

Southside Area Neighborhood Plan Fact Sheet

BICYCLING & WALKING

The Bicycle, Pedestrian, and Greenways Master Plan, an element of the City's Comprehensive Plan, provides guidance on how to improve the bicycling, walking, and the greenway system in the City of College Station. The goals of the plan are to improve connectivity and accessibility, increase safety, increase bicycling and walking outdoors, and encourage environmental stewardship.

Definition of Terms

- **Bike Lane** – A designated part of the roadway, typically 5-7 feet in width, that is striped, signed and has pavement markings to be used exclusively by bicyclists. A proposed bike lane would remove parking on both sides of a street.
- **Bike Route** – A roadway designated with signage that is shared by both bicyclist sand motor vehicles. Typically, the road will have lower traffic speeds and volumes or may be a common route for bicyclists through a high-demand area.
- **Multi-use Paths** – All weather and accessible paths shared by bicyclists and pedestrians along a greenway or road corridor. They are also known as greenway trails that follow linear open space corridors along natural features such as creeks and rivers and the associated floodplain or riparian buffer.
- **Sidewalk** – Paved walkways alongside roads typically 5-8 feet wide for pedestrians.

Just the facts:

- ❖ There are **3.75 miles of bike lanes** in the Southside Area
- ❖ There are **1.6 miles of bike routes** in the Southside Area
- ❖ There are **1.44 miles of multi-use paths** in the Southside Area
- ❖ There are **8.79 miles of sidewalks** in the Southside Area

Below are facilities that are currently existing and proposed in your neighborhood. Input from YOU through this neighborhood planning process will help improve what's proposed to best meet your biking and walking needs.

- ❖ **Bike Lanes** -There is 1 mile proposed in the Southside Area, as follows:
 - Proposed: Timber Street, Holleman Drive, and Glade Street.
- ❖ **Bike Routes** - There are 3.2 miles proposed in the Southside Area, as follows:
 - Proposed: Park Place, Southwest Parkway, and Texas Avenue (if a road name is listed in existing and proposed it needs signage on a different segment of the road)
- ❖ **Multi-use Paths** -There are .72 miles proposed in the Southside Area, as follows:
 - Proposed: A .31 mile connector along an alley parallel to Dexter Drive from Park Place to George Bush Drive and a .41 mile extension of the Bee Creek Trail from Southwest Parkway to Holleman Drive along Bee Creek to Tarrow Park.

- ❖ **Sidewalks** - There are 3.61 miles proposed in the Southside Area, as follows:
 - Proposed: Anna Street, Dexter Drive, Eleanor Street, Fairview Avenue, Holick Street, Old Jersey Street, Park Place, Southwest Parkway, Timber Street, Village Drive and Wellborn Road.

Did You Know...?

- ❖ Bicyclists have the same rights and responsibilities as motor vehicles.
- ❖ Generally speaking, children under 9 years of age lack the hearing, peripheral vision and judgment capabilities necessary for them to be able to safely navigate busy streets.
- ❖ According to a study conducted by the Texas transportation Institute in 2005, almost 2,000 bicycle commuters enter campus every day – many of which come through this neighborhood.
- ❖ All streets in the City are swept once per month.

Who Do I Call?

Public Works 979.764.3690 – road (bike lane striping or bike route signs, sidewalk issues or concerns)
For Bike Maps – 979.764.3570

The City Bike Map can be found at www.cstx.gov/bikepedgreenways.

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CODE ENFORCEMENT

The City of College Station Code Enforcement Division is the “one stop shop” for premise code enforcement issues and is responsible for compliance with City codes and ordinances. The City has five Code Enforcement Officers, all licensed by the Texas Department of Health. One Code Enforcement Officer is specifically assigned to the Southside Area Neighborhood. The most common violations include:

- ❖ Overflowing trash containers
- ❖ Parking in the Yard
- ❖ Property Maintenance
- ❖ Open storage – openly storing items
- ❖ Illegal Signs posted in yards and on street poles
- ❖ Tall Weeds & Grass

The City’s Code Enforcement Officers enforce the Property Maintenance Code, which requires certain maintenance standards for fences, exterior walls, roofs, and driveways. They are also responsible for enforcing the City’s Rental Registration ordinance, which requires all single-family homes and duplexes that are not owner occupied to register with the City and provide a local contact person.

Just The Facts:

- ❖ 97% Compliance within 30 days or less
- ❖ 96% Proactive Enforcement
- ❖ 99% Voluntary Compliance
- ❖ 100% of complaints investigated within 48 hours
- ❖ Over 11,000 Code Enforcement cases city-wide per year
- ❖ 771 Registered Single-Family / Duplex Rental units in the Southside Area

Violation Procedure:

- ❖ The City leaves a door hanger on the offending residence
- ❖ The City makes personal contact -education
- ❖ A letter is sent to both the tenant and owner
- ❖ A Citation is issued or the property is mowed and a bill is sent to the owner

Did You Know....?

The most common Code Enforcement violations are sanitation related, which include containers left at the curb, theft of service, and open storage. The second most common type of violation is related to health and safety, and include litter, stagnant water, and tall weeds & grass.

Who Do I Call?

Code Enforcement 979.764.6363 - Tall grass, open storage, parking in the yard, property maintenance, illegal signs, trash containers, etc.

The Police Department (non-emergency line) 979.764.3600 – Loud music, noise, illegally parked vehicles

Animal Control (in the Police Department) 979.764.3600 - Animal Complaints (barking, loose animal)

You can report Code violations on-line at <http://seeclickfix.com/college-station>.

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PUBLIC SAFETY

The City of College Station utilizes geographic policing, meaning that the City is divided into three sectors with each sector under the command of a Police Lieutenant. The Sectors are then divided into a total of eight beats, each with a Patrol Sergeant. The public safety concerns in Southside vary from area to area, but are generally similar to concerns in other areas of College Station.

Just the Facts:

Police

- ❖ **Chief of Police:** Jeff Capps
- ❖ **121** Police Officers City-wide
- ❖ City is divided into **8 beats**, each with a team including a Patrol Sergeant, Patrol Officers, Detectives, Traffic Enforcement, and Animal Control
- ❖ The Southside Area is within **Sector B**, Lieutenant Mike Pavelka
- ❖ The Southside Area is within **2 Police Beats**
 - **Beat 40**, Sergeant Calder Lively – west of Dexter Drive
 - **Beat 50**, Sergeant Roy Shelton – east of Dexter Drive
- ❖ 2007-2011 Significant Police Activity in the Southside Area (number of offences):
 - Burglary or Theft (107)
 - Assault (66)
 - Criminal Mischief or Trespass (64)
 - Warrant Arrest (32)
 - Drug related offences (22)
 - Alcohol related offences (9)
 - Harassment (9)
 - Disorderly Conduct (6)
 - Other (55)

Fire

- ❖ **Fire Chief:** Robert Alley
- ❖ **118** Certified Firefighters
- ❖ College Station currently has **5 fire stations**, with its 6th under construction.
- ❖ The Southside area is served by **Fire Station No. 1** (Holleman Drive) or **Fire Station No. 4** (Easterwood Airport), Ambulance service is primarily from **Fire Station No. 1**
- ❖ An average of 486 service calls per year in the Southside Area from 2006-2010 (primarily for EMS services)

What Are The Most Common Public Safety Issues Raised By Southside Residents?

Parking: Parking complaints are common throughout Southside and are most common during football season. Much of the Southside area has had parking removed from at least one side of the street, yet residents often still park in these areas. Residents in areas of Southside that do not have parking restricted often request parking removal to reduce parking issues.

Speeding : Southside residents cite speeding within the neighborhood as a primary safety concern, particularly on the main north/south roadways, such as Dexter Drive and Welsh Avenue. Traffic calming measures can sometimes be used to deter speeding. One of the easiest and least expensive ways to slow down traffic is to allow on-street parking.

Drugs/Crime: Drug possession/ distribution have been voiced by residents as a major public safety concern in areas of Southside. Though crime in the area has gone down dramatically over the last 5 to 10 years, many residents in the area near the Lincoln Center and surrounding neighborhoods still cite this as a primary concern. In addition, other crimes, such as burglary, assaults and other disorderly activities, leave many residents feeling somewhat unsafe in areas of Southside. The Police Department has worked hard in the past few years to make both beats safer and have grown in a stronger, more collaborative relationship with the residents in efforts to build trust.

Noise Complaints: All areas of Southside have a fair number of issues with loud parties, similar to other areas of College Station.

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

Did You Know...?

You can report animal violations, offense and incidents and traffic complaints on-line!

www.cstx.gov – Police Department – On-line Reporting

Who Do I Call?

Non-Emergency Police 979.764.3600

Fire Department Public Information Officer 979-764-3708

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INFRASTRUCTURE & INFRASTRUCTURE MAINTENANCE

Generally, the City of College Station is responsible for maintaining public infrastructure, including streets, sidewalks, water lines, wastewater lines, fire hydrants, street lights, and traffic lights. Most infrastructure is on a maintenance schedule, meaning it will be repaired or replaced before it fails. Emergency repairs or replacement are generally initiated by a citizen phone call.

Because Southside is an older area, with older infrastructure, the characteristics of the streets, placement of sidewalks, and locations of utilities are unique as compared to more recently developed parts of the City. For instance, in Southside, some streets have curb and gutter, while others do not, and many roads do not meet the City's minimum street width.

Just the Facts:

- ❖ 286 miles of streets in the City - **23 miles of streets** in Southside
- ❖ 130 miles of sidewalks in the City - **8.76 miles of sidewalks** in Southside
- ❖ 395 miles of water lines in the City - **23.46 miles of water lines** in Southside
- ❖ 313 miles of wastewater lines in the City - **19.42 miles of waste water lines** in Southside
- ❖ 2,596 fire hydrants in the City - **151 fire hydrants** in Southside
- ❖ 5,409 streetlights in the City - **512 streetlights** in Southside
- ❖ 85 traffic lights in the City - **14 traffic lights** in Southside

How Does The City Decide When And Where To Place A Traffic Signal?

A new traffic signal must be justified by a **warrant study** that examines a number of factors including the amount of traffic, the number of pedestrians, pedestrian characteristics (such as a crosswalk), the time of peak traffic, crash history at the intersection, and the roadway network that the intersection ties into.

Street Maintenance

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

Utility Maintenance

While it is estimated that new utility lines have a 50-75 year life span, utility lines in older parts of the City were often made of clay, which has a shorter life span and can be problematic with College Station's shifting soil. Many patches and spot repairs have been done on lines in the area to extend the life of the older utilities. Utilities in portions of Southside have recently been replaced with new lines. The City periodically tests its utility lines to ensure that they are working properly.

Fire hydrants are inspected and flow tested each year. Maintenance and painting are scheduled as needed, based on the inspections.

Streetlight Maintenance

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

Capital Improvements in the Southside Area

Recent projects completed include street, water line and waste water rehabs in the following areas:

- College Park Breezy Heights (2006-2009): Welsh from Park Place to Holleman; Luther from Fairview to Hereford; Thompson from Fairview to Hereford
- West Park Area (2006-2007): Maryem St; Grove St; August St from Montclair to Fairview; Park Place from Wellborn to Fairview; Kerry St from Montclair to Fairview

A utility rehab is planned for the McCulloch Addition in approximately FY2016. Additional phases remain for utility and street rehabilitation in this area, but are not currently scheduled. No street or drainage rehabilitation projects are currently planned or programmed in area.

Did You Know...?

- ❖ All streets in the City are swept once per month!
- ❖ Pothole reported will be repaired within 48 hours! Thousands of potholes of varying size and shape are patched each year.

Who Do I Call?

Public Works 979.764.3690 - Pothole, traffic signals or sidewalk issues or concerns

Utility Dispatch 979.746.3638 - Street lights, power outage

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HISTORIC PRESERVATION

When the City of College Station incorporated in 1938, it included approximately half of the Southside planning area within its boundaries. Subsequent annexations took place between 1940 and 1969 within the planning area. The earliest known Southside subdivision is South Oakwood, recorded in 1943, followed by the McCulloch Addition and West Park in 1946. Between approximately 1938 and 1941, many homes originally built on the Texas A&M campus were moved to the Southside Area, approximately 35 are still standing. The Southside Area also includes one of College Station's oldest commercial areas, affectionately known as Southgate.

This area also includes the first A&M Consolidated School off of the Texas A&M campus, currently being used as the College Station Conference Center. Also in the area is the first formal school for African American education in College Station, formally Lincoln School, currently being used as the Lincoln Center.

Just the Facts:

The Southside Area Neighborhood includes:

- ❖ Approximately 65 College Station Historic Preservation Committee (HPC) Markers
- ❖ One Texas Historical Commission Marker - "African American Education in College Station," located on Eleanor Street at the Lincoln Center
- ❖ No sites are listed on the National Historic Register
- ❖ No Historic Districts or Historic Preservation Overlay zoning districts in this area

What is Historic Preservation?

Generally, the term historic preservation refers to protecting part of a community, from a single older building to an entire neighborhood, because of its tie to the history of an area, the State, or even the Nation. Simply, it's the community saying "we have something we want to hang on to."

What does the City of College Station Do To Support Historic Preservation?

The City of College Station recognizes the importance of history and has established programs to address historic preservation, including:

- ❖ Formation of the Historic Preservation Committee (HPC)
- ❖ Formation of the Landmark Commission (LC)
- ❖ Creation of the Historic Preservation Overlay (HPO) Zoning District
- ❖ Commissioned Quimby McCoy Preservation Architecture, LLP to complete a Historic Resources Windshield Survey of the Eastgate and Southside Neighborhoods.
- ❖ Maintain the Historic Online Library Database – Project HOLD – www.hold.cstx.gov

What the City does NOT do

The City does not restrict the removal of structures designated as “historical” by the College Station Historic Preservation Committee. A demolition permit is required prior to demolition of any structure in College Station. No additional restrictions exist for those with a HPC marker.

- ❖ There are no additional restrictions for new construction within the Southside Area Neighborhood. All new construction must meet the same standards in place for all new construction in the City of College Station.
- ❖ College Station does not regulate the type of fencing used on single-family properties.
- ❖ College Station does not regulate colors or aesthetic materials for single-family structures.

Did you know...?

The “College Station Southside Historic Area” signs seen throughout the north side of the neighborhood are only decorative and not an indication of a historic designation. The purpose of these signs is for the City of College Station to limit parking on certain days.

Who Do I Call?

Building Department 979.764.3570 – Demolition and building permits

Planning & Development Services – “Planner-On-Call” 979.764.3020 – general development questions

Southside Area Neighborhood Plan Fact Sheet REDEVELOPMENT

The City's Comprehensive Plan designates several areas in the City for "Redevelopment," two of which are located in the Southside Planning Area. In these areas, "Redevelopment" means that a change in land use, and possibly character, is anticipated and may be supported by the City by means of rezoning, capital improvements, special regulations, etc. The Comprehensive Plan also recognizes that these areas will be further studied and may change during the neighborhood planning process.

It is anticipated that other areas of the Southside Area (not designated as "Redevelopment") will experience redevelopment based on market opportunities alone. Generally this type of redevelopment will occur on a lot-by-lot basis and not part of a larger redevelopment effort.

Just the Facts:

Physical changes in the Southside Area Neighborhood in the past 5 years include:

- ❖ 91 new single-family building permits issued
- ❖ 81 residential additions in the Southside Area
- ❖ 81 remodels/renovations in the Southside Area
- ❖ 6 garage or accessory buildings in the Southside Area
- ❖ 42 commercial building permits issued
- ❖ No properties have been rezoned for alternate uses

What Is Redevelopment?

Generally, redevelopment means to develop something again, to intensify the use, and may include demolition of the existing improvements and construction of new improvements on a site.

The Comprehensive Plan currently says the following about "Redevelopment" in the northwest portion of Southside:

"Near the intersection of George Bush Drive and Wellborn Road includes a number of underperforming commercial activities and poor quality residences that may be further impacted by future intersection improvements in this area. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus, requires careful site planning and appropriate building design. Efforts should include a focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City."

What Does The City of College Station Do To Support Redevelopment?

In areas designated by the Comprehensive Plan for “Redevelopment,” the City will support redevelopment by means of rezoning, capital improvements, special regulations, etc., depending on the specific needs of the area.

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