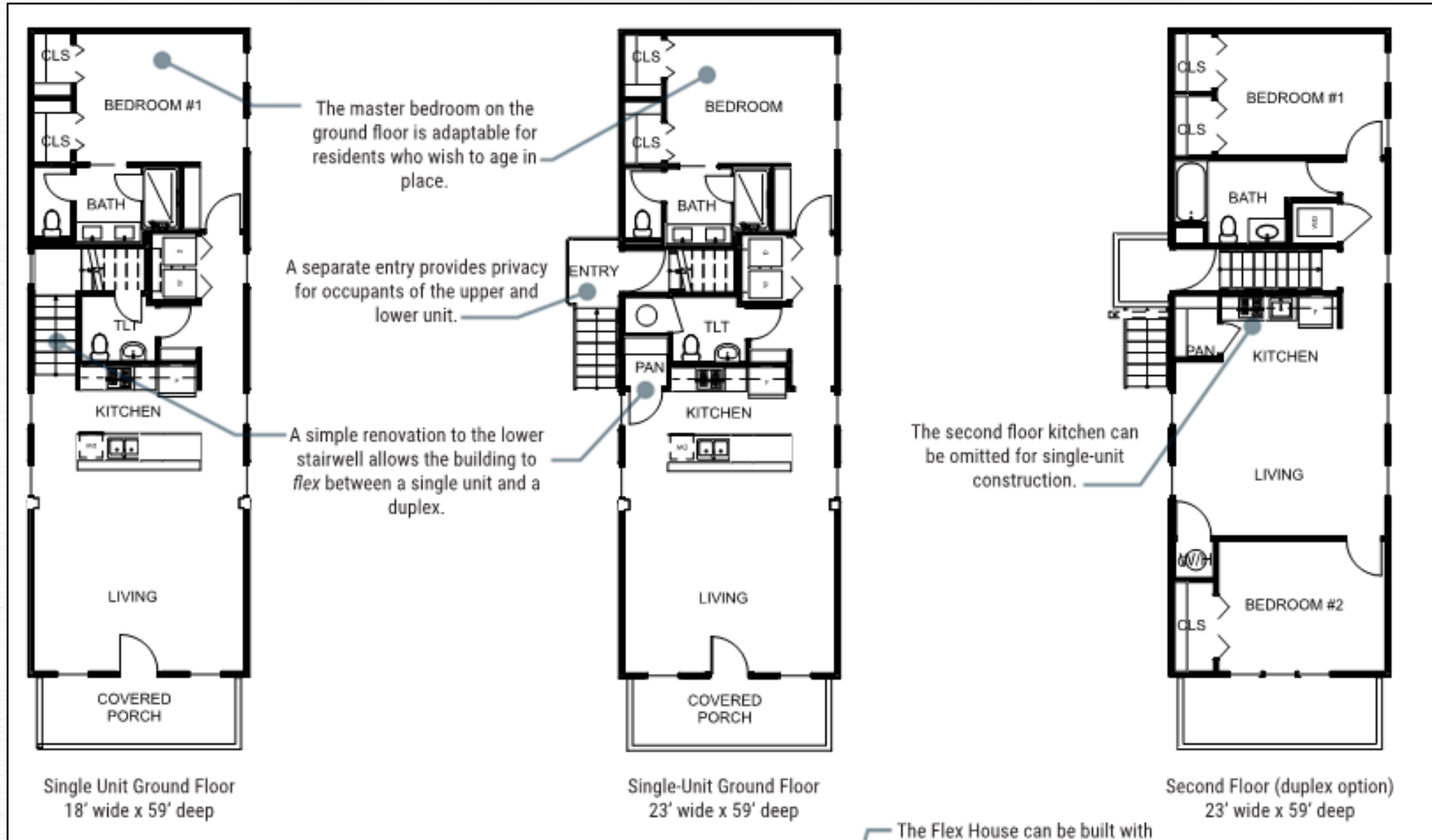


Driveway Access Flex House
Ideal lot size: at least 40' wide x 75' deep.

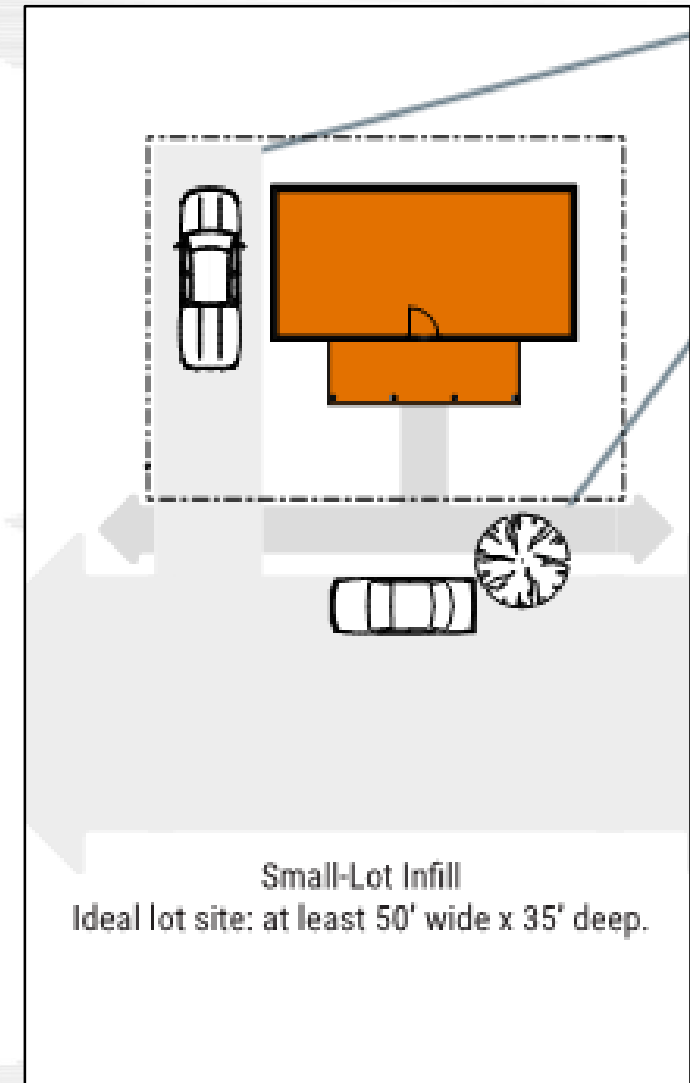


Driveway Access Flex House Duplex
Ideal lot size: at least 40' wide x 115' deep.

Flex House Pre-Approval

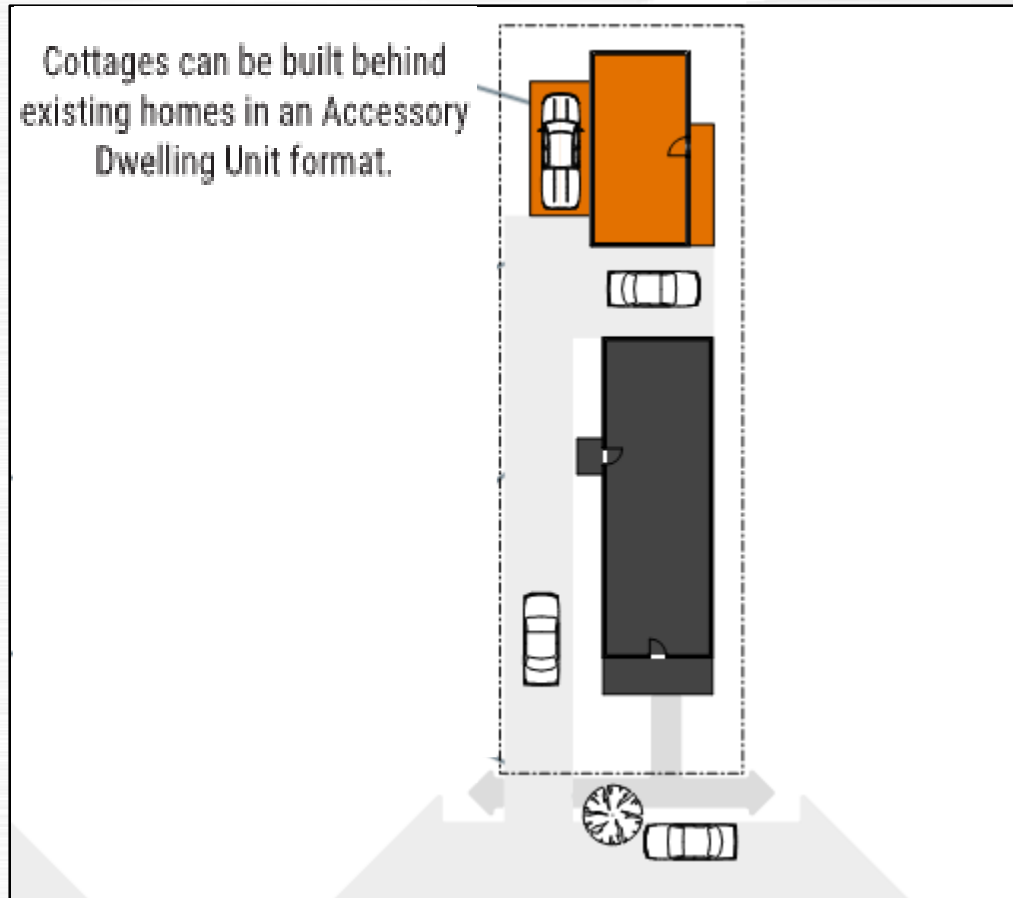


Cottage Pre-Approval



Support Ordinances

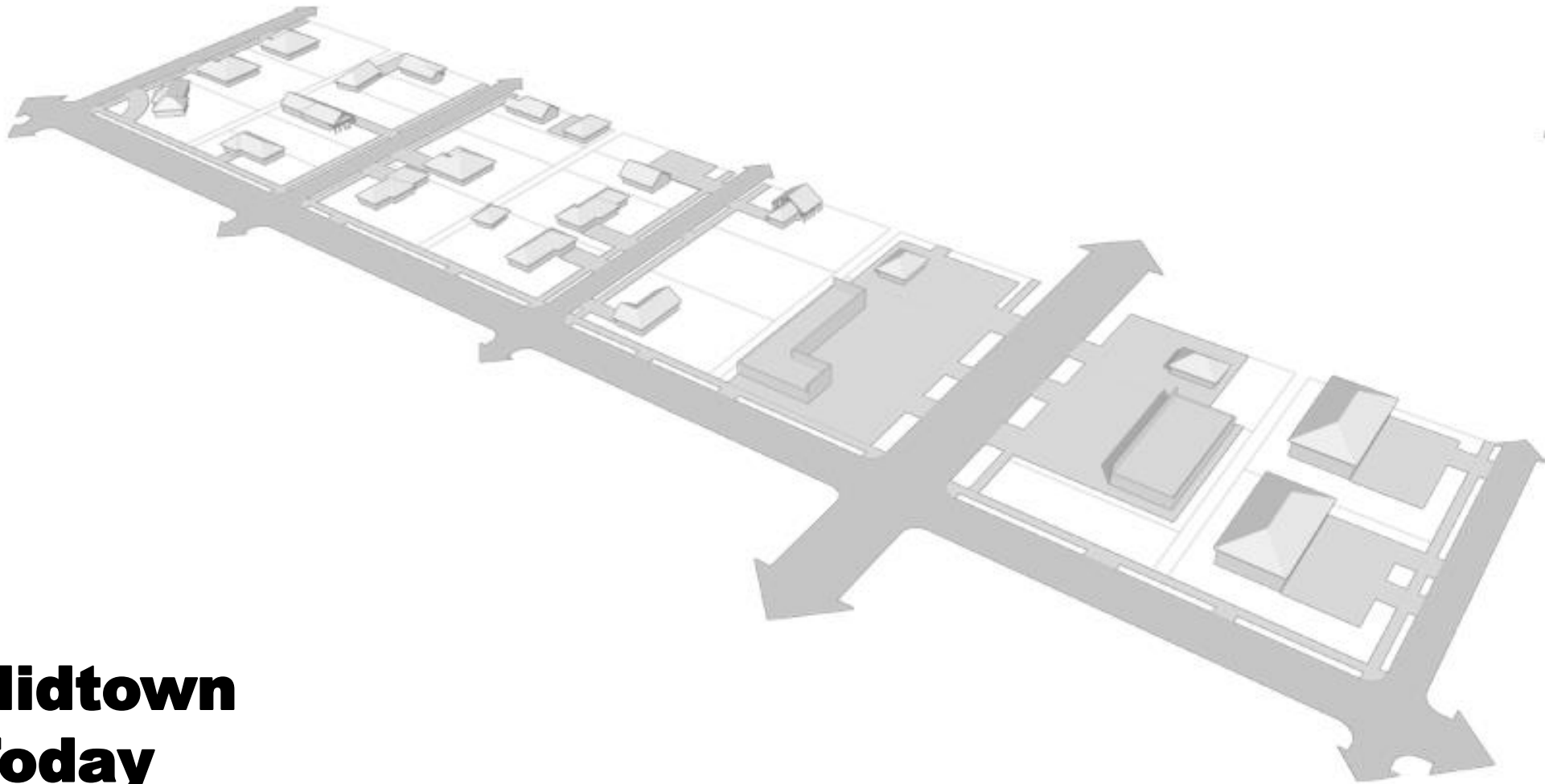
Accessory Dwelling Units (ADU's)



Cottage Court

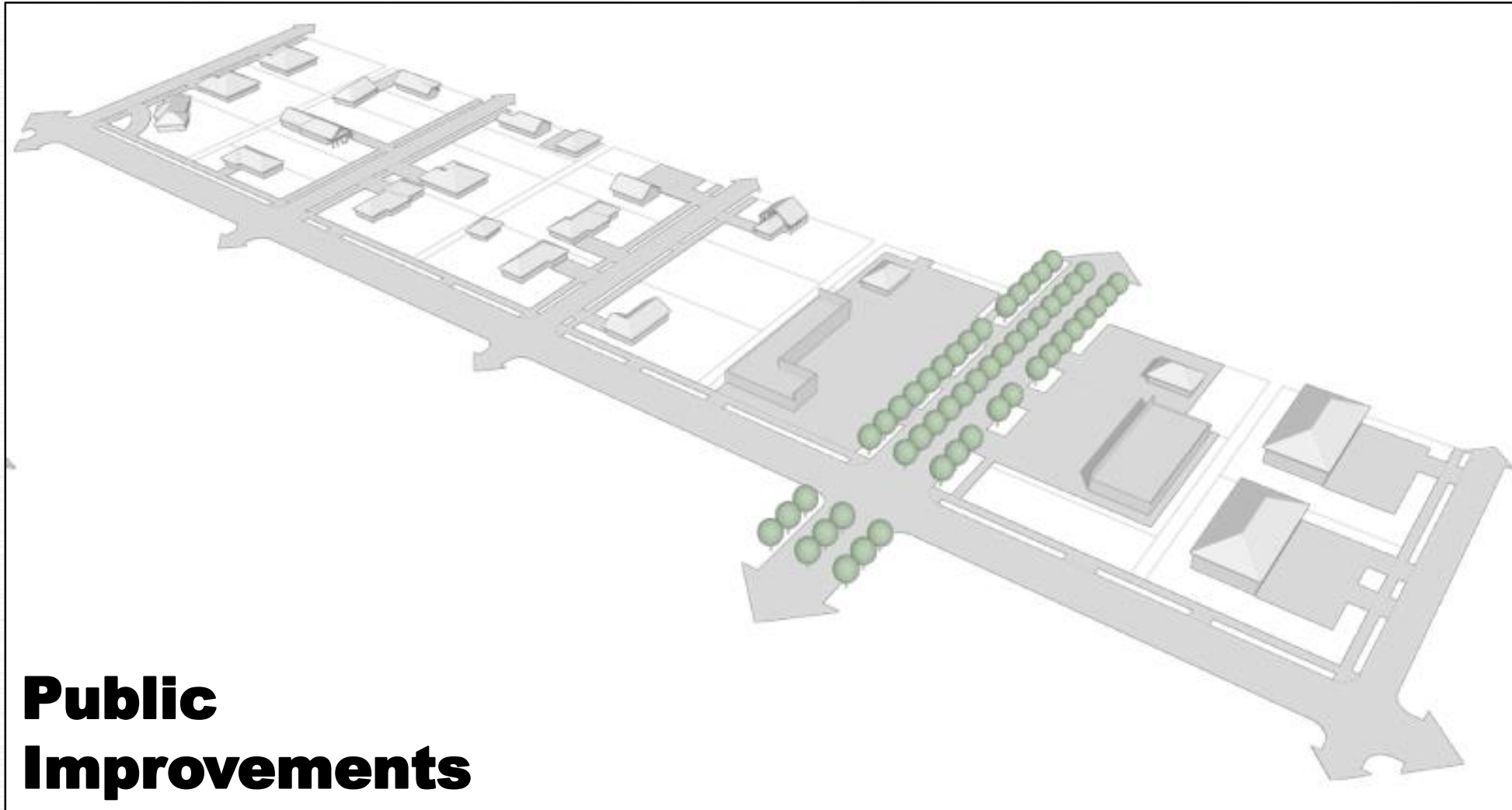


Pattern Zoning: An Incremental Story

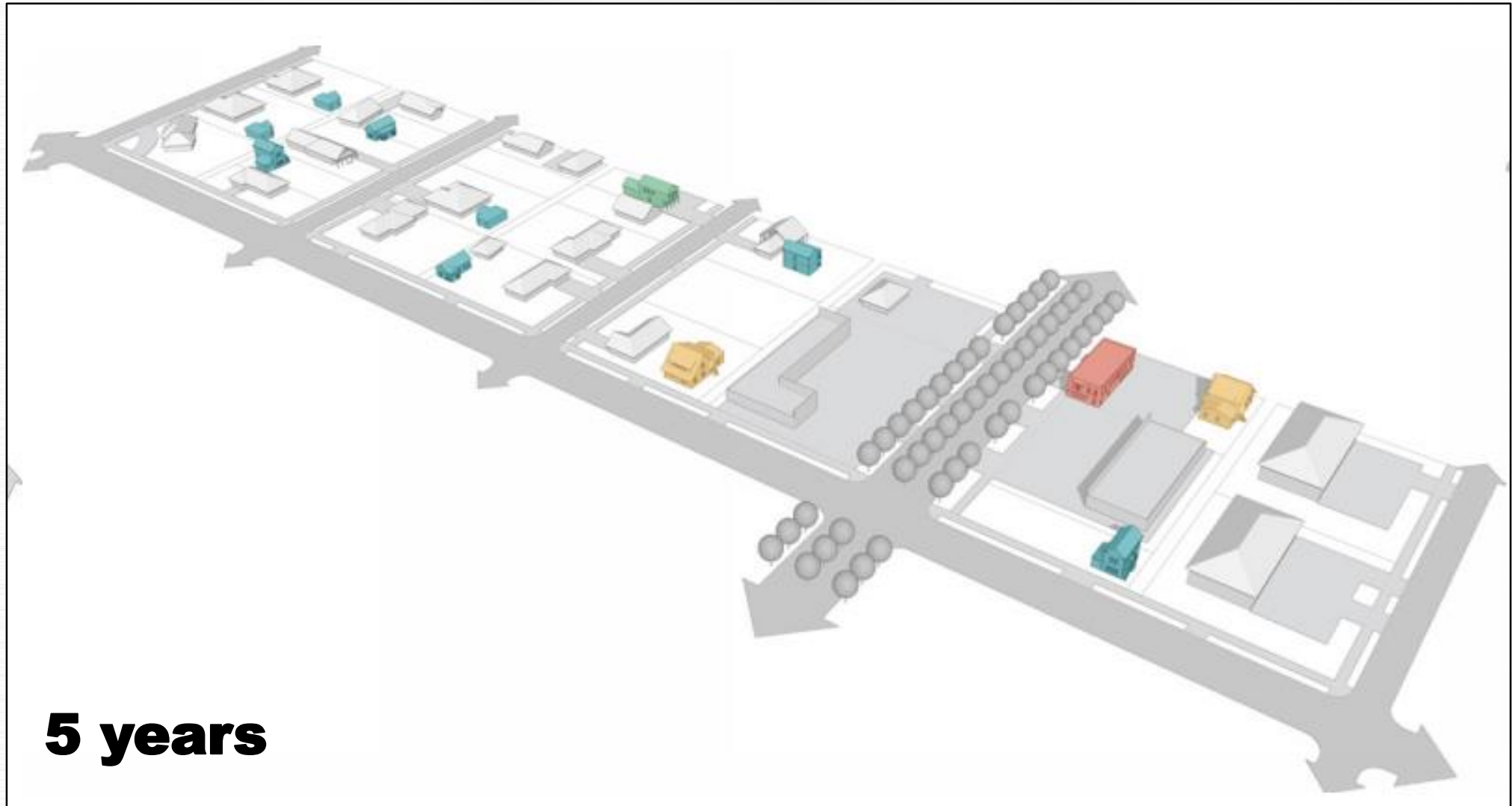


**Midtown
Today**

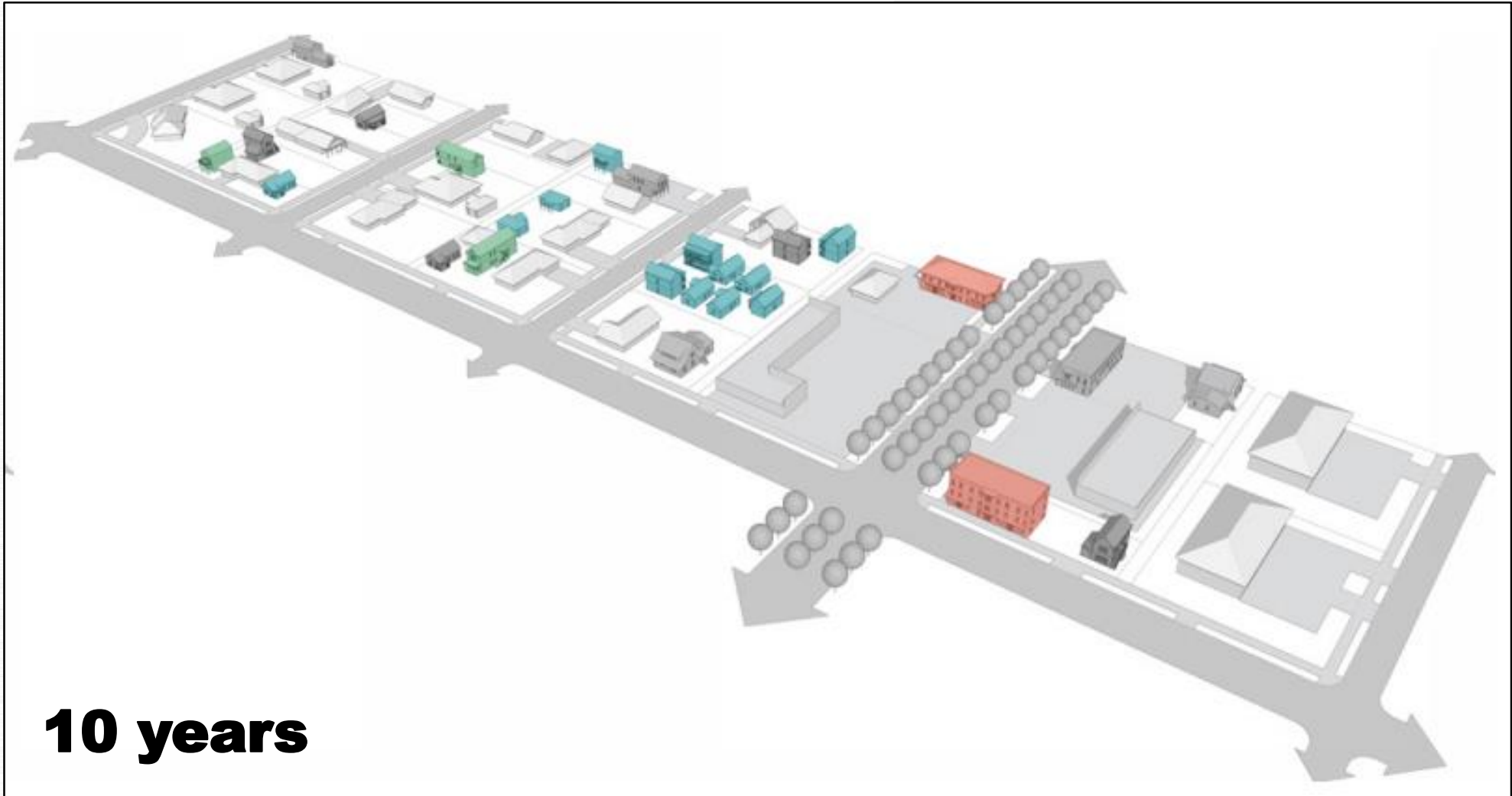
Pattern Zoning: An Incremental Story



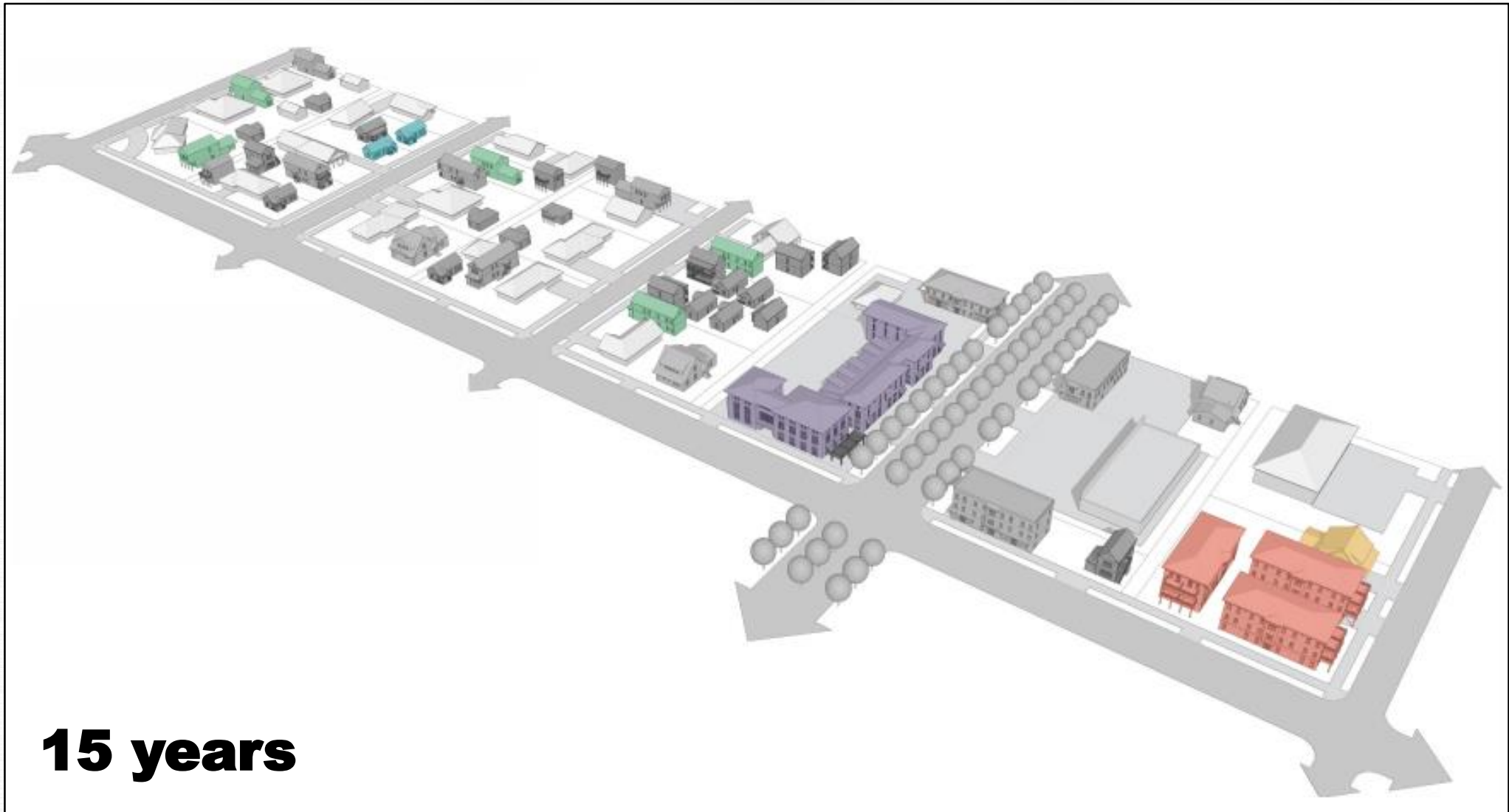
Pattern Zoning: An Incremental Story



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Pattern Zoning: An Incremental Story



Benefits of Pattern Buildings

- **Easy to use** program for any property owner; big or small.
- Adds additional **housing options**, not normally allowed.
- Support **walkability** with increased density & additional sidewalks.
- Support **retail and restaurant growth** in Midtown Area.

Questions?

www.bryantx.gov/midtown

www.bryantx.gov/midtownpatterns