



NORTHGATE

# Northgate Characteristics



Unprecedented growth in residential population and licensed bars in Northgate



Un-met demands for goods and services



Unsafe conditions due to environmental factors

# City of College Station

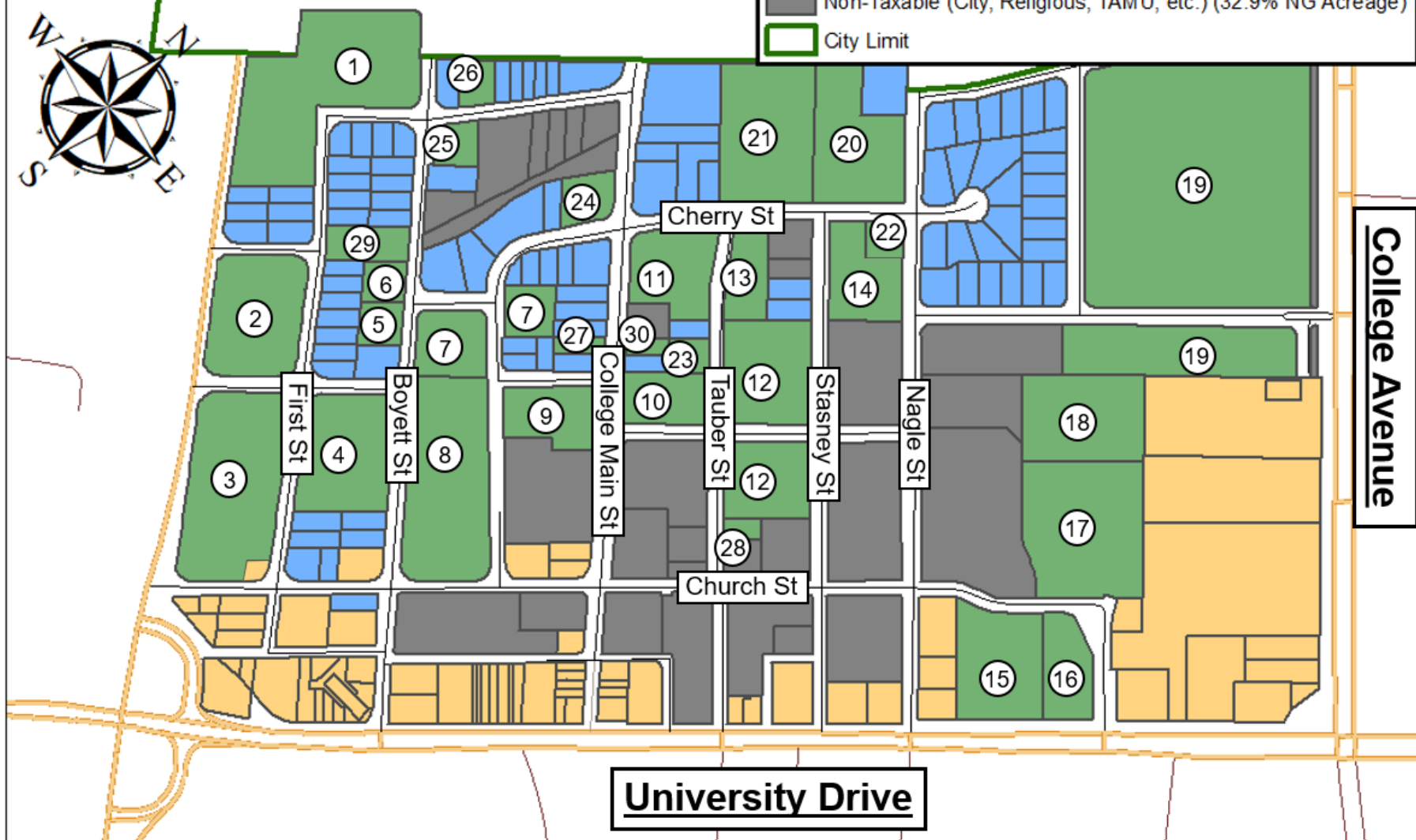
## Northgate Property Type

### 8/02/2022



#### LEGEND

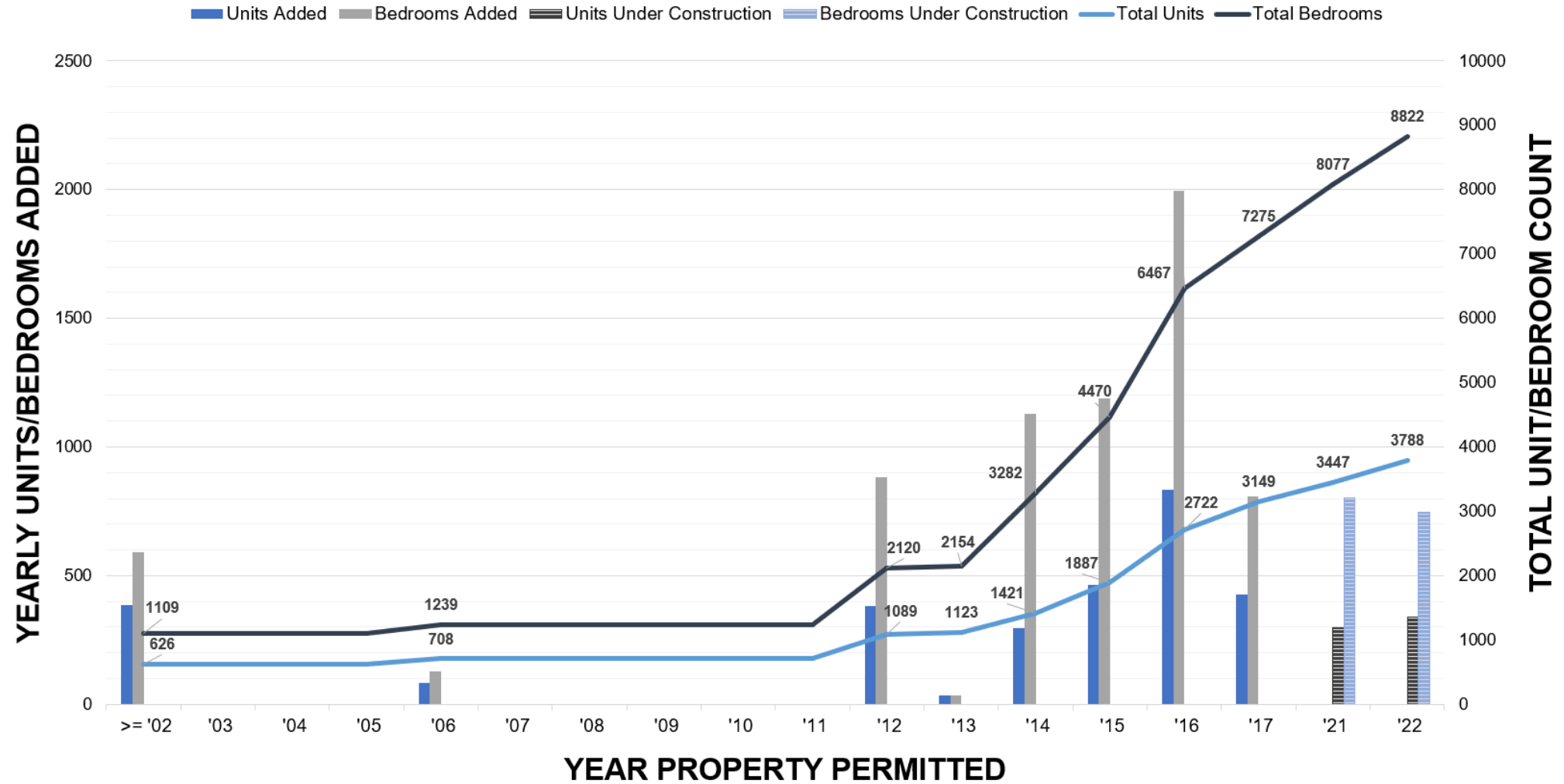
- Apartments & Mixed Use (32.1% NG Acreage)
- Residential (1-4 Unit) (15.7% NG Acreage)
- Commercial Properties (19.3% NG Acreage)
- Non-Taxable (City, Religious, TAMU, etc.) (32.9% NG Acreage)
- City Limit



#	Property Name	# of Bedrooms
1	The Lark Northgate	747
2	1 <sup>st</sup> Street Student Housing Highrise*	745
3	The Domain Northgate	344
4	The Standard at College Station	938
5	407 Boyett Street Apartments	12
6	501 Boyett Street Apartments	12
7	Cherry Street Apartments	250
8	12 North Apartments	808
9	Uni. Lutheran Church & Highrise*	802
10	The Warehouse	130
11	The Factory	34
12	Casa Del Sol	167
13	Northgate Proper	34
14	The Hudson at College Station	391
15	Aspire College Station	816
16	Rise at Northgate	465
17	The Stack	416
18	North Ramparts	67
19	The U Centre at Northgate	784
20	Normandy Square	68
21	The Villas at Cherry Hollow	78
22	Venezian Villas	12
23	409 Tauber Street	8
24	Cherry Hill Apartments	16
25	Northgate Park Apartments	15
26	303 Spruce Street	8
27	403 College Main Street	6
28	304 Tauber Street	6
29	979 North	16
30	Uptown 408	12
<b>Total # of Bedrooms:</b>		<b>8,822</b>

\*Under Construction

## Northgate District Year Over Year Residential Capacity



Source: The College Station Fire Department and Brazos Central Appraisal District

# Northgate Apartments

## 2021 Police Calls for Service

### Top 5 Property Tax Generators

	Total Value	Annual Property Tax Revenue
Domain at Northgate	\$20,658,966.00	\$110,446.55
Aspire College Station	\$27,455,533.00	\$146,782.22
Lark Northgate	\$42,416,484.00	\$226,766.16
The Sterling - Northgate	\$62,231,467.00	\$332,700.62
Rise at Northgate	\$35,442,771.00	\$189,483.43
<b>Total</b>	<b>\$188,205,221.00</b>	<b>\$1,006,178.98</b>

Property Name	Calls for Service
The Lark	45
1st Street Student Housing - Under Construction	0
The Domain Northgate	51
The Standard	107
407 Boyett Street	4
501 Boyett Street	1
Cherry Street Apartments	22
12 North Apartments	54
Unl. Lutheran Church & Highrise - Under Construction	0
The Warehouse / Factory	10
Casa Del Sol	20
Northgate Proper	4
The Hudson at College Station	27
Aspire College Station	43
Rise at Northgate	18
The Stack	29
North Ramparts	12
The U Centre at Northgate	8
Normandy Square	7
The Villas at Cherry Hollow	72
Venezian Villas	6
409 Tauber St	1
Cherry Hill Apartments	3
Northgate Park Apartments	0
303 Spruce Street	2
403 College Main St	4
304 Tauber St	0
979 North	0
Uptown 408	2

**2021 Total Calls**

**552**

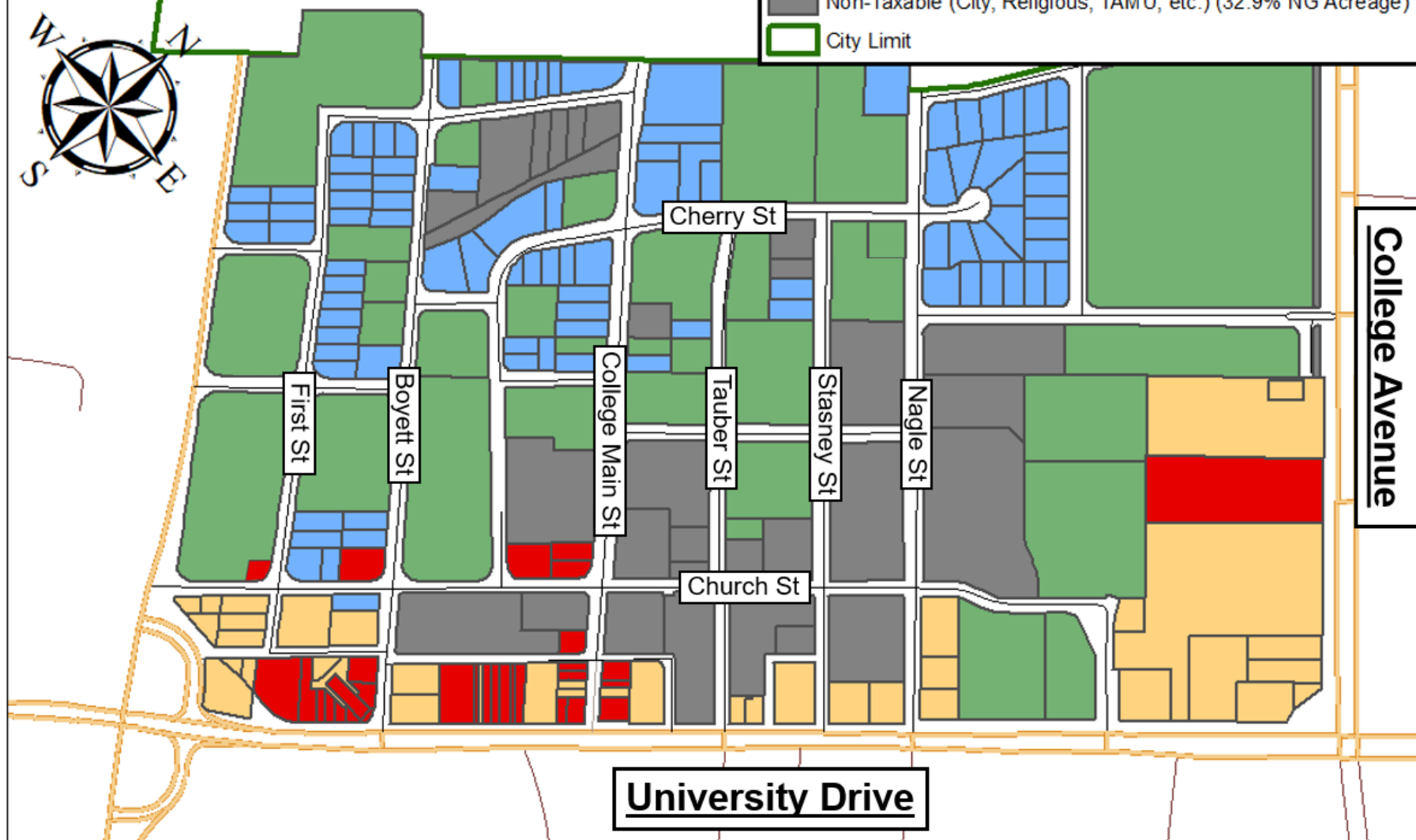


# City of College Station Northgate Property Type 8/02/2022



## LEGEND

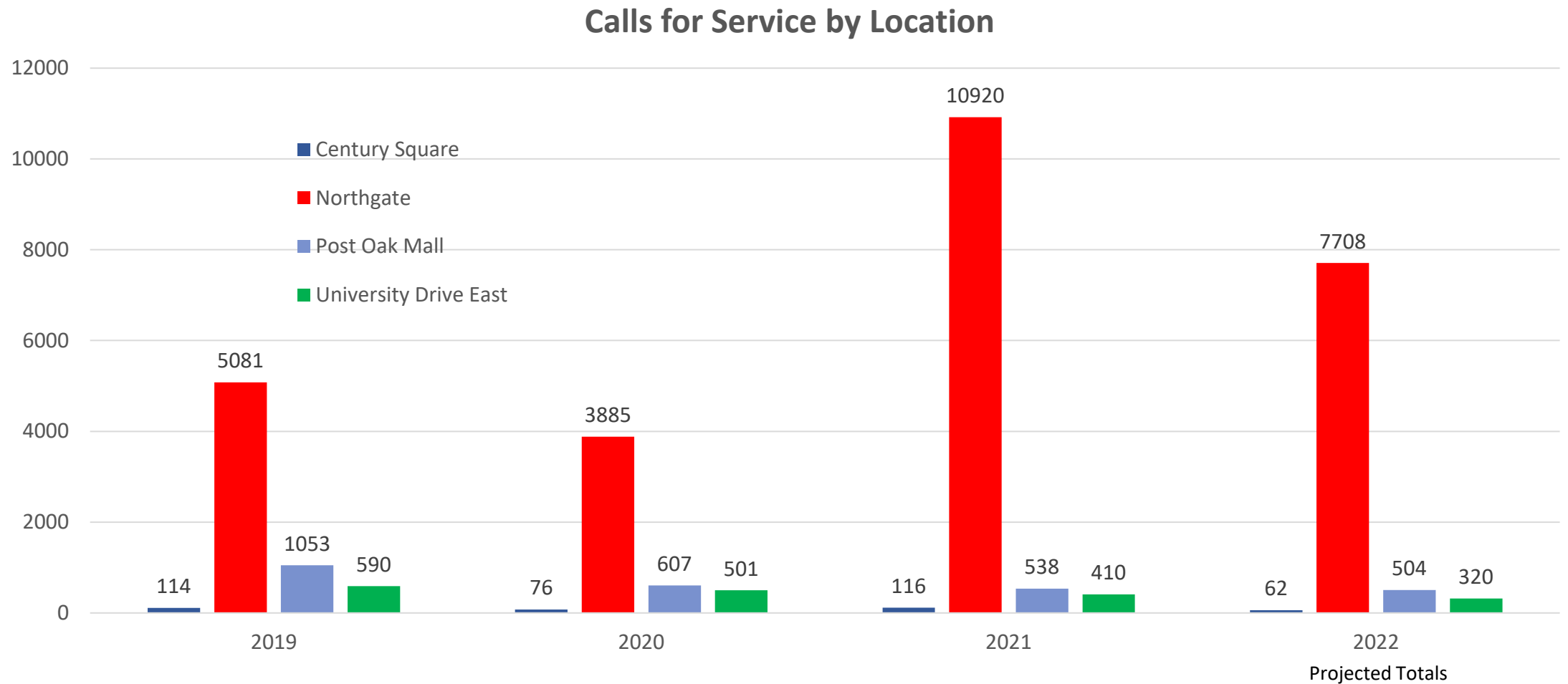
- Licensed Northgate Bars (5.3% NG Acreage)
- Apartments & Mixed Use (32.1% NG Acreage)
- Residential (1-4 Unit) (15.7% NG Acreage)
- Commercial Properties (14.0% NG Acreage)
- Non-Taxable (City, Religious, TAMU, etc.) (32.9% NG Acreage)
- City Limit



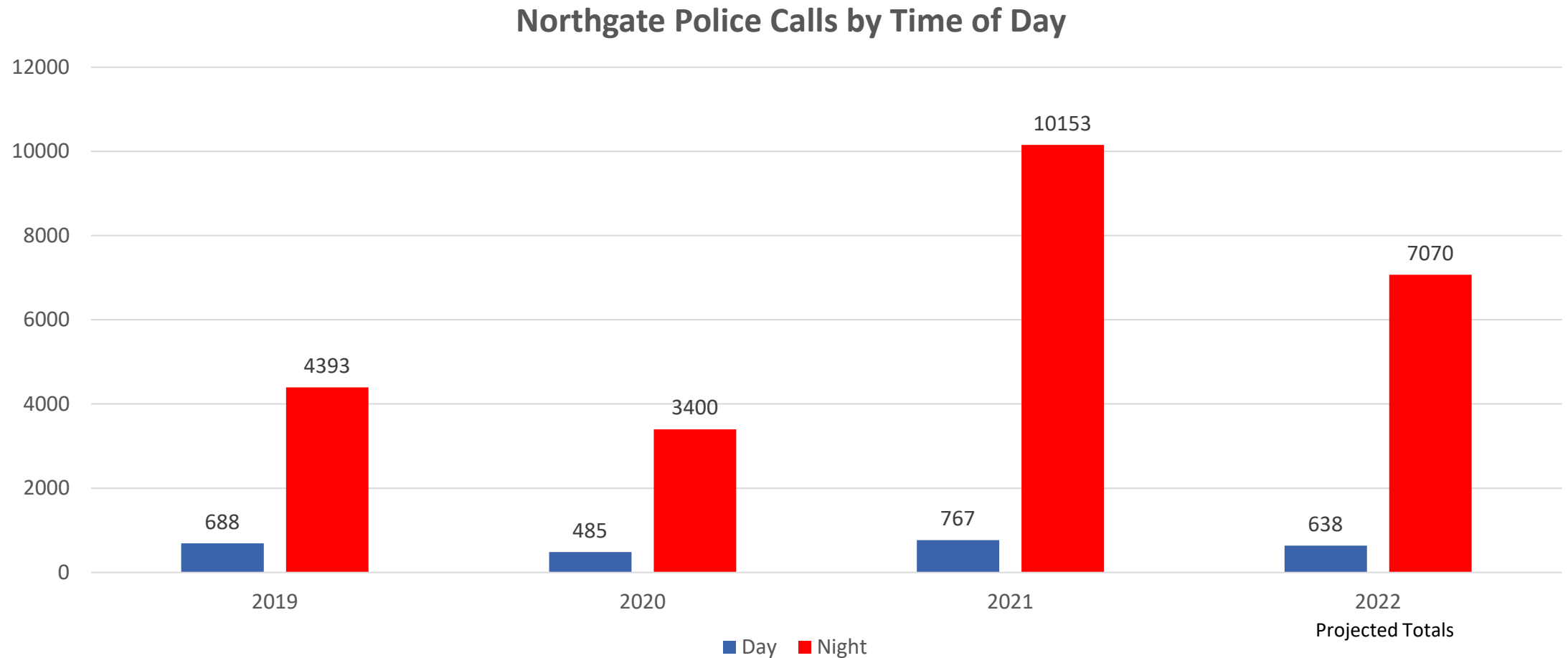
Bar Name	1st Floor Capacity	2nd Floor	3rd Floor
Corner Bar	47/194	175	305
Z Bar & Bistro	93	114	115
Hookah Station	18/125	109	
Foundations Room	161		
Social Lounge	24/176		
Dragonfly Lounge	129		
Sake Bar	90		
Club 115	124		
Logie's on Campus	83/198		
Cedar Lane	100/228/130		
Icon	120	130	
El Jefe	155/136		
Whisper Sisters	67		
Duddley's Draw	98		
Dixie Chicken	310		
Dry Bean	75		
Backyard	159	192	
Shiner Park	829	642	
O'Bannon's	276		
Paddock Lane	90/160		
Tipsy Turtle	80		
The Spot	76		
Commander's Cove	120		
Draconian	97		
12 Rooftop	140	193	
Good Bull	234/86	99/49	
Chimy's	153/130		
Rebel Drafthouse	310		
Rough Draft	98		
Hydro Fusion	173		
Hurricane Harry's	1953		

**Total Bar Count: 31 | Total Capacity: 10,168**

# Police Calls for Service by Location

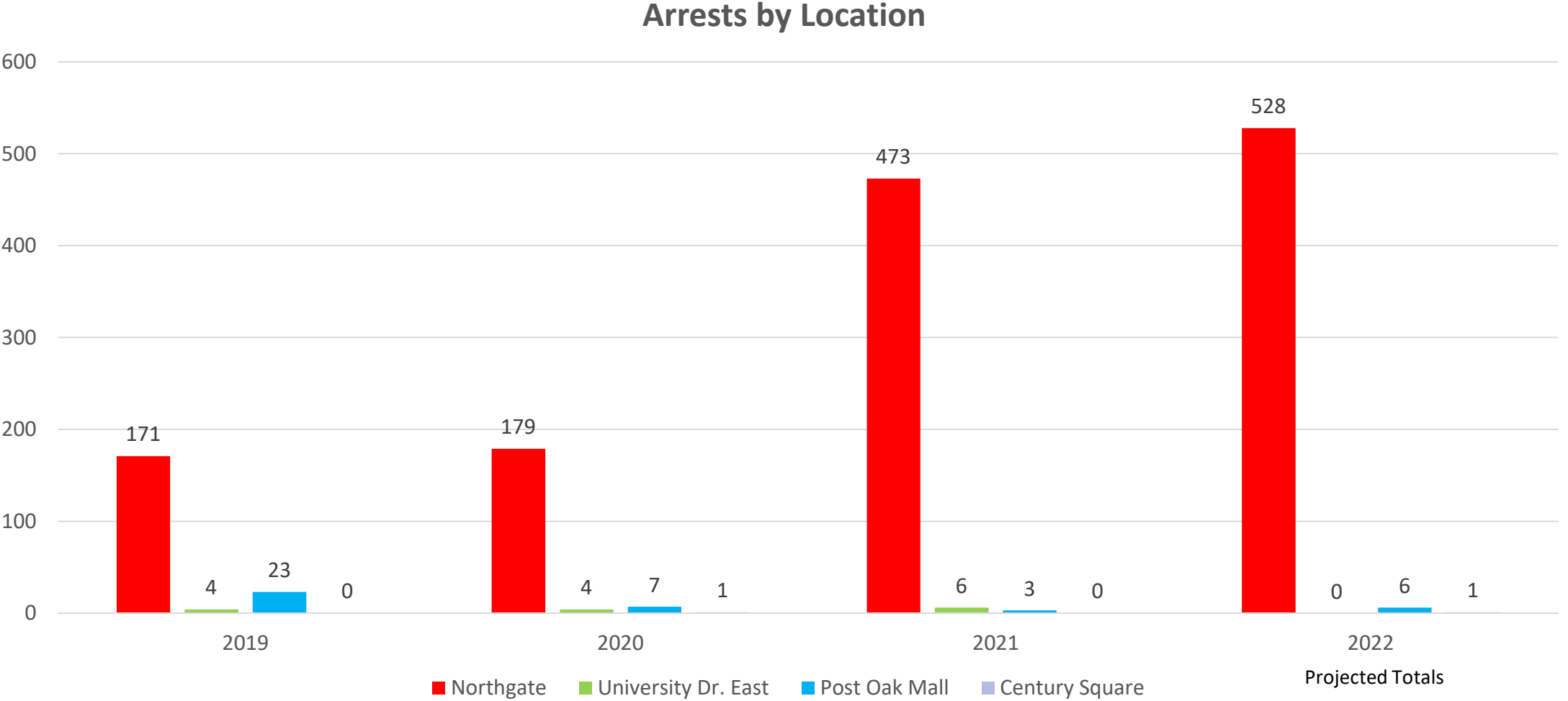


# Northgate Police Calls by Time of Day



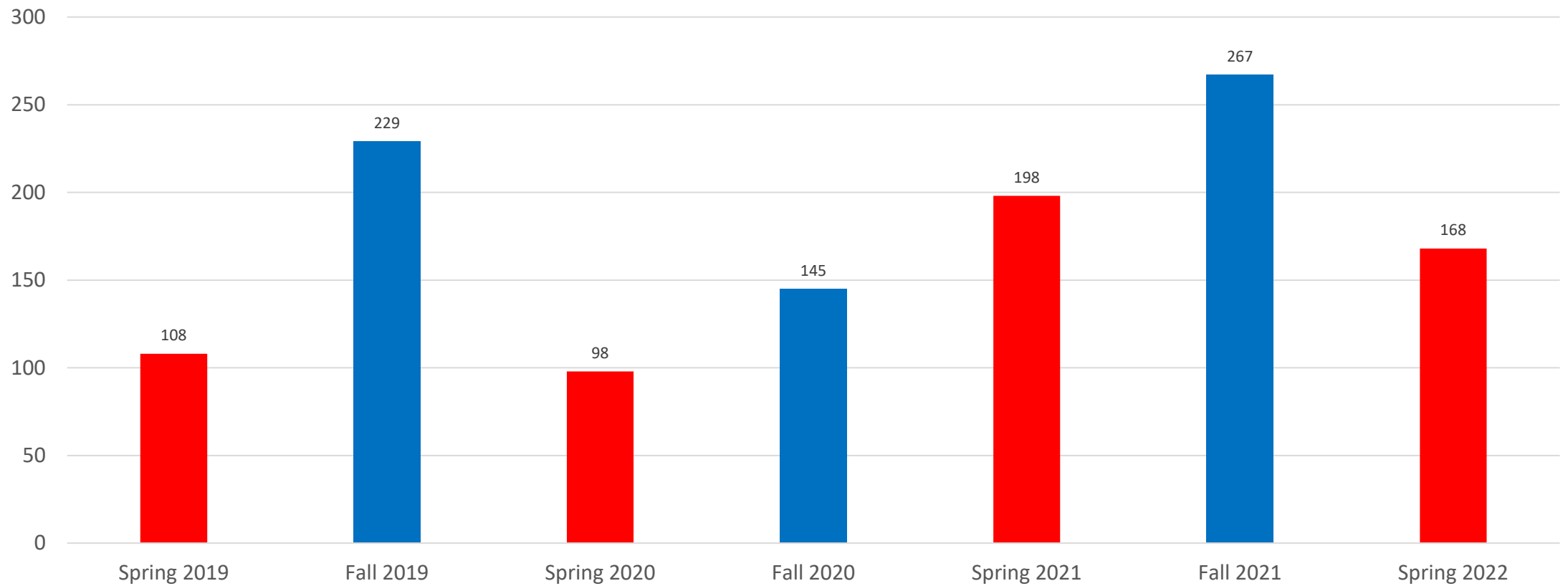


# Arrests by Location

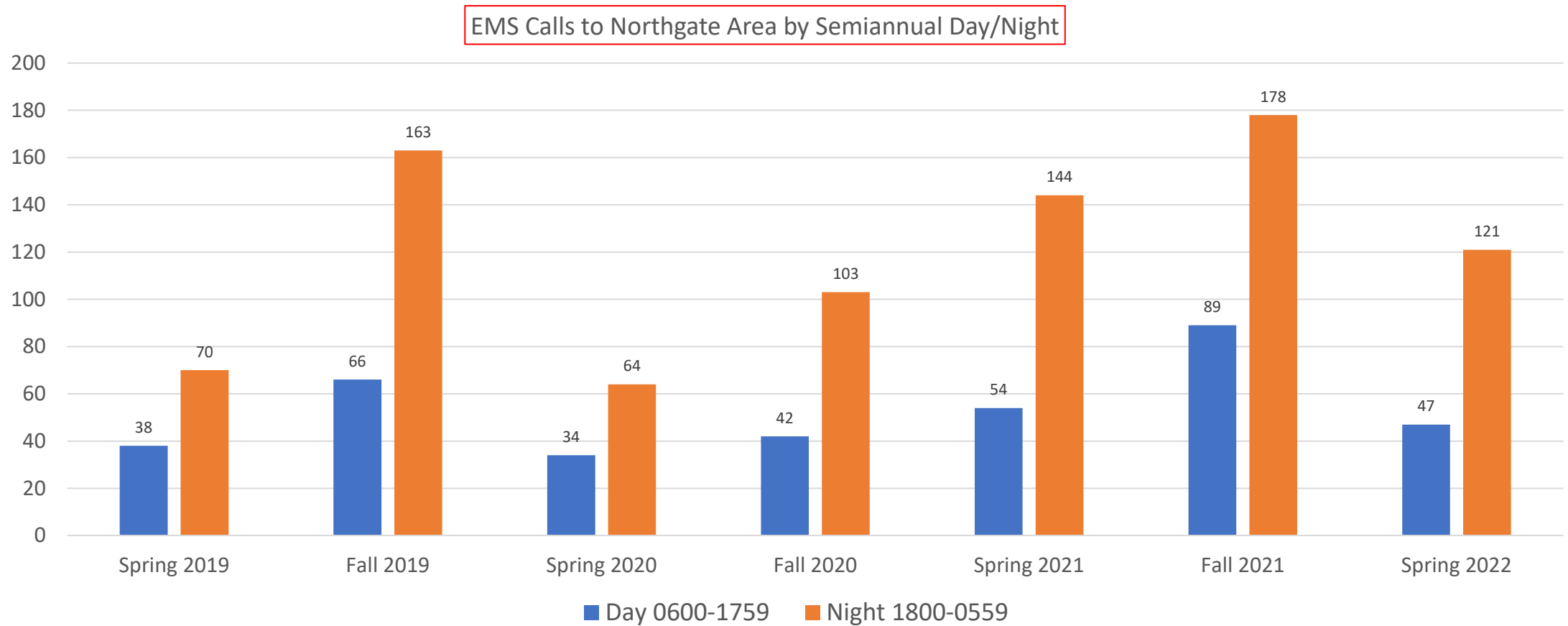


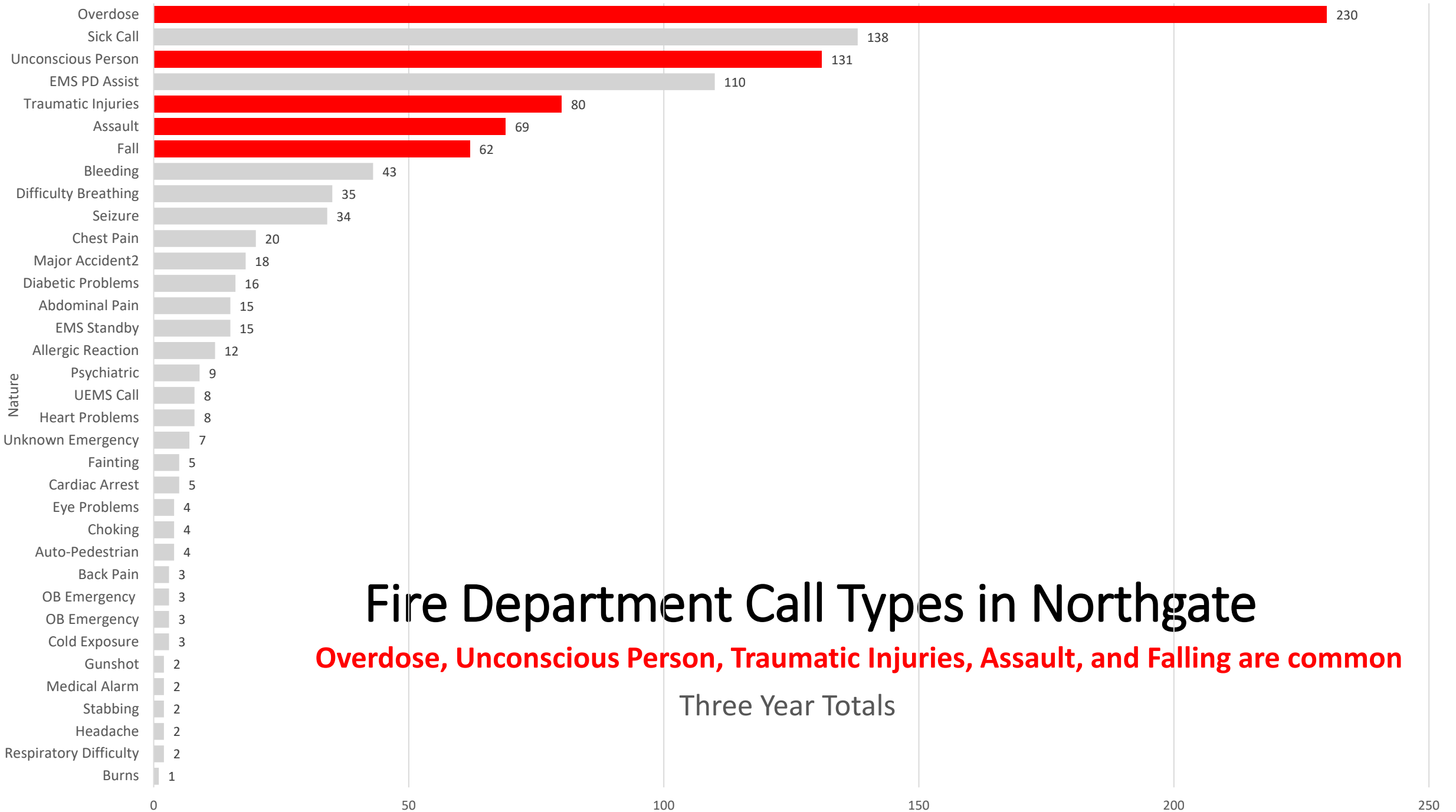
# EMS Calls to Northgate

EMS Calls to Northgate Area by Semiannual



# EMS Calls to Northgate by Day / Night





# City Assets required in Northgate

Police = \$2,769,917 Annually

- Twelve police officers, six cars, bicycle supplies and office rent

Fire = \$280,000 Annually

- 172 Transports from Northgate annually
- Overtime staffing for bike team medics and Fire Marshall services

# Total Tax Collection for 2021

	Northgate Bars	Mall	Century Square	University Drive East of Lincoln Ave.
Property Tax	\$ 62,897	\$ 60,366	\$ 444,377	\$ 204,327
Sales Tax	\$ 118,704	\$ 2,190,664	\$ 362,840	\$ 266,367
Mixed Beverage Tax*	\$ 65,091	\$ -	\$ -	\$ -
	<b>\$ 246,692</b>	<b>\$ 2,251,030</b>	<b>\$ 807,217</b>	<b>\$ 470,695</b>

\*The total mixed beverage tax collected citywide in 2021 was approximately \$812,486.

# Northgate Revenue vs Northgate Expenses

## Revenue

- Property Tax = \$62,897 Annually
- Sales Tax = \$118,704 Annually
- Mixed Bev. Tax = \$65,091 Annually
- **Total Annual Tax Revenue \$246,692**

## Expenses

- Police = \$1,924,917 Annually
  - FY 23 \$565,000
- Fire = \$280,000 Annually
- **Total Annual Expenses \$2,769,917**



# Environmental Short-term Considerations

## Bar Safety Measures

- Ordinance to require cameras within bars
- Wanding required upon entry
- Removal of outdoor speakers
- Removal of dining boxes
- Earlier hour of last call

# Environmental Medium-term Considerations

## Traffic Calming

- One-way streets or complete road closures
- Speed Humps on College Main and Church Ave. to slow traffic

## Improve Mobility Safety

- Lighted or Traditional Cross-Walks
- Complete Unfinished Sidewalks on both sides
- Additional Bike Lanes
- Enhanced Wall along University Drive

# Environmental Long-term Safety Considerations

Smart and effective long-term environmental planning

Limit on the number of bars in the interim until a broader solution can be created

Conditional Use Permit requirements need to be designed with legitimate conditions for all bars within the City

Create a system for maximum number of bars by district within the city

Proximity ordinances for licensed establishments

Entertainment district fees

Use existing city facilities to stimulate quality and safe re-development (Surface parking lot, Promenade, Parking Garage, and ROWs)