

APPENDIX A EXISTING CONDITIONS

The Central College Station neighborhood was annexed into the City of College Station starting in 1969. Since that time, Central College Station has reached near build-out. The growth and development of Central College Station has followed the overall growth of the City of College Station - historically tied to enrollment trends at Texas A&M University. In the 1960s, enrollment was opened to women and racial minorities, and the need for additional housing for new faculty and students was apparent.

Southwood Valley began development in what is now the Central College Station Planning area in 1974 by the Area Progress Corporation led by William Fitch. The master plan for Southwood Valley encompassed 371 acres and provided a mix of commercial, single-family, multi-family, and institutional uses for the area south of the core of College Station.

Over the course of the next 35 years, Central College Station has grown to encompass 1,450 acres. Central College Station has over 4,800 housing units. Overall, 12 residential subdivisions, and a portion of Edelweiss Estates are located in the planning area.

Figure EC.1
Central College Station Subdivisions

Subdivision	Lots	Year
Southwood Valley	1,810	1974
Southwood Terrace	312	1976
West Ridge	150	1981
Regency South	31	1983
Villas on the Rio Grande	14	1983
Southwood Forest	106	1987
Brandon Heights	48	1990
Elm Crest	31	1994
Oakbrook Valley	37	1994
Edelweiss Estates	248	1996
Brittain Court	10	1997
Steeplechase	268	1999

Source: City of College Station, P&DS (2009)

Demographics

Over 11,500 College Station residents now call the Central College Station planning area home - 12.4% of all College Station residents. This is a 50% increase in residents since 1990.

Age

Central College Station does not follow the overall age distribution of the City as a whole, which is primarily influenced by the large number of college-aged residents in the City.

While the overall percentage of college-aged residents fell between the 1990 and 2000 Census in College Station, the same percentage increased in Central College Station. However, the Central College Station population has a much lower percentage of college-aged students compared to the entire City - in 2000, 51% of the City's population was between the ages of 18 and 24, compared to 31% in Central College Station. Central College Station also has a higher percentage of primary and secondary school-aged children than College

Station as a whole (See **Figure EC.2**, 1990 and 2000 Census Comparison, at the end of this appendix).

Other statistics:

- The educational attainment of residents in Central College Station over the age of 25 is similar to the City as a whole, with a high percentage of individuals with a bachelor degree or higher.

- Average family and household size is larger in Central College Station than in the City as a whole.
- Central College Station has lower vacancy rates than the City as a whole.
- Central College Station has a lower percentage of renter-occupied housing units than the City as a whole.
- The percentage of owner-occupied housing rose between 1990 and 2000 in Central College Station.
- Median rent and ownership costs are higher than the City overall in the western side of Central College Station where housing has been constructed more recently, whereas rents and ownership costs are lower than the City overall in older sections on the east side of Rio Grande Boulevard.
- Average family and per capita income are higher in Central College Station than in the City as a whole, but not the highest area of the City.

Figure EC.3
Central College Station Population

Year	Housing Units	Population
1990 ⁽¹⁾	3,360	8,226
2000 ⁽¹⁾	4,454	11,142
2009 ⁽²⁾	4,882	11,526

Source: 1 – US Census Bureau, 2 – City of College Station (2009)

(Complete Census Data can be found in **Figure EC.2**)

Community Character

As of 1990, 3,360 housing units had been built in Central College Station, housing over 8,000 residents of College Station. These residents accounted for over 15% of the total population of College Station. By 2000, 1,100 new housing units were added and the total population grew to over 11,000. Since the 2000 Census, the planning area has reached near build-out, with 2,228 single-family residences, 2,426 duplex and multi-family units, 63,890 square feet of institutional uses, and 1,152,459 square feet of commercial and office space (Brazos County Appraisal District, 2009)

Figure EC.4
Central College Station Zoning

Zoning District	Acres	%
R-1, Single Family Residential	801.83	57.7%
R-4, Multi-Family	156.95	11.3%
C-1, General Commercial	119.63	8.6%
R-2, Duplex Residential	103.7	7.5%
R-6, High Density Multi-Family	70.04	5.0%
A-O, Agricultural Open	50.08	3.6%
C-2, Commercial-Industrial	39.81	2.9%
PDD, Planned Development	16.23	1.2%
A-P, Administrative/Professional	15.75	1.1%
C-3, Light Commercial	12.79	0.9%
M-1, Light Industrial	2.39	0.2%
R-3, Townhouse	0.87	0.1%
Total	1,390	100%

Source: City of College Station, P&DS (2009)

Zoning & Land Use

Zoning

Central College Station is primarily a neighborhood of single-family residences, and as such, the zoning distribution reflects this.

Figure EC.4, Central

College Station Zoning breaks down the zoning classifications of land in Central College Station. **Map EC.1, Zoning** depicts the locations of those zoning districts.

Comprehensive Plan

The City's most recent Comprehensive Plan was adopted in May, 2009. The planning area is part of the Concept Plan (Neighborhood Plan Area). **Figure EC.5, Central College Station Comprehensive Plan Designations** on the following page breaks down the land use classifications in Central College Station. **Map 1.1, Community Character and Future Land Use** shows the locations of those designations

Non-conforming uses

Nearly 100-percent of land in the Central College Station Planning area is conforming to the existing zoning on the property. The one exception is the Landmark on Longmire Apartments located at the intersection of Longmire Drive and Brothers Boulevard. This property developed in 1977 and a portion of it is zoned C-1, General Commercial. At the time of development, multi-family was an allowable use in a commercial zoning district, however, it is now currently a legally non-conforming use. Any expansion of the apartment structures would not be allowed in accordance with the current Unified Development Ordinance (See **Map EC.2, Zoning Conformance** for all non-conforming zoning locations).

The majority of property also conforms to its current Comprehensive Plan designation; however, there are 192 single-family lots and 42 commercial lots designated as natural areas due to their location within the floodplain. Also, the planning area has a number of single-family residences that are designated as urban, typically such uses would not be found in urban-designated areas, however, these particular homes are located in a predominantly student residence area (See **Map EC.3, Existing Land Use Use Conformance** for all non-conforming uses based on the Comprehensive Plan).

Vacant Land

The Brazos County Appraisal district identifies 25 parcels as vacant in the Central College Station planning area. Of these, only 16 are buildable lots. The remaining lots are drainage facilities, floodplain or other common areas. The total amount of buildable vacant property is 40.69 acres (2.8% of the planning area). **Map EC.4, Vacant Property** depicts the locations of vacant property in the planning area.

Figure EC.5
**Central College Station
 Comprehensive Plan Designations**

Comprehensive Plan	Acres	%
Neighborhood Conservation	542.77	46.9%
Urban	224.53	19.4%
Natural, Protected	135.12	11.7%
General Commercial	113.04	9.8%
Suburban Commercial	66.36	5.7%
Natural, Reserved	35.93	3.1%
Institutional/Public	24.74	2.1%
General Suburban	15.32	1.3%
Total	1157.8	100.0%

Source: City of College Station, P&DS (2009)

Recent Development Activity

The following development has taken place in the last year in and around Central College Station:

Wal-mart (expansion/redevelopment) – Wal-mart, located at the intersection of Texas Avenue South and Harvey Mitchell Parkway South recently purchased adjacent property previously occupied by Albertsons. The company is currently in the process of expanding their operations at the site and joining the two buildings to create space for a Super Wal-mart, additional retailer space, and warehousing for Wal-mart.

Esperanza (expansion) – The nursing home located on Rock Prairie Road adjacent to Southwood Forest is currently undergoing an expansion to add 27 beds. There is no reconfiguration of driveways, and traffic is not anticipated to increase due to the development. The site is restricted by residential buffers and commercial height limitations to minimize the visual impact of the development on adjacent residential uses.

Campus Village – This property is located outside the planning area on the north side of Harvey Mitchell Parkway, on the commercial property south of The Woodlands apartments. A mixed-use project has been approved by the City Council for this location.

Neighborhood Centers

Neighborhood centers are locations within a neighborhood that are centrally located destinations for area residents. Functioning centers provide locations for social interaction between residents and, ideally, would foster a sense of connection with a place and the people that live there. These centers can be civic, social, or commercial as long as they are easily accessible to the surrounding residents.

Central College Station is served by eight neighborhood centers. They are: Larry J. Ringer Library, Wal-mart Center, Longmire Park, Walgreens commercial center, Rock Prairie Elementary and Park, Navarro West commercial center, Georgie K. Fitch Park, and Southwood Valley Elementary/Brothers Pond Park (See **Map EC.5, Neighborhood Centers** for locations). While there are other commercial areas within the planning area, they are not easily accessible on foot, or do not cater to neighborhood residents.

CIP and Maintenance Projects

The City of College Station has several infrastructure and municipal facility improvements planned within the next five years in the Central College Station planning area. In addition to these improvements, the Texas Department of Transportation (TxDOT) also has two projects currently under construction that impact this area.

Bee Creek Channel Improvements (Ph IV & V) - The City currently has funding budgeted from the 2008 bond to design and construct infrastructure for flood mitigation and prevention for Bee Creek between Brothers Boulevard and Texas Avenue South. Currently, the

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City is evaluating the feasibility of the project, and no design work has been completed.

Larry J. Ringer Library - Expansion of the Larry J. Ringer Library was also approved as part of the 2008 bond. The expansion will increase the library floor area by 15,000 square feet and add additional parking. Design is anticipated to be in FY2011 and construction is anticipated to be complete in 2013.

Brothers Pond Park - The 2008 bond included funding for neighborhood park improvements to Brothers Pond Park. This project will replace the existing jogging loop with concrete and replace and expand a damaged sidewalk at the Deacon entrance. The project also includes a retaining wall and lighting along the trail. These improvements are scheduled to be constructed during 2010. A site plan for the project is currently under review by Planning and Development Services.

Skate Park - The City of College Station is currently working on design of a skate park to be located at the Southwood Athletic Complex. The project is in the preliminary design and public input phase. The project is anticipated to be completed within 2010.

Longmire Drive/Harvey Mitchell Parkway South - The City recently completed intersection improvements at Longmire Drive and Harvey Mitchell Parkway South to facilitate bicycle and pedestrian traffic. The project includes bike lanes from Airline to Longmire Court, and improved intersection design, and a bridge crossing at Bee Creek. This project is in conjunction with the Harvey Mitchell Parkway South multi-use path to facilitate multi-modal transportation options along this corridor.

Harvey Mitchell Parkway South Multi-Use Path - The City is currently in the design phase for a multi-use path to follow along the northwest side of Harvey Mitchell Parkway South from Welsh Avenue to Longmire Drive and possibly to Texas Avenue South. This corridor will provide connectivity to key destinations including A&M Consolidated High School, Bee Creek Park and commercial property such as Wal-mart (crossing at Longmire Drive). Construction is anticipated to begin in 2010.

Wellborn Road/Harvey Mitchell Parkway South Interchange - This project is a TxDOT funding project currently under construction. The purpose of this project is to separate vehicular traffic from interacting with rail traffic at the interchange of Wellborn Road and Harvey Mitchell Parkway South. Harvey Mitchell Parkway South will be elevated and new exit ramps will allow for movement on and off of Wellborn Road.

Harvey Mitchell Parkway South Median Project - The 2010-2035 Metropolitan Transportation Plan identified the need to construct medians along Harvey Mitchell Parkways South between Texas Avenue South and Wellborn Road. This project will help improve safety through better access management. This project was funded by TxDOT and design is likely to begin in 2010, with construction scheduled for Spring, 2011. Stakeholder input will be coordinated by TxDOT during the planning and design phases.

Public Property/Easements

The City owns 59 acres of property in Central College Station. The majority of that is held as parks and the City's library, but several tracts that are owned are drainage channels that the City maintains. In addition to those properties, the City also holds rights to a variety of easements across the planning area. The majority of these easements are public utility easements located along the rear of all platted lots which are utilized by College Station Utilities, Atmos, Verizon, and Suddenlink to provide service to individual lots. Several drainage easements are also located throughout the area and maintained by the City of College Station.

Map EC.6, City Property and Easements depicts these locations.

City Facilities

Fire Station #2 - Fire Station #2 is a 7,000 square foot station located at 2200 Rio Grande Boulevard. Constructed in 2000, this fire station serves the Central College Station planning area and areas as far north as Southwest Parkway, west of Texas Avenue South. Fire Station #2 staffs ten fire department personnel a shift. The station responded to 2,532 calls in FY2008, and 2,729 calls in FY2009 - a 7.8% increase.

Larry J. Ringer Library - Larry J. Ringer Library is a 14,000 square foot library that is part of the Bryan-College Station Public Library System. The library is located at 1818 Harvey Mitchell Parkway South and is the only branch of the public library system located in College Station. Built in 1998, the library holds 87,550 items and was visited by 240,362 people in FY2008. The recent 2008 bond issue included the expansion of the Ringer Library (see CIP projects previously).

Brothers Pond Park - Brothers Pond Park is classified as a neighborhood park. Located at 3100 Rio Grande Boulevard, the 16.12 acre park has several amenities: practice fields, half basketball court, trails, exercise station, playground, picnic shelter, and pond. The park was acquired in 1977 and 1978 and was developed in 1981. The recent 2008 bond included funds for improvements to Brothers Pond Park.

Georgie K. Fitch Park - Fitch Park is a neighborhood park located at 1100 Balcones Drive. The park is 11.3 acres and was acquired in 1977. The park amenities include a basketball court, softball fields, picnic areas and shelter, playground, and trails. Fitch Park is adjacent to the Ringer Library; however no maintained path exists to cross the creek.

Longmire Park - Longmire Park is located at 2600 Longmire Drive. The park is a 4.16 acre neighborhood park with sidewalks and picnic areas. The park was acquired in 1977.

Jack and Dorothy Miller Park - Formerly Westchester Park, the Jack and Dorothy Miller Park is a joint park project with College Station Independent School District (CSISD). The park is directly adjacent to Rock Prairie Elementary School on Rock Prairie Road and functions as a playground and athletic fields for the school during school hours and is open to the public otherwise. Miller Park is a 10 acre park with playgrounds, a shelter, basketball court, jogging track, fitness court,

picnic tables, and practice fields. The park was acquired in 1988 with the development of Westchester Subdivision.

Steeplechase Park - Steeplechase Park is a nine acre park located at 301 Westridge Drive. The park was completed in 2006 and includes a playground, basketball court, and a dog park.

Neighborhood Integrity

Housing Data

A variety of housing types are located within Central College Station. **Figure EC.6**, Number of Housing Units by Subdivision identifies the number of units by type. The majority of duplexes are found in Southwood Terrace and Southwood Valley. All of the apartment complexes are found in Southwood Valley. **Map EC.7**, Multi-Family Properties depicts the locations of duplexes, and apartment properties.

Figure EC.6

Number of Housing Units by Subdivision, Central College Station

Housing Units	Single-Family	Duplex	Multi-Family	Group Quarters	Total
Brandon Heights	110				110
Brittain Court	0	20			20
Edelweiss Estates	237				237
Elm Crest	31				31
Unplatted	3				3
Oakbrook Valley	37				37
Regency South	27				27
Southwood Forest	103				103
Southwood Holdings				183	183
Southwood Terrace	209	218			427
Southwood Valley	1,307	448	1,356	45	3,156
Steeplechase	149	232			381
Villas on the Rio Grande	15				15
West Ridge		152			152
Total	2,228	1,070	1,356	228	4,882

Source: City of College Station, P&DS (2009)

Within the single-family category, there is also a variety of home and lot sizes. Single-family home size varies by subdivision with the largest houses and lot size in Southwood Forest, and the smallest in Southwood Terrace (See **Figure EC.7**, Single-Family Property Data on following page). Overall single-family density in the planning area is just under four dwelling units per acre, but varies between 1.6 and 9.6 dwelling units per acre.

Property Value

Residential property values are higher in the subdivisions with larger lot and home size (see **Figure EC.7**, Single-Family Property Data. The

Figure EC.7
Single-Family Property Data, Central College Station

Subdivision	Avg. Lot Size	Avg. Home Size	Avg. Prop. Value	Net Acres	Total Lots	Density
Brandon Heights	16,098.93	2,810.76	\$287,625	40.65	110	2.71
Edelweiss Estates	11,215.64	2,285.98	\$226,340	60.76	236	3.88
Elm Crest	12,219.74	2,389.25	\$222,197	8.70	31	3.56
Oakbrook Valley	11,088.76	1,970.72	\$181,676	9.42	37	3.93
Regency South	4,559.89	1,665.89	\$153,173	2.83	27	9.55
Southwood Forest	26,579.94	3,844.76	\$422,163	62.85	103	1.64
Southwood Terrace	7,629.73	1,205.41	\$112,793	36.61	209	5.71
Southwood Valley	11,606.89	1,753.02	\$149,193	347.99	1306	3.75
Steeplechase	7,801.44	1,393.29	\$132,928	20.95	117	5.58
Villa on the Rio Grande	5,918.87	1,172.40	\$93,416	2.04	15	7.36
Total	11,785.70	1,898.05	\$174,193	592.80	2191	3.70

Note: Table only includes single-family neighborhoods
Source: Brazos County Appraisal District (2009)

highest values are found in Southwood Forest, where lot sizes are an average of a just over a half acre. Property values are higher in Central College Station compared to College Station as a whole by almost \$20,000 (College Station average single-family property value is \$154,552).

Map EC.8, Single-Family Property Value depicts the range of single-family property value in Central College Station.

The average commercial assessed value in Central College Station is \$894,000.

Housing Age & Maintenance

The average age of a single-family residence in Central College Station is 23 years; however, the range is from 35 years to brand new construction (see **Figure EC.8**, Age of Single-Family Structures for breakdown by subdivision). Residential development took off early

Figure EC.8
Age of Single-Family Structures, Central College Station

Subdivision	Age (Years)		
	Average	Minimum	Maximum
Brandon Heights	17.12	13	19
Edelweiss Estates	8.71	2	13
Elm Crest	13.87	6	15
Oakbrook Valley	13.35	11	15
Regency South	12.48	5	26
Southwood Forest	18.75	5	22
Southwood Terrace	26.36	18	33
Southwood Valley	27.48	Unk.	35
Steeplechase	8.57	8	10
Villas on the Rio Grande	24.56	19	26
West Ridge	12.00	12	12

Source: City of College Station, P&DS (2009)

in the neighborhood's history, averaging almost 150 permits a year between 1976 and 1983, but slowing to an average of 50 per year until 2001 with the development of later phases of Edelweiss Estates. **Map EC.9, Age of Single-Family Structure** identifies the year of construction for primary structures by lot.

Property maintenance enforcement made up just over 1% of the code enforcement cases in 2008/9 (See **Figure EC.11, Central College Station Code Enforcement** on the following page). The majority of these cases were located in Southwood Valley. **Map EC.10, Property Maintenance Cases (2008-2009)** identifies those case locations.

Rental Registration

In 2009, the City of College Station began implementing a rental registration program for single-family and duplex units. There are a total of 1,555 units registered in the planning area, equal to 47.9% of all duplex and single-family structures in the neighborhood. Overall, 35% of those units are single-family homes (551 units), and the remainder are duplex units. The majority of these units are located in the Southwood Terrace and Steeplechases areas where there large number of duplexes. **Figure EC.9, Registered Rental Properties**, identifies the number of rental units per subdivision.

Figure EC.9
Registered Rental Properties by Subdivision, 2009

Subdivision	Total Registered Units								Total Units		Total Single-Family Units	
	Single-Family		Duplex		Single Lot Duplex		Total					
	#	%	#	%	#	%	#	%	#	% REG	#	% REG
Brandon Heights	2	0.4%	-	0%	-	0%	2	0.1%	110	1.8%	110	1.8%
Brittain Court	-	0%	20	2.3%	-	0%	20	1.3%	20	100%	-	-
Edelweiss Estates	20	3.6%	-	0%	-	0%	20	1.3%	237	8.4%	237	8.4%
Elm Crest	3	0.5%	-	0%	-	0%	3	0.2%	31	9.7%	31	9.7%
Oakbrook Valley	1	0.2%	-	0%	-	0%	1	0.1%	37	2.7%	37	2.7%
Regency South	7	1.3%	-	0%	-	0%	7	0.5%	27	25.9%	27	25.9%
Southwood Forest	2	0.4%	-	0%	-	0%	2	0.1%	103	1.9%	103	1.9%
Southwood Terrace	91	16.5%	191	22.3%	-	0%	282	18.1%	427	66.0%	209	43.5%
Southwood Valley	329	59.7%	383	44.7%	43	29.1%	755	48.6%	1,709	44.2%	1,307	25.2%
Steeplechase	89	16.2%	232	27.1%	-	0%	321	20.6%	381	84.3%	149	59.7%
Villas on Rio Grande	7	1.3%	-	0%	-	0%	7	0.5%	15	46.7%	15	46.7%
West Ridge	-	0%	30	3.5%	105	70.9%	135	8.7%	152	88.8%	-	-
Total	551	100%	856	100%	148	100%	1,555	100%	3,249	47.9%	2,225	24.8%

Source: City of College Station (2009)

Code Enforcement

The City of College Station's Code Enforcement division is responsible for ensuring code compliance with the City's ordinances and regulations. There are two code enforcement officers assigned to the

Central College Station area. Southwood Valley subdivision has the most total number of violations (59.9%); however, Steeplechase neighborhood has the highest violations on a per lot basis (See **Figure EC.10**, Central College Station Code Violations Per Lot).

Figure EC.10
Central College Station Code Violations Per Lot

Subdivision	Lots	Code Violations	Violations Per Lot
Steeplechase	268	540	2.01
Southwood Terrace	312	536	1.72
West Ridge	150	195	1.30
Southwood Valley	1,810	2,185	1.21
Villas on the Rio Grande	14	11	0.79
Brandon Heights	48	20	0.42
Elm Crest	31	10	0.32
Edelweiss Estates	248	59	0.24
Oakbrook Valley	37	7	0.19
Southwood Forest	106	18	0.17
Regency South	31	0	0.00

Source: City of College Station, P&DS (2009)

The most prominent code violation in the Central College Station area is a sanitation violation (See **Figure EC.11**, Central College Station Code Enforcement Cases on the following page). Sanitation violations are enforcement cases relating to the proper use of trash containers. These violations are often issued for failure to remove the container from the street within 24-hours of pick-up, or from excess trash around the container. Violations are most likely to occur in winter months (December through February). Additionally, violations were most frequently documented on Tuesdays, 24 hours after trash pick-up in this area.

The streets with the most violations are located in areas where it is predominately rental. The following streets had more than 100 violations in the past 2 years: Hawk Tree Drive (186),

Figure EC.11
Central College Station Code Enforcement Cases (2008 – 2009)

	Brandon Heights	Brittain Court	Edelweiss Estates	Elm Crest	Un platted	Oakbrook Valley	Ponderosa Place	Southwood Forest	Southwood Terrace	Southwood valley	Steeplechase	Villas on the Rio Grande	West Ridge	Total
Brush/Bulky Items/Litter									1	2				3
Fire Protection	11		18	5	2		15	23	120				1	195
Health & Sanitation Violation		4			3	1		78	264	34			19	403
Property Maintenance		1	1	1		1		4	24	7				39
Public Nuisance Violation			3					72	168	18			17	278
Utility Easement									2					2
Rental Registration						2				183	121	4	40	350
Sanitation Violation	7	25	35	4	1	2	1	3	340	1,260	355	7	115	2,155
Traffic Code	1		2		1	1			18	98	5		2	128
Unified Development Ordinance	1				7		4			34			1	47
Total	20	30	59	10	14	7	5	18	536	2,155	540	11	195	3,600

Source: City of College Station, P&DS (2009)

San Benito Drive (181), San Saba Drive (173), San Mario Court (160), Navarro Drive (148), Antelope Lane (145), Airline Drive (140), Austin Avenue (131), Trace Meadows (121), Hillside Drive (117), Axis Court (116), Normand Drive (106), and Todd Trail (100) (See **Map EC.11**, Code Enforcement Cases (2008-2009))

Criminal Activity

Property security is also a concern in 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 consistent problems throughout the community. In Central College Station, burglaries have been increasing steadily from a relative low in 2007.

In 2009, the majority of burglaries, robberies, and thefts occurred on Airline Drive, Austin Avenue, Brothers Boulevard, Longmire Drive, Navarro Drive, Pierre Place, Todd Trail, and Welsh Avenue. These streets are home to multi-family units, or directly adjacent to those units.

Map EC.12, Significant Activity (2009), identifies the locations of 2009 activity in the Central College Station neighborhood.

Noise/Loud Parties

College Station Police responded to 237 noise complaints in 2009. This is 13% of all calls across the entire City. The majority of these calls were located in areas with higher percentages of rentals such as Steeplechase and Southwood Terrace.

Mobility

Streets

Central College Station has 42 miles of streets and alleys within and surrounding the neighborhood, of which 15 miles are thoroughfares designed to carry additional traffic to and through the neighborhood. The City's Comprehensive Plan identifies the functionality, context, and type of thoroughfares needed to carry the traffic generated by the various land uses in and around the City.

Figure EC.12, Street Classifications, on the following page, lists the functional classification, context and thoroughfare type of the major thoroughfares in the Central College Station area. In addition, information regarding the type of striping on each thoroughfare is included. All streets are grouped into a class depending on the character of traffic and the degree of land access they allow. There are three functional classes of streets that run through the neighborhood. They consist of major collector, minor collector and local streets. While the thoroughfares may not be constructed to the specified right-of-way widths and design standards listed in the Comprehensive Plan, each of the thoroughfares are functioning at the level called for in the Comprehensive Plan. The only exception to this is Balcones Drive, which does not currently extend west of Welsh Avenue through to Wellborn Road.

Figure EC.12
Street Classifications

Street	Functional Classification	Context	Thoroughfare Type	Existing Striping
Welsh Ave.	2-Lane Major Collector	Suburban	Suburban Avenue, 2-Lane	Striped for 2-lanes, with center turn lane and bike lanes
Rio Grande Blvd.	2-Lane Major Collector	Suburban	Suburban Avenue, 2-Lane	Striped for 2-lanes, with center turn lane and bike lanes
Longmire Dr.	2-Lane Major Collector	Suburban	Urban Avenue, 2-Lane	Striped for 2-lanes, with center turn lane and bike lanes
Deacon Dr. (East of Welsh Ave.)	2-Lane Major Collector	Suburban	Suburban Avenue, 2-Lane	Striped for 2-lanes, with center turn lane and bike lanes
Deacon Dr. (West of Welsh Ave.)	2-Lane Minor Collector	Suburban	Suburban Avenue, 2-Lane	Striped for 2-lanes, with center turn lane and bike lanes
Brothers Blvd.	2-Lane Minor Collector	Suburban	Suburban Street	No striping
Balcones Dr.	2-Lane Minor Collector	Suburban	Suburban Avenue, 2-Lane	No striping
Edelweiss Ave.	2-Lane Minor Collector	Suburban	Suburban Street	No striping
Ponderosa Dr.	2-Lane Minor Collector	Suburban	Suburban Street	No striping

Source: City of College Station (2010)

Sidewalks

There are numerous streets in the Central College Station Area that would be required to have sidewalks located on them as part of the City's current subdivision regulation requirements. Missing sidewalks are depicted in the dashed grey lines in **Map EC.13, Sidewalks**. If those areas were to be developed under current City requirements, sidewalks would be required to be placed on at least one side of each street with a right-of-way width of 50 feet, and on both sides of each street with a right-of-way width of 60 feet or greater. Sidewalks are not required along cul-de-sac streets unless needed for pedestrian through access.

Sidewalk Locations

In general, sidewalks are located along all thoroughfares identified on the thoroughfare plan that run through the Central College Station area. This includes Deacon Drive, Welsh Avenue, Rio Grande Blvd, Longmire Drive, Ponderosa Drive, Southwood Drive, Balcones Drive and Edelweiss Avenue. Portions of some of these roads have breaks in the continuity of the sidewalks or have no sidewalk at all. These include Brothers Boulevard and Ponderosa Drive, to the east of Longmire Drive, and Deacon Drive, to the west of Welsh Avenue (See **Map EC.13, Sidewalks**).

Sidewalks in the neighborhood are for the most part only along major thoroughfares at the perimeter of each subdivision or subdivision phase, with a few exceptions. For example, the Steeplechase subdivision has sidewalks on at least one side of the street on all streets within the subdivision.

Sidewalks are located at the perimeter of the neighborhood only along Rock Prairie Road, which is functionally classified as a 4-Lane Minor Arterial in the City's Comprehensive Plan. The other three perimeter right-of-ways, which include Wellborn Road, Harvey Mitchell Parkway South and Texas Avenue South, all have functional classifications as 6-Lane Major Arterials.

Intersections per Square Mile

There are a total of 204 intersections located within or at the boundary of the Central College Station area. This equates to approximately 90 intersections per square mile for the neighborhood. Of the 204 total intersections, approximately 14 are controlled by either a lighted traffic signal or a four-way stop sign. Additionally, all intersections controlled by a lighted traffic signal are located at or near the periphery of the neighborhood.

Perimeter Block length

Block lengths in the Central College Station area can vary greatly across the neighborhood. In newer areas, such as the Steeplechase and Edelweiss Estates subdivisions, block length tends to be larger than those in older subdivisions. Block length was measured and calculated as an average for the residential portion of the neighborhood. Non-residential land uses were not included in the calculation, except when part of block that included residential development. Overall, an average perimeter block length of 3,584 feet was calculated. This calculation includes blocks that while technically separate, do not have thoroughfares that provide through access either east-west or north-south. For example, the Brandon Heights and Southwood Forest subdivisions located in the south central area of the neighborhood, which would be considered part of one larger block.

Street Maintenance

Streets in the neighborhood are generally in good condition. **Map 3.6, Street Maintenance**, shows the number of work orders from 2009 to the Central College Station Area. In addition, a list of completed street maintenance work orders can be found in **Figure EC.17, Completed Maintenance Service Requests (2009)** at the end of this document.

Bike Routes

Bike routes currently exist along six right-of-ways in the Central College Station area. These include routes along Balcones Drive, Ponderosa Drive, Brothers Boulevard, Southwood Drive, Todd Trail and a portion of Airline Drive. **Map EC.14, Bicycle Network**, shows all bike routes, bike lanes and multi-use paths, that exist and that are proposed in the area. Currently, all bike routes connect to streets with existing bike lanes.

Walking Distance to Centers

As shown in **Map EC.5, Neighborhood Centers**, most of the neighborhood is located within a 1,500 foot radius of a neighborhood center. A neighborhood center is classified as a school, park, or a commercial area catering to the local neighborhood. Examples in this neighborhood include Southwood Valley Elementary, Steeplechase Park and the Navarro West Center. The distance from the neighborhood center is measured as a direct point to point distance and does not follow an existing sidewalk or street. As such, actual walking or driving distance will be greater in some instances.

Bus Routes

The Central College Station area is served by three bus systems, which are run by College Station ISD, Texas A&M University, and Brazos Transit District. College Station ISD serves the area with three buses, which transport students to Cypress Grove Intermediate School, College Station Middle School and A&M Consolidated High School, which are all located outside the neighborhood. There are two buses serving Cypress Grove and College Station Middle School, with one providing service to parts of the neighborhood north of Deacon Drive, and the other providing limited service to the Southwood Forest subdivision and other areas east of Brothers Boulevard. A&M Consolidated High School has one bus that serves the area with bus stops primarily east of Rio Grande Boulevard.

Texas A&M University operates two buses that run through the neighborhood. These buses serve the Steeplechase subdivision, Fraternity Row, Longmire Drive and Rio Grande Boulevard areas on a set schedule from Monday through Friday during the school year

Brazos Transit District provides fixed route service to the east and south side of the neighborhood, along Texas Avenue South, Longmire Drive and Rock Prairie Road. In addition, paratransit and demand service is available throughout the city on an appointment basis (See **Map 3.9, Bus Transit Network**, for TAMU and Brazos Transit route locations and bus stops).

Traffic Incidents

Traffic accidents as shown in **Map EC.15, Traffic Incidents** primarily occur at the perimeter of the neighborhood, specifically at major intersections. The intersections of Harvey Mitchell Parkway South and Texas Avenue South, Harvey Mitchell Parkway South and Welsh Avenue, Rock Prairie Road and Wellborn Road, Rock Prairie Road and Longmire Drive, and Rock Prairie Road at State Highway 6 had the greatest number of accidents. There are several other accident points of interest, including Navarro Drive and Wellborn Road, which is a major access point for the rental properties off of Navarro Drive; along Rock Prairie Road where there is an elementary and junior high school within a short proximity of one another; and the State Highway 6 feeder road where there are numerous access points for commercial and residential properties. For 2008, 9.3% of all reportable accidents occurred in or at the perimeter of the Central College Station

neighborhood. There were no reported accidents that resulted in a fatality in the area.

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Sustainability

Utilities

Water Consumption

The water consumption for each subdivision is shown as an average over calendar years 2008 and 2009 in **Figure EC.13, Water Consumption by Subdivision**. As shown in the table, the subdivisions of Southwood Forest and Brandon Heights consume the most water on average on both a monthly and yearly basis. In comparison, in some of the areas with a higher portion of renters, water consumption was significantly less. For example, the West Ridge and Steeplechase subdivisions primarily consist of duplex dwellings and a large contingent of renters. This could potentially be attributed to the larger lot sizes in Southwood Forest and Brandon Heights, which requires more irrigation, in addition to a large number of pools being located within these two subdivisions. Another potential factor is the vacancy in the summer months of many non-owner occupied properties. Overall, the highest amount of water consumption takes place in the spring and summer months, with peak usage taking place in the months of June through September.

Figure EC.13
Water Consumption by Subdivision

Subdivision	Avg/Year	Avg/Month
Southwood Valley	112	9.3
Southwood Forest	300	25
Southwood Terrace	61	5
Villa on the Rio Grande	62	5.2
Steeplechase	64	5.4
Brandon Heights	213	17.8
Edelweiss Estates	140	11.7
Elm Crest	160	13.3
Oakbrook Valley	130	10.8
Regency South	70	5.9
West Ridge	49	4.1

Water Quality

In general, the water quality in the Central College Station area is very

*Figures in thousand gallons
*Average over calendar years 2008 and 2009
Source: City of College Station, CSU (2009)

Figure EC.14
Water Quality Indicators

Chlorine	1.59 ppm to 1.63 ppm
Temperature	depending on the time of year 61 to 89 degrees
pH	ranges from 8.21 to 8.70
Turbidity	changes throughout the year depending on water usage 0.14 to 0.31
Fluoride	found naturally in the water, but is added to maintain a 1.00 ppm

*The pH of the water refers to how acidic (0) or alkaline (14) the water is. A pH of 7 is neutral and in general most natural waters fall within the range of 4 to 9.
*Turbidity is in reference to how clear or transparent the water is, with a lower number indicating higher clarity.

good. On average, water quality in the neighborhood is sampled two times a month. From October, 2008, to October 2009, approximately 156 bacteria test samples were taken with no positive bacteria samples found. During sample days, the following items are checked; chlorine, temperature, pH, turbidity, and fluoride. **Figure EC.14, Water Quality Indicators**, shows the averages for these categories within the neighborhood.

Water and Sewer Capacity

At this time, there are no water or sewer capacity issues within in the neighborhood. In addition, at this time there is no planned rehabilitation projects located in the area.

Electric Consumption

Electric consumption, in terms of average kilowatt hours per subdivision for 2009 is shown in **Figure EC.15, Electric Consumption by Subdivision** on the following page. In general, electric consumption tends to mirror water consumption, as the Southwood Forest and Brandon Heights subdivisions once again consume the highest amounts. In addition, non-owner occupied properties; specifically in the West Ridge, Steeplechase, and Southwood Terrace areas the electric consumption is much lower. Higher consumption in the Southwood Forest and Brandon Heights subdivisions can largely be explained by the larger houses in those areas and the need for heating and cooling them. In addition, a large portion of non-owner occupied housing sits vacant in the summer months. Overall, peak electric consumption in neighborhood takes place during the months of June through September.

Figure EC.15
Electric Consumption by Subdivision

Subdivision	Avg/Month
Southwood Valley	1,025.74
Southwood Forest	2,231.82
Southwood Terrace	9,66.31
Villa on the Rio Grande	1,075.64
Steeplechase	907.83
Brandon Heights	1,808.51
Edelweiss Estates	1,181.74
Elm Crest	1,425.17
Oakbrook Valley	1,155.85
Regency South	993.64
West Ridge	942.38

Figures in kilowatt hours (kWh)
Average is for calendar year 2009
Source: City of College Station, CSU (2010)

Impervious Cover

Impervious cover refers to artificial structures such as pavement, driveways and sidewalks that are covered by impenetrable materials such as brick, stone and rooftops which prohibit infiltration into the underlying soil. For the Central College Station area, impervious cover was calculated for eight single-family subdivisions. The calculations include the overall area of the single-family structure and estimated driveway area. Due to wide variations in driveway lengths and widths, driveway sizes were estimated at the size of a typical driveway that can accommodate four vehicles (20'x 40'). The two exceptions, to this are the Brandon Heights and Southwood Forest subdivisions, which have significantly larger lot sizes and tend to have larger driveways. As such,

driveway coverage is estimated at 10% of the average lot size for those two subdivisions. **Figure EC.16, Lot Coverage** provides a detail regarding the average building coverage, driveway size, average lot size and the average impervious lot coverage. Calculations do not include accessory structures, detached garages and pool facilities.

In terms of overall lot coverage, the numbers are fairly consistent across the board with Southwood Forest and Southwood Valley having the lowest average impervious lot coverage. However, there are many homes in the Southwood Forest subdivision that have pool facilities, detached garages and other accessory structures that are not being included in the calculation.

Figure EC.16
Lot Coverage by Subdivision

Subdivision	Avg. Building Coverage	Driveway Size	Avg. Lot Size	Avg. Lot Coverage
Edelweiss Estates	3,371	800	11,210	37.2%
Southwood Forest	4,334	2,619	26,191	26.5%
Southwood Valley	2,673	800	11,733	29.6%
Elm Crest	3,494	800	12,229	35.1%
Oakbrook Valley	3,009	800	10,944	34.8%
Steeplechase	1,873	800	7,748	34.5%
Southwood Terrace	1,972	800	7,650	36.2%
Brandon Heights	3,791	1,739	17,391	31.8%

Source: City of College Station (2010)

Street Lighting

There are three primary street light types utilized in and around the Central College Station area. Street lights are installed with 100-watt, 200-watt or 400-watt high pressure sodium bulbs. The 100-watt bulbs are primarily used within each subdivision and along local streets. In general, the 200-watt bulbs are utilized in the neighborhood along collector streets, specifically Deacon Drive, Welsh Avenue, Rio Grande Boulevard and Longmire Drive. The 400-watt bulbs are primarily in place along the major thoroughfares at the perimeter of the neighborhood including, Rock Prairie Road, Harvey Mitchell Parkway and Texas Avenue, with a few placed along the collector streets in the neighborhood. **Map EC.16, Street Lighting**, provides locations of the street lights, including the amount of each type of bulb.

Floodplain

FEMA-identified floodplain is located within two primary areas of the Central College Station area, with both being tributaries of Bee Creek. This includes the northwest portion of the neighborhood along Harvey Mitchell Parkway to the intersection of Welsh Avenue and Balcones Drive. Property immediately west of Welsh Avenue and generally most

of the property east of Welsh Avenue to Rio Grande Boulevard is also included. This area is predominantly in the 100-year floodplain.

Additionally, FEMA-identified floodplain is located along Texas Avenue and includes portions of property to the west and extending past Southwood Valley Elementary. Roughly half of the floodplain in this area is classified as 500-year floodplain (See **Map EC.17, Floodplain**).

Energy Audits

The City of College Station provides no cost, on-site energy surveys to commercial and residential properties located within the City. These surveys are used to evaluate and pinpoint energy conservation measures particular to the customer's location and patterns suggesting methods to reduce utility costs. Examples of items that have been identified to help conserve energy in the area include air conditioning repair or replacement, adding attic insulation, repairing siding and not operating the pool continuously. Approximately 19% of all audits performed from October, 2008, to October, 2009, were from the Central College Station Area. This translates in real numbers to 28 residential and commercial properties in the area participating in the program.

Recycling Participation

Recycling collection for the City is provided once a week, on the same day as bulky items and clean green brush collections. Each eligible residence is provided with clear plastic recycling bags that the resident uses to sort and store the recyclable materials. At this time, recycling participation is limited to single-family, duplex and four-plex dwellings only. Exact figures were not available for the area, but as a whole, 60% of all eligible residences in the City recycle. Items that are currently accepted for recycling include newspapers and magazines, aluminum and steel food cans, clear and brown glass, plastic bottles, and lead acid car batteries.

Wind Watts Participation

In an effort to make College Station a greener and more sustainable community, the City offers its residential utility customers the option to purchase some or all of their electricity from wind power. The City's Wind Watts are purchased from the South Trent wind farm in West Texas. Approximately 17.9% of all households participating in the Wind Watts program come from the Central College Station area. This translates in real numbers to 28 households within the neighborhood participating in the program.

Figure EC.2: 1990 and 2000 Census Comparison

	1990					2000					1990-2000	
	CCS (Tract 18)		College Station		%	CCS (1)		College Station		%	CCS	College Station
	No.	%	No.	%	of City	No.	%	No.	%	of City	% Increase	% Increase
Total Population	8,226	100.0%	52,456	100.0%	15.7%	11,142	100.0%	67,890	100.0%	16.41%	35.45%	29.42%
18-24 years old	2,423	29.5%	28,344	54.0%	8.6%	3,440	30.9%	34,765	51.2%	9.90%	41.97%	22.65%
5-17 years old	1,392	16.9%	4,863	9.3%	28.6%	1,772	15.9%	6,757	10.0%	26.22%	27.30%	38.95%
Population 25+	3,753	100.0%	16,788	100.0%	22.4%	5,280	100.0%	23,301	100.0%	22.66%	40.69%	38.80%
Less than 9th grade	34	0.9%	412	2.5%	8.3%	68	1.3%	485	2.1%	14.02%	100.00%	17.72%
Some HS, no diploma	27	0.7%	634	3.8%	4.3%	131	2.5%	953	4.1%	13.75%	385.19%	50.32%
HS graduate	531	14.2%	1,747	10.4%	30.4%	766	14.5%	2,845	12.2%	26.92%	44.26%	62.85%
Some college, no degree	770	20.5%	3,359	20.0%	22.9%	947	17.9%	4,323	18.6%	21.91%	22.99%	28.70%
Associate degree	181	4.8%	745	4.4%	24.3%	343	6.5%	1,156	5.0%	29.67%	89.50%	55.17%
Bachelor's degree	1,143	30.5%	4,634	27.6%	24.7%	1,544	29.2%	6,647	28.5%	23.23%	35.08%	43.44%
Graduate/professional degree	1,067	28.4%	5,257	31.3%	20.3%	1,481	28.1%	6,892	29.6%	21.49%	38.80%	31.10%
Families	1,870	X	7,529	X	24.8%	2,369	X	10,368	X	22.85%	26.68%	37.71%
Avg. Family Size	3.13	X	3.01	X	x	x (2)	X	2.98	X	x	x	x
Households	3,150	X	17,878	X	17.6%	4,267	X	24,691	X	17.28%	35.46%	38.11%
Avg. HH Size	x	X	x	X	X	x (3)	X	2.32	X	x	x	x
Total Housing Units	3,360	100.0%	19,845	100.0%	16.9%	4,454	100.0%	26,054	100.00%	17.10%	32.56%	31.29%
Vacant	210	6.3%	1,967	9.9%	10.7%	187	4.2%	1,363	5.2%	13.72%	-10.95%	-30.71%
Occupied	3,150	93.8%	17,878	90.1%	17.6%	4,267	95.8%	24,691	94.8%	17.28%	35.46%	38.11%
Owner occupied	1,148	34.2%	4,286	21.6%	26.8%	1,891	42.5%	7,546	29.0%	25.06%	64.72%	76.06%
Renter occupied	2,002	59.6%	13,592	68.5%	14.7%	2,376	53.4%	17,145	65.8%	13.86%	18.68%	26.14%
Median monthly owner costs												
Housing units w/ a mortgage	\$871	x	\$859	x	x	x (4)	x	\$1,185	x	x	x	37.95%
Housing units w/o a mortgage	\$299	x	\$282	x	x	x (5)	x	\$394	x	x	x	39.72%
Median contract rent	\$476	x	\$428	x	x	x (6)	x	\$516	x	x	x	20.56%
Median household income	\$ 25,911	x	\$ 14,481	x	x	x (7)	x	\$ 21,180	x	x	x	46.26%
Per capita income	\$ 12,321	x	\$ 9,262	x	x	x (8)	x	\$ 15,170	x	x	x	63.79%

Source: US Census Bureau (www.census.gov), 2009

- 1 - In 2000, the CCS Area was split into two Census tracts - 18.01 and 18.02
- 2 - Average Family Size Tract 18.01 (3.03)/Average Family Size Tract 18.02 (3.17)
- 3 - Average HH Size Tract 18.01 (2.45)/Average Family Size Tract 18.02 (2.67)
- 4 - Median Monthly Costs w/mortgage Tract 18.01 (\$968)/Median Monthly Costs w/mortgage Tract 18.02 (\$1,374)
- 5 - Median Monthly Costs w/o a mortgage Tract 18.01 (\$384)/Median Monthly Costs w/o a mortgage Tract 18.02 (\$503)
- 6 - Median Contract Rent Tract 18.01 (\$556)/Median Contract Rent Tract 18.02 (\$563)
- 7 - Median HH Income Tract 18.01 (\$37,773)/Median HH Income Tract 18.02 (\$46,295)
- 8 - Per capita income Tract 18.01 (\$19,409)/Per capita Income Tract 18.02 (\$22,863)

Figure EC.17: Completed Maintenance Service Requests (2009)

Street	Erosion Repair	Failures	Type of Repair			Total
			Level Up	Pothole	Repair Utility Cut	
Airline Dr				1		1
Austin Ave			1	3		4
Bahia Dr				1		1
Balcones Dr		1		14		15
Bandera Dr				2		2
Blanco Ln		2				2
Bluestem Cir/Dr					1	1
Brittain Ct				1		1
Brothers Blvd			1	2	1	4
Carmel Ct		4		1		5
Celinda Cir				1		1
Coastal Dr				2		2
Deacon Dr	1	1				2
Haley Pl				1		1
Hawk Tree Dr			1	7		8
Henry Ct				1		1
Innsbruck Cir		1				1
Ivy Cv				1		1
Liesl Ct				1		1
Longmire Dr		2		1		3
Navarro Dr		2		1		3
Pedernales Dr		1		3		4
Rayado Ct				1		1
Rock Prairie Road		1	1	3		5
San Benito Ct/Dr		1		4		5
San Felipe Dr		1				1
San Pedro Dr				1		1
San Saba Cir/Ct/Dr		2		6		8
Todd Trail			1	7		8
Treehouse Trail				2	1	3
Val Verde Dr		1		1		2
Van Horn Dr		1		1		2
Welsh Ave				2	1	3
West Creek Ln				2		2
Westchester Ave				1		1
Wildrye Dr				6		6
Total	1	21	5	81	4	112