

APPENDIX A EXISTING CONDITIONS

The Eastgate neighborhood is primarily made up of single-family residential subdivisions, many of which were some of the first annexed areas into the City in 1939. The entire planning area was part of the City by 1956 and by 1960 over half of the area was already developed. The growth and development of Eastgate follows the historic growth of the City which has historically been tied to that of Texas A&M University.

The first subdivision that was platted in the Eastgate area is the D.A. Smith subdivision which was subdivided in 1919. The largest subdivision, College Hills, began developing in 1938 by J.C. Culpepper, an area of over 120 acres and an original layout of 421 residential lots.

Since that time, the Eastgate area has grown to encompass 567 acres. The area is home to over 1,200 housing units. Overall, 25 residential subdivisions are located in the planning area.

DEMOGRAPHICS

Over 2,700 College Station residents live in the Eastgate neighborhood planning area – almost 3% of all residents. The population within Eastgate has remained relatively stable since 1990.

Age

The Eastgate area 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.

The percentage of college-aged students as a percentage of both Eastgate and the City fell between the 1990 and 2000 Census; however, Eastgate shows a much lower percentage (26.6%) of college-aged students compared to the entire city (51.2%). Eastgate also has a higher percentage of primary and secondary school-aged children, as well as retirement aged residents than College Station as a whole (See **Table EC.1**, 1990 and 2000 Census Comparison).



Figure EC.1, Eastgate Neighborhood Plan Area

Other statistics

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

Eastgate Neighborhood Plan

Table EC.1
1990 and 2000 Census Comparison

	1990												2000												1990 to 2000	
	Eastgate						College Station						Eastgate						College Station						Eastgate % Increase	College Station % Increase
	No.	No.	No.	No.	No.	%	No.	No.	No.	No.	No.	%	No.	No.	No.	No.	No.	%	No.	No.	No.	%				
Total Population	1,444	786	421	864	3,515	100.0%	52,456	100.0%	6.7%	1,642	867	1,227	3,736	100.0%	67,900	100.0%	5.5%	6.3%	29.4%							
5 to 17 years old	250	71	54	134	509	14.5%	4,863	9.3%	10.5%	254	75	182	511	13.7%	6,743	9.9%	7.6%	0.4%	38.7%							
18 to 24 years old	385	347	102	196	1,030	29.3%	28,344	54.0%	3.6%	321	374	300	995	26.6%	34,740	51.2%	2.9%	-3.4%	22.6%							
65 years and older	120	47	55	101	323	9.2%	1,470	2.8%	22.0%	188	72	119	379	10.1%	2,597	3.8%	14.6%	17.3%	76.7%							
Population 25+	784	268	232	533	1,817	100.0%	16,788	100.0%	10.8%	895	410	626	1,931	100.0%	23,301	100.0%	8.3%	6.3%	38.8%							
Less than 9th Grade	0	31	0	17	48	2.6%	412	2.5%	11.7%	0	14	8	22	1.1%	485	2.1%	4.5%	-54.2%	17.7%							
Some HS, no diploma	25	19	39	17	100	5.5%	634	3.8%	15.8%	25	44	51	120	6.2%	953	4.1%	12.6%	20.0%	50.3%							
HS graduate	88	37	0	29	154	8.5%	1,747	10.4%	8.8%	80	122	37	239	12.4%	2,845	12.2%	8.4%	55.2%	62.9%							
Some college, no degree	200	72	31	114	417	22.9%	3,359	20.0%	12.4%	199	64	115	378	19.6%	4,323	18.6%	8.7%	-9.4%	28.7%							
Associate degree	47	10	0	34	91	5.0%	745	4.4%	12.2%	25	17	18	60	3.1%	1,246	5.3%	4.8%	-34.1%	67.2%							
Bachelor's degree	196	37	48	172	453	24.9%	4,634	27.6%	9.8%	204	48	195	447	23.1%	6,874	29.5%	6.5%	-1.3%	48.3%							
Graduate/professional degree	228	62	114	150	554	30.5%	5,257	31.3%	10.5%	362	101	202	665	34.4%	6,892	29.6%	9.6%	20.0%	31.1%							
Families	356	107	83	195	741	X	7,529	X	9.8%	414	139	247	800	X	10,368	X	7.7%	8.0%	37.7%							
Avg. Family Size	3.01	3.31	3.19	3.06	3.09	X	3.01	X	X	2.92	2.86	3.02	2.94	X	2.98	X	X	X	X							
Households	539	375	173	327	1,414	X	17,878	X	7.9%	663	412	504	1,579	X	24,691	X	6.4%	11.7%	38.1%							
Avg. HH Size	X	X	X	X	X	X	X	X	X	2.47	2.10	2.43	2.36	X	2.32	X	X	X	X							
Total Housing Units	555	430	179	343	1,507	100.0%	19,845	100.0%	7.6%	636	417	521	1,574	100.0%	26,008	100.0%	6.1%	4.4%	31.1%							
Vacant	16	55	6	16	93	6.2%	1,967	9.9%	4.7%	21	21	24	66	4.2%	1,351	5.2%	4.9%	-29.0%	-31.3%							
Occupied	539	375	173	327	1,414	93.8%	17,878	90.1%	7.9%	615	396	497	1,508	95.8%	24,657	94.8%	6.1%	6.6%	37.9%							
Owner occupied	280	79	86	156	601	39.9%	4,286	21.6%	14.0%	408	49	272	729	48.3%	7,573	29.1%	9.6%	21.3%	76.7%							
Renter occupied	259	296	87	171	813	53.9%	13,592	68.5%	6.0%	207	347	225	779	51.7%	17,084	65.7%	4.6%	-4.2%	25.7%							
Median Monthly Owner Costs	\$706	\$593	\$823	\$633	X	X	\$859	X	X	\$1,166	\$650	\$910	X	X	\$1,185	X	X	X	38.0%							
Housing units with a mortgage	\$401	\$165	\$207	\$271	X	X	\$282	X	X	\$385	\$248	\$269	X	X	\$394	X	X	X	39.7%							
Housing units without a mortgage	\$461	\$331	\$381	\$424	X	X	\$356	X	X	\$588	\$406	\$757	X	X	\$516	X	X	X	44.9%							
Median contract rent	\$43,203	\$9,872	\$32,344	\$30,515	X	X	\$14,481	X	X	\$48,385	\$17,228	\$41,250	X	X	\$21,180	X	X	X	46.3%							
Median household income	\$16,910	\$7,270	\$14,038	\$15,235	\$13,999	X	\$9,262	X	X	\$28,296	\$10,622	\$23,831	\$22,728	X	\$15,170	X	X	62.4%	63.8%							

Source: US Census Bureau

Table EC.2

Eastgate Estimated Population

Year	Housing Units	Population
1990	1,171	2,711
2000	1,216	2,705
2010	1,268	2,789

Source: City of College Station, P&DS (2010)

- Average family size is smaller in Eastgate than in College Station as a whole; however average household size is larger.
- Eastgate has lower vacancy rates than the City as a whole.

- The percentage of owner-occupied housing rose between 1990 and 2000 in Eastgate.
- Median ownership costs are lower in Eastgate than in College Station, but median contract rent is higher in the areas southeast of Lincoln Avenue.
- Average per capita income is higher than College Station for most of Eastgate except areas northwest of Lincoln Avenue.

(Complete Census Data can be found in **Table EC.1**, 1990 and 2000 Census Comparison)

COMMUNITY CHARACTER

As of 1990, 1,171 housing units had been built in Eastgate, housing an estimated 2,711 residents. These residents accounted for 2.2% of the total population of College Station. By 2000, an additional 45 units had been constructed, but the estimated population fell to 2,705. The Eastgate neighborhood has been essentially built-out since 2000, by which time 87% of the housing units had been constructed. Overall, there are 799 single-family units, 110 duplex units, 359 multi-family units, and approximately 518,000 square feet of commercial and office space in the planning area (Brazos County Appraisal District, 2010).

Zoning & Land Use

Zoning

Eastgate is primarily a neighborhood of single-family residences, and as such, the zoning distribution reflects this. **Table EC.4**, Eastgate Zoning, on the following page breaks down the zoning classifications of land in Eastgate. **Map EC.1**, Zoning, depicts the locations of these zoning districts.

Table EC.3

Eastgate Subdivisions

Subdivision	Lots	Year
D.A. Smith	37	1919
Pasler	31	1936
College Heights	6	1938
College Hills	396	1938
College Hills Woodlands	79	1939
Woodland Acres	27	1940
College Vista	56	1942
Holt	14	1947
Lloyd Smith	33	1948
Pearce	11	1948
Lauterstein	9	1949
Armstrong	10	1952
Visoski	5	1952
Christy	4	1961
Leon Gibbs	3	1968
Woodland Estates	30	1968
Culpepper Plaza	19	1969
Sweet Briar	39	1970
University Oaks	25	1970
404 University Center	1	1979
Lincoln Fourplexes	4	1980
Lincoln Place	54	1981
Eastgate Square	2	1982
Prairie View Heights	58	1983
Henton	19	1994
Two Lincoln Place	11	1994
Texas 707	2	1996
Grand Oaks	24	1997
Churchill Estates	3	1998
Baker	3	1999
Lone Star Pavilion	2	2000
University Preserve	28	2002
University Town Center	1	2006
College Hills Elementary	2	2009
Carter	3	Unk

Source: City of College Station, P&DS (2010)

Table EC.4
Zoning

Zoning	Acres	%
R-1, Single-Family Residential	432.27	78.3%
C-1, General Commercial	53.33	9.7%
R-2, Duplex Residential	27.63	5.0%
R-6, High Density Multi-Family	24.16	4.4%
R-4, Multi-Family	7.46	1.4%
PDD, Planned Development	3.31	0.6%
C-3, Light Commercial	1.24	0.2%
A-P, Administrative/Professional	1.15	0.2%
C-2, Commercial-Industrial	0.89	0.2%
R-3, Townhouse	0.70	0.1%
Total	552.14	100.0%

Source: City of College Station, P&DS (2010)

Table EC.5
Community Character and Future Land Use

Comprehensive Plan	Acres	%
General Commercial	0.38	0.1%
General Suburban	5.10	0.9%
Institutional/Public	13.17	2.3%
Natural Areas - Protected	10.14	1.7%
Natural Areas - Reserved	30.70	5.3%
Neighborhood Conservation	249.71	42.8%
Redevelopment Areas	127.65	21.9%
Urban	141.22	24.2%
Urban Mixed Use	4.86	0.8%
Total	582.94	100.0%

Source: City of College Station, P&DS (2010)

Comprehensive Plan

The City's Plan was updated in May 2009. The planning area is made up of a portion of a neighborhood plan area identified in Comprehensive Plan Concept Map (See **Map EC.2**, Concept Map). **Table EC.5**, Community Character and Future Land Use, breaks down the future land use classifications in the Eastgate neighborhood. **Map EC.3**, Future Land Use and Character, shows the locations of those designations in Eastgate.

Non-conforming uses

Approximately 98% of the existing land uses in the Eastgate planning area is in compliance with the existing zoning - regulatory land use entitlements - on the property. The majority of the properties that are not in compliance with the existing zoning are commercial properties were all or portions of the property are zoned for multi-family uses.

In comparison to the Comprehensive Plan, only 69% of the existing land uses in the Eastgate plan are in compliance with the anticipated future land uses in the area. The primary area where existing uses are not in compliance are located northwest of Lincoln Avenue where the majority of properties are developed for single-family structures, but are identified as Urban and Redevelopment on the Comprehensive Plan which calls for duplexes, townhomes, high density multi-family, and vertical mixed-use development

in the area. The existing commercial properties along Dominik Drive at Texas Avenue are identified for Urban Mixed Use which anticipates vertical mixed used in this area. There are also a number of properties that are developed and located in part or whole in the floodplain.

Additionally, in these same locations, the existing zoning does not support the anticipated future land uses identified in the

City's Comprehensive Plan. **Map EC.4**, Land Use Conformance, identifies the locations of these areas.

Vacant Land

The Brazos County Appraisal District identifies 106 parcels as vacant in the Eastgate planning area. Of these, 69 are buildable lots. The remaining properties are parks, greenways, common areas, or lots that may have floodplain on the property. The total amount of buildable vacant property is 32.41 acres (5.7% of the planning area). **Map EC.5**, Vacant Property, depicts the locations of vacant property in the planning area.

Recent Development Activity

The following development has taken place in the last five years in and around the Eastgate neighborhood. **Map EC.6**, Recent Development Activity, depicts the location of these projects.

Commercial/Institutional

- **Fuego Tortilla Grill – 108 Poplar Street** – a 27,377 foot site with a 3,000 square foot restaurant was constructed in 2010 as a 24-hour Mexican restaurant. The redevelopment of the site included demolition of a vacant commercial structure that had previously occupied the site. Redevelopment of the site included a variance granted for maximum height requirements adjacent to single-family.
- **Jimmy John's – 200 University Drive East** – Jimmy John's Gourmet Sandwiches located a second College Station franchise location in College Station in the Eastgate Neighborhood. The property fronts on University Drive East but connects to Poplar Street. This development was a renovation of an existing 19,554 square foot property and 1,520 square foot restaurant building.
- **Raising Canes – 1045 Texas Avenue** – Raising Cane's is a 3,525 restaurant that was redeveloped in 2006 on a site previously developed as a restaurant.
- **College Hills Elementary – 1101 Williams Street** – College Station Independent School District recently completed reconstruction of College Hills Elementary for the 2009-10 school year. The new school replaced the existing school on the same site.
- **Brake Check – 104 University Drive East** – Brake Check is a auto repair and service business which was constructed in 2007 following the demolition of the existing Sonic restaurant.
- **University Town Center – 900 University Drive East** – University Town Center is a large scale retail center that began development in 2004 on vacant property on University Drive East. The property is currently occupied by 12 restaurants, with additional planned retail space to locate behind the restaurants. There are also two hotels on site. The overall site plan calls for 60,000 square feet of retail to be constructed on the 17.63 acre site.
- **Red Lobster – 1200 University Drive East** – Red Lobster moved from its previous location in front of Best Buy on Texas Avenue to a new location at the corner of Lincoln Avenue and University Drive East in 2008. The new restaurant is approximately 6,800 square feet on a 3.39 acre site. An additional retail site is available along Lincoln Avenue.

- **Central Station – 1701 Texas Avenue South** – Central Station shopping center began façade improvements and additions in 2006. Originally, the Culpepper Plaza shopping center, the new retail center is home to Kohl's, Chick-fil-A, AT&T Wireless Retail, and Specs. Additionally, several local restaurants opened in refurbished spaces in the center.

Residential

- **University Preserve** – The University Preserve subdivision began developing in 2002 and is made up of 27 lots on 14 acres located on Munson Avenue just north of Dominik Drive. The subdivision is a private, gated subdivision with 17 homes currently constructed.
- **Dominion Townhomes** – The Dominion Townhome project developed in 2007. The project is made up of 10 lots on 0.5 acres at the intersections of George Bush Drive East, Dominik Drive and Puryear Drive. Currently, six of the ten townhomes have been constructed in the subdivision.
- **Other residential development** – 27 new single-family residences have been constructed in Eastgate since 2005. These are primarily located in the Pasler subdivision north of Lincoln Avenue, as well as construction on Nimitz Street, Milner Drive, Gilchrist Avenue, and Francis Drive.

Key Destinations

Key destinations are locations within or surrounding a neighborhood that are neighborhood centers 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.

Eastgate is served by six key destinations. They are: Thomas Park, Eastgate Commercial center, Eastgate Park, Lions Park, College Hills Elementary, Woodland Park, and City Hall (see **Map EC.7, Key Destinations** for locations). While there are other commercial areas within and around the planning area, they are not easily accessible on foot, or do not primarily cater to neighborhood residents.

CIP and Maintenance Projects

The City has several municipal improvements planned within the next five years in the Eastgate planning area.

Fire Station #6 – The City currently has funding to construct Fire Station #6 to serve the northeastern portion of College Station. The Fire Station is to be constructed on vacant City-owned property located adjacent to Lions Park at the intersection of Tarrow Street and University Drive East. Design work is currently underway, with construction anticipated to commence in mid-2011.

Lincoln Sidewalks – \$150,000 in capital funding is available for the extension of sidewalks on Lincoln Avenue from future Eisenhower Street to Grand Oaks Circle. This project is anticipated to begin with utility

rehabilitations scheduled with the Eastgate Phase IV utility rehabilitation projects in 2012.

Eastgate Utility Rehabilitation – Utility funding is currently budgeted for \$4.7 million in utility upgrades for water and wastewater facilities in the Eastgate neighborhood. Phase IV (area bounded by Lincoln Avenue, Walton Drive, Francis Drive, and Texas Avenue) of the project has been funded and includes rehabilitation of water lines on:

- **Lincoln Avenue** between Foster Avenue and Nunn Street;
- **Walton Drive** between Foster Avenue and Francis Drive;
- **Milner Drive** between Walton Drive and Francis Drive;
- **Harrington Avenue** between Walton Drive and Francis Drive;
- **Puryear Drive** between Walton Drive and Francis Drive; and
- **James Parkway** between Puryear Drive and Francis Drive.

Sanitary sewer line rehabilitation is also funded. The majority of the sanitary sewer lines in Phase IV are located along utility alleys and utility easements at the rear of these properties.

Additionally, many of the remaining residential water and sanitary sewer lines in the Eastgate neighborhood have been identified for rehabilitation; however, funding is not currently available.

Rehabilitation of these utility lines is necessary to reduce service disruptions because of deteriorating lines, to reduce inflow and infiltration to sanitary sewer lines, and to improve fire protection due to insufficient line size and hydrant spacing.

George Bush Drive East/Dominik Drive Intersection Signalization – Funds from the 1998 capital bond issue were budgeted for the 2010-11 fiscal year for a warrant study and possible signalization of the intersection of George Bush Drive East and Dominik Drive. A previous warrant study concluded that traffic volumes did not warrant a signal. However, with the completion of the Texas Avenue widening project, a second study concluded that upgrading this intersection from a four-way stop to a signaled intersection was warranted. Installation of the traffic signal is anticipated in fall 2011.

Public Property and Easements

The City owns 41.1 acres of property in Eastgate. The majority of that is held as parks and the City Hall block. In addition to these properties, the City holds rights to a variety of easements across the planning area. Many 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.

Public utility easements are located primarily in the eastern side of the planning area where properties were platted after the adoption of subdivision standards. Areas that platted before the incorporation of the City have utility alleys behind many of the lots that serve the same purpose. Typically, these alleys are not developed for vehicular access.

Map EC.8, Public Property and Easements, identifies the locations of these facilities.

City Facilities

City Hall – The City Hall complex is made up of two buildings located at 1101 Texas Avenue. The main City Hall building was originally constructed in phases beginning in 1969. City Hall currently houses the City Manager, City Secretary, Legal, Public Communications, Fiscal Services, and Planning and Development Services departments. In addition to these offices, Council Chambers is located in City Hall. The original College Station Fire Station is also part of the City Hall Complex and houses offices for Code Enforcement, Community and Economic Development as well as space for Facilities Maintenance.

Table EC.6
Housing Units by Subdivision - Eastgate

Subdivision	Single-Family	Duplex	Multi-Family	Total
Armstrong	7			7
Baker	1			1
Carter	1			1
Christy	3			3
Churchill Estates	3			3
College Heights	1			1
College Hills Estates	337	12	4	353
College Hills Woodlands	78			78
College Vista	52	6		58
Culpepper Plaza	6			6
D.A. Smith	22		255	277
Grand Oaks	23			23
Henton	7	14		21
Holt ⁽¹⁾	11			11
Lauterstein Addition	8			8
Leon Gibbs ⁽¹⁾	3			3
Lincoln Fourplexes			16	16
Lincoln Place	17	32	84	133
Lloyd Smith	21			21
Pasler	21			21
Pearce	9			9
Prairie View Heights	50			50
Sweet Briar	38			38
Two Lincoln Place	11			11
University Oaks		46		46
University Preserve	18			18
Woodland Acres	23			23
Woodland Estates	28			28
Total	799	110	359	1268

Thomas Park – Thomas Park is a 16 acre community park located within College Hills Estates subdivision between Kyle Avenue and Walton Drive and between Puryear Drive and James Parkway. The park has basketball courts, exercise stations, picnic shelter, playground, swimming pool, tennis courts, and a walking trail.

Eastgate Park – Eastgate Park is a 1.7 acre mini park made up of four separate parcels on Walton Drive at the intersections of Foster Avenue and Texas Avenue. The park is a passive park with public art installations at Walton Drive and Texas Avenue.

Parkway Park – Parkway Park is a 1.9 acre mini park between Munson Avenue and Ashburn Avenue along Woodland Parkway. The park is equipped with a playground and picnic tables.

Lions Park – Lions Park is 1.5 acre neighborhood park located at the end of Chappel Street. The park is developed with a covered basketball court, picnic area, and playground.

Neighborhood Integrity

Housing Data

A variety of housing types are located with Eastgate. **Table EC.6, Housing Units by Subdivision**, identifies the number of housing units by different housing types. The majority of duplexes are located in the Lincoln Place subdivision along Lincoln Avenue, Vassar Court, and Wellesley Court. Additional duplex units are developed along Dominik Drive between Puryear Drive and Munson Avenue. Most apartment units are located to the north of Lincoln Avenue. **Map EC.9, Multi-Family Properties**, depicts the locations of duplexes and apartment properties.

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

Table EC.7
Single-Family Property Data

Subdivision	Avg. Lot Size (sf)	Avg. Home Size (sf)	Ave. Prop. Value	Net Acres	Total Lots	Density
Armstrong	6,846.71	1,121.29	\$64,984.29	1.10	7	6.36
Baker	39,117.00	2,609.00	\$145,520.00	0.90	1	1.11
Carter	23,300.00	997.00	\$89,450.00	0.53	1	1.87
Christy	15,885.00	1,965.00	\$117,643.33	1.09	3	2.74
Churchill Estates	6,965.33	1,524.33	\$125,870.00	0.48	3	6.25
College Heights	9,625.00	1,160.00	\$56,220.00	0.22	1	4.52
College Hills	15,403.44	1,626.77	\$105,116.59	118.11	334	2.83
College Hills Woodlands	19,409.96	1,917.76	\$134,285.26	34.76	78	2.24
College Vista	7,687.88	1,100.23	\$58,560.38	9.18	52	5.67
D.A. Smith	6,140.23	1,299.00	\$85,599.09	3.10	22	7.09
Grand Oaks	9,814.91	2,630.83	\$277,229.57	5.18	23	4.44
Henton	6,786.71	1,615.00	\$136,030.00	1.09	7	6.42
Holt	19,444.36	2,526.55	\$179,869.09	4.91	11	2.24
Lauterstein	7,865.63	1,068.50	\$63,565.00	1.44	8	5.54
Leon Gibbs	25,813.66	2,207.67	\$168,306.67	1.78	3	1.69
Lincoln Place	5,287.29	1,202.18	\$80,568.24	2.06	17	8.24
Lloyd Smith	8,348.52	1,204.43	\$74,510.00	4.03	21	5.22
Pasler	6,973.81	1,202.67	\$82,263.81	3.36	21	6.25
Pearce	6,599.22	1,354.78	\$86,045.56	1.36	9	6.60
Prairie View Heights	5,195.00	1,191.20	\$78,094.00	5.96	50	8.38
Sweet Briar	18,920.18	2,559.76	\$181,790.00	16.50	38	2.30
Two Lincoln Place	9,393.12	1,492.82	\$128,179.09	2.37	11	4.64
University Preserve	19,629.24	3,173.50	\$337,731.88	7.21	16	2.22
Woodland Acres	75,479.20	2,169.65	\$201,451.74	39.85	23	0.58
Woodland Estates	41,479.85	2,541.14	\$205,004.29	26.66	28	1.05
Total	16,210.94	1,706.65	\$121,503.62	293.26	788	2.69

Source: Brazos County Appraisal District (2010)

on average are located with University Preserve (3,173 square feet average), while the largest lots are in the Woodland Acres subdivision along Munson Avenue and Ashburn Avenue north of Francis Drive. These properties have an average lot size of 75,479 square feet per lot. The smallest houses are located in areas north of Lincoln in the Lauterstein addition and on unplatted property in the Carter league (see **Table EC.7, Single-Family Property Data**). Overall single-family density in the planning area is 2.7 units per acre, but ranges between 0.6 units per acre and 8.4 units per acre.

Property Value

Residential property values are higher in subdivisions with larger lot and home size (see Table EC.6, Single-Family Property Data). The highest values are found in University Preserve, where lot sizes average just under half of an acre. Average property values for the entire area is below the 2010 average property value for College Station as a whole (College Station average single-family property value is \$169,543). **Map EC.10, Single-Family Property Value**, depicts the range of single-family property value in Eastgate.

The average commercial assessed value in Eastgate is \$892,000.

Age and Maintenance

The average age of a single-family residence in Eastgate is 45 years; however the range of construction is 85 years to new construction (See **Table EC.8, Age of Single-Family Structures**, for breakdown by subdivision). Residential development activity was high in the 1940s and 1950s when over half of the housing was constructed. **Map EC.11, Age of Single-Family Structure**, identifies the decade of construction by primary structure on the lot.

Property maintenance enforcement made up just 2.6% of the code enforcement cases between

Table EC.8
Age of Single-Family Structures

Subdivision	Average	Minimum	Maximum
Armstrong	51	8	59
Baker	70	70	70
College Hills Woodlands	54	10	70
Christy	51	48	55
Churchill Estates	12	12	12
College Heights	56	56	56
College Hills Estates	57	1	82
College Vista	52	10	60
DA Smith	21	6	68
Dominion	3	3	3
Grand Oaks	12	11	13
Henton	9	9	9
Holt	39	21	44
Lauterstein	46	7	72
Leon Gibbs	39	38	39
Lincoln Place	29	29	29
Lloyd Smith	29	2	65
Pasler	26	1	80
Pearce	25	1	75
Prairie View Heights	29	3	62
Sweet Briar	35	15	39
Two Lincoln Place	15	14	15
University Preserve	13	1	70
Woodland Acres	54	11	85
Woodland Estates	47	27	65
Total	45	1	85

Source: Brazos County Appraisal District

2007 and 2010 (See **Table EC.10**, Code Violations Per Lot). The majority of these cases were located in the College Hills Estates Subdivision. **Map EC.12**, Property Maintenance Cases, identifies the locations of these cases.

In 2010, Economic and Community Development conducted a survey of housing conditions within the City. Surveys were completed by meter readers to evaluate the condition of housing structures across the City. This survey found that the majority of the City's housing stock is in excellent or conservable condition with only 461 of 17,978 properties ranked as substandard or dilapidated. Approximately 7% of the properties evaluated were located in Eastgate though 13% of the total substandard structures identified were located in Eastgate.

Table EC.9
Registered Rental Properties by Subdivision, 2010

Subdivision	Total Registered Units						Total Units		Total SF Units	
	Single-Family		Duplex		Total		#	% REG	#	% REG
	#	%	#	%	#	%				
Armstrong	5	1.5%	-	-	5	1.1%	7	71.4%	7	71.4%
Baker	-	-	-	-	-	-	1	0.0%	1	0.0%
Carter	-	-	-	-	-	-	1	0.0%	1	0.0%
Christy	-	-	-	-	-	-	3	0.0%	3	0.0%
Churchill Estates	1	0.3%	-	-	1	0.2%	3	33.3%	3	33.3%
College Heights	1	0.3%	-	-	1	0.2%	1	100.0%	1	100.0%
College Hills Estates	186	56.5%	12	10.8%	198	45.0%	349	56.7%	337	55.2%
College Hills Woodlands	16	4.9%	-	-	16	3.6%	78	20.5%	78	20.5%
College Vista	33	10.0%	6	5.4%	39	8.9%	58	67.2%	52	63.5%
D.A. Smith	15	4.6%	-	-	15	3.4%	22	68.2%	22	68.2%
Grand Oaks	-	-	-	-	-	-	23	0.0%	23	0.0%
Henton	-	-	14	12.6%	14	3.2%	21	66.7%	7	0.0%
Holt	-	-	-	-	-	-	11	0.0%	11	0.0%
Lauterstein	4	1.2%	-	-	4	0.9%	8	50.0%	8	50.0%
Leon Gibbs	-	-	-	-	-	-	3	0.0%	3	0.0%
Lincoln Place	9	2.7%	32	28.8%	41	9.3%	49	83.7%	17	52.9%
Lloyd Smith	6	1.8%	-	-	6	1.4%	21	28.6%	21	28.6%
Pasler	11	3.3%	-	-	11	2.5%	21	52.4%	21	52.4%
Pearce	4	1.2%	-	-	4	0.9%	9	44.4%	9	44.4%
Prairie View Heights	24	7.3%	-	-	24	5.5%	50	48.0%	50	48.0%
Sweet Briar	3	0.9%	-	-	3	0.7%	38	7.9%	38	7.9%
Two Lincoln Place	6	1.8%	-	-	6	1.4%	11	54.5%	11	54.5%
University Oaks	-	-	46	41.4%	46	10.5%	46	100.0%	0	0.0%
University Preserve	-	-	-	-	-	-	16	0.0%	16	0.0%
Woodland Acres	3	0.9%	-	-	3	0.7%	23	13.0%	23	13.0%
Woodland Estates	3	0.9%	-	-	3	0.7%	28	10.7%	28	10.7%
Total	329	100.0%	111	100.0%	440	100.0%	901	48.8%	790	41.6%

Source: City of College Station, P&DS (2010)

Rental Registration

In 2009, the City began implementing a rental registration program for single-family and duplex units. There are a total of 440 units registered in the planning area, equal to 48.8% of all duplex and single-family structures in the neighborhood. Overall, 88% of those units are single-family homes, and the remaining units are duplex units.

Table EC.9. Registered Rental Properties by Subdivision, 2010, identifies the number of rental units per subdivision.

Code Enforcement

The City's Code Enforcement division is responsible for ensuring code compliance with the City's adopted ordinances and regulations. There is currently one code enforcement officer assigned to the Eastgate neighborhood.

Table EC.10
Code Violations per Lot, 2007-2010

Subdivision	Lots	Code Violations	Violations Per Lot
Armstrong	10	58	5.80
Baker	3	0	0.00
Carter	3	0	0.00
Christy	4	7	1.75
Churchill Estates	3	10	3.33
College Heights	6	5	0.83
College Hills	396	1144	2.89
College Hills Woodlands	79	133	1.68
College Vista	56	206	3.68
D.A. Smith	37	201	5.43
Grand Oaks	24	0	0.00
Henton	19	5	0.26
Holt	14	5	0.36
Lauterstein	9	20	2.22
Leon Gibbs	3	2	0.67
Lincoln Place	54	45	0.83
Lloyd Smith	33	96	2.91
Pasler	31	93	3.00
Pearce	11	65	5.91
Prairie View Heights	58	259	4.47
Sweet Briar	39	38	0.97
Two Lincoln Place	11	5	0.45
University Oaks	25	0	0.00
University Preserve	28	0	0.00
Woodland Acres	27	48	1.78
Woodland Estates	30	32	1.07
Total	1013	2477	2.45

Source: City of College Station, P&DS (2010)

College Hills has the highest total number of violations (46.2%); however, the Pearce subdivision has the highest number of violations on a per lot basis (See **Table EC.10**, Code Violations Per Lot).

The most prominent code violation in the area is a sanitation violation (See **Table EC.11**, Code Enforcement Cases by Type (2007-2010)). 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 late summer and fall months (August through December). Additionally, violations were most frequently documented on Thursday, 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: Avenue A (221), Dominik Drive (176), Foster Avenue (171), Gilchrist Avenue (134), Kyle Avenue (104), Milner Avenue

(255), Peyton Street (114), Popular Street (112), Vassar Court (115) and Walton Drive (237) – See **Map EC.13**, Code Enforcement Cases by Type (2007-2010).

College Station Police responded to 132 parking complaints in the Eastgate neighborhood between January and November, 2010. This represents 4.6% of all complaints in the City during the same time period. The most frequent complaints were located on Walton Drive (25), followed by Vassar Court (17), and Lincoln Avenue (11). The location of parking complaints can be found on **Map EC.14**, Parking and Traffic Violations (2009-2010).

Crime

Property security is also a concern in college communities because of the season effects of school breaks that leave a large number of homes unoccupied, creating easy targets for break-ins and burglary. Burglaries of a vehicle or habitation are consistent problems throughout the community. In Eastgate, these crimes decreased in 2007 and 2008, but then returned to pre-2007 levels. Current tracking of these types of crime, show that year to date burglary activity is at it lowest since 2005.

Map EC.15, Significant Activity (2009-2010), identifies the locations of activity in the Eastgate neighborhood.

Noise and Loud Parties

College Station Police responded to 77 calls in Eastgate for noise and loud party violations between January and November, 2010. Of those calls, 18 resulted in a citation, 21 resulted in a warning, and the remaining did not have a violation observed. The total number of calls in Eastgate equates to 5.1% of all noise and loud party calls made during the same time period.

The location of the calls for noise and loud party violations can be identified on **Map EC.16**, Noise Violations (2009-2010).

Street Lighting

There are two primary types of street lighting located in the Eastgate neighborhood – standard lighting and decorative lighting. Decorative lighting was installed on several streets as part of the implementation of the 2001 Eastgate Neighborhood Plan, however opposition to the lighting has limited full implementation of the lighting plan.

The location of street lighting by type can be seen on **Map EC.17**, Street Lighting.

Table EC.11
Eastgate Code Enforcement Cases by Type (2007-2010)

Case Type	Cases
Brush/Bulky Items/Litter	7
Fire Protection	59
Health & Sanitation Violation	731
Property Maintenance	64
Public Nuisance Violation	223
Rental Registration	221
Sanitation Violation	1,020
Traffic Code	129
Unified Development Ordinance	23
Total	2,477

Source: City of College Station, P&DS (2010)

Mobility

Streets

Eastgate has approximately 17 miles of streets within and surrounding the neighborhood, of which 6 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.

Table EC.12, Street Classifications, lists the functional classification, context and thoroughfare type of the major thoroughfares within the Eastgate area. 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

Table EC.12
Street Classifications

Street	Functional Classification	Context	Thoroughfare Type	Right of Way Width	Existing Street Width
George Bush Dr. E	4 Lane Major Collector	Urban	Urban Avenue, 4 Lane	86'	74'
Lincoln Ave.	2 Lane Major Collector	Urban	Urban Street, 2 Lane	50'+	38'
Tarrow St.	2 Lane Major Collector	Urban	Urban Street, 2 Lane	60'	38'
Eisenhower St.	2 Lane Major Collector	Urban	Urban Street, 2 Lane	50'	27'
Foster Ave.	2 Lane Major Collector	Urban	Urban Street, 2 Lane	60'	27'
Dominik Dr.	2 Lane Major Collector	Urban	Urban Street, 2 Lane	70'	48'
Walton Dr.	2 Lane Minor Collector	Urban	Urban Street, 2 Lane	60'	38'
Francis Dr.	2 Lane Minor Collector	Restricted Suburban	Restricted Suburban Street, 2 Lane	60'	38'

Source: City of College Station, P&DS (2010)

neighborhood. They consist of major collector, minor collector, and local streets. Although not all constructed to current standard, all of the planned thoroughfares for this area are constructed except the extension of Eisenhower Street from Ash Street to Lincoln Avenue.

Local Streets

Local streets are of concern in the Eastgate area because some of the streets were constructed before the current local street design standard. **Table EC.13, Survey Results of Select Streets**, identifies the results of a survey of the existing conditions of some local streets.

Table EC.13

Survey Results of Select Streets

Street	Existing Right of Way Width	Existing Pavement Width	Curb & Gutter System
Banks Street	40'	27'	Yes
Bolton Avenue	60'	27'	Yes
Gilbert Street	30'	12'	No
Harrington Avenue	60'	27'	Yes
James Parkway	60'	20'	Not south of Francis
Marsteller Avenue	50'	27'	Yes
Milner Street	60'	27'	Yes
Munson Avenue	50'	27'	Yes
Nimitz Street	40'-50'	27'	No
Pasler Street	30'	22'	Yes
Puryear Drive	60'	20'	Not south of Francis
Rose Circle	50'	27'	Yes
Turner Street	29'-50'	20'	No
Woodland Parkway	40'	22'; n/a	No

Source: City of College Station, P&DS (2010)

Sidewalks

In general, sidewalks are located sparsely throughout the neighborhood. The majority of existing sidewalks are located along thoroughfares, with the exception of portions of Walton Drive, Lincoln Avenue, Tarrow Street, and all of Eisenhower Street that do not have sidewalks. Paths through the College Hills Elementary site and Thomas Park provide additional pedestrian paths for area residents.

Additional sidewalks on local streets are located along Munson Avenue and the eastern portion of Gilchrist Avenue. As most of the neighborhood developed prior to any adopted subdivision development standards, no other local roads have sidewalks. Current street standards require sidewalks on both sides of all streets.

Perimeter sidewalks are constructed on Texas Avenue and University Drive East.

Map EC.18, Pedestrian Facilities, identifies the existing and proposed locations of sidewalk and multi-use path facilities for the Eastgate neighborhood.

Bicycle Facilities

Bicycle facilities are limited within the Eastgate area. Existing bicycle lanes are located on Lincoln Avenue from Texas Avenue to Tarrow Street, Walton Drive from Texas Avenue to Nunn Street, and on George Bush Drive East from Texas Avenue to Dominik Drive. A single bicycle route exists on Gilchrist Avenue from Munson Avenue to Texas Avenue,

through Thomas Park.

Map EC.19, Bicycle Facilities, identifies the location of existing and proposed bicycle transportation facilities for the Eastgate neighborhood.

Bicycle Parking

Bicycle parking in the Eastgate neighborhood is limited to commercial areas long Texas Avenue, apartments on Lincoln Avenue, and College Hills Elementary.

Map EC.20, Bicycle Parking, identifies the location of existing bicycle parking facilities.

Walking Distance to Centers

As shown in **Map EC.7, Key Destinations**, 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 City Hall, Eastgate Commercial center, Eastgate Park, Thomas Park, College Hills Elementary, and Lions Park.

The distance from a key destination 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.

Transit Routes

The Eastgate Neighborhood has access to three Brazos County Transit District (The District) fixed bus routes that run on Texas Avenue, University Drive and Lincoln Avenue. The yellow route travels between Texas Avenue at Villa Maria Road and Graham Road at Victoria Drive. On the return trip to Villa Maria Road, this route travels Lincoln Avenue and Tarrow Street before returning through Northgate via University Drive. The brown route primarily services neighborhoods south of Texas A&M University via Texas Avenue along the boundary of the Eastgate neighborhood, and the Purple route services mostly Bryan neighborhoods but is accessible from University Drive across from the neighborhood.

Texas A&M University Transportation Services operates one fixed route to this area – Route 12, Reveille. This route runs through the neighborhood on Lincoln Avenue. There are eight identified fixed stops on the route at Foster Avenue, at the Eastgate Apartments, at Tarrow Street, and at Munson Avenue.

The location of these routes and stops are shown on **Map EC.21, Transit**.

Additionally, Texas A&M University operates game day transportation during the football season between Post Oak Mall on Harvey Road and Kyle Field through Walton Drive and Puryear Drive.

Sustainability

Energy Audits

College Station Utilities offers free energy audits to its customers. Audits can assist in identifying ways to reduce electric consumption and thereby reducing utility costs to the consumer. Energy audits were conducted for 245 customers in 2010. Of those audits, 3.3% were customers residing in the Eastgate neighborhood.

Utility Rebates

College Station Utilities offers a variety of rebates to incent energy efficiency. Rebates are offered for purchase of compact florescent light bulbs, energy efficient HVAC systems, and for solar voltaic panel installation. Over 460 rebates have been processed in 2010 for these programs. Only 13 Eastgate neighborhood residences participated in these programs.

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 of water into the underlying soil. Impervious building cover was calculated for the single-family subdivisions within the neighborhood. **Table EC.14, Lot Coverage by Subdivision**, provides detail on the average building coverage, lot size, and percentage of building coverage.

In building coverage, the amount of coverage ranges from 4% coverage in Woodland Acres to almost 30% coverage in Grand Oaks, with the overall average in the entire area being 15% building coverage. Lots south of Lincoln Avenue have an average building coverage around 11% where lots north of Lincoln Avenue have higher coverage amounts closer to 30%.

Table EC.14
Lot Coverage by Subdivision

Subdivision	Avg. Building	Avg. Lot Size	Avg. Lot Coverage
Armstrong	1,121.29	6,846.71	16.5%
Baker	2,609.00	39,117.00	6.7%
Carter	997.00	23,300.00	4.3%
Christy	1,965.00	15,885.00	12.4%
Churchill Estates	1,524.33	6,965.33	22.0%
College Heights	1,160.00	9,625.00	12.1%
College Hills	1,626.77	15,403.44	12.2%
College Hills Woodlands	1,917.76	19,409.96	11.5%
College Vista	1,100.23	7,687.88	14.6%
D.A. Smith	1,299.00	6,140.23	26.3%
Grand Oaks	2,630.83	9,814.91	29.8%
Henton	1,615.00	6,786.71	24.2%
Holt	2,526.55	19,444.36	13.3%
Lauterstein	1,068.50	7,865.63	15.9%
Leon Gibbs	2,207.67	25,813.66	8.6%
Lincoln Place	1,202.18	5,287.29	23.2%
Lloyd Smith	1,204.43	8,348.52	15.4%
Pasler	1,202.67	6,973.81	19.1%
Pearce	1,354.78	6,599.22	23.4%
Prairie View Heights	1,191.20	5,195.00	24.9%
Sweet Briar	2,559.76	18,920.18	13.8%
Two Lincoln Place	1,492.82	9,393.12	17.8%
University Preserve	3,173.50	19,629.24	20.1%
Woodland Acres	2,169.65	75,479.20	4.0%
Woodland Estates	2,541.14	41,479.85	7.0%

Source: Brazos County Appraisal District (2010)

Floodplain

FEMA-identified floodplain is located within two areas of the Eastgate planning area, with both being tributaries of Wolf Pen Creek. The primary floodplain in this area is a tributary located between Lincoln Avenue and Dominik Drive and between Walton Drive and Ashburn Avenue. This floodplain is primarily located between College Hills Elementary and single-family residences on Ashburn Avenue between Lincoln Avenue and Dominik Drive. The portion behind the school has a nature trail that runs behind the school.

A second, smaller tributary is located along Puryear Drive at between Thomas Park and Dominik Drive that is fed by drainage from the Thomas Park area.

The locations of these areas are depicted on **Map EC.22, Floodplain**.

Recycling

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 are not available for this area, but as a whole, 60% of all eligible residences in the City recycle. Items that are currently accepted for curb-side recycling include newspapers and magazines, aluminum and steel food cans, clear and brown glass, plastic bottles, and lead acid car batteries.

Wind Watts

In an effort to make College Station a greener and more sustainable community, the College Station Utilities 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 5.5% of all households participating in the Wind Watts program reside in the Eastgate neighborhood. This translates in real numbers to 32 households within Eastgate that participate in the program.