

PUBLIC FACILITIES AND SERVICES



Since they are an essential part of quality of life and physical, social and economic health of a society, public facilities and services are meant to provide for a growing community. Few have grown at College Station 's vertiginous rate, with a projected growth of 3% the city's already big population and high expectancy of service quality ask for careful planning to ensure service for the community.

Enhanced Neighborhood Investment and Identity

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park facilities and maintenance, fencing, drainage, sidewalks, public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining, and possibly improving, this identity is important to promoting the long-term viability and attractiveness of a neighborhood. Overall, these elements should work together - providing a safe, cohesive and inviting public realm.

Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

PURPOSE OF THE CHAPTER

Goal

The purpose of this chapter is to outline a set of strategies regarding Public Facilities and Services within and serving the Southside Area. Based on the public input that was received during the planning process and Staff research regarding existing conditions of the area, the Public Facilities and Services Goal for the Southside Area is:

"To provide public facilities and services that meet the needs of the residents and positively contribute to the character and integrity of the neighborhood."

Chapter Contents

This chapter is organized into seven broad categories:

- Public Facilities
- Community Services
- Neighborhood Parks
- Floodplain & Greenways
- Infrastructure & Capital Investments
- Code Enforcement & Noise Violations
- Public Safety

The following pages describe these components and their relationship to the Southside Area. This information is supported by **Appendix A, Existing Conditions** which provides supplementary quantitative data about the Area. This chapter describes some of the key issues facing the Southside Area and provides information and opinions garnered through the engagement process. At the end of the chapter, strategies are identified to assist the neighborhood in moving toward the chapter goal. The broad strategies are accompanied by recommended action statements that support changes to the Comprehensive Plan and considerations for future development in the Area. Specific information about timelines, responsible parties, and estimated costs are reflected in **Chapter 5, Implementation**.

COMMUNITY SERVICES

Community Facilities

An important aspect of neighborhood identity is a sense of community and place. Both public and private community facilities provide unique amenities to the area and provide places for neighbors to gather and interact.

Lincoln Center

Located within the W.A. Tarrow Park at the northwest corner of Holleman Drive and Eleanor Street, the Lincoln Center provides a variety of recreational and social services to the citizens of College Station, including youth summer day camp, after school Boys & Girls Club programs, and senior services, including daily hot lunch and health screenings.



Figure 4.1 Lincoln Center.
Source: Neighborhood Resource Team

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The Lincoln Center also includes an indoor gymnasium, fitness center, 1/3-mile lighted jogging trail, playground and splash pad. Through discussions that occurred during the planning process, a community garden initiative has begun at the Lincoln Center, including both youth and senior gardens. Both the City and Keep Brazos Beautiful have coordinated this effort to encourage neighborhood residents to work together toward a common goal.

College Station Conference Center

Located on George Bush Drive, the City's Conference Center has been used as a meeting place for the community for gatherings such as club meetings, lectures, receptions, dances, parties, and exhibits, as well as noncommercial, commercial, and political meetings. Due to facility deterioration, the Conference Center is closed indefinitely.

Barbara Bush Parent Center

Located next to the College Station Conference Center on George Bush Drive and operated by the College Station Independent School District, the Barbara Bush Parent Center offers programs such as parenting classes, GED programs, English as a Second Language programs, and much more to meet the parenting needs for the school district residents.

Lincoln House of Hope

Located on Eleanor Street, across from the Lincoln Center, A&M Church of Christ runs a non-profit, private facility that offers WIC Services, free monthly food distribution, free GED classes, and addiction counseling with a trained staff.

Neighborhood Services

The City's Neighborhood Services division maintains collaborative partnerships between neighborhoods, community organizations and the City of College Station. By registering a neighborhood or homeowner association with the Neighborhood Services division, the association is eligible for resources and assistance from the City. Associations have regular communication with City staff regarding area development and City services.

Home Owners Association (HOA) Education

Workshops and seminars provide association leaders with important information such as State HOA laws, insurance requirements, financial

record keeping and practices, how to conduct meetings, liability and much more. Since HOAs are legal entities, it is very important that HOA leaders understand laws related to their operations and ensure that their associations remain in good standing. These workshops are held periodically and offer HOA leaders certificates and education credits for workshop completion.

Seminar Suppers

Seminar Suppers are an educational and networking forum designed for elected and prospective neighborhood and homeowner association representatives. These seminars are held monthly by City Neighborhood Services staff. They feature speakers from various City departments and the local community providing association leaders with information on programs and services. The goals of the seminars are to keep neighborhood leaders informed and aware of issues going on in the City and to support them in building strong, solid associations.

Mosquito Abatement

The Mosquito Abatement program is designed to grant funds to registered neighborhood and homeowners associations for the purchase of mosquito abatement products. These associations can receive a rebate when they purchase mosquito dunks containing B.T.I., a live bacteria that is deadly to mosquito larvae but harmless to other living things. If residents are not part of a neighborhood or homeowners association, mosquito dunks may be purchased from the City of College Station at a reduced price, but will not be eligible for reimbursement funds.

Gateway Grants

The City currently offers matching grants to partnership organizations for beautification projects, such as neighborhood signs, with funding available on an annual basis.

Recycling

The City recycles newspaper, magazines, white paper, mixed-color paper, aluminum and steel cans, #1 and #2 plastic, clear and brown glass, and lead acid car batteries, all of which are acceptable for curbside pick-up. Residences eligible for curbside pick-up include all single-family and duplex residences. Additionally, the City provides annual curbside Christmas tree recycling. City participation in curbside recycling is around 60% of the total population, but no data exists to monitor neighborhood-level participation.

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The City offers a drop-off site for small E-Waste (such as old cell phones), rechargeable batteries, catalogues, and phone books behind the Police Department on William King Cole Drive. A 24-Hour Do-It-Yourself Used Motor Oil and Oil Filter Center is also offer by the City. Recycling of white goods, or large appliances containing freon, is available at the Brazos Valley Solid Waste Management Association (BVSWMA) landfill on State Highway 30 in Anderson, with a charge for freon extraction. The City's Sanitation department collects all appliances, including tagged Freon appliances with its residential curbside collection.

An average of 409 household collections per week took place in the Southside Area between October 2010 and September 2011.

Renewable Energy

At a resident's request, the City conducts free energy audits to help them reduce their energy consumption. In 2011, City Staff conducted seven energy audits, approved two Good Cents New Homes, and issued 16 energy rebates in the Southside Area. A Good Cents New Home is designed and built using construction techniques that exceed the current International Energy Codes to reduce energy usage in the house.

College Station Utilities also offers voluntary participation in the Wind Watts program, which allows customers to purchase power solely from wind energy sources. This program costs less than \$0.01 more per kilowatt hour. As of November 2011, 46 utility users within the planning area had made the decision to use cleaner energy. That is approximately 8% of City-wide participation in the Wind Watts program.

Community Development & Affordable Housing

Dedicated to providing safe and decent affordable housing, the City of College Station is committed to assisting low- and moderate-income families. The City offers grant and loan assistance programs serving homeowners and homebuyers. In addition, it supports local non-profit agencies providing assistance to homeowners, tenants, and homebuyers.

All program applicants have an opportunity to meet with a housing counselor. Personalized counseling activities include: explanation of a credit report, practical steps to improve credit, ways to budget wisely, strategies to achieve homeownership, and benefits and hazards to homeownership.

The goals of the Community Development division of the City are to encourage the expansion and accessibility of human services; expand and improve public facilities and infrastructure where needed; and to expand economic opportunities in the community for low- and moderate-income residents of the City. Additional goals include providing for an adequate supply of safe and affordable housing, rehabilitation of rental and owner occupied residential property and expanding home ownership opportunities.

The City of College Station receives federal funds from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME) grant. The Community Development Division of the City of College Station is tasked with administering these grant funds through programs designed in accordance with the division's goals, federal regulations and input from the City Council.

Recent CDBG projects completed in the Southside Area between 2008 and 2011:

- Lincoln Center Entryway Improvements
- W. A. Tarrow Park Improvements
- Lincoln Center Additional Parking
- Lincoln Center Entry Awning
- Lincoln Center Summer Program
- CSISD Kids Klub Subsidized Tuition
- Construction of three new homes by Down Payment Assistance being Provided to homebuyers
- Donation of two residential lots for home construction – completed on one lot
- Provided for nine home purchases
- Conveyed one lot to Habitat for Humanity for home construction

CDBG Projects underway for 2012:

- Lincoln Center Summer Program
- CSISD Kids Klub Subsidized Tuition
- Funds provided to Habitat for Humanity to construct two new homes
- Funds provided to design sidewalk construction on Wellborn Road (East FM2154) from Luther Street to Southwest Parkway

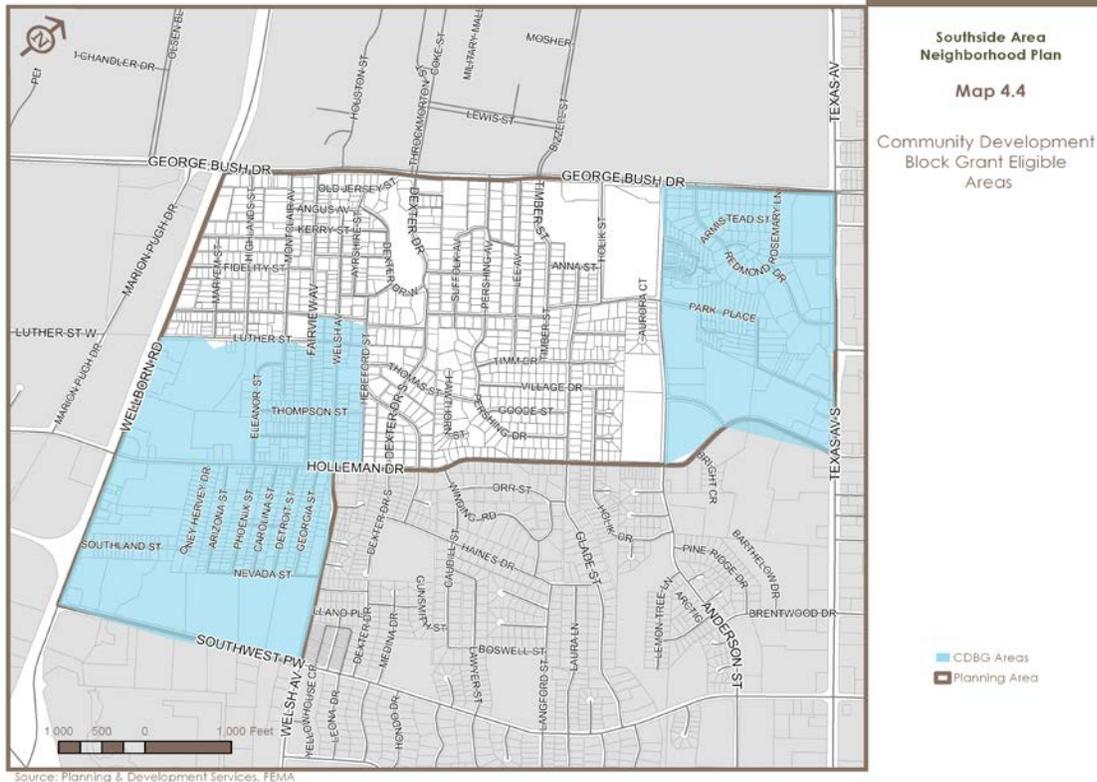


Figure 4.2 Community Development Block Grant Eligible Areas.
Source: City of College Station, GIS

NEIGHBORHOOD PARKS

Park facilities contribute significantly to the identity of the Southside Area neighborhood. As part of the Parks and Recreation Master Plan, individual park master plans, or development plans, are anticipated to be completed for each of the parks. These plans will identify needs that a specific park may have while seeking to achieve the goals of the overall Master Plan. These plans will also identify possible opportunities for investment in the Southside Area neighborhood parks. While no specific park maintenance items or improvement needs were identified during the planning process, several improvements are planned, as detailed within this chapter.

Existing Facilities

The Southside Area is home to a number of public parks, including Anderson Park, Brison Park, Luther Jones Park, and W.A. Tarrow Park (including the Lincoln Center and Wayne Smith Baseball Fields)

Neighborhood parks often serve as the center of interaction between neighbors, and homes adjoining a park typically maintain higher property values than other homes in the same neighborhood.

Brison, Luther Jones, and W.A. Tarrow Parks are all well integrated into the neighborhood pattern, with homes fronting onto the parks and strong social ties with the surrounding subdivisions. Parks within Southside have helped shape the character and identity of the areas that surround them.

Anderson Park

A 8.94 acre Neighborhood Park at the northwest corner of Anderson and Holleman that includes a playground, basketball courts, and soccer fields.

Brison Park

A 9.2 acre Neighborhood Park bounded by Dexter and West Dexter that includes a sidewalk.

Luther Jones Park

An 1.8 acre Mini-Park bounded by Fairview Avenue, Luther Street, Montclair Avenue, and Park Place Streets that includes a youth softball field.

W.A. Tarrow Park

A 21.26 acre Community Park at Holleman Drive, Wellborn Road, Eleanor Street, and Luther Street that includes youth baseball fields, a playground, the Lincoln Center, and a splash park (open during summer months). Further information about facilities contained within the City parks can be found in **Appendix A, Existing Conditions**.

Programmed Park Improvements

Below are park improvement projects that have been identified through the City's Capital Improvements Programming process in the Southside Area

Lincoln Center Addition

Funded through 2008 General Obligation Bond Authorization, improvements to the Lincoln Center may potentially include parking modifications, a new gymnasium, and a shade structure.



Figure 4.3 W.A. Tarrow Park.
Source: Southside Neighborhood Resource Team

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The programming phase for the project is anticipated to be done in 2012-2013 and the design and construction is scheduled for 2013-2014.

Anderson Park

Identified improvements include a parking lot, addition of soccer fields, iron fencing for safety, and improvements to the turf, such as soil, sprigging, and grading. The improvements are currently unfunded and unscheduled.

Luther Jones Park Improvements

Identified improvements include new fences, lighting for the softball field, and two new sidewalks. The improvements are currently unfunded and unscheduled.

FLOODPLAIN & GREENWAYS

Greenway Programs & Floodplain Management

The Greenways Program seeks to preserve a network of natural corridors along rivers, streams, utility corridors, and rights-of-way. Greenways are a resource that serve a variety of functions including floodplain management, protection of open space, and wildlife and plant habitat. Development has encroached into the floodplain throughout the Southside Area, starting with some of the earliest development being centered around the floodplain as an amenity. The Greenways Program is intended to pursue the conservation and acquisition of sensitive areas, such as these, to both protect them and, when appropriate, make them available for public use.

The Southside Area neighborhood is impacted by Wolf Pen Creek and Bee Creek, as well as their associated tributaries. Using recent Federal Emergency Management Agency (FEMA) data, areas have been identified that are designated floodplain or should be reserved for environmental or recreational purposes. **Map 4.1, Floodplain and Open Space** highlights the properties in the area that are identified as Natural Areas-Reserved or Natural Areas- Protected. Major areas of impact can be found in Area 1 in the Redmond Terrace Subdivision and in Area 7 near Southland Street, although other areas of floodplain exist in the neighborhood.

Area 1 – Redmond Terrace Subdivision

The Wolf Pen Creek tributary in the northeast corner of the planning area surrounds the Redmond Terrace neighborhood.

This area has a history of flooding, including previous inundation of structures southwest of Redmond Drive, causing significant damage and ultimately having to be demolished by the City.

The property is now vacant, however is able to be developed because of previous zoning and platting entitlements. In recent years, improvements on Texas A&M University property to the north has improved flooding conditions in the area, although large areas remain in the FEMA designated 100-year floodplain. Floodplain in this area should be acquired by the City's Greenway Program and preserved for flood control.

Area 7 – Southland Street Area

The Bee Creek tributaries within the planning area are contained in both the Brison Park area, southwest of Dexter Drive, and west of the McCulloch's Subdivision, at the end of Southland Street where the City is acquiring properties that have a continued history of severe flooding. The land will be used to naturally convey floodwaters and to extend a multi-use path that will eventually connect Holleman Drive and Southwest Parkway. As of June 2012, five properties within this area have been acquired by the City of College Station. The City should continue the acquisition of environmentally-sensitive properties along the projected multi-use path in this area.

INFRASTRUCTURE & CAPITAL INVESTMENTS

Generally, the City of College Station is responsible for maintaining public infrastructure, including streets, sidewalks, water lines, wastewater lines, fire hydrants, electrical lines, street lights, and traffic lights. Most infrastructure is on a maintenance schedule, meaning it will be repaired or replaced before it fails. Emergency repairs or replacement are generally initiated by a citizen phone call. In the Southside Area, the City currently maintains 23 miles of streets, 8.76 miles of sidewalks, 3.46 miles of water lines, 19.42 miles of waste water, 151 fire hydrants, 512 streetlights, and 14 traffic lights.

Public Infrastructure

Reliable utilities and adequate public services are significant components of maintaining the vitality of a neighborhood area; therefore, continued public investment in maintaining water, wastewater, electric, stormwater facilities, and street lights are important.

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Water and Sewer Capacity

The water system in the Southside Area primarily consists of 6-inch lines designed to support single-family development at a similar density that exists today.

Increased density on a larger scale (to a more dense housing type, including duplex) is not supported by the existing water system in the area.

Significant City or private investment would be necessary to support the increased density envisioned by the existing Urban/Redevelopment designations in Area 5 of the Comprehensive Plan.

The College Station water tower, located to the west of Texas Avenue at Park Place, serves as part of the City's water reserve and holds about three million gallons of water. This reserve is primarily kept in place to ensure that immediate water resources are available in the event of a fire and to maintain adequate system pressures. In order to serve the neighborhood with fire protection, over 150 fire hydrants are located within the Southside Planning Area and are well dispersed throughout.

The Southside Area sewer network is in adequate condition considering the age of much of the infrastructure. Sporadic issues can arise during times of extreme wet weather that result in the need to fix leaking pipes. Portions of the system have been replaced with recent Capital Improvement Projects. The west side of the Southside Area is within the City's 'CC6' sub-basin that conveys sanitary sewer into the Bee Creek Trunkline. This trunkline is currently under design to serve the ultimate build-out in this portion of the City, with construction scheduled to begin within the next couple of years. This project will ultimately increase long-term capacity and help to prepare for land uses projected by the Comprehensive Plan Future Land Use and Character Map, including the urban designation in Area 5.

Maintenance and Future Improvements

Utility Maintenance

While it is estimated that new utility lines have a 50-75 year life span, utility lines in older parts of the City were often made of clay, giving them a shorter life span and making them vulnerable to College Station's shifting soil. Many patches and spot repairs have been done on lines in the Southside Area to extend the life of these older utilities. The City periodically tests its utility lines to ensure that they are working properly.

Capital Improvements in the Southside Area

Recent Rehabilitation Projects

West Park Rehabilitation Project - (2006)

The City rehabilitated water and sewer lines in the majority of the West Park Subdivision (Area 5) in 2006. The project extended from George Bush Drive to Luther Street, and from Wellborn Road to Fairview Avenue, and included the installation of new water lines, sanitary sewer lines, drainage improvements, and road surface rehabilitation, including concrete cross sections for multiple streets and sidewalks. The lines were sized to support single-family development at a similar density that exists today. The existing water and wastewater capacity in the area limits dense development in Area 5 without significant public or private investment.

College Park/Breezy Heights Rehabilitation Project - (2008)

The improvements extended from George Bush Drive to Holleman Drive, and from Fairview Avenue to Dexter Drive. Again new water and sanitary sewer lines were installed, drainage improvements were made, and new road surfaces were put in place. The latter primarily being an asphalt mill and overlay, as requested by the residents in lieu of wider concrete streets with sidewalks, which many residents opposed. This project also included an arborist assisted in an extensive survey, cataloging, and preservation program for many of the older trees near and in the City right-of-way.

Water and Wastewater Master Plan

Planned Projects

All water distribution lines identified on **Map 4.2 Water and Wastewater Lines** are in need of replacement due to an increase in service disruptions caused by deteriorating lines and inadequate fire protection due to the existence of smaller lines within the area. The projects include the following:

McCulloch Water Line Rehabilitation (Estimated start date 2017)

This project will be funded by long term debt / utility revenue. The project includes the rehabilitation of water lines in the vicinity of Southland Street, Oney Hervey Drive, Arizona Street, Phoenix Street, Carolina Street, Detroit Street, Georgia Street, and a segment of Holleman Drive.

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The project also includes the rehabilitation of wastewater lines in the vicinity of Arizona Street, Phoenix Street, Carolina Street, and Georgia Street.

The sanitary sewer lines are in need of replacement due to an increased in service disruptions caused by deteriorating lines, shallow lines, and poor access to mains located near back lot lines. This project will move any rear serving sewer mains to front lot lines.

Oakwood Water Line Rehabilitation (Estimated start date 10+ years)

Funding for this project is not identified. The proposed project includes the rehabilitation of water and wastewater lines in the vicinity of Dexter Drive, and portions of Park Place, Suffolk Avenue, Bell Street, Hereford Street, Hawthorne Street, and Thomas Street.

Woodstone Water Line Rehabilitation (Estimated start date 10+ years)

Funding for this project is not identified. The proposed project includes the rehabilitation of water and wastewater lines in the vicinity of Timber Street, portions of Park Place, portions of Glade Street, portions of Lee Avenue, Pershing Drive, Timm Drive, Village Drive, and Holik Drive.

Additional phases remain for utility and street rehabilitation in this area, but are not currently scheduled.

Storm Water System

Much of the drainage in the Southside Area is conveyed through open ditches or along curbed roadways, without an underground storm sewer system.

An open ditch conveys storm water run-off to the creeks. Residents cited the open-ditch drainage system as an area of concern during the planning process, but City staff have evaluated the function of these ditches and found them to be working properly overall.

Open ditch roadway sections contribute to the character of the Southside Area and are recommended to remain in some areas of the neighborhood, specifically west of Brison Park, as discussed in **Chapter 3, Mobility** of this Plan. Open-ditch streets surrounding area schools, including Anna Street, Holik Street, Park Place, and Glade Street, are recommended to be upgraded to current City standards, including an underground storm pipe. No drainage rehabilitation projects are currently planned or programmed in the Southside area.



Figure 4.4 Open ditch drainage limits pedestrian accessibility.

Source: Southside Neighborhood Resource Team

Open-Ditch Maintenance

Areas that rely on an open-ditch drainage system, as shown in Photo 4.1, require attention to silt collection within the ditch section. As silt drifts into the ditch, water run-off is obstructed and tends to collect in larger amounts or stagnates, though facilities are functioning properly overall. A general comment was provided by residents that such areas need to be evaluated and maintained.

Creek Maintenance

The creeks traversing Southside provide a natural drainage system that keeps drainage in the built environment functioning properly. When the natural system is disrupted by silt or pollution, the function is decreased. Blocked culverts and overgrown creek beds are challenging to monitor; the City relies on residents to report the issues for maintenance or repair.

College Station started the Adopt-A-Greenway Program in 2012 as a hands-on initiative for City Staff and residents to work together to handle conditions such as these. Additional program awareness is needed to get more people involved to ensure a better future of the creek conditions.

Electric Infrastructure

Streetlight Maintenance

The City uses an automated system with a sensor on each street light that reports whether the light is in working or non-working order. The Public Utilities Department also relies on information from citizens about lights that are not working properly. Street light repair is a high priority and repairs generally occur within 36 hours.

Standard street lighting is primarily used within the Southside Area, with decorative lighting fixtures also used in some areas of the neighborhood. The location of street lighting can be seen on **Map 4.3, Southside Street Lights by Wattage**. Higher wattage bulbs, up to 400 Watts, are used along the major perimeter roadways, and lower wattage bulbs, 100 Watts, are primarily used along interior local streets.

McCulloch & Southland Subdivisions – Area 7

While street light placement appears adequate, residents in and around the McCulloch Subdivisions report that portions of the neighborhood are effectively unlit due to the existing tree canopy in this area.

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Residents have requested that the street lights in this area be evaluated and that new street lights be installed (or existing street lights be altered) to more adequately light the area. For lights located on poles above the tree canopy, it may be possible to lower the fixture to provide additional light and a sense of security.

Street lighting in the Southland Subdivision is inadequate. Additional street lights are needed along Southland Street and at the pedestrian bridge connecting Southland Street to Oney Hervey Drive.

Redmond Terrace

This area has fewer streets lights than many other areas of the City. Staff and residents identified this portion of Southside as needing additional lighting, particularly on Armistead Street.

Streets

Capital Projects

McCulloch Subdivision Rehabilitation (Estimated start date 2017)

The previously described water and wastewater capital improvements include the milling/overlaying of all existing aging streets in the respective project area, including Arizona Street, Phoenix Street, Carolina Street, and Georgia Street.

Street Maintenance

An asphalt street generally has a life of 20 to 25 years. That period of time can be extended with preventive maintenance such as crack sealing, seal coating, micro-surfacing, and pothole repair. The City conducts an annual evaluation of streets and rates each street on a variety of criteria such as cracking, potholes, and other issues that require maintenance. When a rating falls below 85, the street is programmed for maintenance. The majority of these improvements consist of repairing potholes or applying seal coats. Prioritization is based on the evaluation and on changes in traffic density for more heavily traveled roads. All streets in the City are swept once per month.

Potholes

Asphalt repair is a constant need due to severe drought and weather condition often occurring in Brazos County. A general concern was expressed by residents, during the planning process, that attention is needed in regards to pothole repair. In most situations, repair can be made within 48 hours of reporting the condition to Public Works.

Street Edges

Due to the lack of curb in many areas of Southside, as discussed in detail throughout the Mobility chapter of this plan, some road edges have disintegrated due to age and on-street parking.

These areas have been identified for improvements to repair and, if possible, remedy the situation through edging improvements.

Asphalt Depth

Street overlays have occurred over the decades that have caused increased asphalt depths on some streets. Residents cited concerns with drop-offs at the pavement edge on streets that lack curb-and-gutter. It was requested that streets be milled prior to future overlays, though this may be cost prohibitive in some instances.

Alleys

Southside is one of the few areas of College Station with platted alleys. The alleys are primarily unimproved and used as public utility easements. Due to the abundance of these alleys in the Southside Area and the cost to maintain them (i.e.: mowing), the responsibility is that of the abutting property owner. Public alleys may not be fenced and private improvements should not be placed within them. If an alley is not utilized for public infrastructure and all abutting residents along the length of the alley request that it be abandoned, the City may consider alley abandonment.

CODE ENFORCEMENT & NOISE VIOLATIONS*Code Enforcement Trends*

The City has established a minimum level of property maintenance to ensure basic health, safety, and welfare of its residents. Code violations and a lack of property maintenance can detract from neighborhood integrity, and over the long-term, can change the character of an area. Lawn maintenance, trash, open storage, and dilapidated homes play a role in how surrounding property owners make decisions about future investments in the maintenance and improvement of their own home. This was a particular concern expressed throughout the Southside Area planning process due to the age of structures and a high number of renter-occupied units.

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Code Enforcement in College Station is primarily on a complaint basis, meaning that City Code Enforcement Officers will make contact with residents or property owners when a complaint has been submitted. Under this method of enforcement, neighbors play a particularly important role as the eyes and ears of Code Enforcement. In areas within the City designated as Community Development Block Grant (CDBG) eligible (see **Map 4.4, Community Development Block Grant Eligible Areas**), proactive Code Enforcement takes place due to specified funding.

1,402 Code Enforcement cases were reported within the Southside Area in 2011. The most frequent code violation cases in the Southside Area and the City as a whole are health & sanitation related. Generally, these cases include tall grass and weeds or trash on the lawn. When grass or weeds exceed 12 inches across the entire yard, the Code of Ordinances requires the property to be mowed. The second most common case type is a sanitation violation, meaning that garbage containers were left out at the street after collection or were stored improperly.

SeeClickFix

In 2011, the City began using SeeClickFix, a web-based application that allows citizens to report non-emergency issues. The City uses this application to get feedback from citizens regarding some of our top Code Enforcement violations. Examples include overgrown weeds and grass, accumulation of trash, junk vehicles, and overflowing trash containers. SeeClickFix is now available for iPhone, BlackBerry, and Android phones.

Noise Violations and Enforcement

Noise complaints are an issue throughout College Station. The City prohibits loud noises when heard outside the structure in which they occur, or beyond the property where the noise takes place higher than 65 decibels from 7am to 10pm and 55 decibels from 10 pm to 7 am. All areas of Southside have a fair number of issues with loud parties with 157 complaints reported in the area during 2011.

Aggie Up

The Aggie Up program was implemented in 2008 as collaboration between the City of College Station, City of Bryan, and Texas A&M University. The group brings representatives from Fire, Police, Code Enforcement, and Neighborhood Services together with TAMU Student Services representatives to address issues relating to off-campus student behavior. This program is responsible for the successful implementation of the Noise Abatement Program, as well as several promotional campaigns to educate students on neighborhood citizenship.

Strong and Sustainable Neighborhood Initiative

The Strong and Sustainable Neighborhood Initiative began in Fall 2007. The program focuses on the realignment of City services like code enforcement and neighborhood services to support and strengthen local neighborhoods. The program began from policy debates within the community relating to the influx of students and renters in owner-occupied areas. Focus groups with owner-residents, property managers, and students provided insight on several areas where services could be improved to minimize the impacts from student behavior issues. Aggie Up is a program developed from the Strong and Sustainable Neighborhood Initiative.

This number was only 12% of the total number of noise complaints in the City as a whole during that year, showing that the noise condition in Southside is not unlike the rest of College Station.

Parking Restrictions and Enforcement

Parking complaints are common throughout Southside and are most common during football season. Much of the Southside Area has had parking removed from at least one side of the street, yet, in some instances, residents and their visitors still park in these areas. Parking enforcement is conducted by the Police Department and is primarily complaint-based due to limited resources. Because of continued complaints in some areas of Southside during this planning process, the City's Code Enforcement division has begun sporadic night and weekend parking enforcement in the Southside Area to address areas of high complaint. To report parking violations, residents may call the Police non-emergency line if immediate attention is necessary, or for on-going parking violations, may submit the complaint on SeeClickFix to request that the City inspect that area during a specific time of day when violations are prevalent.

College Station Police and Code Enforcement issued 133 citations in the Southside Area for illegal parking from January to November of 2011.

PUBLIC SAFETY

Speeding

A safe and efficient street network contributes to quality of life for neighborhood residents. Southside residents cited speeding within the neighborhood as a primary safety concern, particularly on the main north/south roadways, such as Dexter Drive and Welsh Avenue. Traffic calming measures can sometimes be used to deter speeding, but one of the easiest and least expensive ways to slow traffic is to allow on-street parking. An on-going task of local law enforcement officers is speed limit enforcement in neighborhoods and throughout the City. A way to help encourage compliance with the speed limit is to increase the awareness of the posted speed limit. One opportunity to increase awareness includes the temporary placement of radar speed limit signs in targeted areas that display the speed of passing vehicles on the typical speed limit sign.

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In addition to increasing speed awareness, this tool can be used to assess whether vehicles are speeding and to collect data for traffic count and pattern analysis.

Property Security

Property security is a concern in many college communities because of the seasonal effects of school breaks that leave a large number of homes empty, creating easy targets for break-ins and burglary. Burglaries of a vehicle or habitation are a consistent issue throughout the community. In the Southside Area, 184 complaints were reported during 2010. **Map 4.5, Burglary and Theft**, illustrates the overall reported burglary and theft activity in the area.

Community Policing

College Station Police implemented a community policing system in 2009, where officers are assigned to beats and work closely with residents and organizations to identify and address security issues. Neighborhood residents could assist in these efforts by creating a formalized Neighborhood Watch. This commitment to safety is manifested through the use of signage along public rights-of-way indicating the presence of a Watch.

Animal Control Issues

In some areas of Southside, there have been issues with dangerous dogs loose in the neighborhood. Other issues in the area include animals being tethered outside during extreme weather conditions and unpermitted livestock (such as chickens) being housed in backyards. Animal Control works closely with Neighborhood Associations and area leaders to identify homes where violations occur and attempt to educate them on the Animal Control ordinances.

Neighborhood Identity

Neighborhood Signs

The Southside Area consists of a number of subdivisions and neighborhood areas, which results in a lack of consistent identity for the Area. The presence of neighborhood signs may help unify the area and indicate to visitors that they are entering the Southside Area neighborhood. Such signage would be unique to the Southside Area, but could be similar to street signs found in the Northgate District. This opportunity could be supported by the City's Gateway Grant program to offer matching funds.

During a restoration of the original Billy Goat Bridge, located in Brison Park, the identification sign was removed. Residents have indicated that this sign is important to the history and character of the park and should be replaced.

GOAL, STRATEGIES, AND ACTIONS FOR THE SOUTHSIDE AREA

The **Public Facilities & Services Goal** for the Southside Area is **to provide public facilities and services that meet the needs of the residents and positively contribute to the character and integrity of the neighborhood.** Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy PF&S1- Enhance Neighborhood Identity and promote the Southside Area as a collection of unique neighborhoods.

Action PF&S1.1 – Explore appropriate way-finding signage and identification markers on street signs that identify the Southside Area to visitors and promote a sense of place in the area.

Action PF&S1.2 – Replace the removed “Billy Goat Bridge” sign within Brison Park to bring back a piece of history to the neighborhood.

Action PF&S1.3–Encourage neighborhood organizations to pursue common neighborhood signage for greater neighborhood identity and image. Neighborhood grant funding opportunities should be supported.

Strategy PF&S2 – Promote the protection and maintenance of floodplain and stormwater facilities for function, conservation, and recreation.

Action PF&S 2.1 –Increase awareness of the Adopt-A-Greenway Program to create better creek environments, aesthetics, and function.

Action PF&S 2.2 –Acquire properties in the Southland Street area that are affected by flooding conditions that may be utilized as part of the proposed multi-use path.

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Action PF&S 2.3 –Acquire properties on Redmond Drive that are affected by flooding to protect the floodplain and surrounding development.

Strategy PF&S3- Invest in the sensitive rehabilitation of older water, sanitary sewer, electric, drainage, and other infrastructure to maintain Southside’s viability and attractiveness.

Action PF&S3.1 – Implement the Water Master Plan and Waste Water Mater Plan by completing programmed Utility Master Plan water and wastewater upgrades.

Action PF&S 3.2–Evaluate the open-ditch sections within the Southside Area to determine areas are in need of reshaping or re-establishing.

Action PF&S3.3– Post additional signage closer to Eleanor Street that displays the Lincoln Center splash pad hours of operations to increase awareness and use of the facility.

Strategy PF&S4- Increase awareness of the housing assistance programs available through College Station Community Development to retain and expand affordable housing opportunities for eligible households in the Southside Area.

Action PF&S4.1 – Promote owner-occupied housing rehabilitation assistance, down payment assistance, and the rental rehabilitation program through neighborhood meetings, various media outlets, to service providers, and individual citizens and property owners.

Action PF&S4.2 – Partner with Code Enforcement officers to identify property owners in need of assistance or rental units in need of rehabilitation.

Action PF&S4.3 – Partner with non-profit developers of affordable housing to build new homes for sale to eligible homebuyers.

Action PF&S4.4 – Encourage other community organizations to provide assistance for affordable housing opportunities.

Strategy PF&S5- Promote public safety within the Southside Area so that the neighborhood will remain a desirable place to live.

Action PF&S5.1 – Evaluate where additional street lights may be needed and installed in the Redmond Terrace area.

Action PF&S5.2 – Evaluate existing street lights in the McCulloch Subdivision and Southland Subdivision area for effectiveness.

Action PF&S 5.3 – Assist in the organization of Neighborhood Watch programs through the City’s Neighborhood Services and Police Department.

Action PF&S5.4 – Develop an on-going parking monitoring program in conjunction with the Neighborhood Traffic Calming Program and emergency responders to monitor on-street parking issues and take proactive actions to address issues. This program should set up regularly scheduled review of parking by visual inspection and tracking of parking violations including parking in bike lanes.

Action PF&S5.5 – Utilize Code Enforcement Officers to assist in sporadic parking enforcement based on complaint patterns.

Strategy PF&S6- Focus Code Enforcement efforts in areas of Southside that may be experiencing a transition in character, in order to help slow the transition and to and enhance neighborhood integrity.

Action PF&S6.1 – Increase the awareness and accessibility of SeeClickFix through Neighborhood Services and the Police Department.

Action PF&S6.2 – Provide proactive Code Enforcement in CDBG eligible areas. In other areas, Code Enforcement should remain reactive, but with a more strict timeline for compliance.

Action PF&S6.3 – Create an indicator system that tracks Code Enforcement and property maintenance activity to identify frequent violations, specific properties, and time periods.

Action PF&S6.4 – Develop a more robust property maintenance enforcement program to include specific training on the International Property Maintenance Code and cross-training with Police, Fire, and Utilities to identify issues and respond before they become a code violation.

Action PF&S6.5 – Utilize rental registration program information to provide annual reminders to rental property residents about code requirements and to notify property owners of significant enforcement activity occurring on their properties.

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Strategy PF&S7- Assist Southside Area neighborhoods in identifying and completing Neighborhood enhancement projects.

Action PF&S7.1 – Provide technical assistance to neighborhood organizations applying for neighborhood grants. Incorporate training for organizations on developing projects that would be available for funding.

Action PF&S7.2 – Identify and work with key community partners like Big Event, Aggie Replant, and Keep Brazos Beautiful to assist with neighborhood beautification projects.