

Bringing Back Main Street Roundtable

January 23, 2024

Brazoria County Historical Museum, Angleton

Today's Agenda

Welcome and Introductions

Panel Presentations

Roundtable Q&A

Walking Tour of Downtown Angleton

Livable Centers



About the Livable Centers Program and Studies

- Established in 2008
 - 43 completed studies
 - 3 active studies
- Small scale Land Use and Transportation studies.
- Places where people can live, work, and play with less reliance on single-occupancy vehicles.
- Our goal is to facilitate the creation of walkable, mixed-use places that provide multimodal transportation options, improve environmental quality, improve pedestrian safety, and promote economic development.



Community Impacts of a Livable Centers Study

2016 Livable Centers report cards

- **261,000** people worked in Livable Centers areas.
- **18% increase in employment** compared to the surrounding region that saw an 11% increase.
- **66% increase in property value** compared to the region's 20%.



Implementation of Livable Centers Recommendations

2021 Livable Centers report cards

- **\$543 million** in study-recommended projects implemented.
- **\$491 million** in capital improvement projects were planned or programmed.
- Livable Centers study areas **reduce nearly 700,000 single-occupancy vehicle trips daily.**



What is the Study Process Like?

- H-GAC hosts evaluations to help the Local Sponsor find the consultant team that is **best equip to address the needs of their community.**
- 9-month study with recurring bi-weekly check-ins.
- Recommendations are developed and vetted through analysis of existing conditions, community engagement events, and meetings with stakeholders, property owners, and implementing agencies.

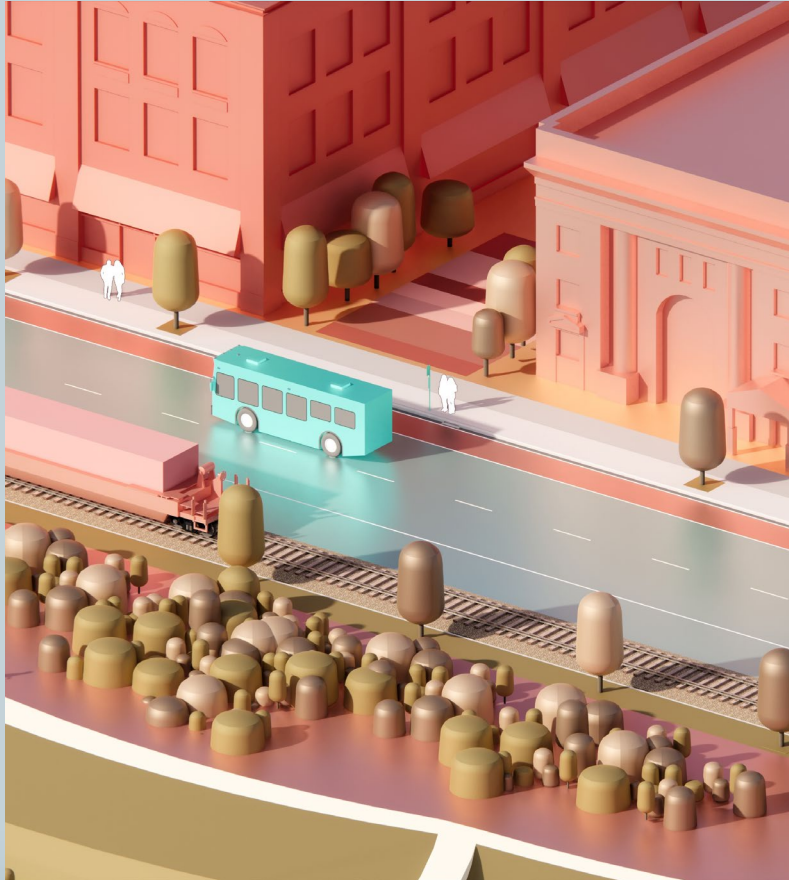


What do Implemented Recommendations Look Like?

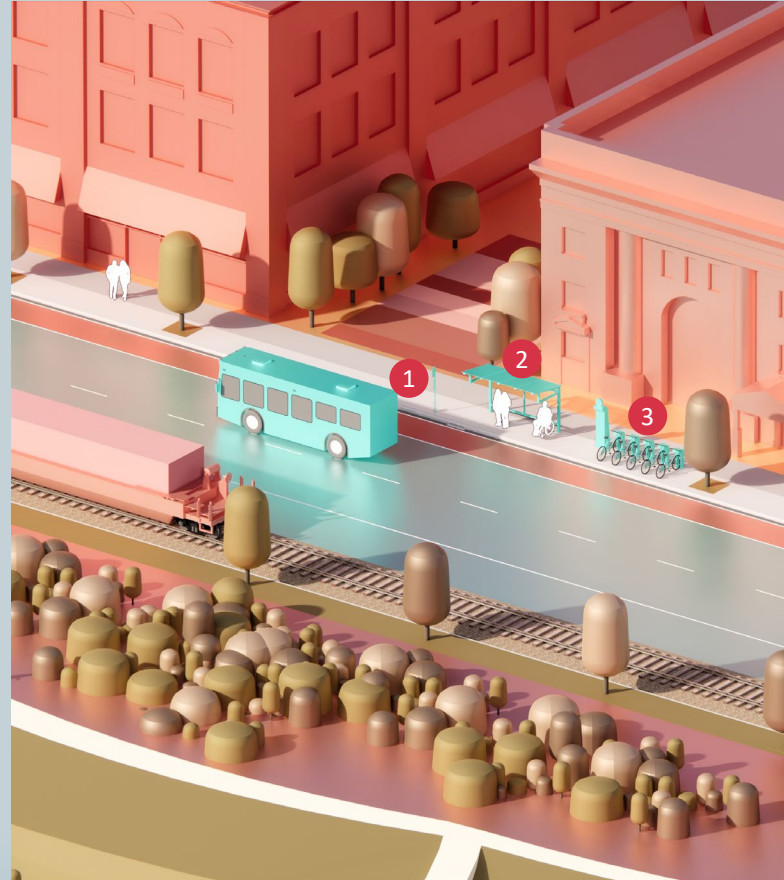
- Land Use and Transportation focused
 - Policies, programs, and projects
 - Quick Win vs. Best Practices
- 3 project focus areas
 - Multi-modal transportation options.
 - Traffic calming measures.
 - Elements of placemaking.



Multi-modal Transportation Options

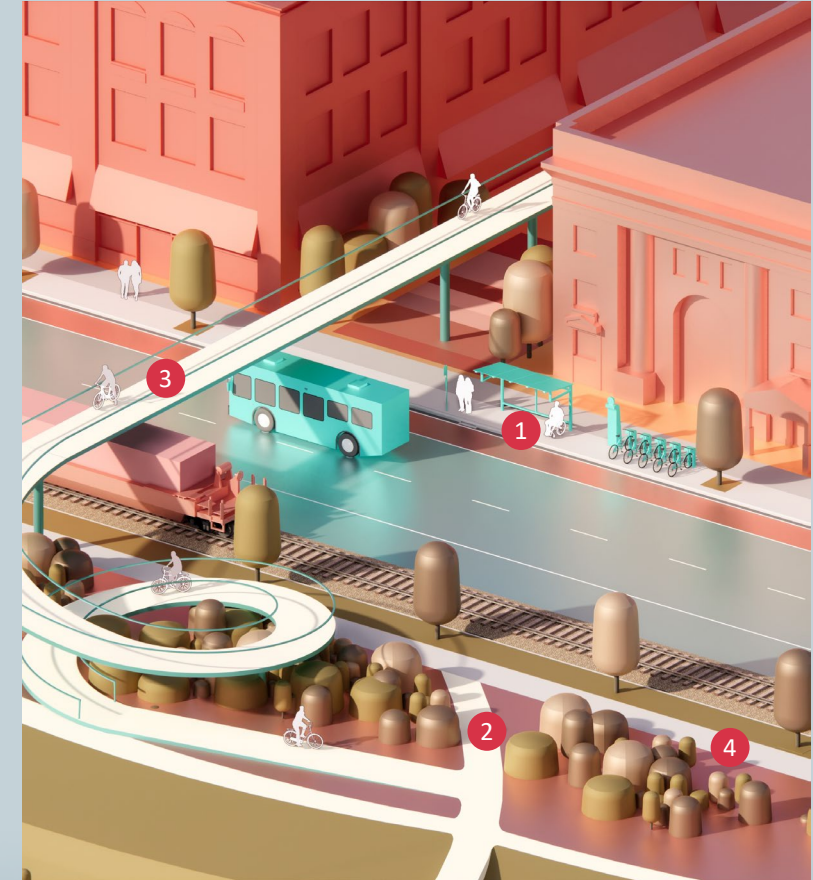


Existing



Quick Win

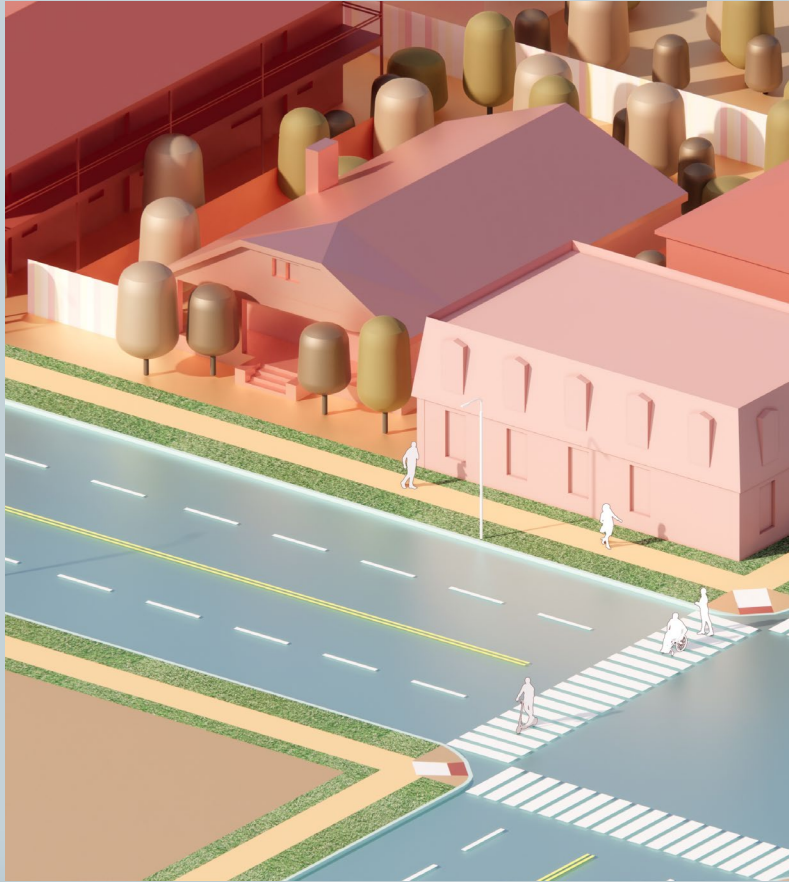
- 1 Additional Transit Stops
- 2 Bus Stop Shelters
- 3 Bike Parking Racks / Station



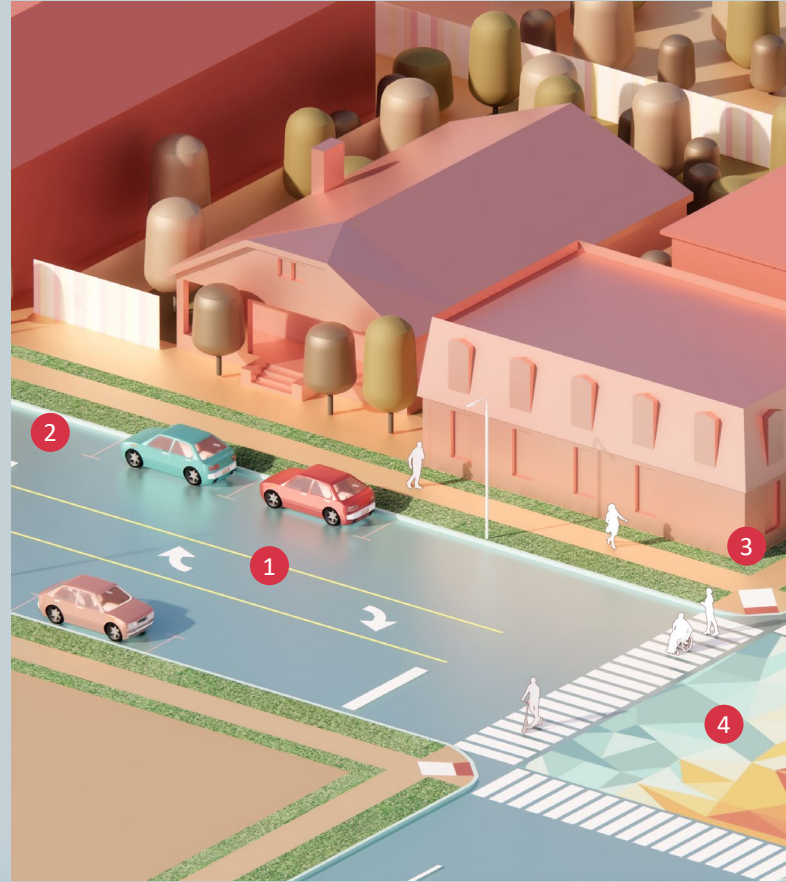
Best Practice

- 1 ADA Bus Stop Amenities
- 2 Trail and Greenway Connections
- 3 Barrier Crossing / Bridge
- 4 Sidewalk

Traffic Calming Measures



Existing



Quick Win

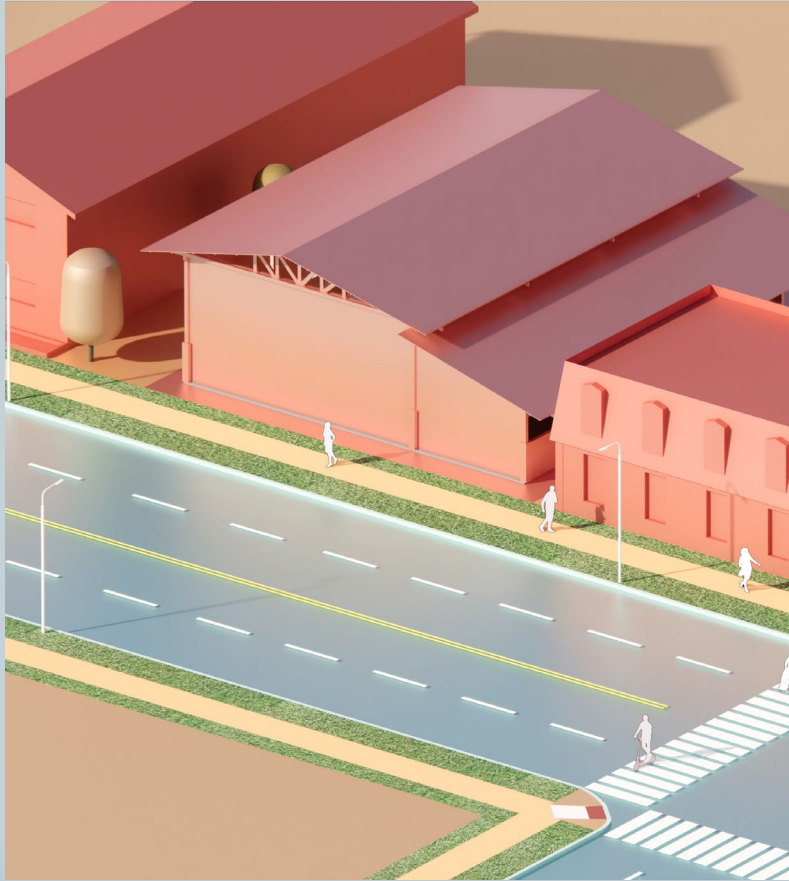
- 1 Road Restriping
- 2 On-Street Parking
- 3 High Visibility Intersections
- 4 Painted Intersections



Best Practice

- 1 Road Reconfiguration
- 2 Tree Planting
- 3 Low Impact Development
- 4 Curb Extension
- 5 Raised Median
- 6 Speed Table Intersection

Elements of Placemaking

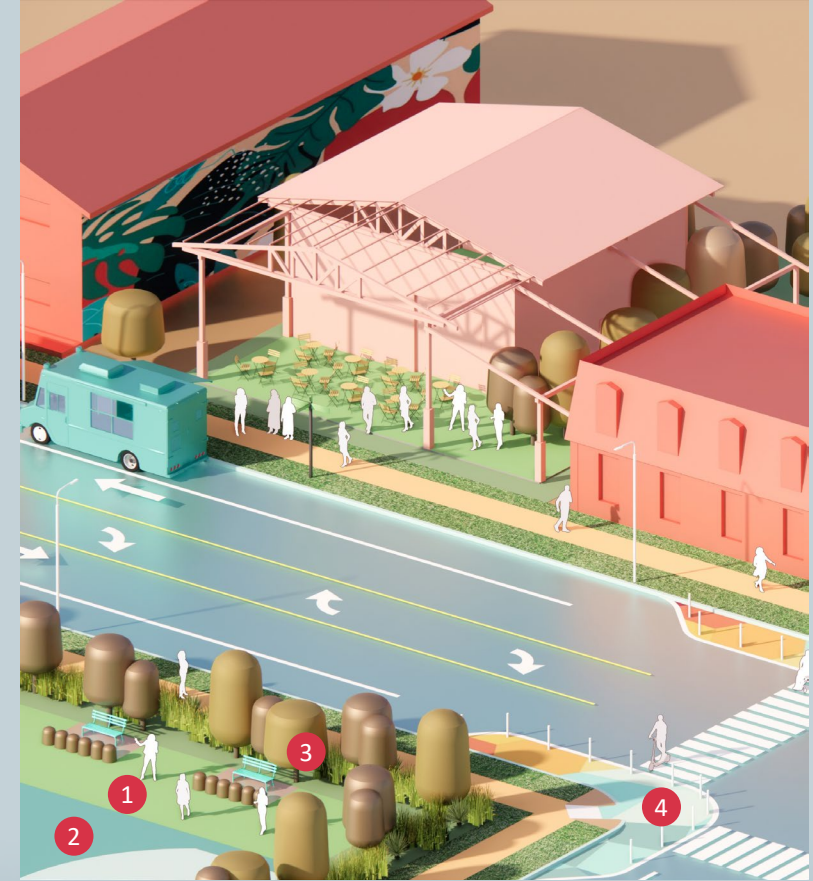


Existing



Quick Win

- 1 Art / Murals
- 2 Wayfinding / Signage
- 3 Community Events
- 4 Changing Land Use



Best Practice

- 1 Park Programs
- 2 Park Amenities
- 3 Comfortable Space – Seating / Shade
- 4 Accessible

How is the Study Funded?

- H-GAC funds **80-90%** of the project cost through a partnership with the Texas Department of Transportation (TxDOT).
- The Local Sponsor contributes the remaining **10-20%** of the total project cost.
 - Determined based on H-GAC's needs index score.
- Studies range from **\$200,000 – \$300,000** and must be sponsored by an eligible municipality or special district.

LIVABLE CENTERS

CALL FOR STUDY SPONSORS



H-GAC seeks to identify and fund Livable Centers studies for Cycle 7 FY 2025-2028

■ Key Dates:

- Accepting Applications: February 13, 2024
- Pre-Submittal Meeting: 9:30am, March 14 (optional)
- Notice of Intent to Apply: Due May 9 (required)
- Final Applications: Due July 8

Proposed studies must be in Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, or Waller counties.



Scan me

Thank you!

Jose Cantu

Planner, Community & Environmental

jose.cantu@h-gac.com

Direct: 832-681-2679



Scan me



Choosing the Right Team to Spur Revitalization Efforts in Your Downtown

Martha Eighme, CPC, CTE
Bringing Back Mainstreet Roundtable
January 23, 2024

Why the Right Team Matters

A person with long hair, wearing a red tank top and grey shorts, is pushing a large, rough, brown rock in a dilapidated room. The room has peeling yellow walls, several tall windows, and a dark floor. A circular ceiling light fixture is visible above the rock. The text "Revitalization is Hard Work" is overlaid on the rock in white.

Revitalization is
Hard Work

A large, three-dimensional wooden question mark sculpture is centered in the background. The wood has a natural, light brown grain. The question mark is composed of two main parts: a large, curved upper section and a smaller, rectangular base. The text "What Makes a Great Team?" is superimposed over the middle of the question mark.

What Makes a Great Team?

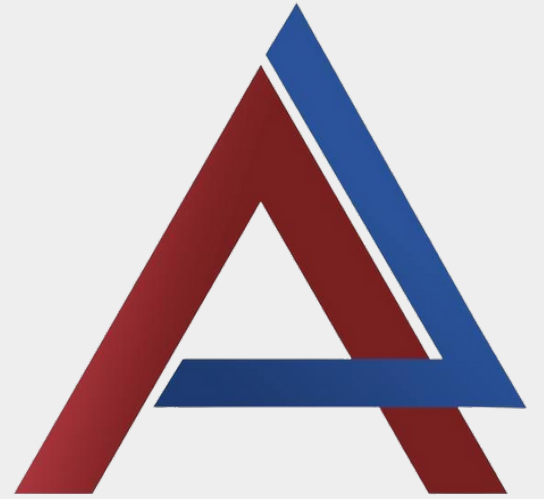
- **Visionaries**
- **Influencers**
- **Investors**
- **Beautifiers**
- **Doers**
- **Champions**





Downtown Angleton Revitalization Efforts
the beginning..

Visionaries





A project of the Community Design Resource Center at the University of Houston in partnership with the City of Angleton, the Greater Angleton Chamber of Commerce, and the Downtown District Committee.

Downtown District **VISION**

Livable Centers Study

Master Plan and Recommendations

Master Plan Elements

- Commercial Development with Public Plaza
- Catalyst Downtown Commercial and Retail Development
- Alleyways at Velasco Street Converted to Outdoor Seating
- New Public Parking Opportunities
- Front Street Linear Park Enhancements
- Angleton "Heart" Enhancements
- Veterans Park Expansion and Enhancements
- Planned Peach Street Market Expansion
- Proposed Greater Peach Street District
- Brazoria County Courthouse Expansion
- Downtown Gateways
- Enhanced Primary and Secondary Corridors
- Downtown Bicycle Network
- Street Trees and Improved Streetscape
- Improved Sidewalk Connections

Downtown Master Plan





Influencers

- **City**
- **County**
- **Chamber**
- **Business**

Investors





PROSPERITY BANK

EXIT ONLY

FUTURE
CITY HALL ANNEX

UTILITIES AND OTHER CITY SERVICES COMING SOON

Beautifiers





Calling Local Artists!

TxDOT Traffic Controller Cabinet Art Wrap Project

Get your Artwork out for the World to see!



Doers





Champions

- **Highlight Successes**
- **Engage Influential Community Leaders**
- **Be Persistent and Consistent**
- **Repeat**

“Great things in a city are never done by one person; they’re done by a team of people who persist together. In the tapestry of urban progress, every thread counts, and it’s the strength of our collective persistence that weaves the fabric of lasting change.”

Thank you!

**MARTHA EIGHME, CPC, CTE
DIRECTOR OF COMMUNICATIONS AND MARKETING
City of Angleton
MEIGHME@ANGLETON.TX.US**



How to Develop an Implementable Plan

Bringing Back Mainstreet Round-Table



January 23, 2024

What is an Implementable Plan?

**A practical plan or idea that
can be put into action.**

An architectural rendering of a coastal town development. The top half shows a row of colorful, two-story houses with gabled roofs and balconies. A sign on one balcony reads "FISHMAN ROUND". In the background, there's a beach with palm trees and a lighthouse. The bottom half shows a street scene with a red convertible, cyclists, pedestrians, and a sign for "SEABROOK WILDLIFE REFUGE PARK".

How to Develop an Implementable Plan

How to Develop an Implementable Plan

Develop Action-Oriented Recommendations

Use physical action verbs to give plan recommendations more weight

- Construct
- Reconfigure
- Acquire
- Compile
- Design
- Approve
- Update

1. Enhance and Reconfigure Main Street

Main Street is the primary corridor through the Old Seabrook District and serves as a spine to anchor both development and activity. Enhancement of the corridor will reinforce it as a critical connection for the District and draw additional activity and commerce while reconfiguring the right-of-way will create a safer, more balanced environment for all users. Ultimately, this reconfiguration could result in wider sidewalks, a shared-use pathway, dispersed parking opportunities, safe pedestrian and cyclist crossing opportunities, and more complete connections to nearby destinations.

A preliminary engineering report (PER) is recommended as a first step to determine appropriate improvements, as each block will require unique, context-sensitive treatment. The PER can provide more detailed cost information and may identify additional constraints that require consideration. Design, acquisition, and construction will follow as needed and recommended by the PER.



Existing View of Main Street Facing South

Timeframe for Implementation:



Leading Organization:

City of Seabrook (Public Works/ Parks, Community Development, and Administration)

Potential Partner(s):

Economic Development Corporation, TxDOT, Harris County, Property Owners

Action Items:

- 1.1 Initiate a PER for Main Street improvements, including sidewalks, on-street parking, safety elements, and placemaking.
- 1.2 Design updated Main Street sections.
- 1.3 Acquire added Right-Of-Way as needed.
- 1.4 Construct improvements.

How to Develop an Implementable Plan

Identify Potential Funding Opportunities During the Planning Process

Funding Strategies and Potential Funding Sources

Good public policy dictates that governments should seek to maximize the value of the entire tax base to the benefit of all citizens. Realizing that there will always be multiple competing demands for resources, reinvesting in Downtown, a signature area of the City served by aging infrastructure at risk of declining tax value, will pay dividends for the entire community. **Figure 9** lists funding strategies and potential funding sources for each strategy. Many of these strategies can be used to fund multiple recommendations. When implementing the funding strategies, the City should consider when and how to implement the strategy to have the largest impact on Downtown.

Figure 9. Funding Strategies

FUNDING STRATEGY	FUNDING SOURCES
RESERVE FUNDS Many of the Placemaking and Transportation recommendations will require a commitment to proactive funding to jump start activity.	<ul style="list-style-type: none">Excess Reserve Funds: A City policy goal is to maintain a general fund balance at least equal to 25% of annual operating costs.<ul style="list-style-type: none">If reserve funds accumulate in excess of the 25% goal, directing some or all of the excess funds to a Downtown Capital Improvement fund should be a high priority.Excess reserve funds can also be used as a local match for grant funds to leverage the impact of the local dollars.
DEDICATED CITY FUNDS A consistent program of directing resources to the Downtown core area of the community is important for the long-term economic health of the entire City.	<ul style="list-style-type: none">Bond Program: When the City organizes its next bond program, Downtown infrastructure projects identified in this Study should receive a high priority.Water and Sewer Utility Fund: To minimize the reliance on the general fund and property taxes, the water and sewer components of Downtown infrastructure projects should be funded from the Water and Sewer Utility FundWater and Sewer Revenue Bonds supported by utility fund revenues are an additional opportunity to extend limited resources.Annual Capital Improvements Plan (CIP) budget review process: Downtown improvements should be a category for funding in the CIP.Create a Chapter 380 Program outlining criteria for sales tax rebates for new businesses to locate Downtown.
FEE WAIVERS The City should utilize fee waivers as an additional incentive for eligible businesses to reduce start-up costs, which will assist in the likelihood of success of new businesses.	<ul style="list-style-type: none">Waive building permit or other City development fees associated with new development or remodeling.Waive water and sewer fees for a defined period of time for businesses that build or remodel properties that support the revitalization efforts.
ANGLETON BETTER LIVING CORPORATION (ABLC) SALES TAX ABLC sales tax should be used to fund improvements to Downtown park designated areas.	Proposed park improvements such as improvements to Veterans Park and the proposed Front Street Linear Park could be used to fund, or partially funded, from the one-half cent ABLC sales tax .



Brazoria County Historical Museum

FUNDING STRATEGY	FUNDING SOURCES
TAX INCREMENT FINANCING ZONE (TIRZ) A TIRZ should be created to provide a focused implementation effort.	<ul style="list-style-type: none">A TIRZ can function as both a planning and funding vehicle over the long-term horizon of the full revitalization of the study area, identifying opportunities and prioritizing funding.<ul style="list-style-type: none">A TIRZ Board can be charged with annual review and recommendation for project priorities, scouring for grants, keeping projects moving through the CIP continuum feasibility/design/construct process, and responding to private sector proposals.A TIRZ Board can manage and evaluate worthiness of Chapter 380 proposals and make recommendations to City Council.Brazoria County should be asked to participate in the TIRZ.
MUNICIPAL MANAGEMENT DISTRICT	<ul style="list-style-type: none">Downtown Property Owners are a great asset to be harnessed in the ongoing revitalization efforts. They should be encouraged to remain an organized advocacy force in support of Downtown, perhaps as a Chamber of Commerce subcommittee.Over time, as economic activity improves and ownership grows, the property owners should consider petitioning the City for Municipal Management District creation. This would involve assessing themselves annual fees needed to fund the operations of the district and its projects.
FEDERAL FUNDS	<ul style="list-style-type: none">The Gulf Coast Transit District should be made aware of the proposed improvements as they impact potential services and funding opportunities.The Transportation Improvement Program (TIP) is maintained by H-GAC and identifies priority projects in the region including transit, roadway and highways, bicycle and pedestrian, preventative maintenance, rehabilitation, and transportation operations.The Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) Grant Programs offer funds for a variety of transportation related projects.

How to Develop an Implementable Plan

Engage Appropriate Stakeholders and Plan Champions



How to Develop an Implementable Plan

Connect Plan Recommendations to Capital Improvement and Strategic Plans

5 Year Capital Improvement Plan						
All Plans Chapters						
	CIP Chapter	FY2021	FY2022	FY2023	FY2024	FY2025
Aviation Plan	Alliance Airport	26,930,052	22,835,550	16,398,240	32,403,039	41,229,917
	Meacham Airport	11,776,084	812,000	12,145,000	5,303,000	1,120,000
	Spinks Airport	2,965,000	1,835,643	4,850,000	700,000	1,705,000
	Total	\$ 41,671,136	\$ 25,483,193	\$ 33,393,240	\$ 38,406,039	\$ 44,054,917
Public Events Plan	Convention Ctr	647,400	2,285,000	1,135,000	1,035,000	2,035,000
	Dickies Arena	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Will Rogers Memorial Col	1,080,000	4,525,000	4,650,000	7,650,000	6,900,000
	Total	\$ 2,727,400	\$ 7,810,000	\$ 6,785,000	\$ 9,685,000	\$ 9,935,000
General Plan	Asset Management	-	250,000	50,000	-	200,000
	Capital Outlay	25,032,350	24,485,771	25,646,910	25,334,007	24,496,231
	City Facilities	5,048,000	5,404,000	5,056,000	6,006,000	5,245,500
	Community Improvements	26,552,432	22,040,331	21,748,250	21,884,250	22,295,919
	Information Technology	8,070,001	8,183,446	7,352,152	7,732,090	7,739,740
	Transportation	47,214,898	33,167,000	31,836,000	32,147,000	32,945,000
	Total	\$111,917,681	\$ 93,530,548	\$ 91,689,312	\$ 93,103,347	\$ 92,922,390
						\$483,163
Stormwater Plan	Capital Outlay	1,737,715	1,930,435	2,006,030	2,086,840	2,173,220
	Drainage Erosion Control	26,376,924	30,924,893	25,760,764	17,897,537	16,074,353
	Information Technology	100,000	-	100,000	100,000	100,000
	Total	\$ 28,214,639	\$ 32,855,328	\$ 27,866,794	\$ 20,084,377	\$ 18,347,573
Water Plan	Community Improvements	8,259,075	5,000,000	5,000,000	5,000,000	5,000,000
	Wastewater	53,925,000	67,800,000	33,500,000	139,950,000	54,355,940
	Water Prj	147,546,637	142,786,493	132,478,299	81,900,000	142,890,756
	Total	\$209,730,712	\$215,586,493	\$170,978,299	\$226,850,000	\$202,246,696
Total Plans		\$394,261,568	\$375,265,562	\$330,712,645	\$388,128,763	\$367,506,576

Area of Emphasis 5 - **Quality of Life**

Guiding Principle: To provide the citizens with amenities and services that enhance the quality of life.

Initiative #1

Plan and Provide for Increased Water Access Opportunities

- Goal 1: Increase and enhance public water access points
- Goal 2: Plan for the availability of more water recreational offerings (kayaking, launches, beachheads)
- Goal 3: Actively pursue the rebuild of the Seabrook Boat Ramp under SH 146 with TxDOT

Initiative #2

Improve and Enhance Parks, Opens Space and Expand Trail Network and Security

- Goal 1: Continue to implement the Open Space Master Plan (2020) with the addition of new trail segments
- Goal 2: Seek to expand a green barrier between adjoining industrial and residential areas
- Goal 3: Evaluate options for expanded security camera network within the city's park system or alternate ways to maintain a safe and secure environment

Initiative #3

Initiate Adaptive Reuse of Wastewater Treatment Plant Site on Main Street

- Goal 1: Proactively work to advance the plans for creating a new public and open space at the location of the existing wastewater treatment plant
- Goal 2: Continue to implement and use the Open Space Master Plan (2020) and Old Seabrook Livable Center with the planning and connectivity of the new public space

Initiative #4

Establish a Citywide Beautification Program

- Goal 1: Implement effective code enforcement strategies to reduce nuisances, enhance visual appearance and improve overall health and safety throughout the city
- Goal 2: Promote building safety
- Goal 3: Take proactive approaches to increase safety and security throughout the city

How to Develop an Implementable Plan

Create Strategic Partnerships to Target Specific Projects



How to Develop an Implementable Plan

Conduct Annual Plan Progress to Leadership



Takeaways

- An implementable plan is a practical plan.
- Build plans around existing assets.
- You are not in this alone; leverage relationships and partnerships.
- Intentionally update your plans





Thank You!



Shad Comeaux, AICP
Shad.Comeaux@freese.com

STRATEGIES FOR AN AGING COMMUNITY AND POTENTIAL FUNDING SOURCES

Otis T. Spriggs, AICP
ospriggs@angleton.tx.us

Bringing Back Mainstreet RoundTable
Strategies for Downtown Development

1. DEVELOPMENT STREAMLINING

2. CURRENT AND FUTURE LAND PLANNING: KEEPING PLANS ACTIVE/LIVE

3. RESPONDING TO CHANGING STATE LEGISLATION: UPDATING CODES/PROMOTING FLEXIBILITY

4. BUILDING RELATIONSHIPS/NETWORKING WITH OUR PARTNERS: LEVELS OF GOVERNANCE, CHAMBER, DEVELOPERS, STAKEHOLDERS

5. TECHNOLOGY

6. RESOURCES & FUNDING OPPORTUNITIES



PROCESS IMPROVEMENTS

Development Review Guide

A Development Review Guide has been implemented to make available an illustrative development processing guide of all application review and approval flows.

Comprehensive Plan Update Pending

The City has submitted a grant application through the GLO Resiliency Grant Program to update the 2005 Comprehensive Plan, LDC /Zoning Codes, and the Building Code.

Short-Term/Long-term LDC and Zoning Code Updates-Ongoing

Due to recent Legislative enacted State Laws our Legal Division and Development Services has ongoing Text Amendments to the City Ordinances. Innovative land use and technology advances have motivated City Leaders to adopted updates to various codes.

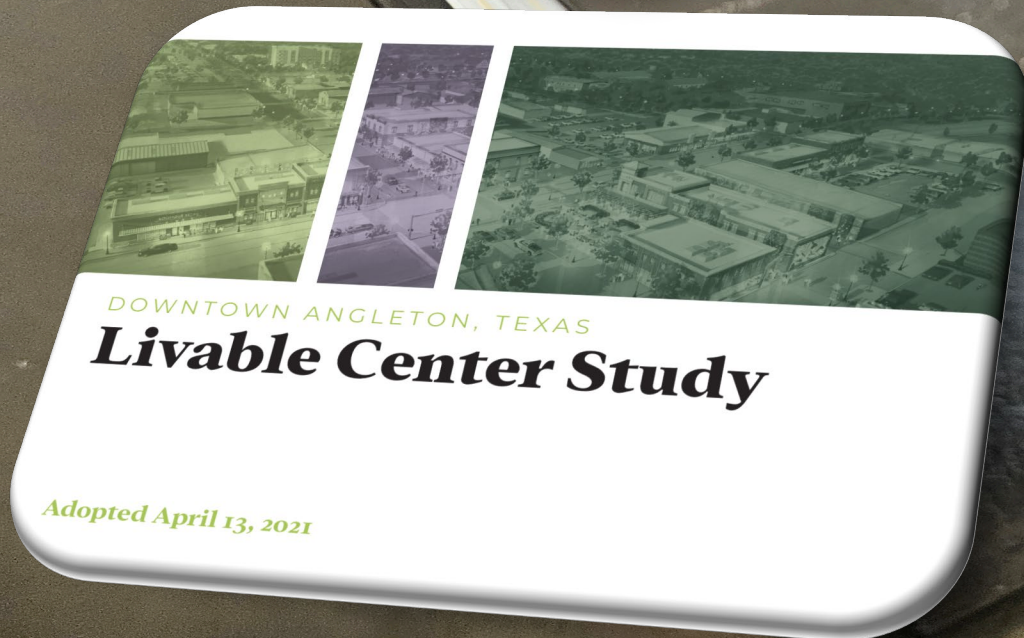
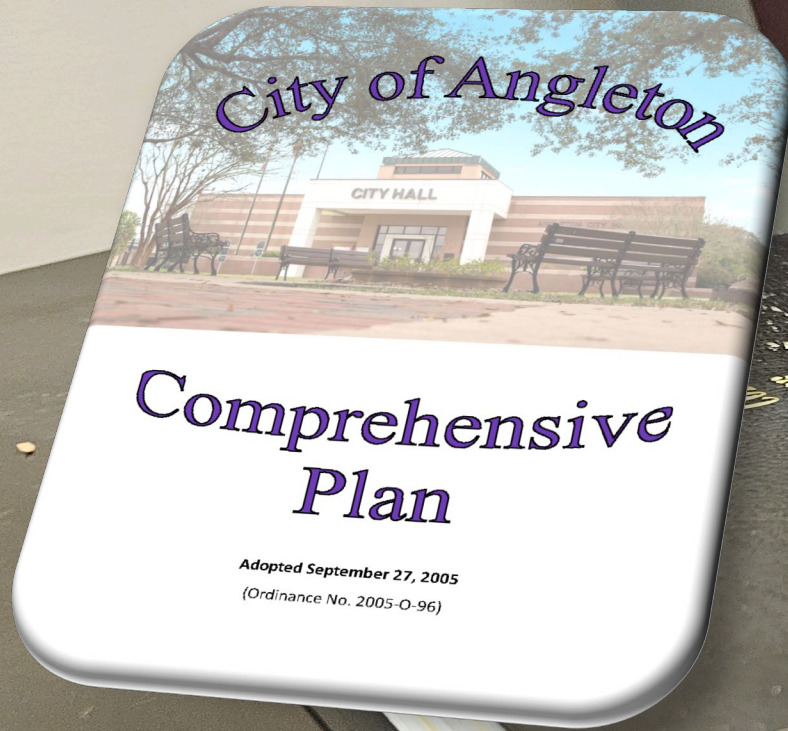
Online Portal

The City of Angleton will be rolling out its online permit portal: MyGovernmentOnline during Mid-2024

DAWG (Development Angleton Working Group Meetings)

Pre-Development Conference Meetings are required for all new development projects.

CITY CODE OF ORDINANCES & LONG-RANGE PLANNING DOCUMENTS



Keep guiding documents live and current.

BUILDING & OTHER CODES

BUILDING CODES

No work may commence prior to submittal and permit approval. The floor plan must specify all proposed work. Plans drawn by a design professional may be required, depending on the scope of work, use

ADA/ASBESTOS

- For commercial projects with a valuation greater than \$50,000, the Texas Accessibility Standards will apply to the project. (Texas Senate Bill No. 484).
- No commercial building may be demolished or renovated without a recent asbestos survey, which must be conducted by a state Licensed Asbestos Surveyor or before the building permit or demolition permit can be approved. (Texas Senate Bill

2015
Internatio
nal
Energy
Code

2015
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Gas Code

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Plumbing
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Building
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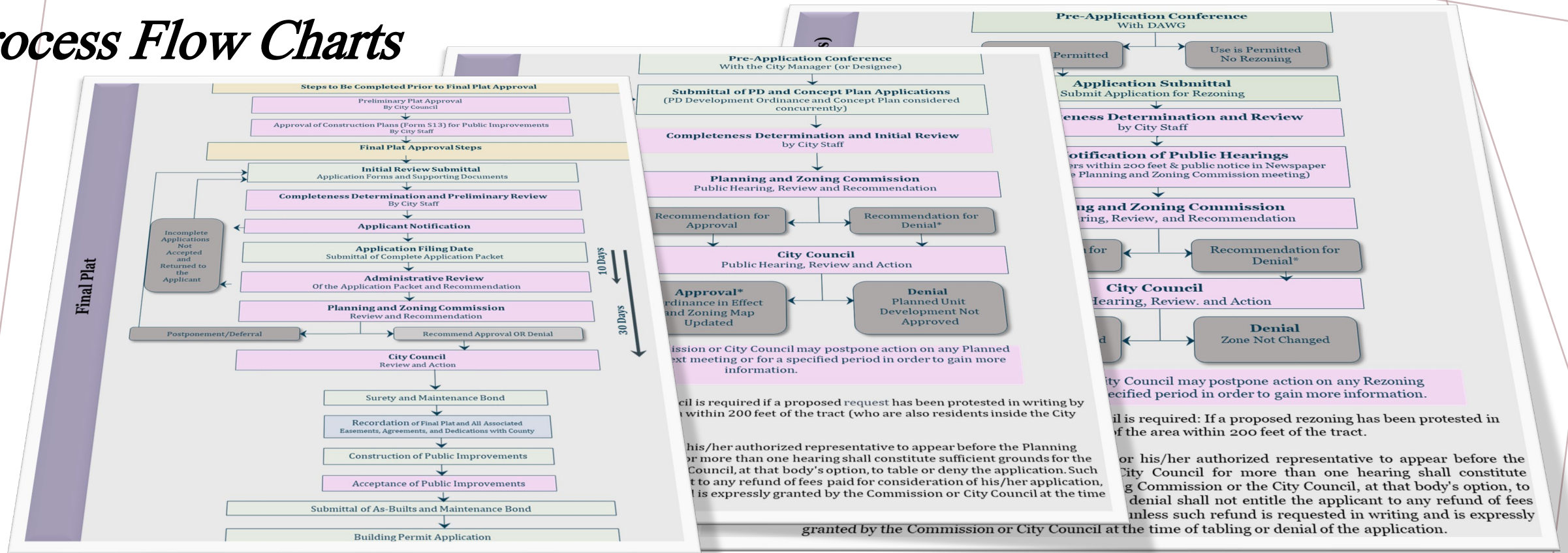
2014
NFPA 70
National
Electric
Code

2015
Internatio
nal Fire
Code

2015
Property
Maintenan
ce Code

DEVELOPMENT REVIEW GUIDE

Process Flow Charts



MASTER PLAN: Comprehensive Plan Update

Planning Consultant

Grant Management Consultant

Housing Study: Conditions,
Affordability, Funding Opportunities,
Density

Council Strategic Planning Workshop-
CIP

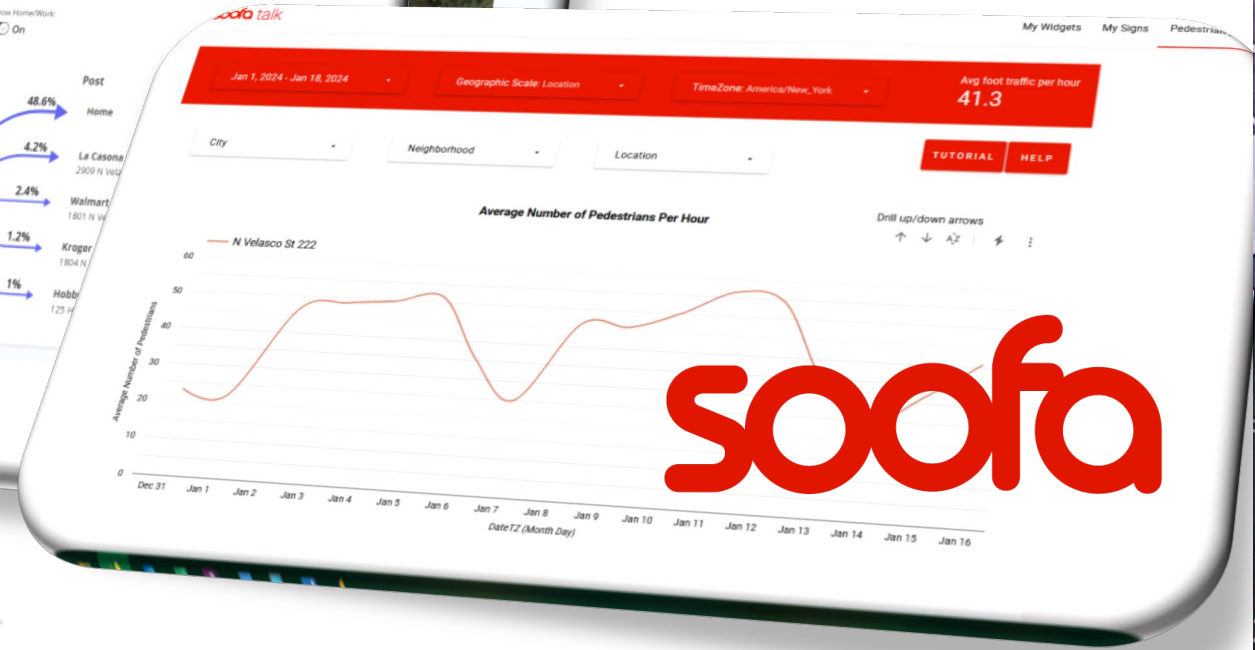
Daytime Population Study

- Use Technology/Tools: Soofa,
Placer AI





Placer.ai



USE OF TECHNOLOGY
TO COLLECT DAY-TIME
POPULATION DATA

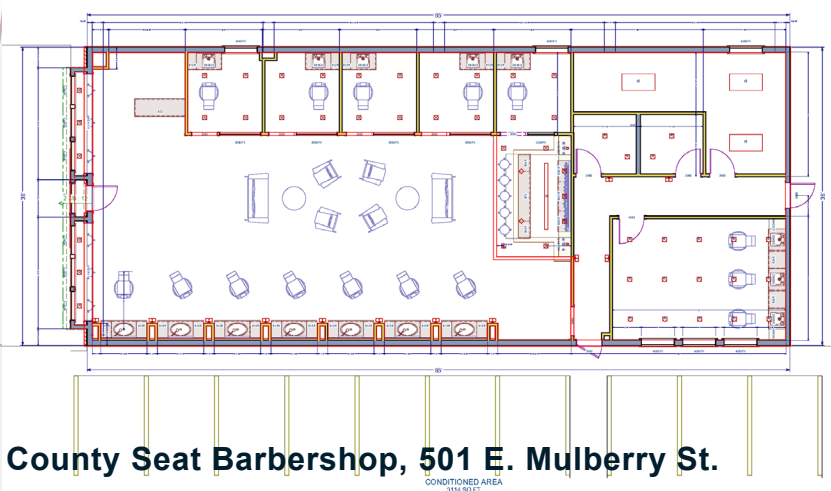


CENTRAL BUSINESS DISTRICT: INFILL HOUSING OPTIONS AT PERIMETER

Source: Angleton Livable Centers Plan



PROMOTE LAND USE COMPATIBLE USES AT THE PERIMETER OF DOWNTOWN





POSITIVE IMPROVEMENTS THAT HAVE LED TO DOWNTOWN SUCCESS

PARKING

- No onsite parking required, on-street and cross access easement/shared

GRANT/INCENTIVE PROGRAMS

- Compete for pedestrian and safe route grants
- Festivals/Events
- Façade Improvement Grants
- Outdoor Dining Grants
- Tenant Improvement Programs

STORMWATER DETENTION

- Downtown CBD District/Detention-Free Zone. No on-site detention promotes development and re- development of properties within Downtown and maintains the dense building pattern characteristic of traditional downtowns.

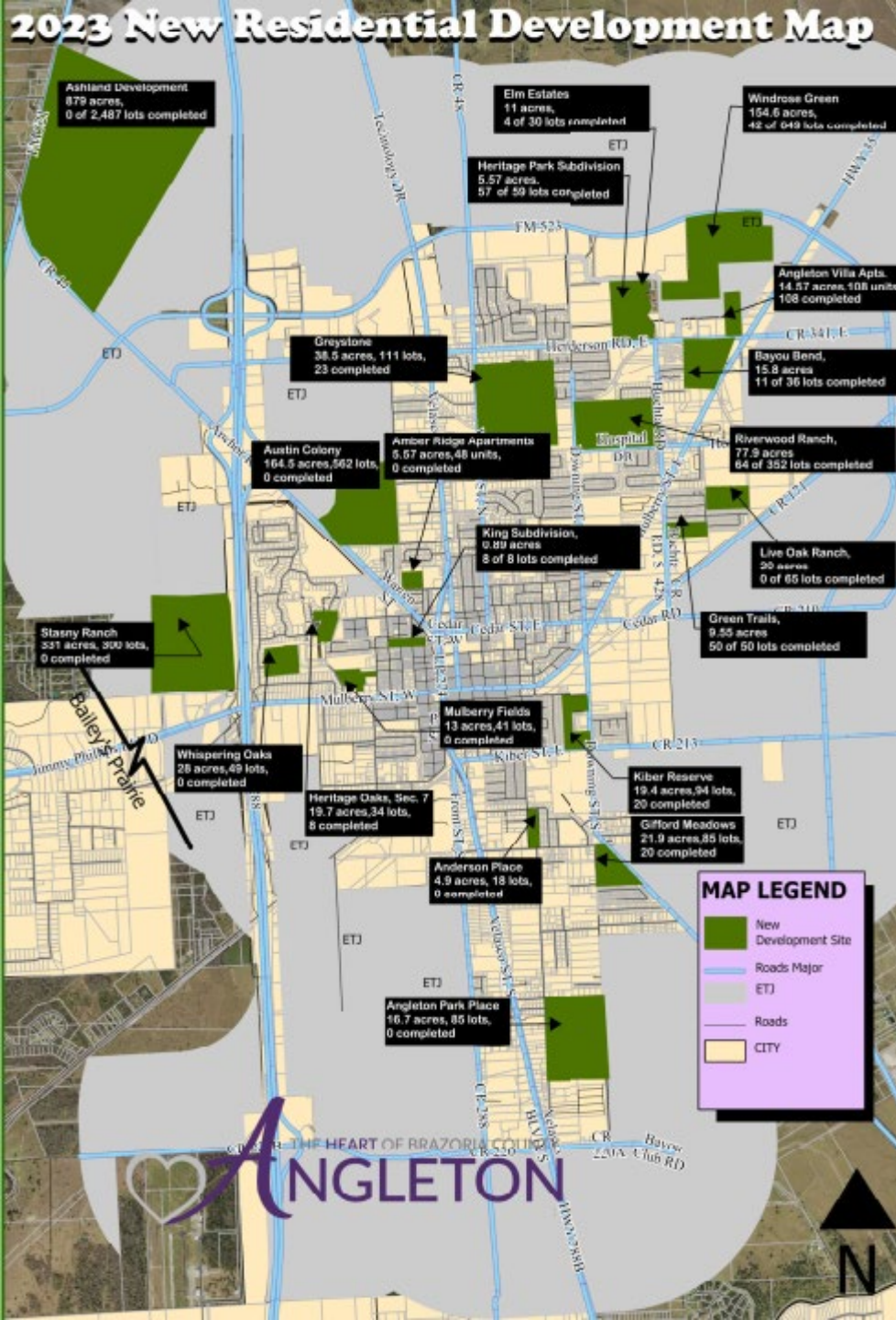
MAINTAINING GOVERNMENT SEAT PRESENCE

- New City Hall Annex at gateway.
- Rental Leasable Space
- New County Court Annex/Campus

LAND USE/ ZONING

- PUBLIC ART- Wall Art
- Livable Centers Plan Referred in all downtown zoning cases
- No Detention Zone Downtown Angleton
- CBD flexible zoning which allows for **mixed uses** (Tattoo Parlors/Microblading)
- Residential Structures downtown renovated as Commercial Reuse (i.e. Relators, Attorney Offices.
- New Food Truck Park/Mobile Vending Code Rewrites

Streamlining the Permit



THANK YOU

**Presenter: Otis T. Spriggs,
AICP**

Email Address:
ospriggs@angleton.tx.us

Re-Energize Underutilized Buildings



Inviting Design Elements + Features



Outdoor Seating



Adjustable Layout



Reimagining Alleyways

Inviting Design Elements + Features



Charming Decor



Ample Parking



Benefits + Outcomes

- One-stop shopping
- Increase in downtown businesses
- 500% increase in foot traffic

Lessons Learned



Before + After

















Thank You

Derrick Dees

Financial Advisor + Developer



Special Thanks

Thank you to the City of Angleton for hosting today's event and generously providing breakfast.

Announcements



February 9, Parks and Natural
Areas Awards at H-GAC

Visit h-gac.com/parks-and-natural-areas/meeting-materials



April 23, Bringing Back Main
Street Roundtable – Location TBD

Visit h-gac.com/bringing-back-main-street



*This event is eligible for **2.5 CM** from
the American Planning Association.*

Thank You!

ANDREA TANTILLO

*Principal Communications
Coordinator*

Houston-Galveston Area Council

Direct | 832-681-2507

www.h-gac.com

Andrea.Tantillo@h-gac.com

Take a brief survey to help us
plan for future events.

