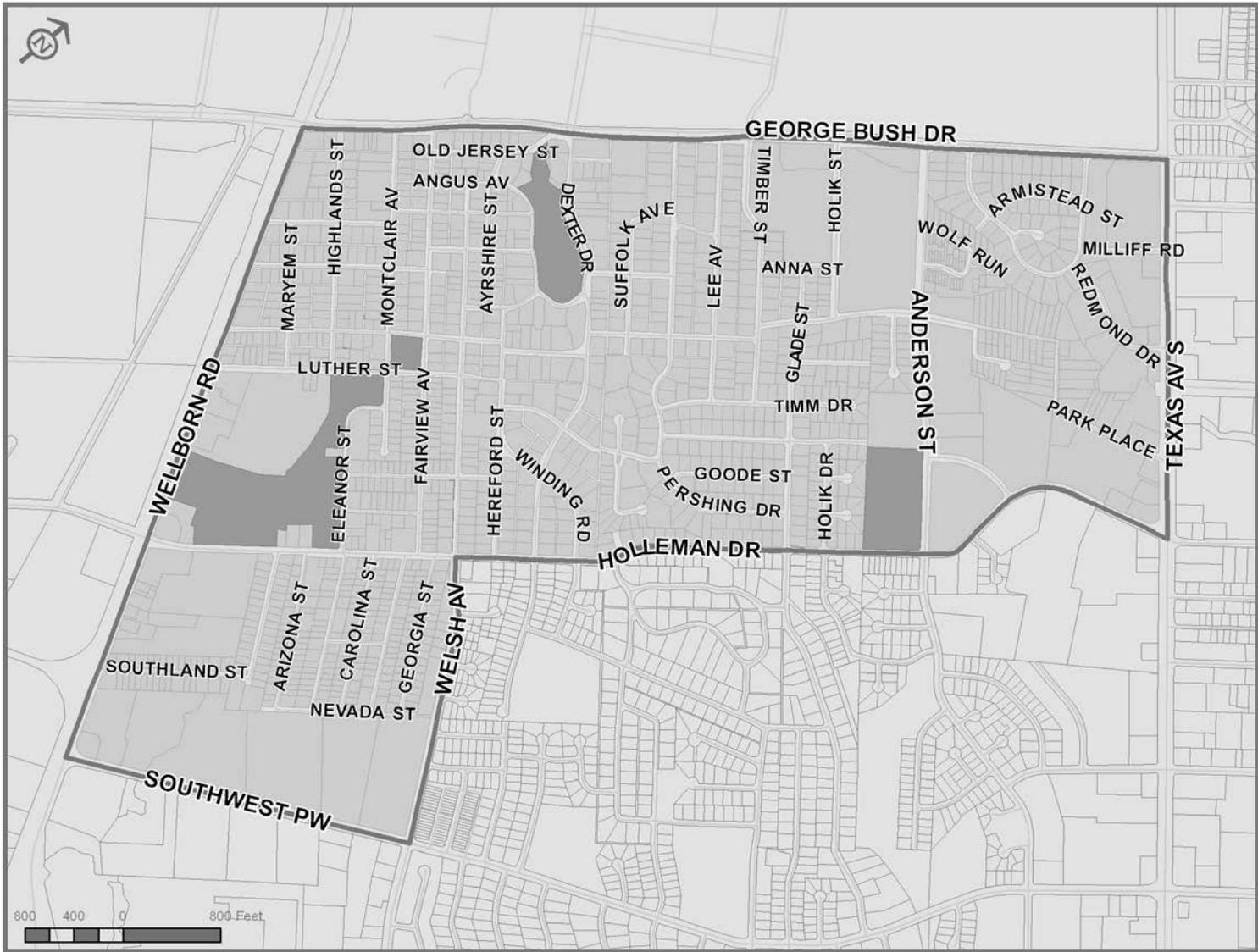




**SOUTHSIDE AREA
NEIGHBORHOOD PLAN
*SPECIAL MEETING***

May 1, 2012



Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



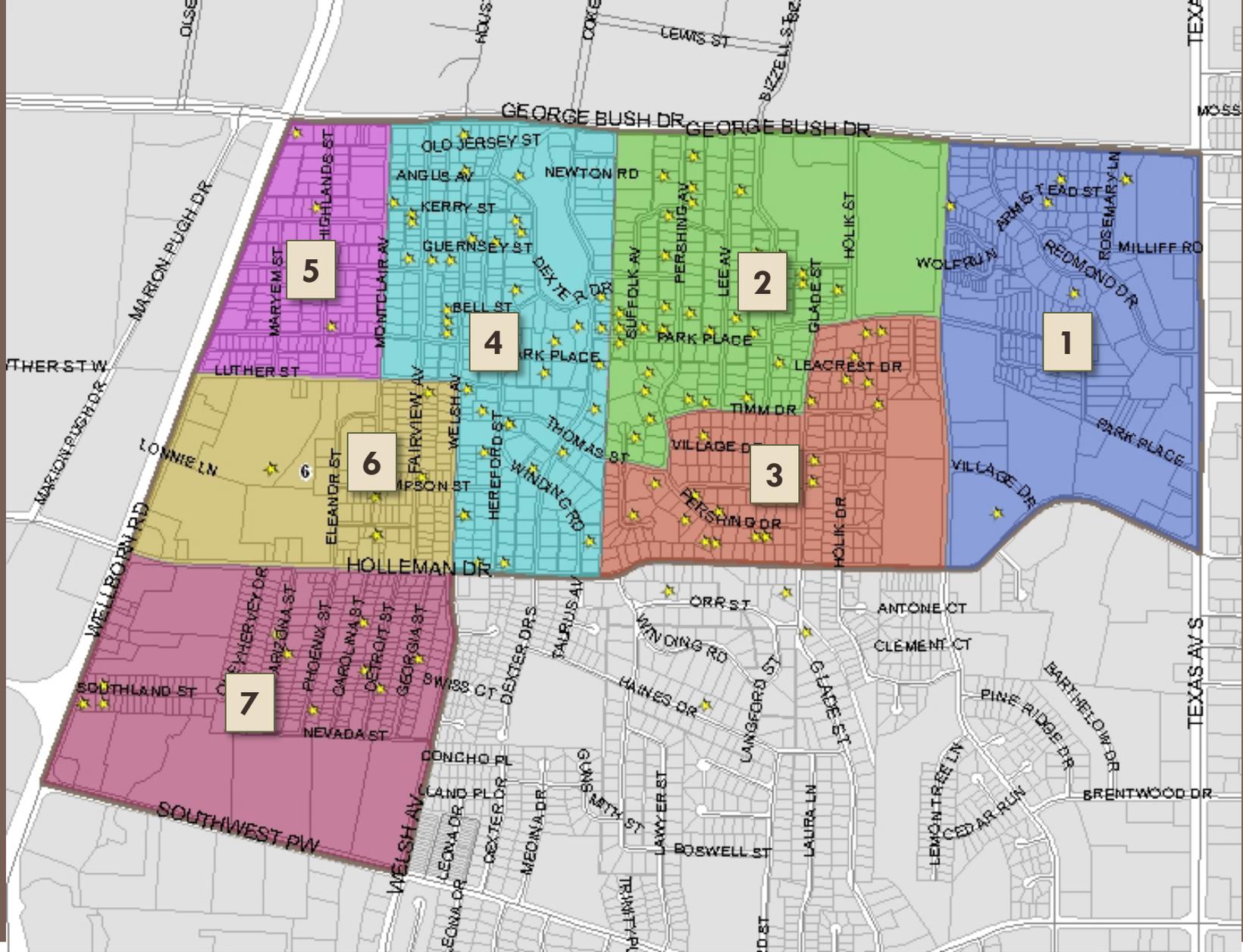
City Council Adoption



Implementation (on-going)

www.cstx.gov/ndcplanning





Southside Area
Neighborhood Plan

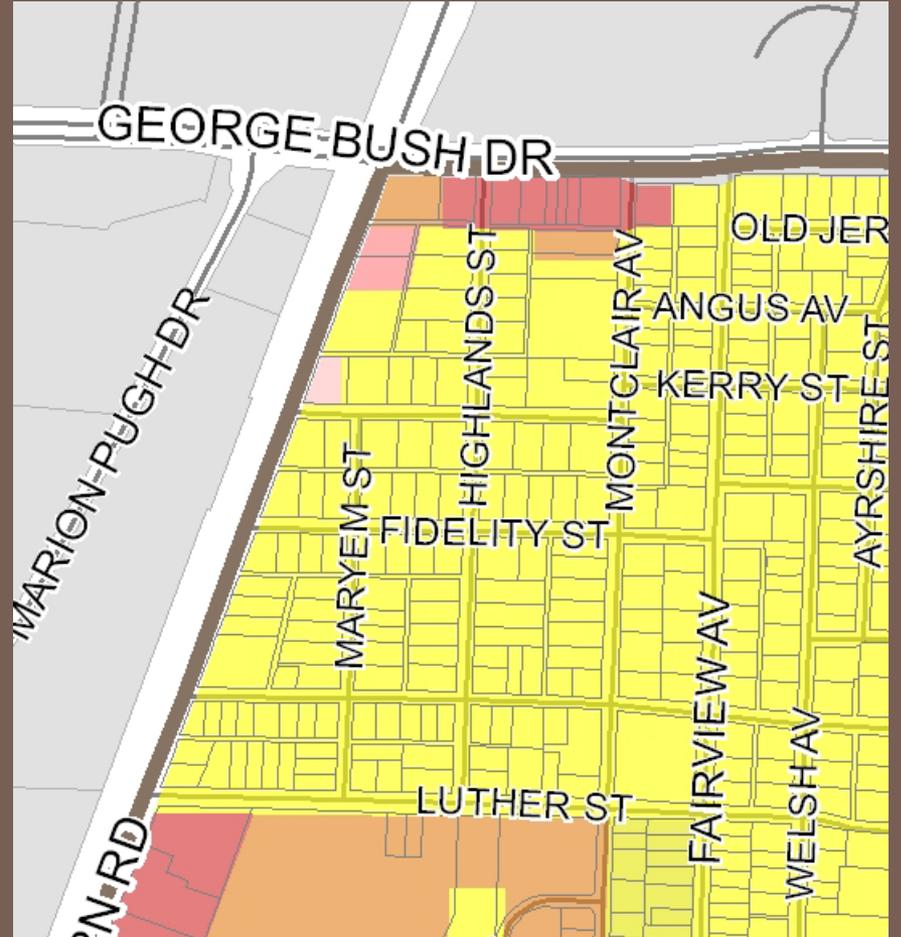
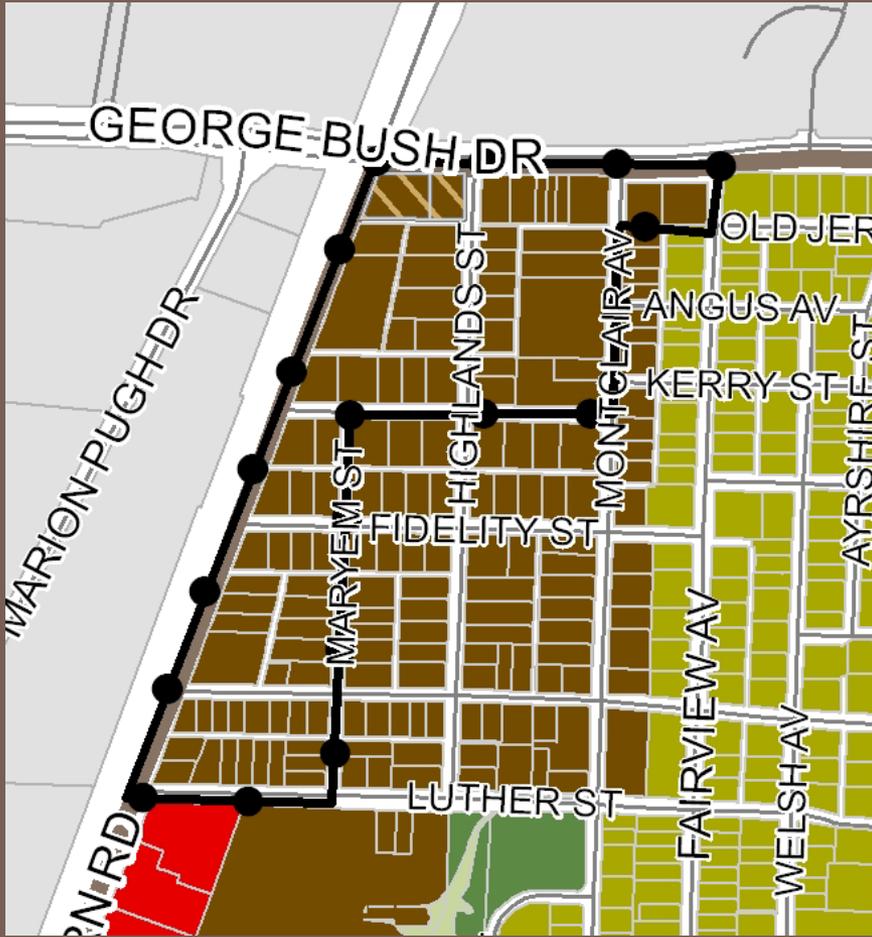
Wellborn/George Bush
Grade Separation



Source: Planning & Development Services

- ★ Historical Markers
- Campus Houses
- Structures
- Redevelopment Areas
- Area 5
- Planning Area

- Current comp plan and expectations
- Existing zoning entitlements
- TxDOT interchange
- Future cul-de-sac'd streets
- Platting limitations
- Water infrastructure
- Sewer infrastructure
- Transportation infrastructure
- Campus homes
- Proximity to campus
- Property values
- Large number of rental properties
- New SF construction & Remodels



Comprehensive Plan & Zoning

- Current comp plan and expectations
- Existing zoning entitlements
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SAMPLE OF AREA 5 CAMPUS HOMES



SAMPLE OF AREA 5 CAMPUS HOMES

MEASURE OF EFFECTIVENESS = LEVEL OF SERVICE (LOS) A thru F

LOS D is acceptable

LOS A = Free flow traffic

LOS F = Bumper to bumper traffic or a parking lot.

LOCAL RESIDENTIAL ROADWAY – Capacity = 2,000 Vehicles Per Day (vpd).

MINOR COLLECTORS– Capacity = 5,000 vpd

LOS D = 3,333 – 4,166 vpd

Dexter Dr, and Luther St.

MAJOR COLLECTOR– Capacity = 10,000 vpd

LOS D = 6,666 – 8,333 vpd

Anderson St, Glade St/Timber St, Fairview Ave, and Holleman Dr

FOUR LANE MAJOR ARTERIAL– Capacity = 40,000 vpd

LOS D = 26,667 – 33,333 vpd

Wellborn Road and George Bush Blvd

Bryan College Station Unified Design Guidelines

ROADWAY VOLUME CAPACITIES

MINOR COLLECTORS

Dexter Dr – 6,300 vpd > LOS D

Luther St – 4,100 vpd = LOS D

MAJOR COLLECTORS

Anderson St - 12,000 vpd > LOS D

Glade St/Timber St – 6,730 vpd = LOS D

Fairview Ave – 6,740 vpd = LOS D

Holleman Dr – 11,000 vpd > LOS D

FOUR LANE MAJOR ARTERIAL

Wellborn Road – 23,000 vpd < LOS D

George Bush Blvd – 27,000 vpd = LOS D

* Projected Volumes from 2009 Traffic Counts

* 2011 VOLUMES BASED ON TRAVEL DEMAND MODEL

GEORGE BUSH DR ADDED CAPACITY = 10,000 vpd
WELLBORN RD ADDED CAPACITY = 20,000 vpd

Conservative assumption = 10,000 vpd of the volume traveling on thoroughfares north and southbound will be re-directed to Wellborn Rd and 5,000 vpd traveling east and westbound will be re-directed to George Bush Dr.

MINOR COLLECTORS

Dexter Dr – 3,300 vpd = LOS D
Luther St – 2,100 vpd < LOS D

MAJOR COLLECTORS

Anderson St - 10,000 vpd >LOS D
Glade St/Timber St – 4,730 vpd <LOS D
Fairview Ave – 3,740 vpd < LOS D
Holleman Dr – 8,000 vpd = LOS D

FOUR LANE MAJOR ARTERIAL

Wellborn Road – 10,000 vpd of additional capacity to keep it at LOS D
George Bush Blvd – 5,000 vpd of additional capacity to keep it at LOS D

- Current comp plan and expectations
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