

Figure 1.1 Southside Neighborhood Planning Area.  
Source: City of College Station Staff

The Southside Area Neighborhood Plan is the third plan in an on-going series of neighborhood, district, and corridor plans that will assist in implementing the goals and strategies of the City's Comprehensive Plan. The neighborhood planning process offers the opportunity to develop an in-depth knowledge of an area and develop area-specific approaches to implementing the Comprehensive Plan.

The planning area includes the Southside Area neighborhoods, comprised of several residential subdivisions in the northern portion of the City, just south of the Texas A&M University campus. Issues are arising in the neighborhood as a result of redevelopment pressures; the Southside Area has seen extensive new and infill residential construction. This planning process was initiated to better guide the redevelopment of the area and determine its future.

## NEIGHBORHOOD PLANNING PRINCIPLES

The intent of the Neighborhood, District, and Corridor Planning process is to strengthen existing neighborhoods and places; to help stabilize neighborhoods that are in transition; and enhance the quality of life for residents. The process furthers College Station's goals of "ensuring safe, tranquil, clean, and healthy neighborhoods with enduring character" and "valuing and protecting our cultural and historic community resources."

Neighborhood Plans have a planning horizon of five to seven years, although changes with longer-term implications are considered during the process. The City's various Master Plans, including the Water/Wastewater Master Plan, Thoroughfare Plan, Parks Master Plan, Bicycle, Pedestrian, and Greenways Master Plan, and others, will be amended and implemented as approved – though specific details, such as exact location and design, may be further defined through the planning process.

## ABOUT THE SOUTHSIDE AREA NEIGHBORHOOD

The Southside Area is made up of just over 720 acres (1.14 square miles) located directly across from the southern edge of the Texas A&M University campus. Bounded by George Bush Drive, Wellborn Road, Southwest Parkway, Welsh Avenue, Holleman Drive, and Texas Avenue, this area includes 25 subdivisions, and is home to approximately 6,525 residents (US Census 2010).

### Housing and Business

The Southside Area developed between the 1920's and 1970's, but has seen continuous infill development since that time. The earliest development took place in 1923 with the creation of the College Park subdivision; the most recent addition is the Pershing Park Subdivision platted in 1993. Approximately half of the planning area was included in the original boundaries of College Station upon incorporation in 1938. Subsequent annexations within the planning area took place between 1940 and 1969.

The area includes more than 400,000 square feet of commercial and business space (almost 50 acres of land), 1,104 single-family homes, 95 duplexes, and 1,753 multi-family units. The planning area is primarily residential, with commercial uses along its major corridors (Texas Avenue, George Bush Drive, Holleman Drive, and Wellborn Road).

## Schools and Institutions

Located within the Southside Area, and just along the northern edge of the planning boundary, are Oakwood Intermediate School, A&M Consolidated Middle School, and Timber Academy. Generally, students in the planning area are zoned to attend South Knoll Elementary, Oakwood Intermediate School, A&M Consolidated Middle School, and A&M Consolidated High School. In the southern portion of the planning area, students are zoned to attend three other elementary schools: children living in the Lincoln Association area attend Forest Ridge Elementary, children living in the Southgate Apartments attend Creek View Elementary, and children living in the multi-family properties along the north side of Southwest Parkway attend Rock Prairie Elementary. These students are zoned to attend Cypress Grove Intermediate School, College Station Middle School, and College Station High School.

The College Station Conference Center, the Barbara Bush Parent Center, the Lincoln Center, and the Brazos County Justice of the Peace offices (Precinct 3) are also within the planning area. Emergency Services come from outside of the planning area boundaries. Fire and ambulance services are generally provided from Fire Station #1 on Holleman Drive East and fire service alone by Fire Station #4 at Easterwood Airport; however, an interlocal agreement with the City of Bryan provides additional emergency response coverage until construction is completed on Fire Station #6 along University Drive at Tarrow Street.

The neighborhood is within Police Sector B and is divided into two community policing beats – Beats 40 and 50. The area is also served by the Code Enforcement division which monitors violations such as overgrown grass, litter, and property maintenance.

This area is home to ten churches serving a variety of religious faiths:

- Christ Holy Missionary Baptist Church on Arizona Street,
- Pleasant Grove Baptist Church on Detroit Street,
- Victory Temple Christ Holy Sanctified Church on Detroit Street,
- First United Methodist Church- College Station on Wellborn Road,
- St. Matthew Baptist Church on Holleman Drive,
- Unitarian Fellowship on Wellborn Road,
- Church of Latter Day Saints on Dexter Drive,
- Texas A&M Hillel on George Bush Drive,
- St. Thomas Episcopal Church on George Bush Drive, and
- Grace Bible Church on Anderson Street.

Table 1.1 Southside Subdivisions by date.

Southside Area Subdivisions by Date		
Subdivision Name	Year Platted	Developer
College Park	1923	South Side Development Company (Dr. F.B. Clark)
Oakwood (South)	1932	Hershel Burgess
Holik	1939	Jimmie Holik
Hrdlicka	1940	Edward V. and Berdie Beatrice Hrdlicka
West Park Addition	1940	S.B. Russell Developers
S.E. College Park	1945	Dr. F.B. Clark
McCulloch	1946	George McCulloch
Breezy Heights	1946	Jones & Thompson
Southland Addition	1948	J.C. Culpepper
WM Sparks	1949	W.M. Sparks
Dulaney	1956	L.P. and Christine J. Dulaney
Redmond Terrace	1957	Redmond Development Corporation
Woodson Village	1958	Woodson Lumber Company
Kapchinski's	1959	F.S. Kapchinski
Leacrest	1960	William D. Fitch
Ball's	1960	N/A
The Glade	1961	Area Progress Corporation, William D. Fitch
Skirvanek	1965	J.A. Skirvanek
Wolf Pen Village	1971	Wolfpen Creek Corporation
Little Knight	1972	Robert A. Martell, Little Knight Corporation
University South	1975	Homefiner Construction Company
Pecan Tree Estates	1976	Unknown
Welch Place	1980	N/A
Anderson Ridge	1985	Anderson Ridge Corporation
Pershing Park	1993	Woodson Lumber Company

Source: City of College Station

Texas A&M University's growing enrollment, the limited amount of on-campus housing, and Southside's proximity to campus makes the area attractive for student living. As the Texas A&M student population increases, College Station, and the Southside Area in particular, will continue to accommodate an increasing number of off-campus Aggies. The Southside Area Neighborhood Plan focuses heavily on how to retain the strength and vitality of our neighborhoods while adjusting to and accommodating a transient student population.

### Natural Features

Approximately 116 acres of the planning area are identified on the City's Comprehensive Plan as Natural Areas Protected and Reserved. These areas generally include the floodplain for Wolf Pen Creek, Bee Creek, and related tributaries that traverse the planning area. Overall, the Southside Area is relatively flat, with a slight downward slope from

the northwest to southeast end - falling with an

approximate 3% slope.

The planning area is part of Neighborhood Park Zone 6 and Community Park Zone B, within which the City maintains 42 acres of park space. Overall, there is an average of one acre of park for every 155 residents in the Southside Area, greater than the City's average of about one acre for every 130 residents.

## Area History

Southside's proximity to Texas A&M made it a successful development from its inception and helps to retain its appeal and value still. Today, it yields some of the highest residential property values in College Station. The Southside Area can be loosely divided into three areas for historical discussion based on age, land uses, and history. These areas are the area just south of Texas A&M University's main campus, the Lincoln Center area, including McCulloch Subdivision, and the Redmond Terrace area.

Not unlike today, Texas A&M was the town center for culture, society, and entertainment. Here residents could attend church, concerts, movies, dances, and club meetings such as bridge. Guion Hall was the center of all such activities and Downs Natatorium brought summertime bliss to the community.

Many of the original land holders and farmers in the Southside Area were said to have been residents of the original Shiloh Settlement, a Czech, German, and Polish immigrant community pre-dating the City of College Station and the University.

The City of College Station collaborated with Quimby McCoy Preservation Architecture, LLC in 2007 to conduct a Historic Resource Survey of traditional Southside (or early Southside) to document and determine sites of historical significance in the area. This survey included a windshield survey which resulted in an inventory of housing stock within the area. The City again collaborated with Quimby McCoy in 2008 to conduct a survey of the Oakwood Subdivision.

### Early Southside

<sup>1</sup>In 1921 Economics professor Floyd B. Clark and others, operating as the South Side Development Company, purchased a total of 83 acres of land and developed the Southside Addition in 1923. Southside Addition was later renamed College Park.

The beloved Brison Park, tucked into the curve of Dexter Drive, was originally a private dammed lake designed by Horticulture professor Frederick W. Hensel. The City created the first City park in the College Park subdivision in 1947, draining the 1923 lake for mosquito

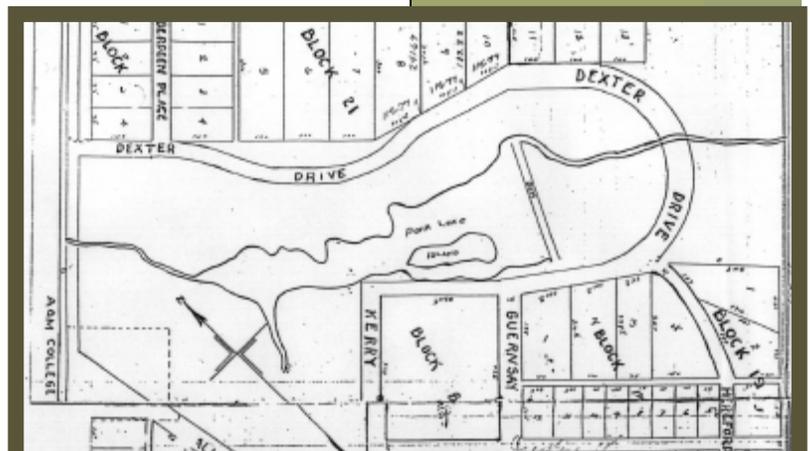


Figure 1.2 Original Plan for Brison Park.  
Source: Photo-Project Hold.

control, and naming it Dexter Park (now Brison Park). The pedestrian bridge that crosses the creek is known by area residents as Billy Goat Bridge.

In 1932 Hershel Burgess established the Oakwood Realty Company on adjacent land and developed the Oakwood Subdivision."<sup>2</sup>

### *Campus houses*



Figure 1.3 Campus Homes  
Source: Photo-Project Hold.

In the early days of Texas A&M, the College supplied housing for faculty and staff. Residents rented the units for as little as \$25 per month for a small house. When the City of College Station incorporated in 1938 and the decision was made to move faculty and staff housing from campus, people had the option to purchase the homes. Smaller houses were easily moved, while larger ones were cut in two for transport. As of November 2011, 35 of these campus houses were still standing within the area, as referenced in **Appendix C Campus Houses**.<sup>3</sup>

### *Education*

In the early days of area settlement, children of local farmers likely attended the Shiloh School which was one of several rural school establishments in the area, prior to the College Station Independent School District consolidation.

The earliest informal consolidation of educational services for children of A&M faculty was in 1920 and took place at Guion Hall on campus, and included 160 students. The high school classes were later moved to Pfeiffer Hall, which allegedly had been structurally bound so that the building would not continue to separate. Transcribed interviews from people that attended this school said that there was still a three inch crack between the wall and the floor. Texas A&M President Bizzell used money to build a new school house that was originally allocated to build a new President's House.

Education moved off campus in 1940 with the completion of the A&M Consolidated Rural School, designed by two Texas A&M professors/architects, Ernest Langford and Jack Finney. It was called Consolidated because students from Wellborn were also brought in to attend. A separate high school was built in 1948 to accommodate the growing student population. The A&M Consolidated High School, with the unique "dome" auditorium, was built in 1954 between

<sup>2</sup> Historic Resource Survey. Quimby McCoy. 2008

<sup>3</sup> Photo-Project Hold

Anderson and Holik Streets. Oakwood Intermediate School was later added in 1978.<sup>4</sup>

### *Southgate Commercial Center*

The Southgate commercial buildings have been through many transitions over time including face-lifts and various business tenants. Southgate played an integral role in the early days of College Station by providing a social hub for residents.

Madeley's Pharmacy opened in Southgate in 1940. A grocery store was the only other commercial building in Southgate at the time. Residents recall going to Madeley's Pharmacy for a soda and social time. Here a resident could get advice on their medicine, get the latest newspaper, or chat with friends over a cherry phosphate. Southgate was convenient to the surrounding neighborhood and the graduate student housing that was just across the street on campus. During World War II, 1,300 soldiers lived just across the road, making frequent trips to Madeley's for a soda. Madeley's closed its doors in 1979 when Ed



Grad. Housing S. Side  
1967

Figure 1.4 Graduate Housing Southside  
Source: Photo-Project Hold.



Figure 1.5 Madeley's Pharmacy Historic Photo.  
Source: Photo-Project Hold.

Overtime, notable businesses in Southgate included the grocery that flourished into the 1960s, with a dentist on the upper floor, and the first architectural office of William Caudill and John Rowlett established in 1950. Southgate also had a dry cleaner, a dry goods store, a hairdresser, a gas station, and was home to the Masonic Lodge.<sup>6</sup>

In 1951, the Sul Ross Masonic Lodge, believed to be the first Masonic Lodge to have operated on a state college or university campus, purchased the western end-cap of the center. The building continued to be owned by the Lodge until 2000 when it was sold and the new Sul

<sup>4</sup> History of College Station ISD-Project Hold

<sup>5</sup> Photo-Project Hold

<sup>6</sup> Historic Resource Survey. Quimby McCoy. 2008

Ross Lodge and Museum opened on Longmire Drive in south College Station.

### *Housing stock*

The Southside Area is an aggregate of various architecture styles that span more than 100 years. Though much of the original housing stock was comprised of post-WWII styles, many of the campus houses pre-date the subdivisions themselves. These styles range from Victorian to Vernacular, Modernist to Folk, and Colonial to Craftsman creating an eclectic and charming neighborhood. Since the residents of College Station first had access to natural gas in 1928, many of the houses built after that time, were constructed without a fireplace. This would have demonstrated how state-of-the art the house was. Over time, many of the older houses fell into disrepair and were consequentially demolished by property owners. This has resulted in the construction of new single-family housing within the developed area.

### McCulloch Subdivision Area

Just south of Holleman Drive (previously known as County Road, but renamed for Architect T.R. "Nicky" Holleman who succeeded Langford as head of the A&M architecture program), the McCulloch Subdivision, known locally as the "State Streets," was one of the earlier African American communities in College Station.<sup>7</sup> The area was subdivided in 1946 following the removal of on-campus houses from the college – because of this, many of the first residents were college employees required to relocate off of campus. Many of these founding families have maintained ownership within the area resulting in the continuation of the cultural heritage of the neighborhood.



Figure 1.6 The Panthers Lincoln School Football Team.  
Source: Photo-Project Hold.

### *Lincoln School*

A&M Consolidated Negro school opened in 1941 in a seven-room building with an additional cottage on the site of the existing Lincoln Center. In 1945, the Battalion published that the school had a \$15,000 operating budget, employed 10 teachers, and had 296 students in attendance. It was later renamed Lincoln School in 1946, and with the name

<sup>7</sup> Historic Resource Survey. Quimby McCoy. 2008

change came the appointment of Willie A. Tarrow (namesake of the future Tarrow Park) as principal. The Panthers' Football team, with Jerome Delley, Jr. as the coach, was established and quickly became a cherished community team. Football uniforms were supplied by Bear Bryant from Texas A&M's football program and dyed purple and gold to match the Panthers' colors.

By 1965, 11 years after the Brown vs. Board of Education decision, any student could attend A&M Consolidated High School. A major portion of the Lincoln School burned in 1966, compelling integration of the schools and destroying much of the historic records associated with the building.<sup>8 9</sup>

### Redmond Terrace Area

The Redmond Terrace area, located near the intersection of Texas Avenue and George Bush Drive, has seen the highest overall density of development in the Southside Area with retail along Texas Avenue, multi-family complexes, office buildings, and single-family redevelopment -all within close proximity to the Redmond Terrace Subdivision. The Redmond Terrace Subdivision was platted in 1957, with houses building out over the 1950s and 1960s. It is located east of traditional Southside, and south of what is currently developed as Texas A&M's golf course.



Figure 1.7 Redmond Terrace area aerial view.  
Source: City of College Station

### *Flooding and City Condemnation*

During the late 1990's a set of apartment buildings located along the southeastern portion of Redmond Drive were left vacant and abandoned for an extended period of time. As a result, the structures were in extensive disrepair -the roof was collapsing and there was evidence of flooding two to three feet high within the first floor of the buildings. The College Station Building Standards Commission ordered the property owner to demolish the structures.

When it was not done, the City of College Station completed the demolition. The property has remained undeveloped, though several unsuccessful attempts to redevelop the property have been made. The

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<sup>8</sup> Lincoln School: Black Education in College Station

## PLANNING PROCESS

The Southside Area Neighborhood Plan was developed over the course of a year, beginning in late summer 2011. The process was broken into four phases, each with a specific function.

**Phase 1, Pre-Planning (August – October 2011):** The pre-planning phase was the first step in neighborhood planning. This phase focused on the mechanics of getting a plan started and moving it forward. During this stage of the Plan, the draft boundaries were identified, a timeline established, resource teams were established, and public outreach efforts were identified.

**Phase 2, Existing Conditions and Planning Vision (September 2011 – February 2012):** This phase focused on data collection, public outreach, and determining the goals for the Plan. Five public meetings and four Neighborhood Resource Team meetings were held during this time to develop the planning goals. Additionally, the existing conditions analysis was conducted to establish some of the baseline data for tracking plan implementation.

**Phase 3, Plan Development (March – July 2012):** This plan development phase focused on the development of the Plan chapters, utilizing the goals and existing conditions that were developed during the previous phase. Draft strategies and actions were developed to achieve the stated goals and were presented at three Neighborhood Resource Team meetings. At the end of the process, an Open House meeting was held in July to present the draft Plan at a neighborhood-wide meeting and gauge acceptance of the proposed strategies.

**Phase 4, Adoption and Implementation (August 2012 and ongoing):** The Bicycle, Pedestrian, and Greenways Advisory Board provided a recommendation. A public hearing was held and recommendation provided at the Planning and Zoning Commission and after a public hearing the City Council adopted the Plan in August. After adoption, implementation will be on-going for the duration of the time period of the Plan (five to seven years) and may be tracked on the Plan's website at: <http://www.cstx.gov/ndcplanning>.

potential for flooding in this portion of Wolf Pen Creek remains the primary deterrent to development. <sup>10</sup>

## SOUTHSIDE AREA NEIGHBORHOOD PLAN DEVELOPMENT

### PUBLIC PARTICIPATION

Public input is critical in the planning process. Receiving information and feedback from the community enhances the process by allowing those who know the area best – the residents, property owners, and business owners- to identify issues facing their community and possible solutions. Opportunities were provided for members of the neighborhood to voice their opinions on the direction of their neighborhood and discuss ways in which to change or maintain that direction and character of the neighborhood.

Feedback received during the planning process is provided as an

appendix to the Plan (**Appendix B, Public Input Summary**).

### Neighborhood Plan Kick-off Meeting

A Neighborhood Plan Kick-Off Meeting was held to introduce the planning process and provide information about City services. Maps of existing neighborhood conditions were displayed, including information such as registered rental properties, existing sidewalks, code enforcement cases, and the locations of floodplain. Those interested in becoming more involved in the planning process were encouraged to volunteer for the Neighborhood Resource Team.

A written survey was distributed during the Kick-Off Meeting. Those in attendance were asked to complete the survey to identify the most important issues facing their neighborhood. Information from the survey was used to determine discussion topics at future meetings.

The Kick-Off Meeting was held on September 27, 2011 at the College Station Conference Center and was attended by approximately 175 residents and property owners from the area. The meeting was publicized to the community through postcards, door hangers, neighborhood signs, the City's website, and information distributed to neighborhood organizations.

### Issues and Opportunities Meeting

A second neighborhood-wide meeting was held to collect more in-depth information about the issues identified through the survey, including code enforcement, public safety, infrastructure, biking and walking, redevelopment, and historic preservation.

The Issues and Opportunities Meeting was held on November 1, 2011 at the College Station Conference Center and was attended by over 75 residents and property owners. The meeting was publicized to the community through an email to Kick-Off Meeting attendees, neighborhood signs, flyers at community centers, information on the City's website, and information distributed to neighborhood organizations.

### Small Area Meetings

As information was gathered through the planning process, it became clear that issues facing the Southside Area varied within the neighborhood based on geography. To gather more specific and particular information from the residents and property owners within smaller areas of the Southside neighborhood, City Staff divided the neighborhood into seven sub-areas. A series of three Small Area Meetings were held to discuss specific needs and opportunities of the sub-areas. At these meetings, identified issues and opportunities were discussed on a street-by-street level. Questionnaires were distributed to attendees at each of the meetings to gauge interest in unique area

opportunities. New feedback was received during this series of meetings that had direct impact on the outcome of the Plan.

The Small Area meetings were held on January 30, January 31, and February 1, 2012 at Grace Bible Church, the College Station Conference Center, and the Lincoln Center, respectively, and included approximately 130 residents and property owners. The meetings were publicized to the community through a direct mail out to all property owners and residents in the area, flyers at community centers, information on the City's website, and information distributed to neighborhood organizations.

### Open House

A final neighborhood-wide Open House Meeting was held to present the draft Plan and receive feedback. Participants discussed recommended actions with City staff and Neighborhood Resource Team members. A written survey was distributed to attendees to evaluate the planning process and opportunities for public participation.

The final Open House meeting was held on July 10, 2012 at College Station City Hall and more than 85 residents and property owners were in attendance. The meeting was publicized to the community through a direct mail out to all property owners and residents in the area, flyers at community centers, neighborhood signs, information on the City's website, and information distributed to neighborhood organizations.

## RESOURCE TEAMS

The advice and expertise of two advisory teams were used throughout the planning process - the Planning Resource Team and the Neighborhood Resource Team. These teams met to offer input and advice, and assist with the planning process, including public outreach.

### Planning Resource Team

The purpose of the Planning Resource Team is to provide technical assistance in planning and related fields, as well as oversight and guidance throughout the planning process. This team assisted in the development of the citizen engagement plan, plan timeline, neighborhood outreach, facilitation of public meetings, and development of the Plan document. This team is made up of City employees within the Planning and Development Services Department. In addition, there were several other members of City staff that contributed or assisted in the development of the Plan.

Plan Manager – Jennifer Prochazka, AICP, Principal Planner

## 9-13-12 | Introduction

Bob Cowell, AICP, CNU-A, Executive Director  
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Barbara Moore, Neighborhood Services Coordinator  
Jenifer Paz, Planning Technician

### Neighborhood Resource Team

The Neighborhood Resource Team consisted of 38 people that included representatives from all geographic areas of the neighborhood and included both residents and property owners. The team of volunteers met monthly and served as an advisory board for the Plan Manager during the planning process. Members provided feedback on the direction of the Plan and served as community champions for the Plan by encouraging their neighbors to become active and involved in the planning process.

Robert Averyt, Investment Property Owner  
Michael Beckendorf, Investment Property Owner  
Craig Blakely, Southside Area Resident  
Lou Blinn, Southside Area Resident  
Linda Cooper Bridges, Southside Area Resident  
Kelly Bryan, Southside Area Resident  
Ron Carter, Southside Area Resident  
Kimberly Casares, Southside Area Resident  
Cleusa Cevallos, Southside Area Resident  
Marilyn Cornelius, Southside Area Resident  
LaShan Cornelius, Southside Area Resident  
George Dresser, Southside Area Resident  
Debby Duke, Southside Area Resident  
Michael Duke, Southside Area Resident  
Shirley Dupriest, Southside Area Resident  
Carole Edwards, Southside Area Resident  
Katherine Edwards, Southside Area Resident  
JoAnn Fleming, Southside Area Resident  
Mike Golla, Investment Property Owner

Trey Guseman, Investment Property Owner  
 Cheletia Johnson, Southside Area Resident  
 Edsel Jones, Investment Property Owner  
 John Lampo, Southside Area Resident  
 Chris McCall, Southside Area Resident  
 Scott McDermott, Southside Area Resident  
 Sallie McGehee, Southside Area Resident  
 C.O. Patterson, Southside Area Resident  
 Christopher Phillips, Southside Area Resident  
 Harry Raisor, Southside Area Resident  
 Dennis Rother, Investment Property Owner  
 Joe Schimelpfening, Southside Area Resident  
 Steven Schloss, Southside Area Resident  
 Lloyd Smith, Southside Area Resident  
 Nadine Stuth, Southside Area Resident  
 Parviz Vessali, Southside Area Resident & Investment Property Own  
 Jodi Warner, Planning & Zoning Commission Representative  
 Michael H. Wheeler, Southside Area Resident  
 Justin Whitworth, Investment Property Owner  
 Charles Wilding, Investment Property Owner

## PLAN CONTENTS

The Southside Area Neighborhood Plan includes five chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Neighborhood Resource Team.

### Chapter 1: Introduction

This chapter describes the Southside Area and its unique history and outlines the neighborhood planning process.

### Chapter 2: Neighborhood Integrity and Community Character

Neighborhood integrity can be described as a measure of the quality of life in a neighborhood. It includes resident involvement, preservation of neighborhood resources, neighborhood identity and investment, property maintenance, and adherence to adopted codes. Neighborhood integrity builds relationships among various groups so that proactive and positive interaction can occur. The objective is to address issues and work toward common goals of retaining the strength and vitality of the neighborhood.

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses and appropriate locations for redevelopment in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, redevelopment, character preservation, and neighborhood organizations, with an established Neighborhood Integrity & Community Character Goal for the Southside Area to be a neighborhood that is a collection of unique areas with preserved character and long-term viability and appeal as an established family-friendly neighborhood.

The strategies in this chapter focus on the creation of additional neighborhood organizations, the creation of a character preservation overlay, and preservation of the neighborhood development pattern.

### Chapter 3: Mobility

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that all modes and routes of transportation are safe and reliable, and minimize congestion on the road system including an adequate and efficient street network, designated bike routes, a sufficient sidewalk network, and local transit services.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established Mobility Goal for the Southside Area to maintain a safe and efficient transportation network that accommodates multiple modes of transportation, while retaining the character and integrity of the neighborhood.

The strategies in this chapter focus on intersection improvements, reducing the traffic impact on the neighborhood from the potential redevelopment of the northwest corner of the neighborhood, increasing pedestrian and bicycle safety, maintaining the character of existing streets, and addressing existing on-street parking in areas with safety issues.

### Chapter 4: Public Facilities and Services

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park development and maintenance, fencing, drainage, sidewalk and public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining or improving that identity is important to

promoting the long-term viability and attractiveness of a neighborhood. Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

This chapter focuses on strategies relating to community services, infrastructure, capital investments, and public safety with an established Public Facilities and Services Goal for the Southside Area to provide facilities and services that meet the needs to the residents and positively contribute to the character and integrity of the neighborhood.

The strategies in this chapter focus on code enforcement, affordable housing, and infrastructure improvements.

### Chapter 5: Implementation

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is five to seven years. Specifically, this chapter assigns the estimated cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy.